[redacted]

Sent: 28 June 2026 16:22
To: East 2
Subject: [redacted] Appeal Reference: DC/24/1196

[redacted]

Sir(s),

I, [redacted], formally hereby submit my objections to the above proposed development based upon the following observations, wish not to appear in anyway an obstructive objection (as an member of the community who resides directly in the catchment area of the proposed planning development), but as an observer who cares towards the continuation of quality surroundings, fauna and flora protection, life happiness and general safe guarding.

It needs to be explained why this appeal by the appellant on the revised access proposal has been forwarded late and without document detail that would satisfy and overcome the concerns that led to the refusal of the application. Are we led to believe that the appellant continues to dismiss the objection claim(s), further to introduce a plan to mask certain areas that become unworkable. The proposal of a 1 - 10 degree ramp (over protected oak tree roots), would not only be detrimental to the oak tree root structure, the concerns and outcome with excavation disturbance, construction interference, consolidation contaminants, restrictive moisture and growth inhibitions. The impact on large changes to vehicle movement, generated noise traversing the ramp and the consideration on the maximum regulation weight that the ramp would need to be designed that ultimately would cause the trees and its surroundings to be fatally affected. The effects on the general public and the right of way in regards to the public footpath that would restrict the elderly and disabled [redacted], that would find the ramp unsafe and un passable, this would impact their already life choices that are extremely limited.

Bax Close to the unknown is a small quiet mature housing community, it has been constructed to facilitate a close populace, its inhabitants benefit from low traffic movement that easily accommodates private and light public service vehicles. It has a hammerhead turning access, but limited to the likes of HGV's that has no capacity of such and these restrictions are plain to see each week when the refuse truck has to reverse into the close via New Town Road to be able to access safely the properties waste bins. The highway drainage system and the implications of drainage problems - flooding, blockages and water levels will only become evident after construction and all the grief that this may bring will thus become the residents worryingly problems in the future.

This latest appeal by the appellant has brought forward some measurable additional relevance to the objection, but continues to side track the real issues everyone is aware and in fear of both in Bax Close and on the periphery that apart from the appellant.

All that know, live or pass through our village are kept in the dark on the quality of air that exists and for that matter if there are any plans to keep it in check or to improve it. The current levels of Nitrogen Dioxide (NO2), for Storrington are by far one of the worst polluted areas of the UK. The World Health Organisation statement - not mine I hasten to add. The last Horsham District Council survey conducted report was in 2010, DEFRA reported levels in 2014, were at stages 8 / 9. Although the pollution levels are by its very nature in the red zone - the highest levels and these are well out of date.
To bring this into some prospective comparison, the case of a child of 9 years of age became the first child in the UK to have succumbed to air pollution as a cause of her death. I bring this to your attention while whilst our air quality report is out of date Lewisham Borough Council's is not. They have recorded levels of 49/52 micrograms per metre cubed (ug/m3), Nitrogen Dioxide (NO2), Ozone (O3), PM10, PM2.5 particulates. These results and findings are current and supported by the World Health Organisation and European Union guidelines.

Storrington Village is no different,we are equal to these surveys and subsequent results; we are at the highest level and that report was carried out in 2014. We need to act on our air quality, to build and construct more housing will add to and compound even further the problem that exists. We need to protect our children and folk not put them to further risk of ill health and even death because of the failure of air quality.

The congestion is an issue that encapsulates what has been mostly described in the above. Bax Close, Downlands, Fox Court, Fox Dell, New Town Road, Pulborough and Amberley Roads, some are supported by ancient roads and tracks for centuries. The proposed development would further increase road vehicular traffic users, increase pollution and congestion. The added burden of vehicle traffic entering and egressing the A283, B2139 that has increased to over half a million traffic movements per month especially large HGV's that continue to be more dangerous by day due to the narrowness and speed of both the A & B roads. This would outreach further to Bax Close and all the other aforementioned surrounding roads that serve the local community that are too narrow, some with no footpaths - all combining to a dangerous concern towards Health and Safety for the sake of small children, ramblers, hikers, dog walkers and pedestrians.

The road highway system is inadequate, out of date under funded and in places not fit for purpose. Storrington is listed as a village yet abused by HGV's and other vehicular road traffic thundering off the A24 Washington junction and through the village to short cut via the B2139 to Arundel and Fontwell and vice a versa. It makes no sense to increase or expand road vehicle traffic. New Town Road has a section that has no footpath that leads towards the Amberley B2139, the junction is obscure to vehicular traffic and extremely dangerous to pedestrians.

We are constantly reminded to conserve our water demand usage, Southern Water are under intense demands to deliver water quality, pressure and volume potable water supplies. Increasing the demand with this future proposed development with little or no investment on their part, will inevitably cause, impact and put at risk the water supply for the residents of Storrington.

Glebe Surgery is relatively newly expanded, it is currently stretched to its limit, with the additional intake of patients this proposed development it would further cause a significant impact and sustainability service towards its existing patient listing.

Educational placement, schooling and pre-school demand will become adversely impacted, school placement places are at a premium and given on a boundary catchment basis at this time, the right for a parent to choose would not be an option for them.

I am seriously concerned on the revised 1 - 10 access ramp that has become further new planning issues that has not been fully assessed or given the correct lines of investigation. In my view the evidence submitted during the appeal has not demonstrated any clear evidence of a safe and acceptable access or environment, has not clarified in any way the technical knowledge or ability of such a major significant change in design or longevity. I also remain concerned that the revised proposal has not been shown to overcome the original arboricultural objections with particularly in light of the evidence given by Horsham District Council's Arboricultural Officer and the additional matters raised within Appendix F of the appellant's Appeal Statement.

I respectfully ask the inspector to give careful consideration to these outstanding issues when determine the appeal.

Yours faithfully,

[redacted]
7 Fox Dell, Storrington, Pulborough, Weston Sussex, RH20 4JY
[redacted]

Sent from my iPad