[redacted] [redacted]

Sent: 11 December 2024 10:50
To: Planning
Subject: Planning Application DC/24/1801
Attachments: PXL_20241127_111848211.TS.mp4; PXL_20241127_111532213.jpg; PXL_20241127_092014343.jpg

Categories: Comments Received

FAO Hannah Darley.

I have attached my online objection to the above application but wanted to send some photographic evidence of the flooding which is attached to this email. I also forgot to mention that about 2 metres from the stream lies the main sewers for the whole village, so if the flooding comes into the garden this could cause a major sewage leak into the River Adur which will also affect the downstream lake and the lands of Knepp Castle. You will see from one of the pictures that the flood has gone up the the edge of the garden which is near the drain. If the bridleway was changed to make car access possible the flooding would get worse.

I have several concerns over the development of this site, which is at the moment an agricultural building.

1. Flood risk. The bridleway, which will be the access route to the proposed house, is an unmade up farm track. When it rains it becomes muddy and flooded. Water drains off naturally but when the weather more severe the rain runs down the road, into a small stream, causing the adjacent field to flood. This stream runs past several properties in Coolham.

Developing this site and making the bridleway suitable for cars will change the way the water drains off the land and will shed more water towards the properties near the stream which is the lowest point in the area. Any changes to the structure of the farm track will put the gardens and houses at more risk of flooding as well as the B2139, which in the past has flooded in the past. I have attached photographic evidence of flooding over two year.

2. Access. Vehicle access is not safe. While the hedges have been cut for the picture, they are normally a lot higher and block a safe view of the road which is used as a rat run for traffic using both the A24 and the A29.

3. Noise and Odour. The sewage station is in constant 24 hour use. It is often overloaded and trucks come at any time of the day to take away excess sewage. In the report into the odour from Michael Bull their recommendations have been redacted so it is not possible to see what recommendations have been put forward. There have been several occasions where there are excess smells and noises coming from the sewage station. A noise complaint was reported in 2023/24 to Southern Water.

4. Access. The bridleway is used regularly by walkers, riders and is also access to a WW2 site of historic interest.

5. Disruption and Access. There is currently no water or electric to the site and due to the distance of the proposed development will disrupt access to the bridleway and footpaths.



