

The siting of plant including a generator will impact noise levels in the immediate area and affect the enjoyment of our homes and gardens.

Impact on security

The application refers to visitors to the site, but does not give detail on the type of access to the public.

Concern is raised to an increase in breaches of security and potential Anti-social behaviour where members of the public or private functions are allowed at the development.

Impact on Roads/footpaths - Car Parking/Traffic management

A development of this scale will increase traffic in through staff, visitors and deliveries.

The access road is poorly lit.

Along the access road and in the immediate vicinity are public footpaths. Pedestrian facilities/walkways are poor

The visual splay from Wakehurst Farmhouse driveway is already limited.

The increased traffic on these roads will increase conflict with vehicles, cyclists and walkers and present an increased safety risk.

Drainage/Flooding

We note the content of the flood risk assessment and drainage strategy submitted as part of the application

There are clay drainage channels that run across the field serving the Cottages. We note that existing drain arrangement are on the site have not been established.

The site generally slopes to the West, concern is raised about the increased risk of flooding to the north and west of the site where the drainage is directed.

Summary

In summary, we object to this proposed development in this rural location on the basis:

- The scale and mass of the building
- The adverse impact on the enjoyment and amenity of mine and neighbouring properties
- The impact of artificial light pollution in this rural location
- The increased risk to pedestrian's cyclists and other road users on already unsuitable access roads
- Increased noise from plant and workforce, impacting the enjoyment of our properties
- Concern over increased security risks and Anti-social behaviour from visitors and deliveries to the site
- Increased burden on drainage and increased risk of flooding to the site.