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-----Original Message-----

Sent: Thursday, March 28, 2024 2:10 PM

To: Planning <Planning@arun.gov.uk>

Subject: Objection to Planning Application AL/11/24/OUT

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As a resident of Pine Close, I find the proposed expansion of housing in this development and surrounding area is absurd for several compelling reasons:

1. The compromised safety of Pine Close. Pine Close is a cherished place for families. We have young children, and like other children and families in the close, they enjoy playing freely and safely in the close and the green area. The plans to develop the fields and make Pine Close the main access to the new development will result in the loss of this space and the vital green area. Thus, depriving children of a safe play area they've grown accustomed to. Furthermore, turning it into a main road to access the proposed estate will jeopardise the safety of Pine Close residents, and particularly the children, subjecting them to dangerous volumes of traffic from Westergate St, already notorious for its hazards. Not only this the development phase will see a serious amount of construction equipment and vehicles passing through the estate which elevates the safety concerns during this phase of the development of housing. If the proposed estate is developed, we will continue to see intolerable and unsafe traffic levels passing close to our property at 8 Pine Close. The plans simply are not safe and put lives at risk!
2. Pedestrian safety. The safety of pedestrians is blatantly disregarded in your proposal, neglecting the numerous walkers and school children who rely on safe footpaths away from busy roads. This negligence puts lives, especially children's, at grave risk without any measures to mitigate these dangers.
3. Traffic congestion. Traffic congestion particularly during rush hours and train crossings, will reach intolerable levels with additional housing, infringing upon residents' rights to a peaceful and safe environment.

4. Elevated Pollution Levels. The increase in housing, especially during the construction phase, will increase pollution levels which are particularly harmful to the respiratory health of residents of Pine Close, some of whom have asthma.
5. Parking at Pine Close. The proposal disregards appropriate plans to address parking for Pine Close residents and exacerbates safety concerns, leaving families vulnerable to hazardous situations, such as children left unattended in cars. Under the current plans, the expectation is for residents, and visitors to houses 6,7,8 and 9 Pine Close, who will be expected to park at quite a distance from their houses in the new estate. This is simply untenable, and clearly a breach of the planning decisions in place for residents of Pine Close. To highlight the practicalities of removing on-road parking for Pine Close residents, for a significant percentage of the year I single parent, the plans are expecting me to transport two young children and a dog along a busy road moving from the planned new estate to our property. This will be feasibly impossible to transport them all at the same time, yet I also cannot leave any of the children or the dog on their own in the car, and so it is also impossible to move them in relays from the car to the house. The plans also mean that we will have to park our vehicles out of sight meaning increasing the risk of the cars being targeted by vandals.
6. Failure to disclose crucial information during property searches at Pine Close. When we purchased in Pine Close from new in 2016 the mandatory "Searches" had made us aware of the possibility of development of the land to the East of Westergate Street, however, there was no mention of a major Link Road/Bus Route being carved through our cul-de-sac at a later time. Should the "Searches" have been able to reveal ADC's intent to run its proposed East West Link Road through the cul-de-sac then we also would not have purchased the property.
7. Untenable additional strain on public services and general infrastructure. The plan to further surge housing in Westergate will strain already overburdened local services (GP practices and schools) which are already at capacity, demanding immediate rectification plans from the authorities.
8. Destruction of wildlife and ecosystems. The removal of green spaces will destroy wildlife and their habitats. There are many protected species and hedgerows where wildlife is naturalised that the development plans compromise. I have personally seen newts, lizards, slow worms, hedgehogs, bats and kingfishers. These are all protected species. The plans to create 'some' green spaces but do not go far enough in protecting the wildlife and do not resolve the damage the development plans will cause to their habitats.
9. Compromised Mental Health and Wellbeing. The plans do not provide for the outdoor country space we have all relied on to promote mental health and wellbeing.
10. Exacerbated flooding risks, a sewage management. We all know that the area floods, many roads into the village (Nyton Road, Fontwell Avenue and Lydsey) have all had periods of closure due to high water levels exacerbated by increased housing in the local area. Building further housing will only put additional pressure, the plans don't sufficiently address this. Furthermore, the sewage infrastructure is not sufficient for the existing houses and developments, with further housing this infrastructure will not be capable of supporting the requirements.

In conclusion, the proposed development not only disregards the rights and safety of local residents but also violates existing agreements, rendering it an unacceptable and untenable plan that threatens the very fabric of the community.

Hannah Ockleton