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From: Hannah Hyland [REDACTED]
Sent: Friday, March 29, 2024 9:22 PM
To: Planning <Planning@arun.gov.uk>
Subject: AL/11/24/OUT

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Please see below OBJECTION to planning application AL/11/24/OUT.

On behalf of the residents of Pine Close and the shareholders of Westergate Management Limited we are strongly objecting this planning application.
Whilst we do appreciate the need for further houses, this is neither the right location nor the right time. The detrimental impact and irreversible damage of this development to the area would be devastating.

Flooding and sewerage: This winter has seen the worst flooding to date for the area which is constantly expanding to further roads which completely isolates residents in these villages. Shripney Road has seen the worst floods with record high road closures that have lasted days and weeks significantly impacting residents getting around. This has more recently included road closures due to flooding on Nyton Road and Fontwell Avenue making any commuting virtually impossible. A new development in the immediate area would further exasperate the problem and have a catastrophic impact that would completely overwhelm the current systems. This HAS to be a priority to rectify prior to any housing developments being decided upon. This is not to even mention the sewage problems on the actual proposal site. Pine Close has also proven to have poor drainage and sewage systems. It is inevitable that with increased constant traffic on these roads, it will have a direct impact on the residents and lead to further problems with drainage and sewage systems.

Access to the development:

Access via Pine Close would never in a million years be considered as an appropriate access/ exit point to the housing development should this have been a council owned road. Cala Homes were fortunate and took the opportunity when Pine Close development was built to acquire the land. This should not automatically give them right of passage to use the land for the intended purpose as it is not fit for this purpose. This is far too dangerous for the following reasons:

Size of the road - this road was never built with the intention of it being a 'through road'. This is evident from the positioning of the houses and the size of the road. This creates a significant safety issue and will make this area incredibly dangerous for cyclists and pedestrians.

Impact locally - With traffic being at its peak during the same time as school drop offs, there is significant footfall heading through Pine Close with people walking to Aldingbourne Primary School. There are often children on scooters and riding bikes illegally on pavements due to the road already being so dangerous with fast moving vehicles despite the 30 mph limit and large vehicles passing the school that often go the wrong side of the bollards to get through due to parked cars. We cannot allow for a further significant increase of vehicles passing through this road. Please do not add to this already frightening trip to school.

Crossing - There is already a significant backlog of traffic daily, north of the rail crossing beyond Pine Close and often extending beyond Prachee back to the monument roundabout. With the added traffic the development would have, this would cause chaos and it would be gridlock whenever the crossing was down. With southern services increasing, this problem is only set to worsen. On regular occurrences at peak times of the day, vehicles can be waiting for up to 4 trains to pass with sometimes the gates lifting for 2 or 3 cars to pass before coming back down. It could take 20 minutes to even exit Pine Close in these events!

This would cause a high level of unnecessary stress, let alone the level of pollution, noise levels, antisocial driving, road rage incidents etc. The fact that the majority of houses have now turned to online shopping, we are not just talking about the traffic from the houses being built by Cala but also the other development and delivery drivers including lorry's constantly throughout the day.

Given the size of the road, the location of the road, close to the crossing and the proximity of the cars passing the houses in Pine Close, this is completely unreasonable to expect residents of Pine Close to endure. There are 11 young children that live within the 8 houses alone and further children in Swan Court being a very family orientated road, of which particularly in the summer months the children can currently play in the central grass area and ride their bikes safely around

the road. This would have to stop immediately should the plans be granted which would have a harmful impact on the residents both mentally and physically. Despite Cala owning the land, they have neglected to maintain it. Westergate Management Limited have at the costs of the residents of Pine Close, continuously paid to upkeep the grass area respecting and taking pride in the road. This has over the years created a community spirit on the Close being able to enjoy socialising, children playing and being a sanctuary to residents going through the most difficult of times. There are elderly residents within Swan court where their only outdoor space overlooks what is now a lovely grass area and they often comment how lovely it is to see all the children playing on their bikes and on occasions for the elderly residents, sitting outside chatting to neighbours may be the only form of interaction they have in a day. Should the road become a main thoroughfare this is not something they will be able to do creating isolation within our community and the opposite to what is needed.

When residents purchased these houses, this factored in the location being a quiet cul de sac with minimal vehicular movement within the actual road. Although we were aware of potential houses being built behind, there was no mention of the road being a main thoroughfare. It is safe to say that had we known this at the time, many if not all of us would not have purchased the properties. The properties would be significantly devalued should access be granted with an unreasonable amount of traffic passing their doorsteps. This is ludicrous to think buses would be allowed to pass within a couple of metres from their front door and for safety reasons if nothing else, cannot be given the go ahead. It would be far too dangerous.

The world is in the middle of a climate crisis which goes hand in hand with the nature crisis. The climate crisis is having a devastating impact on nature. The loss of wildlife and habitats has a direct impact on emissions. Important habitats over the country are significantly declining so we surely need to start prioritising our eco systems and wildlife locally to make an impact nationally. The fields are host to hundreds of different animals from deer to hedgehogs, to all types of birds, and bats to name a few, as well as the importance of the chalk stream. In the summer months sitting in the garden of an evening, a large number of bats can be seen flying around and they need to be protected. They would again be put at serious harm should the plans be approved.

The fields have also brought the community many happy times over the years and a place to get away from the daily stresses of life and chaos of traffic. It has become a sanctuary for many and dog walkers the freedom to be able to let their dogs be free off the leads.

Residents have spent their whole working lives paying national insurance, yet we can't seem to be able to see a doctor, have an ambulance within a reasonable waiting time or have the treatment we need at hospital. We pay council tax yet see constant declining services and oversubscribed schools. Lengthy waiting lists for mental health services and support people desperately need. 10% of council tax is meant to be towards climate change yet here we find ourselves fighting so hard to protect the limited amount of nature we have and keep emissions down. It feels a double edged sword. We pay road tax yet the state of the local roads is broken. There has to be a pause out in any further developments until the bigger problem stabilises and the infrastructure fixed. There needs to be a sensible approach and the fundamental foundations and building blocks fixed before we can build any higher on them. We are already close to the brink of collapse and this further development could be the breaking point. Please do the right thing, take responsibility, be empowered and say NO to this development for the sake of our future and the animals that don't have a voice!

Kind regards,

Hannah Hyland
Director
OBO Westergate Management Limited

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