

Local Plan Representation

FPLP525214459

PART A Personal details

Title	
First name	
Last name	
Is the address	
Enter postcode or street name to lookup	
Address	
House name or number	
Street	
Neighbourhood	
Town	
County	
Postcode	
Email	
Confirm email	
Mobile number	
Other phone number	
Has a planning agent been appointed?	No

PART B Your representation

Which document would you like to make a representation on?	Crawley submissions on Local Plan
Which part of the Local Plan does this representation relate to?	Other
Please give details.	TINSLEY LANE PLAYING FIELDS THREE BRIDGES - THIS DEVELOPMENT IS NOT FEASIBLE
Legally compliant?	No
Sound?	No
Compliant with the duty to cooperate?	No

Please give details explaining your response

Myself, my family and other residents have made it abundantly clear that this development is not feasible. The fact that it keeps coming up is beggars belief. Here are the key points to my objection and all the comments I have made previously stand. - Privacy/Noise/Design/Access. ALL THE THINGS I HAVE OPPOSED BEFORE. Birch Lea is a cul-de-sac that is not suitable for use as a main access road for such a development. The road has a major kerb and even the proposed widening would allow limited visibility. 100+ homes would represent traffic that the local roads are not designed to cope with, Tinsley Lane included. The headlights coming up the road are bearable in a cul-de-sac but would not be acceptable if used as a main road. Would I be allowed to put up a 6ft per meter fence? Under current planning the answer is no!! My wife is currently hit numerous times each year with cul-de-sac traffic. As a main road what is the guarantee of safety in me using my garden which borders the road? The proposed access via Birch Lea is so too narrow to cope with the traffic generated by such a large number of houses without causing danger to pedestrians and to residents exiting the drives. - Loss of recreational space - Oakwood represents some of the already limited space available for recreation in Crawley. The space allowed for Oakwood however is not sufficient for it to continue in its present size and would result in several of its boys and girls youth teams having nowhere to play. With new developments planned or under construction in Forge Wood, Pease Pottage, Kinkwood Vale, the town centre and if the golf course the demand for recreational space is even greater than when the Local Plan was first prepared and once our sports fields are lost they will never be recovered. My own, and my neighbours previous comments on application CR/2018/0544/OUT stand today. This development is not feasible and the proposed benefits are a farce. My house is a 25 minute walk from Three Bridges station and 15 minutes from the nearest bus stop, I would not deem that convenient in the slightest. People moving in to the new development would certainly not find that convenient meaning on your one thing - a massive increase in road traffic that the roads are NOT built for. I would like to see time and energy spent on feasible proposals around the town and not just "oh there's some football pitches we can develop". Quite frankly myself and my neighbours are fed up of this year in year out - it is a waste of valuable resources and everybody's time. Yes we need housing BUT we need to do provide it in the right way. Thanks for considering this comment on all residents at 9 Birch Lea and the Tinsley Lane Residents Association

Please set out what modification(s) you consider necessary to resolve the issues you have identified above

The consideration for development of Oakwood Football pitches needs to be removed from the plan. The case as we have all commented before is severely flawed.

If your representation is seeking a modification, do you consider it necessary to participate in the public examination hearings?

No, I do not wish to participate in the examination hearings

Do you wish to upload any supporting documentation or files?

Planning.pdf

Form submitted by:

[REDACTED] on 19/06/2023

Comment on application CR/2018/0544/OUT

Many thanks for your notification of the Planning Application for Access through Birch Lea.

I have objections to the plans on numerous accounts and am in support of the objections put forward by my neighbours in Birch Lea and also the Tinsley Lane Residents association.

My neighbour KH at number [REDACTED] has mentioned the following, and I would like to echo my support:

“The Plan omits the positions of the drive exits, of number [REDACTED] (BL). As raised previously, there is a serious safety issue in exiting those. An exiting driver cannot see cars or motorcycles coming up from Tinsley Lane before driving out onto their road space

Having to rely for ones safely on other drivers, of cars and motorcycles, is an unusual practice. A driver entering a main road serving a 150 house community, would normally expect to be able to see that it is safe to do so.

The distance away that an up-coming driver could begin to see an exiting car, that is already at the end of the 1.8 metre verge and also at the edge of the roadway, is 19.5m. At 30mph the rate of travel is 13.4 metres per second. Thus the 19.5m is traversed in 1.5seconds and in 2.2 seconds at 20mph.

The same distance is measured from both drives, due to the road curvature.

The data used to position the up-coming driver’s eyes in the centre half of the upcoming roadway, are as on the submitted plan. Namely there will be a 1.9 metre verge from the wall and then a total road width of 5.9 metres after that. That will also do for a motorcyclist. The modified road will encourage residents to use hedges, fencing, a taller brick wall etc. to get privacy.”

I will base my objection around the points that I am able to comment on as per your letter:

1. Privacy – I moved my family to Birch Lea on the basis I was moving to a quite private cul de sac. Using the road as access obviously reduces the privacy. With the increase in road usage I feel that I would have to install proper perimeter fencing to maintain the same levels of privacy that I have today.
2. Noise – A continuation of the above point, the access road would increase the noise that I would here whilst at my property. Use of the road for access is poor in design as it splits our road in two and we will not be the same quiet community that we are today.
3. Design – The design of the road I feel is unsafe as it was never intended for heavy traffic. The curvature of the road has already led to many occasions where my wall has been hit my vehicles. The increase in footpath width would help but only slightly with this issue. Use of the road for access is poor in design as it splits our road in two and we will not be the same quiet community that we are today.
4. Access – Vehicular access has been prioritised for the new development with complete oversight of the residents of Birch Lea. It will become very dangerous exiting my drive as mentioned above in the statement from my neighbour. People will no doubt speed up and

down our road just as they already do on Tinsley Lane. The traffic survey was done on non-working days so the results are complete nonsense.

5. Character and street scene – whilst there is not much point commenting on this for the access road I can comment on viewpoint of the housing development. I have previously had rejected planning permission for a dormer on my property as it was not in keeping with the rest of the street even though I used the same tiles as my roof etc. All the while it seems to be ok to develop a whole new estate that is not in keeping with Birch Lea and Tinsley Lane!

We cannot comment on so many things such as devaluation etc. Why should I be out of pocket for this development? I will have to improve my property in terms of security, privacy safety etc in order to maintain the same comfort I have of living on the street today.

The facts about the location and all the rest of it are just fluff to pad out the application. The fact of the matter is that we have all objected to this before the plans went in and now we can only comment on very few points. The decision seems to already have been made by the powers that be. There must be many more places in the town that are suitable for a development. Here we have the case of 150 dwellings vs a handful of residents that the council have not really shown much regard for.

Recently I have noticed some significant cracks on my property near the proposed access road and I can only imagine that not having designed this road properly this will only lead to more structural issues for me. The road is not built to cope with heavy traffic and the new design I feel will not be too different than what we have today in terms of road strength. The traffic passing will definitely have an impact on my property from many different angles and will no doubt reduce the quality of life for me and my fellow residents.

There quite simply, **has to be**, a better alternative.

Looking forward to discussing this in more detail should we be given the opportunity.

Many Thanks

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