

20th SEPTEMBER 2024

DEAR LOUISE NURSER BA(HONS),DIP UP MRTPI ,

OBJECTIONS TO PROPOSED HAM LANE FARM SCAYNES HILL DEVELOPMENT PLAN DPA15

RE.

OVERLOOKED UNSUITABLE ACCESS TO THE SITE/ UNSAFE / SINGLE LANE/UNADOPTED/UNABLE TO BE MODIFIED/ROAD FLOODING/GREEN BELT LAND.

THE PROPOSED ACCESS TO THIS DEVELOPMENT IS VIA HAM LANE WHICH IS A PRIVATE/UNADOPTED ROAD. THE ROAD FOR YEARS WAS A POT-HOLED DIRT TRACK BARELY ACCESSIBLE. IN 1999 THE RESIDENTS FORMED AN ASSOCIATION HULA (HAM LANE USERS ASSOCIATION) TO CREATE A ROAD FROM THE DIRT TRACK AND TO MAINTAIN IT. LARGE DONATIONS WERE GIVEN BY THE RESIDENTS AND AT VAST EXPENSE, A MULTI LAYERED TARMAC ROAD WAS MADE FOR LIGHT TRAFFIC, SPEED RAMPS,SIGNAGE AND DRAINS WERE INSERTED. A YEARLY RESIDENT SUBSCRIPTION NOW MAINTAINS THE ROAD WHICH RECENTLY WAS RESURFACED AT A COST OF APPROXIAMATELY £37,000.

THE COUNCIL HAVE CONTRIBUTED NO MONEY WHATSOEVER WITH THE CREATION NOR MAINTENANCE OF THE ROAD NOR HAS THE OWNER OF THE LAND SALE .

IS IT ETHICALLY RIGHT TO ALLOW ACCESS TO THIS DEVELOPMENT VIA A ROAD THE COUNCIL DO NOT OWN AND HAVE NOT RECEIVED CONSENT OF THE RESIDENTS WHO PAID FOR IT ? SURELY, THE COUNCIL DO NOT EXPECT THE RESIDENTS (ROAD FRONTAGERS) TO PAY FOR MAINTENANCE OF A ROAD WHEN SUCH A DEVELOPMENT WOULD SIGNIFICANTLY INCREASE THE TRAFFIC AND MAINTENANCE COSTS ? THE ROAD WOULD SURELY THEN DECLINE AND BECOME AN INACCESSIBLE DIRT TRACK IT ONCE WAS AND THEN WHO WILL PAY TO KEEP IT ACCESSIBLE? THIS WOULD BE A SITUATION OF THE COUNCILS MAKING .

ROAD UNSUITABILITY AND SAFETY

-HAM LANE IS A SINGLE LANE ONLY

-IT HAS VERY FEW CAR PASSING PLACES AND OFTEN CARS HAVE TO PULL INTO RESIDENTS PRIVATE DRIVEWAYS TO DO SO.

-THE ROAD IS TOO NARROW TO SAFELY PERMIT LORRIES TO THE DEVELOPMENT

-THE ROAD SURFACE WAS MADE TO ALLOW LIGHT TRAFFIC ONLY AND COULD NOT DEAL WITH HEAVY TRAFFIC WITHOUT IRREPARABLY DAMAGING THE STRUCTURE OF THE ROAD.

-HAM LANE IS A PUBLIC FOOTPATH WHICH BECOMES THE SUSSEX BORDER PATH. THIS IS A POPULAR WALK FOR THE RESIDENTS OF SCAYNES HILL INCLUDING DOG WALKERS AND RUNNERS.

-HAM LANE HAS NO PAVEMENT. WALKERS AND RESIDENTS HAVE TO WALK IN THE MIDDLE OF THE ROAD. THIS IS ONLY SAFELY POSSIBLE PRESENTLY AS TRAFFIC IN HAM LANE IS LIGHT BUT THIS WOULD NOT BE THE CASE IF THE DEVELOPMENT WENT AHEAD.

-HAM LANE HAS NO STREET LIGHTING. THE TURN INTO HAM LANE FROM THE A272 HAS NO ENTRY LIGHTING AND IT IS IMPOSSIBLE TO SEE EXACTLY WHERE THE ROAD BEGINS AND WALKERS CANNOT BE SEEN. THE COUNCIL REMOVED A STREET LIGHT AT THIS SITE AND HAVE REFUSED TO REPLACE IT DESPITE HULAS CONCERNS. IT THEREFORE REMAINS A HAZARDOUS TURNING.

IN THE ROAD ITSELF THE VISIBILITY AT NIGHT IS OFTEN ONLY A FEW FEET AND IT IS EASY TO TRIP ON THE VARIOUS ROAD FEATURES .ONE PARTICULAR HAZARD IS A DRAINAGE DITCH OFTEN FULL OF WATER TO FALL INTO. CARS CANNOT SEE PEDESTRIANS UNTIL LATE.

-THERE IS NO ROOM FOR CYCLISTS TO PASS CARS SAFELY AS THE ROAD IS TOO NARROW.

-THE ROAD CANNOT BE SAFELY MODIFIED

TO BE SAFE THE ROAD WOULD NEED TO BE A TWO- WAY ROAD WITH A MINIMUM WIDTH OF 5.5 METRES . IT WOULD ALSO REQUIRE A PAVEMENT FOR PEDESTRIANS INCLUDING THE DISABLED (MINIMUM WIDTH 1.2 METRES OR MORE TO ALLOW TWO WHEELCHAIRS TO PASS). TRAFFIC FROM THE DEVLOPMENT WOULD MAKE IT VERY UNSAFE FOR PEDESTRIANS INCLUDING THE PUBLIC PATH USERS TO REMAIN IN THE MIDDLE OF THE ROAD.

-THE ROAD IS A SINGLE TRACK ONLY WITH NO ROOM FOR WIDENING.

-THE TREES ON THE WEST SIDE OF THE ROAD (STRAWBERRY WOOD) HAVE PRESERVATION ORDERS ON THEM AND ARE PRIVATELY OWNED SO CANNOT BE REMOVED TO WIDEN THE ROAD.

-THERE IS A DRAINAGE DITCH RUNNING DOWN THE WEST SIDE OF THE ROAD WHICH IS THE ONLY DRAINAGE OF THE ROAD

-THE A272 END OF THE WEST SIDE OF HAM LANE IS A PRIVATELY OWNED AND IS A FENCED GARDEN.

-VERGES ON THE EAST SIDE OF THE ROAD ARE OWNED BY THE HOUSES.

-PRIVATE DEVELOPERS DO NOT HAVE A LEGAL RIGHT TO FORCE A COMPULSORY PURCHASE OF ANY OF THESE VERGES.

-PRIVATE DEVELOPERS HAVE NO CLAIM TO ANY OF THE VERGES AS THEY DO NOT FORM PART OF THE ROAD AND THE VERGES ARE PRIMARILY OWNED, MAINTAINED AND CARED FOR BY INDIVIDUAL HAM LANE RESIDENTS FOR MANY YEARS. (25 YEARS IN OUR CASE)

-HAM LANE IN PARTS HAS A STEEP VERGE EITHER SIDE AND OFTEN THE HOUSES ARE IN AN ELEVATED POSITION .THESE STEEP VERGED DRIVEWAYS ALLOW ACCESS FOR RESIDENTS TO THE ROAD AND COULD NOT BE ALTERED.

HAM LANE FLOODS—

HAM LANE OFTEN FLOODS BADLY, BLOCKING THE ROAD AND ALMOST FLOODING THE HOUSES. THERE IS MINIMAL SURFACE WATER DRAINAGE PROVIDED BY SOUTHERN WATER AND THE MAINS DRAINAGE IS INSUFFICIENT. AS A CONSEQUENCE, SOUTHERN WATER HAD TO FIT STORM VALVES TO HOUSES TO PREVENT BACKFLOW OF SEWAGE INTO THE HOMES DURING HEAVY RAIN. DESPITE CREATING A TANK FOR SURFACE WATER IN THE FIELD OPPOSITE THIS TOO OFTEN HAS BEEN INADEQUATE AND WATER WITH SEWAGE THEN CAN BE SEEN SURGING OUT OF MANHOLE COVERS OVERLOADING THE FEW DRAINS THAT HAVE BEEN PROVIDED BY THE RESIDENTS FOR THE ROAD. THE ROAD THEN FLOODS AND SEVERAL GARDENS BEGIN TO FILL WITH CONTAMINATED WATER OFTEN 3 FEET DEEP AND ONLY METRES AWAY FROM REACHING THE HOUSES. THE INFRASTRUCTURE PROVIDED BY THE WATER COMPANY FOR SEWAGE DISPOSAL AND WATER SURFACE DRAINAGE IS TOTALLY INADEQUATE IN HAM LANE. IT IS MYSTIFYING , THAT SOUTHERN WATER HAVE SAID THEY HAVE NO CONCERNS ABOUT FLOODING WITH THIS DEVELOPMENT. THE FIELD PROPOSED FOR THE DEVELOPMENT IS OFTEN SEEN FLOODED AND ANY WATER THAT REACHES HAM LANE HAS NOWHERE TO GO EXCEPT CAUSE FLOODING AS THE POOR INFRASTRUCTURE PROVIDED BY SOUTHERN WATER IS TOTALLY UNFIT FOR PURPOSE. WE WOULD BE MORE THAN HAPPY TO PERSONALLY DISCUSS THIS FURTHER WITH SOUTHERN WATER AND FIND OUT HOW THEY HAVE COME TO AN ERRONEOUS CONCLUSION THERE ARE NO FLOODING CONCERNS WHEN THEY HAVE NOT ASKED THE RESIDENTS WHAT REALLY HAPPENS WITH THE SERVICE THEY HAVE PROVIDED.

THANK YOU FOR TAKING OUR CONCERNS INTO CONSIDERATION THAT ACCESS TO THIS PROPOSED SITE IS UNSAFE, UNSUITABLE AND CANNOT BE MODIFIED. SO FAR NO-ONE HAS ASSESSED THE ACCESS TO THE PROPOSED SITE AND WE ARE GRATEFUL FOR YOUR ASSESSMENT. THANK YOU.

YOURS SINCERELY ,

DR PHILIP AND CAROLINE HART.



