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From: Susan Davies <[REDACTED]>
Sent: 07 January 2024 08:19
To: Rampion2 <Rampion2@planninginspectorate.gov.uk>
Subject: Interested Party No 20045251. Susan Davies

Dear Sirs

Upon reviewing Rampion's application, it's evident that much of the "analysis" concerning the Oakendene site and surrounding lanes, has been conducted solely from a 'desk top' perspective. This approach skews the representation, painting an inaccurate picture of the true environment and disregards the irreversible damage and significant traffic issues that would arise from the proposed plan.

We are replying in response to the 16.1.2024 deadline for an accompanied site inspection. We strongly urge an accompanied inspection during spring time, perhaps in May, to assess and compare the suitability of Kent St, and Dragons Lane for construction traffic, especially when juxtaposed with Wineham Lane. Exploring Oakendene meadows, Cowfold stream, ancient woods and Cratemans' farm is crucial to evaluate the wildlife and ecological impact. Additionally, a drive along Picts Lane is essential to gauge how two-way traffic could navigate this narrow lane, especially with local residents and farmers moving their farm animals and horses to new pastures. This should be contrasted with a drive along the more accommodating Wineham Lane, boasting two lanes for comparison.

We live on Picts Lane and regularly walk our dogs either along Picts Lane/Long House Lane or along Kent Street/Moatfield Lane, exploring the numerous paths across the fields. This picturesque countryside is frequented by horse riders, cyclists and fellow dog walkers, who appreciate its beauty, passing by magnificent ancient oaks and dense hedgerows which are home to an abundance of wildlife and are wildlife corridors. These hedgerows and natural streams are essential for the natural eco system and are home to hundreds of insects and birds. Notably, visitors from Brighton and beyond specifically come here to exercise their dogs and horses. A couple of years ago, whilst walking along Kent St., a group of walkers even remarked that the countryside south of the A272 around Kent St. surpassed the beauty of the area north of the A272, which is designated an area of outstanding natural beauty.

The Rampion report fails to mention Kent St's narrowness, being a single track lane, with width restrictors and a bridge. The Wood report rightly concluded its unsuitability for the proposal. Dragons Lane, seemingly overlooked in the analysis, raises further concerns, especially since further down the lane it becomes very narrow. Moreover, the desk top study lacks the necessary detailed environmental or ecological data on the privately owned Oakendene meadows, due to the unavailable public information. Both Oakendene and Crateman's farm, having been untouched for decades, harbour an abundance of protected or red list species, including badgers, a diverse array of birds like including nesting nightingales and turtle doves, along with various ducks and frogs in the ponds.

Having met Rampion representatives twice, they've overlooked the fact that Picts Lane is also a single track lane, accessible from both the A272 and A281. During traffic congestion or an accident near Cowfold village, commuters swiftly divert to Picts Lane. The resulting chaos from drivers approaching from both directions isn't accounted for in the report, spelling a nightmare for both commuters and local residents when traffic control measures are introduced near Oakendene along the A272.

Interestingly, a mile east at Wineham Lane, with its wide visibility splay and two lanes, traffic doesn't congest from Cowfold village, ensuring smoother traffic flow. It's notable that traffic concerns weren't raised during Rampion 1's application along Wineham Lane, and it didn't require traffic lights along the A272. Thorough investigation of the alternative sites along Wineham Lane is crucial, as they are likely to cause far less traffic disruption, and reduced ecological and environmental damage.

Another significant aspect that has been overlooked, is the negative and damaging impact of the traffic disruption on over one hundred Cowfold businesses. I would also hope to discuss this in more detail during the visit.

I look forward to hearing from you. Kindly acknowledge receipt of this request. Thank you.

Kind regards

Sue Davies