

Access for Residents during construction.

The applicant is still not giving consideration as to how residents who live on or close to the planned on-shore construction work, will be affected and it is still not providing them with details about how it will sensibly manage the impacts they will be faced with. Reference document Construction Traffic Management Plan. (REP3-029)

Although those land owners whose land will be acquired during construction are now being approached, and discussions are being held, there are many other residents along the route, who will be affected and impacted severely by disruption, increased traffic, closures of their private means of access, and other impacts such as noise.

Those residents living on Kent Street and adjoining lanes such as Kings Lane will, as the Inspecting Authority is aware, be subject to significant increase in traffic and road closures which, if applied as stated, will significantly affect access to their homes. These threats continue to cause worry and distress to affected residents.

Those of us who will be affected are not being provided with the necessary details that explain how these impacts will be mitigated that assures us that our lives will be allowed to go on as normal; go shopping, go to and from work and attend appointments, at any time of the day.

Despite these issues being brought up at the 2 previous hearings, the Applicant is still unwilling to provide the required detail that puts minds at rest. The applicant still states that issues will "be resolved at the detailed design and planning stage" or "be addressed by contractors, when appointed."

As the Project Principals, Rampion Extension Development Limited must be held to account now and throughout the project to provide detail about how it will instruct and control its contractors to ensure affected residents are not inconvenienced and are allowed to carry on their lives as normal.

If this detail is not included in the final application documentation, considered by the Examining Authority before it makes its recommendation to the Secretary of State and consent is granted, there is no assurance that the needs and reasonable expectations of residents will be applied and platitudes provided at the hearings will be ignored.

Access to construction sites particularly by using A272 via Cowfold and Bolney and Kent Street

Kent Street is not a suitable lane for construction traffic accessing the substation proposed at the Oakdene site for reasons described in several other submissions. The Applicant is making no attempt to propose alternative access routes. Similarly, Cowfold, which is designated an air quality management area (AQMA) and is already a heavily congested village on both its north-south (A281) and east-west (A272) routes. The Applicant has made no attempt to propose alternative access routes for the work proposed in the Partridge Green area and for accessing the northern end of the proposed cable routes and substation.

Inadequate detail in the Applicant's Codes of Practice.

By only submitting Outline Codes of Practice, E.G. Outline Code of Construction Practice. Document library reference APP-224 at the application stage implies that Rampion will be relying on appointed contractors to create and document the detailed construction and transport management plans if and after consent is granted. Detailed construction management and traffic management plans including detailed arrangements for providing uninhibited access for residents along private (lanes) means of access and avoiding villages and built up areas particularly AQMAs should be presented to the Planning Inspectorate and interested Parties for scrutiny before consent is granted.

Construction Traffic Management Plan. (REP3-029)

The applicant has not carried out sufficiently detailed surveys to establish:

The condition and suitability of Kent Street, to see whether it, or the small bridge, are actually strong enough, or wide enough to take this kind of traffic.

The capability to accommodate so any HGVs particularly the cable low loaders

The proposal was submitted before a traffic survey was carried out.

The conflicts with existing users of Kent Street have not been properly evaluating the risk to non-motorised users such as pedestrians, cyclists, runners, dog walkers and equestrians.

Without proper evaluations and planning the use of Kent Street cannot be countenanced and the proposed traffic management plan is baseless, particularly the suitability of proposed passing places and their suitability for cyclists, farm vehicles and horses.

The proposal if enacted will result in devastating destruction of ever-increasing lengths of hedge row and trees particularly at the Kent Street junctions with A272 and the entrance to the construction site at access point A61.

The construction traffic will be held at the industrial estate before being released down Kent Street, supposedly in a controlled manner. This means the public will be held up on the A272 for as much as 12 minutes by banksmen. In this time queues will undoubtedly build up, and Wineham Lane, Bulls Lane, even Kent Street itself, risk being used as rat runs. The proposal to reduce the speed limit on the A272 to 40mph will affect traffic flow and add to the already heavy congestion on A272 particularly between 3.00pm and 6.00pm

The applicant says it is trying to avoid the village of Cowfold for HGVs but the maps in its traffic proposals shows HGVs turning into Kent Street from the west. So, the proposals are contradictory. Any traffic accessing via Cowfold along the A272 or A281 travelling from the west then travelling south to Partridge Green is unacceptable.

Compulsory acquisitions of unregistered land/plots.

The Book of Reference (APP-026) includes a number of plots which the applicant claims is "unregistered". Plot 32/13 is one such plot which it states will be subject to "Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants over approximately 11 square metres of land being private road and verge (King Lane), and public bridleway (COW/1730/3) lying west of Kings Barn Farm and south east of Taintfield Farm in the parish of Cowfold CP." The applicant has not made clear how it will apply these acquired rights and communicate them to those who have existing rights. The only notification the local residents received about this claim was a notice pinned to a footpath sign which disappeared before most had time to view it. Thus is another example of the applicant's failure to communicate and consult. Other similar plots include: 32/4, 33/3, 33/22, 34/13 and 34/15.

The applicant claims that it needs to acquire right of access over numerous plots of land to access for (post construction) operational [purposes]. Other utilities, including UK Power Networks, National Grid, Openreach freely access their assets without the imposition of unnecessary rights over public rights of way of access.