

COUNCILLOR REPRESENTATION

Cllr. Peter Atkinson

BH2018/01441 – Overdown Rise And Mile Oak Road

28/06/2018:

Comment Reasons:

- Because of the Additional Traffic
- Overdevelopment
- Traffic or Highways

Comment: Almost all the concerns I'm going to raise are in relation to the local infrastructure in Mile Oak. This proposed development is on the edge of a series of narrow interconnected roads and is hemmed in on three sides by existing housing.

Traffic

It can take up to twenty minutes in the morning to get from Mile Oak on to the A293 link road. I note the proposal in the application for Fox Way to be widened as it approaches the link road but with 200+ cars from the new development this could result in virtual deadlock for long periods of time in the morning and evening.

Risk of Flooding

There were mud slides into Overdown Rise and Graham Crescent many years ago when this land was ploughed. Both Overdown Rise and the top of the Mile Oak Road have also flooded more recently. Indeed, Southern Water said, in their response to the outline application "The proposed development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area". Also, the Council's own Flood Risk Management Officer says "there is a history of surface water and groundwater flooding in this area". It only needs one extreme event to cause flooding misery that occurred two years ago in the Valley Rd area of Portslade. I recognise that this is covered in the application but local residents remain unconvinced.

Healthcare/GP resources

Patients already have to use "callback" as opposed to face to face appointments at Mile Oak Medical Centre. This facility would need major additional investment to cope with the extra demand that this development would inevitably create.

Buses

Buses are often full by the time they get to central Portslade from Mile Oak at peak times so any more passengers getting on in Mile Oak would impact significantly on passengers further down the route.

Disruption caused by the construction process

As already mentioned, the roads are fairly narrow in the Mile Oak area. Lorries accessing the site

