Wortham and Burgate Parish Council objects to this planning application on the following grounds

Safety

The addition of two more dwellings to this will exacerbate the existing issues of vehicular access and pedestrian safety in the following manner: -

1. The entry point to the site is narrow and only allows one vehicle movement at any time. This currently causes a hazard to and a blockage on the highway from time to time as vehicles on the roadway give way to vehicles exiting the site. There appears to be no proposal to widen the access.
2. There has been no designated area created off the highway for the three dwellings recently built here for them to leave their refuse bins for emptying. Unfortunately, this has led to bins being scattered across the roadway before and after the weekly refuse and collection. The highway at this point is limited to 60mph. The view of the council is that the addition of another two properties to this site will again exacerbate this issue unless steps are taken to provide an appropriate bin collection point.
3. Church Road, in front of this site, has recently been widened but this has resulted in creating a significant pinch point as you travel south along Church Road towards the A143. The road narrows on the corner immediately past the site access to such a width that only one vehicle can travel along it at any time. This has increased the level of danger to pedestrians walking along this stretch of road to or from their properties.

Church Road has become a very busy thoroughfare particularly at the start and finish of the school day it is our view that it would be more appropriate to have a speed limit of 30mph rather than the current 60 mph as the density of a housing increases.

Drainage

Existing concerns relating to water drainage and flooding of Church Road remain unresolved. The addition of a further two properties will undoubtedly make matters worse with the introduction of more hard covering in the area. This section of road has been subject to regular flooding in the past resulting in closure and inconvenience.

Housing need

The two proposed properties are yet again large detached properties. Housing stock should be balanced providing a mixture of large, medium and small properties to meet the need of the whole population. The recent development on the east side of the A143 of 12 properties contains four semidetached properties all of which have been reserved before the foundations have been laid. The first three houses built on this development stood empty, complete and unsold for many months. The health and wellbeing of our communities is reliant on a balanced demographic. The provision of appropriately mixed housing stock is a key enabler to achieving that end.

**The Parish Council remains concerned that existing local infrastructure is already at capacity or under severe stress: schools, health and transport services, etc. Wortham Primary School is full and oversubscribed. In the wider context, Hartismere School, to which Wortham PS is a feeder, is also full.**This and the other nearby planned developments cannot be considered in isolation. SCC Planning has already commented on the PA’s obligation under the NPPF (see Application 3010/16). The Parish Council believes this remains highly relevant.