

We wish to make it clear that we fully accept that there is a real need for new and improved facilities for the students and staff of Woodlands Mead College. These are long overdue. However we do object to this planning application in its current format.

We are most concerned that the north side of the planned new building is remarkably close to our boundary and will have a negative impact on our privacy. Our garden is not particularly deep as our house is only about 10 metres from the adjoining northern boundary of Woodlands Mead College.

We were concerned that initial proposed plans showed a deep trench immediately behind our garden. This has now been moved four metres away from our property boundary.

In our view the following points of concern remain:

1. The trench line which is planned to create the ground floor lower level will be only four metres from our boundary meaning that there will be an outdoor classroom within four metres of our property. This will impinge on and interfere with our privacy.
2. It is proposed that the classroom below ground level adjacent to our property will have above it a roof garden and sun terrace which will be above the level of our property. Again the use of this roof garden with a greenhouse and sun terrace will be very close to and overlooking our property. Whilst there has been a greenhouse in this position for some time, the creation of a sun terrace and roof garden there will increase footfall in the area and consequently allow users to overlook our property affecting our privacy and quiet enjoyment of the garden.
3. The proposed four metre space behind our boundary is insufficient to allow enough space for the roots of our mature silver birch trees to develop. The Arboricultural Impact Assessment of November 2020 states that for the silver birch tree in our garden 'Surface root visible extending into site by approximately 5m'. Surely any building work should be at least five metres from our property boundary.
4. We feel that the cut for the trench line should be moved back by at least another 10 metres leaving it 15 metres from the boundary line we share with the Woodlands Mead College property. There is a huge amount of space which is currently ear marked for a multi-purpose games area and playing field. There is ample space to move the proposed building further south by 10 metres. This would not adversely affect construction of the proposed recreation or play area.
5. During preliminary discussions with the West Sussex County Council, we were told that a 10 feet high "green living fence" made up of hedging and shrubs would be erected on the College land between the boundary line and the outdoor classroom. We welcomed this suggestion, but it does not seem to be clearly defined on the planning application.
6. The site for the new College premises will be developed and built whilst the current buildings are still in use. The design requires that before building can commence the current sloping site has to be subject to a considerable "cut and fill" exercise which will be costly,

time consuming and noisy. We are told that the works will take in the region of two years to finish and are due for completion in mid-2023. This is an excessively long period for any development. The noise, dirt and dust which will inevitably be generated by the construction works over such a long period will be a public nuisance for all those whose properties, which like our own, adjoin the proposed site.

7. There will be difficulties for construction traffic to access the site with both Birchwood Grove Primary School and Woodlands Mead College continuing to operate during the period of construction. On normal school days the traffic at the end of Wykeham Way in front of the entrance to both schools is chaotic. We were told that construction traffic is to be banned from Birchwood Grove Road as this single-track road is unsuitable for heavy vehicles. This means that all construction traffic must enter the proposed site via the already busy and narrow Wykeham Way and either Silverdale Road or Ferndale Road. School traffic will no doubt make additional use of Birchwood Grove Road. This will place an enormous additional and unacceptable traffic burden as well as increased safety risks on the residents living in those roads and the parents and others taking children to and from the two schools.

We would be more supportive of the redevelopment of Woodlands Mead College if the new building was to be located 15 metres from our boundary line. We understand that the College needs to be redeveloped but feel that the very lengthy construction phase will be extremely disruptive and have a great negative impact on our lives, and on the lives of all residents whose homes adjoin the site.

We would be pleased to have further discussions on these matters with West Sussex County Council

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