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20th September 2021

Mike Burton
37 OAK TREE LANE
WOODGATE
CHICHESTER
West Sussex
PO20 3GU

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/107/21/PL
Site Address: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU
Description of works: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

Thank you for your internet representation made on 18th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40504

Planning Application AL/107/21/PL

With reference to writings included in two documents submitted as part of this application by the Developer I wish to raise the following matters on behalf of the residents of Oak Tree Lane, Woodgate

Ref Document titled 'Travel Plan' 16/08/2021

3.2 Vehicular Access Arrangements

3.2.1 - - . A further access for emergency vehicles only will be provided through Oak Tree Lane from the northern site boundary. This emergency access will also serve as a pedestrian and cyclist access.

This proposed use, by the Developer, of Oak Tree Lane, land outside the boundaries of the proposed development, is news to all the residents of the Private Road of Oak Tree Lane who pay for its upkeep.

It should be noted the Developers, despite their extensive claims of contacting the local community, have made no attempt to consult with the Managing Company and Resident's Association of the Oak Tree Lane

Estate (Hadleigh Gardens Management Co Ltd. (HGM)) to discuss access or any other matter relating to the proposed development.

The access point Pye are suggesting is at the east end of Oak Tree Lane. The access, from the proposed development, is at right angles to the lane affording little in the way of a turning circle. Unless Pye are intending to 'develop' the junction (I can find no evidence of plans for this in this current application?) access for an ambulance would, I suggest, be at best difficult and a fire engine, impossible.

With regards to access for cyclists and pedestrians I would again reiterate Oak Tree Lane is a Private Road. It is not a Public Footpath or cycleway.

Ref: Document titles 'Preliminary Services Appraisal 20-061-009 REVC'

This document appears to conclude that most, if not all, services for the proposed development, currently run under Woodgate Road, the access road to the proposed development site. The document mentions the need to upsize certain pipes etc. which would seem to suggest the digging-up of Woodgate Road thus obstructing access and egress to the proposed development site.

If planning permission is granted the Management Company of Oak Tree Lane, (HGM), together with the residents request that it includes an order precluding the use of Oak Tree Lane, by Pye, its subsidiaries, direct or indirect employees for the purposes of delivery or extraction of building supplies, materials or plant and together with use by those employed directly or indirectly by the Developer for access, egress or parking of vehicles etc.

Submitted

M Burton - Director

Hadleigh Gardens Management Co Ltd

37 Oak Tree Lane

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>