

From: Nicola Oktay on behalf of Planning
Sent: 28 November 2023 12:54
To: Planning Scanning
Subject: FW: Planning application AL/107/21/PL Land at Woodgate Centre

Nikki Oktay
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From: Bryan Mundy [REDACTED]
Sent: Tuesday, November 28, 2023 12:52 PM
To: Planning [REDACTED] Cllr. Sue Wallsgrove [REDACTED]
Subject: Planning application AL/107/21/PL Land at Woodgate Centre

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The Planning Officer

I am extremely concerned with a number of issues relating to this planning application.

First is the site boundry which at the West side of the site appears to be set on my property at 16 Woodgate Road. There are a number of plans which shows a boundry line on the west side of our Protected Oak trees and Hawthorne tree. The existing gate indicates a line south and to the left/east of the trees in question. There is a "Young Hedge" shown on some plans, and that follows the correct boundry line. This extends from the remains of a wooden fence which is still in place under the Hawthorne tree.

Next after reference to the Persimmon Construction Environmental Management Plan October 2023

Page 1,

1) Introduction 1.2 All Contractors and Sub-Contractors working on site are required to comply with the measures specified in this Management Plan. Failure to comply with these measures may result in construction work on site ceasing.

2) Site Organisation

2.1 To minimise disturbance to local residents there will be no noise generating construction activities outside the following hours, other than in an emergency or unless otherwise agreed in writing by the Local Planning Authority.

Mondays to Fridays 0800hrs and 1800hrs

There have been a number of breeches of these conditions, with the latest yesterday morning (27/11/2023), with a large digger being delivered. I was awoken by the disturbance, and have photos showing the lorry had reversed alongside the Protected tree, with the gate having been unlocked and opened. This was well before 0800 hrs, and we were effectively blocked from taking our cars out while the vehicle was present.

We raised concerns with the start time, having previously told by drivers that "We start at 0700"

Another concern is that there is no protective fencing in place for the trees on site covered by the Tree Protection Order. This condition is specified in section 12 of Persimmon's CEMP

Referring to the "Officers Report" dated 9/10/2023
Page 37

34 No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with an Arboricultural Method Statement and Tree Protection Plan (in accordance with the Arboricultural Method Statement Heads of Terms) submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the details so approved. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning Authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority. No trenching should occur within the protective fencing surrounding the Root Protection Area. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

There has been what I would class as a trench very close to the canopy of our protected oak tree. There is also evidence that the digger removed brambles and hedging from under the same tree. No fencing or protection has been put in place.

Referring to the S 106 Planning Agreement dated 9th October 2023

The boundaries on pages 77 and 103 are incorrect. This should be to the east side of the existing protected trees, in line with the existing gate, and the hedge shown on the plans.

Referring to Statements Arboricultural Survey and Impact Assessment August 2021 and Appendix 6: Tree Protection Plan
Construction 16/8/2021

Our trees are shown on the plan G39 - B2, and T45 - C1. Again the site boundary is shown incorrectly to the West side of these trees. It also concerns me that every other tree shown on the proposed site has a Tree Protection Barrier out beyond the tree canopies shown, except our protected tree at the proposed site entrance.

Other trees on the site have areas marked as Area of Sensitive Working and Temporary Ground Protection. This has not been applied to our tree T45 - C1, and the proposed Tree Protection Barrier for this tree would be on our property, and almost against the tree trunk itself.

Referring to the Officers Report dated 9/10/2023

4. Concerns with the width of Woodgate Road with some discussion as to whether improvements could be made.

Damage has already been caused to the verges along Woodgate Road, and this is having had the delivery and collection of two diggers. I also witnessed and photographed the difficulties experienced for these vehicles trying to exit Woodgate Road. Yesterday with a resident stuck behind also trying get out at the same time with their car.

There is usually a number of larger vehicles parked close to the entrance of Woodgate Road, and has included trucks and vans possibly involved with the Wings Nursery development site opposite. This involves entering Woodgate Road on the wrong side of the road, and if there was another vehicle on the way out of Woodgate Road, the driver would be faced with reversing back on the the A29. If parking restrictions were introduced this would either limit parking further down Woodgate Road for other residents, or may result in these vehicles being parked on the verges on the A29, thereby reducing visibility for anyone trying to exit Woodgate Road.

SITE CHARACTERISTICS

The site forms part of the strategic allocation for the wider Barnham, Eastergate and Westergate (BEW) endorsed Framework Masterplan (FM). The site sits within a central portion to the FM which indicates a secondary link running through the centre of the site. The FM shows this central link connecting to the re-aligned A29. The site is approximately 7.17 hectares in area. The site is currently accessed from the west of Woodgate Road.

We have lived at 16 Woodgate Road since 1990. Access to the Woodgate Centre has always been through Oak Tree Lane, and never has been though Woodgate Road.

CHARACTER OF LOCALITY

The Aldingbourne Village Stores (with permission to be redeveloped to a Co-Op store) are found north of the Woodgate Level Crossing which comprises a 5 minute walk from the western most portion of the site. A pedestrian footpath running parallel to the Lidsey Road provides safe access. Aldingbourne Primary School is located further north of the Woodgate Level Crossing which is an approximately 8 minute walk from the site. Ongoing work with West Sussex County Council has confirmed that the school is currently at capacity. Further services are found within the village of Eastergate which is an approximate 3 minute drive from the site. Such services include a post office, sports centre and doctor's surgery.

Aldingbourne Village Stores closed during the first Covid restrictions, and has not reopened since that time. The site has been redeveloped, but shows no sign of opening soon as a Co-Op or any other outlet.

Other services at Eastergate within 3 minute drive!... Google maps tell me 5 minutes, that's without a delay exiting Woodgate Road, and the level crossing gates being down.

I have frequently seen north bound traffic queuing back beyond the Lidsey Bends, and Southbound traffic back to the Eastergate Monument.

CONCLUSIONS

4. HIGHWAYS, TRANSPORT AND PARKING

The Transport Assessment (TA) has assessed the junctions which would be impacted by the proposed development. The proposal would generate 80 two-way movements in the AM peak and 85 two-way movements on the PM peak

Parking provision includes 37 unallocated spaces, 36 visitor spaces and 248 allocated spaces and garages. The Arun Parking Standards SPD requires a total of 387 allocated spaces for the number of units proposed. The shortfall in allocated spaces is made up with the provision of 37 unallocated spaces, which means the provision for parking is only 2 spaces short (as two of the flats over ground have 1 space rather than 2). This slight shortfall is acceptable as adequate visitor parking spaces are available. All of the properties have at least one allocated space and all of the houses have 2 spaces.

The additional 80/85 two-way movements at AM and PM peak, trying to exit Woodgate Road would be horrendous. You can forget a 3 or 5 minute drive to the local shops or schools at these times. If you also factor in all the additional traffic from the Wings Nursery Development opposite Woodgate Road, Properties in the Hook Lane developments, Eastergate and Fontwell developments, all with no sign of the A29 Re-routing ever getting started.

In the Parking Provision is given as 248 allocated spaces, 37 Unallocated and 36 Visitor spaces. $248 + 37 = 285$

The Arun Parking Standards SPD requires a total of 387 allocated spaces. My sums show a shortfall of 102, not the shortfall of 2 stated.

Does this mean there might actually be 180/185 two way movements not the 80/85 mentioned?

34 No development including site access, demolition or associated construction activities shall commence unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with an Arboricultural Method Statement and Tree Protection Plan (in accordance with the Arboricultural Method Statement Heads of Terms) submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the details so approved. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning Authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority. No trenching should occur within the protective fencing surrounding the Root Protection Area. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree. Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy ENV DM4 of the Arun Local Plan. It is

considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

35 A Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of demolition.

There is no protective fencing in place. Work has started on the site. Trenching has taken place close to or under the protected tree canopy

The plans have changed from the original proposal to access this development from the A29 re alignment. There may be a cycle/footbridge at some stage, but no longer show any access for vehicles.

Woodgate Road is not suitable as access for this development.

Yours

Bryan and Jill Mundy
16 Woodgate Road