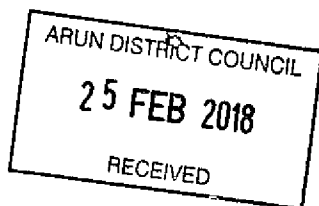


Hadleigh Gardens Management Company Ltd
c/o Vinsome Accountancy Services
4 Sussex Business Village
Lake Lane
Barnham
West Sussex
PO22 0AL



22 February 2019

Dear Sirs

Planning Ref AL/118/18/OUT

Against proposal for future development of Oak Tree Lane by the 28 fee paying members of HGMC Ltd.

Hadleigh Gardens Management Company Ltd was set up by the builders who initially developed this estate and was subsequently taken over and is now run by the residents since 2008. We are all tied in by deeds on our properties to look after and maintain the estate green space and roads/footpaths which are all unadopted.

28 properties currently contribute annually to this scheme and over the years we have spent thousands of pounds in repairing the tarmac road surface and footpaths, and maintaining the green.

We all accepted this requirement when we purchased our homes and we also accepted that 5 existing homes plus Woodgate Farm that pre dated our estate would also have rights of access over the estate albeit with no obligation to contribute. Since then the Woodgate Centre situated at the top of Reeds Lane (the continuation of Oak Tree Lane after number 24) has been granted planning permission for 'light industrial use' this has resulted in an increase of daily traffic including vans, cars and lorries. We have had to accept that this extra volume will inevitably mean more repair costs for our members.

This proposed development will add a significant extra amount of traffic on this lane once completed, (more than 30% increase) and during the building of the estate, we will have to endure months of building activity with the majority of materials being delivered on even larger, heavier lorries which will be completely unsuitable for access in and out of our small estate roads. The occupants of this new housing development will be under no obligation to contribute to the maintenance of the road or footpaths, and any damage caused during the building phase by these larger vehicles, and subsequent years with added traffic flow, will all have to be paid by our 28 members now and in the future.

Should this application be allowed to go ahead, our members will have, in just a few years since purchasing their homes, seen their obligation to maintain this road increase significantly. And, would see this application being followed by others who would like to seek additional development in land adjoining Woodgate Farm, using Oak Tree Lane as an access route. If this application is allowed, others will follow and Oak Tree Lane will suffer along with our members who will have to meet the repair costs, regardless of how much added traffic these developments encourage.

The estate roads are now already congested with cars parking on the pavements and this causes additional hazards to pedestrians as there is no street lighting. Our estate roads

have no physical restrictions to slow drivers down and Oak Tree Lane is already treated as a 'race track' by some. We have many children who play on the estate because this is essentially a cul de sac. Parents fear for their safety when outside as the road becomes increasingly busy. The road itself is 4.8 metres wide but narrows to a single track at Reeds Lane where Oak Tree Lane finishes. As a result of this Arun Council refuse collection already use a smaller specialist vehicle to go up Reeds Lane to collect from properties at the top. Cars parked in Oak Tree Lane against the kerb will only leave a gap of about 2.8 metres to pass. The average lorry is likely to be 2.5 metres wide leaving little room for error. Indeed we have had incidences of problems now with the current traffic flow using the Woodgate Centre struggling to get past parked cars.

Because of the location of the Woodgate level crossing, once the gates are down it is almost impossible to turn right (north) to access the A29 as the queuing traffic will go back to Shripney on a daily basis leaving no room to turn north. Once the gates open the south bound traffic will then also block any attempt to turn right causing a tailback into Oak Tree Lane with traffic unable to exit. This ongoing problem can only get significantly worse with increased traffic on our estate.

The planned entrance into the new development is at the point where Reeds Lane narrows appreciably and is, in our opinion, completely unsatisfactory for turning large vehicles in or out and will put a lot of wear and tear on a section of road which is outside of our jurisdiction and for the most part not maintained at all. Indeed, our estate finishes at the boundary of number 24 and the lane onwards to the proposed development and beyond is the responsibility of others. At no point during the planning stages to date have the developers made any attempt to contact us despite the fact we are a registered company with Companies House and have been maintaining this estate for the past 11 years.

Oak Tree Lane was designed to service our small estate plus the Farm and a small number of existing homes that formed it's original basis. Any future expansion and development will place a huge extra financial burden on our 28 members and we would urge the Council to reject not only this proposal, but any future application in the strongest possible terms.

For and behalf of the 28 fee paying residents of HGMC Ltd

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G A Maynard
Treasurer
HGMC Ltd