

From: David Innes
Sent: 13 July 2017 10:20
To: Planning.Responses
Subject: FW: objection to A/11/17/OUT

Please upload the email and accompanying plan – objection to A/11/17/OUT

thanks

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Save the environment - think before you print.

From: Sarah Wickens [REDACTED]
Sent: 13 July 2017 09:24
To: David Innes
Subject: objection to A/11/17/OUT

Dear Mr Innes

Re: A/11/17/OUT

Our company Store Property owns the land to the East and West of this application site. We would like to raise the following objections to the email submitted by Paul McLaughlin on behalf of the applicant (10.07.17) :

In his point no. 1 which refers to their drawing REDW-3167-120A, Mr McLaughlin states that '*the cycle lane shown on Mill Lane does not form part of our works and was installed as part of the adjacent car sales showroom planning permission. It has now been installed and is therefore part of the existing road markings*'.

- This is incorrect. The adjoining site has been developed and now trades as Manor Retail Park. As part of this development a footpath / cycleway was provided which falls entirely within the privately owned land of the retail park and not highway land.

The Cycle lane shown on REDW-3167-120A should form part of the applicants proposed development.

- The applicant is still not showing the correct As Built development to the east of the site. This is misleading and incorrectly implies that the two retail schemes could be linked by pedestrians and vehicles in the future. The applicant has legal rights to access its application land through Manor Retail Park which was designed and constructed to facilitate this future link. As proposed the applicants development layout permanently precludes this, as demonstrated in the attached hybrid plan.
In order for WSCC and others to assess this properly, REDW-3167-120A, REDW-3167-131A, and Site Layout plan 1117-P-11G should be amended to correctly reflect the adjoining As Built scheme.

Point no.4 of Mr McLaughlins email states that *'with regards the closure of Brook Lane, this will be brought about by the current housing scheme application to the west of this site which utilises our clients safer access onto the A259'*.

- It has not been demonstrated by the applicant or anyone else that the access proposed in A/11/17/OUT is 'safer' than the access proposed in A/44/17/OUT or A/23/15/OUT. This is a subjective comment.
- A/44/17/OUT (our housing scheme application) utilises an improved access via the existing Brook Lane. We have not held any discussions with the applicant and do not intend to access the housing site via the applicants proposed new access onto the A259. The claim that we would do so is entirely unsubstantiated and incorrect.

Mr McLaughlin suggests that a condition is imposed that *'[site 2 - the adjacent housing site] has agreed to the closure of Brook Lanes existing access onto the A259 New Road and the diversion of their access through [site 1]'*.

- This suggestion cannot be fulfilled and is entirely hypothetical. There has been no correspondence or discussions with the applicant regarding the potential closure of Brook Lane which I confirm we own, and we do not agree to its closure.
- The draft conditions proposed by the applicants would be neither workable, enforceable, nor lawful.

Please could these comments be considered and registered as an 'objection' for application A/11/17/OUT.

Yours sincerely

Sarah Wickens
Director

Attached: Application site and Manor Retail Park Hybrid plan.

Sarah Wickens

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Store Property Investments Limited is registered in England and Wales (number 549704)

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