

[REDACTED]

From: Simon Davis

Sent: 07 October 2019 12:07

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: AL/116/18/PL Land West of Fontwell Avenue (Plot 3)

Dear Daniel,

Thank you for your message.

I acknowledge your request about redaction of contact details etc and I will make sure that the scanning team are aware of this.

In answer to your first question, there is no planning restriction on the direction of travel on the road/drive between the two accesses. Therefore, your client can implement his permission and use only the northern entrance/exit. The point I made about large vehicle turning was referring to the fact that the original plans for the site showed large vehicle turning facilities in the southern plot and these were removed when the plans for the southern plot and the southern access were approved. However, there is no restriction on your client in respect of facilities for large vehicle turning.

You also ask for confirmation of the flood levels. This is not a condition that requires a discharge in writing by the Local Planning Authority. Furthermore, confirmation of the foundations being in place does not provide us with any comfort that the finished floor levels will or are set no lower than 13.5m AOD. I have spoken with Building Control and they are only able to advise on the matters pertaining to the Building Regulations (this condition was requested by the Environment Agency not by them). Your client should satisfy himself that the finished floor levels are correct before proceeding past this point and I would also request that he provide us with a copy of any confirmation/invites us to attend to check this.

Kind Regards



From: [REDACTED]

Sent: 04 October 2019 16:20

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: David Watters [REDACTED]

Subject: RE: AL/116/18/PL Land West of Fontwell Avenue (Plot 3)

Importance: High

Dear Mr Davis,

I am writing in relation to the above matter and further to my email of 21st May this year and your response of 3rd July (as attached).

I can confirm that Peninsula Finance plc continues to hold a live finance application for Mr Duggin and it is our intention to fund works to the property provided that all details on the application are satisfactorily cleared.

I have copied your colleague Mrs Dannatt into this email as we have been provided with a copy of her recent email to our applicant regarding timescales of progress of works.

I also note that previous correspondence between us has been published on your planning portal and attached to this consent. On the basis that all communications do need to be published in this manner I would be grateful if all previous and future correspondence could be redacted so that my name, Peninsula and any references our contact numbers are not shown on your portal so to avoid contact from other parties.

In relation to our exchange of emails as referenced above we still require some further clarification from you on the following points;

- 4(i) Access: Whilst I appreciate your response on this point and that you will not insist that the one way access is implemented, your latter response in relation to the turning and parking area (my point 4(iii)) appears to contradict this as it is stated that for larger vehicles the second access point is required. Our position is that our clients development can only proceed on the basis that our client is able to drive off and onto the A29 from the access way adjacent to his title as this is within his control. If consent AL/116/18/PL requires either the one way road or the other access point onto the A29 to be constructed and/or used, this is not possible as it falls on land that is not within our clients control.

Therefore, for the avoidance of doubt, we require your confirmation on behalf of Arun District Council that our client would not be in breach of his planning if he were to construct the two new units and only use the north access point adjacent to his site for access and exit to the A29 and not construct or use either the new road or the southern access point onto the A29. This would apply to both traversing onto and off the A29 and for any size vehicles.

I would be grateful for your confirmation of the above.

- 4(ii) Visibility Splays: I am grateful for your response and advice on this point and understand that our client has approached WSCC to obtain the con formation required in relation to the verge and the required visibility splays. As such, at the present time this point requires satisfying on our clients application.

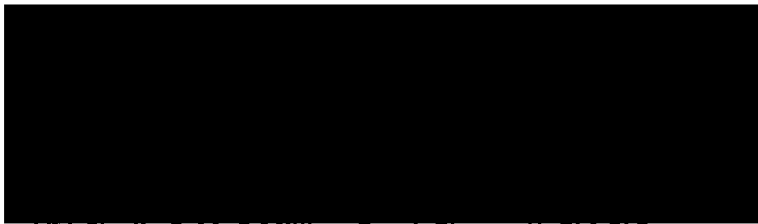
Condition 3: Flood Mitigation – this condition on the new consent sets out that all finished floor levels must be no lower than 13.5m above Ordnance Datum. We have been supplied with an email from Paul Evans the Principal Building Control Officer which confirms the foundations are satisfactory. Please can you further confirm that the foundations in place are sufficient to ensure that the floor levels will comply with condition 3 of AL/116/18/PL?

I am grateful for your continued assistance on this matter and look forward to hearing from you with your responses on the above points.

Kind regards

Daniel Palmer

Chief Executive



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