

Lynnyrd Wolfe

From: Anita Gardner
Sent: 13 December 2018 11:05
To: Planning.Responses
Subject: FW: 125 Sea Road, East Preston EP/136/18/PL
Attachments: ITL12278-SK-013 Revised Tracking 1of2.pdf; ITL12278-SK-014. Revised tracking 2of2.pdf

Importance: High

Please treat as substitute and additional info

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From: Sarah Hufford [REDACTED]
Sent: 12 December 2018 12:28
To: Andrew Davies; Anita Gardner
Subject: RE: 125 Sea Road, East Preston EP/136/18/PL
Importance: High

Anita

Please find attached the revised tracking drawing, which shows vehicle path to the site access over the triangle of land within our ownership.

Each space is accessible inwards and outward bound, with some requiring more than one movement within the site, but this is acceptable.

I will send to the Parish Council and to Mrs Risbridger.

With thanks

Sarah Hufford

From: Sarah Hufford
Sent: 12 December 2018 11:49
To: Andrew Davies <andrew@roccohomes.co.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: 125 Sea Road, East Preston EP/136/18/PL

Anita

By way of an update – our transport consultants are preparing the plan as we speak but it would be ready for about another 40 mins.... I will send this over as soon as I get it.

To confirm, this should show the vehicle approach over the land within our control but wont show the proposed car parking spaces outside the site as this is not part of the application....

I know this is a bit last minute but hopefully we can get it to you in time.

Thanks

Sarah

From: Andrew Davies [REDACTED]
Sent: 12 December 2018 10:58
To: Anita Gardner [REDACTED]
Cc: Sarah Hufford [REDACTED]
Subject: Re: 125 Sea Road, East Preston EP/136/18/PL

Ok Anita .

We will try and get these in to you before 12midday.

I spoke with Mrs Risbridger this morning and she will still be speaking at the Committee but only to say that she would like the new tracking route to be put onto the drawings (which is what we are doing).

I have explained to her that as this is outside the site and not really part of the application, the parking and access arrangements will be a private matter for us to agree in due course. She does understand this point and although she wants the drawings changed, she understands that this will not be enforceable from a planning perspective.

I explained that as that area is an informal gravel area without parking spaces marked on it, we will all need to be neighbourly and practical about its use. The alternative is that we mark it out and install kerbs etc. but both she and us think that would spoil the character of that area which benefits from being informal.

She said that it has always been used in a friendly and neighbourly way up until now and that all she wants is for the new residents to follow the route that the lorries are using currently to get in and out of the site (which is via the proposed entrance) . I suggested that there is no reason why that should change as all that our residents will want to do is get in and out of their parking area and she confirmed that this is entirely reasonable .

Andrew Davies

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On 12 Dec 2018, at 10:03, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Davies,

I have spoken with my Team Leader this morning and write to request that the Pringuer James drawing is updated to accord with the other later tracking plan. This will prevent potential confusion at Committee when there are essentially 2 different routes indicated. Will it be possible for this to be provided by lunchtime today? It is my intention to then refer to the later plan in the plans condition.

Regards

Anita Gardner

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From: Andrew Davies [REDACTED]
Sent: 06 December 2018 14:55
To: Anita Gardner
Cc: Janet Risbridger; [REDACTED]
Subject: 125 Sea Road, East Preston

Dear Mrs. Gardner,

You may be aware of objections expressed by some neighbours to our site at the above address, concerning our planning application for a minor material amendment to rearrange the car parking spaces within our site.

This is logged under Arun Planning Ref: EP/136/18/PL.

We understood that there were some objections and were fully intending to write to the neighbours in the next day or so to arrange a meeting on site to discuss their concerns ahead of the Planning committee Meeting on the 12th, but fortuitously Ms. Janet Risbridger (copied in) from number 10 Palm Court Cottages, contacted our office yesterday.

We were therefore able to discuss her concerns and I was able to send her some plans (from our highways consultants i-Transport), which we had had prepared for our letter, which helped to illustrate how we see the parking spaces working outside our site once our development is complete.

A slightly modified version of the drawing I sent to her is attached, which more clearly shows our proposed route out of the site in blue, with the proposed position of external neighbours parking spaces shown in red.

Ms. Risbridger's concerns centred around the angle of entry and exit from our site shown on the tracking drawings prepared by our engineers, Pringuer James (see attached) which were submitted with the application. She felt that the entry and exit route shown on those

drawings depicted vehicles coming too close to the terrace of Palm Court Cottages before turning north to South Strand.

This is the basis of her objection.

I explained to her that the route shown on our new plan is actually the likely route. She confirmed that if the new residents of the development enter and leave South Strand primarily through the triangle of land in our ownership, as shown on our attached plan, rather than the route indicated on the Pringuer James drawings, she is quite satisfied with that and would have no further objection to the application.

The drawing prepared by i-Transport has been fully tracked for all of the routes and spaces shown and is fully workable.

If it would help, we can ask Pringuer James to amend their drawing to show this route of entry and exit and this proposed drawing could replace the earlier Pringuer James drawing - hopefully without having to re-consult - as this would be a very minor and non material amendment.

I would welcome your thoughts on this matter.

For your information, Ms Risbridger has sent the drawings we sent to her yesterday, to Simon Cross at the Parish Council and he is also copied into this email.

With kind regards

Andrew Davies

<image001.jpg>



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