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From: Tony Black

Sent: 05 May 2020 12:26

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: ADC Planning Application EP/49/20/HH - 45 The Ridings, East Preston, BN16 2TW

We have recently been made aware that yet another Planning Application has been made for the redevelopment of 45 The Ridings. Whilst this present Planning Application differs from its predecessors, in that it deals solely with the redevelopment of 45 The Ridings, and not the associated development of other properties on its land, many of the adverse comments made on the previous proposal by the East Preston Parish Council and others would appear to remain valid.

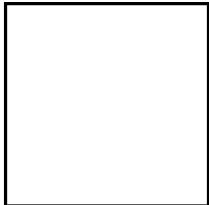
We have a particular concern related to safety during the period of redevelopment of this property. We live at 36 The Ridings, which is almost opposite to No 45. Our concerns regarding any redevelopment of that property centre mainly on the actual construction period itself. The Ridings is a single carriageway road without pavements. Many people walk along The Ridings, having come in from the main entrance gate on, or via the public footpath linking the road to, Sea Lane in East Preston and many will also have dogs or children with them. The Ridings has a 20 mph limit along it for safety reasons. There is a small oval shaped bush/tree covered roundabout, approximately 25m from the northern boundary of No 45, which greatly restricts vision both for vehicle drivers and pedestrians in this section of The Ridings. It would create a severe traffic hazard if vehicles were allowed to park in the roadway during the period of construction. It should be a condition of consent, were the Application to be approved, that space must be made available on site for any vehicles connected with the construction itself and for those of the workers involved during the period of that construction. Recent construction work in Tamarisk Way on the Willowhayne Estate has seen up to 12 contractors vehicles parked in the roadway at any one time - if this happens close to No 45 The Ridings, the visibility for drivers approaching the site will be dreadful. An accident waiting to happen! Given the narrowness of The Ridings it will also be extremely difficult for large or articulated vehicles to turn into the site without causing damage to adjacent verges or to those on the other side of the road. This problem will be exacerbated if other contractors vehicles and those of their employees have parked in the roadway.

We note that this present Application is proposing to increase the number of bedrooms from 4 to 6 by building into the loft space, thus effectively turning the house into a 3-storey dwelling. The East Preston Village Design Statement (EPVDS) places many houses in The Ridings within a "Character Area and with Special Features" and it makes specific reference to houses numbered "all from 28 (even) and 41 (odd) upwards". The proposed redevelopment of No 45 lies within this area. The EPVDS makes the point that "any new development should not clash with its surroundings" and that "the relatively large gardens should be retained as they are a characteristic of the area". It is surprising therefore, that no mention is made in the Application for any change to the design of parking areas at the house - 6 bedrooms implies a greater car parking need than 4.

We should be grateful if our views could be taken into consideration when the Arun District Council considers this Planning Application.

Yours sincerely,

Mr & Mrs A.E.N. Black, (36 The Ridings, East Preston, BN16 2TW)



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