

-----Original Message-----

From: Tony Black [REDACTED]

Sent: 19 June 2020 12:32

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

Cc: East Preston Parish Council (SC) [REDACTED]

Subject: ADC Planning Application EP/67/20/PL for 47 The Ridings, East Preston, BN16 2TW

The Council recently approved a Planning Application (EP/49/20/HH) for 45 The Ridings, which is adjacent to the proposed building now described in the present Application. We live almost directly opposite No 45 and the proposed new house.

We have a particular concern related to road safety during the period of construction of this property. The Ridings is a single carriageway road without pavements. Many people walk or cycle 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 and the proposed building at No 47, 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 close to the site during the period of construction. It should be a condition of consent, were this Application to be approved, that either space should be made available on site for any vehicles connected with the construction itself (and for those of the workers involved), or there should be a complete ban on vehicles parking in the roadway within 50 metres of the roundabout during the period of that construction. If this is not enforced the visibility for drivers approaching the site from either direction 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 construction work takes place at both Nos. 45 & 47 concurrently and is not sequential.

We note that this proposal is for a large (6-bedroom with 5 bathrooms/en suites) house, yet it is apparently to have only a single garage and, from the plans submitted, really quite a small parking and turning area in front of it. We do wonder where the number of vehicles normally associated with a 6-bedroomed house and their visitors are supposed to park when the house is completed? The Willowhayne Estate has a stated policy that vehicles may not be parked on Estate roads.

In conclusion, we note that 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 47 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”. If this Planning Application is approved, there will now be two 6-bedroom houses on a site where there was only one before, and they will be very close together with greatly reduced garden sizes. This appears to be in conflict with the Village Design Statement.

We should be most grateful if the Council would take note of our concerns when considering this Planning Application.

Yours sincerely,

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

--

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>