

Breezie Allwright

From: Harry Chalk
Sent: 31 October 2025 09:04
To: Planning.Responses
Subject: FW: EP/89/25/PL - 123 Sea Road
Attachments: 123 Sea Rd Existing and Propsoed LPA REV02.pdf

Hello,

Can the attached be uploaded as a substitute plan for the current existing and proposed plans document?
If you need an action sheet please advise.

No re-consultations or advertisements necessary. This merely adds a planter to the front of the site.

Many thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Saskia Lower <[REDACTED]>
Sent: 21 October 2025 17:55
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: EP/89/25/PL - 123 Sea Road

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Dear Harry,

Thank you for your email and for sharing East Preston Parish Council's comments.

You are absolutely right about the need for a clear and robust boundary. We have been in contact with the Parish Council regarding the lack of a physical separation between the road and the applicant's land (please see the attached correspondence). Following that discussion, we have proposed planters along the north and west boundaries of the forecourt to provide a direct and visible separation from the carriageway.

On the basis of the above, I have spoken with the architect and the plans have now been updated to show these planters. They will be securely bolted to the ground to ensure they function as a solid, immovable feature, addressing safety and giving users a greater sense of security given the informal parking patterns in the area. We believe this approach also offers a softer, more attractive edge to the street.

Could you please provide an update on the application's progress and let me know if you need anything further from our side at this stage? We are keen to avoid any pre-commencement or pre-occupation conditions if possible, so if there is any additional detail that would help you determine the application without such conditions, I would be very happy to supply it now.

Many thanks, and I look forward to hearing from you.

Saskia

On Thu, 16 Oct 2025 at 08:53, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Dear Saskia,

I have signed on this morning to see comments from East Preston Parish Council in relation to this application, raising no objections. They did, however, raise concerns about the lack of a physical boundary between the seating area and the road. These are concerns which I shared following my site visit last week.

I understand that the applicant has proposed to include a physical barrier between the seating area and the street in the form of planters. I would be keen to see this feature on the plans, but I also think a more robust feature of some kind that provides a solid, more immovable feature would be beneficial in terms of safety and the general feeling of security for those opting to sit on the paving so close to the road. Particularly given the area has a very erratic and informal parking situation and which conveys a general lack of control over the vehicles around the site.

I would welcome your thoughts and creative design input on this.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

T: 01903 737577

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