

[REDACTED]

From: Gary Ferrier [REDACTED]
Sent: 10 April 2017 17:08
To: Andrew Wood
Subject: RE: FG/198/16/PL - FW: Substitute amended Site Plan for informal advice at 1 Sea Drive

Dear Andrew

[FG/198/16/PL - FW: Substitute amended Site Plan for informal advice at 1 Sea Drive](#)

With reference to your email below and our conversation this afternoon, please find attached a copy of the updated plans as requested.

Should you require any further information please do not hesitate to contact me.

Kind regards,

Gary Ferrier
Architecture & Planning



11A West Street
Reigate
RH2 9BL



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From: Andrew Wood [REDACTED]
Sent: 21 March 2017 11:11
To: Gary Ferrier <[REDACTED]>
Subject: FG/198/16/PL - FW: Substitute amended Site Plan for informal advice at 1 Sea Drive

Gary,

FG/198/16/PL - FW: Substitute amended Site Plan for informal advice at 1 Sea Drive

Please see the informal comments on your amended scheme from the Highway Authority (WSCC) below .

I would note that they are suggesting alterations but they would not make a formal objection to the scheme due to the accesses being off a private road.

This does mean the application can go forward to Development Control sub committee. The date I expect the application to go to Committee on is Wednesday 24th May. Can you agree to an extension of time until May 31st 2017 by return of email.

To achieve this I need to formally reconsult neighbours etc. (a 21 day period) by 10th April 2017. By that date, I therefore need the final set of amended plans including elevations and the following final revisions of plan numbers;

Proposed Site Plan - Dwg.no. 046/PL02 REV ?
Proposed Block Plan Dwg.no. 046/PL03 REV ?
Proposed Plans – Dwg.no. 046/PL04 REV ?
Proposed Elevations and Street Scenes – Dwg.no. 046/PL05 REV ?
Impermeable Area Comparison Dwg.no. 2016-D1223-200 REV ?
Proposed Drainage Survey Dwg.no. 2016-D1223-200 REV ?
Flood Risk Assessment Appendix D Microdrainage/Run-off Calculations

This does allow time for any final amendments to the scheme to take heed of the Highways Authorities suggested alterations as far as possible Officer Guidance i.e. swapping round the locations of the bin store with the parking spaces and/or finding a way to locate the car parking spaces so that cars can enter and exist in a forward gear, alterations to parking spaces 6&7 to ensure they can exit and enter the underground parking area in a forward gear.

Do not hesitate to negotiate directly with Emma Avis at West Sussex County Highways if you feel it necessary.

I am available and in the office this week if you require any further advice. Finally I will be on leave for two weeks w/c 27th March and w/c 3rd April returning on Monday 10th April.

Best regards,

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](http://www.arun.gov.uk) |
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From: Emma Avis [REDACTED]
Sent: 20 March 2017 15:35
To: Andrew Wood
Subject: RE: Substitute amended Site Plan for informal advice at 1 Sea Drive

Afternoon Andrew,

The LHA would raise no concerns to the extra vehicles associated with the development entering or exiting onto Sea Lane (the adopted highway). As you are aware Sea Drive is a private roadway and the LHA have no jurisdiction over it, the LHA can however offer observations: parking bays 1 & 2 would appear rather close to the junction and it could cause a collision if vehicles are reversing into or out of these spaces whilst vehicles are entering or exiting the Sea Drive junction. Could these two bays be relocated on the site?

The access into the site and underground parking area appears to be 3m wide, this is not enough to allow two opposing vehicles to pass, shared access should normally be 4.5m, unless passing places are in situ; however given the frequency and low number of vehicular movements it is not considered that this would lead to any material impact on the local highway network that could be considered severe.

The underground parking area appears tight, vehicle tracking should be provided to demonstrate this is workable. In particular there is no turning head, it may be difficult for vehicles to get into and out of bays 6 & 7 and should a vehicle enter and all spaces are taken then it would involve them reversing out up the ramp, this is not ideal.

The LHA would have no highway grounds on which to object to this application; however it is advised that the above observations are put forward to the applicant. If there are any further revisions you wish us to take a look over please let me know.

Kind regards,
Emma

Emma Avis | Planner, County Highways, Strategic Planning, West Sussex County Council
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From: Andrew Wood [REDACTED]
Sent: 20 March 2017 10:42
To: Emma Avis
Subject: Substitute amended Site Plan for informal advice at 1 Sea Drive

Thank you Emma

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](http://www.arun.gov.uk) |
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