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From: White Horses B and B [REDACTED]
Sent: 07 December 2017 13:16
To: Richard Temple
Subject: Gull Point Development FP/268/17/PL

Dear Mr Temple
Please find attached our comments on this development.
regards
Mark Bellamy

[REDACTED]

FP/268/17/PL Comment from White Horses B & B Clyde Rd, Felpham

Whilst this is a significant investment on our local shoreline by a successful entrepreneurial duo we are concerned on a few fronts. One issue I believe has already been raised and it concerns the splashback provision on the promenade.

The other is the overall height of The Gull Point development. The Council should ensure that the roofline does not exceed The Gun Post or Coastguards buildings adjacent. It also dwarfs neighbours in Greenock Villa, Abegail and White Horses in a way that is not conducive to surroundings.

The overall height of the development means that we at **White Horses** will lose a high degree of natural light on our front facing guest rooms that the property has enjoyed for over a hundred years and upon which our current small family business depends. The **Rights of Light Act (2014)** does make mention of certain rights in this regard.

The *visibility splays* (Plan) on vehicle movements in and out of the development do not take account of the fact that for 99% of the time cars will be parked immediately to the left and right of the entranceway. Vehicles exiting will have no vision to left until they have reached the centreline of the road. This will add to the problems of traffic movements in and out of Clyde Road. At any given time traffic can **only** be single file inwards or single file outwards.

It is also regrettable that no part of the land would appear to be set aside to relieve the shortage of Beachcroft Hotel car park spaces that residents of Clyde Road have to contend with. The vehicle entrance to the development will not help this and means in effect the loss of another roadside parking place. Currently this entrance has not been used for over twenty years.

The North wall elevation is a huge disappointment and makes no statement at all beyond ordinary and boring. The "Art Deco inspiration" comment in the *Architects Introduction* is trite and not true at all. Generally speaking local Sussex Flint is the dominant and preferred finish to buildings in the immediate locality.

The development is out of place and is just too high.

Mark and Jacky Bellamy