

From: Simon Davis

Sent: 01 March 2019 12:57

To: 'Tom Hall' [REDACTED]

Cc: 'Ivon Blumer' [REDACTED]; Danny Hall [REDACTED]

Subject: RE: Kings Beach - P/4/18/PL

Dear Tom,

You may have to remind me where these gates are to be located. If solely within the site (away from the highway) and under 2m then they would not need PP therefore we have no control – and I would agree that they could be shown on the hard landscaping scheme. If however adjacent to the highway then anything over a metre needs PP and we would have control – and as such my comments about the visual impact would be relevant and we would not want to approve these through a discharge of condition.

Ecology have confirmed that the lighting is now fine. I am just waiting for a response from our Landscape Officer so we can then issue approvals for the three conditions in one go.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Tom Hall <[REDACTED]>

Sent: 28 February 2019 12:42

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: 'Ivon Blumer' <ivon.blumer@arun.gov.uk>; Danny Hall <danny.hall@arun.gov.uk>

Subject: Re: Kings Beach - P/4/18/PL

Simon

I trust you are well.

Please see comments below regarding access gates from West Sussex Highways.

We do not anticipate installing these gates ourselves as part of the finished development site but as we are going through the process would be good to have this approved in the hard landscaping scheme as an option to offer any potential purchasers that may have concerns with privacy.

If we could have allowance for both sliding gates and gates that would open inwards (none opening outwards) this will give the future occupants the option to decide.

Is there any news on the lighting following submission of the updated lighting layout?

Thanks.



Please consider your environment, don't print this e-mail unless you really need to. This email and any attachment is for authorised use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. It should not be copied, disclosed to, retained or used by, any other party. If you are not the intended recipient please promptly delete this email, any attachment and all copies and inform the sender. Thank You. Whilst every attempt has been made to ensure the accuracy of the above content and any attachment, it is not guaranteed and as such, should not be relied upon. Hallson Homes Limited and its associated companies cannot accept any liability arising from the information contained within this email, as it may contain errors or omissions. As a result, all quotes, contracts and other documents should be requested as hard copies. This email message was scanned for viruses prior to sending and whilst every effort has been made to ensure it is virus and malware free, it cannot be guaranteed. Hallson Homes Limited and its associated companies cannot accept any liability for loss or damage suffered as a result of such programs.

From: Nicola Fry <[REDACTED]>

Date: Wednesday, 13 February 2019 at 09:41

To: [REDACTED]

Subject: Pre-Application Advice - Land adjacent to Former Kings Beach Hotel (now a Co-Op), The Parade, Pagham, PO21 4TW

Dear Thomas

Thank you for your request for Pre-application advice regarding the above site in relation to the installation of electric gates to both entrances to the development approved for three dwellings under ref: P/4/18/PL.

The proposed plans indicate that the gates will be 3.6m in width, situated within private land, and not within the public highway. Vehicles will have space to wait off of the highway whilst the gates are operated. At the full planning application stage, we would anticipate that further information relating to the proposed gates is provided – will these be sliding gates? How long will they take to open fully? If not, the gates should open inwards of the site to ensure that swing gates do not obstruct other vehicles entering or exiting the Co-Op. Whilst this would not strictly speaking create a highway safety concern, obstruction of the entrance or exit of vehicles from the Co-Op could result in vehicles having to wait on the highway to enter the site.

I note that swept path tracking has been provided demonstrating vehicles exiting each gated entrance in a forward gear. For the two dwellings to the west of the site, this would appear workable due to the ability for vehicles to turn on site within the gated area. There appears to be sufficient space for other vehicles to either wait whilst the gate to the west is operated for a vehicle entering the site or to pass the waiting vehicle. However, to the east of the site, no turn on site is available within the gated area. This means that vehicles will either be required to reverse into the site in order to exit in a forward gear, or to reverse out of the site and turn within the Co-op area to exit onto the public highway in a forward gear. This has the potential to result in other vehicles having to wait longer in order to pass and these reversing manoeuvres should be demonstrated as workable at the full planning stage, demonstrating that there is sufficient space for other vehicles to either wait or pass whilst the manoeuvre is undertaken. You may wish to consider widening the proposed gate at this entrance in order to improve manoeuvrability for vehicles.

In principle, subject to sufficient swept path tracking demonstrating the workability of the manoeuvres to the east of the site and the ability for other vehicles to wait/pass, I do not foresee this proposal resulting in a highway safety concern. I do not anticipate that there will be sufficient trips to and from the proposed dwellings to result in vehicles queuing on the public highway to gain access to the site.

As I am sure you will appreciate these comments are made without prejudice to any future planning application at this site.

Kind regards

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Wednesday, 30 January 2019 at 13:11

To: 'Tom Hall' <[REDACTED]>

Cc: 'Ivon Blumer' <[REDACTED]>

Subject: RE: Kings Beach - P/4/18/PL

Dear Tom,

We would have concerns visually with a fence/gate of that height and would suggest that it would need to be a lower fence say 1 or 1.2m to be acceptable. I also consider that this may have highway implications if vehicles have to wait for the gate to open thus blocking a Coop car park entrance/exit – and you may want to discuss this with WSCC.

I can't see any issues with the alternative brick as it is very similar.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone



From:

Tom Hall [REDACTED]

Sent: 30 January 2019 12:37

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: 'Ivon Blumer' [REDACTED]

Subject: Re: Kings Beach - P/4/18/PL

Simon

I trust you are well.

I understand you have been speaking to Ivon regarding access and the Co-Op delivery lorries. Widening the entrance will be our fall back position as we're in contact with the Co-Op to try and find a resolution with the existing access as per the approved design which we would prefer to stick with.

We have submitted to discharge the remaining condition RE: lighting and re-submitted to discharge the hard and soft landscaping condition as previously discussed when it was discharged without the revision and re-submitted the external materials schedule to swap the brick for a similar brick due to supply issues with the original.

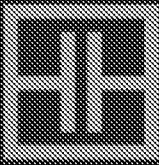
We understand although submitted it will take a while for these to be issued through the system to you, but were wondering if you could please assist with a couple of queries.

Sticking with the existing approved access via the Co-op car park we are looking at ways to potentially add privacy for the residents from the commercial goings on of the Co-Op to both sides of the site at the Sea Lane area of the car park to plots 1 and 2 and The Parade to plot 3. There is already a 1.8m fence between the Co-Op and our land. We anticipate potentially retaining a fence here and putting timber gates in place for pedestrian and vehicle access for the residents. Do you foresee any issues with this? We are going to be marketing the units very soon, and if they're going to be gated we will of course market them so and include the gates on the 3D visuals. If we were to proceed with this option we see benefits to the future residents with regards to privacy from the commercial aspects of the Co-Op and security.

The second query is regarding bricks. We have had issues sourcing the bricks that were originally approved. I have applied to change the brick to something very similar (see attached). I assume there won't be any issues with this?

Thanks for your assistance.

Kind Regards



Hallson
www.hallsonhomes.co.uk

Thomas Hall
Managing Director
[REDACTED]
www.hallsonhomes.co.uk
Wrays Farm, Horsehill, Horley, Surrey, RH6 0HN



Please consider your environment, don't print this e-mail unless you really need to. This email and any attachment is for authorised use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. It should not be copied, disclosed to, retained or used by, any other party. If you are not the intended recipient please promptly delete this email, any attachment and all copies and inform the sender. Thank You. Whilst every attempt has been made to ensure the accuracy of the above content and any attachment, it is not guaranteed and as such, should not be relied upon. Hallson Homes Limited and its associated

companies cannot accept any liability arising from the information contained within this email, as it may contain errors or omissions. As a result, all quotes, contracts and other documents should be requested as hard copies. This email message was scanned for viruses prior to sending and whilst every effort has been made to ensure it is virus and malware free, it cannot be guaranteed. Hallson Homes Limited and its associated companies cannot accept any liability for loss or damage suffered as a result of such programs.

From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Thursday, 24 January 2019 at 14:24

To: 'Ivon Blumer' [REDACTED]

Cc: Tom Hall [REDACTED]

Subject: RE: Kings Beach - P/4/18/PL

Dear Ivon,

I do not foresee any planning objections to the change you propose, provided that the existing access is satisfactorily closed up and 'finished' /landscaped to continue the existing verge.

As per my previous email of 13/07/18, you will need to apply for a variation of condition 02 of P/4/18/PL. When you do this, I would recommend that the details already approved by P/95/18/DOC and P/83/18/DOC is included within the submission. We have to reimpose the same conditions but if you supply those approved details then conditions 4, 5, 6 can be worded to reflect the approved details (and so not require further approval).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Ivon Blumer [REDACTED]

Sent: 24 January 2019 13:53

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Tom Hall [REDACTED]

Subject: Kings Beach - P/4/18/PL

Hi Simon

Ref P/4/18/PL

Trust all is well.

My client Hallson Homes wishes to modify the access to the above site as shown on the attached sketch.

WSCC highways have no objection to this, see attached e-mail extract.

What if any planning issues do I need to get ADC's approval to?

Many thanks.

Kind regards

Ivon

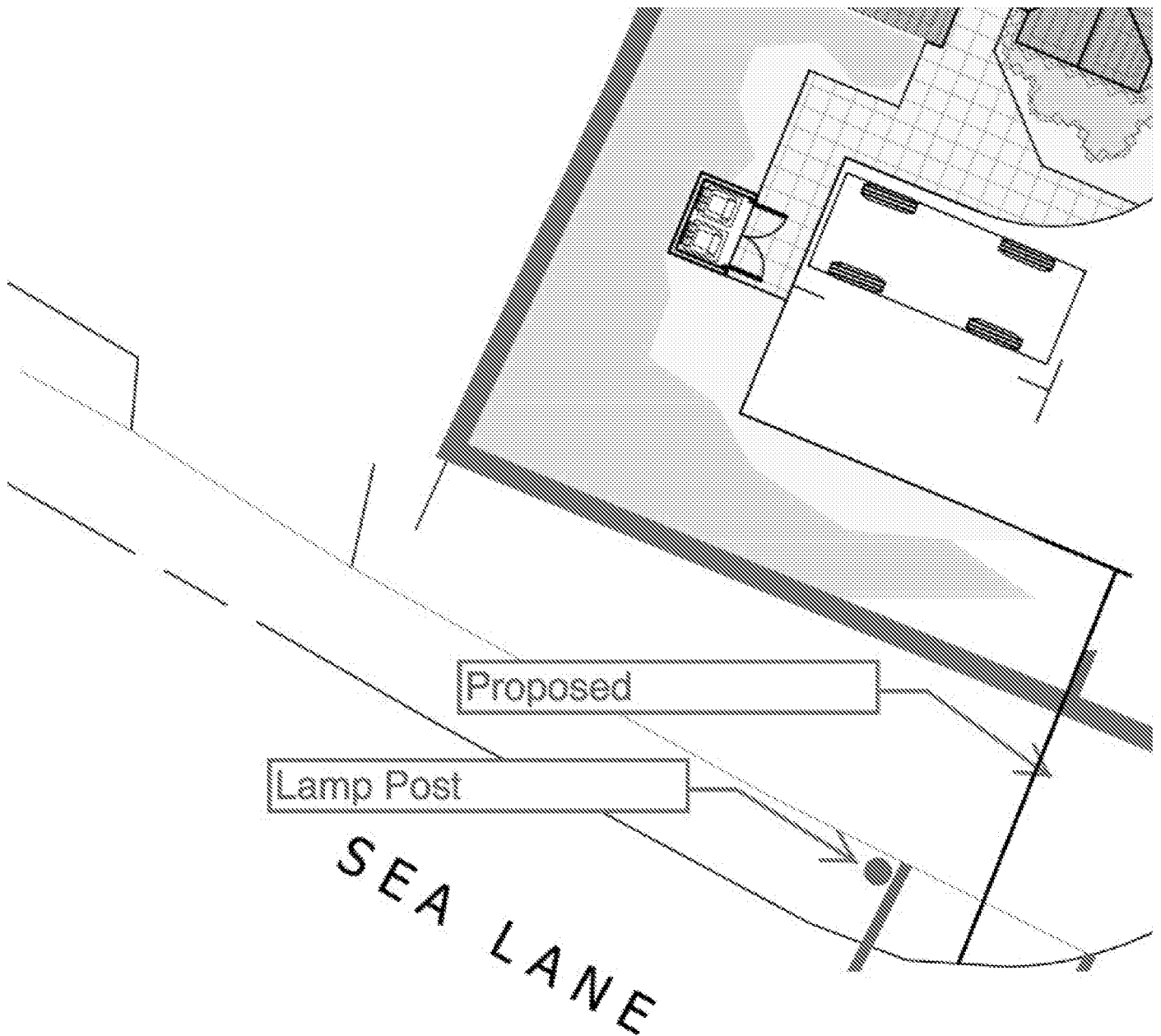
Ivon Blumer Architects Ltd



facebook • instagram • linkedin • twitter
tel:



The Studio, 41 West Drive, Aldwick Bay, PO21 4LZ



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The

information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
