

From: Simon McFarlane [<mailto:Simon.McFarlane@planningissues.co.uk>]
Sent: 12 November 2015 12:16
To: Sally Smith DC
Cc: Friel, Daniel A
Subject: APP/15/00950 - 108-110 Elm Grove, Hayling Island

Dear Sally,

Thank you for meeting with Dan Friel and I on the 03 November at your offices.

I believe that the majority of the pertinent aspects of the proposed development are now acceptable to you and these include;

- The principle of the proposed uses
- Design, Bulk, Height
- Landscaping
- Servicing and turning of vehicles
- An off site affordable housing contribution (viability appraisal review awaited)

There were however several issues which you recommended that we provide further clarification on and these included;

- Parking provision and availability of off street parking in St Marys car park.
- The position of the main entrance and owners lounge
- The legibility of the secondary shoppers entrance, pedestrian footpath and site security.

I will address these in turn;

Parking provision and availability of off street parking in St Marys car Park specifically.

We have robustly justified the proposed parking provision in the Transport Statement. Nevertheless we have agreed to undertake further survey work at St Marys car park to provide sufficient comfort that offsite parking is also readily available. The results of the surveys will be forwarded to you as soon as they are available. The report will also include local examples of where similar parking provisions have been accepted. Please find attached a relevant appeal/costs decision which also may be of some use.

The position of the main entrance and owners lounge

From experience Churchill Retirement Living have found that the owners lounge, main entrance and lodge managers office work most effectively when grouped together with access taken off the main parking area. It is also important to have a pleasant setting with access to the garden/patio areas for sitting out and events in the summer. This area acts as central and secure meeting place for residents. Therefore having taken into account the context of the site it was considered that the position currently shown was the most suitable. The parking areas at CRL developments are low speed and low use areas making them safe for pedestrians.

The legibility of the secondary shoppers entrance, pedestrian footpath and site security

Please find attached plan which amends the secondary shoppers entrance to provide a covered porch area for inclement conditions. A security gate can also be included on the plans. For contractual and land ownership reasons it is not possible to direct the pedestrian entrance through the rear area of the retail unit.

Please could you confirm that the application can be delegated or whether it will go to a planning committee? You confirmed that the red card was received after the publicity period had ended. The councils constitution states on p.328, paragraph 7.2 that a red card must be submitted prior to the end of the publicity period for the planning application concerned, as notified in the weekly list of planning proposals.

I look forward to your thoughts on the above before submitting the surveys and amended plans which cover the changes to the porch area.

Kind Regards

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