From: Allen Rollings <allen@arollings.freeserve.co.uk>
Sent: 19 August 2010 12:11
To: Keith Morgan
Cc: mosescooper
Subject: Golden Sands Caravan Park
Attachments: 100816 AR Ltr to Colin Hunt.doc; reponse from EA.rtf

Dear Keith,

Further to our telephone conversation this morning please find attached our letter to Colin Hunt in response to his "compromise offer". I hope when you actually take a good look at the proposals agreed by Mr. & Mrs. Cooper you will find that this is a far superior scheme.

Look forward to talking to you again,

Kind regards,

Allen

Ref: 3590/2.7

Colin Hunt
Clerk to the Council
Lancing Parish Hall
South Street
Lancing
West Sussex
BN15 8AJ

16th August 2010

Without Prejudice

Dear Colin,

Planning Application ADC/0116/10 Shopsdam Road, Lancing

We thank you for your letter dated 15th July 2010 addressed to Mr. & Mrs. Cooper, where your Council has offered to amend the above Planning Application and find a position of compromise and we refer to our email to you dated 14th July.

As you are aware we acting on behalf of Mr. & Mrs. Cooper and you will note that we put forward a compromised solution which had been developed with the help of your Outside Officer.

We apologise for the delay in answering your letter dated 15th July but as mentioned in our email we were awaiting formal consent from the Environment Agency to our proposals and this has now been received in principle and we attach it for your consideration.

As to your offer to install a single block of 15 plots along the western frontage of Golden Sands east of the yacht club, this was discussed on-site with Keith Morgan and was totally rejected by Mr. & Mrs. Cooper therefore it is difficult to understand why you are now submitting it as a compromise.

Our suggested position of huts (shown on Drawing No 3590/100) to the west of the yacht club would also meet your Councils prospective of best access within reach of amenities and provide the possibility, subject to other approvals, for a level and suitably surfaced access for dedicated plots which could be made available for disabled persons.

Your waiting list clearly identified that some people would prefer a beach hut at Wide Water and our drawing no. 3590/102 shows that 8 new beach huts can be accommodated there and it appears that the EA would be prepared to grant a licence.

That leaves the proposal shown on drawing no. 3590/101 for 12 further beach huts should your Council require them between the two caravan parks, which would not interfere with the approved positions of the beach huts on the Golden Sands Holiday Village.

We note you comments about the speeding cyclists outside the Sailing Club and it has come to our notice that this section of the alleged cycleway is in fact still a footway and requires Mr. & Mrs. Cooper's approval for it to be turned into a cycleway. It is therefore considered that this stretch of footway could be closed for cycles thus removing any concerns about speeding cyclists.

As regards to costs of applying for a new licence from the EA and indeed any revised planning applications, Mr. & Mrs. Cooper have indicated that they are prepared to assist with this aspect.

In conclusion we are very pleased to read that it is your Council's desire to seek a resolution to the current situation but we consider that the proposals shown on the drawings already in your possession are a very fair compromise.

You do suggest in your email that a meeting might be beneficial and therefore Mr. & Mrs. Cooper are prepared to meet with you at a mutually convenient time.

Yours sincerely

Allen Rollings BSc (hons) CENG MICE MCIHT

Enc: Response from Environment Agency
Drawings 3590/100-102

Cc: Keith Morgan
Moses Cooper

Mr Martin Roberts
gta civils ltd - consulting engineers
66A (Gloucester House) Church Walk
Burgess Hill
West Sussex
RH15 9AS

Our ref: HA/2010/110440/01-L01
Your ref: 3590/2.1

Date: 06 August 2010

Dear Mr Roberts

ERECTION OF 30 BEACH HUTS
GOLDEN SANDS CARAVAN PARK AND LANCING SEAFRONT

Thank you for your letter dated 20th July.

Providing the beach huts are sited so that they maintain the line of the existing huts, they will not interfere with our access on this section of beach. Therefore, we granted Flood Defence consent to Lancing Parish Council to site an additional 30 beach huts at this site.

Any further huts would also require our consent, as well as planning permission. On the assumption that these huts also follow the existing line, we are unlikely to have any objection to this on flood defence grounds.

Please note that the view expressed in this letter by the Environment Agency is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission

I trust that the above comments are satisfactory but if you require any further information please contact either myself or my colleague Keely Mowatt in our Development and Flood Risk team on 01903 703948.

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

Direct dial 01903 703858
Direct e-mail planning.southdowns@environment-agency.gov.uk

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
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www.environment-agency.gov.uk
Cont/d..

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