R2/f

28 January 2008

Shoal Limited
C1 Yeoman Gate
Yeoman Way
Worthing
West Sussex
BN13 3QZ

T 01903 266100
F 01903 260574

Mr James Appleton
Assistant Director (Planning Services)
Worthing Borough Council
Portland House
Richmond Road
Worthing
West Sussex BN11 1LF



CORRESPONDENCE

Dear Mr Appleton

Re: Planning Permission Application no: WB/07/1413/ADV (External Signage)

Further to your letter of 10th January 2008 regarding the above application for planning permission, we have now inspected the application and wish to submit the following representations:-

Installation of halo illuminated individual letters and logo to rear (South) elevation

We feel that the proposed position for the installation of halo illuminated individual letters and logo to the rear (South) elevation of Unit C2 (ref: Drawing No. 5053937/A4823) will give the false impression that RBS occupies the entire building (Units C1 and C2). The proposed position is also very close to the dividing line between the two units and would, in our opinion, unfairly restrict the positioning options for our own external signage on the rear (South) elevation of Unit C1. The amount of 'ambient' light that will be emitted from the RBS halo illuminated signage in the proposed position that might be visible from Unit C1 has not been quantified.

For these reasons, we object to the proposed position and suggest that as an acceptable alternative, the signage be positioned to the left of the downpipe on the rear elevation of Unit C2, on the metal skin area between the ground floor and first floor corner windows. This would also offer a better sight line from the A259, particular during the summer months when the deciduous trees adjoining the road are in full leaf.

Non-illuminated car parking directional sign to be provided at the approach to units C1 and C2

Drawing No. 5053937/A4823 indicates that the proposed RBS non-illuminated directional/location sign is to be located in an estate planting bed no more than 20 metres approximately from the front (North) elevation of Unit C2. The drawing does not indicate whether the proposed sign is to be positioned either at a right angle, or parallel to the adjacent estate road. This proposed location does not belong to Unit C2.

At the main entrance to Yeoman Gate is a large, slatted, floodlit estate sign which clearly indicates the owner/tenant of each of the 13 Units. Yeoman Gate is not a large site and with the addition of a proposed 2000mm wide halo illuminated RBS sign to the front (North) elevation of Unit C2, RBS Worthing will be clearly visible from the estate entrance, without the need for any additional directional signage. Their neighbour, MJH Executive Homes' (Unit D1) illuminated signage is already testament to this point.

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[redacted]

Re: Planning Permission Application no: WB/07/1413/ADV (External Signage) – cont.

There is only one motorised vehicle entrance and exit at Yeoman Gate and any visitors to Unit C2 will have identified the building long before they see any directional signage. The eight proposed RBS parking space designation signs will also help to clearly identify the location of the building.

We are concerned that the proposed positioning of the non-estate RBS directional/location sign sets a dangerous precedent for others to adopt a similar approach, resulting in the possibility of all manner of varying signage types and the resultant confusion spreading across the estate. We feel that any directional/location signs and parking space designation signs for that matter, should be agreed and controlled by Yeoman Way Management Company Limited, as the estate roads and allocated parking spaces are not owned by the individual Unit owners.

Furthermore, as Units C1 and C2 are located in a cul-de-sac, the proposed RBS directional sign could give the false impression that all of the parking spaces allocated to the two Units are available to visitors to Unit C2, especially if the proposed RBS parking space designated signs are obscured by parked vehicles. Currently, all Yeoman Gate allocated parking spaces are clearly identified by the corresponding Unit number.

We therefore strongly object to the proposed RBS non-illuminated directional/location sign and also have concerns regarding the proposed RBS parking space designation signs.

Neighbour and Community Consultation

Other than the aforementioned letter received from Worthing Borough Council Planning Services in regard to Planning Permission Application no: WB/07/1413/ADV, we have not been consulted by the applicant nor the "grounds manager" who has apparently been informed, even though our as owners of Unit C1, our understanding is that we have a shareholding in the estate management company 'Yeoman Way Management Company Limited'.

I look forward to hearing from you in due course.

Yours sincerely

[redacted]

Anthony Anderton
Managing Director

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