

## Massey, Danielle

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**From:** Clarke, Darrel  
**Sent:** 02 March 2015 11:38  
**To:** Holmes, Richard  
**Cc:** Gardiner, Jennine  
**Subject:** RE: Seagrove Farm Road - Potential Residential Development

Dear Richard

Thank you for your email.

I haven't been contacted for pre planning advice.

The first point to make is that it is an offence pursuant to s34 of the Road Traffic Act to drive a motor vehicle along a Public Bridleway without lawful authority. Accordingly, unless it could be demonstrated to Rights of Way that the development land benefits from a right of way with vehicles over and along Seagrove Farm Road then we could not support an application.

In any event I tend to agree with Island Roads with regard to their concerns as to the width of the public right of way. Walkers, horse riders and cyclists are entitled to use a Public Bridleway and the additional traffic generated by the development would cause a potential nuisance and safety issues to/for users, particularly equestrians.

In the event that the concerns of Rights of Way are not considered to be valid, then any planning permission granted must contain a condition requiring the developer to make all necessary improvements to the public right of way e.g. surfacing, drainage, traffic calming, passing places and signage to our specification in order to ensure the road is brought up to an acceptable standard to safely accommodate the additional traffic that would be generated by the proposed development and allow continued safe and convenient use for walkers, cyclist and equestrians. Further, any recommendations of Island Roads would need to be satisfied e.g. visibility at the Seagrove Manor Road and Seagrove Farm Road junction.

I consider that the proposed development would be very controversial with local residents of Seaview and Seagrove Bay.

Kind regards

Darrel

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**From:** Holmes, Richard  
**Sent:** 26 February 2015 13:51  
**To:** Clarke, Darrel  
**Subject:** FW: Seagrove Farm Road - Potential Residential Development

Dear Darrel,

I'm not sure if the applicant has approached you for pre-application advice (as suggested by Island Roads), but I would like some feedback from yourselves over this proposal, given that access would be via a bridleway...

Thanks,  
Richard

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**From:** Gildersleeves, Mike  
**Sent:** 26 February 2015 11:16  
**To:** Holmes, Richard  
**Subject:** FW: Seagrove Farm Road - Potential Residential Development

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**From:** Brett Lindsay [<mailto:Brett.Lindsay@IslandRoads.com>]  
**Sent:** 09 February 2015 14:24  
**To:** Matt Jones  
**Cc:** [REDACTED]  
**Subject:** RE: Seagrove Farm Road - Potential Residential Development

Thanks Matt,

Further to our meeting last Friday please find attached a summary of my initial pre-app advice.

If you have any questions please let me know.

Regards

**Brett Lindsay**  
Highway Development Control Engineer

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**From:** Matt Jones [REDACTED]  
**Sent:** 09 February 2015 13:53  
**To:** Brett Lindsay  
**Subject:** Seagrove Farm Road - Potential Residential Development

Hi Brett

Further to last week's meeting, here is the pdf plan as requested.

I look forward to receiving your formal comments in due course.

Many Thanks

*Matt Jones*

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