



Arun District Council
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13th October 2020

Mrs Colleen Taylor
2 Garden Park
Ferringham Lane
Ferring
Worthing, West Sussex
BN12 5LG

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: FG/105/20/PL
Site Address: The Tudor Close Public House Ferringham Lane Ferring BN12 5NQ
Description of works: Conversion of existing Public House (Use Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping (resubmission following FG/46/20/PL). This application affects a Public Right of Way & is in CIL Zone 4, CIL Liable for new dwellings.

Thank you for your internet representation made on 12th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30257

Firstly, I am reiterating my views and objections I made to the first application to the proposed development, (FG/46/20/PL) that was made on April 14th 2020.

This revised application reduces the impact on Garden Park, by lowering the height of the bungalows to a single storey which is welcome, but still constitutes an unimaginative infill and unjustified overdevelopment.

There is no arboricultural information depicting that a survey has been performed.

The five mature trees close to the boundary fence in the front garden of No 2 Garden Park are a Capalpa tree, a Copper Leaf Malus, a Laburnum and two Silver Birches. By digging the foundations for the proposed bungalows, their roots would be irrevocably damaged and they will become unstable and probably die. These trees need to be protected, and reassurance would be required that these well established trees would be replaced and any damage to the property in Garden Park rectified.

Entry and exit from Garden Park to Ferringham Lane, over the access road, would become extremely hazardous due to:-

- Vans leaving the rear of Kendrick's Coffee shop for Ferringham Lane.
- Nine extra vehicles using the parking spaces opposite the new bungalows also using the access road.
- Vehicles driven to and from Garden Park.

- Delivery, council and emergency vehicles needing to use this approach road.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.