

32 Ferringham Lane
Ferring
BN12 5LU
21st August 2017

Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ARUN DISTRICT COUNCIL

23 AUG 2017

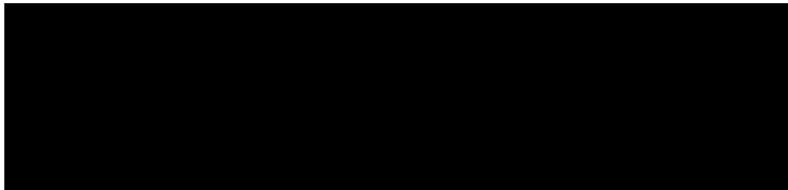
RECEIVED

Your Ref: Planning Application FG/115/17/PL for 4 No. Bungalows at 44 Ferringham Lane Ferring

Dear Sir/Madam

Please find enclosed our objection to Planning Application FG/115/17/PL 44 Ferringham Lane.

Yours faithfully



Mr P Mayo

P.P.

We would like to register our objection to planning application FG/115/17/PL – 44 Ferringham Lane, which is a large back garden development affecting both Ferringham Lane and Little Paddocks privacy and property enjoyment.

The application is for 4 Bungalows. The plans show 4 Chalet Bungalows (2 storey properties i.e. houses) that are considerably taller than the applied for properties, which will invade the privacy of many homes around considerably.

We have measured the width of the entrance to the driveway for No. 44, it is only 3.51m between the 2 walls, upon which this application has been previously rejected and as I understand again on appeal by the Secretary of State. We see no evidence that width has been altered accordingly.

The road system in Ferring is made up of private roads. The increased traffic carrying heavy loads to build these properties will put extra strain on the road system. This will result in the likelihood of damage to our roads. The current residents will have to cover the cost and receive no compensation from the Council.

The entrance road to the property is very narrow, with only room for single file traffic. The rumour is that traffic lights will be installed. I have not yet heard anything from the Ferring Road Association about permission being sought for this. Whether the traffic light system is installed or not, the entrance will cause disruption to traffic on Ferringham Lane and is likely to be a hazard. As Ferring roads currently have no lighting, prospective traffic lights would impose light pollution in the area. The driveway entrance is narrow and also quite long, if traffic exits the driveway, vehicles (such as Supermarket delivery vans) may need to reverse out of the driveway into Ferringham Lane, in the dark as the roads do not have any street lighting. Potentially the side of the reversing vehicle will be presented unlit to the approaching vehicle and so the chance of seeing the reversing vehicle is severely reduced.

Regarding the assessment of parking, visitors will be likely be park in Ferringham Lane causing further traffic hazards entering and leaving the narrow lane access.

Residents living adjacent to the drive way of No. 44 will experience more frequent traffic generated by the other 4 properties. There will be an increase in traffic through the driveway of No. 44 leading to an increase in noise with possible loss of sleep.

If a traffic light system is used, what covenant will be put in place for the costs of its maintenance and repairs? It would be unacceptable to expect the Ferring Roads Association to take on this expense. If the system fails there will be chaos on Ferringham Lane, will the residents in this Close have to wait until the system is working again (causing traffic issues) before any penalties are applied? and for how long, 24 Hours, 1 week, 1 month?, or will the system be allowed to remain non-operational for prolonged periods of time?

The road system in Ferring is made up of private roads. The increased traffic carrying Heavy Loads to build these properties will put extra strain on the road system with the likelihood of damage to our roads with the current residents having to cover the cost and receive no compensation from the Council who have the power to grant the application.

As we have a system of private roads in Ferring and we are all liable for accidents on the section of the road in front of our houses, who will be liable for the compensation of accidents on the section of the road at the end of the driveway? And it seems there is a higher likelihood of this. In the past it would have been No. 44.

No. 44 Ferringham Lane has now been up for sale twice and the current owner has been unable to sell it. If this application is allowed, is it going to be followed by another application to convert No. 44 that he cannot sell into Flats? Which will lead to even more traffic trying to pass down this narrow driveway and cause even more hazards.

Has Southern Water Network Development confirmed whether the mains piping will be able to cope with the increased Sewage and Water without overload or flooding? Does the property have the necessary diameter pipe to deal with the extra properties in the grounds of 44 Ferringham Lane?

In times of Heavy Rainfall our gardens become very soggy with standing water. At least 5 large trees (approx. 50ft), been cut down in the garden of No. 44. This has already reduced the grounds ability to cope with large amounts of rain, therefore if the dwellings are built and the soil is removed for foundations, driveways, pathways etc. this will make the problem of drainage in our gardens increasingly severe. I believe that the Council is already aware of problems with drainage in Ferring.

In the Application point 20 Tree Survey:-

Before the current occupier/builder arrived at 44 Ferringham Lane, our home had a lovely view of a woodland copse which contained Flora and Fauna and several 50ft tall healthy trees, some of which were large Horse Chestnuts. A large proportion of these have been cut down before this and the previous applications were submitted, therefore there were trees and maybe a tree survey should have been performed. The lovely view at the end of our garden was all part of the attraction of our home when we purchased it. If Dwellings are built in the garden of No. 44, they will be within view of our house at the back of the garden and will ruin the enjoyment of our home and remove our privacy.

The Building of more houses close to the duck pond in Little Paddocks will cause noise pollution especially whilst the building is being conducted. This could cause wild life to leave the area. The area is inundated with wild life including Owls, Pheasants, Bats, Woodpeckers, Wrens, Blackbirds, Blue tits, Robins, and many smaller wild birds, Ducks & Moorhen's all of which frequently visit our garden. We have Ducks of several species, The Little Paddocks pond has a rare pair of Mandarin Ducks which have both been resident for 3 years now. Breeding season is in early spring and if young are born they need to be protected.

Healthy hard wood trees that were cut down have been substituted on the boundaries with Leylandii which birds will not nest in plus they kill the grass. If an application is

granted, we would like the Leylandii's to have to be replaced with the type of trees that were cut down so that they are wildlife friendly.