



Ferring Parish Council
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Your Ref: OWPC16569
Our Ref: FG/115/17/PL
Please ask for:
Mrs A Gardner

13th December 2017

Dear Sir/Madam

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

4 No. bungalows
44 Ferringham Lane Ferring

Thank you for your internet comments made on 13th December 2017 which has been recorded as **'an objection'** with the comments as follows:

Ferring Parish Council strongly objects to this planning application for 4 No. bungalows.

Ferring Parish Council appreciate that outline planning has already been granted on appeal, however this revised stature of the properties will still have an overbearing impact on neighbouring properties who will lose their privacy and undoubtedly experience additional noise. This is still an over-development of the site and out of keeping with the area.

Our main concern is once again in relation to the access route. One of the conditions on the outline planning appeal was that the access route was required at the 4 metre width. There is still no evidence as to how this can be achieved.

The approach to the proposed bungalows is extremely long and narrow. With the additional properties the access is insufficient for the possible number of vehicles that will be using the driveway.

Although the Parish Council acknowledges that there is a proposal for a traffic light system, we must stress that the roads within this area are private roads with no footpaths and no street lighting and that the roads are already congested. The position of this development is on a bend along one of the main routes through the south of the village. The proposed entrance / exit traffic light system this inevitably become more of a hazard to other road users with the possibility of queuing traffic.

Ferring Parish Council urges Arun District Council to reinforce the Appeal decision Ref: APP/C3810/W/17/3166634, conditions Schedule A,

5) No development shall take place until the 4 m wide shared surface access has been constructed in accordance with the approved plans.

6) No development shall take place until details of the traffic light system to control access to and egress from the site have been submitted to and

approved in writing by the local planning authority and the details shall include the design, location, operation and maintenance of the traffic light system. No dwelling hereby permitted shall be first occupied until the traffic light system has been installed and is operational in accordance with the approved details, and the approved traffic light system shall thereafter be maintained in operational order as approved.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



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Neil Crowther
Group Head of Planning