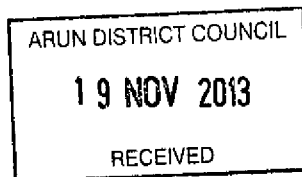


THE ILEX CONSERVATION GROUP
To preserve the beauty and present character of Goring

31 Sea Lane
Goring by Sea
Worthing
West Sussex
BN12 4QD

18th November 2013

Mr J Smith
Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Mr. Smith

Reference FG/134/13 : Demolition of existing single storey dwelling, construction of paved display and parking forecourt, with associated landscaping and lighting at The Bungalow Hangleton Lane Ferring BN12 6PB

Following sight of the plans for this application and our recent committee discussion, we have taken note of and fully support the objections raised by the Ferring Conservation Group against these proposals.

We are most concerned at any threat to our local Strategic Gaps and to their viability should this or similar applications be successful. The Strategic Gaps are vital in preserving green space between communities in Ferring and Goring, and in maintaining important habitats for wildlife. We are also concerned at the loss of a dwelling when there is great pressure in this area to provide more, not less housing.

We believe that in replacing green space with hard standing, additional lighting and a large increase of vehicle parking, this application will not protect and enhance the quality of the environment and is therefore contrary to the Arun District Local Plan policy GEN7.

We would be interested to see any proposals to mitigate the increased flood risk on this medium risk site arising from replacing grassed and planted areas with hard surfacing. Our concern also extends to increased flooding risk to the adjacent carriageway in heavy rain situations.

In looking at the detail of the application, we are disappointed that the opportunity has not been taken to ease the access to the garage from the proposed acute angle. We believe that this would lessen the hazard of vehicles slowing more than may be anticipated by other drivers when turning into the site. We also consider the telescopic bollards on the entrance a potential hazard to traffic as we feel that they may not be readily apparent to turning vehicles in the nearside lane when in use.

Our final concern is that this proposal will lead to an increase in volume of vehicles visiting this site which would lead to additional road congestion on the already busy A259 with a resultant effect on travel times, road safety and vehicle emissions.

Yours sincerely

A black rectangular box redacting the signature of Kathryn Walker.

Kathryn Walker
(Acting Chairman)