

Letter of representation for FG/138/21/PL

Representation made by Ms Joanna Goodman & Mr Salvatore Aragona at The Chalet,
Littlehampton Road, Ferring, West Sussex BN12 6PG

Our property is the only purely residential property which is situated to the North of Millwood house. The land referred to in this development proposal includes a private, unused narrow access adjacent to our property, leading to a piece of barren land, a field, currently used for horse manure.

We are the only people that are directly affected by the change of use proposed for this land. There is no other residential dwelling close enough to be affected by this change of use so although we are not great in numbers we hope you consider this application with us in mind.

We have no objection as such to our neighbours finding another use for this field in order to produce an income, however we object to this specific application due to the number of major concerns we have regarding this type of proposed usage which directly, negatively affects us.

Access and driveway

The current access to the field in question is via Millwood House's private property, driveway and path. This barely used narrow pathway alongside our property, passing our bedroom and living room, leads to their field. Inadequate, amateur work has already commenced to change the surface of this pathway.

Our concerns regarding the access are as follows;

1. There would be a creation of **traffic** in front of and alongside our home which currently does not exist at all.
2. The land on the access path is higher than our land so we would be instantly **overlooked** by everyone passing by. The current fence is only 5ft high which means that most people can see directly into our property even on foot.
3. The proposed change of use of this gravel driveway and path from private to public means that our personal and home **safety, security and privacy** is threatened as this will open a new access to the front and side of our property which is currently only privately accessed by our neighbour (the applicant).
4. There is no **control of access** mentioned in this application. Should this application be approved we request that access is restricted with the use of security gates and fencing starting at the A259.
5. The **noise** from the gravel driveway and along this pathway which borders our home would increase significantly by people talking and a great number of light and heavy vehicles passing regularly along the currently unused path and driveway. This creation of noise pollution will negatively affect our residents' right to quiet enjoyment of our home and garden.
6. The creation of traffic in front of and alongside our home will significantly increase **pollution** in our home, negatively impacting our environment.
7. The planning statement suggests that there is tree screening throughout the proposed development, however there are currently no trees along the access path, only a 5ft wooden fence between this access and our home. Therefore there is **no**

existing or proposed screening between our home and the proposed public access route. If planning is approved we request that a solid 8ft fence with an anti-climb top be used to reduce security risk, overlooking and noise into our property. This fence would be required to the front and side of our property where there could be public access and security risk to our home.

8. If planning was to be approved to change this driveway and path into a road, we request the **road surface** to be tarmac or concrete in order to reduce the noise and dust created by regular traffic use and to protect our pipework.
9. Our **mains water supply** stop cock is situated in the driveway of Millwood House close to the A259. The water pipes then run underground along their driveway entering our property along the currently private path. We need to ensure that our water supply is not damaged in any way by this proposed development. This access is currently not suitable for traffic and any works commencing to change the property must consider and protect our water supply at all times.
10. The **entrance** to Millwood House property is very narrow as it is intended for private use only. The A259 is a fast road (50mph) and the sharp turn into their property could give rise to accidents. Traffic within their property would also give rise to congestion as there is no room for vehicles to pass each other.
11. The **surface water** from our property has a natural run off to the south west and we rely on a natural soak away at the SSW point of our property perimeter. When there is heavy rainfall, which is a common occurrence, the overspill water from this natural soakaway is onto the neighbour's land. There are no longer trees on their land to absorb and reduce this water flow but the gravel covering their driveway is porous so the flow to the A259 is slowed considerably. Our concern is that the increase in traffic and potential requirement for the structure of this area to be changed could lead to flooding of the A259, or of our own property, if the water cannot escape. Therefore, if planning is approved we require preventative action to be taken to ensure our run-off water is adequately dealt with in a proper and safe manner.

The Plot

Currently this plot of land is a field, referred to by our neighbour as a continuation of their garden, described in the statement as 'completely covered with overgrown weeds and brush'. Whilst we agree this is not a good use of the land and could be considered for other uses, the proposed usage gives rise to a number of major concerns listed below and leads to our objection to this development.

1. Further to the traffic leading to the site mentioned above, the use of vehicles and machinery on the plot of land itself could encompass; the use and repair of machinery and power tools on the land, banging and clashing of scaffold poles or other noisy business usage from anyone who rents the space, thus increasing the **noise pollution**. It is our concern that this application aims to pick up the unruly and unauthorised activities which have been carried out on the land further north, which we are pleased finally now has approval for expanding the regulated self-storage container business (FG/123/20/PL) consequently cleaning away these aforementioned careless activities and freshening up the area.
2. Open storage is unsightly and will negatively impact the **visual impact and character** of the area which is currently a field adjacent to the South Downs. The 'existing tree screen' on the proposed site plan appears to be outside of their land

boundary, therefore they cannot guarantee it will be retained. Furthermore, the trees are not evergreen so the field is exposed during the majority of the year.

3. The proposed use of Heras fencing doesn't seem sufficient in terms of **security**. This type of fencing will not screen anything as they are see-through panels. This would attract unwanted attention to the area, with increased public access, and consequently affect security at the front, side and back of our home. It would also be **unsightly** and **noisy** and it is only temporary in nature. If planning is approved we would request this area be screened with a minimum of 8ft solid fencing with an anti-climb top around the entire field and access. This would reduce security risk and noise into our property and improve the visual effect on the surrounding area.
4. The proposal includes a number of lights which would increase the **light pollution** during the night and is in direct sight of our bedroom. Therefore this will have a direct and negative impact on us. We object to lights being used along the access and in direct sight of our home.
5. The use of CCTV cameras would require careful consideration as they could invade our **privacy**. We object to cameras being used along the access as this directly borders our home. Furthermore, placing cameras on the top of the Heras fencing as proposed, will give no security as the fence is temporary and low and the cameras can be easily reached and damaged or removed. If planning is approved we request 24hour monitored CCTV is placed strategically within the high fencing, facing inwards, to avoid cameras invading our privacy but to ensure security of the area is highly vigilant and sufficient.
6. **Operating hours** are proposed from 07:00 to 19:00. This would mean that the noise from the vehicles and people passing our home and using the land would wake us up in the morning and prevent us from relaxing and enjoying our home and garden after work and well into the evening. If this plan was to be approved we would request that the hours be restricted from 09:00 to 17:30 Monday to Friday and no weekend traffic as this is a residential area and to reduce the **noise impact** considerably. We would also request that a speed limit restricts traffic to 5mph as this also reduces **noise** and **pollution** and safety risks to **wildlife** caused by traffic.