

trevor hill
10 sark gardens
Ferring
BN12 5QB

Your Ref: OWPC25503
Our Ref: FG/148/19/HH 22-11-2019
Please ask for:
Zac Denton

27th January 2020

Dear Sir/Madam

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

Creation of a second vehicular entrance to the property with a new bridge over the ditch an extended driveway and changes to hard and soft landscaping
14C Sark Gardens Ferring

Thank you for your internet representation made on 24th January 2020 which has been recorded as '**an objection**' with the comments as follows:

I wish to register my objection to the proposal for a number of reasons as follows which I have learnt from living in the close for over 22 years and having known previous local Sark Gardens residents.

The existing vehicular crossing was illegal when it was first installed without the agreement of the land owner at the time who lived at 3 Sark Gardens. Since its creation the property has established rights of access but still does not own the land or the crossing. The location plan from the applicant shows that the existing crossing is not in his ownership.

It was also constructed incorrectly the culvert being too high for the ditch level and as a result holds water back from free flowing into the underground system leading into Jersey Road.

An additional vehicular access is unnecessary and could be being considered as there a number vehicles parked in the vicinity as major work has been undertaken at two properties opposite and has no doubt caused frustration re access. Equally if the absentee applicant is concerned as to his rights of access he should seek legal advice to clarify and then address the existing driveway issues regarding surface and drainage efficacy.

The ditch requires dredging to a more effective level as it is the only catchment for the close in heavy rain and acts as a soak away for all the properties in the absence of a surface water system in the village.

The plans and details as submitted do not appear to be very professional and the construction unclear plus the flow of surface incorrect as the flow is West into the centre of the village via Jersey Road.

*The application states NO to the question " is there a new or altered vehicular access proposed to or from the public highway"
That answer should surely be yes as the application is to form a second vehicular access onto the property from Sark Gardens which is a designated Public Highway but maintainable at private expense.*

*Extract from the JEAAC area meeting 2016 approving changes to Ferring Speed limits :-
"The majority of roads in Ferring are privately owned and are maintained on behalf of local*

residents by the Ferring Roads Scheme Association (FRSA). Although they are privately owned, public highway rights apply to these roads. As such West Sussex County Council, as the Highway Authority, is responsible for setting any restrictions applied to them, including local speed limits."

Therefore, WSCC should be asked to comment on the proposal from a Public Highway viewpoint.

I understand that the recent acquisition by the applicant is only for the portion appertaining to the proposed vehicular crossing but this also means taking over riparian responsibilities for drainage at that location.

I trust that when the applicant is fully advised of the situation re access to the property the application will be withdrawn.

*Trevor Hill
10 Sark Gardens*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning