

J Rasih  
3 Sark Gardens

BN12 5QB

**Your Ref:** OWPC25704  
**Our Ref:** FG/148/19/HH 22-11-2019  
**Please ask for:**  
Zac Denton

10th February 2020

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 8th February 2020 which has been recorded as '**an objection**' with the comments as follows:

- 1. The applicant does not appear to have done any due diligence or undertaken any professional assessment regarding the ditch. This is not obsolete and runs West. Recent weather conditions have demonstrated the importance of maintenance of this watercourse.*
  - 2. The owner of 14C does not own the land where the existing crossover is built. This is owned by us (No. 3 Sark Gardens). I am concerned about the culvert being too high on the existing crossover and will this be put right.*
  - 3. The application does appear to be a reaction to additional vehicles being parked in the close as a result of building works being undertaken at my property. I should add, the right of way has never been blocked. There has been occasions where a larger vehicle has needed to turn at the top of the close to gain access to the drive via 'right turn'. This issue is unlikely to be resolved by an additional drive, as (1) works are likely to be undertaken by the new owner of No. 2 and there is only one car parking space on the drive of No. 2 (2) visitors to No. 3 and 4 will need to use the road outside to park when necessary.*
- In summary, my main concern is flooding of the ditch if works are not undertaken properly. I am not convinced the absent owner of 14C will be invested in taking responsibility for maintenance of the ditch/drainage.*
- If permission is given, will planning conditions be sufficient to ensure the ditch/drainage is maintained and the current issue with the culvert on the existing cross over is addressed?*

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 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](http://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