

Pamela Huxford
47 Little Paddocks
Ferring
BN12 5NH

Your Ref: OWPC25696
Our Ref: FG/152/19/PL 11-12-2019
Please ask for:
Zac Denton

7th February 2020

Dear Sir/Madam

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

Erection of 2 x 3 bed detached chalet bungalows with associated parking and amenity space including the demolition of the existing house and garage.

40 Little Paddocks Little Paddocks Ferring

Thank you for your internet representation made on 6th February 2020 which has been recorded as '**an objection**' with the comments as follows:

The proposed development would create serious problems in a number of significant ways.

There is a substantial issue of road safety should this proposal go ahead. The plot fronts onto a very sharp, blind corner, which is the only very narrow access and egress for all the properties in the North Paddock.

The proposed construction of a driveway right on this narrow blind corner is a serious safety hazard, for both cars, and just as importantly, for the safety of residents who are walking. Many residents are elderly, and would find an additional driveway on this blind corner, to be seriously challenging to navigate safely.

There is an increasing amount of traffic in the Paddocks, already exacerbating the issue of the narrow lane which connects the two Paddocks. There is not space for two-way traffic, nor is there space for a pavement on this very tight blind bend. There is no public lighting in the Paddocks, and it is already difficult for people and their children or dogs, to keep safely out of the way of cars, especially on this tight blind corner.

The proposal for two houses on this small plot is an over-development of the site, which currently has only a modest bungalow on it. There would be a serious negative impact on the special rural appearance of the Paddocks should this go ahead. The Paddocks is a special area of green space, with an extensive amount of rare wildlife, from bats, woodpeckers to dragon flies and moths. This over development undermines the current safeguarding of bird, animal and plant life, and would detract from the open nature of the Paddocks, which has many small bungalows.

The over development of the site would also contribute to the issue of flooding through loss of natural drainage. The building of two houses on this small plot, with the consequent spread of hard standing, and the concreting over of previously green areas, impacts on natural drainage. The flooding issue caused by the loss of natural drainage, can be seen at the front of the large new house built nearby. This was built by the current applicant.

In summary, I feel strongly that this application would have a serious negative impact on the special rural appearance of the Paddocks, it is an over-development of a small site, imputes negatively on wildlife, and poses a serious highway safety problem.

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