

Sunnymead  
2 Park Drive  
Ferring  
Worthing  
West Sussex  
BN12 5DX

6 December 2017

Development Control,  
Arun Civic Centre,  
Maltravers Road,  
Littlehampton  
BN17 5LF



Dear Sir or Madam

**Ref: FG/174/17/PL**

I am writing this letter to strongly object to the above Planning application.

My objections have not changed since my letters of objection to FG/99/12 in August 2012 and to FG/123/13 in October 2013.

I am a Ferring resident and the above mentioned development will be just over 50 metres due South of my property.

My reasons for the objection are as below:

- This is a 'back garden development', where 2 modest size bungalows will be replaced by 5 four bedroom detached properties. This has the potential to increase the number of residents in that small area by around 250%. I'm led to believe that the governments Planning Policy framework discourages 'back garden developments' of this nature.
- This increase in residents also brings with it an increase in cars. This development has space available for up to 13 cars. The junction with Sea Lane is very difficult to negotiate now, so with the additional cars, it could become dangerously congested. It is already nearly impossible to get out of Park Drive during school drop-off and pick-up times. I would imagine that as these are family homes, then the new occupants of these houses would just add to this congestion.
- Whilst walking or driving, the sight lines from Park Drive (where I live) to Sea Lane are not ideal and can at times be dangerous with the speed of traffic on Sea Lane. The proposed new junction appears to be in an even more dangerous location with an obstructed view, even with better sight lines as per the new plan, I do fear for the safety of children, other pedestrians and motorists trying to use this junction.
- In terms of the peaceful enjoyment of my property, this will seriously be put in jeopardy with the noise from the sheer number of new residents and the vehicle movements that come with it. I moved to Ferring to enjoy the peaceful surroundings and I have enjoyed those peaceful surroundings for the last 21 years, if I wanted the noise of a housing estate, I would have either chosen to live in or close to one rather than move to Ferring.

Also, for the previous two applications for this development, they have supplied an Arborical Implications Assessment that was carried out in July 2012. An assessment has not been submitted this time. The original assessment showed that there were 65 trees on the property in 2012. The latest application just mentions a few fruit trees. The question I would ask is what has happened to all of the trees? The answer that will be supplied is that the bulldozers came in and removed them!

The Officers report for the previous planning application that was refused had this statement in it:

*"It is recommended that an extended phase one habitat survey is undertaken to support the planning application with particular attention to the possible presence of bats and reptiles. All recommended follow up surveys to be completed to support the planning application. The results from the survey would be expected to influence the design and timing of the development."*

So by physically removing all of the trees and hedges from the property before submitting a new planning application looks like a blatant attempt at circumnavigating the Planning rules and regulations. In my opinion, this action alone should provide enough justification to have this application rejected.

I have attached the full extract from the Officers report from November 2013 from the County Ecologist for your information. This information is freely available from the previous applications for this development on your web-site.

I hope that the above objections are taken into account and that this planning application is duly rejected.

Yours faithfully



Andrew Rennell  
enc.

**The below is an extract from the Officers Report on 28 Nov 2013 relating to the previous application:**

County Ecologist

There is an ecological objection due to a lack of information to allow a suitable determination.

Features able to support wildlife particularly legally protected are present on site. No extended phase one habitat survey has been submitted to support this application.

The site itself whilst being primarily a domestic garden has the potential to support reptiles, particularly slow worms and common lizard. There is no supporting survey for reptiles.

Verified records of bats exist for this immediate area. The proposed development site is well connected to the wider countryside and there are ample opportunities for forage. With regard to potential roosting places houses are typical roosting sites for several species of bat particularly brown long eared and pipistrelle (agg.) species. The property is well connected to the wooded countryside accordingly there is a 'reasonable' chance that bats are present in the property. No bat scoping survey has been submitted to support the planning application.

All surveys pertaining to protected species must be completed to support the planning application please refer to Gov't Circ. 06/2005 [98&99], the Habitat Regulations 2010 and Natural England Standing Advice.

Impacts on birds in this instance could be managed through the imposition of a condition controlling the timing of vegetation removal.

Without the bat survey it is not possible to recommend relevant conditions to control harm, or determine whether a European Protected Species licence will be required to make an assessment under the 3 tests arising out of the Habitat Regulations 2010. Even with the presence of bats there is unlikely to be an in principle objection but the LPA as an 'appropriate authority' under the Habitat Regulations 2010 must have all the bat data and potential mitigation plans to assess prior to determination.

It is recommended that an extended phase one habitat survey is undertaken to support the planning application with particular attention to the possible presence of bats and reptiles. All recommended follow up surveys to be completed to support the planning application. The results from the survey would be expected to influence the design and timing of the development.