

R H F Buttifant
2 Ferring Close
Ferring
Worthing
W Sussex
BN12 5QT

Your Ref: OWPC16657
Our Ref: FG/174/17/PL 07-11-2017
Please ask for:
Mrs A Gardner

18th December 2017

Dear Sir/Madam

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

Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Character & Appearance of the Ferring Conservation Area.

32 & 34A Sea Lane Ferring

Thank you for your internet representation made on 15th December 2017 which has been recorded as '**an objection**' with the comments as follows:

A back garden development (Contrary to ADC policy, as expressed in their draft Local Plan) adjoining an open space - an amenity for the village that has already been spoiled by the crude removal of trees and hedges, which were part of the make-up and appeal, and the charm of the Little Twitten recreation ground. This unwelcome plan seeks to cram large houses into a small area which may be beneficial for the current owners and the developer but which, even at this stage, has resulted in the despoliation of a facility enjoyed by many.

Four bedroom detached houses crammed onto this site would be completely out of character with the area and whilst the fine open views to be enjoyed by new owners would be a premium selling point, the additional properties will do nothing to enhance the amenity aspect, so important to this area. Low rise dwellings, bungalows and fewer of them, with landscaping, would be more appropriate.

A further consideration is the Sea Lane junction with the new access road. Sea Lane at this point, next to the school, is often congested throughout the day, especially in term time, and more especially at school run times, given the limited off road parking for houses on the east side of Sea Lane. The junction area is already a clear pinch point and a road safety hazard. The addition of new houses and the traffic that they create would make a bad situation worse.

Whatever the result of this application, it is important to preserve the continuing use of Little Twitten by Ferring Cricket Club which should be protected from any objections from new owners. Further, the development should include reinstatement of trees and hedges for the enhancement of an important open space in the midst of our ever more crowded village.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most

are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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