

Laurence Bishop
The Annexe - Meadow Cottage
34 Sea Lane
Ferring
West Sussex
BN12 5DY

Your Ref: OWPC16725
Our Ref: FG/174/17/PL 07-11-2017
Please ask for:
Mrs A Gardner

22nd 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 21st December 2017 which has been recorded as '**an objection**' with the comments as follows:

One of the proposed houses is only 1.4m from my boundary. Not only is this out of keeping but with so many properties in close proximity I am worried about loss of privacy, open space and peaceful enjoyment. There has always been plenty of greenery for this between Meadow Cottage and the Garden house but the developers removed all of it leaving just a fence. ADC Gen 7 states- Development will be permitted provided it "does not have an unacceptable adverse impact on adjoining occupiers"

The new Road (previously a driveway) will have a huge increase in both traffic and noise. Having no street lamps in Ferring any car turning in at dark will also have an adverse effect on my peaceful enjoyment. There are also 2 telegraph poles right in the centre of the proposed new road.

The plans have taken into account splays across land which is NOT owned by the developer. I would like it noted that we have no intention to sell any of our land for any reason to developers including improved visibility

The junction at Sea Lane is already congested and very dangerous, particularly at school time(I can provide a photo of this during term time at peak hours or a visit by yourselves(8.30-9 & 3-3.30) would show my concerns. The increase in vehicles both residential and service would make this worse. This is a point of access that the current resident has regularly complained to myself that he finds it difficult to safely exit his drive onto Sea Lane due to poor sight lines. This is also proposed very close to a school entrance so the increased traffic and danger to children is of utmost importance and adding so many more cars will be a safety issue.

The new plans have parking for just 2/3 cars per 4 bed house and yet can accommodate up to 5 people. In this day and age most teenagers have cars so where are these excess cars going to park. Gen 12 says that the 'local planning authority may seek a lower provision than required' which I assume is the reason for only 1 space & garage for the majority of houses in the development. However it also mentions 'availability, type and proximity of public parking'. This would be in Sea Lane which would then cause even more 'potential highway safety problems'. Even during quiet times there are cars parked on Sea Lane, opposite the proposed road. This issue is obviously so bad that the developer himself took to putting out cones opposite the entrance to ensure there was enough space for manoeuvring during the tree clearance period!! Some of my bank was also flattened

with all of the excessive ingress at this time because the splay was obviously insufficient.

The huge deforestation of the existing driveways and land has removed much wildlife from the area and character from this part of the village and my home. Were the results from the extended Phase one habitat survey recommended in 2013 used to influence the design and timing as stated (FG/123/13 WSCC Ecology report)? Or did the developer just completely bulldoze and remove all trees and bushes within a matter of days without considering the ecological impact? Also Gen 7 states that development must retain significant open or wooded areas. It has not.

The density of housing for this area is too great (a similar sized plot on Park Drive , shown adjacent on the plan, contains only 3 properties) The local neighbourhood plan has evidence from the village survey that housing requirements are for smaller houses such as bungalows and flats, not 4 bedroom houses as the development proposes. So it still does not contribute to the more affordable housing required in the National Planning Policy Framework (FG/123/13)

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 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