

[REDACTED]

From: Anita Gardner
Sent: 11 December 2018 16:32
To: Planning.Responses
Subject: FW: Development Erection of 2 No. 3 bed chalet style dwellings with associated parking, landscaping & bin store. Your Ref FG/191/18/PL
Importance: High

Please add to the above application

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Save the environment - think before you print.

From: [REDACTED]
Sent: 11 December 2018 16:30
To: Anita Gardner
Subject: Development Erection of 2 No. 3 bed chalet style dwellings with associated parking, landscaping & bin store. Your Ref FG/191/18/PL
Importance: High

Hello Mrs Gardner

We have attached a letter in response to the online Objection Letters relating to our below application -

**Development Erection of 2 No. 3 bed chalet style dwellings with associated parking, landscaping & bin store.
Land North of 21 Ocean
Your Ref FG/191/18/PL**

In addition we have also included photo 's to demonstrate ease of access and visibility for vehicles using our driveway .

If we can be of further assistance please do not hesitate to contact us or our agents .

Regards

Mr & Mrs A Shapcott

Mrs A Gardner
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton West Sussex BN17 5LF

Mr& Mrs A Shapcott
21 Ocean Drive
Ferring
West Sussex BN12 5QN

11th December 2018

Dear Mrs Gardner

RE: Development Erection of 2 No. 3 bed chalet style dwellings with associated parking, landscaping & bin store.

Location Land north of 21 Ocean Drive Ferring.
Your Ref FG/191/18/PL

We would like the opportunity to comment on the "Objection comments" that have been posted regarding our application Your Ref FG/191/18/PL

As an overview we would like to explain that as a family we have lived at 21 Ocean Drive for nearly 40 years , over three generations and intend to stay. To this end we believe, we have a vested interest to ensure that environment, site access and safety are key factors in the planning of the two new properties.

To ensure both our and our neighbours long term enjoyment of this quiet location.

We have picked out a number of the collective objections, which we note very few are from the local properties near 21 Ocean Drive , some are as far as one mile away .

Access ?

The phase "Long Narrow Driveway" has been used to describe the access.

This is very misleading ,in fact our access is 4.6m wide, our drive is 30 metres long.

Which is much shorter than many long standing access drives that already exist in Ferring today.

Ocean Drive (the main road) is only 5.5m wide , Telgarth Road is only 4.3m wide which serves 40 properties. The Poplar's (which is mentioned as well) has an access of only 3.1m and this serves 30 properties.

As far as access is concerned our driveway is far wider than the vast majority of access drives and some roads in Ferring , serving only an additional two properties.

Similar to 44 Ferringham lane Application?

Apart from this being in Ferring there are no similarities.

1. Different parts of Ferring.
2. They have applied for additional four properties (we have applied for two)
3. Their drive is 60 metres long (ours is 30 meters).
4. Their access is 4metres wide (ours is 4.6 metres wide)

The Appeal Inspector noted (regarding 44 Ferringham lane application) had an access of only 4m wide for a distance of 60 metre , serving four additional properties and the inspector saw no issue with this .

Our access is 4.6m wide for a distance of 30metre's only serving two additional properties .
We see no issues.

Further Land infill

Ferring has grown and prospered over the decades, solely due to infill development. Large amounts of property building on their gardens.

If it was not for this, many of the people objecting would not have a property to live in today, 16a Ocean Drive , 23 Ocean Drive, 22a Ocean Drive, 35 Ocean Drive , The Poplars, Little Paddocks Way, Ferring Close, Ocean Close to name but a few.

They are happy to enjoy the benefits they clearly see by this type of increase in housing stock, but Object to others also benefitting in the future?

All communities are under pressure to provide more housing, Ferring is no exception, small developments like this are key in providing that housing stock and will impact little on the look and feel of the village.

This type of low impact change brings benefits also, new people who may wish to get involved in the many active groups in Ferring, increased revenues for the council and parish council to name but a few.

Bin store

All properties have to place bins road side, we have ample space to accommodate the additional bins and access in and out of the drive, as we have been doing for many decades.

Safety when accessing our Driveway

As discussed, our access is 4.6m wide far wider than The Poplars at 3.1m wide , that access has never to our knowledge caused an incident in all the years its been used. Nor has Telegarth Road or any of the driveways around this area of Ferring.

Why ? – Low traffic, not busy locations, these objection letters are very misleading on this point.

Over Development ?

Ferring Parish Council described 21 Ocean Drive “ The host property has a good size amenity space” so how can this be an over development?

We have worked with our Architects, Planning consultants and Arun Planning office during our pre application stage to ensure these concerns were met in full prior to this full Planning Application.

The planning and design criteria have been met in full already.

Looking around Ferring and to newer much larger developments, our proposal offers a great deal more living and outside space than you could hope for in many other locations.

As we will be one those local residents they talk of, we would not deliberately make it cramped for ourselves.

Emergency vehicle and construction vehicle access ?

Yes , up to five Emergency Vehicles attended my property last year during the day. Some reversed down the drive some drove down, they are not there now so I guess they all drove out .

Once again demonstrating that access isn't an issue .

Construction vehicles

During the 40years our family has been at this address , we have remoulded the property several times. Construction vehicles, materials and labour are not an issue as all sit away from Ocean Drive .

As an example , we used to drive our caravan and tow vehicle in and out with no issues , the over length was over 11.5 metres (37.7 feet)

We see objection letters mentioning large lorries, emergency access our drive (which is true) , but also say the drive is very narrow how can that be?

We have attached supporting photo's of commercial vehicles using our drive to show scale and how much space they have .

The same people were very happy to use our Drive when they need construction lorries / materials delivered into their back gardens , but now access is too narrow or it's not possible ?

Double standards and mis information is rife in these objection letters.

Over looking properties,

We have worked with our Architects, Planning consultants and Arun Planning office during our pre application stage to ensure these concerns were met in full prior to this full Planning Application.

The planning and design criteria have been met in full already.

Looking around Ferring and to newer much larger developments, our proposal offers a great deal more living and outside space than you could hope for in many other locations.

Screening is already in place for surrounding properties , we propose to retain boundary landscaping and bolster up where necessary and are happy to undertake a landscape plan at the condition stage.

The only windows that face adjoining properties at first floor level are frosted bathroom windows.

Noise, traffic movement

This will increase minimally as cars will only be parking or exiting .

An extra 90 seconds or so of car noise which is negligible .

Additional congestion In Ocean Drive

Ocean Drive is not a busy or congested area at all, the bus only runs from 09-30 til 12-30 just a few times per day. Not a major bus route.

Car's during the day only pass our drive a handful of times an hour less during the weekend.

Two more properties is not going to have effect.

As far as we can find there have not been any report of Road Traffic Accidents due to congestion, pedestrians or accessing driveways in this part of Ferring.

There are no street lights or pavements in this part of Ferring either, why Just not needed.

The Traffic does not warrant it .

Considerable Business -

Several letters talk of us running a Considerable Business from 21 Ocean Drive.

Its flattering to describe our business as “ Considerable “ its made up of one man and a van. Not the empire they would try to imply, in fact no more impressive than the business the complainants run from their own homes.

We feel this is a good use of land, to provide housing stock, with low impact on the area and environment. Additional revenues to the parish and council, as well as additional revenues to the local economy.

We trust you will support us in our application.

Yours Faithfully,
Mr & Mrs A Shapcott





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