

We own and live at no 3 Sea Drive and have done since 2005. We have seen the effect of the development at No 2 Sea Drive – now Bluewaters, which this proposal compares itself to, and we strongly object to the proposed development of No 1 Sea Drive.

Bus route 8A stops half a mile up Sea Lane from 1 Sea Drive and is a very limited service – only running Monday to Saturday once an hour between 0936 and 1235 into town and returning once an hour 1028 to 1328. This is not sufficient a transport infrastructure for local residents to not require a private vehicle – even a 92 year old resident of Sea Drive still needs a car to get around for this very reason. It can be assumed therefore that the majority of residents and visitors will need a car, and somewhere to park it.

Parking on Sea Drive is a regular problem and blocks the narrow road for all residents. This problem has been exacerbated since the build of Bluewaters 9 flats despite their having 18 underground car parking spaces and their residents using the seafront carpark as overflow as well as parking along the seafront. Deliveries, works vehicles, utilities vehicles as well as residents and visitors often block Sea Drive or park on the busy corner of Sea Lane and Marine Drive, which reduces visibility on this dangerous corner. I have never seen any resident of Bluewaters use a cycle.

Sea Lane curves East and then West heading North from Sea Drive, as can be seen on the applicants proposed block plan, and the proposed access points will make this a very busy and dangerous stretch of road, firstly at the corner of Sea Lane and Sea Drive, where there have been several accidents recently – one van landing on the Conservation Society's boat and several vehicles wiping out the bollards that warn road users of the bend, and secondly on what is essentially a bit of a blind stretch of Sea Lane just before no 108 Sea Lane's in and out driveway where the bend has caused a few near misses recently. When vehicles have pulled up on this area of council owned verge in the past, it has caused real visibility problems on Sea Lane. If there were to be cars regularly manoeuvring at this point, there would be accidents.

The vastly increased footprint and bulk of the proposed building will also reduce visibility when pulling out of Sea Drive to head North up Sea Lane.

Car parking – not enough spaces, whole plot a car park, number of car journeys for 8 flats vastly exceed those for a single residence

The fact that what land is left on this plot after so much of it is built on is designated as car parking, and yet, even though both front and rear gardens are used as car parks, there are still vastly too few spaces for the requirements of residents and visitors. This will lead to the problems above worsening as everybody associated with the new properties tries to find somewhere close to put their vehicles.

The front of the plot up to the boundary with our home is designed as a car park, so the outlook from our bedroom window and newly constructed balcony will be of a car park with the noises, smells, and air pollution that goes along with the regular movements of a number of vehicles belonging to different people with different lifestyles. The same applies at the rear of the plot, where what is currently a peaceful garden becomes another car park,

bin store and motorcycle store. The amenity value of our front balcony and rear garden will be taken away by the constant disturbances from these 2 areas of rubbish disposal and car park so close to our property and both front and rear.

There will also be a huge amount of light pollution associated with a block of flats – especially one with car parking and entrances at both front and rear. Ferring is a streetlight free zone and has a rural character, especially in this position being on the edge of the strategic gap created by the fields which are a well known area for watching rare birds and wildlife. Not only will all this extra lighting be a nuisance and disturbance to us as neighbours but it will also reduce the amount of wildlife that we are currently able to welcome into our garden and that inhabit the fields opposite.

This modern block of flats is out of character of the area of Ferring where all properties are unique and individual in style and materials. The effect of the cumulative development comprised of Bluewaters and this proposal will have the effect of forming a long strip of the same style build on the edge of a road, footpath and cycle path and as viewed from the Greensward and beach, which would appear to create the form of a modern housing estate – something that couldn't be further away from the true character of the village.

The layout of the flats has not been well thought out for residents as it is not practical for the residents of the 4 flats who would use the front entrance to put their rubbish out with a bin store at the back that they could not get to without walking all the way round the building. The plans show no route that they could use to access the bin store. A second bin store at the front would either reduce parking or visibility at the access.

The layout of the parking does not allow turning space for the cars – especially for no 1 and no 7 spaces. Reversing out of either access would be impossibly dangerous to all road users.

(There are also several inaccuracies in the design statement submitted in that 3 photos of Bluewater at No 2 Sea Drive are indicated to be photos of 1 Sea Drive – pages 6 and 7.)

The demographic of the potential future purchasers / inhabitants of this proposal does not respond to the needs of local residents. They would not suit the elderly (Ferring has a high proportion of over 80s) given there is no lift in the building, and would not be affordable for the young – the developer clarifies that there is no intention to provide any affordable housing. Given these are apartments with only 2 bedrooms and very limited outside space, and the likely price tag given the developer's track record, they are not designed with families in mind either. Bluewaters are mainly owned as second homes or by investors and let on short term tenancies, however they were constructed and sold prior to the tax changes to disincentivise both of these activities.

There is a plentiful supply of flats for sale very locally (13 x 2 bedroom flats listed within 1 mile on Rightmove today) – many of which have been on the market for a protracted amount of time and have swapped agents numerous times – all priced between £120,000 and £385,000 but mostly around £250,000 which is way below the value that the developer will be needing to achieve on these new proposed flats.

These proposed new flats are simply not needed.

The design as shown massively increases the footprint of the building on the plot, replacing an unobtrusive single dwelling of the type that is in keeping with the local area with a hulking mass of a building. It brings the 2 storey element closer to our boundary than existing and replaces a chalet style property with a roof that slopes towards us with a 2 storey straight wall closer to our house than the existing house wall. It is also proposed to sit further forward in 2 storey form than the existing single storey sunroom at the front of the current house with a further elevation and first floor balcony even further forward still. That results in this proposal sitting way forward of the building line on this side of the road which will have an overbearing effect on the street scene as viewed from Sea Lane and Sea Drive and on our property, also overshadowing our front windows and particularly our balcony as our property faces South South East at the front and we will lose a lot of the sun to our bedroom and balcony in the early part of the day. We will also lose sun and light to our rear garden and East facing window to our kitchen family room because of the huge structure that protrudes into the current rear garden.

NB -The 45 degree sight line show on the proposed block plan is inaccurate as it is not taken from the position of our window.

The current views of the fields that we have from our property will be entirely blocked by this build and there is a window shown on the plans that will look directly onto our balcony in close proximity at first floor level - we would find this unacceptable even if it was obscure and non opening.

The existing property currently has 1 obscure first floor window that faces our home. We have recently extended our property to the East side in such a way as to block this window and gain privacy and views in our bedroom that do not include the wall or roof of the neighbouring house, and to give them the same privacy. The proposal shows 5 ground and 5 first floor windows facing our property and garden, 1 of each being large areas of glazing into the entrance, stairway and hallway. Because of the rooms these windows serve, most will need to be opening windows, even if obscure and we will therefore lose all privacy in our garden and feel overlooked at all times of the day and night. The night will feel like day because of all the light pollution from the windows, exterior lighting, cars, and bin store area.

This proposal threatens to take away the amenity value of our home, make our roads dangerous and create lots of noise, light and air pollution and therefore reduce the quality of life we are able to have in our home. We do hope it is refused.

[REDACTED]

From: Andrew Wood
Sent: 23 January 2017 09:49
To: Planning Scanning
Subject: FW: FG/198/16/PL
Attachments: 1 Sea Drive objection.docx

Andrew Wood MRTPI | Senior Planning Officer, Development Control, Planning and Economic Development, [Arun District Council](#) |
Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: sally henderson [REDACTED]
Sent: 22 January 2017 15:54
To: Andrew Wood
Subject: FG/198/16/PL

Dear Mr Wood,

Ref - FG/198/16/PL

Please find attached our objection to the development at No 1 Sea Drive, Ferring.

Please confirm receipt, and please confirm that you have arranged for this to be uploaded.

Best Regards,

Sally Henderson and Steve Ballard

3 Sea Drive, Ferring, West Sussex. BN12 5HD
[REDACTED]