

MRS S.M GANN
FAIRWINDS
9 SEA DRIVE
FERRING
BN12 5HD

5th February 2017

FG/198/16/PL - Demolition of existing house with erection of 2 storey building comprising of 8No. residential 2 bedroom flats & associated external works.

1 Sea Drive Ferring BN12 5HD

I OBJECT to this application for the following reasons:

1. SCALE OF DEVELOPMENT

This application is an overdevelopment of the plot and would be detrimental to the surrounding properties in terms of domination of the landscape with the associated light pollution at night.

The building footprint exceeds the building line, would be a blight on the landscape, especially as seen from the beach and greensward and would not reflect the village atmosphere of Ferring. The application states that the flats opposite, i.e. Bluewaters, "is not a building of particular merit" Why would we want another on the opposite corner?

2. TRAFFIC GENERATION

This development will generate significant additional traffic, due to seven new households being created on the site occupied by just one.

This application cannot be compared with the Bluewater development opposite.

1 Sea Drive is a sole private dwelling aiming to be turned into 8 two-bedroomed flats whereas Bluewaters, 2 Sea Drive was a business, being a care home for the elderly so already generating traffic before being turned into flats.

It is clear that an independent report needs to be undertaken to review the total additional traffic generated by eight flats in this specific location, with no facilities or public transport nearby.

3. HIGHWAYS AND ACCESS

Sea Drive is a cul-de-sac, relatively narrow, with no footpaths and high kerbs, as a result the road is often blocked by delivery vehicles.

To properly understand this issue, the following are required:

1. Sight lines for the new junction to Sea Lane in the context of the ninety degree corner to Marine Drive.
2. Arrangements for two-way traffic to enter and leave the car parking areas.
3. Arrangements for commercial vehicles needing to access the site without blocking Sea Drive or Sea Lane e.g. supermarket deliveries / waste collection.

The scheme submitted has no proper highways design and should be rejected on this basis.

Without this information, one can only assume that there will be frequent blockages to Sea Drive and Sea Lane – this is a risk to the safety of highway users and an unacceptable infringement of my right to peaceably enjoy my own property.

4. FLOOD RISK

The extent of paved and roofed areas will give rise to rapid run off during heavy rainfall. As the Bluewater development has suffered from flooding, measures to manage stormwater should be included in any scheme. I note that the Environment Agency specifically state that they are no longer a consultee on this matter.

5. REFUSE RECYCLING

The Applicant confirms that they have made no provision for recycling of waste in their scheme. Recycling and waste segregation is likely to increase in the future, so a suitably designed facility of a capacity for eight flats should be provided.

6. RESTRICTIVE COVENANTS

I attach a copy of the Land Registry document for 1 Sea Drive which has restrictive covenants one of which states that nothing should be built closer than 75ft from the northern boundary, plus various other restrictions.

The Applicant should confirm they have been released from these Covenants.

For the reasons above, the application should be rejected.