



Ferring Parish Council
Ms Nadine Phipps
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC14730
Our Ref: FG/198/16/PL
Please ask for:
Mr A Wood

27th July 2017

Dear Sir/Madam

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

Demolition of existing house with erection of 2 storey building comprising of 8No.
residential 2 bedroom flats & associated external works
1 Sea Drive Ferring

Thank you for your internet comments made on 26th July 2017 which has been recorded as
'an objection' with the comments as follows:

Ferring Parish Council strongly objects to planning application FG/198/16 and all related alterations and revisions.

The proposal by virtue of its size, length to road frontage, footprint and size is considered an overdevelopment. The car parking is inadequate and the inevitable overspill would have a detrimental effect on the amenities of the area.

The proposed building is too large for the site and would result in a cramped, overbearing and un-neighbourly development. It is clearly contrary to policy GEN7 in that it does not respond positively to the identified characteristics and resources of the site in order to create an attractive place and it does not respect or enhance local distinctiveness. The monolithic appearance of a 28.75m long building facing a protected open vista that forms the southern gateway to Ferring is deeply inappropriate and would have a detrimental effect on the character and appearance of the area. The building is out of keeping with the housing mix in the vicinity and the comparison to apartments further up Sea Lane is erroneous as these are low height properties set in spacious landscaped grounds and provided with generous open parking spaces.

The development does not meet the requirement to reduce the need to travel by private car as it creates an extra seven dwellings in an area with no public transport links.

The development has totally unacceptable adverse effects on surrounding properties - the number of obscured windows required proves this. It would also have a detrimental effect on local amenities due to the inadequate parking. The Arun officers assertion that people can simply park on the sea front, most of which is actually in Goring, is unacceptable. Ferring Parish Council lobbied West Sussex County Council and Worthing Borough Council for three years to get the overnight parking banned on the sea front as the constant presence of these vehicles encouraged petty crime and vandalism. Any recurrence of this problem should not be sanctioned or tacitly encouraged. It is also virtually impossible to find a parking space in the vicinity in the Spring, Summer and

Autumn on a fine day .

The proposed parking is still inadequate, merely moving lines on a plan does NOT create more parking. The spaces at 2.4m are not wide enough for a standard family car to park centrally in the space and open a door sufficiently for an occupant to exit. (Standard family car 1.86m, first stop position on average car door 0.55m, therefore space required is 2,41m.) It is obvious therefore that at least the two end spaces are effectively unusable. At the time of writing this objection the swept path diagrams are unavailable.

Ferring Parish Council wishes to draw the Development Control Committee's attention to planning application FG/116/15/PL, the flats at Beehive Lane. The proposal was almost identical to the Sea Drive development, a block of 10 flats with a 30 m road frontage. This was recommended for refusal as it was not considered to comply with GEN 7. The Officer's comment was that" the proposal by virtue of it's size, length to road frontage, footprint and size is considered an overdevelopment". This view was upheld in all aspects by the Inspector, see APP/C3810/W/15/3138194. Officers views and recommendations on the Sea Drive flats in inconsistent with the recommendations made only 12 months ago on an almost identical proposal.

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