



Ferring Parish Council
Ms Nadine Phibbs
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: OWPC21117
Our Ref: FG/220/18/PL
Please ask for:
Mr A Wood

16th January 2019

Dear Sir/Madam

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

Erection 1 No. dwelling with integral garage.
Land adjacent to Elm Lodge Tamarisk Way Ferring

Thank you for your internet comments made on 16th January 2019 which has been recorded as **'an objection'** with the comments as follows:

Ferring Parish Council objects to this application as there are serious concerns over the development of this garden plot.

The applicant has referred to the proposed property as being in keeping with the redevelopment of the existing property for which planning consent has been granted. This is over-simplification of the case.

*Aesthetically, the street scene at the junction of Tamarisk Way and Sea Lane was deigned to be symmetrically balanced on both sides of Tamarisk Way creating an open and pleasing aspect of significant character. Any development in the garden at that point would destroy the harmony of the overall design concept for the location.
The proposed in-fill would be cramped and create a potential safety issue for access / egress at the additional property.*

The W.S.C.C. Highways consultation recognises that "visibility at junction of Tamarisk Way with Sea Lane appears restricted in both directions". They suggest that data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the junction and they have concluded that there is no evidence to suggest that the existing junction is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern. While there may be no evidence of an existing safety concern that may be in part due to the design of the location and siting of driveways at a good distance from the junction. This proposal would change that scenario to place a driveway (with no turning space) much nearer to the junction which has been determined as having restricted visibility in both directions, jeopardising the good historical safety record and when vehicles are generally larger and volumes have increased significantly.

The proposed development would adversely impact the open outlook from the neighbouring property to the north, who currently enjoy an open outlook southwards with the corresponding light benefits.

A significant area of the amenity space for the proposed property consists of a pond which is an important factor in the drainage and natural flood prevention eco system on which Ferring is dependant. There is a history of flood water at this junction, partially mitigated by the pond and its corresponding drainage system. Any heavy works, foundations or piling carried out on this site risk the integrity of this natural drainage resource and the Riparian responsibilities for protecting this must be upheld and protected from damage, contamination or infill indefinitely. This would adversely affect not only this proposed property but also surrounding properties and increase the road hazard due to surface water. This is another key reason why the plot should remain as garden to support the permeation and dissipation of water and not developed.

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