

[REDACTED]

From: Malcolm Jenkins [REDACTED]
Sent: 18 January 2019 12:03
To: Planning
Cc: Andrew Wood
Subject: Planning Application FG/220/18/PL : Land adjacent to Elm Lodge, Tamarisk Way, Ferring, West Sussex BN12 5ER

FAO Andrew Wood,

PLANNING APPLICATION FG/220/18/PL: LAND ADJACENT TO ELM LODGE, TAMARISK WAY, FERRING, WEST SUSSEX BN12 5ER

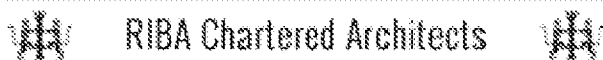
Please find attached our letter of response to the representation comments received as part of the statutory publicity and consultation period for the above application. Please can you upload this to the case file accordingly.

Should you have any queries regarding the enclosed, please do not hesitate to contact me.

Kind regards,

Malcolm Jenkins
RIBA Chartered Architect

MALCOLM JENKINS ASSOCIATES



96-98 High Street
Shepperton
Middlesex
TW17 9AU



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Elm Lodge
Tamarisk Way
Ferring
West Sussex
BN12 5ER

18 January 2019

Andrew Wood - Planning Officer
Arun District Council Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Andrew,

**PLANNING APPLICATION FG/220/18/PL:
LAND ADJACENT TO ELM LODGE, TAMARISK WAY, FERRING, WEST SUSSEX BN12 5ER**

Further to your email and letter dated 21 December 2018 acknowledging receipt of the above Detailed Planning Application, we confirm that we are writing this letter as a response to the representation comments received as part of the statutory publicity and consultation period.

The majority of the comments refer to topics which we have already covered in our Design and Access Statement submitted with the application. We feel that the Design and Access Statement already comprehensively addresses any concerns raised, however we would like to clarify the following:

1. BACKGROUND

We are not developers. My wife and I have been visiting Ferring for over 30 years as her now late parents have lived here since 1986. We are now looking to retire in the near future and move down to an area which we love spending time in, and have an affinity for.

The property was advertised and sold to us as having development potential; we wish to build a house for ourselves to retire in, as well as refurbish the neighbouring property in which our own children and their families may be able to live in, given the great location to Ferring C.E. Primary School.

2. DENSITY / OVERDEVELOPMENT

A comparison of plot sizes on Tamarisk Way are shown in the Design and Access Statement, which demonstrates that the proposed site will make efficient use of the existing land in accordance with Policy D SP1 by complimenting the existing pattern of development and reflecting site densities along Tamarisk Way. Both the subdivided Elm Lodge site and the site for the proposed dwelling are still larger than all the plots located on the north side of Tamarisk Way.

3. ACCESS AND VISIBILITY

West Sussex County Council have confirmed in their consultation response 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."

4. FLOODING / DRAINAGE

The Environment Agency's Flood Map for Planning, submitted with the application, states:

"The site is in flood zone 1, an area with a low probability of flooding. This means a Flood Risk Assessment is not required"

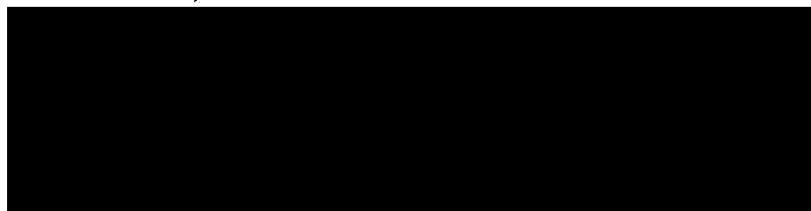
Objections have been raised regarding "the issue of additional run-off water" from the proposed property into the existing pond. When it rains, the same volume of water will fall on the site whether there is a dwelling present or not. Therefore the ability of the pond to provide natural surface water drainage will not be affected by the proposal. As explained in the Design and Access Statement, the pond was in poor condition (as a result of lack of maintenance) and suffering from erosion at the time of purchasing the property, and the proposals only seek to repair, enhance and protect the pond from any further damage. A riparian specialist will be employed to carry out repair works to the existing pond as part of the proposed works. As such, we will be improving the pond's ability to handle surface water drainage, contrary to objectors' concerns.

5. CONCLUSION

The proposed development is of suitable plot size and site coverage, and will provide a well orientated and appropriate scheme making better use of surplus garden land within the existing built up area where the *"principle of development is acceptable subject to accordance with relevant development plan policies"*. We have demonstrated that the proposed development complies with the requirements as set out in the National Planning Policy Framework and Arun Local Plan 2018.

We now feel that we have submitted enough information with this Application for the Council to recommend approval, however should there be any further queries, then please do not hesitate to contact us so that such matters can be resolved as quickly as possible.

Yours faithfully

A large black rectangular box redacting the signature of Malcolm and Anne Jenkins.

MALCOLM AND ANNE JENKINS