



Ferring Parish Council
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Your Ref: OWPC22229
Our Ref: FG/220/18/PL
Please ask for:
Mr A Wood

17th April 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 April 2019 which has been recorded as **'an objection'** with the comments as follows:

Following re-advertisement due to further changes to the application, Ferring Parish Council re-affirm their objection to this proposed development.
Ferring Parish Council note the engineer's comments and recommended conditions to be applied should the application be approved. However, there is considerable local historical knowledge and experience of the groundwater conditions at this location, especially in periods of intensive wet weather, which make this an unsuitable site for such a development and the wider surface water drainage issues in the village. We are particularly concerned that 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. Any such development as proposed could 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.

The properties at this junction of Tamarisk Way and Sea Lane were set back in the original design scheme, recognising the importance of the essential open natural drainage requirements. This also had the advantage of providing a pleasing and balanced street scene which is a feature of this entrance point to the quiet village recognised for its open garden environment served by the narrow private streets.

The amendments to the proposal also do not address the other issues raised previously and in the many letters of objection received:

- 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 a cramped and un-neighbourly overdevelopment of this garden site.*
- Any such development would also jeopardise the longer-term prospects for the site opposite to become a target for development, potentially compounding the issues.*

- *This proposal would create a potential safety issue for access / egress at the additional property by placing a driveway (with no turning space) much nearer to the junction which has been determined as having restricted visibility in both directions, at a time when vehicles are generally larger and volumes have increased significantly thereby jeopardising the good historical safety record of the area.*
- *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.*

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