

David and Chrissie Ruderman
35 Ocean Drive
FERRING
BN12 5QP

Your Ref: OWPC17552
Our Ref: FG/27/18/PL 13-02-2018
Please ask for:
Ross Leal

9th March 2018

Dear Sir/Madam

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

Demolition of care home & redevelopment to provide for apartment building for 7 self-contained flats, cycle parking, bin storage & car parking.

58 Ferringham Lane Ferring

Thank you for your internet representation made on 9th March 2018 which has been recorded as '**an objection**' with the comments as follows:

OBJECTION:

Although the development has some merits against the existing property, there has been a complete oversight regarding the provision of parking.

1) The traffic study carried out by the consultants has overlooked the fact that the property is situated on an S bend on the brow of a hill which gives a blind approach to the entry and exit of the development site. Although there are no parking restrictions on the highway any vehicles left on the carriageway would contravene Highway Code No. 243 and represent a hazard to other road users, particularly pedestrians as there are no footpaths.

2) The speed limit is 30mph contrary to the confusion of the consultants and the wishes of the private road owners wishes.

3) Clearly a downsizing of the development to a maximum of 6 apartments with parking provisions for at least 12 cars and visitors would improve the situation.

4) All splay vision calculations should be based on the property and site in question and not rely on neighbouring properties - see the previous report by the same consultant regarding 44 Ferringham Lane.

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