



"Littlestead",
Malcolm Close,
Ferring,
Worthing, West Sussex.
BN12 5NA

26th March, 2018.

Neil Crowther,
Group Head of Planning,
Development Control,
Arun District Council,
The Arun Civic Centre,
BN17 5LF

Dear Sir,

Re: Planning Application FG/27/18/PL - 58 Ferringham Lane, Ferring, West Sussex

As the freehold owner-occupiers of the L-shaped plot, "Littlestead" 2 Malcolm Close, which adjoins the southern boundary of the application site by some 26 metres, we have previously been supplied by Croudace Ltd with very full drawings of their proposals so that the observations have been related to these.

We are pleased to see that the proposed replacement for the existing "Ferringham" house is sympathetically designed to suit the surrounding properties and would greatly enhance the road frontage.

However, we are extremely concerned about just two important aspects. These are the ramifications of parking overspill and the longstanding problems of sight lines.

With individual adults mostly having a car, the number of parking spaces at the front of the building is not adequate. Provision of any further parking and/or garaging is precluded by the inaccessibility to the rear of the land. Further vehicles would, therefore, have to be parked off-site - inevitably along the road frontage.

The report attached to the application refers to traffic movements and concludes that there will be no significant change compared with the former use as a rest home. The comparison with the care-home traffic should reflect the fact that the home only had half of its front garden given over to parking for only a very few staff cars and others. It is the adequacy and overspill implications that are highly relevant to a narrow lane.

Ferringham Lane is an old country lane where, until recently, the official speed limit was 60m.p.h. offset by advisory "20" white road markings at intervals. Now, the official speed limit has been reduced to 30m.p.h. and the "20" markings have had to be burned off.

The lane in this area has no kerbs or pavements nor any street lighting and being a "private road with public access" has a surface carriageway some 7 metres wide, maintained by the Ferring Roads Scheme Association funded by all the residents. The lane is in constant use as a bus route, by lorries, cars and other means of transport; pedestrians have to walk on the main carriageway.

The other consideration involves sight lines. We have resided in Malcolm Close for over 30 years and are acutely aware of the dangers of short sight line distances. Exiting from Malcolm Close, the northern view is extremely short having regard to the speeds of much of the south-bound traffic even with the full width of Ferringham Lane fully un-obstructed by any parked vehicles on the inner side of the convex curve of the lane.

[continued on 2]

[FG/27/18/PL response continued]

The southern sight line at the exit of Malcolm Close is also short and little better; pedestrians trying to cross on foot in this area find it dangerous but are assisted by the sound of vehicles before they are seen. [With the advent of quiet electric engines, this advantage will steadily disappear.]

Normally, only delivery vehicles servicing the former Ferringham Care Home for the elderly were parked along the Ferringham frontage and for a short time. If residents and visitors find it necessary to park off-site, this will materially affect the view of drivers travelling down Ferringham Lane of on-coming traffic from the south on the outer track of the curved highway at this location.

The wide entry into Malcolm Close could attract parking at its southern corner but, again, this depletes the safety view down Ferringham Lane on which residents and others rely.

Also, the windows of the upper floors of the building will, naturally, overlook the rear gardens of the residences in Malcolm Close but it is not known how this will integrate with Arun District Local Plan policies GEN7 and DEV19 having regard to the recent planning conditions imposed in FG/5/16/HH No.2 Grange Park, adjoining. An aerial view of the location is attached.

On a different issue, it is noted that the whole of the application site falls within the boundary of Tree Preservation Order TP/FG/6/60. Screening between the rear of "Littlestead" No.2 and the existing (and proposed) gardens at the rear of the new building is greatly assisted by the presence of the large bay tree, half way along the southern boundary adjoining "Littlestead" No.2. It is hoped that it could make a condition that this very large tree is to remain as part of the redevelopment.

While sharing the safety concerns of others, I only represent the interests of "Littlestead" No. 2 Malcolm Close and in view of the foregoing, I cannot support this application as currently presented.

Yours faithfully,



Roger E. Flack MRICS
BSc (Estate Management)

For R.E.Flack and the estate of
Mrs.A.M.Flack.

Encl: 1 colour photocopy.



Re: FG/27/18/PL AERIAL VIEW OF FERRINGHAM LOCATION