



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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6th April 2022

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

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

Application No: FG/37/22/PL
Site Address: 61 Sea Lane Gardens Ferring BN12 5EG
Description of works: 1 No dwelling. This site is in CIL Zone 4 and is CIL Liable as new dwelling.

Thank you for your internet representation made on 6th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46269

Ferring Parish Council object to this infill application due to overdevelopment of the site and highway safety concerns.

The proposed site would be out of keeping with the general spacious plots in this location and would afford minimal amenity space for the type of dwelling, out of character with neighbouring properties. This is reinforced by numerous objections from local residents with added concerns at the removal of existing trees and the apparent dependency on natural screening outside of their control.

Vehicle access/egress is by an existing driveway emerging directly onto a sharp junction with restricted visibility. While WSCC Highways have given that they consider that the implications may not be 'unacceptable' or 'severe' and that 'A turn on site may be possible with the use of a multi-point manoeuvre', it does raise serious concerns by neighbouring residents and this parish council. Due to the restricted visibility for any vehicle attempting to reverse out of this site and other vehicles on the highway at this junction this would present an unacceptable risk. This existing risk is compounded by the proposed overdevelopment of the site severely reducing onsite parking and turning ability.

We therefore request ADC to refuse this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>