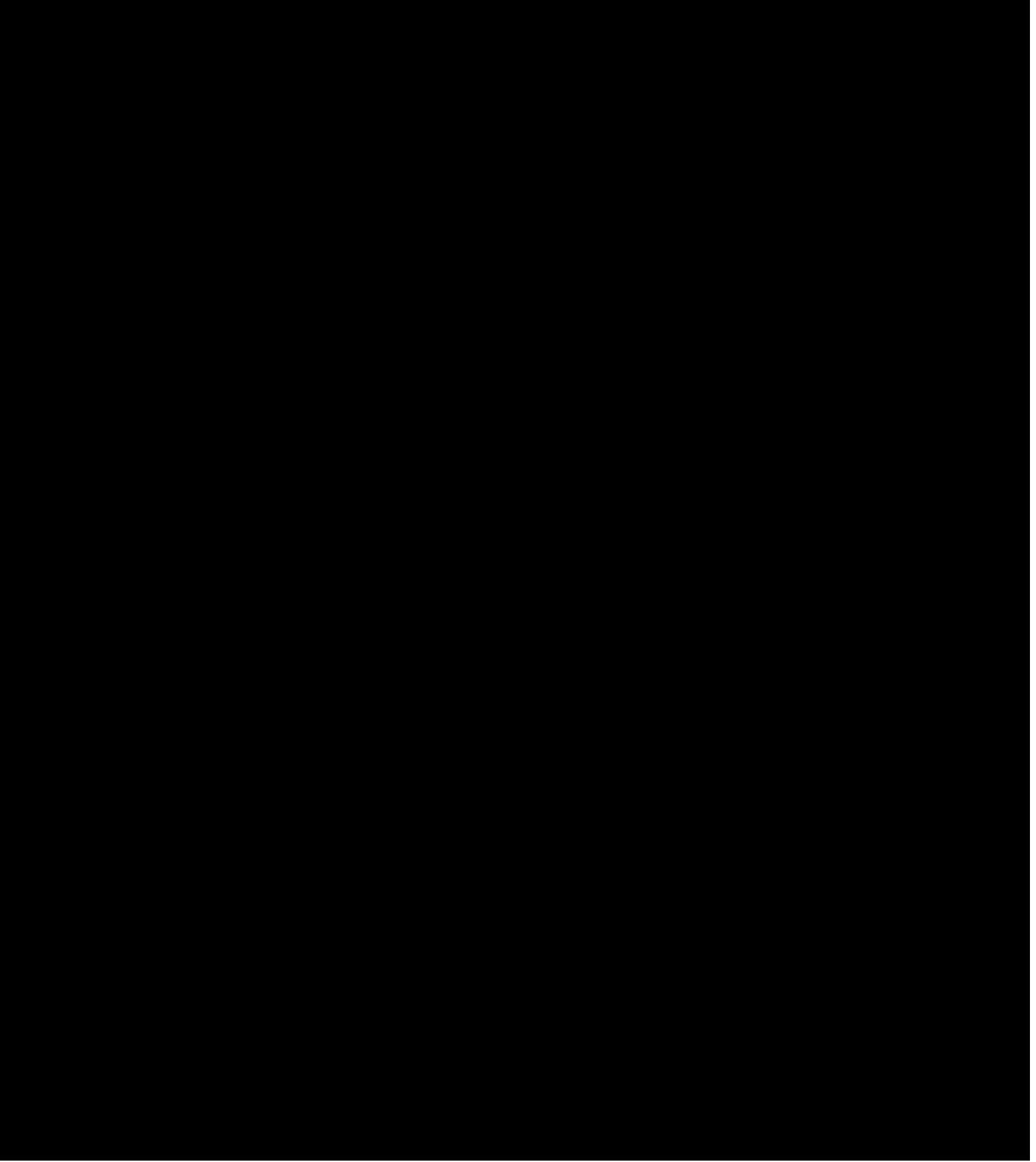




From: Liz Hutchings
Sent: 28 May 2018 18:05
To: Anita Gardner
Subject: FG/64/18/DOC

FG/ 64/ 18 /DOC
E. A. Hutchings
42 Ferringham Lane, Ferring, BN12 5LU

Objection to discharge conditions

SED Associates letter of application dated 5th. April 2018 shows a clear intention, in Condition 1, to commence work within two weeks despite not meeting the Government Inspectorate Appeal conditions of access* and splay.

***Note: Application (FG/69/16/OUT) was refused permission by ADC 13th. July 2016 because “the proposal fails to adequately demonstrate that a 4m wide access drive is achievable”. This is still the case despite having gained conditional outline approval from the Govmt. Inspectorate.**

Condition 5.

The installation of traffic lights, utilities intake and making good the drive would constitute development.

Moreover it is inconceivable that the planning dept. would discharge this condition without receipt of the following details:-

- 1 A plan of the advised splay conditions for the location (not an example).
2. A plan of the positioning of the entire light assembly on the southern boundary wall including details of height of pole/s to be used, by means of a computer generated scaled illustration of EXACTLY what is proposed at the entrance to the site including signage and advisory notices for motorists entering the driveway.
3. The same as above showing Control boxes etc. to be positioned on the western boundary hedge immediately on the right within the plot, along with further lights and signage for exiting traffic and pedestrians (if any).
Is there lightly to be any operational noise from the control units?
4. A plan to show vehicular waiting bays, queuing and route arrangements both at the road entrance and within the site as has been provided to illustrate the turning circle for lorries. *If a lorry is turning on site where will entering vehicles wait so as not to block the exit of said lorry?*
5. A comprehensive service schedule (rather than one that is dependant on the lifetime of the developer or the software suppliers).

Note: County Highways have already pointed out several times the impracticality of ensuring a continuous working light system that remains in operation for the lifetime of the development. They have also been responsible for highlighting the necessity of specific visibility splays, along with their ownership, as advised in the Manual for Streets which have also been applied as a condition to this development.

Condition 6.

Inadequate Parking Spaces

Plans now show an area of lawn eitherside of the new entrance into existing house reducing their parking space.

Does the client then have control over whether the current hardstanding for 5 vehicles remains as is to accommodate these, or will it indeed be laid to lawn as shown on the landscaping plan?

This is a privately owned, five bedroom property with a self contained annexe? Where will their visitors park? Will the mandatory use of garages solely for vehicle parking apply to this house?

The proposed new development allows two parking spaces per 3-bed house, and ONE visitor space overall for the new houses. The four garages originally made larger to house one car and bicycles are now

diminished to three garages with an covered bike store.

How can this possibly fulfill “adequate and satisfactory provision for the accommodation of vehicles clear of the highways in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.?

Parking IS inadequate for this site (regardless of Government guidelines) due to the size of the houses now proposed and not remotely like those bungalows presented by Strutt and Parker for the outline appeal that was granted.

Concerns regarding this were pointed out by Councillor Elkins in his objection letter of 7th. January 2018. Notably the floor areas of the proposed dwellings had increased by some 70% requiring them to be relocated on the site and limiting the space for parking and turning, where it had clearly previously been adequate, as was the distance between the properties themselves, reduced from 4mts to 1.8metres.

Condition 8.

Landscaping

Planting proposed is minimal due to lack of space.

I would particularly note the area at the foot of my garden that has always been previously shown on plans as a green area to be retained where access road enters the plot and curves round to the right now looking like hard standing?

Only four medium trees on a site of this size is what one would expect of inner city housing estates.

These trees are positioned merely to offer some privacy to the existing house, as is much of the other planting.

It is not clear if the trees and shrubs will be within the garden of 44 or that of plot 1?

The landscaping plans do not show any planting to restore privacy to the surrounding neighbours' properties lost by prior removal of virtually every tree on the site, and now substituted with what appears to be two tone hardstanding from north to south bar small rear lawns of the new houses that border their boundaries.

To preserve the rural atmosphere of the village this expanse of hardstanding should never have been allowed to grow out of proportion at the expense of the planting or parking provisions. It is little wonder that we are losing wildlife species on a grand scale, and, with it , faith in the people who decide these matters.

10/11 Materials

The two tone hardstanding denotes pedestrian priority. **As a pedestrian I know a proper pavement is the safe option, and one that leaves me in no doubt as to who has priority.**



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