

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: O'Sullivan, Ellen (MAB) [REDACTED]
Sent: 26 May 2022 21:02
To: Planning <Planning@arun.gov.uk>
[REDACTED]

Subject: Application_Ref_No=FG/69/22/HH

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Greyroof
Rifside Gardens
Ferring
BN12 6QH

Dear Sirs

I have been unable to find the button to add comments to the above proposal so have used the additional option of emailing our concerns.

We would like to raise our growing concerns based on the required access. We have noted additional 'traffic' during the erection of the outbuilding already completed, having viewed the plans noting the large scale of the next project, we would like some firm agreements made.

All 3 properties gain shared access through to the private drive area by crossing a narrow bridge, a bridge that is not wide enough to cater for larger goods OR delivery vehicles. We would like more details of how materials are going to be delivered to the site, a site situated as the last of three detached properties within the col-du-sac, that already results in multiple vehicles using areas of our drive to turn and exit the bridge, having not enough space available to turn on the allocated area of Tanglewood. Especially the larger white vans that are unable to use the permitted turning space outside our property, the area nearest the bridge, and although is a shared area no longer accommodates the larger modern day vehicles

However, we do not wish heavy vehicles to be using our private drive areas as a repeated turning area. An area that does have our own vehicles and access to our garage.

For your reference, the bridge itself does have a weight restriction of 8 Tonnes and the drive a 5mph speed limit.

The concern also raises further damage that could be made to our drive and the shared gravelled driveway. We have noted that the owners had tried to make good following previous works, however the road area in front of our property and that of Ashdown, has seen subsidence and the gravel compacted into the ground underneath from 'traffic'. In these areas after heavy rainfall it has now started to flood, and pool water.

In addition to this, general usage as well as increased traffic from recent works, has led to ground movement creating an unlevel area, causing a bump as you enter or exit over the bridge. An area we have planned to correct this year, however this is not something we would wish to spend money on within the next month, to find planned building work damaging the ground once more.

It should be noted young grandchildren visit our property on a regular basis.

In conclusion we would like agreements drawn up to cover any damage, (although measures should be in place to prevent this), to make good to the appropriate standard and to include full repair to any damage made to the bridge and our personal driveway. To include trades are made aware of the correct accessing needs, ensuring other property owners are not obscured or prevented from gaining entry, as well as safe usage with a clear delivery plan for required goods.

Your sincerely

Mrs Jeannette O'Sullivan

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