

12 February 2026

Group Head of Planning
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



EASTLANDS, LITTLEHAMPTON ROAD, FERRING BN12 6PB PLANNING APPLICATION

On behalf of our client, we attach a planning application for the change of use from equestrian to secure dog exercising and associated development.

We include:

- Application form
- Drawings:
 - Site plan 01P4
 - Existing plan 02P2
 - Proposed plan 03P4
 - Fence and access point 04P2
 - Proposed access point 05P2
 - Proposed shelter 06P2
- Background and Proposals
- Management Plan
- Terms and Conditions
- BNG report and metric
- CIL additional information form
- Application fee £588.00 (to be paid by applicant)

Site

The application site is on the north side of Littlehampton Road (A259) between the junctions with the A280 and A2700. The site is set back from the road about 200m.

The site comprises two grass horse paddocks, previously fenced with post and rail fences. These are grazed and cleared regularly and the grass is cut, as necessary.

Access to Eastlands is via an access track from the northern carriageway of Littlehampton Road. The access drive to Eastlands and track which leads up towards Highdown Hill is a public footpath.

Proposal

The background to and the nature of the proposal are set out in the attached applicant's Background and Proposals statement.

Principle

NPPF paragraph 88 encourages the sustainable growth and expansion of all types of business in rural areas and the development and diversification of agricultural and other land-based rural businesses.

The local plan proposals map shows the application site to be outside the Built-up Area Boundary and within an area designated Angmering to Worthing Gap Between Settlements.

Policy C SP1 allows development in countryside for quiet, informal recreation and for the diversification of the rural economy.

Policy SD SP3 says that development will be permitted in Gaps Between Settlements where it would not undermine the physical/visual separation of settlements, it cannot be located elsewhere and it would not compromise the integrity of the gap, individually or cumulatively.

Policy EMP SP1 h. supports sustainable employment opportunities in rural areas.

Policy EMP DM1 allows planning permission for economic growth outside the Built-up Area Boundary. Criteria include not intensifying uses to the detriment of public access routes and highways, a high standard of design, layout and landscaping and a sympathetic relationship to the surrounding areas.

Neighbourhood plan policy 7 supports development north of Littlehampton Road which minimises visual impact on the surrounding countryside, where new buildings are located as part of existing clusters and which includes measures to improve the setting and / or screening. The policy resists change of use from an established agricultural, horticultural or equine use but paragraph 4.35 clarifies that; '*... the policy resists a change of use of the established uses to a residential or retail use ...*'.

Policy allows the diversification of the existing rural equestrian business and development for recreation. The land would remain open and looking little different, thus preserving the gap between settlements. Secure dog walking fields require a countryside location and the existing rural business has land only in the Angmering to Worthing Gap so cannot diversify elsewhere. The principle would be in accordance with national and local policy.

Design and Appearance

Local plan policy LAN DM1 requires special regard to be had for the setting of the South Downs National Park and respect for the characteristics and natural features of landscape character.

The proposals, described in Background and Proposals, include new tree planting, 1.8m deer fencing (existing post and rail fence removed), perimeter hedging and a field shelter in each paddock. The paddocks themselves would still be mostly open grass.

The development would have a positive impact on the landscape and on the setting of the national park through the proposed significant new planting. The fencing, modest parking areas and field shelters would be appropriately designed for the setting and be well screened and/or inconspicuous.

Amenity

Policy EMP DM1 says that economic growth in the countryside should have a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents, in particular, are protected.

Policy QE SP1 requires development not to have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the district.

The residential property nearest the paddocks would be over 200m away, with most housing in the vicinity being located on the opposite side of the A259.

The measures set out in the Management Plan and Terms and Conditions would ensure residents are not affected by noise. The site has its own access off the A259 which would not pass residential properties.

Highways

Policy T SP1 states that the council will ensure that development provides safe access to the highway network.

NPPF paragraph 116 says that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts would be severe.

The Management Plan and Terms and Conditions explain how traffic and access would be managed to ensure there would be no conflicts.

The application site is accessed from the eastbound carriageway of the A259. The access point is shared with two plant nurseries. The access point is wide enough for two vehicles to pass. There is a wide verge, providing good visibility to the west (the only direction from which approaching traffic comes). The access drive, along which a public footpath runs, is wide, enabling vehicles to pass and for good clearance for vehicles to pass pedestrians. Since the

paddocks would be used by one party each at a time and session times would be staggered, traffic generation would be low and spread out. The access would be safe.

Biodiversity Net Gain (BNG)

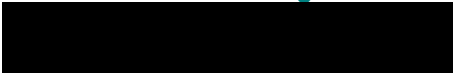
A BNG assessment has been carried out by Tom Haley Ecology and is submitted with this application. The measures proposed would result in an increase in biodiversity by 10.02%.

Conclusion

The proposal would be in accordance with all levels of planning policy and there are no material considerations which indicate planning permission should be refused.

If you have any questions about the application, please contact Roy Speer.

SPEER DADE Planning Consultants


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