

21st January 2026

Ferring Conservation Group  
Stephen Abbott  
239 Goring Way  
Worthing  
BN12 5BX

**Case Officer:** Hebe Smith  
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Dear Sir/Madam,

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

Application No: FG/155/25/PL  
Site Address: Land between 11A The Grove and 30 Brook Lane Ferring BN12 5HZ  
Description of works: Erection of 1 No 1-bedroom self build house with associated parking & private outdoor amenity space. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 20th January 2026 which has been recorded as an objection with the comments as follows:

OWPC80992

There are sound planning reasons why a residential development on this small plot has been refused on two previous occasions (reference FG/46/21/PL and FG/13/23/PL) and appeals have failed. While some consideration has been given to addressing some of those issues, the key factors remain.

The site, by virtue of its size and shape, is unsuitable and of insufficient size to accommodate a dwelling and private amenity space satisfactorily without significant damage to the character of this established residential area.

Due to the limited size of the plot, the proposed parking spaces do not meet the minimum requirements as set out in the current Manual for Streets, as confirmed by the WSCC - Highways Authority. The proposed spaces are likely to prove insufficient for vehicles to manoeuvre without difficulty. The resulting negative amenity impacts of the proposed smaller, non-compliant spaces potentially adding to on-street parking in this narrow private street with no street lighting or pedestrian footway.

The proposal presents an overshadowing impact on the neighbouring property's rear garden and outlook as it is sited so close to the eastern boundary. Sinking the dwelling and garden patio into the ground is not an innovative solution to the massing of the property but a desperate attempt to fit a dwelling onto an unsuitably small and irregular plot. There is insufficient evaluation of the impact of reducing the ground level in terms of flood risk or undermining and destabilising the adjacent access drive on the northern boundary or how these issues will be addressed.

The proposal is contrived in design and, in the limited and awkwardly shaped site area available, would still result in an unduly cramped and unneighbourly form of development. This would not only be detrimental to the residential amenities of existing and future occupiers, it would also be detrimental to the residential amenities of adjacent properties to the east and south and incongruous and detrimental to the ambience of

the local setting and general street scene. We therefore submit that this further attempt to overdevelop this small space in the village environment should be refused.

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 including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>