

29th January 2026

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

**Case Officer:** Hebe Smith  
**Telephone:** 01903 737626  
**Email:** [hebe.smith@arun.gov.uk](mailto:hebe.smith@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/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 29th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81137

Ferring Parish Council strongly objects to this application.

The proposal represents an overdevelopment of a small plot, with insufficient private amenity space, and results in a visually obtrusive and cramped form of development. This would detract from the more spacious local pattern of development and would be harmful to the street scene and the character of the area. The proposal conflicts with the design and spatial amenity policies of the Neighbourhood Development Plan (NDP), Local Plan (LP) and the National Planning Policy Framework (NPPF).

The lack of adequate parking provision and insufficient outdoor amenity space appropriate for a double-bedroom detached dwelling further demonstrates that the size and footprint of the proposed development cannot be satisfactorily accommodated within the confines of the plot.

The scale of the two-storey dwelling remains unacceptably close to common boundaries due to the size and shape of the site. This would be detrimental to both existing neighbouring occupiers and future residents, resulting in harm to outlook, privacy, and the quality of available amenity space.

We trust that the Planning Officers will give these concerns due consideration and refuse the 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. 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.

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>