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2nd February 2026

Hannah Hall
22 Brook Lane
Ferring
BN12 5HZ

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: 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 30th January 2026 which has been recorded as an objection with the comments as follows:

OWPC81170

I strongly object to the proposed application for a residential property on this plot.

The size of the plot is wholly inadequate for the scale of development being proposed. It is extremely small and, in reality, barely large enough to accommodate a single garage. The proposal is entirely out of keeping with the character, spacing, and layout of the rest of the estate and represents a clear case of overdevelopment.

The development would have a significant and unacceptable impact on the sunlight and privacy of my garden. Loss of daily sunlight would materially affect my enjoyment and use of my property. In addition, the site is regularly used by local wildlife, including hedgehogs, newts, frogs, bats, and birds. The disturbance and loss of habitat caused by this development would be detrimental to local biodiversity.

Flooding is already an ongoing issue in my garden. The proposed sunken garden area and the property itself, which is planned to be approximately 60cm below ground level, is highly likely to flood. Furthermore, developing such a small plot to this extent will inevitably worsen existing drainage problems and increase flood risk to surrounding properties.

Access and highway safety are also serious concerns. The Grove is already highly congested, and there has previously been difficulty accessing the road with emergency vehicles, including a fire engine during a vehicle fire. This proposal would further restrict access, increasing risk to residents and properties further down the road.

The allocated parking spaces appear undersized and are unlikely to accommodate two modern vehicles. This will inevitably lead to additional on-street parking, further obstructing the road and exacerbating existing access issues.

I strongly object to the loss of both sunlight and privacy to my garden. This proposal appears driven purely by financial gain, with little or no consideration given to the impact on neighbouring properties or the wider community. The application has been rejected previously, and it is difficult to understand how repeated submissions of an unsuitable proposal continue to be entertained.

Ferring is a beautiful area with a mixture of historic and modern homes, but this development simply does not make sense. A large property on such a minuscule plot, effectively encroaching on neighbouring gardens, access points, and roads, is inappropriate and unsustainable.

For all the reasons outlined above, I strongly OBJECT to this 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 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 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>