



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

13th April 2026

Ferring Conservation Group
239 Goring Way
Worthing
BN12 5BX

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/22/26/PL
Site Address: The Haystack Sea Lane Ferring BN12 5EP
Description of works: Demolition of existing dwelling and erection of new detached dwelling (self build) and associated landscaping works. This application is in CIL Zone 5 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 12th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82733

Following refusal in 2022 for a large-scale redevelopment of the site, permissions have been gained (Conditionally) for additional extensions to the existing property. By these means, having increased the conditionally approved footprint available, the applicant now further seeks to demolish the existing dwelling and erect a much more imposing building. This proposal also seeks a small further extension of the property footprint on the north elevation which should be restricted to the limit of the most recent conditionally approved plan.

This site is located within the countryside and the protected Ferring / Goring Gap with part of the site a defined wildlife garden. These aspects featured in the refusal of the application in 2022 and again in the opinion provided by ADC on the application in 2023 which resulted in its withdrawal. The sensitive location of the site within the Ferring / Goring Gap is material and this proposal conflicts with policies designed to protect such locations from the overly dominant impacts of such large redevelopments. In particular, the visually unbroken scale and mass of the roof presents a harmful intrusion to the open countryside. This will be especially intrusive when looking from the seafront across the open landscape to Highdown Hill in the distant background. Even mature planting around the site will not conceal the large, obtrusive ridge line and window glass on the southern elevation at third storey level which will be an overly dominant and harmful feature in the landscape. This will be out of keeping with the location and Ferring Conservation Group trusts that the previous arguments will be considered in respect of this application to protect Gap from such intrusive developments.

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>