

23rd April 2026

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

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 23rd April 2026 which has been recorded as an objection with the comments as follows:

OWPC83091

Ferring Parish Council notes the previous refused application FG/181/22 and the withdrawn application FG64/23 and objects strongly to this proposed development on the following planning grounds, which directly reflect previous refusal reasons and relevant local planning policy.

1. Harm to character and appearance of the area

The proposed development, part of which extends beyond the built-up area boundary, represents an excessive increase in bulk and footprint. This would result in an overbearing and inappropriate form of development that is out of keeping with the surrounding area. It would cause clear and noticeable harm to the character and appearance of the locality, contrary to policies C SP1, D DM1 and D SP1 of the Arun Local Plan, as well as Part J of the Arun Design Guide. The scale and mass of the proposal would essentially alter the established design of development, introducing a form that is visually intrusive and inappropriate.

2. Encroachment into the Ferring - Goring gap

The proposal would extend development further into open land, resulting in harmful encroachment into the sensitive settlement gap between Ferring and Goring. The development would erode this function and reduce the openness of the gap, in clear conflict with Policy SD SP3 of the Arun Local Plan.

Even with established boundary planting, the roof point and third-floor glazing on the southern elevation would remain clearly visible, creating an overly dominant and harmful presence within the landscape.

Conclusion

For the reasons set out above, the proposal represents an unsuitable form of development that is harmful in scale, intrusive within the landscape, and contrary to established planning policy designed to protect both the gap and the natural environment. It is therefore respectfully requested that planning permission 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 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>