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

Your Ref: OWPC5247
Our Ref: FG/26/15/OUT
Please ask for:
Mrs A Gardner

26th March 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4

Outline application with all matters reserved for the erection of 1 No. four bedroom dwelling. This is a Departure from the Development Plan.
Eastlands Littlehampton Road Ferring

Thank you for your internet comments made on 26th March 2015 which has been recorded as **'an objection'** with the comments as follows:

East Preston Parish Council would like to support the objections made by Ferring and Kingston Parish Councils and Ferring Conservation Group.

This council is very concerned about the following aspects of this Application.

1. Erosion of the Gap between Settlements - The site is within the Angmering to Worthing Gap between Settlements in the emerging Local Plan. This change of use would be contrary to the Gap policy and threaten the integrity of the Gap and the important purpose it serves in preventing the coalescence of neighbouring settlements.

2. Impact on the Countryside and agricultural land - If approved this will extend a large business further into agricultural land and open countryside currently much appreciated by local residents and visitors to the area. The site lies in a rural area and the proposal is unrelated to the needs of agriculture.

3. No proven need - Arun District Council has previously acknowledged that the applicant has demonstrated there is no need for a home to be permanently located on site to provide 24-hour care of horses and security or for its staff. The proprietor of the former Hangleton Equestrian Centre has previously stated the stables could be staffed from his previous premises with no need to further accommodation.

4. Impact on the Infrastructure - It will cause an unacceptable impact on the local environment with additional traffic entering onto / exiting from the A259.

5. Detrimental to important local views for residents and tourists - Views from the South Downs National Park and from local footpaths and viewpoints will be spoilt if areas of countryside are replaced by development.

6. *Contrary to the emerging Local Plan and the Ferring Neighbourhood Plan.*

For these reasons this council asks Arun District Council to refuse Planning Permission for this proposal.

Simon Cross - Clerk to the Council

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permisison to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration