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27th May 2020

C Royal
6 Chalet Road
Ferring
BN12 5NY

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/46/20/PL
Site Address: The Tudor Close Public House Ferringham Lane Ferring BN12 5NQ
Description of works: Conversion of the existing Public House (Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 2-bedroom semi-detached chalet bungalows with associated car parking & landscaping. This application may affect a Public Right of Way.

Thank you for your internet representation made on 26th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27233

First and foremost I object, as well as on the grounds listed below, to this planning application as it would result the loss of the only public house in South Ferring and a valuable local amenity.. The present tenants have made great strides to improve the business situation. Foot fall into the pub has been increasing recently, so to imply that it has no value or future as a pub is not a balanced view of the situation. The closure of the conservatory due to damage, and no repairs forth coming, resulted in no bookings could be taken for the useful function area significantly impacting on the tenants ability to run the business to it's full capacity. The general demise of the site/building etc, can only be put down to lack of investment and it becomes impossible for tenants to run a sustainable business.

The existing building being retained is a positive as it is attractive and in keeping with Sussex style building. The dwellings appears over developed. The flats are very small and it seems everything is crammed in to achieve maximum profit with little thought for the people that are going to live there unless the accommodation is reasonably priced allowing first time buyers to access the property ladder. The semi-detached bungalows are to be constructed in the rear car park meaning that the people in the houses behind are now faced with the prospect of being overlooked. Additional building is likely to increase the use of fuel/water and risk of flooding.

We already have a previous development, South Point that has two of the eights flat still empty after two years and a number of properties that have been on the market for a significant period of time, suggesting that there is little need for additional residential property. The additional housing, proposed in this application, will result in more strain on the very limited village amenities and services. The National Planning Policy Framework (NPPF) (2012) requires councils to take into consideration the prosperity of the rural community and the loss of a business will negatively impact on this sustainable development aspect. In addition, the

NFPP requires that a wide choice of high quality homes should be considered. Unless the development incorporates low cost accommodation in comparison to other properties/developments, then this is not achieved. Healthy communities includes the social capital gained by access to social resources and the loss of this facility will have a significant impact on the social capital of the residents of Ferring. Losing a public house in South Ferring increases the potential risk of drink driving or road traffic injuries as a result of people walking to & from the next available amenity in the village in the dark.

Why convert the whole building be converted to flats? A suggestion would be that the existing pub bar area, toilets, keg room and kitchen could be retained and the rest of the building be converted to flats. This would mean that the local community retain their village amenity, the owner see's a return in sales or rental from the flats and the council fulfils some of their local housing requirement that compliments what currently exists in the community.

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. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.