

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 22 June 2026 11:12
To: Planning Scanning
Subject: FW: Mr. Harry Chalk Snr. Planning Officer Re: FG/47/26/PD The Haystack Sea Lane Ferring BN12 5EP

PL- Rep

Please redact

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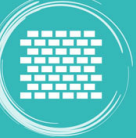
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 22 June 2026 10:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Mr. Harry Chalk Snr. Planning Officer Re: FG/47/26/PD The Haystack Sea Lane Ferring BN12 5EP

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From: Stephen Abbott [REDACTED]
Sent: 22 June 2026 09:41
To: Planning <Planning@arun.gov.uk>
Subject: Mr. Harry Chalk Snr. Planning Officer Re: FG/47/26/PD The Haystack Sea Lane Ferring BN12 5EP

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Dear Harry, I represent Ferring Conservation Group and wish to make the following submission on behalf of our members in respect of application FG/47/26/PD - The Haystack Sea Lane Ferring BN12 5EP

The proposal seeks to develop the existing traditional styled dwelling into a three-storey building (plus roof space). Windows at the third storey level look out to the east and west. The impact of proposed third level from the south presents a large wall above the tree line and a direct, dominant visual impairment to the southern Gap and the views northwards to Highdown Hill from public footpaths and the greensward of the popular beach area. Such a large-scale feature in the rural setting of the southern Gap is out of keeping and conflicts with the designation of the Gap.

By virtue of the increase in height, scale and massing of the dwelling, the proposal would result in unacceptable harm to the rural, undeveloped character of the surrounding open landscape and the prevailing character of the adjacent residential development, in conflict with the Ferring Neighbourhood Plan and Arun Local Plan.

By virtue of the significant additional height, scale and massing of the dwelling, the proposal would significantly increase the prominence of urban development within the wider rural context, undermining the visual separation of the settlements and to the detriment of the undeveloped character of the settlement gap and coast in conflict with the Ferring Neighbourhood Plan and Arun Local Plan.

This proposal attempts to circumvent the planning objections which resulted in the refusal of previous application FG/22/26/PL to develop a three-storey building on this site. This does not, and cannot, address the fundamental issues of the detrimental visual impact of a three-storey building within the open landscape setting and the undeveloped character of this important settlement gap and the views to Highdown Hill to the north.

Stephen Abbott

Ferring Conservation Group.

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