

23rd July 2026

Ferring Conservation Group
Stephen Abbott
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 & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: FG/47/26/PD
Site Address: The Haystack Sea Lane Ferring BN12 5EP
Description of works: Prior approval under Schedule 2, Part 1, Class AA for the removal of existing roof, construction of new walls above existing walls to form new first floor walls and erection of new roof with a maximum height of 10.35m.

Thank you for your internet representation made on 23rd July 2026 which has been recorded as an objection with the comments as follows:

OWPC85301

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.

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>