



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

23rd July 2020

Ferring Parish Council
1 Elm Park Ferring
BN12 5RN

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/73/20/PL
Site Address: Eastlands Littlehampton Road Ferring BN12 6PB
Description of works: Variation of Condition 4 approved under FG/8/20/PL for the condition to read 'The occupation of the dwelling shall be limited to a person or persons solely or mainly working, or last working, at the equestrian centre at Eastlands, or a widow or widower of such a person, and to any resident dependants'.

Thank you for your internet representation made on 22nd July 2020 which has been recorded as an objection with the comments as follows:

OWPC28564

Ferring Parish Council opposes this application which seeks to undermine the very basis on which an 'exceptional' divergence from the Local Plan was granted.

The officer's report on application FG/8/20/PL cites the grounds on which the decision is based : -

Policy H DM3 of the Local Plan sets out the criteria for need for a rural workers dwelling. A functional need has been established for full time workers. The rural activity concerned has now been established for at least three years and been profitable with a clear prospect of remaining so. No other buildings are available for conversion to residential use. The size of dwelling is considered reasonable for a workers family dwelling and is site such that it is well related to the functional need.

The dwelling applied for was described as an equestrian dwelling (Erection of 1 No. equestrian dwelling) and only on that basis was such exceptional permission granted, having established sufficient grounds to establish an essential need for the business, not for the need for a family dwelling for any other purpose in that location.

Condition 4 of the decision notice makes the case in support of the application as made.

4 The occupation of the residential unit shall be limited to a person solely or mainly working at the equestrian centre at Eastlands.

Reason: In the interests of preserving the residential unit for agricultural/equestrian purposes in accordance with policy C SP1 of the Arun Local Plan.

The location is outside the built-up area boundary and it has been clearly established that there is no case to support a family dwelling in this location other than in exceptional circumstances, in this case only where it is essential to sustain the equestrian business.

This strategy to obtain permissions for a full-time worker's dwelling as an apparently essential need to sustain the equestrian business, on which the application was totally reliant, and then to attempt to divest the

business of that same essential worker's dwelling must not be allowed to prevail. We urge planning officers to uphold the integrity of the Local Plan and the planning system and prevent further agricultural environmental erosion from future speculative planning/development submissions.

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.

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.