

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5tQ

Your Ref: OWPC23816
Our Ref: FG/76/19/OUT 01-07-2019
Please ask for:
Mrs A Gardner

30th July 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application for outline planning permission for the erection of 1No. dwellinghouse in rear garden - This application may affect the character & appearance of Ferring Conservation Area. This application affects a Public Right of Way

The Old Flint House Church Lane Ferring

Thank you for your internet representation made on 29th July 2019 which has been recorded as **'an objection'** with the comments as follows:

Ferring Conservation Group objects to this application for development within the Conservation Area. It appears to be contrary to the Local Plan and the Neighbourhood Plan.

1. Old Flint House is 'locally listed'. Paragraph 16.3.3 of the Local Plan says, 'the Local Planning Authority will use its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. The garden of this historic house is essential to its setting: half-filling it with a modern house (however tastefully designed) will neither protect or enhance its setting.

2. The site is an essential part of Ferring's Conservation Area - indeed the only part which includes a large garden and quiet, leafy footpath. Policy HER DM3 says development in Conservation Areas will only be permitted if 'it retains historically significant boundaries, portant open spaces and other elements of the area's establish pattern of development, character and historic value, including gardens, roadside banks and verges'. Old Flint House is of great historical significance, being the farmhouse of the Prebendal or Rectoral estate endowed by the Bishop of Chichester in mediaeval times. The present building is largely C17th. In the C19th it was the cottage of the gardener to Ferring Grange, and the gardens supplied the Grange with all its produce. These gardens have remained largely unaltered. It would be insensitive and wrong to allow them to be half-filled by a modern house.

3. Ferring's Neighbourhood Plan seeks to protect the Conservation Area. It has indicated where new housing might be built, to the required number, elsewhere in the village.

4. Thgis site was not indetified in the HELAA as suitable, or even possible, for development. There is absolutely no need to wreck this uniquely tranquil part of the Conservation Area in order to meet Arun's housing commitments.

5. The lane which gives access to this site is also a footpath, leading to the Glebelands Recreation Ground. Adding more vehicles to its traffic would have an undesirable effect on public amenity and safety.

6. We urge the Council to refuse this speculative, unnecessary and injurious ppplication. - Ed Miller (Secretary, Ferring Conservation Group)

4.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of

any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning