

10th September 2026

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/87/26/PL
Site Address: 42 Sea Lane Ferring BN12 5EH
Description of works: Demolition of the existing dwelling and garages and erection of 4 No. terraced dwellings at the site's frontage, and 2 No. detached dwellings at the rear. Access from Sea Lane. Replacement garage to serve No.36 Sea Lane Gardens. In CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 10th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86860

Ferring Parish Council strongly object to this application on the grounds of overdevelopment, inadequate parking and potential highway safety concerns.

The proposed six new dwellings, representing a significant intensification of the site. The combination of four terraced properties at the frontage and two detached properties to the rear would create a cramped form of development which appears excessive in relation to the size and character of the site and surrounding area.

The proposed rear dwellings are of particular concern, as they would introduce a substantial amount of backland development, changing the established pattern of development and potentially increasing overlooking, noise and disturbance for neighbouring properties.

Parking and Highway Concerns

Six dwellings will inevitably generate considerably greater parking demand and vehicle movements than the existing property. There is concern that the proposed parking provision is not be sufficient for residents and visitors, particularly as the properties have multiple bedrooms.

There is no provision for parking on Sea Lane or Sea Lane Gardens, meaning any overspill parking would place further pressure on the existing limited parking capacity. This could lead to obstruction and increase risks to pedestrians, cyclists and other road users.

The intensification of the access from Sea Lane also requires careful consideration. The Highway Authority should assess visibility, vehicle manoeuvring, pedestrian safety and the ability of the access to safely accommodate the increased number of vehicle movements.

Garden Area and Biodiversity

The proposed development would result in a significant intensification of the site and a reduction in the amount of open garden and green space available. The provision of gardens for six dwellings should be carefully assessed to ensure that they are of an adequate size and quality for the proposed homes and do not simply constitute small areas of residual space around the buildings and parking.

The development also appears likely to result in the loss of existing vegetation, trees and permeable green areas. This could reduce the site's contribution to local biodiversity and increase the amount of hardstanding.

Conclusion

Overall, we consider the proposal to be an overdevelopment of the site, with an excessive number of dwellings and associated parking and access requirements. The development would alter the established character of the area and could adversely affect neighbouring amenity and highway safety.

We therefore respectfully request that planning permission is refused, or that the application is reconsidered to provide a less intensive form of development with adequate on-site parking and a safe and appropriate access arrangement.

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. 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.

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>