

11th September 2026

Adam Parkinson
Ocean Drive
Ferring
WORTHING
BN12 5QP

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 11th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86910

I wish to object to FG/87/26/PL on the basis that the proposal conflicts with local and national planning policy, established Sussex precedent, and would result in material harm to character, amenity, landscape and infrastructure.

1. Harm to Local Character

The scale, massing and form of the proposal do not respect the established pattern of development. Sussex authorities consistently refuse schemes that fail to integrate with local vernacular or disrupt rooflines and spacing. Recent decisions in Pagham, Lindfield and Scaynes Hill confirm that context and distinctiveness must be given significant weight. The proposal appears visually intrusive and inconsistent with surrounding properties, contrary to NPPF design requirements and local plan policies.

2. Residential Amenity Impact

The development risks unacceptable harm through overlooking, loss of light, overbearing massing and increased noise. Sussex case-law confirms amenity is a core material consideration. If upper-floor windows or reduced separation distances are proposed, neighbouring privacy and enjoyment of gardens will be compromised. This conflicts with the NPPF requirement for a "high standard of amenity for existing and future users."

3. Overdevelopment and Precedent

Sussex planning precedent recognises the cumulative harm caused by incremental intensification. Arun, Mid

Sussex and Chichester have all refused applications where density or plot coverage erodes semi- rural or village character. Approving FG/87/26/PL risks setting a precedent for further overdevelopment, undermining the area's established form.

4. Ecology and Biodiversity

If the proposal affects hedgerows, trees or wildlife corridors, it conflicts with NPPF biodiversity requirements. Sussex authorities routinely require robust ecological surveys; incomplete or outdated assessments have led to refusals across the county. Without clear evidence of biodiversity net gain and mitigation, the proposal cannot be supported.

5. Highways and Safety

Material concerns include increased traffic on constrained roads, insufficient parking, and unsafe access. Sussex decisions frequently refuse schemes where access geometry, visibility splays or parking provision are inadequate. If FG/87/26/PL intensifies vehicle movements or relies on substandard access, it presents a safety risk.

6. Procedural and Policy Compliance

Sussex precedent, including recent Arun DC legal guidance, emphasises that planning decisions must properly consider all material factors. If consultation, surveys or impact assessments are incomplete, the proposal risks being unsound. The development appears to conflict with the Local Plan, Neighbourhood Plan principles and multiple NPPF sections on design, amenity, landscape and sustainable development.

Conclusion

FG/87/26/PL would cause demonstrable harm to character, amenity, ecology and local infrastructure, conflicts with the development plan, and contradicts established Sussex precedent. For these reasons, I respectfully request that the application be refused.

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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>