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14th September 2026

Christopher Lovell
8 Laburnum Close
Ferring
BN125EJ

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 12th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86919

Dear Planning Officer,

I formally register my strong objection to application FG/87/26/PL. As a local resident with neighbouring property, I am deeply concerned by the scale, density, and environmental impact of this proposal, which represents a severe overdevelopment of the plot. My objections rest on the following material considerations:

1. Overdevelopment and Cramping (Policy D DM1)
Replacing a single detached dwelling with six units drastically increases the built footprint. As shown by Deadspace Designs, the layout leaves a severely constrained amount of open green space. The high density, combined with the extensive hardstanding for an access road and parking, constitutes an overdevelopment that fundamentally destroys the suburban, open character of Sea Lane, directly conflicting with Policy D DM1 of the Arun Local Plan.

2. Environmental Impact and Loss of Green Infrastructure (Policy ENV DM5)
I am deeply concerned by the aggressive removal of mature trees and vegetation on this land prior to submission. This preemptive clearance circumvents tree protection and biodiversity enhancements required under Policy ENV DM5. The loss decimates the green buffer characterising Sea Lane, compromises wildlife habitats, and undermines visual amenity. Replacing permeable green land with extensive hardstanding also elevates surface water runoff and local flooding risks.

3. Deficiency in Parking and Highway Safety

The proposal introduces high-occupancy 3 and 4-bedroom houses across 2.5 storeys, which will generate substantial vehicle numbers. The heavily restricted parking layout fails to accommodate realistic resident and visitor demands. Because Sea Lane is a critical village thoroughfare with highly constrained on-street parking and no public alternatives, forcing overflow cars onto the highway will severely compromise pedestrian safety and exacerbate local traffic congestion.

4. Loss of Privacy, Overlooking, and Overbearing Impact (Policy QE SP1)
The 2.5-storey terraces are completely out of keeping with an area comprised mostly of low-rise bungalows. Squeezing 2 x 2-storey houses into the narrow rear garden land will result in severe overlooking of neighbouring habitable rooms and private gardens. I am particularly impacted by the detached house on the southern portion of the rear plot. Positioned side-on to my garden boundary at an uncomfortably close proximity, this significant mass and its elevated windows replace an open green space with an intrusive, unneighbourly, and overbearing structure, breaching basic residential amenity protections under Policy QE SP1.

5. Noise Pollution and Disturbance
Replacing one single-family home with six multi-bedroom units drastically increases the human and vehicular footprint on this quiet corner plot. Concentrating multiple vehicles onto a confined access road directly adjacent to existing boundaries will generate significant noise pollution from engines, slamming doors, and localized movement, which is incompatible with the tranquil residential nature of Ferring.

Conclusion
This cramped layout prioritizes unit maximization over community infrastructure, residential privacy, safety, and the local environment. I urgently request that the case officer or committee conduct a site visit to scrutinize the true scale of tree loss and building proximities, and ultimately refuse this planning permission.

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