

23rd September 2026

David Bettiss
8 Tamarisk Way
Ferring
BN12 5ER

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 23rd September 2026 which has been recorded as an objection with the comments as follows:

OWPC87344

Of all the speculative planning applications within Ferring in recent times, this one has to be the worst in every possible way, but especially in relation to the over development of the site, drainage issues, road safety issues, lack of parking and its adverse effect on the local natural environment.

The demolition of one property and replace it with six is a prime example of attempted profiteering from one single site, particularly the proposed terrace of four tall properties fronting on to Sea Lane. It would be totally out of character from what is currently there.

Parking provision is not sufficient on site to accommodate the needs of 6 family dwellings as well as deliveries, and there is no option for any overflow parking, certainly on Sea Lane itself, where any parked vehicle would be a significant hazard, or on the narrow private street of Sea Lane Gardens to the north of the site.

With virtually every part of the site developed and the removal of nearly all the trees there, there will be significant flooding and drainage issues which do not appear to have been addressed.

The main road of Sea Lane outside the development narrows right down at the location, with only just enough room for 2 cars to pass each other. There are trees and a flint wall on the east side of the road, and the large Copper Beech tree on the property itself at present, all of which constricts the road and the views each way up and down the road on what at times of the day can be busy and have vehicles travelling at speed. One property here is bad enough, but the traffic generated by six would amplify this situation and present a real road safety issue. In addition the only pedestrian access to the site would be by crossing Sea Lane from the east side diagonally and then walking in the carriageway for a distance until the entrance is reached. This situation is intolerable and a significant issue for any resident families, and is quite astounding that WSCC Highways have not identified it as a problem.

Finally, the proposals would have a serious effect on the local natural environment and its biodiversity. It is proposed to fell virtually all the medium sized trees on the site and intensively develop the space that is left, which would have an adverse effect on local flora and wildlife. Two significant trees do remain on the site or close by in the neighbouring garden in Sea Lane Gardens (which is involved in the application by means of the owners selling off part of their garden to accommodate it). The first tree is a large Copper Beech at the front of the property (which is covered by a TPO) and measures are proposed to give it some protection, but I am not convinced these would be sufficient when such a large scale development is planned and it would be in close proximity to any new properties, with all the potential problems of subsidence in the future. The second tree - a large and fine specimen of Monterey Pine - is right on the boundary of the development, and right next to the proposed replacement car port. Again I have real concerns for the health of the tree and also its possible effect on the new building.

There appears to be no mitigation for all the environmental damage that is likely to occur from the development, and there has only been a half hearted bat survey carried out. Quite simply, the application is painfully short of anything constructive on the environmental front and should be refused on those grounds alone.

This is a most unwelcome speculative application and should be dismissed out of hand for what it is.

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>