

Ferring Conservation Group  
17 West Drive  
Ferring  
WORTHING  
BN12 5QZ

**Your Ref:** OWPC25635  
**Our Ref:** FG/8/20/PL 21-01-2020  
**Please ask for:**  
Andrew Wood

5th February 2020

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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Erection of 1 No. equestrian dwelling & retention of 1 No. gazebo & 2 No. carports. This application is a Departure from the Development Plan & may affect a Public Right of Way.

Eastlands Littlehampton Road Ferring

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Thank you for your internet representation made on 4th February 2020 which has been recorded as '**an objection**' with the comments as follows:

*Ferring Conservation Group objects to this application. It is indeed contrary to the Local Plan in that it seeks a residential development outside the built-up area of Ferring, on land which is Countryside, an important part of the Angmering-Ferring Gap, and part of the setting for Highdown.*

*The application form describes the present use of the site as 'Residential'. But this is not the case.*

*In a previous application FG/141/14, the applicant sought Removal of Condition 6 imposed under FG/21/12 which prohibited the stationing of a caravan or mobile home on the site.*

*The application was granted subject to 'Condition 1: The mobile home hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, within 1 month of the foaling unit, granted permission under FG/21/12, becoming commercially active.*

*Reason: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period in accordance with policies GEN2 and GEN3 of the Arun District Local Plan'.*

*It is not clear whether the applicant fulfilled that Condition and removed the caravan/mobile home when the building of the foaling unit was completed but what he is seeking now is permission to build a large house for permanent occupation. He refers to it as 'equestrian accommodation' but it is a large ranch-style house.*

*This is clearly against Council policy and the provisions of the Local Plan. It is also contrary to the Ferring Neighbourhood Plan. The proposed house cannot be considered as necessary for the management of staffing of the new stables and foaling unit. The business has been operating for at least five years without such accommodation.*

*This application should be refused. - Ed Miller (Secretary, Ferring Conservation Group)*

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](http://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