

Ferring Conservation Group  
17 West Drive  
Ferring  
WORTHING  
BN12 5QZ

**Your Ref:** OWPC25725  
**Our Ref:** FG/8/20/PL 21-01-2020  
**Please ask for:**  
Andrew Wood

12th 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 11th February 2020 which has been recorded as '**an objection**' with the comments as follows:

*Ferring Conservation Group wish to make further representations against this application. The Agent refers to the Appeal decision in September 2016 allowing the temporary stationing of a residential caravan on the site and the Inspector's incidental remark that a single-storey dwelling would be sufficiently screened by the stable buildings and the tree planting.*

*This appeal was on the refusal of FG/84/15 for the temporary stationing of a mobile home or caravan (an application omitted from the table of 'Other Applications on this Site', perhaps because it is not relevant). The Inspector wrote (para 9), 'It is the clear that a mobile home or a new dwelling and associated curtilage buildings must decrease the natural appearance of the countryside, and thus do some harm to the objectives of the relevant policies'. He thought the harm would be reduced by the proposed siting of the mobile home applied for, and by the planting around the site.*

*More relevant is the Council's refusal of application FG/26/15 for a large house on this site, and the dismissal of the appeal against that decision (also omitted from the table of 'Other Applications on this site'. The Council's reasons for refusal were:*

- 1. The proposal is unacceptable in that it has not been demonstrated that there is an overriding and essential need for the dwelling to be located in the countryside, that the need cannot be met within an existing neighbouring settlement, and that the dwelling proposed would be of a size appropriate to its purpose. The proposal therefore conflicts with policies GEN2 and GEN3 of the Arun District Local Plan and the National Planning Policy Framework.*
- 2. The proposal would constitute an alien intrusion in the countryside which would be out of keeping with and detrimental to the rural character of the locality in conflict with policies GEN2, GEN3, GEN7 of the Arun District Local Plan and the National Planning Policy Framework.*
- 3. The proposed dwelling by reason of its size and location would cause harm to the objectives of the Angmering to Worthing Gap contrary to policy SD SP3 of the Arun Local Plan 2011-2031 Publication Version October 2014.*

*These reasons still hold, and since then the Local Plan referred to has been adopted (July 2018). Policy SD SP3 is essential to prevent the further erosion of the gaps between settlements (in this case between Angering and Worthing.*

*We trust the the Council will adhere to its Local plan (only 18 months old) and refuse this application. - 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