

Dear Harry Chalk,

Re: Objection to Proposed Change of Use at Hillview Business Park (Class E to B2)

Application No: FG/130/25/PL - RESUBMISSION TO FG/100/25/PL

Site Address: UNIT 2 & 3 Hillview Business Park, Littlehampton Road, Ferring, BN12 6PG

I am writing to formally OBJECT to the proposed change of use application for the Hillview property from a Class E (Light Commercial) use to a B2 (Industrial), under the Permitted Development Rights. Our reasons are as follows:

IMPACT

As a resident and a direct neighbour on the south to the property, I feel this development would significantly and adversely impact the life of my family with noise pollution travelling into our family home. The proposed business requires roller shutters to be left open during the working hours. I have enclosed evidence of a previous statement from Ms Goodman to illustrate how B2 businesses should not be run next to residential properties and the negative impact it has on family life. This was her submission for the direct neighbour on the north side of her boundary.

In their original plans under the proposal section 4: 4.11.

They state the site would be operated for their personal family run business only.

When we moved to this property, Hillview was a nursery, primarily used for growing fruit and vegetables. It was not an industrial or mechanical site. The quiet, peaceful nature of the area was one of the key factors in our decision to live here, and we have enjoyed the privilege of a calm environment, with the ability to enjoy our garden. We as a family use the patio area through all the seasons, opening our windows and doors.

The proposed change to B2 use would result in significant disruption to the enjoyment of our family home. The introduction of industrial-level noise and mechanical activity from the site would, quite frankly, be intolerable.

May I also bring to your attention, high down hill sits behind us, which acts as a soundboard resulting in all relevant noise pollution travelling our way, with Millwood house sitting at the lowest point to receive all noise.

It is also concerning to note that although the property currently holds a Class E designation, it has not been able to carry out any meaningful business activities since being permitted nearly three years ago, primarily due to ongoing building works. Given that the site has not yet been fully operational, it is impossible to assess the true extent of the noise levels and mechanical disruption that might arise if the property is permitted to function as a B2.

The applicant has changed the heading in this new application from MOTOR VEHICLE REPAIRS to SERVICE AND MANAGEMENT, more information is needed on this, is he intending on actual mechanical repairs or a small service (lifting a bonnet to check for oil and water)

I ask that you carefully consider the potential consequences of this proposed change of use. The noise, traffic, and environmental impact of turning this site into an industrial facility could be severe and long-lasting on my mental health.

- Article 8 under the human rights act I am entitled to live peacefully in my own home and gardens.

Another concern that even with conditions within the applicant, this does not safeguard all other areas on this application. Either party applicant or owner can legally submit a break clause in contracts, leaving us vulnerable to the owners being in control of future industrial developments as planning stays within the premises.

Location Site

Our greatest concern for this location plan is after the owners obtained the building to have unit's 1, 2, 3, which may I add was only passed on Appeal due to the fact Mr Aragona & Ms Goodman needed a building for their Boat Repairs Business & Martial Arts, as they had no other location for this, If unit 2 & 3 is granted to the applicant, where is the room for the boat repairs? as unit 1 is used for Martial Arts.

Can we all please bear in mind, this was passed for a family run business under CLASS E (light industrial) mr Aragona previously stated a maximum of two boats a week, If this new application is granted it turns the site into heavy industrial which means unit 2 & 3 could possibly accept up to 20 cars a day, resulting in continuous noise for 10 hours a day.

With all the noisy business's wrapping around their own home, they are knowingly making their property unfit for residential use and our own home too.

If this applicant is granted this class B2, we wish to have no engineering in the outside areas for the sake of my wellbeing and mental health.

The owners of Hillview business park has shown us as their direct neighbour, as you can see from photographs, no respect whatsoever with how close they are willing to go up to boundary and residential home with these sorts of businesses as they have just installed a newly formed yard with OPERATIONAL USE just outside our living room windows. For this new yard our privacy has been disregarded with strangers being able to peer over our fence into our residential area. The new yard area was not in their original plans, also there has been no statement provided to show us where they are placing the location for NS marines.

For the sake of any council meetings or appeals to this application we ask they would be refrained from erecting anything above fence height to disguise the impact of our family home.

I welcome you all, including appeal officers, to Millwood House to see and feel the consequences of this application.

This objection has not come easy as we have been on friendly terms with our neighbours for three years, sadly they failed to inform us the intention of their future endeavours knowing this would be unacceptable. This objection has caused a great deal of stress.

Mr & Mrs Hyatt

MILLWOOD HOUSE,

LITTLEHAMPTON ROAD,
FERRING
BN12 6PG

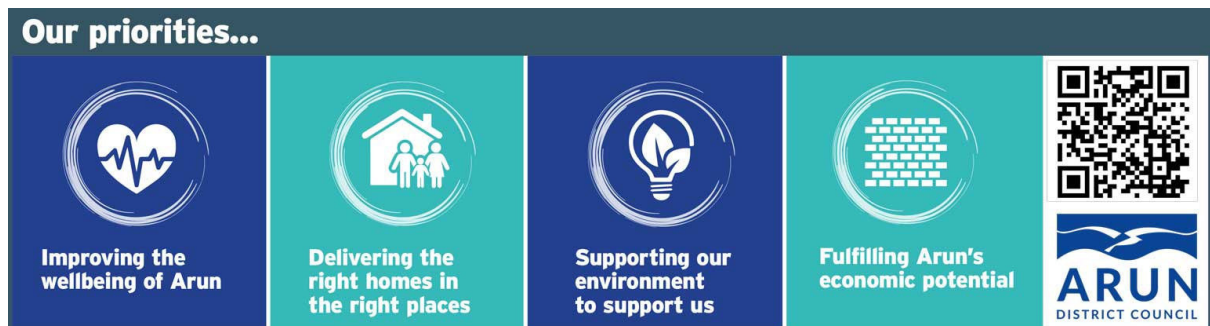
FW: OBJECTION FG/130/25/PL

REP



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Sent: 14 November 2025 08:18

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: OBJECTION FG/130/25/PL

Hello,

Could the below and attached be uploaded as a rep letter please?

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Our priorities...



From: [REDACTED]
Sent: 13 November 2025 21:02
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: OBJECTION FG/130/25/PL

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Dear Mr Harry Chalk,

Please accept this as my objection for FG/130/25/PL - re submission of FG/100/25/PL
As this will not upload to the portal.

Kind regards,

Mr Peter Hyatt
Millwood house,
Littlehampton road,
Ferring,
BN12 6PG

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Joanna Goodman [REDACTED]
Sent: 03 August 2022 16:43
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: FG/115/22/CLE

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Dear Miss Welch

I am writing to you with regard to planning application FG/115/22/CLE "**Lawful development certificate for existing use of existing workshop to assist the repair and maintenance of plant and machinery**" to which I would like to register my objection on the grounds that this use is inappropriate for this rural and residential location and also that the 'existing use' has been taking place for less than two years which does not make it exempt from enforcement. The implied use applied for is a 'general industrial' B2 usage which will have a directly detrimental effect on us in our residential property.

The site for this application is abutting the Northern boundary of our property.

Looking back through the planning applications for this site I found a report by [Ross & Co Property Services](#) in the 2016 "**Application for removal of condition 3 following a grant of planning permission FG/129/00 relating to the restrictive use of the ancillary office accommodation to the needs**

of agriculture, horticulture forestry and for no other purpose." Within this report the HEA property is described as a **"two storey detached office building... with car parking and external storage"**. There is no mention of any other building or other users of the site.

In the same application there is a statement by Rodway Planning Consultancy explaining that following the receivership of the previous property owners, Premier by design, **"The Highway Electrical Association (HEA) then purchased the premises and have used the building as offices since 2010 until present day. The glasshouse behind the building has been removed (now hardstanding). The adjacent 'barn' is unused. There is a car park to the front of the building."** This statement is further evidence that there were no other buildings other than the office and barn and that no other activities took place on the HEA site in 2016. This is contrary to the statement in the planning application FG/115/22/CLE and alongside application FG/114/22/PL to the same end. The adjacent building mentioned is the one to the north of the office, described in this statement as an unused barn. It was clearly not in use at the time of this application. I attach a screenshot of the plan associated with the application FG/190/16/PL showing that there were no other buildings on the site in 2016.

There is also a letter of support for this application written by the previous owners of our residential property, The Chalet. It states **"HEA have functioned from the premises for a considerable period of time without any harm arising to residents or the local area."** **"...HEA as our neighbours have always been respectful and considerate in their approach, to ensure that anything they do, does not have an adverse effect on others."** The activity this application FG/115/22/CLE seeks to 'regularise' is B2 General Industrial activity. Hopefully I am exhibiting that the property has only recently commenced and since doing so has caused us extreme grievances and cause for us to complain. It is clear from these three pieces of evidence that no activity, as described in the current application, was in operation in 2016 when this condition was removed.

I also wish to explain that when we were purchasing our property in the summer of 2020 and when we first moved in during that August 2020 there were no offensive noises from any of our neighbouring properties. Furthermore, throughout the process of purchase, which was extended due to the pandemic, we visited the property many times for hours at a time, spending all of this time in the garden conversing with Mr & Mrs Jenkins (previous owners). They had lost their gardener and needed help so we maintained the grounds for them until the sale went through. During these visits, spanning a number of months, we heard zero nuisance noise from any of the surrounding neighbours. Neither were we informed by the Jenkins' that they had any noise issues, despite having hours and hours of conversations regarding other issues they had with the neighbours. In fact, they told us that they had objected to every 'industrial' planning application in the Highdown Estate and that they were upset they had not spotted the application for a car garage which had subsequently been approved. So we are absolutely certain that there was no industrial noise from any of the sites surrounding our property, The Chalet, prior to 2021. Thus, the statement that the cabin and grounds belonging to HEA have been used as an industrial workshop for any number of years is untrue or at the very least misleading.

The activity described in the current application was not in operation until the middle of 2021.

When we first moved in to The Chalet there were tree trunks being kept on the land at HEA and a few vehicles which we presumed were for the business of forestry. The first nuisance noises were regular loud car radio noise and deliveries of lorry loads of further tree trunks which were then logged using a chainsaw. We raised this as an issue with the perpetrators directly as the constant noise every day and throughout the weekend was offensive and disruptive, alongside loud music. None of these noises lie within nature of the land's intended use.

Then, towards the end of 2021, new noises began causing us to complain directly and to Arun Environmental Health department as the noises became horrendous and constant. The new noises generated from Highdown House's land suddenly changed from forestry use such as the storage of felled tree trunks and logging machines to heavy industrial activities mentioned previously, carried out in the open space of the property for long periods of time. This includes the use of grinding equipment and metal fabrication. We asked politely to at least carry out these noisy activities inside their workshop but they told us they were not able to as their workshop is a wooden structure making it a fire risk.

This new use can only be classed as intense General industrial B2 usage which is an unreasonable imposition on a residential property such as ours as they cause us grievance on a daily basis.

The usage, as I have now described, is carried out in the open space of the land, not in the 'workshop' as the application suggests. That is because this 'workshop' is nothing more than a wooden shed which is not suitable for the purpose of metal fabrication or repair of machinery. It is my request that this company is ordered to cease this general industrial activity, moving if they please to a suitable location away from residential properties with health and safety considerations and within an appropriate workshop where appropriate usage permissions apply.

Please note there are a number of appropriate workshops available to rent in places like Littlehampton and around the Worthing areas, well away from residential properties.

Delivery of huge industrial vehicles for the use of storage and repair as described in this application is by heavy load lorry with a crane on top, operation of which is are very noisy. The vehicles stored along our boundary are very tall and bright yellow which is not conducive to a residential property. They tower way above the fence, which has been newly erected by HEA and is now extremely high but still does not mask the vehicles. Nor does it prevent people on the vehicle/machines to look over into our property which is a safety and security risk to us.

The obnoxious noises generated from the HEA site are almost every day, often from 08:00 and usually persist throughout the day with little rest, sometimes also on a Saturday. We are talking about very high levels of intense and offensive noise. Not only is the intensity, regularity and level of the noise offensive and imposing, but because of the land gradient, the noise carries across our property with the breeze and cannot be escaped anywhere within our property, even inside our home.

Across the Highdown Estate are various B8 storage facilities, offices and E (previously B1) light industrial uses.

In practice the activity carried out on HEA land is not controlled in any way. The perpetrators make no effort to limit or reduce their noise levels and clearly have zero regard for us and how offensive their activity is to us, yet they are aware that is is a problem for us as we have spoken to them directly and to Sue East of HEA without resolve.

When approached, the people that use the land currently responded aggressively and obnoxiously. Furthermore, HEA have all but ceased communicating with us regarding the noise or any issues we have regarding the impact of activities on their property which affects us. This leaves us with no option other than to make regular formal complaints to the local authorities.

To further highlight HEA's disregard for their environmental and neighbourly impact, I draw your attention to the enforcement notice ENF/307/21 following which they continue to carry out their noisy industrial activities daily, all day.

I cannot see that this application will be allowed and hope that it is deemed unacceptable for this General industrial B2 activity to be taking place in this rural and residential location. No other permitted business use within the Highdown Estate causes such constant offensive noise pollution. I hope that this activity will be banned and removed from the site enabling the return of peaceful enjoyment of this beautiful area.

Kind regards

Joanna Goodman
The Chalet, Littlehampton Road, Ferring BN12 6PG





Picture 4



Picture 5