

14th November 2025

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/130/25/PL
Site Address: Units 2 & 3 Hillview Business Park Littlehampton Road Ferring BN12 6PG
Description of works: Change of use of Units 2 and 3 from Class E to B2 (MOTs and motor servicing) (resubmission following FG/100/25/PL). This application is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 12th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79780

Ferring Parish Council wishes to formally object strongly to the proposed change of use of the site to Class B2 (General Industrial Use), specifically for use as a vehicle repair workshop.

The site in question lies close to Highdown Hill, a National Trust Property, and within the protected boundary of the South Downs National Park. It is located directly adjacent to Highdown Vineyard on its western boundary, bordered by open recreational playing fields to the east and a residential property to the south.

Class B2 use is distinct as industrial activity, including vehicle repair workshops, and is typically restricted to established industrial areas. This classification exists to ensure that industrial activities are situated in locations that do not impact local communities, due to their potential for noise, vibration, and environmental pollution. In contrast, the existing Class E use permits lighter commercial or business activity that is more compatible with mixed-use or residential environments.

The proposed intensification to a Class B2 use at this site is entirely inappropriate, given the surrounding land uses:

- The recreational playing fields and residential dwelling to the south are highly sensitive to industrial noise and disruption. Noise and disruption can take many forms. In this particular case there will be an accumulation of automobiles which will have to be manoeuvred, running engines, and the possibility of overhead lights for safe work in the winter. These activities would take place immediately adjacent to a

residential property, creating a significant potential for adverse impact on local amenity

- Highdown Hill and the adjacent vineyard contribute to the area's cultural and environmental value and should be safeguarded against potential degradation from industrial activities.
- The site sits within the South Downs National Park, a nationally protected landscape with the purpose to conserve and enhance the natural beauty, wildlife, and cultural heritage of the area.

Also, the proposed conversion of this site to class B2 may also set a precedent leading to industrialisation requests from the businesses further up the access road and closer to the protected landscapes.

Conclusion:

Given the site's proximity to protected landscapes, residential property, and recreational areas, Ferring Parish Council strongly urges the Local Planning Authority to refuse this application. The proposed Class B2 use is wholly unsuitable and contrary to the principles of appropriate land use planning in such a sensitive and valued location.

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 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.

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>