



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

14th September 2021

Cllr. Stephen Abbott
Ferring Parish Council
1 Elm Park Ferring West Sussex
BN12 5RN

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Application No: FG/139/21/CLE
Site Address: The Ladydell site Hangleton Lane Ferring BN12 6PP
Description of works: Lawful development certificate for the existing use of unit being used as workshops and stores (Class B1, B2 and B8).

Thank you for your internet representation made on 13th September 2021 which has been recorded as no objection with the comments as follows:

OWPC40320

Ferring Parish Council objects to the issuance of a Lawful Development Certificate for the purposes of this application [REDACTED] We acknowledge that there is evidence of previous permissions on the site for light commercial use. FG/61/69 stipulates the use of the site and buildings only for the purposes of a builder's yard and no other industrial or commercial process shall be carried on. FG/98/70 confirms use of units on the site for the purposes of Building Manager's and General Office with toilets. FG/95/72 gives permission for the garaging of motor vehicles only and shall not be used for any other commercial or industrial purposes.

The previous planning consents have been specific in ensuring that no other commercial or industrial use should be 'carried on' other than the purposes specified. The usage evidenced by those permissions and by the statements / history provided by the agents indicate various commercial, storage and light industrial activities all of which, in the words of the agent in their Statement of History dated 2012 conclude that - .. all of these businesses have used the accommodation for either light industrial/engineering purposes and offices under class B1 or for storage /distribution/warehousing under class B8.

Subsequent unvalidated references to later occupiers would all operate within those class categories. There is no evidence for any B2 activity on the site. This application attempts to add B2 General Industrial other than those in B1 or B3 - B7 usage to the site. B2 usage would be unacceptable in this environment as there is a (claimed by the applicant) single unit dwelling house on the same small site and other residential units using the narrow lane which provides the only access. This lane also ends in a bridleway onto National Trust land on Highdown Hill and is used for walking, cycling and equine use including stables. Note the bespoke equine crossing point on the A259 demonstrating the level of equine use. Adverse impacts on other users whether residential or agricultural including the adjacent WADARS Animal Rescue Centre from noise, air pollution, vehicle movements and Highway Safety factors in the narrow dead-end lane make this site adjacent to the SDNP completely unsuited to B2 usage. We therefore ask that the Officers refuse this application or have it

re-submitted for only classes B1 and B8.

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. 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>