



Arun District Council
Arun Civic Centre
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28th March 2022

Ferring Parish Council
1 Elm Park
West Sussex
WORTHING
BN12 5BX

Case Officer: Obafemi Okusipe
Telephone: 01903737645
Email: obafemi.okusipe@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: FG/25/22/PD

Site Address: Village Interiors 9 Ocean Parade Ferring BN12 5QG

Description of works: Notification for Prior Approval under Schedule 2, Part 3, Class MA for the change of use from retail (Class E(a)) to residential (Class C3)-conversion of existing retail unit into 2 No self contained residential units.

Thank you for your internet representation made on 24th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45548

Ferring Parish Council
1 Elm Park
Ferring
West Sussex
BN12 5RN

Application FG/25/22/PD follows a submission for prior approval for change of use of commercial (retail) units to residential (FG/206/21/PD) with external alterations.

Having failed to achieve approval for the change of use with the external alterations, the applicants now seek to separate the two aspects to achieve their objectives.

This is outlined in correspondence with Arun Planning Officers on case file FG/206/21/PD.

Ferring Parish Council objects to the proposed change of use which is contrary to specific provisions contained within the Ferring N.P. to protect the identity and viability of the village centres and maintain a sense of community.

4.39 The policy discourages the change of use of shop units in the village centre at Ferring Village as there is already some degree of residential development in and adjoining the centre and the number of units available for retail use in the primary local shopping area of the parish is limited. It recognises that Policy 3 provides for the redevelopment for housing of the Village Hall, as an exception. However, the policy

acknowledges that some change of use to dwellings of shop units in the smaller, secondary South Ferring village centre may be appropriate but that such use should remain limited to no more than 10% of the total number of units in the centre.

4.40 The policy encourages the beneficial commercial reuse of empty A1 or other premises in the defined village centres to maintain their viability and vitality for the local community. To avoid the harmful loss of the relatively small number and range of A1 shops serving local residents, the policy requires that development proposals can demonstrate clear evidence of the unviability of the present A1 use. The policy extends the scope of the use of units to B1a for office uses that are compatible with a village centre location.

Re Policy 4.39 - the proposal would exceed the 10% limit for such change of use in the life of the plan due to the number of units already converted from retail to residential in the South Ferring Village centre.

Re Policy 4.40 - the proposal fails to demonstrate clear evidence of the unviability of the present A1 use.
- the proposal also fails to consider extending the scope of use of units to B1a for office uses that are compatible with a village centre location.

Accordingly, we request that officers adhere to the stipulations laid down in the Ferring N.P. and refuse this application.

Thank you.
Cllr. Stephen Abbott
Ferring Parish Council.

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>