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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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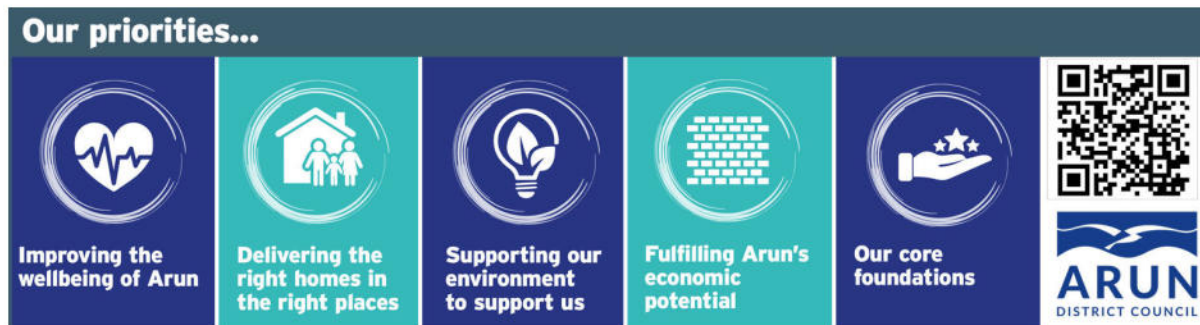
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From: Denise Loydell [REDACTED]

Sent: 01 September 2026 10:51

To: Hebe Smith <Hebe.Smith@arun.gov.uk>

Subject: REPRESENTATION TO BE TAKEN INTO ACCOUNT RE: FG/65/26/S73 - The Little Tipple

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Hebe

As per your instructions could you please acknowledge the following two letters to myself from West Sussex County Council Highways as a Representation against the above Planning Application.

kind regards

Denise

Denise Loydell
Director/Accounts Manager



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Fwd: Enquiry 636408 Ferringham Lane.

5 messages

Denise [REDACTED]

3 September 2026 at 14:07

To: Denise Loydell [REDACTED]

----- Forwarded message -----

From: WSCC Highways [REDACTED]

Date: Thu, 3 Sep 2026 at 13:21

Subject: Enquiry 636408 Ferringham Lane.
[REDACTED]

Dear Denise Loydell,

Thank you for your email regarding planning application FG/65/26/S73 and the points you have raised concerning Ferringham Lane, Ferring.

Firstly, please accept my apologies for the confusion regarding the address referenced in the WSCC Highways consultation response dated 17 August 2026.

We are fully aware that the matters under consideration relate to the commercial premises at 9 Ocean Parade, Ferringham Lane, Ferring, and not the private residential property known as 9 Ferringham Lane, Ferring, BN12 5QG. The reference to "9 Ferringham Lane" within the consultation response was an administrative error in the description of the site. This error did not impede, delay, or otherwise affect the assessment undertaken by WSCC Highways, which was carried out in relation to the business premises at Ocean Parade and the area immediately in front of those premises.

In response to your specific questions:

1. Was the Highways consultation undertaken in relation to the correct physical location?

Yes. The assessment was undertaken in relation to the commercial premises at 9 Ocean Parade, Ferringham Lane, Ferring, including the three parking spaces immediately in front of those premises.

2. Did the incorrect address have any bearing on the assessment or conclusions reached?

No. The incorrect address reference did not affect the assessment of the site, the highway status considerations, or the conclusions contained within the consultation response.

3. Will WSCC correct its records and issue a corrected or supplementary consultation response?

We will review the consultation response and ensure that the site description is corrected as appropriate to avoid any ambiguity regarding the land under consideration.

4. Does the description "privately maintained road" relate solely to maintenance responsibility?

Yes. The reference to Ferringham Lane being a "privately maintained road" relates to maintenance responsibility and should not be interpreted as meaning that no public highway

rights exist over the road. A road may be privately maintained whilst still being subject to public highway rights.

5. Does WSCC continue to consider that public highway rights exist over the area containing the three parking spaces immediately outside 9 Ocean Parade?

Yes. Based on the information and evidence considered to date, WSCC's position remains that public highway rights are considered to exist over this area.

6. Do the three parking spaces fall within the area over which WSCC considers public highway rights to exist?

Yes. The three on-street parking spaces immediately outside 9 Ocean Parade form part of the area over which WSCC considers public highway rights to exist.

7. Could the physical structures within the parking spaces constitute an obstruction or interference with public highway rights?

Where public highway rights exist, structures such as fixed metal barriers, planters, sleepers, and other items placed within the highway may constitute an obstruction or interference with those rights. This position would remain irrespective of the outcome of the current planning application, unless any necessary legal process, such as a stopping-up order, were successfully completed.

8. Would a grant of planning permission extinguish or override existing public highway rights?

No. The grant of planning permission relates only to the planning merits of a proposal and does not, in itself, extinguish, override, or authorise interference with existing public highway rights. Where public highway rights exist, separate legal procedures would be required to alter or remove those rights, such as through the successful completion of a stopping-up order.

I trust this clarifies WSCC Highways' position. Once again, I apologise for the confusion caused by the address referenced in the consultation response.

Kind regards



Gary Jannaway

Assistant Area Highways Manager – Arun & Lavant

Economy, Infrastructure & Environment – Highways, Transport and Planning

West Sussex County Council, Western Area Office, Drayton Depot, Oving, Chichester, West Sussex, PO20 2AJ.

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To: Denise Loydell
Cc: Roger Elkins <[REDACTED]>
Subject: Enquiry 635149 Ferringham Lane

Dear Denise Loydell,

Thank you for your patience while I investigated this matter.

Following further research, I believe you are correct that public rights exist along Ferringham Lane, although it is not maintained at public expense.

I have found historic correspondence dating from 1985 and 2006 showing that Ferringham Lane was considered a highway at that time. Once a route becomes a highway, it remains a highway unless it is formally stopped up through a legal process.

Ferringham Lane provides access to local shops, connects with the public footpath network, and is used by a bus service. It has clearly been used by the public for many years, both on foot and by vehicle. Historic aerial photographs also suggest that the area outside the shops at Ocean Parade has been open and available for public use and parking for a considerable period.

Evidence strongly suggests that public highway rights exist. This means that neither the landowner nor any other party has the right to obstruct the highway or prevent the public from exercising those rights.

Based on the information available, West Sussex County Council considers that the public should be able to continue to use and enjoy Ferringham Lane. We will therefore now take the appropriate steps to investigate and address any obstruction affecting the highway and seek its removal where necessary.

I hope this helps.

Kind Regards

Mr Mark Jacobs

Area Highway Manager – Western Area
Economy, Infrastructure & Environment – Highways, Transport and Planning
West Sussex County Council, Western Area Office, Drayton Depot, Oving, Chichester, West Sussex, PO20 2AJ

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Advanced notification of leave 24th July - 3rd August 2026