

21st July 2026

Redacted due to fear of repercussions
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BN12 5QG

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/65/26/S73
Site Address: 9 Ocean Parade Ferringham Lane Ferring BN12 5QG
Description of works: Application under Section 73 of the Town and Country Planning Act 1990 for the Variation of condition 2 - Plans Condition following grant of FG/105/23/PL.

Thank you for your internet representation made on 21st July 2026 which has been recorded as an objection with the comments as follows:

OWPC84961

I wish to formally object to the proposed change of use of existing parking spaces to an outdoor seating area. My objection is based on the adverse impact the proposal would have on parking provision, highway safety, local amenity and visitor access within South Ferring.

Loss of Essential Parking Provision

The proposal would result in the permanent loss of two parking spaces in an area that already experiences significant parking demand throughout the year.

South Ferring is a popular destination for residents and visitors due to its proximity to the beach, local shops, cafés and other amenities. Parking provision is limited and becomes increasingly constrained during weekends, bank holidays and the summer season. The loss of these spaces would further reduce parking availability for residents, customers of local businesses and visitors. Whilst the proposal concerns only two spaces, every available space is important in an area where parking is already at a premium.

Existing Evidence of Parking Pressure

There is already evidence demonstrating the importance of these spaces. The applicants have previously placed plant pots and barriers within them, preventing their use for parking. During this period, parking demand remained high and vehicles were required to seek alternative locations, including during weekday afternoons outside the peak tourist season.

This temporary loss of parking has already demonstrated the negative impact that a permanent change of use would have on local parking availability.

Highway Safety Concerns

Reducing available parking is likely to increase the number of vehicles parking on surrounding roads and in less suitable locations.

On previous occasions, vehicles have parked partially within the carriageway due to the lack of available spaces. Such parking can create hazards for road users, reduce visibility, obstruct traffic flow and increase risks to pedestrians. Increased parking pressure may also result in vehicles parking on grass verges, near

junctions or in other unsuitable locations, particularly during the summer months when visitor numbers increase significantly.

Impact on Access and Congestion

As a resident of more than ten years, I have witnessed a significant increase in vehicle congestion within South Ferring. During periods of high visitor demand, roads become heavily parked and access can be restricted.

The loss of further parking spaces is likely to worsen these existing issues and may hinder access for emergency service vehicles, delivery vehicles and refuse collection services. Safe and unobstructed access should be an important consideration when assessing this proposal.

Impact on Local Businesses and Visitors

The existing parking spaces serve residents, customers of surrounding businesses and visitors to the village. Reducing publicly available parking may discourage visitors from stopping in the area and have a cumulative negative effect on local businesses that rely on passing trade and visitor footfall.

South Ferring already experiences considerable seasonal parking pressures. The proposed development would further reduce the limited parking provision available to support the local community and local economy.

Conclusion

For the reasons set out above, I believe the proposal would result in:

- The unjustified loss of valuable parking provision.
- Increased parking pressure on surrounding roads.
- Adverse impacts on highway safety.
- Greater congestion within South Ferring.
- Potential restrictions to access for emergency and service vehicles.
- Negative effects on residents, visitors and local businesses.

I respectfully request that the Local Planning Authority refuses this application.

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. 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. 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>