

10th August 2026

Redacted due to fear of retaliation from applicants
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Dear Sir/Madam,

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

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 10th August 2026 which has been recorded as an objection with the comments as follows:

OWPC85853

The space in question is a shared right of access - Land Registry Documents state the land has the benefit of rights of way over shared passage and access areas, including rights enjoyed in common with owners of adjoining and neighbouring properties. The application misrepresents this citing "private parking spaces shown on the plan" and perpetuates the private appropriation of a shared accessway.

The area has historically operated as shared parking for residents and shops without dispute and has maintained sufficient, safe access to and for the highway. The change of use interferes with this.

Local parking is extremely limited. Loss of parking is a significant concern, with the current blockade adding additional pressure to existing parking provision.

Vehicles linked to the business regularly park beyond the blockade, restricting view for pedestrians and drivers and unlawfully blocking the public highway and blocking turning circle space for emergency vehicles on nearby private land.

Use of the frontage causes unacceptable harm - the bar is frequently noisy, including loud live music performances with doors propped open. Previous permission included conditions relating to noise, which indicates this is a planning concern.

Patrons regularly smoke outside the premises, causing pollution to enter neighbouring residential properties. This is objectively harmful - residents open windows for ventilation but are instead exposed to patrons' second-hand smoke.

The external area has created a place where members of the public sit for extended periods with direct views towards neighbouring homes' windows; while some level of activity is expected, unlike neighbours or passing pedestrians, this results in unacceptable loss of privacy and an intrusive environment for residents, materially

different from normal residential relationships/transient pedestrian activity.

Dedicated outside space for patrons to drink and smoke for prolonged periods is inappropriate for the location. The development damages the otherwise uniform, clean environment while altering the character. The locality contains other commercial premises who operate without causing any disturbance.

The development has attempted to disrupt the community; using seating extending into the main highway (WhatThreeWords: jolly.glue.engage) to block the highway, sending letters to neighbours and showing intimidating behaviour towards locals which has created a hostile environment in what was previously an area with historic, community village characteristics.

Lastly, since the inception of use of the outside space, residents have experienced being watched, catcalled, and loudly spoken about by patrons in the seating area, while going about their private life.

While this can happen in any public place, it was not of the character of the area previously and is particularly unnerving when patrons are seated in a prime location to see the cars residents drive, registration numbers, and watch them enter their homes. This has a significant impact on the wellbeing and feeling of security of neighbours, and of safety in the area.

Furthermore, general shouting and jeering can often be heard while the outside space is in use, this is disruptive to the local area, and becomes more concerning where this behaviour is not stopped; more so when patrons are able to continue purchasing alcohol and remaining in the space.

I hope that this letter of objection has clearly demonstrated the quantifiable and unacceptable harm that any approval of this application would bring to the local area, as well as providing narrative and context around this.

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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>