

10th September 2026

Mr R Marston-Taylor
4 St. Osmund Road
Ferring
BN12 5LA

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/76/26/PL
Site Address: Ferring Country Centre And Riding Stables Rife Way Ferring BN12 5JZ
Description of works: Change the use of a field (currently used as an occasional overflow carpark) to a dedicated overflow carpark. This application affects a Public Right of Way.

Thank you for your internet representation made on 10th September 2026 which has been recorded as an objection with the comments as follows:

OWPC86832

The timing of this application coincides with the fact that I was about to write a letter of complaint to the Ferring Country Centre concerning the use of the paddock for overflow car parking. You will be aware that this area runs adjacent to the service road and the rear of the properties numbers 2,4,6 & 8 St Osmund Road. Firstly, I should state that the reason for my complaint to FCC is the disturbance we have as residents with the noise endured with the vehicle movements, slamming of car doors, parents shouting at children and sometimes the constant yapping of accompanying dogs! We should be able to enjoy our rear gardens without these constant background disturbances! Further, it should be recognised that FCC have consistently BREACHED the terms of the TEMPORARY use of the paddock for overflow parking being 28 days of operation per year. The increase in spaces is also significant +100 spaces and in conjunction with the further application being FG/51/26/PL to increase the existing hard standing parking area represents a doubling of parking space which is excessive.

These significant increases in parking spaces demonstrates clearly a plan by FCC for the substantial increase in footfall to develop additional commercial opportunity. Please remember that the core function of FCC are the services they provide for adults with learning difficulties which are approximately 8.30am-3.30pm.

As neighbours we already have vehicle movements from 7am to 10.30pm Monday - Thursday, with variable times Friday - Sunday depending on events planned! Apart from the impact upon the nearby residents a significant concern is with the increase in vehicle parking spaces will lead to the significant number of vehicle movements accessing FCC from the village along Rife Way. At this time it is almost impossible to get from FCC to the village itself without having to give way or reverse, due to the road having parking both sides. I would suggest that both applications should have significant scrutiny by the Highways organisation as to the impact the increased traffic would have upon Rife Way and access through the village.

Residing next to the service road, at times it already feels like we are living adjacent to an "A" Road, which is further compounded by the fact that there is NO observance of the 5 MPH speed limit which is ignored by both employees of FCC and Visitors alike, the traffic calming ramps are not fit for purpose!

Now, whilst I OBJECT to the scale of increase in Parking Spaces (+100). Providing that NO PARKING was adjacent to and behind numbers 4-8 St Osmund Road, Ferring, I would support an application that proposed permanent parking, West of the current dividing fence and that trees and shrubs were planted to create both a visual and sound reducing bund, together with the space immediately behind our properties being fenced off and retained as a paddock. Surely, consideration should also be given to other available areas, for example utilising the paddock/field to the North of the proposed application, this would have minimal impact on residents if this field was utilised? Why are FCC not considering expanding the current permanent parking to the fields/paddocks behind the Country Centre? There are no properties behind there and only the railway.

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>