

Fred Craythorne  
The Plantation  
Storrington  
West Sussex

**Your Ref:** OWPC19297  
**Our Ref:** FG/105/18/PL 18-05-2018  
**Please ask for:**  
Mrs A Gardner

16th July 2018

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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Installation of a six-pump (12 filling position) automated petrol filling station ('PFS') & associated works. Resubmission of FG/206/17/PL

Land at Asda Superstore Littlehampton Road Ferring

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Thank you for your internet representation made on 12th July 2018 which has been recorded as **'an objection'** with the comments as follows:

*I oppose ASDA plan FG/105/18/PL. Asda acquired a 25year leasehold interest in the site, benefitting from the existing A1 retail planning permission obtained by Mr Wiggins from Country Fayre to build its store. The non-model store had to be built as far away as possible from the A259 and be a bespoke Asda store in order to comply with planning regulations and blend in with surrounding buildings. It begs the question how can a petrol station of any description be granted permission to locate directly adjacent to A259 and new build properties of Greenside and the Huntley property.*

*Referencing Paragraph 7 of the NPPF the economic benefit it could have, it has been stated by the report on the original application that 'the facility could bring additional customers into the area' however Asda has stated that it doesn't predict an increase in traffic flow based on a Transport statement. Which is correct? The small forecourt of 12 pay at pump positions could become congested with up to 144 cars / hour visiting it leading to vehicle stacking with buses, delivery lorries and refuelling lorries congesting the single entry lane off A259.*

*What happens if there is an issue with a Pay at pump kiosk as its un-manned ie Debit issue or spillage or worse a leak for example?*

*It is stated that it would provide a social benefit of an additional facility to meet local needs.*

*Do we really need another petrol station when there are the below so close to the site?*

*24 hour -Shell Littlehampton(3.6m), Esso Arundel( 4.8m) Jet Findon(5m), BP*

*Littlehampton/Arundel(6.9m.)*

*Restricted hours -Steeles of Worthing, Goring Esso (closest petrol station 2.8m) approx*

*06.30-21.00. Esso Littlehampton Road (3.7m) 06.00-23.00*

*Heene Road Worthing(5.6m)07.00-22.00*

*Other Superstores with petrol stations - neither of which open 24 hours!!*

*Tesco Durrington Petrol 3.3m, Morrisons Littlehampton 4.3m*

*Asda propose that the PFS is permitted to trade 24 hours a day in accordance with the nearby store thus allowing customers to fill up upon arriving or leaving the store. However*

*the Asda store does NOT operate 24 hours a day - Store opening hours are MON-SAT*

*06.00am-00.00pm, SUN/PUBLIC and BANK HOLIDAYS 10.00-16.00*

*It states that the forecourt canopy would not have a significant impact on the visual amenities of the locality however I find it hard to believe that a 5m H x 24M L x 16m W canopy inc 24 hour lighting could be at all camouflaged from the roadside, neighbours and Downs and Highdown Hill*

*During the District Council meeting for the original plans, residents had the opportunity to speak and I believe it was a strong vote of 8 councillors who unanimously opposed the proposal based largely on the huge adverse impact the 'whole' concept of this proposal inc the jet wash would have to the newly purchased neighbouring houses and families (many*

*of which have young ones) on Greenside development and Huntleys which border the site to the East and the South East. It was suggested that the councillors could visit the site and perhaps this should be conducted before it is bought to the next District Council meeting, with access to some of the new homes and Huntley. Councillors are also highly aware that the Chairman expressed the opinion that 'there should be no further development of the Asda site after its Retail store, and definitely never a petrol station'. So how are we in this situation of even entertaining such an intrusive urban 24 hour use of the land directly located on the roadside if the A259 - visible from the Dark Sky area of the Downs, with new home owners who have paid a premium to Taylor Wimpey Homes for a key plot on a small 40 home development in a rural village of Ferring. I am sure this isn't the picture that was sold to them*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning