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28th July 2018

Attention Mrs A. Gardener

Dear Madam,

FG/105/18/PL-Installation of a six-pump (12 filling position) automated petrol filling station ('PFS') & associated works. Resubmission of FG/206/17/, Land at Asda Superstore, Littlehampton Road, Ferring, BN12 6PN.

This letter has been prepared to submit a formal **OBJECTION** to the above scheme. This objection has been raised based on concerns with the proposal being; detrimental to the amenity of neighbouring residential properties; damaging to views and the appearance of the local countryside; and, raises concerns over congestion at the A259 junction, to the detriment of highway safety.

Noise Nuisance

The previous application FG/206/17/PL, was refused on the grounds that it would have an unacceptable detrimental impact on the enjoyment of the rear gardens of properties in Bennett Gardens contrary to policies GEN7, GEN32, GEN33 of The Arun District Local Plan, and DM1, QE DM1, QE DM2 of the emerging Arun Local Plan and the National Planning Policy Framework. Whilst the current application has been amended to delete the proposed installation of jet washes, the principal use, the petrol station remains and we are of the view that the activities that will be generated by that use will still cause unacceptable detriment to the amenities of the occupants of the adjoining houses. The current proposal still aims to operate the petrol station on a 24 hour basis despite the previous recommendation of the environmental health officer that in the event of consent being granted operational hours be restricted to be in line with those of the main store.

The unmanned operation of the petrol station on a 24 hour basis is likely to attract persons to the site throughout the night with concern that any resulting unsociable behaviour will cause nuisance and disturbance to adjoining residents. Concerns are also raised regarding the fuel delivery and that the noise this will invariably cause to the adjacent housing development during unsociable hours, early in the morning and in the evening.



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Light Pollution

The proposed 24 hour operation raises concern over light pollution from the forecourt causing nuisance to the adjoining residential properties, particularly the light from the canopy under lights and the floodlights illuminating the forecourt.

Previous concerns have been raised by residents regarding light nuisance from the store generally and the introduction of the petrol station operating on a 24 hour basis will only make the situation worse.

Visual Appearance

The site of the proposed petrol station is at the western edge of the Ferring built up area, with a green wedge of open countryside to the west. As such the site is located in a visually sensitive location between the built up areas of Goring and Littlehampton. Views to the south are particularly valuable.

The proposed filling station will change the visual appearance of this semi rural location and is contrary to the original plans of this site with the superstore being set back from the highway to preserve these views. This aspect, in addition to the lack of screening and landscaping proposed as part of the development, will have a detrimental effect on the appearance of the local countryside.

Highway Safety

The proximity of the proposed vehicular access to the filling station and the main store access to the traffic light junction to the A259 raises concerns for highway safety in terms of restricted visibility for vehicles and tankers entering and exiting the petrol forecourt.

The additional traffic movements generated by the proposed use are likely to cause traffic to back up at peak times at the junction and causing additional hazards on the already congested A259 at peak times.



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In conclusion, we are of the view, that unless the applicants can satisfactorily the issues raised above, the application should be refused.

Yours Faithfully

Rupert Ainsworth
Property Projects Manager