



Arun District Council
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12th October 2020

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/123/20/PL
Site Address: Land at former McIntyre Nursery Littlehampton Road Ferring BN12 6PG
Description of works: Demolition of a polytunnel, storage building & scaffolders' shelters & racking, use of land for Class B8 container self-storage & the siting of 79 No. single-stacked storage containers, part regrading of the ground, new fencing, CCTV & lighting. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.

Thank you for your internet representation made on 11th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30240

Ferring Conservation Group strongly objects to the intensification of 'industrial' development on this site. The application refers to the location as 'Highdown Industrial Park'. This is a tendentious description, inducing one to accept that the site is established and approved for industrial uses. The Council should not accept this designation - successive Local Plans have never provided for an industrial park here. The Local Plan designated this area as Countryside and as part of the Angmering-Worthing Gap. Another large container storage facility would, as the Council's description of the development clearly states, constitute a departure from the Development Plan.

This whole area of Arun District north of the Littlehampton Road up to the boundary of the South Downs National Park, which constitutes the Angmering-Worthing Gap, is constantly being assailed by planning applications that plead exceptional justification for departing from the Local Plan. Every successful application paves the way for the next, and undermines the semi-rural character of the Gap.

This application seeks to add another 75 20ft-shipping containers to the 42 already there, trebling the land-take and the traffic flow for this 'industrial' use. The Council granted planning permission for the 42 just two years ago: the summary of the Officers' Report was, The use of the site for the stationing of 42 storage containers conflicts with policy C SP1 of the Arun Local Plan and the Angmering - Worthing Gap policy SD SP3. However, on balance, and for the reasons outlined above the impact on the wider landscape which includes the National Park and Highdown Hill Conservation Area and the character of the general locality including nearby residential properties is considered to be acceptable and a recommendation for approval is made.

Had the application been for the 42 plus the 75 containers it would surely have tipped the balance the other way. We object to this application for the same reasons we objected to FG/33/18: visual intrusion, additional traffic on what is essentially a bridle-way, much used by walkers too, leading up to Highdown - only all the more so because there would be not 42 but 117 containers. As we said last time, there is no further local need for storage facilities given the large container park at Sentry Storage in 'Coopers Industrial Estate a few hundred metres to the south-west. The applicants say that the additional employment created would be a single job.

The current use is tolerable because it takes place within polytunnels that at least give the impression of horticulture Please refuse this application and stand by the policies in the Local Plan. - Ed Miller (Secretary, Ferring Conservation Group)

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 on the website. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.