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24th August 2021

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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/138/21/PL
Site Address: Millwood House Littlehampton Road Ferring BN12 6PG
Description of works: Change of Use of land to open air storage (Class B8), including 12 equal sized open air storage yards, lighting and CCTV. This application is in CIL Zone 3 (zero rated) as other development.

Thank you for your internet representation made on 21st August 2021 which has been recorded as an objection with the comments as follows:

OWPC39820

Ferring Conservation Group strongly objects to this application for more open air storage, with lighting, in the Angmering-Worthing Gap.

The Planning History shows that the site was part of McIntyre's Nusery and that the 'host' dwelling, Millwood House, was erected following the approval, on appeal, of Application FG/80/00 for an agricultural worker's cottage. That restriction was secured by Condition 2. The owners then applied to have the condition removed (by Application FG/101/12) and this was refused on 5 November 2012. No agriculture has been carried out since Millwood House was built and the owners' occupation of the house appears to have been a breach of planning controls.

The applicant is now asking for the land north of the house, nominally in agricultural use, to be changed to a B8 use for 12 open-air storage yards. Part of his justification for this is a storage and distribution use (by Skinners Sheds) on an adjacent site. But I do not believe that Skinners Sheds have planning permission for this use (I asked for this to be investigated earlier this year) and, if I am right, that justification is not valid. Nor is a claim that since the land has been neglected and is now covered with 'weeds and brush', it is not fit for an agricultural use.

There is no justification for a 12-bay storage yard on this site, or for any other uses that would be allowed under class B8. It is within land designated as countryside in the Local Plan. The proposed use has no connection whatever with agriculture or any existing business on the site. If there is a need for even more storage facilities in Ferring there is no reason why the facilities should be located here rather than anywhere else in Ferring.

Indeed there are very good reasons why a storage yard for vehicles and equipment should not be located here. The land is part of the foreground of Highdown: although it may be screened by trees at the moment

there is no guarantee that it will remain so. The lighting is in any case bound to be intrusive into the 'dark sky' of the National Park. It would be a further erosion of the fast-disappearing Angmering Worthing Gap. The access road is narrow and forms a difficult junction with Littlehampton Road for in-going and exiting traffic - a road which is already very congested and certain to become more so when the housing developments in Angmering are completed.

The application is a departure from the Local Plan and, because it is for a commercial or industrial use, the difficulties over the 5-year supply of housing land do not detract from that Plan's authority. The application is completely unacceptable and we urge the Council to refuse planning permission, - 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 including your name and address 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/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>