



Arun District Council
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21st September 2021

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/163/21/PL
Site Address: The Chalet Littlehampton Road Ferring BN12 6PG
Description of works: Development comprising of marine workshop & boatyard, martial arts gym (Class E) & storage container compound (Class B8) to replace former glasshouses. This site is a Departure from the Development Plan & is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 20th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40536

Ferring Conservation Group objects to this application.

As the Council's web site says, this development would be a Departure from the Development Plan. This clearly because it is commercial development outside the Built Up Area on land designated as Countryside. It is not residential development so the fact that the Council cannot demonstrate a 5-year supply of housing land is not relevant and there is no question of the Local Plan being out of date in this case. Ferring Neighbourhood Development Plan also applies. The law requires that the application be determined in accordance with the Development Plan unless there are material considerations indicate otherwise. We submit that there are no such material considerations and that the application should therefore be refused.

1. This development would not be an extension of an existing business - the current permitted use is agricultural.
2. There is no need for either the proposed building or the container storage to be on this land rather than anywhere else in the district. The marine workshop and boatyard would be better located close to the sea, the martial arts gym has no connection with the land below Highdown and there is already an abundance of container storage further up the lane (Self Storage) and further west on Littlehampton Road (Sentry Storage). The site is served by an unnamed track running up to Highdown. To the north a number of unplanned uses have been established and are now treated as lawful. This agglomeration of uses calls itself 'Highdown Industrial Park' but the land is, in fact, designated as Countryside. These businesses are really inconsistent with a Countryside location: they also generate a great deal of traffic which is detrimental to the lane's status as a registered public footpath and bridleway, and causes congestion and difficulty at the lane's junction with Littlehampton Road. To add another industrial and commercial business, with the concomitant increase in

fencing, lighting, concrete and traffic would destroy what remains of the rural character of the lane and intensify the traffic problem.

We urge the Council to refuse this application. - 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>