

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Your Ref: OWPC16456
Our Ref: FG/183/17/PL 15-11-2017
Please ask for:
Ross Leal

29th November 2017

Dear Sir/Madam

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

Change of use of land from permitted B8 storage use & erection of new detached office building (Use Class B1) with access via Hangleton Lane & associated car parking, cycle storage & refuse storage. This is a Departure from the Development Plan.

Land adj to The Barn Hangleton Lane Ferring

Thank you for your internet representation made on 28th November 2017 which has been recorded as '**an objection**' with the comments as follows:

Ferring Conservation Group objects to this application, which is contrary to the Local Plan and to the decision of the Inspector on Application FG/45/15, in Appeal 2265, and constitutes another intrusion of a substantial building in an area designated 'Countryside' and part of the Angmering Gap. It is also contrary to the made Ferring Neighbourhood Plan, in that it does not serve the needs of agriculture.

The Local plan designated the area north of Littlehampton Road as 'Countryside', outside the Built Up Area of Ferring. The Council recognised this in its refusal of Application FG/495/15.

On appeal, the Inspector decided that the particular circumstances of the applicant (Yeomans Car showrooms) warranted a departure from the Development Plan, and in allowing the appeal, he ruled that: The premises shall be used for the open storage of vehicles associated with the use of the car dealership premises adjacent, and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (etc).

The express limitation 'for no other purpose' shows that he would not have contemplated the erection of a substantial office building on this site.

The land between Littlehampton Road and the boundary of the South Downs National Park is protected by the Local Plan as countryside and is an important setting for Highdown Hill but is constantly being eroded by developers. Hangleton Lane, which is a narrow rural road which continues as a bridleway and footpath into the National Park, is a particular problem, with its former nurseries gradually being converted to other, often quite unsuitable purposes. In many cases these changes were made without prior planning permission but were eventually claimed, successfully, as established uses and therefore with lawful entitlement. On the eastern Ferring boundary the group of unsuitable businesses established in the lane there is now calling itself 'Highdown Industrial Park'.

We look to the Council to prevent this happening to Hangleton Lane

There is no overriding reason why District Carers Ltd needs to be located in Hangleton Lane. It has nothing to do with the rural economy and the application says that it serves a wide area in southern West Sussex, so any other location would be just as suitable from the logistical point of view. This office block is not appropriate to Hangleton Lane - Ed Miller (Secretary), Ferring Conservation Group.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control

committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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