

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Your Ref: OWPC17555
Our Ref: FG/33/18/PL 26-02-2018
Please ask for:
Ross Leal

12th March 2018

Dear Sir/Madam

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

Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portacabin, new fencing, gates, CCTV, lighting & alterations to the entrance.

Land at former McIntyre Nursery Littlehampton Road Ferring

Thank you for your internet representation made on 9th March 2018 which has been recorded as '**an objection**' with the comments as follows:

Ferring Conservation Group objects to this application, which is a Departure from the Development Plan. Both the saved provisions of the extant Local Plan and the policies of the Local Plan awaiting approval by the Inspector seek to protect the countryside and Gaps between Settlements from unsuitable development, and the 'made' Ferring Neighbourhood Plan requires that any development in the land north of Littlehampton Road must be related to the needs of agriculture or related activities. The proposed use is clearly unsuitable to its location below Highdown and in no way related to agriculture. With these policies in place it is difficult to understand why the pre-application advice was that the application was likely to be recommended for approval.

The access from Littlehampton Road is an unnamed track, shown as a Bridleway on the WSCC Definitive Map. It leads up through fields and woods to Highdown in the National Park. An appeal against refusal of a development immediately north of the former McIntyre's Nursery (of which the application site forms part) was dismissed earlier this month because of the need to protect the rural setting and foreground of Highdown.

The present use of the site is tolerable (car storage) is only tolerable because it is within polytunnels which give the appearance of agricultural or horticultural use. To dismantle them and station 42 shipping containers in their place would give the appearance of an industrial estate, and change the view from the bridleway and elsewhere.

This development would, as the agents, concede, create, at most, one job. It would not meet any local business need - there is already 'Sentry Storage' a few hundred metres to the west, in 'Coopers Industrial Estate'. The extra traffic, some it heavy goods vehicles, turning off Littlehampton Road into this track, would cause more congestion and safety hazards.

The development that has taken place up this lane has been opportunistic, not planned for. The old McIntyre Nursery was colonised by non-agricultural businesses which became established uses. These acquired right have to be respected but to grant explicit planning permission for a new storage business with 42 shipping containers would be contrary to the Council's policy of protecting the area north of Littlehampton Road from unsuitable development.

We trust the Council will refuse this application- 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