

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Your Ref: OWPC17906
Our Ref: FG/39/18/PL 06-03-2018
Please ask for:
Ross Leal

16th April 2018

Dear Sir/Madam

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

Demolition of existing property & outbuildings; erection of new Motor Dealership with Showroom, Offices & Motor Vehicle Workshop (including MOT) & new Head Office Facility adjoining the existing Peugeot building on site including associated hard & soft landscaping & associated supporting facilities. This application is a Departure from the Development Plan.

Worthing Peugeot Littlehampton Road Ferring

Thank you for your internet representation made on 13th April 2018 which has been recorded as '**an objection**' with the comments as follows:

I have seen the eight-page additional planning statement by the Agents representing Yeomans, arguing that the economic benefit of the proposed development outweighs any conceivable detriment to the environment. I would like to rebut this argument:

(i) the economic benefit is marginal. As regards the development actually applied for, it is 10 additional jobs. The further 20 jobs in the table on page 2 of the Statement depend on the establishment of a Customer Contact Centre, which is said to be 'potential'. And is not otherwise referred to in this application.

(ii) the assertion that the retention of the two dealerships in Arun District depends on the redevelopment of the Ferring site is unverifiable, and the absence of any alternative and available site to the west of Littlehampton has not been demonstrated (nor has the absence of suitable sites east of Littlehampton.)

(iii) the detriment to the environment is easily demonstrated:

(a) there would be a substantial addition to the traffic and congestion on the A259, Littlehampton Road, including that caused by the unloading of car-transporter vehicles on the carriageway. The response of the Highways Agency, to which the Agents refers, says that it is only concerned with 'any impact on the safe and efficient operation of the Strategic Road Network, in this case the A27'.

(b) the demolition of a modern bungalow and the erection of a large two-story commercial building with advertising and lighting, would create a gross intrusion into the foreground of Highdown Hill, in the South Downs National Park - in particular in the view from Langbury Lane and Littlehampton Road.

This area is protected from unsuitable development by the Local Plan, including the Ferring Neighbourhood Plan. The policies in the extant plan are not out of date - they have been reaffirmed in the Local Plan which is awaiting the Inspector's final report.

The NPPF does, of course, require the facilitation of sustainable development but makes it clear that sustainability involves a balance of economic, social and environmental considerations. There would be no social benefit from this development - there is no shortage of car dealerships on the A259 between Goring and Littlehampton, and the other benefits claimed in the Statement are fatuous. There would be clearly some economic benefit from this development but in our view the environmental damage would be far more important. - 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