

R H F Buttifant
2 Ferring Close
Ferring
Worthing
BN12 5QT

Your Ref: OWPC18053
Our Ref: FG/39/18/PL 06-03-2018
Please ask for:
Ross Leal

2nd May 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 1st May 2018 which has been recorded as '**an objection**' with the comments as follows:

As stated this proposed development is a departure from the Development Plan - its is in a designated countryside area which in the Ferring Neighbourhood Plan can only be developed for agricultural purposes.

The area in question is an important setting for Highdown in the National Park and a development of the proposed nature taken together with the existing buildings would impair the views of this important landscape feature.

The development to date has allowed the demolition of a perfectly serviceable residential property and a further demolition is proposed which when replaced by a massive car park and a further building would further erode this rural setting and deplete the housing stock at a time when Arun DC is failing to meet its 'objectively assessed housing needs'. The proposal is significant over development on a small site in the wrong place.

The Littlehampton Road is already very congested throughout the day and worse at busy times and adding further car dealership traffic, employees, customers and massive car transporters will compound existing traffic problems.

Unclear whether the applicants will implement the planning consent given last year for the 100-vehicle car storage facility to the north of this site. The same land is the subject of another current planning application, for a large office building. It is unwise to determine application FG/39/18 until this issue is resolved.

This is another totally inappropriate development on the edge of the National Park; urbanisation by stealth which must be constrained.

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