

23rd April 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Change of use of land from agricultural/compost production to B8 Storage. This application is a Departure from the Development Plan
Hangleton Nursery Hangleton Lane Ferring

Thank you for your internet representation made on 22nd April 2015 which has been recorded as '**an objection**' with the comments as follows:

Kingston Parish Council strongly objects to this planning application for the following reasons:

- 1. Loss of Agricultural Land and Countryside - The site is outside the boundary of the built-up area in an area designated as agricultural land and countryside. The proposed change of use would be detrimental to the open rural character of the area, and adversely affect local flora and fauna and the enjoyment of the area by both residents and visitors.*
- 2. Loss of Environmental Amenity - The increase in noise and environmental damage such a use will incur, should not be allowed to take place in what should be a predominantly agricultural area.*
- 3. Erosion of the Settlement Gap - The site is within the Angmering to Worthing Gap between Settlements in the emerging Local Plan. This change of use would be contrary to the Gap policy and threaten the integrity of the Gap and the important purpose it serves in preventing the coalescence of neighbouring settlements. It is also contrary to the Ferring Neighbourhood Plan*
- 4. Impact on the Infrastructure - The development would have an unacceptable impact on the infrastructure of the area. Additional traffic to and from the site, including large transporter vehicles, will add materially to existing road congestion, and exacerbate the hazard at the junction of the A259/ Hangleton Lane.*

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

Karl Roberts
Assistant Director Planning & Economic Regeneration