



Ferring Parish Council
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Your Ref: OWPC23704
Our Ref: FG/74/19/PL
Please ask for:
Mrs A Gardner

18th July 2019

Dear Sir/Madam

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

2 No. commercial B1/B8 use buildings with associated car parking, access & refuse storage This application is a Departure from the Development Plan.

Highdown Industrial Park Littlehampton Road Ferring

Thank you for your internet comments made on 18th July 2019 which has been recorded as **'an objection'** with the comments as follows:

Ferring Parish Council raise the strongest possible objection to this proposal. This is an unjustifiable departure from the Development Plan on a site at the base of Highdown Hill (N.T.) on the South Downs National Park boundary. It is adjacent to a successful vineyard, sports field and the highly valued public amenity of Highdown Gardens. Despite the Development Plan, the Ferring N.P. and Arun L.P. making specific reference to the objectives for maintaining the agricultural related use of this land, there have been repeated attempts to take advantage of the area for commercial uses. Permissions have never been given for any industrial use here due to the sensitivity of the sites and potential adverse impacts on the local environment and amenity value for local residents, visitors and wildlife.

There are a number of concerns with the application itself in failing to make adequate disclosure on its intended purpose. The name given is Highdown Industrial Park which is misleading. There is no industrial facility in this area and the name is not known on the Royal Mail Address File and is not a recognised delivery address. The proposal purports to be for a storage facility and yet the application has not restricted its usage class to B8 or even with B1a for any office function to support such storage. There can be no requirement for B1b or B1c. B8 provides for storage OR distribution. This site is accessed by an unnamed track which is a popular public footpath and bridleway. The bridleway usage is supported by a specifically installed equine appropriate crossing facility on the Littlehampton Road at this point. Commercial distribution on this potential scale would raise significant safety issues with frequent vehicle/lorry use on this shared track.

The application claims 10 staff are needed which indicates a high level of activity is proposed for the site but with only 6 car parking spaces. It seems unlikely that 40% of the staff will not use a car in this location. This would seem more aligned to shift working. Although the staffing and parking requirements seem to have been comprehensively assessed, the application declines to disclose, where requested on the form, the operating hours or number of days per week /weekends/bank holidays. According to the application as it stands, it could be a commercial storage/distribution, industrial or both (two new builds totalling 414 sq m. of new build) on an unnamed track in a sensitive area, operating 24 hours a day, 7 days a week incl. weekends and bank holidays.

The intended purposes are not clear, the operating hours not given, traffic movements/times not specified. All this makes it impossible to accurately assess any potential noise/light pollution impacts or access safety issues. No justification has been presented or could be envisaged from the application for any B1 use other than possibly B1a. Categories B1b and especially B1c must be clearly excluded from any permissions granted in this area.

If such an application was to be approved, it would seriously erode the principals of the democratically delivered N.P., L.P. and Development Plan, placing at risk all the adjacent land. Previous claims have been made about developing on previously built-on sites but that is not the case here. The potential impact of approving this application would be devastating for the whole area and undermine all the established principals and plans that are in-place. We therefore urge ADC to refuse this application.

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