



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

21st September 2021

Kingston Parish Council
33 The Ridings
East Preston
West Sussex
BN162TW

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: A/168/21/PL
Site Address: Land South Of Littlehampton Road and East of Worthing Road Angmering BN12 6PN
Description of works: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.

Thank you for your internet representation made on 20th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40541

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

1. It is an infringement of the Gap Between Settlements (East Preston to Ferring)

The proposed development would highly compromise the integrity of the Gap. The loss of the Gap would threaten not only the separation and setting of the settlements of Kingston, East Preston, Ferring and Angmering, but also the overall character of the area. It is important to resist coalescence between local communities as the cumulative effects of such developments adversely affect and diminish the local environment for all.

The proposed development is in conflict with:

- a. NPPF: paras 118 b & c, 133, 134, 136, 137, 143-145;
- b. Arun Local Plan policies: SO DM1, C SP1, GI SP1, SD SP3, ENV SP1, LAN DM1, QE DM1(2c), QE DM2;
- c. Kingston Parish Neighbourhood Plan policy KPNP 6(iv) and policy KPNP 3.

2. Loss of Countryside

The site is within an area designated as countryside and outside the Built-up area Boundary and in an open

and rural location within the East Preston and Ferring Settlement Gap

The proposed development would be detrimental to the rural character of the area both visually and to local fauna and flora.

Development on this site is in conflict with:

- a. NPPF: paras 137 & 145;
- b. Arun Local Plan: SD SP2 & C SP1;
- c. Kingston Parish Neighbourhood Plan policy KPNP 6(iii) and policy KPNP 2.

3. Loss of Agricultural Land

The proposed development is on prime agricultural land and is in conflict with:

- a. NPPF: paras 117, 118(b)&(c), 170;
- b. Arun Local Plan policies: SO DM1, H DM4, H SP5;
- c. Kingston Parish Neighbourhood Plan policy KPNP 6(vii) and policy KPNP6 (A).

4. Severe Impact on the Traffic Network

The A259 and local roads not coping as it is and are often gridlocked. The proposed access onto A259 presents a further hazard for this busy and fast road. The access will also impact on the proposed scheme for a left-hand slip road at the New Barn roundabout for traffic travelling along the A259 from the East to exit into Old Worthing Road towards East Preston. The proposed retention of an agricultural access on to the roundabout needs to be carefully assessed for safety and firm controls need to be in place to prevent use by non-agricultural vehicles.

5. Flaws in the Site Layout

Council fully supports the objections made by Ferring Parish Council relating to the proposed site layout including the lack of sufficient green space, the lack of safe play facilities and the poor internal road layout.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the

members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>