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Your Ref: OWQC23988
Our Ref: K/16/19/PL
Please ask for:
Mr Z Denton

12th August 2019

Dear Sir/Madam

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

Proposed single four bed dwelling.
The New Stables Kingston

Thank you for your internet comments made on 9th August 2019 which has been recorded as **'an objection'** with the comments as follows:

Council strongly objects to this application for the following reasons:

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

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.*

2. The proposed development is on prime Grade 1 agricultural land.

Agricultural use was confirmed in the decision made on 12 October 2018 re planning application K/24/18/PL which said The buildings and hardstanding hereby permitted shall be used solely in connection with the use of the land for agriculture (currently the grazing of horses) and for no other purpose whatsoever. Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies EQU DM1, C SP1 of the Arun District Local Plan

The proposed development 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).*

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

The proposed development would 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 and Ferring but also the overall character of the wider area. There are no compelling circumstances for this development and it has not been demonstrated that it cannot be located elsewhere. It is important to resist creeping coalescence between local

communities as the cumulative effects of such developments adversely affect and diminish the local environment for all.

This 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.*

4. The site is situated within an area prone to flooding from the land as denoted in the Arun Strategic Flood Risk area reported by the Capita Symonds (2008) and JBA Consulting report v.2 (2016) (SFRA Box 4 L).

This is in conflict with:

- a. NPPF: paras 155 163;*
- b. Arun Local Plan policies: W SP1, W DM2 & 3*
- c. Kingston Parish Neighbourhood Plan policy 6(vi) and policy KPNP 5.*

5. There is no immediate suitable access to a public highway. The proposed access to the site is via a private unmade track.

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