

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

Your Ref: OWPC24045
Our Ref: K/16/19/PL 06-06-2019
Please ask for:
Zac Denton

15th 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 representation made on 14th August 2019 which has been recorded as '**an objection**' with the comments as follows:

I am commenting on this application on behalf of the East Preston and Kingston Preservation Society.

This application , to build a large bungalow on grazing land in the Strategic Gap between East Preston and Ferring, is wholly without merit. It would compromise the integrity of the Gap, and harm the natural beauty of the countryside. It represents speculative residential development, which should be located within the built up area. It contravenes the policies of the Arun Local Plan and the Kingston Neighbourhood Plan relating to the countryside and Strategic Gaps. The strict application of these policies is essential to the maintenance of the character of the district.

Specifically, this proposal contravenes SD SP2, because it is outside the built up area boundary, and C SP1, because it is not intended to support countryside industries. It also contravenes SD SP3, because it would compromise the integrity of the Strategic Gap, and - as speculative housing that has no link to local agricultural activities - it could be located elsewhere. The development would also contravene the provisions of the NPPF for the protection of the countryside in para.170.

Planning permission should therefore be refused for this development.

*David Sawers
Chairman
East Preston and Kingston Preservation Society*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only

include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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