



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

8th July 2022

Sioned Vos
Chairman, East Preston & Kingston Preservation Society
17 Vicarage Lane, East Preston
Littlehampton
West Sussex
BN16 2SP

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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: K/22/22/PL
Site Address: Land East Of Kingston House Kingston Lane Kingston BN16 1RP
Description of works: 3 No stables and a barn. This site is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 7th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48864

I write as Chairman of the East Preston and Kingston Preservation Society to object to this application. While horse related activities are acceptable in this area, this particular application raises issues of concern.

There is some confusion in the information on the planning website. There is what appears to be an anomalous Environmental Health consultation document, which hopefully is only the result of the wrong reference number being used. Of more concern is that the application search page "other applications on site" button links to the wrong site - the field to the south of this one, on which there are already horse shelters and a shed, but which would seem to be under separate ownership, given that there is no blue line around this southern field on the location and block plan for K/22/22. Even more concerning is the fact that previous applications for this site are not shown: two applications for a residential dwelling in the Gap between Settlements which were both refused by Arun District Council and subsequently had appeals against these decisions dismissed (K/16/19 and K/54/20). There is also no reference to K/24/18, which was an approved application for 3 stable units "on a raised base of gravel, hardcore & bark", which were built, but now seem to have been removed.

The stable buildings planned in the present application are not objectionable, being of suitable scale, position and materials to blend in to this open landscape. The same cannot be said for the proposed barn building, which at at least 4m tall and constructed using green metal cladding, would be unacceptably obtrusive, and detract from the landscape quality of the area, thus contravening Kingston Neighbourhood Plan (KNP) Policy 6 C iii. In addition, the application for use class B8 has potential for uses which would erode the character of this Gap between Settlements.

It is also concerning that the proposed hard standing is impermeable, if by "conc finish" is meant concrete, especially as the location plan shows a drain running along the western boundary of this site. Any impermeable surface might also lead to irreversible loss of Grade 1 or 2 agricultural land in contravention of KNP Policy 6 C ii.

For the reasons outlined above, the Society asks that this application be refused.

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>