

From: Richard Andrew [REDACTED]
Sent: 07 July 2022 17:06
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: K22/22 - Three Stables & a barn - Land East of Kingston House Kingston Lane Kingston BN16 1RP

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Mr Wood, I refer to the above application for which comments are to be submitted by 10th July.

As a local resident, my home address Kingston Manor, Kingston Gorse, BN16 1RR, I wish to object to this application on various grounds.

Whilst the application is for 3 stables and a barn there are numerous inconsistencies in what is submitted within the application documents.

1. Presently the land is grazing, yet no justification is given for the construction of a large building including significant concrete hardstanding of 20m x 25m. 3 x larger than consented on the same site under K/24/18/PL
2. Materials proposed to the barn, namely green clad walls and roof, are inconsistent with the rural location.
3. Whilst the use is defined as "stables" the actual use applied for is for B8 storage and warehouse of 138 sq m; this is inconsistent with an agricultural use.
4. Reference is made within the application to there having been no assessment of flood risk, yet this should be submitted having regard to the significant hardstanding that is proposed on what is otherwise open land & so free draining.
5. Presently the land is an open area of ground for grazing, yet in addition to the barn, 3 stables and extensive hardstanding, it is proposed to divide the field area up into 3 parcels of land; no justification is provided for this intensification.

Whilst each planning application needs to be considered on its own merits, this site has an involved planning history, indeed through 20020/2021, the site was subject to a sustained number of applications for a dwelling and stable blocks, both of which, under applications K/54/20/PL and K/16/19/PL, were both refused and the appeals dismissed by the Planning Inspectorate.

Accordingly, having regard to the various policies, there is a presumption against development in this location, 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 gaps.

The development of the site is in conflict with:-

- (a) NPPF powers 137 and 145.
- (b) Arun Local Plan SD, SP2 and CSP1.
- (c) Kingston Parish Neighbourhood Plan Policy KPNP 6 (iii) and Policy KPNP 2.
- (d) The proposed development is on prime grade 1 agricultural land.

By way of application K/24/18/PL consent was granted for the construction of 3 stables. No explanation is provided by the applicant as to why a significantly more intensive use is now sought of the site, more than tripling the area of floor space from 46 sq m to 138 sq m.

In summary, this application threatens the integrity of the gap between settlements, as provided for within the Local Plan and as a key feature element and character of this part of East Preston.

I therefore reiterate my objection to the application which is clearly contrary to planning policy and for which the applicant has provided no rationale or justification for the application.

Please advise me of your Council's decision over this application in due course.

Thank you

Richard Andrew



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