



Arun District Council
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11th July 2022

Ferring Parish Council
Ms Nadine Phibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

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 9th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48941

Ferring Parish Council object to this proposal for buildings within the Kingston - Ferring Gap Between Settlements.

This is a greenfield site in a designated gap which the local parishes and the Local Authority have undertaken to protect from unjustified / unsuitable developments through the N.D.P's and the L.P.
Any development and / or change of use within the gaps must be exceptional and fully justified.

We have a number of concerns with this application.

No justification for such development has been submitted with the proposal.

The proposed change of use to Storage and Distribution with the wide scope of activities that could cover.

The applicant remains unknown.

The usage of a barn of the proposed size to apparently support stables for 2 horses.

Whether the intended purpose of the development will be for private or commercial usage.

The lack of any explanatory rationale for the need for this in the location shown.

An Environmental Consultation response that refers to camping provisions (which we are informed is not correct but as yet an amended report is not on the portal).

A waste Management Report which, although headed as site specific, includes references to:-

Polythene packagings

Cardboard packaging

Glass

Metal

Plasterboard.

Timber.

Timber palettes.

Hazardous waste such as paint glues and bitumen.

Some of these products do not appear to be commensurate with a standard (windowless) barn and stables construction.

This vague application lacking in detail, purpose and accurate documentation clearly fails to meet any reasonable expectation of an exceptional case for special consideration within the Gap Between Settlements and should therefore 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 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.

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>