



Arun District Council
Arun Civic Centre
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13th July 2022

Andrew Pearce
Pine Lodge
Kingston Lane
East Preston
BN16 1RP

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 13th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49046

I object to this application on the following grounds:

The site is within the Ferring/East Preston settlement gap. The development would be out of place, particularly the barn and would be an infringement of the gap.

The style of development would be out of character and spoil the Area of Character which it borders.

The development would spoil the enjoyment of the many walkers who regularly walk along the public footpaths and other tracks in the nearby fields. It would also spoil the views of the South Downs.

There is no compelling reason whatsoever which might outweigh the principle of not building in the gap. There is no possible argument that the good from the development would outweigh the harm.

Valuable agricultural land would be lost at a time the Government Food Plan states we should be producing more of our own food.

Although the land is currently used for grazing building on it would prevent it from being used for crops.

The development would increase traffic locally.

The development would have a negative impact on local fauna and wildlife.

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>