

Planning Application K/22/22/PL Land East of Kingston House, Kingston Lane BN16 1RP for 3 No stables and a barn (CLASS B8 Storage or distribution).

KINGSTON PARISH COUNCIL makes the following **OBJECTION** to this application:

Context:

The proposal is for 3 No stables and a barn (CLASS B8 Storage or distribution). The site is an agricultural field currently utilised for the grazing of horses. As well as being prime agricultural land the field is in an area of countryside that is outside of the Built-Up Area Boundary and is within the East Preston to Ferring Gap between Settlements.

The dimensions of the proposed buildings are:

Stables 12.37m x 6.42m and height 2.78 m

Barn 12.97m x 7.09m, height to ridge 4m, height to eaves 2.65m

Size of entire site outlined in red including access track: 1.36 hectares (3.36 acres) (13,600 sq. m.)

Size of stables, Barn and concreted area 0.0575 hectares (0.14 acres) (575 sq. m.)

The last 2 applications for this site K/16/19/PL and K/54/20/PL were for a single storey 4 bedded dwelling. Both of these applications were refused by Arun District Council and both went to Appeals that were dismissed by the Planning Inspector. In refusing, the Planning Inspector said “The 3 existing dwellings including former farm buildings reached from the private road are clustered close to Kingston Lane and are partly screened from the private road and the site. By contrast, the site and the surrounding countryside are mainly open. The grassy field, hedge and the substantial openness at the undeveloped site contribute positively to the rural character of the area.”

Reasons for OBJECTION:

1. Valuable agricultural land would be lost. The field is only to be used for grazing in the context of this being prime agricultural land that should be protected for future use. Horses should only be on the land for the purpose of grazing and if grazing ceases the land should remain intact and available for agricultural use. Buildings or extensive concreting over of the field impair its future use for agriculture. This is contrary to the Kingston Neighbourhood Plan policies KPNP 6 (A) and KPNP6 (C ii)
2. It is an infringement of the Gap Between Settlements (East Preston to Ferring). The proposed development would compromise the integrity of the Gap. The loss of the Gap would threaten not only the separation and setting of the settlements of Kingston, East Preston and Ferring but also the overall character of the wider area. There are no compelling circumstances for this development. It is important to resist creeping coalescence between local communities as the cumulative effects of such developments adversely affect and diminish the local environment for all. This is contrary to the Kingston Neighbourhood Plan policy KPNP 3.
3. The site is within an area designated as countryside and outside the Built-up area Boundary. The proposed development would be visually detrimental to the distinctive rural character of the site and the intrinsic character and beauty of the countryside. This is contrary to the Kingston Neighbourhood Plan policy KPNP 6 (C iii).
4. The large barn (4m high) and associated stables and parking will be visible from the public footpath to the south of the site and from other viewpoints thus affecting the public's appreciation of the countryside views. This is contrary to the Kingston Neighbourhood Plan policy KPNP 6 (C vi).
5. The proposed development is not well-related to an existing bridleway network. This is contrary to the Kingston Neighbourhood Plan policy KPNP 6 (C ix).

6. The addition of miscellaneous buildings including a large B8 CLASS barn, 3 stables, parking and a large area of hard standing comprising 575 square metres is contrary to point 1.
7. A B8 CLASS barn usually found in areas of industrial and commercial activity, is totally unsuitable for this location and out of scale for the site. The materials to be used for the barn of metal cladding, both to the roof and the elevations, is wholly inappropriate and out of character for the area. There is no justification given for a large barn to be located here. It will not be subservient to the primary use of the field for grazing. Council is also concerned that CLASS B status allows certain changes of use without planning permission being required in this sensitive area of countryside.
8. The grouping of stables, barn and parking in one designated area suggests the creation of a stable yard. This is out of keeping with the primary use of the site for grazing and due to its size reduces the area available for grazing.
9. It is an over-intensification of the use of the site with proposals to unnecessarily subdivide the land and the introduction of large buildings and areas of hard standing.
10. The plans do not indicate how the field will be subdivided. Fencing? Hedging? And how will this affect the distinctive rural character of the site? See points 3 and 9.
11. Council is concerned about the welfare of the horses. The reduction in the area of grazing land means it may not be able to sustain 3 horses. DEFRA recommendation is 1.25 acres per horse and the overall site, including access track, stables, barn and parking, is only 3.36 acres in total. This is contrary to the Kingston Neighbourhood Plan policy KPNP 6 (C viii) and 3 stables would be excessive for the size of the site. It is also not clear to Council what shelter will be available to the horses from prevailing weather conditions if they are confined to the 3 grazing areas shown on the plans.
12. The proposed development would be detrimental to local fauna and flora. As the site is presently an undeveloped open field, there is a reasonable likelihood that protected species and/or their habitats are present on or near the site. This is contrary to the Kingston Neighbourhood Plan policy KPNP 4. No ecological assessment has been submitted with the application.
13. The plans include large buildings and over large areas of hardstanding. How will this affect drainage from the site that is at the top of a slope? Is there a risk of flooding or pollution? There is no statement setting out how this problem will be dealt with.
14. The plans show a muck heap but there is no statement setting out how this will be dealt with safely.
15. The proposed development is in conflict with Kingston Parish Neighbourhood Plan policies:
 1. KPNP 3 - Settlement Structure & Green Infrastructure
 2. KPNP 4 - Natural Environment
 3. KPNP 6 (A) Use of Grade 1 & 2 soils
 4. KPNP 6 (C ii) Irreversible Loss of Grade 1 or 2 Agricultural Land
 5. KPNP 6 (C iii) Detraction from the Landscape Quality of the Area
 6. KPNP 6 (C iv) Any New Buildings and Structures should blend into the Landscape
 7. KPNP 6 (C vi) Impact of the Development
 8. KPNP 6 (C vii) Minimum Land Area requirement for Grazing
 9. KPNP 6 (C ix) Should be Well-Related to an existing Bridleway

V. Knight, Clerk to the Council, 7 July 2022