

Planning Application: K/54/20/PL - Land East Of Kingston House Kingston Lane - Single storey 4 bed dwelling & stable block (resubmission following K/16/19/PL. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable.

Objection by Kingston Parish Council

Kingston Parish Council objected to the previous application for this site K/16/19/PL and does not consider that any of the proposed changes in this resubmission mitigate our original objection.

The proposed four-bedroom dwelling has not been significantly relocated and the plans now include the additional building of a stable block with the curtilage of the dwelling being extended to encompass a further area of countryside and agriculture that sits within the Gap Between Settlements (East Preston to Ferring).

Kingston Parish Council therefore re-iterates its previous objections:

1. The site is within an area designated as countryside and outside the Built-up area Boundary.

The proposed development would be detrimental to the rural character of the area both visually and to local fauna and flora.

Development on this site is in conflict with:

- a. NPPF: paras 137 & 145;
- b. Arun Local Plan: SD SP2 & C SP1;
- c. Kingston Parish Neighbourhood Plan policy KPNP 6(iii) and policy KPNP 2.

2. The proposed development is on prime Grade 1 agricultural land.

Agricultural use was confirmed in the decision made on 12 October 2018 re planning application K/24/18/PL which said “The buildings and hardstanding hereby permitted shall be used solely in connection with the use of the land for agriculture (currently the grazing of horses) and for no other purpose whatsoever. Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies EQU DM1, C SP1 of the Arun District Local Plan”

The proposed development is in conflict with:

- a. NPPF: paras 117, 118(b)&(c), 170;
- b. Arun Local Plan policies: SO DM1, H DM4, H SP5;
- c. Kingston Parish Neighbourhood Plan policy KPNP 6(vii) and policy KPNP6 (A).

3. 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 and it has not been demonstrated that it cannot be located elsewhere. 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.

The proposed development is in conflict with:

- a. NPPF: paras 118 b&c, 133, 134, 136,137, 143-145;
 - b. Arun Local Plan policies: SO DM1, C SP1, GI SP1, SD SP3, ENV SP1, LAN DM1, QE DM1(2c), QE DM2;
 - c. Kingston Parish Neighbourhood Plan policy KPNP 6(iv) and policy KPNP 3.
4. The site is situated within an area prone to flooding from the land as denoted in the Arun Strategic Flood Risk area reported by the Capita Symonds (2008) and JBA Consulting report v.2 (2016) (SFRA Box 4 – L).
- The proposed development is in conflict with:
- a. NPPF: paras 155 – 163;
 - b. Arun Local Plan policies: W SP1, W DM2 & 3
 - c. Kingston Parish Neighbourhood Plan policy 6(vi) and policy KPNP 5.
5. There is no immediate suitable access to a public highway. The proposed access to the site is via a private unmade track.

Furthermore, regarding the refusal of K/16/19/PL Council fully supports the reasons for refusal by Arun District Council and the Planning Inspector on appeal and consider that these are still relevant to this revised application K/54/20/PL. In particular Council draws attention to the following:

a) the reasons that Arun District Council refused K/16/19/PL:

“ The proposed development is sited outside of the Built Up Area Boundary of Kingston in an open and rural location within the East Preston and Ferring Settlement Gap. As a result of its scale and location the proposal will have an unacceptable impact on this open character and serve to encroach onto the settlement gap and thereby compromise its integrity and aim to prevent coalescence between the settlements of East Preston and Ferring in conflict with policies C SP1, SD SP3 and D DM1 of the Arun Local Plan and policies KPNP 2 and KPNP 3 of the Kingston Parish Neighbourhood Plan.”

b) the statement in the case officers report for K/16/19/PL:

“ In this instance the adverse impacts do demonstrably outweigh the benefits of the single housing unit proposed. These impacts are due to the harmful impact on the Settlement Gap, character of the rural area, and intrinsic character of the countryside.”

c) the following from the Planning Inspectors report when refusing the Appeal for K/16/19/PL:

“I conclude that the proposed development would conflict with criteria (c) of Policy SD SP3 of the LP in so far that the proposed development would be located within the designated gap between East Preston and Ferring without any substantive evidence to demonstrate that it cannot be located elsewhere. In this regard, it would also conflict with criteria (i) of Policy KPNP 3 of the NP. 14. Furthermore, the proposed development would conflict with Policies C SP1 and D DM1 of the LP and Policy KPNP 2 of the NP which, amongst other things, seek to resist development in the countryside in the absence of an identified specific use or type of development, and ensure development proposals respect the character of the site and the surrounding area and take account of the intrinsic character and beauty of the countryside outside the Built-Up Area Boundaries.”