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4th January 2021

Richard Andrew
Kingston Manor
Kingston Gorse
BN16 1RR

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@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/54/20/PL
Site Address: Land East Of Kingston House Kingston Lane Kingston BN16 1RP
Description of works: 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.

Thank you for your internet representation made on 30th December 2020 which has been recorded as an objection with the comments as follows:

OWPC32465

As a nearby resident I hereby object to this application.

Under a previous, similar application for this site K/16/19/PL, which was refused by the LPA and the subsequent appeal by the applicant to the planning Inspectorate dismissed, I do not consider that any of the proposed changes in this resubmission mitigate the refusal and planning Inspectorate's decision.

The proposed four-bedroom dwelling has not been significantly relocated from that previously submitted 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).

Grounds of Objection:

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.

I will send a further objection, as this email format only allows comments of less than 3,800 characters.

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/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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
www.arun.gov.uk/planning-privacy-statements

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.