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4th January 2021

Richard Andrew  
Kingston Manor  
Kingston Gorse  
BN16 1RR

**Case Officer:** Zac Denton  
**Telephone:** 01903 737500 x37447  
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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:

OWPC32466

Continuing the objection made relating to application K/54/20/PL which have been registered under reference is OWPC32465.

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 the reasons for refusal by Arun District Council and the Planning Inspector on appeal and consider these are still relevant to this revised application K/54/20/PL, in particular:

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."

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](mailto: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>.

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](http://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.**