



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Brown
Somerset Road

4th January 2021

Dear Sir/Madam,

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

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 4th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32508

Dear Mr. Denton,

Please accept the following comments in relation to planning application ref.: K/54/20/PL.

It is appreciated that the position, elevations, planting/screening and orientation of the proposed development appear to have been considered in an attempt to minimise the visual impact on the surrounding environs, however this application raises the following concerns:

1. the site is good quality agricultural land
2. the site is in the designated countryside
3. the site is beyond the built-up area boundary.

All of the above conflict with the NPPF, Arun District Council's Local Plan and Kingston Parish Council's Neighbourhood Plan.

In addition to the proposals not complying with the requirements published within the above documents, permitting development beyond the built-up area boundary may set a dangerous precedent for building within the strategic gap between Ferring and East Preston. This would and increase the pressure on the valuable and increasingly scarce green space within Arun's district.

Furthermore, previous applications for developing this site have been refused by Arun District Council and the Planning Inspectorate; these new plans do not appear to be significantly amended.

We therefore appeal to your careful consideration of this application and hope that the long-term protection of the environmentally important areas within Arun's district is not overlooked.

Thank you.

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>.

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.