



Arun District Council
Arun Civic Centre
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7th January 2021

David Sawers
10 Seaview Avenue
East Preston
Littlehampton
BN16 1PP

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 6th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32618

I am commenting on behalf of the East Preston and Kingston Preservation Society.
This application closely resembles that submitted in 2019 for a bungalow on the same site, which was rejected by Arun District Council. Its decision was upheld by a Planning Inspector on appeal. The reasons for rejecting the previous application apply to the present application - indeed, they apply more strongly, because stables have been added to the buildings proposed for the site - so the obvious decision is again refusal.

This application includes a letter from Cooper Adams, estate agents, stating that they know of no other site with similar characteristics in the area. This answer is unsurprising, because the characteristics of the site are those of a site outside the built up area, and the Arun Local Plan effectively bans residential development in the countryside (Policy C SP1). Few landowners will share the applicant's belief that they can override the most basic policies of the Local Plan. Policy C SP1 permits only buildings which support the development of rural industries outside the built up area. This application would support only the development of the applicant's bank balance.

The applicant seeks to sugar the pill of development by offering to re-wild part of the site, to plant trees and hedges, to create an orchard and to place beehives on the site. All these activities could be undertaken without building a house. They are not conditional on planning permission for development.

The application would contravene Arun's policies for the preservation of Gaps between settlements as well as those for preserving the character of the countryside. The erection of two substantial new buildings in the centre of the East Preston-Ferring Gap would seriously endanger its integrity as well as harming the character

of the countryside, and is therefore contrary to Policy SD SP3 as well as Policy C SP1.

This application is fundamentally opposed to the most basic policies of the Arun Local Plan. Planning permission should therefore be refused.

David Sawers
Chairman
East Preston and Kingston Preservation Society

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.