



Arun District Council
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13th January 2021

Ferring Parish Council
1 Elm Park Ferring
BN12 5RN

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 12th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32793

Ferring Parish Council objects to this application as it is clearly established that this is outside the built-up area boundaries and would compromise the designated gap between East Preston and Ferring.

This is in direct conflict to Policy SD SP3 of the Arun Local Plan which seeks to protect the generally open and undeveloped nature of the gap to prevent coalescence of the two settlements and retain their separate identity. Policy SD SP3 is intended to shape the patterns of towns and villages within the District, specifically emphasising that a clear break between settlements helps maintain a sense of place for the communities on either side of the gaps. This has been upheld by the Appeal Inspector for the previous application K/16/19/PL.

Any development within these defined gaps would unacceptably impact upon the distinctive open rural character of the area.

This application also conflicts with Policy C SP1 of the Arun LP which states that land outside of the Built-Up Area Boundaries will be defined as countryside and will be recognised for its intrinsic character and beauty. Any proposed development would need to demonstrate, in accordance with the stipulated criteria of Policy SD SP3 of the Arun LP, that it cannot be located elsewhere. This application fails to meet that criteria.

Most recently, the Appeal Inspector in the case of Appeal Ref: APP/C3810/W/20/3255546 White Lodge, Hangleton Lane, Ferring, BN12 6PP dismissed that appeal on similar grounds. The proposed site was to the north in the gap between settlements which at that point separates Ferring from Angmering. With regard to Suitability of the location, item 7 stated that existing development (often the result of historic development or older less restrictive planning policies) within the gap does not provide justification for further development that would result in the intensification of built development in the countryside.

The Inspector upheld the policies for which "The objective of these policies is to secure a distribution of development that is focused on the built-up areas of the District so as to support the vitality of those settlements, ensure that car reliant development is avoided and restrict unnecessary development in the

countryside".

Both the Ferring and Kingston N.P.'s incorporate supporting policies to resist the encroachment of development into the countryside and protect the integrity of the gaps between settlements. These are incorporated in the Arun LP planning policies. Developments such as proposed by this application, if allowed, would be damaging to the Council's established development strategy for the area, to the special countryside location and the individual identity of the communities on either side of the gaps.

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.