

Planning Application: K/54/20/PL - Land East Of Kingston House Kingston Lane - 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.

Objection by Kingston Parish Council

Kingston Parish Council objected to the previous application for this site K/16/19/PL and does not consider that any of the proposed changes in this resubmission mitigate our original objection.

The proposed four-bedroom dwelling has not been significantly relocated 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).

Kingston Parish Council therefore re-iterates its previous objections:

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.
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 Council fully supports the reasons for refusal by Arun District Council and the Planning Inspector on appeal and consider that these are still relevant to this revised application K/54/20/PL. In particular Council draws attention to the following:

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.”

Val Knight
Clerk to Kingston Parish Council

22/12/2020

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 January 2021 12:07
To: Planning Scanning
Subject: FW: Planning Consultation on: K/54/20/PL in the GAP!
Attachments: new stables K-54-20.docx

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Zac Denton <Zac.Denton@arun.gov.uk>
Sent: 13 January 2021 07:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: K/54/20/PL in the GAP!

Zachariah Denton
Planning Officer

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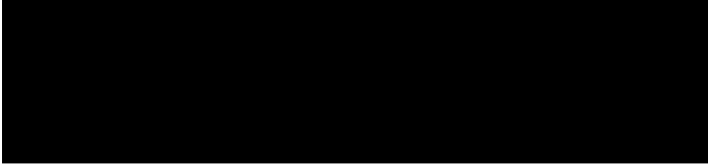
From: [REDACTED]
Sent: 12 January 2021 17:09
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: FW: Planning Consultation on: K/54/20/PL in the GAP!

Good afternoon,

Further to my email 24th December as below referring to planning application K/54/20/PL, I can confirm that Ferring Parish Council has uploaded their objection to the planning portal.

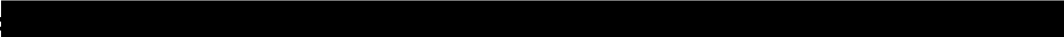
Kind regards

Mrs Nadine Phibbs
Clerk & Responsible Financial Officer
Ferring Parish Council
1 Elm Park
Ferring
BN12 5RN



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From: 
Sent: 24 December 2020 08:36
To: 'Zac.Denton@arun.gov.uk' <Zac.Denton@arun.gov.uk>
Subject: Planning Consultation on: K/54/20/PL in the GAP!

Good morning Zac,

I write with reference to planning application K/54/20/PL.

This planning application is an agenda item at Ferring Parish Council's next Planning Committee. Unfortunately that meeting is not scheduled until 11th January 2021. I can see that the closing date is 2nd January 2021.

Please be advised if any comments are to be submitted by Ferring Parish Council, it will be after their meeting on 11th January 2021. I trust that is acceptable.

Thank you

Kind regards

Mrs Nadine Phibbs
Clerk & Responsible Financial Officer
Ferring Parish Council
1 Elm Park
Ferring
BN12 5RN



[REDACTED]

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----- Forwarded message -----

From: "planning.responses@arun.gov.uk" <planning.responses@arun.gov.uk>

To: "[REDACTED]"

Sent: Friday, 27 November 2020, 15:56:02 GMT

Subject: Planning Consultation on: K/54/20/PL

To: **Kingston Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Article 25
Representations by Parish/Town Councils

Planning Permission

Application No: K/54/20/PL
Registered: 27th November 2020
Site Address: Land East Of Kingston House Kingston Lane Kingston BN16 1RP
Grid Reference: 508066 102591
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.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 2nd January 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Zac Denton

Planning Officer- Arun District Council

Telephone: 01903 737500 x37447

Email: Zac.Denton@arun.gov.uk

PLCONSULT (COB) 2020

<http://www.arun.gov.uk>

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