



KINGSTON NEWS

“Looking After Your Interests”

Kingston Parish Council Newsletter

Issue 32, January 2023

Message from
the Chairman



Dear Resident,

This is an extra edition of our newsletter to let you know about a planning application for 48 dwellings with access on to Kingston Lane.

Council has serious concerns about the proposal and we encourage every resident to look at the plans and make their own response whether it is to support the view of Council or not. Our concerns are set out overleaf.

Do please make your views count on this important issue.

Cllr Geraldine Walker
Chairman Kingston Parish Council

PLANNING APPLICATION 48 DWELLINGS, KINGSTON LANE

Comments to Arun District Council by 20 January, 2023

Planning Application - Reference Number K/56/22/PL - has been submitted to Arun District Council seeking permission to build 48 residential dwellings (including affordable homes) on Land north-east of Kingston Lane.

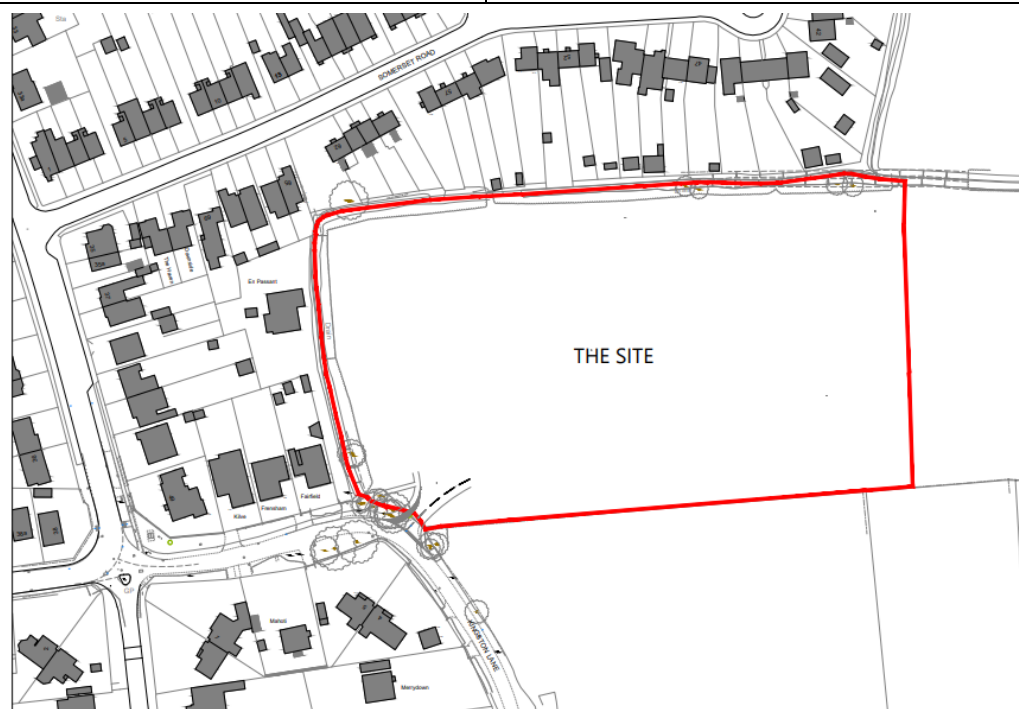
Council considers the application is in direct conflict with the policies of the Kingston Parish Neighbourhood Plan, the Arun District Council Local Plan and certain policies in the National Planning Policy Framework. **Please see a summary of our concerns over the page.**

We encourage all residents to look at the proposals and have their own say on this by visiting the Arun District Council website:

www.arun.gov.uk/planning-application-search

- in the reference box enter K/56/22/PL and then click on search
- on the new page click on the reference number. You will be able to view the detailed plans and documents and enter your comments online.

You can also send your comments by email to planning@arun.gov.uk or in writing to: The Planning Department, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF. **Make sure you quote the reference number K/56/22/PL**



*Planning Application -
Reference Number
K/56/22/PL – for 48
residential dwellings.*

*The access is at the northern
end of Kingston Lane at the
last corner before the
junction with North Lane and
Golden Avenue.*

*The site is in the Gap
between Settlements (it builds
right up to the boundary with
East Preston) and is on
Grade 1 agricultural land.*

*Map is from the Arun District
Council website.*

COUNCIL'S CONCERNS RE PLANNING APPLICATION K/56/22/PL (summary)

This application for 48 new dwellings houses will have a significant and detrimental effect on the character of our parish and our nearby parishes. It is in direct conflict with the policies of the Kingston Parish Neighbourhood Plan, the Arun District Council Local Plan and the National Planning Policy Framework. The adverse impacts of the development far outweigh the benefits of the proposed housing that should be accommodated elsewhere. Details:

- 1. Loss of open countryside** - The site is within an area designated as countryside and outside the Built-up area Boundary. The proposed development would be visually detrimental to the distinctive rural character of the site and the intrinsic character and beauty of the countryside. It will be highly visible from local roads and from the public footpath to the south of the site. Protecting the countryside is important for its own sake and also for its provision of space for wildlife habitats and ecosystems.
- 2. It is on prime Grade 1 agricultural land** - This prime agricultural land should be protected for future use to make the area more sustainable in producing its own food. Local farming also contributes to the sense of place felt by the local community.
- 3. It is an infringement of the Gap Between Settlements (East Preston to Ferring)** - The proposed development would compromise the integrity of the Gap. It would build right up to the northern boundary of Kingston where it meets East Preston. The loss of the Gap threatens not only the separation and setting of the settlements of Kingston, East Preston and Ferring but also the overall character of the wider area.
- 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). Any development of this site should, before approval, prove that the surface water and sewer management will be adequate to deal with this and the problem is not solved by moving the flooding to another area in the parish.
- 5. Loss of Natural Habitat for Wildlife** - The proposed development will severely impact on the natural habitats for wildlife and the local flora. As the site is presently an undeveloped open field, there is a reasonable likelihood that protected species and/or their habitats are present on or near the site. Trees and hedgerows are also to be felled along Kingston Lane.
- 6. Design and adverse impact on the neighbourhood** - Loss of the open field will badly impact on the rural character of the area. The new development will be visually intrusive to the extensive area and to properties neighbouring the site and will also impact on the privacy of existing residents because of overlooking. It will also impact on an Area of Character along Elm Avenue and on Kingston Manor a Grade 2 Listed Building.
- 7. Questionable Sustainability and Lack of Services/Infrastructure** - The increase in residential properties will significantly increase demand for local services such as educational and medical facilities. There are no facilities in Kingston, so new residents would need to look for facilities in neighbouring parishes such as East Preston, Ferring, Rustington and Angmering. The distance of some of these from the development site will make car use essential. Also, the site is some distance from main centres of employment.
- 8. Detrimental impact on Road Network** - The proposal will directly add to existing local road congestion and to associated road safety issues:
 - It envisages a pedestrian route for children to reach the local Infant and Junior Schools. This would involve an uncontrolled crossing of North Lane immediately north of the complicated Kingston Lane/Golden Avenue/North Lane junction and close to a sharp bend.
 - There is also only limited access to the site close to a sharp bend in Kingston Lane and there will be restricted forward visibility onto the narrow lane. Therefore, the access is hazardous and unacceptable.
 - It will significantly increase the volume of traffic using Kingston Lane and Elm Avenue (an area of local character) with a knock-on effect to other local roads causing additional congestion and rat running.
 - The additional traffic will impact on the wider road network along the A259 and links to the A27 as well as local residential roads. A comprehensive assessment of the strategic and local road network, including the cumulative effect of this development and other planned developments should be carried out.