



KINGSTON NEWS

"Looking After Your Interests"

Kingston Parish Council Newsletter

Issue 35, 27 November 2023

**Message from
the Chairman**



Dear Resident,

We have issued this additional newsletter to alert you to a **planning application for 47 dwellings with access on to Kingston Lane.**

This follows on from a Planning Application for 48 dwellings, that was refused by Arun District Council earlier this year.

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 47 DWELLINGS, KINGSTON LANE

Comments to Arun District Council by 13 December, 2023

Planning Application - **Reference Number K/46/23/PL** - has been submitted to Arun District Council seeking permission to build 47 residential dwellings (including affordable homes) on Land north-east of Kingston Lane. The site is to the east of Kingston Lane, just north of the junction with Elm Avenue.

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.

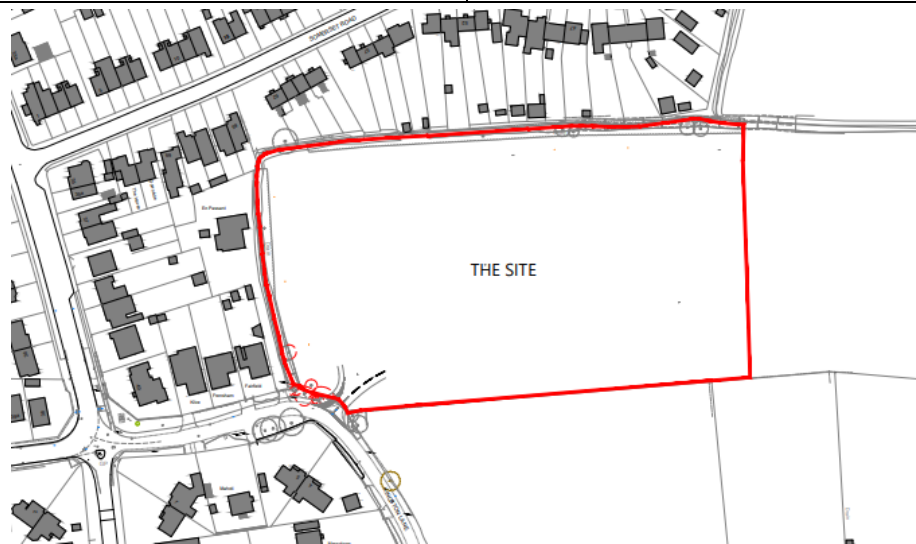
Please see a summary of our concerns over the page.

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

- go to www.arun.gov.uk/planning-application-search
- in the reference box enter K/46/23/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/46/23/PL.**

You may remember a previous application (K/56/22/PL) for 48 dwellings on the site that was refused by Arun District Council. Please note, if you commented on the earlier application your comments will not be carried forward - **so you must make fresh representation on K/46/23/PL.**



Planning Application for 47 residential dwellings - Reference K/46/23/PL.

Access is at the northern end of Kingston Lane on the last corner before the junction with North Lane.

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/46/23/PL (summary)

Kingston Parish Council is strenuously opposed to the development proposed in this application which will have a significant and detrimental effect on the character of our parish and the extended local area.

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 could and 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. Protecting the countryside is important for its own sake and also for its provision of space for wildlife habitats and ecosystems. The 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 paths and long public views across substantially open land should be maintained
- 2. It is on prime Grade 1 agricultural land** - Valuable agricultural land would be lost forever. 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 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. The development would build right up to the northern boundary of Kingston where it meets East Preston so there would be no Gap between.
- 4. The site is situated within an area prone to flooding from the land** - The proposed site was recently underwater and Kingston Lane to the south of the site was flooded. New groundwater level monitoring needs to be carried out. Flood protection measures need to be capable of dealing with recent rainfall levels. Any development of this site should before approval is granted **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 and the loss of trees/hedgerows along Kingston Lane, will severely impact on the natural habitats for wildlife and local flora. The site is presently an open field, and it is likely that protected species and/or their habitats are present on or near the site.
- 6. Design and adverse impact on the neighbourhood** - Loss of the open field will badly impact on the rural character of the area. The development will be visually intrusive to an extensive area including an Area of Character along Elm Avenue and Kingston Manor, a Grade 2 Listed Building. It will also impact on the privacy of nearby dwellings because of the potential for overlooking.
Local residents use the field for leisure activities - countryside walks, dog walking etc, and the proposed public space is inadequate for this to continue or to meet the needs of the residents of the new dwellings.
- 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. The distance of some of these from the development site will make car use essential. Car usage will also be required because the site is some distance from main centres of employment and not easily reached by public transport.
- 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 involves an uncontrolled crossing of North Lane north of the Kingston Lane/North Lane junction, close to a sharp bend.
 - There is 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.