



# Kingston Parish

## Neighbourhood Plan 2014-2029

Submission Plan



Published by Kingston Parish Council under the Neighbourhood Planning (General) Regulations 2012 and EU Directive 2001/42

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### Foreword

This Community led Neighbourhood Plan is the result of two years of hard work by residents of Kingston Parish. The decision to produce the plan was taken by the Parish Council because it recognised the need to manage development in the Parish in a positive way whilst taking into account the concerns of residents that development pressures should not result in a loss of character to the area or erode the local Settlement Gap which prevents the coalescence of Kingston with neighbouring parishes.

The Parish of Kingston is one of the smallest parishes in the Country covering an area of 191.1ha. This rural community nestles comfortably along the south coast bordered by the Rife and Ferring to the east, East Preston to the west, and open farmland to the north leading up to the South Downs National Park.

The Parish comprises the three main settlements, East Kingston, West Kingston and Kingston Gorse. It has two major private estates, West Kingston and Kingston Gorse, part of Angmering on Sea Estate, and a small number of surrounding properties situated along Kingston Lane, Peak Lane and various private unmade roads. Each of the private estates has its own Board of Directors or Residents' Association.

This final version of the Kingston Parish Neighbourhood Plan sets out to establish a vision of the future of the parish and sets out how that vision will be realised through planning and controlling land use and development change. Once adopted our Neighbourhood Plan will form part of the development plan and sit alongside Arun District Council's Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan.

We have consulted the Parish's residents and landowners / users through working groups, surveys and open days to prepare this document. It has been created to be positive about possible future change, and will be reviewed periodically. Most of all, it is a document that reflects the importance of retaining and enhancing our natural, built and historic environment; and as part of this, help to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change. It also incorporates policies on flood mitigation, long term protection of arable land, and coastal defences.

The Parish Council wishes to sincerely thank all those residents who sat on the Steering and Working Groups and freely gave up their time, expertise and input into the process. They would also like to thank those residents and stakeholders who completed questionnaires, attended the public open days, and for the comments that they made on which this Plan is based.

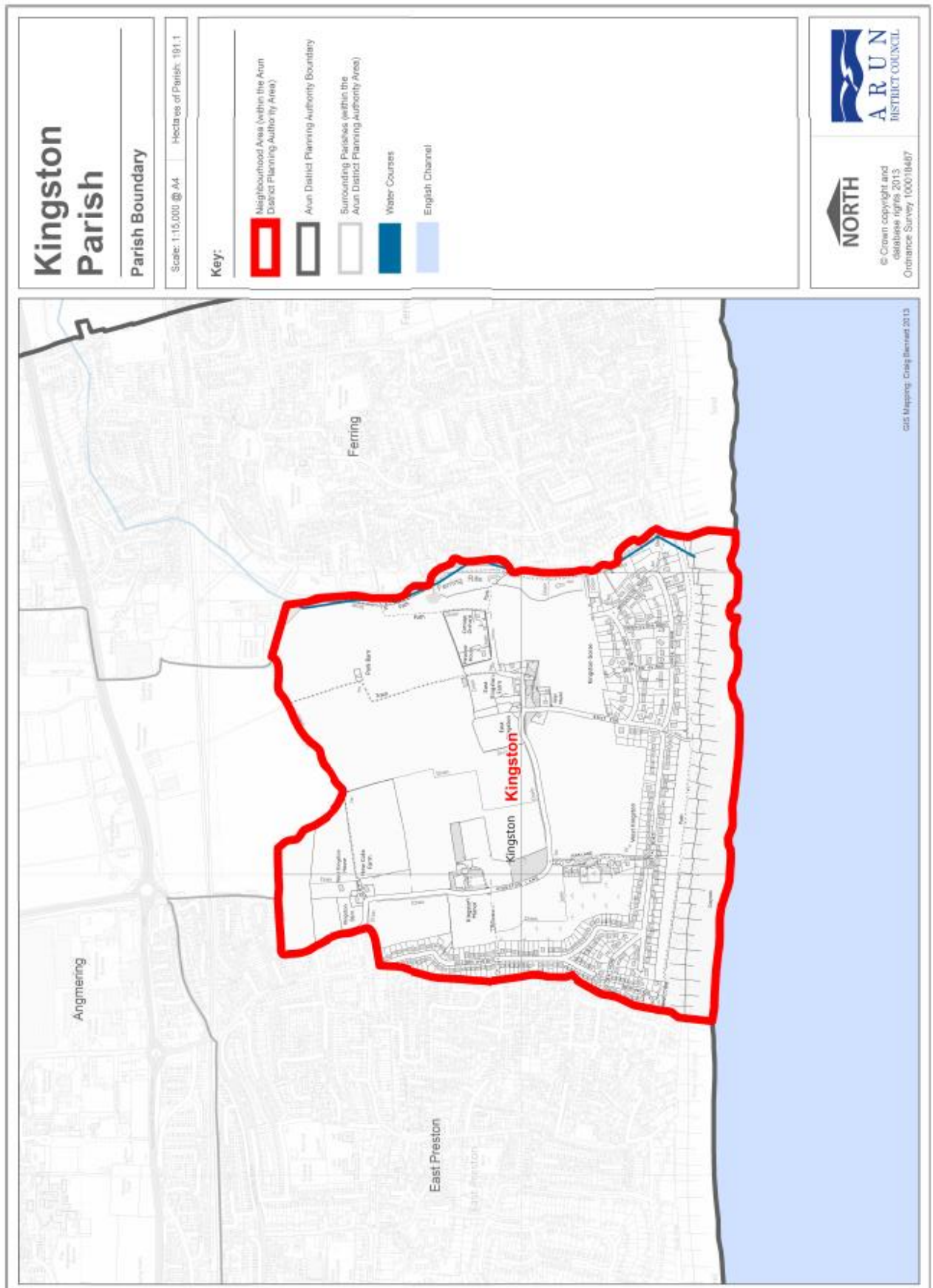
**Councillor Geraldine Walker**  
**Chairman Kingston Parish Council**



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## 1. Map of Kingston Parish Neighbourhood Area





### **2. Introduction**

This Kingston Parish Neighbourhood Plan (KPNP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, National Planning Policy Framework 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The plan establishes a vision of the future of the parish and sets out how that vision will be realised through planning and controlling land use and development change.

On 25<sup>th</sup> June 2012 the local community, plus representatives from Action in Rural Sussex (AiRS) and Arun District Council (ADC), met to start work on the parish plan for Kingston Parish. A Chairman was appointed, along with a Secretary and Treasurer.

On 30<sup>th</sup> July 2012 a Steering Group was put together consisting of willing volunteers who were prepared to give up some of their valuable time to help shape the future of Kingston Parish for the next fifteen years.

Themes and Issues were discussed and combined under the following headings:

- Facilities/Amenities
- Access; Roads and Transport
- Health and Wellbeing
- Policing and Security
- Flooding, Drainage and Coastal Defence
- Land Use
- Environment – Coastline / The Rife / Conservation

Working Parties were then formed to work on policy proposals.

An application to have Kingston Parish designated as a Neighbourhood Area, under Part 2 of the Neighbourhood Planning (General) Regulations 2012, was formally lodged with Arun District Council on 30<sup>th</sup> August 2012. This was approved on 18<sup>th</sup> October 2012. (see map page 4)

Throughout the process the Steering Group strived to get all members of the community involved using a variety of techniques to ensure that they had a true picture of what the issues are for their community.

By the end of 2012, in conjunction with Action in Rural Sussex (AiRS), the Steering Group had prepared a survey, consisting of both closed and open-ended questions, using issues and topics the community considered needed addressing. It was felt important to support subjective reasoning in order to fully understand certain issues and to allow people to explain their reasoning or preferences.

Every resident and landowner was consulted on the main findings and the results used to:

- Develop a shared vision for Kingston Parish
- Identify and influence where, if any, new homes should be built
- Influence the type, design, modification and extension of present housing
- Identify important amenities such as green spaces and ensure they are protected.

In total 300 questionnaires were sent out, a total of 117 were returned, which is a response rate of 39%. Considering there are many holiday homes in the Parish, this response rate was considered above average for surveys of this nature.

Analysis of the survey is described in 4.(iii)



### **3. Background**

#### **3.(i) What is a Neighbourhood Plan?**

A Neighbourhood Plan identifies the strengths, weaknesses, opportunities and challenges that face an area or neighbourhood. It proposes activities or projects that will result in an improved neighbourhood and does three different things: It provides a *VISION* of what you would like your neighbourhood to look like, sets out clear *POLICIES* to achieve that vision, and where appropriate gives you an *ACTION PLAN* to implement those policies. Suggestions and ideas may involve further protections for areas of natural beauty, increased policing, and community activities within that neighbourhood. The Neighbourhood Plan guides the development of partnerships between Kingston Parish Council, the local residents and landowners, Arun District Council, West Sussex County Council, community organisations, other government agencies and any local businesses.

The aims of the Kingston Parish Neighbourhood Plan are as follows:

1. To promote a sense of place and build a community spirit
2. To identify challenges, opportunities and possible solutions
3. To identify the essential character and features which gives it a rural ambience
4. To identify the important aspects of quality of life in the Parish, such as:
  - Tranquillity
  - Overall security
  - Ease and security of movement
  - Access to public facilities and amenities
5. Protect, conserve and enhance the:
  - Biodiversity & Geodiversity of the area
  - Historic landscape
  - Landscape characteristics
6. To provide guidance for
  - Sustainable Development within the Built-Up area
  - Maintaining our Green Infrastructure
  - Maintaining our Natural and Historic Environment
  - Controlling: water quality, drainage, flooding, and coastal defences
  - Soil, Horticulture, Equine & Shepherding Developments
  - Design & Development
  - Infrastructure, Employment & Enterprise
  - Transport Infrastructure
7. To be compliant with the National Planning Policy Framework (NPPF) and the emerging ADC Local Plan 2014-2029 and to promote sustainable development and to identify areas where improvements could be made whilst managing change rather than preventing it.





### 3.(ii) Planning Policy Context

The Parish falls within the planning authority area of Arun. The Steering Group has '*adopted*' the '*emerging*' policies and proposals that have a significant influence over the strategy and detailed content of the Kingston Parish Neighbourhood Plan.

The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood plans. At examination, the submitted KPNP must demonstrate that it is consistent with the policies and intent of the NPPF.

The development plan for Arun currently comprises the saved policies of the adopted 2003 Arun Local Plan. The KPNP must be deemed by ADC to be in conformity with the development plan. The forthcoming Local Plan will replace the saved policies once adopted. The KPNP is being prepared in anticipation of the adoption of the new Local Plan but focuses on being in conformity with the relevant saved policies of the 2003 plan.

A version of the Local Plan was published by ADC in May 2013 but was not approved for consultation. ADC has approved the document as material consideration in planning decisions but it may be some time before a revised Submission Local Plan will be approved for examination.

#### 2003 Arun Local Plan

The adopted Local Plan contains a number of saved policies that have specific relevance to the KPNP:

- GEN1 – Safeguard and improve the quality of life of residents, conserve energy resources and protect and, where possible, enhance the Plan areas' essential character, and environmental assets.
- GEN2 – Built Up Area Boundary – defining the urban area in relation to the countryside
- GEN3 – Protection of the Countryside – constraining development to specific uses and needs
- GEN7 – Form of New Development – in-line with the Kingston Design Statement
- GEN10 – Tidal Flooding – discouraging development in areas at risk
- GEN11 – Inland Flooding – discouraging development in areas at risk
- GEN 13 – Public Access to the Coast
- GEN16 – Public Rights of Way
- GEN19 – Coastal Protection and Sea Defences
- GEN22 – Buildings or Structures of Character
- GEN23 – The Water Environment
- GEN27 to 30 – Protection of Landscape, Nature and Species
- AREA1 – Areas of Special Character – defining areas of local interest for additional design control
- AREA5 – Protection of Open Spaces – retaining areas of open space
- AREA10 – Strategic Gaps – defining the gaps between Ferring, East Preston and Worthing to prevent their coalescence and identifying them on the Proposals Map

Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the KPNP to the development plan will be assessed. Each policy contains a reference to the relevant saved policy(s) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the KPNP sets out in detail how each policy meets the necessary conformity requirements.



In general terms, the saved policies apply considerable constraints to the development potential of the parish. These constraints combine landscape character, gaps between settlements, protection of agricultural soils and flood risk to leave a narrow scope for the KPNP to promote development opportunities.

### Publication Arun Local Plan 2014 – 2029

The '*Publication Local Plan*' published by ADC in February 2014 is the most recent version of the plan that will eventually replace the saved policies of the 2003 Local Plan.

Although it has not proceeded to examination, and can therefore not be used to determine the general conformity of the KPNP with development plan policy, it does provide a helpful guide to the future direction of strategic planning in Arun.

In respect of Kingston, it states that; "the District's smaller settlements and rural areas will retain their character with limited new development to meet their needs."

Many of the Local Plan's policies are relevant to Kingston and, once adopted, will be used by ADC in determining planning applications in its administrative area. However, some strategic policies are especially important in setting the context for the KPNP:

- SD SP1 Sustainable Development
- SD SP2 Built-up Area Boundary – defining the urban area in relation to the countryside
- C SP1 Countryside – safeguarding areas outside the Built-Up Boundary
- ENV SP1 Natural Environment – encourage and promote conservation and biodiversity
- ENV DM4 & 5 – Protection of Trees / Biodiversity
- GI SP1 Green Infrastructure & Development – protecting and enhancing Green Infrastructure Assets
- HER DM1 – Listed buildings, or Structures of Character
- SD SP3 Gaps Between Settlements - defining gaps between settlements to prevent coalescence, including 'East Preston to Ferring'
- D DM1 – Aspects of Form and Design Quality
- D SP1 Design – form of any development
- LAN DM1 Protection of Landscape Character – preserving special landscape character
- SO DM1 Soils – preservation of land of agricultural quality
- W DM2 - Flood Risk
- W DM4 - Coastal Protection

Once adopted, the new Local Plan will include many such policies that will replace the saved 2003 Local Plan policies and that will therefore sit alongside those of the KPNP as material consideration in the determination of planning applications in the parish. Should its strategic policies require a review of the KPNP then that review will be undertaken at the earliest opportunity.

### 3.(iii) How will it be used and who benefits?

Neighbourhood planning will allow communities, including residents, employees and business, to come together through a local parish council and say where they think any new development should, or should not go, also what it should look like.

Neighbourhood Development Plans (more commonly known as a Neighbourhood Plan or NDP), once adopted by Arun District Council, will form part of the statutory local development plan for the





relevant designated neighbourhood area and policies within them will be considered in determining planning applications.

Adopted NDP policies will be considered alongside other development plan documents including Arun District Council's local Plan.

The policies of the Kingston Parish Neighbourhood Plan will be the most important for local planning application decision making. Within the overall planning strategy set by Arun District Council in its emerging Local Plan, these policies take precedence over other planning policies, including those yet to be prepared.

These policies are aimed at making sure that the opportunities that exist for local people to build to solve their own housing problems are positively supported through the planning process. At the same time the overall strategy for planning in Kingston Parish remains in place and the landscape and character of the neighbourhood is protected.

The policies will also give much greater weight to the views of the residents of the parish in the decision making of the Kingston Parish Council. For the first time residents will have an influence over any development and the power to prevent larger developments that risk spoiling the character of the neighbourhood, unless of course material considerations dictate otherwise (NPPF para. 14, footnote 10)

### **3.(iv) Monitoring & Review**

The Kingston Neighbourhood Plan will be monitored by the local planning authorities and Kingston Parish Council on an annual basis as part of their ongoing monitoring of planning policy and development management data. The objectives and measures will form the core of the monitoring activity but other data collected and reported at the parish level relevant to the plan will also be included.

The Parish Council proposes to formally review the Kingston Neighbourhood Plan on a five-year cycle or to coincide with the review of the Arun Local Plan if this cycle is different. The review will assess the performance of the Kingston Neighbourhood Plan in encouraging the policies within.



### **4. State of the Parish Report**

#### **4.(i) The Place**

The civil Parish of Kingston is one of the smallest parishes in the Country covering an area of 191.1ha. This rural community nestles comfortably along the south coast bordered by the Rife and Ferring to the east, East Preston to the west, and open farmland to the north leading up to the South Downs. In 2011 the South Downs was designated a National Park.

The Parish comprises the three main settlements, East Kingston, West Kingston and Kingston Gorse. It has two major private estates, West Kingston and Kingston Gorse, part of Angmering on Sea Estate, and a small number of surrounding properties situated along Kingston Lane, Peak Lane and various private unmade roads. Each of the private estates has its own Board of Directors or Residents' Association.

The fertile brick-clay which covers the underlying chalk means that most of the parish is given over to arable farming of some of the richest agricultural soil in the country, with most of the residential properties situated within the Built-Up Boundary (see Map 7(ii))

In the middle of the 17<sup>th</sup> century, storms and coastal erosion demolished most of the village, including the chapel, and the Parish became ecclesiastically linked with East Preston and shares the parish Church of St Mary the Virgin which is located in East Preston, so strictly speaking Kingston Parish is a hamlet rather than a village as there is no parish church within the parish boundary.

There are no commercial premises within the parish, it being entirely residential consisting of approximately 300 dwellings. Being so close to East Preston, it is well-served with facilities although none, except post boxes, exist within the Parish.

The Parish is well served by footpaths, with many open spaces and abundant wildlife. The Ferring Rife, on the border with Ferring, and its associated lagoons and embankments to prevent flooding, is designated by West Sussex County Council under "Sites of Nature Conservation Importance" (SNCI). The Greensward, much of which is privately owned, provides a wide grass barrier along the southern edge of the Parish between the houses and the shingle beach and is designated as an 'Existing Green Space' (see Map 7(iv))

Kingston Lane is the only adopted road in Kingston Parish. An adopted road is one maintained at public expense by the County Council and deemed a public highway. It currently does not have a restricted speed limit. All others are privately owned and maintained.

Peak Lane is designated a "Restricted Byway" (once known as Restricted "Byway Open for All Traffic" (BOAT) and is subject to a Traffic Regulation Order (TRO) limiting motor traffic to those requiring access.

Although no public transport serves the parish, a Community Bus is available upon request. Most residents have access to a private car, with the remainder using a taxi, cycling or walking.

Crime within the Parish is low, with most residences covered by Neighbourhood Watch, Private Security, or E-mail Neighbourhood Watch schemes.

It should be noted that there are no conservation areas listed in the Arun District Council Conservation Management Plan.



### 4.(ii) Engagement & Consultation Statement

Being a small rural parish, with no commercial premises, it was important to get as many stakeholders as possible to share their thoughts and views on how Kingston Parish should evolve in the next fifteen years.

As all the land, except Kingston Lane and the pumping station in Peak Lane, is in private ownership there is little room for any development within the Parish. It was therefore felt that most of the initial input should come from property and land owners.

With this in mind a Steering Group was formed using a mix of homeowners, Private Estate Associations and Parish Councillors from within Kingston Parish. The Community Development Officer from Action in Rural Sussex (AiRS) and the Arun District Council Neighbourhood Planning Officer also attended the preliminary meetings.

A Community Profile for Kingston Parish was commissioned through Action in Rural Sussex (AiRS). Following a series of meetings and after referencing the Arun District Council Local Plan 2003 and emerging Local Plan 2013 a questionnaire was produced and distributed to each and every household and landowner for feedback and comment.

The feedback received was used to produce this document and the key findings can be seen in 4.(iii)

Following publication of the first draft and pre-submission draft further consultation and referencing took place with:

- Arun District Council
- West Sussex County Council
- Sussex Police
- Ferring Parish Council
- East Preston Parish Council
- The Environment Agency
- Natural England
- English Heritage
- Arun Biodiversity Forum
- Ferring Conservation Group
- East Preston and Kingston Preservation Society
- Kingston Gorse Estate (Sussex) Ltd
- West Kingston Residents Association Ltd
- Kingston Park Estate Ltd
- Angmering-on-Sea Estate Residents Association
- Peak Lane Residents
- Farmers and Landowners
- Mobile Operators Association
- Southern Electric
- British Gas
- Southern Water



### 4.(iii) Key Issues in the Neighbourhood

#### Key Findings of the Survey

- A total of 117 responses were received to the survey. This represents a response rate of 39%.
- In excess of 80% of respondents to the question supported policies in the Neighbourhood Plan for: Protection of the strategic gap between Kingston and Ferring (99.1% support); Protection of the strategic gap between Kingston and East Preston (96.5% support); Protection of the countryside (100.0% support); Protection of existing agricultural lands (99.1% support); No 'back garden' development that creates an additional property (84.3% support) and Design, quality, massing and impact of extensions on existing residential buildings, street scene and general ambience (82.5% support). The only exception being 'construction of commercial greenhouses/polytunnels' which was opposed by 66.1% of respondents to the question.
- With regard to health and wellbeing, Kingston Parish was viewed as being adequately served in neighbouring Parishes in regard to: Doctor's surgery (87.3% agreed); Dentist (84.9% agreed); Emergency services (87.6% agreed); Transport needs for the elderly (70.8% agreed) and Disabled facilities (68.2% agreed).
- The vast majority of respondents (99.1%) identified the car (owner/driver) as their mode of transport. Other modes of transport included: Walking (66.1%); Bicycle (47.8%); Bus (24.3%); Taxi (22.6%); Car (lift from friends/family) (20.0%) and Community Bus (0.0%).
- Just over half of those responding (55.3%) identified that they would use a community transport service occasionally if one was available. 36.0% identified that they would never use one, 7.0% would use one weekly and 1.8% would use one monthly.
- The greatest proportion of respondents identified all of the potential policies/proposals for inclusion within the Neighbourhood Plan as '*very important*': Maintaining or improving the water quality of our coastline (72.4% support); Cleanliness of the beach (70.4% support); Controlling dog fouling in public places (85.1% support); Keeping dogs on lead in public places (42.6% support) and Litter (75.9% support).
- The vast majority of respondents (96.5%) identified that they generally feel safe in and around Kingston Parish.
- 93.1% of respondents identified that their house/estate is in a Neighbourhood Watch Area, 64.1% that it is in a Private Security Company Scheme and 85.1% that it is in a Neighbourhood Watch e-mail scheme.
- The greatest proportion of respondents (43.4%) identified that they disagreed with the assertion that there should be more private security in and around Kingston Parish, whilst 23.0% agreed and 33.6% had no opinion.
- A clear majority of respondents (81.4%) identified that they had not been a victim of crime in the last 3 years, with 18.6% identifying that they had been a victim of crime. The crimes identified as worrying respondents were: Burglary (identified by 55.4%); Anti-social behaviour (identified by 42.9%); Vandalism (identified by 33.9%); Theft of/from vehicles (identified by 12.5%); Assault (identified by 10.7%) and None (identified by 9.8%).
- Approximately two-thirds of respondents (66.4%) expressed the opinion that there is not a



sufficient Police presence in Kingston Parish.

- A slight majority of respondents (54.1%) identified that they would be willing to contribute an increase in Council Tax of up to £25 per annum towards Kingston's own or shared Police Officer or PCSO.
- The greatest proportion of respondents identified that the speed of broadband (57.7%) and mobile reception (49.5%) were both poor in Kingston Parish.
- BT was identified by the greatest proportion of respondents (33.7%) as their broadband provider, followed by TalkTalk (22.1%) and Sky (20.2%). Vodafone was identified by the greatest proportion of respondents (33.3%) as their Mobile phone provider followed by O2 (31.4%) and Orange (14.3%).
- More than 85% of respondents identified that each of the general facilities required in Kingston Parish existed within the nearby vicinity and there was no need for their provision more locally. This included Play Areas (identified by 93.8%), Community Centre (identified by 95.8%), Post Office (identified by 97.1%), Notice Boards (identified by 93.6%) and Allotments (identified by 87.8%).
- Just over half of those responding (56.1%) supported a speed limit reduction in Kingston Lane to 30mph, with 30.7% happy for it to remain at its current level and 13.2% for a change to a 40mph limit.
- The greatest proportion of respondents (72.6%) strongly agreed that 'Avoiding future developments involving loss or damage to trees or woodland to protect and aid biodiversity' should form part of the Neighbourhood Plan's policies.
- The greatest proportion of respondents (44.6%) strongly disagreed that 'Encourage installation of domestic wind turbines, providing they do not alter the character or aesthetics of the property or surrounding area' should form part of the Neighbourhood Plan's policies.
- The greatest proportion of respondents (38.2%) agreed that 'Encourage installation of solar panels, providing they do not alter the character or aesthetics of the property or surrounding area' should form part of the Neighbourhood Plan's policies.
- The greatest proportion of respondents (88.2%) identified noise pollution is not a problem in Kingston Parish, with 96.3% identifying that Air Pollution is not a problem and 73.2% that Light Pollution is not a problem.
- Approaching three-quarters of respondents (70.0%) agreed that other areas should be identified as designated areas of Scientific Interest or Nature Conservation Importance along similar lines to Ferring Rife and Kingston Park. (as shown on the ADC 2003 maps at the time)
- The greatest proportion of respondents (57.0%) identified that they were worried about Offshore Wind Turbines and 63.0% were concerned about Commercial Inshore trawling, but only 49.1% were concerned about Dredging.
- Just over three-quarters of respondents (78.6%) identified that they were concerned about flooding and coastal erosion in Kingston Parish both now and in the future.
- The greatest proportion of respondents (34.8%) had lived in Kingston Parish for between 11 and 20 years, with 31.3% more than 20 years, 25.2% for 6 to 10 years and 8.7% for less than 5



years. The greatest proportion of people living in respondents households were aged 65 and over – 34.3% were men and 40.9% were women.

#### **4(iv) Our Green Infrastructure**

The parish Green Infrastructure Network (see Map 7(iv)) incorporates Gaps Between Settlements (once known as Strategic Gaps)(see Map 7(v)) and includes assets such as:

- Parks and gardens (including domestic gardens)
- Woodlands, urban forestry and scrub
- Meadows, wetlands, floodplains, open and running water and the coast
- Footpaths and twittens
- Farms
- Rifes, rivers and coastline
- Greensward

This Neighbourhood Plan will do all it can to protect and enhance our Green Infrastructure, upon which most of Kingston Parish is situated, and to ensure that these assets provide multiple functions and benefits (ie. wildlife, recreation, flood risk mitigation, carbon storage and food production) and help to protect and enhance the distinctive character of Kingston Parish.

#### **4.(v) Kingston Parish Landscape**

The Arun Landscape Study 2006 indicates that a *“medium, low or negligible rating for landscape capacity would mean development having a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the parish”*.

The Landscape Capacity Area 44 (LCA 44) (see map 7(iii)) in which most of Kingston, outside the Built-Up Boundary, is situated and described in the study as *“Kingston Lower Coastal Plain (LCA44). Relatively intact agricultural landscape, includes rife, separates Littlehampton and Ferring, ecological and heritage interest”*, falls within the Landscape Capacity – Negligible/Low.

### **5. Statement of Intent and Vision**

#### **5.(i) What Kingston Parish will be like in the next 15 years?**

Kingston Parish will:

- Retain its distinctive local character and its surrounding countryside and views, with limited new development to meet its needs.
- Maintain, protect and enhance its outstanding landscape, coastline, agricultural land, historic build and archaeological environment.
- Maintain and enhance its Biodiversity and Geodiversity.
- Provide a safe and healthy environment for all its residents.
- Have sufficient infrastructure to cater for elderly residents.
- Provide infrastructure to encourage home employment and enterprise
- Have managed change, but not necessarily prevented it.

This is in-line with the Arun District Council’s vision and objectives that *“the districts’ smaller settlements and rural areas will retain their character with limited new development to meet their needs”*





### 5.(ii) How will this happen?

Policies and Proposals have been written, where possible using a presumption in favour of sustainable development, to cover the following topics and issues:

- Settlement Structure & Green Infrastructure
  - Built-Up Area Boundary
  - Countryside
  - Green Infrastructure and Development
  - Gaps Between Settlements
  - Protection of Landscape Character
- Natural Environment
  - Biodiversity and Geodiversity
  - Sites of Nature Conservation Importance (SNCI)
  - Protection of Countryside
  - Avoidance of tree felling and promotion of new tree planting
  - Pollution – Water, Noise, Air & Light
  - “Wild” margins around agricultural land
  - Coastal Environment
- Water
  - Flooding
  - Drainage
  - Coastal defences
  - Water quality (Ferring Rife & Coastal)
- Soil, Horticulture, Equine & Shepherd Development
  - Commercial greenhouses or polytunnels
  - Protection of agricultural land
  - Equine and shepherding activities
  - Allotments
- Design & Development
  - Installation of domestic wind turbines and solar panels
  - “Back garden” development
  - Design, Quality, Massing and Impact of extension to private residences.
- Infrastructure, Employment & Enterprise
  - Broadband connections and speeds
  - Construction of telecommunications mast
  - Post Office, Community Centre, Play Areas and Notice Boards
- Health & Wellbeing
  - Recreation & Leisure
  - Hospitals, Doctors, Dentists and Clinics
  - Transport for the elderly – Community Bus
  - Disabled facilities
  - Cleanliness of the shingle beach
- Transport Infrastructure
  - Footpaths and Bridleways
  - Kingston Lane



## **6. POLICIES**

### **6.(i) Introduction**

The Kingston Parish Neighbourhood Plan (KPNP) contains a series of policies that directly affect the distinctive local character and its surrounding countryside, the successful delivery of which during the plan period will achieve the community's vision for the future of the parish.

It is not the purpose of the KPNP to contain all land use and development planning policy relating to the parish, however the policies do highlight areas of relevant importance. The saved policies of the 2003 Arun Local Plan that are not replaced by the KPNP, and those of the emerging Arun Local Plan, will be used by the local planning authority to consider and determine planning applications.

Each policy is numbered, has a reference to the NPPF, existing saved policies from Arun Local Plan 2003, Arun Draft Local Plan (2013-2028) and the Publication Version of the emerging Local Plan 2014, and is accompanied by a Justification and Statement of Intent.

All policies are designed to meet the challenge of climate change, flooding and coastal change, along with the intent of conserving and enhancing the natural environment.

The evidence documentation, as shown at Appendix 5, is available either directly or via a link on the Parish Council's website.

### **6.(ii) Sustainable Development**

#### **Justification**

- This policy incorporates the five guiding principles of the National Planning Policy Framework (NPPF) into the KPNP, namely:
  - Living within the planet's environmental limits
  - Ensuring a strong, healthy and just society
  - Achieving a sustainable economy
  - Promoting good governance
  - Using sound science responsibly
- The presumption in favour of sustainable development (NPPF para 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined (NPPF para 119)
- Sustainable development needs to preserve Kingston Parish's environmental assets beyond the plan period as they form a vital attraction and draw visitors to the area making a substantial contribution to the local economy.
- Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Parish Council and local planning authorities will adopt in delivering sustainable development in the parish.
- Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
  - making it easier for jobs to be created in cities, towns and villages;
  - moving from a net loss of bio-diversity to achieving net gains for nature;
  - replacing poor design with better design;
  - improving the conditions in which people live, work, travel and take leisure; and
  - widening the choice of high quality homes.



### Intention

Kingston Parish Council will take a positive approach to its consideration of development. The Parish Council, working with the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved, providing they are in accordance with the broad scope of this Neighbourhood Plan.

#### **KPNP1: The Presumption in Favour of Sustainable Development**

**Planning applications which accord with the policies in this Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Local Development Plan are out of date or silent unless:**

- i. Other relevant policies in the Development Plans for Arun indicate otherwise;
- ii. Any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;
- iii. Specific policies in the Kingston Neighbourhood Plan, National Framework or other material considerations indicate that development should be restricted.
- iv. They *do not* contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, help to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy, as per NPPF 2012 para. 7.

*(Conformity Reference: Arun Local Plan Policy 2003 GEN1, 2012 SP1, 2014 SD SP1 and NPPF, para 14)*

### **6.(iii) BUILT-UP AREA BOUNDARY**

#### **Justification**

- The National Planning Policy Framework 2012 (NPPF) recognises the intrinsic character and beauty of the countryside, whilst supporting thriving rural communities within it. (NPPF para 83)
- This defines the area outside which the countryside should be safeguarded against unnecessary development thus preserving the setting of existing settlements. (NPPF para 83) - (see map 7(ii))
- The *boundary* is important in identifying the point of transition between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.



## Intention

To protect and enhance Kingston Parish's outstanding landscape, countryside, coastline, historic, built and archaeological environment thereby reinforcing local character and identity

## POLICY

### KPNP 2 - BUILT-UP AREA BOUNDARY

**Development will be permitted within the area defined in map 7(ii) of this plan, as the Built-Up Area Boundary, subject to all other policies in this Neighbourhood Plan.**

**Outside the Built-Up Area, the countryside will be safeguarded against inappropriate development in-line with the policies set out in this Neighbourhood Plan.**

*(Conformity Reference: Arun Local Plan 2003 GEN2, 2012 Policy SP2 , 2014 Policies SD SP2 & C SP1, and NPPF, para 83)*

## 6.(iv) SETTLEMENT STRUCTURE & GREEN INFRASTRUCTURE

### Justification

- Key to the protection of the landscape is the identification of the Built-up Area Boundary which defines urban areas from that of the countryside (see Map 7(ii)). Development outside this boundary should be strictly limited to that considered necessary for its location so that the countryside is protected for its own sake. The intention should be to maintain and enhance the Green Infrastructure and prevent coalescence of settlements with policy provision for Green Infrastructure and Gaps Between Settlements (see map 7(v))
- The *Gap Between Settlements* separating Ferring and East Preston, and part of the District's Green Infrastructure Network (see map 7(iv), is an integral part of the distinctive character of Kingston Parish and protects our valued landscape.
- The *Gap Between Settlements* provides stunning views into and out of the South Downs National Park and should not be compromised with development (see Constraints Map 7(iii)).
- The *Gap Between Settlements* provides flood attenuation in the area. Any development would enhance the risk of flooding.
- The *Gap Between Settlements* is characteristically tranquil as a result of its rural nature and darker night skies and also acts to retain Kingston Parish's distinctive landscape character and sense of place.
- Climate change is widely believed to be altering our weather patterns giving considerably wetter winters (as seen during the winter of 2013/2014) which could lead to a greater risk of flooding events from land, rivers and sea. (see flood maps in Appendices 1 and 2)



## Intention

Any development, building or landscape redesign within the designated *Gap Between Settlements* will be vigorously discouraged, unless to enhance the biodiversity of the corridors by creating new hedgerows, ditches and rife which form important wildlife corridors between the coast and the South Downs National Park.

## POLICY

### KPNP 3 – SETTLEMENT STRUCTURE & GREEN INFRASTRUCTURE

#### Development will only be permitted within the Gap Between Settlements if:

- i. It cannot be located elsewhere;
- ii. It would not undermine the physical and/or visual separation of settlements or be detrimental to the district's character and strong sense of place;
- iii. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- iv. It would not compromise recreational access along the coast and connections between the coast and the South Downs National Park;
- v. It would not endanger the biodiversity of the gap between the coast and the South Downs National Park.
- vi. The views towards the coast and the South Downs National Park are conserved or enhanced.
- vii. It would not undermine the natural flood attenuation.
- viii. It would not destroy the tranquillity, dark night skies and rural nature of the *Gap Between Settlements*

(Conformity Reference: Arun Local Plan 2003 GEN3, 27, 32-34 & AREA 10-15, 2012 Policies SP21, DM26 & DM27, 2014 Policy GI SP1 & SD SP3 and NPPF, paras 79 to 81)

## 6.(v) NATURAL ENVIRONMENT

### Justification

- Kingston Parish lies within large areas of open countryside, consisting of arable farmland, woodland, wetland, hedgerows, coastline and water bodies, providing perfect conditions for wild life and biodiversity.
- Biodiversity, once known as "Natural Heritage" (which also included geology and landforms), and until recently called "Natural Diversity", is defined as the totality of genes, species and ecosystems of a region. Biodiversity supports ecosystem services including air quality, climate, water purification, pollination and prevention of erosion: it is also relevant to human health and enriches leisure activities such as hiking and bird watching, it should therefore be protected at all cost.
- Integrated wild margins play an important part in agricultural systems, biodiversity is essential to the production of food, fibre and fuel. Naturally diverse, vegetated farm edges



perform cleansing and climate regulation services. Vegative buffers can assimilate and recycle nutrients and break down and detoxify many agricultural chemicals.

- Riparian areas, the interface between land and river or stream, also play a significant part in ecology and environmental management because of their role in soil conservation, their habitat biodiversity and the influence they have on fauna and aquatic ecosystems. These zones are important natural biofilters, protecting aquatic environments from excessive sedimentation, polluted surface runoff and erosion.
- Many trees have been lost to disease over the past decade, very few have been replaced.
- Kingston Parish contains one Site of Nature Conservation Importance (SNCI)- Ferring Rife & Meadows (Site Ar12) - as shown on the Green Infrastructure Network map (see map 7(iv), and should be rigorously protected.
- Previously Kingston Park was designated as an SNCI, and Kingston Parish Council will assist Kingston Park Estate Ltd where possible to regain this status.
- Kingston Parish's rural character, as described in 4(i) *State of the Parish Report*, would be destroyed unless noise, light and air pollution is carefully controlled.
- Development could destroy Kingston Parish's unique Historic Environment.
- A major attraction of Kingston Parish is its coastline and all attempts to change it should be avoided. This would include any attempt to construct offshore wind turbines visible from the shoreline, and any inshore trawling that would damage the sea bed and ecosystems found therein.

### Intention

Any development, alteration to land use or application of any kind that directly, or indirectly, affects the quality of the natural environment, as described above, will be vigorously opposed.

Conservation and enhancement of the Biodiversity and natural environment within Kingston Parish, both in designated and non-designated sites, will be encouraged.

Where appropriate, new Sites of Nature Conservation Importance (SNCI) should be established and amateur naturalists such as entomologists and ornithologists encouraged to create habitats that will attract suitable species.

Loss of any more trees would be detrimental to the natural environment and will be discouraged. Tree and hedgerow planting will be encouraged.

### POLICY

#### KPNP 4 – NATURAL ENVIRONMENT

**Planning permission will normally be approved, providing:**

- i. It would contribute positively to the quality of the natural environment of Kingston Parish whilst having due regard to Natural England's standing advice for protected species, and not be detrimental to the biodiversity of the area.





- ii. It plans for any future climate change effects and works in harmony with the environment to conserve natural resources.
- iii. It does not entail any loss of trees or hedgerow, ancient or otherwise, that contribute to local amenity; and incorporates tree planting, in particular native species in context with the local landscape character, as an integral part of any development proposals.
- iv. It does not have a detrimental effect on any water bodies, through waste management, or contribute to any pollution; water, air, noise, light or odour.
- v. It does not impinge, either directly or indirectly, on the Site of Nature Conservation Importance (SNCI) of the *Ferring Rife and Meadows (Site Ar12)* or its boundaries with Ferring or East Preston Civil Parishes, and including any SNCI's that may be designated in the future.
- vi. The development is for essential utility infrastructure, the need for which clearly outweighs the harm or loss, and no reasonable alternative site is available.

(Conformity Reference: Arun Local Plan 2003 GEN29, AREA1, 2 & 5, 2012 Policy SP23, DM34 & DM38 and 2014 Policy ENV SP1, DM1, 4 & 5, and NPPF, para 109 & 114)

## 6.(vi) WATER

### Justification

- Much of Kingston Parish is prone to surface water flooding (see appendix 1) with certain areas around the mouth of the Rife prone to coastal flooding and a large area around the Rife itself is prone to tidal flooding (see appendix 2)
- A large part of Kingston Parish Village, including its Chapel, was destroyed by coastal erosion in the mid seventeenth century.
- Arun District Council has powers under the Coast Protection Act 1949 to protect land from erosion by the sea. The Environment Agency (EA) has powers under the Water Resources Act 1991 to protect land from flooding; thus protecting life and property.
- Flood defence structures and coastal sea defence works can have a detrimental effect on the visual character and value of the open landscape, undeveloped coastline, and the protection of coastal habitats.
- Climate change and land slippage (coastal sink) will almost certainly increase the risk of flooding in Kingston Parish - as described above - and any development must be carefully managed. Coastal sink could add between 10% to 33% on sea level rises caused by climate change (Study by Professor Shennan, University of Durham, 2009)
- In 2010 the coastline from Rustington to Goring was described in the "Rivers Arun to Adur Flood and Erosion Management Strategy" as being an area that "*should be sustained*".
- With a large part of Kingston Parish being used for arable farming, runoff from chemicals can cause pollution in the waterways, in particular the Ferring Rife and Meadows.
- Any foul water discharge into Ferring Rife, or its tributaries, lagoons, gullies and ditches, treated or untreated, could detrimentally affect the ecosystem, wildlife or aquatic environment. It may also affect the water quality at the coastline.
- Poor drainage within Kingston Parish could affect water quality, if there is any significant increase in foul and/or surface water discharges, without the delivery of necessary sewerage infrastructure to serve new development.
- Arun, and the wider South East region, has been identified as an "Area of Serious Water Stress" by the Environment Agency and any further development would only exacerbate the



problem and affect supplies. New development should only take place if water supply and wastewater treatment capacity is provided in parallel with development.

- Any new development could reduce water pressure on abstraction sites, thus affecting supplies, unless necessary infrastructure is provided in-line with it.
- Coastal water quality may be affected by pollution to the beaches, both from land and sea, as well as having a detrimental effect on the vegetated shingle.

### Intention

The strict control of any development within Kingston Parish is essential to minimise water events such as: flooding – both from the sea and from the land, pollution, coastal erosion, water supplies, and erosion of the aquatic environment, especially given the flood risk assessment for the area. Integrated wild margins around agricultural land and riparian areas will be encouraged to protect the aquatic environment from possible harmful chemical and toxins.

As our coastline is subject to erosion and flooding events, all necessary action will be taken to make sure our coastline is sustained.

### POLICY

#### KPNP 5 – WATER

**Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Arun Strategic Flood Risk Assessment (2008) map (see appendix 1), will not be encouraged and will only be permitted where the following criteria have been satisfied:**

- i. Include increased water capture, storage and harvesting facilities, Sustainable Drainage Systems or managed water quality, whilst retaining the existing open drainage ditches and gullies in their current form.
- ii. Measures so as not to adversely affect flooding caused by tidal, coastal, or surface water, and any local flood defences in the form of ditches, lagoons, meadows, runoffs, coastal groynes and shingle beaches should be improved or modified, as appropriate.
- iii. Water efficiency measures in order to protect the district's water resources, and enhance the quality of the water environment, water bodies, and coastal habitats that support vital ecosystems.
- iv. Adequate water supply and waste water infrastructure capacity is available or can be provided, which would involve connecting to the system at the nearest point of adequate capacity as advised by Southern Water.
- v. Coastal defence proposals will be approved providing they are technically sound, do not have a negative impact on the visual character and value of the open undeveloped coast, and protect and enhance the coastal habitats and ecosystems found therein.

*(Conformity Reference: Arun Local Plan 2003 GEN9-11, 19 & 23-26, 2012 Policies SP24, DM40, 41 & 42; 2014 W SP1 & W DM1, 2, 3 & 4 and NPPF, para 100)*



### 6.(vii) SOIL, HORTICULTURE, EQUINE & SHEPHERDING DEVELOPMENTS

#### Justification

- A vast majority of the agricultural land within Kingston Parish is Grade 1 or 2 (see map appendix 3) as designated by the Agricultural Land Classification system, meaning it is either: (A)- *Excellent agricultural land with high yield possibilities* or, (B) *Very good quality agricultural land with minor limitations on yield*, and should be safeguarded for security of growing food.
- Geodiversity links the earth, its people, their culture and biodiversity. It can be defined (Prosser 2002) as geological diversity or the variety of soils, rocks, fossils and minerals and geomorphological process (the process of weathering and erosion, transport of material and its eventual deposition). It underpins all our activities from farming, gardening to waste management and recreation to industry.
- Crop diversity, as part of Geodiversity, is important to avoid predators and disease.
- Land, not designated as *Sites of Nature Conservation Importance (SNCI)*, can often be overlooked by the public and local authorities. A vital part of protecting possible Geodiversity sites is alerting people to their value and importance. Current factors affecting Geodiversity are; natural erosion and deposition, climate change and associated sea level rises, inappropriate landscaping or being overgrown with vegetation. These areas may apply to be designated *Regionally Important Geological and Geomorphological Sites (RIGS)* if they are of value to earth heritage and include cultural, educational, historical and aesthetic resources.
- Due to the size of gardens within Kingston Parish there is unlikely to be sufficient demand for allotments from residents. Any suitable land is in private hands and farmed as prime agricultural land or used for grazing. Allotments are situated nearby in adjacent Parishes at Honey Lane, Angmering, and Beechlands Close and Roundstone Drive in East Preston.
- Construction of greenhouses, polytunnels, barns, pump houses, stables or other agricultural structures including packhouse development, could adversely affect Kingston Parish's outstanding landscape quality and character.
- The building of garden centres or farm shops would directly affect the environment (see *KPNP 3*), traffic congestion, and due to the privately owned residential nature of Kingston Parish would have to be constructed on Grade 1 or Grade 2 agricultural land (see map appendix 3) within the Gap Between Settlements (see map 7(v)) or on land with Landscape Constraints (see map 7(iii)).
- Horse related activities can add to the rural nature of Kingston Parish provided they maintain the environmental quality and character of the countryside and support and diversify the rural economy.  
Established riding centres do exist in neighbouring Parishes as Ferring Country Centre, Hangleton Lane, Angmering and Woodlands Stables in Titnore Lane.

#### Intention

To protect the natural resource of high grade agricultural soil to maintain adequate food supplies in the future, whilst maintaining a range of important ecosystem services and functions, also to protect the environmental quality and character of the countryside, and maintain the rural and tranquil setting of Kingston Parish.



## POLICY

### KPNP 6 – SOIL, HORTICULTURE, EQUINE & SHEPHERDING DEVELOPMENTS

**A. Soil:** The use of soil of Grades 1 or 2 as defined by *Agricultural Land Classification* for any form of development not associated with agriculture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.

**B. Horticulture:**

**I. The construction of new glasshouse, polytunnels and associated packhouse development where planning permission is required will only be permitted where:**

- i. It is of a height and bulk which will not significantly damage the character or appearance of the surrounding landscape.
- ii. It relates sympathetically to the natural, built and historic environment.
- iii. There is no generation of pollution to soil, water or air in the surrounding environment.
- iv. Long public views across substantially open land are maintained.
- v. Adequate water resources are available and adequate surface water drainage capacity exists or can be provided.
- vi. Vehicular access from the site to the strategic road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety or residential amenity.
- vii. There is no impact resulting from artificial lighting after sunset on residents of Kingston Parish or on the appearance of the site in the landscape.
- viii. There is no impact on noise levels resulting from machinery usage, vehicle movement, or other activity on the site, which when measured against the existing ambient noise levels in the locality would not be likely to unacceptably disturb occupants of Kingston Parish or be likely to cause unacceptable harm to the enjoyment of the countryside.
- ix. When they become redundant they are removed along with any contaminated material and the land returned to its original form.

**II. Redevelopment of under-used, redundant or derelict farm buildings will only be permitted if the alternative use directly relates to the diversification of agricultural activity.**

**III. No Garden Centres or Farm Shops will be approved within Kingston Parish as any available land is either a medium to high risk flood plain, agricultural land, or constrained.**

**IV. Planning permission will not normally be granted for development of Traveller or Show People accommodation, for the reasons listed in (III) above.**

**V. Allotments will be approved for use by Kingston Parish residents only under exceptional circumstances, and providing :**

- a. They are situated immediately adjacent to the built up area boundary;
- b. The land is not subject to flooding and is easily accessible;
- c. Adequate water supply and parking facilities exist;
- d. Located so that natural surveillance can be maximised; and
- e. Surrounded by secure boundaries.

**C. Equine/ Shepherding Development: Non-residential planning permission will be approved for horse or sheep related activities provided that:**

- i. It does not harm in any way an area of nature conservation.
- ii. It will not lead to the irreversible loss of Grade 1 or 2 agricultural land.
- iii. It will not detract from the landscape quality of the area.



- iv. It will make use of existing buildings where possible and any new buildings and structures will blend into the landscape in terms of their siting, design and materials.
- v. It does not have a detrimental impact on water quality
- vi. The cumulative impact of the development will not adversely affect the character, appearance and amenities of the area.
- vii. Sufficient land (1-1.5 acres per horse) is available for grazing and exercise where necessary to prevent overuse of the land.
- viii. The associated access and parking is acceptable
- ix. It is very well-related to an existing bridleway network which is able to accommodate the scale of use from the proposed development.

*(Conformity Reference: Arun Local Plan 2003 AREA6 & 12 & DEV1-8, 24, 25, 31-33 2012 Policies DM8, DM9 - 11; 2014 Policies SO DM1, H SP5, HOR DM1, RET DM2 & EQU DM1 & , and NPPF para 28)*

## 6.(viii) DESIGN & DEVELOPMENT

### Justification

- Being entirely residential the distinctive character and sense of place of Kingston Parish lies solely with its landscape and dwelling places.
- There is little capacity of the infrastructure to support increases in housing stock.
- Infilling can impinge on the integrity of the Green Infrastructure Network, particularly where this conflicts with sea or landscape views.
- Building on brownfield sites, which includes gardens of existing houses, can lead to over-development and loss of visual amenities and even privacy. The fact that Kingston Parish has a number of houses with substantial gardens makes brownfield development a constant threat.
- The features and architectural details of valued buildings should be conserved.
- With very few exceptions dwellings are of single or two storey construction giving Kingston Parish its distinctive character free from high-rise developments.
- One of the most significant contributory factors in the overall ambience of Kingston Parish is the very low housing density.
- The greens, verges, hedges and trees should be retained along with boundary walls to maintain character and biodiversity.
- Roads within Kingston Parish maintain their character generally with wide verges and houses set well back from their boundaries and maintain an open, yet secluded environment.
- Any change in nature of front gardens to an impermeable hard-standing hampers natural drainage and increases flood risk.
- Twittens (Sussex term for a small passageway between two hedges, walls, or fences leading from one open space to another) provide primary routes for residents to gain access to the Greensward and foreshore.
- Proposals can demonstrate the potential benefits of the development to the residents of Kingston Parish;
- Any buildings converted to commercial use would have a negative impact on the residents of Kingston Parish by increasing congestion, heavy goods traffic, pollution and could further endanger the lives of residents walking or cycling on the Parish's roads, especially Kingston Lane.
- Many golf courses exist around the local area, and no land, other than Grade 1 or 2 agricultural land, is available within the Parish for such a development.  
The same applies to caravan, marinas, weekend markets and traveller sites



- Many Rest Homes exist close to Kingston Parish meaning there is little or no requirement for any more such developments.
- 41 freehold beach huts exist on the shingle beach south west of the Parish near South Strand; any more would affect the distinctive character of the coastline.

### Intention

It is imperative that any new development within Kingston Parish maintains the established special character and sympathetically relates to and is visually integrated with, the existing dwellings, or existing building in the case of extension, with regard to siting, massing, design, form, scale and materials. Change should be managed and not prevented but must retain the character with limited new development only to meet the needs of the Parish.

### POLICY

#### KPNP 7 – DESIGN & DEVELOPMENT

- 1. Planning Permission will normally be approved for development within the Built-up Area Boundary, subject to compliance with other policies of the plan, providing:**
  - i. The design and location of the development is appropriate and sympathetic to the Parish's character and appearance in terms of scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, design features, and specifically does not encroach upon any roadway or tarmac so as to alter the outstanding landscape, coastline, historic build and archaeological environment;
  - ii. It seeks to protect and enhance onsite habitats and associated networks thus protecting biodiversity.
  - iii. It does not, in any way, encroach upon land within the *Gaps Between Settlements* or result in the loss of Grade 1 or 2 agricultural land as defined by the *Agricultural Land Classification*;
  - iv. It is in-scale with adjacent buildings, takes account of the ridgeline of existing structures and is of a size that does not dominate the surroundings, or the wider Parish. In general it should be small scale or community based;
  - v. It has a minimal impact on users and occupiers of nearby property and land and does not cause loss of sunlight, over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or have an over-bearing presence;
  - vi. It incorporates green technology to cater for climate change in the form of water harvesting and storage, waste disposal, green roofs, soakaways, will effectively manage water, renewable energy, and that connection to the electricity distribution network, or appropriate energy storage facility, will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity;
  - vii. It does not add to air, light or noise pollution and in any way increase the flood risk to the Parish;
  - viii. It provides sufficient off-road car parking for its intended use;
  - ix. In the case of the installation of solar panels and/or wind turbines to residential properties they sympathetically relate to and are visually integrated, and are compatible with the landscape in both scale and positioning to not intrude upon the skyline, or generate noise or vibration nuisance for neighbours.
- 2. Any new development proposals, including self-building, rebuilding or alterations, will be supported, unless:**
  - i. Any change in nature of front gardens includes impermeable surfaces;





- ii. It is a development by way of a sub-division of plots, especially a “back garden” building that creates an additional property;
- iii. A need in the Parish is clearly demonstrated in an objectively assessed housing needs analysis;
- iv. It includes tree felling, with or without Preservation Orders, unless the following are provided:
  - land and tree survey
  - a tree constraints plan
  - an arboricultural implications assessment to include a tree protection plan and arboricultural method statement;
- v. It involves alterations and extensions which do not retain and enhance the condition and character of the existing building, then the proposals must:
  - Not erode the spatial character and pattern of the area
  - Not alter frontages to the detriment of the street scene
  - Enhance the building and its surroundings, maintaining form and style
  - Use materials which reflect the current character of the building
  - Remain in-keeping with the original scale and proportion of the original building
  - Ensure that important features of the original building are not lost;
- vi. It involves conversion of buildings for commercial use or change of use applications;
- vii. It is a proposal for Agricultural, Forestry and Horticultural workers dwellings, including temporary structures or caravans;
- viii. It proposes to increase the number of beach huts situated along the coastline of Kingston Parish which would affect the distinctive character of the coastline and/or shingle beach.
- ix. It proposes development of any commercial solar array or wind turbine farms for the purpose of electricity generation that will have adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts.

**3. Grade 2 Listed buildings within Kingston Parish, as depicted on Map 7(i) - Heritage Designations, should be preserved for future generations:**

Listed are:

- a. Kingston Manor
- b. East Kingston House
- c. The Old Cottage
- d. Sea Lane House
- e. Sea Barn
- f. Runnymede

**4. Buildings which contribute to the character and appearance of the Parish, whilst not of sufficient special historic and/or architectural significance to warrant designation as listed buildings, should be preserved for future generations:**

Contained in the 2014 ADC Local List of Buildings of Character are:

- a. Driftstone Manor
- b. The Tower (Old Water Tower)

**5. Planning proposals will normally be approved for development which accords with the Appendix 4 - “Kingston Design Statement”, providing it is consistent with the policies of this plan.**



*(Conformity Reference: Arun Local Plan 2003 GEN7, 12, 21-22 & DEV9-14 & 19, 2012 Policies SP13, DM14, DM17, SP14 and DM19; 2014 Policies D SP1, D DM1, D DM4, H DM3, HER DM1, ECC SP1, 2 & DM1 and, and NPPF 2012, para 58 & 61)*

### 6.(ix) TELECOMMUNICATIONS INFRASTRUCTURE, EMPLOYMENT & ENTERPRISE

#### Justification

- The Neighbourhood Plan Survey revealed that a majority of residents think that the broadband speed within the Parish, from all providers, is poor. This could be detrimental to economic growth and access to goods and services, and opportunities to work from home.
- The Neighbourhood Plan Survey revealed that a majority of residents think that the mobile phone reception in the vicinity of the Parish is poor.
- The erection of any new radio or telecommunications masts within the defined Landscape Constraints area (see map 7(iii)) would interfere with the views towards the coast and the South Downs National Park.
- As most land within Kingston Parish is privately owned there is little scope for any Employment Land Provision, other than for the purpose of horticulture.

#### Intention

To ensure that superfast broadband and acceptable mobile phone reception is available to the residents of Kingston Parish to promote growth and to improve access to goods and services, and opportunities to work from home.

#### POLICY

##### KPNP 8 – TELECOMMUNICATIONS INFRASTRUCTURE, EMPLOYMENT & ENTERPRISE

**As insufficient suitable land exists in Kingston Parish to allow any employment land provision, this plan will support the delivery of a high speed, high quality communications infrastructure to improve access to goods and services, and opportunities to work from home, provided that:**

- i. Where the installation of electronic communications equipment and cabinets are required to deliver high quality communications infrastructure, such installations should be sympathetically designed and camouflaged where appropriate.
- ii. Erection of new radio or telecommunications mast or base station will in principle be opposed unless in full compliance with Arun District Council's policy on Telecommunications and KPNP7, and where operationally and technically possible, the siting of telecommunications equipment should aim to avoid sensitive landscape such as that depicted in the Arun Landscape Constraints map 7(ii)
- iii. Any new residential development must be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.

*(Conformity Reference: Arun Local Plan 2003 DEV8 & 41, 2012 Policies SP5 and DM4 ; and NPPF 2012, paras 28 & 43)*



## 6.(x) TRANSPORT INFRASTRUCTURE

### Justification

- Kingston Lane is a narrow winding lane with no pavements, lined with hedgerows in places, prone to flooding in certain areas, has no lighting and is one of only two main entry points into Kingston Parish; it is inherently dangerous to users either walking, cycling or driving, especially in adverse weather conditions or during the hours of darkness.
- Peak Lane is classified as a Restricted Byway. The public's rights along this restricted byway are to travel:
  - On foot
  - On horseback or leading a horse
  - By any vehicle (eg. bicycles, horse-drawn carriages) other than mechanically propelled vehicles (eg. motorbikes or cars) unless vehicular rights pre-existed then the act did not extinguish those rights.
- Any future growth or development within Arun, more specifically along the A259 corridor from Littlehampton to Durrington, will seriously affect the main road network and have a detrimental effect on resident's ability to travel freely into and out of Kingston Parish.
- Any increase in railway traffic will substantially increase the time the Roundstone level crossing gates remain closed, thus seriously affecting the main road network having a detrimental effect on resident's ability to travel freely into and out of Kingston Parish.
- The Parish is well-served with footpaths providing the necessary infrastructure to encourage physical exercise and health and give pedestrians' access to open spaces. (see GIN Map 7(iv))

### Intention

To ensure ease and freedom of movement, prioritise safe pedestrian access to the green infrastructure network, and access community transport services where a need has been identified. Also to monitor any effect that future growth in road or rail transport will have on the residents of Kingston Parish through general congestion and traffic delays caused by level crossing gates

### POLICY

#### KPNP 9 – TRANSPORT INFRASTRUCTURE

**This Neighbourhood Plan will support development which:**

- i. Is not detrimental to the character of the Parish rural roads, or will not unduly increase the volume of traffic using the access roads to Kingston Parish or the surrounding major road network;
- ii. Will reduce the need to travel by car by identifying opportunities to improve access to public transport routes and community transport services whilst making provision for car use through improvements to the existing road network and the promotion of vehicles which use low-carbon energy by installing charge points, including 'rapid charge' points, in any new development;
- iii. Respects and protects the Parish's green infrastructure network and gives priority to pedestrian and cycle movements;
- iv. Makes provision for off-road parking for all vehicles intending to use the development, and must be of a high-quality design to ensure they are safe.

*(Conformity reference; Arun Local Plan 2003 DEV16, DM22; 2013 SP16 &18, and, NPPF para 32)*



## 6.(xi) CYCLE ROUTES

### Justification

- Existing public cycle routes in Kingston are limited to the public highway of Kingston Lane. Kingston Lane is accessed at its northern end by roads linking into the neighbouring Parish of East Preston and does not provide any through route through Kingston as the southern point ends at junctions with private land/private Estate roads.
- Kingston Lane is a narrow winding lane with no pavements, lined with hedgerows in places, prone to flooding in certain areas, has an unrestricted speed limit, no lighting and is one of only two main entry points into Kingston Parish; it is inherently dangerous to users either walking or cycling as it has no footpath allocation, especially in adverse weather conditions or during the hours of darkness.
- It is not considered possible to *designate any other* cycle routes within Kingston Parish, as they would be on private estates, with privately maintained roads (and this is not supported by the private Estates). Even if possible, it would attract large numbers of cyclists (ie. cycle clubs/groups etc.) and would lead to a loss of privacy and tranquillity for residents, and adversely affect the distinctive character and sense of place
- It is recognised that there is a gap in the designated South Coast Cycle Route between Goring and Littlehampton. However, any cycle route along the private estate roads such as Coastal Road and Gorse Avenue would not provide a through route along the coast between our neighbouring parishes of East Preston and Ferring as there is no entry /exit point at the eastern end and so no route to connect with Ferring. In fact at present there is no through route between West Kingston and Kingston Gorse, other than for pedestrians and emergency services.

### Intention

Although acknowledging the importance of NFFP *Promoting Sustainable Transport* - para 35, this plan is also committed to the safety of its residents and visitors by providing safe and suitable access for both cyclists and pedestrians as provided for under NPPF para 32 whilst maintaining the tranquillity and sense of place within the Parish.

This Council will continue to work with West Sussex County Council, Arun District Council and others, to encourage and support the development of safe cycle and footpath networks.

### POLICY

#### KPNP 10 – CYCLE ROUTES

**This Plan supports the provision of a joined up cycle network which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists within Arun District.**

**However, it does not support the alignment of a South Coast Cycle Route (or other designated cycle route) through Kingston Parish using existing private roads such as Gorse Avenue, Coastal Road, and Golden Acre, for the following reasons:**

- No connection east to Ferring, except via grassed public footpath and private twitten;
- Any route would be on privately owned land;



- It would lead to loss of privacy, tranquillity, and adversely affect the distinctive character and sense of place of Kingston Parish.

Designating the public highway of Kingston Lane as a cycle route would not be supported unless significant improvements could be made to improve safety, such as: separate footway/cycleway, improved visibility lines at bends. This is a busy, narrow, winding lane and inherently dangerous to cyclists and pedestrians.

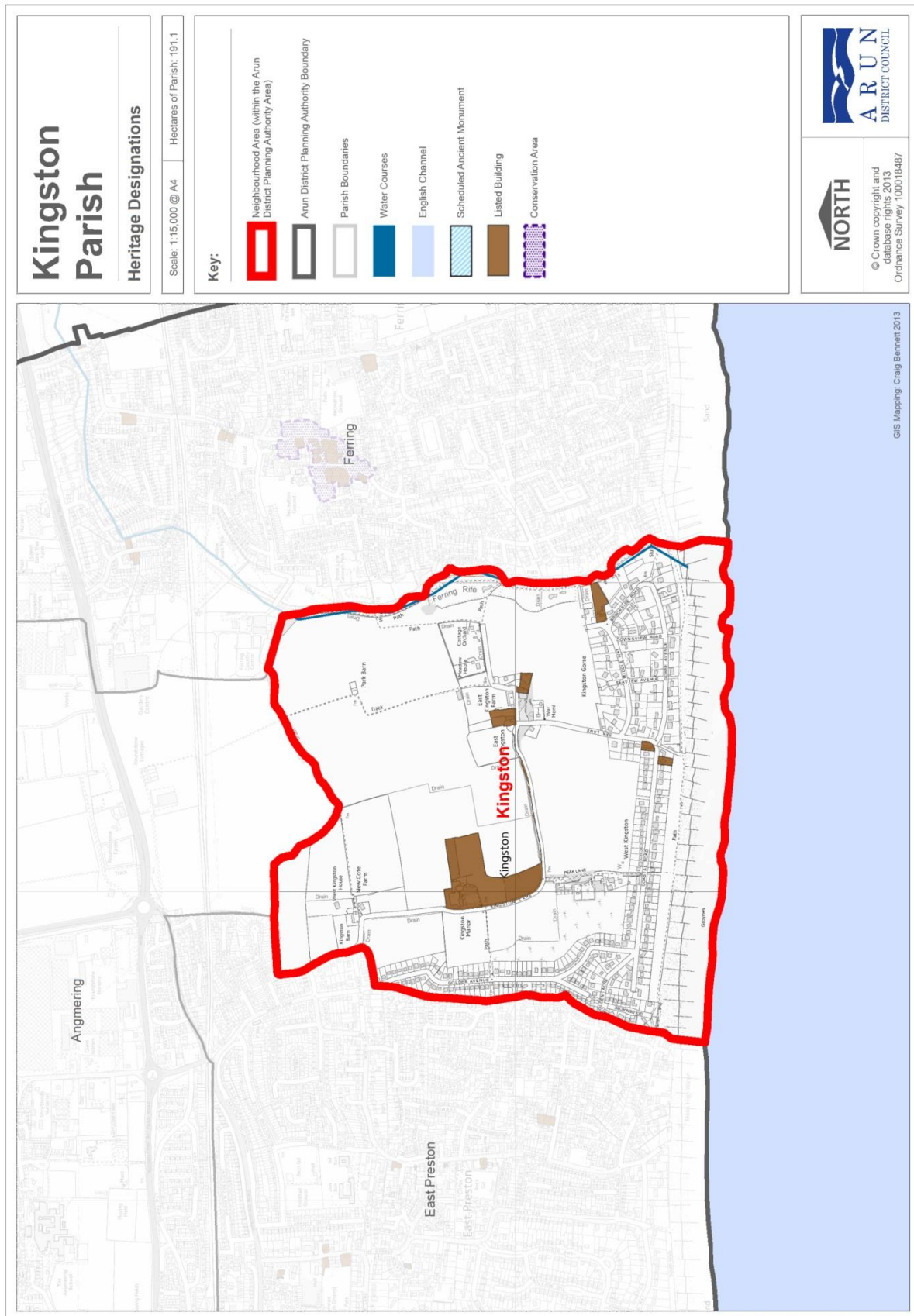
This policy supports the existing cycle route running north of Kingston Parish along the A259 linking Ferring and East Preston and would encourage any improvements that might enhance the route and make it safer for cyclists.

Neighbouring Parishes of East Preston and Ferring may then wish to designate a route from the A259 south to the coast through their Parish.

*(Conformity reference; Arun Local Plan 2003 GEN13, 2012 DM21, 2014 T DM1, T SP1 and NPPF paras 32 & 35)*



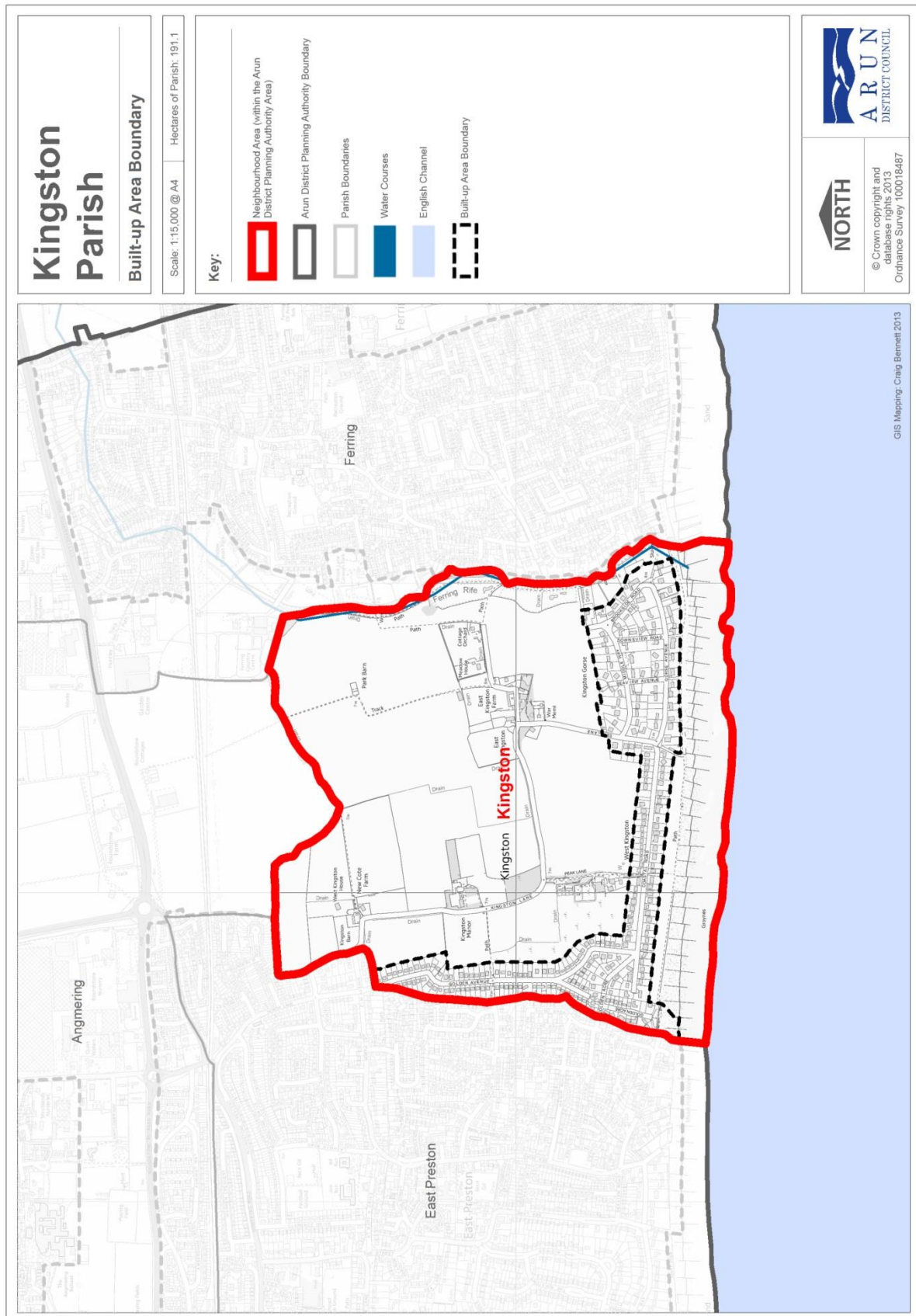
## Map 7(i) – Heritage Designations





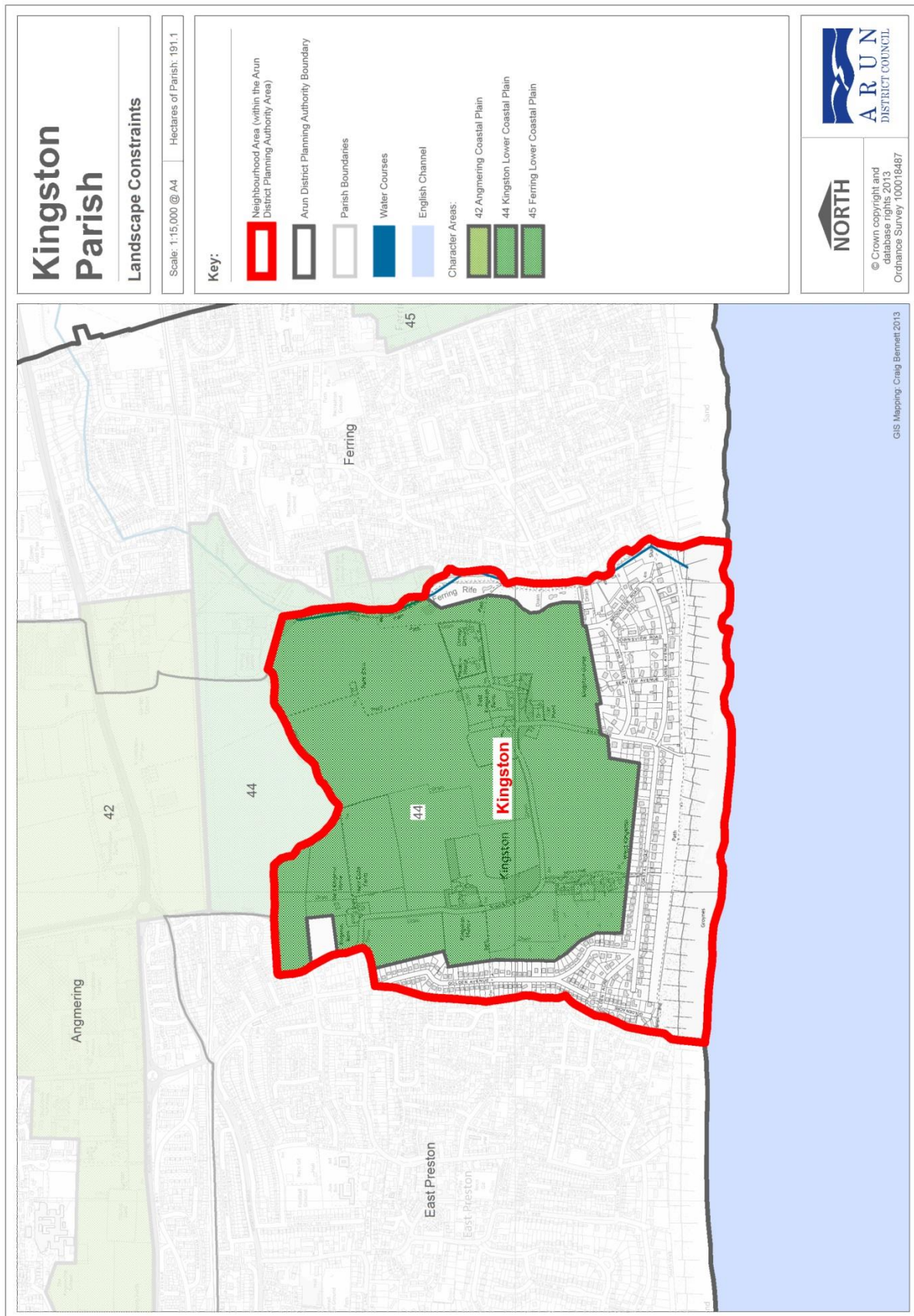


## Map 7(ii) Built-up Boundary





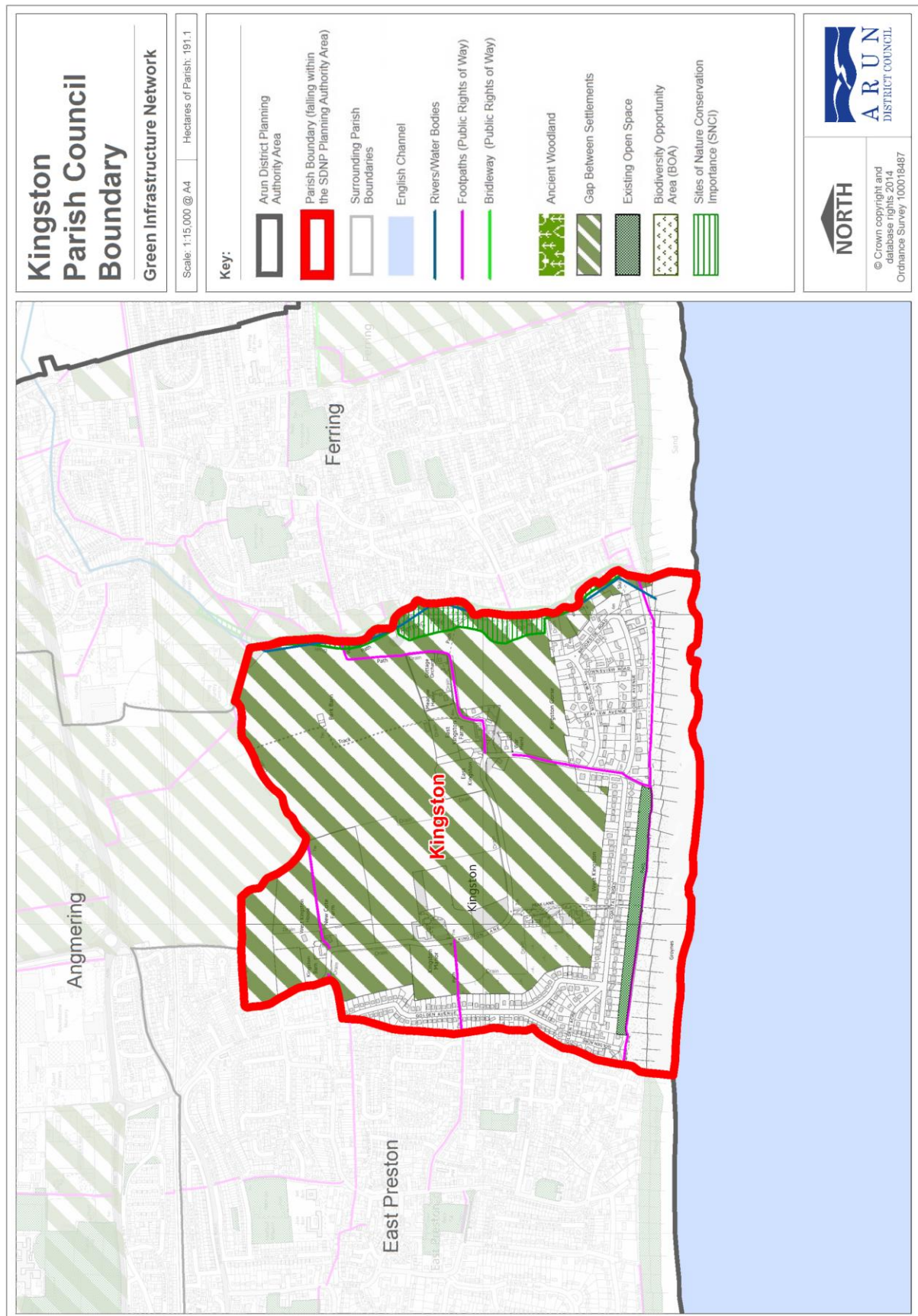
## Map 7(iii) Landscape Constraints





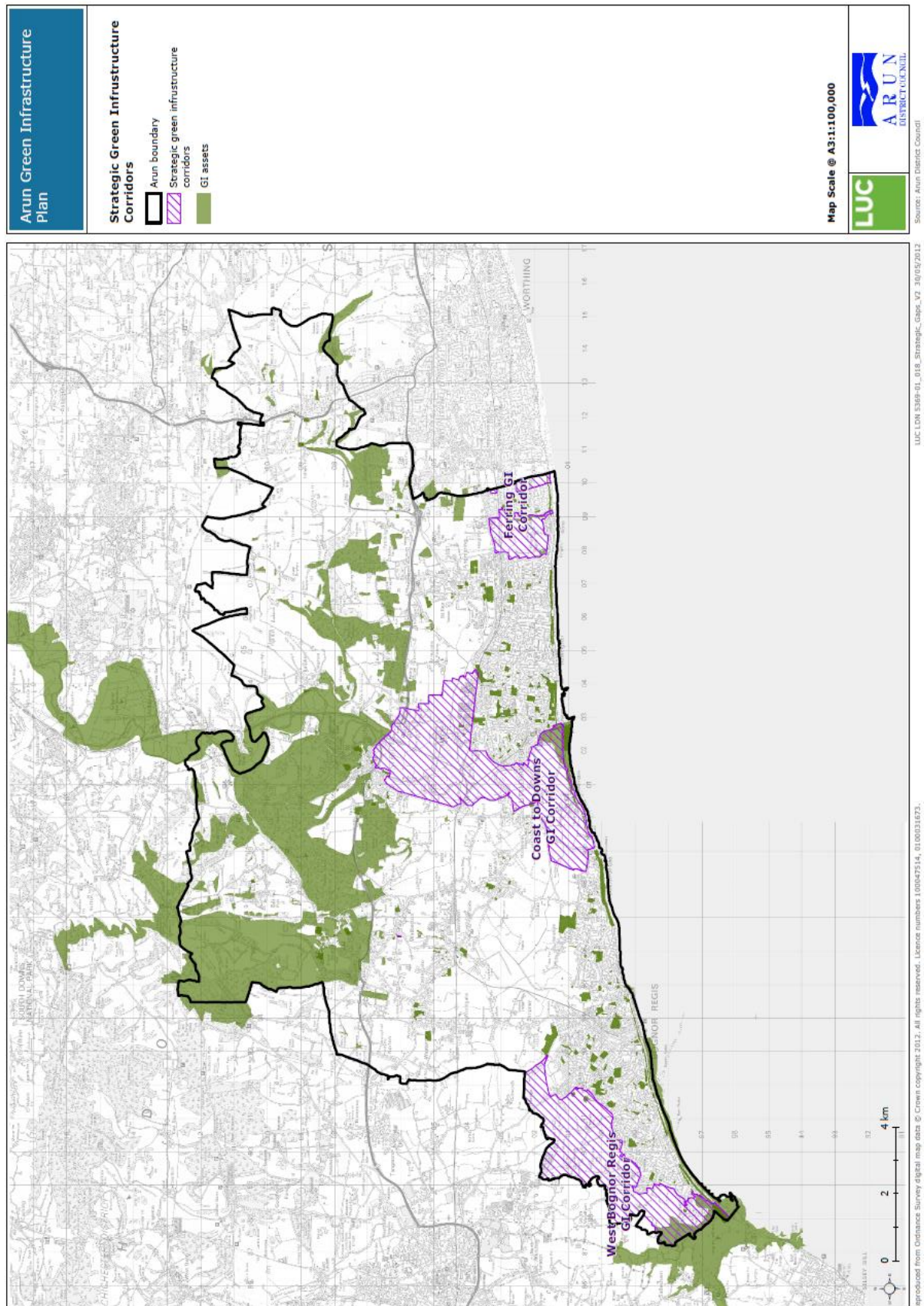


## Map 7(iv) Green Infrastructure Network





## Map 7(v) Gaps Between Settlements







## Map 7(vi) - Kingston Park

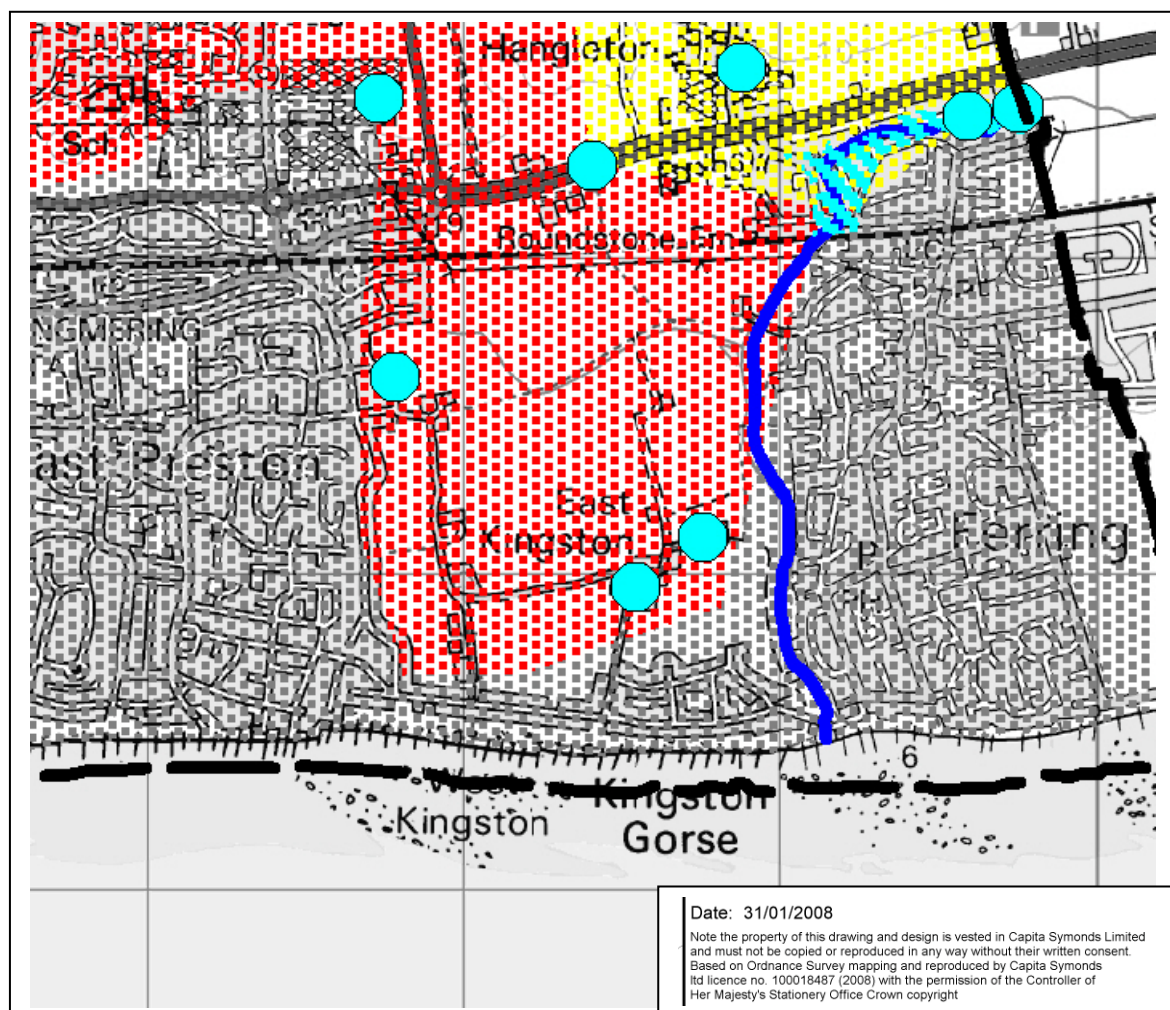




## Appendix 1

### Arun Strategic Flood Risk Assessment (2008) Map (*extract*)

Areas Prone to Flooding from the Land within Kingston Parish










## Appendix 2

### Environment Agency - Risk of Flooding from Rivers and Sea (2013)



Contains Environment Agency information © Environment Agency (2013) and database right.

-  Flood Zone 3 – high risk
-  Flood Zone 2 – medium risk
-  Flood defences (not all may be shown)
-  Areas benefiting from flood defences(not all may be shown)
-  Main rivers

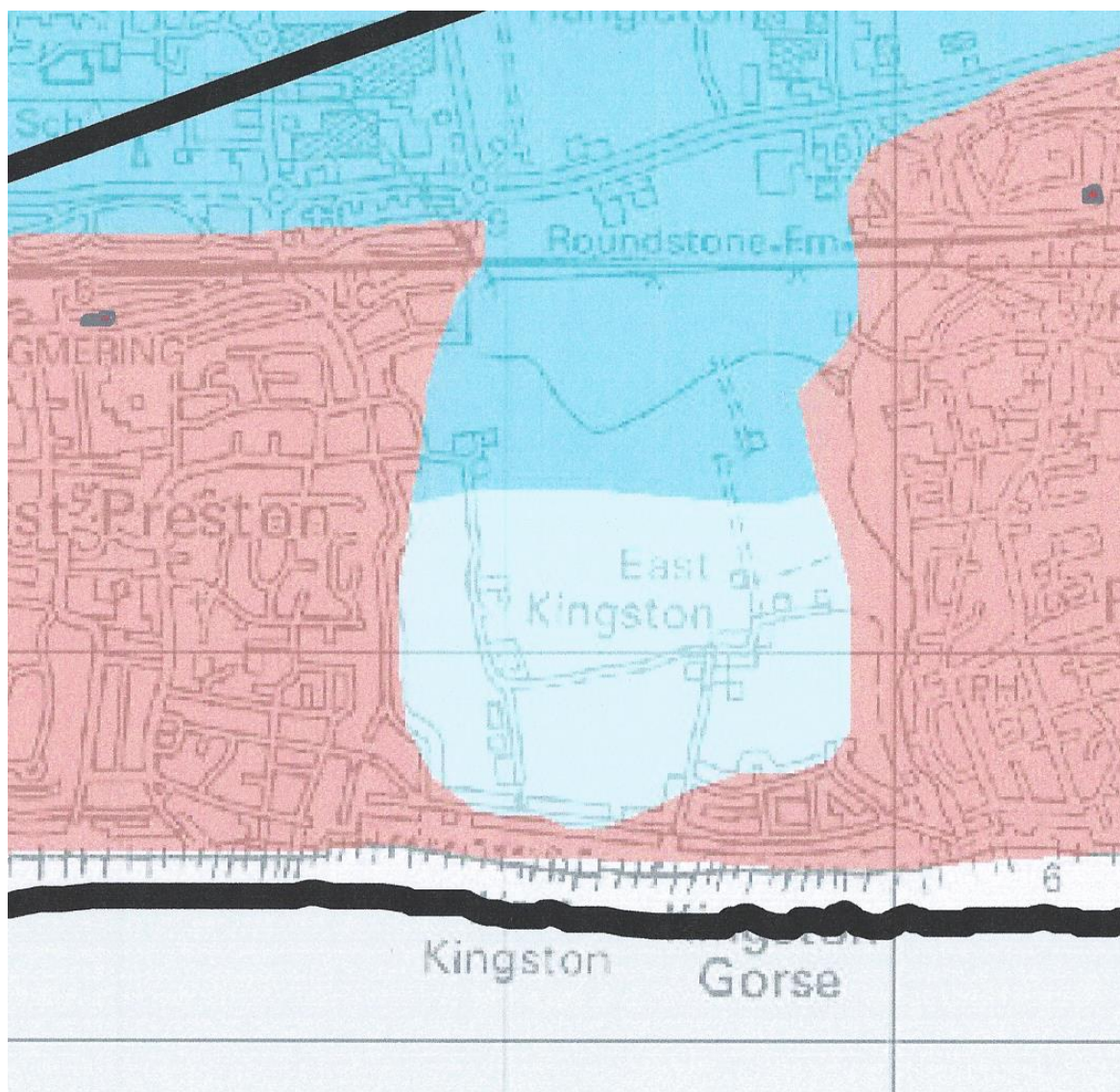




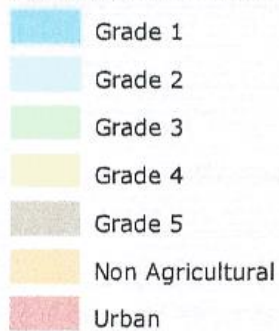
## Appendix 3

### Arun Green Infrastructure Plan – Productive Green Environments Map (2012)

(Kingston Parish Agricultural Soil Grades)



Agricultural land classification





## Appendix 4 – Kingston Design Statement

(Under separate cover)

## Appendix 5

### Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Kingston Parish Council website's *Neighbourhood Plan* pages.

- Agricultural Land Classification of England and Wales – Section 2; Grades & Subgrades
- Arun District Council Core Strategy Development Plan Document
- Arun District Council Local Plan 2003
- Arun District Council Draft Local Plan 2013-2028 Consultative Document (2012)
- Arun District Council Publication Version of the Local Plan (Jan 2014)
- Arun District Council Strategic Housing Market Assessment validation (Oct 2013)
- Arun Employment & Economic Land Assessment (2010)
- Arun Green Infrastructure Plan (May 2012)
- Arun Local Development Scheme Framework (2009 – 2012)
- Arun Landscape Assessment (2009)
- Arun Strategic Flood Risk Assessment (2008)
- Community Profile for Kingston Parish (2012)
- Countryside and Rights of Way (CROW) Act (2000)
- English Heritage Guide
- Environment Agency Flood Map(s) – <http://maps.environment-agency.gov.uk>
- Gypsy & Travelling Showpeople Accommodation Assessment (Coastal West Sussex Authorities)
- Housing Land Supply Assessment FINAL (May 2012)
- Kingston Design Statement 2011 v.2
- Mobile Operators Association – [www.mobilemastinfo.co/planning-policy](http://www.mobilemastinfo.co/planning-policy)
- National Planning Policy Framework (2012) & NPPG (2013)
- Natural England (National Character)
- Rural Place Profile for Kingston Parish (2013)
- Soils & Agricultural Land Assessment (2013)
- South Downs National Park – Access Network and Accessible Natural Greenspace Study 2014
- Strategic Housing Land Availability Assessment (Updated 2012 + 2013)
- Strategic Housing, Parish & Town Council Allocations (Policy document SP8)
- Sustainability Appraisal (2013-2028)
- Sustainable Energy Assessment
- The University of Durham 2009 study on 'Land Sink' in Southern England
- TVRIGS.org.uk website (Geodiversity)
- West Sussex County Council Landscape Character Guidelines
- West Sussex County Council Transport Plan (2011-2026) (2011)
- West Sussex County Council: Sites of Nature Conservation Importance Initiative
- West Sussex County Council: Superfast Broadband - Plans
- Wild Farm Alliance Briefing papers: Agricultural Cropping Patterns: Integrated Wild Margins