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-----Original Message-----

From: Margaret [REDACTED]

Sent: 25 June 2025 10:55

To: Planning <Planning@arun.gov.uk>

Subject: K/9/25/PD The Potato Barn Kingston

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Dolphins, 28 Angmering Lane, East Preston BN 16 2TA

Dear Sir/Madam

I have studied this Notice for Prior Approval under Schedule 2 Part 3 Class Q Permitted Development for the conversion of this redundant 1960s/1970s Atcost type agricultural building, of mainly concrete structure, into four residential dwellings with eight parking spaces together with the the applicant's accompanying application which goes through, and responds to, the Conditions that have to be satisfied.

I would like to comment on Condition Q2(e) about the 'suitability of the location'.

The applicant claims that 'the site is discreetly located in the countryside'. In fact, the site, of course, is located in the open Gap and, as such, has a particular importance and sensitivity. Whilst it is partially screened on its south side, its other sides, notably its long elevation looking over the open farmland to the scheduled ancient monument Highdown Hill, is totally exposed and is highly visible. The gaze of a spectator looking south across the coastal plain from Highdown Hill would be arrested by what could appear to be an office or industrial unit with its mass of glass windows and parked vehicles, contrasting with the current building which is not as intrusive on the landscape. It is to be noted that the inspectors deciding the long drawn out Persimmon housing appeal applications and the Landsdowne Nursery appeal (FG/124/2/PL;APP/C3810/W/23/33239) carefully considered how the views from

Highdown Hill across the coastal plain to the sea would be affected whilst also considering the effect of existing development on the scene, and decided they would be adversely impacted.

The applicant claims that 'the site is discreetly located in the vicinity of existing dwellings'. In reality, there are two pasture fields separating the barn from the private access road serving the other properties. It is a significant distance away and is in no way integrated with them. Its conversion would effectively create a new settlement springing up in this undeveloped and tranquil part of the Gap. It would set a precedent for future infill development, a concern touched on by your Council when considering K/12/22/HH Meadow House, conversion of stables close to the house.

Finally, on a different point, I note that reference has been made to the potential for flooding in the area and the presence of a drainage ditch running alongside the barn.

In times past, a tributary of The Rife flowed as far as the (now) Asda store area with the surrounding area known as The Lakes of Eggesden. The area still has water courses. The applicant points out that the site is in Zone 1 with a low flooding risk. I would merely observe that, although the site is close to the sea, a condition was attached to the approval of the planning applications for Seafeld Lodge, Seafeld Road, East Preston EP/22/24/PL; EP/33/25PL, also in Zone 1, that sleeping accommodation should be on the first floor.

Margaret Gilbert

Sent from my iPad