



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

4th June 2025

Ms Gillian McLean
The Old Cottage, East Kingston Farm,
Kingston Lane
East Preston
West Sussex
BN16 1RS

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: K/9/25/PD
Site Address: Potato Barn Kingston Farm Kingston Lane Kingston BN16 1RS
Description of works: Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 4 No dwellings.

Thank you for your internet representation made on 4th June 2025 which has been recorded as an objection with the comments as follows:

OWPC76989

The Environment. This development is in the Green Gap, an environmental area that should be preventing continuous conurbation. It is rich in a diversity of wildlife - see 'Ferring Rife Wildlife', a website/Facebook page. It celebrates the wonderful wildlife of the area. It is also grade 1 agricultural land and, although the building is supposed to be within the original constraints of the Potato Barn, the parking spaces (and gardens?) are not.

Increased activity. Your statement, "reduction in material use at the site" is incorrect. There is currently no use at this site and only little use by the previous tenant farmer, Mr Paul Langmead, who usually brought machinery from his own farm. Hence, your point C3 'residential uses are considered less intensive' is also incorrect. Any development would be in addition to farming activity.

Traffic. Re: point 2.3 'access road serves Meadow House and Orchard Cottage'. It also serves Holm Oak Cottages 1 & 2, The Old Cottage (my home), Froyle Cottages 1 & 2 and Cudlow Cottage. This access road (farm drive) is a gravel, pot-holed track that is also a footpath/bridleway. We're happy with this as it slows down what little traffic there is, making it safer for residents, dog walkers, children, horse riders etc. With the addition of at least eight more vehicles, it would make the track more dangerous.

Construction traffic. My neighbour has had the corner of her barn roof taken off by a high sided vehicle. I've had a lorry through my garden boundary flint wall. The farm drive cannot cope with large vehicles as it's narrow and has really tight bends. The size of the vehicles and the type of load synonymous with this kind of development will just not fit through the farm drive. The noise and disruption will be unacceptable.

Energy. None of the above residential properties at East Kingston Farm are on mains gas. Current energy is supplied by oil, LPG, electric night storage heaters, biomass and heat pump.

Sewage/Drainage. None of the above residential properties at East Kingston Farm are served by main drains.

We all have cesspits! We've had an 'accident' recently of untreated liquid sewage being discharged into the irrigation ditches/pond that flow through my garden and around the farm and other cottages. How are you going to prevent this happening at this development and are cesspits going to be used?

Flooding - this area is a floodplain and with more housing developments and climate change, the fields have been under water as there is more concrete, less soakaway and more rainwater! My cottage is at the lowest point on East Kingston Farm and, although I've not been flooded yet, the irrigation ditch that runs through my garden has been dangerously high. At high tide, after heavy rainfall, the water actually 'backs up'.

Infrastructure. Kingston Parish Council are considering lowering the speed limit in Kingston Lane to 30 mph because of accidents. The junction of the East Kingston Farm drive with Kingston Lane/Sea Lane is a blind corner. More traffic heightens the risk of more accidents. The doctors, dentists, schools are and roads are full. We do not need any more houses!

Housing. This area has a large number of houses that are empty - they are not homes. They are 2nd homes, investment properties, airbnbs - why not re-utilise these first? Is this development going to include affordable houses? If not, why build more?

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>