



Arun District Council
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4th June 2025

Sioned Vos
Chairman, East Preston & Kingston Preservation Society
17 Vicarage Lane, East Preston
Littlehampton
West Sussex
BN16 2SP

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:

OWPC77004

I write as Chairman of the East Preston & Kingston Preservation Society to express our concerns at this application under permitted development rules and present for your consideration some possible issues which we wonder might contravene these rules.

- The location might be considered unsuitable: it is in an exposed and highly visible setting (especially from the scheduled monument at Highdown Hill, which lies within the South Downs National Park); access to this site is restricted and we query whether the domestic vehicles belonging to the residents of the proposed dwellings, in addition to the agricultural machinery needing access to the fields to the north might impose an excessive burden on this country lane
- The curtilage of this agricultural building as outlined is inadequate for four dwelling units and eight vehicles, and presumably, cycle provision, and provides little amenity space.
- Practical considerations about the proximity of the drain to the south of the barn and also the high chance of surface water flooding in the area, especially at the access point.
- The provision of services for four households, especially sewerage, in addition to those outlined above, also raises questions about the feasibility of this proposal and whether it meets all the criteria for Permitted Development.

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>