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23rd June 2025

Ferring Conservation Group
Stephen Abbott, 239 Goring Way
Worthing
BN12 5BX

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 23rd June 2025 which has been recorded as an objection with the comments as follows:

OWPC77288

This objection is submitted on behalf of Ferring Conservation Group who endorse the comments, concerns and objections raised by Kingston Parish Council, The East Preston and Kingston Preservation Society and others.

The proposed redevelopment will be unsympathetic with the open, highly visible rural location due to the design, mass and extent of glass. It is an inappropriate incursion into the Kingston / East Preston - Ferring strategic gap.

The plans indicates bedroom capacity for up to 24 people. Although it is unlikely that double occupancy of all bedrooms will be taken up, it emphasises the need for adequate amenity space, which is lacking. If these units are intended for permanent occupancy by adults, the internal living space as designated is also very restricted due largely to the available headroom. If they are intended as family units, there is a greater need for appropriate amenity space. If they are intended as holiday lets, that would be an inappropriate use of the site. The level of potential occupancy also emphasises the need for utilities and waste / drainage which is not adequately indicated, nor the provision for refuse collection etc.

The access is not suitable for that level of potential traffic movements and as a shared footpath.

Accepting that this is a conversion of an existing barn, the number of units proposed and their design presents an unsympathetic, obtrusive, overly cramped over development with inadequate amenity space in a sensitive Gap between settlements.

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>