



Arun District Council
Arun Civic Centre
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Planning & Building Control General Enquiries
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25th June 2025

Stephanie Neaves
2 Froyle Cottages
Kingston Lane
East Kingston
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 25th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77324

The access road for the proposed dwellings is not suitable for construction traffic. It is a track which is also a footpath and because it is not tarmac it is both suitable and safe as well as ensuring any domestic traffic travels at a reasonable speed.

My concern is that the drainage ditch which adjoins the proposed site will be compromised which could cause flooding. Also there are no gas or mains drainage to this area. Would this mean that supplying these services would exceed the curtilage of the barn and in the case of the drainage and sewage add to any flood risk. There appears to be no mention of gardens for the proposed dwellings on the plans. Will these be added meaning that they will be outside the curtilage of the barn and therefore encroaching on prime agricultural land?

There is already pressure on the agricultural land in this area from other sides and any increase in the size of the plot would add to this.

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>