

8th June 2026

Paul Andrew Goodridge
Meadow House
Kingston Lane
Kingston Gorse
BN16 1RS

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/9/26/PD
Site Address: Potato Barn Kingston Lane East Preston BN16 1RS
Description of works: Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 3 No. dwellings.

Thank you for your internet representation made on 6th June 2026 which has been recorded as no objection with the comments as follows:

OWPC83929

Planning Observation Comment - Preservation of Legal Right of Way (Title WSX237645)

I wish to formally raise a concern regarding the potential impact of the proposed development on an established legal right of way benefiting the property registered under Title WSX237645.

The Property Register for this title records the benefit of a conveyance dated 28 February 1920, which grants a right of way measuring thirteen feet in width, as illustrated and coloured yellow on the deed plan. This is a legally binding easement that must be preserved.

Based on the submitted proposals, it is not evident that adequate consideration has been given to this existing right of access. There is a real risk that the proposed layout and development footprint could obstruct, restrict, or otherwise interfere with the full and unhindered use of the right of way as granted.

I therefore request that the Local Planning Authority ensures that:

Full recognition is given to the existence and extent of this right of way;

The development proposals are amended, where necessary, to safeguard the route and its usability in its entirety; and

Appropriate conditions or informatives are imposed to ensure that the legal right is neither obstructed nor compromised during construction or upon completion.

Failure to address this matter could result in a material infringement of established property rights and give rise to future disputes.

I respectfully ask that this issue is carefully considered as part of the planning determination process.

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>