

10th June 2026

Ferring Conservation Group
Stephen Abbott
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Worthing
West Sussex
BN12 5BX

Case Officer: Harry Chalk
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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 9th June 2026 which has been recorded as an objection with the comments as follows:

OWPC83988

This revised application seeks to address the grounds for refusal of application K/3/26/PD by reducing the area of the curtilage and reducing the previously proposed extension to the width of the access route. The contention between the previous proposal and the revised submission demonstrates the unsuitable re-development of the existing agricultural barn to a terrace of multiple dwellings. This over-development provides little amenity space and insufficient access and turning space for large vehicles such as delivery vehicles, council lorries or fire appliances. The access route is not suitable to the additional vehicle and safe pedestrian movements associated with multiple dwellings. Application K/9/25/PD was approved for four dwellings despite the Fire Service raising concerns about access to water in their consultation response - (please refer to the multiple issues raised in the consultation response K/9/25/PD). The nearest Fire Hydrant is further than the distance required for domestic premises. This "significant change with increased risk to life and property" does not appear to have been redressed and did not form part of the decision notice. The matter of the access being potentially too narrow for a fire appliance and exceeding the length expected for an appliance to reverse was also not addressed in the Decision Notice. Revisions to the width of the access and area within the curtilage in application K/3/26/PD were considered to be contrary to the provisions of a class Q submission and the application was refused on those grounds. The current reiteration now proposes the original scheme for the access, which the Fire Service raised concerns over in their consultation response, without any form of mitigation despite the risk issues to life and property.

The additional activity, light pollution, noise and infrastructure / amenity demands which would be generated by this proposal will have a negative impact on the countryside setting and wildlife in this important gap between settlements and the Kingston / Ferring Rife corridor.

This is not the more usual barn conversion to a single dwelling with suitable amenity and infrastructure but an unsuitable over-development negatively impacting an important wildlife area and leaving insufficient provision for vehicle access, parking and turning appropriate for multiple properties and without required fire safeguards. Any development on this basis should be refused.

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>