

DECISION NOTICE

Application Ref: K/9/26/PD

1 To Addressee

Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

2 Site Address

Potato Barn
Kingston Lane
East Preston
BN16 1RS

3 Description of Development

Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 3 No. dwellings.

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development under Class Q is permitted subject to any development under Class Q(a) or Class Q(b) being completed within 3 years from the date of this decision.

- 1 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the NPPF.

- 2 No external alterations hereby approved (except relating to the installation of services) shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls and roofs of the buildings have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the conversion of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the buildings by endeavouring to achieve a building of visual quality in accordance with NPPF paragraph 131.

- 3 No part of the development hereby approved shall be occupied until the Flood Resilience measures outlined in Sections 4.12 and 4.13 of the submitted Flood Risk Assessment 26-0096-MCE-XX-XX-RP-C-0001-S2-P03 Produced by Moss Consulting Engineers and dated: 20/05/2026 have been implemented in full.

Reason: To reduce the risk of flooding to the proposed units and future occupiers in accordance with NPPF Paragraph 170.

- 4 Prior to occupation of any of the dwellings, the applicant or developer shall provide each dwelling with an electric vehicle charge point in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 5 No part of the development shall be first occupied until the covered and secure cycle parking spaces have been provided in accordance with approved site plan. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 6 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

- 7 This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun District Councils CIL Charging Schedule as adopted on 15 January 2020. Please complete Form 5 Notice of Chargeable Development. This form should be submitted (along with 'in use' proof) when a development is granted by way of general consent. Shortly after, if applicable, you will receive a Liability Notice informing you of any amount payable and any further forms required, prior to commencement.

For the avoidance of doubt the approved plans and details are:

- OS MAP and Location 0001 REV P1.
- Proposed Site Plan 3000 REV P1.

- Proposed Site Plan (GF Level) 3001 REV P1.
- Proposed Site Plan (Areas) 3005 REV P1.
- Proposed GA Ground Floor Plan 3100 REV P1.
- Proposed GA First Floor Plan 3110 REV P1.
- Proposed GA Roof Plan 3120 REV P1.
- Proposed GA Elevations A-A & B-B 3200 REV P1.
- Proposed GA Elevations CC & DD 3201 REV P1.
- Proposed GA Section E-E 3300 REV P1.
- Proposed GA Section F-F 3301 REV P1.

This application is subject to the Community Infrastructure Levy(CIL) as levied under Arun District Council's CIL charging schedule as adopted on 15 January 2020.

Please complete Form 5 Notice of Chargeable Development. This form should be submitted when a development is granted by way of general consent.

Shortly after, if applicable, you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as the Assumption of Liability (Form 2) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2500.

Please familiarise your self with the CIL charging schedule and processes at:

<https://www.arun.gov.uk/cil>

https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf



Neil Crowther
Group Head of Planning

Case Officer:

Harry Chalk

Decision Issued:

14th July 2026

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF