

Kingston Parish Council – Objection to K/3/26/PD

Location: Potato Barn, Kingston Lane BN16 1RS

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

Kingston Parish Council has the following objections and concerns:

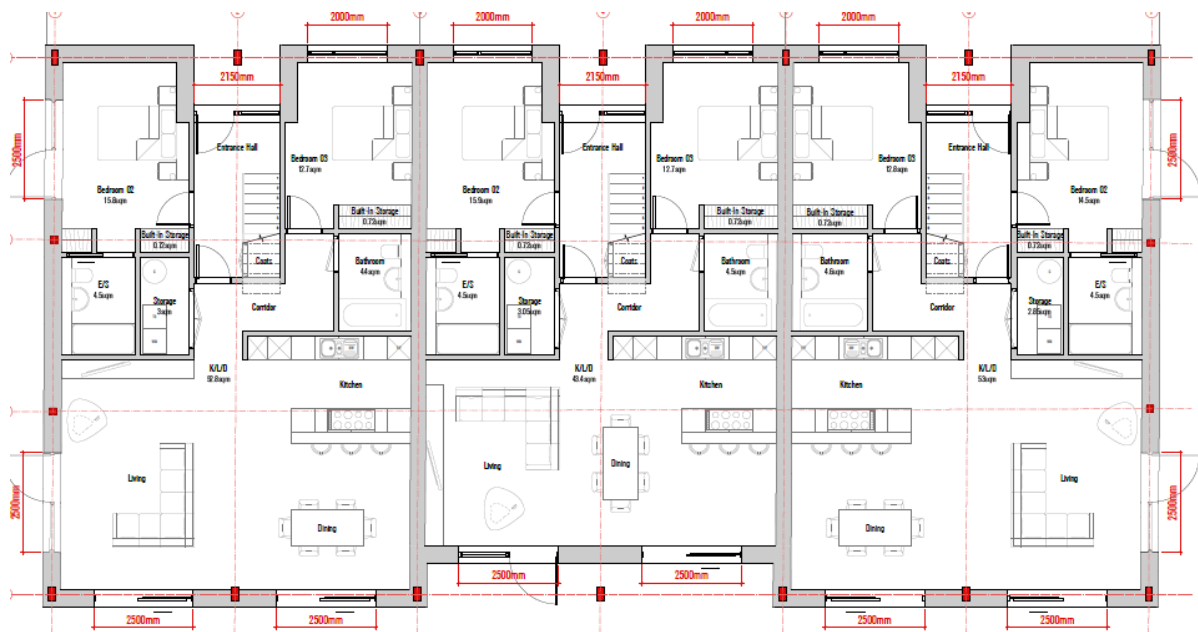
1. Whilst Arun District Council has already approved K/9/25/PD - a Prior Approval Application for 4 units - this new proposal for **3 units** is significantly different and should be fully assessed on its own merits and under the new regulations.
2. The new regulations require individual dwelling sizes to be no more than 150sqm. The proposal states that the units are 149.5sqm each. Council asks that the case officer confirms the calculations are correct.
3. Whilst noting the building is not listed, could the Case Officer satisfy themselves that it is not in the curtilage of the listed buildings to the south, as it would have once been used in association with the East Kingston Farmhouse and/or the Old Cottage: -
This is a fact and degree test and should be explicitly addressed, including the legal tests around functional linkage, physical association, historic and legal use and connection. It appears this was not done for the previous application K/9/25/PD.
4. Council considers that the proposal does not comply with Q(p) as it does not provide suitable access to a public highway. The track leading from Kingston Lane to the entrance to the field leading to the Potato Barn is also a public footpath (PROW 2111/2). The proposal is in conflict with the public footpath use, as more intensive vehicular use raises public safety concerns.
5. There is a requirement to provide sufficient natural light to all habitable rooms. In the absence of a BRE sunlight and daylight report it is not possible to establish if this has been achieved, particularly with respect to the middle dwelling at first floor level.
6. For applications such as this, there is a requirement that reports are submitted concerning ecology, yet none are provided. Given the agricultural nature of the building, its proximity to ponds and ditches, and to the Ferring Rife nature corridor (including a Local Wildlife Site) it is essential there is a survey to safeguard local wildlife that may be present, including Bats, Great Crested Newts and Barn Owls.
7. The updated, Environment Agency Map shows the site within Flood Zone 2/3 under future climate change scenarios. The NPPF is clear under at footnote 63, that Planning applications in flood zone 1 should be accompanied by a Flood Risk Assessment (FRA) on all sites identified in a strategic flood risk assessment as being at increased flood risk in future where this would introduce a more vulnerable use. A proportionate FRA should, therefore, be required prior to determination given the change in flood status in future scenarios.
8. Further to Council's concerns in point 7 about flood risk, there is a drainage ditch shown on the plan that will help manage surface water. It is important that this ditch continues uninterrupted to run east from the property to its outlet at the Ferring Rife. Do the plans make it clear that there needs to be a culvert under the track serving the proposed dwellings to facilitate this?
9. Will sewage disposal units/other services be provided within the curtilage of the barn or will they impact on the surrounding agricultural land?

10. The consideration of whether the works are ‘necessary works’ as specified in Q(j) (as opposed to more substantial rebuilding) needs more scrutiny, as the scope of the changes to the elevations compared to the previous application are more pronounced.

**Approved Ground Floor Plan
(Previous application K/9/25/PD)**



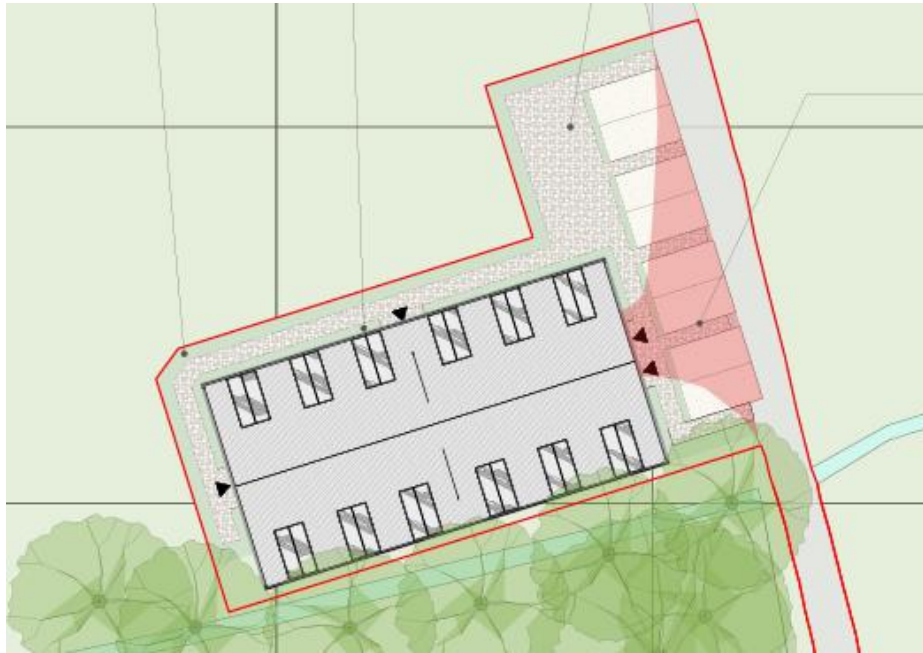
**Proposed Ground Floor Plan
(Current application K/3/26/PD)**



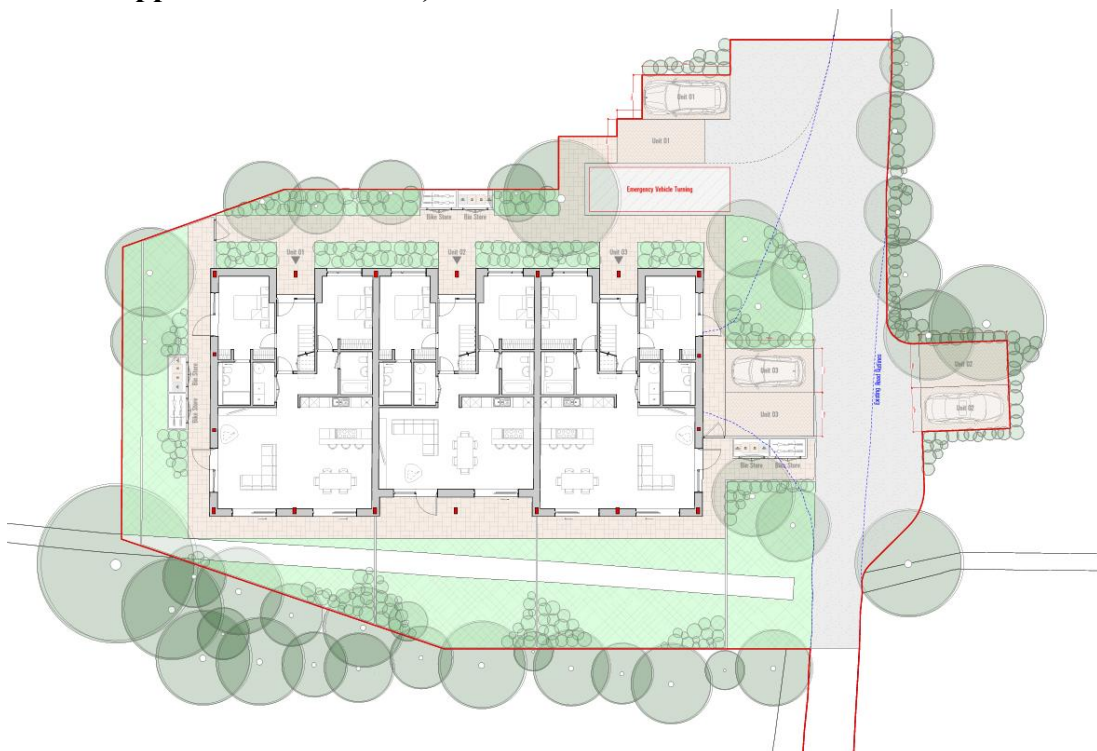
11. The area of the application has been significantly extended outside the curtilage of the barn. The application now proposes a turning circle and car parking next to the barn and across the track as well. Plus, it includes gardens and hard standing to the West, South and North with significant clearance of vegetation to the south. Arguably, this is not covered by Class Q, even though the redline has been drawn around these features. Note: the redline for this application K/3/26/PD covers a significantly larger area than the curtilage shown for the previous application.

The incursion of car parking, gardens and hard standing into the open countryside has an urbanising impact on this rural area and should be refused as an unacceptable transport and highway impact of the development and as causing an adverse visual impact.

**Approved Site Plan
(Previous application K/9/25/PD)**



**Proposed Site Plan
(Current application K/3/26/PD)**



12. Council has grave concerns about Fire Safety. **Any new dwellings should be built to be safe.** In response to consultation on the previous application K/9/25/PD West Sussex Fire and Rescue stated the nearest water hydrant is 205 metres away—30 metres beyond the required distance for domestic homes, and also raised concerns about access for rescue vehicles. They said “Although this is a change of use of the existing property, it is a significant change with increased **risk to life and property** with no supply of water for firefighting within the required distance”

Have the risks identified by the West Sussex Fire and Rescue Service been addressed in these latest plans to the satisfaction of the West Sussex Fire and Rescue Service?

Kingston Parish Council trusts that the above objections and concerns will be fully considered before a decision on the application is made.

Val Knight
Clerk of the Council

[Redacted Signature]

8 April, 2026

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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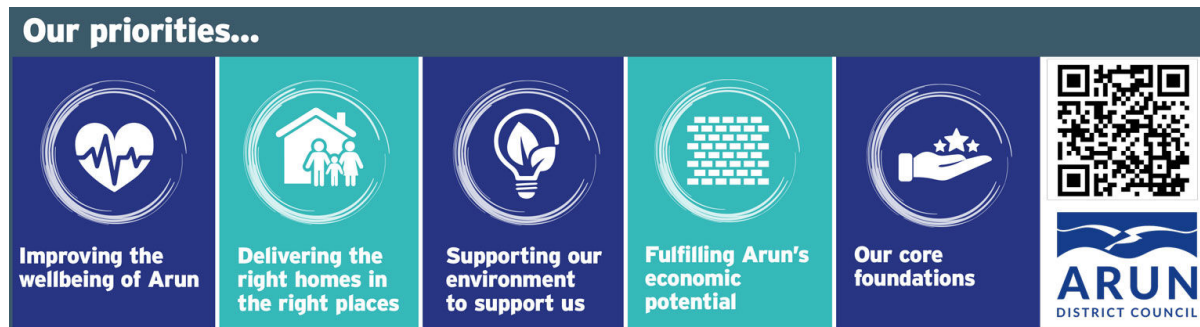
From: Nicola Spencer <Nicola.Spencer@arun.gov.uk> **On Behalf Of** Planning
Sent: 10 April 2026 12:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to planning Application K/3/26/PD

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Arun District Council, Civic Centre, Maltravers Rd

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From: Clerk [REDACTED]
Sent: 09 April 2026 23:43
To: Planning <Planning@arun.gov.uk>
Subject: Objection to planning Application K/3/26/PD

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Hello

Please find attached an objection to Planning Application K/3/26/PD Location: Potato Barn, Kingston Lane BN16 1RS, from Kingston Parish Council

Regards

Val

Mrs Val Knight
Clerk of Kingston Parish Council
33 The Ridings
East Preston BN16 2TW
[REDACTED]

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