



Ms K Welch
Arun District Council
Civic Centre
Maltravers Rd
Littlehampton
West Sussex
BN17 5LF

10 June 2025
OUR REF: 25_pb_pa

Dear Kathryn

POTATO BARN KINGSTON FARM KINGSTON LANE KINGSTON BN16 1RS
APPLICANT RESPONSE TO CONSULTATION COMMENTS FOR K/9/25/PD

Purpose of Letter

1. Further to our correspondence on 5 June 2025, I have prepared a short response document to reply to the comments received from contributors to prior approval application **K/9/25/PD**. The purpose of the document is to support your assessment of the prior approval application and should be read in conjunction with the already submitted drawing package and Compliance Statement submitted.

Response to Comments Made

2. I have prepared the below response grid to the main points raised by contributors.

Contributor Comment - Kingston Parish Council	Applicant Response
It is unclear how the curtilage of the barn has been identified. Mapping/land registry does not show any section of the track or any permeable hard landscaping to the northeast as included in the curtilage. However the proposed site plan below only shows one area (pink) as an addition to the curtilage	<p>The proposed curtilage will be no greater than the footprint of the existing agricultural buildings to be converted to residential use, in line with the Class Q legislation.</p> <p>The area to the north of the building comprises a surfaced area which is overgrown by grass but large tractors used to come in and out and turn on it.</p>
There is no outside space/garden designated for the use of occupants of the dwellings. Are there any local plan policies regarding the amount of outside space/garden per dwelling that should be taken into account? Additional space for gardens would fall outside of the curtilage.	<p>All units comply with NDSS requirements as required by the Class Q legislation.</p> <p>Small external areas are provided for the units but this is not a specific requirement of the legislation.</p>

There are 8 parking spaces for the dwellings but no provision for a turning circle for visitors/delivery vehicles. Can this be managed within the curtilage	West Sussex Highways have raised no objection to the proposals.
There is a drainage ditch shown on mapping of the area that is close to the barn. Council knows there are rules about building close to drainage ditches to protect and preserve them, so is the view of the Arun drainage engineer being sought	The proposal does not change the size of the roof on the building as it is being converted. The existing guttering and downpipes go into a manhole and discharge into the ditch. Therefore, the size of this area will not change. The proposed access and parking area is on existing hardstanding so there will no increase in surface water runoff. Drainage is not a specific criteria within the Class Q regulations.
Will sewage disposal units/other services be provided within the curtilage of the barn or will they impact on the surrounding agricultural land	The dwellings will be served by klargesters which will be reasonably necessary for drainage as permitted by the legislation. These will be located within the red line.
The track running past the curtilage of the barn shows on mapping as continuing north to Park Barn and then further north. Will this link be lost	Not a consideration for the Prior Approval. Link to remain anyway.
The track leading from Kingston Lane that leads to the entrance to the field that the barn is in and onto two further properties, is currently not Tarmac, as well as an access road it is a public footpath marked in pink (footpath 2111/2). How will the safety of users of the footpath be protected and will this track need to become tarmac?	The track is existing, and the last section would be resurfaced. Applicant would accept a Construction Management Plan to ensure users of the footpath will not be impacted during construction. West Sussex Highways have raised no objection to the proposal.

Contributor	Comment	- Kingston	Applicant Response
Preservation Society			
	The location might be considered unsuitable: it is in an exposed and highly visible setting (especially from the scheduled monument at Highdown Hill, which lies within the South Downs National Park); access to this site is restricted and we query whether the domestic vehicles belonging to the residents of the proposed dwellings, in addition to the agricultural machinery needing access to the fields to the north might impose an excessive burden on this country lane		The location of the proposed dwellings are sited within the vicinity of existing dwellings, which are served by Kingston Lane and directly adjacent to the site or nearby. The site is also close to the local services offered by Ferring and East Preston. The site is discreetly located in the countryside. West Sussex Highways have raised no objection.
	The curtilage of this agricultural building as outlined is inadequate for four dwelling units and eight		The curtilage has been carefully designed to be situated as close as possible to the existing building.

vehicles, and presumably, cycle provision, and provides little amenity space	The proposed curtilage will be no greater than the footprint of the existing agricultural buildings to be converted to residential use. West Sussex Highways have raised no objection. All units comply with NDSS requirements as required by the Class Q legislation. Small external areas are provided for the units but this is not a specific requirement of the legislation.
Practical considerations about the proximity of the drain to the south of the barn and also the high chance of surface water flooding in the area, especially at the access point	The proposal does not change the size of the roof on the building as it is being converted. The existing guttering and downpipes go into a manhole and discharge into the ditch. Therefore, the size of this area will not change. The proposed access and parking area is on existing hardstanding so there will no increase in surface water runoff. Drainage is not a specific criterion within the Class Q regulations.
The provision of services for four households, especially sewerage, in addition to those outlined above, also raises questions about the feasibility of this proposal and whether it meets all the criteria for Permitted Development	The dwellings will be served by klargesters which will be reasonably necessary for drainage as permitted by the legislation. These will be located within the red line.

Contributor Comment - Owner of The Old Cottage	Applicant Response
Site is in Green Gap	Not a consideration for Class Q.
Site is Grade 1 Agricultural Land	The proposal converts the existing barn and will not encroach onto any agricultural land. Agricultural land classification is not a consideration under the Class Q legislation.
Any development would be in addition to farming activity	As detailed in the submission, the tenant farmer has confirmed that the barn is no longer used or needed.
Proposal would make track more dangerous	West Sussex Highways have raised no objection to the proposal.
Construction traffic	The Applicant would accept a Construction Management Plan as a pre-commencement condition as necessary.
Energy. none of the above residential properties at East Kingston Farm are on mains gas. Current energy is supplied by oil, LPG, electric night storage heaters, biomass and heat pump.	This is not a consideration for the Class Q legislation.

Sewage/Drainage. None of the above residential properties at East Kingston Farm are served by main drains.	The dwellings will be served by klargesters which will be reasonably necessary for drainage as permitted by the legislation. These will be located within the red line.
Flooding - this area is a floodplain	The site is not located on a flood plain, it is located in Flood Zone 1 which is the lowest risk of fluvial flood risk. The dwellings are also not located in any surface water flood risk area.
Housing need	Housing need is not a consideration for a prior approval and is not relevant to the application. It is understood the Council cannot demonstrate a 5 year housing land supply anyway.

Conclusion / Next Steps

- I trust this response document supports your assessment of **K/9/25/PD**. If you require any clarification on the application, please do not hesitate to contact me.

Yours sincerely



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ROBINSON ESCOTT PLANNING