

Kingston Parish Council – Objection to K/9/26/PD

Location: Potato Barn, Kingston Lane BN16 1RS

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

Kingston Parish Council has the following objections and concerns:

1. **Curtilage** - Council is of the **opinion it is important the curtilage for this latest application should be accurate**, to be able to comply with the requirements under Class Q

Council notes that the applicant has reduced the extent of the works associated with the proposed conversion compared with application K/3/26/PD that Arun District Council decided as an 'Objection'. However, it is concerning that the curtilage, is still drawn beyond that approved under K/9/25/PD (whereby Arun District Council agreed to 'Grant Prior Approval') and extends to the south, to the edge of the drainage ditch, and encompasses an area heavily covered by trees and other foliage.

Not only does this cause visual impact and ecological harm in contravention of Q2(3) & (f) but it could impact on the future maintenance of the essential drainage ditch. It can not reasonably be found that this area 'served the purposes of the building', as it was not used in association with it (being largely inaccessible). **The curtilage has therefore, in Council's opinion, failed the tests associated with Q3(1).**

2. **Extensive Building Work** - The proposal would materially alter the design and external appearance of the barn, with extensive structural alterations required. It would significantly lose its character from an agricultural building to a terrace of residential properties surrounded with all of the accessories for domestic living, including bin stores and allocated parking spaces. It is also not clear whether the necessary sewage disposal units/other services can all be provided within the curtilage of the barn or if they will have to utilise the surrounding agricultural land.

Council is concerned that this is **not a true conversion involving only necessary works**, and that **the extent of works present as a rebuild and does not therefore meet the criteria for Class Q.**

3. **Access** - Council remains concerned that the proposal does not comply with Q(p) as **it does not provide suitable access to a public highway.**

The track leading from the junction of Kingston Lane/Sea Lane to the field entrance leading to the Potato Barn. is also a public footpath (PROW 2111/2). The proposal conflicts with the public footpath use, as more intensive vehicular use raises public safety concerns.

There is no planning or highways statement with the submitted plans and no information is provided on whether there will be an increase in daily traffic movements, given that Council understands there have been only a limited number of daily vehicular movements to the barn in recent times this should be required. **Nor is there any demonstration of where visitors will park, or how delivery vehicles, refuse vehicles or emergency vehicles will turn on site.**

4. **Fire Safety** - Council notes the provision of a fire hydrant located some distance south of the site, but remains concerned that the access width and turning circle required by the fire service is not being met. Therefore, the **fire service, who raised safety concerns about the initial application for this site, should be consulted on the practicality and safety aspects of this application.**
5. **Flood Risk Assessment** – The FRA accompanying the application should be rigorously considered by the case officer before any decision is made, by testing against the latest flood risk data, including factoring in climate change. Will West Sussex County Council as the Lead Local Flood Authority be consulted on this?

Residential properties at risk of flooding should be safeguarded. The applicants FRA recommends flood resilience measures. The proposed design does not demonstrate that any resilience measures will be included as part of the build so as to mitigate this risk. **This should be a pre-requirement.**

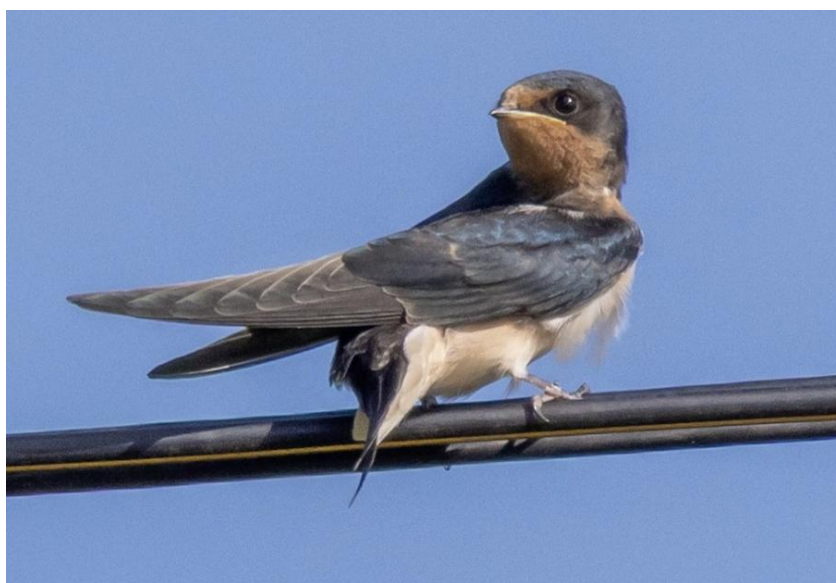
6. **Ecological Appraisal** - Notwithstanding the provisions of Class Q, the applicant must still comply with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. Hence, it is usual for local authorities to require a Preliminary Ecological Appraisal (PEA) and to carry out any surveys as identified within this to prevent harm to endangered and protected species.

Council remains concerned at the potential for harm to protected species as this has not been addressed within this application. Council asks that **no decision is made without reference to the requirements under protected species and wildlife legislation and consideration of the required Ecological Appraisal.**

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. To further demonstrate the need for an Ecological Appraisal prior to any decision, Council has requested and received the following information from local wildlife enthusiast, James King (see www.ferringrifewildlife.co.uk):

“With regards to information requested about the Ferring Rife area and particularly the west side by Kingston Lane in East Kingston, I can supply the Council with the following list of significant sightings over the last two years.

- i. **Barn Swallows** - These migratory birds always return after their long journey from Africa each year. Barn Swallows pair for life and will return to the same breeding place. This year I have seen significant numbers around the area of proposed development in Kingston Lane and their nesting sights are in several locations here.



- ii. **Pipistrelle bats** - Part of my work for FerringRifeWildlife this year has included evening bat monitoring sessions. I have been very pleased to witness the presence of these nocturnal mammals in many locations. Using a bat monitor and scanning the different frequencies bats use, i was finding the most common bat was the Pipistrelle. I can state confirmed sightings (both audio and visual on a clear night) have included the immediate area of the 'Potato Barn'. Whether or not they are roosting within the barn itself, I am unable to say. It would be for a professional organisation such as the Bat Conservation Trust (www.bats.org.uk) to establish this. Given that all species of bat have high legal protection, this must be a matter that Arun District Council need to look at in a lot of detail.

- iii. **Skylarks** - These ground nesting birds have suffered severe population decline nationally and are RED LISTED in terms of conservation. The fields all around the proposed development area of the Potato Barn each year have had a good population which makes the area very significant I would suggest given the national picture. I have witnessed, photographed and recorded their success in this area.



- iv. **Owls** - Both Barn Owls and Tawny Owls have been seen and heard in the area around Kingston Lane. As to the location of their nests and success of breeding, I am unable to comment. I would again suggest this would need to be professionally monitored and recorded, especially with the proposal being submitted for development.
- v. **Other Wildlife** - The above are four of the more significant animal species that I have personally observed in the area in question. The list of other wildlife to be found is of course quite lengthy, such as Green Woodpeckers (image below), Song Thrush, Sparrowhawk, Red Kite, Buzzard, Greenfinch, Kingfisher, Stonechat, Whitethroat, Reed Bunting and many others.



Then there are other areas of wildlife which I have not monitored yet, such as the invertebrates.”

7. **Location and Siting of the Building** - Paragraph Q.2(1)(e) refers to consideration of whether the location or siting of the building makes it otherwise impractical or undesirable for the change to residential use.

Arun's Local Plan policies deal with the protection of landscape character, the countryside, gaps between settlements and biodiversity; plus policies dealing with flood risk and drainage. Can these policies and policies in the Kingston Neighbourhood Plan be taken in to account when considering this matter?

The existing Potato Barn is an isolated agricultural building in open countryside on Grade 1 agricultural land and within the acknowledged gap between settlements. It is in an area full of wildlife and adjacent to the Ferring Rife 'corridor' that is formally recognised as a Local Wildlife site. The proposed layout is not a single dwelling inserted into the existing barn but a terrace of 3 residential dwellings with 6 parking spaces around the outside of the site, plus separate refuse stores and bike stores for each property. **These are more the characteristics of an urban area than a rural one.**

Council considers:

- i. The urbanisation of the barn is **undesirable** for the immediate isolated rural area e.g.
 - visual adverse impact on the character of the surrounding countryside, and
 - damaging to wildlife habitats.
- ii. The site is **impractical** for residential use e.g.
 - unsuitable access route to cope with the additional traffic movements and need for visiting vehicles to have a turning circle not met,
 - problems for emergency services to attend e.g. access and turning restrictions and distance from a fire hydrant.
 - no connection to a mains sewer and no details on this or the management of surface water run-off,
 - the potential flood risks to the properties as outlined in the FRA and
 - the potential to exacerbate existing local drainage problems, in particular with more pressure on the local drainage system.

Kingston Parish Council asks that the proposal be refused because the applicant has failed to demonstrate that the proposal falls within the scope of Class Q permitted development or supplied necessary information on all aspects of the application that should be considered prior to any decision is made, as set out above.

Val Knight
Clerk of Kingston Parish Council

2 July, 2026

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning

Sent: 02 July 2026 16:58

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Objection to Application K/9/26/PD

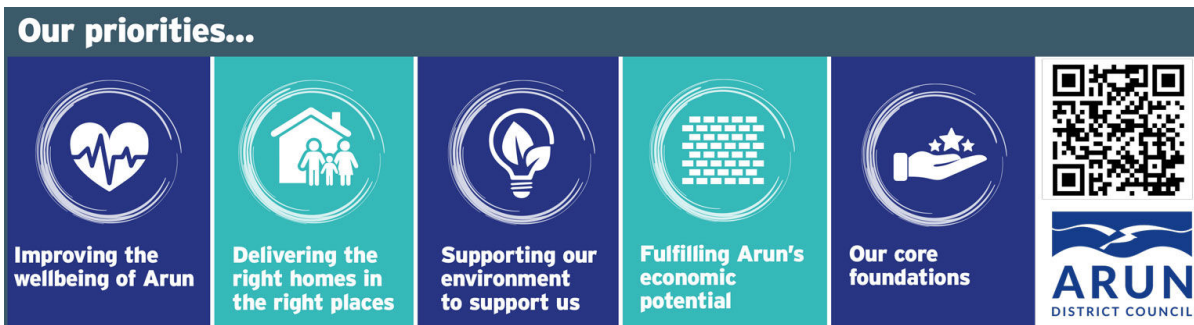
Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904

E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Clerk [REDACTED]
Sent: 02 July 2026 14:21
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: Objection to Application K/9/26/PD

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hello

Please find attached Kingston Parish Council's Objection to K/9/26/PD

Location: Potato Barn, Kingston Lane BN16 1RS

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

Regards

Val

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

<https://kingston-wsx-pc.gov.uk/>

Important Notice: This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. Kingston Parish Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.