

17th March 2026

Ginny Cooper
8 Coastal Road, East Preston
BN16 1SJ

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

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/3/26/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 16th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82177

I am writing to formally object to Prior Approval application K/3/26/PD. Under the GPDO, the Council must refuse prior approval if the location, highways impact, or ecological constraints make the development "impractical or undesirable." This proposal fails on the following grounds:

1. Ecological Impact and Protected Species (Condition Q.2 (1)(e))

The Ferring Rife and surrounding meadows form a critical ecological corridor. This site is home to European Protected Species and BAP priority species that would be directly impacted by the intensification of use from a barn to three terraced houses.

Species at Risk: The area provides a stronghold for Water Voles (which have seen drastic national decline), Hazel Dormice, Slow Worms, and Grass Snakes. It is a recorded foraging site for Barn Owls, Little Egrets, and rare Barbastelle bats.

Great Crested Newts (GCN): The site is ~200m from a Mill Pond. Under Natural England's standing advice, any development within 250m of a pond must assess the impact on GCN terrestrial habitats. The conversion and domestic landscaping pose a direct threat to migration and hibernation sites.

Riparian Buffer: Located 340m from The Rife, the site sits in a sensitive buffer zone for the Ferring Rife and Meadows Local Wildlife Site. Introducing permanent light pollution and domestic noise contradicts the conservation goals of the Sussex Wildlife Trust and Ferring Conservation Group.

Omission of Surveys: There is no evidence of professional Bat, Barn Owl, or GCN surveys, rendering the application incomplete under Policy ENV DM5.

2. Highways Impact and Pedestrian Safety (Condition Q.2 (1)(a))

Access is via a narrow, unmade, single-track "green lane" with restrictive 90-degree corners. It is also a designated public footpath.

150% Increase in Traffic: While the lane serves two existing dwellings, adding three further units (indicated by six parking bays) represents a 150% increase in residential volume. This is fundamentally different from occasional agricultural traffic.

Safety Conflict: The lane is too narrow for vehicles and pedestrians to pass safely. Increased daily traffic and service vehicles create an unacceptable cumulative risk to Public Right of Way users.

Structural/Logistical Limits: The unmade surface is not designed for heavy construction or increased residential traffic. The 90-degree bends are at capacity; additional households will lead to hazardous reversing maneuvers onto the main highway or into pedestrians.

3. Water Neutrality and Drainage (Sussex North)

The site falls within the Sussex North Water Supply Zone.

Demand: Moving from a redundant barn to three dwellings significantly increases demand on a stressed catchment. Without a Water Neutrality Statement, the application fails Natural England's mandatory requirements.

Contamination: I have grave concerns regarding foul water disposal so close to the Mill Pond and Rife. Drainage failure poses a direct risk to these connected water bodies.

4. Character and Light Pollution (Policy QE SP1 & ENV DM1)

A three-house terrace is an urbanizing feature that conflicts with the established grain of neighboring rural homes (80-100 years old). Domestic "light spill" will disrupt foraging routes between the Mill Pond and The Rife. Under Policy ENV DM1, the Council must protect the "green gaps" already eroded by large-scale housing in Angmering.

Conclusion

The lack of GCN District Licensing, Water Neutrality Statements, or protected species surveys- combined with the unsafe, narrow access- makes this location "undesirable" for intensification. I urge the Council to refuse this Prior Approval.

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>