

25th March 2026

Michael Richard Healey
22 Warren Crescent
East Preston
Littlehampton
West Sussex
BN16 1BH

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 24th March 2026 which has been recorded as an objection with the comments as follows:

OWPC82359

Green Gap concerns:

The Potato Barn is situated at the Southern end of a large sprawling field, which forms a "Green Gap" between East Preston to the West, Ferring Rife to the East, and the railway to the North. There is a new housing development on the Northern side of the railway and an Asda store. Fortunately, the railway protects further development to the South.

However, if permission is granted to change the barn from agricultural to residential use, it will set a precedent, upon which future potential developments will rely heavily. In the middle of the field, is a derelict flint building. It follows that this would be a future consideration for development into residential dwellings. This would require a roadway to be constructed back to the Potato Barn, to provide access and utilities. To the North West of the field is a piece of land adjacent to Somerset Road in East Preston. There have been proposals to build 54 homes on this piece of land, which has been heavily contested to date.

By permitting the Potato Barn, I believe it sets a precedent which the Somerset Road developers would exploit to break the deadlock. This would then leave the door wide open for further development in this large field, likely starting with the derelict flint building in the middle of the field. The Green Gap is under severe threat from 3 sides. I firmly believe that development of the Potato Barn will be the catalyst that triggers development of the whole green gap within the next 10-15 years.

Nature conservation concerns:

The Potato Barn is located in fields some 300 metres to the West of Ferring Rife. Ferring Rife is designated a Site of Nature Conservation Importance (SNCI), designated SNCI Ar12 with National Grid Reference TQ09002. The Rife is home to many and varied bird species, including, but not limited to Snipe, Kingfisher,

Water Rail, Water Vole, Little Egret, Barn Swallow, Green Woodpecker, etc. These same fields are frequently visited by Buzzards and Kestrels.- In order to retain these species, this habitat needs to be preserved as it is. Nature needs room to exist. If this development goes ahead, it will likely start a landslide of future development, destroying the natural diversity of this wonderful area.

Threat to red status protected species:

The field, in which the Potato Barn sits, is home to Skylarks, which are ground nesting bird. Skylarks are protected under the Wildlife and Countryside Act 1981. Skylarks are classified in the UK as Red under the Birds of Conservation Concern 5: the Red List for Birds (2021). Human activity is one of the reasons for their severe decline. Converting farmland into a residential area is a real threat to these birds.

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>