

2nd June 2026

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East Preston
Littlehampton
West Sussex
BN16 1BH

Case Officer: Harry Chalk
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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/9/26/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 1st June 2026 which has been recorded as an objection with the comments as follows:

OWPC83785

I wish to place on record my strong objections to this development proposal, for the following reasons:

No provision for emergency and other large vehicles.

In the proposed site plan, there is no provision for emergency vehicle turning. Worst case scenario would be at night, when all 6 parking spaces are likely to be occupied. In this scenario, there is nowhere for emergency vehicles to turn around. The same problem applies to any other large vehicles that wish to attend the properties such as dustcarts, sewage pumping lorries, delivery lorries etc. Although not shown on the plans, perhaps there is an unwritten assumption that said vehicles would turn on the agricultural land to the East of the development. In heavy rain, this land is frequently waterlogged and could not support heavy vehicles. That land also does not form part of the Potato Barn curtilage, so should not be relied upon as an 'unofficial' turning place.- - I would suggest that the developers need to consider reducing the number of dwellings from 3 to 2, in order to make sufficient space for emergency and other large vehicles to turn.

No wildlife survey has been performed, despite it being specifically requested by Kingston Parish Council. This is the third attempt to get this planning application passed, yet throughout there have been no wildlife surveys carried out, despite this being specifically requested by Kingston Parish Council. See concern #6 in the consultation document "Kingston Parish Council - Objection to K/3/26/PD". No justification has been submitted that negates the need for such a survey to be performed. Indeed, a wildlife survey has not been mentioned at all in any of the proposed planning applications.- - Ferring Rife and the surrounding area is a wildlife corridor containing a large number of species, some of which are red status protected. For example, the fields immediately to the North of the proposed development contain large numbers of Skylarks. These

are ground nesting birds. 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.

Setting a dangerous precedent for nearby developments and threatening the "green gap".

The Potato Barn sits in a large field forming a "green gap" between East Preston (to the West) and Ferring (to the East). On the West side of this field, there is a heavily contested proposal for 54 homes near Somerset Road, East Preston. By allowing the Potato Barn development, it will set a precedent that will undoubtedly break the deadlock on the Somerset Road development. Once development has occurred on 2 sides of the field (the Potato Barn and Somerset Road), it is only a matter of time before the "green gap" is gone completely.

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>