

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	23 March 2026
LOCATION:	Potato Barn Kingston Lane, East Preston BN16 1RS
SUBJECT:	K/3/26/PD Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 3 No. dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the prior notification application K/3/26/PD with regards to any highway safety or capacity concerns. The application is supported by way of application form and associated plans.

The proposal seeks prior approval for the change of use from agricultural barn into 3 nos. dwellings (Class C3). The site is located off Kingston Lane, a D-classified road subject to a speed restriction of 60 miles per hour in this location. As part of the prior approval, the LHA can consider only whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

Generally, the change of use from agricultural to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of current use.

An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions within the vicinity of the existing access point on Kingston Lane. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

A total of 6 nos. car parking spaces is proposed for the scheme, 2 spaces per each dwelling. The Local Planning Authority (LPA) may wish to secure car and cycle parking via condition.

In summary, the movements associated with agriculture have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as the Local Highway Authority have therefore considered the prior approval is acceptable in highway terms.

Roopa Bilichodmath
West Sussex County Council – Planning Services

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Regards

Roopa Bilichodmath

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