

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Miss K Welch
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	15 May 2025
<b>LOCATION:</b>	Potato Barn Kingston Farm Kingston Lane Kingston BN16 1RS
<b>SUBJECT:</b>	K/9/25/PD Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 4 No dwellings.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the prior notification application K/9/25/PD with regards to any highway safety or capacity concerns. The application is supported by way of application form and associated plans.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from agricultural to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are several matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely 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.

This proposal seeks prior approval for the change of use from agricultural barn into 4 No 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.

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 WSSC 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 8 nos. car parking spaces are proposed for the scheme, 2 nos. spaces for 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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**From:** [REDACTED]  
**Sent:** 15 May 2025 16:00  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number K/9/25/PD at Potato Barn Klingston Farm Kingston Lane Kingston BN16 1RS

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Regards

Roopa Bilichodmath

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