

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSSC – Highways Authority
DATE:	17 June 2026
LOCATION:	Potato Barn, Kingston Lane, East Preston, BN16 1RS
SUBJECT:	K/9/26/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:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for prior approval for the change of use from an existing barn into 3 No. dwellings. The site is located off Kingston Lane, an unclassified road subject to national speed limit in this location.

The LHA previously provided consultation advice for this site for application K/3/26/PD, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highway safety.

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 a number of 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.

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 the potential of the 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 site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Six car parking spaces are proposed for this development, in accordance with Arun Parking Standards. Provision for the secure parking of bicycles has also been demonstrated in accordance with Arun Parking Standards.

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 LHA has therefore considered the proposal on that basis. Consequently, no highway concerns would be raised.

Liz Corcoran
West Sussex County Council – Planning Services

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Subject: Response To Application Number K/9/26/PD at Potato Barn Kingston Lane East Preston BN16 1RS

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Regards

Liz Corcoran

Please do not reply directly to this email.

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