

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 19 June 2026 10:43
To: Planning Scanning
Subject: FW: Response to WSCC Consultation for K/9/26/PD

PL- Rep response to WSCC consultation

Please redact

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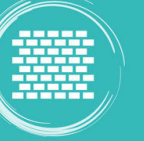
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From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 19 June 2026 08:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Response to WSCC Consultation for K/9/26/PD

Hello,

Can the below please be uploaded to the above application as a Rep Letter response to WSCC consultation?

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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From: Mick Healey [REDACTED]
Sent: 18 June 2026 22:21
To: [REDACTED] Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Response to WSCC Consultation for K/9/26/PD

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F.A.O. Liz Corcoran, West Sussex County Council - Planning Services
West Sussex County Council - Highways Authority
Mr Harry Chalk, Arun District Council

Ref: 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.

Dear Ms Corcoran and Mr Chalk,
the points below are with reference to the West Sussex County Council consultation, regarding the highways concerns for proposed new development K/9/26/PD (see above for details).

Whilst I have already raised an objection to K/9/26/PD, I would respectfully request Mr. Chalk to post this email on the planning portal, in response to the Highways Authority consultation document.

I wish to raise the following concerns, with regard to the consultation that was was filed with the planning documents under K/9/26/PD, marked as 'Consultation' and dated 18/6/2026:

- **'Date of site visit:' has been marked as 'n/a'.**

I respectfully suggest that a site visit is essential in this case. It would appear that incorrect assumptions have been made, with regard to the road makeup, width and accessibility. The access road, leading off Kingston Lane is a gravel track, in fairly poor condition. It is also a public footpath. The track leading to the Potato Barn is a very narrow track, leading off the aforementioned track, and passing between 2 horse fields, with post and wire fencing. I do not consider this to be a suitable highway in any regard. Large vehicles cannot turn at the proposed site, and would be forced to reverse along the narrow track between the horse fields. This is an accident waiting to happen. This would be clear to anyone paying a visit to the site in person.

- **Material increase and material change in the character of traffic.**

The WSCC consultation states that 'generally, the change of use from agricultural to residential would generate a reduction in material use at the site'.

This assumption is based upon the agricultural building being in regular use currently, which is not the case. Under the Town and Country Planning Act 1990, the owners have signed a Statutory Declaration that the site has not been used for over 6 months, and they have no need of it either now or in the future. From this, it is clear that current traffic use for this location is zero. Any future use of the Potato Barn, e.g. for residential use, would generate a significant increase in material use at the site.

- **Concern regarding "Residential use would be anticipated within network peaks".**

As mentioned in the previous point, the Consultation document states that "...the change from agricultural to residential is anticipated generate a reduction in material use at the site". It goes on further, to suggest that residential use would be anticipated within network peaks. It does not take into account traffic volumes associated with modern living such as parcel deliveries (e.g Amazon etc), sewage pumping trucks, food deliveries (Ocado, Sainsbury's etc), postal deliveries, visitors (e.g relatives) for which there is no parking, window cleaning, etc. As mentioned before, there is no facility for large vehicles, which would not be able to turn around.

Please organise a site visit, within the consultation period for K/9/26/PD, and reassess your consultation document. I do not believe the current document to be adequately informed.

Kind regards,

Mick Healey