

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSSC – Highways Authority
DATE:	16 December 2024
LOCATION:	Broomhurst Farm, Lyminster Road, Lyminster, BN17 7QQ
SUBJECT:	LY/21/24/PD Prior notification under Schedule 2, Part 3, Class Q to change use of existing agricultural building to 1 No dwelling house.
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 application is for prior approval for change use of existing agricultural building to 1 No dwelling house. The site is located on Lyminster Road, an A-classified road subject to a speed restriction of 40 mph in this location.

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.

The site is accessed via a private track that adjoins the publicly maintained highway at an existing access onto Lyminster Road. An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals two recorded collisions within the vicinity of the site. However, these were not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Generally, the change of use from agricultural to residential dwellings 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.

The plans do not demonstrate vehicular parking provision. A dwelling of this size in this location would require three car parking spaces to meet the Arun Parking Standards. There appears to be sufficient space at the site to accommodate vehicular parking and onsite turning appears achievable. The LHA would recommend that secure and covered cycle parking is provided for the dwelling to encourage sustainable transport methods.

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. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Liz Corcoran
West Sussex County Council – Planning Services

From:
Sent:
To:
Subject:
Attachments:

Nicola Oktay on behalf of Planning.Responses
17 December 2024 09:52
Planning Scanning
FW: Response To Application Number LY/21/24/PD at Broomhurst Farm Lyminster Road Lyminster BN17 7QQ
Response_LY-21-24-1.pdf

WSCC Highways response

Nikki Oktay
Planning Receptionist, Planning Department

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From:
Sent: 16 December 2024 09:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LY/21/24/PD at Broomhurst Farm Lyminster Road Lyminster BN17 7QQ

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Please could the attached response be distributed to the relevant case officer.

Regards

Liz Corcoran

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to but the responding officer can be contacted directly via email if there are any questions relating to this response.

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