

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	Highways, WSCC
DATE:	19/12/2025
LOCATION:	Morrells Farm, Lower Bognor Road, Lagness, PO20 1LR
SUBJECT:	P/151/25/PD Prior notification under Schedule 2, Part 3, Class Q for the change of use of the main barn and the dairy to provide 3 units of tourist accommodation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters for this prior notification application for proposed change of use of main barn and dairy to provide three units of tourist accommodation. The site is located on Lower Bognor Road, a B-classified road subject to national speed limit in this location.

The existing vehicle access point on Lower Bognor Road is to be utilised, with no alterations to this arrangement proposed. Given the nature of the existing agricultural use, the proposed change of use to tourist accommodation is not anticipated to give rise to a material intensification of use of the existing access point.

Six car parking spaces are proposed to serve this site. Arun Parking Standards do not have a specific parking standard for this type of use, but for reference WSCC Parking Standards would expect one car parking space per bedroom to be provided for tourist accommodation. There does appear to be space within the parking area to accommodate additional parking if required, though this may require some cars to be blocked in as a result. Though I would not anticipate this would lead to a safety issue, as there is suitable space for on-site turning and manoeuvring as required.

No details of cycle parking provision have been provided. I do acknowledge the site is located in a rural location, so the LPA may wish to secure cycle parking provision if they deem it appropriate to do so.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services

From: Nicola Spencer on behalf of Planning.Responses
Sent: 19 December 2025 11:18
To: Planning Scanning
Subject: FW: Response To Application Number P/151/25/PD at Morrells FarmLower Bognor RoadChichesterPO20 1LR
Attachments: Response_P-151-25-1.pdf

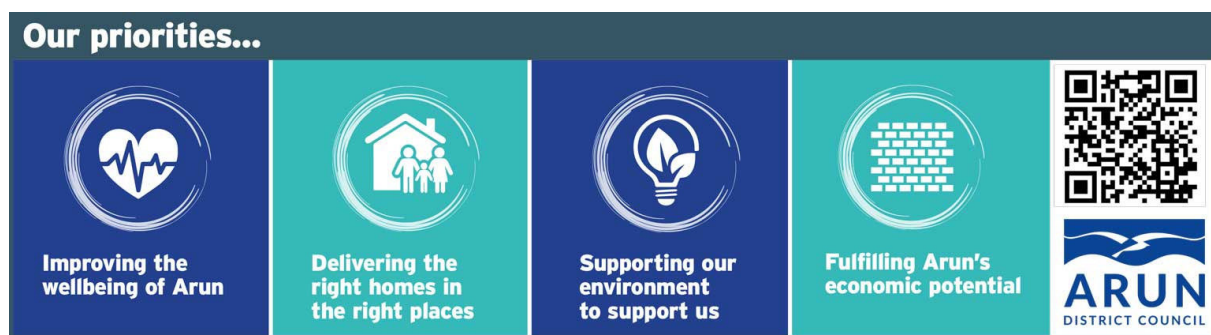
PL- Consultation- West Sussex highways response

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From: [REDACTED]
Sent: 19 December 2025 10:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/151/25/PD at Morrells FarmLower Bognor RoadChichesterPO20 1LR

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

Regards

Kyran Schneider

Please do not reply directly to this email.

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

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