

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	13 December 2025
LOCATION:	Land South of Test Road Sompting West Sussex
SUBJECT:	AWDM/1470/25 Hybrid planning application comprising: (1) Outline planning permission (all matters reserved) for an animal barn, an additional polytunnel and Nature Trail. (2) The permanent retention of the existing temporary structures (shipping containers and compost loo) under AWDM/2022/20. (3) Full planning permission for the phased construction of three new buildings to support the long- term growth and sustainability of the community farm, comprising produce storage, cooking and dining facilities, farm office, work room, toilets, plant room and store.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full application AWDM/1470/25 with regards to highway safety and capacity matters relating to the proposed development. The application is supported by a Traffic Statement (TS) and associated plans.

Background and Site Context

The application site is ‘Fen Community Farm’ in Sompting. This is a hybrid planning application comprising:

- Outline planning permission (all matters reserved) for an animal barn, an additional polytunnel and Nature Trail.
- The permanent retention of the existing temporary structures (shipping containers and compost loo) under AWDM/2022/20.
- Full planning permission for the phased construction of three new buildings to support the long- term growth and sustainability of the community farm, comprising produce storage, cooking and dining facilities, farm office, work room, toilets, plant room and store.

The site was previously granted permission under application ref: AWDM/2022/20 for the temporary installation of three shipping containers with associated parking.

Access Arrangements

The applicant proposes to utilise the existing vehicular access to the South of Test Road. There are no apparent visibility issues at the existing point of access onto the maintained highway. The LHA do not

anticipate that this proposal would give rise to a significant material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no reported incidents of personal injury near to the access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Internal Layout

The applicant proposes a total of 9 nos. car parking spaces, including 4 nos. marked disabled parking bays. The car parking layout will be revised to extend the existing gravelled area to accommodate appropriate bay dimensions and allow safer circulation and manoeuvring within the site. Safe and secure parking provision for 6 nos. bicycles is made with the installation of two ground mounted bicycle racks to promote sustainable travel.

The existing farm track will be extended to allow access for fire and rescue services to the proposed buildings in compliance with building regulations.

Conclusion

Paragraph 116 of the National Planning Policy Framework (NPPF) states:

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore, the Highway Authority do 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 (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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West Sussex County Council – Planning Services