Development Management - Delegated Officer Report

Application Number: AWDM/0708/22 Recommendation – Approve

Site: Stocks Garden, West Street, Sompting

Proposal: Proposed construction of 2no. new stables including ancillary welfare facilities

Date of site visit: 10th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located in the countryside to the south of West Street and comprises fields which have been used for the keeping of horses. There are currently a number of outbuildings used as offices, stables and storage units on the site but these are in a poor condition.

The application proposes to construct two L-shaped stable blocks each measuring 24m by 13m and containing a total of 11 stables, storage and ancillary welfare facilities. The buildings will be 3.7m tall with pitched slate roofs and are to be positioned at the southern end of the fields in two locations.

The supporting statement submitted with the application explains that the proposal is to enable breeding horses to be kept on site. A mobile home originally proposed has since been removed from the application.

Relevant Planning History

AWDM/0464/11 - Construction of livery yard and stables for eight horses plus sand school - approved on land to west at Fullers Field

Consultations

West Sussex County Council: The Highways Authority has no objection. Additional information from the applicant suggests that the site will see visitors for the purposes of breeding horses. However, this will be infrequent and by appointment only. Deliveries of food/hay will be on a monthly basis. Considering this, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site. Access arrangements will remain as existing, with the site being accessed off the private access road to the west of the site. Six parking spaces have been provided, which the LHA anticipates will be suitable for a development of this size. From inspection of the plans, there is sufficient space for on-site turning to be achievable, allowing vehicles to exit the site in a forward gear. In conclusion, 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 111), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection.

Technical Services: **Flood risk**- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objection on flood risk grounds. **Surface water drainage**- the application includes an increase in impermeable area. The application form indicates that there are no watercourses within 20m of the proposals, we note there to be a number of watercourses within proximity of the site and do not have definitive records of any watercourses within the site itself. We would like to complete a site visit to check the location of the nearest watercourse. Please can the applicant contact us to arrange this. In addition we would request that a condition is applied to ensure the development is adequately drained and does not increase flood risk elsewhere

Sompting Parish Council: No objection

Southern Water: Do not support the proposals for a package treatment plant in the presence of public foul sewerage network in the close vicinity of the development site. The foul sewerage shall be disposed of in accordance with Part H1 of Building Regulations hierarchy. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer

ADCAG: Approve

Representations

1 letter of support from occupier of Little Vines, West Street:

The current owner has already made significant changes of a positive nature to reinstate and fix historical flint walls. All works have been tastefully completed and with the (existing) positive effect of Sompting Stables the area has retained the village feel with livestock and hedging being tended to and increased for that country look and feel. I wholeheartedly support the plans for improved stables along with the owners office/accommodation. I believe that the view from all houses in our street of the area under consideration is blocked off and remains private anyway and from my perspective (of someone whose land runs parallel to the access track) there will be zero impact on the neighbours.

Relevant Planning Policies

Adur Local Plan 2017 Policy 13, 14, 15, 28, 35, 36
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The fields lie in the countryside, within the Local Green Gap separating the built-up areas of Worthing and Sompting/Lancing. Policy 13 of the Local Plan states that:

"*Proposals for equestrian development in the countryside will normally be granted where existing buildings are utilised. New buildings or associated development for such uses will only be permitted if they are well-sited in the landscape, and do not result in sporadic development that erodes the open character of the landscape*."

The original proposal included a mobile home which was considered to be unacceptable in policy terms as it was not considered that there is an essential need for someone to live permanently on the site. There are strong policy objections to new residential development in the countryside, even as a temporary measure. If permitted, it could set a precedent that would make it difficult to resist similar proposals for other mobile homes on other fields used for similar purposes within the District. As a compromise, limited welfare facilities (bathroom/WC/kitchenette/office) are to be provided within one of the stable blocks should a member of staff need to stay overnight to provide care or security.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and the open character of the landscape.

Visual amenity

The site is well screened from the north, west and east by hedgerows and trees on the boundaries and the stables will not be unduly prominent in the landscape. It is slightly more open to views from the south but there are no public footpaths in the immediate vicinity of the site. There are stables on the field to the west which are more exposed than those currently proposed. Overall, there is not considered to be any visual harm arising from this development and the open character and appearance of the countryside will not be eroded to any significant degree.

Residential amenity

The stables are over 100m from the nearest dwellings to the north and are screened by existing vegetation. The proposed use and associated activity is not expected to be intensive and there is not considered to be any harm to residential amenity.

Parking and Access

Six parking spaces are proposed, which is considered to be suitable for a development of this size. Traffic movements are expected to be light and there is no highway objection.

Drainage

With regard to the comments from Southern Water, the applicant was not aware of the foul drain running down the side of the site that is why a treatment plant was originally suggested. However, they have confirmed that they would be happy to connect to the public foul drain and final details can be secured by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Welfare facilities to be used incidental to use of stables by persons providing care for horses and shall be limited to WC/kitchenette and office and shall not be used as residential accommodation
5. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface 2 water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity
6. Development shall not commence, other than works of site survey and investigation, until full details of the proposed foul sewerage disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
7. No external lighting
8. Use restriction
9. No additional structure

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.

Drainage

Case Officer: Peter Barnett Date: 15 June 2022

Authorised by: Gary Peck Date: 16 June 2022