WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	19 September 2023
LOCATION:	Land At Sompting Brooks Part Of Sompting Estate South Of Test Road Sompting West Sussex
SUBJECT:	AWDM/0534/23 The erection of a Mongolian Yurt, known as a Ger. 18ft diameter and 10ft height (including the wooden base) to be placed in the well-being garden at The Fen Farm - Sompting Community Farm. The Ger is a wooden framed structure with an outer canvas covering. The aim is for the Ger to be in place all year round to serve as a dry area for volunteers on the farm to gather for meetings and food growing, craft and mindfulness and well-being activities. The Ger is an original Mongolian Yurt that travelled from Mongolia to France about 30 years ago. It has been in situ in Northern France for many years and it has recently been gifted to the charity to be used at the farm. The plan is to restore the Ger to its original splendour. A small solar panel will be ground mounted for lighting. A small ramp will be created for wheelchair access.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposed Mongolian Yurt is sited to the south of Test Road, Sompting. Test Road is a residential D class road subject to 30mph speed restrictions. The access into the site is within the turning head at the very southern point of Test Road and is served via a dropped kerb crossing. From observation of WSCC accident data, there appear to have been no registered accidents or injuries at the point of access to Test Road to flag any concern with the existing operation of the access to the site. There are no proposed changes to this access.

The internal access route is an unmade privately maintained arrangement. It has been noted within the application form that 6 parking spaces exist currently and will be retained to serve the development. It is unclear where within the site these spaces are located, however it is accepted that a turn on site is achievable prior to egressing onto the publicly maintained highway to the north given the nature of the site.

The Yurt is not anticipated to give rise to a material number of additional trips given its purpose to serve existing volunteers of the site.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services