

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	4 June 2026
LOCATION:	Riverside Equestrian Centre, Old Salts Farm Road, Lancing, BN15 8JG
SUBJECT:	AWDM/0529/26 Change of use of part of former Riverside Equestrian Centre to community food growing, mobile sauna and associated carparking (temporary consent for 10 years). Attached transport statement received.
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 seeks the change of use of part of former Riverside Equestrian Centre to community food growing, mobile sauna and associated carparking (temporary consent for 10 years). The site is located of Old Salts Farm Road, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing junction and access to the property is operating unsafely or that the proposal would exacerbate an existing safety concern.

The supporting Transport Statement states that for the proposed use there is expected to be no more than 40 visits to the site per day, with vehicle trips of no more than 10 per day. These visits will occur during operating periods of 09:30 – 15:30 and 16:00 – 21:30 on weekdays, 09:30 – 21:30 on weekends and school holidays. Although, there may also be a small number of staff/volunteer movements outside of these times. The activities will be scheduled to avoid peak school pick up and drop off times to avoid placing additional pressure on the network at these times. Therefore, the LHA does not anticipate that the proposal would give rise to a significant material intensification of movements to or from the site.

From inspection of plans, the site benefits from a large car parking area which will meet the likely parking demand and allow on-site turning. The application form states that 12 cycle spaces will be provided which will promote sustainable travel options.

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.

Liz Corcoran
West Sussex County Council – Planning Services