AWDM/1514/23 Sompting Stables

With regards to the Adur Local Plan 2017 (ALP), the site lies outside the Built Up Area Boundary (and is therefore considered as countryside in planning policy terms (Policy 13) and lies within the Local Green Gap (policy 14). Also of relevance are policies 10 (Sompting), and policy 15.

Policy 13 makes clear that development is only permitted where there is a clear need for a countryside location; the proposal is for quiet informal recreation (see paragraph 3.46 of the ALP for definition), the essential needs of agriculture/ horticulture or is otherwise consistent with the plan. The policy also states that any development must respect and where appropriate reinforce the setting, distinctiveness and sense of place.

It is also worth noting that Policy 13 states: *Any development in the countryside should not result in a level of activity which has an adverse impact on the character of the area'*

The Planning Statement accompanying the application refers to the caravans providing 'long term accommodation' (although this document does not make clear who the accommodation is intended for).

Further information has clarified the accommodation is intended for visiting family and friends; although some reference has been made to indicate this allows a presence at the stables, this appears incidental and the proposed accommodation is not intended solely for this purpose. As such it appears that the proposal is not directly linked to, or required for the operation of the stables.

This proposal appears to intensify development in this area, and therefore seems to conflict with Policy 10 of the ALP which states that: *Sompting village will not be expanded or intensified due to its linear and historic character, and countryside location within the Local Green Gap.*

Policy 15 refers to respecting the character of the site and the prevailing character of the area. In addition the site lies close to the Sompting Conservation area.

The Adur Landscape Character Assessment describes this area as making an important contribution to the distinctive rural character of Sompting

The proposal appears incongruous in terms of these factors.

As well as addressing matters of coalescence, Policy 14 states that any development allowed in the Local Green Gaps must be consistent with other policies in the plan - see comments above. Although individually this proposal will not lead to coalescence, cumulative impact of such developments would do so over time - this proposal is therefore not consistent with the principles of this policy.

(Although it has been made clear that these caravans are to be used by family members, as an aside it may be worth noting that Policy 26 requires that tourist accommodation is located within the built up area boundary and is sensitively designed).

For the reasons given above, there is a policy objection.

Moira Hayes,Adur Planning Policy Manager,11th December 2023.