WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	25 May 2022
LOCATION:	Stocks Gardens, West Street, Sompting
SUBJECT:	AWDM/0708/22 Demolition of existing stables/ outbuildings, proposed construction of 2no. new stables and installation of new mobile home.
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.

This proposal is for the demolition of existing stables and outbuildings, construction of two new stables and installation of a new mobile home. The site is located off West Street, a C-classified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comments for this application, dated 11/05/2022, requesting additional information relating to the use of the stables and anticipated trips. The applicant has provided additional information and as such, the LHA has been re-consulted and can provide the following updated comments:

The applicant proposes two new stable buildings, each providing six stable pens. The Planning Statement states that the stables will be utilised for the keeping of up to eight horses, for the purposes of breeding and grazing. The site as existing currently has stabling for four horses.

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. The proposed mobile home will allow for someone to live on-site permanently to tend to these horses. 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.

Kyran Schneider
West Sussex County Council – Planning Services