WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	23 November 2023
LOCATION:	Sompting Stables, West Street, Sompting, BN15 0AR
SUBJECT:	AWDM/1514/23 Retention of 4no. caravans and associated service block with introduction of evergreen hedges to front and side of site and dividing post and rail fencing. (Retrospective application)
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 application is for the retention of four caravans and associated service block. The proposals are retrospective, with the works having commenced on 03/10/2022. The site is located off West Street, a C-classified road subject to a speed restriction of 30 mph.

The applicant proposes to utilise the existing vehicular access point on West Street, with a private access track connecting the highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point on to West Street.

The LHA does not anticipate that the proposals would give rise to a significant material intensification of use of the existing access point. In addition, there are no recorded injury accidents attributed to road layout from the last five years within the vicinity of the existing access point – therefore, there is no evidence to suggest the access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Appropriate levels of car parking provision and turning space have been demonstrated to serve the site. The LHA would request that secure cycle parking provision also be provided, to promote the use of sustainable transport methods in the area.

In summary, 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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services