

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 19/10/2011

**FROM: Strategic Planning TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: FN/36/11 - Regeneration of dilapidated stable yard & associated buildings comprising 1 x holiday cottage & 2 x new dwellings (tog with replacement dwelling, ancillary stables & storage barn as prev. permitted under FN/37/09) to include revised vehicular access arrangements to provide seperate access for stables - amendment to refusal FN/83/10 (This application is a departure form the developemnt plan & lies within the SDNP Authorities)

Soldiers Field Stables, Soldiers Field Lane, Findon, West Sussex, BN14 0SH

CONSULTATION DATE: 07/09/2011

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on highway matters for this location under planning application nos. FN/37/09 and FN/83/10 to which no highway objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for a similar development as permitted under FN/37/09. It does not appear that the current proposal would generate a significant amount of additional vehicular traffic over and above the permitted scheme.

It is intended that the access arrangements are modified from the permitted plan to segregate the stable and holiday cottage traffic from the residential plots. This appears to be a change to the internal access arrangements. However, we have received advice from the Public Rights of Way Team regarding the impact of the development on Footpath 2085 which runs between the western boundary of the site and Paddock House. Whilst the traffic generated from this site is not likely to be materially different in terms of numbers from that generated by the permitted use at this site, it would be beneficial to make drivers leaving this site aware of the possible presence of footpath users. A condition should be included to secure the erection of a suitable sign; the wording of which should be agreed by the LPA in consultation with the WSCC Public Rights of Way Team.

Informatives and conditions should also be applied as suggested under application FN/37/09.

**Lucy Seymour-Bowdery
Strategic Planning**