

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSSC – Highways Authority
DATE:	22 August 2024
LOCATION:	Burleigh Oaks, Stables, East Street, Turners Hill, West Sussex
SUBJECT:	DM/24/1931 Application to retrospectively apply for a mobile home and hardstanding for the continued care of livestock on site and management of land.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal seeks for the retrospective permission of a mobile home and hardstanding to be positioned within Burleigh Oaks Stables for the continued care of livestock on site and management of land. East Street is a publicly maintained B classified road subject to 60mph speed restrictions at this point. The access to the site is privately maintained.

The proposal seeks to make use of the existing access arrangements serving the site from East Street. This access is a wide bellmouth arrangement and considered sufficient to accommodate the likely demand. Visibility splays are achievable wholly within the Publicly Maintained Highway.

It is not anticipated that the mobile home would generate a severe material increase in vehicular movements over that already generated by the uses at the site. The mobile home will serve workers at the site and enable the care of livestock where required overnight on occasions such as lambing. It is anticipated for this reason that this arrangement could, at times, result in fewer associated vehicular movements on the publicly maintained highway.

There appears sufficient space within the site for parking and turning to be accommodated, and allows vehicles to egress the site onto the publicly maintained highway in a forward gear.

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services