

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	15/10/2025
LOCATION:	Land East of Commonmead Barn, Pagham Road, Pagham, PO21 3PY
SUBJECT:	P/124/25/PL 2 No single storey detached dwellings (with accommodation in the roof space) along with associated car and cycle parking (resubmission following P/9/24/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.
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.

Summary and Context

This application seeks the construction of two single-storey dwellings with associated car and cycle parking. The site is located on Pagham Road, a C-classified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application P/9/24/PL (*Construction of 3 No. two storey dwellings along with associated car and cycle parking*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

Access and Visibility

The site will utilise an existing vehicular access point on Pagham Road, with a shared private internal access road linking the highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Pagham Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access point has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes two car parking spaces per dwelling, which would be in accordance with Arun Parking Standards for a development of this size and location. From inspection of the plans, the proposed parking spaces appear suitably sized and on-site turning appears achievable.

Regarding cycles, each plot will be provided with secure storage space for two bicycles, as per Arun Parking Standards for dwellings of this size.

Sustainability

The site is situated within walking/cycle distance of local services and amenities within Pagham. Cycling is a viable option in the local area. Bus stops located nearby on Pagham Road provide regular services to Bognor Regis and Chichester.

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 116), 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:

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 to be submitted to and approved by the Local Planning Authority.

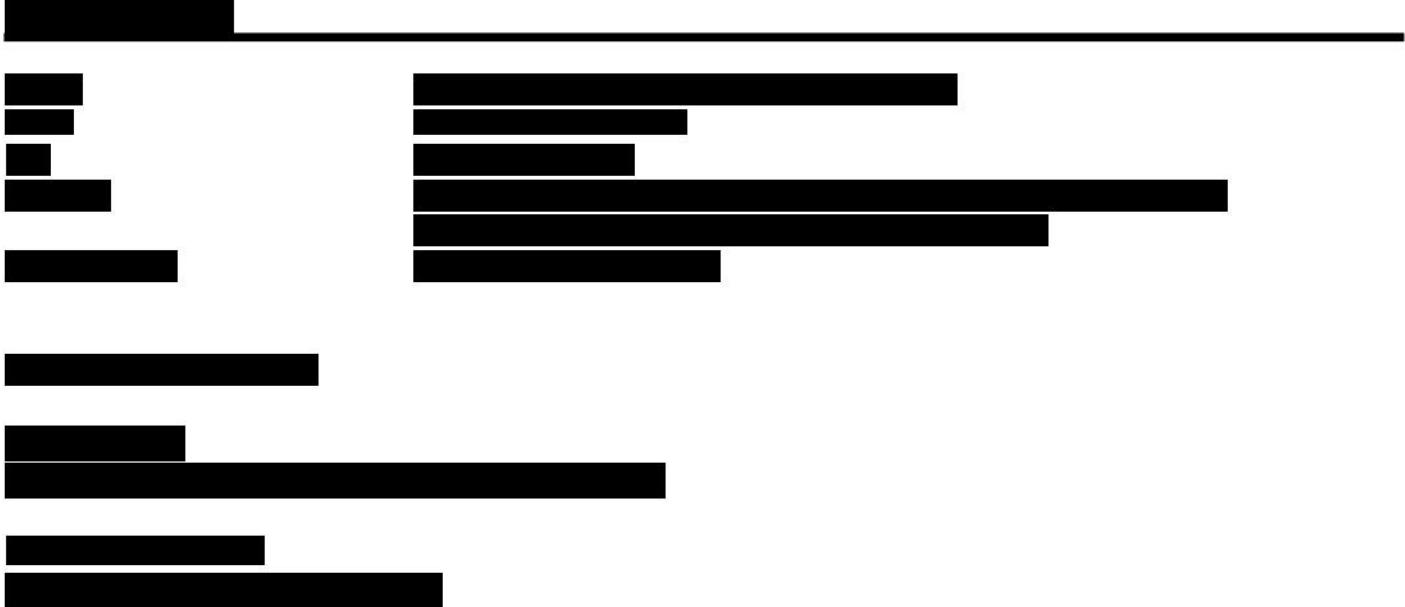
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Kyran Schneider
West Sussex County Council – Planning Services



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Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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