

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Raymond Coles
FROM:	WSCC - Highways Authority
DATE:	9 June 2021
LOCATION:	Land north of Hook Lane Pagham
SUBJECT:	P/132/20/RES Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice - Modification
S106 CONTRIBUTION TOTAL:	n/a

WSCC Highways have previously issued comments dated 26th January 2021 in connection with this application.

For the purpose of this response, the following drawings have been reviewed,

- Road Layout and Visibility Sheets 1, 2 and 3 (drawing number 10461-HL-01/02/03 Revisions C)
- Site Layout Northern (drawing number SL.01-N Revision F)
- Site Layout Southern (drawing number SL.02-S Revision F)
- Refuse Vehicle Tracking Sheets 1, 2 and 3 (drawing numbers 10461-VT-01 Rev F, 10461-VT-02 Rev E)
- Reserved Matters Hardworks Plans (drawing numbers 167-RM-01/02/03/04/05/06/06 all Revision C)

It should be noted that there are two refuse vehicle tracking sheets carrying the same drawing number (namely 10461-VT-02 Rev E). The sheets are though clearly marked 2 and 3 as well as covering different areas, so these have been reviewed accordingly.

Viewed against the earlier WSCC Highways comments, the majority of the aspects raised have not been addressed either through revisions on the plans or through written statements. The only matters that have been addressed are those relating to carriageway widths (point 6 of the WSCC response) and visibility splays at junctions (point 7). All other matters remain outstanding and relevant to the plans as submitted.

The only additional comment that would be offered at this stage is in respects of the refuse vehicle tracking and the footway requirement on the eastern side of the open space labelled 'Downs View'. With the refuse tracking, the point has already been made by WSCC Highways that the tracking is very tight with there being areas of private curtilage that a refuse vehicle would overhang. However some of the revised tracking particularly on sheet 1 shows the tracking to be incredibly tight to some parking spaces (e.g. spaces close to plots 14, 194, 195, 271, 274 to name just some). The Refuse Collection team at the District Council must be consulted.

In summary, there remains a large number of potential issues with the arrangements as shown.

Ian Gledhill
West Sussex County Council – Planning Services