

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Jessica Riches
FROM:	WSCC - Highways Authority
DATE:	30 October 2023
LOCATION:	Land South of Summer Lane and West of Pagham Road Pagham
SUBJECT:	P/153/21/RES Amended plans - Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

- Comments are made in respects of,

Site Plan, drawing number 21.129.02 revision S
- WSCC Highways has previously commented on this proposal. The most recent comments were made in November 2022. Based on the latest drawing revision, it would appear that a number of changes have been made to the arrangement of roads within the northern and southern parcels. For the most part these changes are in keeping with overarching design principles.. There are still a number of areas where further comments are warranted.
- With the southern parcel, the extents of potential highway adoption are unclear in the vicinity of plots 196-197, 171-177, and between plots 279-290. This is raised given that turning heads would need to be provided within adoptable areas ahead of or within those areas being privately maintained. With 196-197 for example, the turning head is within a shared surface area that may well not be offered for adoption. Likewise with plots 171-177 and between plots 279-290, if the length of shared surface providing access to these plots is to remain private, turning heads would be required to avoid vehicles having to make use of private roads to continue their journey. In making these comments, it's accepted that in terms of planning alone the arrangements are acceptable. However the applicant should be aware of these potential issues as these will influence any intentions relating to future highway adoption.

4. In terms of route continuity, again with that area of shared surface between plots 171-177, it's unclear what merit there is behind having such a short section of road as a shared surface. The lengths of road connecting into this shared surface are constructed with footways segregated from the carriageway and it would be more legible to users for this arrangement to continue rather than to revert to shared surface.
5. A footway must be provided across the frontages of plots 214 to 225 and 324 to 333.
6. There seems very limited merit to the traffic calming located outside of plots 319 and 345; the layout of the development should act to limit vehicle speeds rather than requiring physical measures.
7. With the northern parcel, the only comment would be the requirement to provide a footway across the frontages of plots 111-112.
8. Further information would be sought to address the above points.

Ian Gledhill
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 31 October 2023 10:17
To: Planning Scanning
Subject: FW: Response To Application Number P/153/21/RES at Land South of Summer Lane and West of Pagham Road Pagham
Attachments: Response_P-153-21-RES.pdf

WSCC Highways response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: Monday, October 30, 2023 3:18 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/153/21/RES at Land South of Summer Lane and West of Pagham Road Pagham

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please could the attached response be distributed to the relevant case officer.

Regards

Ian Gledhill

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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
