

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC - Highways Authority
DATE:	30 November 2021
LOCATION:	Land West of Pagham Road Pagham
SUBJECT:	P/155/21/RES Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

Comments are made in respects of,

Proposed Site Layout, drawing no. 10165 PL 01 rev C
Transport Statement, dated October 2021

In reviewing the current application, WSCC are commenting on the highway details in terms of planning acceptability. Unless otherwise stated, through the current application WSCC Highways are not seeking to approve any matters relating to highway adoption and that would be reviewed as part of a highway adoption agreement under Section 38 of the Highways Act 1980. This includes approving materials, street furniture (including lighting), landscaping within the highway, or highway drainage.

Based on the currently adopted WSCC Road Safety Audit Policy, a Stage One Road Safety Audit would be required due to the presence of the school. A single audit must be provided for P/153/21 and the current application. Separate Safety Audits must not be undertaken by the applicants for the two planning applications.

The site is acknowledged as having an approved Design Code (permitted under P/83/21). The approved document includes a number of principles for the highway design. This includes that length of road forming part of the current proposals. This length of access road also forms part of P/153/21 (the reserved matters application for 375 residential dwellings). A number of comments were made in respects of the access road as part of P/153/21. These are repeated below.

In terms of more detailed matters, WSCC Highways have previously questioned the need for the 7.3 metre wide road across the school frontage; this road width is considered at odds with the 20mph design speed proposed. This aside, very limited consideration appears to have been given particularly to the potential demands arising from the school site (i.e. parent parking, dwell space/footway widths along the frontage) or the need for school safety zone type features (e.g. enforceable restrictions (i.e. 'School Keep Clear and No Waiting At Any Time (which may need to be wrapped around onto Pagham Road also). The applicants for P/153/21 and the current application will need to incorporate such elements into the design.

It's also recommended that the single raised feature to the west of the raised feature incorporating the community uses and school accesses are combined to form a single feature across the school/community use frontages. The single short raised feature in isolation serves little purpose particularly given it's close proximity the longer raised table.

The internal layout highway-wise effectively comprises car parking for the various uses. Manoeuvring for a 11 metre wide refuse vehicle is demonstrated around the site.

Limited details are presented of servicing provisions for the retail uses. These won't however be known until the occupier of the retail units are known. It's recommended that a servicing management plan is secured via condition for the retail uses. The management plan should include all pertinent details surrounding deliveries to the retail unit, including the size of vehicle to be used.

The level of car parking is understood to comply with the Arun District Council standards. For the care home, 25 parking spaces are proposed. It's recognised that there is no parking standard for care homes. Parking provision has consequently been considered on a first principles basis although it's not entirely clear exactly how the number of spaces has been determined. The TS and Site Layout refers to 5% of spaces being for disabled users. There is notably no disabled parking for residents or visitors to the care home. It's not unreasonable to expect that there may be some visitors to the care home that would need disabled parking provision.

In summary, further information would be sought.

Ian Gledhill
West Sussex County Council – Planning Services