

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:David Easton
FROM:	WSCC - Highways Authority
DATE:	6 April 2022
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:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

WSCC Highways have previously issued comments on this proposal dated 30th November 2021. A number of comments were made by WSCC along with requests for additional information. Further information has now been submitted by the applicant.

This additional information includes,

- Technical Note, dated December 2021
- Stage One Road Safety Audit, dated 14th February 2022
- Designers Response, dated 15th February 2022
- Spine Road and Local Centre Access, sheets 1, 2, and 3, drawing number 07 revision G
- Indicative Proposed Road Markings, sheets 1 and 2, drawing number 08 revision C

The following comments are made in respects of both P/155/21 and P/158/21. These applications are highway terms identical.

With respects to the layout, there are no apparent changes to the parking, and circulatory areas.

As requested by WSCC and contrary to point 10 of the submitted Technical Note, the access road has now been road safety audited. The audit raises no in principle problems. A number of changes are required by the audit to the extent

of waiting restrictions and raised tables. These changes have been agreed with WSCC Highways.

In addition to those points raised through the road safety audit, further works are proposed to the access road in terms of additional lengths of waiting restrictions and 'school – keep clear' markings. These restrictions are proposed to manage the potential parking demands arising from the school. The applicant should note that a traffic regulation order will be required to make the waiting restrictions enforceable. It's acknowledged that further alterations may take place to the access road through any application for the school itself.

The only other matter raised by WSCC Highways related to the parking provision for the care home. The submitted TN provides additional clarification. WSCC would raise no issue with the approach as set out.

No highway objection would be raised to the proposals.

If minded to approve this application, the following conditions are recommended.

Car parking space

No use forming part of this planning permission shall be first occupied until the car parking, including electric vehicle and disabled parking spaces, serving the respective use has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No use forming part of this planning permission shall be first occupied until covered and secure cycle parking spaces serving the respective use 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.

Servicing Management Plan

No part of the retail use shall be first occupied until such time as until a Servicing Management Plan for has been submitted and approved in writing by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries, in terms of location and frequency, the size of vehicles, and set out arrangements for the collection of refuse. Once occupied the use shall be carried out only in accordance with the approved Plan.

Reason – to safeguard the operation of the public highway.

Access Road

No part of the development shall be first occupied until the access road has been provided in accordance with the details as shown on Spine Road and Local Centre Access, sheets 1, 2, and 3, drawing number 07 revision G, and Indicative Proposed Road Markings, sheets 1 and 2, drawing 08 revision C.

Reason: To secure satisfactory standards of access for the proposed development.

Ian Gledhill

West Sussex County Council – Planning Services