

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	7 December 2021
LOCATION:	31 Lagoon Road, Pagham, PO21 4TQ
SUBJECT:	P/157/21/PL Demolition & erection of 1 No dwelling (resubmission following P/56/21/PL). This site is in CIL Zone 4 and is CIL Liable as new dwelling.
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 proposal is for the demolition of an existing dwelling and erection of a replacement dwelling. The site is located on Lagoon Road, a privately maintained road; consequently, these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for similar application P/56/21/PL, raising no highway safety concerns. The applicant withdrew the application.

Content

Access to the maintained highway is at the junction with Beach Road, an unclassified road subject to a speed restriction on 30 mph. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of this junction. Therefore, there is no evidence to suggest the junction is operating unsafely or that the proposal would exacerbate an existing safety concern. In addition, the LHA does not anticipate that this development would give rise to a material intensification of movements to or from the site.

The applicant proposes one car parking space to the front of the proposed dwelling. Under Arun Parking Standards, the LHA would expect a parking provision of two parking spaces for a dwelling of this size in this location. As such, overspill parking would have to be accommodated on-street. Whilst the LHA does not anticipate that the shortfall of one car parking would result in a highway safety concern, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

Regarding cycles, the applicant proposes cycle parking provision for four cycles. The inclusion of secure and covered cycle parking provision helps promote the use of sustainable transport methods.

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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services