

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:David Easton
FROM:	WSCC - Highways Authority
DATE:	9 March 2022
LOCATION:	Land West of Hook Lane Pagham PO21 3PB
SUBJECT:	P/22/22/PL Variation of condition 1 imposed under P/132/20/PL relating to approved plans.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Whilst there are some changes to the approved road and private accesses, these are relatively minor and do not significantly alter what has planning permission.

Changes are proposed to the housing mix, and in turn there is the potential to alter the likely parking requirements. In these respects, it would have been beneficial for a comparison to have been included of what has permission versus that now proposed so parking requirements could easily be compared.

Nevertheless the transport technical note sets out the proposed number of parking spaces per dwelling. For the majority of dwellings, the requirement of the Arun DC Parking Standards are fully met. For some of the 3 and 4 bedroom dwellings, an additional number of unallocated on-street spaces are provided to meet the shortfall of on-plot spaces. Such an approach is considered reasonable as it still enables the parking requirements to be met and provides a number of additional parking spaces that can be flexibly used (rather than just having allocated spaces that can be used only by those dwellings they are allocated to). WSCC Highways are consequently satisfied with that the parking provision will accommodate all potential demands. The Local Planning Authority may wish to separately consider parking provisions.

Further related to parking, the location of electric vehicle charging spaces should be secured via condition. It's also not immediately apparent whether any of the parking spaces comply with the required dimensions for disabled parking spaces. This should be clarified.

Whilst there are no in principle highway objections to the proposed variations, the matter of disabled parking spaces should perhaps be clarified by the applicant.

Ian Gledhill
West Sussex County Council – Planning Services