

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC - Highways Authority
DATE:	10th July 2019
LOCATION:	Land north of Hook Lane, Pagham
SUBJECT:	P/30/19/OUT Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).
DATE OF SITE VISIT:	As part of previous application
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	TBC

West Sussex County Council, in its role as Local Highway Authority, has previously issued comments on this proposal dated 23rd April 2019. A number of matters were raised for which further information has now been submitted by the applicant.

With respects to access, it has been confirmed that the development will have two points of access (one from Pagham Road and a second from Hook Lane) rather than three as suggested within the initial application. Confirmation has also been provided by the safety auditor that the safety audit meets current standards. It was previously confirmed that the design of the accesses complied with the appropriate design guidance. Again it would be confirmed that the vehicle accesses remain acceptable.

Trip generation for the residential uses has been agreed. Trip generation for the 4,000sqm of D1 uses was questioned. The applicant has provided details of the trip generation for the care home (C2 use). Trip generation for this use wasn't raised as these were included in the initial Transport Assessment. No further information is included in terms of the D1 uses with it presumed that these still form part of the planning application. As referenced in the initial WSCC comments, consideration would need to be given of the impact of the trips arising from the D1 uses on the site access junctions and those others in the

immediate vicinity. It would be unnecessary to consider a wider extent in light of the proposed D1 uses being intended to meet local needs.

Confirmation would be sought from the applicant that the works and contributions identified within the cumulative transport assessment work undertaken to review the impact of the Summer Lane (P/140/16), Hook Lane (P/6/18), and Sefter Road (P/134/16) sites are still proposed. These works and contributions are required to provide a comprehensive package of mitigation. This assessment identified mitigation required for all three of the Pagham sites, and a proportioning mechanism to share the cost across the three developments. Plans and details of the previously agreed mitigation would need to be submitted and form part of the current application. These works can then form part of any subsequent s106 agreement.

In summary, confirmation is required from the applicant in terms of trip generation for the proposed D1 uses and in respects of the works/contributions forming part of the cumulative transport assessment.

Ian Gledhill
West Sussex County Council – Planning Services