

[REDACTED]

From: Jayne Colbert [REDACTED]
Sent: 10 May 2018 11:04
To: Planning.Responses
Cc: Dawn Hall
Subject: **Warning Active Content** Planning Services Response P/36/18/PL

Please could this Planning Services Response be distributed to the relevant officer.

I have copied Councillor Hall into this correspondence to ensure that she is aware of issues or events happening in her constituency.

Kind Regards,

Jayne

Jayne Colbert | Technician, Planning Services, Economy, Planning and Place Directorate, [West Sussex County Council](#)
Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC
DATE:	10/05/2018
LOCATION:	30, Lagoon Road, Pagham, West Sussex, PO21 4TJ
SUBJECT:	P/36/18/PL Demolition & erection of 1 No. dwelling with associated vehicle hard standing area.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The site is currently accessed via an unmade footpath from Lagoon Road, a privately owned road. The plans show that the applicant plans to create a vehicular access to the site from Wythering Close which is also a privately owned road. The nearest publically maintainable highway is located at the junction between Lagoon Road and Beach Road. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction between Lagoon Road and Beach Road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed replacement dwelling would exacerbate an existing safety concern.

Before any works to construct the new access can begin, the applicant must seek the relevant permissions from the proprietor of Wythering Close.

By taking approximate measurements from the plans the parking spaces shown do appear to meet the minimum dimensions stated in Manual for Streets (MfS) of 2.4m x 4.8m. The hardstanding area appears to provide enough space for a turn on site to be completed and allow vehicles to exit the site in a forward gear.

The WSCC car parking calculator would envision 3 car parking spaces for a dwelling of this size in this location. The plans only detail the provision of 2 car parking spaces. Whilst on-street car parking is limited in the immediate vicinity there are parking restrictions in the form of single yellow lines, prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be

detrimentally affected through the potential impacts of this development on on-street car parking from an amenity point of view.

The site is approximately a 5 minute walk from local shops and amenities and a 20 minute bicycle ride to Bognor Regis train station. Therefore the LHA would advise that secure and covered bicycle storage is provided to encourage more sustainable transport methods.

The LHA does not consider that the proposal for one additional dwelling would have a 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application the LHA would suggest that conditions securing cycle parking and parking and turning are included.

Jayne Colbert
West Sussex County Council – Planning Services