

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council FAO:Raymond <u>Coles</u>
FROM:	WSCC - Highways Authority
DATE:	7 April 2021
LOCATION:	Land West of Hook Lane and South of <u>Sefter</u> Road <u>Pagham</u>
SUBJECT:	<u>P/50/21/PL</u> Change of Use of Agricultural Land to Public Open Space. This application is a Departure from the Development Plan and is within Strategic Site SD2, CIL Zone 1 (Zero Rated).
DATE OF SITE VISIT:	<u>n/a</u>
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	<u>n/a</u>

There is limited information submitted in terms of the exact nature of the open space for which permission is sought. In any case, the expectation would be for the land to be used by those residents local to it. The potential highways and transport implications are therefore very limited.

The supporting statement indicates no changes are proposed to existing accesses on Sefter Road, Hook Lane, and Pagham Road. It would however appear that there are only existing vehicular accesses onto Sefter Road and Pagham Road with there being no access onto Hook Lane. These are expected to be used only to enable vehicles to access the land for maintenance purposes as no car parking for visitors is indicated.

Given the land is proposed to be used for public recreation, suitable pedestrian access would need to be achieved. Given the lack of footways on Sefter Road and Pagham Road, access would be required from Hook Lane where footways are present. There appear no substantial constraints to prevent pedestrian access onto Hook Lane. Details of access for pedestrians from Hook Lane should therefore be secured via condition. Wording is suggested below.

Subject to the following condition, no highway objection would be raised.

Prior to the use of the land for public recreational purposes commencing, access for pedestrians shall be provided to the land from Hook Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Ian Gledhill
West Sussex County Council – Planning Services