

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	WSCC - Highways Authority
DATE:	12 April 2022
LOCATION:	Land West of Pagham Road and South of Summer Lane Pagham
SUBJECT:	P/51/22/PL Change of use of 12.16 hectares of agricultural land to use for Alternative Natural Green Space, Public Open Space, Allotments & SUDS Scheme (7.48 hectares) and use for a local centre comprising a library, health, child care facilities and a 1/2 FE Primary School. This site affects a Public Right of Way & is in CIL Zone SP2 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

The proposed development is substantially the same as that within P/57/21. The majority of the comments made by WSCC Highways remain applicable for the current proposal.

There appears to be no supporting information submitted with this proposal that reviews the potential highway and transport implications. At the very least, a transport statement should be prepared in accordance with the National Planning Policy Guidance. This should consider, and if appropriate identified suitable mitigation, to ensure the development proposals do not result in any unacceptable safety or otherwise severe impacts.

The location of an existing vehicular access is indicated on the supporting plans and the application form implies that this is to be used to serve the proposal. No detailed assessment has been provided of the existing access or it's suitability to accommodate the proposed development although it is recognised that the access is fairly substantial. Other than works to the access road within the site itself, the existing arrangements within the highway appear satisfactory. Given the substantial intensification of use of the access, this along with any other works within the highway, must be the subject of a Stage One Road Safety Audit in accordance with current WSCC policy.

On the presumption that this is a detailed/full planning proposal (it's not clear whether this is intended as an outline or full planning application), internal layouts and car parking plans would also be needed. At the current time, there is insufficient information to enable a full assessment of this proposal.

Ian Gledhill
West Sussex County Council – Planning Services

