

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Raymond Cole
FROM:	WSCC - Highways Authority
DATE:	28 April 2021
LOCATION:	Land West of Pagham Road and Land South of Summer Lane Pagham
SUBJECT:	P/57/21/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

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.

Details should also be included of the proposed access arrangements. Based on the red line of the planning application, there appear to be no existing vehicular accesses into the proposed development. It's therefore not clear how the land is to be served. The access arrangements along with any other works within the highway, must also 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