

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davies
FROM:	WSCC - Highways Authority
DATE:	9 December 2019
LOCATION:	Land North of Summer Lane Pagham PO21 4NG
SUBJECT:	P/70/19/RES Approval of reserved matters following outline consent P/58/15/OUT for 90 No. dwellings. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials). Amendment received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council in its role as Highway Authority has previously issued comments on this proposal. These comments are dated 29th August 2019 and raised a number of matters with the layout proposed. At the outset, it is recognised that the proposed roads, footways, and casual parking areas are to be kept under private maintenance and will not become part of the adopted highway network.

With regards to those matters previously raised.

Road width leading to plots 24-29 – The revised layout shows access being to plots 25-29 as opposed to 24-29. The issue remains that the road leading to these plots is of insufficient width to enable two opposing vehicles to pass. It is accepted that this access road would be lightly trafficked and the need for two vehicles to pass is likely to be low. Nevertheless, there seems no reason why the road could not have been widened to at least 4.5 metres rather than retaining the 3.75 metres. The issue here will be one of convenience rather than safety, and any issues will not affect the operation of the public highway. Further consideration should be given to widening the road.

Refuse collection for plots 81-82 – The proposed arrangements are noted. Such matters should be confirmed with the Arun DC waste collection team.

Car Parking – The number of spaces is noted as exceeding the requirements forecast by the WSCC Parking Demand Calculator.

Turning head near plot 65 – The intended use of this has been clarified and is accepted.

Length of driveways – As appropriate driveway lengths have been shortened.

Stage One Road Safety Audit – Putting aside that there is no policy requirement for a Safety Audit to support this reserved matters application, the Designers Response is still in an incorrect format. The Designers Response should take the form of an Road Safety Audit Response Template as included as an appendix to GG119 and as advised within the initial WSCC Highway comments. It is recognised that this is more an administrative process, however the process must still be completed correctly. It is advisable for the RSA Response Template to be agreed directly between the applicants and WSCC, and then for the final agreed version to be submitted with the planning application.

In summary, there are still matters to be addressed.

Ian Gledhill
West Sussex County Council – Planning Services