

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	7 June 2021
LOCATION:	Church Farm Holiday Village Church Lane Pagham PO21 4NR
SUBJECT:	P/71/21/PL Installation of arrivals lodge with associated infrastructure and ancillary landscaping works. This site is in CIL Zone 4 (Zero Rated) as other development & may affect the setting of a listed building.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highways Matters for this location under several planning applications, of which the most recent is P/84/16/PL which sought approval for Installation of 22 No. caravan bases for 22 No. static caravans with associated car parking, pedestrian footpaths, internal access road, landscaping & infrastructure above & below ground. No highways objections were raised and this application was granted planning approval.

This proposal is for installation of arrivals lodge with associated infrastructure and ancillary landscaping works. The site is located and accessed off private access road leading onto the publicly maintained Sea Lane which is an unclassified road subject to 30mph speed limit.

There are no proposed alterations to the existing access point with Sea Lane. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This proposal is not anticipated to result in a material intensification onto the publicly maintained road network.

The proposal is to provide sheltered area for welcome and security staff. The total gross floorspace of the proposed lodge is 21sqm. The WSCC Car Parking Guidance outlines that 1 parking space is

required for this development (1 space per 22sqm for D2 use). The proposed site plan demonstrates 2 parking spaces situated adjacent to the lodge and these accord with the minimum requirements of 2.4 x 4.8m per bay as outlined in Manual for Streets (MfS) guidance.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Conditions

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Anastasia Toleva
West Sussex County Council – Planning Services