

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. D. Easton
FROM:	WSCC - Highway Authority
DATE:	19 May 2022
LOCATION:	Church Barton House Horns Lane Pagham PO21 4NZ
SUBJECT:	P/81/22/DOC Approval of details reserved by condition imposed under ref P/25/17/OUT relating to Condition No 6 - Design Code Masterplan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	n/a (See outline planning consent)

This is the WSCC Highways (CHA) response to the above planning application for approval of details reserved by condition imposed under ref P/25/17/OUT relating to Condition No 6 - Design Code Masterplan.

Response.

The following additional information is required to enable the CHA to consider the proposal further:

1. Road and footway/footpath connections with adjacent site need to be shown on an amended plan. In particular, it is observed that the access to the southern plot shows an access in a different position from that shown at the outline planning stage, suggesting the two would not align. The CHA needs to see how the site will be connected to highway infrastructure provided on the adjacent site to the east.
2. Road widths to be specified.
3. Applicant to provide EV strategy for the site and demonstrate compliance with ADC standards. Also, how will parking for the apartments/flats cater for EV provision?
4. Dimensions of parking spaces to be provided.
5. Some of the visitor parking is shown located on parts of the internal roads away from properties. Applicant to consider provision better-related to the properties to which it will serve.
6. To further demonstrate connectivity, foot and cycle connections between the north and south plots should be provided.

Please re-consult when the additional information set-out above is available, at which time the CHA will consider the proposal further.

Note to applicant and case officer.

Although it is appreciated that the layout is largely indicative at this stage, nevertheless the CHA wishes to point out that as shown it does not look suitable for adoption under S38 given lack of service margins. Other matters may arise at any detailed submission stage which might also indicate non-compliance with CHA requirements for adoption. It is also not known whether the adjacent development to the east is being offered for adoption which would also be a factor to take into account.

Tim Townsend
West Sussex County Council – Planning Services