

**WEST SUSSEX COUNTY COUNCIL  
PLANNING APPLICATION CONSULTATION**

|                                 |                                                                                                                                                                                                                                                                                   |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Organisation: Arun District Council<br>FAO: Simon Davies                                                                                                                                                                                                                          |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                         |
| <b>DATE:</b>                    | 4 <sup>th</sup> November 2020                                                                                                                                                                                                                                                     |
| <b>LOCATION:</b>                | Land To North Of Summer Lane Pagham PO21 4NG                                                                                                                                                                                                                                      |
| <b>SUBJECT:</b>                 | P/97/20/PL<br>Residential development of 36 No. dwellings (net increase of 15 over current consent P/70/19/RES) including affordable housing (additional 5 units) with associated access, parking & landscaping. This site is in CIL Zone 1 & 4 & is CIL Liable as new dwellings. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                               |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                            |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/a                                                                                                                                                                                                                                                                               |

The application is supported with an Addendum Transport Note. This considers the transport implications of the proposed additional 15 dwellings. It is recognised that no changes are proposed to the approved off-site highway works, internal road layout or access by non-motorised modes. Those changes that are required to accommodate the additional parking associated with the new dwellings. All of these changes are relatively minor and do not affect the principle of the permitted development.

Parking for the new dwellings is understood to comply with the Arun District Council standards, although the Local Planning Authority may wish to check this.

The TAN makes use of the accepted per dwelling vehicle trip rate used as part of the outline planning consent. Based on this trip rate, at peak times the additional units will result in an 8 two way vehicle movements in both the AM and PM peak hours. The units will generate movements at other times, however the impact is considered during the peak hours when the highway network is most sensitive to change. Given the very low number of vehicle movements, there is no requirement for the development to make any formal assessment on the local highway network.

The National Planning Policy Framework states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. In light of the very low increase in vehicle movements, it's not considered that there would be any highway grounds that could be deemed severe or unacceptable.

No highway objection would be raised.

The following conditions are recommended.

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

*Car parking space*

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.  
Reason: To provide car-parking space for the use

**Ian Gledhill**  
**Planning Services**