

**From:** Simon Davis

**Sent:** 10 January 2022 11:59

**To:** Claire Howes [REDACTED]

**Subject:** FW: BE/176/21/PL - The Cottage, Shripney Road, Bognor Regis - WSCC Highway Comments/Query relating to the submitted planning documents

Dear Claire,

Please see below email from our Highways officer. Can you consider and respond to me please (although I am happy if Motion wish to contact Emma directly to discuss).

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874

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**From:** Emma Avis [REDACTED]

**Sent:** 07 January 2022 16:48

**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Subject:** BE/176/21/PL - The Cottage, Shripney Road, Bognor Regis - WSCC Highway Comments/Query relating to the submitted planning documents

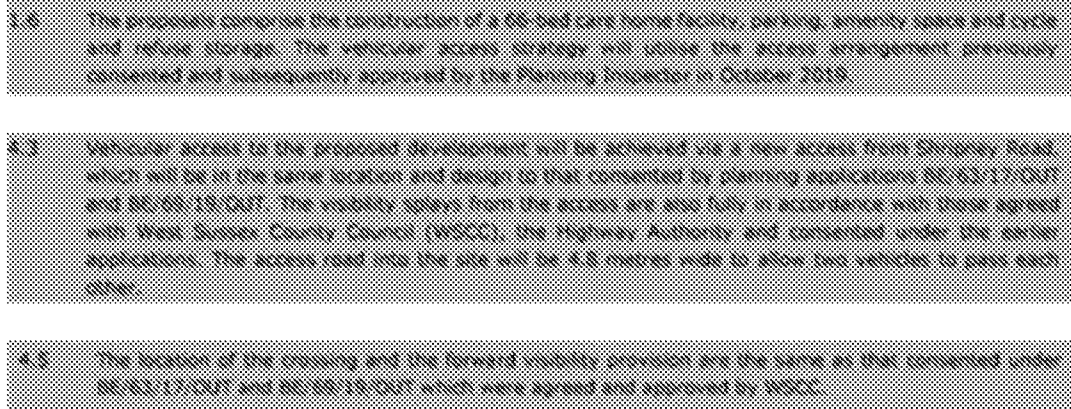
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Afternoon Simon,

I've just been reviewing the above application and would raise the following points/query's.

- Revised Drawing no:PO22-9PA-03A (Proposed Site Plan) as submitted on 16<sup>th</sup> December 2021 on the planning portal details a 'New vehicular and pedestrian access'.
- The 'Access Overlay' drawing submitted 16<sup>th</sup> December 2021 (Drawing no: 2109058-04) indicates the access being shifted north. Also the previously proposed/approved uncontrolled pedestrian crossing point shifting north too, both closer to the bend in the road.
- The Access visibility plan (Drawing no: 2109058-02A) demonstrates 71m visibility to the north (towards the Robin Hood Pub) & 120m to the south as previously approved under BE/63/17/OUT.

The Transport Statement from Motion dated 16<sup>th</sup> July 2021 states,



Can the applicant/Motion confirm if the access is being shifted or not? As this will affect how we progress this application and what documents we would require being submitted.

If the access and pedestrian crossing is remaining in situ as approved under BE/63/17/OUT, then we would need a new Audit Response Report in line with GG 119, submitted in a word document format that we can edit and add our comments too. As the RSA was done in May 2017, technically it's not out of date (older than 5 years old), but there is now a new way of conducting Audit Response Reports (the old Designers Response reports) under GG 119 and internally at WSCC. RSA actions were conditioned as part of BE/63/17/OUT. The Problems related to visibility to the north from the access point, which were addressed and visibility to the north from the eastern side of Shripney Road at the proposed pedestrian crossing point, which were to be looked at further at detailed design stage. However it would be helpful to cover off pedestrian visibility at this stage under the Audit response report and submitted pedestrian visibility splays.

If the access is shifting, then we would require a new Stage 1 RSA report to be undertaken, to include also an Audit Response Report in line with GG 119. If the access is shifting closer to the bend in the road as well as the pedestrian crossing, we would like clarification on if the approved visibility shown (71m north and 120m south) is still achievable or what visibility is achievable, wholly within adopted highway land or land under the control of the applicant. Also visibility north and south on both sides of the road from the pedestrian crossing to be demonstrated and run past the Audit Team.

We would need the above queries addressed and information/documents provided to provide any further comments on the new application. Please accept this email as our formal response at this stage for More Information.

Kind Regards,  
Emma

Emma Avis (MCIHT) |Transport Planner, County Highways, Planning Services  
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