

[REDACTED]

From: Chris Saunders [REDACTED]
Sent: 17 January 2022 16:36
To: Emma Avis [REDACTED]
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Claire.Howes [REDACTED]
Subject: RE: BE/176/21/PL - The Cottage, Shripney Road, Bognor Regis - WSCC Highway Query Northern Footway from site to Robin Hood Public House/ Bus Stop

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Dear Emma

Thank you for your email and I have received it.

As you are aware the site has a long history, and the appearance of the footway along the site frontage was at the request of Arun District Councils planning members following a site meeting at the beginning of January 2018. The footway was to enable pedestrians to walk to the pub without crossing the road and if they wished to continue north, they would cross over at the pedestrian cross over point provided.

The latest application was BE/69/19/OUT which was approved at appeal, with the Inspectors decision notice of 10th February 2020 attached.

With regards access for all modes this is covered in paragraphs 11 to 13 and condition 4, states the development should be constructed in accordance with the following drawings.

- 4) The development hereby approved shall be carried out in accordance with the following approved plans :
- Dwg. 6656-010 Rev E "Site Location Plan";
 - Dwg. 6656-020 Rev B "Site Plan";
 - Dwg. 160818-06 Rev A "Proposed Footway Arrangement";
 - Dwg. 160818-07 Rev B "Site Visibility"; and D
 - wg. 160818-08 Rev B "Pedestrian Crossing Visibility".

I can confirm that the arrangements for this latest application are in accordance with the above drawing and I will arrange for the site plan PO22-PA-03 to be amended to comply, with drawings 06a, 07b and 08a as approved by the inspector.

I will need to discuss, the RSA with my RSA colleagues, given the latest scheme will be in accordance with the Inspectors decision.

If you would like to discuss this, that will be fine. It would be good to get a time in the diary. I am free tomorrow, Wednesday accept between 10am to 11.30am and Thursday after 11am.

I look forward to hearing from you.

Kind Regards

Chris Saunders | Technical Director

motion | 9 Greyfriars Road, Reading, Berkshire, RG1 1NU

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From: Emma Avis [REDACTED]
Sent: 17 January 2022 15:35
To: Chris Saunders [REDACTED]
Cc: Simon.Davis@arun.gov.uk
Subject: FW: BE/176/21/PL - The Cottage, Shripney Road, Bognor Regis - WSCC Highway Query Northern Footway from site to Robin Hood Public House/ Bus Stop

Afternoon Chris,

Please see email below, I have just had an alert saying it was undeliverable to you as the file size was too large. I've removed the Proposed Site Plan (drawing no: PO22-9PA-03A) as you will have this anyway on your files. Hopefully this email will now reach you.

Kind Regards,
Emma

Emma Avis (MCIHT) |Transport Planner, County Highways, Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

From: Emma Avis
Sent: 17 January 2022 15:18
To: Chris Saunders [REDACTED]
Cc: Simon.Davis@arun.gov.uk
Subject: RE: BE/176/21/PL - The Cottage, Shripney Road, Bognor Regis - WSCC Highway Query Northern Footway from site to Robin Hood Public House/ Bus Stop

Afternoon Chris,

Thank you for confirming that the access will remain as approved under BE/63/17. Based on the TRICS data supplied for BE/176/21 having lower AM/PM peak hour movements through this access, than the previously approved residential scheme, the LHA would not raise any concerns to vehicular access.

We do have concerns in relation to the northern footway at the site frontage shown on the approved 'Proposed Footway Arrangement' Drawing no: 160818-06 Rev A and the attached Proposed Site Plan (drawing no: PO22-9PA-03A). As far as I am aware this arrangement was not safety audited, or submitted to the LHA for review at the time of the BE/63/17 application. We have concerns that this footway will dump pedestrians (some elderly) out onto the A259/ the exit of the Robin Hood Pub car park. There is no indication of how this will tie in with this exit point. There is also then the issue of it being disconnected from the bus stop outside the pub, pedestrians would have to either walk through the pub car park, on the grass verge or the A259 to reach the bus stop that provides a direct sustainable transport link into Bognor Regis. Drawing PO22-9PA-03A with the new application is even more of a concern as the footway provision just stops before even reaching the pub car park exit point. Clarification on the sites pedestrian access strategy is required.

We would wish to see a plan detailing tactile paving/dropped kerb crossing points located on both the pub entry/exit points to tie in with this provision of footway, also a section of footway between the two entry and exit points and on the northern side of the entry point leading directly to the bus stop hard standing waiting area, this would then provide safe and continuous footway provision for all. We do not agree it would be acceptable to just terminate the footway at the end of the northern site boundary next to the pub vehicle exit point.

The above footway provision needs to be Road Safety Audited anyway, as it was not previously. This needs to be done under the new GG 119 standards. We would not expect this RSA to re-audit the access point for the site, but we would require that this footway and the pedestrian crossing previously audited under the BE/63/17 application, forms part of this new RSA. There were outstanding issues with its visibility splays to be confirmed (Problem 4.4 on the attached Audit that is incomplete), the RSA was conditioned at the time. These can be addressed now to avoid the need to impose an RSA Condition on this application. We very rarely use RSA conditions anymore, as it's best for all design/visibility checks to be done upfront to cause minimal disruption and time delays at the Technical Approval Stage with the Implementation Team, when the applicant applies for the section 278 works agreement. We will require a word doc RSA Response Report in line with GG 119 for the LHA to complete the Over Seeing Organisation sections.

Happy to discuss if you'd like to give me a call on the number below.

Kind Regards,
Emma

Emma Avis (MCIHT) |Transport Planner, County Highways, Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

From: Chris Saunders [REDACTED]
Sent: 10 January 2022 15:57
To: simon.davis@arun.gov.uk; Emma Avis <[REDACTED]>
Cc: 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 Simon / Emma

I refer to your email below to my client Claire Howes at LNT Care , to whom I have spoken to.

I can confirm that the access is in the same location as approved under application BE/63/17 and Drawing no: 2109058-04 should not have been submitted with the planning application.

When we were commissioned, the draft architect drawings had shown the access in a new location, but we advised our client, given the complicated history of the development, that the access should remain in the same location as previously approved and also accepted by an inspector at an appeal.

Drawing no. 2109058-04 was produced to indicate to the architect, where the access should be repositioned to, so that it tied in with the approved scheme. The drawings within the Transport Statement show the access in the correct position, as does the architect site plan PO22-9PA-03 submitted on the 6th December 2021 and the amended version PO22-9PA-03A submitted on the 17th December 2021.

Therefore Drawing 210958/04 Access Overlay, can be withdrawn from the application as it is not part of the application.

As the access is in the same position as previously agreed, I would be grateful if you can confirm there are no highway objections to the proposals.

Apologies for this confusion.

Kind Regards

Chris Saunders | Technical Director

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