

From: Simon Davis

Sent: 03 February 2022 16:29

To: 'Claire Howes'

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

Thanks.

I will chase the Tree Officer. He does the job of 2 people so I often have to chase for comments.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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From: Claire Howes

Sent: 03 February 2022 15:57

To: Simon Davis <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

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Hi Simon,

Yes, the plans can be amended to reflect the new plans submitted by Chris. My apologies, I hadn't realised that the plans had been sent to Emma this week.

I've been keeping track of the consultee responses and note that there hasn't been anything from the Tree Officer yet, do you anticipate their response shortly?

Kind regards,

Claire Howes BA (Hons) MA
Planning Manager
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 03 February 2022 13:13

To: 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

Hi Claire,

I have been copied into the below email which includes additional drawings. Please confirm whether I should be amending our website files to reference these.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



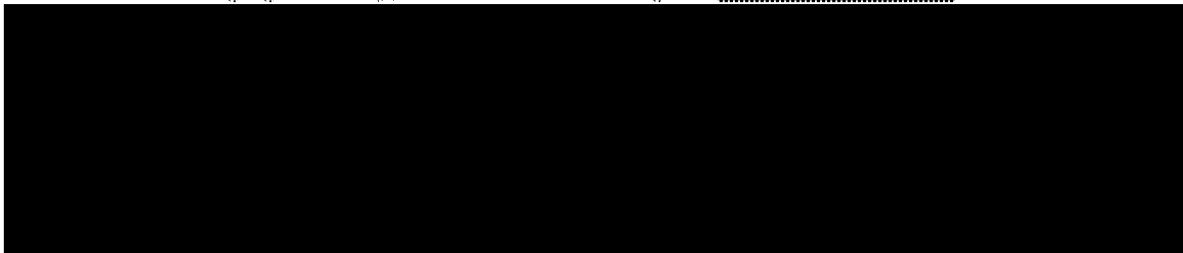
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From: Chris Saunders [REDACTED]

Sent: 01 February 2022 14:55

To: Emma Avis [REDACTED]

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Steven Shaw [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

Apologies for the delay in getting back to you.

After discussions with the client, they have agreed to extend the footway across the front The Robin Hood Pub to the bus stop as shown on drawing 2109058/05 attached, as you have requested. This drawing also shows the access in the previously agreed position.

Drawing 2109058/06 attached details the visibility splays from the access as those previously agreed on the previous applications, while Drawing 2109058/07 details the pedestrian forward visibility splays as previously agreed.

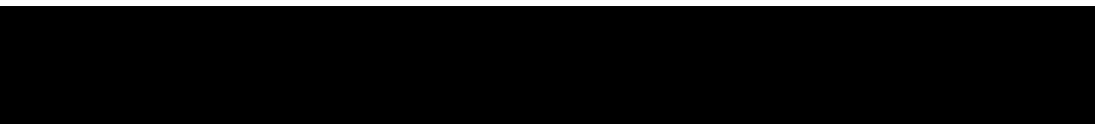
With regards the RSA, the access is now in the position agreed on the earlier application and the footway extension is as per your request.

Is it possible that a condition on a combined Stage 1/2 RSA is in place, which states no work can commence until the RSA is approved by the Highway Authority given the access, visibility splay and forward visibility splays are as previously approved and RSA.

If you need any further details, please do contact me.

Kind Regards

Chris Saunders | Technical Director



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From: Emma Avis [REDACTED]
Sent: 18 January 2022 09:51
To: Chris Saunders [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

Morning Chris,

Yes should be the A29. Ok great, let me know if you'd like to arrange a meeting to discuss.

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: 18 January 2022 09:28
To: Emma Avis [REDACTED]
[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

Dear Emma

Thank you for your comments and I am arranging a meeting with my client to discuss then I will come back formally later this week.

Just on a quick query, when you refer to the A259, I assume you are referring to the A29 Shripney Road.

Kind Regards

Chris Saunders | Technical Director
[REDACTED]

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From: Emma Avis [REDACTED]
Sent: 17 January 2022 18:03
To: Chris Saunders [REDACTED]
[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

Afternoon Chris,

Thank you for your email. I'm fully aware of the appeal decision for BE/69/19, previous site history and approved plans.

The issue we have is that the pedestrian access provision to the north doesn't form part of any RSA for the site or previous applications and the LHA were not consulted on this part of the proposal previously. It is noted that footway provision *'was at the request of Arun District Councils planning members following a site meeting at the beginning of January 2018'*.

As you refer to below the footway is to enable pedestrians to walk to the pub without crossing the road and that seems reasonable, it continues that if they wished to continue north, they would cross over at the new pedestrian cross over point as approved/audited, to the south of the new access I assume you mean? as there are no other formal crossings along this stretch of the A259 currently. However by providing the crossing point from the service road to the site and then a northward footway to the pub car park, this offers a formal route to be taken that wasn't there before and one which new residents/visitors, existing local residents and PROW users will use to access the pub and bus stop rather than possibly crossing where there is no formal point to do so from the western footway on the opposite side of the A259, as this would be the most desirable route to take.

Now we are being consulted under the new application for the care home and need to review this submission. From our point of view we need the footway to form part of a stage 1 RSA to support the planning application, unless there is an updated RSA that Motion provided with this revised footway plan under the BE/63/17 application that is not on the Planning Portal? As you will be aware any change to an access proposal needs to be run past the Audit team for comment. We need to assess if this provision offers 'safe and suitable' access for all. In it's current form we don't agree that it's acceptable to just end the provision at the exit point of the pub/hotel car park and dump pedestrians in the road, grass verge or on private land, which would have been advised previously had we been consulted, as would the need for this to be Safety Audited as it was a change to the access arrangements. This would be the main desirable access route to the pub and bus stop, with the bus stop providing a direct service into Bognor Regis to local facilities and the train station to support sustainable travel options for the site as well as being used by existing residents.

In terms of the appeal decision I believe that section 11 refers to the *'new footway access would be provided within the central reservation between Shripney Road and the service road to assist crossing'* there is no mention of the footway to the north. And that the Inspector has only reviewed the implications of the additional movements the additional dwellings would cause rather than reviewing the overall access strategy.

I'm happy to set up a meeting to discuss, but without the supporting documentation I don't see how the LHA could support the application in terms of pedestrian access at this stage to progress the application for the reasons stated above.

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: 17 January 2022 16:36

Cc: Simon.Davis@arun.gov.uk; [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

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
 - Dwg. 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



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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

[REDACTED]

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

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

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

E: simon.davis@arun.gov.uk

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From: Emma Avis [REDACTED]

Sent: 07 January 2022 16:48

To: Simon Davis <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 16th December 2021 on the planning portal details a 'New vehicular and pedestrian access'.
- The 'Access Overlay' drawing submitted 16th 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 16th July 2021 states,

1.6 The proposals comprise the construction of a 60-bed care home facility, parking, amenity space and cycle and refuse storage. The vehicular access strategy will utilise the access arrangement previously consented and subsequently approved by the Planning Inspector in October 2019.

4.3 Vehicular access to the proposed development will be achieved via a new access from Shripney Road, which will be in the same location and design as that consented by planning applications 86/63/17/OUT and 86/66/19/OUT. The visibility splines from the access are also fully in accordance with those agreed with West Sussex County Council (WSCC), the Highway Authority and consented under the earlier applications. The access road into the site will be 4.8 metres wide to allow two vehicles to pass each other.

4.5 The location of the crossing and the forward visibility provision are the same as that consented under 86/63/17/OUT and 86/66/19/OUT which were agreed and approved by WSCC.

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
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

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