

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	WSCC - Highways Authority
DATE:	23 December 2021
LOCATION:	253-255 Inglenook Hotel Pagham Road Pagham PO21 3QB
SUBJECT:	P/159/21/PL Variation and removal of conditions imposed under P/58/19/PL for the variation of condition 2-plans condition & 16-external lighting of roads & footpaths & removal of conditions 11-footpath access through Hotel site & 13-signage of vehicular access previously proposed.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for highway safety, capacity and access. The highway aspects of the proposals are supported by way of a Technical Note (TN).

This application follows on from the previous application allowed at Appeal (P/58/19) for 9 dwellings to the rear of the Inglenook Hotel. This proposals seeks to revise the access arrangements which will result in access being taken from Spinaker View initially and then access onto Pagham Road. Spinaker View is a private road not maintained at public expense, therefore the comments on this road would be for advice only. The TN states the applicant has the consent from the proprietor of Spinaker View to access their development from this residential road.

Comments relating to capacity and accessibility would be as previously advised by the LHA within our comments to P/58/19.

Comments

The access would take the form of a 4.8 metre wide bellmouth. This has been designed in accordance with design speeds from Manual for Streets (MfS) of 20 mph with visibility splays provided at 25 metres from the point of access, the LHA would concur that MfS guidance is acceptable in this context. Visibility from Spinaker View onto Pagham Road has not been assessed within the TN however having assessed the junction it would appear that sufficient visibility is available in both directions. A review of the access shows at the time of writing that there have not been any recorded Road Traffic Collisions within the vicinity of the existing junction.

In terms of layout the proposals include swept path diagrams for a larger vehicle within the site, this includes a refuse collection vehicle and a fire tender a specific diagram demonstrating this has been provided within the appendices of the TN.

Pedestrian access would be via the existing network on Spinaker View. A 2.0 metre pedestrian link has been provided which would connect Spinaker View with the application site.

In principle the parking arrangements are as previously approved under P/58/19. Some changes have been incorporated in the form of the removal of 3 visitor parking bays which have been provided as parallel parking to the west of the site.

Conclusion

Having considered the information submitted. The LHA would advise that there would be no concerns with the proposed variation of conditions.

Jamie Brown**West Sussex County Council – Planning Services**