

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	WSCC – Highways Authority
DATE:	29 th May 2025
LOCATION:	Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber PO21 3QB
SUBJECT:	P/43/25/PL Demolition of existing storage buildings and the erection of 6 No dwellings and associated works. This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Summary and Context

The proposals will be accessed from Pagahm Road a “C” class road which is located to the north of Pagham. The road serves a number of residential properties and connects to Pagham and Nyetimber. The road is subject to a 30-mph speed limit in this location. The proposed development is for the addition of 6 dwellings to the rear of the Inglenok Hotel. The highway aspects of the application are supported by way of a Transport Statement (TS).

Access and Visibility

The proposals will be accessed from Spinnaker View which has an existing junction onto Pagham Road, no modifications are proposed to the existing junction arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Pagham Road from the existing point are considered acceptable.

A review of the access onto Pagham Road indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Pedestrian Access and Sustainability

Pedestrian access to the site will be from the Inglenook Hotel access drive or Spinnaker View. Spinnaker View has existing footways through the site with tactile paving in place at the junction with Pagham Road. The footways are of sufficient width to accommodate the likely pedestrian traffic increase. Although it's not been detailed entirely on the plan it is assumed the site's pedestrian access from the Inglenook hotel will be via a connection at the end of the final property.

Bus stops are located close to the site within walking distance. The nearest bus stops are located on Pagham Road opposite the Ingleook Hotel, approximately 750m (2-minute walk). These stops are served by the 600-bus route that links into Bognor Regis. Bognor Regis railway station provides regular services to a range of local and regional destinations, including Chichester, Brighton, Portsmouth, Southampton, Brighton and London.

Capacity

Via the Trip Rate Information Computer System (TRICS) the TS has demonstrated that the dwellings would generate up to 3 two-way trips in any one hour, in the standard weekday peak periods (08:00am-09:00am and 17:00pm-18:00pm). Overall, the proposals are likely to develop 29 daily two-way movements during the day. The LHA would not raise a capacity concern with the this small increase in additional vehicular movements onto the local network.

Parking and Layout

The proposed parking is considered acceptable and the justification within the TS is noted. The parking has been measured against Arun District council's standards. A vehicle swept path analysis has been undertaken demonstrating car parking manoeuvres in Drawing 2024-6736-003 and the LHA is satisfied with this.

Cycle parking has been provided in line with Arun's and these will be provided within cycle stores, these storage solutions should be secure and covered.

Conclusion

Based on the information within the TS the LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jamie Brown

West Sussex County Council – Planning Services

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From: [REDACTED]
Sent: 29 May 2025 10:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/43/25/PL at Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber PO21 3QB

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Please could the attached response be distributed to the relevant case officer.

Regards

Jamie Brown

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email if there are any questions relating to this response.

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