

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	22 November 2019
LOCATION:	Rear of Inglenook Hotel 253-255 Pagham Road Bognor Regis PO21 3QB
SUBJECT:	P/58/19 Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building. Additional information received.
DATE OF SITE VISIT:	20/11/2019
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	

Site Meeting

The Local Highways Authority (LHA) has conducted a second site visit to the Inglenook hotel. During this visit we were joined by local Councillor Amanda Worne and Councillor Martin Lury to discuss their concerns with the proposed development.

Amanda Warne is a wheelchair user whom is supportive of the inclusion of an accessible unit within the development. She has however raised concerns regarding accessibility for disabled users within the shared access route proposed to serve the development. Upon hearing these concerns the LHA agree that additional clarification and detail can be provided by the applicant/developer surrounding this.

Due to the nature of the access as shared with the existing pub/hotel use there were concerns raised that patrons of the Inglenook may not be aware of the shared surface use that will be implemented as a result of this proposal. Although the access does appear to be currently used by residents of the hotel to access their accommodation after hours, it is appreciated that those unfamiliar with the location may not be aware. The LHA request that the applicant provide details of an internal sign advising vehicles entering the site that pedestrians will be sharing the route.

There is a left hand turn along the access route as the road meets the existing car park. Currently on the inside of this bend, along the eastern boundary with the neighbouring Crayfern site there is a line of trees which may restrict the visibility splay for emerging vehicles and pedestrians. The LHA note that the existing forward visibility splays intersect this tree and vegetation and that there is scope for improvement. It is not clear whether this will be present in the final design however; the applicant should demonstrate removal of this tree or cutting back of vegetation at this point to assist with visibility for all users. The forward visibility should then be redrawn to reflect these changes

The access route is currently surfaced up to the existing car park where it then turns to pea shingle and in parts appears to remain unmade. Given that an accessible unit is provided the applicant should consider how wheelchair users would navigate this route given that the wheels of the wheelchair do not operate well on pea shingle and that uneven unmade routing is not considered sufficient to accommodate wheelchairs, parents with pushchairs and users with sight impairments.

Appropriate surfacing should be demonstrated throughout the access route to mitigate this. The developer must then show the routing proposed from the accessible unit, all the way through the site to the footway showing how these users would make their way through the site. This should also take into account the internal footways proposed and show relevant widths and dropped crossing points for these pedestrian routes.

It may be appropriate to provide delineation between surfacing for vehicles and surfaces for pedestrians to denote an area where pedestrians are encouraged to travel. This would provide more vulnerable users with a clear route to use and deter vehicles from the potential of encroaching on the space.

Has the applicant considered linking a footway in with the neighbouring Crayfern site? This would have a benefit to the overall accessibility of the site and may help mitigate a number of the concerns raised by local Counsellors as this site contains designated footways which could be more desirable for wheelchair users, sight impaired users, parents with prams and small children and other vulnerable road users.

Residents

Whilst we conducted this site meeting, a number of local residents voiced concerns regarding how delivery vehicles currently choose to service both the Inglenook and surrounding residents' properties. I advise that users of the highway that show a disregard for road laws can be reported to Sussex Police under section 137 of the Highways Act 1980. Sussex Police are also running an incentive named Operation Crackdown which can be found online. This allows

residents to fill a form and log any concerns they have regarding antisocial driving, parking or behaviour within the publicly maintained highway.

It was also raised that parking on street posed a risk on the busy Pagham Road. On street parking is an existing practise in this location, whilst we visited the site it was noted that the Pagham Road was a busy route. The LHA have considered the context of the road however as a 30mph route with a predominantly residential aspect. Vehicles are travelling within the speed limit at the point of proposed access to the site. The on street parking occurs in locations where there are no parking restrictions and this is considered acceptable, parking within restricted locations can again be reported to Sussex police as per the above guidance.

It was noted that the presence of on street parking served to slow oncoming vehicles who were anticipating pedestrians and other road users emerging from between parked cars. Cars gave way to larger vehicles when required but largely the flow of traffic was able to continue along the route. The LHA does not believe that on street parking at this point is a safety concern or that the proposed development would exacerbate any existing issues or be severely detrimental to this practise.

There have been no known Highways collisions or personal injury claims within the vicinity of the site to flag an existing concern with the way that the highway is operating at this point.

Once the additional information requested above has been provided, please re consult.

Jodie Wilkes
West Sussex County Council – Planning Services