

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	4 December 2019
LOCATION:	Rear of Inglenook Hotel 253-255 Pagham Road Bognor Regis PO21 3QB
SUBJECT:	P/58/19/PL 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. Updated location and site plans attached.
DATE OF SITE VISIT:	20th November 2019
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

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. The concerns related to accessibility and layout concerns.

After the meeting the following areas have been modified by the applicant which have been demonstrated in drawings 01A and 13F provided through the Local Planning Authority :

- The overall red edge has been amended to include an alternative pedestrian route through the grounds of the hotel. This will be bonded gravel so will be more accessible for wheelchair users. This will be a resident only route and will be controlled by a key/pin code on a gate.
- On site it was observed that forward visibility could be improved at the section of the site near the existing car park. To improve forward visibility the applicant has confirmed they will remove 2 small conifer trees from their position adjacent to the access drive opposite the existing pub car park entrance. The LHA would concur that this should help enhance forward visibility for pedestrians and drivers.
- The applicant will now be providing a bonded gravel pavement on the shared drive to separate the pedestrian section from the road.
- Finally signage to advise vehicles entering the access from Pagham Road to expect pedestrians etc in the road will be provide within the applicants control.

Conclusion

It is considered the modifications provided will result in an improvement to the overall accessibility and internal layout of the site for pedestrians. On that basis the LHA would support the modifications proposed by the applicant.

Jamie Brown
West Sussex County Council – Planning Services