

[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 19 December 2019 10:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Inglenook Hotel Planning Ref P/58/19/PL

Further Pagham Parish Council response

From: Nicola Swann <[REDACTED]>
Sent: 19 December 2019 09:59
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Dawn Hall <[REDACTED]>
Subject: RE: Inglenook Hotel Planning Ref P/58/19/PL

Dear Simon

Having considered the changes proposed by the developer in respect of this application, the Parish Council still OBJECTS to the scheme and would like to make the following comments:

Alternative Pedestrian Route

The Council is concerned that this route will not be used by residents as it is not the natural route to take, being longer and joining the Pagham Road further away from the shops opposite the Inglenook Hotel. Visitors would not have the code for the gate, and it is unreasonable to expect children to remember the code even though they may be old enough to leave the estate unaccompanied. A path that takes you "round the back of the pub" may not be perceived as safe by elderly or vulnerable people, particularly at night or when the pub is busy. This would mean pedestrians would choose the shared path. There is no mention of lighting on the path, which would be essential. The proposed new pedestrian access is situated where deliveries are currently received to the pub. This would lead to an unacceptable mix of vulnerable pedestrians and large vehicles in the same area.

Shared Drive

Providing a bonded gravel pavement does not solve the issue that the driveway is not wide enough for pedestrians and vehicles to use it safely. Even with signage to warn of other vehicles and pedestrians in the road, inevitably the vehicle entering from the Pagham Road would be the vehicle to reverse if two vehicles were using the road at the same time. Having a delineated space for pedestrians will not stop vehicles using it, leading to further rather than less danger as pedestrians assume they are safe in the designated area whereas the vehicles use both areas. There is no viable way of enforcing this. The signage would need to indicate a warning regarding pedestrians and vehicles. What lighting is proposed for the shared drive?

Maintenance

The maintenance of the shared drive and alternative pedestrian route would presumably fall to the 9 homes built. The Parish Council questions what the cost per property is likely to be and how this could practically be enforced.

Transport Report

We note that the Transport Report has yet to be received. The Parish Council reserves the right to make further comment once this document is received and would appreciate being advised once it is available.

Kind regards

[REDACTED]

Nicola Swann
Clerk & RFO
Pagham Parish Council
[REDACTED]

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

Sent: 02 December 2019 17:54

To: Nicola Swann [REDACTED]

Subject: Inglenook Hotel Planning Ref P/58/19/PL

Dear Nicola,

In accordance with Section 2 of the Neighbourhood Planning Act 2017, I write to notify you of changes to this application.

The changes are shown on the attached pdf files and are in response to the last Development Control Committee Meeting and the recent comments of WSCC Highways (25/11/19 – attached FYI). The changes:

- Amend the red edge to include an alternative pedestrian route through the grounds of the hotel. This will be bonded gravel so will be smooth and wheelchair friendly. This will be a resident only route and will be controlled by a key/pin code on a gate.
- Remove 2 small conifer trees from their position adjacent to the access drive opposite the existing pub car park entrance. This was at the request of WSCC to improve visibility.
- Providing a bonded gravel pavement on the shared drive to separate the pedestrian section from the road.
- Provide signage to advise vehicles entering the access from Pagham Road to expect pedestrians etc in the road.

Some of these changes will require the inclusion of further conditions to control the detail.

You have 21 days (until the end of the 23rd December 2019) to provide any additional comments.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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