

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Amber Willard                                                                                                                                                                |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                  |
| <b>DATE:</b>                    | 17 March 2022                                                                                                                                                                                              |
| <b>LOCATION:</b>                | Boundary wall to Nyton House, Nyton Road,<br>Westergate, PO20 3UL                                                                                                                                          |
| <b>SUBJECT:</b>                 | AL/10/22/PL<br><br>Part demolition of boundary wall to form new access to existing site. This application is in CIL Zone 3 (zero rated) as other development and affects the setting of a Listed Building. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                        |
| <b>RECOMMENDATION:</b>          | More Information                                                                                                                                                                                           |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                        |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this site under application AL/42/19/PL which sought the construction of a 10-bedroom dementia unit and various other works. No overriding highways concerns were raised, the application was granted at Appeal after initially being refused by the Local Planning Authority.

This application seeks part demolition of a boundary wall to form a new access into the site. It appears that this will be a temporary access to facilitate the implementation of AL/42/19/PL. This temporary access is also the subject of AL/17/22/DOC which seeks to approve the plans and details of the Construction Method Statement condition secured under AL/42/19/PL.

The submitted plans details that the access will be afforded visibility splays of 2.0 x circa 6.5 metres. Nyton Road at this point is subject to a 30-mph speed limit, though given the nature of the road it is not unreasonable to consider that actual road speeds may be above the posted speed limit.

Notwithstanding the above a new access with 30 mph approach speeds would require visibility splays of 2.4 x 43 metres. Therefore, the proposed access, while only temporary, is going to be afforded significant substandard visibility splays.

Are there any reasons why the existing access arrangement are not being utilised for the construction phase?

What scope if there to provide improved visibility splays? Will any additional mitigation measures be put into place?

Please raise with the applicant and reconsult.

**Ian Hayward**  
**West Sussex County Council – Planning Services**