

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Amber Willard
FROM:	WSCC – Highways Authority
DATE:	25 June 2026
LOCATION:	Plot 3 (not yet constructed) Fontwell Avenue Eastergate PO20 3RU
SUBJECT:	AL/46/26/S73 Variation of condition following the grant of AL/114/24/S73 relating to approved plans, vehicular access and pedestrian crossing and visibility splays
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on variation of condition of AL/114/24. The 3 x plots on site are accessed from approved 2 x access points to A29 Fontwell Avenue. The site has been subject to various planning history and variation of condition applications. This application pertains to the southernmost plot. Variation to the access arrangements is proposed in that the southernmost access point requires slight adjustment to reduce impact on existing utilities. The application is supported by a Highways Statement.

The permitted access arrangements are 2 x access points, southern access being 6m wide with footway leading to uncontrolled crossing of A29. The amended southern access would also be 6m wide but positioned approx. 8.5m south of approved access location. The pedestrian access (short length of footway direct from within site leading to dropped kerb/tactile paved crossing of A29) would remain unchanged in form and location.

Vehicular visibility splays of 2.4m x 43m in accordance with 30mph speed limit have been demonstrated from the amended access location. In previous applications visibility splays of 59m had been provided and the Highways Statements states that splays in excess of 43m can be achieved. The LHA require clarification of the previous 59m splay as these were likely secured due to actual 85th percentile speeds. Whilst it is acknowledged that the posted limit is now 30mph, it would be useful for maximum achievable splays (within publicly maintained highway and applicant land) to be provided whilst being mindful of any impact a greater splay may have on landscaping on site frontage.

Amended swept path tracking has also been demonstrated showing the new access location can still accommodated anticipated vehicle manoeuvres (cars/vans/fire tender) with refuse collection proposed from A29.

Please ask applicant for visibility splay clarifications/amendments and re-consult.

Katie Kurek
West Sussex County Council – Planning Services

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Subject: Response To Application Number AL/46/26/S73 at Plot 3 (not yet constructed) Fontwell Avenue
Eastergate PO20 3RU

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

Regards

Katie Kurek

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

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