

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	9 May 2022
LOCATION:	Boundary wall to Nyton House, Nyton Road, Westergate, PO20 3UL
SUBJECT:	AL/56/22/PL Part demolition of boundary wall to form new access to existing site (resubmission following AL/10/22/PL). this application affects the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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.

More recently an application was made under reference AL/10/22/PL for the part demolition of some boundary wall to provide an access point into the site. More Information was requested from the applicant. The application was subsequently withdrawn.

This application is similar to that sought under AL/10/22/PL, albeit with additional supporting information submitted.

This access will be temporary to facilitate construction traffic associated with the implementation of AL/42/19/PL. This temporary access will also be the subject of an application to agree a Construction Methods Statement secured under Condition 3 of 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.

It is however appreciated that this access is sought to facilitate construction traffic associated with the implementation of AL/42/19/PL. As part of AL/42/19/PL Condition 3 requires the applicants to submit a Construction Methods Statement which includes how delivery of plant / materials and other vehicular activity associated with the build will be

manged. A Construction Methods Statement has been submitted in support of this application that makes an assurance to implement suitable traffic management at this access point while being used for construction, this is welcomed. It is also noted that the construction phase is anticipated to generate in the order of 15 vehicular movements per day.

The supporting information also includes vehicle tracking to demonstrate how the geometry of the access is suitable for a 16.5m articulated vehicle and 12m rigid body vehicle. These are considered acceptable.

The access point must be implemented under licence to a temporary specification obtained from the WSCC Area Highways Manager.

Given the limitations with visibility at the access point, if consent is to be granted, the Local Highways Authority would request the Local Planning Authority consider applying a suitably worded condition whereby the access point can only be used in order to facilitate construction traffic associated with the implementation of AL/42/19/PL, and be used in accordance with the approved details as secured by Condition 3 (Construction Methods Statement) of AL/42/19/PL.

Providing such a condition can be applied it would not be anticipated that the proposed would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

In addition to the above suggested condition, if consent is to be granted the following informative note would be advised.

Informative Note

Temporary Access Works within the Highway – Area Office Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site temporary highway works. The applicant is requested to contact the Area Highway Manager [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ian Hayward
West Sussex County Council – Planning Services