

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: M Tomalova
FROM:	WSCC - Highways Authority
DATE:	29 August 2019
LOCATION:	Nyton House Residential Home Nyton Road Chichester PO20 3UL
SUBJECT:	AL/70/19/PL Change of use from dwelling house (C3 dwelling house) to residential care home (C2 residential institutions) to provide 9 No. bedrooms, kitchen & dining & new rear sun lounge. This application affects the setting of listed buildings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal to change the use of the existing (C3) residential dwellings at Nyton Residential Care Home into an additional 9 bedrooms to expand the care homes provision for dementia care has been considered and accepted by WSCC as the local highway authority.

Access to the site is taken from the existing historic access onto the B2233 Nyton Road. The access is wide enough to accommodate two passing cars and visibility is good. Nyton Road has a 30mph speed limit and the addition of 9 additional bedrooms is not considered to increase the trip rate to anything which would be significant in planning terms.

The renovation of the building will involve some construction traffic however the site is large enough to accommodate this without causing any disruption to the highway. The site has plenty of space to park and turn so vehicles can exit in forward gear.

Car parking for the use has not been included in the application. It is considered there may be a requirement for additional parking however; more information is required and should be submitted to the LPA for approval, to ascertain what is already available to determine if more is needed.

It is assumed refuse and recycling will continue to operate as normal.

In terms of sustainability the site is approx. half a mile from the village of Westergate which provides a range of local amenities. Given the sites stand

alone rural location the B2233 does not provide any footway options to link into the development which does make it unsafe to walk to the nearest village.

As such staff and residents will be reliant on the private car for journeys to and from the site.

Alison Meeus
West Sussex County Council – Planning Services

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.