

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highway Authority
DATE:	26 August 2025
LOCATION:	Land rear of Waterbury House Ford Road Ford BN18 0BH
SUBJECT:	F/21/24/PL Erection of 4 No supported living units (C3(b)), office block, car parking and associated works. This application is a Departure from the Development Plan, affects the setting of a listed building and is in CIL Zone 3 and is CIL Liable as new dwellings. Response to highway comment.
DATE OF SITE VISIT:	11 July 2025
RECOMMENDATION:	More Information Required

This is the second WSSC Highways response to the above planning application seeking erection of 4 No supported living units (C3(b)), office block, car parking and associated works. Comments below should be read alongside previous response dated 18 July 2025.

Previous WSSC Highways response.

In its previous response, the Highway Authority recommended that given the close proximity of the southern access to the site to the adjacent railway crossing, that the applicant provide a plan showing the access permanently closed to traffic entering and/or leaving the site, as additional vehicles generated by the proposal (particularly those turning right into the site) would be attempting to make that manoeuvre very close to the crossing which could cause obstruction on Ford Road and blocking back over the railway crossing. In addition, it recommended that the existing crossover and 'KEEP CLEAR' markings on Ford Road should also be removed. All traffic to and from the site would then have to use the northern access, further away from the crossing.

Applicant's response.

In email dated 30 July 2025 from Scott Wilkinson Architects, it says that following discussions the applicant has had with their CQC (Care Quality Commission) advisor, that a single access to and from the site would not be acceptable in this instance and therefore closing the existing highways access would not be possible for the property to function and meet the CQC operations requirements.

The email continues by asking whether it would be possible to discuss this with the highways officer if required as they consider that the application would not be changing or making the situation any worse than it already is.

Highway Authority response to the above.

As documented previously, given the close proximity of the southern access to the site to the adjacent railway crossing, the Highway Authority recommended that the southern access to the site be permanently closed to traffic entering and/or leaving the site, as additional vehicles generated by the proposal (particularly those turning right into the site) would be attempting to make that manoeuvre very close to the crossing which could cause obstruction on Ford Road and blocking back over the railway crossing.

From on-site observation, the southern access appears to not be in regular use with cars parked across it within the existing car park. The new proposal, the subject of this planning application, shows this access as the prime access to serve it which could, in operation, be confusing to both new and existing users of the site. The author regularly drives this route and has, since the initial site visit, witnessed the same parking arrangements across the access on several occasions which suggests that the southern access isn't used or not very regularly.

Therefore, contrary to the comment made in the email, the on-site situation and requirements for access would appear to be changing from how the site appears to operate at present.

In the email, the architect doesn't explain what the CQC requirements for access are and why. Furthermore, the applicant doesn't explain how the proposed access arrangements would work based on two accesses being available to the site and alongside the existing operations within the existing building (i.e. old public house building). Existing and proposed traffic flows should also be provided.

As such, the applicant is invited to explain the above so the Highway Authority can consider the proposals further.

Conclusion.

Please re-consult when further information is available, at which point the Highway Authority will respond further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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[REDACTED]

Sent: 26 August 2025 14:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number F/21/24/PL at Land rear of Waterbury House Ford Road Ford BN18 0BH

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

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to
[REDACTED] but the responding officer can be contacted directly via
email if there are any questions relating to this response.

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