

[REDACTED]

From: Dominic Smith [REDACTED]
Sent: 31 March 2017 10:09
To: Planning.Responses
Subject: RE: Please find attached amendment on planning application Ref: AL/107/16/RES

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 31st March 2017

**FROM: Dominic Smith TO: Arun District Council
FAO: Lucy Harding**

SUBJECT: AL/107/16/RES

Application for Reserved Matters application following Outline Planning Permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works.

Amendment received.

Land West of, Westergate Street & East of Hook Lane, Westergate, PO20 3TE

RECOMMENDATION: ADVICE – NO OBJECTION

West Sussex County Council (WSSCC), in its capacity as the Local Highway Authority (LHA), has been reconsulted on the reserved matters application relating to AL/39/13. The principle of development and matters of access were resolved as part of the initial application, after determination by SoS Inspector through appeal.

The LHA has previously provided comment on the proposed internal layout, to which no objection was raised and advice offered. The following comments should be read in conjunction with comments dated 2nd November 2016.

Management Plan drawing 160104/MC indicates that all hard landscaping areas (i.e. carriageways/footways) are to be managed by the appointed Management Company, and are not to be offered for adoption as publicly maintainable highway. The LHA therefore assumes that the internal roads are to be kept private. The LHA have not assessed whether the roads would be suitable or eligible for adoption, and could offer no guarantee of adoption should a S38 application subsequently be submitted to the County Council for consideration.

If the intention is for part or all, or part, of the internal layout to be offered for adoption, the Applicant should provide both an adoptable layout plan setting out the extent of the proposed adoption, and an accompanying Design Audit for consideration by the County Council as part of the reserved matters planning application.

Access to the PROW running east-west along the northern boundary has been provided adjacent to the western turning head. Consideration should be given to whether similar access can be provided adjacent to the eastern turning head, which would provide a more direct route for pedestrians originating from the eastern and southern parts of the development.

Dominic Smith
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 20 March 2017 12:48
To: SU Local Development
Subject: Please find attached amendment on planning application Ref: AL/107/16/RES

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: AL/107/16/RES

Registered: 03-OCT-16
Site Address: Land West of Westergate Street & East of Hook Lane
Westergate PO20 3TE

Grid Reference:

Category: Plan Applicat'n

Description of Works: Application for Reserved Matters application following Outline Planning Permission AL/39/13 for the demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works.

I am able to inform you that I have received an amendment to the above application dated 13th March 2017 relating to:- Substitute plans and reports

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 10th November 2016.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

[Click here to make further comments](#)

The officer dealing with this application is Lucy Harding who can be contacted on telephone number 01903 737789.

Thanking you in anticipation

Planning Case Officer

pm3c21_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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