

Claire Potts
Planning Policy & Conservation
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date: 13 December 2018

Our ref: 14677/SSL/SW/15983452v1

Your ref: AL/118/18/OUT

Dear Ms Potts,

Representations in relation to application for outline planning permission for up to 10 dwellings at Ryefields Farmhouse Oak Tree Lane, Woodgate, PO20 3GU (ref. AL/118/18/OUT)

We write in relation to the above planning application on behalf of The Church Commissioners for England, CEG and Hanbury Properties who own the majority of land in the Barnham Eastergate Westergate (BEW) strategic allocation¹.

We have been working collaboratively with landowners and promoters in the Northern Consortium (north of the Barnham Road) to promote the site through the Local Plan process and have an illustrative masterplan, which establishes a vision for the site and its integration with the wider area. This masterplan will require updating prior to the submission of a planning application.

We note that Local Plan Policy H SP2 requires strategic site allocations to be comprehensively planned. As the application site lies within the strategic allocation at BEW (Local Plan Policy H SP2c SD5) we consider that it should come forward in the context of an updated masterplan for the BEW site.

There are two further points we would like to bring to the Council's attention.

- 1 It is important that every opportunity is taken to ensure that the proposed development successfully integrates with the wider BEW site as required by Policy H SP2c SD5. Although only shown indicatively, the proposed internal road layout is not suitable for connection to the wider BEW site and appears to create a cul-de-sac arrangement. Furthermore, by coming forward in isolation of the wider BEW site it is divorced from local services and public transport connections.
- 2 As detailed in Policy H SP2c SD5 and supported by the Infrastructure Delivery Plan (prepared to support the Local Plan), financial contributions are required in relation to healthcare, education, library, recreation and transport improvements, namely the delivery of the realigned A29, a major benefit of the BEW allocation. It is important that all developments coming forward contribute proportionately to their fair share of infrastructure costs and as such, we would be grateful to have sight of the proposed

¹ Policy H SP2c SD5 in the adopted Arun Local Plan (July 2018)



heads of terms once agreed to ensure that the level of financial contribution being sought is fair and reasonable and does not undermine the delivery of infrastructure elsewhere within the BEW site.

If the application proceeds, we would be grateful if the Council would consider these matters with the applicant and engage with us at the appropriate time regarding any proposed amendments and planning obligations.

Yours sincerely



Stephanie Walker
Senior Planner

Copy:

Elaine Martin (WSCC)