

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC – Highways Authority
DATE:	12 February 2025
LOCATION:	Land rear of Meadow Way including 24 Meadow Way Westergate
SUBJECT:	AL/137/24/RES Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for 89 No. dwellings with open space and associated works (resubmission following AL/50/24/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings. Substitute Plans received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC has reviewed the updated hard landscaping plans submitted by the applicant as part of this reserved matters application. WSCC raise no objection.

Response to Layout Changes

WSCC acknowledge the applicant's endeavours to make changes to the internal layout based on previous WSCC advice. Whilst the sites roads will not be offered for adoption the applicant has made efforts to incorporate our advice into their layout design. WSCC can confirm these changes are acceptable from a planning perspective.

We would still consider the 1.2m footway linking the main access road with the shared use surface on the corner of plot 19 to be under minimum width standards. As such we would still recommend this is increased to a minimum of 1.5m.

It has also been drawn to our attention that there will be no links from the site to PROW 299 which runs along the southern edge of the site. Whilst it may not be desirable to have connections from each cul-de-sac the removal of all of these reduces permeability of the site and we would recommend at least 1 connection is still provided at the end of the cul-de-sac between plots 58 and 70.

Alison Meeus
West Sussex County Council – Planning Services

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

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Sent: 12 February 2025 10:39

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number AL/137/24/RES at Land rear of Meadow Way including 24 Meadow Way Westergate

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

Regards

Alison Meeus

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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