

Mr. Michael Eastham
Planning Policy & Conservation
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date: 14th August 2018

Our ref: 14677/SSL/SW/15983452v1

Your ref: AL/20/18/OUT

Dear Mr. Eastham

Representations in relation to application (ref. AL/20/18/OUT) for outline planning permission for up to 27 dwellings at Bridge Cottage & The Old Cottage Lidsey Road, Lidsey, PO22 9PH

We write on behalf of our clients, The Church Commissioners for England, CEG and Hanbury Properties, who own the majority of land in the Barnham Eastergate Westergate (BEW) strategic allocation, Policy H SP2c SD5 in the adopted Arun Local Plan.

We write further to our letter to Arun District Council on 25th June 2018 in relation to planning application AL/20/18/OUT. In response to this we are grateful that the applicant has submitted a revised Illustrative Site Plan and Block Plan. We welcome this revision but have a couple of further comments which must be addressed prior to determination, noting that access is not a reserved matter.

Firstly, 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. We welcome the secondary access road that is now proposed but note that this road should be made wider to 5.5m width to reflect 'Manual for Streets' as referred to in the West Sussex Design Guide; in addition, the provision of 2.0m wide footways on both sides of the road should be included in the proposed design to promote pedestrian linkages between the two sites.

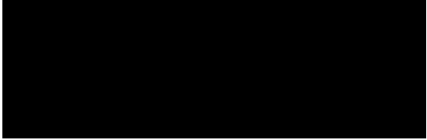
Pell Frischmann (Transport Consultants) have reviewed the amended plans and also consider that the footway provision both within the site and to the bus stop is not adequate, as the footways do not extend to the site boundary. Where the footway is shown as 'Footpath towards the bus stop to the south' it does not provide a continuous access to the bus stop, as there is no footway on Lidsey Road south of the redline of the application site. Accordingly, the provision of footpaths should be reconsidered before the application can proceed.

Secondly, as previously mentioned our previous letter Policy H SP2c SD5 requires implementation of the Westergate Link cycle scheme, in addition to further cycle routes to/from Bognor Regis. It is important that the applicant demonstrates that this can be achieved and we would expect this to be secured via the section 106 agreement.

Lastly, as detailed in the Local Plan Policy H SP2c SD5 and supported by the Infrastructure Delivery Plan (emerging Local Plan Evidence base ref. PEDP5), 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 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 allocation.

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 financial contributions.

Yours sincerely

A large black rectangular box redacting the signature of Pauline Roberts.

Pauline Roberts
Planning Director

Copy:

Mr C Howard-Harris (Applicant, AL/20/18/OUT)

Elaine Martin (WSCC)