

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

Date: 16 November 2018

Our ref: 14677/SSL/SW/15983452v1

Your ref: AL/20/18/OUT

Dear Mr. Eastham

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

We write in relation to the above planning application and 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 now reviewed the revised Illustrative Site Plan and updated Transport Study (prepared By Reeves Transport Planning). We note that the amended masterplan (Dwg 1749-02H) is largely unchanged and as such, the comments provided in our letter dated 14 August 2018 remain.

In addition to this, we wholly agree with the comments made by West Sussex County Council (WSCC) in its objection dated 1st October 2018. Namely, that the proposal is premature at this stage ahead of a wider BEW masterplan and that access by non-motorised modes of transport has not been adequately demonstrated.

We provide further comments as follows:

- 1 The internal access road appears to stop short of the site boundary to the east leaving a small strip between the road and the wider BEW site. It is essential that the road is taken to the boundary to facilitate connections to the wider BEW site at the appropriate time and as required by Policy H SP2c SD5.
- 2 Although only shown indicatively, the internal road layout is not suitable for connection to the wider BEW site. As previously outlined, the secondary access road should be made wider to 5.5m to reflect standards set out within the 'Manual for Streets' and as referenced in the West Sussex Design Guide.
- 3 The proposed footways remain inadequate both within the site and to nearby bus stops existing footways. The lack of access to wider pedestrian routes and to the bus stop was noted by WSCC as a significant failing of the current scheme that should be rectified before the application proceeds.

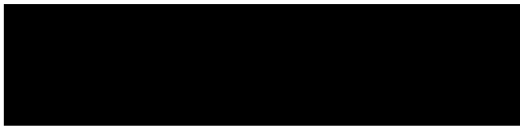
¹ Policy H SP2c SD5 in the adopted Arun Local Plan (July 2018)



Lastly, we reiterate the importance of all developments coming forward within and adjacent to the BEW site contributing proportionately to wider infrastructure costs, including the realignment of A29, which is of benefit to the wider area. As before, we would be grateful to have sight of the proposed heads of terms for a S106 agreement at the appropriate time.

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 legal obligations.

Yours sincerely



Pauline Roberts
Planning Director

Copy:

Elaine Martin (WSCC)