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Friday, 07th August 2026;

Ms Amber Willard;
Planning Department;
Arun District Council
Maltravers Road;
Littlehampton;
West Sussex;
BN17 5LF
[Via Online](#)

Dear Amber,

Application for Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) following Outline Planning Permission (OPP) AL/178/22/OUT (Appeal: 6312).

Submission of Substitute Plans to Address Consultee Comment

Land to the Rear of Meadow Way, Westergate | AL/35/26/RES

On behalf of Barratt Redrow (Southern Counties), I am pleased to enclose a submission of additional information and plans and information, to capture the requests and comments made by statutory and non-statutory consultees on AL/35/26/RES.

The updated and substituted plans are listed below. All other plans submitted remain relevant.

#	Document submitted with AL/35/26/RES	Substitute Document for Approval
1	AHL.01 P2 Affordable Housing Layout	Affordable Housing Layout - AHL.01 B
2	CSL.01A Coloured Site Layout	Coloured Site Layout - CSL.01 B
3	DBML.01 P2 Dwelling and Boundary Materials	Dwelling and Boundary Material Layout -DBML.01 B
4	Parking Allocation Layout - PAL.01 A	Parking Allocation Layout - PAL.01 B
5	RCL.01P2 Refuse Collection Layout	Refuse Collection Layout -RCL.01 B
6	SDCP.01 P2 Separation Distance Compliance Plan	Separation Distance Compliance Plan - SDCP.01 B
7	SHL.01 P2 Storey Heights	Storey Heights Layout - SHL.01 B
8	SL01.A Site Layout	Site Layout -SL01.B
9	Visibility Splays 1	B0457-1710_P7 Visibility Splays Sheet 1 of 2
10	Visibility Splays 2	B0457-1711_P7 Visibility Splays Sheet 2 of 2
11	Impermeable Areas Plan	B0457-1707_P8 Impermeable Area Plan
12	Vehicle Tracking Fire	B0457-1700_P10 Vehicle Tracking Fire Appliance
13	Vehicle Tracking Refuse	B0457-1702_P9 Vehicle Tracking Refuse Vehicle
14	Vehicle Tracking Private	B0457-1704_P8 Vehicle Tracking Private Vehicle
15	Biodiversity Enhancement Strategy	Biodiversity Enhancement Strategy Issue 2
16	BNG Issue 1	1.0.4 BNG Issue 2
17	BNG and HMMP Report	BNG and HMMP Issue 2
18	Planting Schedule	PL01 Combined Hard and Soft Legend and Schedule
19	Hard and Soft Landscape 1	PL02 Combined Hard and Soft Landscape Plan 1

Barratt Redrow Southern Counties

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20	Hard and Soft Landscape 2	PL02 Combined Hard and Soft Landscape Plan 2
22	Lighting Calculation Report	MKL089-HLD-MEADOW-CA-R2-LIGHTING CALCULATION REPORT
23	Design Risk Assessment	MKL089-HLD-MEADOW-RA-R2-Design Assessment Risk
24	Equipment Schedule	MKL089-PES-MEADOW-SH-R2-Equipment Schedule
25	Proposed Lighting Layout	MKL089-PLD-MEADOW-DR-R2-PROPOSED LIGHTING LAYOUT

Summary of the Changes:

West Sussex County Council (WSSC) Highways

WSSC, in their response dated 23/06/2026, raised a number of comments on the application, including matters relating to junction radii, material treatment, vehicle tracking, and the relationship between shared surface areas and footways. Barratt Redrow's transport consultant, CTP, subsequently issued a response which proposed a number of amendments and provided further clarification to address the concerns raised by WSSC.

WSSC responded on 21/07/2026, confirming that they had no objection to the proposal, subject to certain plans being amended in accordance with the recommendations set out in the technical note.

These changes have now been incorporated into the layout, landscaping, and other layout-dependent plans. The amendments made to address WSSC's comments are as follows:

- Tactile paving has been provided at all appropriate pedestrian crossing locations;
- Granite setts have been introduced, where required, to clearly delineate the transition into and out of shared surface areas; and
- The extent of the footways has been adjusted accordingly, directing pedestrians to enter shared surface areas behind the line of granite setts.

Overall, we consider that these changes create a more legible and attractive pedestrian environment while fully addressing the concerns raised by WSSC Highways.

Lighting

The Council's Environmental Health Officer raised a concern regarding potential light spill affecting Plot 64, located in the corner of the site. To address this, the Lighting Design Package was updated, with bollard P039 amended to incorporate a front shield on the luminaire, thereby preventing light spill onto Plot 64.

While the effect of the front shield cannot be modelled, Barratt Redrow is willing to accept an appropriately worded planning condition to ensure that the shield is installed as part of the final lighting scheme.

This mitigation measure addresses the Officers' concern and minimises any potential impact on the property.

Landscaping Mix

Lastly, the landscaping and ecological information has been updated in response to comments received from the Council's Ecologist on 02/06/2026. In particular:



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- Hedgehog access holes have been incorporated into the brickwork, as recommended, and are shown on the Biodiversity Enhancement Strategy;
- The Biodiversity Net Gain Report has been updated and renamed to make it clear that it also incorporates a Habitat Management and Monitoring Plan (HMMP);
- Bramble has been replaced with holly within the native hedgerow mix;
- The EM5F seed mix has been introduced; and
- The planting plans have been renamed to make it clear that they are submitted for determination rather than being indicative.

Overall, these amendments address the comments raised by the Council's Ecologist and further strengthen the ecological and biodiversity benefits of the proposed development.

Summary

In response to comments received from WSCC, the Council's Environmental Health Officer, and the Council's Ecologist, a number of amendments have been made to the proposed development. These include revisions to the highway layout and pedestrian environment, updates to the lighting scheme to prevent light spill onto Plot 64, and enhancements to the landscaping and ecological proposals.

Collectively, these changes address all outstanding technical matters raised by consultees and further improve the quality, accessibility, and biodiversity credentials of the development.

Given that no objections remain outstanding, we anticipate that the application is now in a position to progress to Planning Committee for determination in due course.

Any questions, please do get in touch with me.

Yours sincerely,



Matt Davy MRTPI

Planning Manager | Barratt Redrow (Southern Counties)



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