

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSCC – Highway Authority
DATE:	12 February 2026
LOCATION:	Land South of Summer Lane Pagham
SUBJECT:	P/167/25/RES Approval of reserved matters following outline consent P/15/24/OUT in relation to the spine road. This application is in CIL Zone 4 (Zero Rated) as other development. Amendment to the above application dated 30th January 2026 relating to:- Amendments following drainage and Highways comments
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	Advice

This is the third WSCC Highways response to the above planning application seeking approval of reserved matters following outline consent P/15/24/OUT in relation to the spine road. This application is in CIL Zone 4 (Zero Rated) other development.

Comments below should be read alongside previous WSCC Highways response dated 23 December 2025 and 19 January 2026.

Previous response.

In its response dated 23 December 2025, the Highway Authority said that as the application only provided a section of the proposed spine road, it would be unable to fully consider the proposal as it would need to see the wider layout showing other estate roads, including that part of the road this part of the spine road is supposed to connect to be able to check that what is proposed follows the outline proposals. It also said that it would also be helpful to know if the applicant intended to offer the road for adoption under S38 of the Highways Act.

Latest response.

In its response dated 19 January 2026, the Highway Authority stated that in a telephone call on 14 January 2026 from Darren Schofield, Senior Technical Manager, Northgate Properties Ltd. to the author (followed up by an email, also dated 14 January 2026, also copied to the planning case officer), responses to the points raised in the response dated 23 December 2025 were given.

In the email of 14 January 2026 to the Highway Authority, Mr. Scholfield provided a drawing (DLA.2051.L.30.SL05 – Illustrative Masterplan) showing how the new section of spine road within his site will connect to the spine road for the development to the east of it. Furthermore, it has been confirmed that the connection with that wider development will require the previous road arrangement to be altered to that shown on

the aforementioned Illustrative Masterplan drawing. Mr. Scholfield concluded by saying that on that matter, he would be co-ordinating those changes with Foreman Homes on the delivery of the connection to their S38 spine road.

And finally, Mr. Scholfield confirmed that it is his company's intention to proceed with a S38 for their road following the issue of an RM consent and as such, would be liaising with Chris Pratt (Principal Implementation Engineer, WSCC) on this at the appropriate time.

As previously, S38 road construction details will be checked at that stage post-planning consent.

Response ends.

Thank you.

Tim Townsend
West Sussex County Council

From: Elaine Walby on behalf of Planning.Responses
Sent: 13 February 2026 10:48
To: Planning Scanning
Subject: FW: Response To Application Number P/167/25/RES at Land South of Summer Lane Pagham
Attachments: Response_P-167-25-3.pdf

PL- Consultation- Highways response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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

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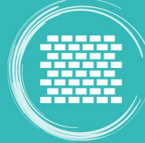
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From: [REDACTED]
Sent: 12 February 2026 14:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/167/25/RES at Land South of Summer Lane Pagham

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

Regards

Tim Townsend

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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