

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSCC – Highways Authority
DATE:	23 December 2025
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.
DATE OF SITE VISIT:	Site visited at outline planning stage
RECOMMENDATION:	Further information required

This is the 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.

From scrutiny of the submitted information, the planning statement seems to refer to the construction of the spine road plus drainage considerations as well as referring to various conditions such as EV provision and a Construction and Environmental Management Plan (CEMP). However, the case officer in email to the author dated 19 December 2025, has said that the applicant will be submitting separate applications for discharging the pre-commencement conditions as this was not clear from reading the planning statement, but they have confirmed this to him. Therefore, he has said that there is no need to consider any of the detailed matters relating to construction management, EV charging etc. as part of this RES application.

Therefore, comments below will solely respond to the geometry of the road and connection to adjacent estate road network. The Highway Authority will not, at this stage, comment on the construction details of the road (nor lighting or landscaping) as these would be matters reserved for the detailed design/S38 stage. Should the road not be offered for adoption as part of a S38 Agreement, then the applicant would need to demonstrate to the LPA that the road will be constructed to a suitable and fit-for-purpose standard for the development it serves.

Response.

As the application only provides a section of the proposed spine road, the Highway Authority is unable to fully consider the proposal and as such, 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 would also be helpful to know if the applicant intends to offer the road for adoption under S38 of the Highways Act.

Conclusion.

Additional information is required to enable the Highway Authority to consider the proposal. Once provided, please re-consult the Highway Authority, at which stage it will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 23 December 2025 14:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/167/25/RES - WSCC Highways response

WSCC Highways – to upload

From: Tim Townsend [REDACTED]
Sent: 23 December 2025 10:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/167/25/RES - WSCC Highways response

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Dear Simon,

Please find attached for your attention, records and the public file, WSCC Highways response to the above planning application.

I look forward to receiving your re-consultation when the additional information requested is available to view – thank you.

Regards,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team – Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

Web: www.westsussex.gov.uk



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