

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSCC – Highway Authority
DATE:	14 January 2026
LOCATION:	Land South of Summer Lane phase 4a Pagham
SUBJECT:	P/178/25/DOC Approval of details reserved by condition imposed under P/15/24/OUT relating to conditions 15-how new access will cross existing ditch on eastern boundary, 16-Construction and Environmental Management Plan and set up plan, 17-Soil Resource Plan, 18-Employment and Skills Plan and 30-BNG (see P/177/25/DOC for discharge of conditions 12-surface water drainage network, 13-details and method statement for surface water run-off and 14-foul drainage).
DATE OF SITE VISIT:	n/a (desktop study undertaken – site visited at outline stage)
RECOMMENDATION:	Advice

This is the WSCC Highways response to the above planning application seeking approval of details reserved by condition imposed under P/15/24/OUT relating to conditions 15-how new access will cross existing ditch on Eastern boundary, 16-Construction and Environmental Management Plan and set up plan, 17-Soil Resource Plan, 18-Employment and Skills Plan and 30-BNG (see P/177/25/DOC for discharge of conditions 12-surface water drainage network, 13-details and method statement for surface water run-off and 14-foul drainage).

Comments below solely respond to highways-related matters only – specifically conditions 15 (how new access will cross existing ditch on eastern boundary) and 16 (Construction and Environmental Management Plan and set up plan).

Should the case officer consider there are other matters requiring highways responses/input, then he should say at the earliest time.

Response.

1. *Condition 15 (How new access will cross existing ditch on Eastern boundary)* – Drawing No. 13226/1861- revision P6 shows part of the internal estate road layout. At its eastern end, it is shown crossing an existing track and drainage ditches. Measures to prevent access to the track by residents of the development (including visitors and construction operatives) should be implemented in any final scheme until such time as the track is fully removed. Additionally, the S38 engineer has requested through separate discussion that the slight narrowing shown on the access road where it crosses the ditches (and track) be removed and that a uniform width of carriageway be provided. This will be checked as the

design progresses through the S38 process. In terms of construction details, these have not been checked as they too would be checked at part of the S38 process. As-per previous WSCC Highways comments, should the road not be offered for adoption, then the developer would need to demonstrate to the LPA that it would be constructed fit-for-purpose. WSCC Highways would not check any roads being left private/not offered for adoption under S38.

And for information, Ordinary Watercourse consent is required to culvert beneath the road that crosses over in to phase 4.

2. *Condition 16 (Construction and Environmental Management Plan and set up plan)* – Estate Road Construction and Environmental Management Plan, (reference HTP/25121/CEMP/01, dated November 2025) has been considered. The Highway Authority notes that the document explains in paragraphs 1.7 and 1.8, that the estate road will take access via the main spine road through the 'Pagham South' development, connecting to the Pagham South northern access with Pagham Road, which is provided as a ghost island right turn lane arrangement. The document then explains that the spine road is aligned through a residential area being brought forward by Foreman Homes as part of their now approved Reserved Matters application (planning reference: P/153/21/RES). This in turn leads to the estate road where a continuation of this road will be provided to allow access. No access is proposed via Summer Lane.

Response ends.

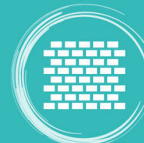
Tim Townsend
West Sussex County Council – Planning Services

PL-Consultation- WSCC Highways response

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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
---	--	--	--	---	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: [REDACTED]
Sent: 14 January 2026 12:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/178/25/DOC at Land South of Summer Lane phase 4a Pagham

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
