Simon Davis

From: James Smith [redacted]
Sent: 30 January 2026 11:52
To: Simon Davis
Cc: Cleo Jefferies; Darren Schofield
Subject: Pagham - RM Road - P/167/25/RES, P/177/25/DOC, and P/178/25/DOC

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Good afternoon Simon,

Following various comments on applications P/167/25/RES, P/177/25/DOC, and P/178/25/DOC, please see the below updates.

Document download link for each application: https://we.tl/t-ALblyNtTbc

Horns Lane
Comments provided identified that compliance was required with the Proposed Access Arrangements with Horns Lane Dwg. 18 Rev B. This comment is agreed with, and updates to this have been made.

As plans overlap, all the applications and the relevant submitted and revised plans/documents are listed below.

Plan/Document Name	Submitted No.	Revised No.	In P/167/25/RES	In P/177/25/DOC	In P/178/25/DOC	Relevant Update
Estate Road External Works Details	13226/1451 P1	13226/1451 C1				Inclusion of details surrounding self-setting gravel (as illustrated within the updated Estate Road External Works Layout plan).
Estate Road Main Drainage Details Sheet 1	13226/1551 P1	13226/1551 C1				No changes aside from now being a Construction Issue as opposed to the Initial Issue.
Estate Road Main Drainage Details Sheet 2	13226/1552 P1	13226/1552 C1				No changes aside from now being a Construction Issue as opposed to the Initial Issue.
Estate Road Drainage Layout	13226/1650 P7	13226/1650 C1				Access track annotation amended (to

						replace footpath annotation).
Estate Road Overland Flow Routes	13226/1655 P6	13226/1655 C1				Contour levels along the access track updated.
Estate Road Site Levels and Contours	13226/1851 P6	13226/1851 C1				Access track annotation amended (to replace footpath annotation). Contour levels along the access track updated. Proposed culverts are included along the access track.
Estate Road External Works Layout	13226/1861 P6	13226/1861 C2				Inclusion of highway sign locations and types. Inclusion of hatching along the access track illustrating the use of self-setting gravel (details provided in the updated Estate Road External Works Details).
Estate Road Refuse Vehicle Track Path Analysis	13226/1951 P6	13226/1951 C1				Proposed culverts are included along the access track.
Technical Note for Conditions 11-15	13226 Rev A	13226 Rev B				Appendix A provides the Construction Method Statement.
Soft Landscape Proposals	P02	P04				Proposed flowering sward mix updated to include the access track and proposed

						culverts along the sides of the access track. No swale to the far north of the spine road.
Proposed Culverts Sections	-	13226/1553 C1				New plan to address LLFA comment regarding Condition 15
Estate Road Construction and Environmental Management Plan	25121/CEMP/01	25212/CEMP/01/A				New plan to address LLFA comment regarding Condition 13

LLFA Comments

The LLFA provided a number of comments on applications P/177/25/DOC and P/178/25/DOC. These comments and the relevant updates are listed below:

DoC Ref	Comments	Update	Updated Documents
P/177/25/DOC	**Condition 12** – The West Sussex Lead Local Flood Authority has asked for construction drawings for the surface water drainage network and associated sustainable components, and for a full Construction Method Statement to be submitted.	Drainage details were provided as part of the original application as 'Estate Road Main Drainage Details' Sheets 1 and 2. An Construction Method Statement can be found in Appendix A of the updated Technical Note for Condition 11-15. If the level of detail submitted is not considered sufficient, we would ask that the condition is partially discharged, pending the instruction of a relevant contractor who would be responsible for the any outstanding elements.	Technical Note for Conditions 11-15 13226 Rev B
	Condition 12 – "The drawings that have been submitted are labelled as 'Initial Issue' and most show typical details of the surface water drainage components."	All plans are now submitted as 'Construction Issue'. This level of detail is considered sufficient for the planning process.	All civils plans.
	Condition 13 – The West Sussex Lead Local Flood Authority has requested full details of how surface water will be managed during construction, in	The 'Technical Note for Conditions 11 – 15 attached to Application Reference: P/15/24/OUT' has been updated with a Construction Method Statement within Appendix A.	Estate Road Construction and Environmental Management Plan 25212/CEMP/01/A Technical Note for Conditions 11 – 15 attached to Application Reference: P/15/24/OUT

	accordance with the condition wording.	The Construction and Environmental Management Plan has also been updated to reference details surrounding surface water management during construction (see Section 2.58).	
P/178/25/DOC	**Condition 15** – The West Sussex Lead Local Flood Authority has asked for further information stating that further details, including drawings should be submitted in relation to the proposed crossing above the existing ditch.	A Proposed Culverts Sections plan is submitted to provide details in relation to the proposed crossing above the existing ditch.	Proposed Culverts Sections 13226/1553 C1

Outstanding Matters

Given the above updates, it is our understanding that the other outstanding matters are:

- Ecology
  - Lighting – Document issued to council confirming compliance
  - Habitat Management and Monitoring Plan – Document being updated and will be issued in due course.
- Employment Skills Plan
  - Email issued by Ridge to ADC on 22/01/2026. Pending Response.

I trust this provides an up-to-date review of all outstanding matters, but I would be happy to arrange a call to discuss all these further if it would be of use.

Kind regards,

James

James Smith | Associate Partner - Town and Country Planning
MRTPI

RIDGE [redacted]
Ridge and Partners LLP

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