

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Brooksbank
FROM:	WSSC – Highways Authority
DATE:	1 June 2026
LOCATION:	Land at corner of Hook Lane and Pagham Road Pagham PO21 3PB
SUBJECT:	P/60/26/PIP Application for planning in principle for the erection of a minimum net gain of 1 No dwelling and a maximum net gain of 6 No dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the permission in principle (PIP) application P/60/26/PIP with regards to the erection of a minimum net gain of 1 no. dwelling (Class C3) and a maximum net gain of 6 nos. dwellings (Class C3). The application is supported by a Cover Letter and a Proposed Site Plan.

No technical information has been provided with the application; therefore, the comments are in relation to the principle of residential development at this location. The site location is in a sustainable location with access to walking, public transport facilities such as bus stops within short walking distance and nearby Bognor Regis train station for wider area transport connectivity.

The proposed development mix comprises 3 x 2-bed terraces, 2 x 3-bed semi-detached and 1 x 4-bed detached dwellings. A new access is proposed from Pagham Road into the site, using the approved access for the neighbouring care home development. At Technical Details Consent stage, the LHA would expect details of the proposed access arrangement, swept path tracking demonstrating sufficient space for parking and turning of vehicles. Vehicle parking spaces must be provided in accordance with WSSC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated to encourage sustainable transport methods and reduce the reliance upon the private car. Trip generation analysis ascertained from interrogating the TRICS database should be submitted at Technical Details Stage to estimate the highway impact.

In summary, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

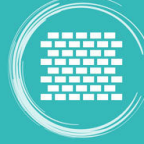
Roopa Bilichodmath
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response

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

Regards

Roopa Bilichodmath

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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