

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	14 September 2026
LOCATION:	Land East of Wandleys Lane Fontwell
SUBJECT:	WA/51/26/RES Approval of reserved matters following the grant of outline planning permission WA/35/23/OUT, for the construction of 95 No. new homes, access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure, including details relating to the Sensitive Lighting Strategy, POS details and Part M Compliance. This application is in CIL Zone 3 and is CIL Liable as new dwellings. Amendments made in response to Ecology, Highway and Drainage Comments.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection

Additional Information in the form of revised drawings and covering letter have been provided to address the comments raised in the initial WSCC Highways response.

Parking Provision

The applicant identifies that the driveway lengths are as a consequence of ensuring dwellings comply with building regulations and design requirements. The LPA should consider the potential design implications of the parking and its accordance with Aruns parking standards.

Visitor Parking

Two spaces have been relocated from the peripheral locations opposite plots 27 and 28 to adjacent to plots 15 and 18. The applicant states that further relocations can not be undertaken without compromising visibility splays.

Cycle Storage provision,
No changes are proposed.

Design speed and visibility

Visibility splays based on a 20mph design speed have been provided and are acceptable.

Pedestrian Permeability

The applicant has considered the potential for additional pedestrian links but identifies that they would encroach on the Ecological Enhancement Area, given alternative routes (albeit slightly longer in distance) are available no further concern is raised.

Conclusion

No objection is raised to the application. The LPA should consider the implications of the design of the driveways, if possible, design solutions could be secured and if not its implications when considering the requirements of the Arun Parking Standards.

Stephen Gee

West Sussex County Council – Planning Services

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 14 September 2026 10:26
To: Planning Scanning
Subject: FW: Response To Application Number WA/51/26/RES at Land East of Wandleys Lane Fontwell
Attachments: Response_WA-51-26-3.pdf



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From: [REDACTED]
Sent: 14 September 2026 08:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number WA/51/26/RES at Land East of Wandleys Lane Fontwell

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

Regards

Stephen Gee

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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