

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Mr S. Davis  
Planning and Building Control  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

Date 20 December 2024

Dear Mr Davis

**RE: P/114/24/RES – Land West of Pagham Road, Pagham**

Thank you for your consultation on the above site, received on 29 November 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for the approval of Reserved Matters (appearance, landscaping, layout and scale) following outline consent P/178/21/OUT for the construction of 95 new homes along with pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks.

Following a review of the submitted information, we have **no objection** to this reserved matters application. Sufficient room has been provided for drainage infrastructure, with source control implemented across the site in the form of swales and permeable paving. It is clear from the Drainage Information Ref: BHPAGHAM.10-DOC (dated October 2024) that infiltration is not a viable option due to the high level of groundwater at the site and therefore discharge to the neighbouring watercourse has been restricted to greenfield runoff rates.

The outline planning permission (P/178/21/OUT) includes three conditions (condition 12, 13 and 14 of the appeal decision notice dated 14 December 2022) related to the submission of a detailed surface water drainage scheme, details of proposed connections to watercourses and a detailed maintenance and management plan. However, according to the LPA planning portal, conditions 12, 13 and 14 have not yet been discharged for this development. This response therefore assumes that the conditions are still to be discharged.

Reference to the conditions is clearly made within the submitted Drainage Information and the information supplied is sufficient to discharge conditions 12, 13 and 14 when application is made. It is recommended that conditions 12, 13 and 14 are discharged at

the same time as approval of this reserved matters application. Condition 11 does not relate to surface water drainage and therefore the LLFA has no comment.

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

**Flood Risk Management Team**

## **Annex**

The following documents have been reviewed, which have been submitted to support the application;

- Discharge of Condition 11, 12, 13 & 14, BHPAGHAM.10-DOC, Mayer Brown, October 2024.

**From:** Nicola Spencer on behalf of Planning.Responses  
**Sent:** 20 December 2024 14:22  
**To:** Planning Scanning  
**Subject:** FW: LLFA Response To Planning Application Number P\114\24\RES Land West Pagham Rd, Pagham  
**Attachments:** P-114-24-RES Response Letter.pdf

LLFA consultation response

**Nicola Spencer**  
**Technical Support Manager**  
**Planning Services**

T: 01903 737945  
E: [nicola.spencer@arun.gov.uk](mailto:nicola.spencer@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://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



---

**From:**  
**Sent:** 20 December 2024 13:04  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** LLFA Response To Planning Application Number P\114\24\RES Land West Pagham Rd, 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.

LLFA Response To Planning Application Number P\114\24\RES Land West Pagham Rd, Pagham

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

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to  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.

---