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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

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

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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 [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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