

Simon Davis

From: Helen Murch [REDACTED]
Sent: 21 January 2025 13:48
To: Simon Davis
Cc: Luke Vallins; Peter Cleveland
Subject: RE: P/114/24/RES - Pagham Road, 106 new homes (Your Ref HA/2024/126371/01-L01)

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Dear Simon,

Thank-you for sending across the EA's response which I note is a request for more information in relation to the designed flood levels and proposed location of the attenuation basins.

Our response is as follows:

Design flood levels

The Inspector addressed the risk of flooding when determining the Outline application and drew upon the FRA submitted as part of the application. Following discussions between the LPA and the Environment Agency during the O/L appeal process the EA withdrew its objection subject to a planning condition being imposed in relation to the "layout" of the subsequent reserved matters application. The condition agreed by the parties and subsequently included by the Inspector in the planning permission is as follows:

4. The layout details to be submitted at RM stage shall ensure that:

a) ...

b) Either (i) all properties are situated outside the Design Flood Event (which is the Brookbanks Consulting Ltd 0.5% (1 in 200 year) 2115 undefended with climate change) outline as shown on drawing 10821-SK05; or (ii) any properties that fall within the Design Flood Event have a Finished Floor Level of at least 300mm above the Design Flood Event;

...

The Planning Statement dealt with this condition and others relating to flood risk in paragraphs 7.67 – 7.71. For convenience I have replicated the relevant paragraphs from the Statement below:

Flood Risk & Drainage

7.67 The outline permission contains a number of Reserved Matters and Pre-commencement conditions pertaining to flooding and drainage. These include:

- Either (i) all properties are situated outside the Design Flood Event (which is the Brookbanks Consulting Ltd 0.5% (1 in 200 year) 2115 undefended with climate change) outline as shown on drawing 10821-SK05; or (ii) any properties that fall within the Design Flood Event have a Finished Floor Level of at least 300mm above the Design Flood Event.(Condition 1)
- A detailed levels survey of the site including existing proposed and resulting ground levels and slab heights to be submitted as part of Condition 1 requirements (Condition 7c)
- Details of a proposed foul water drainage system to be submitted (Condition 11)
- Details of proposed surface water drainage scheme to be submitted. (Condition 12)
- Details of any proposed discharge flows to watercourses, or for the culverting, diversion infilling or obstruction of any watercourse on or adjacent to the site. (Condition 13)
- Details of the maintenance and management of the surface water drainage system to be submitted (Condition 14)

7.68 The application is supported by a series of drawings setting out the proposed foul and surface water drainage as well as existing and proposed levels and slab heights. A report has been prepared by Mayer Brown to facilitate the discharge of Conditions 11, 12, 13 & 14 of the outline consent. The report considers each of the conditions and provides the evidence to discharge them. Within the report are the following materials required by the outline permission conditions:

- Evidence of ground water monitoring
- Surface Water Drainage Strategy
- SuDS Management & Maintenance Plan
- Foul Drainage Strategy

Flood levels

7.69 The majority of the site is located within Flood Zone 1 with only a small section of the western area of proposed Public open space lying in Flood Zones 2 & 3. The developed area of the site has been located on the Flood Zone 1 and therefore complies with the sequential test set out within the NPPF and local planning policies, which seeks to steer new development to areas with the lowest risk of flooding.

7.70 Brookbanks Consulting Ltd was commissioned to carry out flood modelling to assess the flood risk at the site. The flood modelling results indicate that all flooding, including the 200-year tidal storm event + climate change (1.6m) for the 2115 defended scenario, is restricted to the site's soft landscaping areas to the west. All areas of the site, including the road layout and houses are positioned above the maximum defended flood level of 3.88 AOD.

As can be seen from DWG MB5K241119 the development blocks are pulled away from the flood zones.

7.71 The proposed development is considered to meet the requirements of Policy W DM2 of the ALP and Conditions 4b and 7c of the outline consent.

I would also refer the Environment Agency to the detailed work of Mayer Brown in their Discharge of drainage conditions report which was submitted as part of the application. This report takes account of Condition 4b in the surface water drainage strategy.

You will be aware that the Council's local list does not require the submission of an FRA with an RM and we do not believe it is necessary to update the FRA to factor in a point already secured in the Outline permission. It is considered that the above material robustly and clearly demonstrates how the condition 4b of the outline permission has been complied with and we trust that it will give the Environment Agency confidence to remove its objection on grounds of lack of information regarding flood levels

Attenuation basins

The initial exercise completed at the Outline stage located the attenuation basin in the north western portion of the site. The Outline design was based on a preliminary exercise, which made assumptions on the impermeable area, and also used the now out of date climate change allowances.

The Design Team took the decision to relocate the basin/basins based on the following points:

1. **The agreed modelled flood zone extents** – The layout was adjusted and the basin relocated to remove dwellings and infrastructure outside of the defended flood zone extent.
2. **The existing topography / levels** – The basin was reorientated based on the existing site levels to work with the existing topography and be more in-keeping with the site levels.
3. **The measured actual hardstanding areas** – The basin has been resized based on the actual measured hardstanding areas, which required a change based on the assumptions at the Outline stage.
4. **The latest climate change allowances** – The basin has been resized to accommodate the latest climate change allowances rather than the original figures used in the FRA (which were out of date by the time the RM application was progressed).

Essentially the design of the scheme has progressed since the outline stage, based on the additional detail that is available at the RM stage, however the principles of the design remain the same with the storage provided in a comparable location (hydraulically).

I trust that this additional information is sufficient for the Environment Agency to now remove its holding objection.

Kind regards,

Helen

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 14 January 2025 16:06

To: Helen Murch [REDACTED]

Subject: [EXTERNAL] FW: P/114/24/RES - Pagham Road, 106 new homes (Your Ref HA/2024/126371/01-L01)

Dear Helen,

Thanks for sending over the FRA but the EA have provided further comments to say:

We initially objected to the outline application (their ref: P/178/21/OUT), on the basis of an **inadequate FRA** (the one they have attached). We later provided a 'Suggested update' to the LPA's Statement of Common Ground for the