

Arun District Council  
Development Control  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

**Our ref:** HA/2024/126371/02-L01  
**Your ref:** P/114/24/RES  
**Date:** 10 February 2025

Dear Planning Officer,

**RESERVED MATTERS APPLICATION (PURSUANT TO OUTLINE PERMISSION P/178/21/OUT (APP/C3810/W/22/3302023)) FOR MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE CONCERNING THE CONSTRUCTION OF 95 NEW HOMES ALONG WITH NEW PEDESTRIAN AND CYCLE LINKS, OPEN SPACE, LANDSCAPING, HABITAT CREATION, DRAINAGE FEATURES AND ASSOCIATED GROUNDWORKS AND INFRASTRUCTURE. THIS DEVELOPMENT IS IN CIL ZONE 5 (CIL LIABLE AS NEW DWELLINGS) AND MAY AFFECT THE SETTING OF LISTED BUILDINGS. LAND WEST OF PAGHAM ROAD PAGHAM**

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

**Environment Agency position**

Following new documentation/correspondence being provided by the applicant in Jan 2025 which addresses our previous concerns, we will be now able to remove our objection to this application. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

**Condition**

The development shall be carried out in accordance with Condition 4 agreed by parties through outline permission P/178/21/OUT and the following mitigation measures it details:

- Finished floor levels for all properties that fall within the design flood event, shall be set at least 300m above the design flood level.

Environment Agency  
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

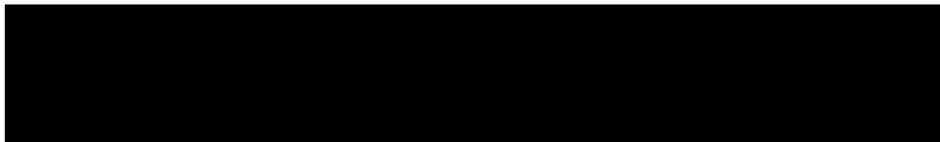
**Reason**

To reduce the risk of flooding to the proposed development and future occupants.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

**Mrs Sophie Brown**  
**Sustainable Places Planning Advisor**



**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 11 February 2025 10:22  
**To:** Planning Scanning  
**Subject:** FW: Environment Agency Response to: P/114/24/RES  
**Attachments:** PlanningProposal.rtf

Environment Agency response

Nikki Oktay  
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-----Original Message-----

**From:** [REDACTED]  
**Sent:** 10 February 2025 17:30  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Environment Agency Response to: P/114/24/RES

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The proposal has been reviewed and I enclose the Environment Agency's comments on:  
Land West of Pagham Road Pagham

LPA ref: P/114/24/RES

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