

Lead Local Flood Authority

Jessica Riches
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 10th November 2023

Dear Jessica,

RE: P/153/21/RES – Land South of Summer Lane and West of Pagham Road, Pagham

Thank you for your consultation on the above site, received on 18th October 2023. We have reviewed the application as submitted and wish to make the following comments.

This is a reserved matters application for appearance, layout, landscaping and scale, following outline permission P/140/16/OUT.

We **object** to this planning application in the absence of an acceptable Drainage Strategy and supporting information relating to:

- Insufficient information has been submitted
- The application is not in accordance with the NPPF, PPG Flood risk and coastal change and Policy W SP1, W DM2 and W DM3 in the Arun Local Plan.

We will consider reviewing this objection if the issues as highlighted on the attached Technical Response document are adequately addressed.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Arun District Council on behalf of West Sussex County Council. It is advised to discuss proposals for any works at an early stage of proposal. This consent is obtained from the LLFA, rather than the LPA.

Yours sincerely,

Eleanor Read

Flood Risk Management Team



Annex

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

- Proposed FW & SW Drainage Strategy (Northern) Sheet 1 and 2 of 2 by Bright Plan Civils, 27/07/2023, revision J
- Proposed FW & SW Drainage Strategy (Southern) Sheet 1 and 2 of 2 by Bright Plan Civils, 27/07/2023, revision L
- Drainage Strategy Report by Bright Plan Civils, 27/07/2023, issue 2.1
- Proposed Impermeable Area Northern Parcel by Bright Plan Civils, 27/07/2023, revision D
- Proposed Impermeable Area Southern Parcel by Bright Plan Civils, 27/07/2023, revision D
- Proposed Levels & Contours (Southern) Sheet 1 of 2 by Bright Plan Civils, 27/07/2023, revision E
- Proposed Levels & Contours (Northern) Sheet 2 of 2 by Bright Plan Civils, 27/07/2023, revision E
- Proposed Site Catchment Northern Parcel by Bright Plan Civils, 27/07/2023, revision C
- Proposed Site Catchment Southern Parcel by Bright Plan Civils, 27/07/2023, revision C

From: Nicola Oktay on behalf of Planning.Responses
Sent: 14 November 2023 11:10
To: Planning Scanning
Subject: FW: Email 1 of 2: Response to pplication no P/153/21/RES at Land South of Summer Lane and West of Pagham Road, Pagham
Attachments: P 153 21 RES letter.pdf

WSCC Flood Risk response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: Monday, November 13, 2023 12:50 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Email 1 of 2: Response to pplication no P/153/21/RES at Land South of Summer Lane and West of Pagham Road, 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.

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.

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.
