

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

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 08 January 2026

Planning Reference: **P/167/25/RES**
Site Address: **Land South of Summer Lane Pagham**
Planning Description: **Approval of reserved matters following outline consent P/15/24/OUT in relation to the spine road. This application is in CIL Zone 4 (Zero Rated) as other development.**

Dear Mr S Davis,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Technical Note for Conditions 11 – 15 attached to Application Reference: P/15/24/OUT (appeal reference APP/C3810/W/25/3365661) as amended by P/136/25/NMA, prepared by GTA Civils & Transport, Dated October 2025, Ref: 13226, Rev A

The LLFA notes that this application relates specifically to the Spine Road of the development and we have reviewed it as such. The applicant has provided a Technical Note relating to surface water drainage that remains consistent with the information provided for the Outline planning application and therefore the details are in accordance with NPPF and local planning policies of Arun District Council.

The submitted Technical Note provides supporting information relating specifically to Conditions 11, 12, 13, 14 and 15 of P/15/24/OUT. While this is a Reserved Matters applications and the LLFA cannot recommend whether these conditions can be discharged, we have reviewed the information and provided comments within this letter. Whilst we would suggest that the information does not appropriately address these Conditions at this stage, we have **no objection** to this Reserved Matters application given the outstanding Conditions associated with P/15/24/OUT have not yet been discharged.

Our review of the information provided to support Conditions 11-15 is below. It should be noted that the information provided relates solely to the Spine Road of the

development and therefore the above review is based solely on this aspect of the development.

Condition 11:

The information provided within the Technical Note is compliant with the wording of the Condition. The proposed discharge rates are in accordance with the Outline application and the submitted calculations show that there is no surcharging in the 1 in 1 year and no flooding occurs in the 1 in 30 and 1 in 100 (plus climate change) events. An exceedance plan has also been provided. **No further information is required** in relation to the wording of Condition 11 and the Spine Road.

Condition 12:

The wording of the Condition requires construction drawings to be provided for the surface water drainage network and associated sustainable components. The drawings that have been submitted are labelled as 'Initial Issue' and most show typical details of the surface water drainage components. A full construction method statement is also required as per the Condition wording. **Further information is required.**

Condition 13:

A full method statement and details of the temporary drainage components have not been provided at this stage. Full details of how surface water will be managed during construction should be submitted to be in accordance with the wording of Condition 13. **Further information is required.**

Condition 14:

The LLFA has no comments to make on the foul drainage strategy for the development.

Condition 15:

Further details including drawings should be submitted in relation to the proposed crossing above the existing ditch. **Further information is required.**

Informative:

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is West Sussex Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Yours sincerely

Flood Risk Management Team

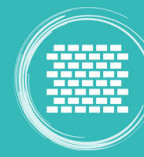
PL-Consultation-West Sussex Highways response

Ref: P/167/25/RES

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Please could the attached response be distributed to the relevant case officer, Simon Davis

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.

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