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Date 23 February 2026

Planning Reference: **P/177/25/DOC**

Site Address: **Land South of Summer Lane Phase 4a Pagham**

Planning Description: **Approval of details reserved by condition imposed under P/15/24/OUT relating to conditions 12-surface water drainage network, 13-details and method statement for surface water run off and 14-foul drainage. (See P/178/25/DOC for discharge of conditions 15-how new access will cross existing ditch on Eastern boundary, 16-Construction and Environmental Management Plan and set up plan, 17-Soil Resource Plan, 18-Employment and Skills Plan and 30-BNG).**

Dear Simon,

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 January 2026, Ref: 13226, Rev B

The LLFA have reviewed the documents submitted in relation to Condition 12 and 13, as they relate to drainage. The LLFA has no comment on Condition 14 as it relates to foul drainage. For reference, **Condition 12** is worded as follows:

“Prior to the commencement of development of each phase for the development hereby permitted, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.”

Condition 13 is worded as follows:

“No development, including preparatory works, shall commence on any phase until details and method statement of measures indicating how additional surface water run-off from the site within that phase will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. This should include the maintenance proposals during construction. The site works and construction phases shall thereafter be carried out in accordance with approved method statement, and the approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence for the relevant phase.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.”

Condition 12:

The drawings provided for review (Estate Road Drainage Layout | prepared by GTA Civils and Transport | dated 19 January 2026 | Ref: 13226/1650 | Rev: C1, Estate Road Main Drainage Details Sheet 1 and 2 | prepared by GTA Civils and Transport | dated 19 January 2026 | Ref: 13226/1551-2 | Rev: C1) are for CONSTRUCTION status. The LLFA would deem the drawings to be detailed design standard and thus, **no further information is required.**

Condition 13:

The LLFA would like to note that the Estate Road Construction and Environmental Management Plan (prepared by Highgate Transportation | dated January 2026 | Ref: HTP/25121/CEMP/01/A) outlines how surface water will be managed during construction (Section 2.58). On this basis, the LLFA deem the information sufficient. **No further information is required.**

On this basis, the LLFA can **recommend the discharge of Condition 12 and Condition 13.** As stated above, the LLFA have **no comment on Condition 14.**

Yours sincerely

Flood Risk Management Team

From: Elaine Walby on behalf of Planning.Responses
Sent: 23 February 2026 17:30
To: Planning Scanning
Subject: FW: LLFA Response To Planning Application Number P/177/25/DOC at Land South Summer lane , Pagham
Attachments: P-177-25-DOC - Land South of Summer Lane v1.0.pdf

PL- Consultation- WSCC Drainage response

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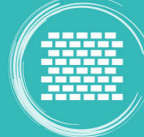
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From: [REDACTED]
Sent: 23 February 2026 12:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number P/177/25/DOC at Land South Summer lane , Pagham

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LLFA Response To Planning Application Number P/177/25/DOC at Land South Summer lane , Pagham

Email:
Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

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