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PO19 1RH

Date 23 February 2026

Planning Reference: **P/178/25/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 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 (see P/177/25/DOC for discharge of conditions 12-surface water drainage network, 13-details and method statement for surface water run-off and 14-foul drainage).**

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
- Estate Road Overland Flow Route, prepared by GTA Civils and Transport, dated 19 January 2026, Ref: 13226/1655, Rev: C1
- Estate Road Proposed Culverts Sections, prepared by GTA Civils and Transport, dated 19 January 2026, Ref: 13226/1553, Rev: C1
- Estate Road Construction and Environmental Management Plan, prepared by Highgate Transportation, January 2026, Ref: HTp/25121/CEMP/01/A
- Estate Road Main Drainage Details, prepared by GTA Civils and Transport, dated 19 January 2026, Ref: 13226/1551, Rev: C1
- Estate Road Main Drainage Details Sheet 2, prepared by GTA Civils and Transport, dated 19 January 2026, Ref: 13226/1552, Rev: C1
- Estate Road Drainage Layout, prepared by GTA Civils and Transport, dated 19 January 2026, Ref: 13226/1650, C1

The LLFA have reviewed the documentation relating to Condition 15 as it related to drainage and flood risk matters. However, the LLFA have not provided comment on Condition 16, 17 and 18 as these are not conditions set by the LLFA. For reference, Condition 15 is worded as follows:

'No development authorised by this permission shall commence unless and until full details (including appropriate drawings) of how the new access road will cross the existing ditch on the eastern boundary have been submitted to and approved in writing by the Local Planning Authority. The access road crossing shall be built in accordance with the approved scheme and permanently retained so thereafter.

Reason: The access road is shown to cross over an existing ditch which is wet at certain times of the year but no details have been submitted as to the form of the crossing. This condition is in accordance with Arun Local Plan policies D DM1 and T SP1 and must be a pre-commencement condition because it is required to access the site'.

Condition 15:

The drawings provide enough information to be in accordance with the wording of the Condition. The LLFA would deem the drawings to be detailed design standard and thus, **no further information is required.**

On this basis, the LLFA **can recommend the discharge of Condition 15.**

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

From: Elaine Walby on behalf of Planning.Responses
Sent: 23 February 2026 17:47
To: Planning Scanning
Subject: FW: LLFA Response To Planning Application Number P/178/25/DOC at Phase 4a land South Summer Lane, Pagham
Attachments: P-178-25-DOC - Land South of Summer Lane v1.0.pdf

PL- Consultation- WSCC Drainage response

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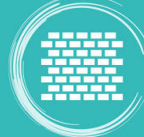
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Fulfilling Arun's economic potential



Our core foundations



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From: [REDACTED]
Sent: 23 February 2026 16:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number P/178/25/DOC at Phase 4a land South Summer Lane, Pagham

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LLFA Response To Planning Application Number P/178/25/DOC at Phase 4a land South Summer Lane, Pagham

Email:
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.

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