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PO19 1RH



Lead Local Flood Authority

Date 08 May 2025

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

Dear Planning Officer

RE: P/40/25/PL- Sefter Farm, Pagham Road, Pagham , PO21 3PX

Thank you for your consultation on the above site, received on 25 April 2025. We have reviewed the application as submitted and wish to make the following comments.

The applicant has provided a Flood Risk Assessment and Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy WDM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy and we would **object** until such time that the details below are submitted for review.

Condition 1

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA/Drainage Statement (Rev 0, CEP, March 2025 and Drawings (Dwg. No 201 Site Layout – Proposed Drainage - Sheet 1 Rev 0 & Dwg. No 202 Site Layout - Proposed Drainage - Sheet 2 Rev 0, CEP, March 2025 and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

Condition 2

The development hereby approved shall not be brought into use until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- IV. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Policies W DM2 Flood risk & Policy W DM3 Sustainable Urban Drainage Systems in Arun Local Plan 2011-2031 (July 2018).

Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition [1]. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and remains safe for the lifetime of the development in accordance with NPPF and Local Policy

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 and/ the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of the proposals.

Yours sincerely,

Flood Risk Management Team

Annex

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

- Surface Water Drainage Statement, CEP, March 2025
- Dwg. No 101 Site Layout - Proposed Levels Rev --, CEP, March 2025
- Dwg. No 102 Existing Site Layout Rev --, CEP, March 2025
- Dwg. No 103 Existing Ditch Details Rev --, CEP, March 2025
- Dwg. No 201 Site Layout - Proposed Drainage - Sheet 1 Rev --, CEP, March 2025
- Dwg. No 202 Site Layout - Proposed Drainage - Sheet 2 Rev --, CEP, March 2025
- Dwg. No 251 Proposed Reservoir - Plan and Sections Rev --, CEP, March 2025
- Dwg. No 252 Proposed Realigned Ditch Rev --, CEP, March 2025
- Dwg. No 301 Site Layout - Concrete Slab and Surfaces Finishes Rev --, CEP, March 2025
- Dwg. No 401 Proposed Site Sections Rev --, CEP, March 2025
- Dwg. No 501 Construction Details - Surface Finishes Rev --, CEP, March 2025
- Dwg. No 511 Construction Details – Drainage Rev --, CEP, March 2025
- Dwg. No 512 Construction Details – Drainage Rev --, CEP, March 2025
- Dwg. No 513 Construction Details – Headwalls Rev --, CEP, March 2025

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Sent: 08 May 2025 13:59

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: LLFA Response To Planning Application Number P/40/25/PL at Sefter Farm, Pagham

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LLFA Response To Planning Application Number P/40/25/PL at Sefter Farm, 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

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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