



from

**Southern
Water**

Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref
A/48/22/RES

Our ref
DSA000015641

Date
11/10/2022



Dear Sir/Madam,

Proposal: Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as new dwellings.

Site: A/48/22/RES: - Land off Arundel Road, Angmering, BN16 4ET.

Thank you for your letter dated 30/08/2022.

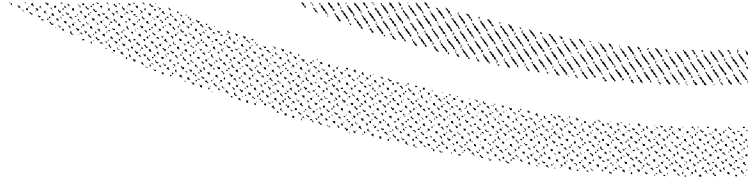
Southern Water has recently undertaken more detailed network modelling as part of a network growth review. The result of this assessment indicates current foul sewerage capacity will allow maximum of 135 residential dwellings and a manufacturing unit can be connected without causing flooding, surcharge and overflow detriments on the existing system dwellings to connect without reinforcement being provided.

The Council's technical staff and the relevant authority for land drainage should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd. A secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to be 100 square metres in area, or of some such approved lesser area as would provide an operationally satisfactory layout. In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations. The transfer of land ownership will be required at a later stage for adoption.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670



For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,
West Sussex, BN13 3NX [REDACTED]

Website: southernwater.co.uk or by email at: [REDACTED]

Yours faithfully,

Future Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

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SOUTHERN WATER

This is a detailed site plan for the Southern Water headquarters in Wilmingtion. The plan shows a large complex of buildings, including the main office building, a bungalow, and a nursery. A large recreation ground is located to the west of the main building complex. A pond is situated in the northwest corner. The plan includes various roads, including a main road running vertically on the right side, and several smaller roads and paths. Landscaping features such as trees, shrubs, and lawns are indicated by dashed lines and symbols. The plan also shows a sports court, a club house, and a pavilion. The overall layout is organized around a central axis, with buildings and landscaping arranged symmetrically. The plan is titled 'SOUTHERN WATER' at the top.

Key features and labels on the plan include:

- Buildings:** New Farm Nursery, New Place Bungalow, Wilmingtion, Club House, Pavilion, Sports Court.
- Landscaping:** Pond, Recreation Ground, Play Area, Lawn, Shrubs, Trees.
- Roads and Paths:** Main Road, Deodar Drive, Path, Road.
- Other Labels:** Seven Acres, 22.8m, 17.1m, 4m, 10m, 15m, 20m, 25m, 30m, 35m, 40m, 45m, 50m, 55m, 60m, 65m, 70m, 75m, 80m, 85m, 90m, 95m, 100m.

ARUN DISTRICT COUNCIL A/48/22/RES