

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

ARUN DISTRICT COUNCIL

2 - JUL 2013

RECEIVED

Atkins Limited
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www.atkinsglobal.com

Your Ref
A/74/13/
Our Ref
PLAN-003348
Date
28/06/2013

Dear Sir

Proposal: Proposed distribution warehouse and covered storage, trade counter and associated offices. Upgrading of access road for and improvement of existing junction with the A27. This application is a Departure from the Development Plan and affects a public Right of Way.

Site: The Vinery Poling BN18 9PY.

Thank you for your letter of 05/06/2013. The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works to ensure its long term effectiveness.

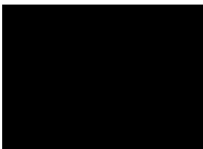
The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Southern Water's current sewerage records do not show any public sewers to be crossing the above site. However, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).


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