

# Ferring Nurseries



Planning Department  
Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

Littlehampton Road  
Ferring, Worthing, West Sussex. BN12 6PN

[REDACTED]  
Vat No: GB 376 7515 17

Friday, 4 April 2025

Dear Sir/Madam,

**RE: Planning Application FG/15/25/PL - Land at Kivesborough Littlehampton Road Ferring BN12 6PN**

**Subdivision of existing curtilage and erection of 3 No. 3-bedroom dwellings (self build), retention of existing access and provision of landscaping (resubmission following FG/49/24/PL).**

I must begin by offering my apologies for the delay in this comment, as we are still in the process of discussing a potential resolution with the applicant. However, given the significance of the outstanding matter, I kindly request that it be given due consideration.

I am writing to provide representation in relation to the above planning application, which is adjoining my property. While I am not objecting to the application, I do feel it is important to submit a formal comment given the proposed foul drainage arrangements which directly affect my property and have yet to be resolved.

The application proposes connection to a public sewer (Southern Water node 7301), but to do so, the foul drainage infrastructure would need to run through land under our ownership. At present, we have had constructive and ongoing discussions with both the applicant and Southern Water, and we are open to finding a suitable solution. However, several key questions remain unanswered, and until these are addressed, I believe the feasibility of the drainage proposal is uncertain.

We are also aware of a reference to a supposed "existing private sewer network on site" that would serve both the application site and our property. To our knowledge, having owned and occupied this site for over 45 years, no such system has ever existed or been used. Our property and the other nearby properties (Kivesborough, Huntley, and Lynton) all rely on individual septic tanks which are emptied regularly. We are unaware of any mapping or service records that would indicate the existence of a private sewer network, and we therefore request evidence and a detailed plan confirming its presence and condition, particularly given it has not been maintained or used for several decades.

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The applicant does not currently enjoy any easement right for drainage over or across our property. Whilst this is ultimately a private legal matter, it does have a bearing on the deliverability if the proposed drainage solution.

We feel it is important that these matters be appropriately clarified prior to any works commencing. In particular the following must be addressed:

- Whether the applicant intends to proceed with a new connection to node 7301 or pursue an alternative wastewater treatment option.
- The proposed route of any drainage infrastructure across our land, and whether we have input into its design and approval.
- How long construction of the drainage connection will take, what disruption it may cause to our operations, and whether there will be any impact on our business and customers.
- How and when we will be notified of any works, and what agreements (including access, maintenance, and liability) will be in place prior to commencement.
- Who will be responsible for ongoing maintenance, costs, and servicing of any new or existing drainage system.
- If the so-called existing private sewer is to be relied upon, how its condition, capacity, and suitability will be assessed and documented.

Given the unresolved nature of these matters, I would strongly urge the Council to ensure that if the application is granted, a **clear and binding pre-commencement condition** is included requiring that:

- The applicant must provide full details of the proposed foul drainage strategy, including location, method, and connection agreements.
- These details must be agreed in writing with all affected landowners (including ourselves) prior to any development works commencing on site.

This would ensure a practical and cooperative way forward while giving all parties the necessary assurance and clarity before works begin.

We remain open to continued dialogue with the applicant and Southern Water and are confident that with the right level of detail and communication, an acceptable solution can be found.

Thank you for taking this representation into account.

Yours faithfully,




**Louis Luscombe**  
(on behalf of Ferring Nurseries)

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** [REDACTED]  
**Sent:** 04 April 2025 12:48  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Cc:** Harry Chalk <[Harry.Chalk@arun.gov.uk](mailto:Harry.Chalk@arun.gov.uk)>  
**Subject:** [URGENT] Representation Regarding Planning Application FG/15/25/PL - Kivesborough, Littlehampton Road  
**Importance:** High

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Dear Sir/Madam,

Please find attached my formal representation in relation to planning application **FG/15/25/PL** for the subdivision of land at Kivesborough, Littlehampton Road, Ferring BN12 6PN.

While I am not objecting to the application, I believe it is important to submit a formal comment regarding the proposed foul drainage arrangements, which directly affect my property and remain unresolved. I kindly request that these matters, outlined in the attached letter, be carefully considered as part of the application review process.

Thank you for your attention to this matter.

Kind regards,

Louis Luscombe

**Louis Luscombe**  
Ferring Nurseries  
A259 Littlehampton Road  
Ferring  
Worthing  
West Sussex  
BN12 6PN

[Redacted signature block]