

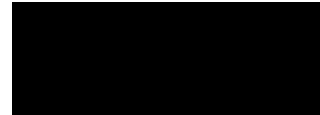


Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

Your ref  
**F/14/24/RES**

Our ref  
**DSA000037254**

Date  
**06/05/2025**



Dear Sir/Madam,

**Proposal:** Approval of reserved matters following outline permission F/4/20/OUT for phase reserved matters 4 (south), for the erection of 357 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works.

**Site Address:** Land at Ford Airfield Ford.

I write further to our meeting Monday 27 January; please can you advise on the current position taken by Arun DC in relation to the odour assessment for this site.

As per our letters attached, we have maintained our objection to this development based on the odour assessment submitted to us for review. We have received no further information to reassure us that this matter has been resolved and that our objection can be lifted.

We have set out below excerpts from the letters for ease of reference. We have also included a policy criterion we recommended in the recent Ford Neighbourhood Plan Consultation, which was not subsequently introduced to the 'Made' Plan (we also attach our consultation response which has the supporting rationale for the recommendation).

#### 2021 – Southern Water Objection

Southern Water would object to this development based on the odour assessment that has been submitted. There are two items which require us to maintain our objection, namely:

- Not adopting the Southern Water recommended odour standard. That is the adoption of a less stringent odour criterion ( $3.0 \text{ ou}_E/\text{m}^3$ ) as opposed to that required by Southern Water ( $1.5 \text{ ou}_E/\text{m}^3$ ).
- There is an issue with the sniff test results not aligning with the odour model.

Southern Water would be happy to discuss any further study to resolve this query.

## 2024 – Southern Water Maintains Objection

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [southernwater.co.uk](https://www.southernwater.co.uk)

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

As of 31 October 2024, Southern Water maintains the objection to the development, a position which has not changed during this application process.

Please note, it is the role of the local authority to determine whether the identified level of risk is likely to be a material planning concern for any development. Should the application be approved without

our requested conditions, then the local authority has adopted a less cautious approach to odour risk than recommended by Southern Water.

As such, should there be complaints at this location following occupation, and Southern Water can demonstrate that Best Practicable Means (BPM) are applied, there is no further obligation for Southern Water to resolve the matter. Southern Water has stated an objection and will refer to this response should complaints occur after occupation of the new development.

## 2024 – Southern Water – Ford Neighbourhood Plan Consultation Response

Accordingly, to meet the basic conditions necessary for a NDP, Southern Water propose the following additional criterion to **Policy SA1**:

- The development layout must provide sufficient distance between Ford Wastewater Treatment Works and sensitive land uses, such as residential units, schools and recreational areas, to allow adequate odour dispersion, on the basis of a noise, vibration and odour study to be undertaken in consultation with Southern Water.

We are growing increasingly concerned that this development will move forward without the recommended odour mitigation, and this poses a risk of odour nuisance for residents moving into the new dwellings.

We are keen to work with you and the developer to ensure that our guidance is followed and that the right measures are taken to avoid this new development being impacted by a potential odours, emanating from the standard operation of the site.

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

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: [REDACTED]

Yours faithfully,

Future Growth Planning Team  
**Developer Services**

[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [southernwater.co.uk](https://www.southernwater.co.uk)

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

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 12 May 2025 10:01  
**To:** Planning Scanning  
**Subject:** FW: Land at Ford Airfield Ford  
**Attachments:** Land at Ford Airfield Ford.pdf

Southern Water response

**Nikki Oktay**  
**Planning Receptionist**, Planning Department

**T:** 01903 737965  
**E:** Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



---

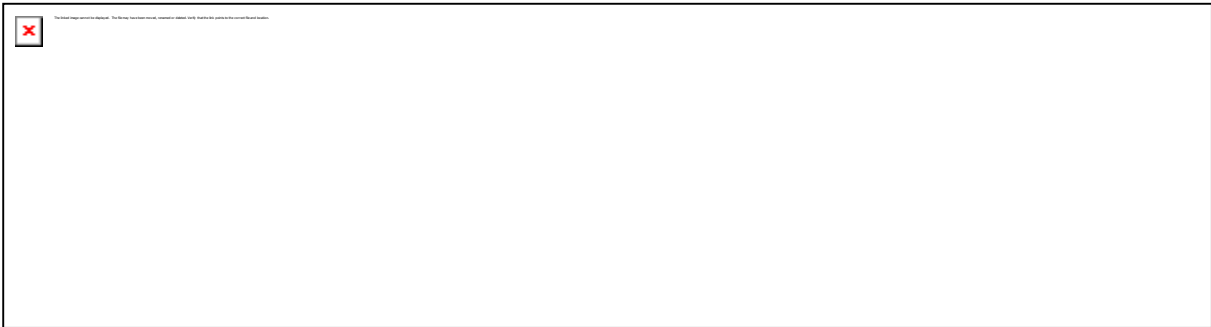
**From:** Susan Haley <[Susan.Haley@arun.gov.uk](mailto:Susan.Haley@arun.gov.uk)> **On Behalf Of** Planning  
**Sent:** 09 May 2025 10:32  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** FW: Land at Ford Airfield Ford

**Susan Haley**  
**Planner Degree Apprentice**  
**Technical Support Unit**

**T:** 01903 737694  
**E:** [susan.haley@arun.gov.uk](mailto:susan.haley@arun.gov.uk)

Please note: I am out of the office, at university, every Thursday.

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



---

**From:** Southern Water Planning <>  
**Sent:** 09 May 2025 10:04

**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>

**Subject:** Land at Ford Airfield Ford

**CAUTION:** This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Sir/Madam,

Please see attached Southern Water's objection.

Kind Regards

**Shae**

Future Growth Planner, South East Region

Developer Services



This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it.

If you receive this e-mail by mistake, please delete it then advise the sender immediately.

Without prejudice to the above prohibition on unauthorised copying and disclosure of this e-mail or its contents, it is your responsibility to ensure that any onward transmission, opening or use of this message and any attachments will not adversely affect your or the onward recipients' systems or data. Please carry out such virus and other such checks as you consider appropriate.

An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices

This e-mail is issued by Southern Water Services Limited, company number 2366670, registered in England and having its registered office at Southern House, Yeoman Road, Worthing, BN13 3NX, England.

In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.