

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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Your Ref
F/19/18/EIS
Our Ref
PLAN-025784
Date
05/12/2018

Dear Sirs,

Proposal: Scoping opinion for development of up to 1,500 dwellings, up to 37,000 sqm of employment floor space, a local centre including retail, commercial and community facilities, primary school, nursery, a care/retirement home, healthcare facilities, public open space, new sports pitches and facilities, & associated access, infrastructure, landscape & ancillary works
Site: Ford Airfield, Ford, BN18 0HY.
F/19/18/EIS

Thank you for your letter of 22/11/2018.

Further to your scoping document for the above site I have the following observations to make in respect of the proposed development:

- Southern Water's current sewerage/water records show that there are foul rising mains (100mm, 125mm, 180mm, 500mm & 600mm) and 700mm (treated effluent) rising main within the proposed development site.
 - No new development/building works will be permitted to be constructed over or within 3.0 metres of the existing 100mm, 125mm, 180mm foul rising mains. Sewer record attached for your information.
 - No new development/building works will be permitted to be constructed over or within 3.5 metres of the existing 500mm and 600mm foul rising mains. Sewer record attached for your information.
 - No new development/building works will be permitted to be constructed over or 4.0 metres of the existing 700mm (treated effluent) rising main. Sewer record attached for your information.

- No new soakaways should be located within 5 metres of a public sewers and rising mains.
- In addition, 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/s now deemed to be public could be crossing the above property.
- Due to the size of the development an assessment is required to ascertain an appropriate point of connection to the foul and surface water sewerage network, in order to protect existing premises from the impact of sewage flooding.
- Southern Water requires a formal application for a connection to the public foul and surface water main to be made by the applicant or developer.
- It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order
 - a Adequate soakaway or infiltration system
 - b Water course
 - c Where neither of the above is practicable sewer
- Southern Water does not supply water to this area.
- The proposed development site is in the immediate vicinity from Ford WWTW.

Southern Water endeavours to operate its sewage and sludge treatment works efficiently and in accordance with best practice to prevent pollution. However, the very nature of sewage treatment works means that they are not ideal neighbours to sensitive land uses. Development sensitive to odour pollution in close proximity to sewage treatment works can suffer from smells that are inherent in the treatment process.

We therefore ask that the precautionary principle is adopted by Local Planning Authorities to avoid potential land-use conflict, in accordance with National Planning Policy Framework. This can be achieved by designating an appropriate buffer zone around the treatment works within which development sensitive to odour is excluded or by a S106 agreement in which the developer funds measures at the works required to control odours.

If you require any further information, please do not hesitate to contact our office on the above telephone number.

Yours sincerely,



Luis Silva
Developer Services