



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

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref
LU/114/15/RES
Our Ref
PLAN-009702
Date
07/05/2015

Dear Sir

Proposal: Approval of reserved matters following outline permission LU/47/11 for layout, appearance and landscaping of access road.
Site: Land North of Toddington Lane, east of southern section of proposed By pass and west of Parcels B3 and B5, Littlehampton, BN17 7PP.
LU/114/15/RES

Thank you for your letter of 30/04/2015.

The comments in our original response dated 01/04/2011 remain unchanged and valid for the above reserved matter application submitted.

Yours sincerely


Developer Services



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

Your Ref
LU/47/11/
Our Ref
S/AR/2011/47
Date: 1/04/2011

Dear Sir,

Proposal: Outline application with some matters reserved for mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.

Site: Land north of Toddington Lane, Wick, Littlehampton, West Sussex BN17 7PP.

LU/47/11/

Thank you for your letter dated 28/02/2011.

Please find attached plan of Southern Water records showing the approximate position of public sewers/rising main and water distribution/trunk mains crossing the site. The exact position of the Southern Water apparatus must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

- No excavation, mounding, no development or new tree planting should be located within 3 metres either side of the centreline of the apparatus.
- No new soakaways should be located within 5m of southern water apparatus.
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

In order to protect drainage and water supply apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect/divert the southern water apparatus, prior to the commencement of the development."

There is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. However, a proposal to discharge through new sewers adopted under S104 of the Water industry act, direct to Ford Waste Water Treatment Works (WTW) would be acceptable to Southern Water. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk.

The application details for this development indicate that the proposed means of surface water drainage for the site is via existing watercourse/pond and soakaway. The Council's Building Control Officers/technical staff/the relevant authority for land drainage consent or environment agency should comment on the adequacy of the proposals to discharge surface water from the proposed site.

Additionally, the planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

SUDS systems usually have a significant land take and it is not clear how the SUDS facilities can be accommodated within the proposed layout. Before the proposed layout is approved, we advise that the applicant/developer give consideration to ensure that the proposed means of surface water disposal can be accommodated within the proposed layout.

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.

Contd.



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.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water".

Yours faithfully

Network Development
Atkins Ltd, for Southern Water

Tel 01962 858688
Fax 01962 810296
E mail southernwaterplanning@atkinsglobal.com

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accepts no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TQ0303NW

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

 Southern Water

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Southern Water MapGuide Browser

Requested By:

