



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

.Your ref

LU/136/19/PL

Our ref

PLAN-028100

Date

07/06/2019

Contact



Dear Sirs,

Proposal: New concrete skate park with 4 No. floodlighting & new parkour training facility. This application is a Departure from the Development Plan.
Site: Littlehampton, Skate Park Sea Road, Littlehampton, BN16 2NA.
LU/136/19/PL

Thank you for your letter of 08/05/2019.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

Please find attached a plan of the sewer records showing the approximate position of a rising mains and public sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No new development or new tree planting should be located within 3.5 metres either side of the external edge of the 700mm rising main.
- No new development or new tree planting should be located within 3.5 metres either side of the external edge of the 500mm rising main.
- No development or new tree planting should be located within 3.5 metres either side of the external edge of the 450mm public combined sewer.
- No new soakaways should be located within 5m of a public sewer.

Southern Water Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2386670

-All existing infrastructure should be protected during the course of construction works.

Furthermore, 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 Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED] or www.southernwater.co.uk".

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.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

Yours sincerely

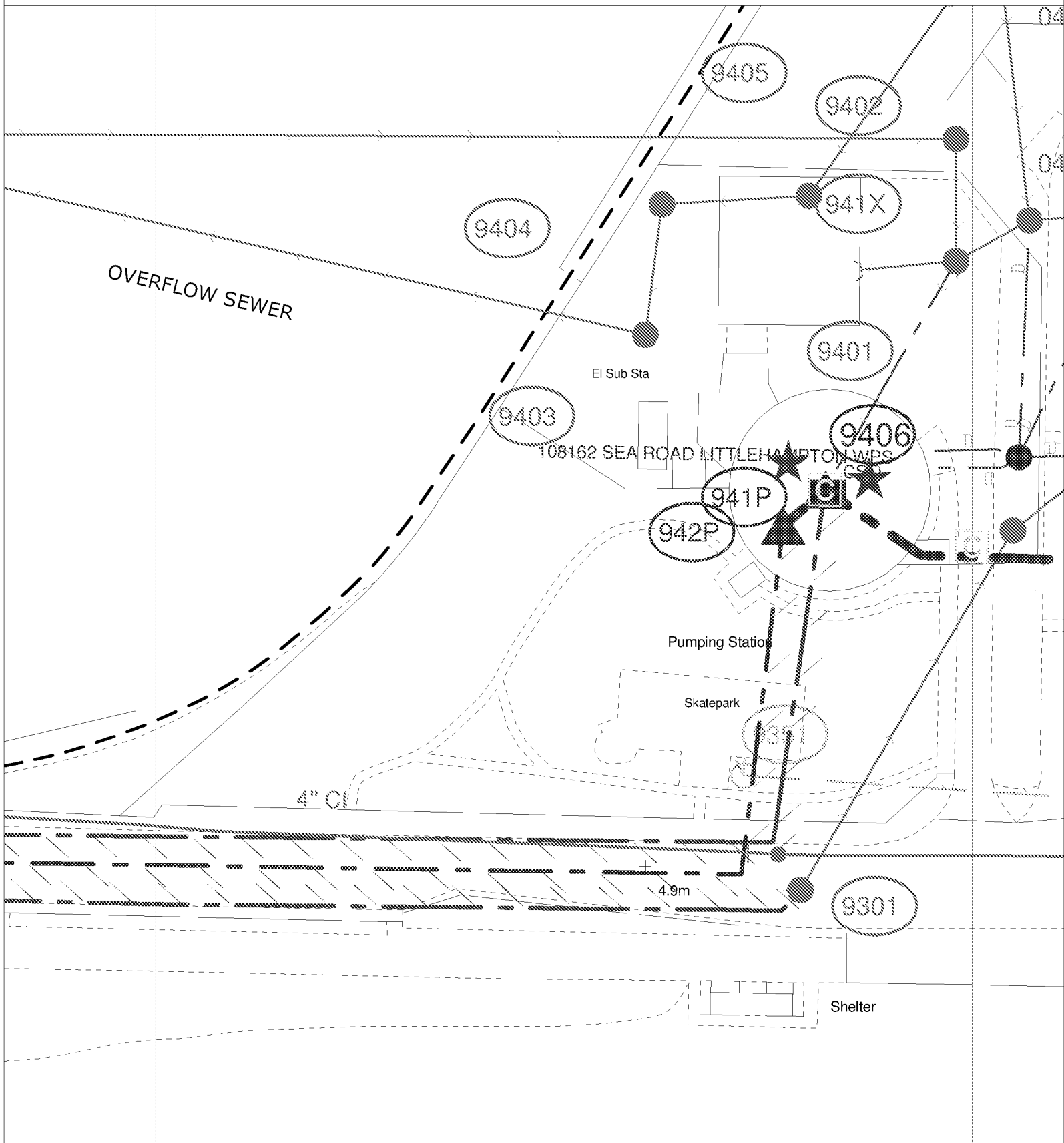
[REDACTED]

Claire Smith
Developer Services

Southern Water Developer Services, Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, Hampshire, SO21 2SW
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SOUTHERN WATER



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

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O.S. REF: TQ0301SE

Scale: 1:618

Screen Print

ARUN DISTRICT COUNCIL L0/136/19/PL

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Unknown (HUKO) materials may include Banded Asbestos Cement



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Date: 27-5-2019

Southern Water MapGuide Browser

Requested By:

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