



from



Arun District Council
Maitravers Road
Littlehampton
BN17 5LF

Your ref
LU/246/24/PL

Our ref
DSA000037779

Date
17/10/2024



Dear Sir/Madam,

Proposal: Demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.
Site: Land at Toddington Lane Littlehampton BN17 7PN.

Thank you for your correspondence dated 7th October 2024, please see our comments below regarding the above application.

From reviewing the submitted documents, Southern Water indicated that the applicant is proposing to drain the foul to an existing private drainage network. Therefore, we have no further comment regarding foul.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:
<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>
<https://www.ciria.org/itemDetail?i=ProductCode=C753F&Category=FREEPUBS>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers 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. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

The proposed rainwater harvesting system should be designed, installed and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.

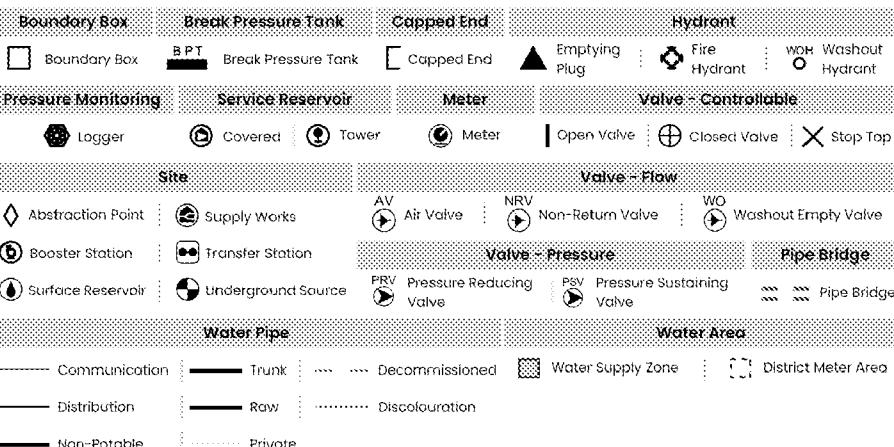
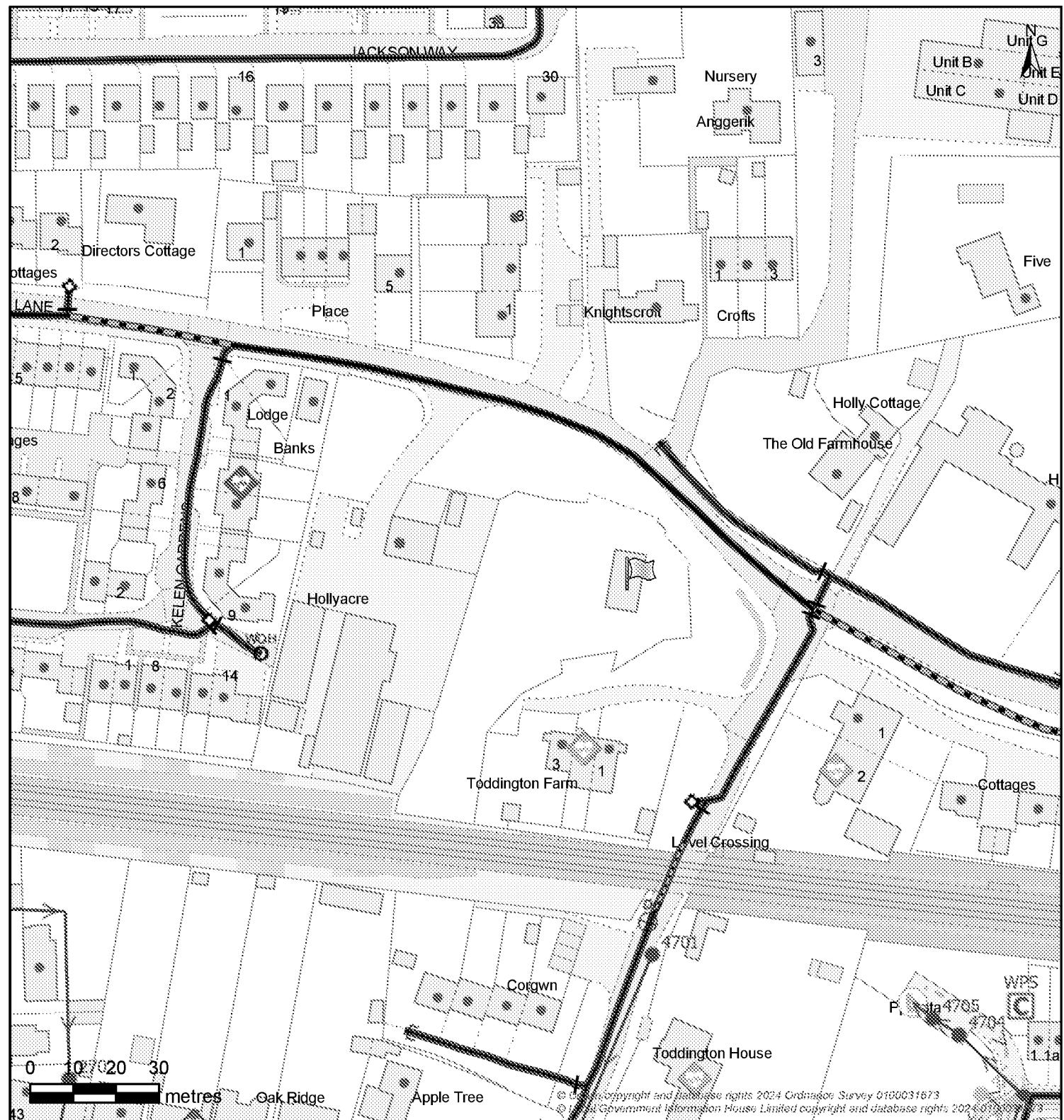
The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.

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

Website: southernwater.co.uk or by email at: [REDACTED]

Yours faithfully,
Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development



Map Title: SW Print

Printed By: Kelly Donaldson

Date Printed: 17/10/2024

Map Scale: 1:250

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.



from
Southern Water

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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>



From: SouthernWater PlanningConsultations

Sent: 17 October 2024 11:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/246/24/PL - DSA000037779

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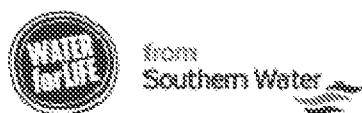
Dear Sir/Madam,

Please find attached Southern Water's response regarding the above planning consultation.

Yours
faithfully,

Future Growth Planning

Developer Services



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 07 October 2024 11:34

To: SouthernWater PlanningConsultations [REDACTED]

Subject: Planning Consultation on: LU/246/24/PL

To: Developer Services- Southern Water
NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: LU/246/24/PL

Registered: 4th October 2024

Site Address: Land at Toddington Lane Littlehampton BN17 7PN

Grid Reference: 503406 103840

Description of Works: Demolition of existing structures and development of land to create 10 No. residential dwellings, landscaping, access, car parking and cycle parking. This application may affect the setting of listed buildings, is in CIL zone 2 and is CIL liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 7th November 2024 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:<https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Kathryn Welch

Planning Officer- Arun District Council

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLCONSULT (ODS) 2020

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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