



Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

**Your ref**  
LU/250/25/RES

**Our ref**  
DSA000050260

**Date**  
23<sup>rd</sup> of January 2026

**Contact**  
[REDACTED]

Dear Sir/Madam,

**Proposal:** Approval of reserved matters following the grant of LU/47/11/ (amended by LU/182/15/PL) for 111 No dwellings, 1472sqm of retail floor space, 418sqm of community centre floor space, a civic public open space (0.35ha), a community car park and a super LEAP (incorporating fitness equipment / trail) comprising 0.62ha.

**Site:** Local Centre and Phase 6b Hampton Park Littlehampton.

Thank you for your correspondence, please see our comments below regarding the above application.

#### **Completed capacity check**


There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1 l/s for the above development at manhole reference TQ0304310W. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

#### **Existing pumping station located on/in proximity of the development site**

No habitable rooms shall be located within a minimum 15 metres of the boundary of an existing water/wastewater pumping station, due to the vibration and noise generated by all types of pumping stations and the potential odour. Southern Water requires existing access arrangements to the water/wastewater pumping station to be maintained with regards to unhindered 24 hour / 7 days a week access.

As per DCG, Southern Water will not accept proposals for pumped drainage when a discharge by gravity is possible, nor would we accepted the storage of foul sewerage with the resultant risk of septicity to the detriment of effective downstream treatment.





**Condition:** In order to protect the amenity of future residents and to ensure satisfactory access to the public water/wastewater pumping station, Southern Water requests that the following condition is attached to the planning permission; Prior to the commencement of development, the developer must demonstrate to the local authority (in consultation with Southern Water) that existing access arrangements to the public water/wastewater pumping station will be maintained, and that no habitable rooms shall be located within a minimum 15m of the pumping station's boundary.

#### **Existing Rising Main stand-off distance**

The 221 mm diameter rising main requires a minimum clearance of 3 metres on either side of the rising main to protect it from construction works and to allow for future access for maintenance. We would recommend using stand off distances as per our water mains, please refer to <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

No development or tree planting should be carried out within 3 metres of the external edge of the public rising main without consent from Southern Water. All existing infrastructure should be protected during the course of construction works.

**Condition:** In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewers.

#### **Connection to public sewer**

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

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

#### **Proposed SUDS features**

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance [www.water.org.uk/sewerage-sector-guidance-approved-documents/](http://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>



<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

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.

### **Tree planting**

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

**Condition:** In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

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

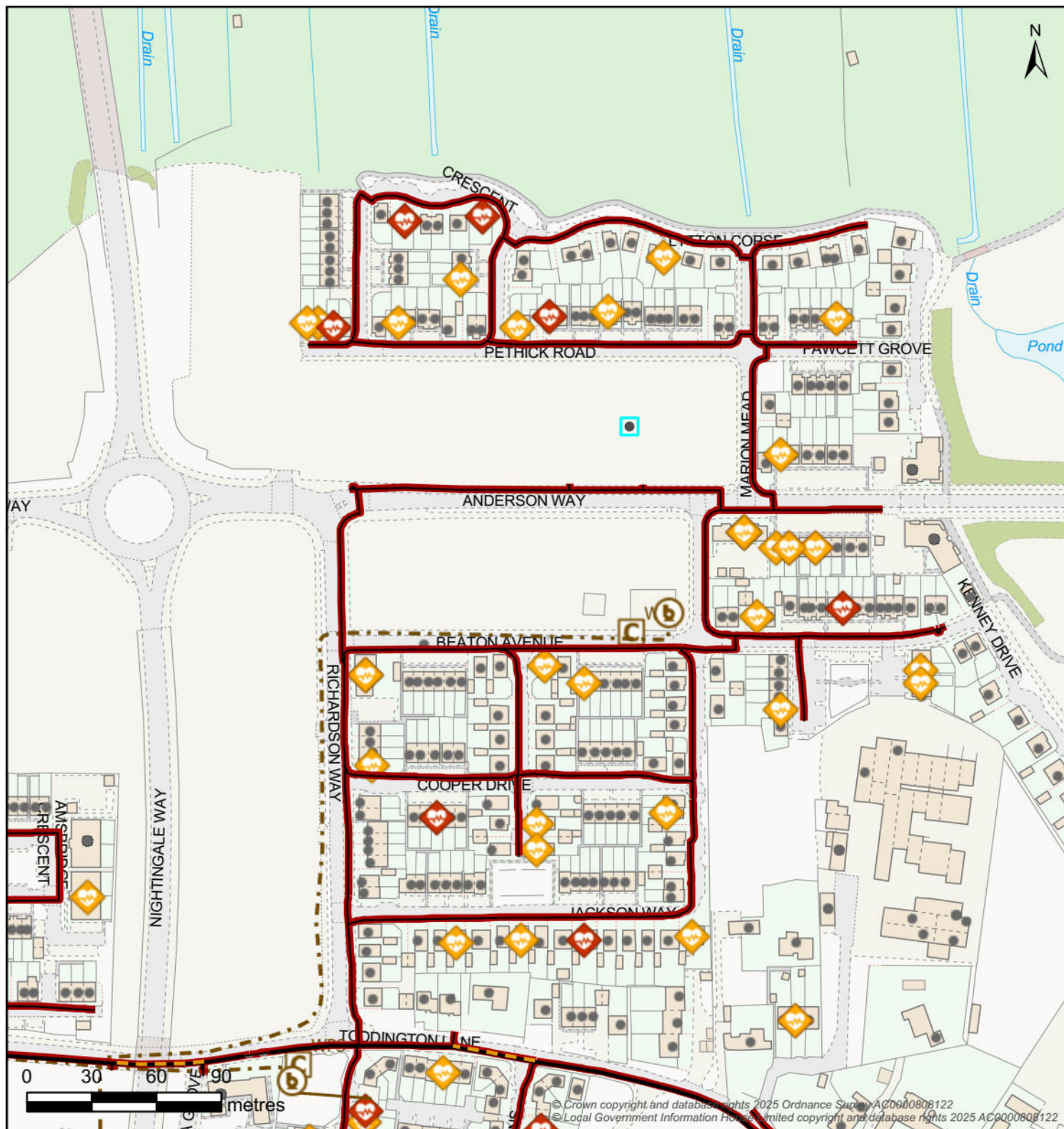
Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: [REDACTED]




































Yours faithfully,

Future Growth Planning Team

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





Boundary Box		Break Pressure Tank		Capped End		Hydrant		
 Boundary Box	 Break Pressure Tank	 Capped End	 Emptying Plug	 Fire Hydrant	 Washout Hydrant			
Pressure Monitoring		Service Reservoir		Meter		Valve - Controllable		
 Logger	 Covered	 Tower	 Meter	 Open Valve	 Closed Valve	 Stop Tap		
Site			Valve - Flow					
 Abstraction Point	 Supply Works	 Air Valve	 Non-Return Valve	 Washout Empty Valve				
 Booster Station	 Transfer Station	Valve - Pressure			Pipe Bridge			
 Surface Reservoir	 Underground Source	 Pressure Reducing Valve	 Pressure Sustaining Valve	 Pipe Bridge				
Water Pipe				Water Area				
 Communication	 Trunk	 Decommissioned		 Water Supply Zone	 District Meter Area			
 Distribution	 Raw	 Discolouration						
 Non-Potable	 Private							

**Map Title: DSA000050260 GIS**

Printed By: Kelly.Donaldson

Date Printed: 12/01/2026

Map Scale: 2500

*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.*



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Improving the wellbeing of Arun	Delivering the right homes in the right places	Supporting our environment to support us	Fulfilling Arun's economic potential	Our core foundations	

**Subject:** RE: Planning Consultation on: LU/250/25/RES - DSA000050260

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Kelly Donaldson  
Future Growth Planning  
Developer Services

[southernwater.co.uk](https://southernwater.co.uk)



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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:** 09 January 2026 12:04

**To:** SouthernWater PlanningConsultations [REDACTED]

**Subject:** Planning Consultation on: LU/250/25/RES

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

**The Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Articles 16 & 18 Consultation before the grant of permission**

**Approval of Reserved Matters Following Outline Approval**

<b>Application No:</b>	<b>LU/250/25/RES</b>
<b>Registered:</b>	10th December 2025
<b>Site Address:</b>	Local Centre and Phase 6b Hampton Park Littlehampton
<b>Grid Reference:</b>	503360 104210
<b>Description of Works:</b>	Approval of reserved matters following the grant of LU/47/11/ (amended by LU/182/15/PL) for 111 No dwellings, 1472sqm of retail floor space, 418sqm of community centre floor space, a civic public open space (0.35ha), a community car park and a super LEAP (incorporating fitness equipment / trail) comprising 0.62ha.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 18th January 2026 . 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

Hannah Kersley

Planning Officer- Arun District Council



Telephone: 01903 737856

Email: [hannah.kersley@arun.gov.uk](mailto:hannah.kersley@arun.gov.uk)

PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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