

Arun District Council
Planning Policy
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2017/119760/01-L01
Your ref: LU/278/17/RES
Date: 03 October 2017

Dear Sir/Madam

[RESERVED MATTERS] 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 FLOORSPEACE (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 LAND WEST OF TODDINGTON PARK, TODDINGTON LANE, LITTLEHAMPTON, BN17 7PP

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

We have reviewed the information as submitted and have no objection to the proposal as submitted.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Advice to LPA/Applicant

The site is located on River Terrace Deposits overlying Chalk Principal Aquifer. It is not within a Source Protection Zone.

We have reviewed the Technical Drainage Note (prepared by WYG dated 22nd August 2017). This states that the site is currently completely greenfield. It concludes that soakaways are not feasible as the groundwater level is close to the ground surface and infiltration tests have shown that the ground is unsuitable for a soakaway. The report concludes that surface water will be discharged to surface water. It is advised that appropriate pollution control devices are installed prior to any discharge to surface water.

If this site falls within the Lidsey wastewater treatment works (WwTW) catchment, whilst there is headroom at the works, the sewer network is subject to surface water and groundwater entering the system especially at times of high rainfall and when groundwater levels are high. This overloads the sewers, causing sewage to surcharge and cause pollution. The additional flows may also affect the ability of the Lidsey WwTW to cope.

We are working with Southern Water to better understand the issues, however, at this stage we are unable to determine the extent to which a mains connection from this development would exacerbate the existing situation, or the environmental impact this would have.

We recommend you consult Southern Water, as the operator, whether Lidsey Wastewater Treatment Works and the sewer network, is able to accommodate the additional flows produced by this development.

We would support the inclusion of water efficiency measures as part of this development.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

