



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

W/ 44/14/
Your Ref
LU/355/10/
Our Ref
S/AR/2010/355
Date
08/12/2010

Dear Sir

Proposal: Outline application with some matters reserved for mixed use development comprising: up to 600 residential dwellings (including up to 30% affordable housing), up to 4000 sqm of B1/B2/B8 employment floorspace, up to 235 sqm of A1/A2/A3 local facilities, structural planting & landscaping, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, allotments & surface water attenuation, on-site pumping station, primary vehicular access from the A259 with additional pedestrian/cycle/bus emergency only access from Courtwick Lane & ancillary works. This application is the subject of an Environmental Impact Assessment & a departure from the development plan.

Site: Courtwick Lane, Land South of Railway, Littlehampton, West Sussex BN177RZ
LU/355/10/

Thank you for your letter dated 30/11/2010.

The proposed sewer to be requisitioned under S98 of the Water Industry Act to Ford Wastewater Treatment Works is acceptable.

The application details for this development indicate that the proposed means of surface water drainage for the site is via an existing watercourse, pond /lake. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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.

Contd..

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.

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