

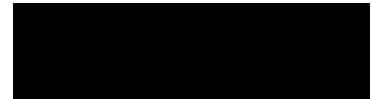


Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
LU/83/25/OUT

Our ref
DSA000044803

Date
27th of June 2025



Dear Sir/Madam,

Proposal: Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may affect the setting of listed buildings.

Site: Westholme Nursery Toddington Lane Littlehampton BN17 7PP.

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

Inadequate Capacity

Network Capacity refers to the available capacity in our underground assets that carry wastewater to Waste Water Treatment Works (WWTWs). This includes a range of pipe sizes and material types, Wastewater Pumping Stations (WPS) and supporting infrastructure. Some capacity issues may be addressed with operational changes, others may require physical works on our assets. We may identify where several developments would benefit from a larger network reinforcement programme to serve them all where significant growth is taking place in close proximity.

Part of our evaluation looks at the risk of flooding incidents arising from the additional flow of material in terms of 'hydraulic overload'. This means we consider whether there is enough room in the pipes for the likely maximum flow from the connection itself. This assessment does not include random events such as ingress of water from broken pipes, changes in flow arising from blockages or unidentified additional flows from misconnections, these are dealt with through other processes outside of our asset growth planning team as they are operational incidents.

Network Capacity is independent of capacity at the WWTW and growth is planned in a different way though in some cases we may have parallel projects to both reinforce both the network and upgrade the treatment works but this is often not required.

For full details of our connection charging arrangement visit: [Connection charging arrangements \(southernwater.co.uk\)](https://southernwater.co.uk)

Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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/

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/14ndl3db/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.



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)



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Boundary Box □ Boundary Box	Break Pressure Tank BPT Break Pressure Tank	Capped End □ Capped End	Hydrant		
			▲ Emptying Plug	⊕ Fire Hydrant	⊙ Washout Hydrant
Pressure Monitoring ● Logger	Service Reservoir ⊙ Covered ⊙ Tower	Meter ⊙ Meter	Valve - Controllable		
			Open Valve	⊕ Closed Valve	✕ Stop Tap
Site		Valve - Flow			
◇ Abstraction Point	⊙ Supply Works	⊙ AV Air Valve	⊙ NRV Non-Return Valve	⊙ WO Washout Empty Valve	
⊙ Booster Station	⊙ Transfer Station	Valve - Pressure			
⊙ Surface Reservoir	⊙ Underground Source	⊙ PRV Pressure Reducing Valve	⊙ PSV Pressure Sustaining Valve	Pipe Bridge	
				= = Pipe Bridge	
Water Pipe			Water Area		
— Communication	— Trunk	— Decommissioned	■ Water Supply Zone	⊙ District Meter Area	
— Distribution	— Raw	— Discolouration			
— Non-Potable	— Private				

Map Title: SW Print

Printed By: Kelly.Donaldson
 Date Printed: 19/06/2025
 Map Scale: 1250

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: Nicola Oktay on behalf of Planning.Responses
Sent: 30 June 2025 09:37
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/83/25/OUT - DSA000044803
Attachments: DSA000044803 - SWS Response Letter.pdf; DSA000044803 - GIS (1).pdf

Southern Water response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	
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From: SouthernWater PlanningConsultations [REDACTED]
Sent: 27 June 2025 08:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/83/25/OUT - DSA000044803

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Dear Sir/Madam,

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

Yours faithfully,

Kelly Donaldson
Future Growth Planning
Developer Services



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 09 June 2025 15:03
To: SouthernWater PlanningConsultations [REDACTED]
Subject: Planning Consultation on: LU/83/25/OUT

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

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5 - Articles 16 & 18 Consultation before the grant of permission
Outline Consent

Application No: LU/83/25/OUT
Registered: 9th June 2025
Site Address: Westholme Nursery Toddington Lane Littlehampton BN17 7PP
Grid Reference: 503415 103978
Description of Works: Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may affect the setting of listed buildings.

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.

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 10th July 2025 . 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

PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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