

From: Rowe, Shae [REDACTED]
Sent: 11 September 2025 16:36
To: Peter Humphry; Jessica Riches
Cc: Paul Houston; Marta Furdal-Karpezo; Peter Cleveland; Katherine Child; Lucy Robinson
Subject: RE: P/49/25/DOC - Missing Consultation Response

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Hi Paul,

Thank you for your email.

Point 4:

This is a continuous operation that considers both existing and proposed units. However, we're unable to assess every proposed unit for this WTW, as that would require evaluating each approved sewer connection individually, including knowing the relevant time span. If the council has queries regarding a specific development beyond this one, they should relay it to us directly for evaluation.

Points 5 & 6:

Yes, these questions have been addressed. The WTW currently has capacity for this development. However, network capacity is a separate issue. As previously advised, this is a continuous operation. At present, the foul network does not have capacity for the full waste load. We aim to provide foul reinforcement within 24 months of planning approval. I note that outline permission was granted in 2018, so we have missed this target. A recent capacity check conducted this year confirmed there is no current capacity in the foul network. We will continue to work with buildout information and aim to capture growth annually. Please note that under the Water Industry Act 1991, a connection cannot be refused based on capacity.

Point 7:

Please refer to AMP years 2025–2030 for planned improvements at the WTW, as outlined in our [Clean Rivers And Seas Plan](#)

Point 8:

This has been addressed. The WTW currently has capacity, while the foul network does not. Again, under the Water Industry Act 1991, a foul connection cannot be refused.

Point 9:

It appears the dates may be reversed. Please refer to our Clean Rivers and Seas Plan, which provides transparent information on our upgrade programme for all external stakeholders.

Point 10:

This has been answered.

Point 11:

AMP 2025–2030. Please refer to the [Clean Rivers And Seas Plan](#)

Shae
Future Growth Planner, South East Region

[REDACTED]

From: Peter Humphry [REDACTED]
Sent: 11 September 2025 12:24
To: Rowe, Shae [REDACTED]
Cc: Paul Houston [REDACTED] Marta Furdal-Karpezo [REDACTED] Peter Cleveland [REDACTED]
 [REDACTED] Katherine Child [REDACTED] Lucy Robinson [REDACTED]
Subject: FW: P/49/25/DOC - Missing Consultation Response

Please see email correspondence below between Jessica (planning officer) and Sophie.

- Point 4 – what are the numbers of other dwellings wanting to connect? Appreciate they might not be able to give us site specific details
- Points 5 & 6 – I think we need something very clear saying the network capacity can be provided. The below comments don't really answer the question
- Point 7 – not sure these dates are correct?
- Point 8 – based on our phasing / occupancy rates, please can they confirm how many units they can connect
- Point 9 – dates also incorrect?
- Point 10 - based on our phasing / occupancy rates, please can they confirm how many units they can connect
- Point 11 / general – when will the upgrade works be complete?

Thanks in advance and look forward to your thoughts.

2

Pete Humphry
Technical Manager



Yarmouth House,
1300 Parkway,
Whiteley,
Hampshire.
PO15 7AX

foremanhomes.co.uk



From: Southern Water Planning [REDACTED]
Sent: 09 September 2025 10:32
To: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: P/49/25/DOC - Missing Consultation Response

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Hi Jessica,

Thank you for your patience while I gathered the answers to your questions below. As with the case of Hook Lane, it was necessary to engage with several internal stakeholders across the business to get the answers. Please see below in red.

1. Will the Summer Lane development for 350 units all connect to the sewer which is served by Pagham Waste Water Treatment Works (WWTW): **At this stage based on the documentation we have, it would appear that there is one discharge point: SZ89980302 that connections to Pagham WTW.**
2. What is the capacity of the Pagham WWTW as of today: **Summer Lane Pagham WTW has existing DWF headroom for approx. 462 residential properties base on the latest 3-year averaged DWF.**
3. What is the current leftover capacity of the Pagham WWTW as of today (i.e. how many dwellings can be connected to the WWTW without causing overflows into the SPA Harbour): **Summer Lane Pagham WTW has existing DWF headroom for approx. 462 residential properties base on the latest 3-year averaged DWF.**
4. **Are there any other developments which are yet to or about to connect to Pagham WWTW that could be utilising the leftover capacity: Yes**
5. **What is the capacity of the Foul Network to the WWTW as of today: The DWF capacity headroom of a treatment work is assessed using the latest permit limits and the three-year average DWF received at the treatment works and we already answered in Q2&3.**
6. **What is the current leftover capacity of the foul network as of today (i.e. how many dwellings can be connected to the WWTW without causing overflows into the SPA Harbour): It's a continuous operational network reinforcement that takes into account the existing and new developments that is modelled into our base model. So we would not know the answer to this question once Southern Water have been consulted on a proposed development.**
7. When will the reinforcement works for the Pagham WWTW take place (start and finish dates):

Start Date: APR 2028

End Date: MAR 2025

What causes storm overflows here:

Too much rainwater getting into the network

Average annual releases from site:

54

Estimated investment required:

£1.89m

Site of interest:

Yes - Other sensitive site

When work is planned to commence (subject to regulatory approval):

2025-2030 (part of this work will be carried out before 2025)

Solutions:

Sustainable drainage solutions in the community and increased & optimised storage capacity. We estimate we need to manage approximately 0.9 hectares of impermeable land in the area, by installing sustainable drainage systems (SuDS) (e.g. planting trees, installing raingardens, etc.). This may include the installation of at least 71 household water butts and similar solutions for businesses and public buildings.

8. How many dwelling units can be accommodated in the WWTW capacity once the upgrades have taken place and what will the leftover capacity be: The DWF capacity headroom is subject to change depending on the number of connected properties and the total DWF, including infiltration. Therefore, the assessed headroom will vary depending on the timing of the evaluation. We won't know the answer until the upgrade works are completed.

9. Are the network upgrades relating to capacity, or to water quality, or both:

Summer Lane Pagham SSO has been scoped to reduce the number of storm discharges with a combination of SuDS and storage options.

- i) Start Date: APR 2028
- ii) End Date: MAR 2025

There is one Dig Repair – Workorder raised under Rehabilitation

Scheme Ref	County	Catchment	Scheme Type	Target Year	Priority	Project Manager	Upstream MH	Downstream MH	Road Name
PAGM0032	S	PAGM	DIG Repair	Yr1		Glenn Derrington	SZ89974760	SZ89973655	The Causeway

10. How many dwelling units can be accommodated in the foul network once the upgrades have taken place and what will the leftover capacity be: It's a continuous operational network reinforcement that takes into account the existing and new developments that is modelled into our base model. So we would not know the answer to this question once Southern Water have been consulted on a proposed development.

11. When taking into account storm events, is the WWTW and the network robust enough to not flood (what level of flooding can the network and WWTW endure currently vs once the upgrades have taken place): Understood from the APL that there are no ARM risks for flooding at the WTW, but there are some flooding risks in the catchment. Again, we won't be able to assess the impact of upgrade works until they are completed.

Kind Regards,
Sophie King



[W. southernwater.co.uk](http://W.southernwater.co.uk)

From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 20 August 2025 12:49

To: Southern Water Planning [REDACTED]

Subject: RE: P/49/25/DOC - Missing Consultation Response

Importance: High

Hi Sophie,

The attachment states that original comments from 2nd August 2025 still apply – there are no records of Southern Water commenting on 2nd August 2025 on the application file P/49/25/DOC. I appreciate that on your system your comments are probably organised by site, however, we have hundreds of applications which sometimes don't get approved, and therefore trying to find old application and the correct response from SW, is very difficult and time consuming.

In future consultations, it would be worth referencing the date *and the planning application reference* you are referring to, or alternatively note that these were expressed at an earlier date but then copy out the response again. This is the best way to ensure your comments are actually carried through, as each application will have different officers allocated to it, and it might be that they don't pick up the right response from Southern Water.

Please could you provide exactly what those comments were from the 2nd August 2025.

In addition, I have found out that this is another application which is impacted by the capacity at the Pagham Waste Water Treatment Works (PWWTW) and the issues relating to the Pagham Harbour SPA/Ramsar. As before (see attached) from Emma, we need to ascertain the answers the below to conduct a Habitat Regulations Assessment:

1. Will the Summer Lane development for 350 units all connect to the sewer which is served by Pagham Waste Water Treatment Works (WWTW):
2. What is the capacity of the Pagham WWTW as of today:

3. What is the current leftover capacity of the Pagham WWTW as of today (i.e. how many dwellings can be connected to the WWTW without causing overflows into the SPA Harbour):
4. Are there any other developments which are yet to or about to connect to Pagham WWTW that could be utilising the leftover capacity:
5. What is the capacity of the Foul *Network* to the WWTW as of today:
6. What is the current leftover capacity of the foul network as of today (i.e. how many dwellings can be connected to the WWTW without causing overflows into the SPA Harbour):
7. When will the reinforcement works for the Pagham WWTW take place (start and finish dates):
8. How many dwelling units can be accommodated in the WWTW capacity once the upgrades have taken place and what will the leftover capacity be:
9. Are the network upgrades relating to capacity, or to water quality, or both:
10. How many dwelling units can be accommodated in the foul network once the upgrades have taken place and what will the leftover capacity be:
11. When taking into account storm events, is the WWTW and the network robust enough to not flood (what level of flooding can the network and WWTW endure currently vs once the upgrades have taken place):

Please could you get back to me as soon as possible.

Kind regards,

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852

E: jessica.riches@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Southern Water Planning [REDACTED]
Sent: 18 August 2025 09:31
To: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: P/49/25/DOC - Missing Consultation Response

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Hi Jessica,

Apologies for the delay in responding to your email, I have been on annual leave.

Please find attached Southern Water's response.

Kind Regards,
Sophie King
Future Growth Planner
Developer Services
[REDACTED]
[W. southernwater.co.uk](http://W.southernwater.co.uk)



From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 07 August 2025 12:08
To: Southern Water Planning [REDACTED]
Subject: FW: P/49/25/DOC - Missing Consultation Response

Hi Sophie,

Thank you for your email.

We transferred to a new system early this year which resulted in unavailability for a week, which may have been the result of this issue. This was notified on the council website, however the councils' website has been working for a number of months now.

As this consultation is overdue, please could someone prioritise this application and provide a timeframe for a response.

Kind regards,

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
E: jessica.riches@arun.gov.uk

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From: Southern Water Planning [REDACTED]
Sent: 25 July 2025 13:06
To: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: P/49/25/DOC - Missing Consultation Response

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Hi Jessica,

Thank you for your email.

My colleague reached out to planning.responses@arun.gov.uk to advise that there is an error on the council website – please see attached. Unfortunately, I cannot locate a response to this email.

Has this been amended now? If so, I will inform our consultation team to review and respond.

Kind Regards,
Sophie King
Future Growth Planner
Developer Services

[REDACTED]
W. southernwater.co.uk



From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 24 July 2025 17:21

To: Southern Water Planning [REDACTED]

Subject: P/49/25/DOC - Missing Consultation Response

Importance: High

Hello,

Southern Water were consulted on the above discharge of condition application on 23rd April 2025, however no comments have been received. Please could you review your file to see if something has been missed, or alternatively let me know when a response can be received.

Kind regards,

Jessica Riches *(She / Her)*

Principal Planning Officer

Strategic Development Team, Planning

T: 01903 737852

E: jessica.riches@arun.gov.uk

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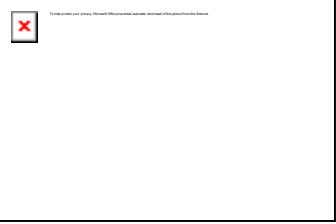
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Peter Cleveland
Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA



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