



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

Developer Services  
Southern Water  
Sparrowgrove House  
Sparrowgrove  
Otterbourne  
Hampshire  
SO21 2SW



Your Ref

WA/22/15/OUT

Our Ref

PLAN-009793

Date

02/06/2015

Dear Sir

**Proposal: Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial floorspace (B1 (b)/(c)) & associated works including access, internal road network, highway works, landscaping, selected tree removal, informal & formal open space & play areas, pedestrian & cyclist infrastructure utilities, drainage infrastructure, car & cycle parking & waste storage. This application is a departure from the Development Plan & a dual parish with Eastergate.**

**Site: Land to the East of Fontwell Avenue, Fontwell, BN18 0SB.**

**WA/22/15/OUT**

Thank you for your letter of 14/05/2015.

Please find attached a plan of the sewer records showing the approximate position of foul sewer within the site. The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to

be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED]

Following initial investigations, there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

"The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW [REDACTED]

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

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."

Due to surface water inundation issues in the Lidsey Catchment "The applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development".

Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

Developer Services

[REDACTED]

**From:** Laker, Nick [REDACTED]  
**Sent:** 16 June 2015 18:55  
**To:** Neil Crowther  
**Subject:** RE: RE: email

Dear Neil,

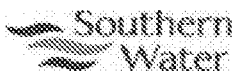
**Ref: : Land to the East of Fontwell Avenue, Fontwell, BN18 0SB, WA/22/15/OUT**

Please find attached a copy of a planning letter in response to the above planning application which was sent on the 2<sup>nd</sup> June.

Should you have any questions please email me.

Regards,

**Nick Laker**  
Senior Technical Manager



Southern Water, Southern House, Sparrowgrove, Otterbourne, SO21 2SW

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**From:** Underwood, Sam  
**Sent:** 12 June 2015 14:21  
**To:** Laker, Nick  
**Subject:** FW: RE: email

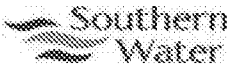
Hi Nick,

Susan Solbra tells me you're the right person to refer this to.  
Essentially, ADC doesn't appear to have received a planning response from us re Fontwell.  
You'll see from the email trail that Susan believes we did respond.  
Please can you check with this chap at the council?

All the best,

Sam

**Samuel Underwood**  
Stakeholder Manager



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**From:** Underwood, Sam  
**Sent:** 12 June 2015 09:14  
**To:** Solbra, Susan  
**Subject:** FW: RE: email

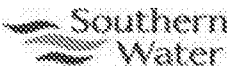
Hi Susan,

I've received the following from ADC re Fontwell.  
Would it be more appropriate for you to respond?

All the best,

Sam

**Samuel Underwood**  
Stakeholder Manager



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**From:** Neil Crowther [Redacted]  
**Sent:** 11 June 2015 15:46  
**To:** Underwood, Sam  
**Cc:** [Redacted]  
**Subject:** FW: RE: email

Sam,

I can confirm that the Council has not received any consultation response from SW.

Please can you re-send if one has been prepared?

Regards, Neil

---

Neil Crowther | Strategic Development Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF  
Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: [neil.crowther@arun.gov.uk](mailto:neil.crowther@arun.gov.uk)  
Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)  Save the environment - think before you print.

**From:** SUE WALLSGROVE [REDACTED]  
**Sent:** 11 June 2015 15:39  
**To:** Neil Crowther  
**Subject:** Fwd: RE: email

Dear Mr Crowther,

Please find the email that I have received from Southern Water.

Regards,

Sue Wallsgrove

---Original message---

**From :** [REDACTED]  
**Date :** 09/06/2015 - 09:21 (GMTST)  
**To :** [REDACTED]  
**Subject :** RE: email

Hi Cllr Wallsgrove,

I've had a response from our developer services team and will have to refer you to the planning authority as discussed.

Legislation requires the planning authority to publish all representations made to a planning application and make them publically available for inspection, including those from Southern Water.

Planning applications are dealt with by our Developer Services team. They found the response to this planning application (screenshot below), which may help. As it is a recent response it may not yet be available on the authority's website.

As discussed, we work in collaboration with planning authorities and developers to ensure that necessary infrastructure is delivered in a timely manner. We actively respond to planning consultations and will ask for planning conditions if we identify that new or improved infrastructure needs to be delivered in parallel with the development.

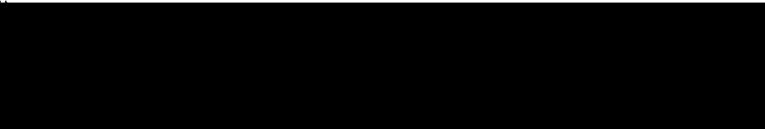
Although Portsmouth Water is the water supply company in Fontwell we agree that protection of water resources is an important issue. We would expect the Environment Agency to raise this issue in their response to the application if there is a risk to the quality and potential yield of water supplies.

All the best,

Sam

Application References			
Serial Number	46001	SW Reference	S/AR/2015/22
Region	Sussex	Grid Reference	n/a
Council	Arun District Council	Local Auth Ref.	WA/22/15/OUT
Area / Parish			
Catchment	LIDSEY		
Site Address			
Land to the East of Fontwell Avenue, Fontwell, BN18 0SB.			
Proposed Development			
Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial			

floorspace (B1 (b)/(c)) & associated works...

Progress			
Consultees	n/a	Reply Required	Yes
Planning App Sent	14 May 2015	Reply From Cons.	n/a
Received By SW	14 May 2015	Reply To Local Auth	1 Jun 2015
Date to Consultees:	n/a	Local Auth. Deadline	18 Jun 2015
Applicant Address		Agent Address	
Applicant Name	Mr John Richards	Agent Name	n/a
Address 1	Fontwell Estates Ltd	Address 1	n/a
Address 2	C/O Dandara and Global Technologies	Address 2	n/a
Address 3	Racing, KD Tower, Cotterells	Address 3	n/a
Address 4	Hemel Hempstead	Address 4	n/a
Postcode	HP1 1FW	Postcode	n/a
Domestic Properties		Comercial Properties	
Site Area (Hectares)	n/a	Site Area (Hectares)	n/a
No. of Units	n/a		
Local Authority Decision			
Decision		Decision Date	n/a
Conditions			
Comments			
Planning and Development Services Developer Services Southern Water Sparrowgrove House Sparrowgrove Otterbourne Hampshire SO21 2SW  Arun District Council Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF  Your Ref			

WA/22/15/OUT

Our Ref

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Date

01/06/2015

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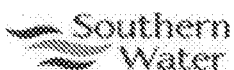
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Yours sincerely

Developer Services

Samuel Underwood  
Stakeholder Manager (Hants and IoW)



T. 01903 272343 | M. 07775 954206  
[www.southernwater.co.uk](http://www.southernwater.co.uk)

---

**From:** SUE WALLSGROVE [<mailto:wallsgrove823@btinternet.com>]

**Sent:** 08 June 2015 16:25

**To:** Underwood, Sam

**Subject:** email

Hi Sam,

have you received my email?

Kind Regards,

Sue Wallsgrove.

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