



Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
AL/30/25/OUT

Our ref
DSA000043341

Date
30th of April 2025



Dear Sir/Madam,

Proposal: Outline application with some matters reserved (except access) for 2 No dwellings served from a new access in the location of the existing access. This application is a Departure from the Development Plan.

Site: Land adjacent to 1 Elm Cottage Hook Lane Aldingbourne PO20 3TG.

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

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply drainage services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Connection to Public Sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed SUDS

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/l4ndl3db/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.

Surface water discharge proposed to existing watercourse

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.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains.



Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

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		Break Pressure Tank		Capped End		Hydrant							
	Boundary Box		Break Pressure Tank		Capped End		Emptying Plug		Fire Hydrant		Washout Hydrant		
Pressure Monitoring		Service Reservoir		Meter		Valve - Controllable							
	Logger		Covered		Tower		Meter		Open Valve		Closed Valve		Stop Tap
Site				Valve - Flow									
	Abstraction Point		Supply Works		Air Valve		Non-Return Valve		Washout Empty Valve				
	Booster Station		Transfer Station	Valve - Pressure				Pipe Bridge					
	Surface Reservoir		Underground Source		Pressure Reducing Valve		Pressure Sustaining Valve			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

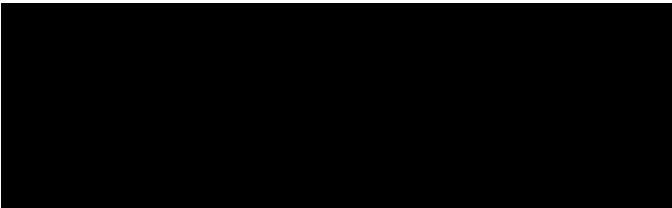
Printed By: Kelly.Donaldson
 Date Printed: 30/04/2025
 Map Scale: 1250

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.



[REDACTED]

Southern Water response









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



Sent: 30 April 2025 15:05

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Planning Consultation on: AL/30/25/OUT - DSA000043341

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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


southernwater.co.uk



From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 11 April 2025 16:04
To: SouthernWater PlanningConsultations 
Subject: Planning Consultation on: AL/30/25/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: AL/30/25/OUT
Registered: 4th April 2025
Site Address: Land adjacent to 1 Elm Cottage Hook Lane Aldignbourne PO20 3TG
Grid Reference: 493182 104808
Description of Works: Outline application with some matters reserved (except access) for 2 No dwellings served from a new access in the location of the existing access. This application is a Departure from the Development Plan.

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.

Should you have any comments to make, these should be sent by replying to this email by 16th May 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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