



Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
DSA000053539

Our ref
A/44/26/PL

Date
5th May 2026



Dear Sir/Madam,

Proposal: Retention of 40 No dwellings (after demolition of previous buildings) and associated operations

Site address: Former Shrublands Nursery Roundstone Nursery Angmering BN13 4AT

Possible Contamination on Redevelopment Site
(Brownfield sites - former petrol, gas, oil etc. contamination):

The level of contamination on site should be investigated, as this may affect the materials used for the public water mains to service the development. Details of any contamination found on site should be declared to the statutory water undertaker, as part of a water connection application, as this will influence the materials used for construction of public water mains on the site.

Please visit [water-connection-technical-guidance_wca.pdf](#) for more information.

Proposed works involve demolition:

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

New Roads & Street Works Act (NRSWA):

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to [REDACTED].

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.

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.

Existing Sewers shown on applicant's plans not in GIS:

The plan provided by the developer drawing no 21-254-703 shows a sewer crossing the site which is not shown on our records. An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate):

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Connection to public sewer - capacity available desktop study under 50:

Southern Water has undertaken a desktop study of the area, and our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. 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.

S106 Connection application:

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.



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>

Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

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.

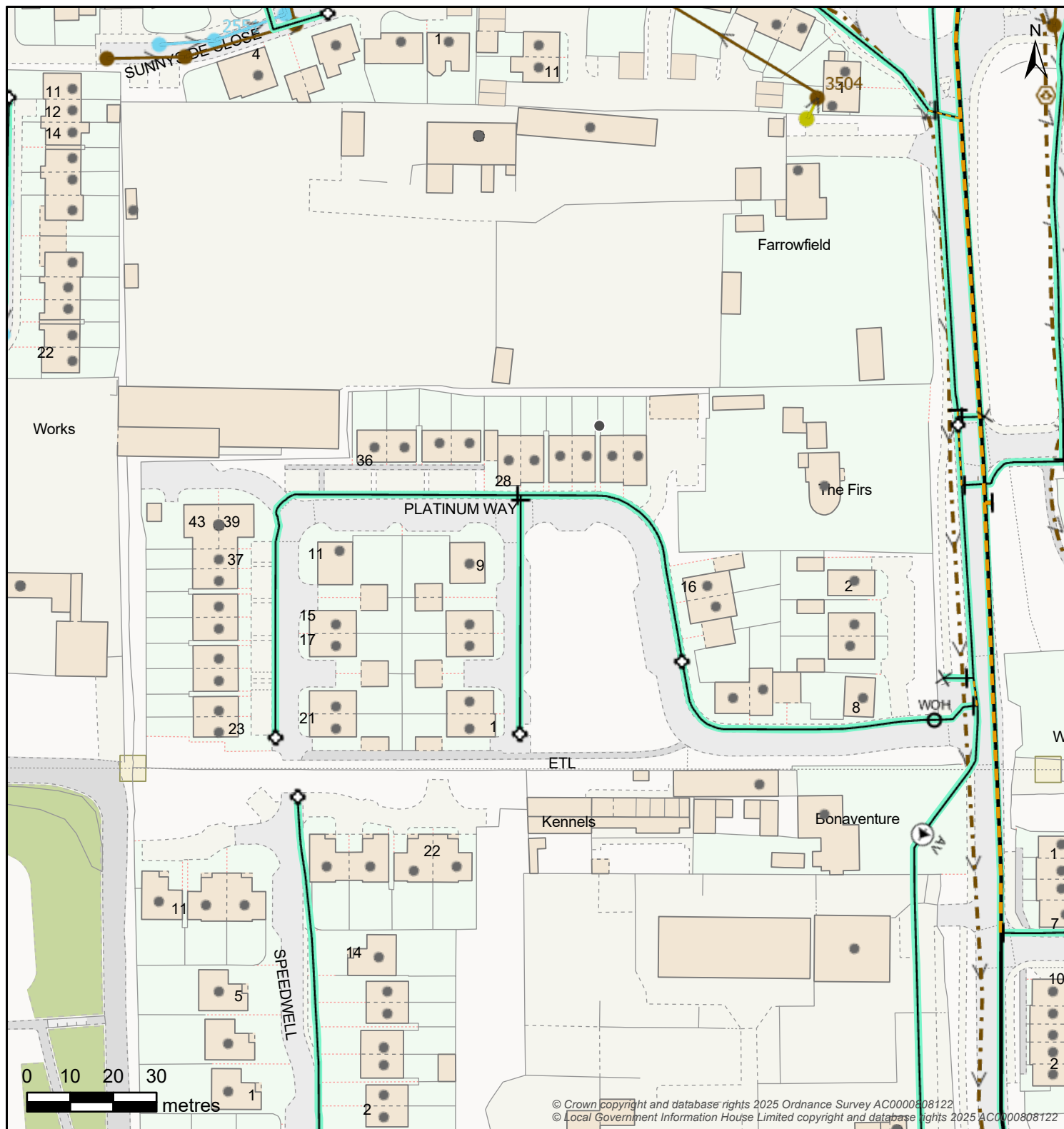
It is possible that a sewer now deemed to be public could be crossing the development site.

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. If this happens, please call our Customer Service Desk on [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)



Boundary Box	Break Pressure Tank	Capped End	Hydrant			
Boundary Box	BPT Break Pressure Tank	Capped End	Emptying Plug	Fire Hydrant	WOH 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	AV Air Valve	NRV Non-Return Valve	WO Washout Empty Valve		
Booster Station	Transfer Station	Valve - Pressure		Pipe Bridge		
Surface Reservoir	Underground Source	PRV Pressure Reducing Valve	PSV 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: Isaac.Vowles

Date Printed: 05/05/2026

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.



PL- Consultation- Southern Water response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification 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

Our core foundations

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From: SouthernWater PlanningConsultations [REDACTED]
Sent: 05 May 2026 15:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: DSA000053539; A/44/26/PL - Retention of 40 No dwellings (after demolition of previous buildings) and associated operations (resubmission following A/115/25/PL)

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon,

Please see the attached GIS snippet and planning response letter

Yours sincerely
Isaac Vowles

Developer Services
[REDACTED]
southernwater.co.uk



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