



from
Southern Water 

Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
BE/112/25/OUT

Our ref
DSA000047946

Date
20th of October 2025

Contact
[REDACTED]

Dear Sir/Madam,

Proposal: Outline application with some matters reserved (except access, layout and scale) for 3 No class E light industrial units and associated landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.

Site: Land at Heath Place Bersted PO22 9SL.

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 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 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/

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.

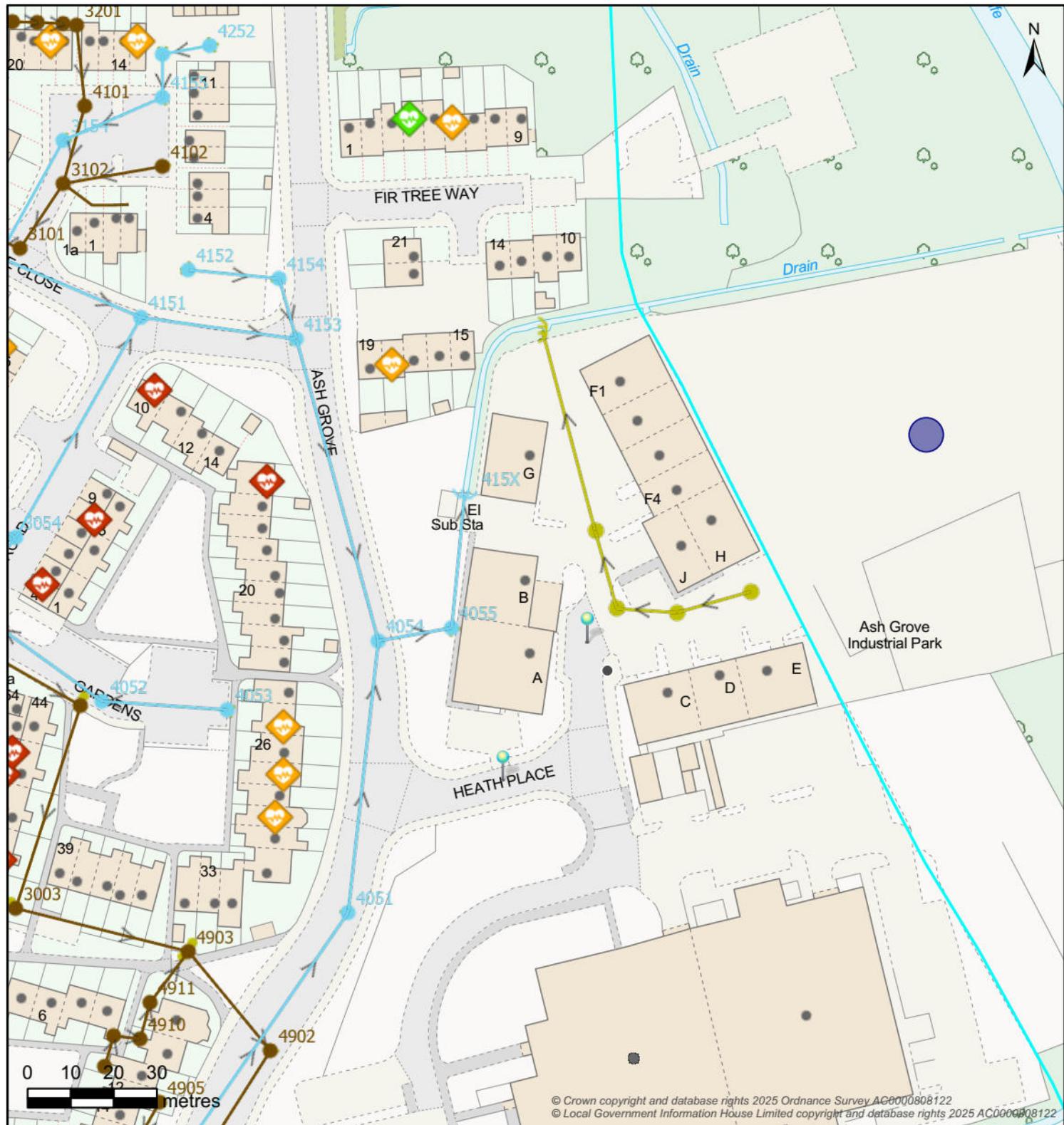
This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

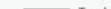
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

Website: southernwater.co.uk or by email at: [REDACTED]

Yours faithfully,

Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development



Controllable Valve	Flow Control	Inlet-Outfall
 Damboards  Penstock  Valve	 Anti Flood Device  Pumped Anti Flood Device	 Reflux Valve
Manhole		
 Bifurcation  Cascade  Catchpit	 Head Of Public Sewer	 Interceptor Chamber  Manhole  Soakaway  Washout
Outfall Headworks	Overflow Chamber	Pipe Bridge
 Outfall Headworks  Combined Sewer  Emergency Overflow		 Pipe Bridge  Micro Pumping Station  Pumping Station
Sewer Level Monitor	Storage	Treatment Works
 Sewer Level Monitor  Storm Tank  Tidal Storage Tank		 Treatment Works  Weir  Wastewater Site
Wastewater Pipe		
 Culverted Water Course  Syphon	 Drain  Tank Sewer	 Outfall  Trunk Sewer
 Overflow  Vacuum Main	 Rising Main  Decommissioned Pipe	 Foul  Combined  Sludge  Treated Effluent  Surface Water  Private
Wastewater Use		
Developer Services		
Wastewater Area		
 Build Over Agreement  Section 104		
 Catchment  Sub-Catchment		

Map Title: SW Print

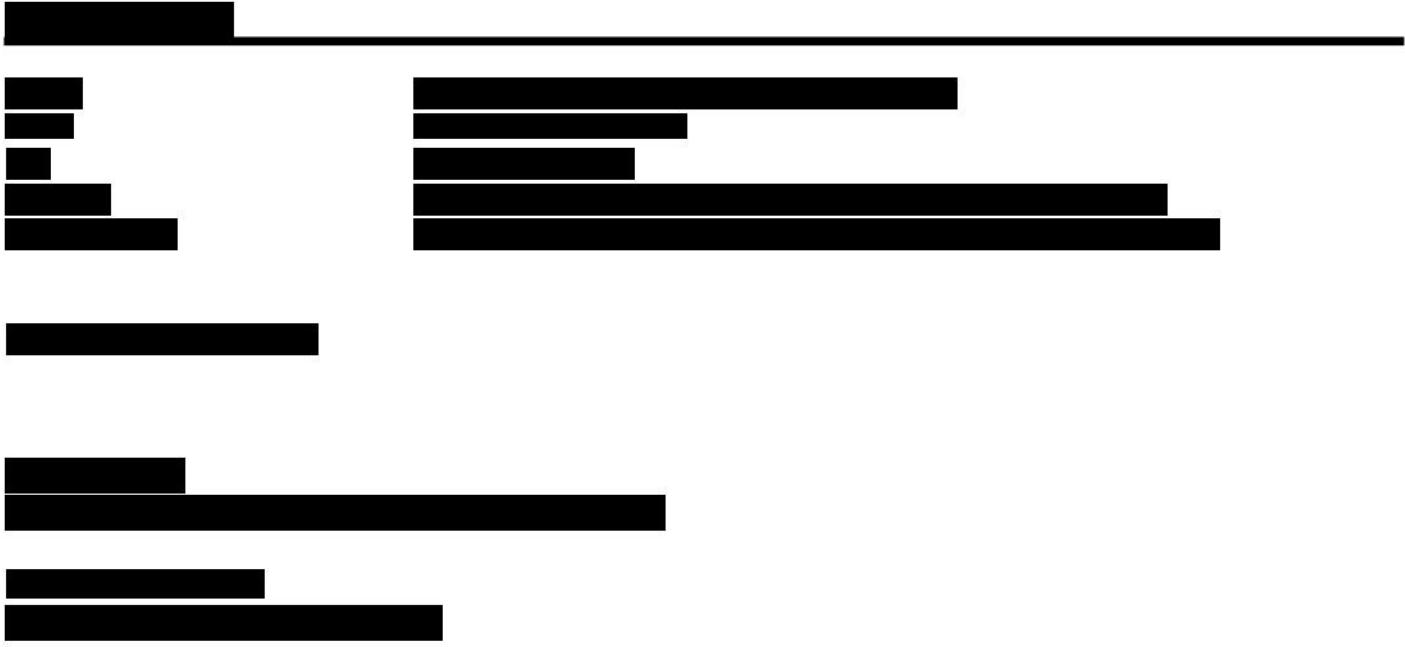
Printed By: Anne.McFarlane2

Date Printed: 02/10/2025

Map Scale: 1:250

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.





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>



From: SouthernWater PlanningConsultations

Sent: 20 October 2025 10:55

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

Subject: RE: Planning Consultation on: BE/112/25/OUT - DSA000047946

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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: 29 September 2025 12:34

To: SouthernWater PlanningConsultations [REDACTED]

Subject: Planning Consultation on: BE/112/25/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: BE/112/25/OUT

Registered: 26th September 2025

Site Address: Land at Heath Place Bersted PO22 9SL

Grid Reference: 493522 101064

Description of Works: Outline application with some matters reserved (except access, layout and scale) for 3 No class E light industrial units and associated landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.

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 30th October 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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