



Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
BE/44/25/PL

Our ref
DSA000043363

Date
2nd of May 2025



Dear Sir/Madam,

Proposal: 2 No 2 bedroom detached bungalows with associated car parking and bin and bike stores (resubmission following BE/70/24/PL. This application is in CIL Zone 4 and is CIL Liable as new dwellings.

Site: Land adjacent to 21 Greencourt Drive Bersted PO21 5EU.

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.

Existing Southern Water Assets

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

Once the location of the existing Sewer is finalised, Southern Water will require 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>

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/

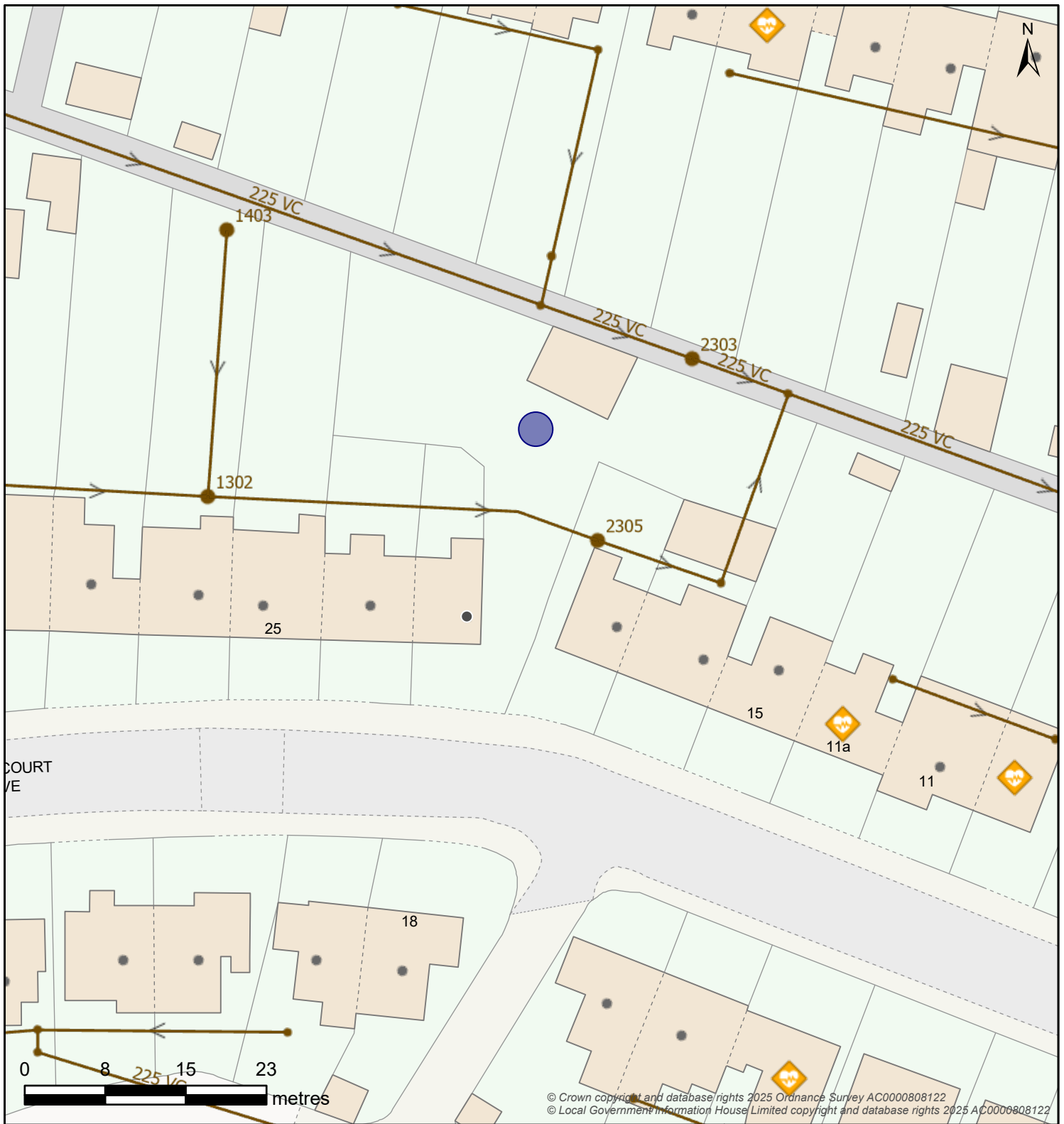
No Soakaways should be connected to the public surface water sewer.

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: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

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



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				
Surface Reservoir	Underground Source	Valve - Pressure		Pipe Bridge	
		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: 02/05/2025

Map Scale: 500

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.



From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 May 2025 09:59
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/44/25/PL - DSA000043363
Attachments: DSA000043363 - SWS Response Letter.pdf; DSA000043363 - GIS.pdf

Southern Water response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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

From: SouthernWater PlanningConsultations [redacted]
Sent: 02 May 2025 11:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/44/25/PL - DSA000043363

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.

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: 15 April 2025 11:19
To: SouthernWater PlanningConsultations <[redacted]>
Subject: Planning Consultation on: BE/44/25/PL

To: Developer Services- Southern Water
NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

Application No: BE/44/25/PL
Registered: 14th April 2025
Site Address: Land adjacent to 21 Greencourt Drive Bersted PO21 5EU
Grid Reference: 492190 100365
Description of Works: 2 No 2 bedroom detached bungalows with associated car parking and bin and bike stores (resubmission following BE/70/24/PL. This application is in CIL Zone 4 and is CIL Liable as new dwellings.

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.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 23rd 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

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONSULT (ODB) 2020

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