



Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
BR/50/25/PL

Our ref
DSA000042822

Date
17th of April 2025

Contact
[REDACTED]

Dear Sir/Madam,

Proposal: Change of use from supported living accommodation to 10 No residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. This application is in CIL Zone 4 (Zero Rated) as other development.

Site: Milton Lodge 192 Hawthorn Road Bognor Regis PO21 2UX.

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

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.

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.

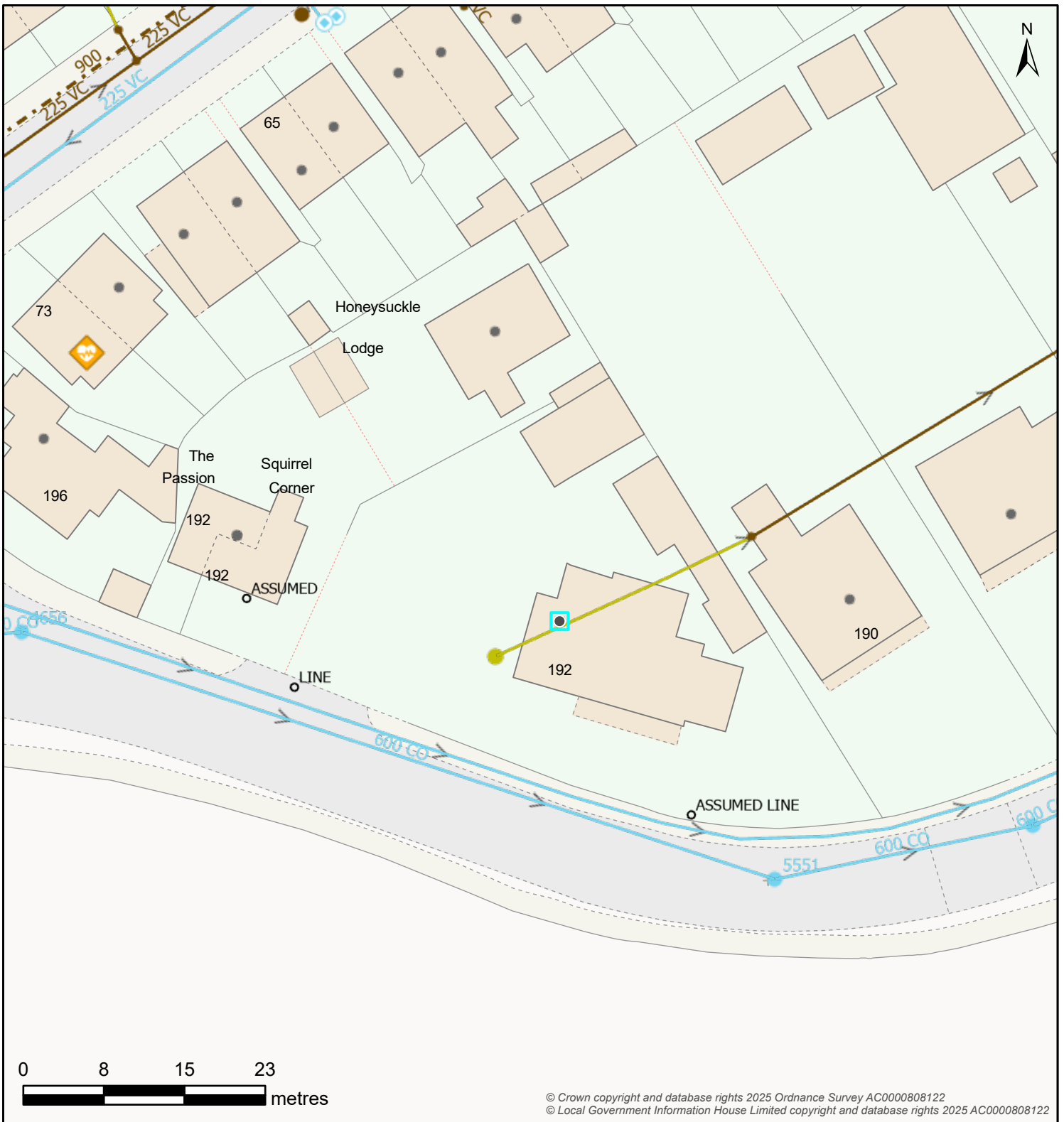
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

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

Yours faithfully,

Future Growth Planning Team

southernwater.co.uk/developing-building/planning-your-development



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Boundary Box □ Boundary Box	Break Pressure Tank BPT Break Pressure Tank	Capped End □ Capped End	Hydrant ▲ Emptying Plug ⚙ Fire Hydrant WOH Washout Hydrant		
Pressure Monitoring 📡 Logger	Service Reservoir 🏠 Covered 🗼 Tower	Meter 📊 Meter	Valve - Controllable Open Valve ⊕ Closed Valve ✕ Stop Tap		
Site ◇ Abstraction Point 🏭 Supply Works 📡 Booster Station 📡 Transfer Station 🌊 Surface Reservoir 🕸 Underground Source		Valve - Flow AV Air Valve NRV Non-Return Valve WO Washout Empty Valve			
		Valve - Pressure PRV Pressure Reducing Valve PSV Pressure Sustaining Valve		Pipe Bridge = = Pipe Bridge	
Water Pipe — Communication — Trunk — Decommissioned — Distribution — Raw — Discolouration — Non-Potable — Private			Water Area 🏠 Water Supply Zone 📡 District Meter Area		

Map Title: SW Print

Printed By: Kelly.Donaldson
 Date Printed: 17/04/2025
 Map Scale: 500

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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...

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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From: SouthernWater PlanningConsultations

Sent: 17 April 2025 11:00

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

Subject: RE: Planning Consultation on: BR/50/25/PL - DSA000042822

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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: 03 April 2025 13:48
To: SouthernWater PlanningConsultations [REDACTED]
Subject: Planning Consultation on: BR/50/25/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: BR/50/25/PL
Registered: 3rd April 2025
Site Address: Milton Lodge 192 Hawthorn Road Bognor Regis PO21 2UX
Grid Reference: 492499 99605
Description of Works: Change of use from supported living accommodation to 10 No residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. 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](#)

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 on site 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 11th 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>

DX 57406 Littlehampton

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