



Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
BR/67/25/PL

Our ref
DSA000046069

Date
28th of July 2025



Dear Sir/Madam,

Proposal: Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. This application is in CIL Zone 4 (Zero Rated) as flats.

Site: 57 Queensway Bognor Regis PO21 1QN.

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.

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.

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.

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.

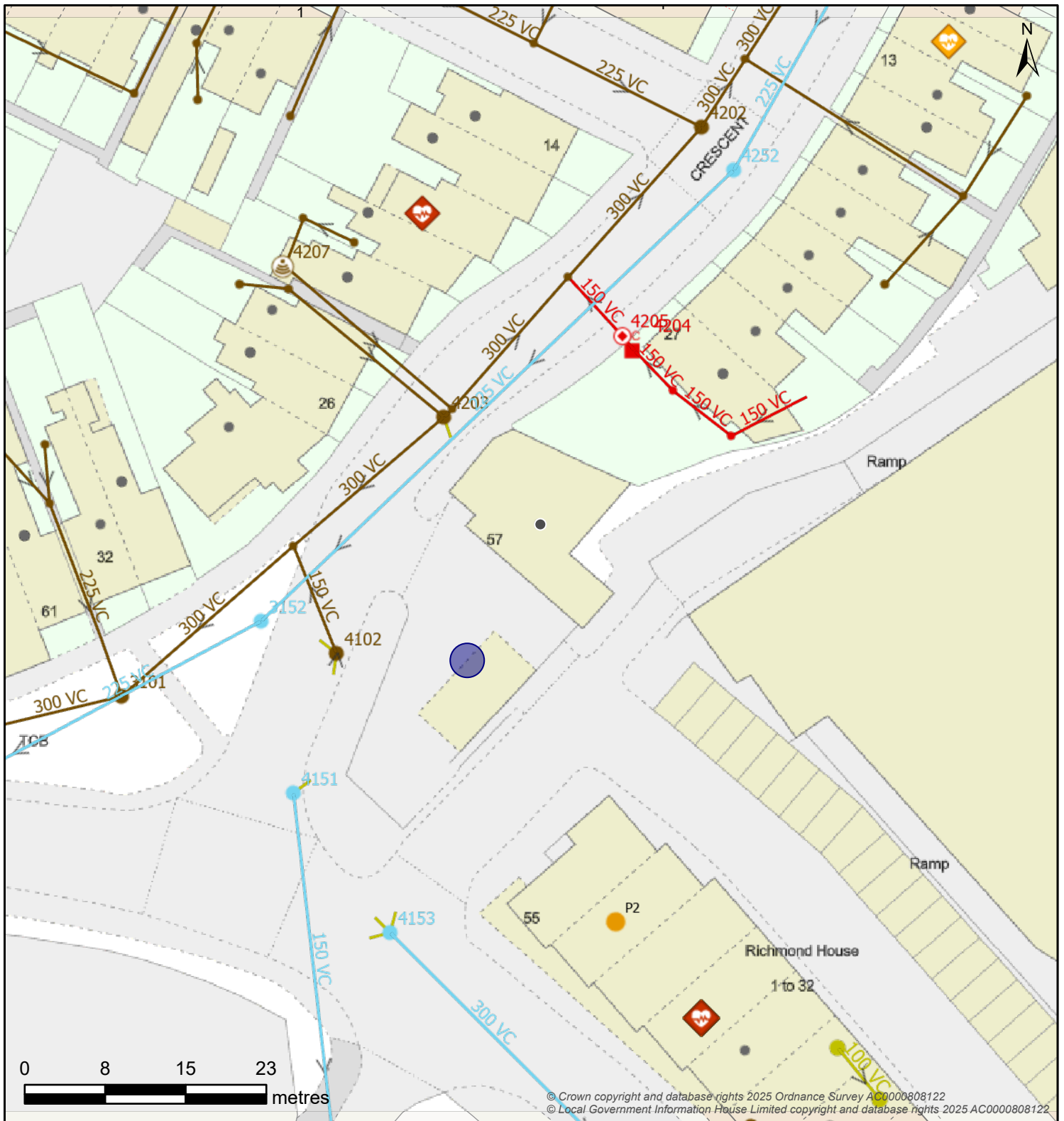
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX ([REDACTED])

Website: [southernwater.co.uk](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 □ Boundary Box	Break Pressure Tank BPT Break Pressure Tank	Capped End □ Capped End	Hydrant ▲ Emptying Plug ⊕ Fire Hydrant ⊙ 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 — Distribution — Non-Potable — Trunk — Raw — Private — Decommissioned — Discolouration			Water Area ■ Water Supply Zone □ District Meter Area		

Map Title: SW Print

Printed By: Kelly.Donaldson

Date Printed: 28/07/2025

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: 29 July 2025 09:43
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/67/25/PL - DSA000046069
Attachments: DSA000046069 - SWS Response Letter.pdf; DSA000046069 - 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	 
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From: SouthernWater PlanningConsultations [REDACTED]
Sent: 28 July 2025 12:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/67/25/PL - DSA000046069

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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

[REDACTED]
southernwater.co.uk  

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 24 July 2025 10:04
To: SouthernWater PlanningConsultations <[REDACTED]>
Subject: Planning Consultation on: BR/67/25/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/67/25/PL
Registered: 7th May 2025
Site Address: 57 Queensway Bognor Regis PO21 1QN
Grid Reference: 493424 99205
Description of Works: Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. This application is in CIL Zone 4 (Zero Rated) as flats.

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 June 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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