



from
**Southern
Water**

Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
CM/48/21/RES

Our ref
DSA000013159

Date
27/03/2025



Dear Sir/Madam,

Proposal: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

Site: Land to the West of Church Lane South of Horsemere Green Lane Climping.

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

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 2.71 l/s for the above development at manhole reference TQ00020101. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

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.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
[southernwater.co.uk](https://www.southernwater.co.uk)

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366879

Soakaway

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>
<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

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. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

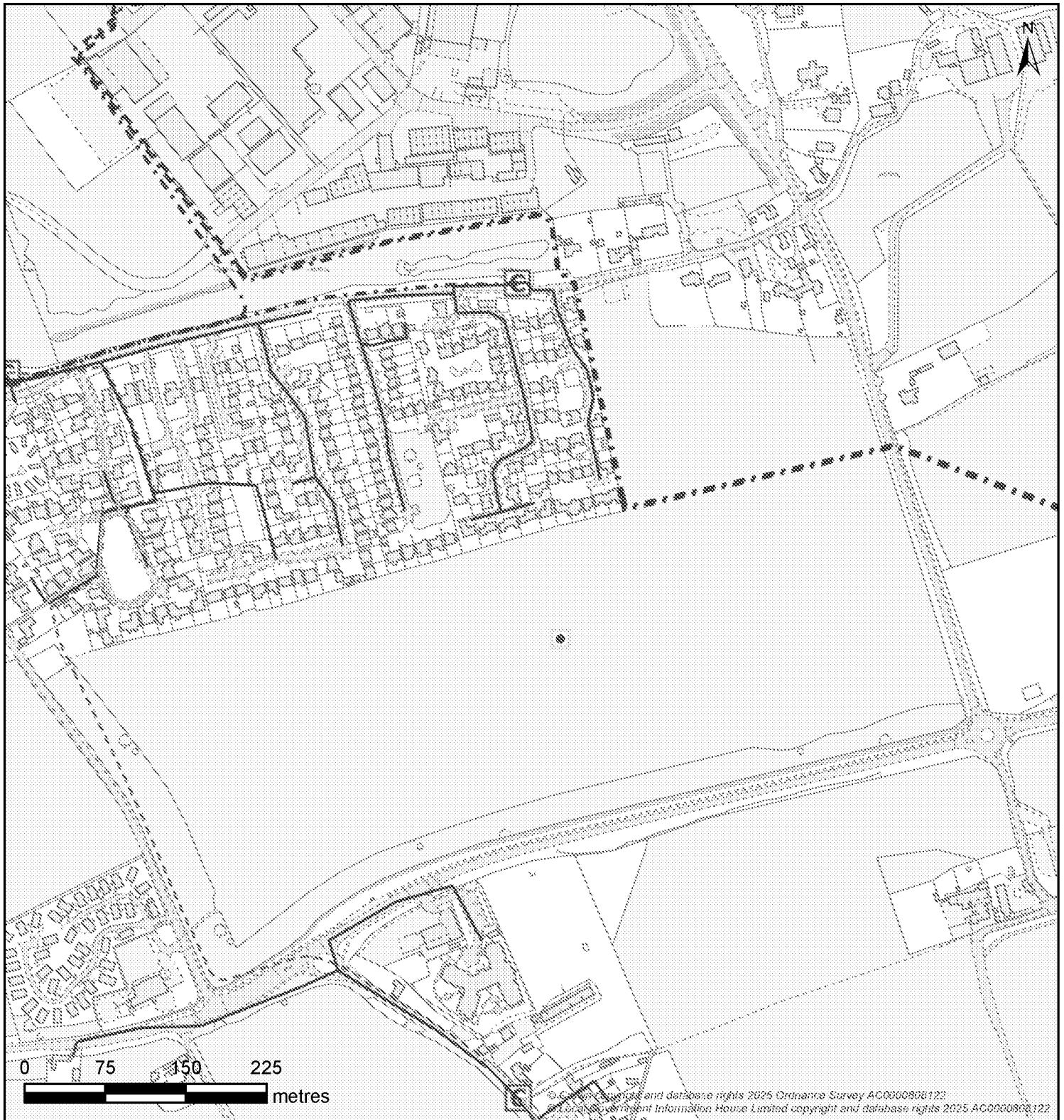
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

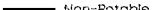
Website: southernwater.co.uk or by email at: [REDACTED]

Yours faithfully,

Future Growth Planning Team

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



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	 Valve - Pressure		 Pipe Bridge			
 Surface Reservoir	 Underground Source	 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: 05/03/2025

Map Scale: 5000

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.



Southern Water

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

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<https://www1.arun.gov.uk/planning-application-finder>



From: SouthernWater PlanningConsultations

Sent: 27 March 2025 15:27

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

Subject: RE: Planning Consultation on: CM/48/21/RES - DSA000013159

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Dear Sir/Madam,

Please find attached Southern Water's response regarding the completed capacity check for the above planning consultation.

Yours
faithfully,

Kelly Donaldson
Future Growth Planning
Developer Services


southernwater.co.uk



From
Southern Water 

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 17 June 2022 07:49

To: Network Development Southern Water 

Subject: Planning Consultation on: CM/48/21/RES

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

TOWN AND COUNTRY PLANNING ACT 1990

Application No: CM/48/21/RES
Registered: 7th September 2021
Site Address: Land to the West of Church Lane South of Horsemere Green Lane Climping
Grid Reference: 500058 102025
Category: Plan Applicat'n
Description of Works: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

I am able to inform you that I have received an amendment to the above application dated 17th June 2022 relating to:- amended plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **21st July 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures,

telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Katie Sharp

Planning Case Officer- Arun District Council

Telephone: 01903 737832

Email: katie.sharp@arun.gov.uk

PLRECON (ODS) 2015

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

DX 57406 Littlehampton

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