



from  
**Southern Water** 

Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

**Your ref**  
F/19/25/OUT

**Our ref**  
DSA000045365

**Date**  
15<sup>th</sup> of July 2025

**Contact**  
[REDACTED]

Dear Sir/Madam,

**Proposal:** Outline planning application with some matters reserved (except access) for up to 400 No dwellings, an 8-10 form entry secondary school with associated sports pitches and facilities, a community hub of up to 600 sqm, new pedestrian, cycle and vehicular access point onto from Ford Lane with additional secondary pedestrian/cycle access points will be provided throughout the site, allotments/community growing space, an orchard, country park, a sustainable urban drainage system and other formal public open space, landscaping and associated infrastructure. This application also lies within the parish of Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan.

**Site:** Land to the South of Ford Lane Arundel BN18 0DF.

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

### **Inadequate Capacity**

Network Capacity refers to the available capacity in our underground assets that carry wastewater to Waste Water Treatment Works (WWTWs). This includes a range of pipe sizes and material types, Wastewater Pumping Stations (WPS) and supporting infrastructure. Some capacity issues may be addressed with operational changes, others may require physical works on our assets. We may identify where several developments would benefit from a larger network reinforcement programme to serve them all where significant growth is taking place in close proximity.

Part of our evaluation looks at the risk of flooding incidents arising from the additional flow of material in terms of 'hydraulic overload'. This means we consider whether there is enough room in the pipes for the likely maximum flow from the connection itself. This assessment does not include random events such as ingress of water from broken pipes, changes in flow arising from blockages or unidentified additional flows from misconnections, these are dealt with through other processes outside of our asset growth planning team as they are operational incidents.

Network Capacity is independent of capacity at the WWTW and growth is planned in a different way though in some cases we may have parallel projects to both reinforce both the network and upgrade the treatment works but this is often not required.

For full details of our connection charging arrangement visit: Connection charging arrangements ([southernwater.co.uk](http://southernwater.co.uk))

Southern Water has undertaken a capacity check of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network.

### **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.

### **Tree planting**

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

**Condition:** In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

### **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/](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

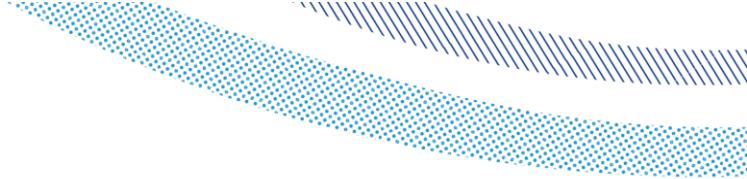
No Soakaways should be connected to the public surface water sewer.

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.

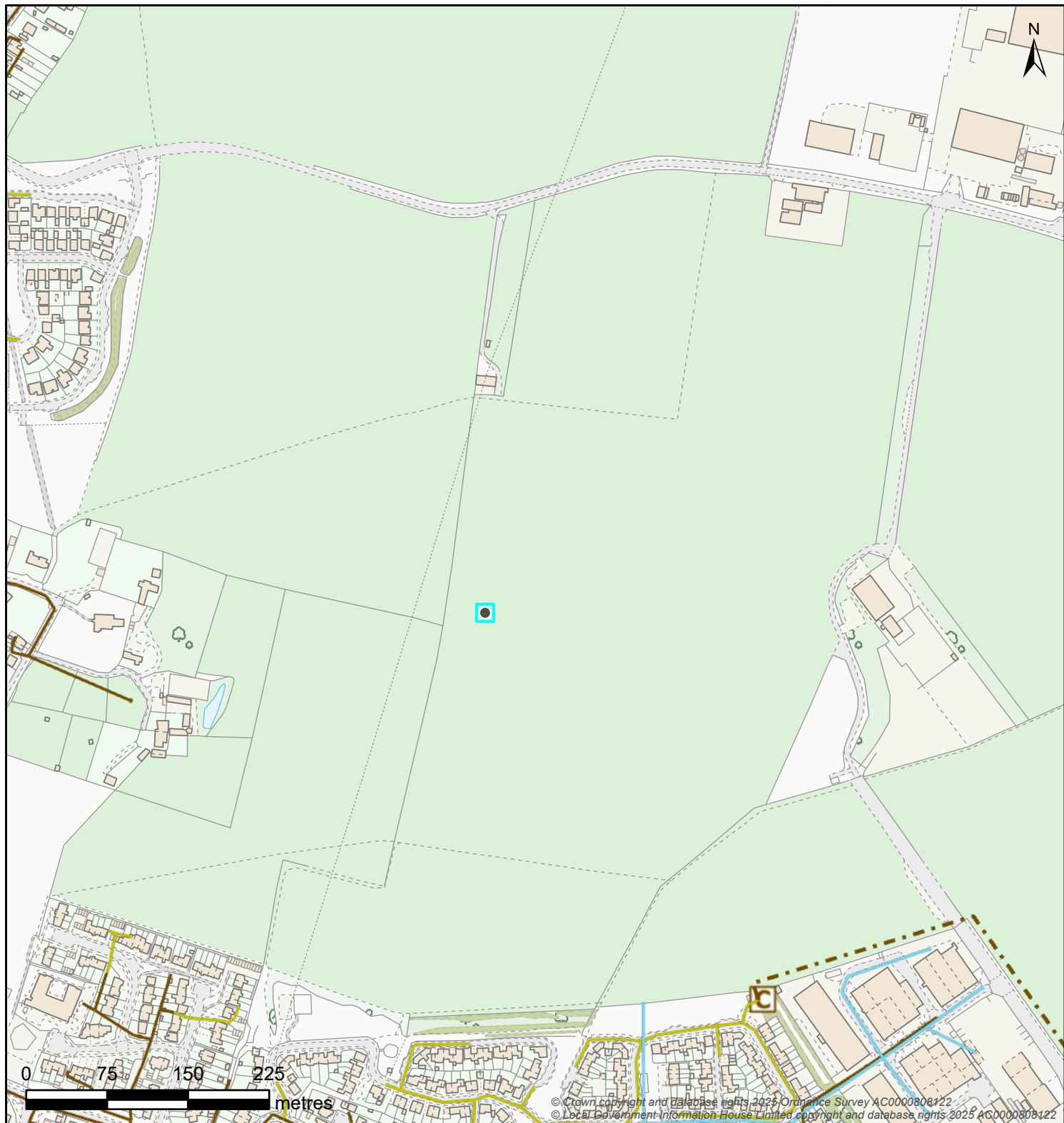
This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section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

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

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at: [REDACTED]

Yours faithfully,

Future Growth Planning Team  
[southernwater.co.uk/developing-building/planning-your-development](http://southernwater.co.uk/developing-building/planning-your-development)



Boundary Box	Break Pressure Tank	Capped End	Hydrant
□ Boundary Box	BPT Break Pressure Tank	□ Capped End	▲ Emptying Plug ○ Fire Hydrant ○ WOH Washout Hydrant
Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
● Logger	● Covered	● Tower	● Meter
			● Open Valve ● Closed Valve X Stop Tap
Site	Valve - Flow		
◊ Abstraction Point	● Supply Works	AV Air Valve	NRV Non-Return Valve
● Booster Station	● Transfer Station	● PRV Pressure Reducing Valve	● PSV Pressure Sustaining Valve
● Surface Reservoir	● Underground Source		— Pipe Bridge
Water Pipe		Water Area	
— Communication	— Trunk	— Decommissioned	■ Water Supply Zone
— Distribution	— Raw	— Discolouration	— District Meter Area
— Non-Potable	— Private		

## Map Title: SW Print

Printed By: Kelly.Donaldson

Date Printed: 07/07/2025

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.





Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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



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**From:** SouthernWater PlanningConsultations

**Sent:** 15 July 2025 08:36

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

**Subject:** RE: Planning Consultation on: F/19/25/OUT - DSA000045365

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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](http://southernwater.co.uk)



**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:** 30 June 2025 13:34

**To:** SouthernWater PlanningConsultations [REDACTED]

**Subject:** Planning Consultation on: F/19/25/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:** **F/19/25/OUT**

**Registered:** 30th June 2025

**Site Address:** Land to the South of Ford Lane Arundel Arundel BN18 0DF

**Grid Reference:** 498519 103544

**Description of Works:** Outline planning application with some matters reserved (except access) for up to 400 No dwellings, an 8-10 form entry secondary school with associated sports pitches and facilities, a community hub of up to 600 sqm, new pedestrian, cycle and vehicular access point onto from Ford Lane with additional secondary pedestrian/cycle access points will be provided throughout the site, allotments/community growing space, an orchard, country park, a sustainable urban drainage system and other formal public open space, landscaping and associated infrastructure. This application also lies within the parish of Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan.

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 31st July 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

Jessica Riches

Planning Officer- Arun District Council

Telephone: 01903 737852

Email: [jessica.riches@arun.gov.uk](mailto:jessica.riches@arun.gov.uk)

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