



from
**Southern
Water** 

Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
F/36/26/OUT

Our ref
DSA000057760

Date
7th October 2026

Contact
[REDACTED]

Dear Sir/Madam,

Proposal: Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No. dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works.

Site: Paynters Croft, Burndell Road, Yapton, BN18 0HR.

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

Development Site is not within Southern Water's Water Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water, who are the relevant statutory undertaker.

Proposed new pumping station located within the development Site.

If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul/surface water public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd.

<https://landsearch.southernwater.co.uk/media/4323/southern-water-design-and-construction-specification-water-codes-for-adoption.pdf>

In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations.

Condition

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal respecting the requirement for a non-habitable zone around the adoptable pumping station and suitable access arrangements, have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Existing Southern Water pumping station located on/in proximity of the development site.

No habitable rooms shall be located within a minimum 15 metres of the boundary of an existing water/wastewater pumping station, due to the vibration and noise generated by all types of pumping stations and the potential odour. Southern Water requires existing access arrangements to the water/wastewater pumping station to be maintained with regards to unhindered 24-hour / 7 days a week access.

As per DCG, Southern Water will not accept proposals for pumped drainage when a discharge by gravity is possible, nor would we accept the storage of foul sewerage with the resultant risk of septicity to the detriment of effective downstream treatment.

Condition

In order to protect the amenity of future residents and to ensure satisfactory access to the public water/wastewater pumping station, Southern Water requests that the following condition is attached to the planning permission; Prior to the commencement of development, the developer must demonstrate to the local authority (in consultation with Southern Water) that existing access arrangements to the public water/wastewater pumping station will be maintained, and that no habitable rooms shall be located within a minimum 15m of the pumping station's boundary.

Tree Planting

We have restrictions on 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) 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/.

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

Surface water discharge proposed to existing watercourse

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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.

Yes, To Capacity (FOUL)

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.35 l/s (6l/s Pumped) for the above development at manhole reference SU98027701.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

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>

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on [REDACTED]

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

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

Yours faithfully,

Future Growth Planning Team

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



Controllable Valve			Flow Control			Inlet-Outfall	
Manhole							
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station	
Sewer Level Monitor		Storage		Treatment Works		Weir	
Wastewater Pipe				Wastewater Use		Developer Services	
						Wastewater Area	



[REDACTED]

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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: [REDACTED]
[REDACTED]

Sent: 07 October 2026 09:42

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

Subject: F/36/26/OUT - SWS Planning Consultation Response - DSA000057760

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Good morning,

Please find attached Southern Waters 'response to this planning application.

Yours
faithfully,

Anne McFarlane
Future Growth Planning
Developer Services

[REDACTED]
southernwater.co.uk



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