



from  
**Southern Water** 

Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

**Your ref**  
M/22/25/PL

**Our ref**  
DSA000042497

**Date**  
04/04/2025

**Contact**  
[REDACTED]

Dear Sir/Madam,

**Proposal:** Demolition and erection of 1 No dwelling. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

**Site:** 86 Ancton Way Middleton-on-sea PO22 6JP.

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

**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.

**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.

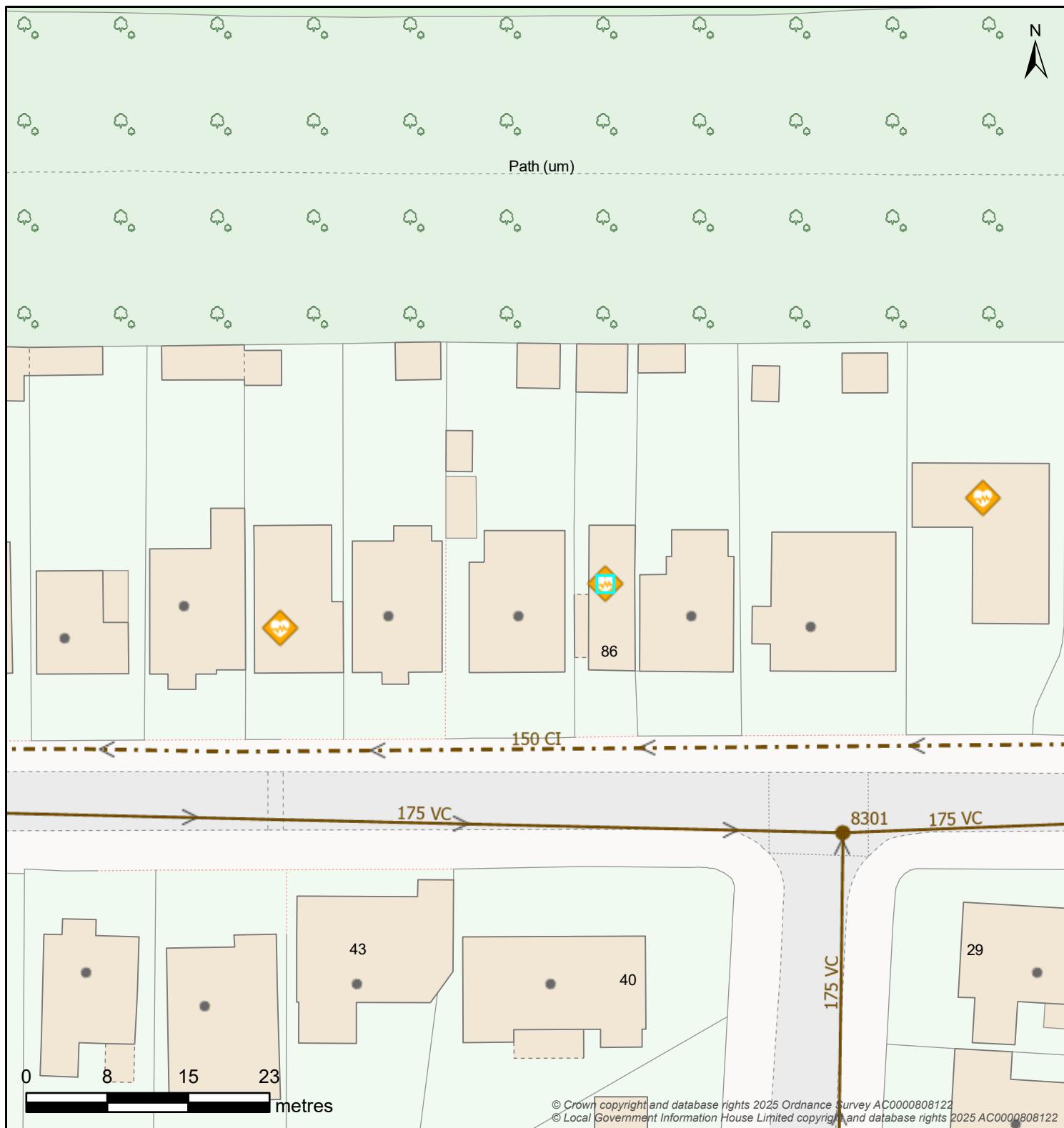
Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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

Website: [southernwater.co.uk](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                |
|                     |                         |                             | ○ 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          | AV Air Valve                | NRV Non-Return Valve          |
| ● Booster Station   | ● Transfer Station      | PRV Pressure Reducing Valve | PSV Pressure Sustaining Valve |
| ● Surface Reservoir | ● Underground Source    |                             | WO Washout Empty Valve        |
| Water Pipe          |                         | Water Area                  |                               |
| — Communication     | — Trunk                 | — Decommissioned            | ■ Water Supply Zone           |
| — Distribution      | — Raw                   | —                           | ■ District Meter Area         |
| — Non-Potable       | — Private               | —                           | — Discolouration              |

## Map Title: SW Print

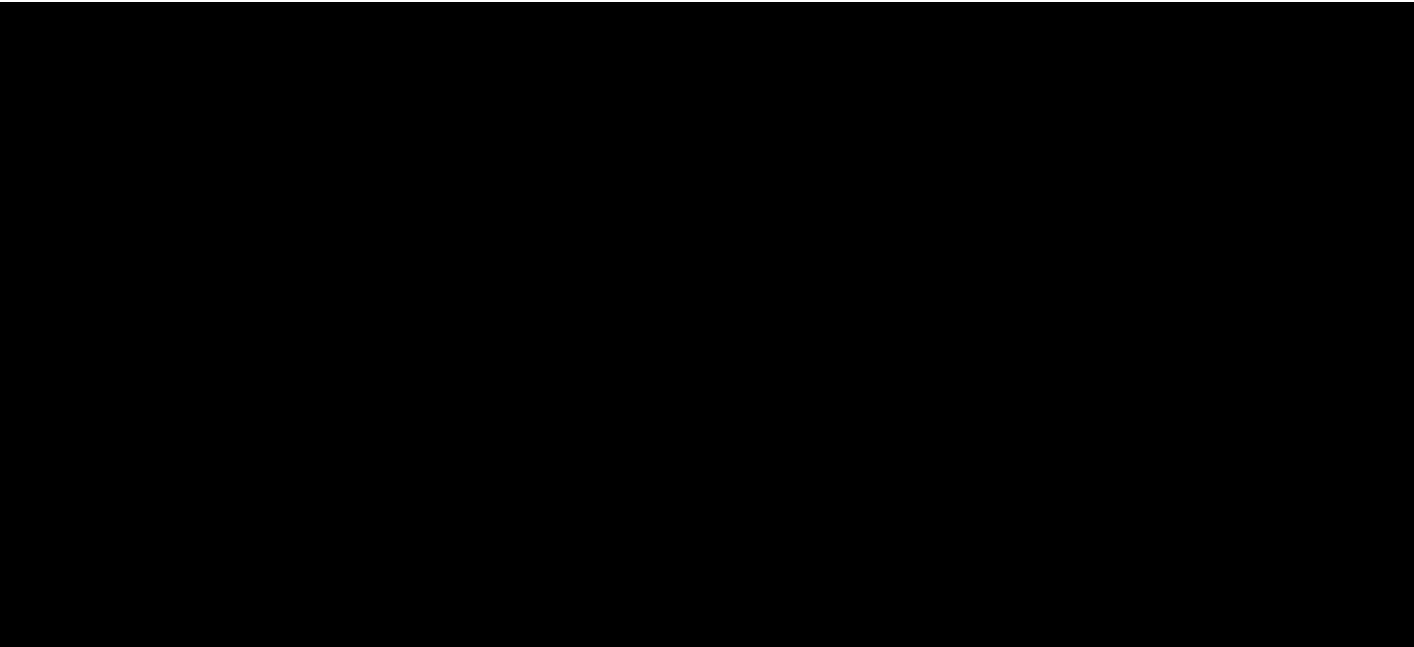
Printed By: Kelly.Donaldson

Date Printed: 04/04/2025

Map Scale: 500

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



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**From:** SouthernWater [REDACTED]

**Sent:** 04 April 2025 12:57

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Subject:** RE: Planning Consultation on: M/22/25/PL - DSA000042497

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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



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

**Sent:** 24 March 2025 11:18

**To:** SouthernWater [REDACTED]

**Subject:** Planning Consultation on: M/22/25/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:** **M/22/25/PL**

**Registered:** 21st March 2025

**Site Address:** 86 Ancton Way Middleton-on-sea PO22 6JP

**Grid Reference:** 498828 100380

**Description of Works:** Demolition and erection of 1 No dwelling. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

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 onsite 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 24th April 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

Harry Chalk

Planning Officer- Arun District Council

Telephone: 01903 737577

Email: [harry.chalk@arun.gov.uk](mailto:harry.chalk@arun.gov.uk)

PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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