from Southern Water

Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
M/58/25/PL

Our ref
DSA000045992

Date
23rd of July 2025

[redacted]

Dear Sir/Madam,

Proposal: Demolition and erection of 1 No dwelling (resubmission following M/22/25/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
Site: 86 Ancton Way Elmer PO22 6JP.

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.

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.

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.

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 devloper 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.

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.

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

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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	Stop Tap

Site		Valve - Flow		
Abstraction Point	Supply Works	AV Air Valve	NRV Non-Return Valve	WO Washout Empty Valve
Booster Station	Transfer Station	**Valve - Pressure**		**Pipe Bridge**
Surface Reservoir	Underground Source	PRV Pressure Reducing Valve	PSV 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: 23/07/2025

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.

WATER for LIFE from Southern Water

[redacted]

Southern Water response

[redacted]

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

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From: SouthernWater PlanningConsultations
[redacted]
Sent: 23 July 2025 15:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: M/58/25/PL - DSA000045992

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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: 18 July 2025 08:19
To: SouthernWater PlanningConsultations [redacted]
Subject: Planning Consultation on: M/58/25/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/58/25/PL**
Registered:	16th July 2025
Site Address:	86 Ancton Way Elmer PO22 6JP
Grid Reference:	498828 100380
Description of Works:	Demolition and erection of 1 No dwelling (resubmission following M/22/25/PL). 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 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.

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 21st August 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

PLCONSULT (ODB) 2020

https://www.arun.gov.uk
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