



Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

**Your ref**  
R/179/25/PL

**Our ref**  
DSA000051092

**Date**  
6<sup>th</sup> February 2026

**Contact**  
[REDACTED]

Dear Sir/Madam,

**Proposal:** Erection of 5 No. garages in two new buildings for the purposes of parking and domestic residential storage. This application is in CIL Zone 4 (zero rated).

**Site:** Land to the rear of 43 Old Manor Road, Rustington, BN16 3QS.

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

**Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)**

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

[https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains\\_pb.pdf](https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf).

For information on required stand off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

**Proposed Soakaways**

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.

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

## **Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance**

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

### **Condition**

We request that should this application receive planning approval, the following condition is attached to the consent:

Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

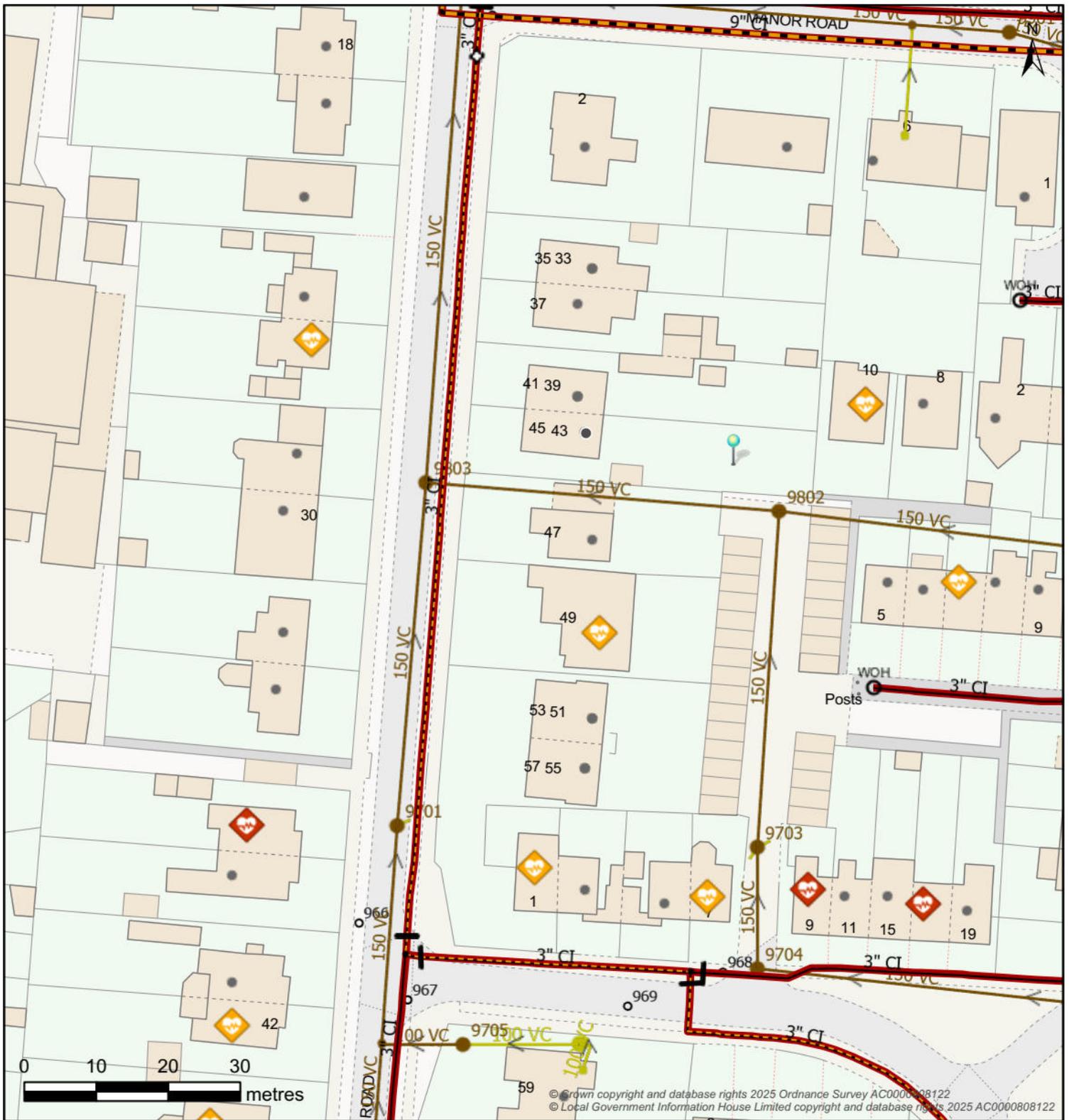
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX ( [REDACTED] )

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

Yours faithfully,

Future Growth Planning Team

[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)



<b>Controllable Valve</b>		<b>Flow Control</b>		<b>Inlet-Outfall</b>	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve
<b>Manhole</b>					
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole
Soakaway	Washout				
<b>Outfall Headworks</b>		<b>Overflow Chamber</b>		<b>Pipe Bridge</b>	
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow	Pipe Bridge	Micro Pumping Station	Pumping Station
<b>Sewer Level Monitor</b>		<b>Storage</b>		<b>Treatment Works</b>	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank	Treatment Works	Weir	Wastewater Site
<b>Wastewater Pipe</b>		<b>Wastewater Use</b>		<b>Developer Services</b>	
Culverted Water Course	Syphon	Foul	Build Over Agreement	Section 104	
Drain	Tank Sewer	Combined	<b>Wastewater Area</b>		
Outfall	Trunk Sewer	Sludge	Catchment		
Overflow	Vacuum Main	Treated Effluent	Sub-Catchment		
Rising Main	Decommissioned Pipe	Surface Water			
Sewer		Private			

**Map Title: SW Print**

Printed By: Anne.McFarlane2  
 Date Printed: 06/02/2026  
 Map Scale: 750

*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.*



**From:** Nicola Spencer on behalf of Planning.Responses  
**Sent:** 06 February 2026 13:17  
**To:** Planning Scanning  
**Subject:** FW: R/179/25/PL - SWS Planning response - DSA000051092  
**Attachments:** DSA000050192 - GIS.pdf; DSA000051092 - Planning Consultation Response.pdf

PL- Consultation- Southern Water response

**Nicola Spencer**  
**Technical Support Manager**  
**Planning Services**

T: 01903 737945  
E: [nicola.spencer@arun.gov.uk](mailto:nicola.spencer@arun.gov.uk)

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 notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



**Our priorities...**

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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**From:** SouthernWater PlanningConsultations [REDACTED]  
**Sent:** 06 February 2026 08:52  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** R/179/25/PL - SWS Planning response - DSA000051092

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Good morning,

Please find attached Southern Waters' response for this application.

Yours faithfully,

Anne McFarlane  
Future Growth Planning  
Developer Services

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



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