



from

Southern Water

Arun District Council
Maitravers Road
Littlehampton
BN17 5LF

Your ref
WA/108/24/PL

Our ref
DSA000040188

Date
17/01/2025

Contact
[REDACTED]

Dear Sir/Madam,

Proposal: Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Site: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA.

Thank you for your correspondence dated the 13th of January 2025, please see our comments below regarding the above application.

Connection

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.

SuDS

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:

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2368879

<https://www.waterr.org.uk/sewerage-sector-guidance-approved-documents/>
<https://www.ciria.org/itemDetail/?ProductCode=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.

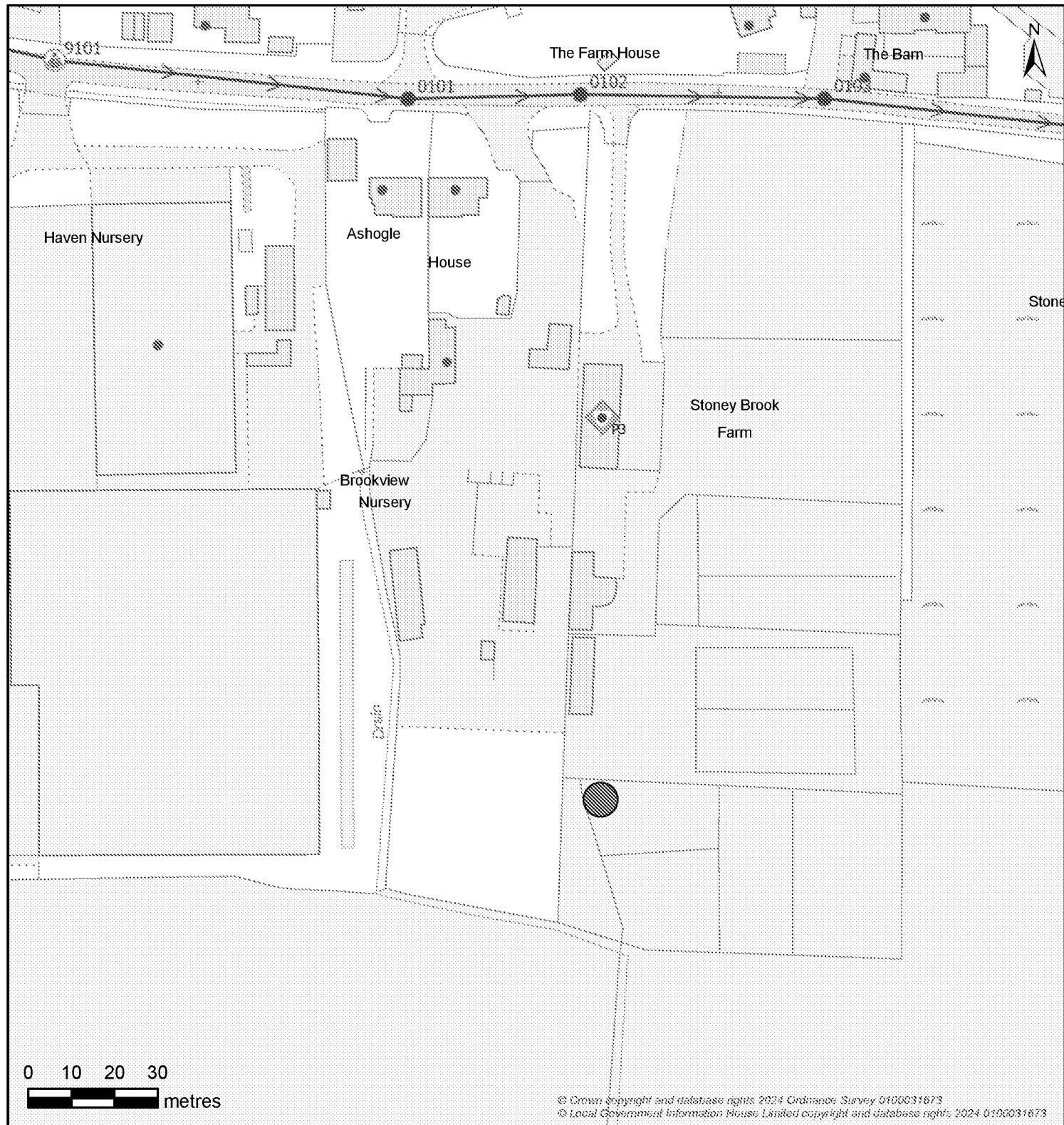
This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network 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 or by email at: [REDACTED]

Yours faithfully,

Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development



Boundary Box	Break Pressure Tank	Capped End	Hydrant
Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable
Site			Valve - Flow
		Air Valve	Non-Return Valve
		Pressure Reducing Valve	Pressure Sustaining Valve
			Washout Empty Valve
Water Pipe		Water Area	
Communication	Trunk	Decommissioned	
Distribution	Raw	Discolouration	
Non-Potable	Private		

Map Title: SW Print

Printed By: Kelly Donaldson

Date Printed: 17/01/2025

Map Scale: 1:250

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from
Southern Water

From: Nicola Oktay on behalf of Planning.Responses
Sent: 21 January 2025 09:52
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/108/24/PL - DSA000040188
Attachments: DSA000040188 - GIS.pdf; DSA000040188 - SWS Response Letter.pdf

Southern Water response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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>



From: SouthernWater PlanningConsultations <[REDACTED]>
Sent: 17 January 2025 15:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/108/24/PL - DSA000040188

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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 Southern Water

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 13 January 2025 09:03
To: SouthernWater PlanningConsultations <[REDACTED]>
Subject: Planning Consultation on: WA/108/24/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: WA/108/24/PL
Registered: 8th January 2025
Site Address: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA
Grid Reference: 496045 106057
Description of Works: Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 13th February 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://aciplanninginspectorate.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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDS) 2020

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