



from
Southern Water The Southern Water logo consists of the company name in a bold, sans-serif font with a registered trademark symbol, followed by a graphic element of three stylized, wavy horizontal lines.

Arun District Council
Maltravers Road
Littlehampton
BN17 5LF.

Your ref
WA/109/24/OUT

Our ref
DSA000042352

Date
31st March 2025



Dear Sir/Madam,

Proposal: Outline planning permission for 3 No. attached dwellings with associated gardens, access, and parking. This application is in CIL zone 3 (CIL liable as new dwellings) and is a dual parish application with Yapton Parish Council.

Site: Sussex Business Village Lake Lane Barnham PO22 0AL

Thank you for your correspondence dated 19.3.2025. Please see our comments below regarding the above planning consultation application.

Connection to public sewer

Our investigations indicate that Southern Water can facilitate surface water run off disposal to service the proposed development. 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 refer to drainage using Sustainable Drainage Systems (SuDS).

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

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer.

Southern Water would request that the consent is subject to the following condition: 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 (Appendix C) and CIRIA guidance available here:

www.water.org.uk/sewerage-sector-guidance-approved-documents/

<https://www.ciria.org/itemDetail?iProductCode=C753F&Category=fREEPUSS>

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 above guidance.

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.

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.

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.

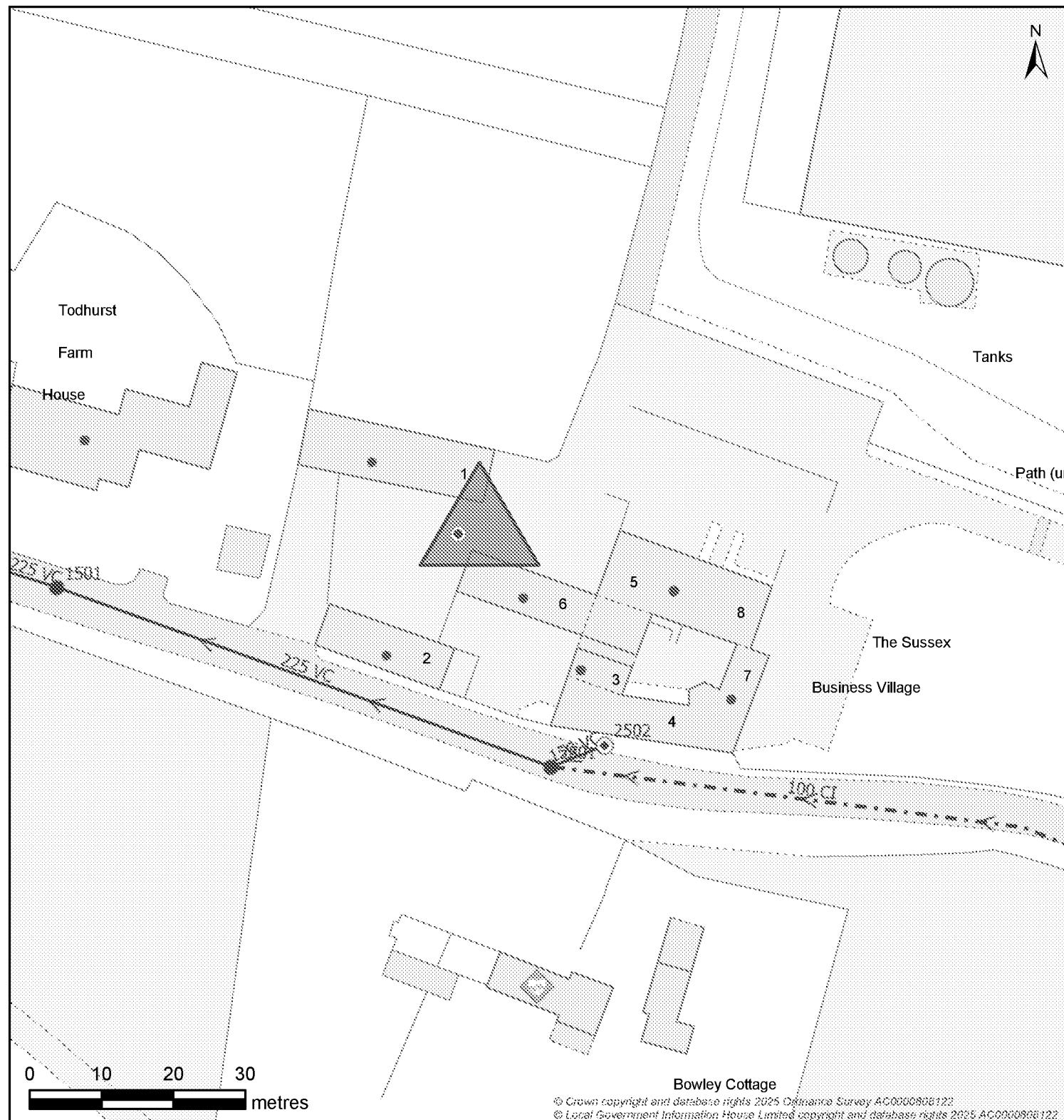
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX [REDACTED]

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

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

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

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

Map Title: SW Print

Printed By: Annie McFarlane

Date Printed: 28/03/2025

Map Scale: 750

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from
Southern Water

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>



Sent: 31 March 2025 09:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/109/24/OUT - DSA000042352

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Dear Sir/Madam,

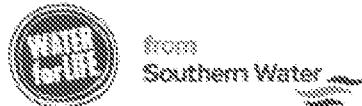
Please find attached Southern Water's response regarding the above planning consultation.

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: 19 March 2025 16:33

Subject: Planning Consultation on: WA/109/24/OUT

To: Developer Services- Southern Water
NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

Application No: WA/109/24/OUT

Registered: 19th March 2025

Site Address: Sussex Business Village Lake Lane Barnham PO22 0AL

Grid Reference: 497227 104602

Description of Works: Outline planning permission for 3 No. attached dwellings with associated gardens, access and parking. This application is in CIL zone 3 (CIL liable as new dwellings) and is a dual parish application with Yapton Parish Council.

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://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

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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