



Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Your ref
WA/18/26/PL

Our ref
DSA000054245

Date
27th May 2026



Dear Sir/Madam,

Proposal: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Site: Land off Arundel Road, Fontwell, West Sussex, BN18 0SD.

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

This development site is currently within SPZ1 and requires a Hydrogeology review. We have requested this review to be completed and will be in contact if we require any further information or have any comments from this review.

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 services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Yes To Capacity (FOUL)

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.58 l/s for the above development at manhole reference SU95066901.

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 developer 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 commitment to any adoption agreements under Section 104 of the Water Industry Act 1991.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

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>

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

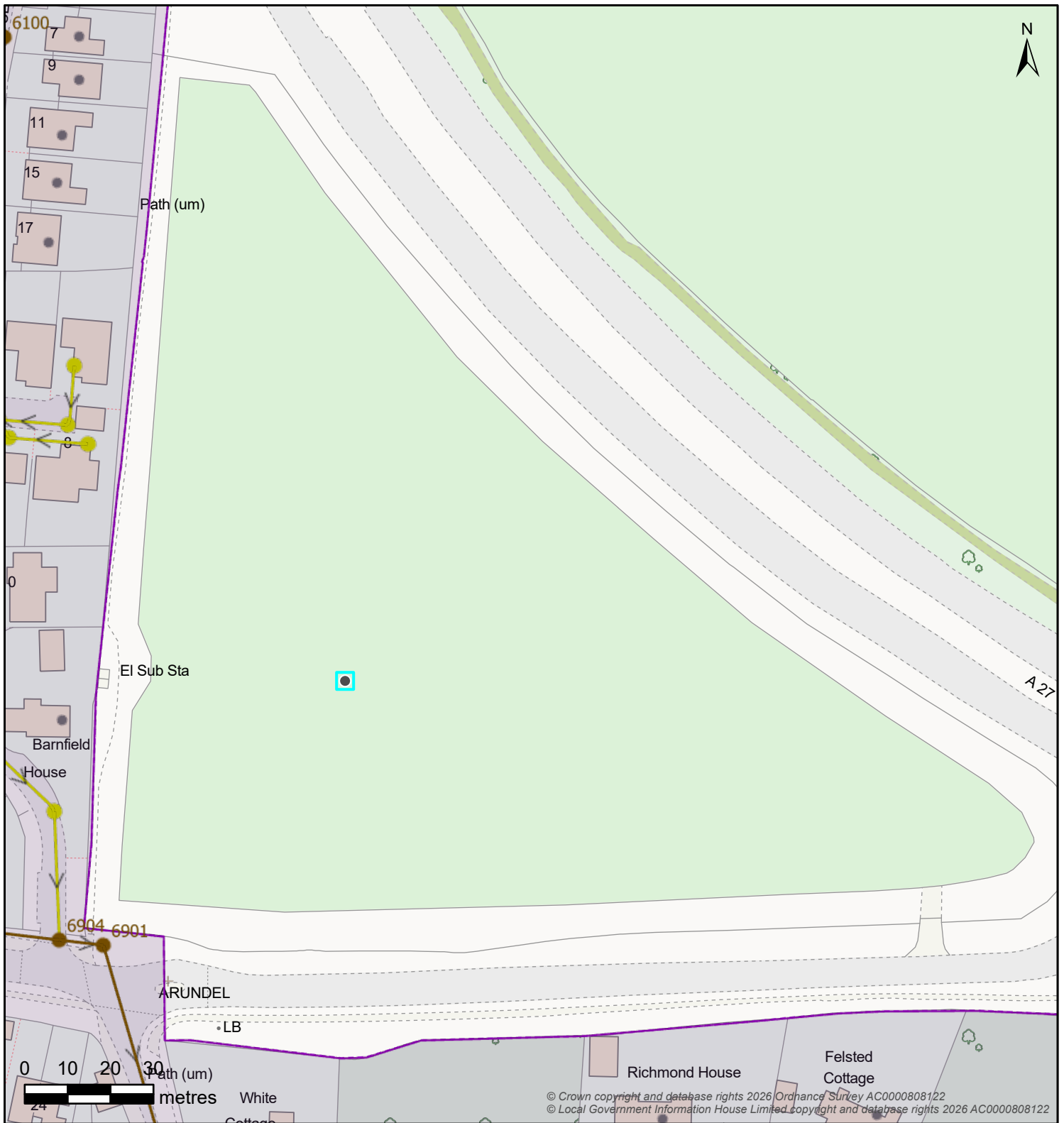
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on [REDACTED]

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



Map Title: SW Print

Printed By: Anne.McFarlane2

Date Printed: 27/05/2026

Map Scale: 1250

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
Southern
Water.

PL- Consultation- Southern Water response

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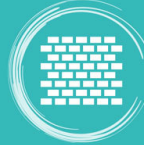
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: SouthernWater PlanningConsultations [redacted]
Sent: 27 May 2026 14:49
To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Arun DC Consultation on WA/18/26/PL - 64 new homes at Land off Arundel Road, Fontwell - SWS Planning Consultation Response - DSA000054245

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Dear Simon,

Please find attached Southern Waters’ response to this planning application.

Apologise again for the delay.

Yours faithfully,

Anne McFarlane
Future Growth Planning
Developer Services

[redacted]
southernwater.co.uk  

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 26 May 2026 15:47
To: SouthernWater PlanningConsultations [redacted]
Subject: Arun DC Consultation on WA/18/26/PL - 64 new homes at Land off Arundel Road, Fontwell

You don't often get email from simon.davis@arun.gov.uk. [Learn why this is important](#)

Hello.

I’m just chasing this consultation response which was due at the end of April. I don’t appear to have had either a full or a holding response.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

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T: 01903 737874
E: simon.davis@arun.gov.uk

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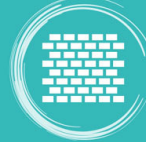
Improving the wellbeing of Arun



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Our core foundations




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