

Apuldram Parish Meeting  
1 Charlmead East Wittering Chichester West Sussex PO20 8DN  
Email: [clerk@apuldramparishmeeting.org.uk](mailto:clerk@apuldramparishmeeting.org.uk)

**I hereby give notice of the Chairman's Advisory Group Meeting at 6.45pm on Thursday 27th February 2025 at The Education Centre, Dell Quay.**

Signed: Louise Chater

Dated: 11th February 2025

## **AGENDA**

### **CA01.25 Public Question Time**

### **CA02.25 Apologies**

### **CA03.25 Presentation by Chalk Stream Resilience Officer Western Sussex Rivers Trust**

### **CA04.25 Code of Conduct, General Data Protection, Health and Safety and Policies**

1. Declaration of interest on items included on the agenda
2. Dispensation requests
3. General Data Protection
4. Health and Safety - Parish Assets
5. Policy Review

### **CA05.25 Minutes**

To approve the minutes of the meeting held on [28th November 2024](#)

### **CA06.25 Matters arising from the Minutes not already on the agenda**

### **CA07.25 Finance**

1. Balance as at date of meeting
2. Payments - ratification of payments made and payments for authorisation including any invoices received following the publication of the agenda
3. Financial Statements and Budget against expenditure report.
4. Alternative Banking - Unity Trust Bank, Barclays online banking
5. Operation Watershed Reserves and update on works.
6. Parish Council Website and Logo

### **CA08.25 Planning**

1. Planning Applications received and actions taken
2. Consider any new applications received following the publication of the agenda.

### **CA09.25 Highways**

1. Three Parishes Traffic Group (30mph project for Birdham Road (A286)) update from Marsha Jones
2. SID

3. Pedestrian in the road signage on Appledram Lane South (WSCC Enquiry Number 3288238)

#### **CA10.25 Footpaths**

1. Footpath 179 Diversion (Donnington to Appledram Lane South)
2. Salterns Way Cycle Route

#### **CA11.25 V.E Day Commemorative Event 8th May 2025**

Report on joint commemorative event with Dell Quay Sailing Club .

#### **CA12.25 Clerks Report**

1. Calendar of Meetings
2. Speaker for May Meeting of Electors Meeting
3. VJ Day - 15th August 1945 Commemorative Event
4. Southern Water Surface Water Management Plan
5. Devolution

#### **CA13.25 Items for noting or future agendas**

Apuldram Parish Meeting

**Minutes of the Chairman's Advisory Group Meeting which commenced at 6.45pm on Thursday 28th November 2024 at The Education Centre, Dell Quay.**

**Present:** Matthew Higgs (Chair), Marsha Jones (Vice Chair), Sandi McCartney, David Bagnall, Marsha Jones, Harriet O'Sullivan and Helena Dupee.

**In attendance:** Louise Chater (Clerk) and County Cllr. Sarah Sharp.

#### **20.24 Public Question Time**

None.

#### **21.24 Apologies**

On a proposal by the Chair it was resolved to accept Mark Moranne and John Welch apologies, it was noted that John Welch was considering resigning from the Committee due to work commitments.

Apologies were noted from District Councillor Stephen Johnson, District Cllr Richard Bates and District Councillor Adrian Moss.

#### **22.24 Code of Conduct, General Data Protection, Health and Safety and Policies**

1. Declaration of interest on items included on the agenda - none.
2. Dispensation requests - none.
3. General Data Protection - none.
4. Health and Safety - Parish Assets nothing to report.
5. Policy Review - none.

#### **23.24 Minutes**

On a proposal by the Chairman, it was RESOLVED to agree and sign the minutes of the meeting held on [29th August 2024](#); this was duly completed.

#### **24.24 Matters arising from the Minutes not already on the agenda**

08.24 (4) Photos of members for website -it was noted that the majority of the members had yet to send a photo to be uploaded to the website. It was requested that these be sent to the Clerk at the earliest opportunity.

#### **25.24 Finance**

1. Balance as at date of meeting £13,852.56
2. Payments - no payments to be made.
3. Alternative Banking - Unity Trust Bank it was noted that all the documentation has been submitted to Unity Trust Bank, approval awaited.
4. Operation Watershed Reserves and New Projects - The Clerk stated that the Contactors had reported that following the heavy rain the newly installed gullies were working and the water which would have sat on the carriageway quickly drained away.

The headwall crossing from Church Lane across to the headwall on Appledram Lane South will be completed by Friday 29th November along with the remaining ditching in addition

the muck will be cleared and the road mechanically swept to enable the road to be fully re-opened.

All the work was scheduled to finish on Friday 29th November, however unfortunately there is small out of work outstanding. Due to different sizes of pipes being installed and because the level of the ditches have had to change the revised headwalls will not be delivered to the contractors until the end of next week. Therefore they have applied for a temporary 2 - way traffic signals for the week beginning 9th December with the lights being in operation from 9.30am - 15.30pm, the work is expected to take two days.

The Contractor has confirmed that the drainage system will work as per the design and that there is no risk of the newly installed drains being blocked prior to the headwalls being installed.

The Clerk has requested an update on the jetting and CCTV works, which took place on 27th November 2024, the report is awaited.

#### 5. Parish Council Website

Following a review of the most up to date website templates available it was resolved to instruct Parish Council Websites to update the website using the [Hawkshurst Parish Council](#) website template. This work would commence in the new financial year. It was noted that investigations into someone to provide the logo continues.

### 26.24 Highways

1. Three Parishes Traffic Group (30mph project for Birdham Road (A286)) Marsha Jones advised that the next meeting was due to take place in the Spring.
2. SID - it was noted that at the parish meeting the licence for the existing SID was signed and this has been sent to the Assistant Highways Manager (Western) West Sussex County Council. Once the Licence has been validated by the County Council the Clerk will request the risk assessment for the additional locations on Dell Quay Road and Appledram Lane South. Clerk to write the fund raising letter to be issued to the businesses within the parish to enable the purchase of the new SID. On a proposal it was agreed to write to the pub asking for the majority of the donation in the sum of £2000.00.

### 27.24 Footpaths

1. Footpath 179 Diversion (Donnington to Appledram Lane South) - it was noted that the Clerk had been provided with contacts that may be able to provide quotes for the Road Safety Audit.
2. Salterns Way Cycle Route - no further update the Clerk has not had the opportunity to contact the Harbour Conservancy. It was agreed to request a Road Safety Audit be carried out at same time as the audit for footpath 179.

### 28.24 V.E Day Commemorative Event 8th May 2025

It was noted that Sailing Club were proposing to hold an event, Marsha and Sandi volunteered to be members of the joint working party. It was requested that the Clerk be kept informed of any plans and any proposed expenditure.

## **29.24 Review of the Parish Meeting held on 21st November 2024**

1. Review of Minutes - it was agreed that the minutes were a true record of the meeting.
2. Response and actions following any questions submitted by the public
  - 2.1 Does the Parish Council have a good overview of where we are the most vulnerable and what might be done to increase our security? It was agreed to request a meeting with the resident and to encourage him to become the parish ditch warden.
3. Actions following the the meeting - none.
4. May Annual Meeting speaker it was agreed that the Clerk request a representative from West Sussex County Council Waste Prevention Team attend the meeting on 22nd May 2025.

## **30.24 Clerks Report**

### **1. Calendar of Meetings**

The clerk reported that the next Chairman's Advisory Group Meeting is scheduled to take place on 25th February and the Annual Meeting of Electors is scheduled to take place on 22nd May 2025.

Following discussion it was agreed that going forward the annual meeting schedule would consist of the following:

February - Chairman's Advisory Committee Meeting

April - Chairman's Advisory Committee Meeting

May - Annual Parish Meeting

November - Chairman's Advisory Meeting

January - Electors Meeting (this meeting will be required to set the budget and precept)

### **31.24 Items for noting or future agendas**

1. Concern was expressed that a cyclist had been knocked off their bike the motorist had cut the corner when entering Appledram Lane South from Dell Quay Road
2. Harriet O'Sullivan highlighted the Chichester Harbour Protection and Recovery of Nature report and the Royal Haskoning feasibility Study in relation to the Fishbourne footpath, Chichester Harbour. It was agreed that this footpath was a crucial amenity for the parish as the route provides access to the wider footpath network. However, she advised that the Environment Agency and Natural England have stopped issuing any licences to enable work to take place in relation to the restoration of existing sea walls.

A proposal has been put forward to safeguard the footpath, this would involve a managed breach and a footpath diversion with new sea wall built further in land which will follow the high land. The footpath following the route of the new seawall. The land where the path currently stands would become 7-10 acres of new salt marsh.

Harriet was of the view that the proposal safeguards the footpath and a key part of the scheme is that the new route and path will have to be maintained.

Concern was expressed that there is a main gas pipe running under the land where the proposal is for the sea wall and that there has been very little consultation with the residents or the parish meeting.

3. Rymans House swimming pool and pool house. The Chairman expressed concern about location of the swimming pool as it was visible from the footpath and the church. It was noted that the Clerk had circulated that plans and had requested comments, and no comments were received. The Chairman asked that going forward all member of the Chairman's Advisory Committee reviewed all planning applications with more care and diligence.
4. Clarification was sought on if the Harbour Conservancy had given any further thought to providing a permissive path down Dell Quay Road to reduce the need to walk on the road. It was noted that the officer was currently on sick leave. Clerk to obtain clarification on if his work is being covered by another officer.

There being no further business the meeting closed at 20.19pm

Signed: \_\_\_\_\_ Chairman Apuldram Parish Meeting

Dated: \_\_\_\_\_

Invoice - Apuldram Parish Meeting - January 2025

Date of Invoice: 11th February 2025

Hours Worked	Hourly Rate	Total
12.00	18.50	£222.00
<b>Expenses</b>		
22 miles	0.45	9.90
<b>Total</b>		<b>£231.90</b>

Cheque made payable to Mrs Louise Chater

Mrs Louise Chater  
Clerk to Apuldram Parish Meeting  
1 Charlmead East Wittering  
Chichester West Sussex PO20 8DN

**Apuldram Parish Meeting**  
Examined, Verified and Certified by the RFO Y/N  
Chairman's Authorisation Received Y/N  
Cheque No:                      Dated:  
Signed:                              Signed

**Apuldram Parish Meeting Monthly Statement as at 31st January 2025**

Balance brought

forward 1st April

2024 £11,156.89

Add Receipts £6,649.64

Less Payments £4,162.78

Balance £13,643.75

Bank Accounts

Barclays Account £13,643.75 £13,643.75

**RECONCILED BALANCE** £13,643.75

Note: the stated balances include funds set aside for the following :

Apuldram Lane Fund £6,600

(Op Watershed) £6,600.00

The balance available

for expenditure is

therefore

£7,043.75

Prepared by : Louise Chater

Payment Details	Date of Invoice	Total	Invoice Details
Mrs Louise Chater	8 <sup>th</sup> January 2025	713.80	November & December
Information Commissioner	2 <sup>nd</sup> January 2025	40.00	Data Registration
WSCC	2 <sup>nd</sup> December 2024	6600.00	Operation Watershed
<b>Total</b>		<b>7353.80</b>	

**Apuldram Parish Meeting**

**Monthly Statement as at 31st December 2024**

Balance brought forward 1st April 2024	£11,156.89	
Add Receipts	£6,649.64	
Less Payments	£4,162.78	
Balance		<u>£13,643.75</u>
Bank Accounts		
Barclays Account	£13,643.75	£13,643.75
Less unrepresented payments		
Total	<u>£-</u>	
add any monies not cleared		
Total	<u>£-</u>	
<b>RECONCILED BALANCE</b>		<u><b>£13,643.75</b></u>

Note: the stated balances include funds set aside for the following :

Apuldram Lane Fund (Op Watershed)	£6,600	
		£6,600.00
<b>The balance available for expenditure is therefore</b>		<u><b>£7,043.75</b></u>

Prepared by : Louise Chater

Payment Details	Date of Invoice	Total	Invoice Details
Mrs L Chater	20/11/24	208.81	Fees mth 7

**APULDRAM PARISH MEETING- EXPENDITURE BUDGET**  
**As at 31<sup>st</sup> December 2024**

	Code	Last Year Budget	Budget	Spent	Available	%Available	Comments
<b>General Administration</b>							
Insurance	1	125	168	168	0	0%	
Audit Fees	2	100	80	89	(9)	-11%	noted
GDPR/Data Protection	3	0	40	0	40	100%	
Website Maintenance/Hosting	4	100	72	196	(124)	-172%	Replacement domain name and website update
NALCC, SALC & CALC Subscription	5	66	62	62	(0)	-0%	
SLCC and Institute Membership	6	0	0	0	0	#DIV/0!	
Chairman's Discretionary Fund/Event	7	100	100	0	100	100%	
Office Equipment	8	0	25	0	25	100%	
Events	9	1000	1000	27	974	97%	
Printing for Parish Meeting Flyers	10	0	120	0	120	100%	
Office Telephone	11	0	90	0	90	100%	
		<u>1491</u>	<u>1757</u>	<u>541</u>	<u>1216</u>	<u>69%</u>	
<b>Contractor</b>							
Clerk to Parish Meeting	12	2600	3848	2,485	1,363	35%	
office rent and broadband	13	0	0	0	0	#DIV/0!	
Expenses Clerk to Parish Meeting	14	50	50	8	42	84%	
		<u>2,650</u>	<u>3898</u>	<u>2,493</u>	<u>1,405</u>	<u>36%</u>	
<b>Public Areas</b>							
Notice Boards	15	150	0	0	0	#DIV/0!	
Litter Bins	16	200	0	0	0	#DIV/0!	
Hedgerow and grass cutting	17	0	300	0	300	100%	
		<u>350</u>	<u>300</u>	<u>0</u>	<u>300</u>	<u>100%</u>	
<b>Capital Expenditure</b>							
Signage towards Dell Quay	18	2,500	0	0	0	#DIV/0!	
Hedge Removal to Create More Parking	19	0	0	0	0	#DIV/0!	
		<u>2500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>#DIV/0!</u>	
<b>TOTAL EXPENDITURE</b>		<u><b>6,991</b></u>	<u><b>6955</b></u>	<u><b>3034</b></u>	<u><b>2921</b></u>	<u><b>49%</b></u>	
		<u><b>6991</b></u>	<u><b>5,955</b></u>				
				<u><b>Underspend/(Overspend)</b></u>	<u><b>2,921</b></u>		

Agenda Item CA08 .25(1)

Planning Applications

Application No	Location	Proposal	Date Notified Members	Response Submitted to CDC	CDC Decision
<u>24/02908/DOM &amp; 24/02909/LBC</u>	Rymans, Appledram Lane South, Appledram, Chichester, West Sussex, PO20 7EG	Partial demolition of existing single storey extensions and outbuilding, replacement single storey extension and internal alterations	13/01/25	The proposed alterations have been carefully thought through and will be an improvement on the existing building, No Objection	PENDING CONSIDERATION
<u>24/02887/PA1A</u>	Cedar House, Birdham Road, Appledram, PO20 7EQ	Single storey extension to the rear (a) rear extension - 5m (b) maximum height - 3m (c) height of eaves - 3m	08/01/25	No comment	PRIOR APPROVAL NOT REQUIRED
<u>24/02301/FUL</u>	Apuldram House Dell Quay Road Appledram PO20 7EE	Demolition and replacement dwelling and garage with associated landscaping - (Section 73 variation of Condition 2 of Planning Permission AP/22/03196/FUL for alterations to ground floor layout,			PERMIT

		<p>changes to fenestration, alternative pergola relocated to north elevation, alterations to cat slide roof and garage door)</p>			<p>NOT TO PREPARE A TREE PRESERVATION ORDER</p>
<p><u>24/02543/TCA</u></p>	<p>The Gate House Dell Quay Road Dell Quay PO20 7EE</p>	<p>Notification of intention to crown reduce by 25% on 7 no. Beech trees, 2 no. Sweet Chestnut trees and 2 no. Sycamore trees.</p>			

# Surface Water Management Policy DS 001

Effective date: 01/07/2024

Version 0.3

Reference number: DS 001

Policy Owner

Director of Environment and Innovation – Dr Nick Mills

Policy Author

Strategic Planning Lead – Charlotte Mayall



from

**Southern  
Water** 

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## Change Log

Version	Date	Change(s) made	Made by	Sign off
V0.1	11/04/24	Daniel Whitcher	Charlotte Mayal	
V0.2	03/05/24	Sally Drury-Smith	David Murphy	
V0.3	19/06/24	Sally Drury-Smith	Daniel Whitcher	Nick Mills

# 1.0 Introduction

- 1.1 Water is essential for life and a precious resource, but too much rainwater and groundwater can overwhelm drainage systems and cause discharges from storm overflows into rivers and the sea or flooding to homes and businesses. Our sewer system is increasingly under pressure from the effects of climate change, population growth and 'urban creep' (i.e., the paving over of permeable green spaces for extensions, patios, driveways, etc). Sewer flooding can occur when there is too much rainwater in the foul drainage system. If the capacity of a combined sewer system (which is designed to take both foul and rainwater) is exceeded during heavy rain, combined sewer overflows (CSOs) will release excess flows into rivers and seas, to prevent urban flooding.
- 1.2 The Government has published its [plan for water](#), backed by the Environment Act 2021. This sets out a new direction and integrated plan for delivering clean and plentiful water. It requires standardised sustainable drainage systems in new housing developments in 2024, subject to final decisions on scope, threshold, and process following consultation in 2023. The Government has committed to consider how planning policy can promote local design decisions that reduce surface water flooding and water scarcity through, for example, dual pipe systems and water reuse options. The Plan for Water sets out how the Government will deliver the goals and targets with the [Environmental Improvement Plan](#) (EIP23).
- 1.3 The Environment Act 2021 also places a legally binding duty on water companies to progressively reduce the adverse impacts of discharges from storm overflows. Work is underway to reduce reliance on these systems and by 2025, water companies will have reduced storm overflow discharges from 2020 levels by around 25%. (DEFRA, Storm Overflows Discharge Reduction Plan 2023). We need to work differently to achieve these targets. Our focus is on getting rainwater and groundwater out of our sewers, so more wastewater can stay in.
- 1.4 This policy supports the Government's aims and objectives for more sustainable water management in communities, and our duties to separate rainwater from sewage at source to meet CSO reduction targets under DEFRA Storm Overflows Discharge Reduction Plan 2023.
- 1.5 New connections of surface water to the foul or combined drainage network will increase the frequency and duration of storm overflows, impede progress already made in catchments, and extend the amount of time and money needed to resolve the issue. In addition, upgrading networks and Wastewater Treatment Works (WWTWs) to pump and treat more surface water that has been added to the foul network is costly, carbon intensive and unsustainable in the long term. We have therefore produced this surface water management policy to set out our position on surface water connections for both new and re-development sites, with the overall aim of better protecting the environment, improving water quality, and reducing flood risk.

## 2.0 Policy Principles

- 2.1 We have a general duty to maintain our sewers to ensure that our area is and continues to be effectually drained. This means collecting and transporting sewage from people's homes and businesses that are connected to our network to our WWTWs for recycling before being safely returned to the environment.
- 2.2 The Government and our customers are concerned about the number of discharges from storm overflows into rivers and the sea. The majority of these are caused by too much rainwater and groundwater entering sewers. Defra's Storm Overflows Discharge Reduction Plan sets out the policies and principles to better manage rainwater in communities and reduce discharges from storm overflows.
- 2.3 There is a focus on water company actions including: "*Water companies must remove rainwater from the combined sewer system as part of effectually draining their areas. This should include limiting any new connections of surface water to the combined sewer network, and any new connections should be offset by disconnecting a greater volume of surface water elsewhere within the network*". But we cannot solve the problem of storm overflows by ourselves. We need to work with communities, local authorities, developers, highway authorities, park authorities, river basin catchment partnership and rivers trusts to take action to improve rainwater management. Defra's principles state that:
- "Rainwater should be managed following these two principles:*
- *Rainwater should be treated as a resource to be valued for the benefit of people and the environment, not mixed with sewage or other contaminants.*
  - *Rainwater should be discharged back to the environment as close as possible to where it lands or channelled to a close watercourse without first mixing it with sewage".*
- 2.4 Defra's storm overflow reduction plan goes further than and set out the policies and principles of rainwater management. It effectively sets the target for storm overflow discharges to an average of 10 rainfall events per year by 2050. The plan also sets the environmental improvements that are expected from water companies for the use of their storm overflows as follows:
- By 2035, water companies will have: improved all storm overflows discharging near every designated bathing water; and improved 75% of storm overflows discharging into or near 'high priority sites' Rainwater should be discharged back to the environment as close as possible to where it lands or channelled to a close watercourse without first mixing it with sewage".
  - By 2045, water companies will have improved all remaining storm overflows discharging into or near 'high priority sites'.
  - By 2050, no storm overflows will be permitted to operate outside of unusually heavy rainfall or to cause any adverse ecological harm.
- 2.5 Given combined sewer overflow (CSO) activation beyond these targets (10 per year) will be illegal/unconsented and incur penalty, we should not be allowing stormwater connections to the combined system that will increase the frequency beyond this.
- 2.6 Whilst combined sewers were originally conceived as a solution for managing both foul and surface water drainage, sustainable drainage systems (SuDS) for surface water have long been promoted as a better approach to managing rainwater at source. SuDS methodologies are evolving, and scope is increasing, but SuDS is not yet a legal requirement for all new development.
- 2.7 Schedule 3 of the Flood and Water Management Act 2010 will make SuDS mandatory for most new construction in England (expected by late 2024). Until this time SuDS continues to be delivered through

the planning system/building regulations and Southern Water inputs into planning applications with local planning authorities where appropriate.

- 2.8 Priority should be given to natural flood management and sustainable drainage wherever possible, helping to slow the flow at source and contribute to providing a healthier, greener environment. For developments on greenfield or brownfield sites, sufficient evidence must be provided to prove that all surface water disposal routes have been explored. The developer must demonstrate that the site does not increase flood risk both within the development and elsewhere, and that the surface water disposal hierarchy has been considered;
- Rainwater re-use (rainwater harvesting)
  - Discharge by infiltration to the ground
  - Discharge to a watercourse
  - Discharge to a surface water sewer, a highway drain, or other purpose-built surface water drainage system.
  - Discharge to a combined sewer.
- 2.9 Water companies should prevent additional rainwater from entering the combined sewer network and remove existing rainwater connections where it is the best value solution.
- 2.10 Once enacted, Schedule 3 of the Flood & Water Management Act 2010 will change the right to connect surface water to the public sewer system under section 106 of the Water Industry Act 1991 and instead replace it with the mandatory use of SuDS for surface water disposal for most new construction. The Government has clearly said that rainwater should be discharged back to the environment as close as possible to where it lands or channelled to a close watercourse without first mixing it with sewage. We support this approach.
- 2.11 Soil type and ground conditions can sometimes preclude the use of infiltration SuDS, but this is not the only sustainable drainage option. Source control could be a preferred, cheaper, and easier option for many developments. By dealing with runoff at source the volume of water and the potential amount of contamination is reduced. Source control components can often be included within the curtilage of properties and can include green roofs, permeable surfaces, rainwater harvesting and water butts. There are also SuDS which provide attenuation to suit the local environment.

## 3.0 New applications policy

3.1 Robust evidence must be provided to demonstrate that all surface water disposal routes have been explored, but if none of the individual or combined options above (within the surface water disposal hierarchy) are able to manage *all* surface water runoff generated by new development, a surface water connection to the combined sewer will only be permitted under exceptional circumstances. In such instances we encourage developers to apply for Southern Water's wastewater environmental incentive – gold and/or silver standards ([new-connection-charging-arrangements-24\\_25-v11.pdf](#) ([southernwater.co.uk](#))). This incentive will provide a discount on the new infrastructure connection charge if the developer can reduce surface water inputs to at least 10% less than the 1:1 greenfield runoff rate and/or offset surface water inputs to the network by removing inputs elsewhere.

- (1) We will refuse any requests for drains or sewers to connect with a **storm water overflow sewer**.
- (2) Applications for **surface water** connections into a **foul only sewer** can only be permitted with our consent. We will refuse any request for a connection for surface water into our foul only sewer network on the grounds that making the connection is prejudicial to our sewerage network and detrimental to the environment due to discharges from storm overflows.

In line with the surface water drainage hierarchy, where **surface water** connection to SuDS is not available, Applicants/Developers should connect at their cost to the nearest identified existing surface water only sewer with capacity to take the new development flows in priority over connection to a combined sewer.

- (3) Applications for **surface water** connections into a **combined sewer** will only be permitted if; a) there are no alternative options under the surface water disposal hierarchy, and b) there is capacity\*. If none of these criteria can be met, then the Applicant/Developer at their cost will need to requisition or provide a new surface water only sewer to serve the development.
- 3.2 **Surface water** connecting into a separate new **surface water** only sewer should return the rainwater to the environment as close as possible to where it falls, and the total cost of the new connection or infrastructure for this is to be paid for by the Applicant/Developer.
- 3.3 When we respond to local planning authority planning application consultations for new and redevelopment, we will confirm our policy as regards the SuDS/surface water drainage hierarchy and that surface water sewer connections are a matter of last resort. We will encourage local planning authorities to require the provision of SuDS by way of planning condition.

\*The capacity assessment will determine whether the surface water connection is likely to increase the activation frequency of any downstream CSO to beyond the targets set out in Defra's storm overflow reduction plan. If any downstream CSO is currently activating beyond this frequency, applications for surface water connections to the combined sewer will also be refused.

## 4.0 Surface Water Design Criteria

4.1 In assessing the impacts of surface water on the existing network, Southern Water will consider the following design criteria:

### Undeveloped (Greenfield) Sites

4.2 Discharge rates and volumes to be limited to the equivalent Greenfield runoff rate (with onsite attenuation for all events up to the 1:100 rainfall event plus climate change). Any new connection to Southern Water public sewers will be limited to the equivalent 1 in 1 year Greenfield rate from the development, or an appropriate rate as agreed with Southern Water.

### Previously developed (Brownfield) Sites

4.3 Where a Brownfield site is redeveloped, no historic right of connection will exist, and any sewer connections will be treated as new. The site will be treated as if it was Greenfield and therefore discharge rate limited to the equivalent 1 in 1 year Greenfield rate. The Greenfield runoff for the site is calculated using the FEH method. A free Greenfield runoff estimation tool can be accessed on the UKSuDS website [www.uksuds.com](http://www.uksuds.com)

4.4 Where the above is not practical, the Developer is asked to calculate the existing Brownfield rates based on the existing roof areas. The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by Southern Water.

4.5 In both circumstances, Southern Water will assess the capacity of the public sewers and on meeting the above policy principles, advise and make recommendations on the proposed development and or new connection.

## 5.0 Key Principles and Design Standards

Surface water run off includes rainwater which runs off the roofs and paved areas. It is good environmental practice is for the surface water to be reused or returned to the environment on or near your site where possible. We recommend the following options, in preferential order, for managing your surface water runoff.

- **Water reuse** – explore installing rain harvesting to reduce the demand on the water supply and the quantity of runoff discharged to the sewer.
- **Infiltration into local ground** – drain your surface water via soakaways or infiltration basins. You will need an approval from building control at your local council authority for the installation of these assets, which can be requested in your planning application.
- **Drain surface water into a watercourse** – if there is a stream of water such as river, canal, or the channel, please drain the surface water that way. You may need to obtain a consent to discharge from the Environmental Agency or local council authority/drainage board.
- **Council or privately owned drainage systems** - Discharge to a watercourse or other surface water body. These systems may be owned by your local council authority or privately and can include such drainage such as Culverted Watercourse, District Council Surface water or Private Network. You will need to obtain a separate approval from the Environment Agency or local council authority for these discharges.

- **Discharge into Southern Water surface water sewer**– Discharge to our surface water sewer. You can check whether we have a surface water sewer in the local vicinity by obtaining a map of our assets for the area.
- **Discharge into Southern Water Combined sewer** – Connect to a combined sewer which drains foul and surface water if one is in the local vicinity. This will only be permitted in accordance with the principles set out in section 3.0 above.

For any new adoptable drainage system, Developers must demonstrate that the surface water drainage scheme ensures the following:

- The drainage system is designed so that flooding does not occur on any part of the development for the 1 in 30 year rainfall event other than in those areas/systems designated to store or convey water (for both conventional/unconventional system).
- Manage run-off within the development to ensure no flooding within any building or part of a utility infrastructure in a 1:100 year plus climate change event.
- Provide adequate exceedance capability within unobstructed paths within the development.

Further performance requirements and local standards should be referred to in the [DEFRA Standards](#) and LLFA Drainage Policies. In addition, Developers are advised to refer to [CIRIA SuDS Manual](#)

For further information or clarification on our Surface Water Management policy, contact: Future Growth Team [southernwaterplanning@southernwater.co.uk](mailto:southernwaterplanning@southernwater.co.uk) 0330 303 0119

## 6.0 Definitions

**Foul sewer** – All wastewater from homes or businesses includes water from sinks/ toilets/ baths/ showers/ washing machines/dishwashers/process water. The foul sewer carries used wastewater to a sewage works for treatment.

**Combined sewer** – A single pipe to carry both wastewater and surface water runoff water to wastewater treatment plants. During heavy rain, local sewer networks can struggle to cope with the amount of water entering pipes and storage tanks. When they fill up, we use storm overflows to stop homes, businesses, and roads from flooding. These overflows release excess water through outfalls into rivers and the sea. Storm overflows are part of the network's design and are regulated by the Environment Agency. They are used in areas where the sewers were built to carry both foul water from homes and businesses, and rainwater from roofs, driveways, and roads (These are called combined sewer overflow (CSO) events).

**Surface water sewer** - Rainwater runoff comes from roofs, driveways, and land appurtenant to the premises. The surface water sewer carries uncontaminated rainwater directly to a local river or stream. Only rainwater run-off from roofs or land appurtenant to a building, should be connected to a surface water sewer.

**Storm Water Overflow Sewer** - this is an outfall sewer, and it is not permitted to connect surface or foul flows directly to this sewer as flows will discharge to the watercourse, bypassing treatment.

**Storm Overflow/CSO** - A storm overflow (sometimes referred to as a 'CSO' or 'Combined Sewer Overflow') is an outlet designed to allow excess rainwater to escape if sewers become inundated during bad weather. This prevents overloaded sewers backing up into people's homes and flooding bathrooms.

## 7.0 References

This policy aligns with all other relevant Southern Water's Policies and is supported by Processes and Procedures.

This policy is implemented and supported through the following:

Document Type	Ref No	Document Title
Southern Water Standard	M05 239	Standards for Adoption of SuDS document

## Appendix

[Water Industry Act 1991 \(legislation.gov.uk\)](#)  
[Storm Overflows Discharge Reduction Plan \(publishing.service.gov.uk\)](#)  
[Building Regulations Document H](#)