



Planning and Building Control
Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Your ref
22/0742/FH/CON

Our ref
DSA000017226

Date
28/10/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for the discharge of conditions 6 (CEMP), 9 (Boundary Treatment), 12 (Construction Management Plan), 14 (Construction Noise & Vibration Management Plan), 16 (Drainage) and 20 (Street Lighting) of Outline planning application Y16/1122/SH for a neighbourhood extension for the creation of up to 162 houses including affordable, self-build and retirement housing, up to 929 square metres Class B1 Business floorspace, allotments, recreational ground and multiuse games area, nature reserve, and associated access, parking, amenity space and landscaping.

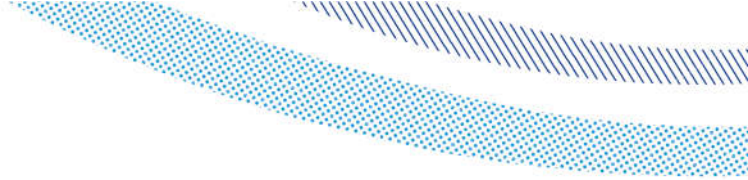
Site: 22/0742/FH/CON: - Land Rear Rhodes House, Main Road, Sellindge.

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network for the full site at this time. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Current foul sewerage capacity will allow 50 initial dwellings to connect without reinforcement being provided. Southern Water will review the rest of the units and advise on a development programme and the extent of network reinforcement required based on detailed network modelling which may require existing flows to be monitored. We will endeavour to provide reinforcement for the balance of the development, or alternative drainage arrangements, within 24 months of planning consent being granted (Full or Outline).

The Council's technical staff and the relevant authority for land drainage should be consulted regarding the discharge condition 16 for surface water drainage.

Southern Water have no comments to make with respect to other conditions.



For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

Requested By:

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TR1137NW

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: ngravik

Date: 13-6-2022

Southern Water MapGuide Browser

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