



Planning Validation Team  
Folkestone & Hythe District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent  
CT20 2QY

Your ref  
24/0210/FH

Our ref  
DSA000032003

Date  
19 March 2024

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Proposed 1.5 storey dwelling.

**Site:** 24/0210/FH: - Tilehurst, School Road, Saltwood, Hythe, CT21 4PP.

Thank you for your letter dated 27 February 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

### **Protection of Public Apparatus**

Please see the attached extract from Southern Water records showing the approximate position of our existing public combined sewer within the development site.

- The 100 mm diameter public combined sewer requires a clearance of 3 metres on either side of the public combined sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public combined sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public combined sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf)



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 works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

### **Foul and Surface Water Drainages**

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: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

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:

[water.org.uk/sewerage-sector-guidance-approved-documents/](https://water.org.uk/sewerage-sector-guidance-approved-documents/)

[ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS](https://ciria.org/ItemDetail?iProductCode=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.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse

- 
- Infiltration
  - Watercourse
  - Storm Sewer
  - Combined Sewer

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

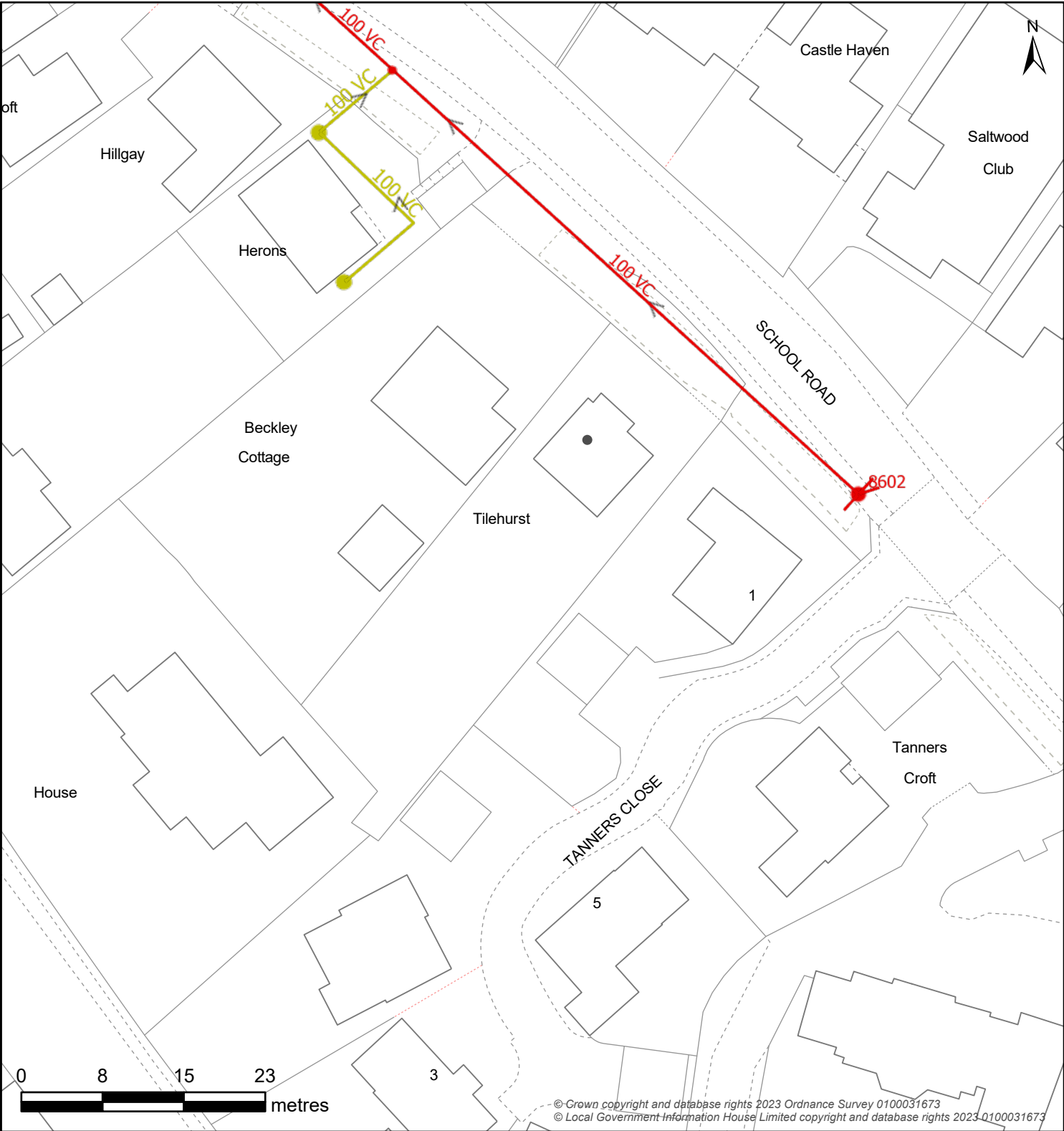
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,

Future Growth Planning Team  
**Developer Services**

[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)



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Map Title: SW Print

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The positions of pipes 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



| Controllable Valve     |                             |                        | Flow Control         |                          |                  | Inlet-Outlet           |                 |
|------------------------|-----------------------------|------------------------|----------------------|--------------------------|------------------|------------------------|-----------------|
| Damboards              | Penstock                    | Valve                  | Anti Flood Device    | Pumped Anti Flood Device | Reflux Valve     | Inlet                  | Outlet          |
| Manhole                |                             |                        |                      |                          |                  |                        |                 |
| BIF Bifurcation        | Cascade                     | CP Catchpit            | Head Of Public Sewer | IC Interceptor Chamber   | Manhole          | S Soakaway             | WO Washout      |
| Outfall Headworks      |                             | Overflow Chamber       |                      | Pipe Bridge              |                  | Pumping Station        |                 |
| Outfall Headworks      | CSO Combined Sewer Overflow | EMO Emergency Overflow |                      | Pipe Bridge              |                  | Micro Pumping Station  | Pumping Station |
| Sewer Level Monitor    |                             | Storage                |                      | Treatment Works          |                  | Weir                   |                 |
| Sewer Level Monitor    | Storm Tank                  | Tidal Storage Tank     |                      | Treatment Works          |                  | Weir                   | Wastewater Site |
| Wastewater Pipe        |                             |                        |                      | Wastewater Use           |                  | Developer Services     |                 |
| Culverted Water Course | Syphon                      | Tank Sewer             | Trunk Sewer          | Foul                     | Combined         | Build Over Agreement   | Section 104     |
| Drain                  |                             | Vacuum Main            | Decommissioned Pipe  | Sludge                   | Treated Effluent | <b>Wastewater Area</b> |                 |
| Outfall                |                             |                        |                      | Surface Water            | Private          | Catchment              | Sub-Catchment   |
| Overflow               |                             |                        |                      |                          |                  |                        |                 |
| Rising Main            |                             |                        |                      |                          |                  |                        |                 |
| Sewer                  |                             |                        |                      |                          |                  |                        |                 |