



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

Your ref
24/0259/FH

Our ref
DSA000032401

Date
28 March 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Replacement of chalet bungalow with two-storey dwelling.
Site: 24/0259/FH: - 2 Encombe, Sandgate, Folkestone, CT20 3DE.

Thank you for your letter dated 11 March 2024.

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

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: 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

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://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

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.

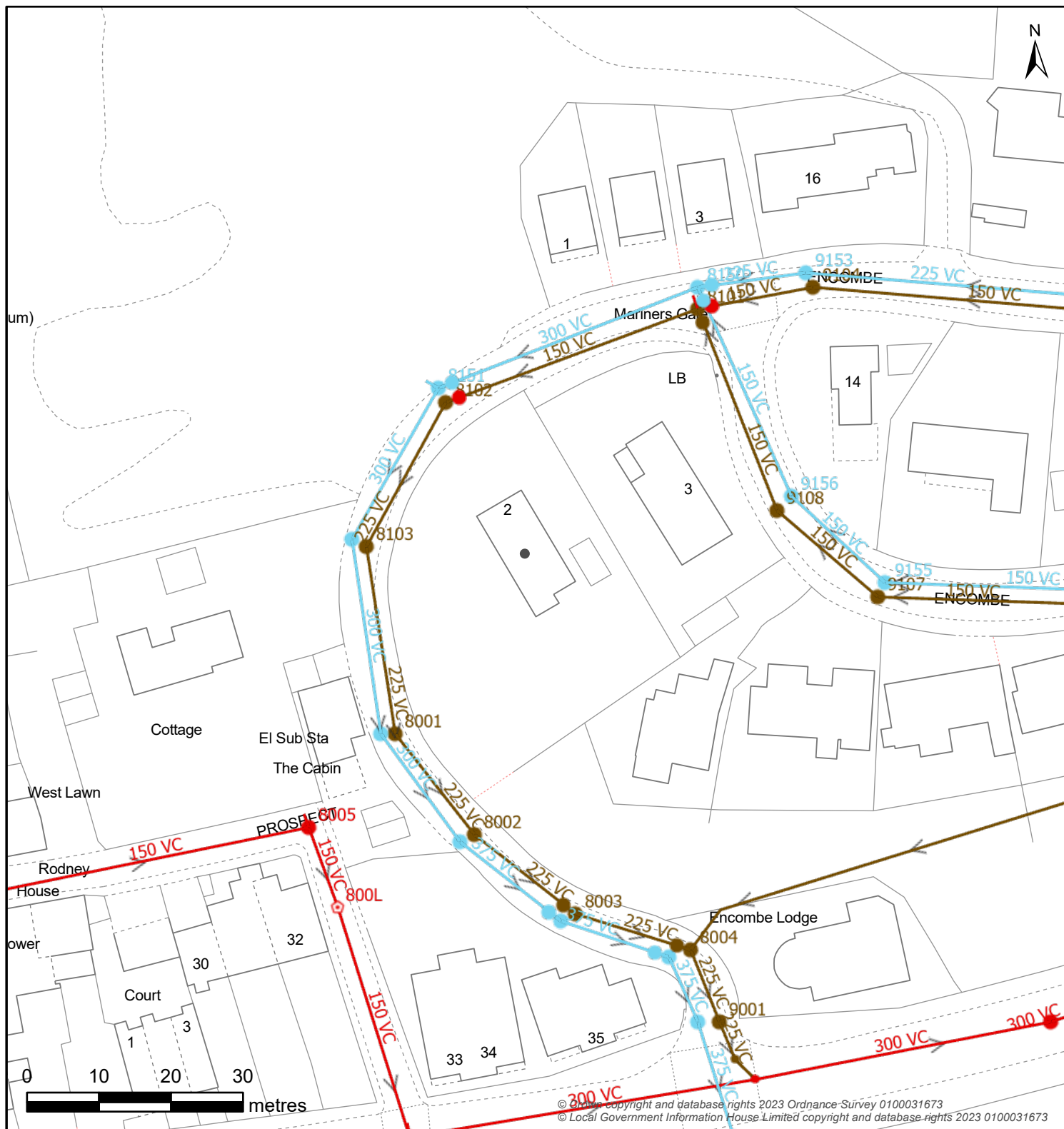
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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

Yours faithfully,

Future Growth Planning Team
Developer Services

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



Controllable Valve			Flow Control			Inlet-Outfall			
 Damboards	 Penstock	 Valve	 Anti Flood Device	 Pumped Anti Flood Device	 Reflux Valve	 Inlet	 Outfall		
Manhole									
 Bifurcation	 Cascade	 Catchpit	 Head Of Public Sewer	 Interceptor Chamber	 Manhole	 Soakaway	 Washout		
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station			
 Outfall Headworks	 Combined Sewer Overflow	 Emergency Overflow	 Pipe Bridge	 Micro Pumping Station	 Pumping Station				
Sewer Level Monitor		Storage		Treatment Works		Weir		Wastewater Site	
 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	 Foul	 Combined	 Build Over Agreement	 Section 104			
 Drain	 Trunk Sewer	 Vacuum Main	 Sludge	 Treated Effluent	 Catchment  Sub-Catchment				
 Outfall	 Decommissioned Pipe		 Surface Water	 Private					
 Overflow									
 Rising Main									
 Sewer									

Map Title: SW Print

Printed By: Sanjay.Boregowda

Date Printed: 26/03/2024

Map Scale: 750

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

