



Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY

Your ref
25/1042/FH

Our Ref
DSA000044804

Date
16th June 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition and rebuilding of existing house with side 2 storey extension.
Site: 14 ENCOMBE, SANDGATE, FOLKESTONE, CT20 3DE

Thank you for your recent correspondence dated 9th June 2025. Please see our comments below regarding the above application.

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 Affinity Water the relevant statutory undertaker.

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. Please provide drainage diagrams showing the full drainage information.

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector->



[guidance-approved-documents/](#) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition:

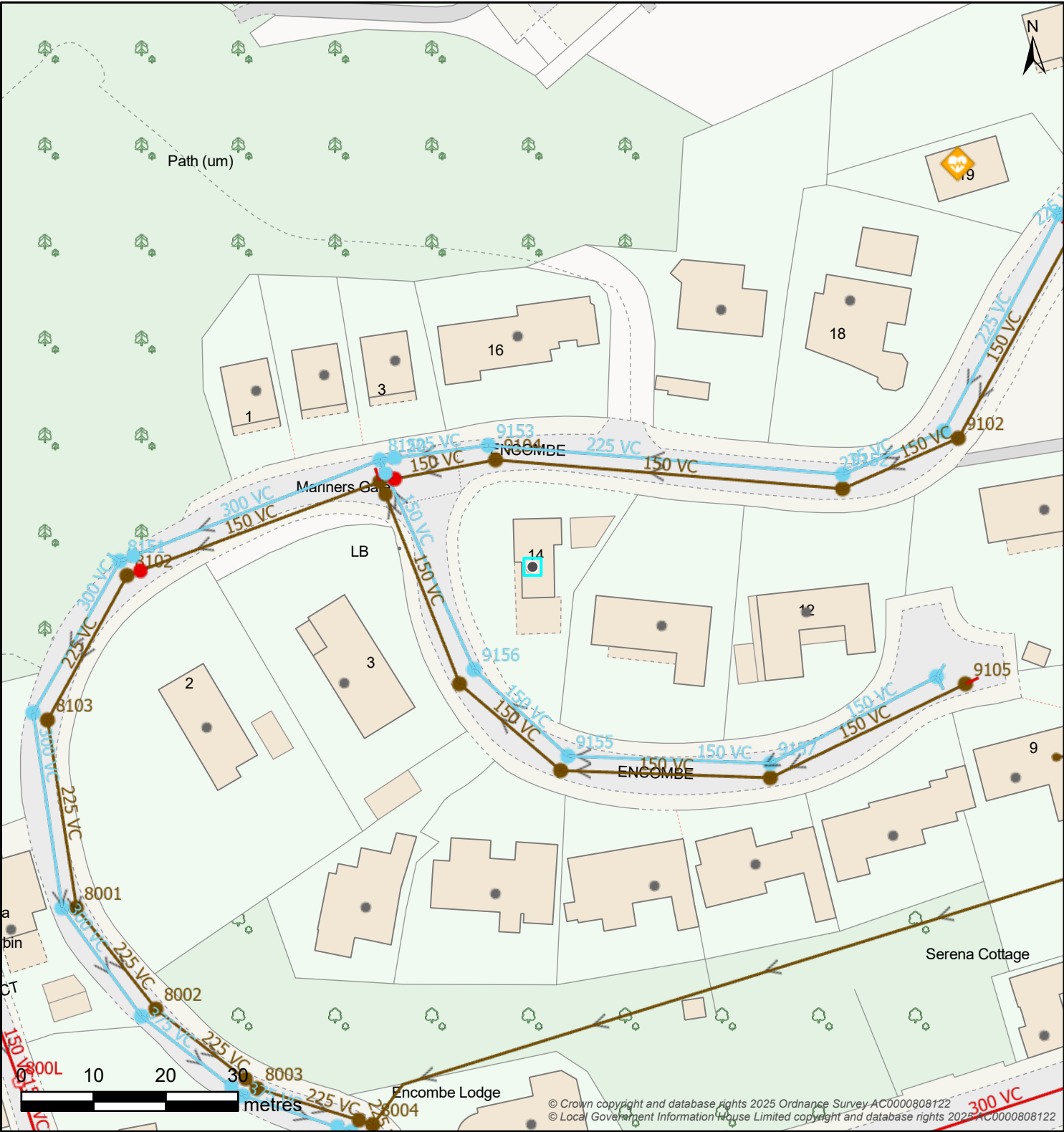
In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

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



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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.



Boundary Box		Break Pressure Tank		Capped End		Hydrant		
 Boundary Box	 Break Pressure Tank	 Capped End	 Emptying Plug	 Fire Hydrant	 Washout Hydrant			
Pressure Monitoring		Service Reservoir		Meter		Valve - Controllable		
 Logger	 Covered	 Tower	 Meter	 Open Valve	 Closed Valve	 Stop Tap		
Site			Valve - Flow					
 Abstraction Point	 Supply Works	 Air Valve	 Non-Return Valve	 Washout Empty Valve				
 Booster Station	 Transfer Station	Valve - Pressure			Pipe Bridge			
 Surface Reservoir	 Underground Source	 Pressure Reducing Valve	 Pressure Sustaining Valve	 Pipe Bridge				
Water Pipe			Water Area					
 Communication	 Trunk	 Decommissioned		 Water Supply Zone		 District Meter Area		
 Distribution	 Raw	 Discolouration						
 Non-Potable	 Private							