



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

Your ref
25/1316/FH

Our ref
DSA000047272

Date
11th September 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline planning application (with all matters reserved) for a residential development (Use Class C3) of up to 135 dwellings and non-residential floorspace comprising flexible retail (Use Class E). To include car parking, cycle parking, pedestrian and vehicular accesses, landscaping, refuse storage, servicing areas and other associated infrastructure works

Site: Former Gasworks, Ship Street, Folkestone, CT19 5BE.

Thank you for your correspondence, 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 drainage services. Please contact Affinity Water who are the relevant statutory undertaker.


Insufficient Information provided

Condition

Construction of the development shall not commence until details of the proposed means of foul water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Sufficient capacity

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1.17 l/s for the above development at manhole reference TR22366401. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage



system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

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.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

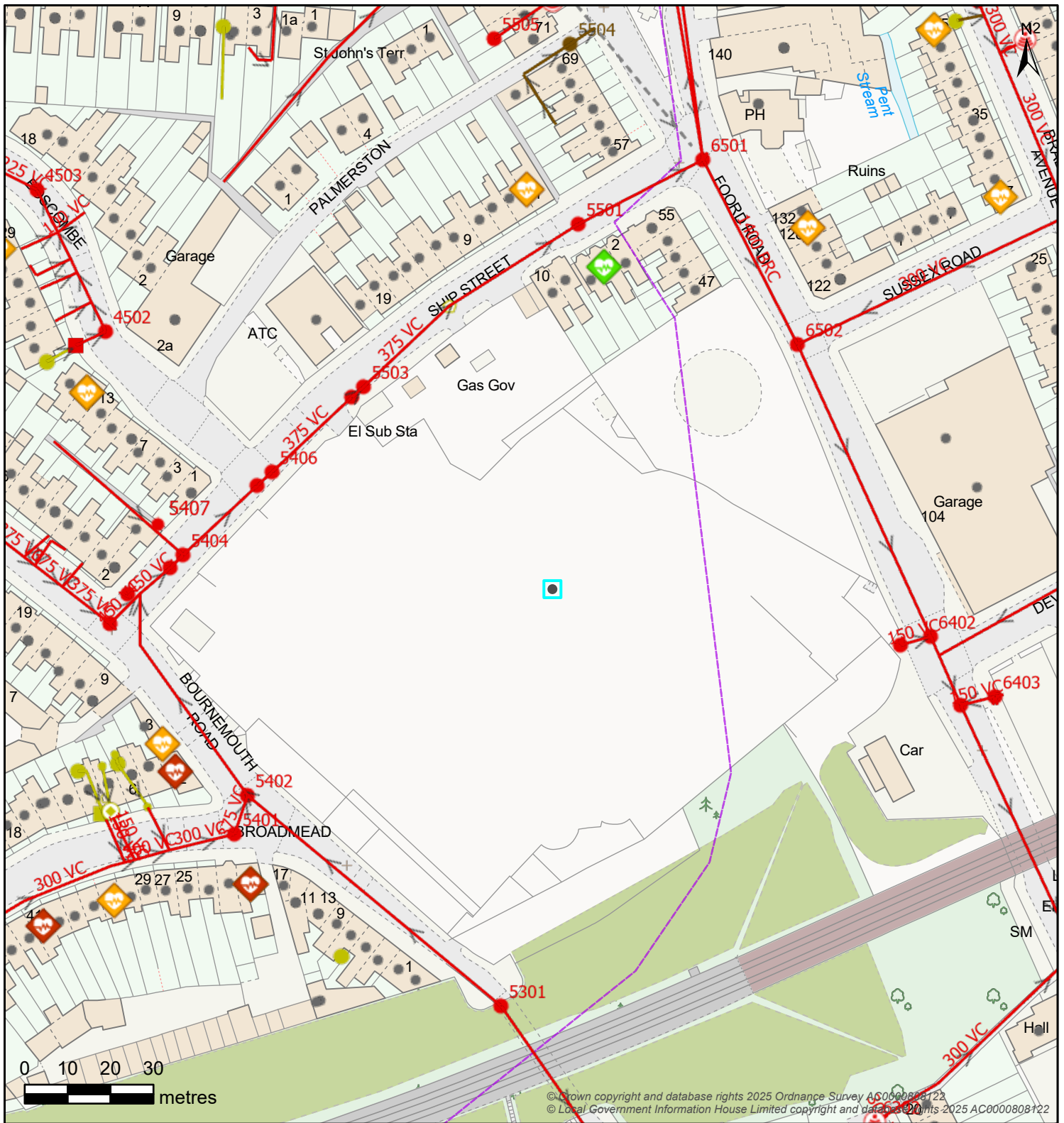
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

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

Map Title: SW Print

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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.

