



Development Control Manager  
Ashford Borough Council  
Civic Centre  
Tannery Lane  
Ashford  
Kent  
TN23 1PL

Your ref  
21/00790/AS

Our ref  
PLAN-039248

Date  
11/06/2021

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Outline application for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian and cycle only), and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration') b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.

**Site:** 21/00790/AS: - Land between Woodchurch Road and Appledore Road, Tenterden, Kent TN30 7DD.

Thank you for your letter dated 19/05/2021.

Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The 150 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public 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).

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf](https://southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf)) and the Sewerage Sector Guidance ([water.org.uk/sewerage-sector-guidance-approved-documents/](https://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.

Furthermore, 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.

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. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.


Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial properties to connect with the current capacity in the network, pending network reinforcement to provide capacity for the remaining properties. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

Southern Water endeavor to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

- Initial feasibility, detail modelling and preliminary estimates.
- Flow monitoring (If required).
- Detailed design, including land negotiations.
- Construction.



Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

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 Sewers for Adoption (Appendix C) and CIRIA guidance available here:

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

[ciria.org/Memberships/The\\_SuDS\\_Manual\\_C753\\_Chapters.aspx](http://ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx)

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.

The drainage strategy report states that the proposed surface water flows from the building will be limited to no greater than existing flows into public surface water sewers. This discharge can be permitted, if proven to be connected and it is ensured that there is no overall increase in flows into the surface water system.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.

Should the applicant wish to offer the sewers for adoption under section 104 of the Water Industry Act, the drainage design should comply with the Sewerage Sector Guidance ([water.org.uk/sewerage-sector-guidance-approved-documents/](http://water.org.uk/sewerage-sector-guidance-approved-documents/)) standards and Southern Water's requirements. Please note that non-compliance with the Sewerage Sector Guidance standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.



We request that should this application receive planning approval, the following condition is attached to the consent: “Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.”

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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

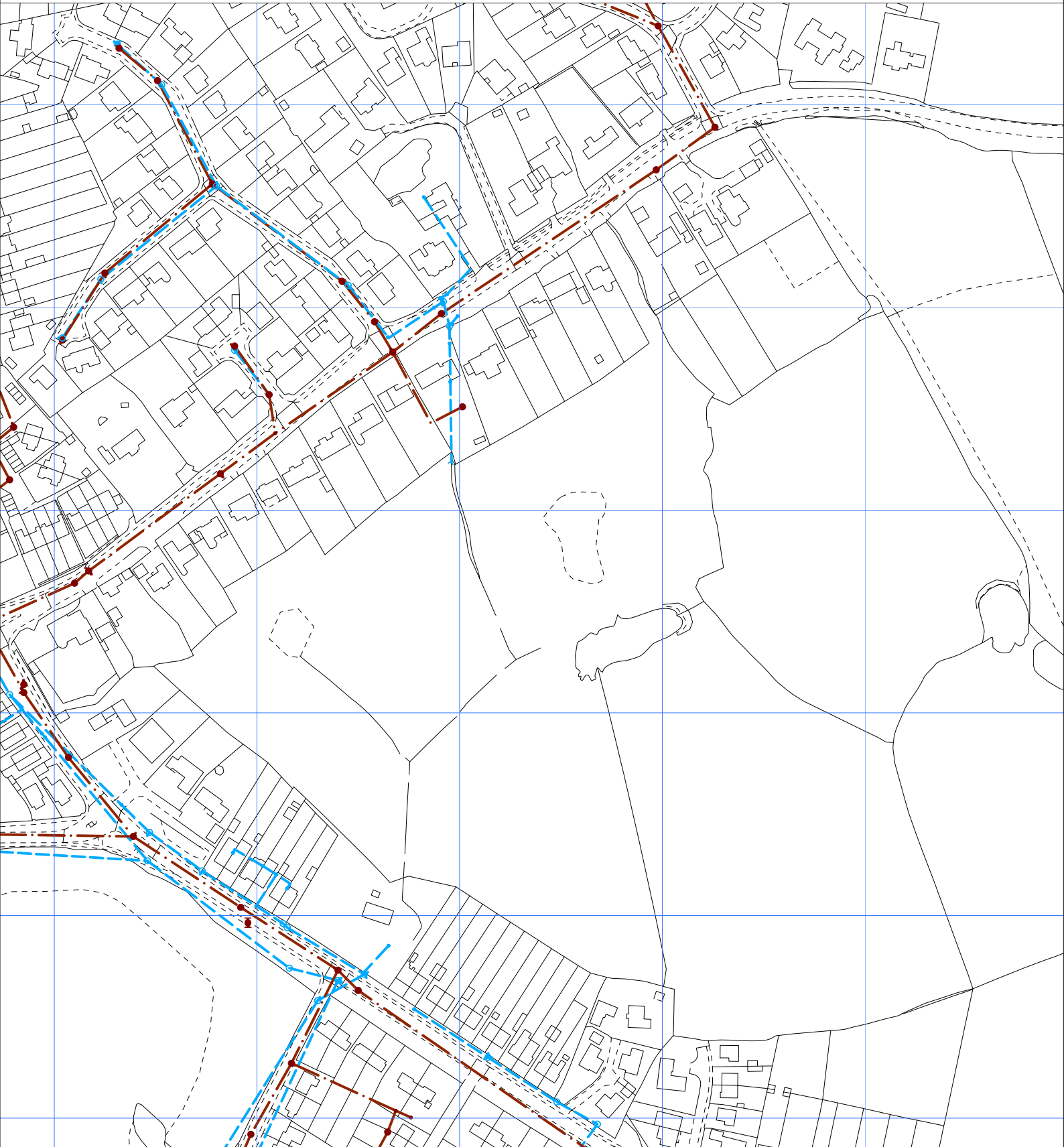
Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,

Growth Planning Team  
**Business Channels**

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

# 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: TQ8933NW

Scale: 1:2500

Screen Print

**WARNING: BAC pipes are constructed of Bonded Asbestos Cement**

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



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Date: 10-6-2021

Southern Water MapGuide Browser

Requested By:



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Planning ref  
21/00790/AS

Our ref  
PLAN-039248

Date  
11 June 2021

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

Southern Water – Your build rates and occupation information

Site Name: Land between Woodchurch Road and, Appledore Road, Tenterden, Kent TN30 7DD.

**We are contacting you to request information which is required by Southern Water in order to prepare for the connection of your development site (as listed above), to our public sewer network.**

In April 2018, water companies in England published their new connection charges (part of the charges are also known as the infrastructure charge). A copy of the Southern Water New Connection Charging Document is available on our website: [southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20\\_21.pdf](https://southernwater.co.uk/media/3305/new-connections-services-charging-arrangements-20_21.pdf)

Under the new charging rules, our customers can connect to the closest point of connection, to a pipe of equivalent size or greater. If any reinforcement to the public sewer network is required to enable your connection, this will be provided through the new infrastructure charge. It will take time for us to provide any such network reinforcement. To enable us to plan for this, we require some information.

**Action request:**

**Please provide the details of your anticipated occupation dates and build out rate for the site listed above.** This information will support us in planning the required works across our region in readiness for your site to be occupied. If we do not receive this information about the site, we may not be able to progress with the work required to prepare for the connection of your site and your development program. Please note this does not constitute a discharge of any pre-commencement condition that may be attached to your planning consent.





## **Build Rate & Occupation details**

Please fill out the tables below in block capital letters and email this back to us as soon as possible. Please email the form to: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

If the site is not proceeding please email the address above with the site references listed above and a brief description of why it is not going ahead. If you have queries about the information required, please call Developer Services on 0330 303 0119.

Your earliest reply would be much appreciated.

Growth Planning Team

**Business Channels**

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

**A. Contact Information in case of further queries:**

<b>Name of person completing form</b>
<b>Company</b>
<b>Phone number</b>
<b>Email address</b>
<b>Date form completed</b>

**B. Site references:**

<b>Proposal</b>
<b>Site Name</b> (on letter)
<b>Site Postcode/location</b>
<b>Planning Reference</b> (on letter)
<b>Planning Authority</b> (on letter)
<b>Our reference</b> (on letter)

**C. Site information:**

Proposed start date	/ /
Proposed connection date	/ /
First occupation date	/ /
Forecast completion date	/ /
Proposed date of full occupancy	/ /
Proposed connecting manhole reference number	

Build out period (Per month for each year of development)												
Year	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
20												
20												
20												
20												
20												

If the site had previous use, please describe the type of previous use: e.g. greenfield/brownfield, block of flats, warehouse etc.
