



Ashford Borough Council  
Civic Centre  
Tannery Lane  
Ashford  
TN23 1PL

Your ref  
PA/2025/0880

Our Ref  
DSA000044150

Date  
29th May 2025

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Residential development of 2 detached self build 2 storey dwelling, together with all necessary infrastructure

**Site:** Woodfield Farm, Bromley Green Road, Ruckinge, Ashford, TN26 2EQ

Thank you for your recent correspondence dated 14<sup>th</sup> May 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. Please contact South East Water who are the relevant statutory undertaker.

### **Septic tank proposed**

The Environment Agency should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

### **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](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.

## **Proposed SUDS features**

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance [www.water.org.uk/sewerage-sector-guidance-approved-documents/](http://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/14ndl3db/suds-final-080824.pdf>

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. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

## **Existing Southern Water Assets**

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of 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. To get in contact to confirm the exact position of the asset please visit;

[https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains\\_pb.pdf](https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf).

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

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

Yours faithfully,

Future Growth Planning Team

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



<b>Boundary Box</b> □ Boundary Box	<b>Break Pressure Tank</b> BPT Break Pressure Tank	<b>Capped End</b> □ Capped End	<b>Hydrant</b>		
			▲ Emptying Plug	⊕ Fire Hydrant	⊙ Washout Hydrant
<b>Pressure Monitoring</b> ● Logger	<b>Service Reservoir</b> ⊙ Covered   ⊙ Tower	<b>Meter</b> ⊙ Meter	<b>Valve - Controllable</b>		
			Open Valve	⊕ Closed Valve	✕ Stop Tap
<b>Site</b>		<b>Valve - Flow</b>			
◇ Abstraction Point	⊙ Supply Works	⊙ AV Air Valve	⊙ NRV Non-Return Valve	⊙ WO Washout Empty Valve	
⊙ Booster Station	⊙ Transfer Station	<b>Valve - Pressure</b>			
⊙ Surface Reservoir	⊙ Underground Source	⊙ PRV Pressure Reducing Valve	⊙ PSV Pressure Sustaining Valve	<b>Pipe Bridge</b>	
				= = Pipe Bridge	
<b>Water Pipe</b>			<b>Water Area</b>		
— Communication	— Trunk	— Decommissioned	■ Water Supply Zone	⊙ District Meter Area	
— Distribution	— Raw	— Discolouration			
— Non-Potable	— Private				

### Map Title: SW Print

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Map Scale: 750

*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.*

