



Ashford Borough Council  
Civic Centre  
Tannery Lane  
Ashford  
TN23 1PL

**Your ref**  
PA/2025/2149

**Our ref**  
DSA000050046

**Date**  
5<sup>th</sup> of January 2026

**Contact**  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Erection of a two bedroom residence and construction of a footpath crossing (Self Build).  
**Site:** Land adjacent Coach House Elmstone, North Street, Biddenden.

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 services. Please contact South East Water who are the relevant statutory undertaker.

### **Proposed soakaways**

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

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

### **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.



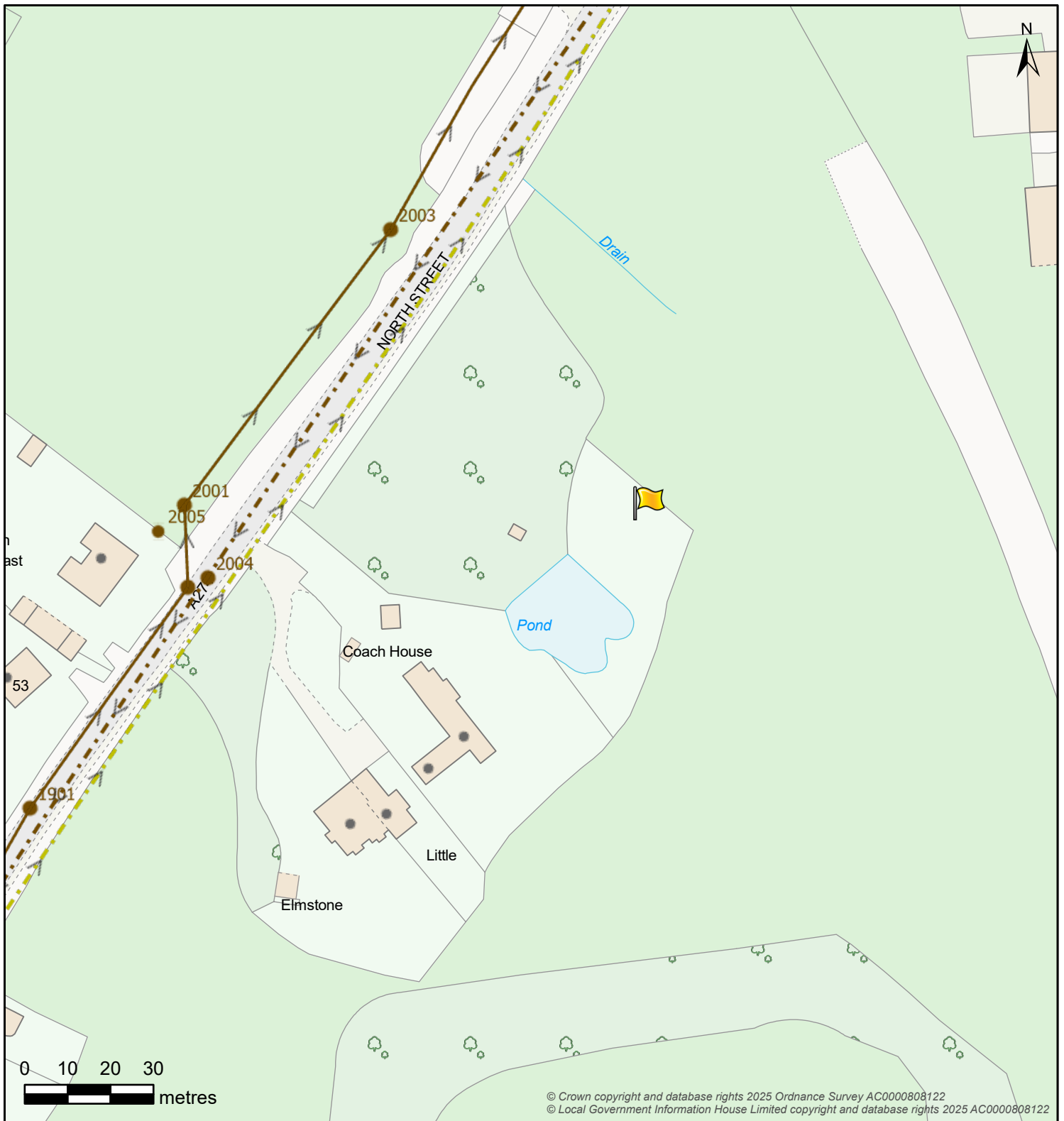
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

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

Yours faithfully,

Future Growth Planning Team

[southernwater.co.uk/developing-building/planning-your-development](https://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: DSA000050046 GIS**

Printed By: Kelly.Donaldson

Date Printed: 05/01/2026

Map Scale: 1250

*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.*

