



Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
TN23 1PL

Your ref
PA/2024/1442

Our ref
DSA000036538

Date
17/01/2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline planning permission for the erection of up to 40 dwellings including access from Bull Lane, parking, landscaping, open space and associated infrastructure and earthworks.

Site: Land Adjacent to the Bull Inn, Bethersden.

Thank you for your correspondence, please see our comments below regarding the above application.

Inadequate capacity in the foul network

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 study indicates that these additional flows may lead to a minor increased risk of impact on the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water with no further input from the developer, therefore a connection may be made to our network.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline).

Insufficient capacity, at requested POC for all flows. New flow rate using Southern Water flow calculation 0.36l/s for 40 dwellings, pumped @6l/s, has capacity.

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

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

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