



Maidstone Borough Council
Maidstone House
King Street
Maidstone
ME15 6JQ

Your ref
DC/26/0741

Our ref
DSA000037339

Date
14th August 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Demolition of existing detached chalet bungalow and 2 no outbuildings, and erection of 1 pair of semi-detached dwellings fronting Littleworth Lane with car ports and associated parking to the rear.

Site: 1 Littleworth Lane, Partridge Green, West Sussex, RH13 8JF.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)

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.

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

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

Sewer abandon / Diversion by Developer

Please find attached an extract of Southern Water records showing the approximate position of a public sewer/water main crossing the site.

It appears that the applicant is proposing to abandon/divert a Southern Water asset (Water Main or Sewer). Any public diversion proposals shall be approved by Southern Water under Section 185 of the Water Industry Act. An application should be made using Southern Water's Get Connected Service at <https://developerservices.southernwater.co.uk>

Tree Planting

We have restrictions on 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) 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.

Rainwater Harvesting

The proposed rainwater harvesting system should be designed, installed and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.

Condition

Southern Water requests that the following condition be added to any planning consent; Prior to the commencement of development, details of the rainwater harvesting system including measures to prevent contamination of the water supply and any discharge to public sewers will need to be submitted to and approved by the Local Planning Authority.

Prior to occupation of the development, maintenance responsibilities and regimes for the rainwater harvesting system will need to be submitted to and approved by the local Planning Authority.

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/.

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

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.
To make an application visit Southern Water's Get Connected service:



<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

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.

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 work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

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

Yours faithfully,
Future Growth Planning Team
[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)



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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.



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