
Re: The Hill - Littlebourne

[REDACTED]

Good Morning,

Barring any groundwater issue where the Infiltration reduction plan is in progress this entails sealing the sewers to reduce infiltration during winter and high water tables. I am not aware of any operational issues. If you have any specifics we could look into them, please let me know.

Thanks

Kind Regards

Michael Cook

County Network Manager (Kent)

[REDACTED]
T. 01634824036 ;4036
southernwater.co.uk



[REDACTED]

Thanks Rachael - that is helpful.

I am finalising my report to the planning committee on Thursday, so can update my report with this information

Kelly and Michael - if you are able to let me know of any schemes that are planned that would be very helpful.

Kind regards

[REDACTED]

Hi Simon,

The only planned works for the next AMP is included in the catchment briefing. Network growth would only be to support upcoming planning granted sites on our growth tracker.

Kelly / Michael, are you aware of the current operational flooding issues in Littlebourne (Newnham Valley Preston) and if so is there any planned works here that you could advise to Simon at Canterbury council please?

Thank you in advance

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region

T. 03303030119

[REDACTED]
southernwater.co.uk



from
Southern Water 

[REDACTED]

Thanks Rachael

The key question for the committee is whether without this development SW already has plans to address the problems of capacity that the village currently faces.

I would be grateful for any comments you can give - even if the answer is no plans!

Many thanks

Simon

[REDACTED]

[REDACTED]

Good Afternoon Simon,

We will not be able to comment on the decision of the planning application, under the Water Industry Act 1991 we have a duty to provide a suitable sewer network and the opportunity for all domestic properties to connect to the sewer system. This ultimately equates to a 'right to connect' which prevents us from refusing connections. Simultaneously, we have a duty to ensure that the service we provide to our existing customers does not deteriorate as a result of new homes being built.

Where there is lack of capacity in the foul network, Southern Water would ask for a condition to be applied to the planning decision to phase occupation with delivery of network reinforcement, or provide alternative methods of drainage should the infrastructure not be in place by then.

I have included (attached) the Canterbury Catchment brief to give you some further insight into what Southern Water will be doing over the next AMP (2025-2030).

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region

T. 03303030119

[REDACTED]
southernwater.co.uk



[REDACTED]

Thanks Joff - sorry to bother you

Rachael - can we have a quick chat, when you are free this week?

[REDACTED]

Hi Simon

As per my previous email I am no longer in this role but I have included the planning team in here who should be able to progress this matter

Regards

Joff

Sent from [Outlook for Android](#)



Dear Joff

Sorry to bother you again with this.

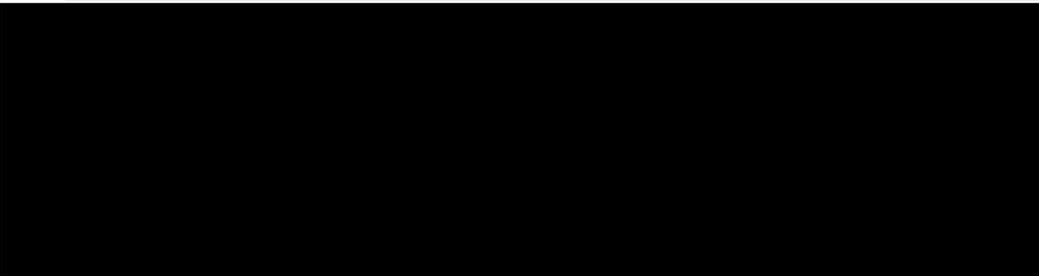
The Councillors are very keen to know whether the existing problems experienced in Littlebourne are planned to be addresses in the 2030 upgrades or before. The concern they have raised is that the new development could compound the existing problems, if it those existing problems are not addressed first.

Anything you can provide me on this would be greatly appreciated as this is the questions that I will ne asked a planning committee in a couple of weeks' time. I am concerned that without any further information on this point the committee will be inclined not to support the planning application

If you are free for a quick chat that would be very helpful or if there is someone better placed at SW who can given me any information, please let me know.

Many thanks

Simon



Good Morning Simon,

Southern Water wouldn't be able to complete any further modelling for a site/commercial unit(s) which haven't been granted planning permission as this is a costly exercise. This is to avoid expending resources unnecessarily as many developments do not gain planning permission and to expend resource in such circumstances is not a justifiable use of customer money.

Due to this, Southern Water wouldn't be able to define whether a pipe upsize, surface water removal, rising main replacement, additional storage or even a do-nothing option would be the best point of call. However, what I can do is share our ALP process which derives at defining the full scope for connection upon planning permission in confluence with a S106 being paid as that requires the developer to submit their drainage strategy to then be modelled and assess the flooding risks impact (if any). Please see attached.

1. Canterbury forms part of the 'Stour catchment' so generically we can use the following high-level proposals below for its Treatment Works.
 - i) Improve sewerage phosphate levels through (nutrient neutrality) through the introduction of tighter 0.25mg/l permit (Canterbury WTW)
 - ii) Spills from Hospital Farm Harbledown SSO will be reduced by deploying slow the flow and SUDS. The rising main will also be replaced.
 - iii) A bypass of the primary tanks will be provided to allow operational maintenance to be undertaken at significantly reduced cost and complexity
 - iv) The Drum thickeners will be replaced at Canterbury STC.

2. Operational Resilience (Canterbury – Stour catchment)

- i) We carry out regular inspections of our pumping stations including winter checks.
- ii) Across our region, we have recently opened eight new wastewater logistic storerooms which contain critical spares, pumps etc. to maintain our assets
- iii) We have a programme of CCTV surveying of sewers to identify blockages and defects and a programme to jet sewers with a history of blockages
- iv) As shown on the below, there are several hundreds (435) sewer level monitors in the Canterbury sewer network which provide us with warnings of sewer blockages and hydraulic overloading

Clean Rivers & Seas

WINCHEAP CANTERBURY

Zoom to

What causes storm overflows here:
Too much rainwater getting into the network

Average annual releases from site:
15

Estimated investment required:
£6.04m

Site of interest:
Yes - Other sensitive site

When work is planned to commence (subject to regulatory approval):

After 2030. Timings to be updated once our regulators have completed assurance

Solutions:

Sustainable drainage solutions in the community and increased & optimised storage capacity. We estimate we need to manage approximately 10.9 hectares of impermeable land in the area, by installing sustainable drainage systems (SuDS) (e.g. planting trees, installing raingardens, etc.). This may include the installation of at least 585 household water butts and similar solutions for businesses and public buildings.

HOSPITAL FARM HARBLEDOWN

Zoom to

What causes storm overflows here:
Too much rainwater getting into the network

Average annual releases from site:
11

Estimated investment required:
£4.73m

Site of interest:
Yes - Other sensitive site

When work is planned to commence (subject to regulatory approval):

After 2030. Timings to be updated once our regulators have completed assurance

Solutions:

Sustainable drainage solutions in the community and increased & optimised storage capacity. We estimate we need to manage approximately 8.2 hectares of impermeable land in the area, by installing sustainable drainage systems (SuDS) (e.g. planting trees, installing raingardens, etc.). This may include the installation of at least 442 household water butts and similar solutions for businesses and public buildings.

I hope the above information helps.

Thank you

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region

T. 03303030119

[Redacted]
southernwater.co.uk



[Redacted]

Thanks Rachael

The committee would like to have some idea what connection to this site will involve e.g. a new pipe or upgrades to the existing (or whether it could be either).

Also are there any current plans to upgrade the network, if this development doesn't get planning permission.

If you are free for a brief chat let me know.

Many thanks
Simon

[Redacted]

Good Afternoon Simon,

Thank you for your email and for reaching out to the Future Growth team.

In order to accommodate the entire site it will be necessary for a more detailed assessment to be undertaken, however, as you will appreciate we have a number of developments to design infrastructure for and we do not commence this process until planning permission has been granted. This is to avoid expending resources unnecessarily as many developments do not gain planning permission and to expend resource in such circumstances is not a justifiable use of customer money. Furthermore, I would advise that we are unable to reserve capacity in our network for developments that do not have planning consent, therefore upon consultation, via the planning authority we will look to further review the development and it's connection.

We aim to provide infrastructure within 24 months of planning being granted or provide an alternative method of drainage should any required infrastructure not be in place by then. The developer will be asked to contribute to the costs of reinforcement via the New Infrastructure charging system details of which are available at <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>.

This is on our growth tracker for monitoring for the Newnham Valley Preston catchment, and will be under review in AMP8 (2025-2030) however, it will be impossible to tell at this point in time what reinforcement would be required.

In terms of the surface water that will be generated from the site, I cannot see where the Culvert drains to so cannot comment on surface water at this time. You may be aware of our surface water management policy which I have included here for you [Microsoft Word - Surface Water Management Policy v 0.3](#)

Kind Regards

Rachael Powys-Keck
Future Growth Planner, South East Region

T. 03303030119

[southernwater.co.uk](https://www.southernwater.co.uk)



Hi Simon

Unfortunately I have not been in the growth role for over 3 years now but I have forwarded your email to the planning team, included here

Regards Joff

Sent from [Outlook for Android](#)

Dear Joff

I wonder whether you or a colleague would be able to help me. At the planning committee last week the decision was to defer the decision on the planning application for 300 houses at The Hill for me to get further information on a number of issues, including sewerage

The planning committee was advised that if planning permission is granted the developer would then need to make an application to SW for connection. However the planning committee asked for additional clarifications on the two following points:

1. If the development is granted what would be the likely upgrades that would be needed to accommodate the new development. They wanted to understand in

broad terms the infrastructure required and how long it might take (roughly) to put in place. Also, would the upgrades be likely to benefit the existing situation. Concerns were raised by local people about sewage leaks that they say are currently experienced in the village

2. Are SW planning upgrades irrespective of whether the permission for 300 homes is granted. If so what are these and what is the likely timescale?

Separately the issue of surface water was raised. The developer is proposing to manage surface water so that the amount draining from the site (and though the culvert under the road) would be either maintained as it is or will be reduced. They are aware that KCC highways is responsible for the maintenance of the culvert.

The applicant mentioned to me that a reduction in surface water flowing the culvert could have a benefit in terms of reducing the potential for the sewerage system being overloaded (and as such improve the situation for the village). I am not clear whether this would be the case, but would be grateful for any thoughts you have on the matter

Many thanks for your help with this

Regards

Simon

Simon Thomas
Head of Planning and Health
Planning and Health

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Head of Planning and Health
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