



Your ref

BC/2025/0382

Our ref

SWS_BREGS_76726

Date

08 October 2025

Contact

Tel 0330 303 0119

Dear Sir/Madam,

Building Over/Adjacent to Public Sewers - Building Regulations 2010 (as amended).

Location: 27 Bridge Street, Wye, Ashford, Kent, TN25 5ED

Proposal: Single storey rear and side extension including raising of flat roofs and incorporating Rooflights.


1 Issue Notice of Rejection of Plans Reasons:

2 Issue Notice of Passing of Plans:

3 Issue Conditional Notice of Passing of Plans Conditions:

1. If changes to the Public Sewer infrastructure are required to meet any of the below points, then the works in relation to the public sewer network must be supervised by Southern Water through submission of a Build Over application. No structure (footings, walls etc) running within 500mm of the existing public 525mm Brick (Common) (BRC) and 400mm Vitrified Clay (VC) surface water sewers/manholes will be permitted.

- a) The build over of public sewers in pitch fibre or plastic material or any material in poor condition is not permitted by Southern Water.
- b) No internal public manholes are permitted by Southern Water, therefore if a public manhole is present within the proposed extension area or within 500mm of a footing it must be removed or re sited if area permits.

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2. Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records. Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.
 3. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. 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.
 4. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.

Please note, that Southern Water policy does not permit any new surface water discharge to connect to the public foul or combined sewer system. You must investigate every possible solution within H3 of the building regulations.

If surface water is to be discharged to the public sewer directly or indirectly then a S106 sewer connection application will be required due to the increased surface water flow from the proposed site. The application will need to be made via the GetConnected portal [GetConnected Developer Portal - Southern Water](#)

It is a legal requirement under Section 109 of the Water Industry Act 1991 to gain consent before making a connection to the public sewer.

Yours Sincerely,
Developer Services
T. 0330 303 0119
southernwater.co.uk