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Developer Services
Southern Water
Sparrowgrove House
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Your Ref
OL/TH/16/0550
Our Ref
PLAN-014212
Date
08/07/2016

Dear Sirs,

Proposal: Comprehensive redevelopment of the site involving the demolition of existing buildings and structures and removal of hard standing and associated infrastructure, and provision of mixed use development. Application submitted in hybrid form (part-outline and part-detailed).

The outline element comprises an outline planning application (with all matters except Access reserved for future determination) for the provision of:

Buildings/floorspace for the following uses: Employment (Use Classes B1a-c/B2/B8), Residential (Use Classes C3/C2), Retail (Use Classes A1-A5), Education and other non-residential institutions (Use Class D1), Sport and Recreation (Use Class D2), Hotel (Use Class C1), Open space/landscaping (including outdoor sport/recreation facilities), Car Parking, Infrastructure (including roads and utilities), Site preparation and other associated works.

The full/detailed element of the application comprises:

Change of use of retained existing buildings, Development of Phase 1 comprising four industrial units (Use Class B1c/B2/B8) with ancillary car parking and associated infrastructure, Access.

Site: Manston Airport, Manston Road, Manston, Ramsgate, CT12 5BL.

OL/TH/16/0550

Thank you for your letter of 03/06/2016.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer, foul rising, water trunk main and distribution main crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public sewer foul sewer, foul rising, water trunk main and distribution main, so long as this would result in no unacceptable loss of

hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 20 inch and 600mm diameter trunk main requires a clearance of 6 metres either side of the trunk main to protect it from construction works and allow for future access for maintenance.
2. The 7 inch, 6 inch, 9 inch and 125mm diameter distribution main requires a clearance of 4 metres either side of the distribution main to protect it from construction works and allow for future access for maintenance.
3. The 800 mm diameter foul rising requires a clearance of 5 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
4. The 12 inch water distribution main requires a clearance of 5 metres either side of the trunk main to protect it from construction works and allow for future access for maintenance.
5. The 225 mm and 150mm diameter foul sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance
6. No development or new tree planting should be located within the required clearance distance.
7. No new soakaways should be located within 5 metres of a public drainage and water apparatus.
8. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (8) above also apply.

In order to protect drainage apparatus and water apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert/ protect the public sewers and water apparatus, prior to the commencement of the development."

Any diversion proposals need to be agreed and approved by Southern Water before proceeding on site.

In order to avoid any future excavation within the SUDS infrastructure, all Southern Water apparatus will be kept outside any impermeable membrane, with the only exception of ducted service pipes. A continuous 1.5 m minimum width service strip, with "traditional" sub-base, should be provided at least at one side of the street. Horizontal clearance with structures and other utilities should be provided as per NJUG guidelines

No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public (or adoptable) gravity sewer, rising main or water main.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Our wastewater drainage assessment is based on the assumption that the proposed development will discharge foul sewerage into Weatherlees catchment. The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission. “Development shall not commence until a drainage strategy detailing the proposed means of foul and surface water disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.”

We suggest the following informative: ‘The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. The applicant/developer should contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk’ in order to progress the required infrastructure.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The proposed surface water drainage strategy is not acceptable to Southern Water. Due to sensitivity of the area, no infiltration into the ground will be accepted. The use of SUDS features should be designed in a way to ensure no infiltration to the underground strata.

The site lies within Source Protection Zone and is situated above Southern Water adits and in close proximity of the Public Water Supply Abstraction (groundwater sources). These are critically important public water supply abstractions with extensive shallow adits and disinfection as the only treatment, serving the Thanet supply area.

The close proximity of the source and the sensitivity of the public water supply mean that careful consideration must be given to the protection of the public water supply. Southern Water will rely upon your consultations with the Environment Agency, to ensure the imposition and enforcement of appropriate conditions.

Southern Water will object to any discharge to underground strata. Thanet Chalk block is probably the most contaminated aquifer in our region and has the highest level of protection being a WFD Groundwater Protection Area. Given the already high nitrate levels in the Thanet Chalk, which exceed the DW PCV, we would not expect the EA to approve any more discharges to ground that would add to the nitrogen loading.

Please note:

- The proposed location of the wave garden is not acceptable to Southern Water. Southern Water would not accept such water feature within 400 metres of the assumed adit location.
- Southern Water would not allow any deep pilling within 100 metres of the assumed adit location; also any deep pilling within the site will require to be approved in consultation with Southern Water and Environment Agency.
- No storage of fuels or refuelling points should be located within 400 metres of the assumed adit location.

In order to protect groundwater supply sources, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public underground water supply sources, prior to the commencement of the development."

Any works within highways/ access roads will need to be approved by Southern Water under NRSWA enquiry.

Please note that no swales, ponds or other water retaining or conveying features should be located within 5 metres of the public apparatus. Crossings of open water bodies over sewers and water mains are not acceptable.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of the pumping station site.

The application proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

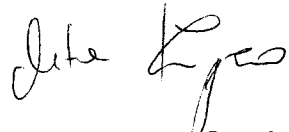
Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Following initial investigations, there is currently inadequate capacity in the local network to provide a water supply to service the proposed development. Additional off-site mains, or improvements to existing mains, will be required to provide sufficient capacity to service the development. Section 41 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to supply a specific site. We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application to requisition water infrastructure is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed water infrastructure plans have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water."

Yours sincerely



Developer Services

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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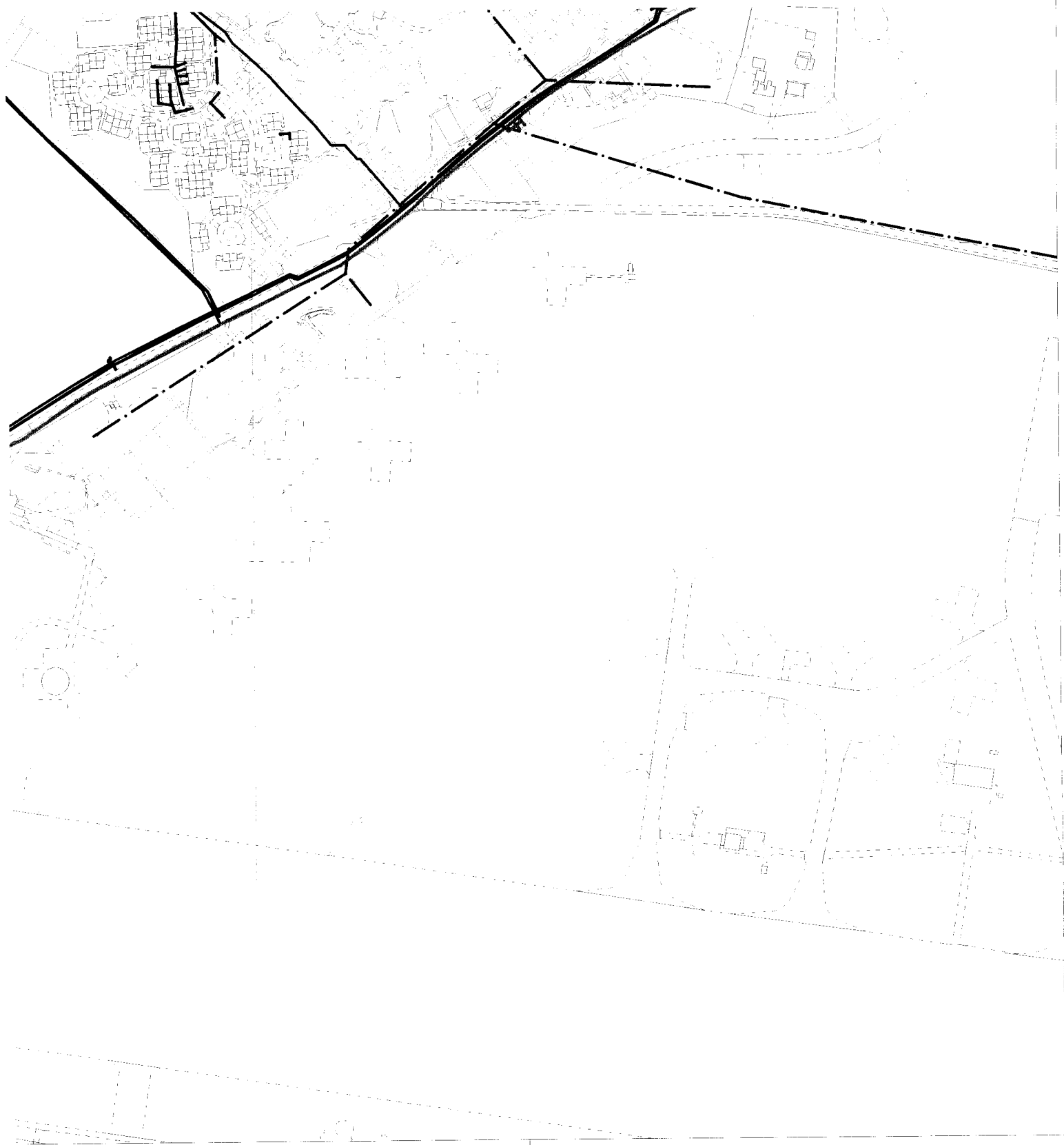
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