



Head of Planning & Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Your ref
20221016

Our ref
DSA000020298

Date
27/02/2023

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of three single storey buildings to provide 10 Class B1 Light Industrial business units with associated parking.

Site: 20221016: - Higham Railway Station, School Lane, Higham, Rochester, Kent.

Thank you for your letter dated 06/02/2023.

The Southern Water Catchment Hydrogeology Team have reviewed this planning application and it is located in the SPZ1 and SPZ2 of our Higham groundwater catchment, approximately 350 m north west of the abstraction. The planning documentation provided does not provide a risk assessment in regard to groundwater.

The contaminated land verification report includes reference to our groundwater supply which we can confirm is in operation (report suggests otherwise). The report states the site was remediated by disposal of contaminated waste.

The drainage strategy has not been provided. Given the incredibly sensitive groundwater setting and unknown commercial/industrial purpose of these units, Southern Water will require sight of this document. If discharge to ground is proposed, this will require enhanced mitigations i.e. remotely operated stock valves, industrial units being bunded to prevent egress into the surface water management system, etc. to ensure treatment and accidental spillage risks are eliminated or minimised to a safe level.

Groundwater protection measures during to construction of the site will be required to prevent contamination (physical and chemical) from entering groundwater. Southern Water request a document detailing this information be submitted for review.

Southern Water object to this planning application.

Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Please note: There is a private communication pipe within the development site.

Trade effluent is any liquid waste (effluent) discharged into our sewers from a business or industrial process. This includes any wastewater derived from a production process or from washing down or cooling activities including wastes from public funded activities such as municipal landfills. This can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater).

southernwater.co.uk/retail/trade-effluent-retailer

The Trade Effluent application process for non-household (NHH) customers has changed since April 2017. This was a government decision to open the Market to competition.

In order to apply for a consent, you will need to engage a Retailer and submit the application through them.

Southern Water (SWS) is still the owner of assets (Wholesaler), but all administrative or billing matters are conducted by the Retailer of your choice.

Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service.

open-water.org.uk/for-customers/find-a-retailer/suppliers/english-water-and-wastewater-retailers

Once we have received an application via your appointed water retailer, we have 2 months to issue a consent or refuse the application. Any requirement to discharge directly to the environment will require a permit/consent from the Environment Agency.

Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent: The applicant should ensure that the Trade Effluent discharge licence has been obtained, before the connection to the public sewerage network can be approved.

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



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 works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available to read on our website via the following link southernwater.co.uk/developing-building/connection-charging-arrangements

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
Developer Services

southernwater.co.uk/developing-building/planning-your-development