



Grant McCann
Manhire Associates
Hanover House
76 Coombe Road
Norbiton,
Kingston Upon Thames
KT2 7AZ
United Kingdom

Your ref

Our ref
DS_DOS-116509
(002556)

Date
19 November 2020

Contact

Tel
0330 303 0119

Email
Developer.Services@southernwater.co.uk

Dear Mr. Grant McCann

Diversion of Sewers – Section 185, Water Industry Act 1991
Development: Gravesend Regeneration, Charter House & Horn Yard, New Swan Yard Gravesend, Kent, DA12 2EN.

I refer to the proposed public sewer diversion at the above site and I thank you for your email dated 24th September 2020. I am pleased to confirm that your proposals shown on drawing number 19042-C1140 Rev P3 and 19042_C1141 Rev P2 are acceptable.

The application has been processed and a total fee of £83,742.70 is required.

In accordance with clause 1 of the agreement, a refundable performance deposit of £81,010.00 is included in the above fee to cover the cost of the works.

The above offer remains open for a period of three months from the date of this letter. If the offer is not accepted within three months Southern Water Services reserves the right to recalculate the cost of the works.

Please complete the Solicitors/Landowners form and return it with your cheque and the remittance slip to the address provided on the slip. Please make cheques payable to **Southern Water Services Ltd**. The drawings requested at point O to Q on this form below are required for preparation of the legal agreement

Legal Agreement

The amount of time that it will take to complete the standard Diversion Agreement is dependent upon how quickly the document can be approved by your legal representative

and executed. However, please note that if an easement is required to protect the diverted sewer, the registration of the Deed of Grant at the Land Registry may cause further delay, as will any requests from your solicitor to amend the standard documents. **Southern Water will not permit connection to the existing sewer until all monies have been paid and the legal agreement has been signed.** You may start work on site and lay the diversion dry, but this will be at your own risk and Southern Water will not adopt the work if it does not comply with sewers for adoption 6th edition. Legal fees will be separately invoiced by Southern Water's solicitor and must be paid before the agreement is engrossed.

A copy of a typical legal agreement for information purposes only can be obtained from this office.

Refund of the Performance Deposit

The refund will be issued in two staged payments.

Stage 1. (80%) released when

- The Legal Agreement and Deed of Grant of Easement (if required) have been signed.
- We have received in this office 3 sets of 'As constructed Drawings' of the works in accordance with the attached requirements.
- A pre maintenance inspection of the works has satisfactorily been completed by our clerk of works. A copy of the above drawings will be required before the inspection.

A Provisional Certificate will be issued by this office signifying that the works will go into a maintenance period for one year from the date of the above inspection. At the same time Southern Water's finance team will be instructed to issue the 1st stage payment.

Stage 2. (20% plus accrued interest) released when

- A final inspection has satisfactorily been completed by our clerk of works.
- A Final Certificate will be issued by this office.

At both stages it will take up to 28 days from the date of either the provisional or the final certificate to receive the refund.

I refer you to Southern Water Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as the link below:

<https://www.southernwater.co.uk/health-safety-advisory>

This approval is given on the basis that you will review this Advisory and take the necessary actions with regards to Health and Safety.

Please do not hesitate to contact me if you require any further information.

Yours sincerely,



Ashley Marshman
Head of Business Channels
Business Channels

S185 Water Industry Act 1991 Sewer Diversion

Our ref: DS_DOS-116509(002556)

Date: 19/010/2020

Location: Gravesend Regeneration, Charter House & Horn Yard, New Swan Yard
Gravesend, Kent, DA12 2EN.

I/we enclose a cheque to the value totalled below:

Supervision Fee	£	2,025.25	325050-	A-DEVSrv-S185
VAT	£	405.05		
Sub Total	£	2,430.30		

Performance Deposit	£	81,010.00	235230	- Y0112 - SKENT-738
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Sub Total	£	84,115.90
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Less

Initial Application Fee	£	311.00
VAT	£	62.20
Sub Total	£	373.20

Total (Incl VAT)	£	83,742.70
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*Please make the cheque payable to **Southern Water Services Ltd**

In order for us to process payment this remittance advice sheet needs to be completed and returned with your payment. Should this not be provided this will cause delays in processing your payment.

Applicant details:

Name: Mr. Grant McCann

Address: Manhire Associates
Hanover House
76 Coombe Road
Norbiton,
Kingston Upon Thames
KT2 7AZ
United Kingdom

Contact tel:

Payer details if different:

Name:

Address:

Contact tel:

Signed..... Print name:

Company: Position:

Date:

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX

southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

Landowner/Developer/Solicitor Details

If you wish to proceed with the diversion, please complete the form (**block capitals**)

A	Landowner's Name.	
B	Landowner's Address.	
C	Developer's Name (If Different from A).	
D	Developer's Address (If Different from B).	
E	Landowner's Solicitors Name and email	
F	Landowner's Solicitors Address.	
G	Developer's Solicitors Name and email (if different from E).	

H	Developer's Solicitors Address (If different from E).	
K	Development Address.	
L	Construction Period of Works (in Weeks)	
M	Drawing Numbers	

Please supply the following information.

N	Method statement dealing with flows when making connections to the existing sewer.
O	<u>WHERE NO EASEMENT IS REQUIRED</u> 2 Copies of the drainage layout drawing to show: - - Abandoned Sewer - RED, New Sewer - BLUE, Site Border- GREEN. - Scale. - North Point. <u>WHERE AN EASEMENT IS REQUIRED</u> 2 Copies of the drainage layout drawing to show: - - Abandoned Sewer - RED, New Sewer - BLUE, Site Border- GREEN. - Scale. - North Point - Easements coloured solid yellow with the easement width dimensioned.
P	2 Copies of all other drawings (If applicable).
Q	2 Copies of a separate 1:1250 location plan of the site, showing the site border in GREEN
R	Return attached remittance note with the payment cheque, made payable to Southern Water Services Limited.

Requirements for 'As-Constructed' Drawings

Section 104/185 Agreement

Drainage Layout Plan to include:

- Site boundary clearly marked in GREEN.
- Clearly defined plot boundaries, buildings and floor levels
- The abandoned section of sewer only is coloured RED
- The diverted sewer section of sewer only is coloured BLUE.
- Pipe sizes, materials and gradients.
- Manhole **cover and invert levels**
- Private drains/sewers/highway drains clearly marked but **not** coloured