



Gravesham Borough Council
Civic Centre
Windmill Street
Kent
DA12 1AU

Your ref
20260231

Our ref
DSA000052099

Date
16th March 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for the approval of condition 5 (Biodiversity Enhancement Plan), condition 6 (Foul and Surface Water Sewerage Disposal), condition 8 (Hard Landscaping) and condition 9 (Soft Landscaping) attached to planning reference number 20251160.
Site: Kent Tor, Wrotham Road, Culverstone, Gravesend, Kent, DA13 0RE.

Thank you for your correspondence, please see our comments below regarding the above application.

Following a review of the documents submitted Southern Water is unable to discharge Condition 6 (Foul and Surface Water Sewerage Disposal), due to note below.

We do not have any comments on condition 5 (Biodiversity Enhancement Plan), condition 8 (Hard Landscaping) and condition 9 (Soft Landscaping).

Build over – close

'The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.



It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

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