

Reference: 20210757
Site Address: Custom House, The Terrace, Gravesend, Kent DA12 2BW
Date: May 2024

Condition 6 Public Sewer Statement

This statement has been created in response to Condition 6 of Planning Application 20210757.

Condition 6 states:

No development approved by this permission shall be commenced until details of the measures which shall be undertaken to divert the public sewer(s) underneath the site have been submitted to and approved in writing. The development shall be carried out in accordance with the approved details.

The above condition was attached to the planning approval for Custom House by Southern Water with regard to a potential water main running into the site as shown on the Southern Water asset map (fig.1) provided with their consultee comments on the approved application.

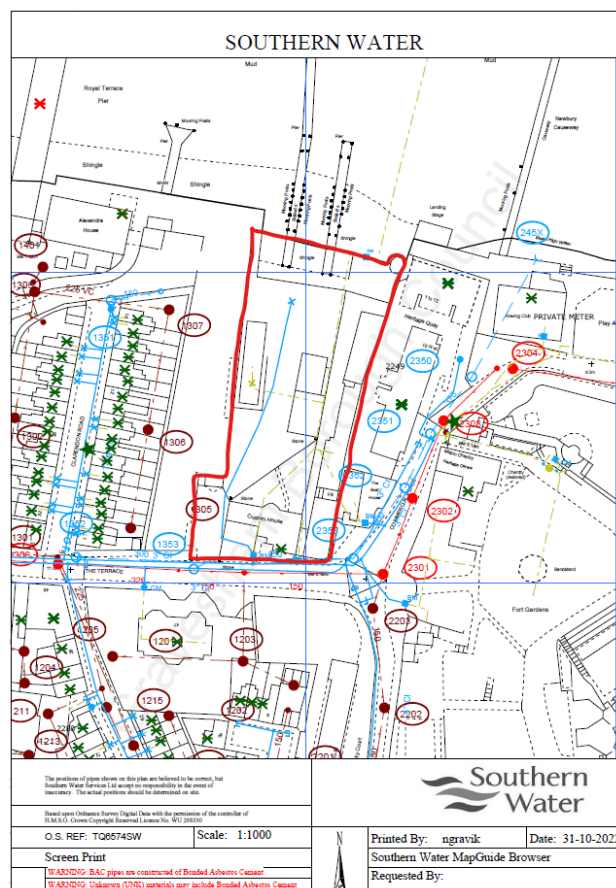


Fig.1 Southern Water Asset Map with Red Site Boundary.

From the initial searches carried out by the client regarding the potential of this development taking place, it has been their understanding that there was no public sewer, disposal main or lateral drain within the boundaries of the site. This was confirmed by a drainage and water enquiry for the application address in December 2019. This document forms appendix A of this statement.

Following the receipt of the planning approval, and subsequent information provided by Southern Water through the application process, the client has been in direct contact with them regarding condition 6 (public sewer). The enquiry was to establish the location of the water main, as previous enquiries with Southern Water had resulted in the understanding that no public sewers were within the site boundary, and what is required to discharge the associated condition if a public sewer was or wasn't located. A transcript of the email correspondence with Southern Water forms appendix B of this statement.

As part of the discussions with Southern Water and ongoing site investigations a series of trial trenches were dug in search of the water main located on the asset map.

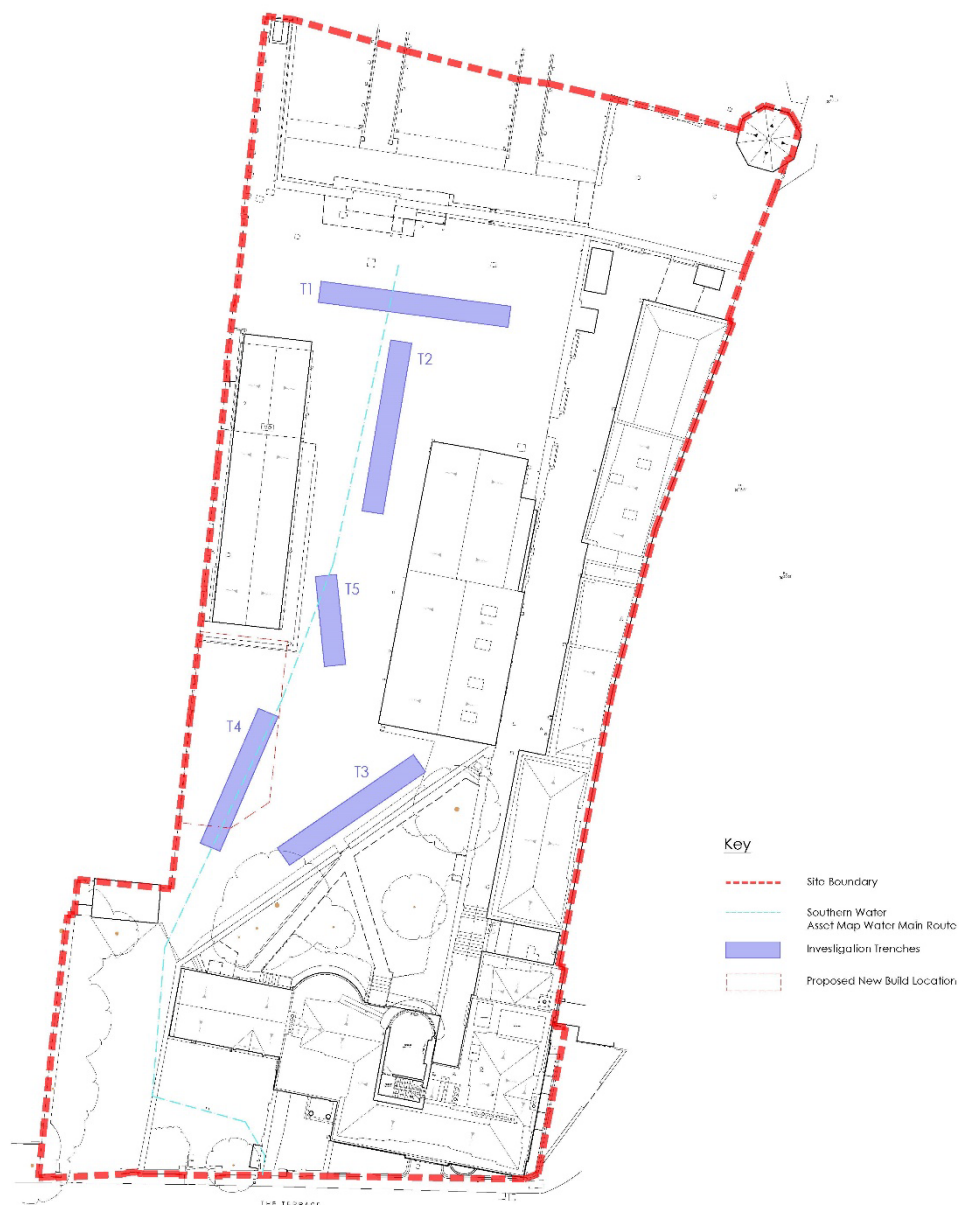


Fig.2 Investigation trench layout.

The trenches were undertaken as part of the archaeological investigations, however trenches T1, T4 and T5 were dug in the approximate location of the water main provided by Southern Water's asset map. No water main or any kind of public sewer was found during any of the excavation works for each trench. The results and findings within these trenches have been documented in the Archaeological Evaluation report by Kent Archaeological Projects (appendix C).

The resulting information concludes that the water main as shown on the Southern Water asset map does not come into the site as shown, and therefore there isn't a requirement to provide details of the measures which shall be undertaken to divert the public sewer underneath the site, as it is widely considered by both Southern Water and us that the water main does not exist as shown.

Southern Water have confirmed that the findings of the trench digs are sufficient in removing their concerns of a public sewer being present within 3m proximity of the proposed new build element of the approved scheme and therefore do not require diversion details to be provided in this instance. Southern Water confirm this within the email correspondence with our client (appendix B) and the formal letter confirming this sent to the council dated 30th April 2024 (appendix D).

We believe the information and evidence provided within this statement provides clarity that the assumed location of the water main as per the asset map provided by Southern Water is incorrect. Therefore, the required details of measures which shall be undertaken to divert the public sewer are considered to not be required in this instance and the evidence provided is acceptable in discharging condition 6 from the application.

Appendix A – Southern Water Drainage and Water Enquiry

Order received: 19 December 2019
Order completed: 20 December 2019

Drainage and water enquiry

Commercial

Order reference: LS/U1486794

Your reference: SF28491435000 HXT/MIL458.16

Search address:

Custom House The Terrace
Gravesend
Kent
DA12 2BW

Ordered by:

Searchflow
42 Kings Hill Avenue
West Malling
Kent
ME19 4AJ

For enquiries regarding the information provided in this report, please contact the LandSearch team:

Tel: 0845 270 0212
0330 303 0276 (individual consumers)

Email: searches@southernwater.co.uk

Web: www.southernwater.co.uk

LandSearch
Southern Water Services
Southern House
Capstone Road
Chatham
Kent
ME5 7QA

What you need to know about...

Private sewer transfer

On 1 October 2011, ownership of private sewers and lateral drains changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes.

For further information please visit our website: www.southernwater.co.uk/sewer-ownership-changes.

Records searched

The following records were searched in compiling this report: the Map of Public Sewers, the Map of Waterworks, water and sewerage records, the Register of Properties subject to Internal Foul Flooding, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. Should the property not fall entirely within Southern Water's region, a copy of the records held by the relevant water company was searched.

Competition in the non-household retail market

From April 2017 non-household customers in England can choose their retailer. 'Retail' refers to the way in which customers are billed for their water and sewerage as well as customer services including meter reading.

The 'wholesale' part of the water industry was not opened for competition in April 2017. This means Southern Water continues to look after the pipes and infrastructure for all its customers across Kent, Sussex, Hampshire and the Isle of Wight.

Moving

There can be a lot to do and remember when you're moving. Whether you are moving within our area, moving into our area or moving out of the area please let your retailer know.

Your order summary

Maps

1.1	Where relevant, please include a copy of an extract from the public sewer map.	Map provided
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	Map provided

Drainage

2.1	Does foul water from the property drain to a public sewer?	Yes
2.2	Does surface water from the property drain to a public sewer?	Yes
2.3	Is a surface water drainage charge payable?	See answer
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	No
2.6	Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7	Has any sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
2.8	Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	No
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See answer

Water

3.1	Is the property connected to mains water supply?	Yes
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
3.4	Is the property at risk of receiving low water pressure or flow?	No
3.5	What is the classification of the water supply for the property?	See answer
3.6	Is there a meter installed at this property?	See answer

Charging

4.1.1	Who is responsible for providing the sewerage services for the property?	Southern Water
4.1.2	Who is responsible for providing the water services for the property?	Southern Water
4.2	Who bills the property for sewerage services?	See answer
4.3	Who bills the property for water services?	See answer

Trade effluent information

4.4	Is there a consent on this property to discharge trade effluent under Section 118 of the Water Industry Act (1991) into the public sewerage system?	No
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Maps

Public sewer map

Q. 1.1: Where relevant, please include a copy of an extract from the public sewer map.

A.: A copy of an extract from the public sewer map is provided.

Guidance Notes:

The Water Industry Act 1991 defines public sewers as those which the Company has responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purpose only.

Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an "as constructed" record. It is recommended these details be checked with the developer.

Map of waterworks

Q. 1.2: Where relevant, please include a copy of an extract from the map of waterworks.

A.: A copy of an extract of the map of waterworks is provided.

Guidance Notes:

Assets other than vested water mains may be shown on the plan for information only.

The Company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Drainage

Foul water

Q. 2.1: Does foul water from the property drain to a public sewer?

A.: The Company's records indicate that foul water from the property does drain to the public sewerage system.

Guidance Notes:

The Company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The copy extract will show known public sewers in the vicinity of the property. It should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

Surface water

Q. 2.2: Does surface water from the property drain to a public sewer?

A.: The Company's records indicate that surface water from the property does drain to the public sewerage system.

Guidance Notes:

The Company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The copy extract will show known public sewers in the vicinity of the property. It should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

In some cases company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Company.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

Surface water drainage charge

Q. 2.3: Is a surface water drainage charge payable?

A.: Records confirm that a surface water drainage charge is applicable at this property.

Guidance Notes:

Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are applicable.

If on inspection the buyer finds that the property is not connected for surface water drainage, the buyer should contact their retailer.

Public sewers within the boundary of the property

Q. 2.4: Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

A.: The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from 1 October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property. It is therefore recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

Guidance Notes:

The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

The presence of a public sewer within the boundary of the property may restrict further development within it.

Southern Water Services has a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of Southern Water Services or its contractors needing to enter the property to carry out work.

Please note if the property was constructed after 1 July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.

Public pumping station within the boundary of the property

Q. 2.4.1: Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

A.: The public sewer map included indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Guidance Notes:

The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

The presence of a pumping station within the boundary of the property may restrict further development within it.

Southern Water Services has a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of Southern Water Services or its contractors needing to enter the property to carry out work.

It should be noted that only private pumping stations installed before 1 July 2011 will be transferred into the ownership of Southern Water Services.

Public sewers near to the property

Q. 2.5: Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

A.: The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property

Guidance Notes:

From 1 October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

The presence of a public sewer within 30.48 metres (100 feet) of a building within the property can result in the local authority requiring a property to be connected to the public sewer.

The measure is estimated from the Ordnance Survey record, between a building within the boundary of the property and the nearest public sewer.

Public pumping station near to the property

Q. 2.5.1: Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

A.: The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Guidance Notes:

The measure is estimated from the Ordnance Survey record, between a building within the boundary of the property and the nearest pumping station.

It should be noted that only private pumping stations installed before 1 July 2011 will be transferred into the ownership of Southern Water Services.

Public adoption of sewers and lateral drains

Q. 2.6: Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

A.: Records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under Section 104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

Guidance Notes:

This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway.

Building over a public sewer, disposal main or drain

Q. 2.7: Has the sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

A.: There are no records in relation to any approval or consultation about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

Guidance Notes:

Buildings or extensions erected over a sewer in contravention of Building Control may have to be removed or altered.

From 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have approved or been consulted about any plans to erect a building or extension on the property or in the vicinity of these.

Risk of flooding due to overloading public sewers

Q. 2.8: Is the building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

A.: The building is not recorded as being at risk of internal flooding due to overloaded public sewers. From 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a building may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

Guidance Notes:

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

"Internal flooding" from the public sewers is defined as flooding, which enters a building or passes below a suspended floor.

For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At Risk" properties are defined as properties that have suffered or are likely to suffer internal flooding from the public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the sewerage undertaker's reporting procedure.

Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included.

Buildings may be at risk of flooding but not identified where flooding incidents have not been reported to the sewerage undertaker.

Public sewers are defined as those for which the sewerage undertaker holds statutory responsibility under the Water Industry Act 1991.

It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the sewerage undertaker. This report excludes flooding from the private sewers and drains and the sewerage undertaker makes no comment upon this matter.

Sewage treatment works

Q. 2.9: Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

A.: The nearest sewage treatment works is 1.42 kilometres East South East of the property. The name of the sewage treatment works is GRAVESEND WTW, which is the responsibility of Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

Guidance Notes:

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.

The sewerage undertaker's records were inspected to determine the nearest sewage treatment works.

It should be noted that there may be a private sewage treatment works closer than the one detailed above that have not been identified.

Water

Connection to mains water supply

Q. 3.1: Is the property connected to mains water supply?

A.: Records indicate that the property is connected to mains water supply.

Guidance Notes:

The situation should be checked with the current owner of the property.

Details of private supplies are not kept by the water undertaker.

Water mains, resource mains or discharge pipes

Q. 3.2: Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

A.: The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

Guidance Notes:

The boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

The presence of a public water main within the boundary of the property may restrict further development within it.

Water undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the water undertaker or its contractors needing to enter the property to carry out work.

Adoption of water mains and services pipes

Q. 3.3: Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

A.: Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Guidance Notes:

This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to the mains water supply.

Risk of low water pressure or flow

Q. 3.4: Is the property at risk of receiving low water pressure or flow?

A.: Records confirm that the property is not recorded by the water undertaker as being at risk of receiving low water pressure or flow.

Guidance Notes:

"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customer's side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

Water companies include properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level). Refer to list below:

Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies exclude properties which are affected by low pressure only on those days with the highest peak demands. During the year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance: Companies exclude low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded because of planned maintenance are actually caused by maintenance.

One-off incidents: This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incidents of short duration: Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded.

Water hardness

Q. 3.5: What is the classification of the water supply for the property?

A.: The water supplied to the property has an average water hardness of 294 mg/l calcium carbonate which is defined as "Hard" by Southern Water.

Guidance Notes:

The hardness of water depends on the amount of calcium in it – the more it contains, the harder the water is.

There is no UK or European standard set for the hardness of drinking water. More information on water hardness can be found on the Drinking Water Inspectorates' website: <http://www.dwi.gov.uk/>

Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table explains how to convert mg/l calcium and mg/l calcium carbonate classifications.

To Convert from:	To Clark degrees	To French degrees	To German degrees
mg/l calcium	multiply by 0.18	multiply by 0.25	multiply by 0.14
mg/l calcium carbonate	multiply by 0.07	multiply by 0.10	multiply by 0.056

Water meters

Q. 3.6: Is there a meter installed at this property?

A.: Records indicate that the property is served by a water meter, which is not located within the property, and in particular is located in yard left of property.

Guidance Notes:

Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact their water retailer.

If a property is measured (metered) upon change of occupation this property will retain the meter.

Charging

Sewerage undertaker

Q. 4.1.1: Who is responsible for providing the sewerage services for the property?

A.: Southern Water is responsible for providing the sewerage services for the property.

Guidance Notes:

The 'wholesale' part of the water industry did not open for competition in April 2017. This means that Southern Water continues to operate the network of pipes, mains and treatment works.

As a wholesaler, Southern Water sells sewerage services to the companies who enter the retail market. In some instances, wholesalers will still need to interact directly with customers. For example, customers will still contact Southern Water to report internal sewer flooding.

Water undertakers

Q. 4.1.2: Who is responsible for providing the water services for the property?

A.: Southern Water is responsible for providing the water services for the property.

Guidance Notes:

The 'wholesale' part of the water industry did not open for competition in April 2017. This means that water undertakers continue to operate the network of pipes, mains and treatment works.

As a wholesaler, water undertakers sell water services to the companies who enter the retail market. In some instances, wholesalers will still need to interact directly with customers. For example, customers will still contact water undertakers to report leaks.

Sewerage bills

Q. 4.2: Who bills the property for sewerage services?

A.: If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit www.open-water.org.uk.

Guidance Notes:

From April 2017 non-household customers in England can choose their retailer.

'Retail' refers to the way in which customers are billed for their water and sewerage as well as customer services including meter reading.

Water bills

Q. 4.3: Who bills the property for water services?

A.: If you wish to know who bills the water services for this property then you will need to contact the current owner. For a list of all potential retailers of water services for the property please visit www.open-water.org.uk.

Guidance Notes:

From April 2017 non-household customers in England can choose their retailer.

'Retail' refers to the way in which customers are billed for their water and sewerage as well as customer services including meter reading.

Trade effluent information

Q. 4.4: Is there a consent on this property to discharge trade effluent under Section 118 of the Water Industry Act (1991) into the public sewerage system?

A.: The trader operating at this commercial property does not hold either a Trade Effluent Consent, or an acknowledgement of a trade effluent discharge, as issued by Southern Water.

Guidance Notes:

Please note, any existing consent is dependent on the business being carried out at the property and will not transfer automatically upon change of ownership.

Any change of ownership from the current incumbent of a property will require the negotiation of a new trade effluent consent or a new acknowledgement between the new incumbent and Southern Water.

Where consent or acknowledgement details have been provided, this does not represent a direct copy of the original.

Other Information

Additional meter information

No further information.

DISCLAIMER: These replies and information, including that shown on the enclosed plan(s), are given on the distinct understanding that neither the Company nor any of its representatives is legally liable for its accuracy or for any action or omission to act whatsoever by anyone on the strength of that information, save as to obvious error. In particular, any person proposing to construct or excavate on land on the basis of information hereby provided should carry out all necessary on-site investigations.

Appendix one: Terms and expressions

"the 1991 Act" means the Water Industry Act 1991(i);
"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(ii);
"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(iii);
"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act(iv);
"bond" means a surety granted by a developer who is a party to an adoption agreement;
"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;
"calendar year" means the twelve months ending with 31 December;
"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;
"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which:
(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;
"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;
"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;
"financial year" means the twelve months ending with 31 March;
"lateral drain" means:
(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act(v);
"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(vi);
"maintenance period" means the period so specified in an adoption agreement as a period of time:
(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;
"map of waterworks" means the map made available under section 198(3) of the 1991 Act(vii) in relation to the information specified in subsection (1A);
"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;
"public sewer" means, subject to Section 106(1A) of the 1991 Act(viii), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker:
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(ix);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act(x);
(c) under Section 179 of the 1991 Act(xi); or
(d) otherwise;
"public sewer map" means the map made available under Section 199(5) of the 1991 Act(xii);
"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of:
(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;
"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
"sewerage undertaker" means the company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;
"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;
"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
"water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;
"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
"water undertaker" means the company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

In this report, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

- (i) 1991 c.56.
- (ii) S.I. 2000/3184. These Regulations apply in relation to England.
- (iii) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (iv) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
- (v) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (vi) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (vii) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (viii) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (ix) 1989 c.15.
- (x) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (xi) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (xii) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix two: A guide to new development

The information contained below is for general guidance only. It is recommended that Southern Water's Developer Services department be contacted for further details concerning new infrastructure development.

Wastewater information

Sewer requisitions

It may be necessary for a developer to request that Southern Water provides a public sewer to connect a development site to the existing public system. The developer is responsible for the cost of the work, although a discount will be applied based on the future predicted income from the development served by the new sewer.

Sewer diversions

If a public sewer crosses private land, it may be possible for the landowner/developer to request the sewer be diverted. In the majority of cases Southern Water will allow the developer to undertake this work under close supervision. Whether Southern Water or the developer undertakes the diversionary works the costs are the responsibility of the developer.

Building-over sewers

Public sewers are afforded statutory protection and consequently there is no right to build over or in close proximity to a public sewer. If an existing public sewer either crosses a development site or is located in close proximity to a development site it is essential that a developer contact Southern Water.

Sewer connections

A developer can serve notice on Southern Water that it wishes to make a connection to the public sewerage system. The developer must provide 21 days' notice and the work will be supervised by Southern Water.

Water information

Water requisitions

It may be necessary for a developer to request that Southern Water provides both:

- (a) a public water main to connect a development site to the existing public system and,
- (b) on-site public water mains to serve the individual properties.

In both cases the developer is responsible for the cost of the work, although a discount will be applied based on the future predicted income from the development.

It is possible for the developer to lay the on-site mains themselves under a Self-Lay Agreement. Further details are available from Southern Water.

Water main diversions

The building over or in close proximity to public water mains is not permitted. A developer must request that Southern Water undertakes a diversion of a water main that is affected by a development.

Water connections

A developer can request a new connection to a public water main. This work will be undertaken by Southern Water.

Contact us

For specific information on Southern Water's Developer Services service, including details on how to contact the right person, please visit our website: www.southernwater.co.uk/developers-and-builders-overview.

Appendix three: Terms and conditions

The Customer the Client and the Purchaser are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

Definitions

"The Company" means the water service company operating within the Southern Water drainage area that provides information to Southern Water for this commercial search Report.

"Order" means any request completed by the Customer requesting the Report.

"Report" means the drainage and/or water report prepared by The Company in respect of the Property.

"Property" means the address or location supplied by the Customer in the Order.

"Customer" means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

"Client" means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

"Purchaser" means the actual or potential purchaser of the Property including their mortgage lender.

1.0 Agreement

- 1.1 Southern Water agrees to supply the Report subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.
- 1.2 The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

2.0 The Report

Whilst Southern Water will use reasonable care and skill in producing the Report, it is provided to the Client on the basis that they acknowledge and agree to the following:

- 2.1 The information contained in the Report can change on a regular basis so Southern Water cannot be responsible to the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
- 2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
- 2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
- 2.4 The Report provides information as to the location and connection of existing services, and details of trade effluent consents. It should not be relied upon for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Southern Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
- 2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes.

3.0 Liability

- 3.1 Southern Water shall not be liable to the Client for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond Southern Water's reasonable control or the acts or omissions or any party for whom Southern Water is not responsible.
- 3.2 Where a Report is requested for an address falling within a geographical area where Southern Water and another Company separately provide water and sewerage services, then it shall be deemed that liability for the information given by Southern Water or the Company as the case may be will remain with Southern Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Southern Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement, Southern Water will therefore not be liable in any way for the accuracy of that information.
- 3.3 Where the Customer sells this Report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Southern Water or the Company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever (save to the extent provided by clause 3.4) and the Customer shall indemnify Southern Water in respect of any claim (other than a claim covered by clause 3.4) by the Client.
- 3.4 Southern Water shall accept liability for death or personal injury arising from its negligence.
- 3.5 The entire liability of Southern Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and Southern Water or the Company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses.

4.0 Copyright and confidentiality

- 4.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Southern Water. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided.
- 4.2 The Customer or Client is entitled to make copies of the Report (other than any maps contained in the, or attached to the Report, where no copying is permitted).
- 4.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
- 4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 4.5 The Customer and the Client agree to indemnify Southern Water or the Company as the case may be against any losses, costs, claims and damage suffered by Southern Water or the Company as the case may be, as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

5.0 Payment

- 5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Southern Water, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with Southern Water for payment for Reports, payments for Reports must be received in full by Southern Water before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with Southern Water.

6.0 General

- 6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 6.3 Nothing in this notice shall in any way restrict your statutory or any other rights of access to the information contained in the Report.

These Terms and conditions are available in larger print for those with impaired vision.

Appendix four: Complaints procedure

When we get it wrong

You deserve the highest standard of service from us, but sometimes we make mistakes. If we do, please let us know and we will investigate and review your concerns.

Whilst we always try to resolve all complaints straight away, if this is not possible and you are not happy with the course of action taken by us, you can ask us to escalate the issue internally or take your complaint to an independent third party.

How you contact us

Firstly please call us and we will try to sort out your problem straight away.

You can call us between 8am and 5pm, Monday to Friday on 0845 270 0212 or 0330 303 0276 (individual consumers);

Email us at searches@southernwater.co.uk; or

Write to us at LandSearch, Southern Water Services, Southern House, Capstone Road, Chatham, Kent, ME5 7QA.

What you can expect

You will receive a full, fair and courteous response from someone who can effectively deal with your problem.

If we can remedy the problem straight away we will do it but if we cannot immediately resolve your problem we will keep you informed of actions being taken.

The process

We will try to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will take the details of your complaint and we will investigate and get back to you within 10 working days.

We will respond to written complaints within 10 working days of the date received, but we will always aim to respond more quickly. Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.

If you are still not satisfied with our response or action we will refer the matter to a Senior Manager for resolution. At your request we will liaise with a third party representative acting on your behalf.

Our commitment to you

If we do not respond to your complaint within 10 working days of receipt of your contact, we will compensate you in line with Southern Water's Customer services — Guaranteed standards of service for business customers.

If we find your complaint to be justified, or we have made any errors that substantially change the outcome in your search result, we will refund the search fee. We will also provide you with a revised search and undertake the necessary action to put things right as soon as practically possible. You will be kept informed of the progress of any action required.

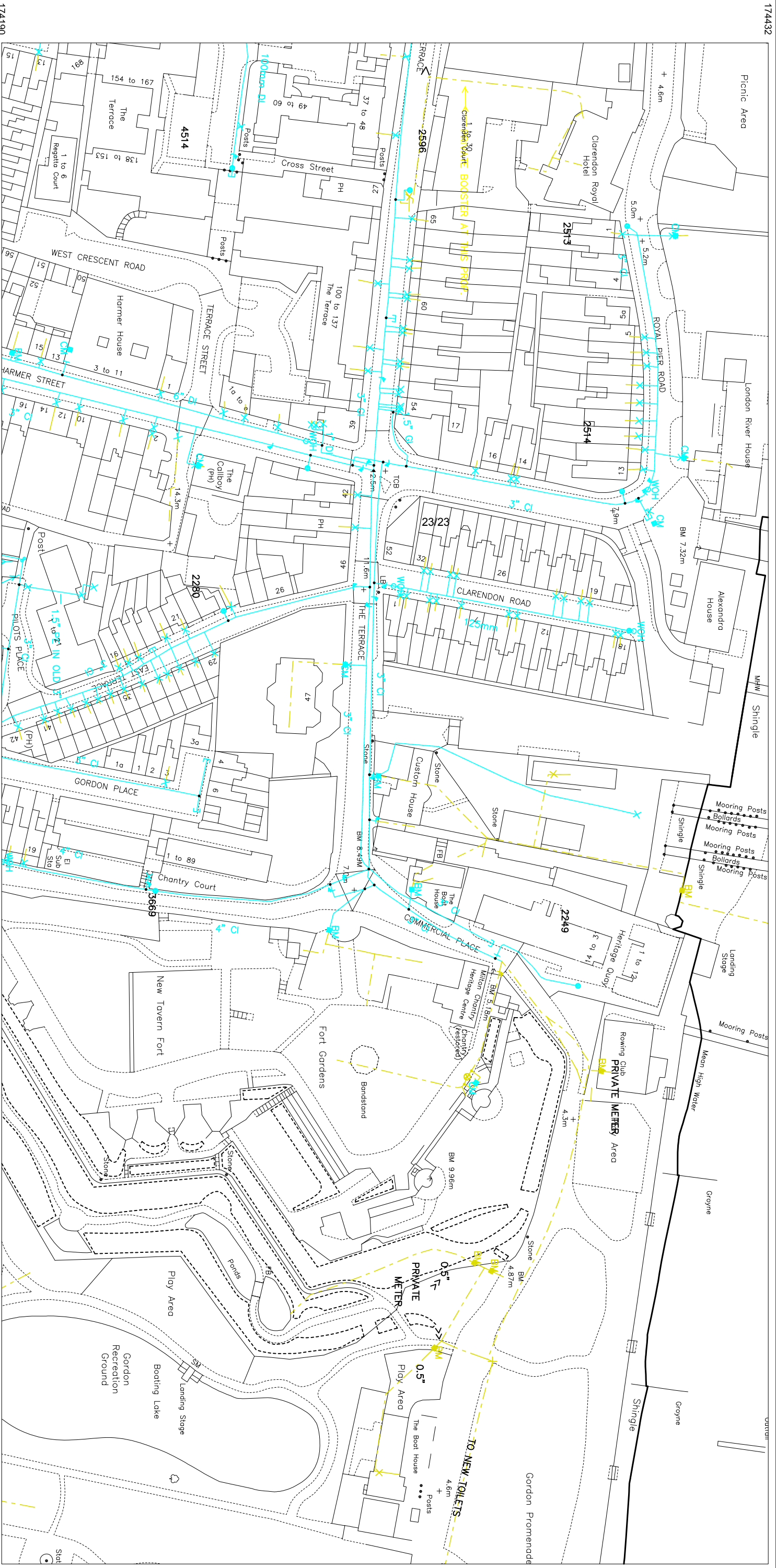
If you remain dissatisfied

While we aim to resolve your complaint first time, in the event that we are unable to resolve the issue to your satisfaction, ultimately you can contact a third party. Please make sure that you have followed the process above first, if not, your complaint will be passed back to us.

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
0101X			UNK	UNK	CIRC	1209X			UNK	UNK	CIRC	3350X			525	UNK	CIRC	9301X			225	UNK	CIRC
0102X	16.815		225	UNK	CIRC	1200X			150	UNK	CIRC	425CX			UNK	UNK	CIRC	9301X			UNK	UNK	CIRC
0103X			UNK	UNK	CIRC	1210X			UNK	UNK	CIRC	4302X			UNK	UNK	CIRC	9301X			UNK	UNK	CIRC
0104X	14.998	10.618	225	UNK	CIRC	1211X	13.405	10.845	UNK	UNK	CIRC	9119X			UNK	UNK	CIRC	9212Y			225	UNK	CIRC
0105X			UNK	UNK	CIRC	1212X			225	UNK	CIRC	9212Y			UNK	UNK	CIRC	9212Y			UNK	UNK	CIRC
010DX			225	UNK	CIRC	1212Y			225	UNK	CIRC	9213X			UNK	UNK	CIRC	9213X			UNK	UNK	CIRC
010DY			225	UNK	CIRC	1213X			UNK	UNK	CIRC	9213X			UNK	UNK	CIRC	9213X			UNK	UNK	CIRC
0203X			UNK	UNK	CIRC	1214X			450	UNK	CIRC	9214X			UNK	UNK	CIRC	9214X			UNK	UNK	CIRC
0204X			UNK	UNK	CIRC	1215X	13.518	6.368	UNK	UNK	CIRC	9215X			UNK	UNK	CIRC	9215X			UNK	UNK	CIRC
0207X	15.82		225	UNK	CIRC	1216X			150	UNK	CIRC	9216X			UNK	UNK	CIRC	9216X			UNK	UNK	CIRC
0210X			225	UNK	CIRC	1217Y			UNK	VC	CIRC	9220X			UNK	UNK	CIRC	9220X			UNK	UNK	CIRC
0211X			225	UNK	CIRC	1218X			150	UNK	CIRC	922DX			UNK	UNK	CIRC	922DX			UNK	UNK	CIRC
0212X			225	UNK	CIRC	1219X			150	UNK	CIRC	922DY			225	UNK	CIRC	922DY			225	UNK	CIRC
0213X	14.413	10.933	150	UNK	CIRC	121DX			225	UNK	CIRC	923DX			225	UNK	CIRC	923DX			225	UNK	CIRC
0214X	11.208		150	UNK	CIRC	1220X			150	VC	CIRC	924DX			225	UNK	CIRC	924DX			225	UNK	CIRC
0215X			UNK	UNK	CIRC	1301X			150	UNK	CIRC	9301Y	13.764		225	UNK	CIRC	9301Y	13.764		450	UNK	CIRC
0216X			130	UNK	CIRC	1302X			UNK	UNK	CIRC	9301X	13.764		UNK	UNK	CIRC	9301X	13.764		UNK	UNK	CIRC
0217X			225	UNK	CIRC	1303X			UNK	UNK	CIRC	9350X	13.778	12.408	225	UNK	CIRC	9350X	13.778	12.408	225	UNK	CIRC
021DX			225	UNK	CIRC	1304X			225	UNK	CIRC												
022DX			150	UNK	CIRC	1305X			UNK	UNK	CIRC												
023DY			225	UNK	CIRC	1306X			UNK	UNK	CIRC												
023DX			225	UNK	CIRC	1307X			225	UNK	CIRC												
0251X	14.602	12.722	225	UNK	CIRC	1308X	11.767		450	UNK	CIRC												
0252X			150	UNK	CIRC	130DX			UNK	UNK	CIRC												
0253X			225	UNK	CIRC	130DX			225	UNK	CIRC												
0254X	13.688		225	UNK	CIRC	131DX			UNK	VC	CIRC												
025DX			150	UNK	CIRC	132DX		22/23	225	UNK	CIRC												
0301Y	12.643		450	UNK	CIRC	133DX			150	UNK	CIRC												
0301X	12.643		225	UNK	CIRC	1352X			300	UNK	CIRC												
0303X			UNK	UNK	CIRC	1353X	9.295	6.745	150	UNK	CIRC												
0304X			UNK	UNK	CIRC	135DX			150	UNK	CIRC												
0305X			UNK	UNK	CIRC	1401X			150	UNK	CIRC												
0306X			130	UNK	CIRC	1402X	7.213		UNK	UNK	CIRC												
0307X			150	UNK	CIRC	2101X			150	UNK	CIRC												
0308X			150	UNK	CIRC	2101Y	11.413		450	UNK	CIRC												
0309X	7.357	5.667	150	UNK	CIRC	2201X	11.413		UNK	UNK	CIRC												
030DX			225	UNK	CIRC	2202X	8.648	6.578	150	UNK	CIRC												
0310X	6.932		225	UNK	CIRC	2203X	7.47	5.97	150	UNK	CIRC												
0311X	5.21		225	UNK	CIRC	2301X			150	UNK	CIRC												
0312Y			150	UNK	CIRC	2302X	6.824		UNK	UNK	CIRC												
0312X			130	UNK	CIRC	2302X	5.675		225	UNK	CIRC												
031DX			UNK	UNK	CIRC	2303X	5.315		150	UNK	CIRC												
0350X			UNK	UNK	CIRC	2303X			UNK	UNK	CIRC												
0352X	5.442	4.612	150	UNK	CIRC	230DX			UNK	UNK	CIRC												
0352X	12.449	10.849	UNK	UNK	CIRC	230DX			UNK	UNK	CIRC												
0401X	6.372	3.502	225	UNK	CIRC	230ZX			150	UNK	CIRC												
1102X	14.758	12.088	150	UNK	CIRC	231DX			UNK	UNK	CIRC												
1105X	13.8	11.08	UNK	UNK	CIRC	2350X			UNK	UNK	CIRC												
1108X			225	UNK	CIRC	2351X			375	UNK	CIRC												
110BX			130	UNK	CIRC	2351X	5.324	3.014	UNK	UNK	CIRC												
110BX			UNK	UNK	CIRC	2352X	5.814	4.094	300	UNK	CIRC												
1117X	13.443	10.643	UNK	UNK	CIRC	2353X	7.29	5.08	300	UNK	CIRC												
1118X	12.911		450	UNK	CIRC	3203X			UNK	UNK	CIRC												
1119X	12.58	9.15	150	UNK	CIRC	3203X			UNK	UNK	CIRC												
111BX			150	UNK	CIRC	3204X			UNK	UNK	CIRC												
111DX			225	UNK	CIRC	3205X			UNK	UNK	CIRC												
112DX			UNK	UNK	CIRC	322DX			UNK	UNK	CIRC												
112DX	13.193		225	UNK	CIRC	322PX			125	CI	CIRC												
1121X			150	UNK	CIRC	323DX			125	CI	CIRC												
114DX			450	UNK	CIRC	325DX			125	UNK	CIRC												
1201X			UNK	UNK	CIRC	3250X			525	UNK	CIRC												
1202X			UNK	UNK	CIRC	3251X			525	UNK	CIRC												
1203X			UNK	UNK	CIRC	325CX			UNK	UNK	CIRC												
1204X			UNK	UNK	CIRC	326CX			UNK	UNK	CIRC												
1205X			UNK	UNK	CIRC	326CY			UNK	UNK	CIRC												
1206X			225	UNK	CIRC	327CX			UNK	UNK	CIRC												
1207X	14.875	12.355	150	UNK	CIRC	3301X			UNK	UNK	CIRC												
1208X			UNK	UNK	CIRC	3302X			UNK	UNK	CIRC												

Drawn by:	duttaai
Title:	Custom House The Terrace
Date:	20/12/2019



LEGEND - MAINS	
	Distribution Main / Communication pipe
	Trunk Main
	Raw water main
	Non potable
	Abandoned main
	Proposed Main
	Fire main
	Non SWS
	Sluice valve
	Closed valve
	Air valve
	Butterfly valve
	Pressure reducing valve
	Reflux valve
	Motorised valve
	Clockwise closing valve
	Fire Hydrant
	Washout
	Washout hydrant
	Meier
	Capped end
	Emptying plug
	Stopcock
	Leak Noise Correlator Survey Point
	Anode
	Telemetry cable
	Access point / hatchbox
	Dialysis machine
	Break pressure tank
	Change node
	Pumping station
	Booster station
	Insertion Flow Meter Point
	Water tower
	Service reservoir
	Water Supply Works
	Bore hole / Well
	Intake

AK

CI

SI

CO

DI

AK

Alkaliene

Cast iron

Span (grey) iron

Concrete

Ductile iron

Bonded Asbestos Cement

Glass reinforced plastic

Glass reinforced epoxy

(Unplastised) Polyvinyl chloride

Polyethylene

Steel

Concrete segments bolted

Concrete segments unbolted

Galvanised iron

Ductile sleeve

Concrete pre-stressed

High performance polyethylene

Unknown

77

HPE

CPS

DS

GI

CSU

CSB

PE

PVC

GRP

BAC

GRE

Drawn by:

duttaai

Scale:

1:1250

Date:

20/12/2019

O.S.Ref: TQ6574SW

TITLE:

Custom House The Terrace

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Appendix B – Email Transcript with Southern Water

From: [Southern Water Planning](#)
To: michael@milepropertygroup.co.uk
Cc: [Yates, Harry](#)
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)
Date: 01 May 2024 09:51:50
Attachments: [image005.png](#)

Hi, Michael.
Thank you for your patience and cooperation these past few weeks.
I am glad to say that our response has been revised and we no longer have an objection.
This has been sent to the LPA; please keep your eyes peeled on their website for this revised letter.
Kind Regards
Shae
[Future Growth Planner, South East Region](#)

Developer Services

M. 07708 295316

From: Southern Water Planning
Sent: Friday, April 26, 2024 9:33 AM
To: Michael Keckes <michael@milepropertygroup.co.uk>; Yates, Harry <Harry.Yates@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Thank you, Michael.
This is now being formally reviewed, and we will look to update the response with our revised comments by early next week.
Kind Regards
Shae
[Future Growth Planner, South East Region](#)

Developer Services

M. 07708 295316

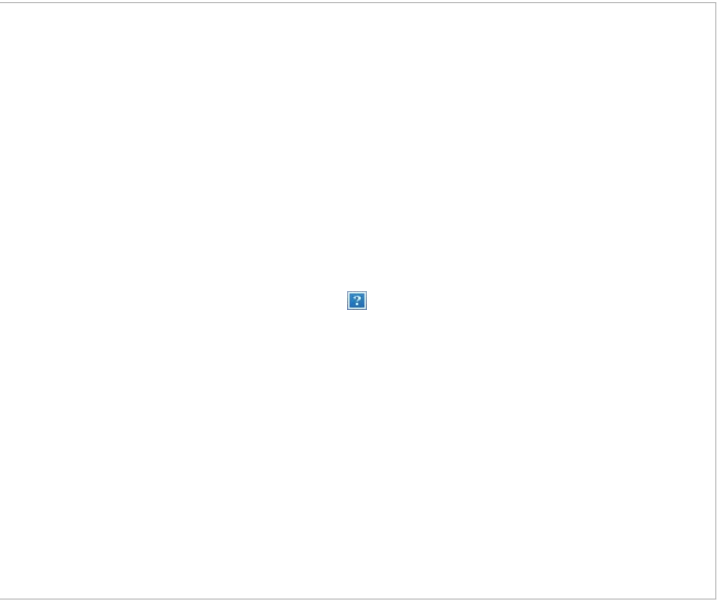
From: Michael Keckes <michael@milepropertygroup.co.uk>
Sent: Thursday, April 25, 2024 11:24 PM
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>; Yates, Harry <Harry.Yates@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi Shae,
Thanks for coming back so quickly and confirming the condition will be removed.
Do you mean the document I sent previously ? in that case please find attached.
In addition and for your reference and re-attach the legal water search we conducted and in particular please see answer 3.2 which relates to any water mains within the site/ property.

If you could please confirm once the requires to remove/ discharge the planning condition has been submitted to the local planning authority?

Thanks

Michael Keckes
Director | Mile Property Group
M: +44 (0) 7515 830 156
E: michael@milepropertygroup.co.uk
W: milepropertygroup.co.uk



From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>

Sent: Thursday, April 25, 2024 1:17 PM

To: Michael Keckes <michael@milepropertygroup.co.uk>; Yates, Harry <Harry.Yates@southernwater.co.uk>

Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi, Michael.

Yeah, sure. I will look to have this removed.

Would you mind attaching the site survey again and I will then review it and ask for the condition to be discharged.

Kind Regards

Shae

Future Growth Planner, South East Region

Developer Services

M. 07708 295316

From: Michael Keckes <michael@milepropertygroup.co.uk>

Sent: Wednesday, April 24, 2024 3:40 PM

To: Yates, Harry <Harry.Yates@southernwater.co.uk>

Cc: Rowe, Shae <Shae.Rowe@southernwater.co.uk>; Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>

Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi Harry,

Thanks for coming back.

That's fine , if someone could please just confirm as we need the pre-commencement condition addressed fairly quickly ; and I'd think there isn't much we could do if there simply isn't the supply .

Thanks

Michael Keckes

Director | Mile Property Group

M: +44 (0) 7515 830 156

E: michael@milepropertygroup.co.uk

W: milepropertygroup.co.uk



Mile Property Group Ltd

27 Castle Street

Canterbury

CT1 2PX

Company number: 10857213

VAT reg. number: 296037578

From: Yates, Harry <Harry.Yates@southernwater.co.uk>

Sent: Wednesday, April 24, 2024 3:24 PM

To: Michael Keckes <michael@milepropertygroup.co.uk>

Cc: Rowe, Shae <Shae.Rowe@southernwater.co.uk>; Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>

Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Good afternoon Michael,

I've sent an email to Shae this morning to get his view on what we do going forward as this is not something I've had happen previously (recently onboarded) so need his advice on how to go forward from here. Once I've heard back someone will be in touch asap.

Kind regards,
Harry Yates

From: Michael Keckes <michael@milepropertygroup.co.uk>
Sent: Tuesday, April 23, 2024 5:19 PM
To: Yates, Harry <Harry.Yates@southernwater.co.uk>
Cc: Rowe, Shae <Shae.Rowe@southernwater.co.uk>; Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)
Importance: High

Some people who received this message don't often get email from michael@milepropertygroup.co.uk. [Learn why this is important](#)

Hi All

Can you please confirm you reviewed the below and are happy for this to be accepted as evidence there is no mains water ?

Thanks

Michael Keckes
Director | Mile Property Group
M: +44 (0) 7515 830 156
E: michael@milepropertygroup.co.uk
W: milepropertygroup.co.uk



Mile Property Group Ltd
27 Castle Street
Canterbury
CT1 2PX
Company number: 10857213
VAT reg. number: 296037578

From: Michael Keckes <michael@milepropertygroup.co.uk>
Sent: Friday, April 19, 2024 7:25 AM
To: 'Yates, Harry' <Harry.Yates@southernwater.co.uk>
Cc: 'Rowe, Shae' <Shae.Rowe@southernwater.co.uk>; 'Southern Water Planning' <SouthernWaterPlanning@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)
Importance: High

Good morning All,

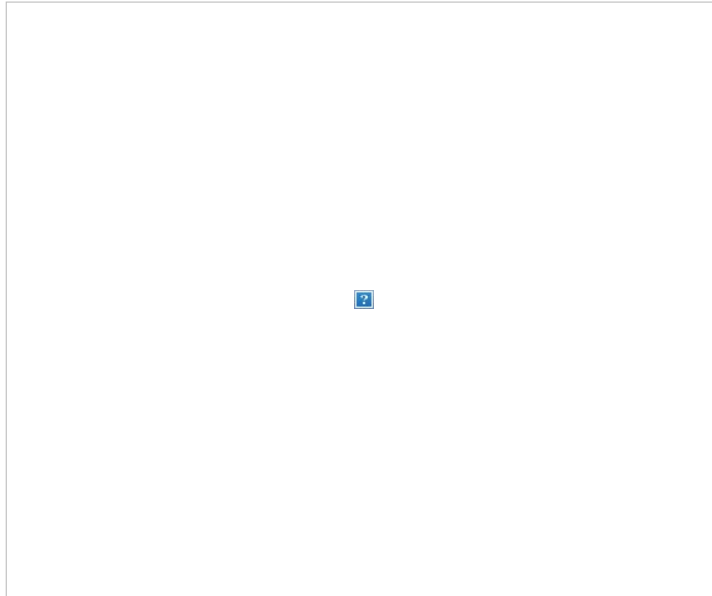
As per the telephone conversation with you colleague last week,
Please find the intrusive survey we have completed at the site to show as evidence that there is indeed no awater mains within the site.

Attached document shows the site layout plan, assumed line (as per your records) and the trenches positions along with images and depths .
It is now 100% clear that there is no water mains within this site – in combination with this evidence and the fact that he legal water search confirmed when , can you please confirm that the map will be updated and the planning condition removed?
I suspect it was either an error or perhaps there was line long time ago coming into the site but is since has been removed/ disconnected.

Can you please attend to this as a matter of urgency given the inconvenience it has caused us

Thanks

Michael Keckes
Director | Mile Property Group
M: +44 (0) 7515 830 156
E: michael@milepropertygroup.co.uk
W: milepropertygroup.co.uk



Mile Property Group Ltd
27 Castle Street
Canterbury
CT1 2PX
Company number: 10857213
VAT reg. number: 296037578

From: Yates, Harry <Harry.Yates@southernwater.co.uk>
Sent: Thursday, April 4, 2024 4:00 PM
To: michael@milepropertygroup.co.uk
Cc: Rowe, Shae <Shae.Rowe@southernwater.co.uk>; Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Good afternoon,

Apologies I was waiting on a response to confirm how we would proceed with this and I was on annual leave when it came back.

I can now confirm that you will need to do a hand-dug trial holes or ground penetrating radar survey to track and trace the main if you believe its incorrect.

Kind regards,
Harry Yates

From: S45Techqueries <S45Techqueries@southernwater.co.uk>
Sent: Thursday, April 4, 2024 11:49 AM
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>; Yates, Harry <Harry.Yates@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi Shae,

This was forwarded to requisition and looks like it was actioned for Harry to investigate.

[@Yates, Harry](mailto:Harry.Yates@southernwater.co.uk) Hi Harry, do you have an update on the below please?

Kind Regards,
Sophie King
Water Connections Advisor
Developer Services
M. 07510379167
T. 01903272415
W. southernwater.co.uk

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: Thursday, April 4, 2024 10:22 AM
To: Michael Keckes <michael@milepropertygroup.co.uk>; S45Techqueries <S45Techqueries@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)
Importance: High

Hi, Michael.

As of yet, no. My apologies.

[@S45Techqueries](#), please can we respond to the below.

Kind Regards

Shae

Future Growth Planner, South East Region

Developer Services

M. 07708 295316

From: Michael Keckes <michael@milepropertygroup.co.uk>

Sent: Wednesday, April 3, 2024 5:10 PM

To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>

Cc: Developer Services <Developer.Services@southernwater.co.uk>

Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi Shae

Is there any update on this please?

Thanks

Michael Keckes

Director | Mile Property Group

M: +44 (0) 7515 830 156

E: michael@milepropertygroup.co.uk

W: milepropertygroup.co.uk



Mile Property Group Ltd

27 Castle Street

Canterbury

CT1 2PX

Company number: 10857213

VAT reg. number: 296037578

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>

Sent: Monday, March 25, 2024 12:32 PM

To: Michael Keckes <michael@milepropertygroup.co.uk>

Cc: Developer Services <Developer.Services@southernwater.co.uk>

Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Thank you for this Michael.

I have asked for our water team to come back to you ASAP with the necessary steps forward.

Kind Regards

Shae

Future Growth Planner, South East Region

Developer Services

M. 07708 295316

From: Michael Keckes <michael@milepropertygroup.co.uk>
Sent: Monday, March 25, 2024 11:54 AM
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Cc: Developer Services <Developer.Services@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi Shae,

Thanks for replying so quickly.

I understand what you're saying, but there are no signs of this or any water pipes within the area, plus you can see (and as I mentioned in the below), the water and drainage search (dated end of december 2019) confirmed there are no public water pipes within the site boundary? this was part of our legal due diligence to make sure that no mains are within the site boundary, and Southern Water answered "NO" to whether any water mains are within the boundaries of the property (I re-attach the search again).

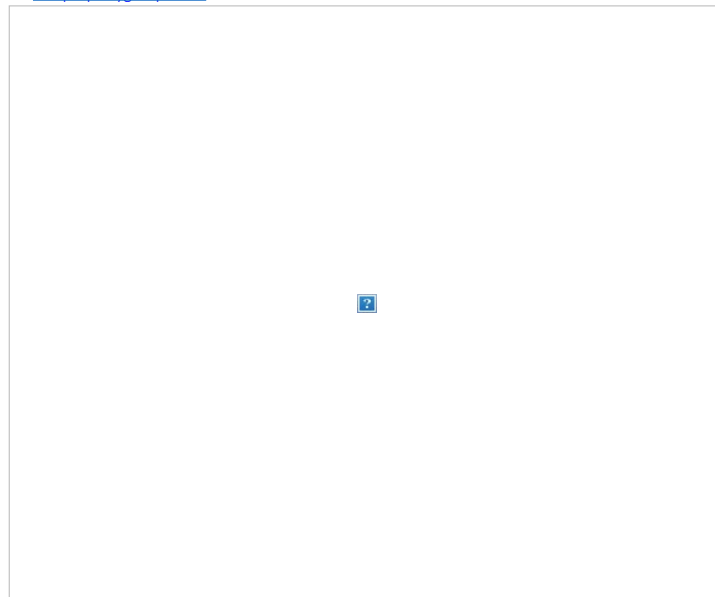
There definitely were no further works being done since the end of 2019 in terms of installing a water mains within the site.

So I think this must be incorrectly recorded?

Can you please confirm and clarify?

Thanks

Michael Keckes
Director | Mile Property Group
M: +44 (0) 7515 830 156
E: michael@milepropertygroup.co.uk
W: milepropertygroup.co.uk



*Mile Property Group Ltd
27 Castle Street
Canterbury
CT1 2PX
Company number: 10857213
VAT reg. number: 296037578*

From: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent: Monday, March 25, 2024 11:29 AM
To: Michael Keckes <michael@milepropertygroup.co.uk>
Cc: Developer Services <Developer.Services@southernwater.co.uk>
Subject: RE: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)

Hi, Michael.

Thank you for your email.

Our maps are not 100% accurate; this is printed on our maps. The land search is from 2019, so it is around five years old, so it is a little outdated.

I have attached our geo-map that shows our assets. If you compare this to the one from the LPA that shows the boundary, we require 6 m on either side to protect the asset for emergency repair, general maintenance, etc.

You can, of course, divert this water pipe, but S185 will need to be submitted. [Water Main Diversion \(southernwater.co.uk\)](http://southernwater.co.uk/WaterMainDiversion)

Kind Regards
Shae
Future Growth Planner, South East Region
Developer Services

M. 07708 295316

From: Michael Keckes <michael@milepropertygroup.co.uk>
Sent: Friday, March 22, 2024 4:44 PM
To: Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Cc: Developer Services <Developer.Services@southernwater.co.uk>
Subject: RE:Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW. Southern Water ref DSA000016913 (date:21.10.2022)
Importance: High

You don't often get email from michael@milepropertygroup.co.uk. [Learn why this is important](#)

Good afternoon,

I am emailing regarding your attached letter and re the site above along with your reference number.

The attached is the comment/ objection made to the submitted planning application.
The application has been approved subject to condition ; and of them is condition 6 – see the wording below :

No development approved by this permission shall be commenced until details of the measures which shall be undertaken to divert the public sewer(s) underneath the site have been submitted to and approved in writing. The development shall be carried out in accordance with the approved details.

Firstly can you please clarify if the public sewer mentioned in the above is the one marked /circled in orange in the below?

Because if that is the case we cannot find any evidence of this blue lien going into our site ; neither there is any sing of a meter or such ?
Further more , when we purchased the site we have completed a drainage and water searches and the answers to whether any public sewer, mains etc is within the boundary of the site, the answers are “NO”.
Please see sections 2.4 and 3.2 of the attached of the Drainage and water search .

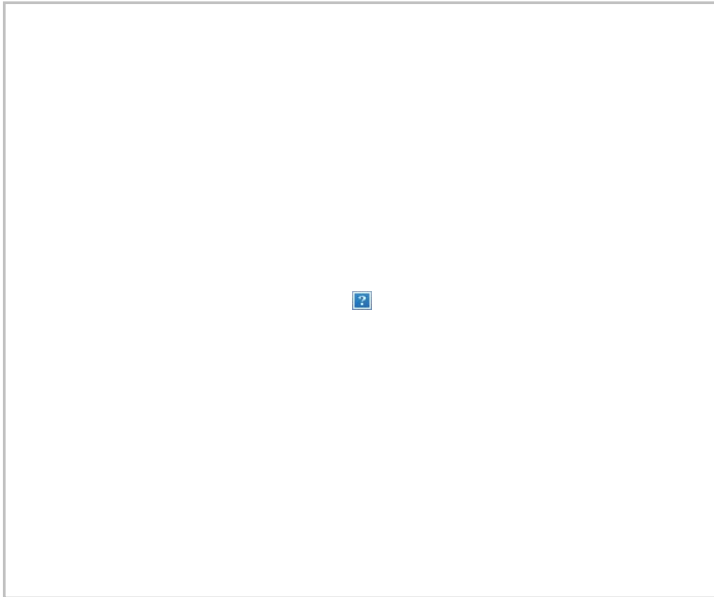
If this objection relates to the other lines that run very close to the property boundary at the front , please note there will be no works as part of the development so there will be no change form what it is now.

Could you please clarify this , following that we can formally discharge the planning condition

Thanks



Michael Keckes
Director | Mile Property Group
M: +44 (0) 7515 830 156
E: michael@milepropertygroup.co.uk
W: milepropertygroup.co.uk



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Appendix C – Archaeological Evaluation Report



KENT ARCHAEOLOGICAL PROJECTS

**Kent Archaeological Projects
2 Windmill Court
Borstal Hill
Whitstable
Kent
CT5 4QH**

The results of an archaeological evaluation by trial trench prior to development on land adjacent to Custom House, The Terrace, Gravesend, Kent DA12 2BW

**Planning Reference 20210757 (Gravesham Borough Council)
NGR 565194/174318
March 2024**

**Tim Allen
for
Kent Archaeological Projects
2 Windmill Court
Borstal Hill
Whitstable, Kent CT5 4QH**

The results of an archaeological evaluation by trial trench prior to development on land adjacent to Custom House, The Terrace, Gravesend, Kent DA12 2BW

Contents

- 1) Introduction and planning background
- 2) Summary of results
- 3) Background
 - i) *Landscape and geology*
 - ii) *Archaeological and historical background*
- 4) Results
- 5) Conclusion
- 6) References
- 7) Figures and plates
- 8) KCC HER Summary Form

1) Introduction and planning background

In January 2024 Kent Archaeological Projects (KAP) was instructed by Mr Michael Keckes of Mile Property Group Ltd to undertake an archaeological evaluation on land to be impacted on by groundworks associated with a development described in Gravesham Borough Council Planning Application 20210757 as follows:

The demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coach house and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three-storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking.

The development is due to take place on land for the most part north of Custom House, The Terrace, Gravesend, and south of a substantial concrete revetment and embankment separating the site from the River Thames (see **Figs A, B, 1 & 2 below**).

The Custom House, which is a Grade II Listed Building lying adjacent and north of the eastern end of The Terrace, was built in the early nineteenth century. It and its associated grounds occupy an approximate area of 3,803m² centred on National Grid Reference TQ 6515 7437. The house was originally the base for HM Customs and Excise Service and was also the Customs Commissioner's main residence and office before being taken over by HM Revenue Customs. Its use for this purpose ceased in 2018, when the building was vacated.

The part of the site to be developed in terms of new build consists of a flat, tarmac courtyard, most lying between and south of two attached red-brick buildings to the east and two attached London-stock brick buildings to the east, the latter due for demolition. The northern most of those was probably the original boat house used by the HMCE excise men, the attached building to the south being a workshop of more recent construction.

The archaeological evaluation was preceded by and took place according to the terms of a specification written by Kent Archaeological Projects (March 2024). Archaeological mitigation prior to development in the form of an evaluation was required by Gravesham Borough Council as Condition 5 of planning consent for the development following recommendations made by Casper Johnson, Senior Kent County Council Archaeological Officer of the County Heritage

Conservation Group with consultative responsibility for the Borough of Gravesham. Condition 5 requires that:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014), saved Policy TC7 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2023).

The evaluation took place on the 13th, 14th and 15th March 2024 and took the form of the mechanical excavation of five evaluation trenches under constant archaeological direction followed by manual cleaning and recording according to a standard specification for evaluation as issued by the Heritage Conservation Group of Kent County Council.

2) Summary of results

The evaluation exposed two sets of archaeological evidence. The earliest related to the early-nineteenth century reclamation of part the Thames intertidal zone prior to the construction of Custom House and its associated building complex to the north. The second related to subsequent riverside structural alterations including the construction of channels, probably undertaken to afford easy access to the river by boat, with one almost certainly providing such access by excise men from a boat house located some seven metres to the south

i) Landscape and geology

The site lies on what is now flat land located immediately adjacent to the south bank of the River Thames, from which it is separated by a substantial modern concrete barrier wall. It was previously noted during a site visit that the northern part of the site would have been dominated by riverine alluvial deposits before the construction of that wall. Consistent with that assumption, such deposits were exposed during the evaluation in the site's northern part, where deposits exposed in Trench 1 indicated that this area originally lay within the southern margin of the Thames intertidal zone.

The British Geological Survey (see figure below) shows the area as Chalk, with sand, silt and silt deposits attributed variously to the Lambeth Group and the Harwich and Thanet formations shown to the south east and west, with an outcrop of London Clay indicated to the southwest. However, in contrast to the alluvial deposits in the north part of the site, higher lying deposits exposed to the south during the evaluation consisted of Chalk, the surface of which was punctuated by linear hollows filled with mid orange-brown Brickearth, defined in the Geological Survey as Quaternary Head Brickearth.



Bedrock geology

- HARWICH FORMATION - SAND AND GRAVEL
- LONDON CLAY FORMATION - CLAY AND SILT
- LAMBETH GROUP - SAND, SILT AND CLAY
- THANET FORMATION - SAND
- THANET FORMATION - SAND, SILT AND CLAY
- SEAFORD CHALK FORMATION - CHALK
- LEWES NODULAR CHALK FORMATION
- SEAFORD CHALK FORMATION AND NEWHAVEN
- CHALK FORMATION (UNDIFFERENTIATED) - CHALK

ii) Archaeological and historical background

A search of the Kent Historic Environment Record (HER) was undertaken within a 500m radius around the site centre. This search returned 205 results for archaeological sites, finds and listed buildings. A full gazetteer of these results is presented in Appendix I of the desk-based assessment undertaken prior to the present work (KAP March 2021). The following

archaeological and historical background represents a summary of the HER data, documentary, cartographic and aerial photograph research, and a study of material held by the Kent History and Library Centre archives.

Prehistoric (700,000 BC to AD 43)

The KHER holds one record of finds of this period. Twelve Palaeolithic hand axes and 12 pieces of debitage have been recovered from the general Gravesend area (TQ67SW436).

Roman (AD 43 to 410)

The KHER records one site of this period. A settlement site was excavated by the Kent Archaeological Rescue Unit in August 1978. Extensive evidence of Roman settlement was found across the whole five acres and it is clear that it extends beyond the available area on all four sides. Numerous ditches, some very large, were found crossing the area and these probably define the limits of extensive enclosures containing wooden structures. Traces of *opus signinum* hint at the presence of at least one small masonry building somewhere in the area. The finds include quantities of local and imported Roman pottery ranging in date from the first to the fourth centuries. This includes material of mid-first century date and a Roman military origin is be considered plausible for this site (TQ 67SW110).

Saxon (AD 410 to 1066)

Two records of this period are held in the KHER. A watching brief and excavation during groundworks associated with the development of the Sensory Gardens site, Transport Quarter, Gravesend, was undertaken by Archaeology South East between 20th October 2010 and 22th February 2011. A 0.35m thick loose dark orange brown silty sand colluvium deposit, containing moderate charcoal flecking, with occasional artefacts and the partial skeleton of a cow, including a sherd of Saxon pottery from 5th/6th Century (TQ67SW642).

The second record is of a find-spot of on Anglo-Saxon 'Sceat' silver penny dated to between 1059 and 1062 (TQ67SE1241).

Medieval (1066 to 1540)

The KHER holds six records of this period as follows: An Anglo-Norman silver penny dated to 1135-1154 (TQ67SE1245); Milton Chantry (TQ67SE1107), founded c. 1155 (now a Grade II Listed Building housing a museum; the remains of Gravesend Blockhouse (TQ67SW5), built in 1539; the site of a manorial complex (TQ67SW233), built between 1362 and 1368 by Edward III (the complex consisted of a hall and king's chamber, a chapel, a gatehouse, two houses next to the gate and as ancillary buildings a kitchen, three houses with latrines, two ovens and a bakery, two granges, a bridge and a wharf); excavations at No.43 High Street, Gravesend in 1963 (TQ67SW131) uncovered five pits of varying depth in an area behind a cobbler's shop. The pits produced many vessels including storage vessels, jugs and tankards ranging from the thirteenth to eighteenth century in date, and the site of 81 High Street, Gravesend, (TQ67SW232), where medieval cesspits were discovered.

Post-Medieval (1540 to 1901)

The HER lists 105 entries for this period, all of which are Listed Buildings dating from the later medieval period to the early twentieth century.

4) Results

The overall stratigraphic sequence exposed in the evaluation trenches is both complex and detailed, as is evident from the context-based tabulated results presented below. A discussion of these results and their significance is presented in below.

Tabulated trench results

Trench 1	Dimensions: 16.62m x 1.8m Trench alignment: E-W Pre-excavation surface OD, 4.25m Figures 1 & 2, Plates 7 – 14		
Context	Interpretation	Description	Depth below present ground surface
101	Tarmac consolidation surface	Layer of compacted tarmac surfacing still in use	40mm
102	Tarmac bedding layer	Grey-black crushed re-compacted tarmac fragments, fine-crushed building rubble and fine aggregate gravel	40mm - 55mm
103	Mixed flints and mid orange-brown sandy clay-silt	Consolidation/levelling layer (re-deposited natural brickearth)	0.55m-0.75m
104	Tarmac consolidation surface	Earlier buried layer of compacted tarmac surfacing	0.75m-0.8m
105	Layer of crushed tarmac	Crushed/fragmented compacted tarmac used as a bedding layer	0.8m-0.83
106	Layer of redeposited chalk mixed with some humic soil	As this layer is 0.38m thick in the west and 0.18m in the east but its upper surface is roughly horizontal this is probably a levelling layer deposited prior to laying the overlying tarmac surface, later replaced by another (104)	0.83m-1.21m
107	Mixed chalk and humic clay-silt	Top fill of probable backfilled man-made channel 112, over 108 in the western end of the trench	0.57m-72m
108	Light-mid stiff orange-brown clay-silt	Probably alluvial fill in silted up man-made channel, possibly providing boat access to the river, over 109 in west end of trench	0.72m-1.00m
109	Thin layer of chalk	Probable colluvial (down-slope) chalk debris from layer 114, over 110	1.00m-1.03m
110	Very thin layer of orange-brown clay-silt	Probable basal alluvial deposit in Channel 112, west end	1.03m-1.2m
111	Chalk exposed in the base of channel 112	Probably natural chalk	1.2m+
112	Cut or bank edge of channel	Edge of Channel 112 indicated by a line of narrow wooden stakes (see Plate 13)	1.2m+
113	Layer of mixed building rubble, humic clay-silt and rock fragments	Backfill/levelling over a severely slumped area caused by the presence of two probable man-made channels in the east end of the trench, over 114, cut by 117	0.75m-0.98m
114	Compacted crushed chalk layer/floor and channel abutment	Almost certainly a deliberately deposited chalk layer skirting and contemporary with Channel 112, under 113, over 115	0.63m-1.10m+

	skirting east side of Channel 112		
115	Grey-brown clay-silt	Probably alluvial clay-silt filling a made-made channel as indicated by a line of wooden revetment stakes, which it lies immediately to the east of (see Plate 14). Under 14, cut by 117	1.10m+
116	Cut of bank edge of wooden stakes	Almost certainly the remains of the earliest man-made channel exposed in the trench. Extends approximately north-south (see Plate 14). Under and abutted by chalk layer 114, which is probably contemporary with Channel 112	0.9m+
117	Cut for or edge of a man-made channel	Almost certainly the remains of a later man-made channel providing access to the Thames from the boat house located some seven metres to the south. The cut intersects rubble backfill/levelling layer 113 (see Plate 9). Filled by 119	N/A
118	Mid yellow-brown mixed deposit of stones, sand and clay-silt	Probably, like 106, which it underlies, part of the levelling undertaken prior to laying of tarmac surface 104/105	0.5m-1.00m
119	Composite and laminated deposit of mid brown clay silt and gravel. Fill of 117	The compacted, horizontally banded nature of this deposit is suggestive of purposive rather than natural alluvial deposition, probably as the initial filling and levelling off of Channel 117 prior to the final process of levelling represented by deposits 118 & 106	0.75m-1.5m

Trench 2	Dimensions: 15.4m x 1.8m Trench alignment: N-S Pre-excavation surface OD, 4.99m Figures 1 & 2, Plates 15-17		
Context	Interpretation	Description	Depth below present ground surface
201	Tarmac consolidation surface	This layer of compacted tarmac surface that's still in use. Same as 101	40mm
202	Tarmac bedding layer	Grey-black crushed re-compacted tarmac fragments, fine-crushed building rubble and fine aggregate gravel.	40mm - 55mm
203	Levelling up/bedding layer	Grey-black crushed re-compacted tarmac fragments, bricks (in the north end), fine-crushed building rubble and fine aggregate gravel. Similar to 102	55mm – 0.20m
204	Tarmac consolidation surface	Earlier buried layer of compacted tarmac surfacing	0.20m-0.37m
205	Layer of crushed tarmac	Crushed/fragmented compacted tarmac used as a bedding layer, including a thin layer of underlying sand	0.37m-0.75m
206	Layer of compacted crushed chalk	Discontinuous chalk layer. Probably the upper part of a substantial programme of deposition undertaken to raise the ground level what had been on the tidal fringe of the Thames	0.75m-0.8m
207	Mixed layer of boulders, clay-silt, brick fragments, gravel and brickearth	Substantial levelling-up deposit (lower part of a substantial programme of deposition as described above)	0.8m-1.23m
208	Mid grey-brown alluvium	Probably alluvial (tidally deposited) clay-silt in the form of re-deposited London Clay laid down prior to the levelling-up process discussed above	1.23m-1.52m

Trench 3	Dimensions: 14.5m x 1.8m Trench alignment: NNE-SSW Pre-excavation surface OD, 6.40m Figures 1 & 2, Plates 18 & 19,		
Context	Interpretation	Description	Depth below present ground surface
301	Tarmac consolidation surface	This layer of compacted tarmac surface that's still in use. Same as 101 and 201	40mm
302	Tarmac bedding layer	Grey-black crushed re-compacted tarmac fragments, fine-crushed building rubble and fine aggregate gravel.	40mm – 0.24m
303	Concrete slab	0.12m-thick concrete slab/platform lying south of the workshop to the rear of the boathouse and adjacent the garden lying south of Custom House	0.24m-0.36m
304	Mixed light orange-brown gravel, sand and clay-silt	Commercial aggregate bedding/levelling layer for overlying concrete slab	0.36m-0.66m
305	Dark brown humic clay-silt	Buried garden/top soil (probably originally part of the Custom House garden).	0.66m-0.9m
306	Thin discontinuous layer compacted crushed chalk	3mm-thick patchy spread of compacted crushed chalk underlying buried garden/topsoil.	0.9m -0.93m
307	Mid-dark brown friable sandy humic clay-silt	0.3m-0.42m-thick humic palaeosol (old buried topsoil pre-dating the construction of the Custom House). Undifferentiated (graded) boundary between this and the underlying orange-brown sandy clay silt	0.93m-1.55m (max)
308	Orange-brown sandy clay-silt	Quaternary orange-brown sandy clay-silt (Brickearth)	0.1.35m-1.55m+
309	Bedrock Chalk	Exposed bedrock Chalk under Quaternary orange-brown sandy clay-silt (Brickearth)	1..55m+

Trench 4	Dimensions: 13.5m x 1.8m Trench alignment: N-S (approx.) Pre-excavation surface OD, 6.22m Figures 1 & 2, Plate 20		
Context	Interpretation	Description	Depth below present ground surface
401	Tarmac consolidation surface	This layer of compacted tarmac surface that's still in use. Same as 101 and 201	40mm
402	Tarmac bedding layer	Grey-black crushed re-compacted tarmac fragments, fine-crushed building rubble and fine aggregate gravel.	40mm – 0.15m
403	Compact mixed layer of crushed brick, brick fragments, patches of humic clay-silt and orange-brown powdered mortar	Levelling-up and ground-surface raising layer prior to making the courtyard surface associated with Customs House	0.15m-0.32m

404	Thin band of compacted crushed chalk.	One of three chalk layers deposited as part of the ground-raising groundworks associated with the construction of Custom House	0.32m -0.37m
405	Thin band of stiff mid orange-brown clay-silt	One of three this clay-silt layers deposited as part of the ground-raising groundworks associated with the construction of Custom House	0.37m-0.42m
406	Thin discontinuous layer compacted crushed chalk	Like 404, one of three such chalk layers deposited as part of the ground-raising groundworks associated with the construction of Custom House	0.42m -0.93m
407	Very thin band of stiff mid orange-brown clay-silt	One of three such clay-silt layers, like 405 & 409, deposited as part of the ground-raising groundworks associated with the construction of Custom House	0.93m-0.95m
408	Thin discontinuous layer compacted crushed chalk	Like 406, one of three such chalk layers deposited as part of the ground-raising groundworks associated with the construction of Custom House	0.95m -0.98m
409	Very thin band of stiff mid orange-brown clay-silt	One of three clay-silt layers, like 405 & 409, deposited as part of the ground-raising groundworks associated with the construction of Custom House	0.98m-1.02m
410	Mid-dark brown friable sandy humic clay-silt	0.3m-0.42m-thick humic palaeosol (old buried topsoil pre-dating the construction of the Custom House). Undifferentiated (graded) boundary between this and the underlying orange-brown sandy clay silt. Probably same as 307.	1.02m-1.35m
411	Orange-brown sandy clay-silt	Quaternary orange-brown sandy clay-silt (Brickearth). Same as 308	0.1.35m-1.55m+
412	Bedrock Chalk	Exposed bedrock Chalk under Quaternary orange-brown sandy clay-silt (Brickearth). Same as 309	0.78m (in south end) - 1.55m+ (in north end)

Trench 5	Dimensions: 7m x 1.8m Trench alignment: N-S (approx.) Pre-excavation surface OD, 5.47m Figures 1 & 2, Plates 21 & 22		
Context	Interpretation	Description	Depth below present ground surface
501	Tarmac consolidation surface	This layer of compacted tarmac surface that's still in use. Same as 101	40mm
502	Tarmac bedding layer	Grey-black crushed re-compacted tarmac fragments, fine-crushed building rubble and fine aggregate gravel.	40mm - 63mm
503	Tarmac consolidation surface	A now- buried layer of compacted tarmac surfacing	63mm – 0.25m
504	Tarmac bedding layer	Fine-crushed building rubble, powdered chalk and mortar and fine aggregate gravel.	0.25m-0.35m
505	Mid-light grey-brown homogenous fine clay-silt	Alluvial (riverine, tidally deposited clay-silt [probably re-deposited London Clay]). Abuts 506 (see below), which is almost certainly natural Quaternary Brickearth	0.35m- 2m in the north end, 0.6m in the south end
506	Mid orange-brown sandy clay silt	Natural Quaternary Brickearth, which was exposed in the south end of this trench, where its northern edge raised sharply from 2m deep to 0.6m over a distance of 1.3m, suggesting this once represented part of the old southern Thames river bank in this area	0.6m-2m+

Trenches 3 and 4 exposed higher-lying natural chalk underlying natural orange-brown brickearth in the southern part of the site and centrally-placed Trench 5 exposed the steeply rising north-facing edge of the brickearth, with fine alluvial clay-silt abutting and overlying it to the north (see **Plate 22**). The steeply rising brickearth in that trench was interpreted with some confidence as part of the Thames river bank before the construction of the Custom House and its ancillary buildings. Similarly, Trench 2, cut some five metres to the north, exposed natural brickearth underlying fine alluvial clay-silt (almost certainly tidally re-deposited London Clay). In this case the thickness of the clay-silt increased incrementally to the north, presumably where it extended further into the Thames southern intertidal zone.

The above-described deposits in Trenches 2, 3 & 4, along with those in Trench 1 (see below), all underlay multiple levelling-up dump deposits, the deposit sequences varying in thickness from 0.65m to 1.9m. The process of dumping and the compacting of a variety of mixed materials (including construction rubble, chalk, brickearth and crushed tarmac) eventually resulted in the creation of the current horizontal ground surface, which was recently subject to two phases of tarmac surfacing, one still in use. In Trench 5, made ground of 1.90m thickness was present as a result of (probably) later ground re-instatement following the construction of sunken red-brick building some two-metres to the west (the original cut edge of the sunken area was evident in the alluvial clay-silt as can be seen in the left (south) part of Trench 5 (see **Plate 21**).

A significantly more complex stratigraphic sequence was evident in Trench 1, where alluvial (riverine) clay-silt had been either cut into or, in one case, removed to create three channels, two skirted by and, where exposed, contained within wooden stake revetments (112 and 116, see **Plates 13 & 15**). The other (117), which was cut into earlier backfill deposits, probably led to the boathouse some seven metres to the south (see **Plate 9**).

The consecutive cutting of channels to provide access by boat to the river culminated with channel 117, which, as mentioned, post-dated the backfills of an earlier channel but was also eventually backfilled to create a northward extension of the expansive horizontal courtyard surface previously established to the south.

6) References

Kent Archaeological Projects, March 2021, *The Custom House, The Terrace, Gravesend, Kent DA12 2BW: Archaeological Desk-based Assessment (pre-planning)*. Unpublished client report

Kent Archaeological Projects, March 2024, *An archaeological site-specific written scheme of investigation (Part A) for an archaeological evaluation by trial trench prior to development on land at The Custom House, The Terrace, Gravesend, Kent DA12 2BW (Planning Reference 20210757)*



Figure A. Site location

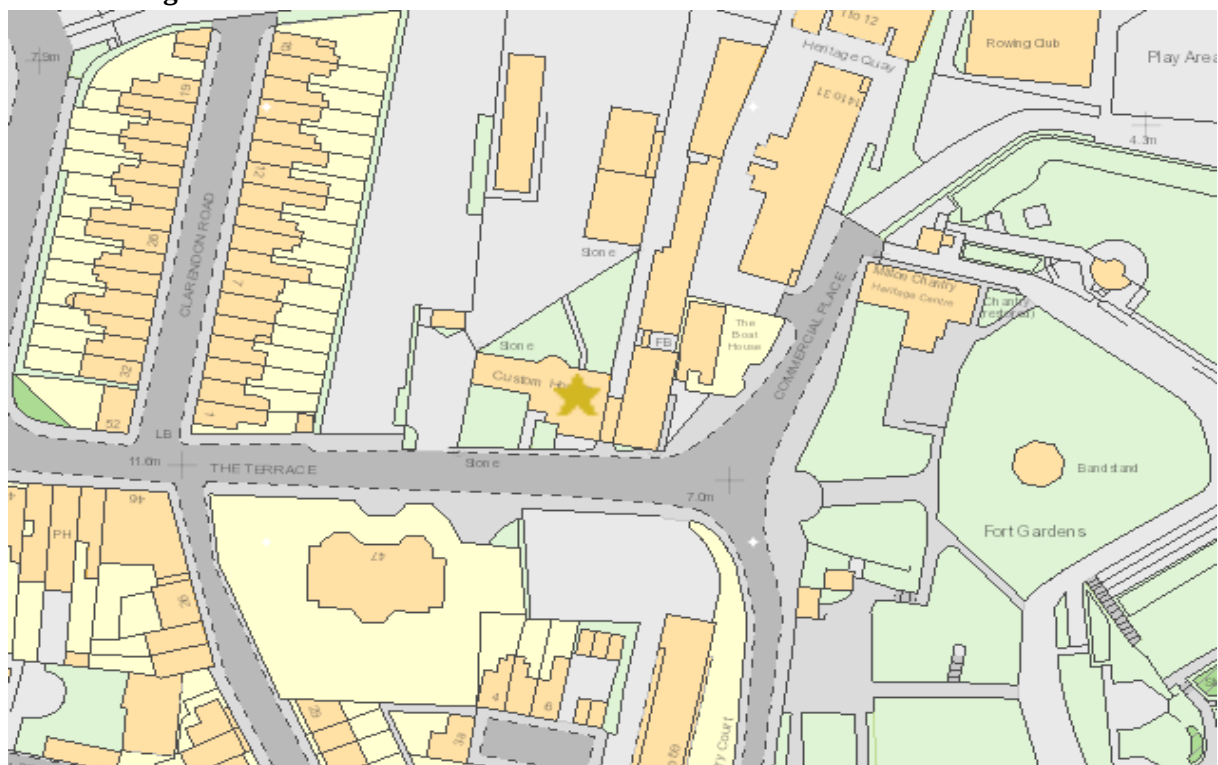


Figure B. Site location showing The Custom House and its surrounding grounds



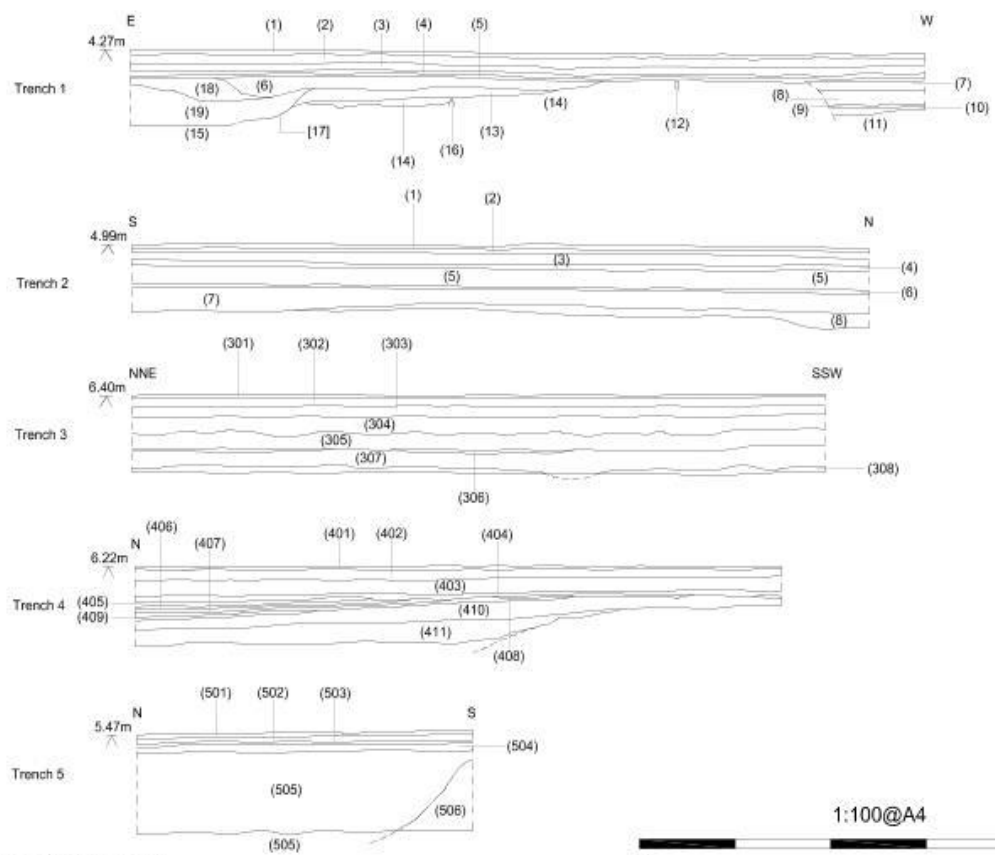


Figure 2: Trench Sections



Plate 1. The site looking north across the Thames towards the Essex coast in the background



Plate 2. The entrance to the site looking north (Custom House visible on the right)



Plate 3. The Custom House boathouse with blocked arched entrances and a later workshop to the rear and with Custom House in the background



Plate 4. The boathouse looking south with red-brick ancillary buildings to the right (west)



Plate 5. The red-brick ancillary buildings to the west (looking south)



Plate 6. The boathouse with a walled walkway and adjacent workshops and offices to the east



Plate 7. The commencement of the Trench 1 evaluation (east end, 1.4m scale)



Plate 8. Trench 1 (ear-west aligned in the northern part of the site) looking east with a 1.5m deep channel exposed in the background (assumed to provide access by boat to the boathouse shown in Plates 3, 4 & 6, a chalk floor in the mid-ground and two earlier channels in the back- and foreground (1.4m scale lying north-south over a functioning modern water main)



Plate 9. The eastern end of Trench 1 looking south showing the later water channel (on the left) cutting an earlier channel capped by levelling deposits to the right, which cut a chalk layer/floor adjacent to and contemporary with the earliest exposed channel in the trench's west end. The boathouse can be seen in the background (1.4m scale)



Plate 10. The western and earliest exposed channel in Trench 1 looking south showing the infilling stratified levelling deposits (1.4m scale)



Plate 11. Trench 1. The later exposed channel cut to the east by a modern water main (1.4m scale), looking south



Plate 12. Trench 1. As above showing a pile of rusted steel objects comprising part of the channel's backfill (1.4m scale), from deposit 108



Plate 13. Trench 1. The vestigial timber remains of the channel's narrow stake wooden revetments and the adjacent chalk floor/layer to the east



Plate 14. Trench 1. The chalk floor/layer cut in the foreground by a later channel (0.6m and 0.8m scales. Note the wooden staked revetment (116) underlying chalk layer 114.



Plate 15. Trench 2 (north-south aligned and cut at a right angle some 3m south of and perpendicular to Trench 1), looking south with natural orange-brown brickearth underlying a 1.2m-thick layer of made ground (1.4m scale)



Plate 16. The north end of Trench 2 showing made ground over alluvial (riverine) clay silt (1.4m scale)



Plate 17. The south end of Trench 2 showing finely stratified 1.2m-thick made ground of levelling/demolition and other building debris deposits overlying natural clay-silt, which underlay alluvial clay-silt in the north of the trench (1.4m scale)



Plate 18. Trench 3 (cut on an east-north-east/west-south-west alignment just south of the modern workshop, see Plates 1 & 3) showing natural basal chalk with brickearth striations under made ground (1.4m scale)



Plate 19. The 1.2m-thick made ground overlying natural brickearth and bedrock chalk in Trench 3 (1.4m scale).



Plate 20. Trench 4 looking south, cut on a north-south alignment in the south-west part of the site exposing natural basal chalk with brickearth striations under finely stratified made ground of levelling/demolition and other building debris deposits similar to those exposed in Trenches 2 and 3, (1.4m scale)



Plate 21. Trench 5, cut on a north-west-north/south-east-south alignment in the courtyard area west of the modern work shop area, exposed made ground with a maximum depth of 1.90m present here as a result of ground re-instatement following the construction of the sunken red-brick building shown in the background. The original excavation cut into alluvial clay-silt can be seen in the left part of the trench brickearth to the south. The made ground here was not evident in the opposite section (see Plate below) and was (1.4m scale)



Plate 22. The southern end of Trench 5 showing alluvial (riverine) clay-clay silt overlying/abutting natural orange-brown brickearth (1.4m scale)

8) KCC HER Summary Form

Site Name: Custom House, The Terrace, Gravesend, Kent DA12 2BW	
Site Address: As above	
Summary: The evaluation exposed two sets of archaeological evidence. The earliest related to the early-nineteenth century reclamation of part the Thames intertidal zone prior to the construction of Custom House and its associated building complex to the north. The second related to subsequent riverside structural alterations including the construction of channels, probably undertaken to afford easy access to the river by boat, with one almost certainly providing such access by excise men from a boat house located some seven metres to the south.	
District/Unitary: Gravesham	Parish: Gravesend
Period(s): Early nineteenth century and later	
NGR (centre of site : 8 figures): 565194/174318	
Type of archaeological work: Evaluation (Gravesham Planning Ref 20210757)	
Date of Recording: 13/04/24 - 15/03/24	
Unit undertaking recording: Kent Archaeological Projects	
Geology: Chalk under alluvial (riverine) sandy clay-silt with frequent flint inclusions	
Title and author of accompanying report: <i>The results of an archaeological evaluation by trial trench prior to development on land adjacent to Custom House, The Terrace, Gravesend, Kent DA12 2BW, T. Allen</i>	
Summary of fieldwork results (begin with earliest period first, add NGRs where appropriate). The evaluation exposed early nineteenth-century ground raising and levelling deposits laid over what had been part of the southern Thames intertidal zone to the north and part of the Thames river bank to the south prior to the construction of Custom House, its complex of ancillary buildings and an associated courtyard surface. The ground- and levelling process took place in two phases, the later one undertaken to extend courtyard northward over an area giving direct access to the riverfront by man-made channels, two with wooden-stake revetments and one (the latest) probably providing to a boat house located some seven metres to the south.	
Location of archive/finds: KAP Office	
Contact at Unit: Tim Allen	Date: 15/04/2024

Appendix D – Southern Water Condition 6 Letter



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

Your ref
20210757

Our ref
DSA000033856

Date
30 April 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Condition 06 (drainage apparatus).

Site: 20210757: - Custom House, The Terrace, Gravesend, Kent, DA12 2BW.

Further to our response dated 31 October 2022 regarding the above planning consultation and further information provided by the developer regarding onsite public water main. Southern Water has no objections to discharge condition 06 relating to protection of public apparatus.

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