



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

Your ref
20230907

Our ref
DSA000026882

Date
20/09/2023

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Formation of self-service car wash bay including 2.7m high screens.

Site: 20230907: - Clock Tower Service Station, 139 Milton Road, Gravesend, Kent, DA12 2RQ.

Thank you for your letter dated 30/08/2023.

Please see the attached extract from Southern Water records showing the approximate position of our existing foul rising main within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The gravity foul sewer requires a minimum clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the gravity foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains.
- All existing infrastructure should be protected during the course of construction works.

please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.



Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

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

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Areas used for vehicle washing should only be connected to the public foul sewer upon receipt of a trade effluent discharge licence.

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

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

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

Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service. open-water.org.uk/for-customers/find-a-retailer/suppliers/english-water-and-wastewater-retailers

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

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



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

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