

Land to the Northwest Of Factory Road, Northfleet Works, The Shore, Northfleet, Gravesend, Kent - Utilities Appraisal

Project/File: 332612492
Date: 8 May 2025
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Reviewed By: Kirsty State

1 Introduction

Stantec has been commissioned by Bellway Homes Limited (Thames Gateway) to undertake a high-level Utilities Appraisal to support a full planning application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping at land to the northwest of Factory Road, Northfleet (as shown in Figure 1.1 below).

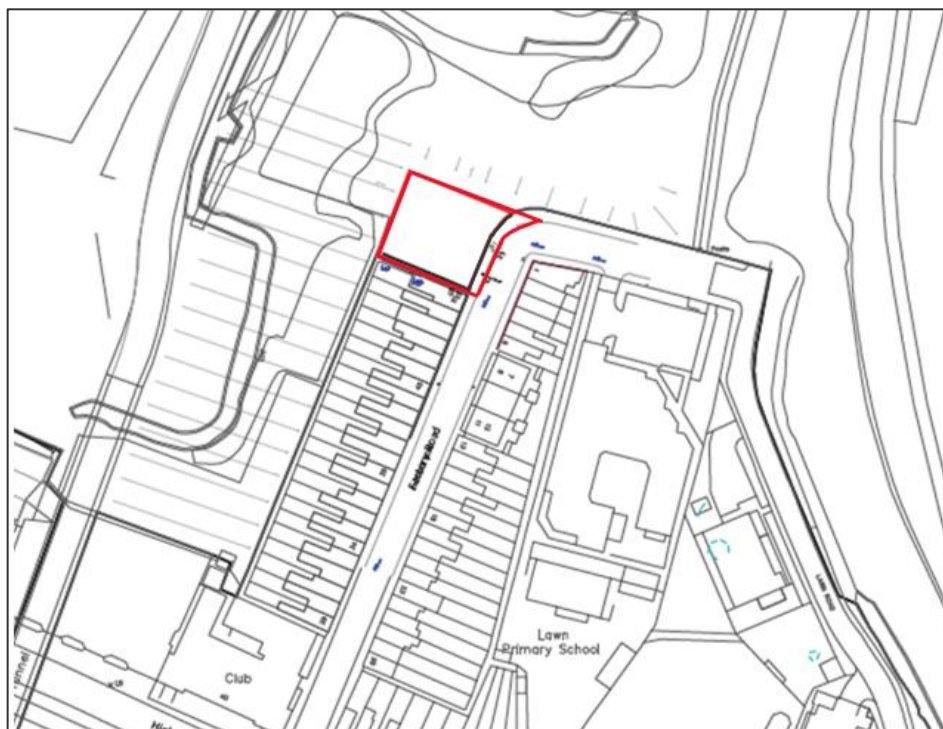


Figure 1.1: Site Location

The proposed building will be all-electric with no requirement for gas, and there are no plans to install any low-carbon technology (i.e. heat pumps, solar or EV charge points).

Records of existing services infrastructure have been obtained from the public utility companies and existing utility infrastructure within and adjacent to the proposed development is presented on Stantec's 'Existing Services Layout' drawing number 332612492/300.3/001 within **Appendix A**.

2 Electricity

UK Power Networks (UKPN) is the incumbent electricity DNO for this area.

Existing Infrastructure

UKPN asset records show an existing LV (low voltage) cable within the western footway of Factory Road, adjacent to the eastern site boundary.

There is an existing lighting column within the footway adjacent to the site, which is to be retained (as shown on the appended Existing Services Layout).



Figure 2.1: UKPN Existing Infrastructure

Network Modifications

No diversionary works are anticipated to accommodate the proposed on-site development works. However, the LV cable within the public footway may require lowering to carriageway depth if vehicular access is required from Factory Road to parking bays 4 and 5.

New Supplies

It is anticipated that the workshop could be supplied from the existing LV network that passes the site in the footway of Factory Road.

3 Gas

Southern Gas Networks (SGN) is the incumbent gas transporter for this area.

Existing Infrastructure

SGN records show an existing 63mm PE (polyethylene) LP (low pressure) gas main running past the site within the far side of the carriageway of Factory Road.



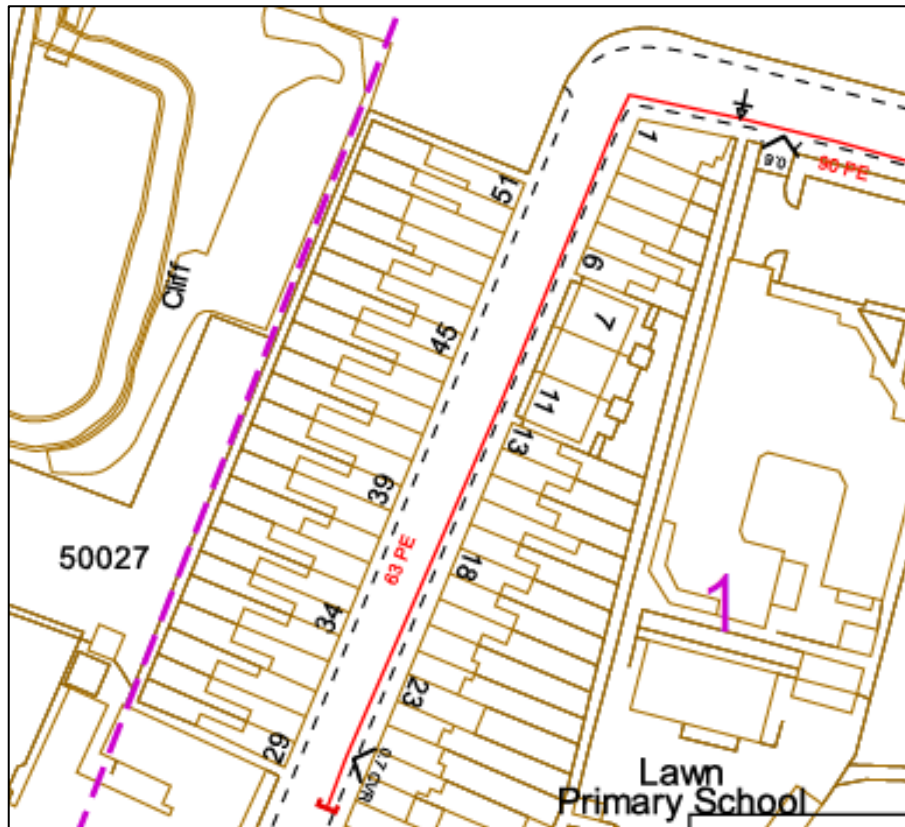


Figure 3.1: SGN Existing Infrastructure

Network Modifications

There are no existing mains shown within or close to the site boundary, and therefore no diversionary works are anticipated at this stage.

New Supplies

There is no requirement for gas to serve the workshop and therefore no new gas connections are required.

4 Water

Southern Water (SW) are the incumbent potable water provider for this area.

Existing Infrastructure

SW records show an existing 3" water main passing the site within the carriageway of Factory Road, with an existing hydrant just within the eastern site boundary.





Figure 4.1: Southern Water Existing Clean Water Infrastructure

Network Modifications

The existing main within the carriageway should be unaffected by the development proposals and should not require diverting.

The hydrant sits within a chamber and should therefore not cause a constraint, allowing it to remain in-situ unaffected.

New Supplies

It is anticipated that the development could be served by a connection to the existing 3" main in the carriageway adjacent to the site.

5 Wastewater

Southern Water (SW) are also the drainage network operator in this area.

Existing Infrastructure

SW records show a 225mm VC (vitrified clay) gravity foul sewer passing the site within the carriageway of Factory Road. A further foul pipe network is shown running within gardens to the rear of properties 29-51, which connects to the 225mm pipe in the carriageway to the south-east of the site.



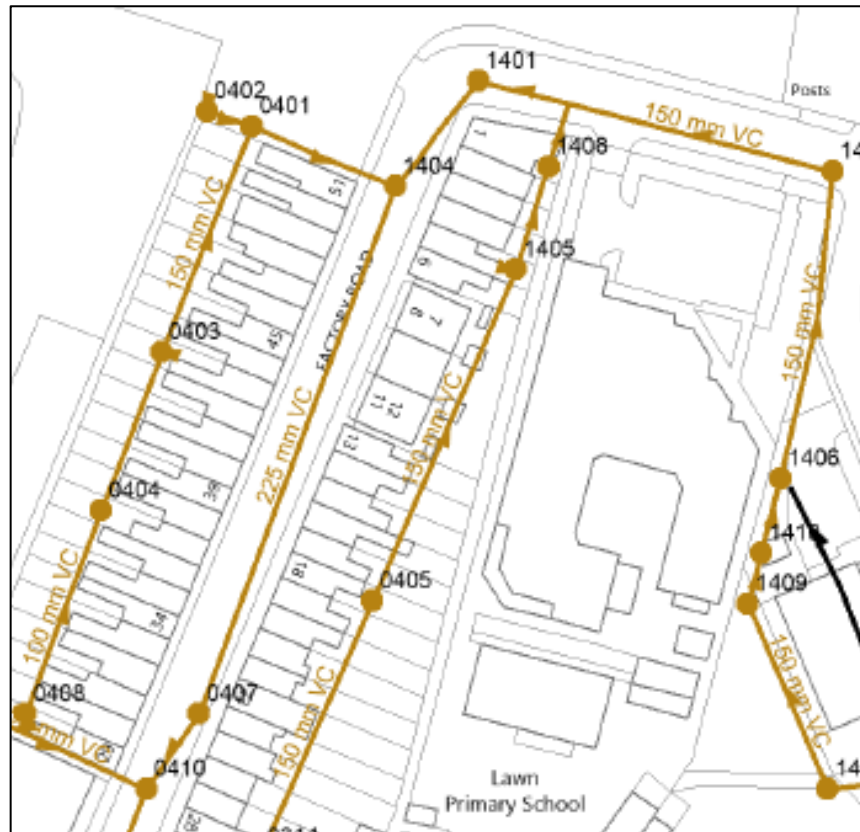


Figure 5.1: Existing Southern Water Sewer Network Records

Network Modifications

The return pipe that runs to the north of No. 51 runs in very close proximity to the southern site boundary. Records show the existing cover level to the pipe at 26m AOD, but care should be taken and further enquiries made to SW to determine any build constraints in place.

New Supplies

The onsite sewer network will be designed in accordance with the Design & Construction Guidance or Sewers for Adoption 7th Edition and submitted to Thames Water under S104 of the Water Industry Act 1991.

Once approved, the developer has a right to connect to the existing public foul sewer network under a S106 agreement.

6 Telecommunications

Existing Infrastructure

Openreach records show existing underground and overhead lines on poles along the western footway of Factory Road. The apparatus which runs adjacent to the site are overhead lines, and there is a pole located within the footway, adjacent to the site, that is to remain in situ (as shown on the Existing Services Layout within Appendix A).



Figure 6.1: Existing Openreach Infrastructure

Virgin Media records also show existing ducts within the eastern footway of Factory Road, in the southern part of the road, as shown in Figure 6.2 below.

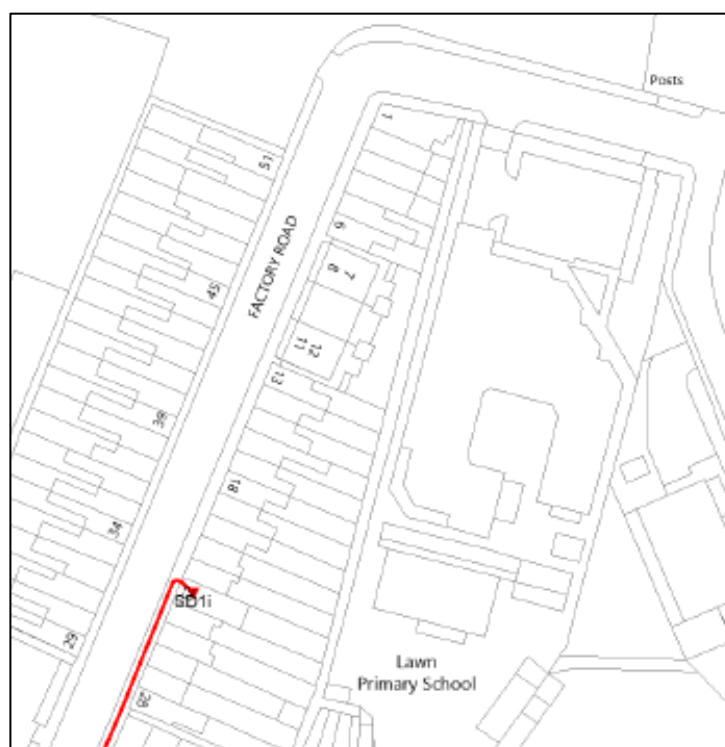


Figure 6.2: Existing Virgin Media Infrastructure



Network Modifications

The Openreach pole adjacent to the site is proposed to remain in situ, and therefore no diversions are anticipated to accommodate the development works.

New Supplies

It is anticipated that a connection could be made to the existing Openreach infrastructure within the nearside footway of Factory Road.

A postcode search on the Openreach website has shown that Ultrafast broadband is available within the local area at the current time. This type of broadband is delivered by Fibre to the Property (FTTP), whereby the whole connection is fibre optic.

Ultrafast offers download speeds of up to 9,000 Mbps, depending on the selected provider's capabilities.

7 Conclusion

In summary, the information gathered from the incumbent utility providers' asset records and publicly available data suggests that the proposed development could likely be served by the existing infrastructure located adjacent to the site in Factory Road.

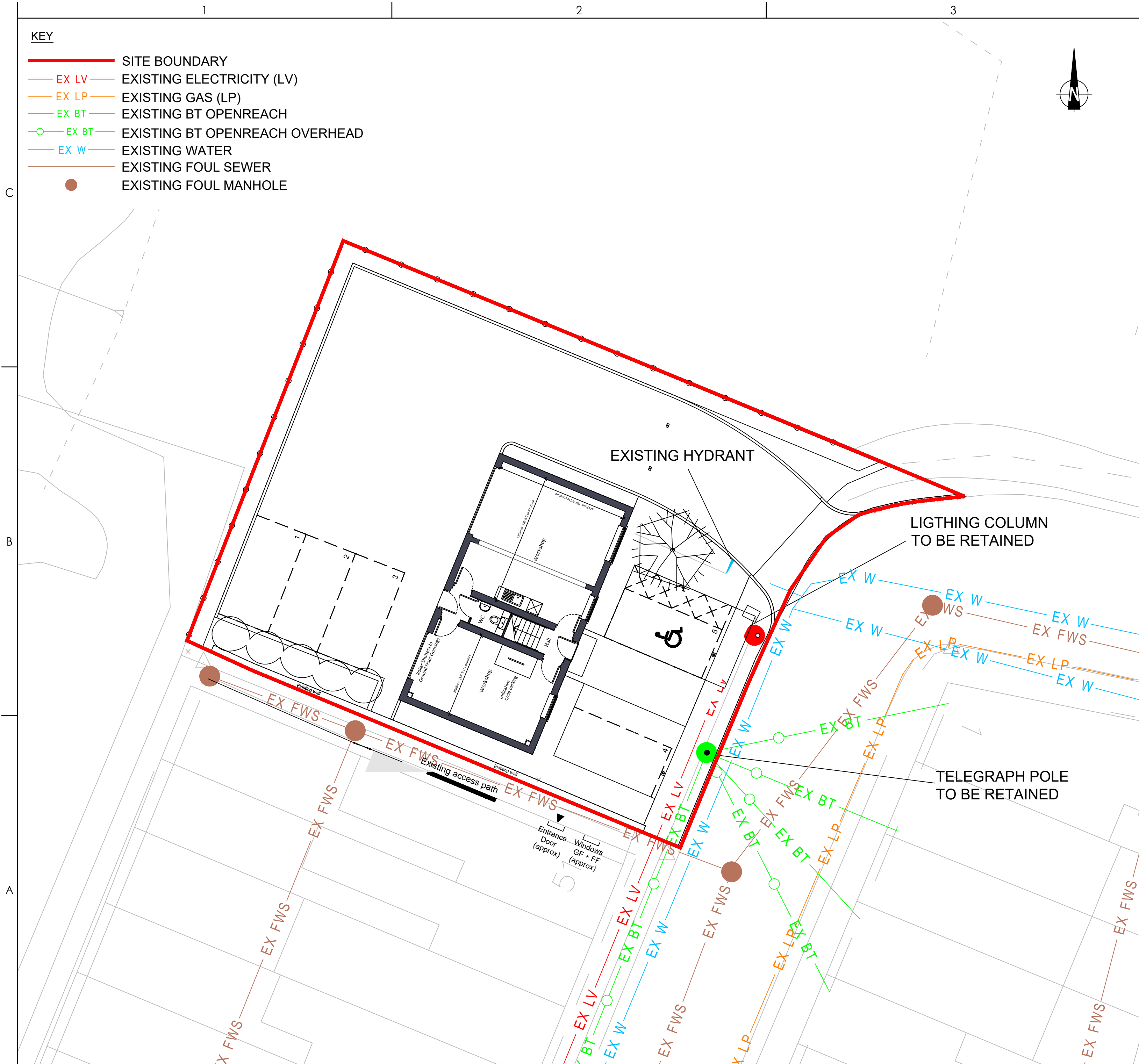
It would be beneficial to carry out trial hole investigations to determine the exact location and depth of buried services along the eastern site boundary prior to commencing works, and further liaison with the utility providers is recommended to determine the associated costs and timescales for any works that may be required to accommodate the development.



Appendix A - Existing Services Layout



Plotted: 07.05.2025 20:05:07 11:47:00 AM By: Hawke, Michelle
ORIGINAL SHEET - B0A2 [332612492 - j] - abacus corner, northfleet\autocad\drawings\332612492_300.3_001 - land to the northwest of factory road existing services layout



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Notes
UTILITIES NOTE: The position of any existing public or private sewers, utility services,
plant or apparatus shown on this drawing is believed to be correct, but no warranty to this
is expressed or implied. Other such plant or apparatus may also be present but not
shown. The Contractor is therefore advised to undertake their own investigation where the
presence of any existing sewers, services, plant or apparatus may affect their operations.

P01 - UPDATED SITE LAYOUT	MH	-	2025.05.06
Issued/Revision	By	Appd	YYYY.MM.DD
	MH	-	KS
	Dwn.	Dsgn.	Chkd.
			2025.04.01
			YYYY.MM.DD

Issue Status

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Client/Project
BELLWAY HOMES LIMITED (THAMES GATEWAY)

HARBOUR VILLAGE, NORTHFLEET

LAND TO THE NORTHWEST OF FACTORY ROAD

Title
EXISTING SERVICES LAYOUT

Project No. 332612492	Scale 1:125
Revision P01	Drawing No. 332612492/300.3/001