

Milton Place, Gravesend

Utility Statement



Gravesham Community Investment Partnership LLP

Date: 19th February 2025

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2. Key Flood Risk & Surface Water Drainage
3. Electric
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6. Water

1. Foul Drainage

Foul drainage from all new units on the site is proposed to discharge by gravity via a new below ground pipe network to connect onto the existing Southern Water public foul sewer under Ordnance Road.

A pre-planning enquiry has been sent by PTA to Southern Water to request for capacity check and to gain their consent to allow for a new connection from the proposed scheme to the public sewer which has been approved on 12.12.2024. See enclosed letter from Southern Water.



Angus Coles
Hill Partnerships Ltd
29 Red Lion St
Chesham
Buckinghamshire
HP5 1EJ

Your ref
17990

Our ref
DSA000038742

Date
12 December 2024

Contact
Tel 0330 303 0119

Dear Mr Coles,

Level 1 Capacity Check Enquiry: Milton Place, Ordnance Road, Gravesend, Kent, DA12 2BT.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been reassessed to determine the capacity available for 0.70 l/s at manhole reference TQ65743001.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.70 l/s for the above development at manhole reference TQ65743001. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

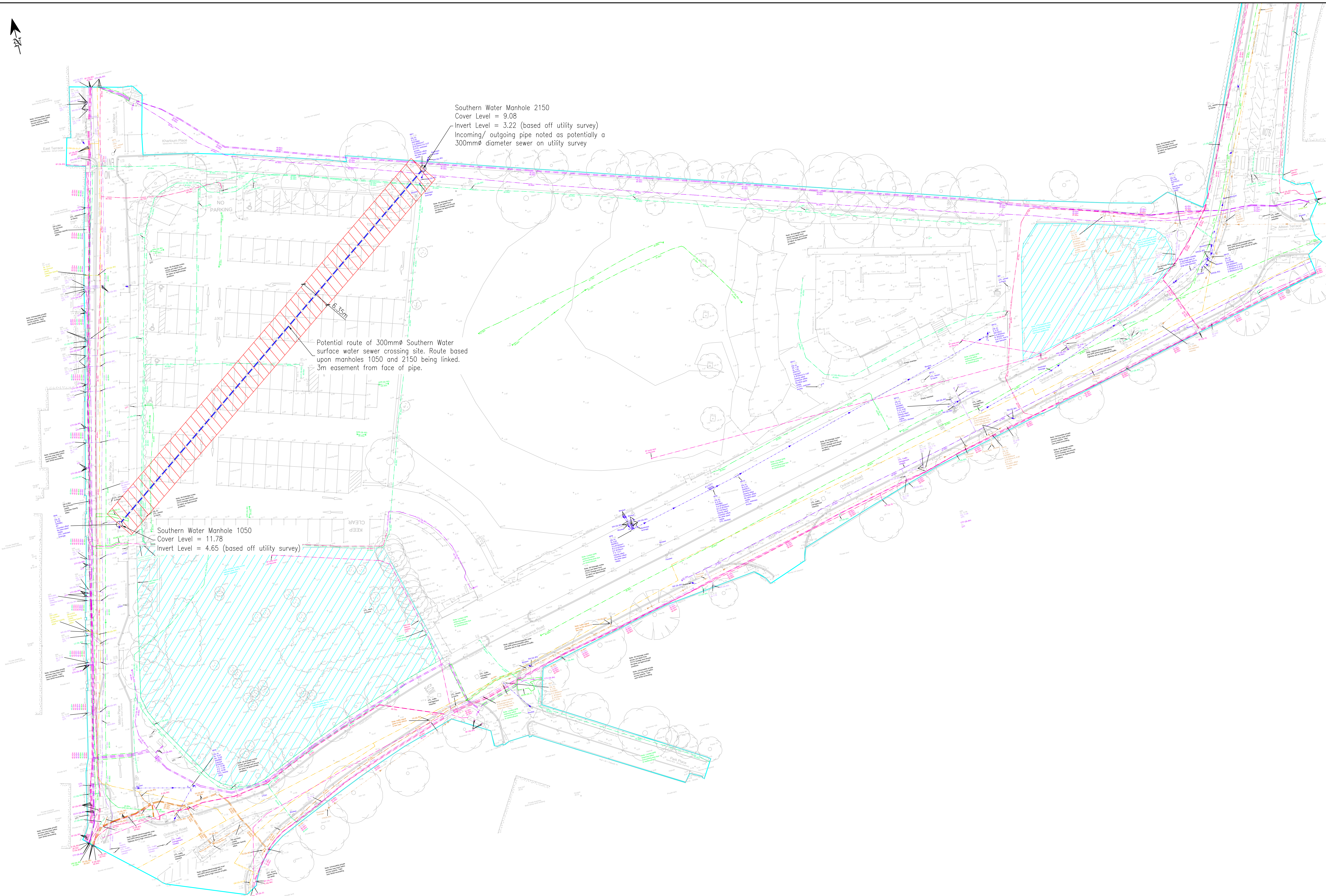
Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

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



Southern Water Manhole 2150
Cover Level = 9.08
Invert Level = 3.22 (based off utility survey)
Incoming/ outgoing pipe noted as potentially a
300mm diameter sewer on utility survey

Potential route of 300mm Southern Water
surface water sewer crossing site. Route based
upon manholes 1050 and 2150 being linked.
3m easement from face of pipe.

Southern Water Manhole 1050
Cover Level = 11.78
Invert Level = 4.65 (based off utility survey)

Notes:

1. Do not scale from this drawing.

2. In case of any discrepancies in drawings, details or bills, refer to engineers for clarification: unilateral decisions by the Contractor will not be accepted.

3. This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.

4. The Contractor is advised that all design drawings and information are to be read concurrently and any discrepancies or omissions reported directly to PTA's Civil Engineering Department.

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PRELIMINARY
COMMENT/COSTING/APPROVAL
NOT FOR CONSTRUCTION

S3

P01	First Issue	TA	15.07.24
REV	DESCRIPTION	BY	DATE
Milton Place			

Potential Route of Southern Water Sewer

DATE	July 2024	This drawing is issued only for the purposes described in the drawing status box.	PTA/NOV
ISSUED	TA		10109
SCALE	1:250		REVISION
REV	AD		P01

DRAWING No: 10109-PTA-XX-XX-DR-C-SK01

pta

Consulting Civil & Structural Engineers

29 Red Lion Street
Chesham
Bucks
HP8 1EJ
Tel. 01494 772723

www.ptaconsult.co.uk

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0003	C	14.08	0.00	
0212	C	0.00	0.00	
0906	C	17.25	0.00	
1009	C	0.00	0.00	
1010	C	0.00	0.00	
1011	C	0.00	0.00	
1012	C	12.20	9.21	
1013	C	0.00	0.00	
1014	C	12.10	0.00	
1113	C	0.00	0.00	
1905	C	15.82	5.89	
1906	C	16.48	6.01	
2101	C	11.41	0.00	
2902	C	12.06	0.00	
2906	C	12.53	5.66	
3203	C	0.00	0.00	
3901	C	13.37	5.62	
4805	C	15.47	5.60	
5802	C	14.69	5.57	
6807	C	9.42	0.00	
6809	C	11.60	5.53	
0002	F	15.06	0.00	
0008	F	0.00	0.00	
0009	F	0.00	0.00	
0010	F	14.53	11.72	
0011	F	0.00	0.00	
0104	F	14.99	10.61	
0105	F	0.00	0.00	
0108	F	0.00	0.00	
0109	F	16.04	13.50	
0110	F	0.00	0.00	
0204	F	0.00	0.00	
0206	F	0.00	0.00	
0216	F	0.00	0.00	
0904	F	16.16	0.00	
0905	F	0.00	0.00	
0909	F	16.77	0.00	
0910	F	16.67	13.68	
1001	F	0.00	0.00	
1002	F	13.67	10.65	
1003	F	13.15	10.15	
1004	F	0.00	0.00	
1005	F	0.00	0.00	
1006	F	0.00	0.00	
1007	F	0.00	0.00	
1008	F	0.00	0.00	
1101	F	0.00	0.00	
1102	F	14.75	12.08	
1103	F	0.00	0.00	
1104	F	0.00	0.00	
1105	F	13.80	11.08	
1106	F	0.00	0.00	
1107	F	14.21	0.00	
1108	F	0.00	0.00	
1109	F	0.00	0.00	
1110	F	0.00	0.00	
1111	F	0.00	0.00	
1112	F	0.00	0.00	
1114	F	0.00	0.00	
1115	F	0.00	0.00	
1116	F	0.00	0.00	
1117	F	13.44	10.64	
1118	F	12.91	0.00	
1119	F	12.58	9.15	
1120	F	13.19	0.00	
1121	F	0.00	0.00	
1201	F	0.00	0.00	
1202	F	0.00	0.00	
1203	F	0.00	0.00	
1204	F	0.00	0.00	
1205	F	0.00	0.00	
1206	F	0.00	0.00	
1207	F	14.87	12.35	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1208	F	0.00	0.00	
1209	F	0.00	0.00	
1210	F	14.16	0.00	
1211	F	13.40	10.84	
1212	F	0.00	0.00	
1213	F	0.00	0.00	
1214	F	13.51	6.36	
1215	F	0.00	0.00	
1216	F	0.00	0.00	
1217	F	0.00	0.00	
1218	F	0.00	0.00	
1219	F	0.00	0.00	
1220	F	0.00	0.00	
1803	F	15.93	0.00	
1804	F	15.65	0.00	
1805	F	15.00	13.56	
1901	F	0.00	0.00	
1902	F	0.00	0.00	
1903	F	13.41	10.01	
1904	F	14.83	10.49	
2001	F	0.00	0.00	
2002	F	0.00	0.00	
2003	F	0.00	0.00	
2004	F	0.00	0.00	
2005	F	0.00	0.00	
2006	F	0.00	0.00	
2007	F	0.00	0.00	
2201	F	11.39	0.00	
2202	F	8.64	6.57	
2802	F	15.50	13.88	
2901	F	11.99	0.00	
2903	F	0.00	0.00	
2904	F	0.00	0.00	
2905	F	12.68	0.00	
2907	F	0.00	0.00	
2908	F	0.00	0.00	
2909	F	0.00	0.00	
2910	F	0.00	0.00	
2911	F	0.00	0.00	
2912	F	0.00	0.00	
2913	F	0.00	0.00	
2914	F	12.23	9.85	
3001	F	0.00	0.00	
3802	F	0.00	0.00	
3803	F	0.00	0.00	
3804	F	15.17	13.26	
3805	F	16.70	14.28	
3902	F	13.51	11.47	
4001	F	0.00	0.00	
4002	F	0.00	0.00	
4003	F	0.00	0.00	
4004	F	0.00	0.00	
4005	F	0.00	0.00	
4006	F	0.00	0.00	
4007	F	0.00	0.00	
4008	F	0.00	0.00	
4009	F	0.00	0.00	
4010	F	0.00	0.00	
4011	F	0.00	0.00	
4012	F	0.00	0.00	
4013	F	0.00	0.00	
4014	F	0.00	0.00	
4101	F	0.00	0.00	
4102	F	0.00	0.00	
4103	F	7.12	4.83	
4104	F	6.54	5.52	
4105	F	6.67	5.36	
4106	F	6.63	5.42	
4107	F	6.89	5.63	
4201	F	0.00	0.00	
4202	F	0.00	0.00	
4801	F	0.00	0.00	
4802	F	0.00	0.00	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
4803	F	0.00	0.00	
4804	F	0.00	0.00	
4806	F	15.65	13.74	
4901	F	0.00	0.00	
4902	F	0.00	0.00	
4903	F	0.00	0.00	
4904	F	0.00	0.00	
4905	F	0.00	0.00	
4906	F	0.00	0.00	
4907	F	0.00	0.00	
4908	F	0.00	0.00	
4909	F	0.00	0.00	
4910	F	0.00	0.00	
4911	F	0.00	0.00	
4912	F	0.00	0.00	
4913	F	0.00	0.00	
4914	F	0.00	0.00	
4915	F	0.00	0.00	
4916	F	0.00	0.00	
4917	F	0.00	0.00	
5001	F	7.76	5.31	
5002	F	0.00	0.00	
5003	F	10.14	0.00	
5004	F	9.88	7.64	
5005	F	7.81	5.50	
5006	F	6.89	0.00	
5007	F	8.51	6.32	
5008	F	7.84	5.68	
5009	F	0.00	0.00	
5010	F	0.00	0.00	
5101	F	6.51	5.73	
5102	F	6.67	5.57	
5801	F	13.89	11.81	
5803	F	14.15	12.33	
5804	F	13.10	10.98	
5805	F	12.64	10.65	
5806	F	11.99	0.00	
5807	F	11.62	10.59	
5901	F	13.00	0.00	
5902	F	12.74	11.98	
5903	F	11.92	11.03	
5904	F	11.87	10.80	
5905	F	12.68	11.88	
5906	F	13.03	0.00	
5907	F	12.18	9.96	
5908	F	10.28	0.00	
5909	F	11.74	10.17	
5910	F	10.00	8.86	
5911	F	11.82	10.97	
5912	F	10.77	9.23	
5913	F	9.12	0.00	
6001	F	7.69	5.06	
6002	F	7.78	0.00	
6003	F	7.92	5.36	
6004	F	7.89	5.36	
6005	F	0.00	0.00	
6006	F	5.10	2.56	
6007	F	5.51	0.00	
6008	F	0.00	0.00	
6101	F	0.00	0.00	
6102	F	0.00	0.00	
6103	F	0.00	0.00	
6104	F	4.57	3.06	
6105	F	0.00	0.00	
6106	F	4.80	2.64	
6107	F	4.80	2.56	
6108	F	4.87	2.40	
6109	F	4.64	2.29	
6110	F	4.81	2.13	
6111	F	4.80	2.06	
6202	F	4.48	3.02	
6203	F	0.00	0.00	
6801	F	11.11	10.14	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
6802	F	0.00	0.00	
6803	F	9.63	0.00	
6804	F	9.39	5.69	
6805	F	9.21	0.00	
6806	F	8.23	7.29	
6808	F	7.90	6.38	
6901	F	0.00	0.00	
6902	F	10.54	8.39	
6903	F	9.67	8.54	
6904	F	9.05	7.08	
6905	F	7.45	6.09	
6906	F	0.00	0.00	
6907	F	7.82	5.22	
6908	F	6.62	4.30	
6909	F	6.95	6.18	
6910	F	7.38	6.11	
6911	F	8.43	5.91	
6912	F	8.38	0.00	
6913	F	0.00	0.00	
6915	F	0.00	0.00	
7001	F	4.52	3.02	
7002	F	4.66	3.17	
7003	F	4.42	3.36	
7004	F	4.74	0.00	
7005	F	5.27	0.00	
7007	F	4.55	3.39	
7103	F	0.00	0.00	
7104	F	0.00	0.00	
7105	F	4.76	1.93	
7204	F	4.89	1.18	
7206	F	0.00	0.00	
7803	F	6.64	0.00	
7804	F	0.00	0.00	
7901	F	4.80	3.38	
7904	F	0.00	0.00	
7905	F	5.14	2.04	
7906	F	5.18	1.86	
7907	F	0.00	0.00	
7908	F	5.86	0.00	
0253	S	0.00	0.00	
0254	S	13.68	0.00	
0950	S	17.12	15.51	
1050	S	11.75	4.49	
1051	S	0.00	0.00	
1052	S	11.93	0.00	
1053	S	11.67	0.00	
1150	S	13.70	0.00	
1250	S	14.13	0.00	
1850	S	0.00	0.00	
1950	S	16.51	0.00	
2050	S	0.00	0.00	
2150	S	0.00	0.00	
2850	S	0.00	0.00	
295C	S	0.00	0.00	
296C	S	0.00	0.00	
3050	S	0.00	0.00	
3051	S	0.00	0.00	
3052	S	0.00	0.00	
3053	S	0.00	0.00	
3150	S	0.00	0.00	
3250	S	0.00	0.00	
3251	S	0.00	0.00	
325C	S	0.00	0.00	
326C	S	0.00	0.00	
327C	S	0.00	0.00	
395C	S	0.00	0.00	
4050	S	0.00	0.00	
4150	S	6.90	5.50	
4151	S	0.00	0.00	
4152	S	0.00	0.00	
4153	S	5.51	0.00	
4154	S	7.25	5.88	
4156	S	6.63	4.98	

2. Key Flood Risk & Surface Water Drainage

The EA's flood risk map shows the entire site is located within Flood Zone 1, which is defined as having a less than 1:1000 (<0.1%) annual probability of flooding from rivers and seas.

Groundwater levels have been recorded at minimum depth of 7.0m below existing ground level. The risk from Groundwater flooding and flooding from all other sources are deemed to be low or very low risk.

The site has good infiltration rates as verified by the Phase 2 Geo-Environmental Report carried out by Create Consulting Engineers, Report ref no. AW/CS/P23/2862/02, dated July 2023 - therefore an infiltration basin is proposed for the scheme to discharge all surface water from site into the ground. Where chalk is present at a depth of approx. 1m below ground level, and using a rate of 2.82×10^{-4} m/sec to calculate the required storage volume for all storms up to the critical 1 in 100 year + 45% climate change event, an approximate attenuation volume of 250m³ has been allowed for at this design stage.

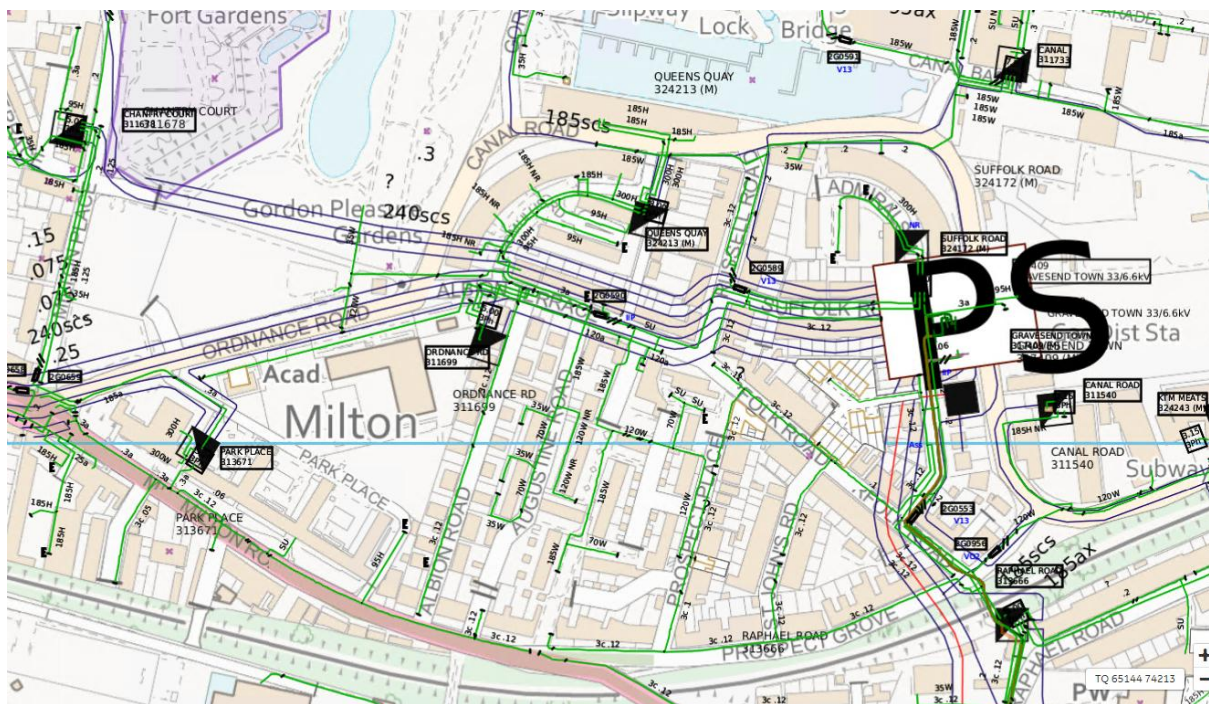
The proposed hardstanding catchment areas of the site are deemed to be low to medium pollution risk. The combined pollution mitigation indices for the infiltration basin is above 0.7, 0.6 & 0.7 for total suspended solids, metals, and hydrocarbons respectively, in line with the recommendations of the CIRIA SuDS Manual (C753 2015) for a medium pollution risk area – therefore discharging surface water via the infiltration basin will not pose any pollution risk to public sewers or existing ground.

3. Electric

Load calculations have been carried out and include a capacity provision for 7kW 32A smart electric vehicle chargers to all houses/flats with either an attached garage/driveway for the purpose of the load calculation. See tables below:

Residential Units	Number
1BF	61
2BT	0
2BS,2BD,3BT,3BF	2
2BB,3BS	10
3BD,3BB	3
4BD,4BT,4BS	0
5BD,5BS,6BD	0
Total	76

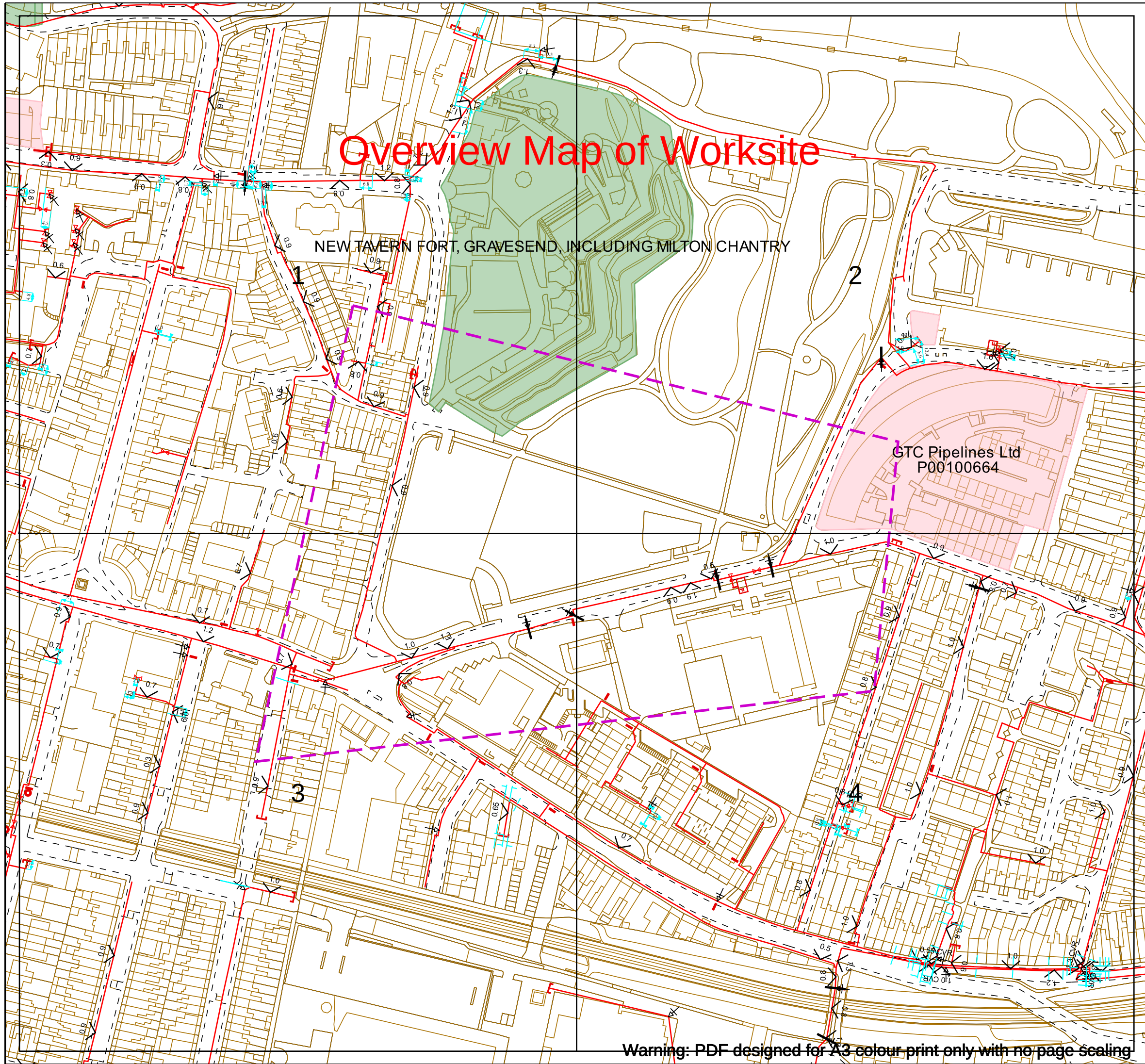
Unit Type	Gas kW/h	Elec kVA	Metering
Residential Total	N/A	176	LV
Landlords x 3 @ 8.33kVA	N/A	25	LV
Landlords Lifts x 2 @ 20kVA	N/A	40	LV
Comm 2	N/A		LV
Comm 3	N/A		LV
Comm 4	N/A		LV
Comm 5	N/A		LV
Total:	0	241	



We have assumed that the full site load listed above can be taken from the nearest suitable HV network location, without the need for reinforcement and application has been made to UKPN to confirm this. The extract above shows the HV assets which are in Milton Road and Ordnanace Road in the immediate vicinity of the proposed development.

4. Gas

There are no SGN assets within the proposed site boundary and no gas is proposed to be provided to the development. Please refer to the utility asset map from UKPN on the following page which confirms this.



Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 15/11/2024
Job Reference: 35417303
Site Location: 565310 174083
Requested by: Mrs Olivia Watling
Your Scheme/Reference: T6110BQ

Scale: 1:2050 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
H100 Hydrogen Network	
GTs	
SSSIs	

Some Examples Of Plant Items

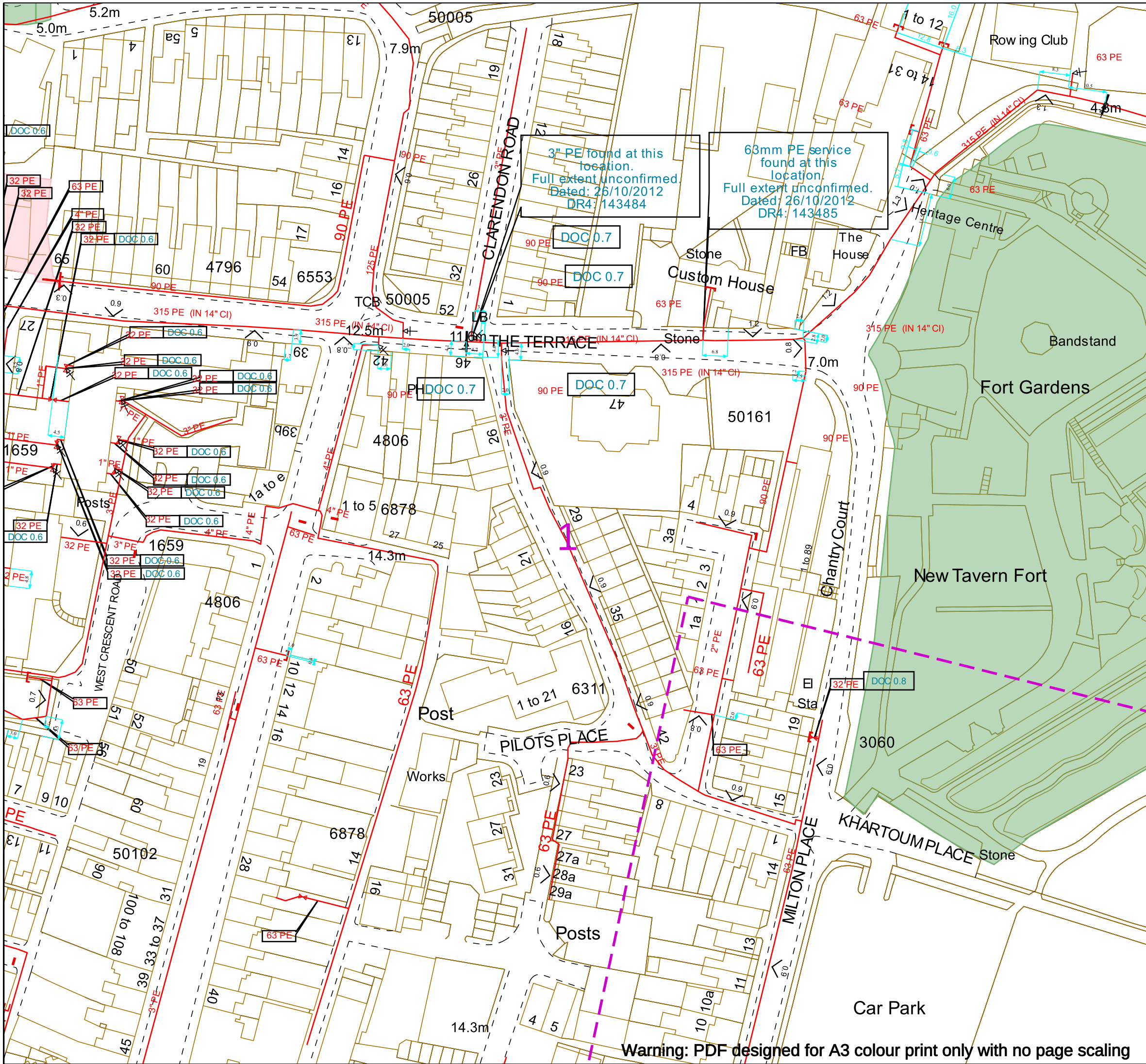
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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Warning: PDF designed for A3 colour print only with no page scaling



SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 15/11/2024
Job Reference: 35417303
Site Location: 565310 174083
Requested by: Mrs Olivia Watling
Your Scheme/Reference: T6110BQ

Scale: 1:1000 (When plotted at A3)

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0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

H100 Hydrogen Network

GTs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

SSSIs

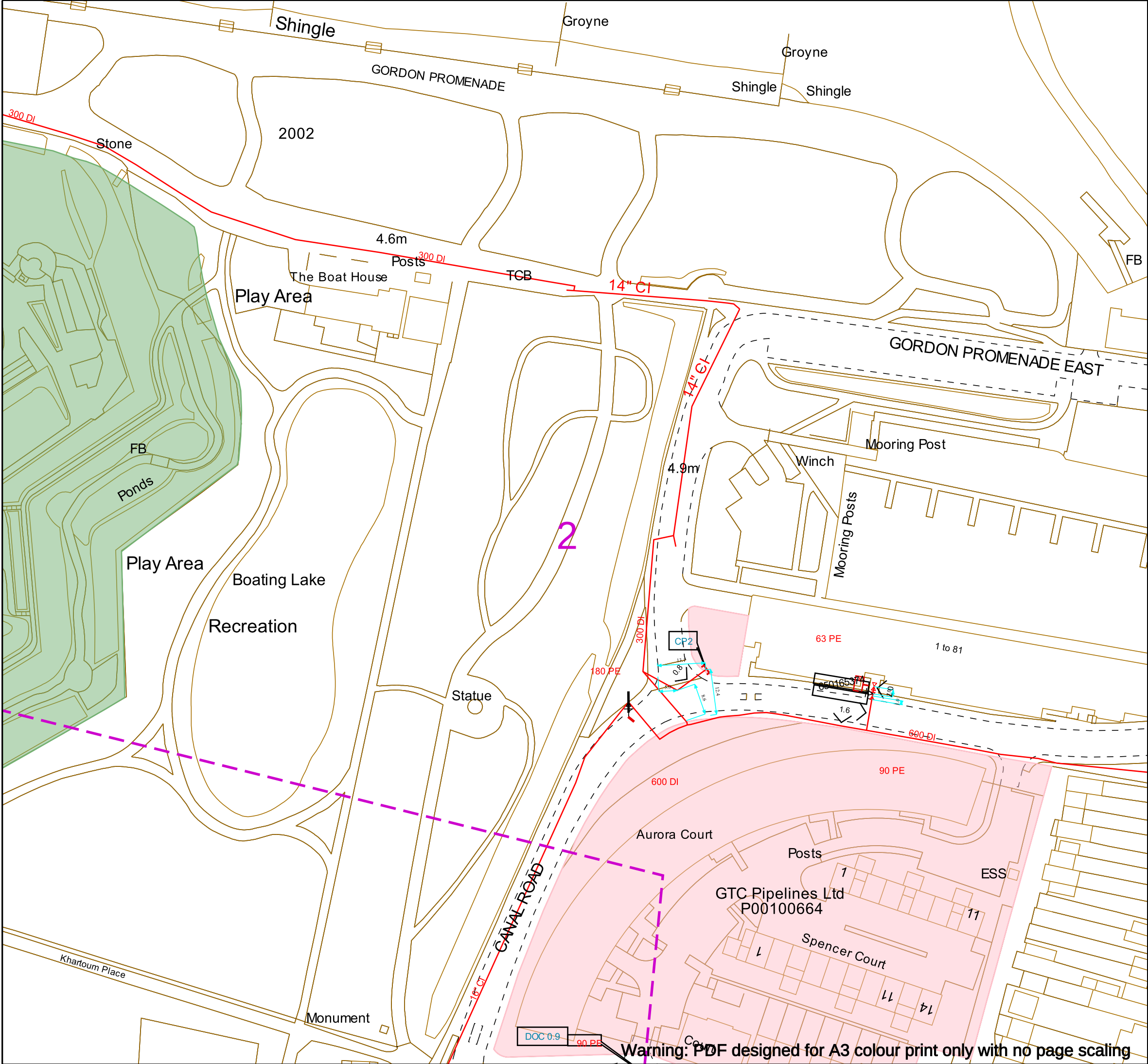
Digsite: Line:

Area:



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SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 15/11/2024
Job Reference: 35417303
Site Location: 565310 174083
Requested by: Mrs Olivia Watling
Your Scheme/Reference: T6110BQ

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

H100 Hydrogen Network

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite:

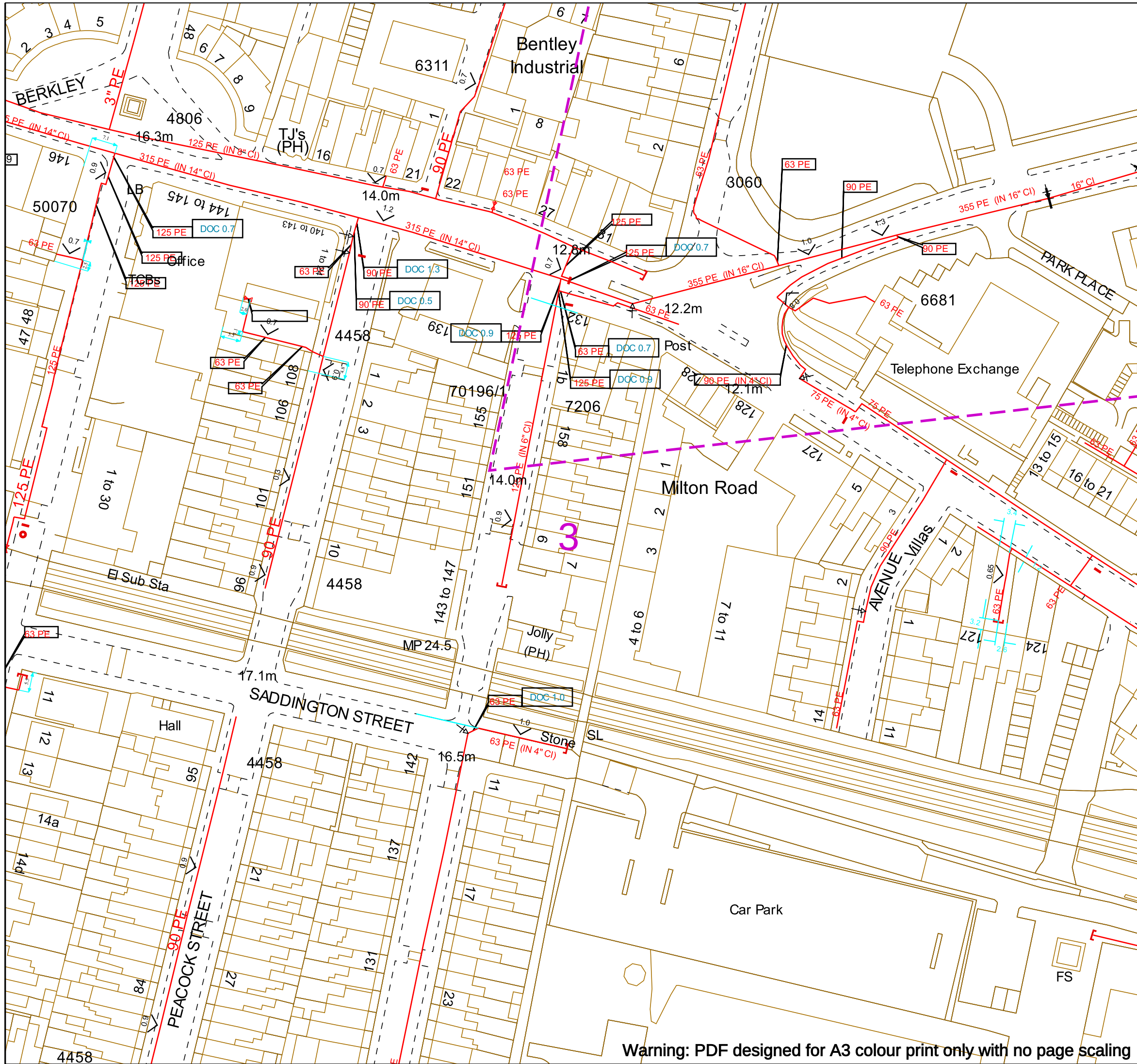
Line:

Area:



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SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 15/11/2024
Job Reference: 35417303
Site Location: 565310 174083
Requested by: Mrs Olivia Watling
Your Scheme/Reference: T6110BQ

Scale: 1:1000 (When plotted at A3)

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LAs
H100 Hydrogen Network
GTs

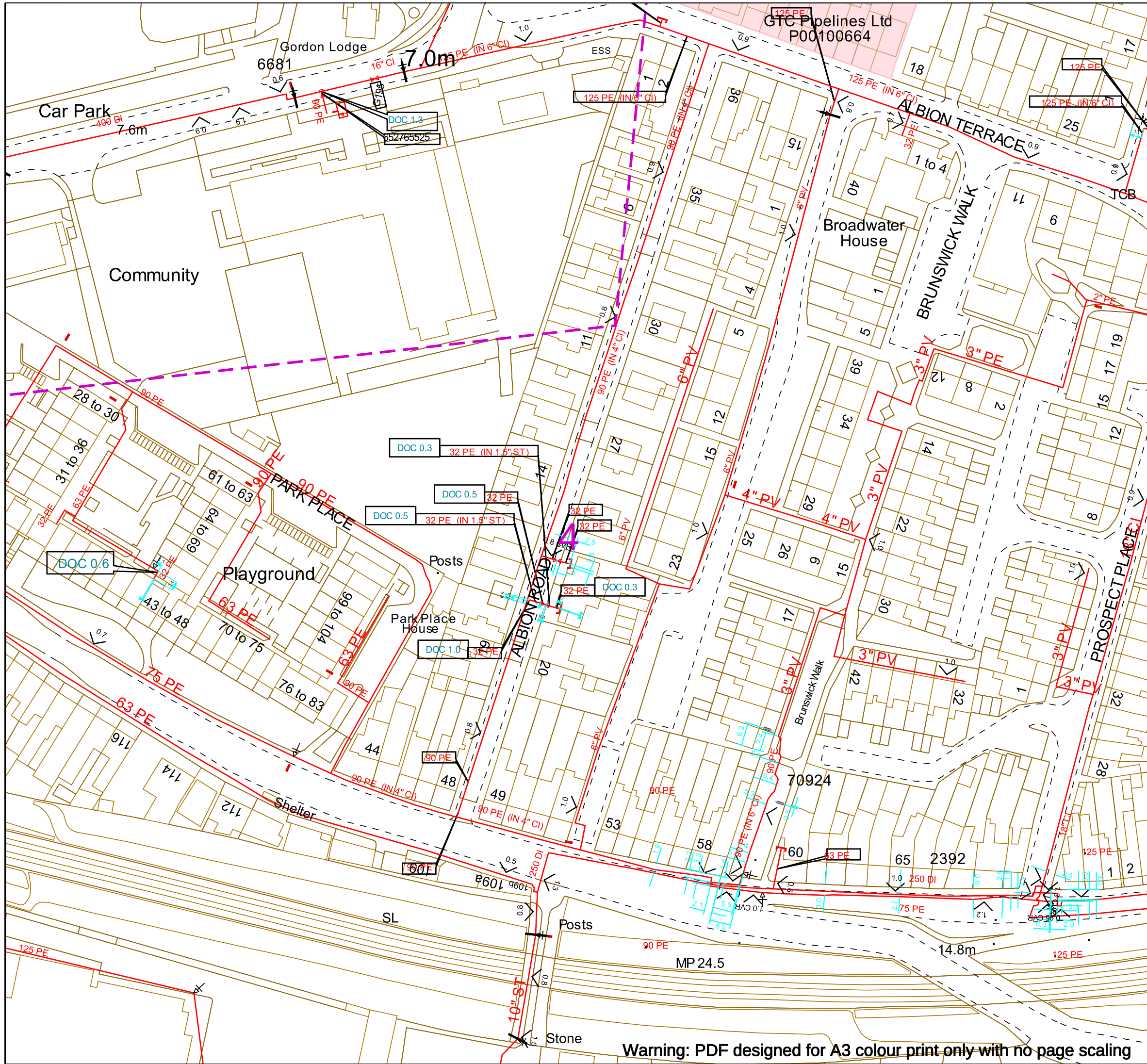
Some Examples Of Plant Items
Valve
Siphon
Depth of Cover
Diameter Change
Material Change

Digsite: Line: Area:

Lineasearch
before u dig

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Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

SSSIs

Digsite: Line: Area:



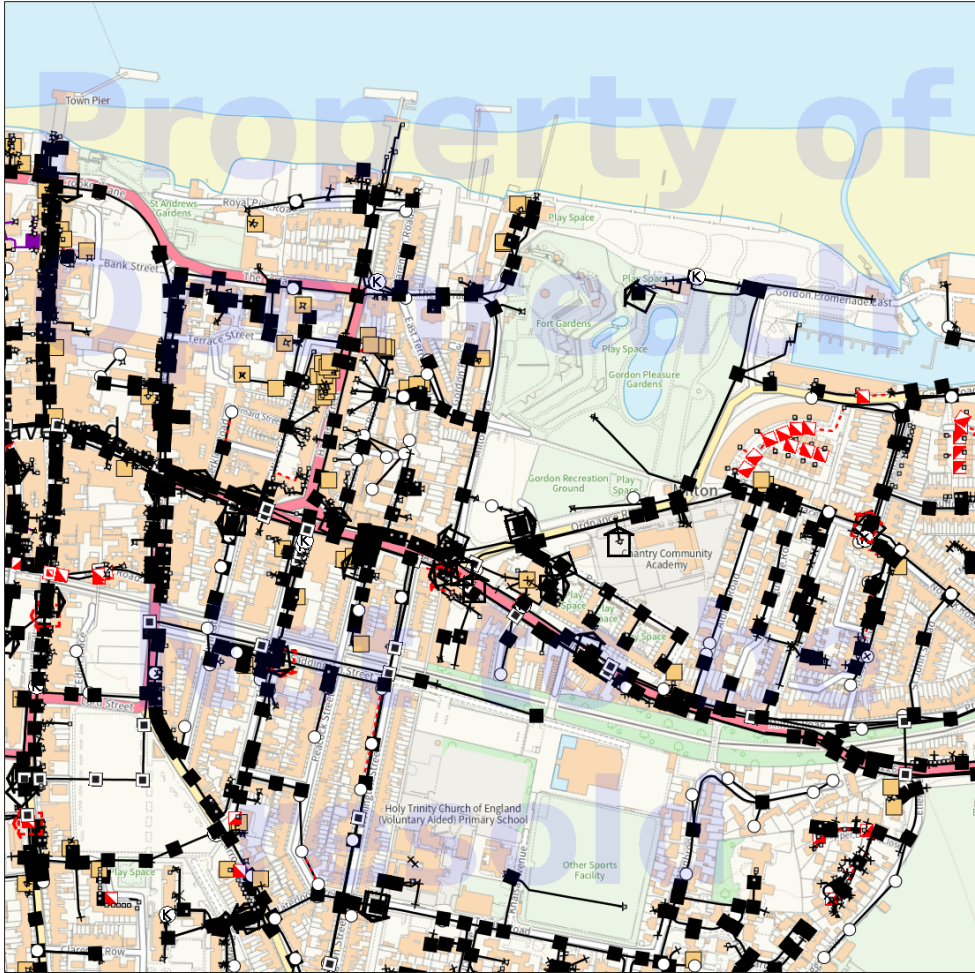
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5. BT

BT openreach apparatus is readily available in the vicinity of the proposed site. For fibre we can confirm this site can be serviced with fibre to the premise (FTTP).

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS		Change Of State	+	Hatchings
	<i>Planned</i>	<i>Live</i>	Split Coupling	Built
PCP			Duct Tee	Planned
Pole			Building	Inferred
Box			Kiosk	Duct
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.	
Cabinet				

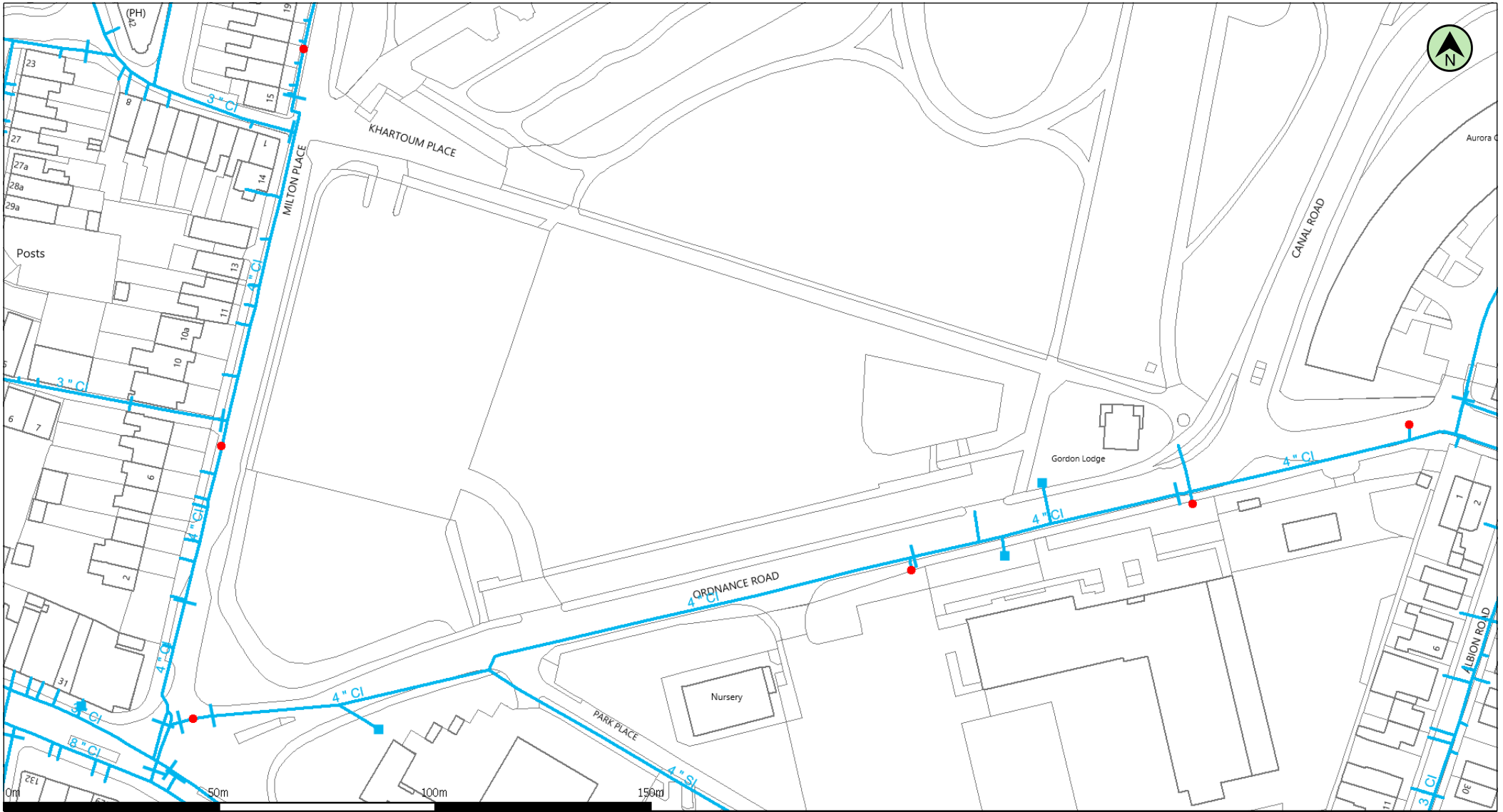
	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : TFO12223Q
Map Reference : (centre) TQ6521674105
Easting/Northing : (centre) 565216,174105
Scale : 1:1000
Issued : 15/11/2024 12:22:30

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

6. Water

4" mains water assets are available in both Ordnance Road and Milton Place for connection into the proposed development.

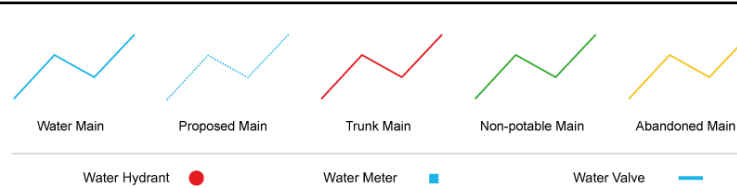


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The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2024 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



olivia.watling@triconnex.co.uk

T6110BQ

