



MEC
Consulting Group

UTILITIES



Land off Longfield Road, Meopham
Utilities Assessment
September 2025

Report Ref: 29473-UTIL-0701

Land off Longfield Road, Meopham

Utilities Assessment

September 2025

REPORT REF: 29473-UTIL-0701

CLIENT: Richborough

ENGINEER: MEC Consulting Group Ltd
The Old Chapel
Station Road
Hugglescote
Leicestershire
LE67 2GB

Tel: 01530 264 753
Email group@m-ec.co.uk

REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
September 2025	-	First issue	Emma Harris Utilities Coordinator	Nathan Allen MEnvSci Associate Environmental Consultant	Alexander Bennett BSc(Hons) MCIHT MTPS Managing Director

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1.0 INTRODUCTION

1.1 MEC Consulting Group Ltd, has been commissioned by Richborough (hereafter referred to as 'the Client') to undertake a Utilities Assessment in support of proposed residential development on Land off Longfield Road, Meopham (hereafter referred to as 'the Site'). A site location plan is provided in **Appendix A**.

1.2 The development proposals comprise:

Outline application for the erection of up to 120 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Longfield Road and all other matters are reserved.

1.3 A development framework plan is included in **Appendix A**.

1.4 This assessment seeks to establish how the proposed development will be serviced with key utility supplies, whether diversion or protection of existing apparatus may be required and estimated costs for service connection and diversion works, where available.

1.5 Consultation has been undertaken with key Statutory Undertakers to establish:

- Available capacity within existing infrastructure;
- Required capacity improvement works to accommodate the development;
- Required diversions of infrastructure to accommodate the proposed development;
- Any required easements;
- Service connection locations; and
- Service connection costs.

1.6 Consultation has been undertaken with the following Statutory Undertakers:

- Southern Water (sewerage and clean water provider for Meopham);
- Southern Gas Network (gas);
- UK Power Networks (electricity);
- Openreach (telecommunications);
- GTC (multi utility connections).

1.7 Consultation responses received from Statutory Undertakers are included within **Appendices C-G**. A services constraints plan has been produced from the apparatus plans, and is provided in **Appendix H**.

1.8 Following this introductory Section of the report, Section 2.0 details the existing utilities infrastructure in the vicinity of the site, Section 3.0 details proposed future supply to the site and Section 4.0 provides details on requisite diversions and easements. A summary of information is provided within Section 5.0.

Disclaimer

- 1.9 MEC has completed this report for the benefit of the individuals referred to in paragraph 1.1 and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from MEC.
- 1.10 MEC accepts no responsibility or liability for:
- a) The consequence of this documentation being used for any purpose or project other than that for which it was commissioned;
 - b) The issue of this document to any third party with whom approval for use has not been agreed.

2.0 EXISTING SERVICES

2.1 Formal requests have been made to relevant utility companies for a copy of their existing asset plans for the proposed development area. The following table summarises the Statutory Undertakers that have been approached, their response and likely requirements for diversion or extra protection measures of any existing apparatus. Further information on the diversion and extra protection of the affected apparatus can be found in Section 4.0 of this report.

Table 2.1 : Existing Services Summary

Service	Statutory Undertaker	Response Received?	Area Affected?	Diversion/Protection Required?
Foul Water	Southern Water	Yes	No	No
Clean Water	Southern Water	Yes	No	No
Gas	SGN	Yes	Yes – 180mm PE medium pressure gas main within both verges of Longfield Road.	Yes – Refer to Section 4.0
Electricity	UKPN	Yes	Yes – underground HV (11kV) enters the site boundary to the south.	Yes – Refer to Section 4.0
Electricity/Gas	GTC	Yes	No	No
Telecoms	Openreach	Yes	Yes – Underground apparatus supply within both verges of Longfield Road.	Yes – Refer to Section 4.0
Telecoms	Virgin Media	Yes	No	No
Telecoms	Sky	Yes	No	No
Telecoms	Verizon	Yes	No	No
Telecoms	Mobile Broadband Network	Yes	No	No
Telecoms	Sota	Yes	No	No
Telecoms	Colt	Yes	Yes – Underground apparatus within the southern verge of Longfield Road.	Yes – Refer to Section 4.0
Telecoms	Lumen	Yes	Yes – Underground apparatus within the southern verge of Longfield Road.	Yes – Refer to Section 4.0
Telecoms	CityFibre	Yes	No	No

2.2 All apparatus is shown on a utilities constraints plan (drawing number 29473_07_010_01) in **Appendix H** and is based on the records supplied by the statutory undertakers. The asset records are an approximate location and can be inaccurate, based on this it is recommended that a utilities survey is completed at an appropriate time.

3.0 SERVICES SUPPLY

Foul Water

- 3.1 Southern Water (SW) has confirmed that the nearest feasible point of connection is the 225mm diameter foul sewer located at Manhole MH2712 within Longfield Road.
- 3.2 SW has advised that this sewer currently lacks sufficient capacity to accommodate additional flows, and as such, off-site improvement works would be required to facilitate a connection at this location. SW aims to provide the reinforcement work within 24 months from the date of planning has been granted.
- 3.3 Relevant details can be found within the developer enquiry response in **Appendix C**.

Clean Water

- 3.4 SW has confirmed that there is currently insufficient capacity within the existing clean water network to adequately supply the proposed development. As a result, reinforcement works will be necessary to support the additional demand.
- 3.5 SW has further advised that a Point of Connection (PoC) assessment must be undertaken to determine the appropriate connection location and to assess the extent of infrastructure improvements required to ensure a suitable and reliable water supply to the development.
- 3.6 Confirmation of this can be found in the developer enquiry response in **Appendix C**.

Gas

- 3.7 Southern Gas Network (SGN) have confirmed that there is sufficient capacity in the local medium pressure gas network to supply the development site and therefore reinforcements are not required. SGN have provided a budget cost of £142,600.00 to connect the proposed development to the medium pressure network. Connections are to be made to the 180mm PE gas main located within Longfield Road. A developer enquiry response and a plan showing the connection point can be found within **Appendix D**.
- 3.8 Either a gas governor at the site boundary or medium pressure gas meters will be required to supply gas connections to the development. The typical plot of land required for a gas governor is 5m x 5m. Medium pressure gas meters should be housed within individual enclosures and must be at least 3m from buildings and public areas. Each individual metering enclosure has an approximate footprint of 0.5m x 1m.

Electricity

- 3.9 UK Power Networks (UKPN) have provided a budget estimate of £820,000.00 to connect the proposed development to their existing HV network. The point of connection can be made to the existing HV (11kV) network along Wrotham Road and into the site where a new substation will be established. New LV mains and service connections will then be laid throughout the site to provide a total capacity of 900kVA. Sufficient capacity has been allowed for Air Source Heat Pumps (ASHPs) and Electric Vehicle Charging Points (EVCPs) at each dwelling. It will be necessary for the substation to be centrally located to ensure the entire

site can be fed from a single substation. A budget quotation developer enquiry response can be found within **Appendix E**.

- 3.10 The typical plot of land required for a substation is 5m x 5m and 24/7 vehicle and pedestrian access will be required. A minimum of 9m clearance should be maintained between the substation and nearest residential dwelling in order to mitigate the risk of noise disturbance.

Telecommunications

- 3.11 Openreach will deploy Fibre to the Premises (FTTP), free of charge, into all new housing developments of 20 or more homes. Openreach's FTTP infrastructure is open to all communication service providers to encourage greater adoption and customers can benefit from the faster speeds of up to 1Gbps. Openreach will supply all of the materials such as ducts and joint boxes required to build and install the network free of charge, however, it is the responsibility of the developer or their appointed contractor to install the on-site ducts and joint boxes to Openreach's specification. An asset map showing Openreach infrastructure within the area of the proposed development site is included in **Appendix F**.

Multi Utility

- 3.12 GTC is an independent distribution network operator who has supplied a budget cost of £156,669.44 to supply electricity, clean water, waste water and fibre connections to the proposed development. This includes a rebate associated with the fibre connections and if fibre is provided by others the cost will increase to £218,469.44. A copy of the budget quote is included in **Appendix G**.
- 3.13 GTC have assumed water and waste connection points at the site entrance and have not included any allowance for barrier pipe for the new clean water mains. Clean water service connections are included.
- 3.14 GTC have allowed for a point of connection to the HV electricity network approximately 141m from the site boundary and included allowance for 1 substation within the development. This is based on a total capacity of 387kVA which would be sufficient for ASHPs and EVCPs at each dwelling. It is to be noted that GTC do not calculate residential loads in the same way as UKPN and do not require additional capacity for EVCPs of 7.2kW or less.

4.0 DIVERSIONS AND PROTECTION OF APPARATUS

Gas

- 4.1 The SGN asset map shows a 180mm PE medium pressure gas main within both verges of Longfield Road. Diversion of the main within the southern verge of Longfield Road will be required to facilitate the construction of the new site access. SGN have provided a cost of £32,000.00 to undertake these works. The SGN correspondence and a plan can be found in **Appendix D**. The approximate route of the SGN gas mains is shown on the constraints plan in **Appendix H**.

Telecommunications

- 4.2 The Openreach asset map shows an underground cable within both verges of Longfield Road. Diversion of the southern verge cable will be required in order to facilitate the construction of the new site access. Openreach have provided a cost of £1,948.96 to undertake a site survey and produce a detailed diversion cost. The approximate route of the Openreach apparatus is shown on the utilities constraints plan in **Appendix H**. The Openreach correspondence can be found in **Appendix F**.
- 4.3 The Colt asset map shows an underground cable within the southern verge of Longfield Road. Diversion of this asset will be required in order to facilitate the construction of the new site access. Colt have advised that they require detailed construction details in order to provide a quotation for the diversion works. The approximate route of the Colt apparatus is shown on the utilities constraints plan in **Appendix H**.
- 4.4 The Lumen asset map shows an underground cable within the southern verge of Longfield Road. Diversion of this asset will be required in order to facilitate the construction of the new site access. Lumen have advised that they require detailed construction details in order to provide a quotation for the diversion works. The approximate route of the Lumen apparatus is shown on the utilities constraints plan in **Appendix H**.
- 4.5 It is to be noted that telecommunications providers typically utilise the same ducts and location. As such, when diversions are required, the associated costs are generally shared among the relevant service providers. This approach can help to reduce individual utility diversion expenses and minimise disruption.

5.0 SUMMARY

5.1 This report has been produced to support a proposed residential development on Land off Longfield Road, Meopham. A summary of all findings to date is provided in Table 5.1 below.

Table 5.1 : Summary

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Foul Drainage (Southern Water)	No – Reinforcement work required	225mm diameter foul sewer located at Manhole MH2712 within Longfield Road	Developer to construct and offer for adoption.	No	SW developer enquiry confirms there is insufficient capacity within the local network therefore reinforcement work is required.
Clean water (Southern Water)	No – Reinforcement work required	Point of connection assessment required.	Received upon formal application	No	SW developer enquiry confirms that there is insufficient capacity within the local network therefore reinforcement work is required.
Gas (SGN)	Yes	180mm PE medium pressure gas main located within Longfield Road	<u>New Connection</u> £142,600.00 <u>Diversion</u> £32,000.00	Yes – 180mm PE medium pressure gas main within both verges of Longfield Road.	SGN have confirmed that there is sufficient capacity within the local medium pressure network therefore reinforcement work is not required.
Electricity (UKPN)	Yes - Assumed	Existing HV (11kV) network within Wrotham Road	<u>New Connection</u> £820,000.00	Yes – underground HV (11kV) enters the site boundary to the south.	UKPN have provide a cost to connect to their HV network.
Telecoms (Openreach)	N/A	N/A	<u>Site Survey</u> £1,948.96	Yes –Underground apparatus supply within both verges of Longfield Road.	Openreach will deploy FTTP, free of charge, into all new housing developments of 20 or more homes. No proposals have therefore been sought.

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Telecoms (Colt)	N/A	N/A	N/A	Yes – Underground apparatus within the southern verge of Longfield Road.	Colt requires further construction details to provide a diversion quote.
Telecoms (Lumen)	N/A	N/A	N/A	Yes – Underground apparatus within the southern verge of Longfield Road.	Lumen requires further construction details to provide a diversion quote.
Multi Utility (GTC)	N/A	Assumed at site entrance	<u>New Connections Inc</u> <u>Fibre</u> £156,669.44 <u>New Connections Exc</u> <u>Fibre</u> £218,469.44	N/A	GTC have provided a budget cost to supply electricity, clean water and waste water to the proposed development with an option to provide fibre.

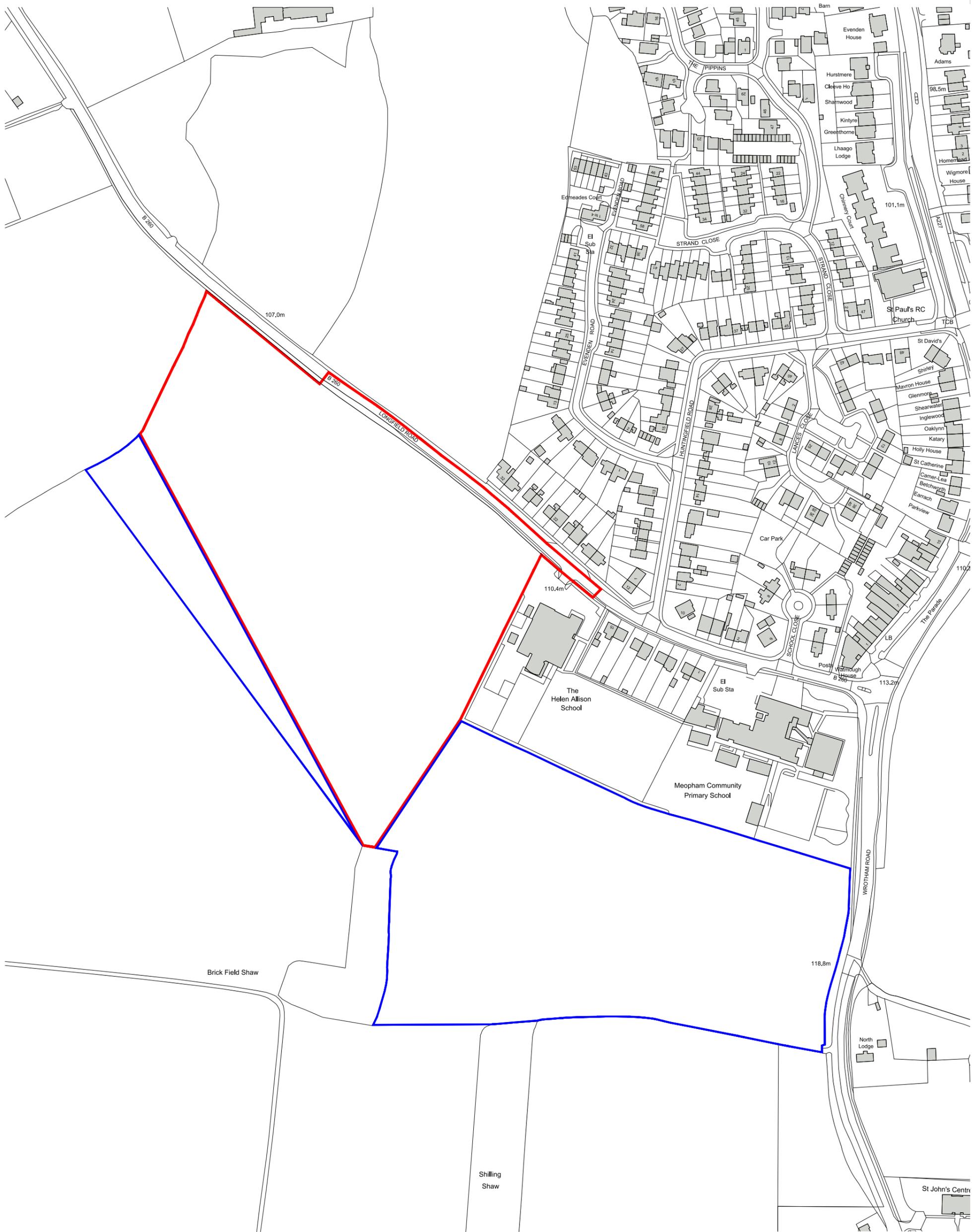


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APPENDICES



APPENDIX A



KEY

-  SITE LOCATION
5.68 HECTARES / 14.04 ACRES
-  OTHER LAND IN OWNERSHIP
6.1 HECTARES / 15.08 ACRES

LONGFIELD ROAD, MEOPHAM - SITE BOUNDARY





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APPENDICES



APPENDIX B



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KEY

	SITE BOUNDARY		PRIVATE LANES		SUSTAINABLE DRAINAGE
	SITE ACCESS VIA LONGFIELD ROAD		EXISTING PUBLIC RIGHTS OF WAY		POTENTIAL IMPROVEMENTS TO EXISTING HIGHWAY FOR PEDESTRIAN AND CYCLE MOVEMENT
	RESIDENTIAL DEVELOPMENT		ACTIVE TRAVEL / CYCLE ROUTES		PROPOSED TACTILE CROSSING AND FOOTWAY LINK
	PUBLIC OPEN SPACE		FOOTPATH LINK		SCHOOL DROP-OFF AREA
	PRIMARY STREET		EXISTING TREES		
	SECONDARY STREET		NEW STRUCTURAL PLANTING		
	TERTIARY STREETS		NEW TREE PLANTING		
	FOCAL SPACES		PROPOSED PLAY		

KEY PRINCIPLES

1. KEY ACTIVE TRAVEL ROUTES PROVIDING CONNECTIONS TO NEARBY MOVEMENT INFRASTRUCTURE;
2. KEY COMMONS PROVIDING EQUIPPED AREAS OF PLAY AND NODAL SPACES;
3. DEVELOPMENT EDGE TO RESPECT EXISTING DEVELOPMENT/ PUBLIC RIGHT OF WAY LINE;
4. STRUCTURAL PLANTING ALONG SOUTHERN BOUNDARY TO SCREEN DEVELOPMENT EDGE;
5. OVERFLOW PARKING FOR SCHOOL DROP-OFF;
6. MAXIMUM OUTWARD FACING DEVELOPMENT OVER NEWLY CREATED PUBLIC OPEN SPACE; AND
7. VIEW TO ST JOHNS THE BAPTIST CHURCH FROM PROW EXITING SITE .

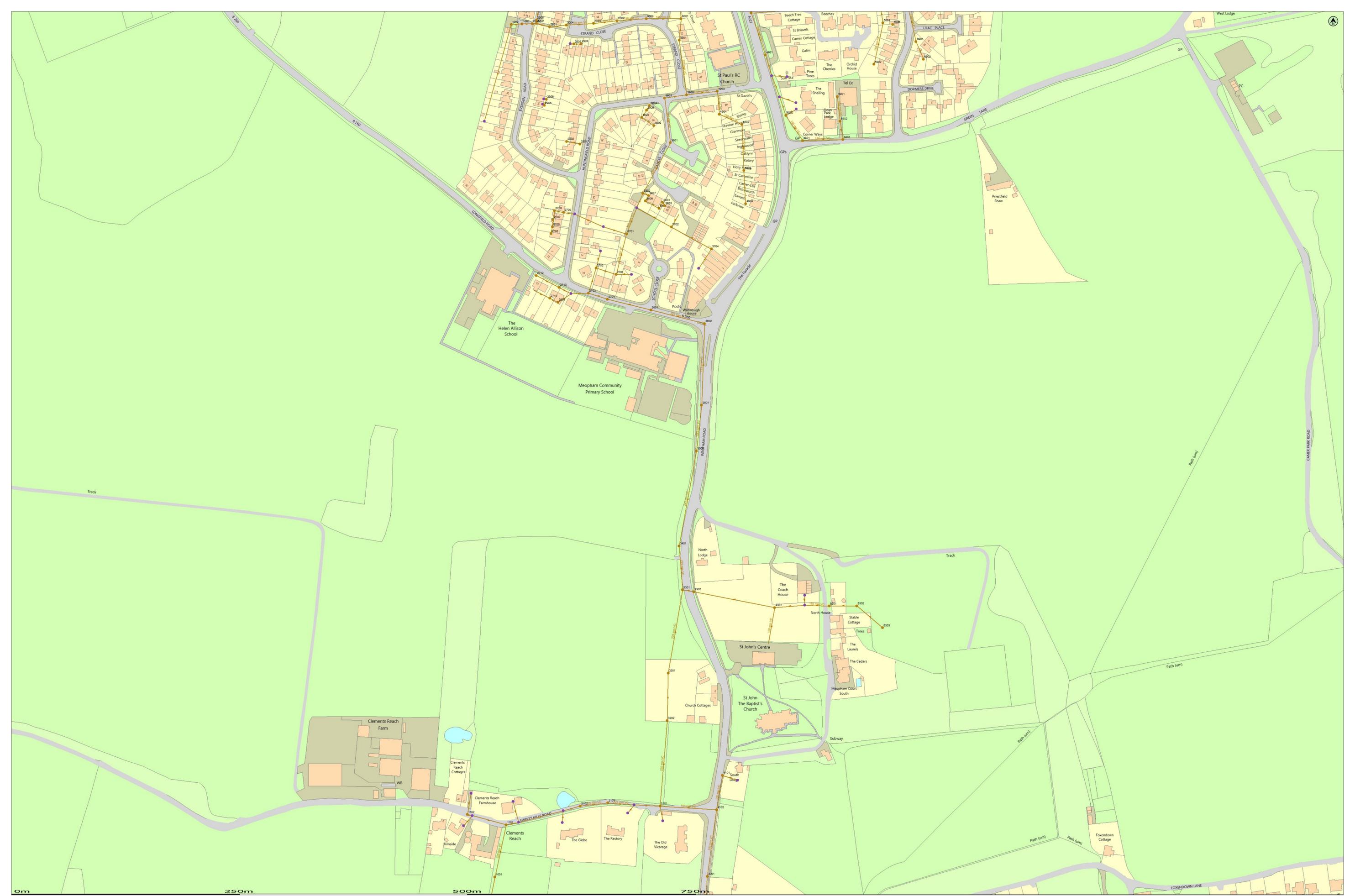


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APPENDICES



APPENDIX C



0m 250m 500m 750m

Scale: 1:1250

Map Centre: 564361, 166552

Date updated: 26/02/25

Our Ref: 1714100 - 1

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Date: 12/03/25

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 2025 Ordnance Survey A000080122. 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 are not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

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

Red Pipe	Blue Pipe	Green Pipe	Yellow Pipe	Sewerage Manhole	Water Manhole
Sewerage Manhole	Water Manhole	Sewerage Manhole	Water Manhole	Sewerage Manhole	Water Manhole
Sewerage Manhole	Water Manhole	Sewerage Manhole	Water Manhole	Sewerage Manhole	Water Manhole

emma.harris@swic.co.uk

26473

from Southern Water.

Wastewater Plan A2

Powered by eplan

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1001	F	127.39	124.31	
1001	F	104.13	103.08	
1002	F	104.17	103.27	
1101	F	124.96	123.42	
1102	F	125.91	124.40	
2002	F	103.79	100.83	
2003	F	104.41	101.55	
2004	F	104.47	101.89	
2005	F	18.98	17.52	
2008	F	18.60	17.56	
2009	F	18.86	17.56	
2101	F	123.97	122.14	
2102	F	123.75	122.32	
2601	F	0.00	0.00	
2701	F	0.00	0.00	
2702	F	0.00	0.00	
2703	F	0.00	0.00	
2704	F	109.46	107.65	
2705	F	0.00	0.00	
2706	F	0.00	0.00	
2707	F	0.00	0.00	
2708	F	0.00	0.00	
2709	F	0.00	0.00	
2710	F	0.00	0.00	
2712	F	0.00	0.00	
2713	F	0.00	0.00	
2801	F	0.00	0.00	
2802	F	0.00	0.00	
2901	F	104.45	102.02	
2903	F	0.00	0.00	
2904	F	0.00	0.00	
2905	F	0.00	0.00	
2906	F	0.00	0.00	
3001	F	128.41	126.24	
3001	F	0.00	0.00	
3004	F	102.41	99.81	
3101	F	124.46	121.84	
3201	F	121.01	119.80	
3302	F	121.21	120.15	
3301	F	122.15	119.29	
3302	F	121.80	120.59	
3401	F	120.21	117.87	
3501	F	115.85	113.99	
3602	F	117.82	115.58	
3601	F	110.11	108.49	
3602	F	113.34	111.46	
3701	F	107.01	105.81	
3702	F	0.00	0.00	
3704	F	0.00	0.00	
3801	F	104.18	102.69	
3802	F	105.65	104.05	
3803	F	0.00	0.00	
3804	F	0.00	0.00	
3805	F	0.00	0.00	
3806	F	0.00	0.00	
3807	F	0.00	0.00	
3808	F	0.00	0.00	
3809	F	0.00	0.00	
3901	F	100.85	99.03	
3902	F	102.17	100.12	
3903	F	103.22	101.69	
3904	F	0.00	0.00	
3905	F	0.00	0.00	
4002	F	100.22	97.90	
4101	F	125.27	123.73	
4102	F	126.11	123.11	
4301	F	0.00	0.00	
4801	F	105.67	103.96	
4802	F	104.18	102.69	
4803	F	106.94	105.91	
4804	F	0.00	0.00	
4901	F	102.01	100.05	
4902	F	0.00	0.00	
4903	F	102.03	100.64	
4904	F	103.10	102.06	
5004	F	106.34	0.00	
5006	F	0.00	0.00	
5301	F	123.90	122.64	
5302	F	0.00	0.00	
5303	F	0.00	0.00	
5801	F	106.59	105.09	
5802	F	106.71	105.48	
5901	F	100.75	100.08	
5902	F	0.00	0.00	
6901	F	107.44	103.76	
6902	F	0.00	0.00	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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0m 250m 500m 750m 1000m

Scale: 1:1250 Map Centre: 564361, 166532 Date updated: 26/02/25 Our Ref: 1714100-2

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 Date: 12/03/25
 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 (© Crown copyright and database rights 2025 Ordnance Survey 1000080122). 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 are not permitted.
 WARNING: BAC pipes are constructed of Bonded Asbestos Cement.
 WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

	Water Mains		Water Mains
	Proposed Water Mains		Proposed Water Mains
	Track		Track
	Non-pressure Water		Non-pressure Water
	Abandoned Water		Abandoned Water
	Water Mains		Water Mains
	Water Mains		Water Mains

emma.harris@swc.co.uk
 28473



Crown Water (Plan A2)
 Produced by eplan



Emma Harris
The Old Chapel
Hugglescote
Leicestershire
LE67 2GB

Your ref
19645

Our ref
DSA000041979

Date
14 July 2025

Contact
Tel 0330 303 0119

Dear Mrs Harris,

Level 1 Capacity Check Enquiry: Land West of Wrotham Road, Meopham, Gravesham, DA13 0JW.

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 1.08 l/s at manhole reference TQ64662712, Grid Reference: 564206 , 166726.

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of 1.08 l/s for the above development at manhole reference TQ64662712. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

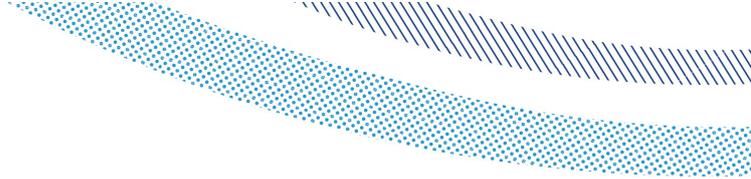
Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

Please note: there is only sufficient capacity for 0.54 l/s (60 Resi Units) due to Level detriment at TQ64663701 downstream from the POC.

Please note, the assessment that has been undertaken has used an assumed pump rate of 6.0 l/s. This has been calculated using Southern Water's modelling specifications.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where



they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Alternatively, New Appointees and Variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

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. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

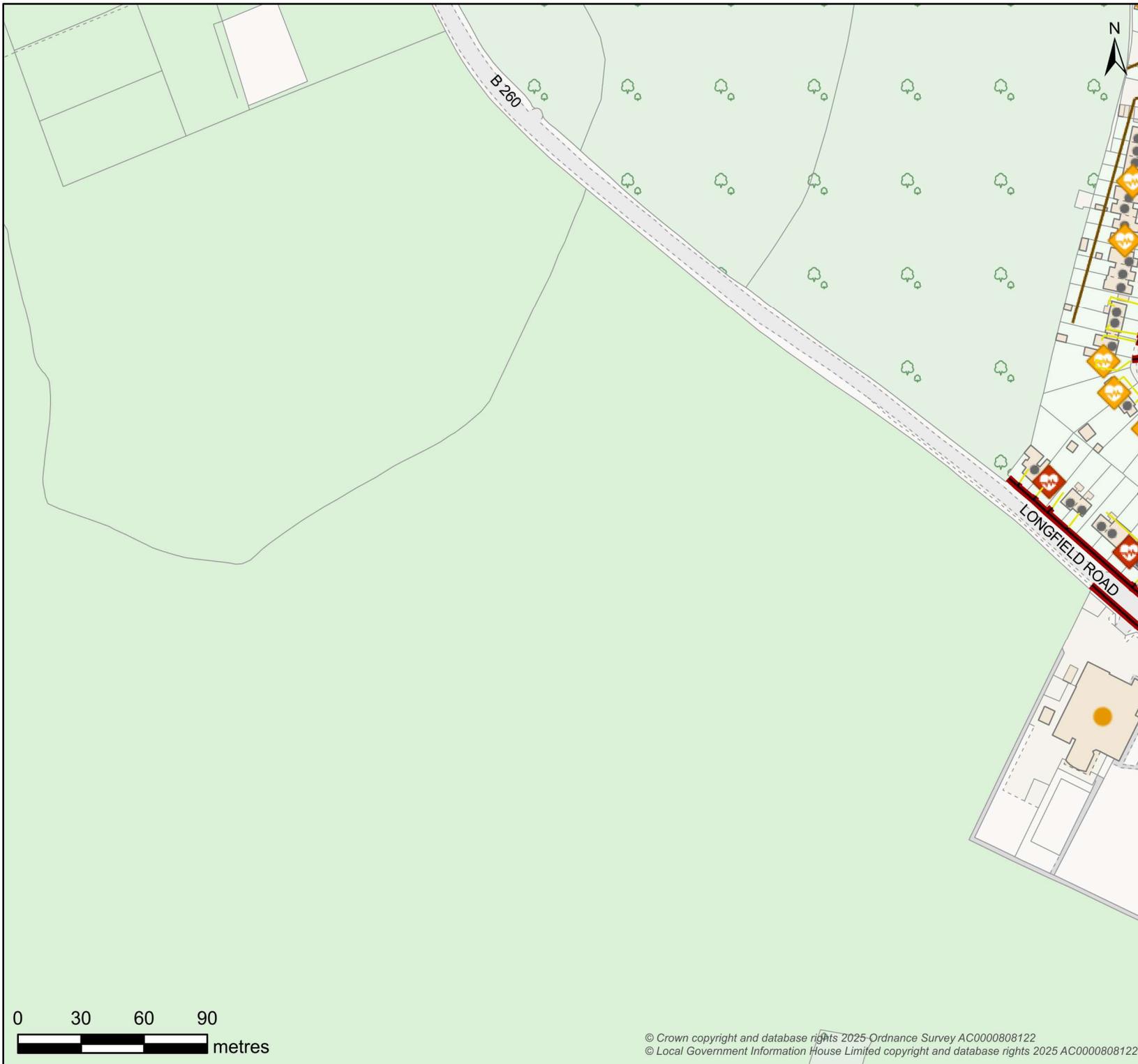
Please get in touch via the Get Connected customer dashboard if you have any queries.

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

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

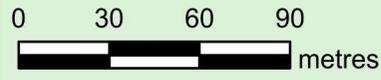


Controllable Valve		Inlet-Outfall	
Damboards	Penstock	Valve	Inlet Outfall
Flow Control		Outfall Headworks	
Anti Flood Device	Pumped Anti Flood Device	Reflux Valve	Outfall Headworks
Manhole			
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer
IC Interceptor Chamber	Manhole	S Soakaway	WO Washout
Overflow Chamber		Pipe Bridge	
CSO Combined Sewer Overflow	EMO Emergency Overflow	Pipe Bridge	
Pumping Station		Sewer Level Monitor	
Micro Pumping Station	Pumping Station	Sewer Level Monitor	
Storage		Treatment Works	
Storm Tank	Tidal Storage Tank	Treatment Works	
Weir	Wastewater Site	Developer Services	
Weir	Wastewater Site	Build Over Agreement	Section 104
Wastewater Pipe			
Culverted Water Course	Syphon		
Drain	Tank Sewer		
Outfall	Trunk Sewer		
Overflow	Vacuum Main		
Rising Main	Decommissioned Pipe		
Sewer			
Wastewater Use		Wastewater Area	
Foul	Treated Effluent	Catchment	
Combined	Surface Water	Sub-Catchment	
Sludge	Private		

Map Title: SW Print

Printed By: Ruby.Bernard
 Date Printed: 30/06/2025
 Map Scale: 2500

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.





Emma Harris
The old chapel
Hugglescote
Leicestershire
LE67 2GB

Your ref
19644

Our ref
DSA000041978

Date
17 July 2025

Contact
Tel 0330 303 0119

Dear Mrs Harris,

Level 1 Capacity Check Enquiry: Land West of Wrotham Road, Meopham, Gravesham, DA13 0JW.

We have completed the pre-planning assessment for the above development site and the results are as follows:

Water Supply

The enquiry has been reassessed to determine the capacity available for 0.95 l/s at the 3 inch CI main in Longfield Road, Grid Reference: 564408 , 166673.

There is insufficient capacity at the 3 inch CI main in Longfield Road to serve the proposed development's demand of 0.95 l/s.

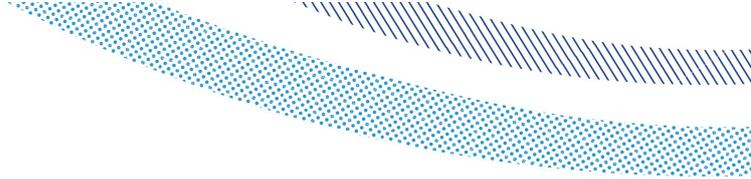
Please note: the assessment resulted in capacity for 50% of the development (60 units) at 0.475 l/s.

It is recommended that a Point of Connection assessment is undertaken to determine the likely level of infrastructure improvement required to enable this development to be served. To make a Point of Connection application please visit our [Water Connection](#) webpage and find the application form under the 'Step 1 – Pre-Planning Enquiry' heading.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Alternatively, New Appointees and Variations (NAVs), also known as 'Inset' companies, can provide new connection services or take ownership of the new water and wastewater connection



infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing water network and does not grant approval for a connection to the public water supply. A formal Water Supply (S45) 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. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

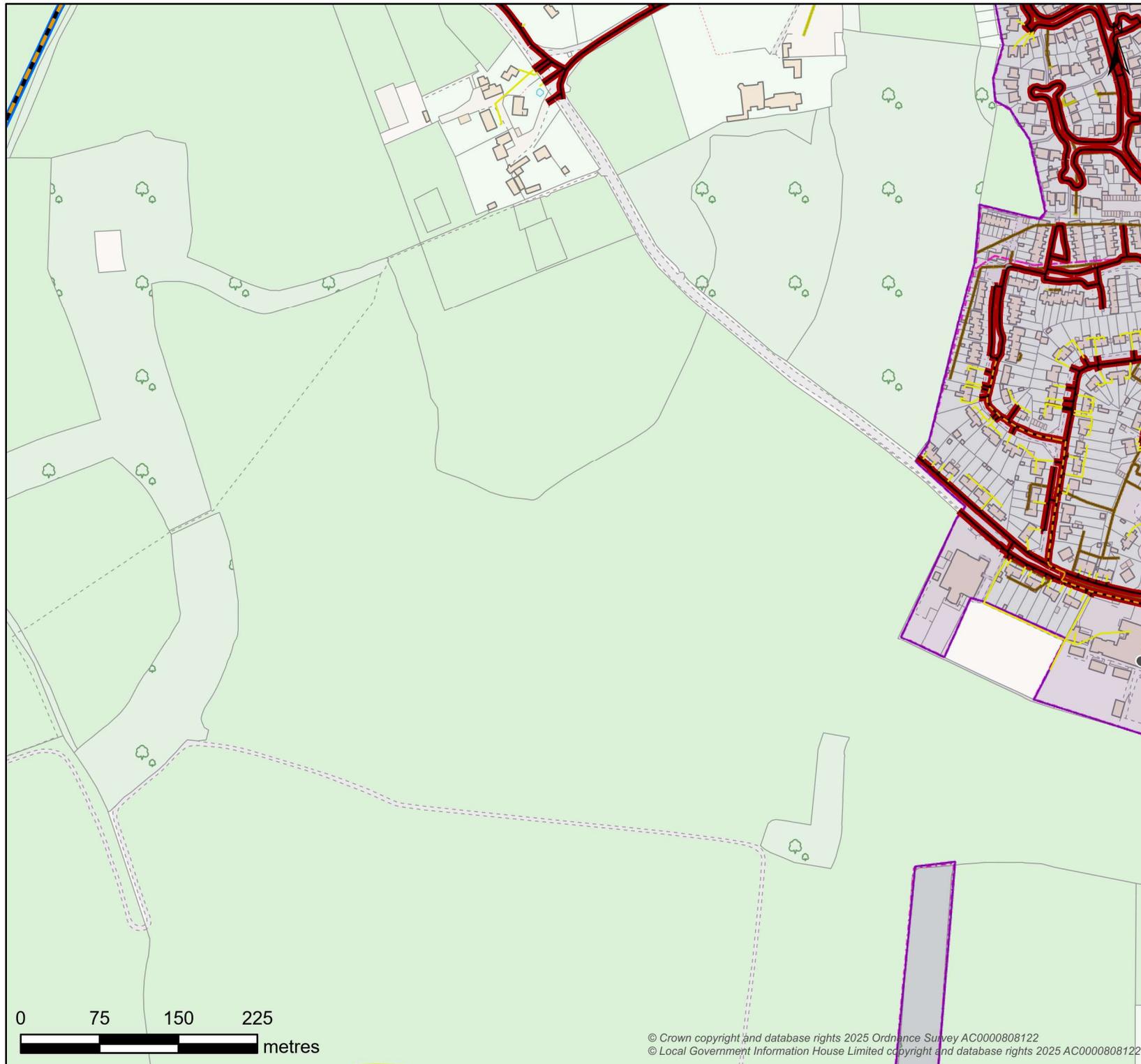
Please get in touch via the Get Connected customer dashboard if you have any queries.

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

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

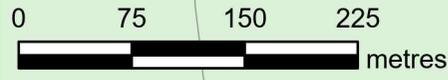


Boundary Box	Break Pressure Tank	Capped End
Boundary Box	Break Pressure Tank	Capped End
Hydrant		Pressure Monitoring
Emptying Plug	Fire Hydrant	Washout Hydrant
Site		Service Reservoir
Abstraction Point	Supply Works	Covered
Booster Station	Transfer Station	Tower
Surface Reservoir	Underground Source	Meter
Meter		
Valve - Controllable		
Open Valve	Closed Valve	Stop Tap
Valve - Flow		
Air Valve	Non-Return Valve	Washout Empty Valve
Valve - Pressure		
Pressure Reducing Valve	Pressure Sustaining Valve	
Water Pipe		
Communication	Trunk	Decommissioned
Distribution	Raw	Discolouration
Non-Potable	Private	
Pipe Bridge	Water Area	
Pipe Bridge	Water Supply Zone	District Meter Area

Map Title: SW Print

Printed By: Ruby.Bernard
 Date Printed: 02/04/2025
 Map Scale: 5000

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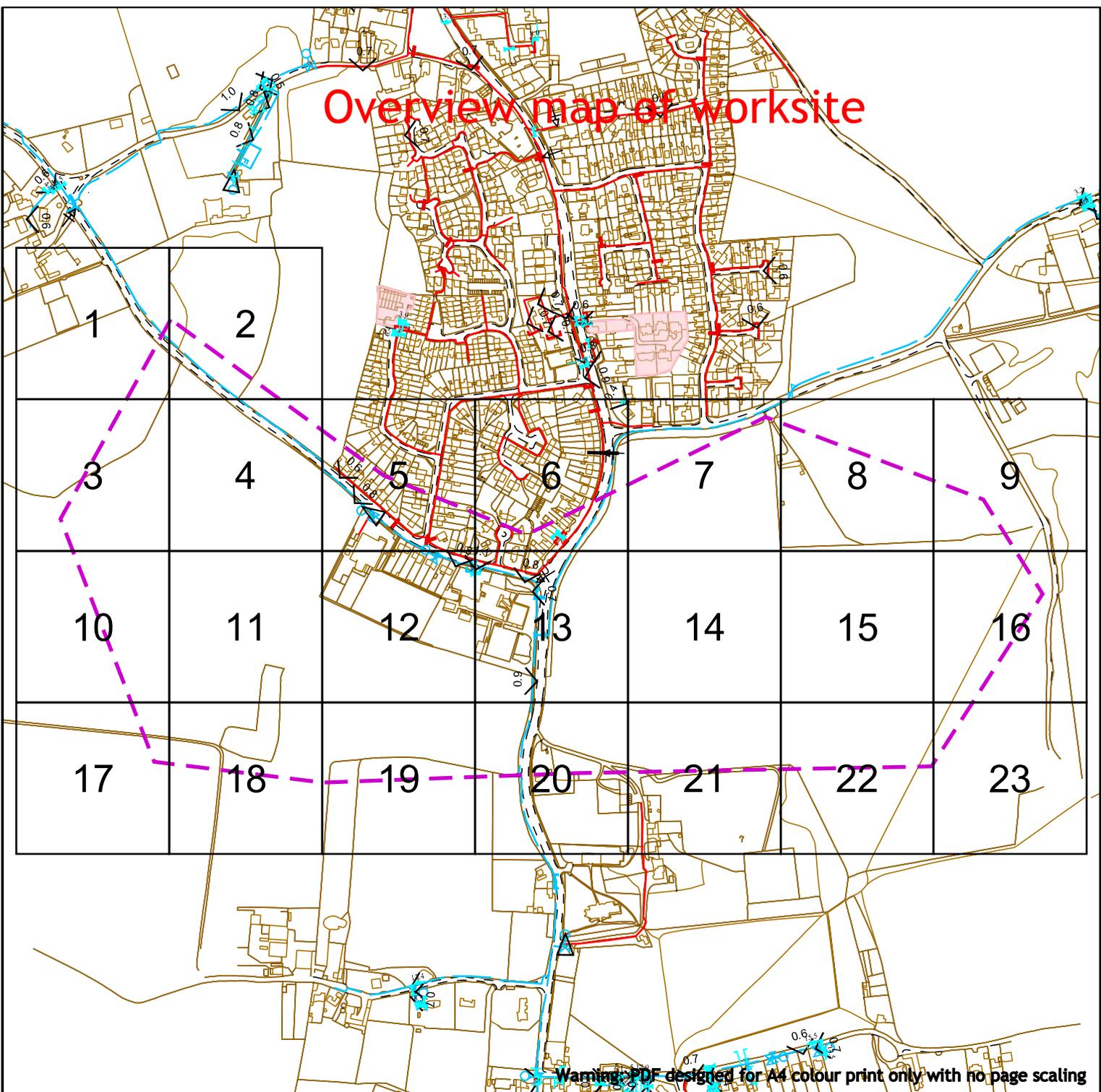
MEC
Consulting Group

APPENDICES



APPENDIX D

Overview map of worksite



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Email:
 plantlocation@sgn.co.uk

Low Pressure Mains		Digsite:		Area:	
Medium Pressure Mains		Line:			
Intermediate Pressure Mains		IAS			
High Pressure Mains		GTs		SSSIs	
H100 Hydrogen Network					
Some Examples Of Plant Items					
Valve		Syphon		Depth of Cover	
		Diameter Change		Material Change	



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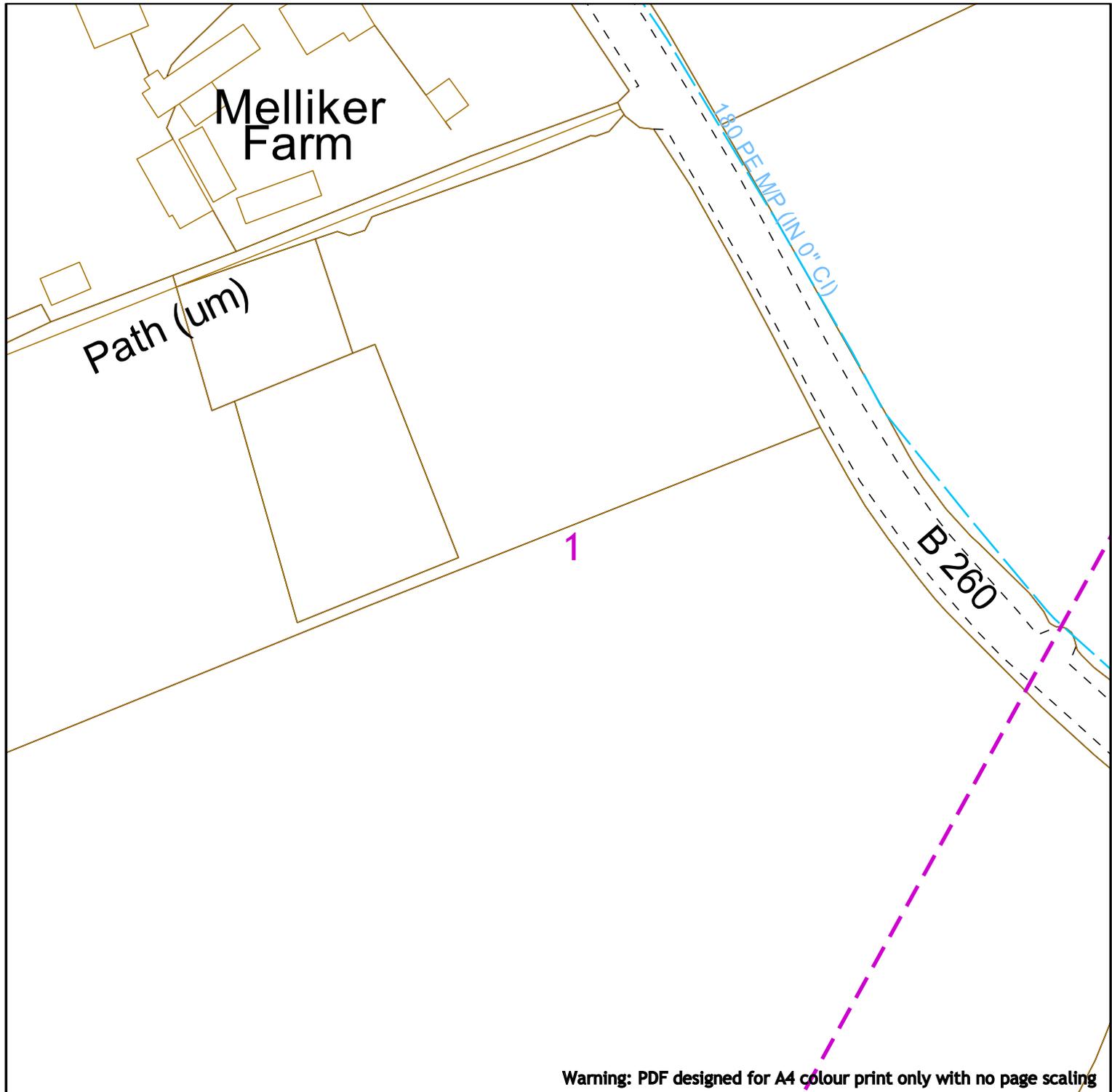


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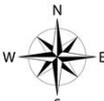


Contact Us
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Email:
 plantlocation@sgn.co.uk

Date Requested: 06/03/2025
 Job Reference: 36535573
 Site Location: 564405 166685
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 29473

Scale: 1:1000 (When plotted at A4)

Low Pressure Mains		Digsite:		Area:	
Medium Pressure Mains		Line:		Area:	
Intermediate Pressure Mains		IAS			
High Pressure Mains		GTs		SSSIs	
H100 Hydrogen Network					
Some Examples Of Plant Items					
Valve		Syphon		Depth of Cover	
		Diameter Change		Material Change	



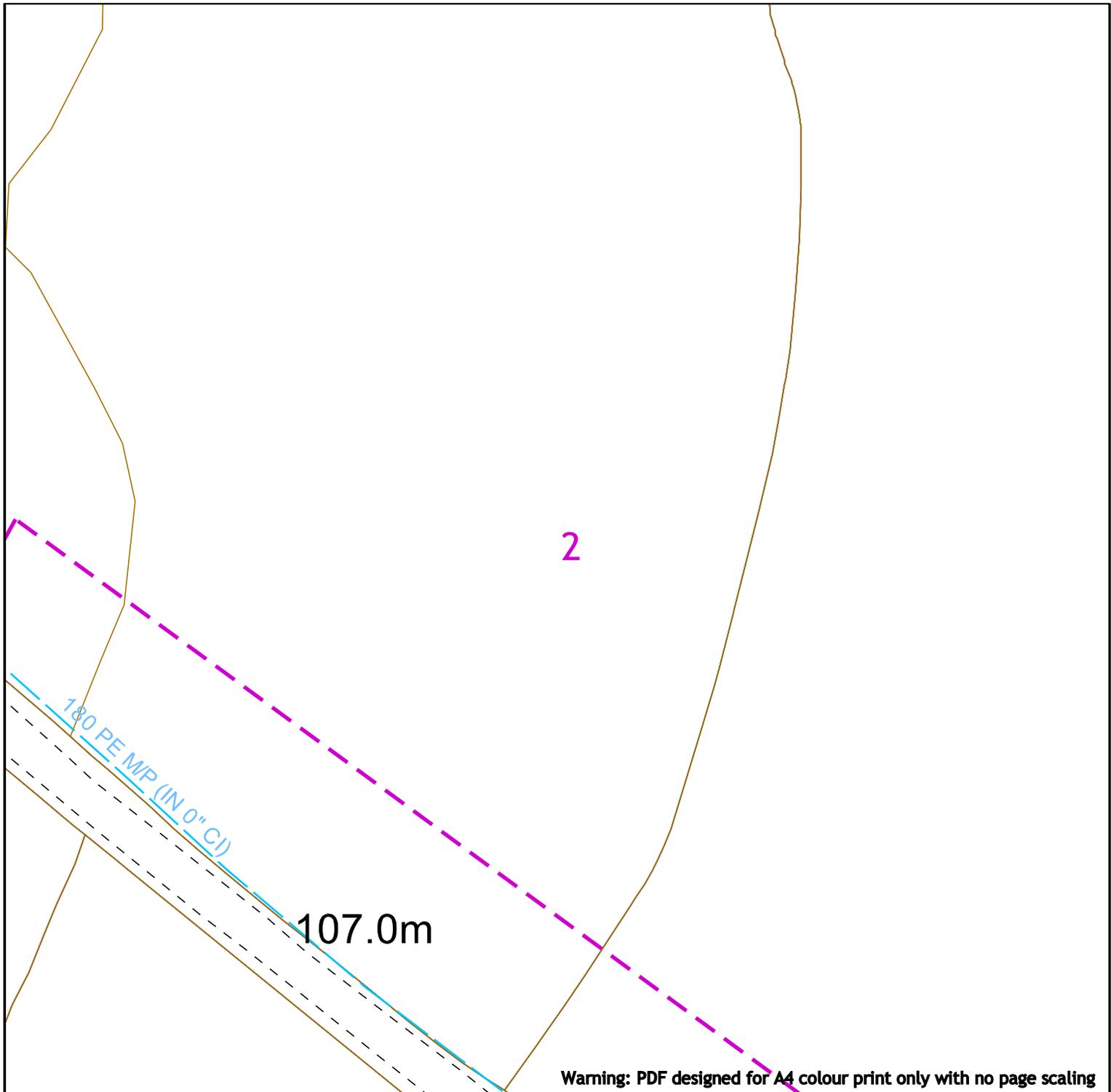
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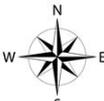
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Low Pressure Mains		Digsite:		Area:
Medium Pressure Mains		Line:		
Intermediate Pressure Mains		IAs		
High Pressure Mains		GTs		SSSIs
H100 Hydrogen Network				

Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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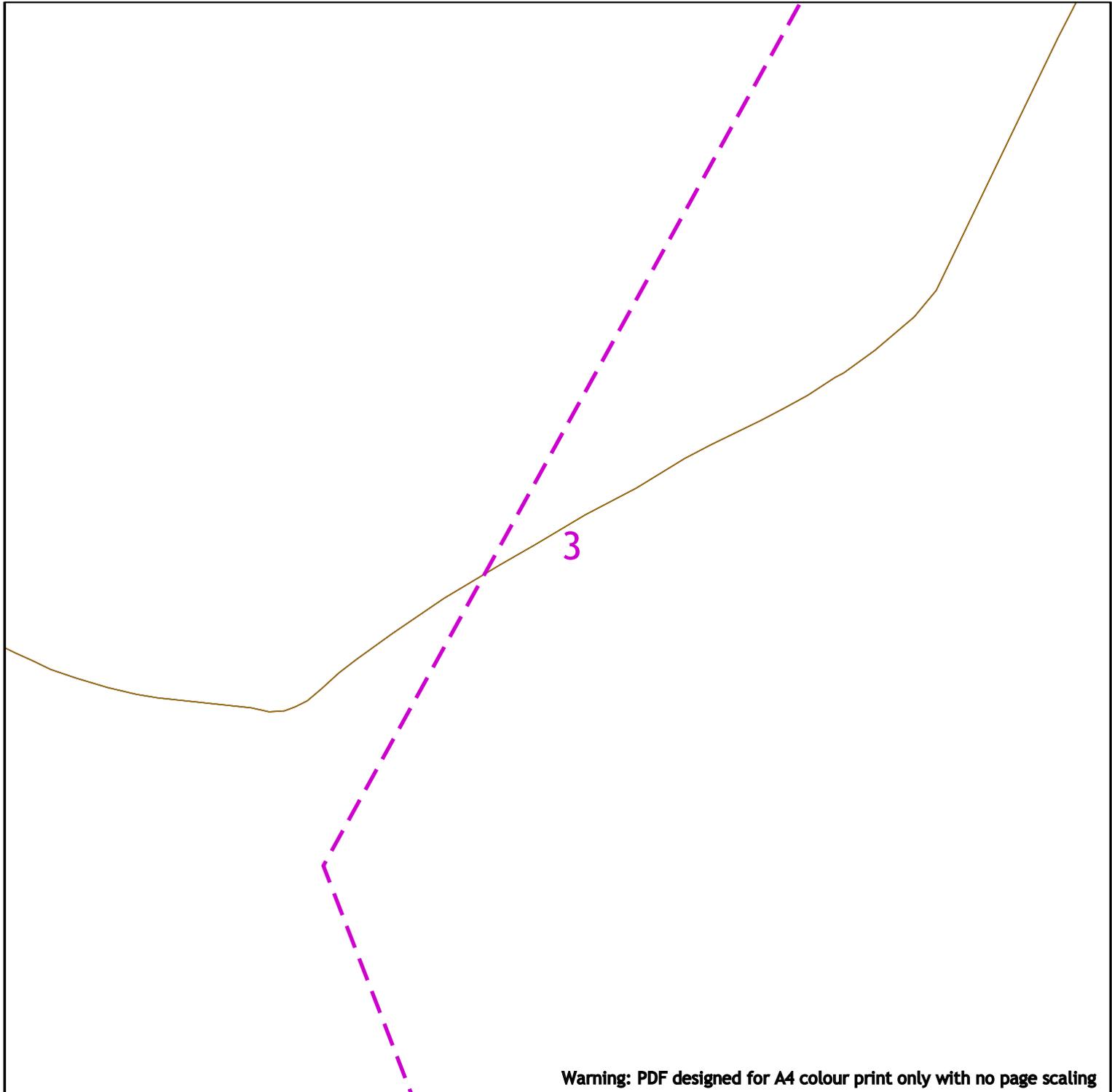
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H100 Hydrogen Network					
Some Examples Of Plant Items					
Valve		Syphon		Depth of Cover	
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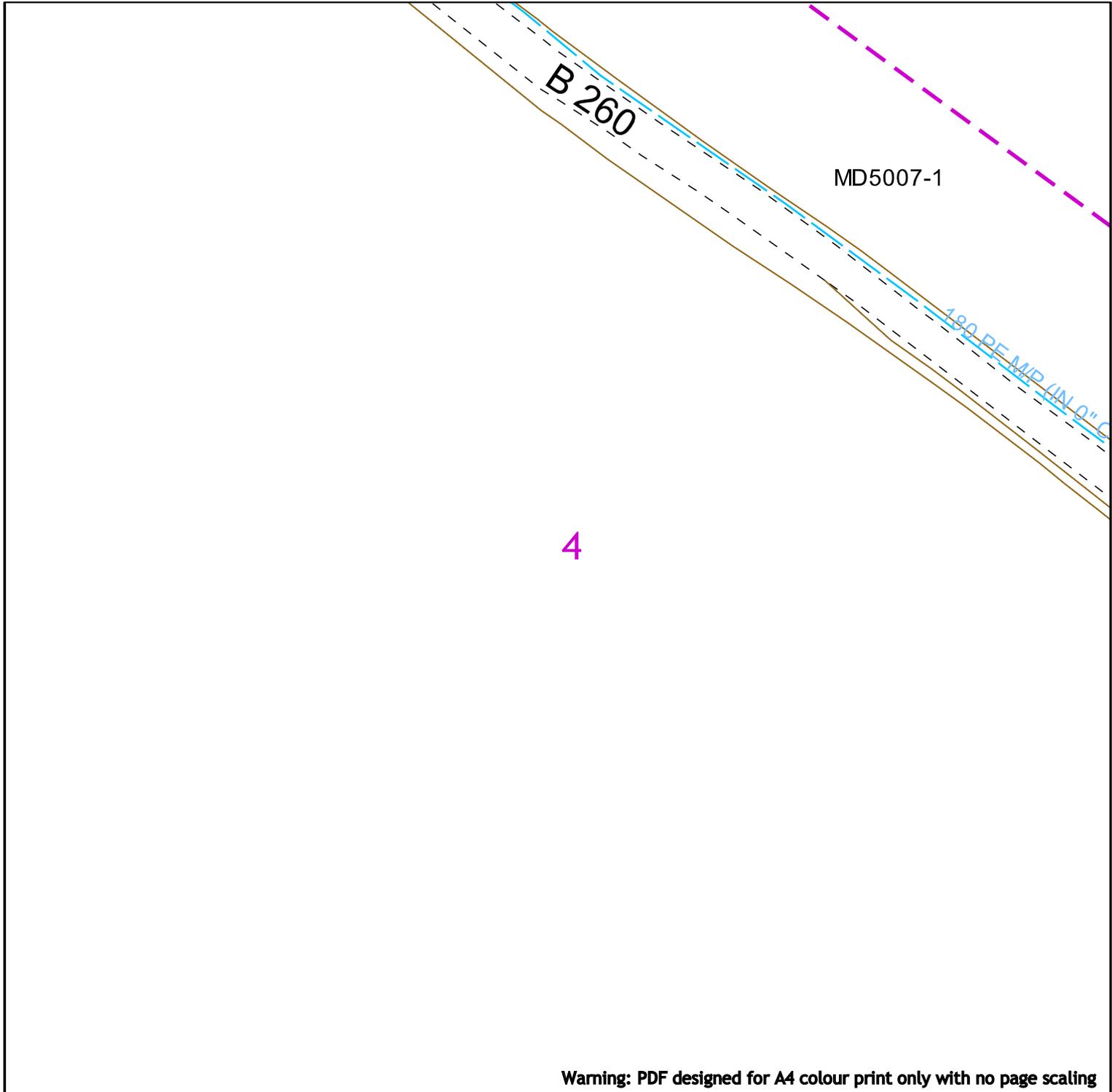
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Date Requested: 06/03/2025
 Job Reference: 36535573
 Site Location: 564405 166685
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 29473

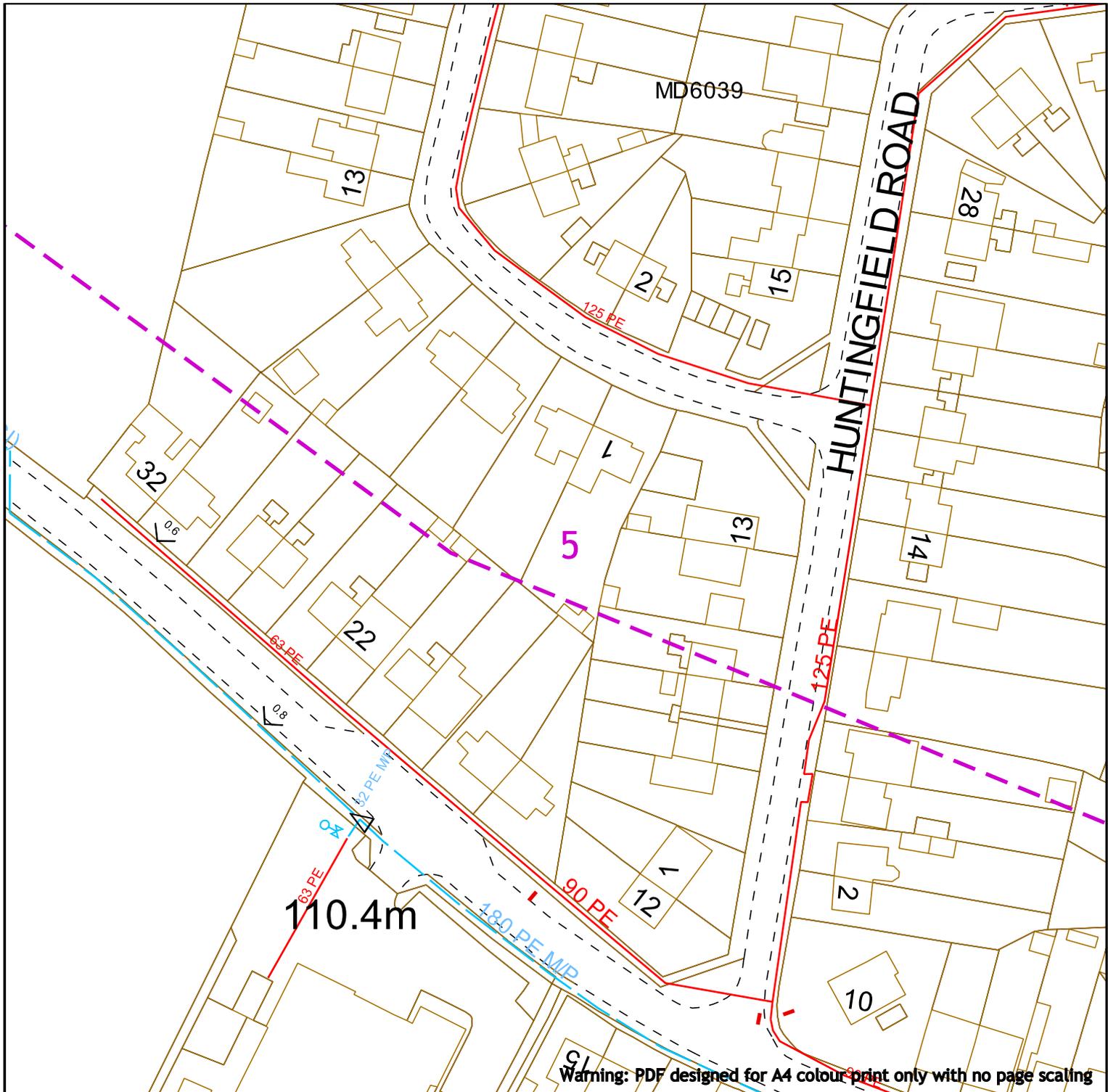
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	<p>Low Pressure Mains </p> <p>Medium Pressure Mains </p> <p>Intermediate Pressure Mains </p> <p>High Pressure Mains </p> <p>H100 Hydrogen Network </p> <p>Some Examples Of Plant Items</p> <p>Valve  Syphon  Depth of Cover  Diameter Change  Material Change </p>	 <p>This information is given as a guide only and its accuracy cannot be guaranteed.</p>
<p>Contact Us SGN Safety Admin Team: 0800 912 1722 Email: plantlocation@sgn.co.uk</p>	<p>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.</p>	
<p>Date Requested: 06/03/2025 Job Reference: 36535573 Site Location: 564405 166685 Requested by: Mrs Emma Harris Your Scheme/Reference: 29473</p>	<p style="text-align: center;">Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA 0800 111 999</p> <p style="text-align: center; font-size: small;">This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.</p>	

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Medium Pressure Mains		IAS		
Intermediate Pressure Mains		GTs		SSSIs
High Pressure Mains				
H100 Hydrogen Network				
Some Examples Of Plant Items				
Valve		Syphon		Depth of Cover
				Diameter Change
				Material Change



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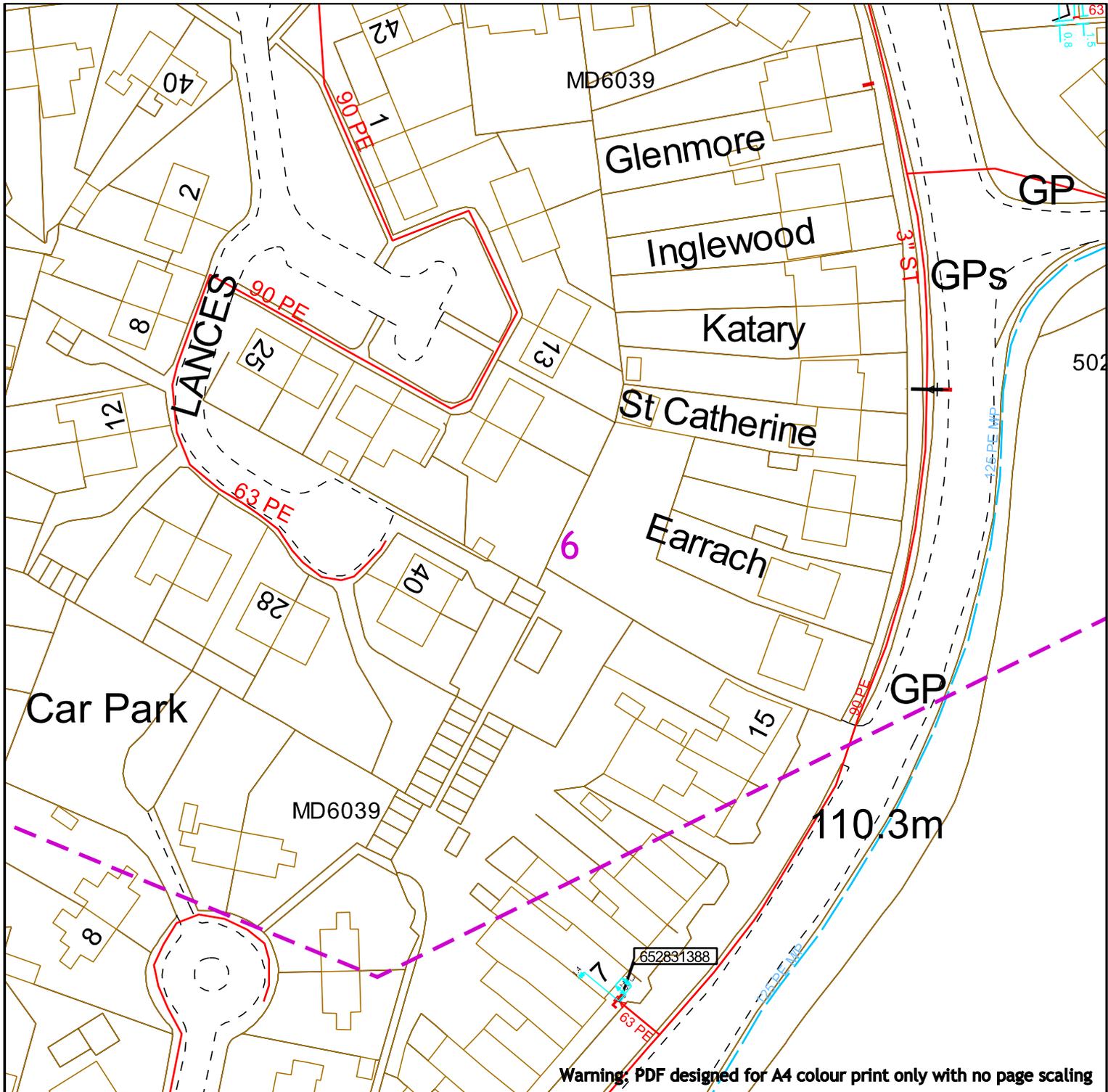


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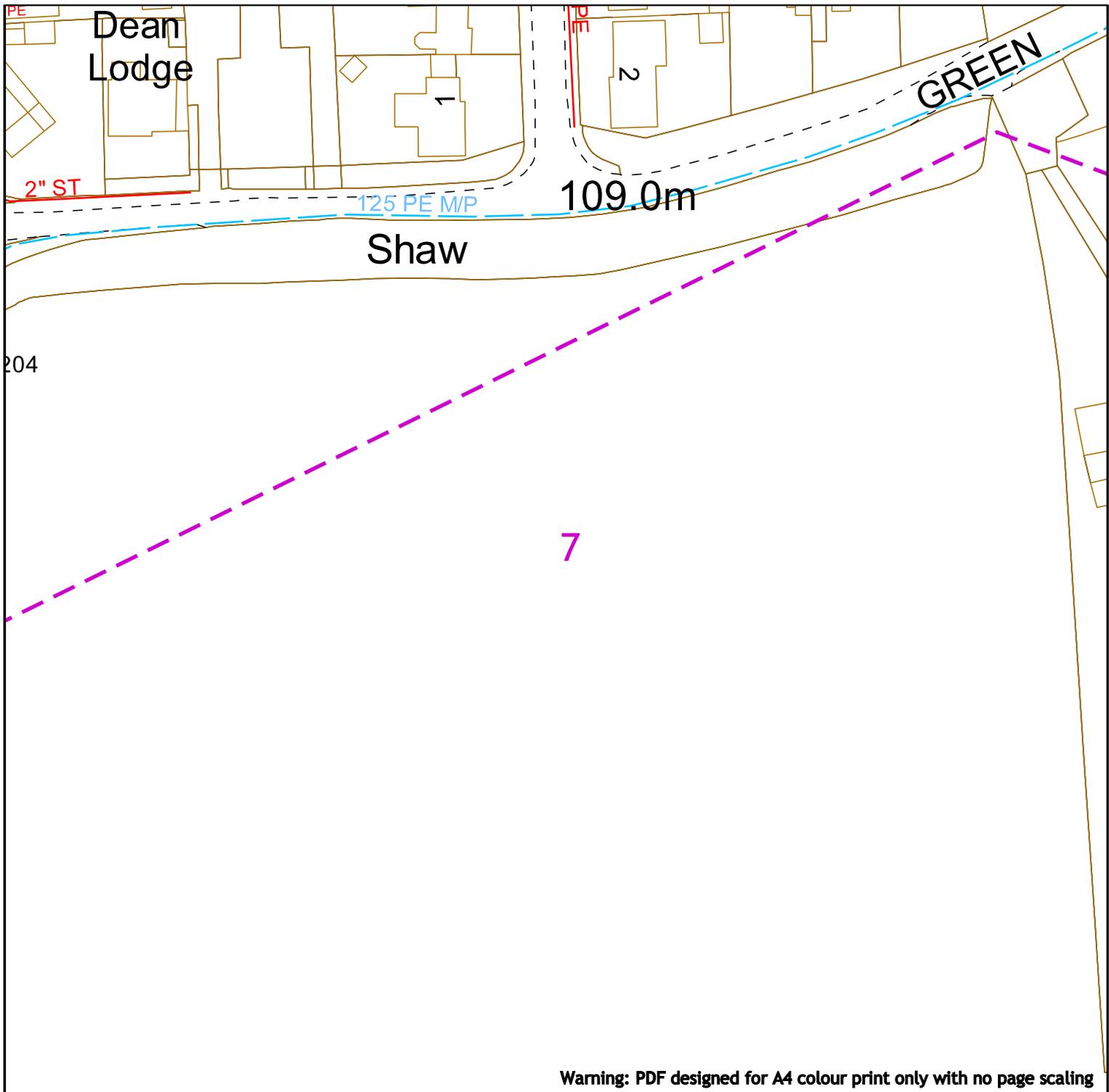


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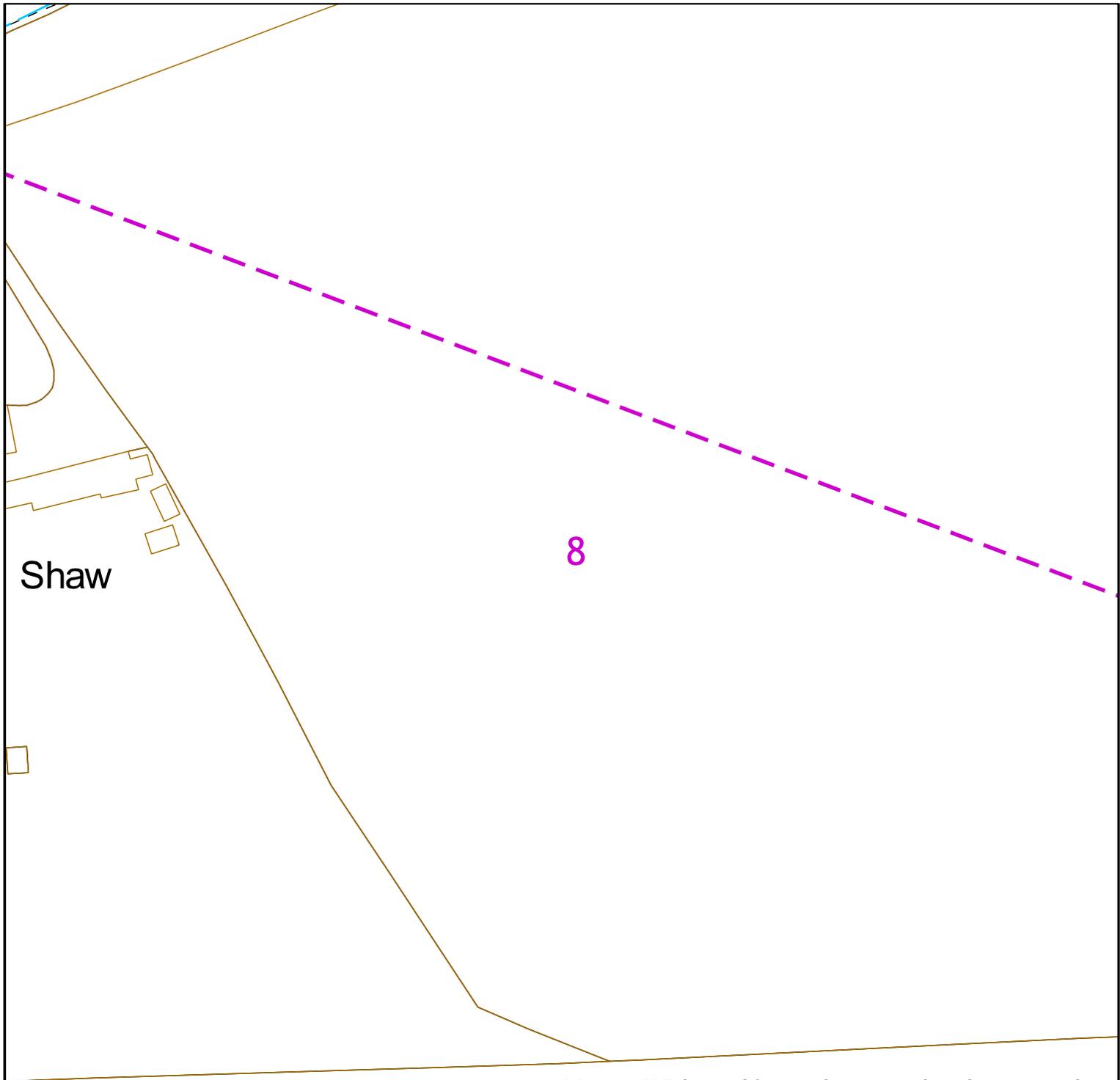
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Date Requested: 06/03/2025
 Job Reference: 36535573
 Site Location: 564405 166685
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 29473

Scale: 1:1000 (When plotted at A4)



Shaw

8

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Low Pressure Mains		Digsite:		Area:
Medium Pressure Mains		Line:		
Intermediate Pressure Mains		IAs		
High Pressure Mains		GTs		SSSIs
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Some Examples Of Plant Items				
Valve		Syphon		Depth of Cover
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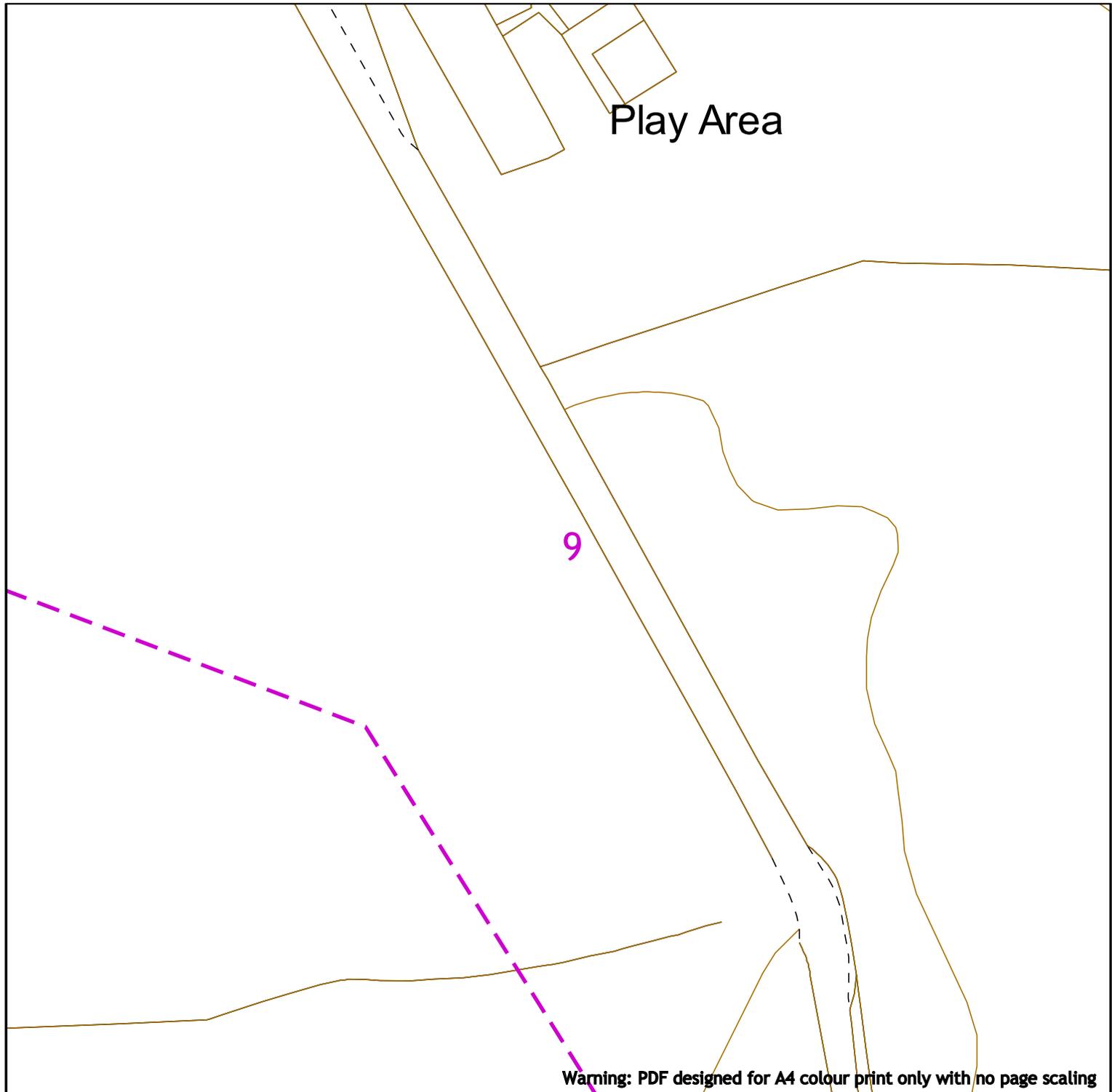
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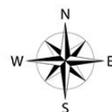
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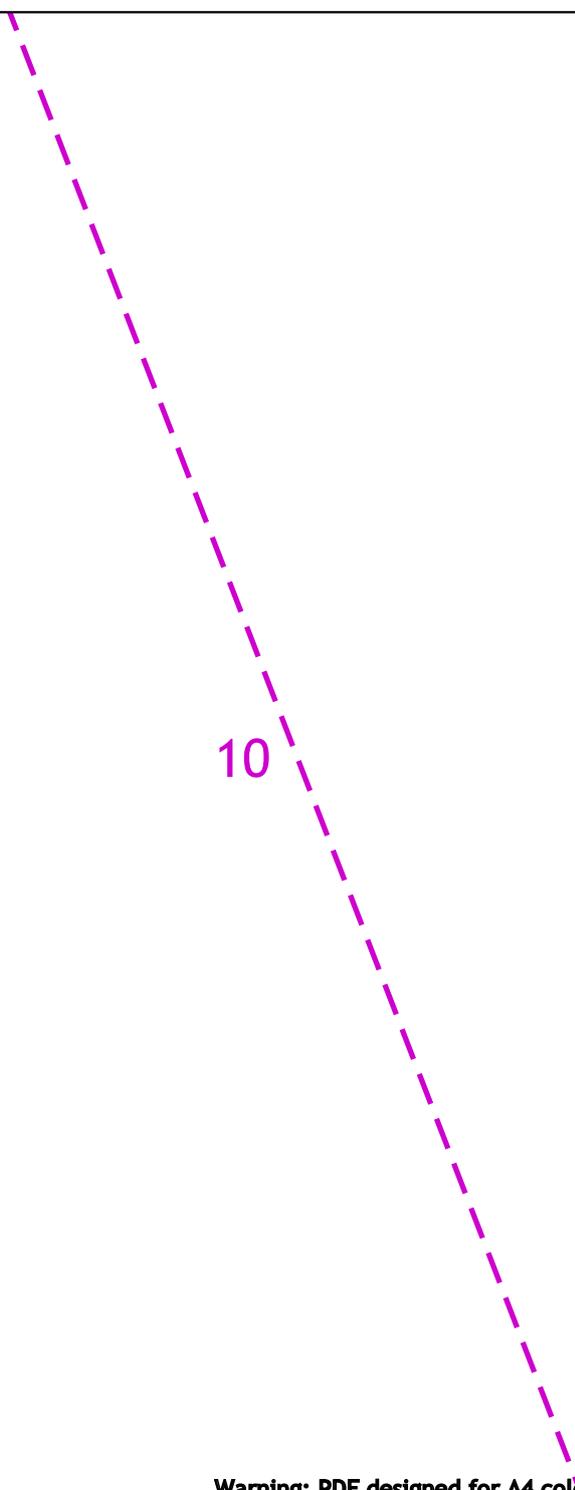
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Date Requested: 06/03/2025
 Job Reference: 36535573
 Site Location: 564405 166685
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 29473

Scale: 1:1000 (When plotted at A4)



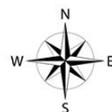
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Low Pressure Mains		Digsite:		Area:
Medium Pressure Mains		Line:		
Intermediate Pressure Mains		IAS		
High Pressure Mains		GTs		SSSIs
H100 Hydrogen Network				

Some Examples Of Plant Items

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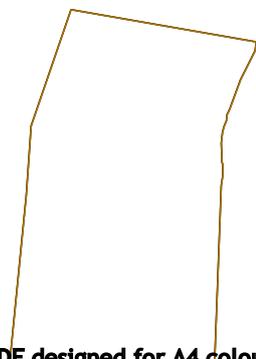
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Some Examples Of Plant Items

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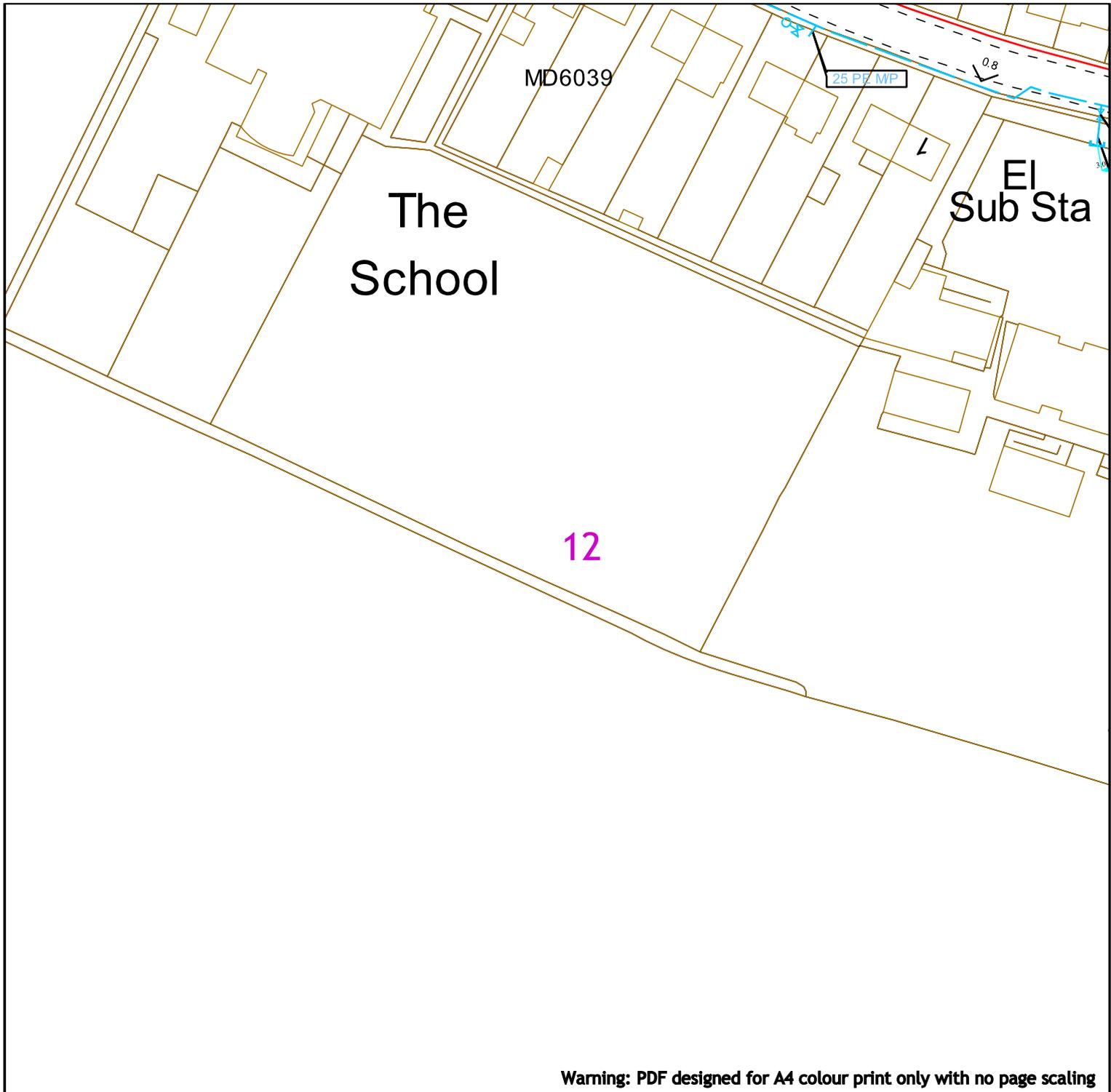
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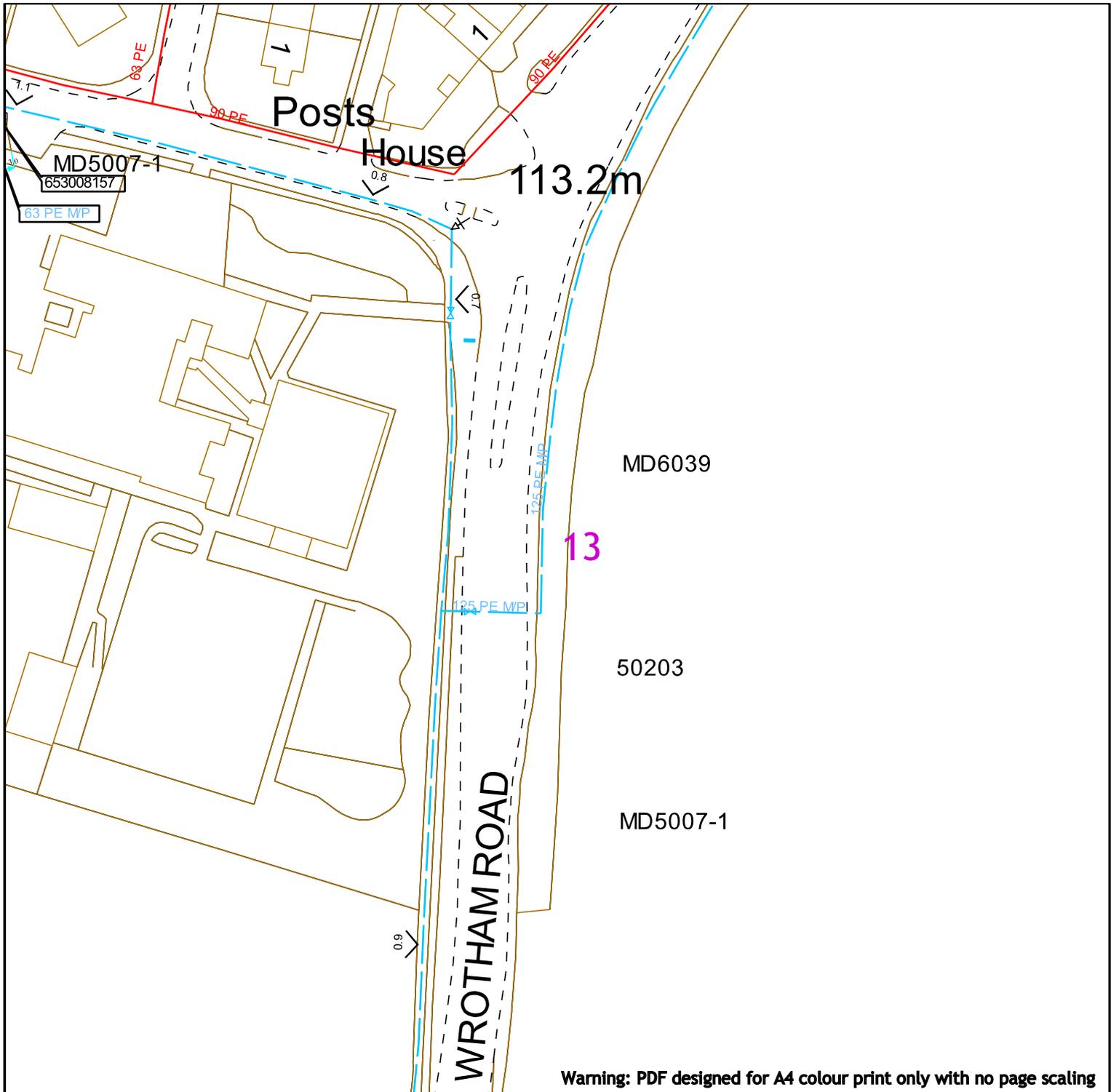
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Valve		Syphon		Depth of Cover
			Diameter Change	Material Change

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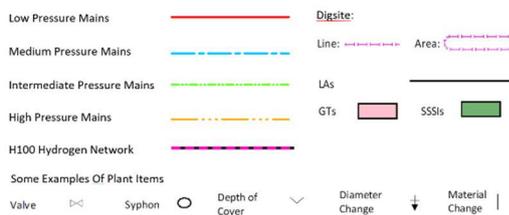


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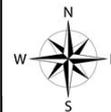
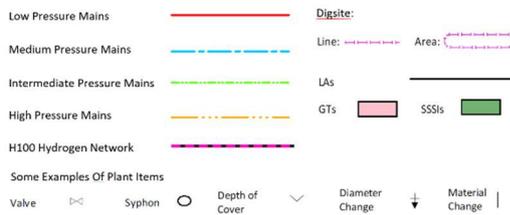
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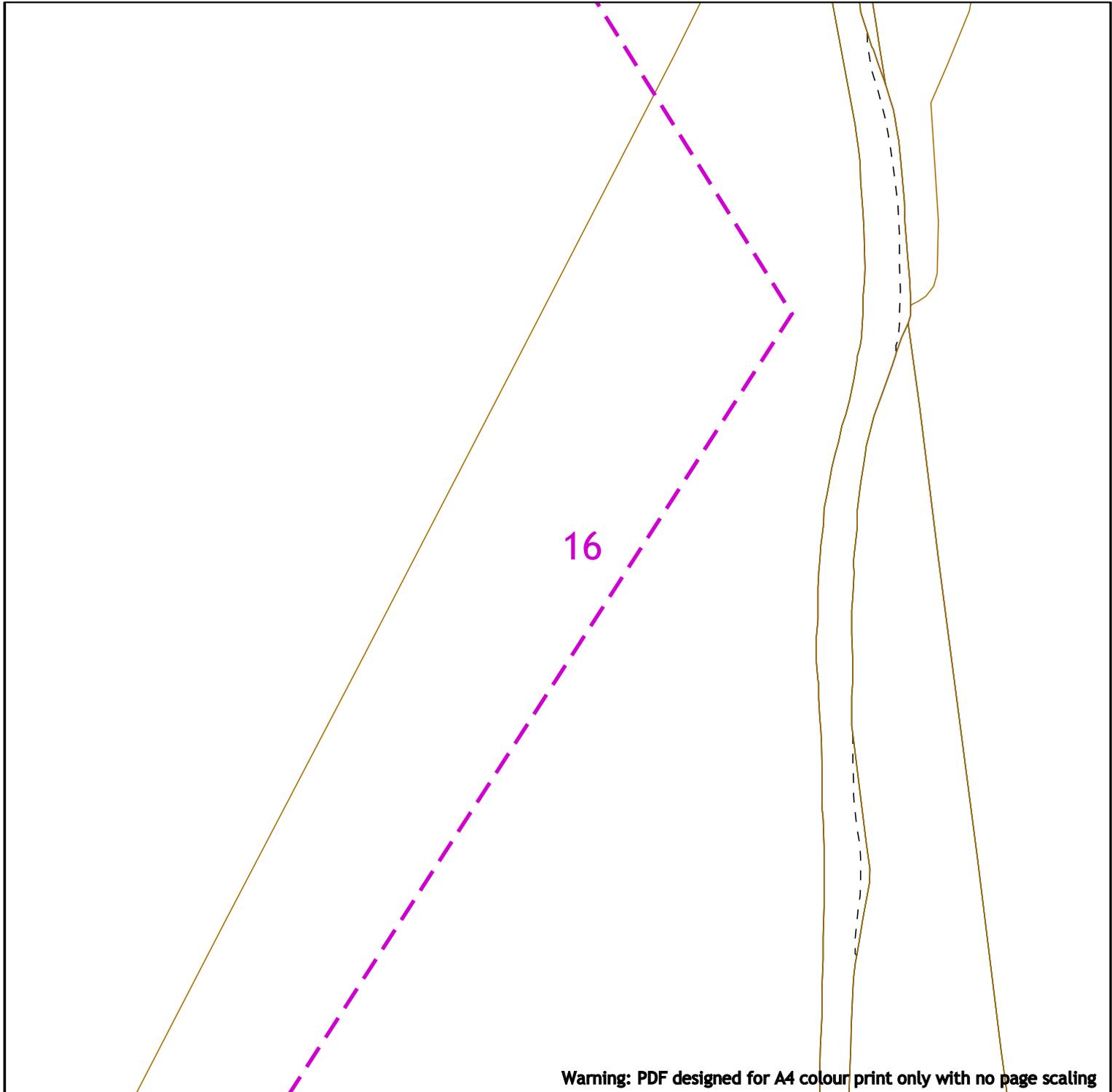
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Medium Pressure Mains		Line:		
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Some Examples Of Plant Items				
Valve		Syphon		Depth of Cover
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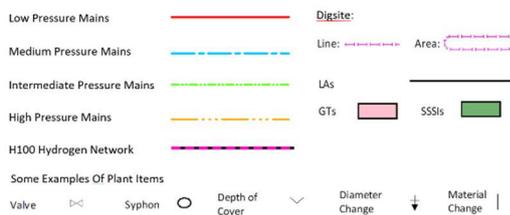
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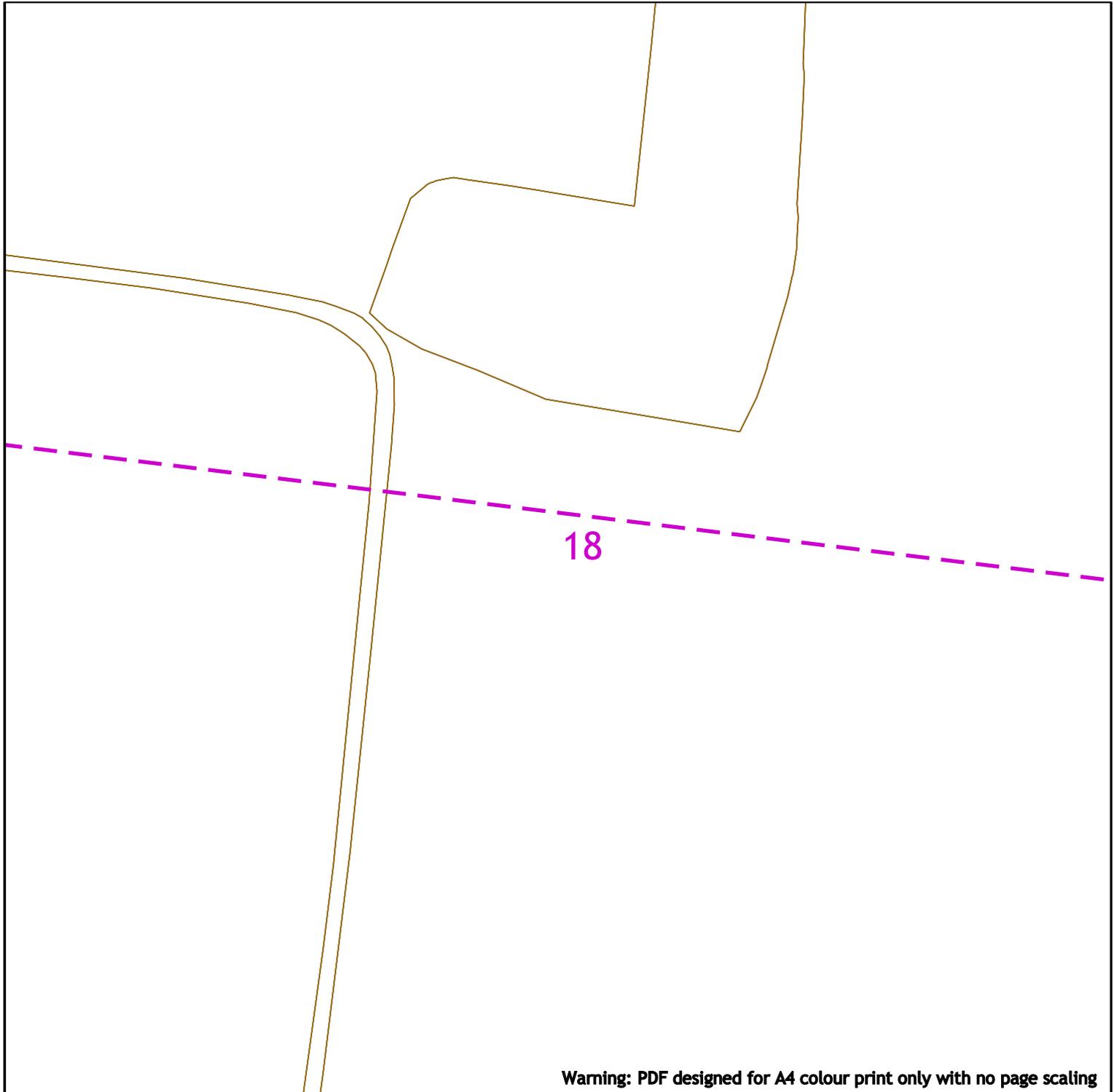
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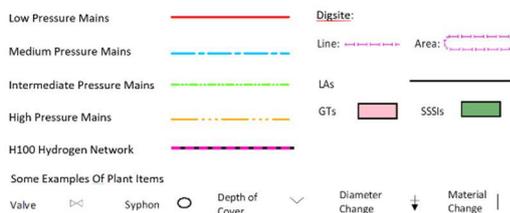
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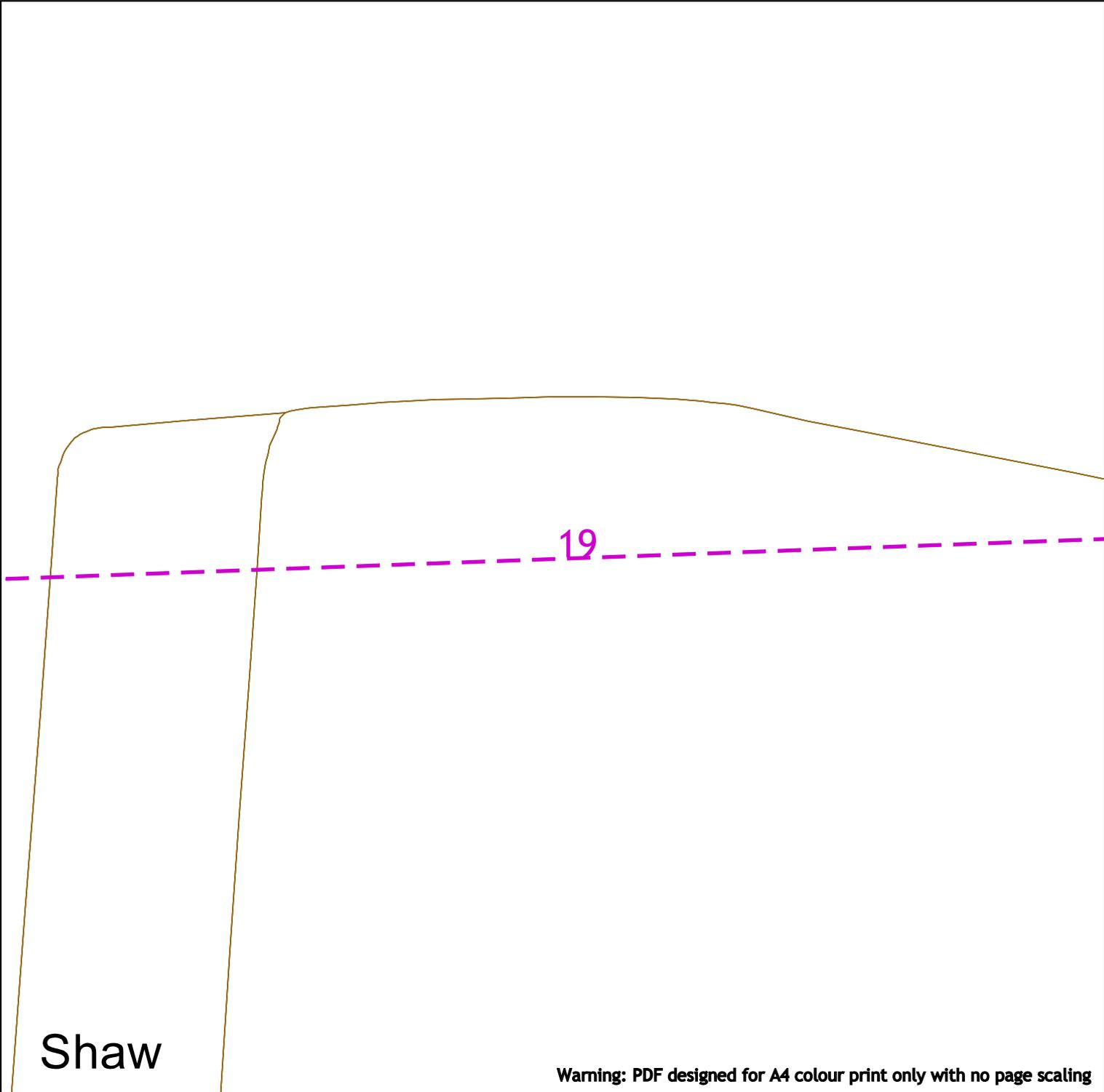


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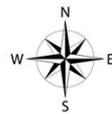
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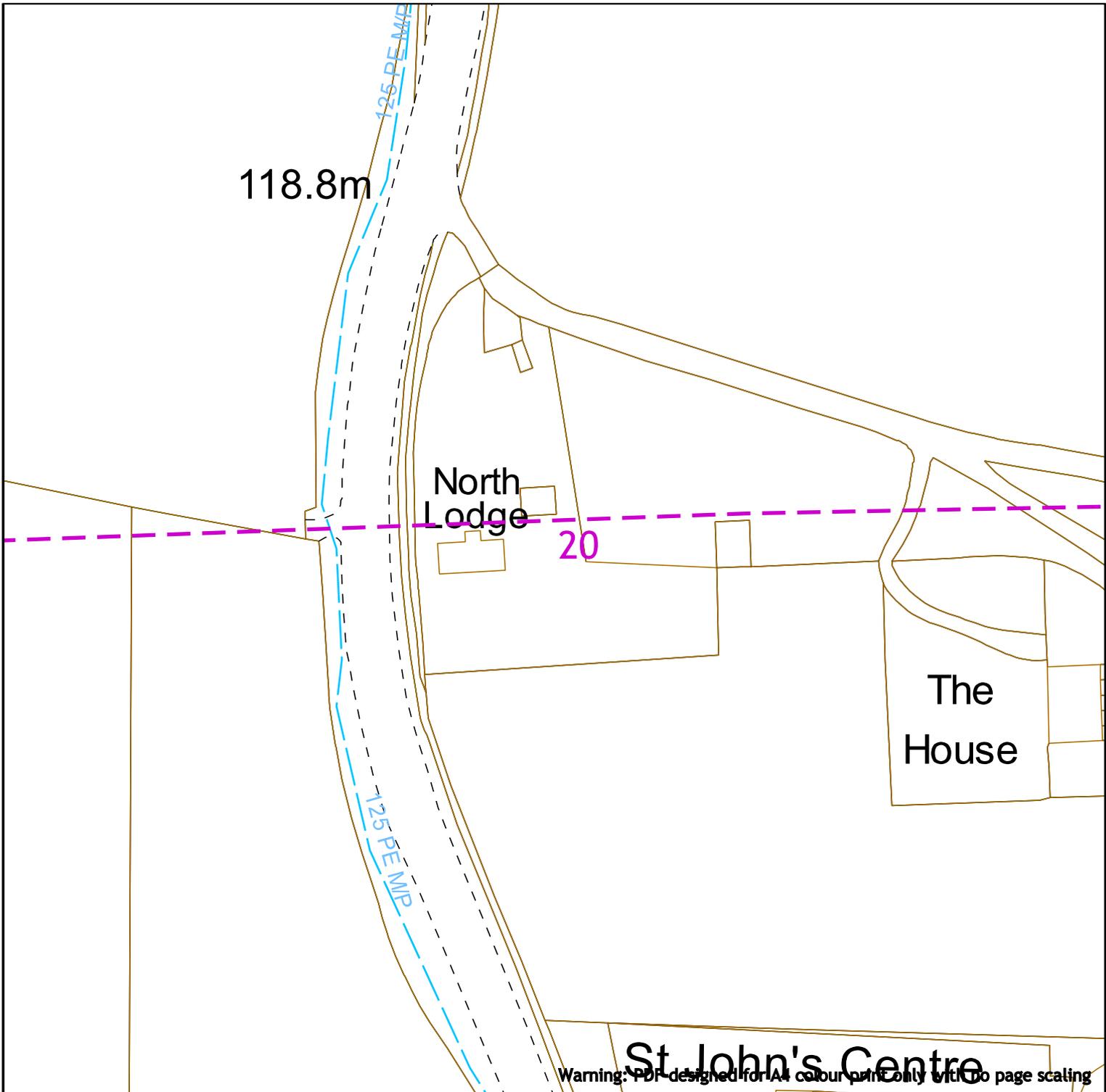
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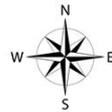
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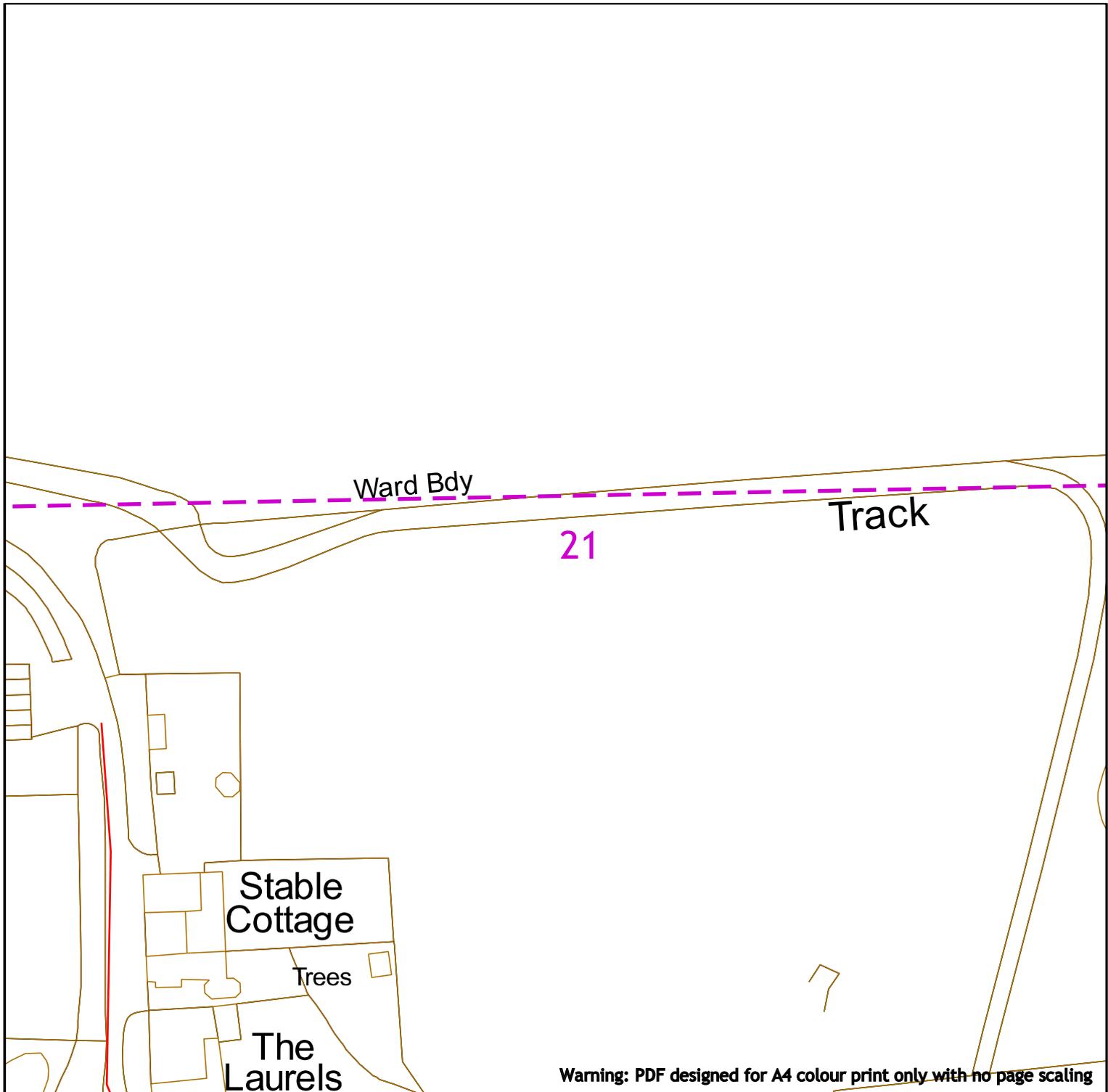
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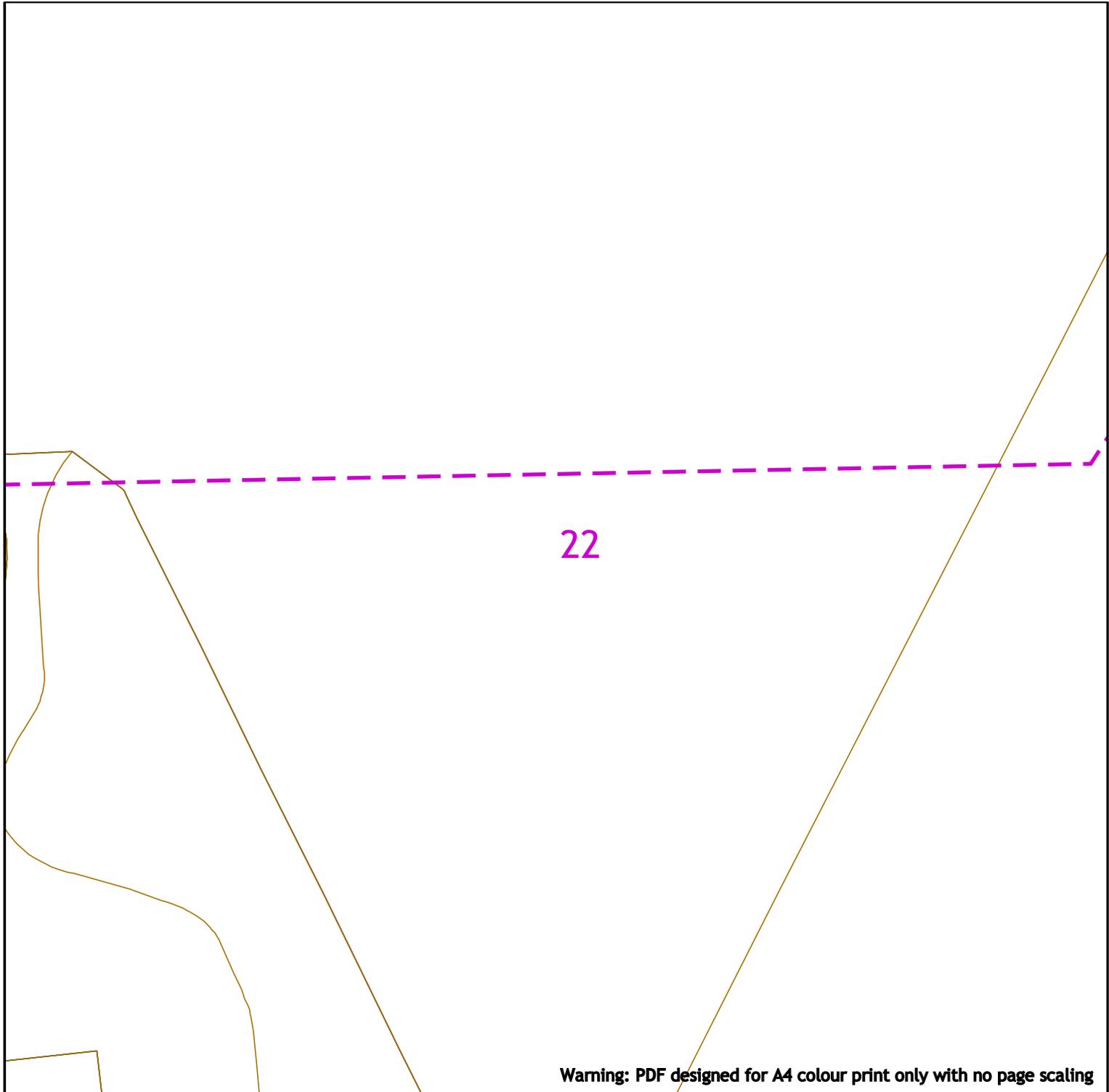
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Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

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

Low Pressure Mains		Digsite:		Area:
Medium Pressure Mains		Line:		
Intermediate Pressure Mains		IAs		
High Pressure Mains		GTs		SSSIs
H100 Hydrogen Network				
Some Examples Of Plant Items				
Valve		Syphon		Depth of Cover
			Diameter Change	Material Change



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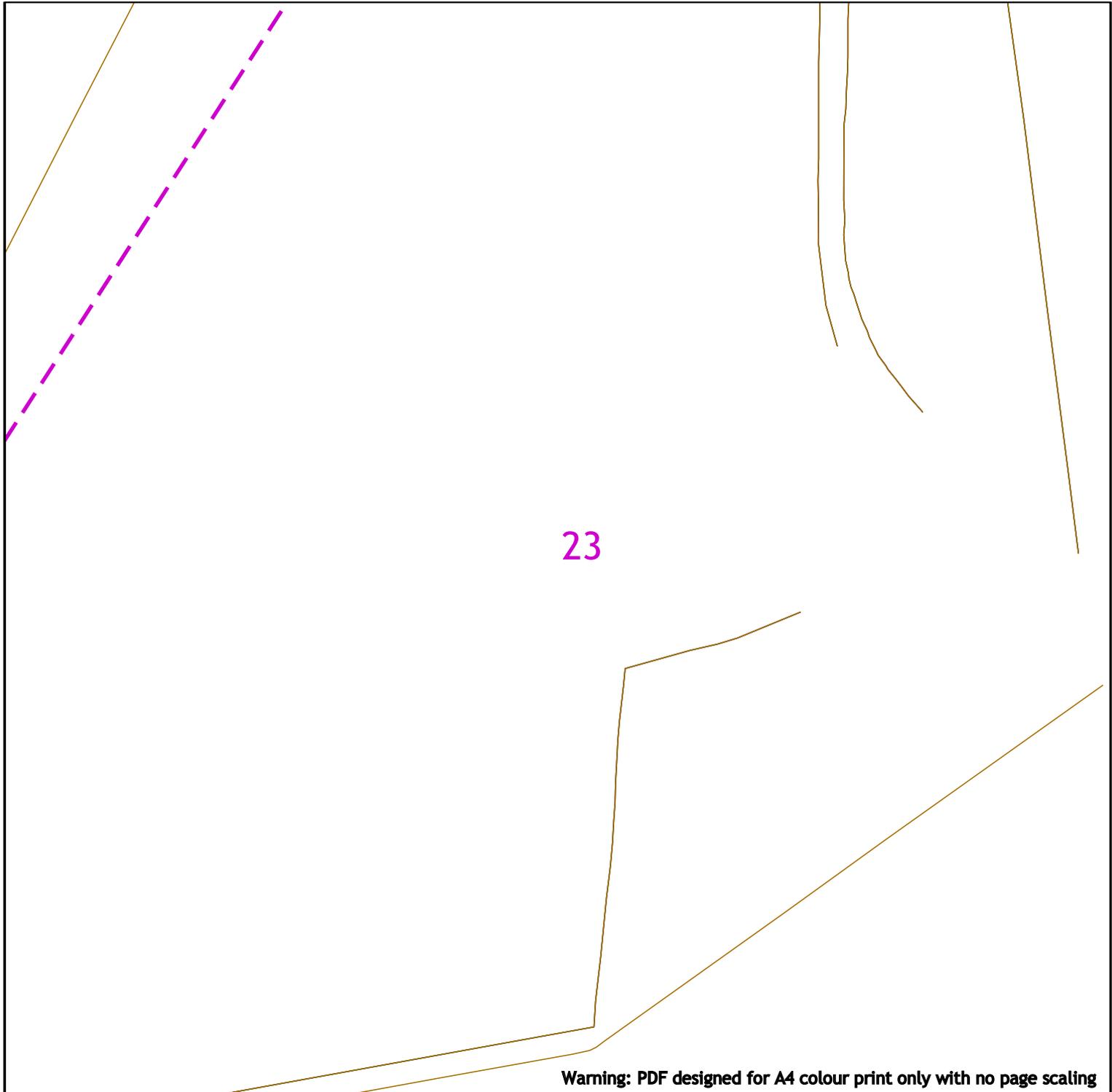


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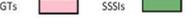
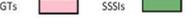
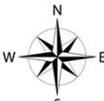
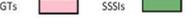
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	<table border="0"> <tr> <td>Low Pressure Mains</td> <td></td> <td>Digsite:</td> <td></td> </tr> <tr> <td>Medium Pressure Mains</td> <td></td> <td>Line:</td> <td></td> </tr> <tr> <td>Intermediate Pressure Mains</td> <td></td> <td>Area:</td> <td></td> </tr> <tr> <td>High Pressure Mains</td> <td></td> <td>IAS</td> <td></td> </tr> <tr> <td>H100 Hydrogen Network</td> <td></td> <td>GTs</td> <td></td> </tr> <tr> <td></td> <td></td> <td>SSSIs</td> <td></td> </tr> </table>	Low Pressure Mains		Digsite:		Medium Pressure Mains		Line:		Intermediate Pressure Mains		Area:		High Pressure Mains		IAS		H100 Hydrogen Network		GTs				SSSIs		 <p>This information is given as a guide only and its accuracy cannot be guaranteed.</p>
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<p>Date Requested: 06/03/2025 Job Reference: 36535573 Site Location: 564405 166685 Requested by: Mrs Emma Harris Your Scheme/Reference: 29473</p>	<p>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.</p> <p style="text-align: center;">Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA 0800 111 999</p> <p style="text-align: center;"><small>This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.</small></p>																									

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