

**Gladman
Developments Ltd.**

**Land west of Cross Road
Deal**

**Foul Sewage and Utilities
Assessment**

November 2021

Utilities Appraisal – Land off Cross Road, Deal

Electricity

The plans supplied by UK Power Networks (UKPN) indicate there are no electricity cables crossing the western edge of the site.

A new secondary substation may be required on site to accommodate the proposed new development depending on detailed design and phasing.

New LV mains and service connections will be laid on site from the substation to serve the new development.

Gas

Plans supplied by Scotia Gas Networks (SGN) indicate there are no existing mains within the site boundary. There is an existing low pressure (LP) main within Cross Road to the north of the site; this will not be affected by the proposed development.

It is anticipated this existing gas network could be extended to feed the proposed development; a new low pressure mains gas infrastructure would be laid on site with associated service connections.

Water

The plans supplied by Southern Water indicate there is a 400mm water main running inside the eastern site boundary parallel with Cross Road. This has an associated 3m easement either side. The proposed site layout allows for this, only minor diversion/protection may be required to accommodate the proposed new site entrance.

It is anticipated the new development will be able to be fed from the existing main; a new mains infrastructure would be laid on site to serve the new domestic properties.

Telecoms

BT records indicate there is an existing overhead line running along the boundary of the site with Cross Road; minor diversion may be required to accommodate the proposed site entrance from the western parcel.

The proposed new site could be fed by extending this existing infrastructure. Broadband connections are available within this area though fibre connections are yet to be installed.

Foul Sewage

Southern Water public sewer records (see 1.9 Flood Risk Assessment – Appendix C) show that within the eastern boundary of the site there is a section of 1200mm diameter oversized pipe which is believed to be for online storage for the public foul sewer network.

Southern Water advise there is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1.26 l/s for the development at manhole reference TR36501307.

Summary

Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric, telecommunication or foul water connections.

New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.

It should be noted that all Utility Providers have a licence obligation to ensure that any connections to the system comply with all relevant regulations, legislation and Engineering Recommendations so therefore do not have an adverse effect to the supply and quantity of supply to existing customers.