HUME
PLANNING
CONSULTANCY

INFRASTRUCTURE/UTILITIES ASSESSMENT

Outline planning application for the erection of 34 dwellings (8x2 bed, 16x3 bed and 10x4 bed) at a maximum height of two storeys, with associated landscaping, access and parking. All matters reserved except access.

Land Between Nos. 107 and 127 Capel Street, Capel-le-Ferne, CT18 7HB

Prepared by Hume Planning Consultancy Ltd.

On behalf of Mr T Odlin

June 2019

Director Alister Hume BSc(Hons) PGDIP TP MRTPI **Consultant** Graham Warren MA FRICS MRTPI

VAT Number: 802 9360 43 Registered Number: 5016915 Registered Address: Innovation House, Discovery Park, Sandwich, Kent, CT13 9ND

CONTENTS

1 INTRODUCTION

1.1 This Infrastructure/Utilities Statement forms part of an application submission for the proposed development of 34 dwellings on the land between nos. 107 & 127 Capel Street, Capel-le-Ferne. This 1.6 Ha area of land has been allocated for housing under Policy LA 26 of the Dover Land Allocation Local Plan Adopted January 2015 and the statuary authorities did provide responses to policy makers at this time.

1.2 This Statement has been prepared to highlight the engagement of the last applicant with utility providers and investigation of infrastructure apparatus that could shape the layout of the proposal. The capacity of foul sewers in the local area and the means by which surface water would be disposed were also raised by the local community at the Public Exhibition in the village hall which was held in January 2019.

1.2 This submission has been prepared on behalf of Mr T Odlin.

2 SITE LOCATION AND CONTEXT

2.1 Capel-le-Ferne is designated as a 'Local Centre' in Policy CP 1 of the Dover Adopted Core Strategy (2010) and lies in close proximity to the larger towns of Folkestone and Dover.

2.2 The development site is located on the northern side of Capel-le-Ferne, and is approximately 1.6ha in size.

2.3 The site is currently used for the grazing of horses.

2.4 There is no existing apparatus within the site with the exception of a safeguarded corridor for the Channel Tunnel (shown below at Fig 2) at a depth of 129 metres - a depth that would have no affect on our proposals. Whilst the proposals map appears to show this corridor intercepting below the site, contact was made with Eurotunnel to investigate the exact location of this site and these investigations revealed that the tunnel does not intercept the site.

Figure 1. Location of proposed development site.

Figure 2. Approximate location of the Channel Tunnel

3 FOUL WATER REMOVAL

3.1 Southern Water manages the public water supply and sewer networks in the region and will be a statutory consultee on this application.

3.2 A sewer map provided by Southern Water can be seen at Figure 1. This map highlights the existing foul sewer located beneath the public highway known as Capel Street.

3.3 The pre-planning investigation response from Southern Water confirmed that the public foul sewer adjacent to the site will have sufficient capacity to accommodate foul effluent discharged from at least 40 units. It is likely a connection the public foul sewer at Manhole TR24399101 can be provided under Section 106 of the Water Industry Act.

3.4 An indicative layout plan showing the potential foul drainage connections across the site is shown at Figure 2.

3.5 It is concluded that a sustainable solution for managing the foul effluent discharged from the proposed scheme exists, and a new connection to the public sewer system for which there is sufficient capacity that can be created.

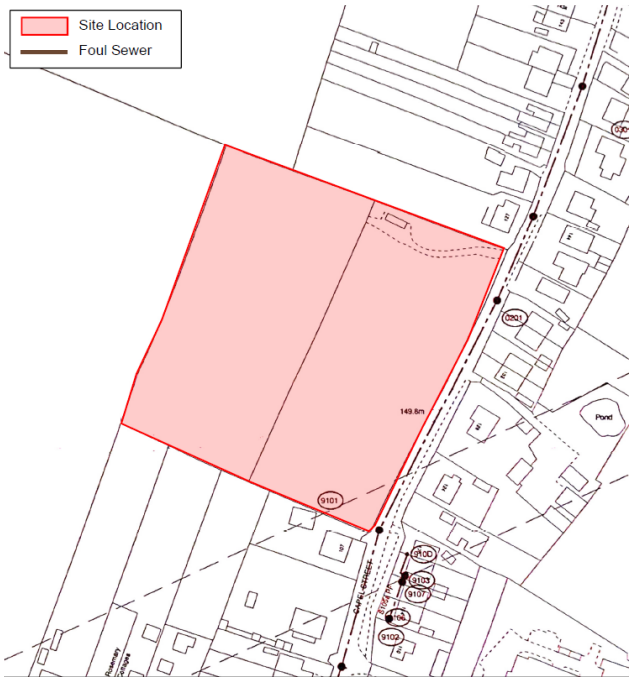


Figure 3. Extract from Southern Water's Sewer Mapping for Capel Street.

Figure 4. Indicative foul drainage layout plan.

4 SURFACE WATER DRAINAGE

4.1 A number of different drainage options were considered to determine the most sustainable drainage solution for this outline proposal.

4.2 The majority of the site's surface water drainage will be provided through 4 deep borehole soakaways. Positive results from deep infiltration testing, up to a depth of 18m, helped to guide this solution.

4.3 Permeable Surfacing is also proposed throughout the site. This will allow water to pass through joint filling material in gaps between concrete paving blocks of flags into the underlying permeable subbase where it can be stored and released gradually. Use of this surfacing on the majority of the roads within the site (the main road coming from the access will be left impermeable) will help to manage surface run off.

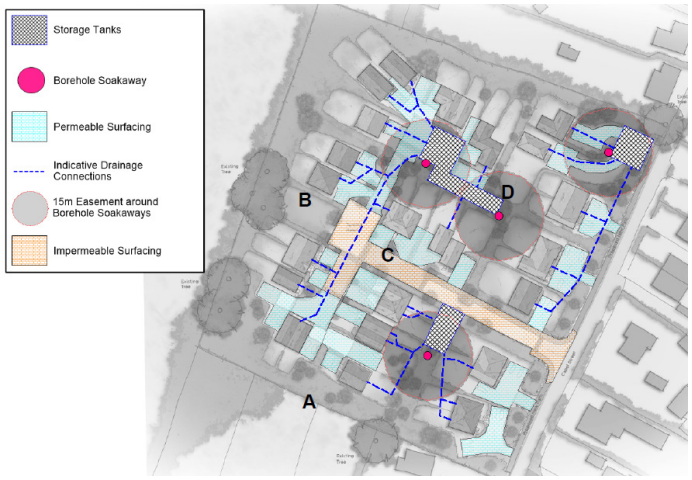
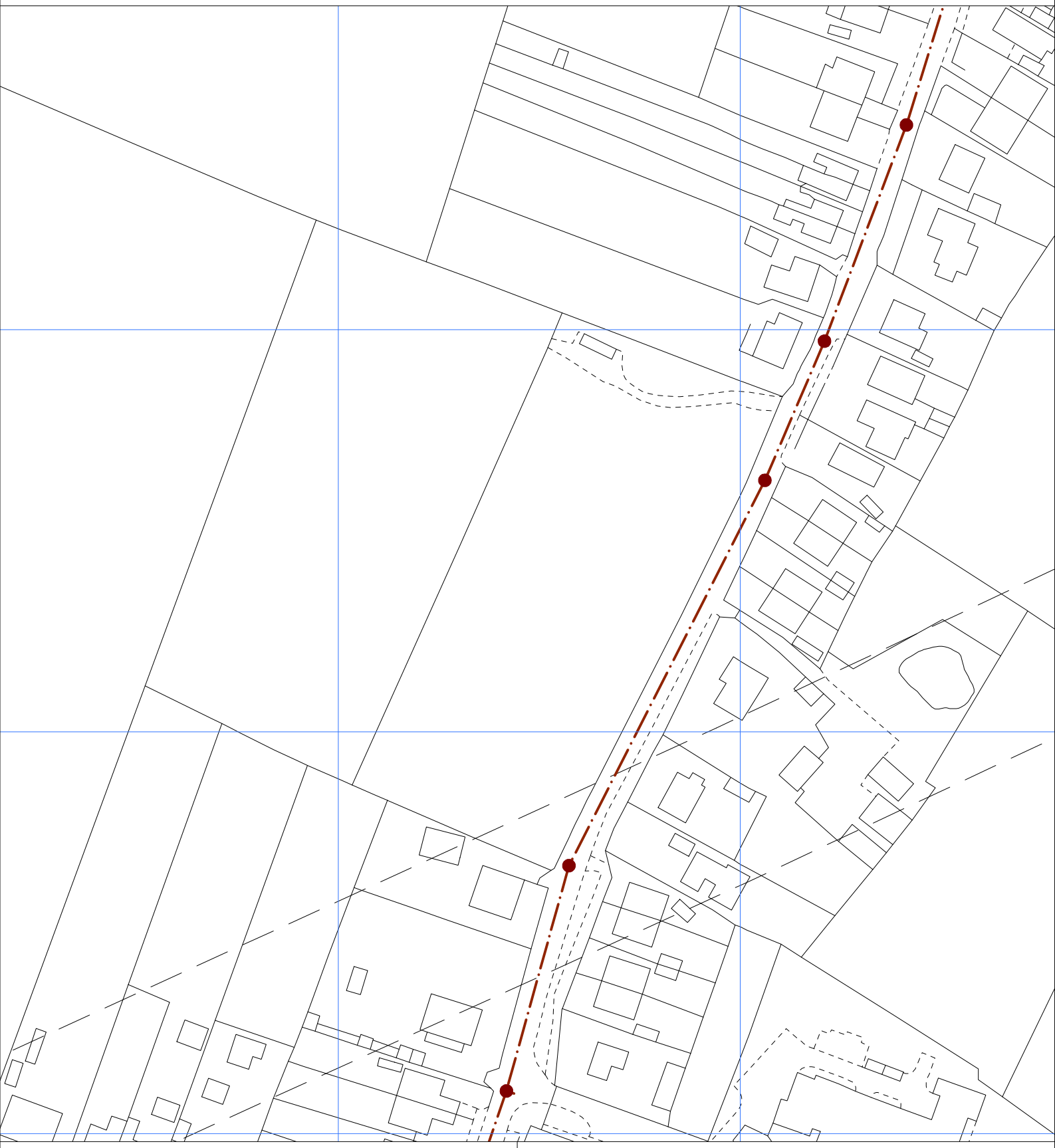


Figure 5. Surface Water Drainage Strategy

APPENDIX 1

CONSULTEE RESPONSE - 16/01316 - SOUTHERN WATER MAP

SOUTHERN WATER



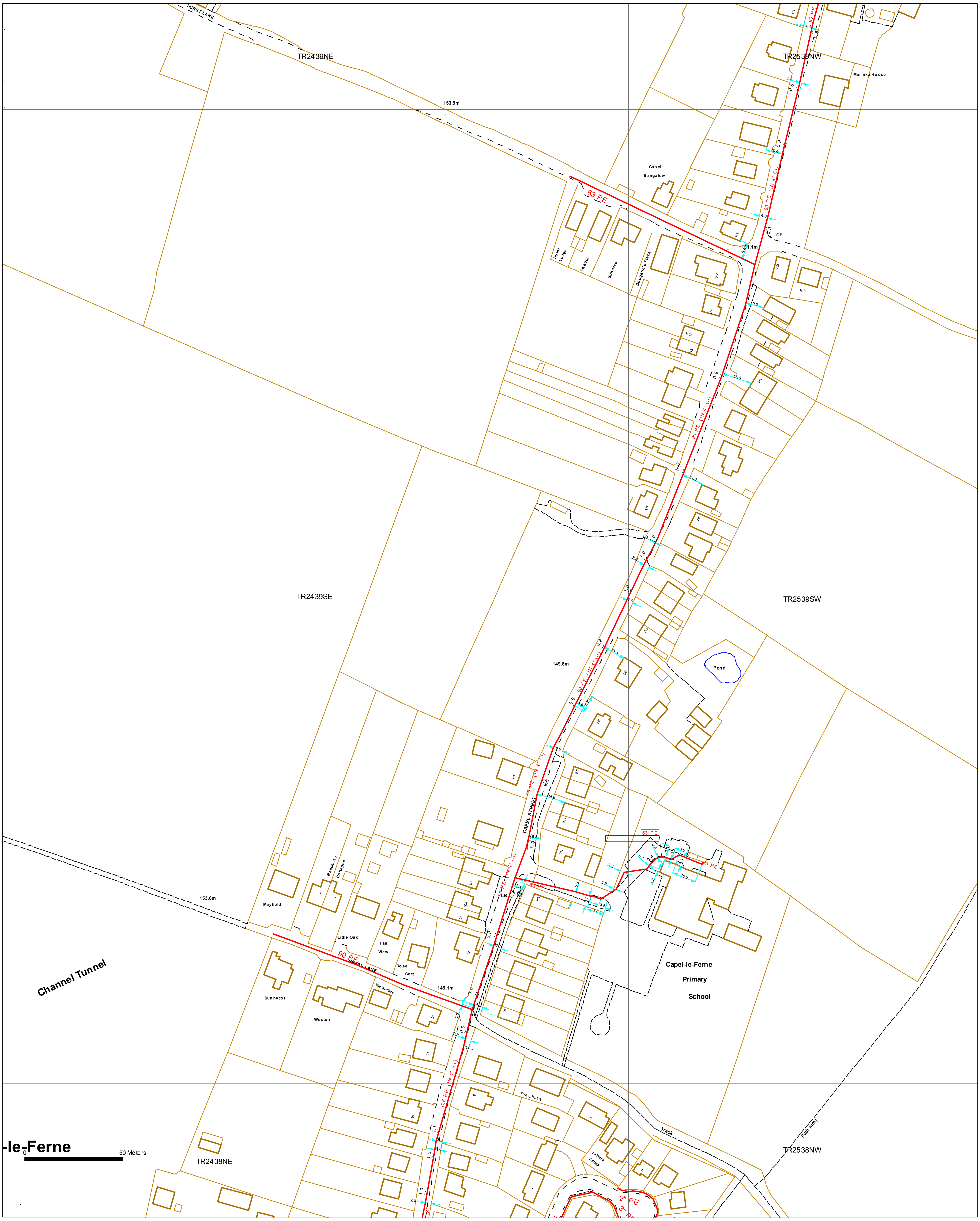
The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Southern Water

O.S. REF: TR2439SE	Scale: 1:1250	Printed By: reddyma	Date: 13-2-2017
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			

APPENDIX 2

CONSULTEE RESPONSE - 16/01316 - SOUTHERN GAS MAP



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USER ID: lp54998

DATE: 20/02/2017

INTERNAL USE ONLY

GRID REFERENCE:

E624929,N139243,TR 24 39

LP MAINS

MP MAINS

IP MAINS

LHP MAINS

HISTORY DATA

LAs

GTs

SSSIs

Some examples of Plant items:

Valve Depth of Cover Syphon Diameter Change Material Change

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 Plant Protection Team on 08450703497 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.

INTRANET MAP VERSION 2.1

Kent County Area

Scotia Gas Networks plc