

**Utilities Statement**

**The Slips**

**Scocles Road**

**Minster on Sea**

**Sheerness**

**ME12 3SN**

RMB Consultants (Civil Engineering) Ltd

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## 1. Background and Introduction

This utility statement summarises information obtained from various service providers as background information to support a planning application submitted to Swale Borough Council. The planning application is for residential development on land at The Slips, Scocles Road, Minster on Sea, Sheppey, ME12 3SN.

## 2. Development Location and Proposals

### Development Location

The site is located at Scocles Road, Minster on Sea, Figure 1. The site is situated to the east of Scocles Road and to the north of Elm Lane. It is a greenfield site that covers 2.8ha.



Figure 1. Site location.

### Development Proposals

The proposed development is for the construction of 62 residential dwellings, Figure 2, with 13 of these being offered as self-build plots.



Figure 2. Proposed development.

### 3. Utility Infrastructure Site Constraints

A utility search report was commissioned in October 2015. Plans or information was received from the companies listed in Table 1.

Utility Company	Category	Plant within search area	Plant crossing or adjacent to site	Figure
Environment Agency	Other	response	no	-
GTC	Electric, Water, Fibre, Gas, Pipeline	yes	no	3
Open Reach (British Telecommunications)	Telecom	yes	yes	4
SGN (Southern Gas Networks)	Gas	yes	yes	5
Southern Water	Water	yes	yes	6
Southern Water	Sewer	yes	yes	7
UK Power Networks	Electric	yes	yes	8

Table 1. Utility Search Report.

The following companies sent a not affected/no plant response to the search enquiry:

- BSKYB Telecommunications Services - Telecom
- C.A. Telecom UK Ltd - (Colt Technology Services) - Telecom
- CityFibre - Telecom
- Energetics - Electric, Gas & Water
- High Speed 1 (HS1) - Rail
- Instalcom (Level 3, Global Crossing (UK) & PEC and Fibernet UK) - Telecom
- KCOM Group - Telecom
- LinesearchbeforeUdig - Pipeline
- McNicholas (KPN International) - Telecom
- McNicholas (TATA Communications) - Telecom
- Network Rail - Rail
- Plancast (Interoute) - Telecom
- SSE - Electric, Gas & Telecom
- Telent (TeliaSonera) - Telecom
- TrafficMaster - Other
- Verizon - Telecom
- Virgin Media - Telecom
- Vodafone - Telecom

No reply was received from:

- Interoute Vtesse - Telecom

Kent County Council  
Turner & Townsend (MBNL) - Other

The following figures are extracts showing plant location from each company. These extracts are for illustrative purposes only and should not be relied on for design or construction. The original plant location maps are available on request.

### Environment Agency

The Environment Agency sent a standard reply. There are no main rivers close to the site.

### GTC



Figure 3. GTC, with site shaded red.

GTC has gas plant serving the nearby development to the south west of the site.

**Open Reach (British Telecommunications)**

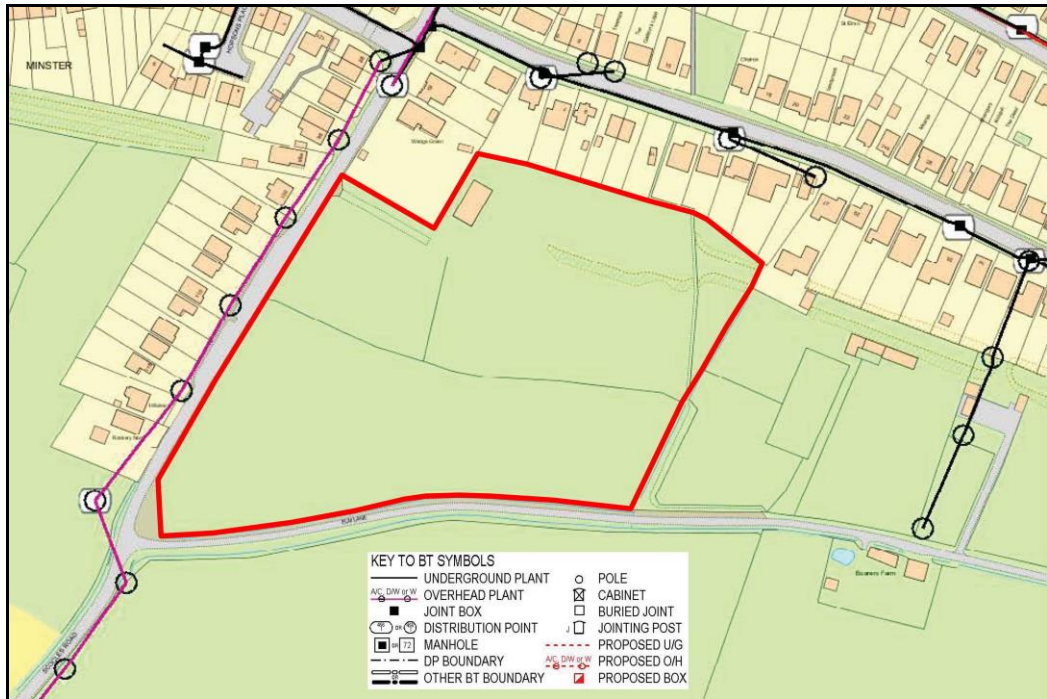


Figure 4. Open Reach (British Telecommunications), with site edged red.

Overhead Open Reach plant runs along Scocles Road on the opposite side of the road to the site boundary.

**SGN (Southern Gas Networks)**

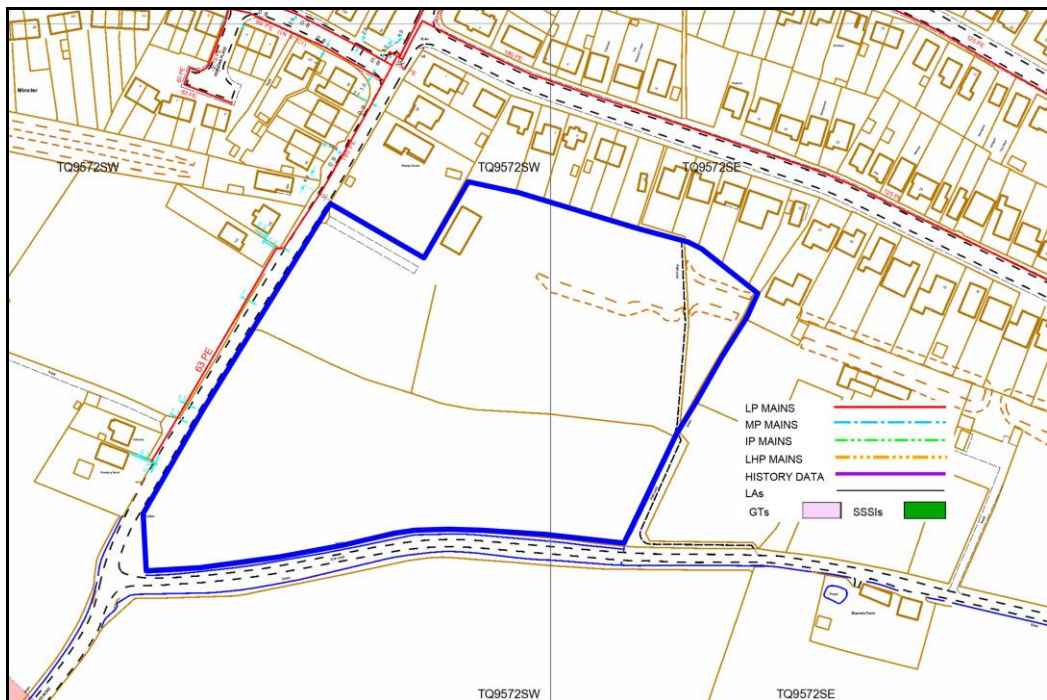


Figure 5. SGN (Southern Gas Networks), with site edged blue.



A low pressure gas main runs along Scocles Road on the opposite side of the road to the site boundary.

### Southern Water

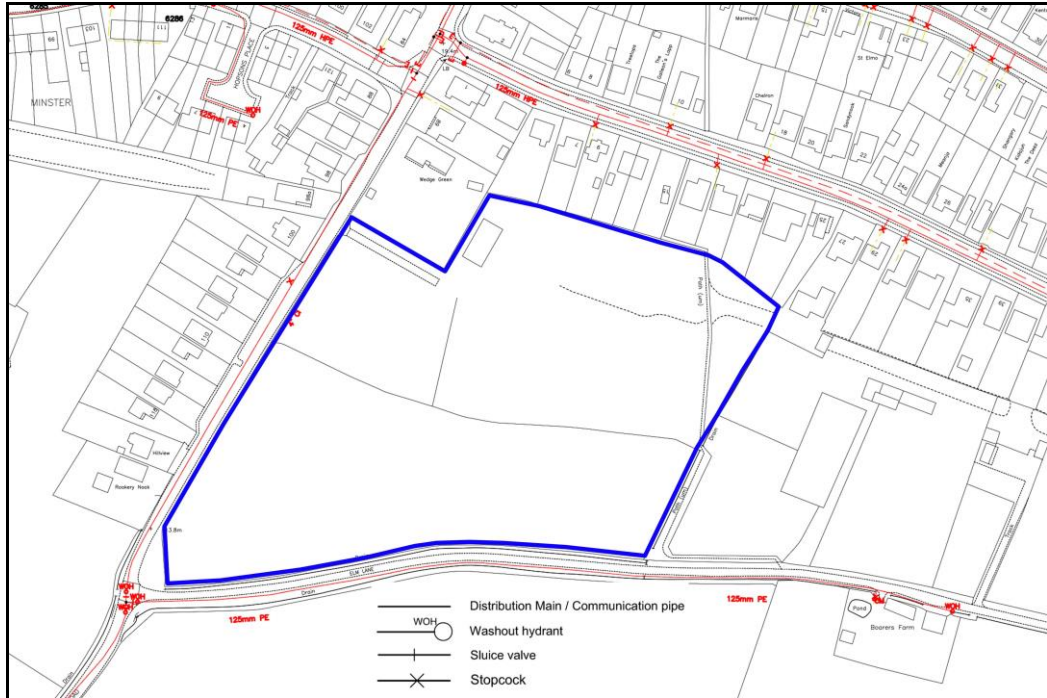


Figure 6. Southern Water (water supply), with site edged blue.

A four inch cast iron water main runs along Scocles Road. A 125mm polyethylene water main runs along Elm Lane.

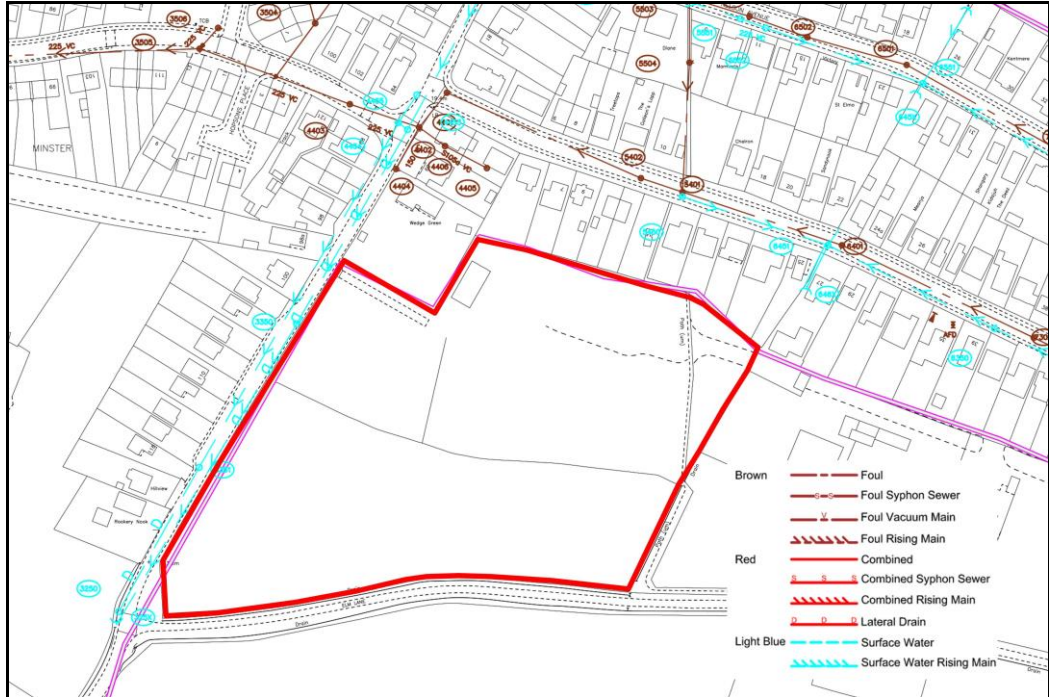


Figure 7. Southern Water (sewerage), with site edged red.

Two surface water sewers are shown running north to south along Scocles Road. One, marked “D” is decommissioned. The other surface water sewer is 375mm diameter and outfalls to a ditch at the south west corner of the site.

The nearest foul water sewer is to the north of the site. This is a 150mm diameter pipe.

### UK Power Networks

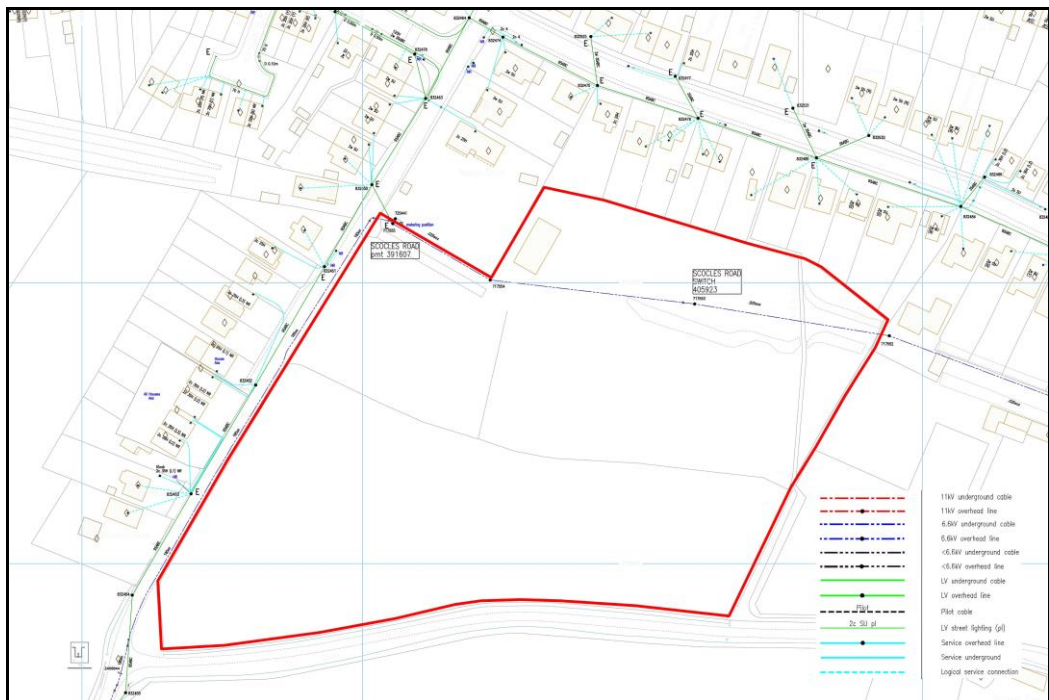


Figure 8. UK Power Networks, with site edged red.

The plans do not come with a key and UKPN's NetMAP Symbols Booklet has been used for the key. A high voltage (6.6kV) overhead cable runs from Scocles Road along the northern boundary of the site adjacent to Wedge Green before crossing the site to its north east corner. An underground high voltage (6.6kV) cable runs along Scocles Road. A low voltage overhead cable runs along Scocles Road on the opposite side of the road to the site boundary. Service connections run from the poles to individual properties.

#### **4. Utility Infrastructure Supply**

Utility companies have been contacted to determine whether or not sufficient capacity is available to support the development.

##### **GTC (Electricity and Gas)**

###### **Electricity**

Electricity connections to the site are available subject to minor off-site works. A budget cost for these works has been obtained.

###### **Gas**

Gas connections to the site are available subject to minor off-site improvement works. A budget cost for these works has been obtained.

###### **Southern Water (Foul Sewage)**

There is insufficient capacity within the local sewerage network to accept flows from the proposed development. A separate foul drainage statement is submitted as part of the application.

## **5. Conclusion**

This utility statement summarises information obtained from various service providers as background information to support a planning application submitted to Swale Borough Council. The planning application is for residential development on land at The Slips, Scocles Road, Minster on Sea, Sheerness, ME12 3SN.

The proposed development is for the construction of 62 residential dwellings.

A utility search report was commissioned in October 2015.

The site is served by water, electricity, gas and telecom services.

Electricity and gas connections to the site are available subject to minor off-site works.

There are two utility restrictions that need to be addressed at detailed design stage:

1. A high voltage overhead cable crosses the site.
2. There is insufficient capacity within the local sewerage network to accept flows from the proposed development. A separate foul drainage statement is submitted as part of the application and addresses this issue.