

Utilities Statement
Land at Haine Road
Ramsgate
CT12 5ET

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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 Thanet District Council. The planning application is for residential development on land at Haine Road, Ramsgate, CT12 5ET.

2. Development Location and Proposals

Development Location

The site is located west of Haine Road, Ramsgate, Figures 1 and 2. It is a partially developed site that covers 4.25ha.

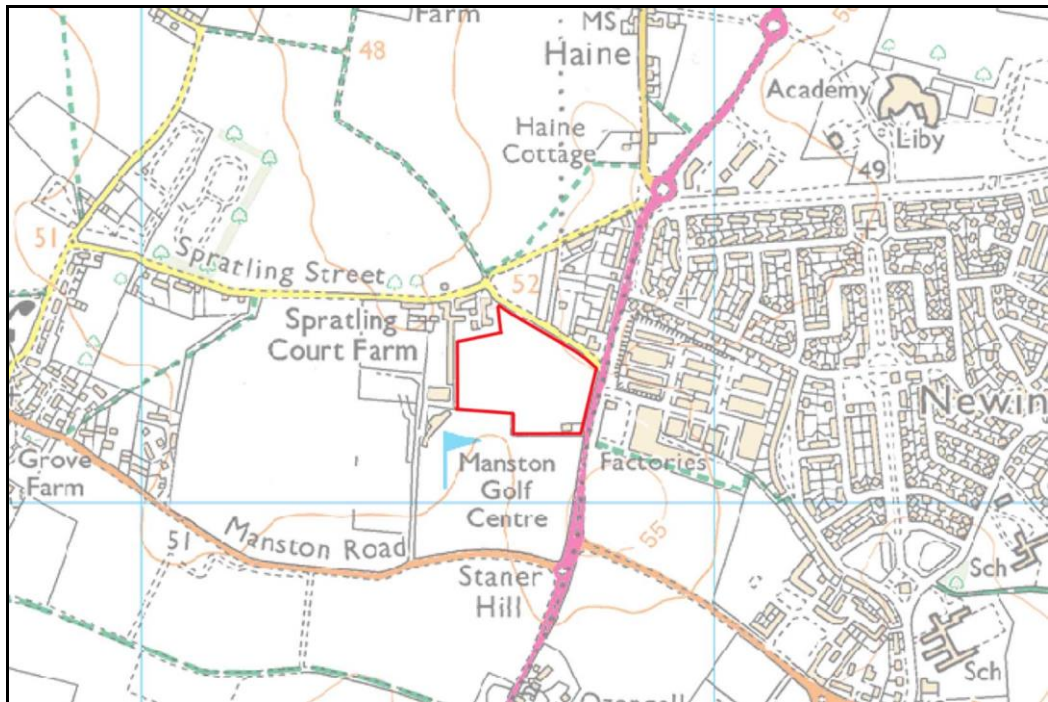


Figure 1. Site location.

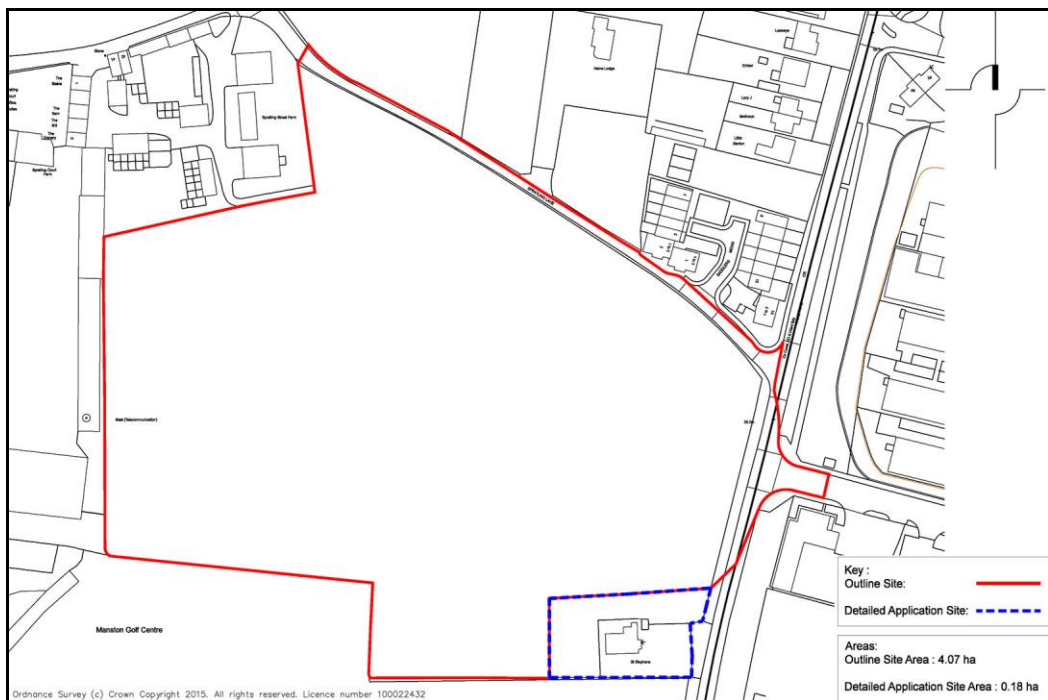


Figure 2. Site location.

This report accompanies a hybrid planning application for the detailed approval of five dwellings and the outline approval of 95 residential dwellings, Figure 3.



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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	-
Instalcom - [Level 3, Global Crossing (UK) & PEC and Fibernet UK]	Telecom	Yes	yes	4
Kent County Council Council	Street Lighting	yes	yes	5
Openreach (British Telecommunications)	Telecom	yes	yes	6
SGN (Southern Gas Networks)	Gas	yes	yes	7
Southern Water	Sewer	yes	yes	8
Southern Water	Water	yes	yes	9
UK Power Networks	Electric	yes	yes	10, 11

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
Fulcrum Pipelines Limited - Pipeline
GTC – Electric, Water, Fibre, Gas, Pipeline
High Speed 1 (HS1) - Rail
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
Turner & Townsend (MBNL) - Other
Verizon - Telecom
Virgin Media - Telecom
Vodafone – Telecom

No reply was received from:

Interoute Vtesse -Telecom

McNicholas (SOTA Connect) - Telecom

The following figures are extracts showing plant locations 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.

Instalcom

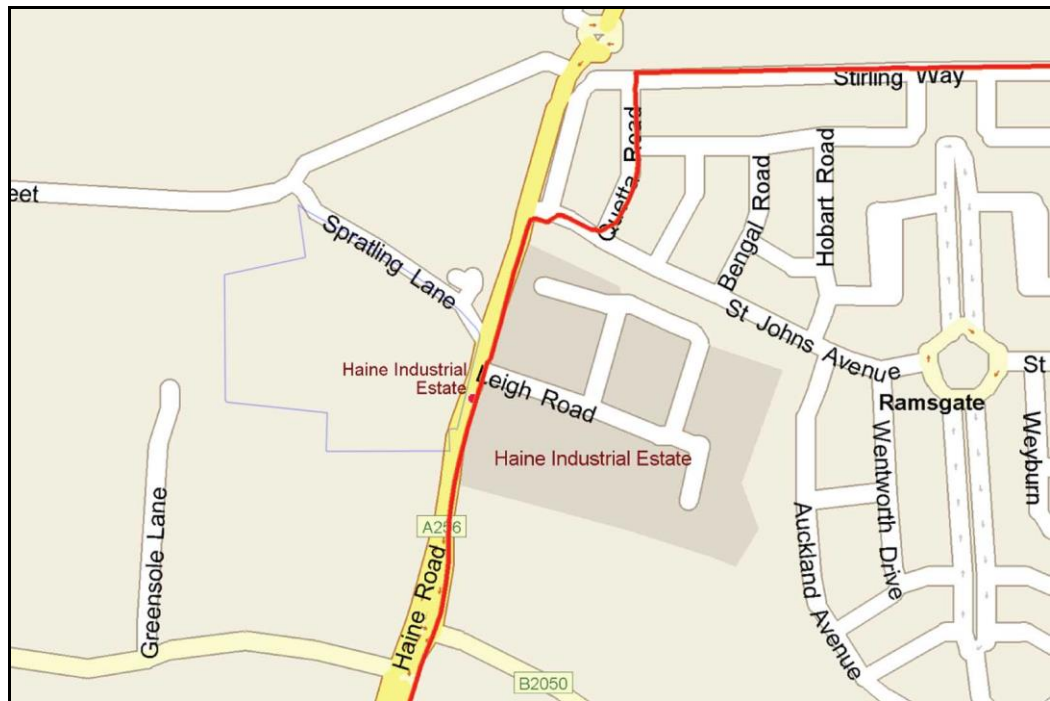


Figure 4. Instalcom plant with site edged blue.

Instalcom fibre optic plant runs along Haine Road. This is shown on the opposite side of the carriageway to the site.

Kent County Council

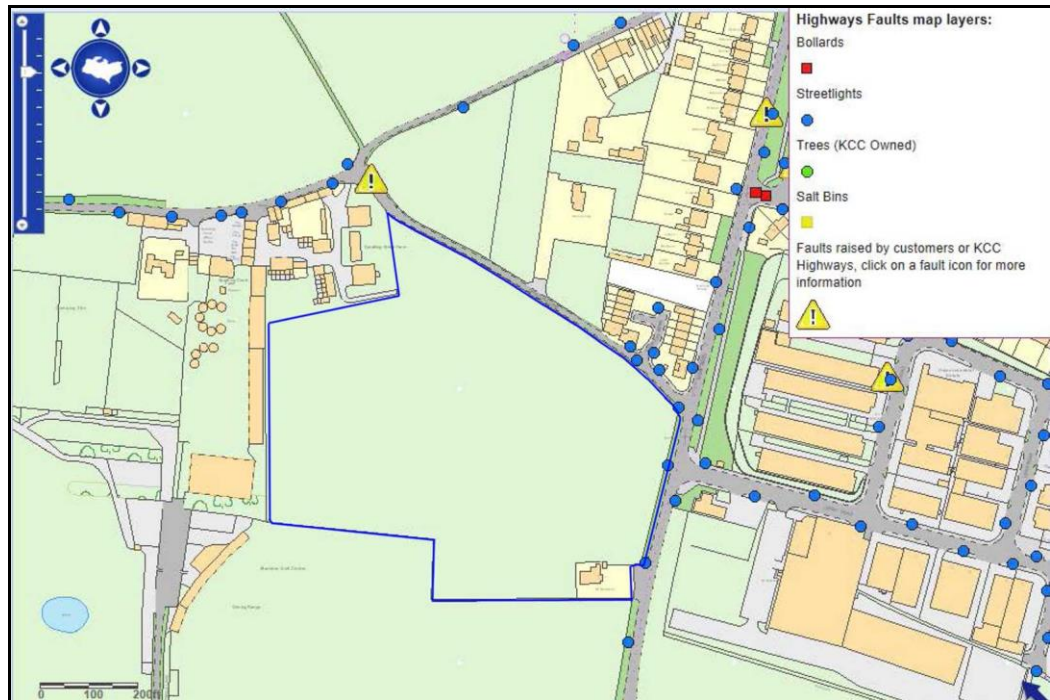


Figure 5. Kent County Council plant with site edged blue.

There are streetlights adjacent to the site along Haine Road and Spratling Lane.

Openreach (British Telecommunications)

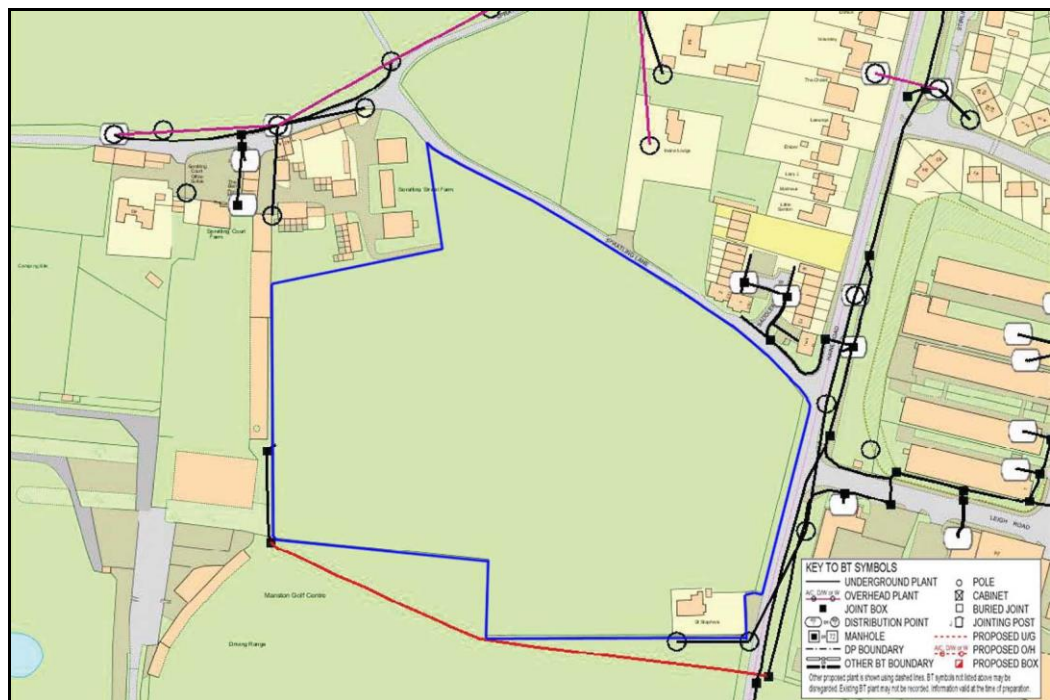


Figure 6. Openreach (British Telecommunications) plant, with site edged blue.

Overhead Openreach plant runs along Haine Road on the opposite side to the site boundary and crosses the carriageway near to the southern boundary with poles adjacent to the St Stephens property (southeast corner of site). Underground Openreach plant also runs along Haine Road and the eastern part of Spratling Lane. This plant runs on the opposite site of the road to the site.

SGN (Southern Gas Networks)

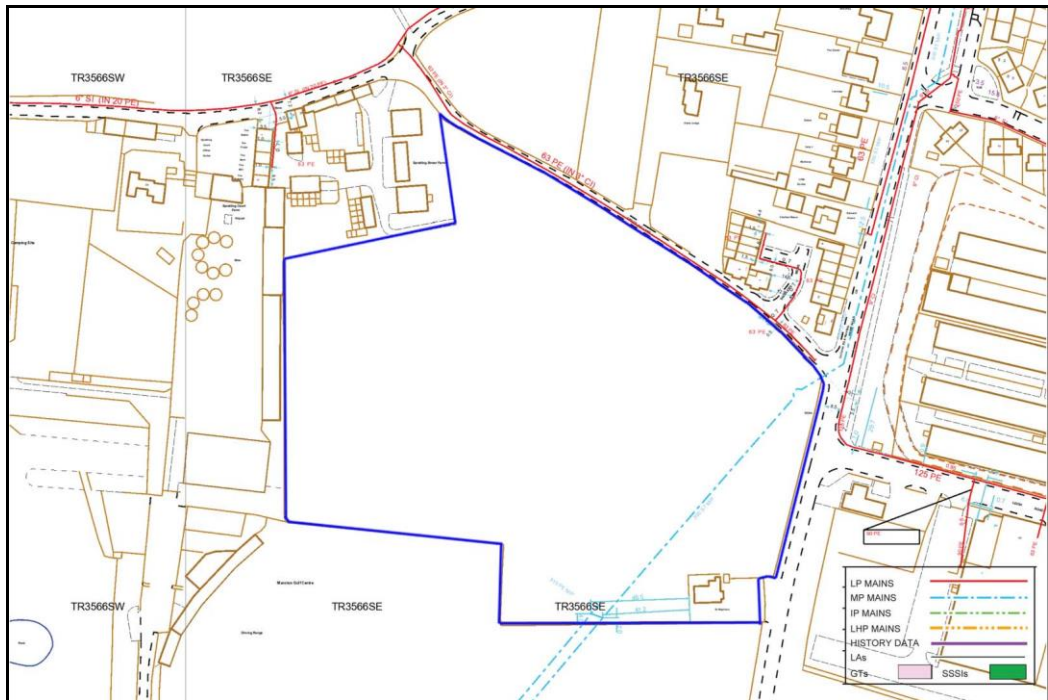


Figure 7. SGN - (Southern Gas Networks), with site edged blue.

A low pressure gas main, shown in red, runs within the road along Spratling Lane following the site boundary. There is a medium pressure gas pipe, shown in blue, which cuts diagonally across the southeast corner of the site.

Southern Water (sewerage)

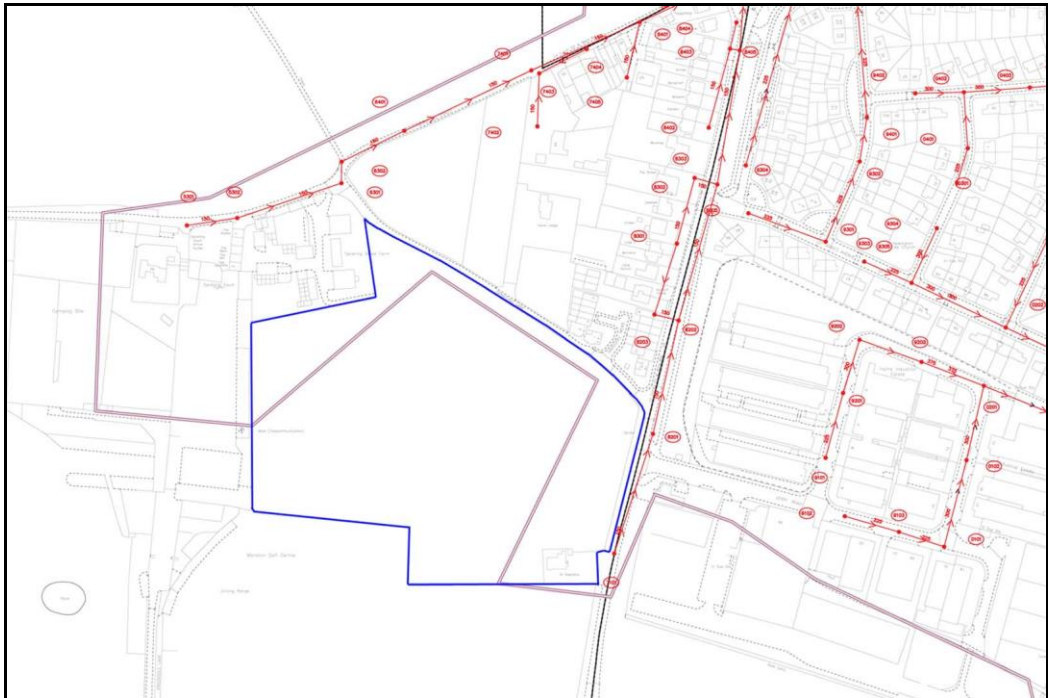


Figure 8. Southern Water (sewerage), with site edged blue.

A combined sewer runs south to north along Haine Road. A further combined sewer runs southwest to northeast along Spratling Street.

Southern Water (water)

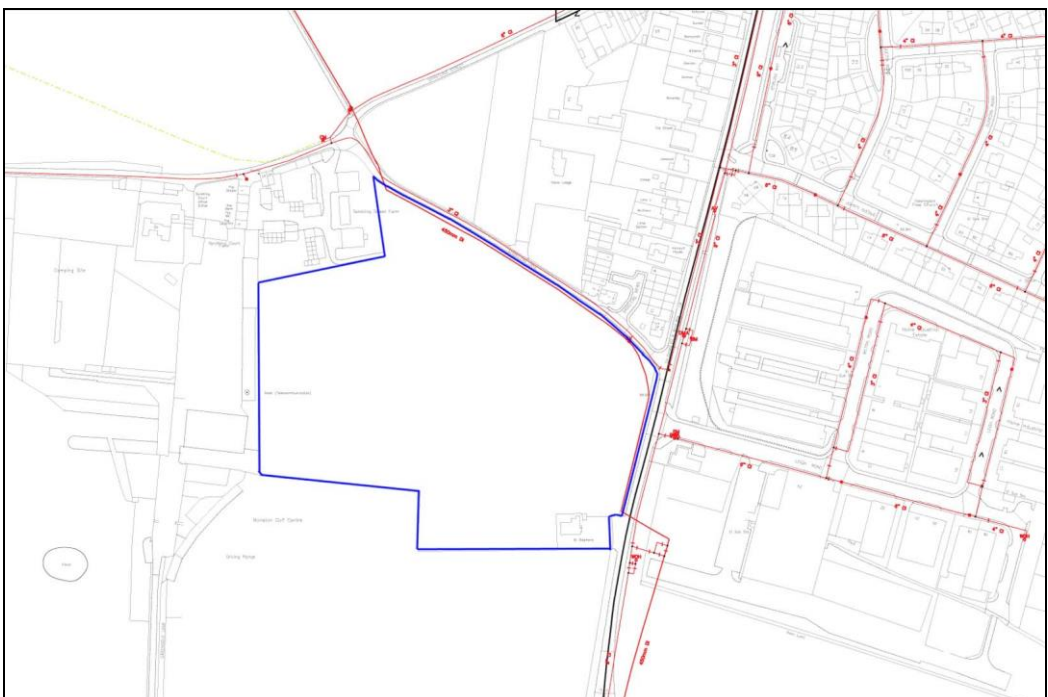


Figure 9. Southern Water (water), with site edged blue.

A three inch diameter cast iron water supply pipe runs along Spratling Lane. A 450mm diameter ductile iron water supply pipe runs along the boundary just within the site adjacent to Spratling Lane, it then turns southerly to run along the boundary of Haine Road with the development site.

UK Power Networks

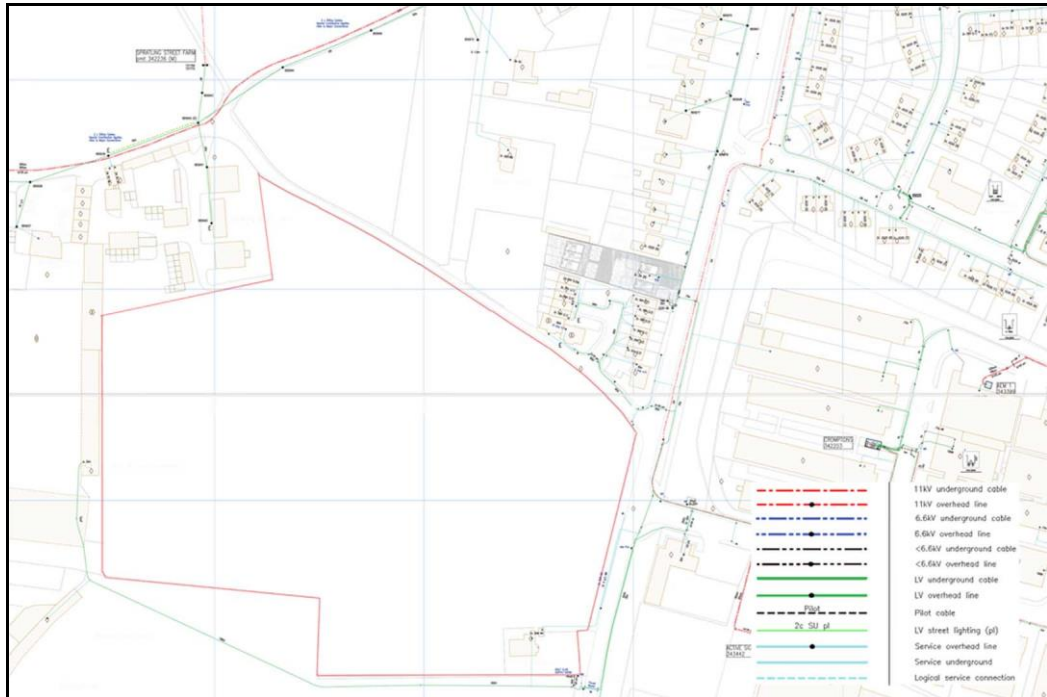


Figure 10. UK Power Networks, with site edged red.

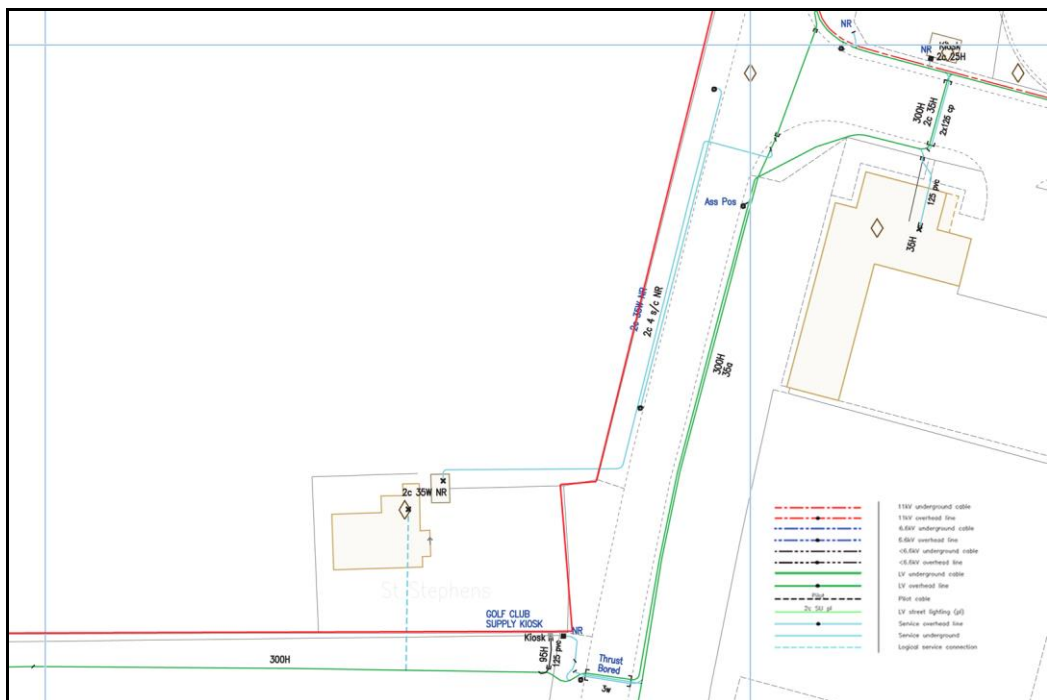


Figure 11. UK Power Networks, detail of Figure 10, showing onsite services at southeast corner, with site edged red.

The plans do not come with a key and UKPN's NetMAP Symbols Booklet has been used for this purpose.

At the southeast corner of the site, St Stephens, there is an underground service supply which comes onto the site to serve the property. This supply connects back into the low voltage supply within Haine Road adjacent to Leigh Road. There is a further overhead service supply running in part adjacent to site along Haine Road.

Close to the southeast corner there is a supply kiosk serving the golf club south of the site. From here a low voltage underground cable runs on golf club land, close to the perimeter of the site.

Where Spratling Lane meets Haine Road a low voltage underground supply crosses the carriageway to supply properties within Saddlers Mews. There is one underground service spur on the site boundary which serves the Kent County Council streetlight.

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 strategy is submitted as part of the planning application.

5. Conclusion

This Utility Statement summarises information obtained from various service providers as background information to support a planning application submitted to Thanet District Council. The planning application is for residential development on land at Haine Road, Ramsgate, CT12 5ET.

The proposed development is for the construction of 105 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 six utility restrictions that need to be addressed at detailed design stage:

1. Instalcom fibre optic plant runs along Haine Road. This may be affected by the works required to create the new access.
2. Kent County Council streetlights may be affected by the works required to create the new access.
3. A medium pressure gas pipe cuts diagonally across the southeast corner of the site. An easement will need to be maintained along the line of this main.
4. A 450mm diameter water supply pipe runs along the boundary just within the site adjacent to Spratling Lane, it then turns southerly to run along the boundary of Haine Road with the development site.
5. Low voltage underground cables run to the existing property within the site at the southeast corner.
6. There is insufficient capacity within the local sewerage network to accept flows from the proposed development. A separate foul drainage strategy is submitted as part of the planning application.