



Catesby Strategic Land Limited

LAND NORTH OF MOAT ROAD, HEADCORN

Preliminary Foul Drainage & Utilities Assessment

890633-R1(1)

September 2023



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RSK GENERAL NOTES

Project No.: 890633-R1(1)

Site Name: Land North of Moat Road, Headcorn

Report Title: Preliminary Foul Drainage & Utilities Assessment

Client: Catesby Strategic Land Limited

Date: September 2023

Office: Coventry

Status: FINAL

Author: Siphiwe Kazora **Technical reviewer:** Andrew Taylor

Date: 13.09.2023 **Date:** 13.09.2023

Issue No	Version/Details	Date issued	Author	Reviewed by	Approved by
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1	FINAL	13.09.23	SK	APT	APT

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Land & Development Engineering Ltd.

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1. INTRODUCTION

RSK Land & Development Engineering Limited were commissioned by Catesby Strategic Land Limited (the client) to provide a Preliminary Foul Drainage & Utilities Assessment to support the outline planning application for Land North of Moat Road, Headcorn (the site).

Consultation was undertaken with the relevant drainage authority (Southern Water) and various utility companies in order to determine the suitability of these networks to serve the proposed development. Where possible, budget costs were obtained for new utility supplies and for diversion and/or upgrading works (if applicable).

For information regarding surface water drainage, refer to RSK's 'Flood Risk Assessment' report (ref. 680350-R1), dated September 2023.

The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

2. GENERAL

2.1 Existing site

2.1.1 Site description

The site is located on land to the north of Moat Road on the western side of Headcorn in the county of Kent. The site can be located at National Grid Reference 582916E, 144563N and postcode TN27 9NT. A site location plan is included as Figure 2.1.

The site covers an area of approximately 7.4ha and currently comprises greenfield land that is split into two fields. Former farm buildings occupy an area in the southeastern part of the site.

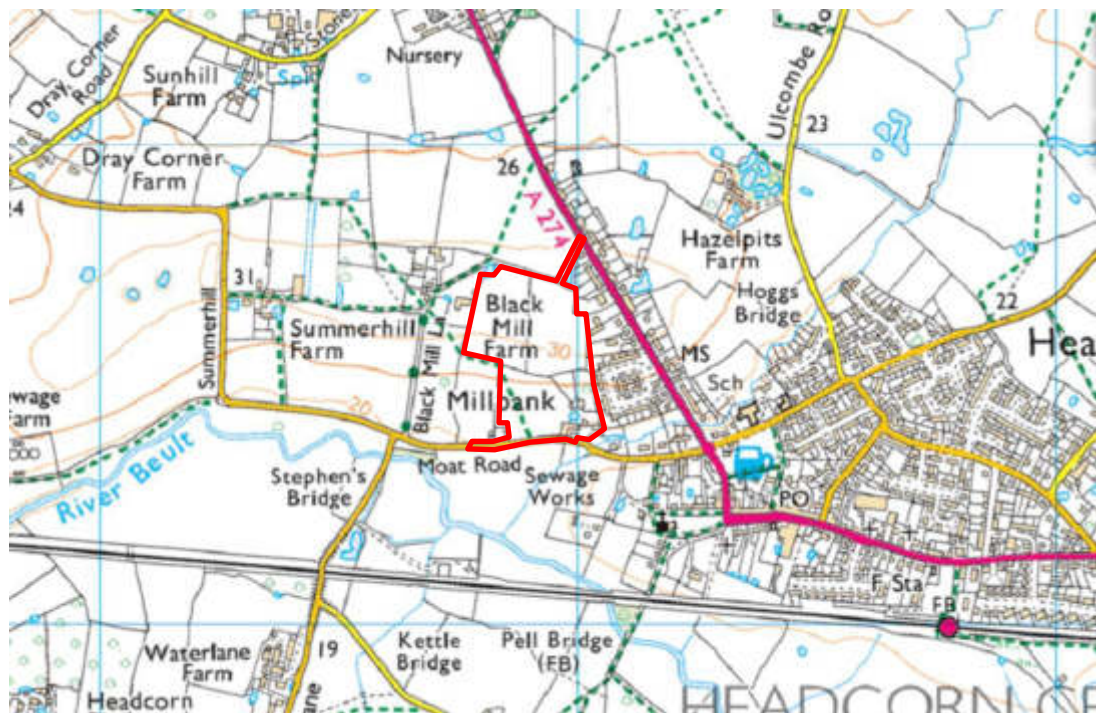


Figure 2.1: Site location plan

2.1.2 Topography

A site-specific topographic survey has been carried out by Greenhatch Group. The survey shows the existing site levels vary from 17.9 metres above ordnance datum (mAOD) in the southeast corner to 33mAOD in the northeast corner. The land generally falls away towards the south, with a small area in the northwest corner falling away to the north. Levels along the main site frontage of Moat Road fall away towards the east and the secondary northern access road falls away to the north to meet Mill Bank (A274) at approximately 29.4mAOD.

The topographical survey is included in **Appendix B**.

2.1.3 Development proposals

This report is required to support an outline planning application (all matters reserved except access) for up to 120 residential dwellings and associated infrastructure.

The description of the proposed project is: -

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency / pedestrian access to Millbank and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

The proposed Sketch Layout Master Plan is included in **Appendix C**.

3. EXISTING APPARATUS

3.1 Public Sewers

Sewer details have been referenced from sewer record plans obtained from Southern Water (see **Appendix D**). The plan indicates the following sewer network around the site:

- There are no public foul or surface water sewers recorded within the site.
- The nearest public foul sewer is located in Moat Road to the southeast of the site, a 375mm diameter conveying flows southwards.
- A 225mm diameter foul sewer is also located in Mill Bank, to the east of the site conveying flows southwards.
- A 150mm diameter foul sewer is also located in Bankfields, to the east of the site.

3.2 Electricity

Mains records obtained from UK Power Networks (UKPN) are contained in **Appendix E**. The plans indicate the following assets around the site:

- Headcorn Local Electricity Distribution site located adjacent to the southwest corner of the site, off Moat Road.
- 33kV pole mounted HV cables crossing the site from the south to north from the Local Electricity Distribution site.
- 6.6kV belowground HV cables within the site, following the western boundary of the site.
- 6.6kV belowground HV cables to the south of the site located in the northern verge of Moat Road.
- Below ground LV cable entering and terminating within the site off the eastern boundary, to the rear of the existing residential dwelling known as 'Oakleigh'.
- Further belowground LV/HV cables are shown located within both eastern and western footways of Mill Bank.

3.3 Gas

Mains records from Scotia Gas Networks (SGN) are contained in **Appendix F**. The plans indicate the following assets around the site:

- There are no gas mains recorded within or in the vicinity of the site.
- The nearest gas main is located in Moat Road to the southeast of the site, a 63mm diameter PE (LP) within the northern verge.

- A 125mm/180mm diameter PE (LP) gas main is also located in Mill Bank, to the east of the site, within the western footway.
- A 63mm diameter PE (LP) gas main is also located in Bankfields, to the east of the site.

Further records obtained from GTC are contained in **Appendix G**. The plans indicate the following assets around the site:

- 63mm/90mm PE (LP) gas main network to the north of the site within the new residential development.

3.4 Water

Mains records from South East Water (SEW) are contained in **Appendix H**. The plans indicate the following assets around the site:

- There are no mains recorded within in the site.
- The nearest main is located in Moat Road to the south of the site, a 4in CI main within the southern verge.
- A 3in CI main is located in Mill Bank to the east of the site, within the eastern footway.
- A 3in CI main is also located in Bankfields, to the east of the site.
- A network of 90mm HPPE mains to the north of the site within the new residential development.

3.5 Telecommunications

Mains records from BT are contained in **Appendix I**. The plans indicate the following assets around the site:

- Below ground ducting/cables are shown located within the site, connecting from Mill Bank in the north and terminating within the centre of the site.
- Below ground ducting/cables are also shown located in Moat Road to the south of the site, within the southern verge.
- Further ground ducting/cables are also shown to the east of the site within Mill Bank and Bankfields.
- Overhead pole mounted cables are shown to the west of the site within Black Mill Lane.

4. PROPOSED SERVICES

4.1 Public Sewers

A pre-development enquiry was submitted to Southern Water for 120 residential units, with a proposed offsite connection to the existing 375mm foul water sewer at manhole 0301 located to the southeast of the site in Moat Road, based on a gravity connection.

Southern Water are currently assessing the pre-development enquiry and have calculated a peak foul flow rate of 1.08 l/s.

In accordance with Design Construction Guidance (DCG) a foul flow rate of 0.05l/s should be adopted for an individual household, as such the proposed development site will generate a maximum flow of 6l/s, as such clarification is currently being sought with Southern Water.

The pre-development enquiry response is currently awaited, to confirm if there is available capacity for the development and that a connection to manhole 0301 is acceptable.

The wastewater infrastructure charge for the site is **£68,880** (£574 per single property).

No diversions are anticipated.

The proposed foul drainage strategy is contained in **Appendix J**

4.2 Electricity

A budget estimate request was submitted to UKPN for 120 residential units, to confirm connection costs, point of connection and cost of diverting/grounded the existing 33kV pole mounted HV cables.

UKPN have confirmed a point of connection to the existing/diverted HV with a budget estimate of **£375,000**.

UKPN have also confirmed budget costs of diverting/grounding of the existing 33kV overhead cable, estimated at **£340,000**.

UKPN's response is contained in **Appendix K**.

4.3 Gas

A capacity enquiry was submitted to SGN for the 120 residential units, to confirm capacity to serve the development and a point of connection. SGN have confirmed a connection to the 63mm OE low pressure main in Moat Road is acceptable with some reinforcement works.

The budget estimate for the new connection, onsite mains and reinforcement works is **£263,074.04**.

SGN's response is contained in **Appendix L**.

No diversions are anticipated.

4.4 Water

A pre-development enquiry was submitted to SEW for 120 residential units, to confirm capacity to serve the development and point of connection. SEW's review of the proposed development, confirms that there is currently insufficient capacity within the existing network to serve the development and that offsite reinforcement works will be required prior to the site connection being made.

The water infrastructure charge for the site is **£43,560**.

SEW response is contained in **Appendix M**.

No diversions are anticipated.

4.5 Telecommunications

No issues are envisaged in servicing the new development from the existing BT network in the vicinity. A Connectivity Assessment should be submitted once a detailed layout is available, however, it was announced by BT in 2016 that there will be no charge to provide FTTP for developments of more than 30 dwellings.

Whilst no diversions are anticipated, existing BT cables located and terminating in the north of the site will require decommissioning.

APPENDIX A

RSK GROUP SERVICE CONSTRAINTS

1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Catesby Strategic Land Limited (the "client") in accordance with the terms of a contract between RSK and the "client" dated September 2022. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.
2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.
8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans

are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.

APPENDIX B TOPOGRAPHICAL SURVEY

APPENDIX C

SKETCH LAYOUT MASTER PLAN



Romsey Portishead Camberley
 T: 01794 367703 T: 01275 407000 T: 01276 749050
 F: 01794 367276 F: 01794 367276 F: 01794 367276

Rev	Description	Date	Au	Ch
A	Planning Issue	08.11.22	VL/GJ	---/---
A1	Revised Layout	22.08.23	VL/HP	
A2	Amendments	29.08.23	VL/HP	

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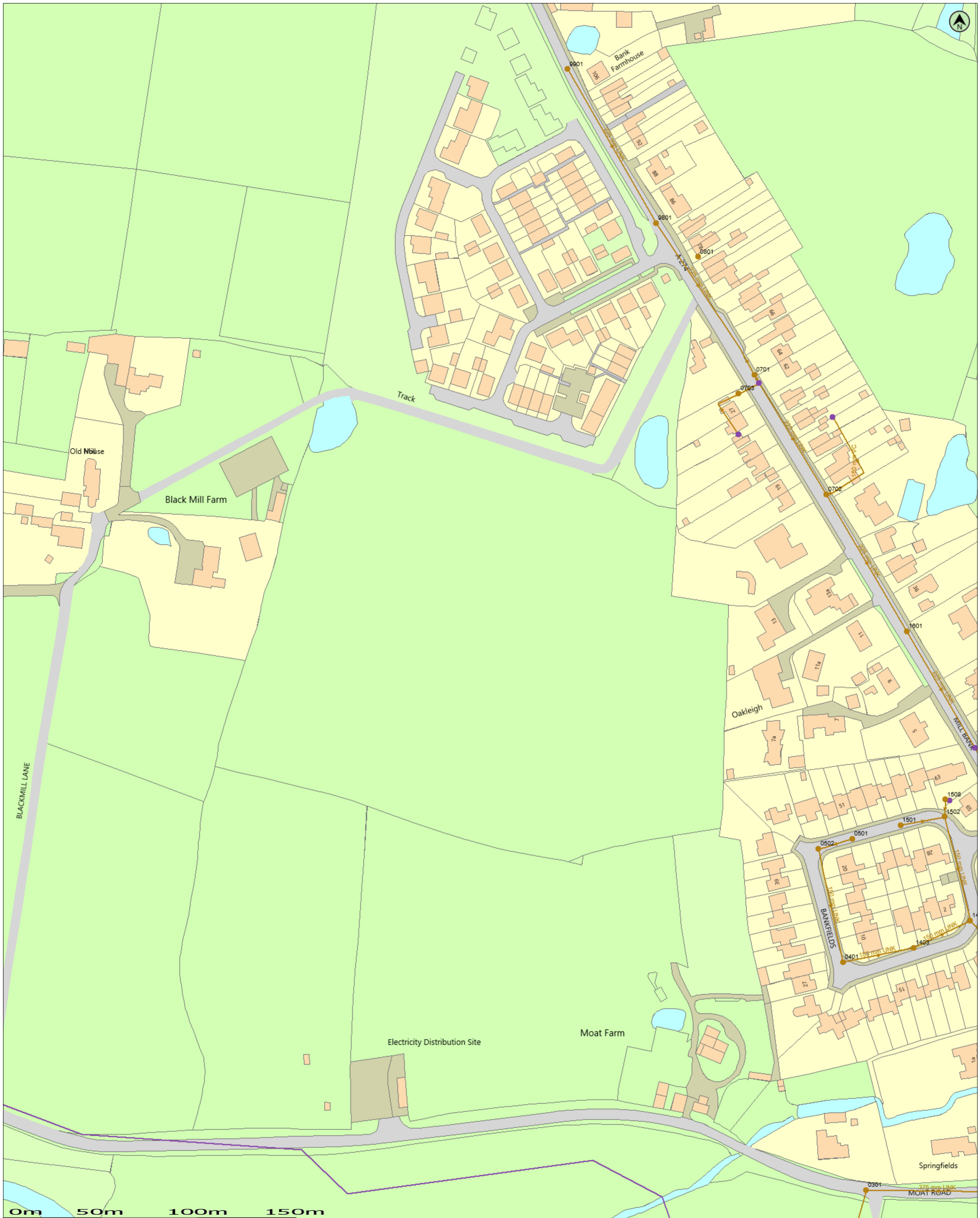
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Project	Moat Road, Headcorn		
Drawing	Sketch Layout Master Plan - 01		
Client	CATESBY ESTATES PLC		
Job no.	CATE211030	Date	08.11.22
Dwg no.	SKMP-01	Rev.	A2
Author	VL/HP	Checked	-/-
Status	PLANNING	Scale	1:1000@A0
Client ref.	-	Office	Romsey



APPENDIX D

SOUTHERN WATER SEWER RECORDS



(c) Crown copyright and database rights 2022 Ordnance Survey 100031673
 Data updated: 16/08/22

Scale: 1:1250
 Map Centre: 582895.144642

Date: 23/09/22
 Our Ref: 959017 - 2

Wastewater Plan A2
 Powered by digdat

lward@rsk.co.uk
680350



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 2022 Ordnance Survey 100031673. 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 is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

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

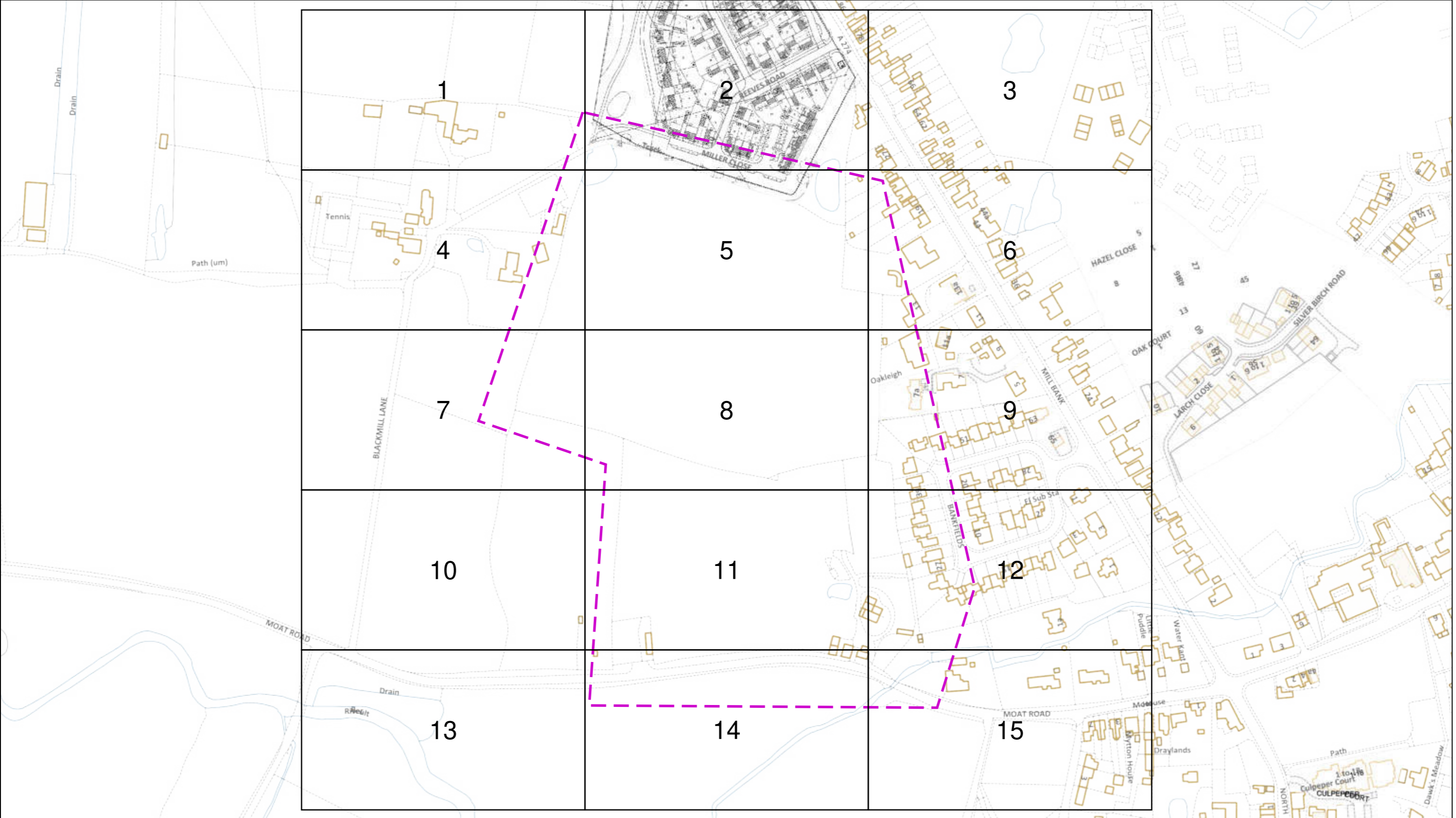
Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0301	F	19.07	17.03	
0401	F	21.60	20.54	
0501	F	26.89	25.52	
0502	F	26.29	24.60	
0701	F	30.48	0.00	
0702	F	31.72	24.83	
0703	F	2.00	0.00	
0801	F	0.00	0.00	
1401	F	21.36	0.00	
1403	F	0.00	0.00	
1501	F	26.80	25.37	
1502	F	26.13	24.95	
1508	F	0.00	0.00	
1601	F	31.55	24.55	
9801	F	28.44	25.35	
9901	F	26.63	25.65	

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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APPENDIX E

UKPN ELECTRICITY RECORDS



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

Date Requested: 23/09/2022
 Job Reference: 27026610
 Site Location: 582727 144349
 Requested by:
 Miss Monique Elsom
 Your Scheme/Reference: 680350

Scale: 1:2563 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/tines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

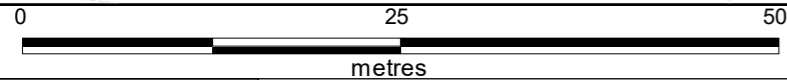
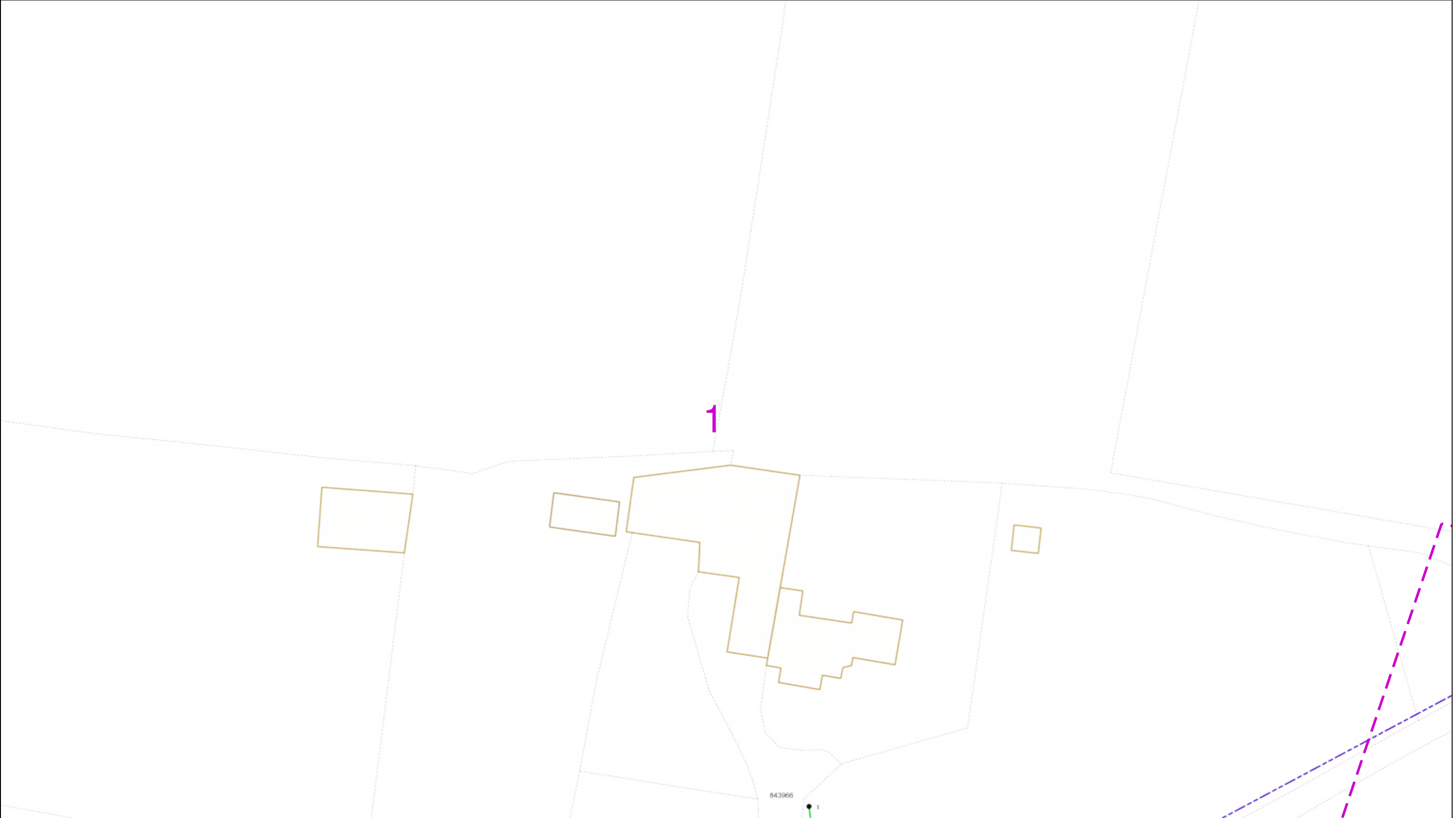


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



ALWAYS LOOK UP BEFORE YOU START WORK
 Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



Dig Sites Area: Line:

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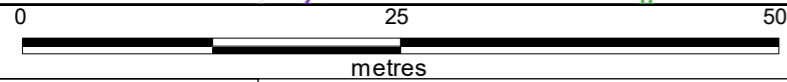
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2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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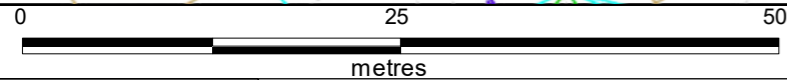
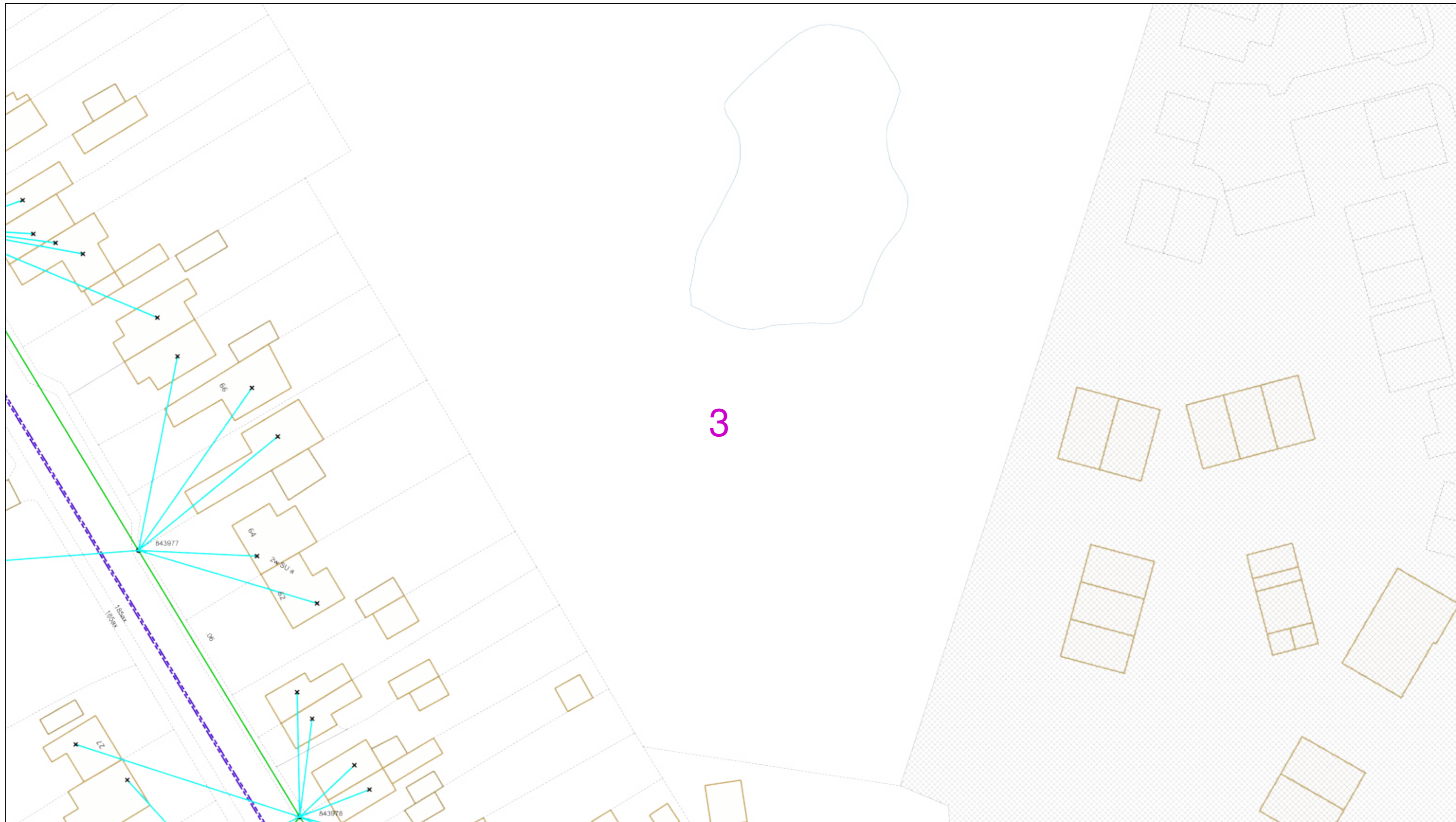
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7. Please be aware that electric cables/tines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

Date Requested: 23/09/2022
 Job Reference: 27026610
 Site Location: 582727 144349
 Requested by:
 Miss Monique Elsom
 Your Scheme/Reference: 680350

Scale: 1:500 (When plotted at A3)

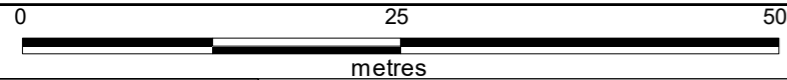
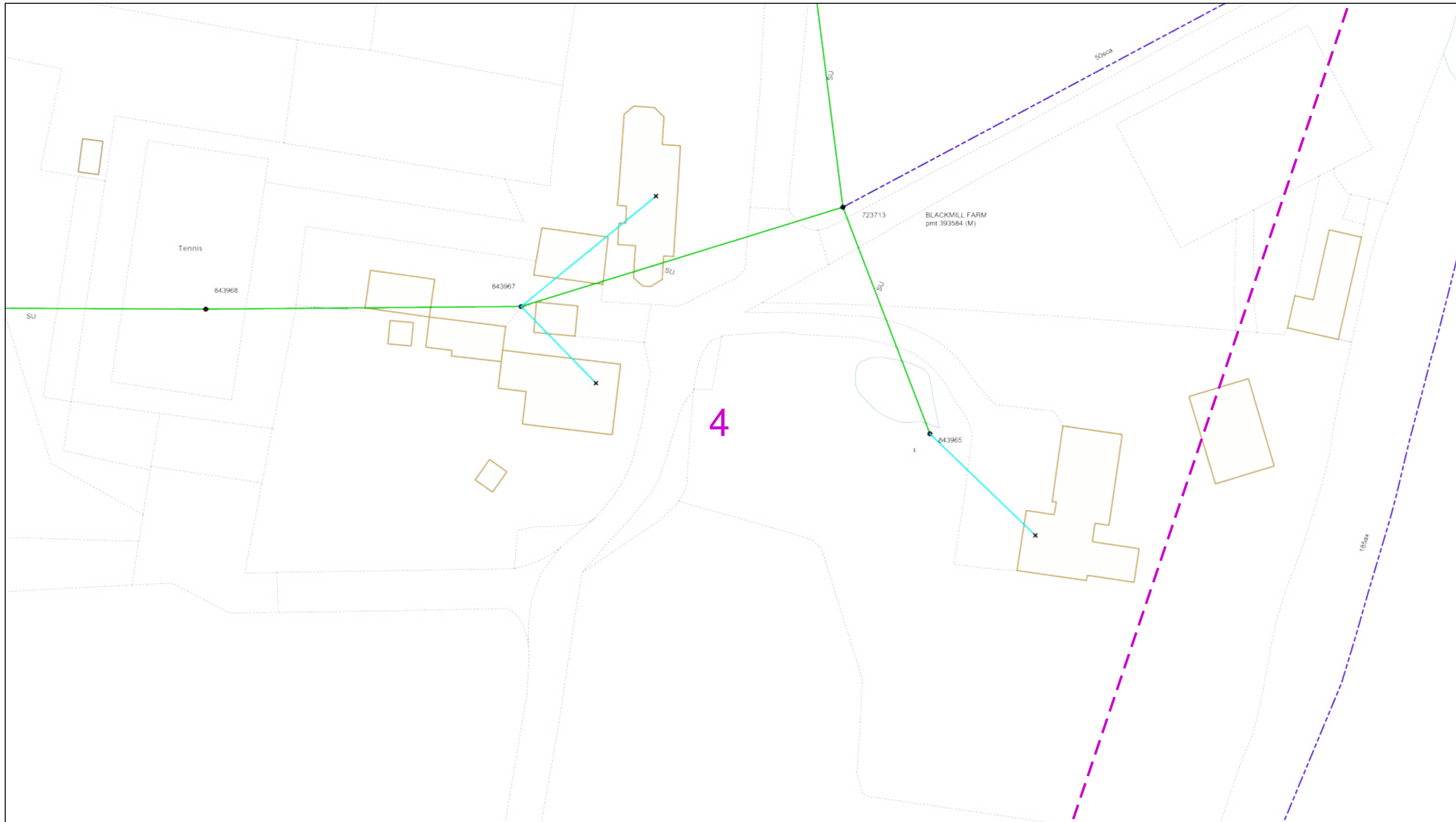
1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you
 damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY

ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 Refer to HSE
 Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



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