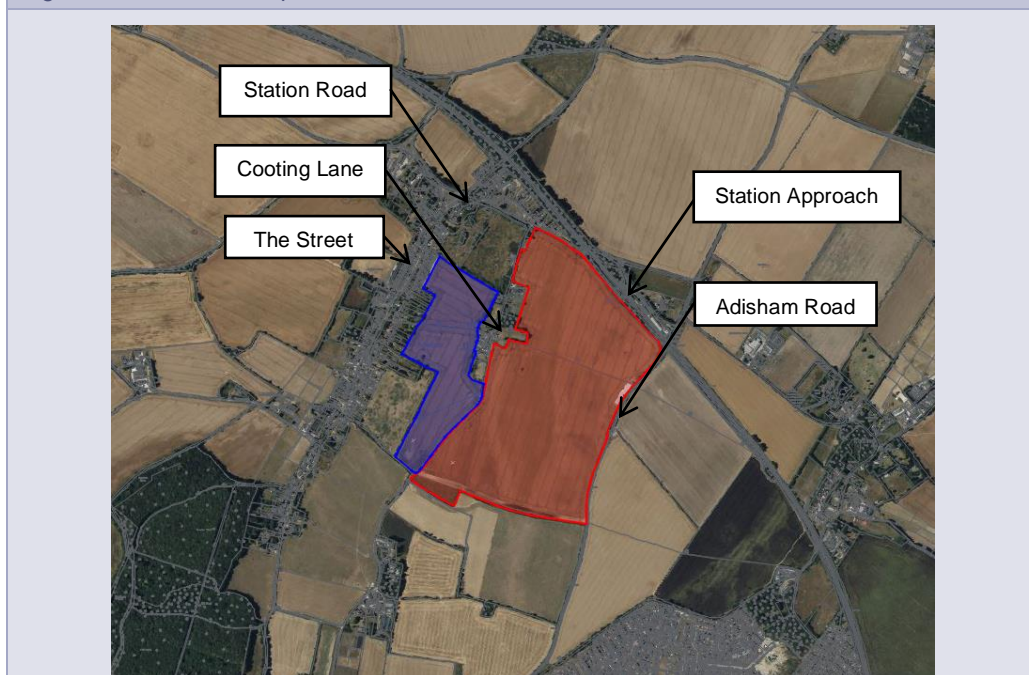


Project	109379 – Canterbury – Estate Adisham
Document Title or Subject	Existing Utilities and Constraints Technical Note
Document Reference	109379-UTL-TN001 - Existing Utilities and Constraints Technical Note
Revision Reference	D02
Date	31 <sup>st</sup> May 2024

## 1 Introduction

- 1.1.1 Pell Frischmann (PF) is commissioned by Church Commissioners for England (CCfE) (the ‘Client’) to provide an initial ‘high level’ review of existing utilities and identify any constraints, in relation to the site known as ‘Land South of Adisham Station’ near Canterbury, Kent.
- 1.1.2 The proposed site consists of two plots, a 31.8ha eastern plot and a 9.2ha western plot. The National Grid Reference (centre of the sites) (NGR) are 622855, 153838 (eastern plot) and 623222, 153815 (western plot). The nearest postcode is CT3 3JG. The site is southwest of Adisham train station, south of farmland plots and north of Aylesham.
- 1.1.3 Residential public roads surround the Land South of Adisham Station and the eastern site is also bound by railway tracks to the north. To the north of the eastern site is Station Approach and Station Road, west of the site is Cooting Lane and to the south is a boundary to the neighbouring field and Bridleway. The eastern site is also bound by Adisham Road to the east. The western site is also bound by Cooting Lane and to the west of the site are existing properties with frontages on to The Street.

Figure 1.1: Site location plan



## 2 Methodology

- 2.1.1 This technical note considers the Statutory Undertakers (SUs) services surrounding and within the proposed site boundary, with the objective of identifying where an existing utility may form a constraint within the site boundary. It identifies the type of the service and likely ownership. It seeks to identify existing services and constraints across and adjacent to the development site and the next steps for considering such services as part of the development masterplan.
- 2.1.2 This report is based on record drawings obtained from Statutory Undertakers (SUs). It should be noted that record drawings may be considered inaccurate and are frequently out of date, as such they should be used as first assessment only. Where recent changes and developments have caused diversions, relocation or reinforcements to distribution these are sometimes not reflected in the records.
- 2.1.3 The report only highlights the potential impact of existing services on the developable land and has not been considered against a Masterplan. We would recommend a further assessment once a Masterplan is sufficiently developed at preliminary and again at detailed design stage taking into consideration services to be retained and accommodating associated easements. It will be necessary to commence discussions with statutory undertakers for potential diversions, connections and reinforcement works that are required to provide utilities services connections for the proposed development.
- 2.1.4 Comments on easement widths are based on typical requirements from experience with the relevant Statutory Undertakers which will need to be confirmed once engagement commences. The true extent of the easement should be confirmed with the asset owner and their legal team once the Masterplan is further developed.
- 2.1.5 It should also be noted that private services which may be running across the site are not typically picked up in the initial assessment as they may not be shown on Statutory Undertaker drawings. A BSI PAS 128 survey of the site should be carried out prior to any works commencing to more accurately locate and identify all buried services.
- 2.1.6 Existing services have been transposed based on C2 record plans and are presented on drawing 109379-PEF-XX-ZZ-DR-CU-0001 - Utilities & Constraints Plan which is contained within Appendix A.
- 2.1.7 Pell Frischmann have also undertaken a wider strategic services search using Health and Safety Executive (HSE) Land Use Planning search portal, this is contained within Appendix B. This will identify any utilities infrastructure of strategic local or national importance to consider in an overall masterplan.
- 2.1.8 The outline above provides a contextual scope for the assessment. As part of the assessment PF have obtained Statutory Undertakers record information (C2) showing services located within the vicinity of the development area.

## 3 Existing Utilities

### 3.1.1 Electricity

3.1.2 The electricity supply in the area is provided by UK Power Networks (UKPN).

3.1.3 There are Overhead 11kV High Voltage (11kV-OH-HV) lines running through the centre and in the southwestern corner of the western site. The same 11kV OH cable runs diagonally through the northern part of the eastern site between the railway tracks and Cooting Lane. There is also an Underground 11kV High Voltage (HV) line located at the north of the eastern plot connecting to a sub-station and this HV cable runs alongside Cooting Lane.

3.1.4 These 11kV electricity services will form constraints. The services will need a 3m easement either side of the cable accommodated into the masterplan and/or the OH cable will need to be lowered underground and/or diverted along a suitable route to suit the proposed masterplan. Note that, if retained, no tree planting is allowed within 10m of the overhead cable.

3.1.5 There are Overhead and Underground LV (OH-LV) services serving existing properties on Station Road, The Street and Cooting Lane. These services are located on the public roads The Street, Station Approach and Adisham Road surrounding the site and on Cooting lane which runs in the north-south direction between the two sites.

3.1.6 OH-LV services are also located on the east (Station Approach) and west sides of the train line to the east of the site.

### 3.1.7 Water and Sewerage

3.1.8 The water distribution and sewerage services are both provided by Southern Water.

3.1.9 There are 450mm diameter Trunk and Distribution Water mains running along the southeastern border within the eastern plot along Adisham Road.

3.1.10 These water distribution mains will form constraints. The services will need a 6m easement on either side of the water mains accommodated into the masterplan and/or diverted along a suitable route to suit the proposed masterplan. Note that, if retained, no tree planting is allowed within 10m of the water mains.

3.1.11 There are water main services serving existing properties. These are located on the public roads The Street, Station Approach and Adisham Road surrounding the site and on Cooting Lane which runs in the north-south direction between the two sites.

3.1.12 Cooting Lane which is located between the two site plots has a 3" diameter Distribution main and 150mm diameter foul sewer.

### 3.1.13 Gas

3.1.14 The area gas supply is provided by Southern Gas Networks (SGN).

3.1.15 There are no gas mains located within the proposed site boundary.

3.1.16 Cooting lane which is located between the two site plots has a 90mm diameter Low Pressure Gas main. Station Road has an 18" Medium Pressure (MP) gas main running along it in addition to an LP main.

3.1.17 There are gas main services serving existing properties. These are located on the public roads The Street, Station Approach and Adisham Road surrounding the site and on Cooting lane which runs in the north-south direction between the two sites.

### 3.1.18 Telecommunication

3.1.19 Telecommunications routes shown in the vicinity of the site are provided by BT Openreach.

3.1.20 There are no BT Openreach cables located within the proposed site boundary.

3.1.21 There are BT Openreach cables serving existing properties. These are located on the public roads The Street, Station Approach and Adisham Road surrounding the site and on Cooting lane which runs in the north-south direction between the two sites.

3.1.22 There is a Lumen Technologies fibre service running along Adisham Road to the south.

## 4 HSE Land Use Planning Search

4.1.1 PF have also engaged with the Health and Safety Executive 'HSE' to identify any strategic routed hazardous services which transverse the site and would influence the emerging masterplan.

4.1.2 The Health and Safety Executive keep records of all strategic high hazard pipelines across the country including fuel lines, high pressure gas mains etc as construction near these is notifiable and subject to particular clearances for various types of development.

4.1.3 We have carried out a HSE Land Use Planning (LUP) search for this site area, and it is noted that they have no interest in the area, this is shown in Appendix B.

## 5 Other Utilities

5.1.1 Utility Assets will only provide record drawings if they have apparatus within the area of the works and do not provide confirmation that they are not unaffected. At this stage we assume that Utility Assets are therefore unaffected.

5.1.2 There is a railway which runs along the northeastern site border and is accessed by Station Approach.

5.1.3 While Network Rail are not affected by proposed works within the site, it should be noted that there may be a presence of overhead and/or underground communication lines running alongside the railway.

5.1.4 Network Rail have provided information between Engineers Line Reference (ELR) and mileage HTG 64.1386 and HTG 68.0352. Between these reference points various buried services and other hazards are identified:

- Buried Water Main
- Buried 11kV Electrical Cables

5.1.5 There are communication lines present within Network Rail boundaries.

- 5.1.6 Any existing easements or existing restrictions including access will need to be considered as a constraint.
- 5.1.7 The following Statutory Undertakers have confirmed that they are unaffected by the potential development of the area, however this does not at this stage discount the possibility of future services reinforcement if required to serve the development:
- Affinity Water – (Southeast Region)
  - C.A. Telecom UK – [Colt Technology Services]
  - CityFibre
  - Eclipse Power
  - GTC
  - SKY Telecommunications Services
  - Verizon
  - Virgin Media
  - Vodafone

## 6 Summary

- 6.1.1 This report provides a summary of the existing services in relation to the Land South of Adisham Station. The Existing services have been transposed based on C2 record plans and are presented on drawing “109379-PEF-XX-ZZ-DR-CU-0001 - Utilities & Constraints Plan”.
- 6.1.2 Most of the services are located in the surrounding roads and serving the existing neighbouring developments. Some of these services could form a constraint if they are to be crossed for a new access road, carriageway widening, or new footway is to be provided or an access is to be located in these areas.
- 6.1.3 There are a limited number of services within the site boundary.
- 6.1.4 The Overhead 11kV High Voltage services through the site will form a constraint. The 11kV-OH-HV cables will need to be lowered underground and/or diverted along a suitable route to suit the proposed masterplan and a 3m easement will be required either side of the cable.
- 6.1.5 Should the cables be retained they will need to be accommodated with a 3m easement either side. It should also be noted while the cables will remain overhead there will be a 10m tree planting exclusion zone.
- 6.1.6 The Trunk and Distribution Water mains running along the southeastern border within the eastern plot site will form a constraint. These water mains will need to be considered in the Masterplan and possibly be diverted along a suitable route to suit the proposed masterplan allowing a 6m easement will be required either side of the water mains.
- 6.1.7 The HSE LUP search showed they have no interest in the area.

## 7 Recommendation for Further Assessment

- 7.1.1 Once the Masterplan is sufficiently developed it will be necessary to progress discussions with all Statutory Undertakers with apparatus affected by the proposed development to undertake the necessary diversion, protection or disconnection works should this be necessary for the development proposals.
- 7.1.2 Considerations will also be required regarding development supplies/loading. It is likely that reinforcement and new supplies will be required to serve the development and commencing discussions on the capacity availability

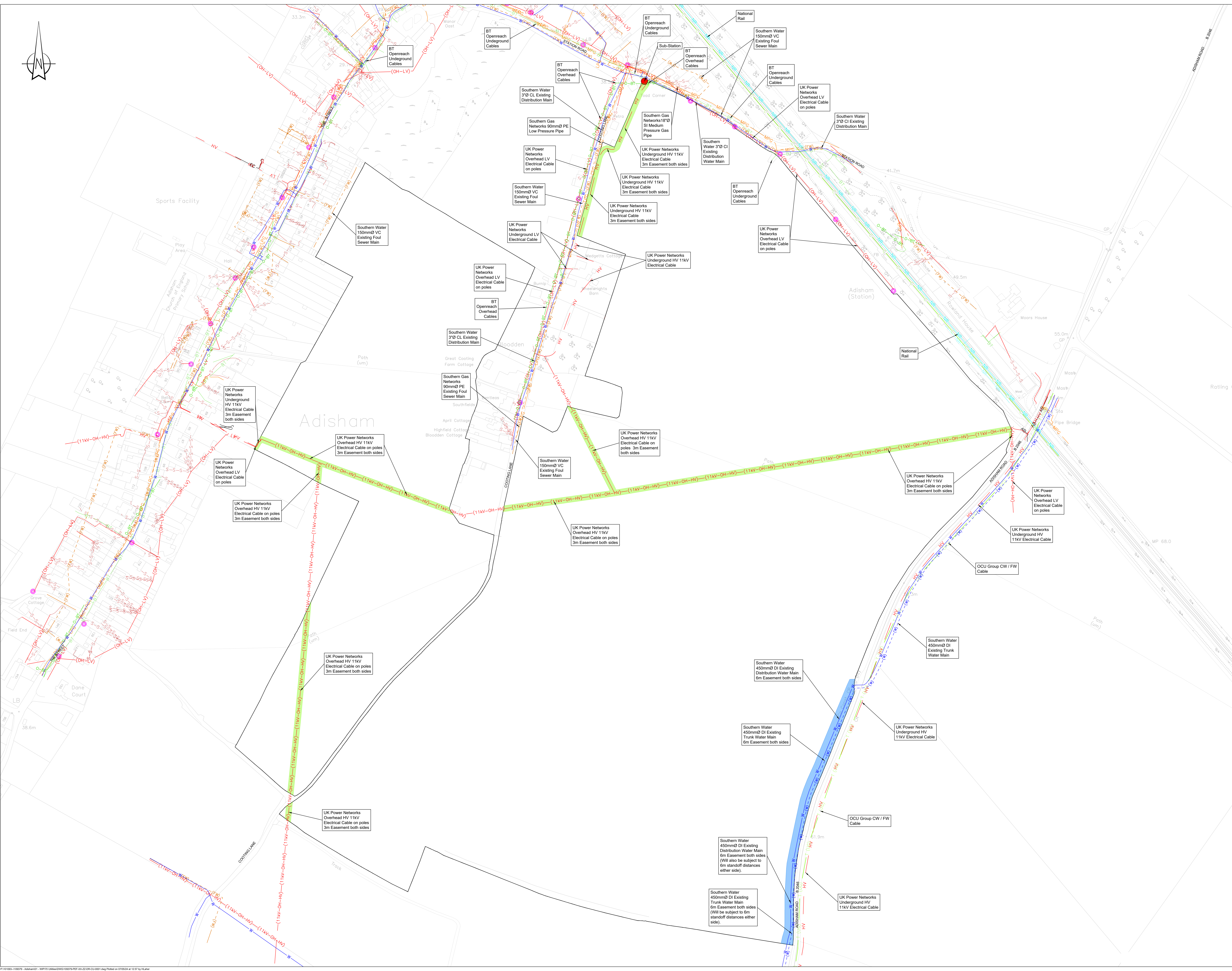
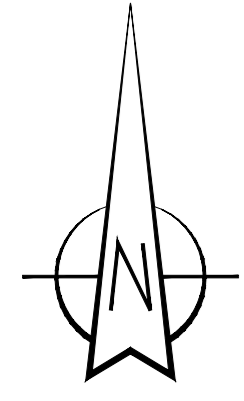
and/or reinforcement necessary for the proposed development can be undertaken once Masterplan numbers and phasing is established.

- 7.1.3 This would also include an assessment of the required development loads to begin applications for proposed utility connections to determine to approximate connection costs.
- 7.1.4 The above would then need to be formalised in a costings report of compiled Statutory undertakers' fees and costs to provide diversions, improvements and connections following liaison with all Statutory Undertakers.

This report is to be regarded as confidential to our Client and is intended for their use only and may not be assigned except in accordance with the contract. Consequently, and in accordance with current practice, any liability to any third party in respect of the whole or any part of its contents is hereby expressly excluded, except to the extent that the report has been assigned in accordance with the contract. Before the report or any part of it is reproduced or referred to in any document, circular or statement and before its contents or the contents of any part of it are disclosed orally to any third party, our written approval as to the form and context of such a publication or disclosure must be obtained.

<b>Report Ref.</b>		<b>109379-UTL-TN001 - Existing Utilities and Constraints Technical Note</b>				
<b>File Path</b>		P:\101093--\109379 - Adisham\01 - WIP\40 Reports\Utilities				
Rev	Suit	Description	Date	Originator	Checker	Approver
D01		First Issue	08.05.25	JN	HL	AG
D02		Updated following client comments	31.05.24	JN	HL	MF
Ref. reference. Rev revision. Suit suitability.						

Appendix A 109379-PEF-XX-ZZ-DR-CU-0001 - Utilities & Constraints Plan



- NOTES:**
1. Do not scale from drawing.
  2. All dimensions are in metres, unless stated otherwise.
  3. This drawing to be read in conjunction with other relevant contract drawings.
- DISCLAIMERS**
5. The position and ownership of utilities shown on this plan are based on statutory undertaker record drawings (C2). Therefore the accuracy cannot be guaranteed. Additional utilities may be present on site that is not shown on this plan.
  6. Site boundary and OS Transposed From Church Commissioners of England. Pell Frischmann shall not be liable for any inaccuracies or deficiencies.
- CDM (RISKS & HAZARDS)**
7. Prior to commencement of construction the contractor is to liaise with all relevant statutory undertakers and protect / divert apparatus and to protect the workforce during the works. Any damage caused to the apparatus to be the responsibility of the contractor.
  8. Contractor to undertake their own statutory plant checks on site prior to the commencement of excavation exercise.
- KEY:**
- Proposed Site Boundary
  - Southern Water: Existing Trunk Main, Existing Distribution Main, Existing Foul Water Main
  - SGN - (Southern Gas Networks): Existing Low Pressure Gas Main, Existing Medium Pressure Gas Main
  - British Telecommunications (Open Reach): Underneath BT Cables, Overhead BT Cables
  - OCU Group: CW / FW Cable, Rail Cable
  - National Rail: Ownership Boundary DC & DB, Asset Line
  - UK Power Networks: Underground LV Route, Overhead LV Route, Underground 11kV HV Route, Overhead 11kV HV Route, LV Service Lines, UG Earth Conductor, Abandoned HV Route, Abandoned LV Route, Substation
  - Kent County Council: Light Columns
  - Easements: Water easement, Electrical cable easement underground and overhead.

- Easement Notes:**
- Proposed services to be installed part of the development will also require easements to be factored into a masterplan; the easement will depend on size and depth of pipes and cables and to be agreed with the potential asset owner.
  - Easements have been shown based on typical requirements and experience of Pell Frischmann engineers. Full details of easement extents should be confirmed by the relevant service owner and the legal advisors.
  - Some services may require confirmation of location and depth onsite. As such an onsite review may be required by the asset owner.
  - Southern Water services are subject to stand off distances for construction, generally 6m for pipelines up to 1.5m to BGL crown (Water) and 3m (FW & SD Drainage).

PT1	First Issue	JMH	HL	AG	07.05.24
REV1	DESCRIPTION	DRN	CHK	APP	DATE

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Client: **Church Commissioners For England**

Project: **Canterbury - Estate Adisham**

Drawing Title: **Existing Utilities & Constraints Plan**

Drawing Status: <b>PRELIMINARY</b>					
Drawn	Name	Date	Status Code		
JMH	JMH	01.05.24	S0		
Designed	Name	Date	Scale		
JMH	JMH	01.05.24	NTS @ A0		
Checked	Name	Date	Revision		
HL	HL	02.05.24	P01		
Approved	Name	Date			
AG	AG	03.05.24			

Project No: **109379 - PEF - XX - ZZ - DR - CU - 0001**



Appendix B HSE Land Use Planning Search Output

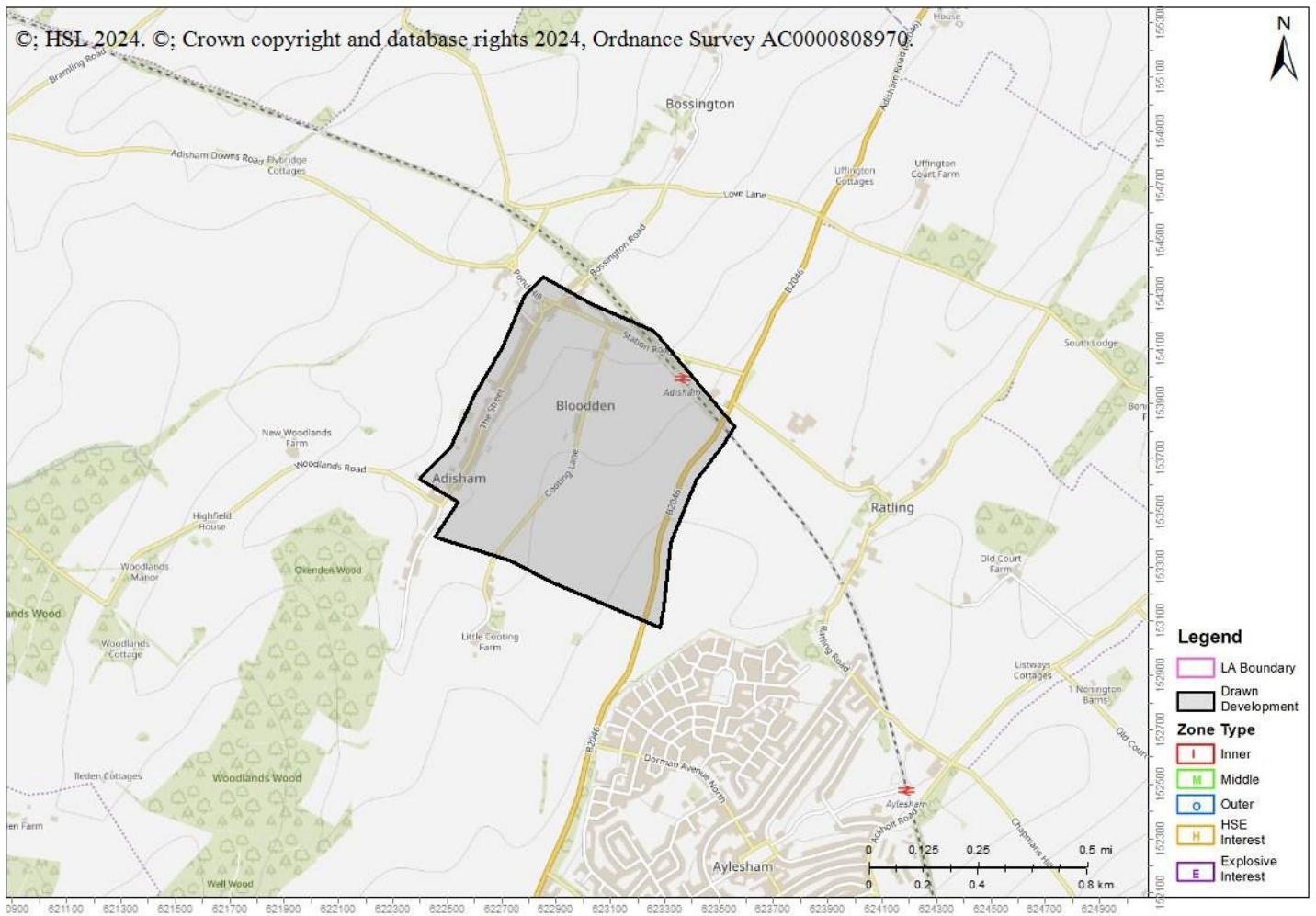
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## Advice : HSL-240501225746-1213 Does Not Cross Any Consultation Zones

**Your Ref:** Adisham

**Development Name:** Canterbury - Estate

**Comments:**



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Julius Harrison at Pell Frischmann on 01 May 2024.