

# UTILITIES STATEMENT

## Engine Lane, NAILSEA

### **Drainage**

Phoenix Design Partnership have undertaken a drainage strategy and the following foul and surface water strategies are being put forward for the site.

***Foul Drainage:*** The Drainage Strategy proposes to drain the site to an existing Wessex Water adopted foul sewer approximately 170 metres to the north of the site.

Wessex Water have confirmed a pumping station and associated rising main is the most practical foul drainage solution. Furthermore, Wessex Water have provided a budget proposal to construct the required drainage under a formal requisition agreement.

***Surface Water Drainage:*** The Drainage Strategy currently proposes that the storm drainage will discharge into 'Parish Brook' an existing off-site water course. A new ditch will need to be cut in order to convey water to Parish Brook.

### **Water**

An existing 450mm trunk main will be diverted from within the development site and is proposed to be located along the Engine Lane boundary. Bristol Water have confirmed approval in principal to this. An 8" water main is located within Engine Lane and it is proposed to connect into this main in order to supply the development. Two points of connection have been established and Bristol Water have provided a main proposals plan for the site.

### **Gas**

An existing low pressure gas main is located within Engine Lane and it is proposed to connect into this main in order to supply the new development. A point of connection has been established and a gas main proposals plan has been produced by CM Utilities.

### **Electricity**

33kV and 11kV overhead lines currently cross the site. These will be diverted / grounded within the new development. In order to supply the new dwellings there will be a requirement for a substation with the site which will be connected to the grounded 11kV supply. An electricity mains proposals plan has been produced by UK Power Solutions.

### **Telecommunications**

An Openreach Connectivity Assessment confirms that a Fibre to the Property service can be provided. This will ensure occupiers will benefit from an estimated broadband speed of up to 300MB.