

Utility Services Statement

Proposed 78 bed Care Home, Bartons Road, Havant

Background

The application site is situated on part of the former gardens of Helmsley House west of Normandy Way and south of Bartons Road as highlighted on the accompanying Location Plan. Full Planning Permission was granted in March 2021 for a 64-bed Care Home on the same site (ref APP/20/00761) and planning permission is now being sought for a 78-bed Care Home. Whilst the utility requirements of the revised proposals are very similar to the approved, the revised planning application requires the following submission:

Existing Utility Service Records and Accessibility

Searches of existing utility service records were initially undertaken in September 2020 and subsequently updated when the application site was acquired by Brackley Investments in 2022.

Existing Utility Infrastructure in Vicinity of Proposed Site

- **Electricity**

The existing high voltage infrastructure and low voltage infrastructure is detailed on the attached *Scottish & Southern Energy* Record ref 26987097 appended to this Statement. No requirement for diversion is indicated.

The new service connection will either come off the existing low voltage system via public highways from Bartons Road and Normandy Way subject to the capacity of the existing system and voltage drop. Alternatively, a new substation to house a transformer feed by the high voltage system routed along public highway will be required to be accommodated. Routes for new supply are secured through either adopted highway or via private access over which requisite rights are reserved under the Collaboration Agreement.

- **Gas**

The existing low pressure underground gas infrastructure is detailed on the attached *Scotia Gas Networks (SGN)* Gas Record drawing ref 26987097 and *GTC* Gas Record Drawing N0019727. No diversion work will be required. The route of the new service connection, if required, will be from the existing main on Bartons Road and along the adopted highway. Routes for new supply are secured through either adopted highway or via private access over which requisite rights are reserved under the Collaboration Agreement.

- **Telecoms**

The existing underground telecoms infrastructure is detailed on the attached *BT OpenReach* drawing ref JSB07121H and *SSE Telecoms* ref 19922322 appended to this statement. No diversion work will be required. The route of new service connection will be from the adopted highway and via the private access road over which requisite rights are reserved.

- **Water**

The existing water main infrastructure is detailed on the attached *Portsmouth Water Mains Record* drawing ref 19922322 as appended to this Statement. No diversion work will be required. The route of the new service connection will be from the existing mains on Bartons Road and along the adopted highway, Normandy Way. Routes for new supply are secured through either adopted highway or via private access over which requisite rights are reserved under the Collaboration Agreement referred to elsewhere.

- **Drainage**

There is an existing foul water drains in the retained land of Helmesley House gardens into which rights of connection are secured through the referenced Collaboration Agreement. As described in more detail in the accompanying FRA and Drainage Strategy prepared by Infrastruct CS Limited it is proposed that the surface water from the development will be contained and attenuated on site before being passed through a control device into the new surface drainage system installed on the adjoining residential development site by Bellway Homes which is to be adopted by Southern Water. The rights for this are secured in the Collaboration Agreement referenced.

New Service Connections

It is anticipated that the final design for the development will require the following new utility service connections (subject to verification with the appropriate DNO/IDNO):

- Gas (Low Pressure)
- Electricity (415v)
- Water
- Telecoms
- Drainage
 - Foul Water (gravity solution as FRA)
 - Surface Water (gravity solution as FRA)

Appendices

- *Scottish & Southern Energy* Record
- *Scotia Gas Networks (SGN)* Gas Record drawing
- *BT OpenReach* drawing
- *SSE Telecoms*
- *Portsmouth Water Mains Record* drawing