



**GRAINGER PLC
BLUE STAR LAND
WATERLOOVILLE**

**PROPOSED INFRASTRUCTURE
PROVISION**

MAY 2023



the journey is the reward

**GRAINGER PLC
BLUE STAR LAND
WATERLOOVILLE**

**PROPOSED INFRASTRUCTURE
PROVISION**

MAY 2023

Report Ref:	GTWVILLE_BSL
Prepared by:	WD
Approved by:	RHA
Issue Date:	May 2023
Status:	1st
Document Ref:	GTWVILLE_BSL-DOC_02

Issue details

Issue	Revision Details	Date	Checked
1st	For planning	26/05/2023	RHA

**Grainger PLC
Blue Star Land
Waterlooville
Proposed Infrastructure Provision**

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1 Introduction

Background Information

- 1.1 This document has been prepared by Mayer Brown LTD on behalf of Grainger PLC for the proposed Blue Star Land (BSL) as part of the outline planning application submission.
- 1.2 The site historically contained public allotments which have since been relocated. Since then, it has mainly been vacant apart from the construction of a footway network providing access from Laxton Leaze and the Forest End estate to London Road.

Location

- 1.3 The BSL site (OS Grid Ref. SU678093) covers an area of 1.96Ha and is located between the adjacent Berewood development site to the west, the A3/Maurepas Way to the east and, the Forest End Estate to the south. The BSL development will comprise of up to 90 residential units with a primary highway access off Laxton Leaze to the west and an emergency/pedestrian access off Peasgood Lane in the north-west corner of the site.

2 General Topography and Earthworks

Existing Condition

- 2.1 A topographical survey of the existing site was undertaken by Encompass Surveys LTD in March 2023. Dwgs GTWVILLE_BSL/GA/02 in Appendix A shows the topography of the site. The site slopes predominantly from the south to the northeast. Ground levels range from approximately from 38.50mAOD to 44.50mAOD.
- 2.2 The land was historically used for agricultural before becoming allotments in 1933. The allotments were relocated to the east side of the Forest End estate before 2000. The existing Footpath 711 (FP711) runs diagonally from southeast to the northwest of the site. The permissive path P7 provides pedestrian access from Laxton Leaze and the Forest End estate to London Road.

3 Highway Access

3.1 The access routes for pedestrians and vehicles are shown in Figure 3.1.

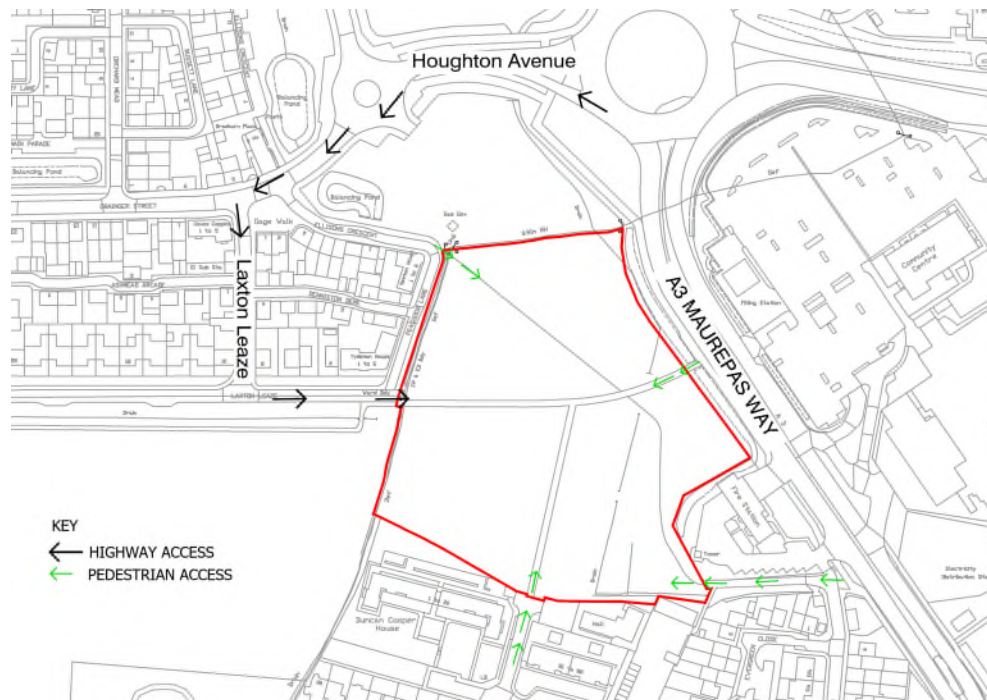


Figure 3.1 Access Routes

- 3.2 The primary access into the Blue Star Land (BSL) will be via Laxton Leaze. The existing Laxton Leaze footpath connection into the BSL site, includes a 450mm diameter culvert to enable it to cross the existing ditch. The existing culvert does not have sufficient cover depth to support the proposed carriageway. Therefore, the 450mm diameter pipe will be replaced with a concrete box culvert with internal dimension 400mm(H) x 800mm(W). The box culvert will have a minimum cover depth of 250mm below the final surface.
- 3.3 A check of the various constraint levels in the vicinity of the culvert has been undertaken. Dwg. GTWVILLE_BSL/SK/02 in Appendix A, shows the proposed highway access and a cross-section through the highway to show the relative culvert levels. Some minor cleaning out of the ditch will be necessary to ensure the ditch invert levels co-ordinate with the culvert.
- 3.4 The proposed pedestrian access at the northeast corner of the site will comprise a 3.7m wide path connecting on to the back of the eastern footway on Ellisons Crescent as shown on Dwg. GTWVILLE_BSL/SK/03 in Appendix A. The path will also serve as an

emergency access. A lockable bollard with reflective banding will be located at each end of the path to prevent unauthorised vehicle access.

- 3.5 The main road layout within the BSL development will be designed and constructed with the intention of being adopted under a S38 Agreement.

4 Utility Provision

General

- 4.1 Dwg. GTWVILLE_BSL/UT/01 indicates the utilities provision for the site.
- 4.2 GTC confirmed that the electricity could be provided from a proposed new substation at Grainger Street to the northwest of the site. This new substation will require a separate planning permission. The required capacity for the site considers the government's plan to potentially ban gas boilers from all new builds from 2025.
- 4.3 GTC confirmed that a gas connection could be provided from Laxton Leaze or Ellisons Crecent if required.
- 4.4 The gas and electricity provision for the BSL site will be adopted by GTC under a New Appointments and Variations Agreement (NAV).
- 4.5 The potable water connection will be located on Laxton Leaze on the western boundary of the site as confirmed by Leep Utilities.
- 4.6 The potable water network will be provided and adopted by LEEP Utilities under a NAV Agreement.
- 4.7 Telecommunication Network (e.g., chambers and ducts) for the BSL site will be provided by BT Openreach under an exclusive contract. It is assumed that the telecommunication connection to the site will be provided from the west from Laxton Leaze or Ellisons Crescent pending confirmation from BT.

5 Drainage Provision

Foul

- 5.1 The existing foul sewer which serves the Forest End estate will need to be diverted to suit the BSL proposed layout. The final route of the foul sewer will depend on the proposed adopting authority for the drainage within the BSL site.
- 5.2 The preferred option is to add the foul sewer discharge from BSL to the existing Forest End discharge and enter a S106 Agreement with Southern Water.
- 5.3 Alternatively, the foul drainage could discharge to the existing Berewood development network. The northern half of the Berewood network includes a pump station (Phase 9 Pump Station) and rising main which transports sewage to the southern part of the Berewood development before discharging to the Southern Water network at the western end of Ladybridge Rd.
- 5.4 A preliminary capacity check undertaken by PDAS indicates that the Phase 9 pump station will have the capacity for the BSL development with some reconfiguration and minor improvements. LEEP has also indicated that they would be willing to accept discharge from the development subject to further validation of the Berewood network (for further discussion).
- 5.5 The average flow from the site, based on 90 units, will be 0.70l/s. The peak flow will be 4.2l/s.

Storm Water

- 5.6 Information regarding the management of surface water is contained in Report Ref. GTWVILLE_BSL_DOC_03.

Grainger PLC
Blue Star Land, Waterloooville
Proposed Infrastructure Provision

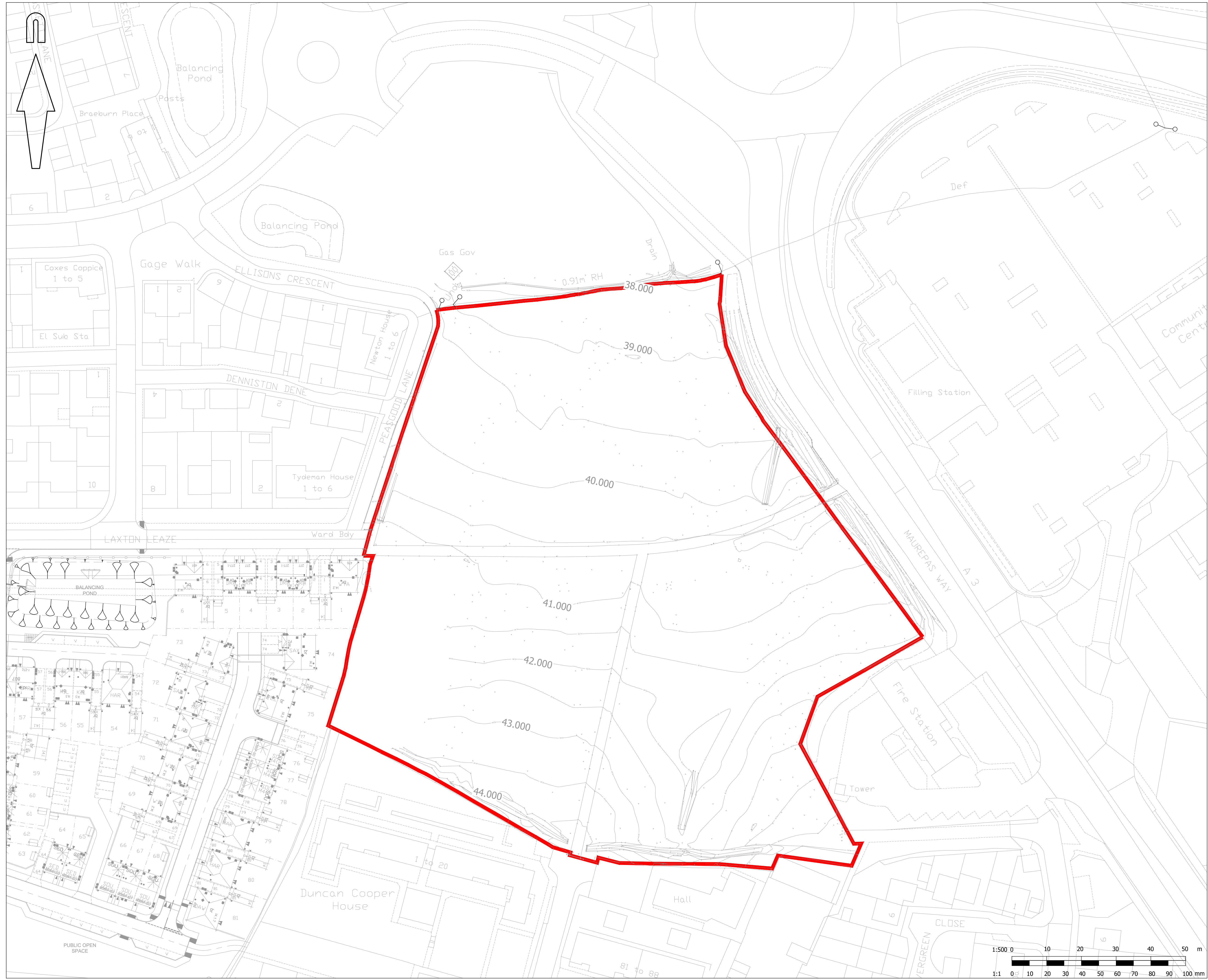
APPENDIX A: Drawing and Documents Schedule

Grainger PLC
Blue Star Land, Waterloooville
Proposed Infrastructure Provision

Drawing/Document Ref.	Title	Author
Drawings		
GTWVILLE_BSL/GA/02	EXISTING TOPOGRAPHICAL SURVEY	MAYER BROWN LTD
GTWVILLE_BSL/SK/02	PROPOSED VEHICULAR ACCESS	MAYER BROWN LTD
GTWVILLE_BSL/SK/03	PROPOSED EMERGENCY & PEDESTRIAN ACCESS	MAYER BROWN LTD
GTWVILLE_BSL/UT/01	UTILITIES PROVISION	MAYER BROWN LTD
2500 S4 - Blue Star Site (PS) Rev A-Plot 1 & 2	2500 S4 - Blue Star Site (PS) Rev A-Plot 1 & 2	ENCOMPASS SURVEYS LTD
Documents		
JANUARY 2023 JFA9515	TREE SURVEY REPORT	JAMES FULLER ARBORICULTURE

Grainger PLC
Blue Star Land, Waterloooville
Proposed Infrastructure Provision

APPENDIX B: Drawings



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A1 ORIGINAL

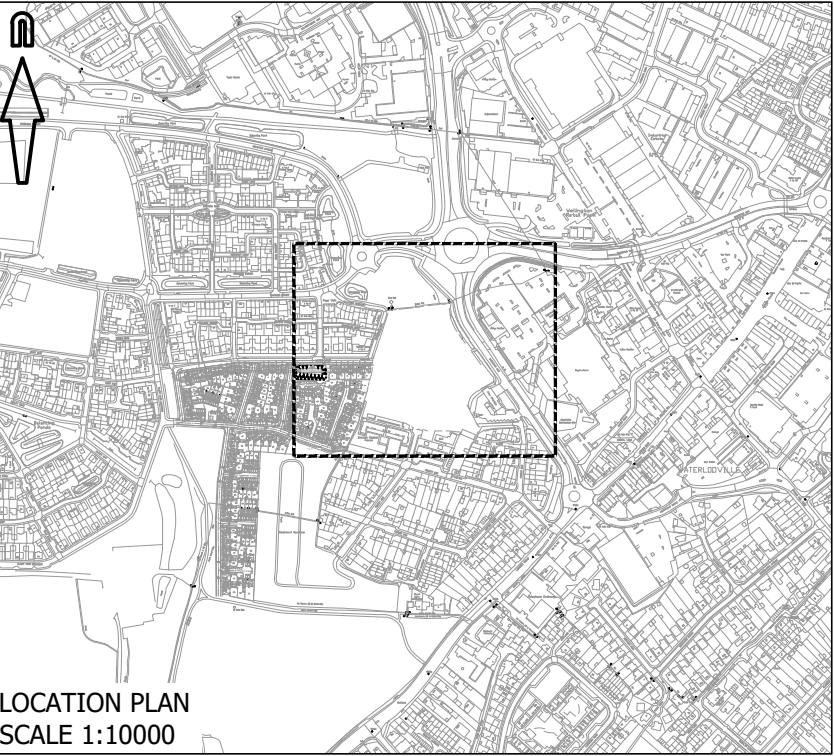
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NOTES:

- TOPOGRAPHICAL SURVEY WAS UNDERTAKEN BY ENCOMPASS SURVEYS LTD ON MARCH 2023.

KEY

EXTENT OF DEVELOPMENT BOUNDARY



FOR INFORMATION
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
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client **grainger plc**

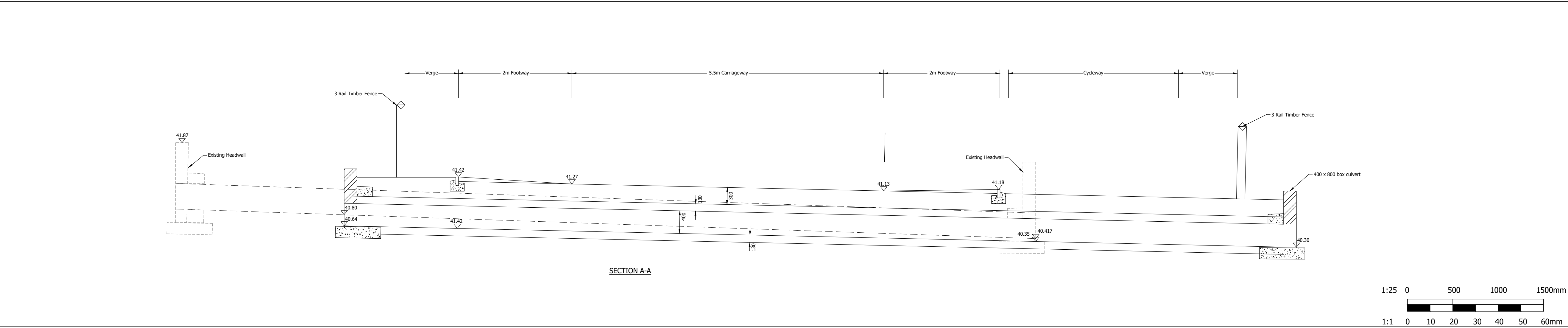
project
BEREWOOD, WATERLOOVILLE
BLUE STAR LAND

scale 1:500 drawn by KD checked by WD

date JANUARY 2023 cad file GA_02.DWG

title
EXISTING TOPOGRAPHICAL SURVEY

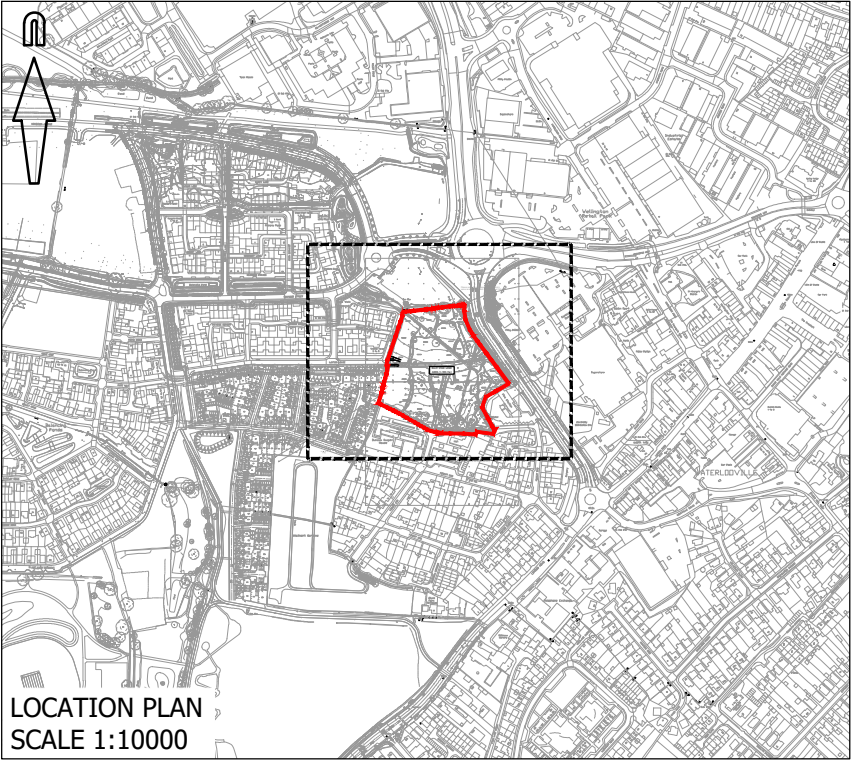
drawing number GTWVILLE_BSL/GA/02 rev.



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A	Further details added.	RHA	26/05/2023
rev.	amendment	checked	date



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client
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grainger plc

project
BLUE STAR LAND
WATERLOOVILLE

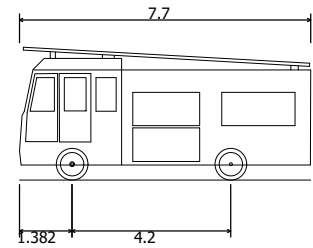
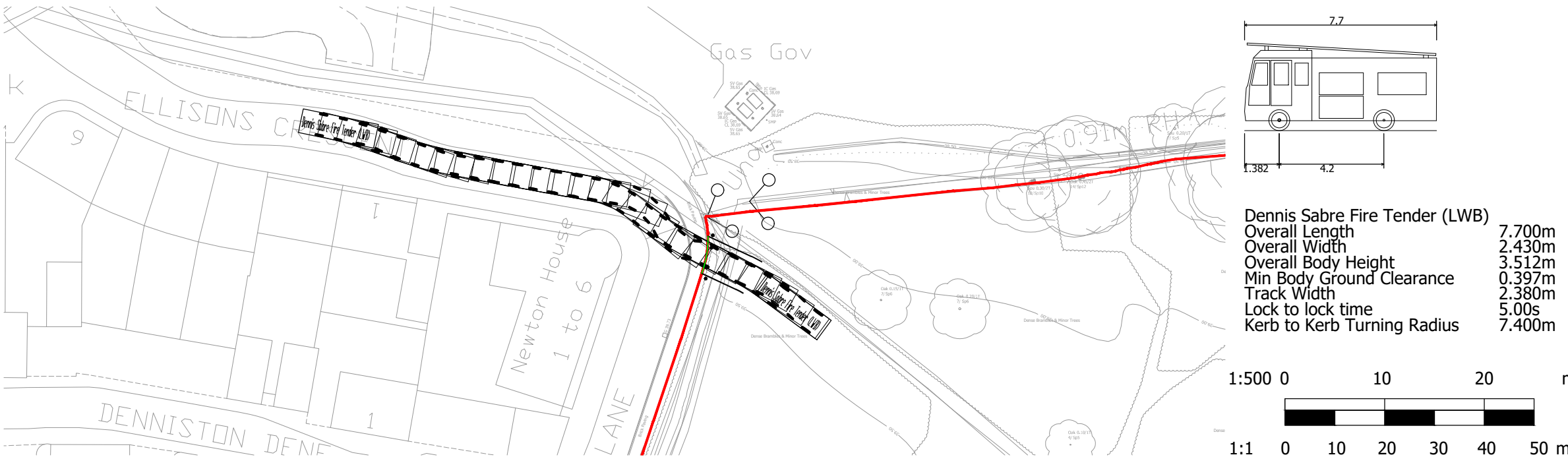
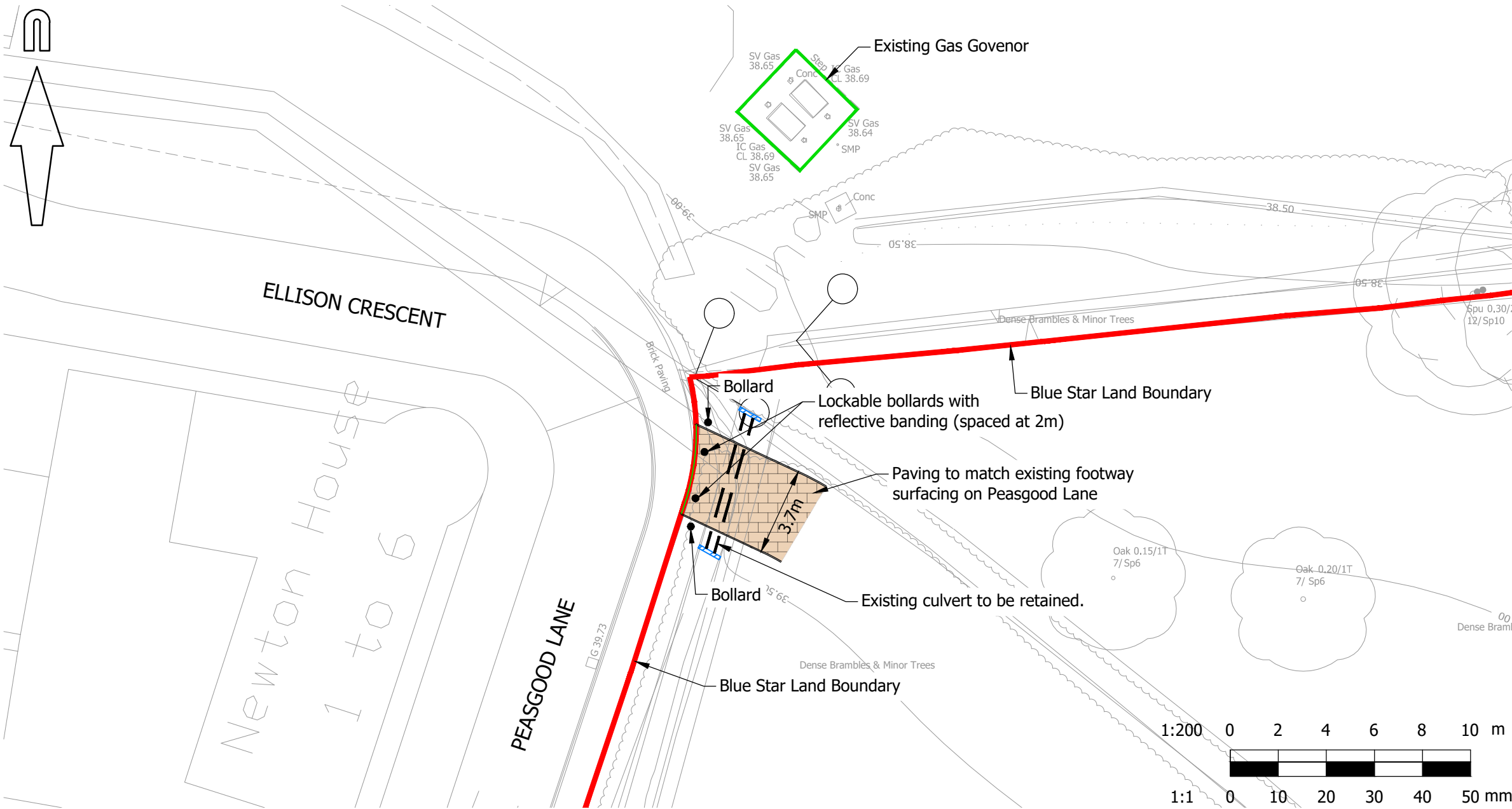
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date	MARCH 2023	cad file	SK_02.DWG
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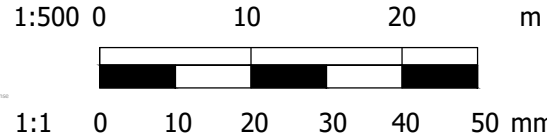
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PROPOSED VEHICULAR ACCESS

drawing number	GTWVILLE_BSL/SK/02
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rev.	A
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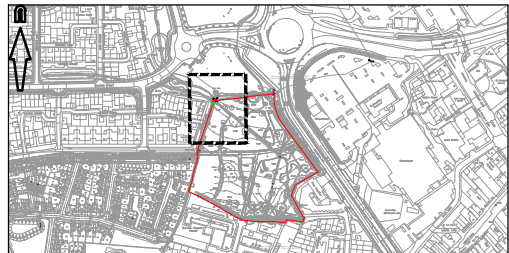
Dennis Sabre Fire Tender (LWB)
Overall Length 7.700m
Overall Width 2.430m
Overall Body Height 3.512m
Min Body Ground Clearance 0.397m
Track Width 2.380m
Lock to lock time 5.00s
Kerb to Kerb Turning Radius 7.400m



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A3 ORIGINAL

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A Further details added. RHA 26/05/2023

rev.	amendment	checked	date
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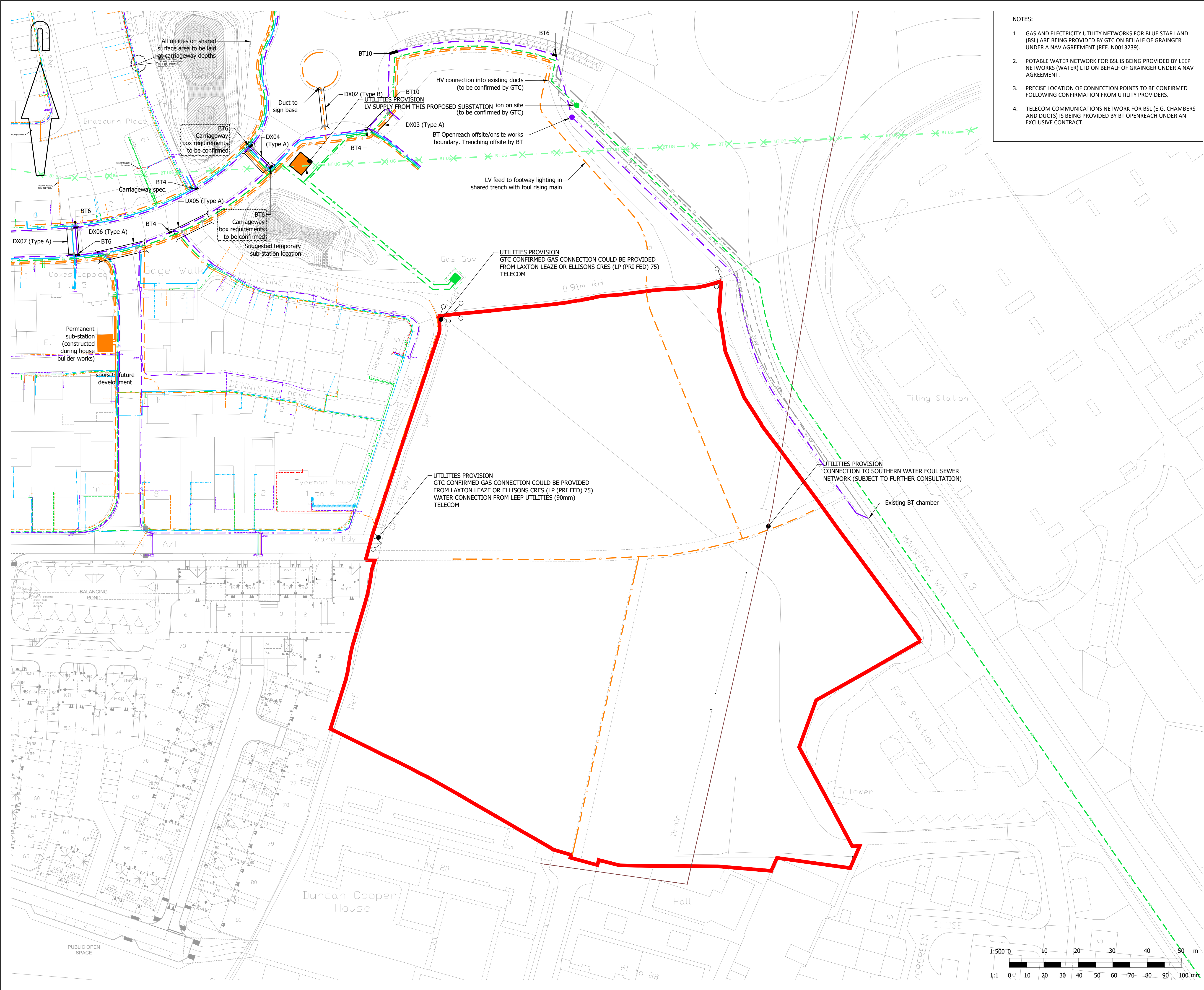
project
BLUE STAR LAND
WATERLOOVILLE

scale	AS SHOWN	drawn by	KD	checked by	RHA
date	MARCH 2023	cad file	SK_03.dwg		

title

PROPOSED EMERGENCY & PEDESTRIAN ACCESS

drawing number
GTWVILLE_BSL/SK/03
rev.
A



- NOTES:
- GAS AND ELECTRICITY UTILITY NETWORKS FOR BLUE STAR LAND (BSL) ARE BEING PROVIDED BY GTC ON BEHALF OF GRAINGER UNDER A NAV AGREEMENT (REF. N0013239).
 - POTABLE WATER NETWORK FOR BSL IS BEING PROVIDED BY LEEP NETWORKS (WATER) LTD ON BEHALF OF GRAINGER UNDER A NAV AGREEMENT.
 - PRECISE LOCATION OF CONNECTION POINTS TO BE CONFIRMED FOLLOWING CONFIRMATION FROM UTILITY PROVIDERS.
 - TELECOM COMMUNICATIONS NETWORK FOR BSL (E.G. CHAMBERS AND DUCTS) IS BEING PROVIDED BY BT OPENREACH UNDER AN EXCLUSIVE CONTRACT.

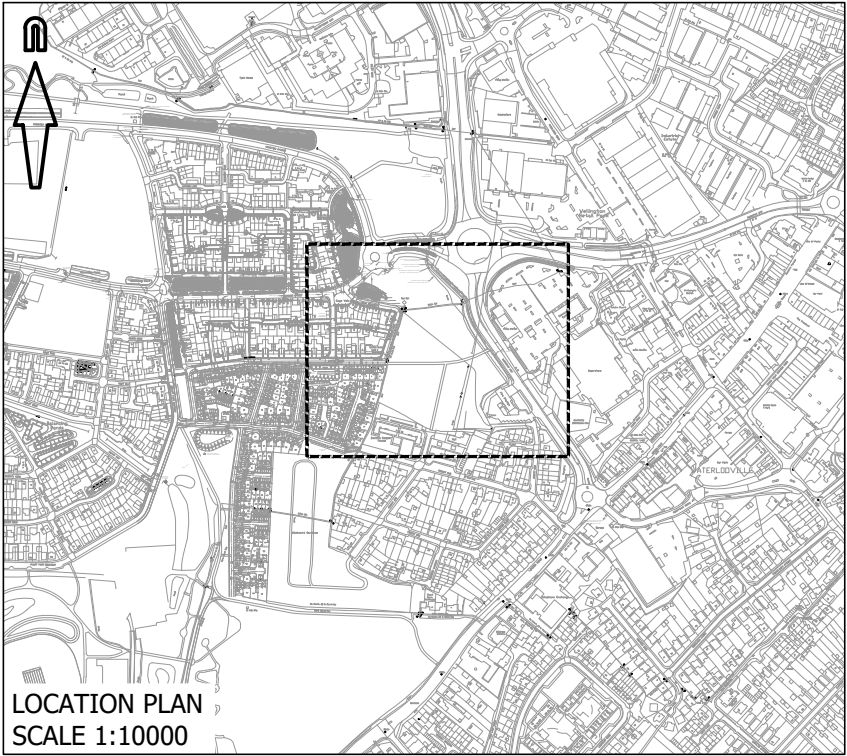
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KEY:

- EXTENT OF DEVELOPMENT BOUNDARY
- EXISTING HV ELECTRICITY MAIN
- EXISTING LV ELECTRICITY MAIN
- EXISTING LP GAS MAIN
- EXISTING MP GAS MAIN
- EXISTING WATER MAIN
- EXISTING TELECOMMUNICATIONS



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A		General clarification	RHA	26/05/2023
rev.		amendment	checked	date



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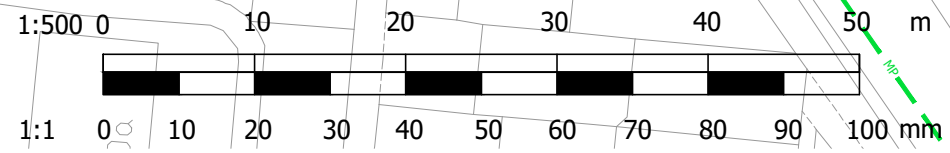
project **BLUE STAR LAND, WATERLOOVILLE**

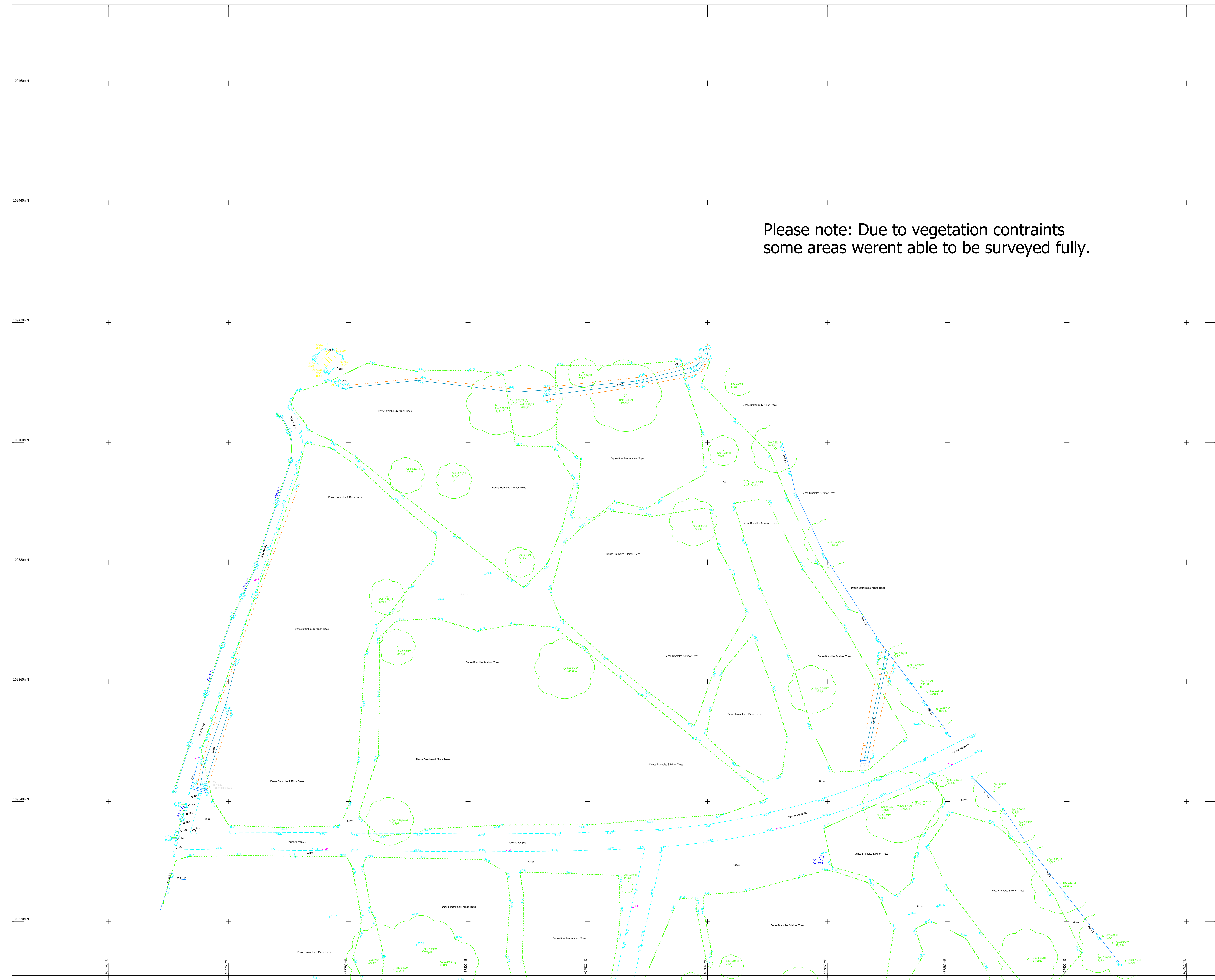
scale 1:500 drawn by KD checked by WD

date JANUARY 2023 cad file UT_01.DWG

title
UTILITIES PROVISION

drawing number **GTWVILLE_BSL/UT/01** rev. **A**





Please note: Due to vegetation constraints some areas werent able to be surveyed fully.

Drainage:
Inverted Covers are fitted where possible and all drainage invert information has been obtained through visual inspection only, with the exception of those that have been confirmed by a surveyor and are guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.

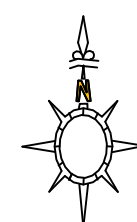
Tree:
Every effort has been made to identify and detail all trees on site and to provide a written assessment of their condition. A tree survey specialist such as an arborist. Tree spread and heights are indicative of GPS detail.

GPS detail: Relative to the time and date of survey. GPS levels and grids are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. GPS detail is not suitable for use in the design of a fence or Horizontal and Vertical Details are established from a central site fix and coordinate orientation station utilizing OHSN control data.

Survey notes:
Survey specification is linked to the original purpose of the survey and the survey is not to be used for this purpose only. Survey is accurate within limitations of site conditions at the time of survey and is not suitable for survey due to the presence of a light or dense vegetation, or where the ground conditions and positions should be verified following suitable survey.

Survey detail: Survey detail shown is relative to the plotting scale.

Copyright:
This survey information is Copyright Encompass Surveys Ltd (2009), All Rights Reserved.



LEGEND

TREE SPECIES INFORMATION

ALDER	ALD	LOCUST	LOC
ASH	ASH	LONDON PLANE	LPL
ASPEN	ASP	MAGNOLIA	MA
BEECH	BOH	MAPLE	MAP
CEDAR	CED	ONE	ONE
CHERRY	CHY	PAK	PAK
CYPRESS	CYP	POPULAR	POP
ELM	ELM	PRUNUS	PRU
FIR	FIR	RHODODENDRON	RHO
FRUIT	FRT	ROVER	RVR
HAWTHORN	HAW	SILVER BEECH	SIL
HAZEL	HAZ	SORBUS	SOR
HOLLY	HOL	SWEET CHESTNUT	SCH
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HMB	WALNUT	WAL
LARBRUM	LAR	WILLOW	WIL
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SPK
		COFFICE	COO

TREE ANNOTATIONS: Tree Species / Tree Ball Size / No of Balls

FENCE INFORMATION		LEVEL INFORMATION
BARRIED WIRE FENCE	BWF	BASEMENT LEVEL
CORRUGATED IRON FENCE	CIF	BED LEVEL
CLOSE BOARD FENCE	CBF	CORNER LEVEL
CHAIN LINK FENCE	CLF	DAMP PROOF COURSE
CHESTNUT PALING	CPF	FLOOR LEVEL
CRASH BARRIER	CBR	INVERT LEVEL
HANDRAIL	HDL	OUTFALL LEVEL
IRON RAILINGS	IRF	THRESHOLD LEVEL
LARCH LAP FENCE	LPF	FOUR WATER
MISCELLANEOUS FENCE	MSF	SURFACE WATER
RAILSIDE FENCE	RSF	UNABLE TO LIFT
		UNDEVELOPED

SOURCE INFORMATION

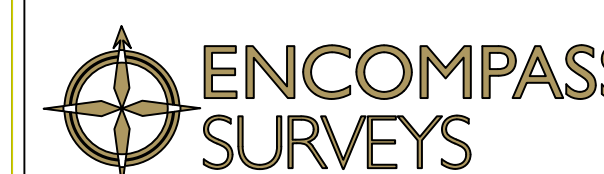
STOCK WIRE FENCE	SWF	CONCRETE
TRELLIS FENCING	TLF	BROOK PAVERS
		FLOWERBED
		PAVING SLABS
		RETAINING WALL
		TACTILE PAVING

FEATURE INFORMATION

DOLLARD	DO	NOTICE BOARD
BRITISH TELECOM BOX	BTB	POST
BRITISH TELECOM IC	BTIC	RAIN WATER PIPE
BUS STOP	BS	RASCO FLOWMETER
CABLE TELEVISION BOX	CBT	ROAD SIGN
CABLE TELEVISION IC	CBTIC	ROOFSIDE EYE
CEMENTING ROD	CR	SERVICE MANHOLE POST
ELECTRICITY CABLE PIT	ELCP	SOIL VENT PIPE
ELECTRICITY CABLE CONTROL BOX	ECB	STOP COOK
ELECTRICITY POLE	EP	STOP VALVE
FIRE HYDRANT	FH	TELEGRAPH POLE
INSPECTION CHAMBER	IC	TELEPHONE CALL BOX
LAMP POST	LP	TRAFFIC SIGNAL
LETTER BOX	LB	TRAFFIC SIGNALS IC
LITTER BIN	BN	WATER METER
WEEK OUTLET	WO	WATER TAP
NAME PLATE	NP	

Level Datum:

Grid is related to OSGB15 derived from the GPS network



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Tel: 023 80692002 Email: info@encompass-surveys.co.uk
 Fax: 023 80697125 Website: encompass-surveys.co.uk

Client: Tetrastech

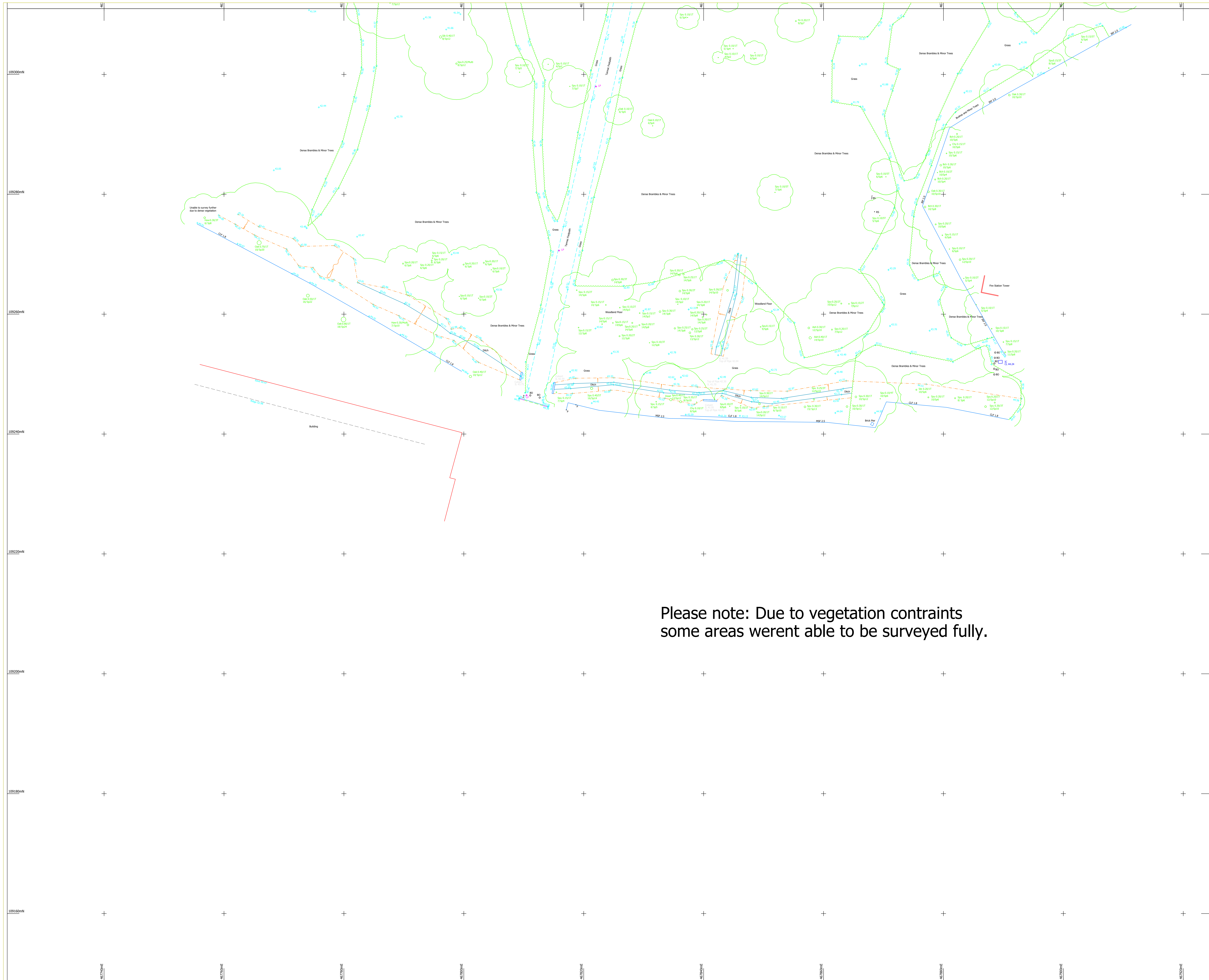
Survey	Blue Star Site
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Waterlooville, PO7 7AF

Survey type:	Topographical	Scale:	1:200@x
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Drawing ref:	ENC/140323/250054	Date:	March 2014
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Drawn/QA:	CH/DH	Revision:
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Please note: Due to vegetation constraints some areas werent able to be surveyed fully.

NOTES:

Drainage Covers are lifted where possible and if drainage invert information has been obtained through visual inspection only, we will advise the Client. The Client must be aware that this information is not guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.

Every effort has been made to identify and detail all trees on site and to provide a detailed description of each tree. The Client is advised that the survey is not intended to be a substitute for a detailed specialist such as an arborist. Tree spread and heights are indicative only.

GPS detail is relative to the time and date of survey. GPS levels and grids are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey.

Horizontal and Vertical Dimensions are established from a central site fix and compensation station utilizing GPS correction data.

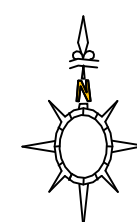
Survey notes:

Survey specification is linked to the original purpose of the survey and is considered a contract. It is to be used for the purpose only. Survey is accurate within limitations of site conditions at the time of survey. The Client must be aware that the survey is not intended to be a substitute for a detailed specialist such as an arborist. Tree spread and heights are indicative only.

Horizontal and Vertical Dimensions are established from a central site fix and compensation station utilizing GPS correction data.

Copyright:

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LEGEND

TREE SPECIES INFORMATION

ALDER	ALD	LOCUST	LOC
ASH	ASH	LONDON PLANE	LPN
ASPEN	ASP	MAGNOLIA	MAG
BEECH	BOH	MAPLE	MPL
CEDAR	CHD	OAK	OAK
CHERRY	CYF	PINE	PNE
CYPRESS	CYP	POPULAR	POP
ELM	ELR	PRUNUS	PRN
FIR	FIR	RHODODENDRON	RDN
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BEECH	SLB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HLY	SWEET CHESTNUT	SCH
HORSE CHESTNUT	HCH	SHEDAR	SHD
HIREKANE	HRE	WALNUT	WNT
LABURNUM	LSM	WILLOW	WLC
LARCH	LAR	YEW	YEW
LIME	LM	SPECIES UNKNOWN	SPU

TREE ANNOTATIONS: Tree Species / Tree Boil Size / No of Boils

FENCE INFORMATION		LEVEL INFORMATION	
BARRIED WIRE FENCE	BWF	BASEMENT LEVEL	B
CORRUGATED IRON FENCE	CIF	BED LEVEL	B
CLOSE BOARD FENCE	CBF	COVER LEVEL	C
CHAIN LINK FENCE	CLF	DAMP PROOF COURSE	D
CHESTNUT PALING	CJP	FLOOR LEVEL	F
CRASH BARRIER	CRB	INVERT LEVEL	I
HANDRAIL	HDL	OUTFALL LEVEL	O
IRON RAILINGS	IRF	THRESHOLD LEVEL	T
LEACH LAP FENCE	LLF	FOUL WATER	F
MISCELLANEOUS FENCE	MSF	SURFACE WATER	S
PAULISADE FENCE	PSF	UNABLE TO LIFT	U
POST&RAIL FENCE	PRF	WATER LEVEL	W

SURFACE INFORMATION

STOCK WIRE FENCE	SWF		
TRELLIS FENCING	TLF	CONCRETE	C
		BROOK PAVERS	B
		FLOWERBED	F
		PAVING SLABS	P
		RETAINING WALL	R
		TACTILE PAVING	T

FEATURE INFORMATION

BOLLARD	BO	NOTICE BOARD	NO
BOTTLE TELEVISION BOX	BTE	PAINT	PA
BRIQUET TELEVISION JC	BTJC	RAIN WATER PIPE	RP
BUS STOP	BS	RASSED FLOWERBED	RF
CABLE TELEVISION BOX	CATB	ROAD SIGN	RS
CABLE TELEVISION IC	CATV	ROCKING EYE	RE
EARTHING ROD	ER	SERVICE MANAGER POST	SM
ELECTRICITY CABLE PIT	ELP	SOIL VENT PIPE	SV
ELECTRICITY CONTROL BOX	ECB	STOP COCK	SC
ELECTRICITY POLE	EP	STOP VALVE	SV
FIRE HYDRANT	FH	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TELEPHONE CABLE BOX	TCB
LAMP POST	LP	TRAFFIC SIGNAL	TS
LITTER BOX	LB	TRAFFIC SIGNALS SC	TS
LITTER BOX	LB	WATER METER	WM
HERB OUTLET	HO	WATER TAP	WT
NAME PLATE	NP		

Level Datum:

Grid:

Northpole



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Client: Tetrattech

Survey Location:	Blue Star Site
	Resound

Summary Name	Thymoprophyl	Scale	1:100 @ 10
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Drawing ref:	FNC/140323/250054	Date:	March 202
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Drawn/QA: CH/DH	Revision:
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