



Clowes Developments (UK) Ltd

Outline Planning Application
for Development at
Former Landfill Site
Brockhampton West
Harts Farm Way

Utilities Statement

Planning Submission



Client Name Clowes Developments (UK) Ltd

Client Address Ednaston Park
Painter's Ln
Ednaston
Ashbourne
DE6 3FA

Property: Former Landfill site
Brockhampton West
Harts Farm Way
Havant

Project Reference: 4856

Issue: Planning Submission: Issue 1

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Prepared by: PdJ / JV

Checked by: MDC

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C O N T E N T S

	Page
Executive Summary	1
1.00 Introduction	2
2.00 Existing Utilities	3
3.00 New Utilities Connections	4
4.00 Conclusions	5



EXECUTIVE SUMMARY

The utilities statement has assessed the existing utilities associated with the development site together with the assessment of new utilities required for the outline development.

There are SSE extra high voltage cables that pass over the site on pylons. These are to be retained and any development will respect the proximity parameters/constraints of these cables. There are no issues associated with any other existing utilities related to the development site.

The assessment of the points of connection (PoC) for the new utilities required to serve the outline development has identified the following:

- a) PoCs are available with sufficient capacity to the east of the adjacent river for the water, gas and electricity requirements for the development.
- b) The Openreach fibre PoC is located adjacent to the eastern corner of the site on Harts Farm Way.



1.00 INTRODUCTION

1.01 Purpose

This report has been prepared on behalf of Clowes Developments (UK) Ltd to summarise the intended existing utility diversions and the new utility connections to the industrial unit development site known as Brockhampton West, Harts Farm Way, Havant. The report will detail any existing utility constraints identified on and around the proposed development site together with the implications associated with the new utilities required for the development.

1.02 Proposed Development

Outline application for the development of new employment units to provide up to 29,000 sq m (gross internal area) for flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, car parking, service yards, drainage works, landscaping and associated works to prepare the site for development. All matters are reserved except the primary means of access to the site.

1.03 Reservation

This report has been prepared solely for the use of Clowes Developments (UK) Ltd and their client and Watkins Payne Partnership accept no responsibility for its use by any third parties.



2.00 EXISTING UTILITIES

All of the relevant existing utilities that potentially can have existing services which could be affected by the proposed development have been contacted.

The existing utilities that have services within or adjacent to the proposed development site are as follows:

Utility Supply Company	Record Information	Brief Summary
BT Openreach	Cable duct layout	Cable ducts infrastructure around the site (with a duct into the site)
Scottish and Southern Electricity (SSE)	Substation, overhead line and cable duct layouts	LV cable distribution around the site. Overhead EOHU across the southern edge of the site.

The existing SSE overhead extra high voltage power lines to the southern edge of the site are to be retained in situ and any development will respect the proximity parameters and constraints of these cables.



3.00 NEW UTILITIES CONNECTIONS

For the proposed development the new utilities connection requirements have been reviewed and summarised as follows:

Water

A new incoming water main shall be provided to each of the industrial units along with a separate private fire main to serve perspective warehouse tenants future sprinkler water storage and associated fire pumps facility. Additionally, this fire main will serve fire hydrants within the site.

An assessment for the potential water demand for the site has been made and a point of connection (PoC) application has been made to Portsmouth Water. The proposed PoC is to the east of the site along Harts Farm Way. The PoC will extend the existing water main to the site. Investigation works are clarifying the availability of below ground ducts in the existing bridge over the river to route the main to the site.

Gas

Due to the proposed use of air source heat pumps and electric domestic hot water heating in the units the gas requirement for the development is expected to be limited for future tenant heating to the warehouse area or any process load requirements.

A capped off supply for future tenant use will be provided to each unit.

An assessment for the potential gas demand for the site has been made and a point of connection (PoC) application has been made to SGN. The proposed PoC is to the existing LP main which is to the east of the site along Harts Farm Way. From the PoC a new LP gas main will be run to the site. Investigation works are clarifying the availability of below ground ducts in the existing bridge over the river to route the main to the site.

Electricity

Dependant on the size of the units to be developed either a low voltage or high voltage electrical supply to each of the potential units. The supply to the site will be an HV connection with onsite substations, either private or supply authority, to be provided to transform the voltage as required to the units.

An assessment for the potential electrical demand for the site has been made and a point of connection (PoC) application has been made to SSE. The proposed HV PoC is to be a looped connection between Broadmarsh Innovation Centre Substation and Bedhampton Sand and Gravel Substation to the east of the site. The new HV cabling to the site will be routed along Harts Farm Way. Investigation works are clarifying the availability of below ground ducts in the existing bridge over the river to route the HV supply cables to the site.

Telecoms

There is existing telecoms cable duct infrastructure adjacent to the site for BT Openreach. A PoC application has be made to Openreach. The PoC is to the east corner of the site on Harts Farm Way.

Foul and Surface Water Drainage

The foul and surface water drainage connections associated with the development are being dealt with by the Structural Engineer Collier Associates who have made contact with Portsmouth Water.



4.00 CONCLUSIONS

The existing utilities associated with the development site have been assessed and established that there are SSE extra high voltage cables that pass over the site on pylons. These are to be retained and any development will respect the proximity parameters/constraints of these cables. There are no issues associated with any other existing utilities related to the development site.

The initial review of the existing utility capacities has identified no current anticipated issues with water, gas, electricity, telecoms and foul and surface water drainage.