

**Gladman
Developments Ltd**

**Land off St Mary's Road,
Hayling Island**

**Foul Sewage and Utilities
Assessment**

December 2021

Utilities Appraisal – Hayling Island

Electricity

The plans supplied by Scottish & Southern Electric (SSE) indicate there are two high voltage (HV) 33kV overhead lines crossing the north eastern corner of the site and an 11kV HV underground cable crossing the middle of the site. It is anticipated the overhead 33kV HV cables can be diverted underground round the northern boundary of the site to accommodate the proposed development; the 11kV HV cable can remain in place and is allowed for within the framework plan. Minor diversion may be required to maintain the correct depth and cover of the cable.

It is anticipated that the new development will be supplied by the existing network with a point of connection being provided from the existing 11kV HV cable crossing the site. A new secondary substation will be required and new low voltage mains will be laid on site with associated service connections.

Gas

Information from Southern Gas Networks (SGN) indicates that there are no existing mains within the site boundary. There is a low pressure (LP) main in St Mary's Road which will be unaffected by the proposed development.

It is anticipated that the new development will be supplied from the existing network installed within the vicinity of the site. A new low pressure (LP) mains infrastructure will be laid on site with associated service connections for the residential properties.

Water

The plans supplied by Portsmouth Water indicate there are no mains within the site boundary. There is an existing 4" water main running along St Mary's Road; there may be a requirement for minor diversion of this main to accommodate the new site entrance.

It is anticipated the new development will be supplied from the network installed within the vicinity of the site though some network reinforcement may be required. Further investigations are underway with Portsmouth Water. A new mains infrastructure would be laid on site with associated service connections for each residential property.

Telecoms

BT records indicate there is no existing plant within the site boundary.

The proposed new site could be fed by extending the existing infrastructure within the vicinity of the site. Broadband and cable connections are available within this area.

Foul Sewage

In accordance with Design and Construction Guidance, peak foul water discharge from a residential development is 4,000 litres per property per day. Using this method, peak foul flows are estimated to be 13.9 l/s from a 300-unit residential development.

Southern Water confirm in their pre-app response that they currently have limited capacity in their network but aim to upgrade within 24 months following the planning decision. Discussions with Southern Water will be progressed after planning is granted.

The proposed connection to the public sewer network is via the sewer located in the north-eastern corner of the site. If water efficient appliance are not able to reduce the rate sufficiently discharge locations could be split.

Summary

Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections.

New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.

It should be noted that all Utility Providers have a licence obligation to ensure that any connections to the system comply with all relevant regulations, legislation and Engineering Recommendations so therefore do not have an adverse effect to the supply and quantity of supply to existing customers.

