



**PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT FORTY ACRES FARM
HAVANT**

UTILITIES STATEMENT

MAY 2021

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Havant

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Utilities Statement

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Utilities Statement

1.0 Executive Summary

This report summarises the methodology and results of the Utilities Assessment in relation to the planning application for the residential proposal for 354 new homes (30% affordable housing), 66 bed care home, allotments, habitat mitigation zone, provision of public open space and associated infrastructure.

The utilities statement provides an assessment of the development needs in terms of future servicing for the supply of electricity, gas, water and foul water sewage disposal and through consultation with the respective Statutory Undertakers assesses the existing capacity within their networks to serve the development needs. Where existing capacity does not exist, the study has investigated with the respective suppliers the potential extent of offsite reinforcement works which will be required to serve the development.

Utilities Statement

2.0 Introduction

Rogers Cory Partnership Limited have been instructed on behalf of Barratt David Wilson to prepare a Utilities Statement in support of a planning application for the proposed re- development of the site, Land at Land Forty Acres Farm, Havant Road, Havant.

The development site seeks planning permission from Havant Borough Council for the for the residential proposal for 354 new homes (30% affordable housing), 66 bed care home, allotments, habitat mitigation zone, provision of public open space and associated infrastructure.

The aim of this study is to assess the existing utilities infrastructure in the vicinity of the site, determine the extent of reinforcement, diversionary and abandonment works and any costs that may be associated with such works

Enquires have been made by Rogers Cory Partnership to the relevant utility companies, statutory undertakers and authorities operating within the vicinity of the site regarding capacities of existing networks to supply the proposed development, infrastructure works and details of budget cost estimates. A summary of the responses is presented as **Appendix B** and a Services Plan illustrating the location of all existing services is presented as **Appendix C**.

Existing utility networks may have new third-party connections made to them at any time in the future and as such the advice given within this report is subject to change until formal quotations have been accepted and paid for between the developer and respective network operator.

It must also be noted that enquiries made to the respective utility companies have been carried out using development proposals current at the time of the enquiries only. As such all costs for supplies, off-site reinforcement and diversionary works will be subject to further detailed estimates from the utility companies which will need to be made on the final development proposals and accommodation schedules at a later date.

Utilities Statement

3.0 Proposed Development Site

3.1 Site Location

The site is located off Havant Road approximately 1.5km south west of the centre of Bedhampton. The site is bounded by residential properties to the west, Havant Road to the north and agricultural fields to the east and south. with National Grid reference 469055, 105726 (See Appendix A).

The application site comprises of open fields used for agricultural purposes. The site is bounded by residential properties to the west, Havant Road to the north and agricultural fields to the east and south. (See **Figure 1** below).

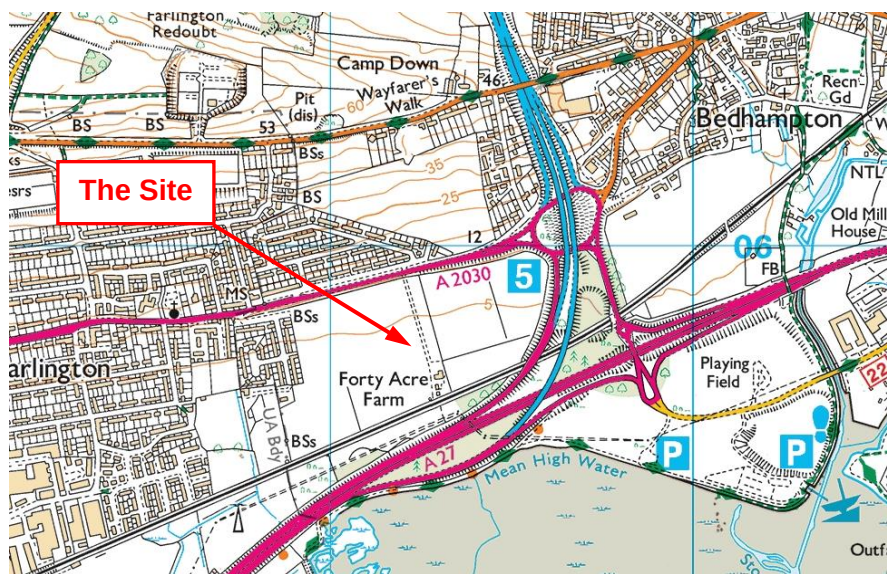


Figure 1- Site Location and Extent

3.2 Existing Topography

A topographical survey was carried out by Siteline in August 2016 and is related to Ordinance Survey Datum.

The survey generally shows levels ranging from approximately 10.80mAOD at the northern part of the site to the lowest point of 2.08mAOD at the southern boundary. There is an approximate 1.5m bank along the northern boundary. (See **Appendix B**).

3.2 Development Proposals

The proposed development comprises of the residential proposal for 354 new homes (30% affordable housing), 66 bed care home, allotments, habitat mitigation zone, provision of public open space and associated infrastructure.

4.0 Foul Drainage

Existing Foul Drainage

Southern Water Services Limited (SWSL) are the Local Sewerage Authority in this area. The development proposals will seek to discharge to the existing Southern Water public sewer network. SWSL's waste network map is presented as part of **Appendix E**.

SWSL's waste network mapping indicates that there are existing SWSL foul sewers located adjacent to the site. There is an 225mm diameter foul sewer which along the northern side of Havant Road. There is also an existing 225mm diameter foul sewer located south west of the site. There are existing surface water sewers both within and adjacent to the site. There is an existing 675mm becoming 1050mm diameter surface water sewer which runs through the site along the existing access track which discharges to the existing water course located south of the site.

Proposed Foul Drainage

The proposed foul water discharge generated by the site has been calculated at 19.44l/s (based on 420 dwellings at 4000l/dwelling/day) in accordance with Sewers for Adoption 7th Edition.

It should be noted that as of April 2018, under the new Charging Rules for New Connection Services (English Undertakers) published by Ofwat, SWSL has introduced a new Charging Arrangement which includes methods for calculating charges and any Income Offsets and Asset Payments that will apply in relation to the provision of new mains and sewers; provisions of service connections, lateral drainage and waste connections, adoption agreements and diversions.

Under the new Charging Arrangements that SWSL will limit the charge for a New Sewer to the cost of connecting to the nearest reasonably practicable point on the network where the existing sewer is at least the same diameter as the New Sewer that is required to provide the capacity of the development.

The new development parcel will seek to connect to nearest existing Southern Water foul sewer via an onsite adoptable pumping station to the existing 225mm diameter sewer within Havant Road, subject to agreement with Southern Water.

Connections to the existing foul sewer can be made under Section 106 of the Water Industry Act 1991. Therefore, an application will need to be made to SWSL to connect to the public sewers. Should any of the onsite foul water networks be offered for adoption, then this will be carried out under Section 104 of the Water Industry Act 1991.

All domestic foul drainage will be designed in accordance with Part H of the Building Regulations.

Utilities Statement

Diversiory Works

It is anticipated that no foul or surface sewer diversionary works will be required to accommodate the development proposals, based on the current site layout.

5.0 Water Supply

Existing Water Supply

Portsmouth Water (PW) is the statutory authority responsible for potable water in the local area PW mains location plan is presented as part of **Appendix F**.

PW's mapping indicates that there are existing mains adjacent to the site. There are 36in, 24in, 20in, 2no. 15in 10in, 4in and 600mm diameter mains respectively located within Havant Road, running both in the verges and the road

Proposed Water Supply

Consultation has been carried out with PW to determine capacity within the network surrounding the site to serve the development needs. TW have provided a proposal to serve the development requirements. The current proposals do not anticipate the requirement for off-site reinforcement works to serve the current development but PW have highlighted that as there are several potential future developments nearby to the site, this could impact on the current capacity and PW would need to reassess the capacity upon submission of the mains requisition application.

It should be noted that under the new Charging Arrangements that PW will limit the charge for a New Water Main to the cost of connecting to the nearest reasonably practicable point on the network where the existing Main is at least the same diameter as the New Water Main that is required to provide the capacity of the development. In addition to this should PW require to change the point of connection for capacity reasons then any additional length of a New Water Main will not be charged to the Developer although the cost will be considered as Network Reinforcement and as such will be recovered through the Infrastructure Charges.

Diversiory Works

PW have been consulted in relation to the potential requirements for lowering or diverting existing mains to accommodate the new junctions entering the site. PW have advised that no diversiory works are anticipated.

6.0 Electricity Supply

Existing Electricity Supply

The electricity operator within the vicinity of the site is Scottish & Southern Electricity Networks (SSE). Existing mains records have been provided by SSE which indicates the location of their infrastructure within the vicinity of the proposed development. This mapping is presented as part of **Appendix G**.

The UKPN records received indicated that there are both LV and HV networks adjacent to the site. There are existing HV cables running along the northern boundary of the site.

Proposed Electricity Supply and Diversions

SSE have confirmed the site can be serviced without the need for any offsite reinforcement works. A budget estimate has been provided by SSE for supplying the site including the provision of a new secondary substation on site. Details of the supply proposals from SSE are presented as part of **Appendix G**.

SSE have provided a budget estimate for diversionary works to the existing HV mains required to accommodate the new site entrances. Details of the proposals are provided in **Appendix G**.

Utilities Statement

7.0 Gas Supply

Existing Gas Supply

The gas utility company operating within the vicinity of the site is SGN. Existing mains records have been provided by SGN which indicates the location of their infrastructure within the vicinity of the proposed development. This mapping is presented as part of **Appendix H**.

The SGN records received indicates that there is an existing low pressure 180mm dia. Main located within Havant Road. There is also an existing 400mm ST High Pressure gas mains which cross the eastern part of the site. This main lie outside of the area of the proposed new residential developments works. Easements to the high-pressure mains will need to be complied with.

Proposed Gas Supply and Diversions

SSE have confirmed the site can be service. A budget estimate has been provided to supply the site and presented in **Appendix H**.

No diversionary works are anticipated to accommodate the new development.

8.0 Telecommunications

Existing Telecommunications Supply

BT Openreach and Virgin Media are the known telecommunication provider operating within the vicinity of the proposed development. Vodafone and Redcentric also have apparatus within the site.

Existing records have been provided by BT, Virgin Media, Vodafone and Redcentric which indicates the location of their infrastructure within the vicinity of the proposed development. This mapping is presented as part of **Appendix I**.

Proposed Telecommunications Supply

As BT Openreach has plant located within the vicinity of the site, the proposed development should be serviceable from this plant. BT Openreach will confirm the most suitable point of connection post planning permission under BT's 'new sites' process.

Diversiory Works

BT have provided a budget estimate for the removal of the overhead line to accommodate the new site entrances. Details of the proposals are provided in **Appendix I** of the report.

Redcentric have apparatus running in the southern side of Havant Road and were consulted in relation to providing a budget estimate to diverting their existing apparatus to accommodate the new entrances. Details of the diversionary works and proposals are provided in **Appendix I** of this report.

9.0 Report Summary

All anticipated alterations and diversionary works to existing services are associated with the proposed development and access routes to the site.

It is proposed that foul discharge from the development will be by a new adoptable foul water pumping station to the existing public foul sewer within Havant Road and under the Charging Arrangements. Any network reinforcements will need to be undertaken by SWSL under Ofwat's new charging arrangement.

PW have water supply adjacent to the site and have carried out an assessment provide supply to the site. They have advised that the site can be served.

SSE are the main electricity provider and have confirmed the site can be supplied via a new on site secondary substation.

SGN have gas apparatus located on and adjacent to the site and have confirmed that the site could be serviced from their existing apparatus.

BT, Virgin Media, Vodafone and Redcentric have apparatus on and adjacent to the site. BT and Redcentric have provided proposals for diversionary works to accommodate the new junctions to serve the development.

Appendix (A)

Site Location Plan

A	27.04.18	Site boundary added.	NW	AC	TRSS
Rev.	Date	Details	By	Chkd	App


BARRATT
 HOMES


DAVID WILSON HOMES
 WHERE QUALITY LIVES

Date: June 2016		Scales: 1:10,000 at A3	
Drawn: PJ	Checked: KJ	Approved: TS	

Drawing No. **BSO/E4519/001 A**

FOR INFORMATION ONLY

 **RCP**
ARCHITECTURE & CIVIL ENGINEERING

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Hook Hampshire RG27 9NJ

T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk

Appendix (B)

Summary of Utilities

UTILITY TRACKER FOR - Forty Acre Farm, Bedhampton						JOB NO: BSO/E4519		Updated: 18/04/18			
Utility Company	Utility	Contact Details	Ref.	Existing Mapping Received	Diversions	Supply Budget	Supply Firm	Residential	Commercial	Reinforcement Works?	Final Quotation
Water											
Portsmouth Water PO Box 8, West Street, Havant, Hampshire, PO9 1LG	Potable	Jim Hayler - J.Hayler@portsmouthwater.co.uk	H4748	yes	not anticipated	16/02/18 - Revised quote received for 322 units + 66 bed care home: Diversionary work unlikely. Capacity ok at the moment need to review when mains are requisitioned to confirm if any future off-site reinforcement necessary.		322	66 bed care home	None required	
Southern Water , Sparrowgrove House, Sparrowgrove, Otterbourne, Winchester, SO21 2SW	Foul	Dave Fortnum developerservices@southernwater.co.uk 01962 716508	SWS-HANTS-S98-000449 (S98 application)	yes	not anticipated	10/08/16 - Level 1 capacity assessment has been received - S98 received. - New OFWAT Charging Arrangement will apply		322	66 bed care home		
Electricity											
SSE Scottish and Southern Energy Power Distribution Connections and Engineering Walton Park Walton Road Cosham PO6 1UJ	Electricity	SallyAnn Farnell - sallyAnn.Farnell@sse.com	(EGJ 593) (supply) EGJ600 (supply quote ref) EGQ403 (Diversion) (EGX538 feasibility study - Nick Palmer) EJR507/3 (revised quote)	yes	06/09/16 - Diversion quote received:	18/04/18 -Revised quote for 66 bed care home and revised loadings		322	66 bed care home	noe required	
Gas											
SGN Connections St Lawrence House Station Approach Surrey RH6 9HJ	Gas		1190022 1409696 (341 units)	yes		16/03/18 - revised quote for 322 units + care home received:		322	66 bed care home	None required	
GTC House Woolpit Business Park Woolpit Bury St Edmunds, IP30 9UP	Gas & Electricity		34092731			28/02/18 - revised quote for 66 bed care home and revised loadings. received:		322	66 bed care home	none required	
Communications											
Redcentric		plant-enquiries@redcentricplc.com			19/08/16 C3 Quote received			322	66 bed care home		
BT Openreach					30/08/16 - Quote for removing Openreach apparatus received:			322	66 bed care home		

Appendix (C)

Combined Utilities Drawing

Appendix (D)

Topographic Survey

Appendix (E)

Southern Water Mapping & Correspondence (Wastewater)



ATKINS CHECKED

JO

Atkins Global
The Hub, 500
Park Avenue
Bristol
BS32 4RZ

Your ref 47216
Our ref 218407
Date 20 July 2016
Contact searches@southernwater.co.uk
Tel 0845 272 0845
0330 303 0276
Fax 01634 844514

Attention: Elizabeth Short

Dear Customer

Re: Provision of public sewer record extract
Location: Site off A27, A2030 Havant Road and Westways, Havant, P09 3LW

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch