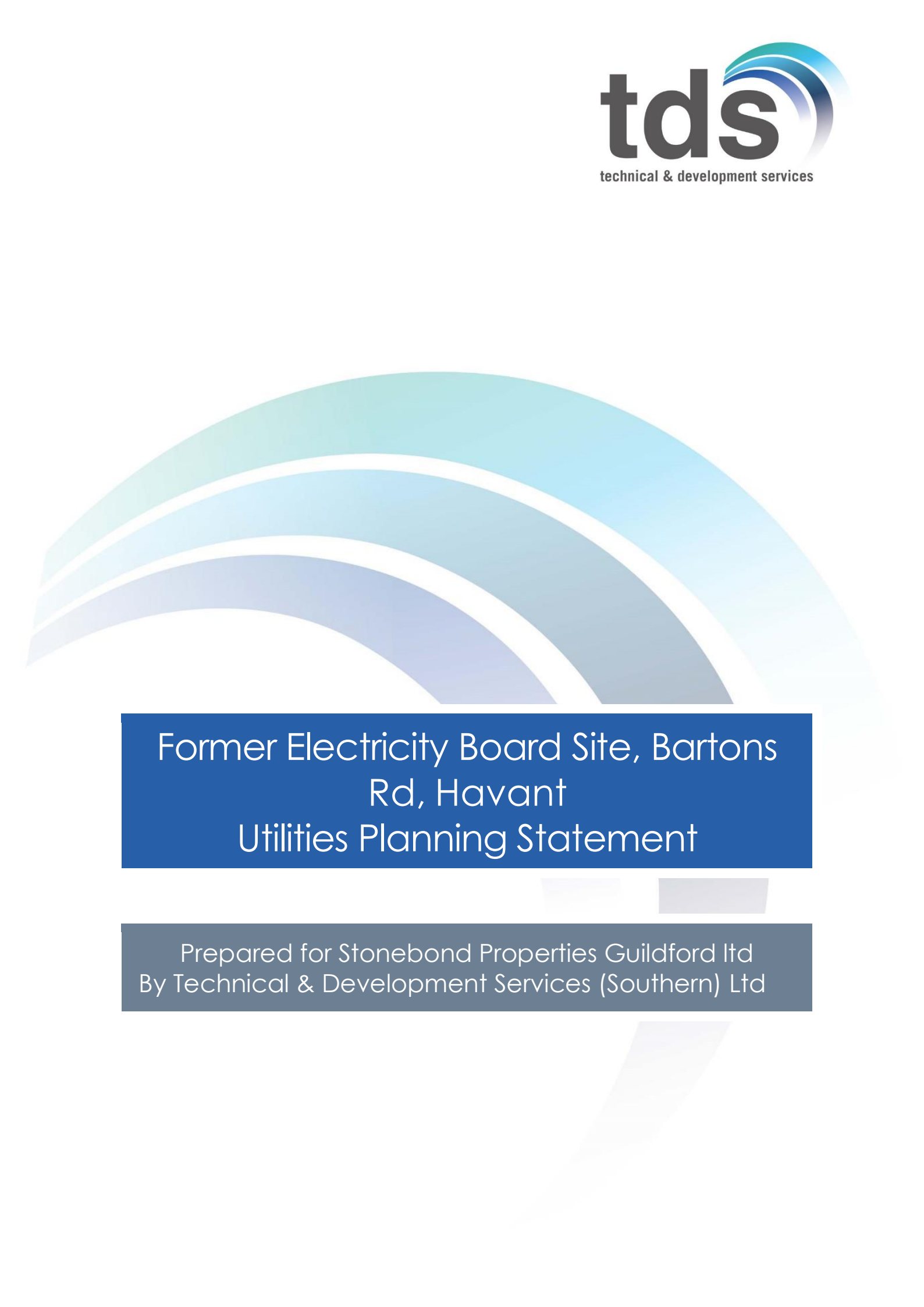




Former Electricity Board Site, Bartons Rd, Havant Utilities Planning Statement

Prepared for Stonebond Properties Guildford Ltd
By Technical & Development Services (Southern) Ltd

Project Information

Title	Utilities Planning Statement
Site Location	Former Electricity Board Site, Bartons Rd, Havant PO9 5RT
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Issue History

Issue	Date	Author	Author signature	Approver	Approved signature
01	29/07/2025	Dan Wright	<i>Dan Wright</i>	Dan Wright	<i>Dan Wright</i>

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1 Background

1.1 The Site

The site lies within Havant, to the south of Bartons Road, east of Peterfields Road, to the north of Martin Road and to the west of Havant and Waterlooville football club. The site is a brownfield site and is accessed from Bartons Road.

1.2 Proposed Development

Erection of 90 dwellings with associated landscaping, parking and improved access.

1.3 Caution

In preparing this report TDSS has taken all reasonable steps to present the client with an accurate evaluation of the data available. However, TDSS cannot accept responsibility for the accuracy of information provided by third parties (the utility network providers and/or their agents) and accepts no liability for any direct or consequential loss that may be incurred if information provided by those parties proves to be incorrect or inaccurate.



2. Drainage Infrastructure

2.1 Sewerage Provider

The Sewerage Undertaker for the area is Southern Water (SW)

2.2 Existing Apparatus

SW Sewer Map indicates.

- An existing 300mm vitrified clay public foul water sewer running within the site along the western boundary.
- An existing 750mm Clay pipe public surface water sewer running within the site along the western boundary.

2.3 Available Capacity and Point of Connection

Under the connection's regulations now in force, the Sewerage Company is obliged to provide a point of connection for new developments at "the nearest reasonably practicable point" on its network where the parent sewer is the same diameter, or greater, than that of the connection from the development. Should the Company require the connection to be made elsewhere on its network, for capacity reasons, it will be responsible for any works required to provide that capacity downstream of "the nearest reasonably practicable point" of connection meeting the condition on respective pipe sizes. Any network reinforcement costs required shall be recovered by the Company through the infrastructure charges levied on new connections, and/or its own capital program allocation.

Wastewater Infrastructure for 2025/2026 is £699.00 per connected property.

Under new regulations set out by Ofwat all water incumbents will now provide environmental incentives on a site-by-site basis. Southern Water offer a two-tier discount for the wastewater bronze and gold incentive. A bronze incentive is designed to reward developments that manage their stormwater run-off responsibly. The incentive is available to developers where they utilise Sustainable Drainage Systems (SuDS). We will reward developers if the final destination of the surface water from your development is to a soakaway or watercourse rather than an existing public combined/surface water sewer. The incentive is worth **a £100** credit per plot served by the SuDS offset against the infrastructure charge therefore the revised infrastructure charge would be **£599.00 per connected property.**

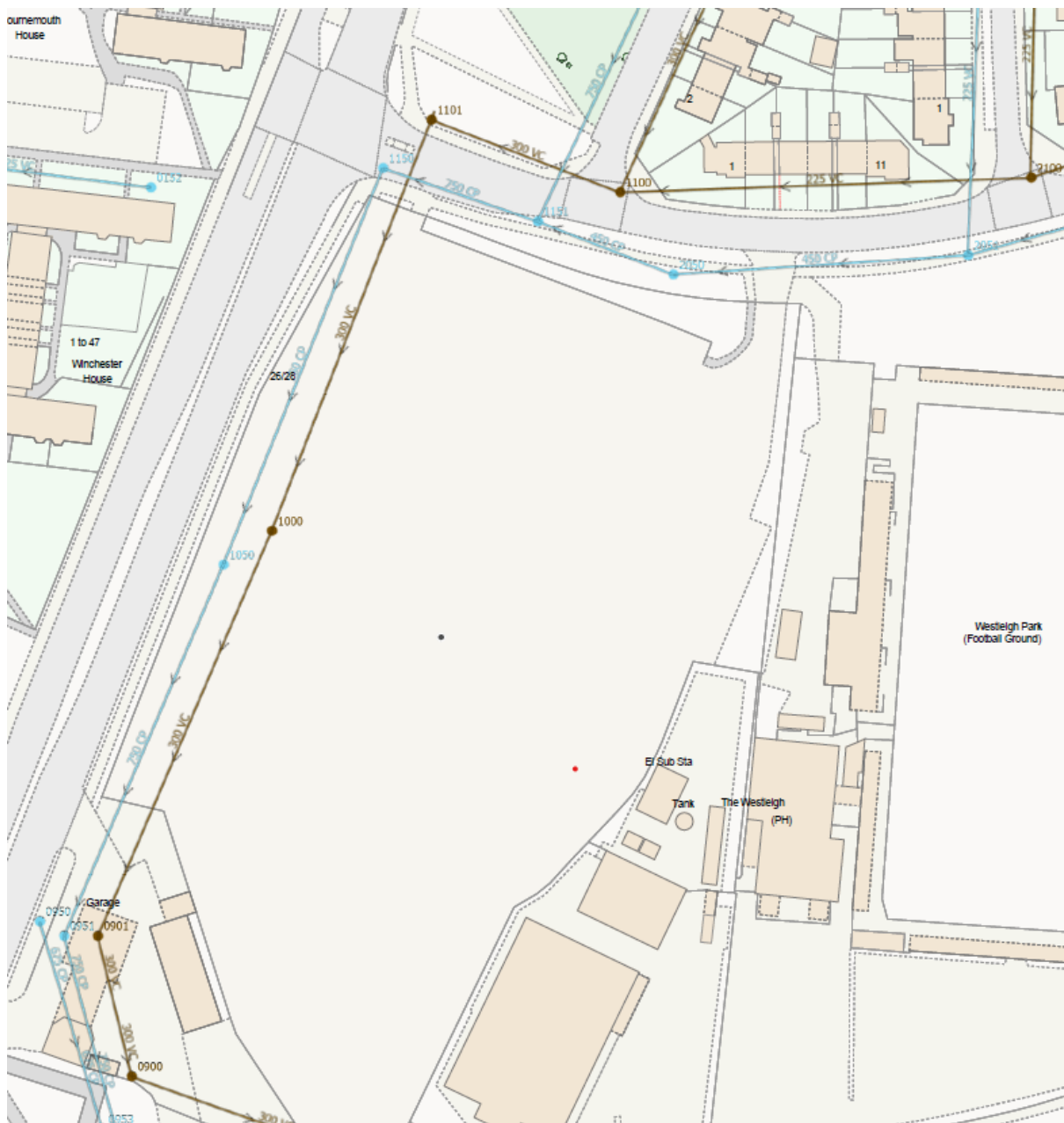


Figure 1: Existing Sewer Network Map

3. Water Infrastructure

3.1 Water Supply Company

The Potable Water Supplier (DNO) for the area is Southern Water (SW)

3.2 Existing Apparatus

SW mains records indicate.

- An existing water main of unknown size along the B2149 running the length of the western boundary of the site.
- An existing water main of unknown size within Bartons Road crossing the existing access to site.

3.3 Available Capacity and Point of Connection

Under Section 37 of the Water Industry Act 1991, the Water Company is required to “develop and maintain a system of water supply such that it can have supplies available to persons demanding them,” i.e., it is obliged to provide a point/s of connection for new development at the nearest practicable point to the site. Any reinforcement works required must now be funded by the Water Company subsidised by way of the Infrastructure Charges levied on all new connections.

Water Infrastructure Charge (2025-2026) is a charge of £645.00 per connected property.

Southern water are offering a 3-tier clean water efficiency discount for all schemes Bronze, Silver and Gold.

Bronze Level - Water efficient properties that have been fitted with water efficient devices in accordance with table 1 of the EICF will be entitled to a credit of £250.

Silver - Water Recycling: As with other water incumbents in water stressed areas, we will continue to provide an incentive to developers who install water recycling technology.

Gold – Water Neutrality: Where both water efficiency and water recycling solutions have been achieved, Southern Water offer a service to facilitate water neutrality through water efficiency visits and retrofitting water saving devices to other properties

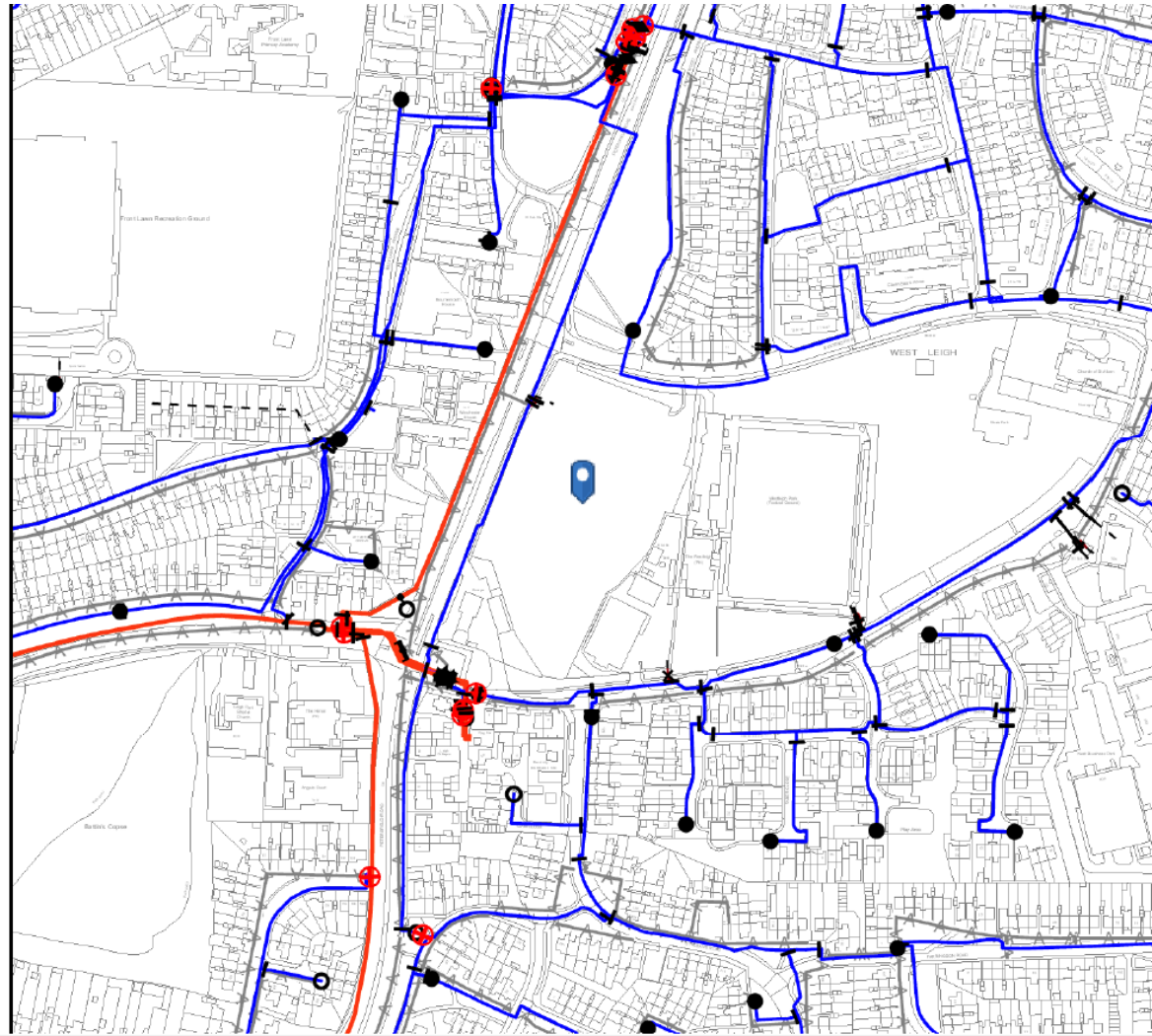


Figure 2: Existing Water Network Map

4. Gas Infrastructure

4.1 Gas Network Operator

The Distribution Network Operator (DNO) for the area is Southern Gas Networks (SGN)

4.2 Existing Apparatus

SGN network records indicate:

- An existing 4 inch cast iron main with Bartons Road opposite the proposed site access.

4.3 Available Capacity and Point of Connection

It is the client's intention, not to use gas as a means of heating and hot water solution and will adopt a more sustainable solution in accordance with the latest government advice on heating homes.

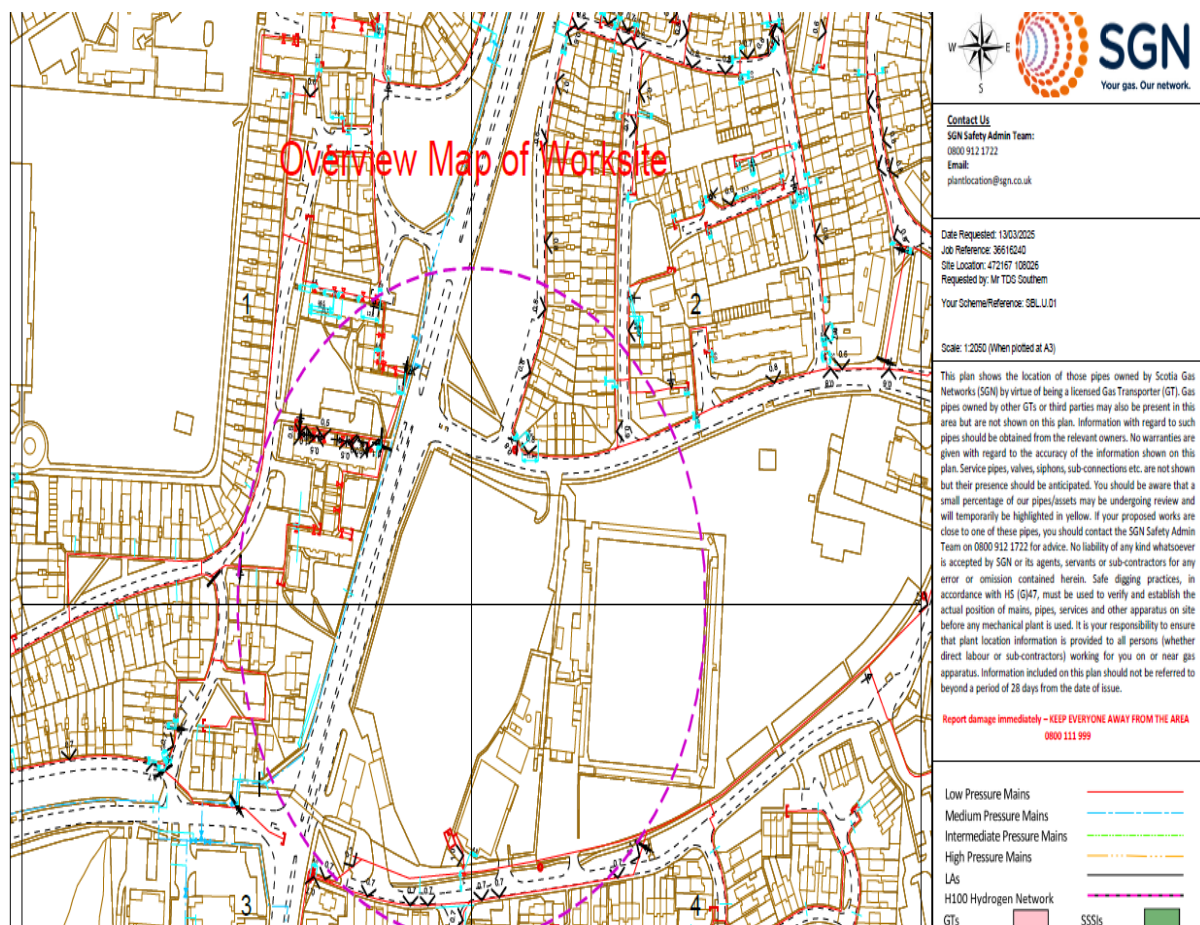


Figure 3: Existing Gas Network Map

5. Electricity Infrastructure

5.1 Electricity Network Operator

The Distribution Network Operator (DNO) for the area is Scottish & Southern Electricity Networks (SSEN).

5.2 Existing Apparatus

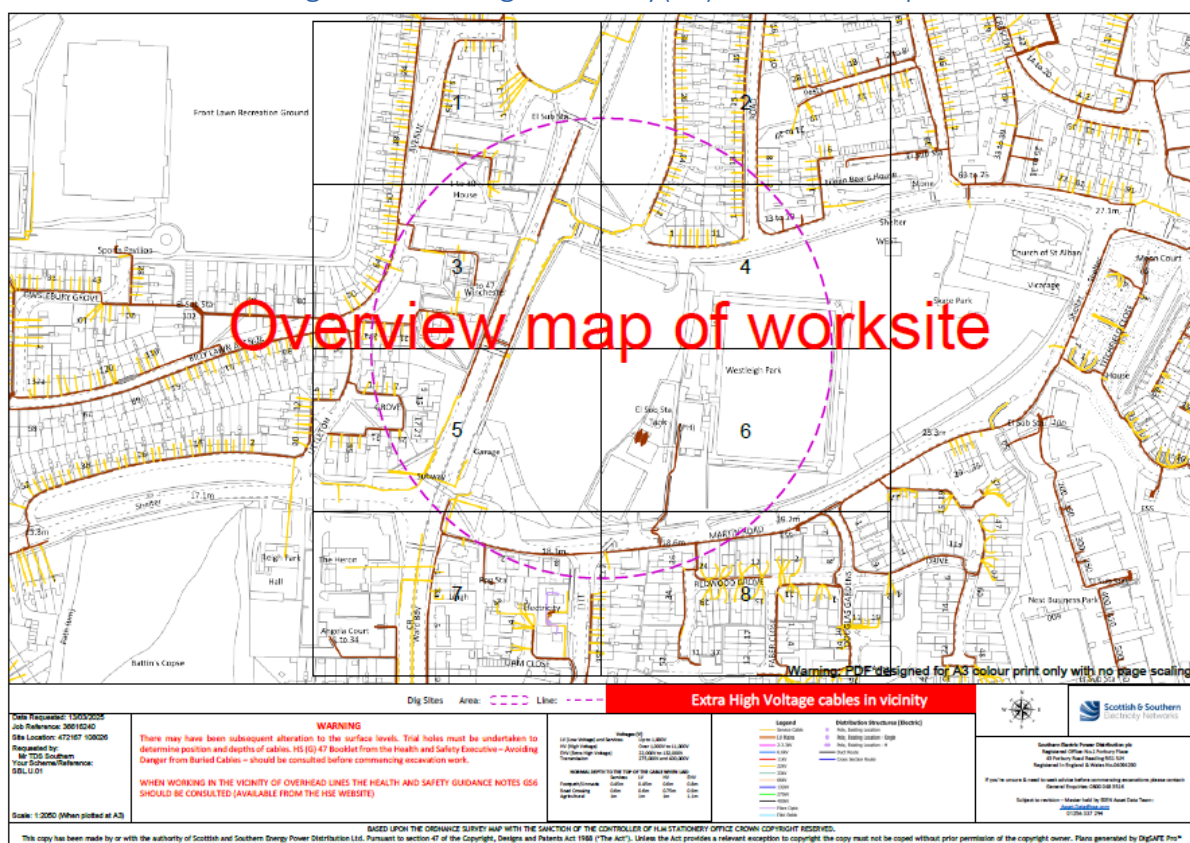
SSEN Network Records indicate.

- An existing underground low voltage cable network within Bartons Road opposite the proposed site access.
- An existing underground high voltage cable network within the site running down the eastern boundary.

5.3 Available Capacity and Point of Connection

It is the intention to provide a more sustainable heating solution with the utilisation of Air Source Heat Pumps (ASHP) to provide heating & hot water to the dwellings and provision of 7kW Electric Vehicle Charging (EVC) points to the proposed dwellings, and therefore due to the electricity load requirements for the development, a connection to the High Voltage cable network is the likely anticipated point of connection for the development.

Figure 4: Existing Electricity(LV) Network Map





6. Telecommunications Infrastructure

6.1 Network Operator

The Local Telecommunications Network Operator is Openreach.

6.2 Existing Apparatus

Openreach's network records indicate.

- An existing overhead cable network crossing the proposed site access and running down the eastern boundary of the site.
- An existing underground duct and chamber network within site running down the western boundary of the site.

6.3 Proposed Connections

Openreach's policy is to provide developments with Fibre to the Premise (FTTP) which would enable all dwellings to benefit from super-fast fibre broadband speeds of up to 1gb to each dwelling.

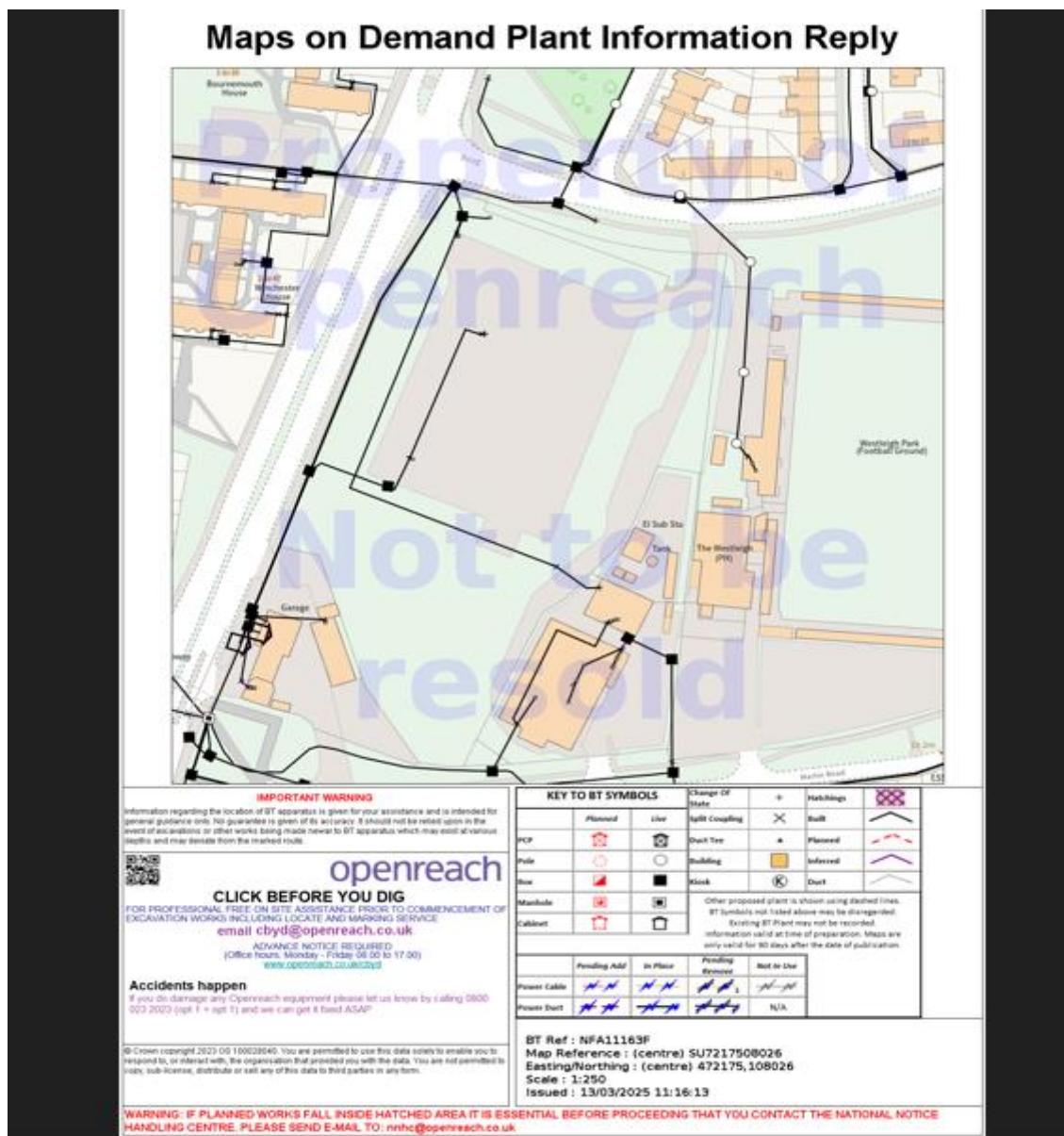


Figure 6: Existing Openreach Network Map

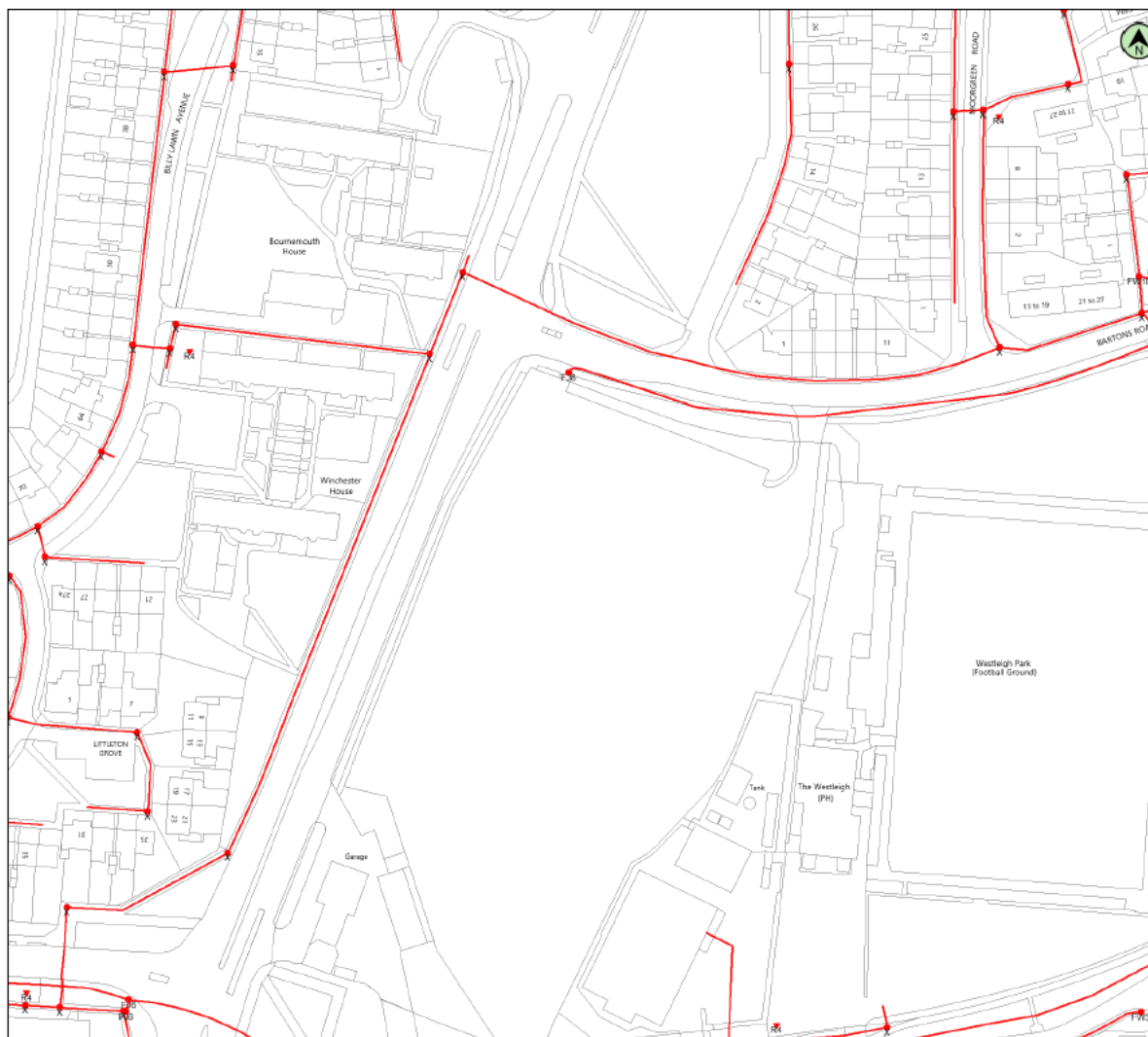
7. Cable Infrastructure

There are the following fibre cable companies in close proximity to the proposed development:

- Virgin Media
- Vodafone
- Neos
- City Fibre

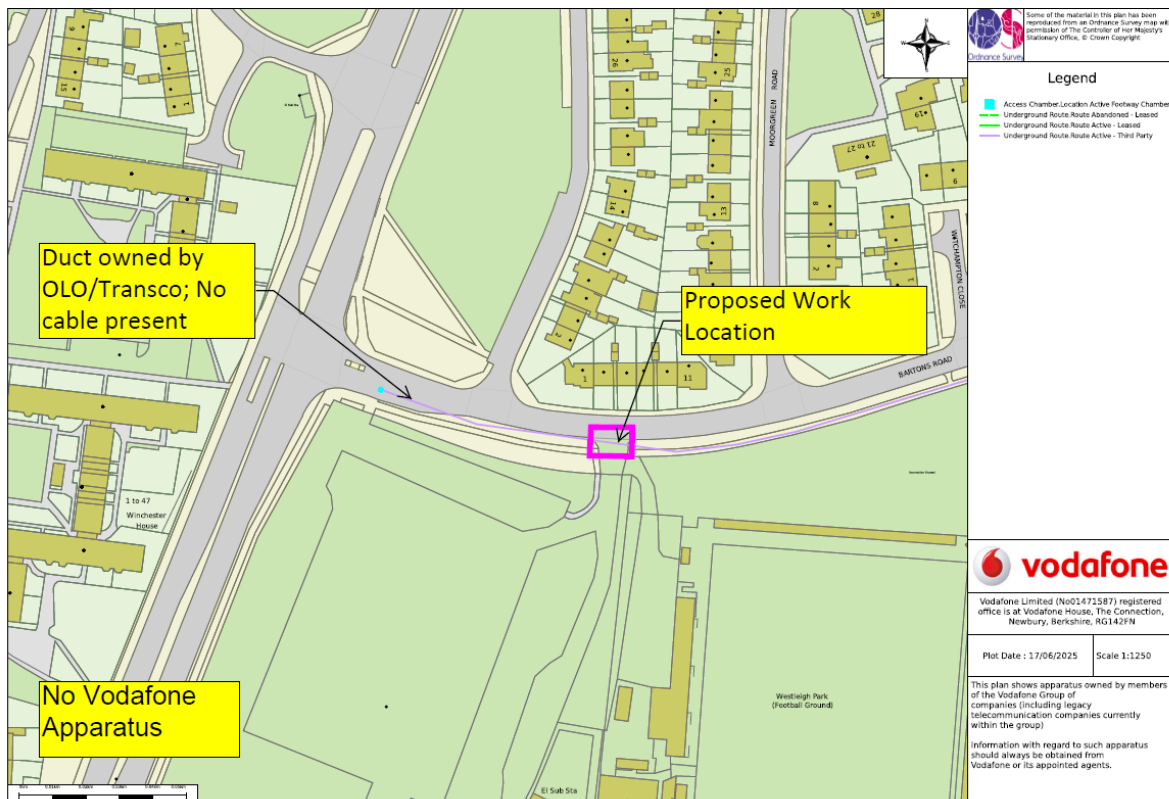
Virgin Media

Virgin media network records show an existing underground duct and chamber network within Bartons Road crossing the proposed site access.



Vodafone

Vodafone network records show an underground duct and chamber network within Bartons Road crossing the proposed access; however Vodafone have confirmed there is no current cables within that duct network and therefore doesn't affect the access works.



Neos

Neos network records indicate a duct and chamber network within Bartons Road crossing the proposed site access and a duct and chamber network within the site running along both the western and eastern boundaries of the site.



City Fibre

City fibre network records show an underground duct and chamber network within Martin Road south of the proposed development.



8. Conclusion/Key Issues

This report reviews the existing utilities and drainage records for the area and comments on likely requirements.

The site has a significant constraint with the existing high voltage cables along the eastern boundary of the site and the onsite Openreach and Neos underground duct and chamber networks.

Given the presence of existing water, gas, electricity, and telecommunications infrastructure located within proximity to the site, it is anticipated that the size and location of these services would be able to provide sufficient capacity to accommodate the proposed development.

With the intention to provide a more sustainable heating solution for this development with the use of Air Source Heat Pumps (ASHP) and the inclusion of Electric Vehicle Charging (EVC) points to the dwellings within the development, a suitable position for an onsite substation will need to be provided for the increased electrical demand this would place on the localise network and align with the government's future home heating policy.

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