



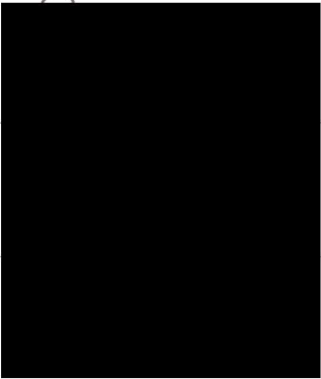
ROLTON GROUP
ENGINEERING THE FUTURE™

MECHANICAL & ELECTRICAL BUILDING SERVICES
PUBLIC UTILITY SUPPLIES STATEMENT REPORT

FOR

LAND OFF COWPLAIN COMMUNITY SCHOOL, WATERLOOVILLE

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1.0 INTRODUCTION

Rolton Group have been employed to prepare a Public Utility Supplies Statement Report to support the current project, relating to the proposed development on the sites of the existing Cowplain School.

This report will focus on the proposed development of two plots within the grounds of Cowplain Community School, on the south side of Hart Plain Avenue, Waterlooville:

- Plot 1 currently forms part of the school's playing field.
- Plot 2, previously a tennis court, is currently used as a car park.

The proposed redevelopment of the land will comprise of a 64-bed care home over a part 1.5, part 2 and part 2.5 storey building (Plot 1) and 4 semi-detached and 2 detached houses (Plot 2).

Therefore the proposed development is for the erection of a care home (within Use Class C2) and erection of 6 dwellings (within Use Class C3), with associated works including access, parking and landscaping.

A search of public utility supplies/records has been undertaken to determine public utility assets that exist on or near the development site and to determine any impact of overhead/buried services on the development.

The existing public utility supplies considered within this document are surface water drainage, foul water drainage, clean water, natural gas, electricity and telecommunications. The suppliers of these utilities have been contacted to provide information on the site and the details of our findings are given in this document.



Figure 1 – Cowplain School, Waterlooville – Aerial Plan¹.



Figure 2 – Proposed Site Plan².

¹ Google® Maps 1st June 2022.

² WR Dunn. Proposed Site Plan – 4528-WRD-00-ZZ-DR-A-0500_S3-P01.

2.0 DISPOSAL SYSTEMS (SEWERAGE)

2.1 EXISTING INFRASTRUCTURE

The existing disposal system infrastructure information, incorporating surface/storm water and foul water drainage, has been acquired and analysed to determine any potential impacts on the proposed redevelopment site.

The following information is based on the record documents produced by Southern Water.

As such, Rolton cannot guarantee the accuracy of this information and the information used is assumed to be the latest version(s) held by the public utility supply providers at the time of writing this report.

Southern Water maintains the surface water, foul and combined sewerage infrastructure in the area.

Correspondence with Southern Water dated 09th July '21 provided information on the existing surface water, foul and combined infrastructure in the vicinity of the proposed redevelopment site. The relevant information is shown in Figure 3.

2.1.1 Observations

Drainage infrastructure is shown present within the proposed site boundary.

A foul gravity sewer & surface water drainage runs within the proposed site demise along the East of the site boundary, through the South side of the Plot 1, from here the foul gravity sewer and surface water sewer continues to run South away from the site. It should be noted that, while this infrastructure does pass through the proposed site, it does not appear to interfere with the proposed new build care home footprint, as indicated in Figure 2.

The foul gravity sewer and surface water sewer is present to the North of the site running along Hart Plain Ave.

2.1.2 Diversions

Based on the present proposals for the site not diversions are expected, however this will need to be reviewed as the project progresses.

2.1.3 Disconnections

No disconnections are expected.

2.1.4 Connections

Proposed new connections to Plot 1 may be served from either the infrastructure to the North or East of the site. Plot 2 will likely connect into the drainage infrastructure to the North, running along Hart Plain Ave.

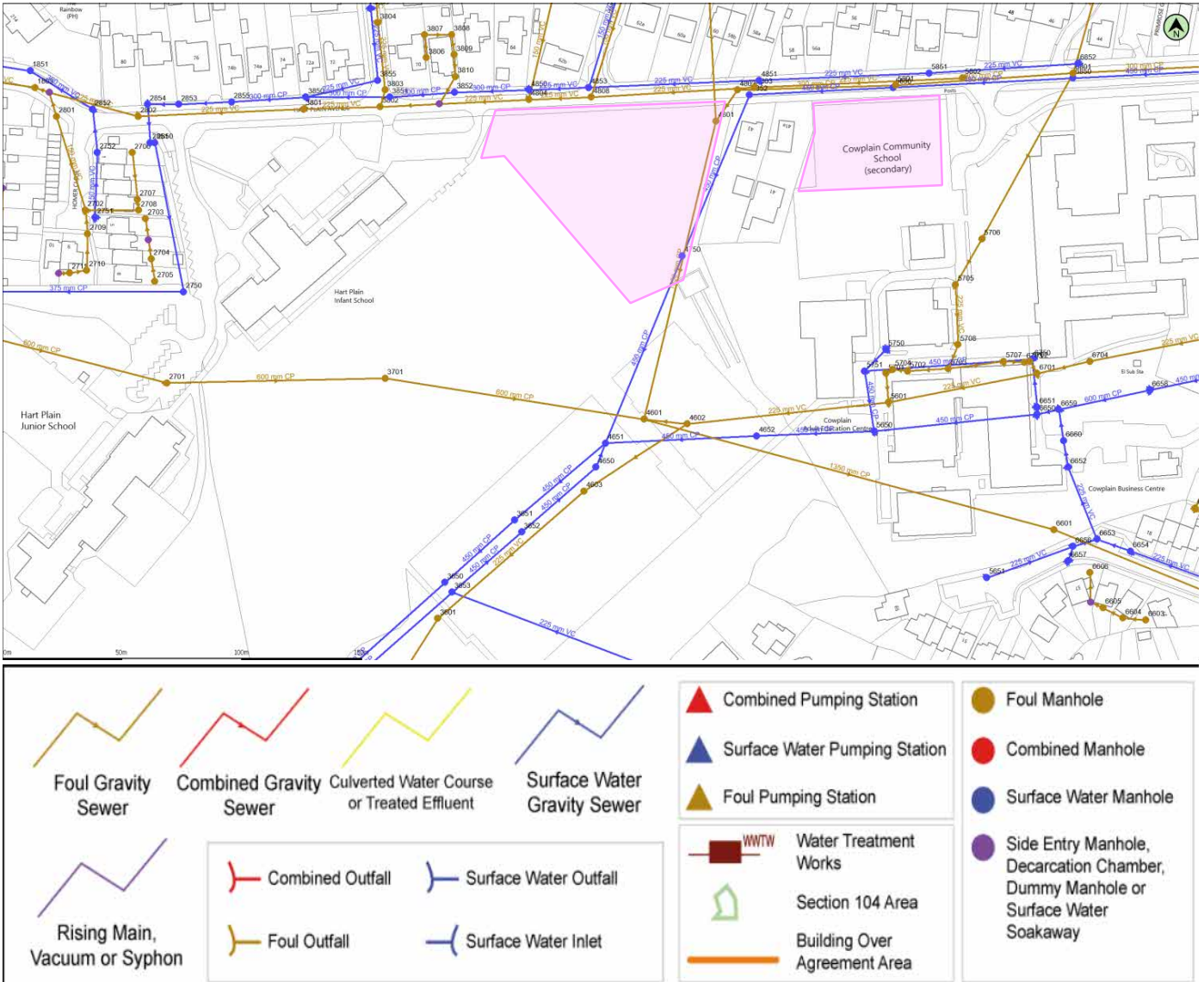


Figure 3 - Southern Water Asset Location Search Sewer Map Key³.

³ Southern Water Wastewater Asset Location Map. (Map ref: 595933 - 1)

3.0 CLEAN WATER

3.1 EXISTING INFRASTRUCTURE

The existing clean water infrastructure information has been acquired and analysed to determine any potential impacts on the proposed redevelopment site.

The following information is based on the record documents produced by Portsmouth Water.

As such Rolton cannot guarantee the accuracy of this information and the information used is assumed to be the latest version(s) held by the public utility supply providers at the time of writing this report.

Portsmouth Water maintains the clean water infrastructure in the area.

Correspondence with Portsmouth Water dated 09th July '21 provided information on the existing clean water and fire (hydrant) infrastructure in the vicinity of the proposed redevelopment site. The relevant information is shown in Figure 4.

3.1.1 Observations

No clean water infrastructure is indicted within the site boundary.

A 3 inch cast iron water main is present to the North of the site, running along Hart Plain Ave. Larger mains (4 inch and 125mm) are also present teeing off this main and running North, along Fairbourne Cl and Hartwood Gardens respectively.

A private main is indicted close to the Eastern boundary of Plot 2. It is likely this serves some of the school buildings.

RISK As services run in front of the proposed vehicular access into Plot 1 the depth of these services need to be considered and may require lowering.

3.1.2 Diversions

No diversions are expected at this stage.

3.1.3 Disconnections

No disconnections are expected.

3.1.4 Connections

Subject to anticipated building water consumption and confirmation from Portsmouth Water future water connections to the site will likely originate from the existing main running along Hart Plain Ave to the North of the site.

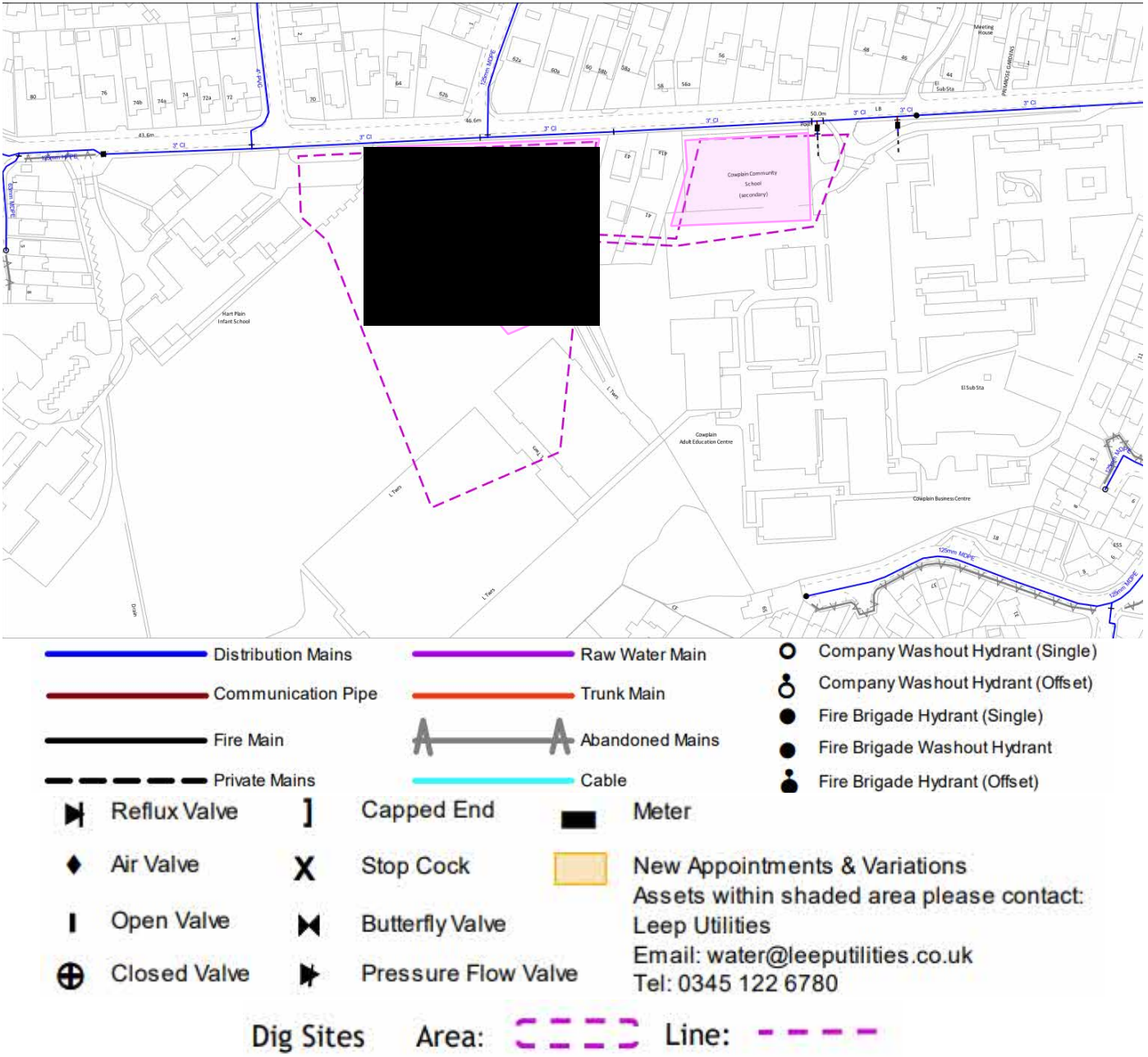


Figure 4 – Portsmouth Water Asset Location Search Clean Water Map⁴.

⁴ Portsmouth Water Asset Location Search Clean Water Map.(Map ref: 22686470)

4.0 NATURAL GAS (GAS)

4.1 EXISTING INFRASTRUCTURE

The existing gas infrastructure information has been acquired and analysed to determine any potential impacts on the proposed redevelopment site.

The following information is based on the record documents produced by Scotia Gas Networks Ltd (SGN).

Correspondence with SGN dated 09th July '21 provided information on existing gas infrastructure in the vicinity of the proposed site.

As such Rolton cannot guarantee the accuracy of this information and the information used is assumed to be the latest version(s) held by the public utility supply providers at the time of writing this report.

SGN maintains the natural gas infrastructure in the area.

Proposed gas mains drawings have been provided by SGN. The relevant information is shown in Figure 5.

4.1.1 Observations

No natural gas infrastructure is indicated within the site boundary.

The record drawings indicate a 125 polyethylene low pressure main running along Hart Plain Ave North of the site. The natural gas connection to the school tees off from this main close to the Eastern boundary of Plot 2.

RISK As services run in front of the proposed vehicular access into Plot 1 the depth of these services need to be considered and may require lowering.

4.1.2 Diversions

No diversions expected.

4.1.3 Disconnections

No disconnections expected.

4.1.4 Connections

Subject to anticipated building natural gas consumption and confirmation from SGN future gas connections to the site will likely originate from the existing infrastructure running along Hart Plain Ave to the North of the site.

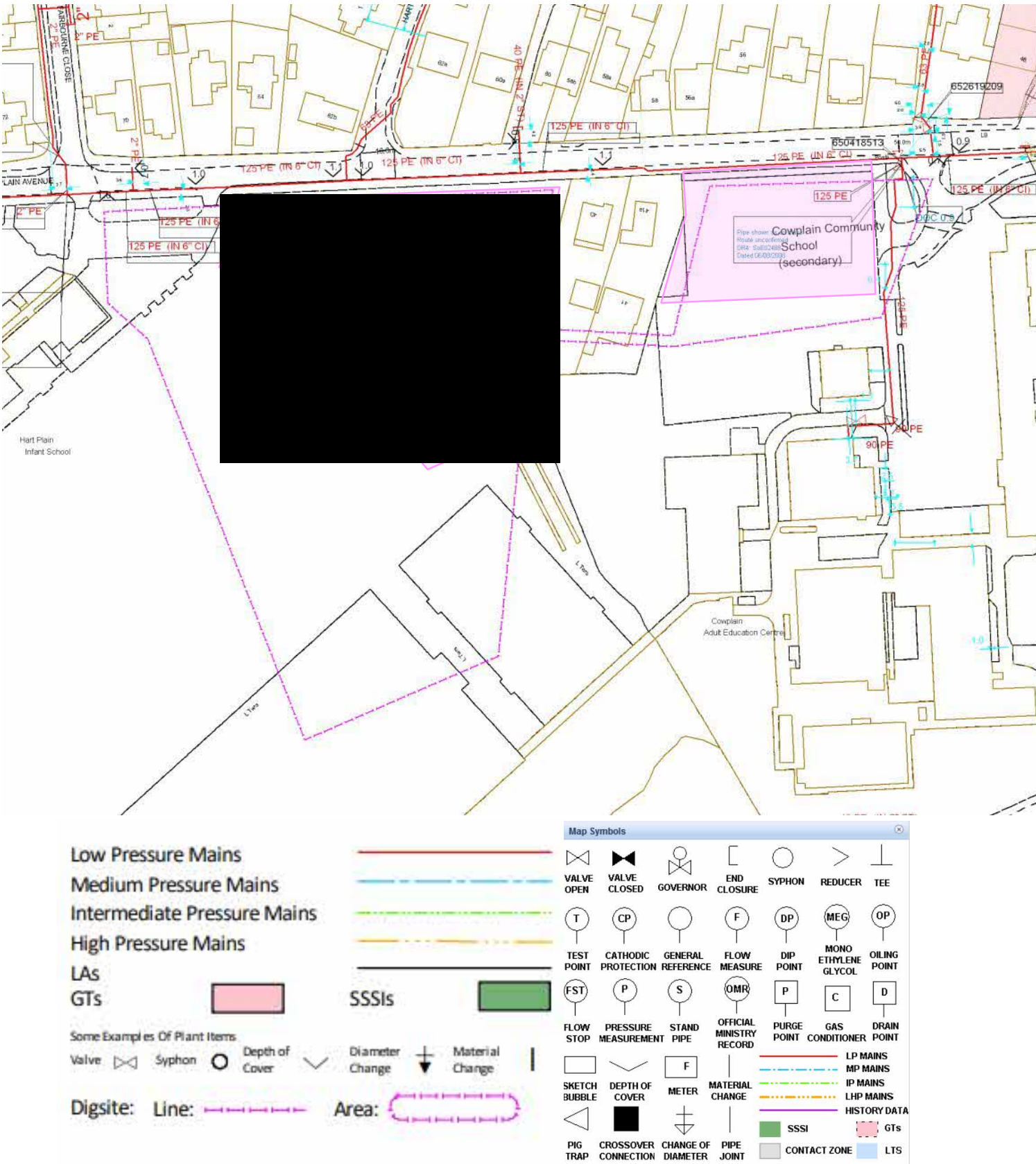


Figure 5 – SGN Asset Location Search Gas Map ⁵.

⁵ SGN Asset Location Search Gas Map. (Map ref: 22644186)

5.0 ELECTRICITY

5.1 EXISTING INFRASTRUCTURE

The existing High Voltage (HV)/Low Voltage (LV) infrastructure information has been acquired and analysed to determine any potential impacts on the proposed redevelopment site.

The following information is based on the record documents produced by Scottish & Southern Electricity Networks (SSEN) dated 09th July '21.

As such Rolton cannot guarantee the accuracy of this information and the information used is assumed to be the latest version(s) held by the public utility supply providers at the time of writing this report.

SSEN maintains the electrical infrastructure in the area.

SSEN provided information on the existing HV & LV infrastructure in the vicinity of the proposed redevelopment site. The relevant information is shown in Figure 6 and Figure 7.

5.1.1 Observations

LV infrastructure is not indicated within the site boundary.

Record drawings indicate both HV and LV cables running along Hart Plain Ave to the North of the site. An LV feed is indicated to the West of Plot 2.

An HV (11kV) main is indicated crossing into the school site and serving a substation. The existing school LV supply is likely fed from this point, and as such is unlikely to interfere with the proposed development.

5.1.2 Diversions

No diversions expected.

5.1.3 Disconnections

No disconnections expected.

5.1.4 Connections

Subject to anticipated building electrical consumption and confirmation from SSEN future electrical connections to the site will likely originate from the existing HV or LV infrastructure running along the Hart Plain Ave to the North of the site.

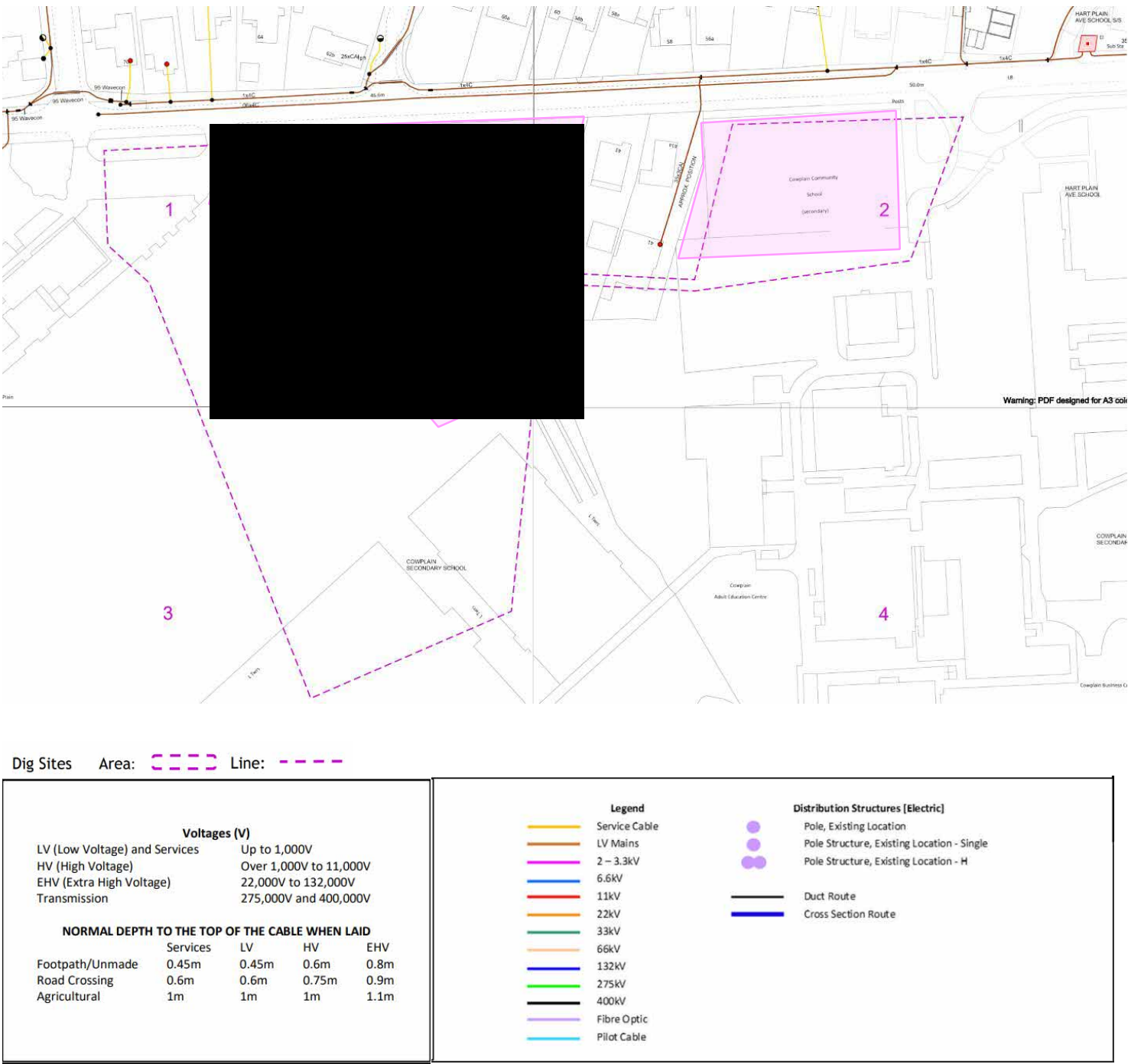


Figure 6 – SSEN Asset Location Search LV Mains Record Map ⁶.

⁶ SSEN Asset Location Search HV/LV Mains Record Map. (Map ref: 22644186.)

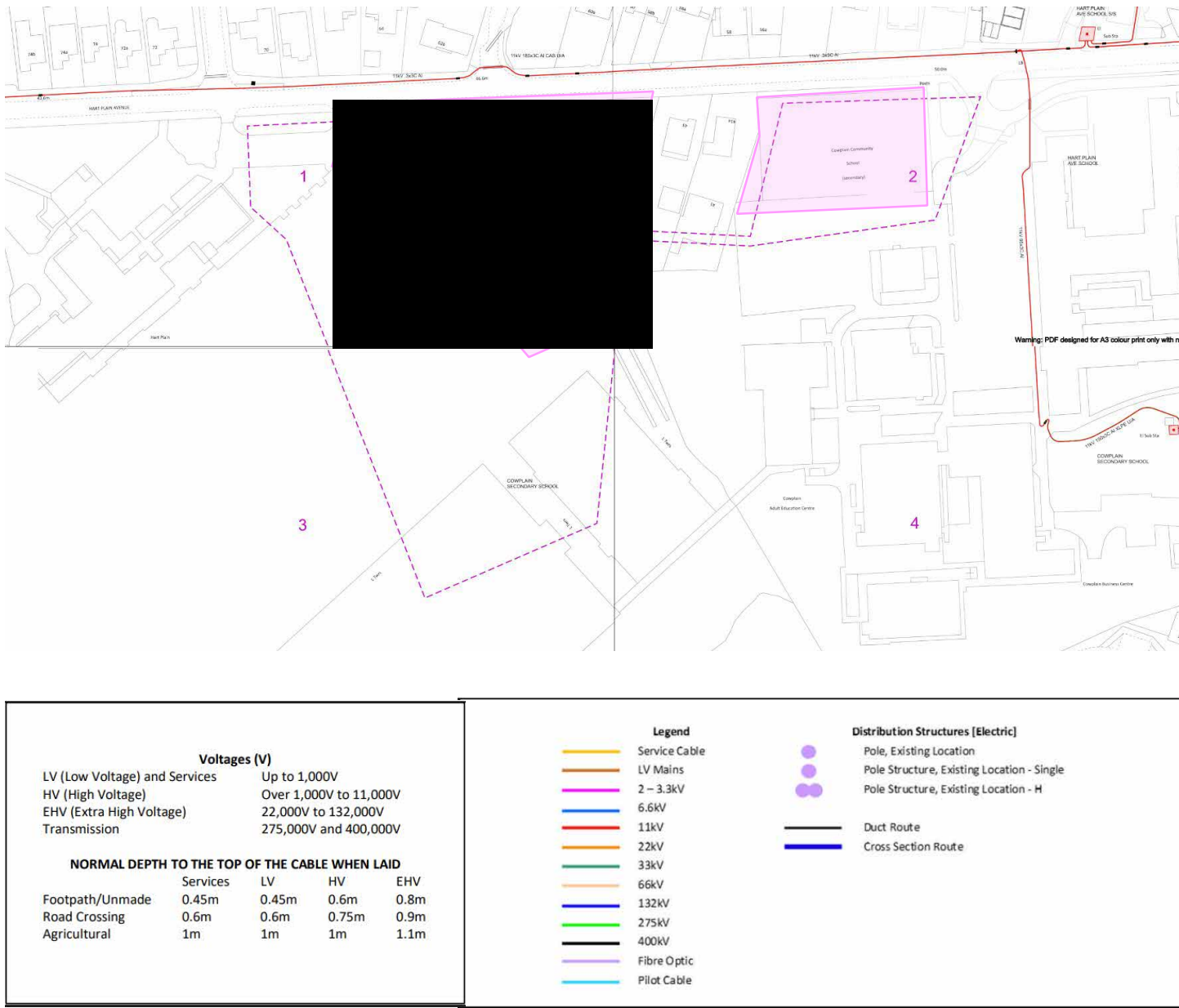


Figure 7 – SSEN Asset Location Search HV Mains Record Map⁵.

⁵SSEN Asset Location Search HV/LV Mains Record Map. (Map ref: 22644186.)

6.0 TELECOMMUNICATIONS

6.1 EXISTING INFRASTRUCTURE

The existing telecommunications infrastructure information has been acquired and analysed to determine any potential impacts on the proposed redevelopment site.

The following information is based on the record documents kept by the public utility supply providers contacted and the site services record drawings produced by BT Openreach, Vodafone and City Fibre dated 09th July '21.

As such Rolton cannot guarantee the accuracy of this information and the information used is assumed to be the latest version(s) held by the public utility supply providers at the time of writing this report.

Openreach (a BT Group Business), Vodafone and City Fibre maintain networks of telecommunications infrastructure in the surrounding area.

Openreach, City Fibre and Virgin provided information on existing telecommunications infrastructure in the vicinity of the proposed development site. As City Fibre do not appear to operate infrastructure in a close proximity of redevelopment site this section will focus on the Openreach and Virgin Media infrastructure.

The relevant information is shown in Figure 8 and 9.

6.1.1 Observations

Openreach infrastructure is indicated within the site boundary.

High level telecoms is indicated crossing into the North-western corner of Plot 1, with a pole locating within the proposed site. However virtual survey indicates that these poles are actually mounted along the footpath on the Northern border of the site and as such do not encroach on the site demise.

Buried telecommunication infrastructure is present running along the Hart Plain Ave along the North boundary of the site with multiple boxes indicated along this route.

Telecoms infrastructure is also indicated to the East of Plot 2, from which the school buildings are served.

Virgin Infrastructure appears present to the North of the site boundary, although does not appear to serve the existing building yet not confirmed.

RISK As buried services run in front of the proposed vehicular access into Plot 1 the depth of these services need to be considered and may require lowering.

6.1.2 Diversions

No required diversions expected.

6.1.3 Disconnections

No disconnections expected.

6.1.4 Connections

Future service connections to the site will likely originate from the infrastructure running along Hart Plain Ave to the North of the site. This may be either BT Openreach or Virgin Media.

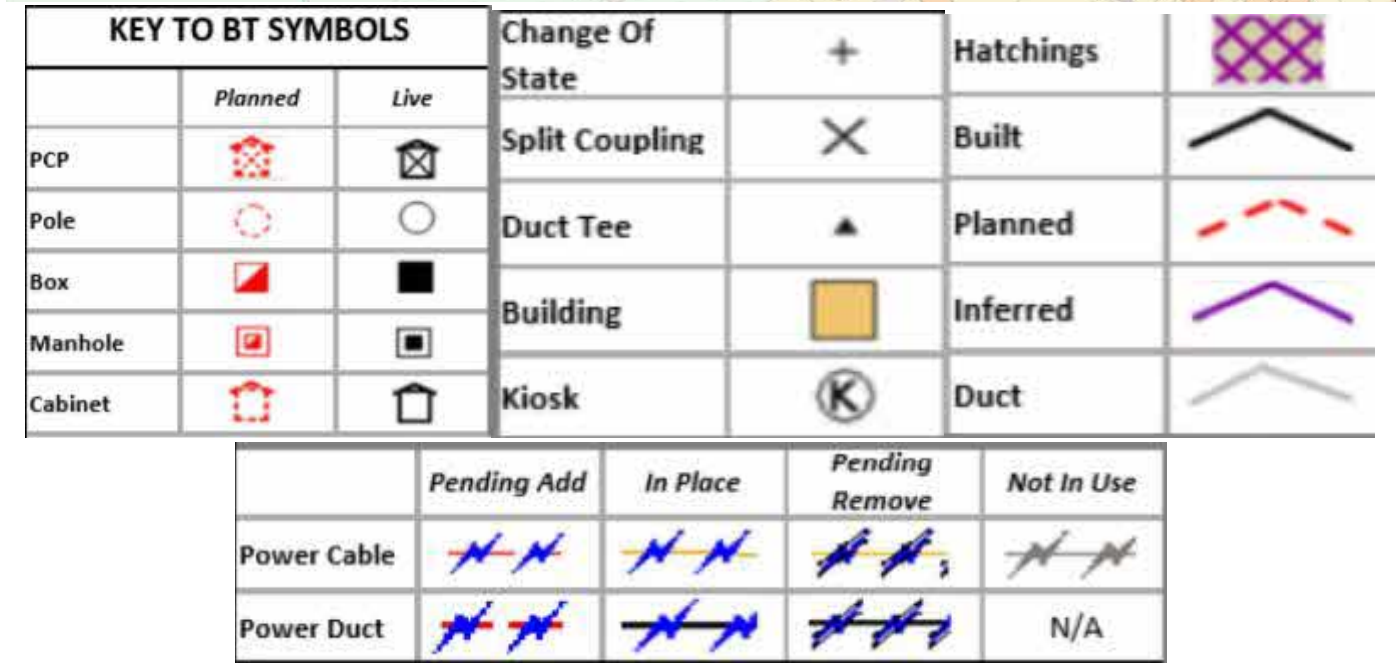
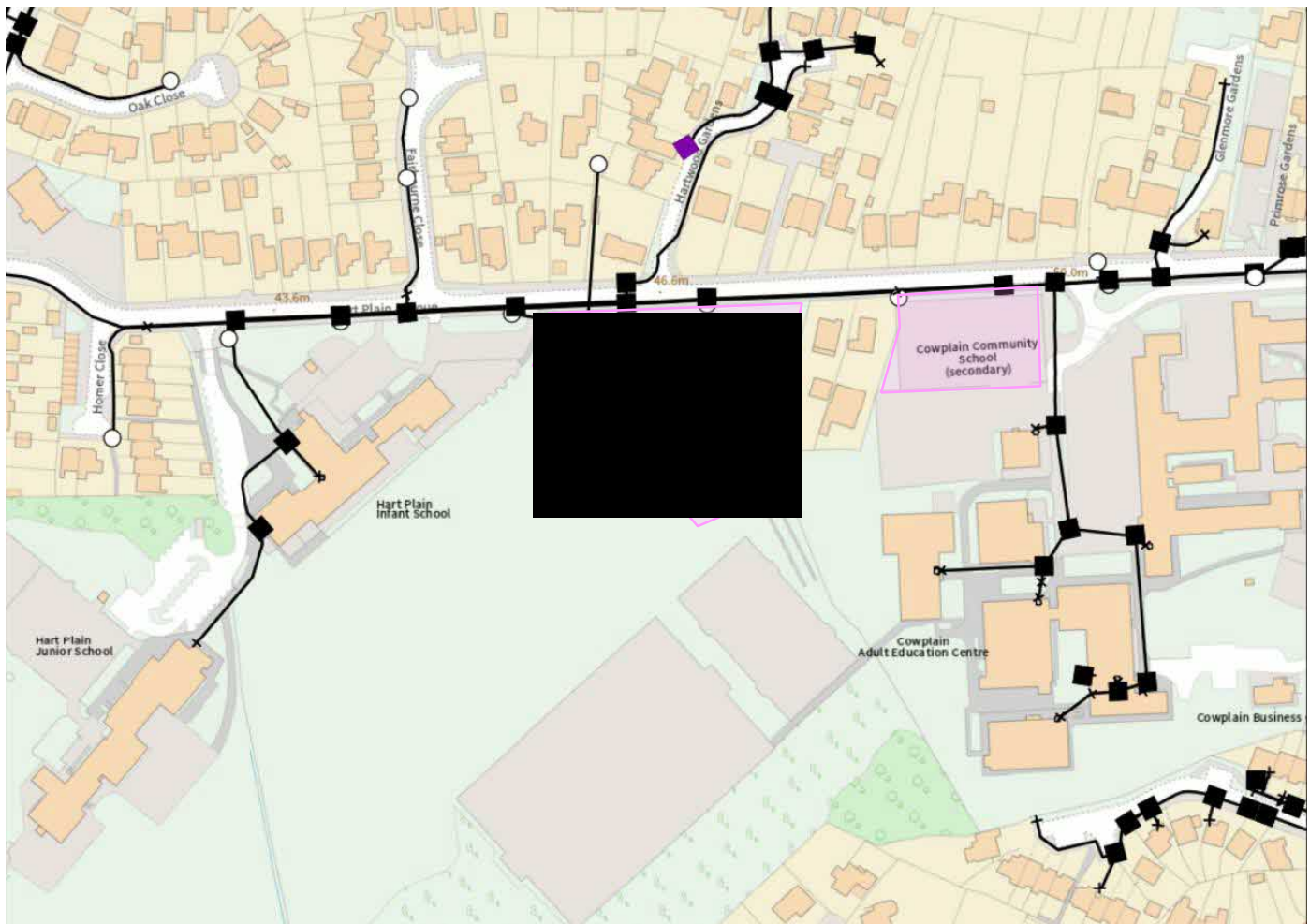


Figure 8 – BT Openreach Asset Location Search BT Map ⁷.

⁵ BT Openreach Asset Location Search BT Map. (Map ref: NIR051191)

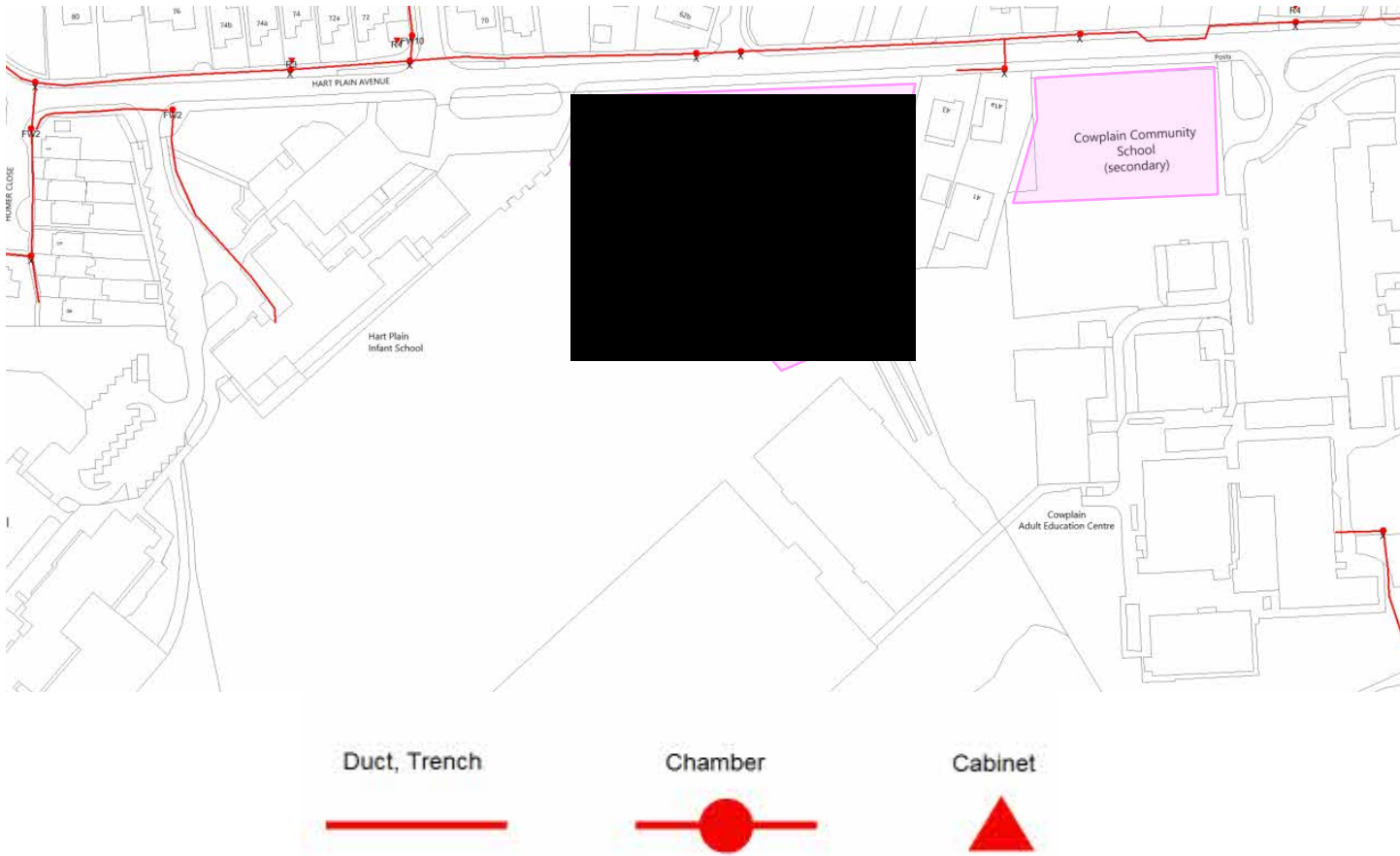


Figure 9 – Virgin Media Asset Location Search⁸.

⁸ Virgin Media Asset Location Search. (Map Ref. 595937 – 1)

7.0 SUMMARY

A search of public utility supplies/records was undertaken to determine public utility supplies/assets that exist on or near the development site and to determine any impact of overhead/buried services on the development.

The existing public utility supplies considered within this document are surface water drainage, foul water drainage, clean water, gas, electricity and telecommunications.

Record drawings have been reviewed and our observations are summarised below:

Table 1 - Summary of Observations.

SERVICE	EXISTING SERVICES WITHIN SITE BOUNDARY	SERVICES AVAILABLE FOR SITE
Disposal Systems (Sewerage)	Yes – Foul gravity sewer & surface water drainage is present running within the site demise of Plot 1 close to the Eastern boundary. However this does not conflict with the current site layout plan for the building.	Yes – Foul gravity sewer & surface water drainage runs along Hart Plain Ave to the North of both plots and along the Eastern boundary of Plot 1.
Clean Water	No. RISK As service run in front of the proposed vehicular access into Plot 1 the depth of these services need to be considered and may require lowering.	Yes – Clean water mains run along Hart Plain Ave to the North of both plots.
Natural Gas	No. RISK As service run in front of the proposed vehicular access into Plot 1 the depth of these services need to be considered and may require lowering.	Yes – Natural gas mains run along Hart Plain Ave to the North of both plots.
Electricity	No.	Yes – HV and LV infrastructure runs along Hart Plain Ave to the North of both plots.
Telecommunications	No – Telecommunication infrastructure (pole) is indicated within Plot 1 demise, this is not believed to actually sit within the site boundary. RISK As service run in front of the proposed vehicular access into Plot 1 the depth of these services need to be considered and may require lowering.	Yes – Openreach and Virgin Media infrastructure runs along Hart Plain Ave to the North of both plots.

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The Development:	Land off Cowplain Community School, WaterlooVILLE, PO8 8RY - Public Utility Supplies Statement (Report Work)

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