



Utilities Statement

Proposed Residential Development at

South Site, Newgate Lane, Fareham

On behalf of

Bargate Homes Ltd

August 2019

Document History and Status

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1 Introduction

- 1.1 This Utilities Statement has been undertaken on behalf of Bargate Homes Limited and covers Statutory Undertakers Apparatus and Incoming Services.
- 1.2 This Statement is submitted in support of an Outline Planning Application for the development of up to 115 dwellings, open space, vehicular access from Newgate Lane and associated ancillary infrastructure, with all matters except access to be reserved on land between Newgate Lane and Newgate Lane East, Fareham.

2 Existing Site

- 2.1 The development site is located on land to the east of Newgate Lane, Fareham at Ordnance Survey reference SU 571 031. The nearest postcode is PO14 1BA.



Image 1: Site Location Plan

- 2.2 The site is bounded to the north by agricultural land, to the east by Newgate Lane East, to the west by Newgate Lane, and to the south by Woodcote Lane and Brookers Lane.
- 2.3 The site is approximately 6ha in area.
- 2.4 Copies of the site location plan and existing site layout plan are located in Appendix 1 at the rear of this report.

3 Development Proposals

- 3.1 The development proposals are for an Outline Planning Application for the development of up to 115 dwellings, open space, vehicular access from Newgate Lane and associated ancillary infrastructure. All matters, except access, to be reserved on land between Newgate Lane and Newgate Lane East, Fareham.
- 3.2 The maximum estimated population will be approximately 275 persons based on the 2.4 persons per dwelling as stated in the Statistical Bulletin '*Families and Households in the UK:2017*' prepared by the Office for National Statistics.
- 3.3 A copy of the proposed site layout plan is located in Appendix 2 at the rear of this report.

4 Foul Water Drainage

- 4.1 The area of the proposed development is served by Southern Water.
- 4.2 Southern Water sewer records indicate an existing 225mm diameter public foul sewer located approximately 3m beneath Newgate Lane adjacent to the western site boundary and a foul rising main located within the site adjacent to the southern site boundary and within the southwest corner of the site.
- 4.3 From publicly available information there is no indication of any existing foul sewer connection from the site.
- 4.4 Any new connection will be subject to agreement with Southern Water under Section 106 of the Water Industry Act 1991.
- 4.5 The anticipated peak discharge from the site is 5.3l/s calculated from Sewers for Adoption guidance.
- 4.6 Foul drainage will be discharged via a foul pumping station into the existing public foul sewer beneath Newgate Lane.
- 4.7 The location and size of the pumping station will need to be confirmed following further site investigation and detailed survey. In order to minimise the risk of odour, noise and nuisance a minimum distance from the wet well of the pumping station to any habitable buildings is required. This ranges between 5m and 15m depending on the size of the pumping station.
- 4.8 As the scheme progresses a decision on which part of the site will drain by gravity and which part will require pumped discharge will be made and the foul sewer system will be designed accordingly.
- 4.9 Since 1 April 2018 Southern Water have not charged for improving offsite infrastructure to provide capacity where a direct connection into the existing public sewer is available. A new scope of Charging Arrangements will be applicable for work carried out between 1 April 2019 and 31 March 2020 or as fixed thereafter.
- 4.10 The arrangement will be made in accordance with the Charging Rules for New Connection Services published by Ofwat. Infrastructure Charges are charged separately to this and are payable when a property is connected. The Southern Water infrastructure charge for the period of 2019-20 is £765.00 per property plus VAT.
- 4.11 The estimated Infrastructure Charge for up to 115 dwellings is £88,000.00.
- 4.12 An extract from the Southern Water sewer records is located in Appendix 3 at the rear of this report.

5 Potable Water

- 5.1 The area of the proposed development is served by Portsmouth Water.
- 5.2 Portsmouth Water network plans identify two existing 100mm and 150mm cast iron water mains along Newgate Lane to the west of the site. There is also an easement strip crossing the western boundary of the site with a 380mm water main running through it.
- 5.3 The anticipated peak water demand for the proposed development is 1.6l/s based on a peaking factor of 3.0 and estimated water consumption of 167 litres/person/day.
- 5.4 Portsmouth Water has produced its Charging Arrangements in line with the principles provided in the Water UK guidance document which includes the use of the Water UK template to set out Developer Charges.
- 5.5 These Charging Arrangements are published under the provisions of the Water Services Regulation Authority's (Ofwat) 'Charging Rules for New Connection Services' (August 2017). Ofwat's new charging rules apply to water and waste companies operating wholly or mainly in England and apply to new domestic connections. In this context "Connection Services" include providing water mains, diversions and individual property connections.
- 5.6 The estimated Infrastructure Charge for up to 115 dwellings is £40,000.00 which will be confirmed by Portsmouth Water.
- 5.7 A copy of the asset plan from Portsmouth Water is located in Appendix 4 at the rear of this report.

6 Electricity

- 6.1 The area of the proposed development is served by Scottish and Southern Electricity Networks (SSE).
- 6.2 Medium domestic electricity consumption, based on Ofgem figures published in 2017, is typically 3,100kWh / annum per dwelling which for the proposed development equates to approximately 356.5MWh / annum.
- 6.3 Each new property will require its own 240V single phase metered supply which will require internal and external infrastructure. The approximate load for each dwelling varies between 2-4kVA which, for the whole site, equates to in the region of 500kVA excluding the loading required for any onsite pumping station.
- 6.4 If each dwelling requires an electric vehicle charging point the approximate load increases to between 9-11kVA which, for the whole site, equates to in the region of 1,265kVA excluding the loading required for any onsite pumping station.
- 6.5 There are existing 11kV HV and LV electricity cables beneath Newgate Lane and Woodcote Lane. There are overhead 33kV HV cables crossing the site.
- 6.6 New supplies for the development can be provided from either side of the site.
- 6.7 SSE has confirmed a budget quotation for the sum of between £915,000.00 – 925,000.00 excluding VAT to supply the northern and southern parcel of the site. As each parcel is being constructed at separate times the formal quotation may vary from the budget quotation.
- 6.8 Scottish and Southern Electricity Networks service utility maps are located in Appendix 5 at the rear of this report.

7 Gas

- 7.1 The area of the proposed development is served by Scotia Gas Networks (SGN).
- 7.2 SGN asset records identify both a low pressure and medium pressure main beneath Newgate Lane to the west of the site. The asset records also identify an intermediate pressure main crossing part of the site along the western boundary to Newgate Lane.
- 7.3 Medium domestic gas consumption based on Ofgem figures published in 2017 is typically 12,000kWh/annum per dwelling which, for the proposed development, equates to approximately 1,380MWh/annum.
- 7.4 It is anticipated that a supply can be obtained to serve the proposed development from the existing low-pressure pipe located beneath Newgate Lane.

7.4.1 Scotia Gas Networks asset plans are attached in Appendix 6 at the rear of this report.

8 Telecommunications

8.1 The area of the proposed development is served by BT Openreach.

8.2 There is no telecommunications infrastructure identified within the site boundary and no existing use on site which would require telecommunications infrastructure.

8.3 There are underground BT Openreach cables beneath Manor Road and St Michaels Road with joint boxes close to the proposed site entrance.

8.4 The BT Openreach asset plans show there is no overhead infrastructure crossing the site.

8.5 A superfast fibre connection is available as shown on the following BT Openreach plan:

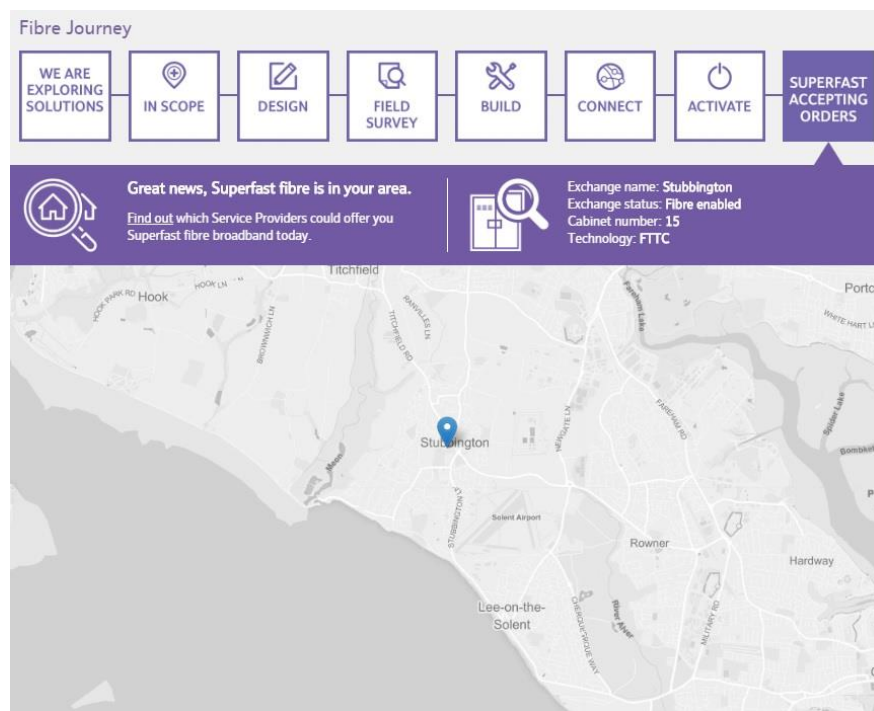


Image 2: BT Openreach Fibre Map Extract

8.6 Under the Government supported Fibres to the Premises scheme, BT Openreach has confirmed that they will supply optic connections free of charge to the developer for residential developments of more than 30 units.

8.7 BT Openreach notes that any request to connect to the fibre services should be registered at least nine months before the first site occupancy to allow BT Openreach to plan their connections, otherwise they will only supply copper cable connections.

8.8 A copy of the BT Openreach asset plan is located in Appendix 7 at the rear of this report.

9 Additional Budget Quote by Multi-Service Utility Provider

9.1 The Gas Transportation Company Limited (GTC) is a Multi-Service Utility Provider who is able to install the infrastructure for, and manage, both the gas and electricity supply to the proposed development site.

9.2 GTC has provided a Multi-Utility Connection budget quote of £85,145.02 plus VAT to cover the utilities works both on site and off site.

9.3 GTC will supply all materials for the gas and electricity infrastructure. The quotation excludes onsite excavation, supply and installation of meter boxes, duct laying and backfilling work, civil works associated with the substation including the housing of the substation and would be for the developer's contractors to undertake.

9.4 Any diversion works that may be required to the existing electricity cable must be undertaken by SSE as non contested works.

9.5 Where a Multi-Service Utility Provider installs the network for a new site, they will act as service provider and invoice future property owners for their service and issue utility bills directly.

9.6 Similar to GTC, other Multi-Utility Service Providers are available and the developer may seek further quotations from them.

9.7 A copy of the GTC quotation is located in Appendix 8 at the rear of this report.

10 Combined Services Plan

10.1 A combined services layout plan is located in Appendix 9 at the rear of this report.

11 Summary of Conclusions

11.1 Foul drainage will be discharged via a foul pumping station into the existing public foul sewer beneath Newgate Lane.

11.2 A potable water supply is available from the existing Portsmouth Water mains located beneath Newgate Lane to the west of the proposed site.

11.3 An electricity supply can be provided from either the LV or HV electricity cables located beneath Newgate Lane.

11.4 A gas supply is available from the existing SGN low-pressure gas pipe located beneath Newgate Lane.

11.5 A BT telecommunications connection is available either from existing cables or the joint box near the proposed access which could be extended to serve the proposed development. Fibre connection is available in the area of the proposed site.

11.6 The proposed development can be adequately serviced for all required utilities by the different utility provider's existing network infrastructure within the area.

11.7 All offsite infrastructure charges will be confirmed when a formal quotation has been requested.

Utility Provider	Onsite Infrastructure /£
Southern Water (Foul Sewer)	88,000.00
Portsmouth Water	40,000.00
Scottish and Southern Electricity Networks	915,000.00-925,000.00
Scotia Gas Networks	TBC
BT Openreach	Free supply of ducts
Total:	£ TBC

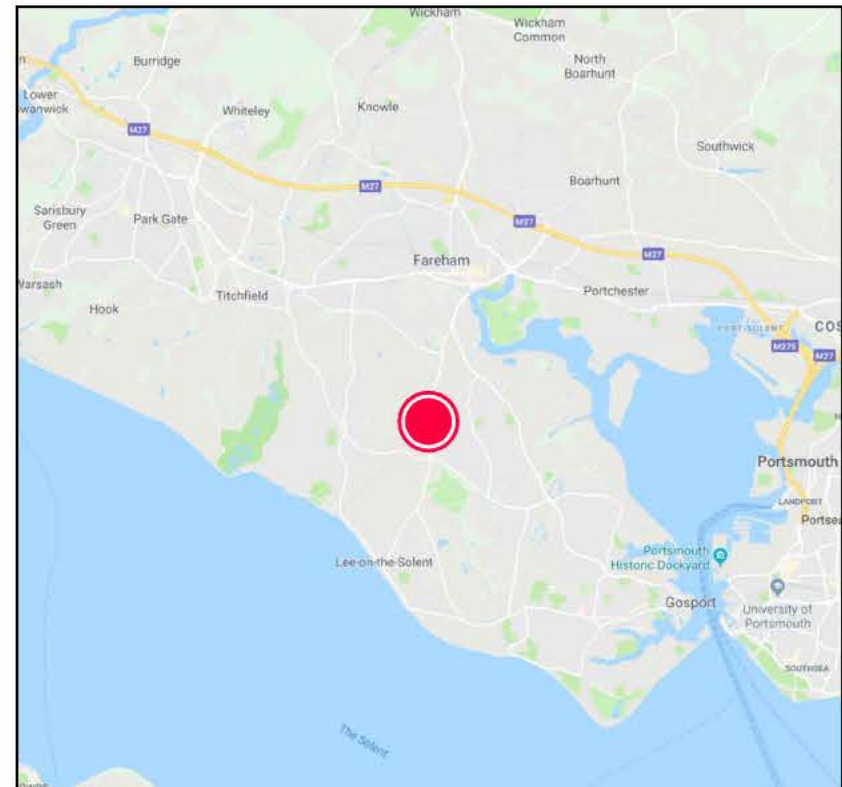
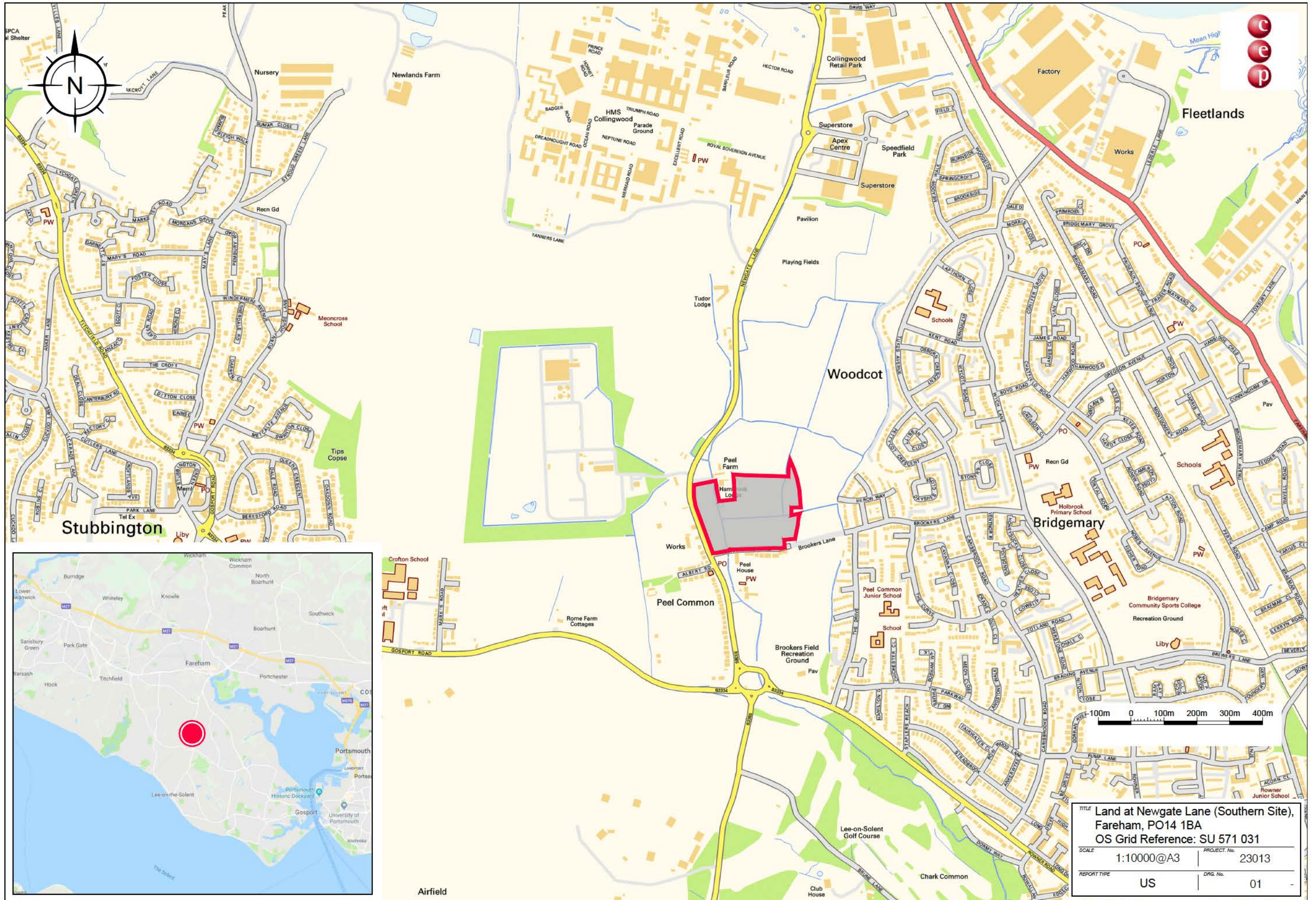
Table 1: Summary of Infrastructure Provisional Costs

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Appendix 2	Illustrative Master Plan
Appendix 3	Sewer Records
Appendix 4	Portsmouth Water Asset Plan
Appendix 5	Scottish and Southern Electricity Networks Asset Plans
Appendix 6	Scotia Gas Networks Asset Plans
Appendix 7	BT Openreach Asset Plan
Appendix 8	GTC Budget Quotation
Appendix 9	Combined Services Plan
Image 1	Site Location Plan
Image 2	BT Openreach Fibre Map Extract
Table 1	Summary of Infrastructure Provisional Costs

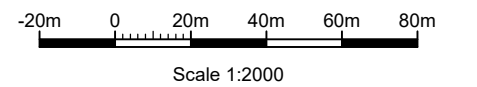
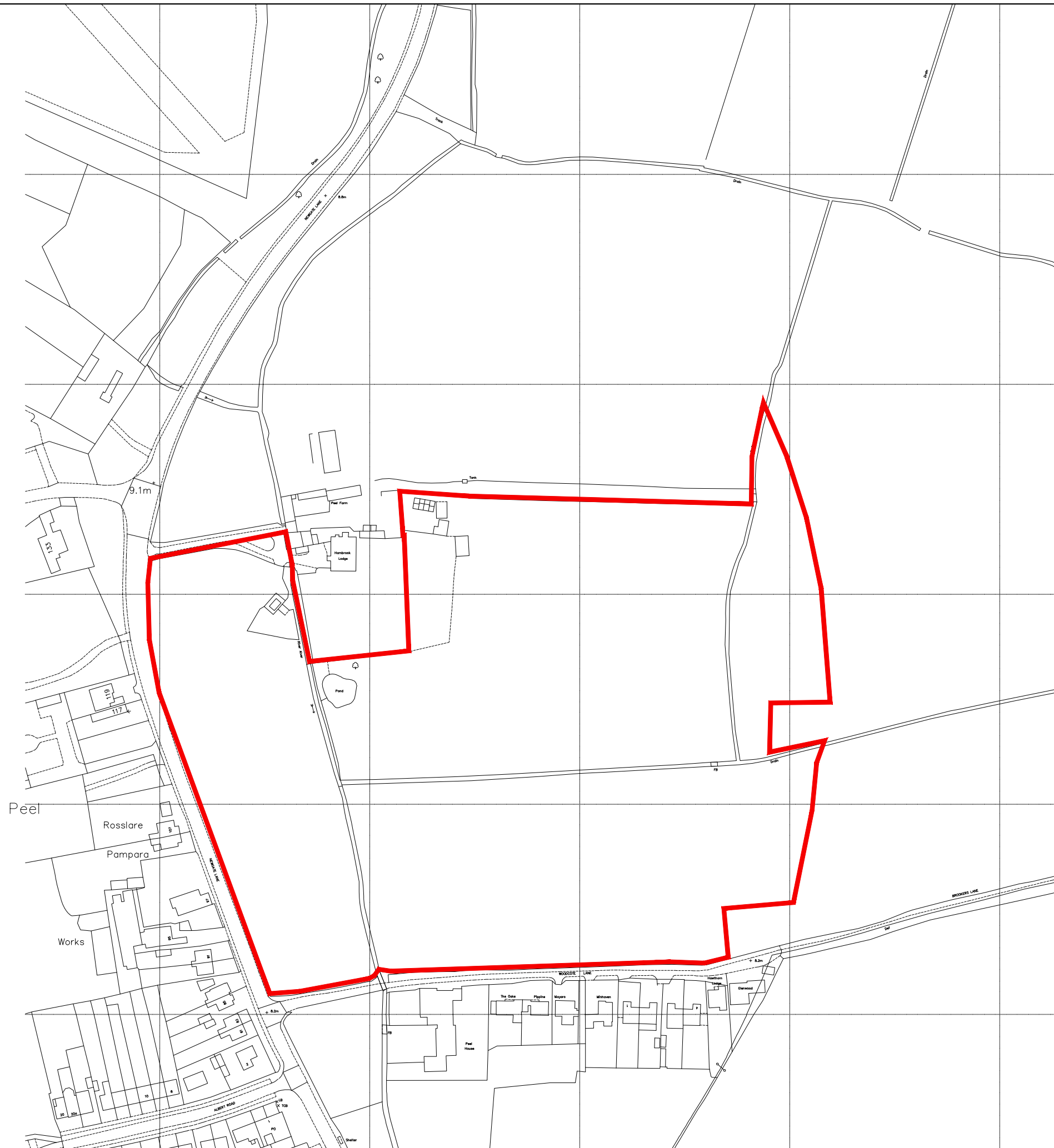
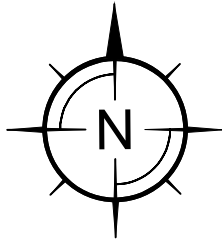
Appendix 1

Site Location and Existing Site Layout Plans



TITLE		Land at Newgate Lane (Southern Site), Fareham, PO14 1BA	
SCALE		1:10000@A3	
PROJECT No.		23013	
REPORT TYPE		US	
DRG. No.		01	

Airfield



TITLE	
Land at Newgate Lane (Southern Site), Existing Site Layout	
SCALE	PROJECT No.
1:2000@A3	23013
REPORT TYPE	DRG. No.
US	02

Appendix 2
Illustrative Master Plan

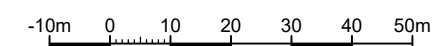


**NORTHERN PARCEL
[PART OF SEPARATE APPLICATION]**

**EXISTING HAMBROOK
LODGE**

WOODCOTE LN

- APPLICATION BOUNDARY
- LAND USE:**
- RESIDENTIAL PARCELS
- PRIMARY FRONTAGE
- SECONDARY FRONTAGE
- PUBLIC OPEN SPACE
- ACCESS AND CONNECTIONS:**
- PROPOSED ACCESS
- RETAINED EXISTING ACCESS TO HAMBROOK LODGE
- PRIMARY SPINE ROAD
- SECONDARY ROAD
- TERTIARY ROAD
- FOOTPATH CONNECTIONS
- FOOTPATHS KEY NODE
- GREEN AND BLUE INFRASTRUCTURE:**
- EXISTING VEGETATION
- PROPOSED VEGETATION
- PROPOSED LEAP (400SQM WITH 20M OFFSET)
- DRAINAGE CHANNELS
- INDICATIVE ATTENUATION
- OTHER:**
- PROPOSED PUMPING STATION (MIN 12M X 8M WITH 15M OFFSET)



TITLE	
Land at Newgate Lane (Southern Site) Illustrative Master Plan	
SCALE	PROJECT No.
1:1250@A3	23013
REPORT TYPE	DRG. No.
US	03