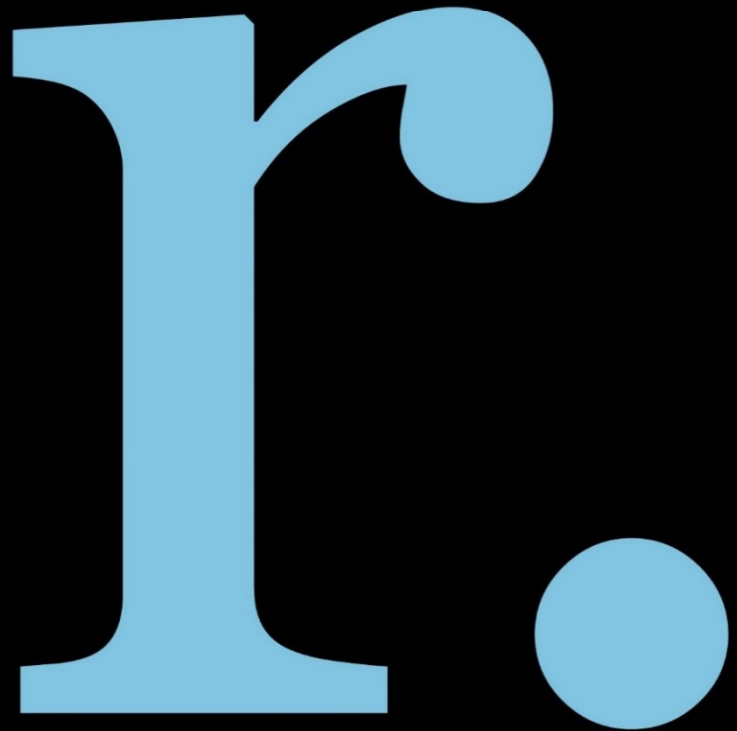


reside.

Land South of Funtley Road, Funtley

Utilities Planning Statement



Project Information

Title	Utilities Planning Statement
Site Location	Land South of Funtley Road, Funtley, Hampshire, PO15 6DN
Client	Prepared for Reside Developments Ltd
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Prepared by	Technical & Development Services (Southern) Ltd Hillreed House, 54 Queen Street Horsham West Sussex RH13 5AD
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3	30/09/2020	Trevor baker	<i>T Baker</i>	Simon Lepine	<i>Simon Lepine</i>

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1 Background

1.1 The Site

The site is located on the western edge of the village of Funtley, which lies approximately 3km north-west of Fareham in Hampshire. The overall site area extends to some 16.2ha, occupying the area bounded by Funtley Road in the north, the M27 Motorway in the south, the Eastleigh-Gosport main railway line in the east, and Honey Lane to the west.

The area proposed for this part of the overall scheme and for which this report has been prepared, is approximately 4.6ha, occupies the north-western segment of the overall site area, bounded to the north by Funtley Road, to the west by Honey Lane, to the east by Great Beamond Coppice ancient woodland and to the south by the existing equestrian paddocks.

The area to the south-west is proposed to be set aside as a community park, with community allotments and retention of the ancient woodland. It is proposed to retain the south-eastern quadrant for continued equestrian use.

A public right of way (PROW) footpath is to be established through this area, from the existing Funtley Road access to the motorway footbridge on the southern boundary.

The development site, currently in equestrian use, comprises a number of grassed paddocks with access tracks, with some agricultural and equestrian buildings.

The site is currently accessed from Funtley road towards the eastern end of the site.

1.2 Proposed Development

Outline application to provide up to 125 one, two, three and four-bedroom dwellings including 6 Self/Custom build plots, Community Building or Local Shop (Use Class E & F.2) with associated infrastructure, new community park, landscaping, and access.

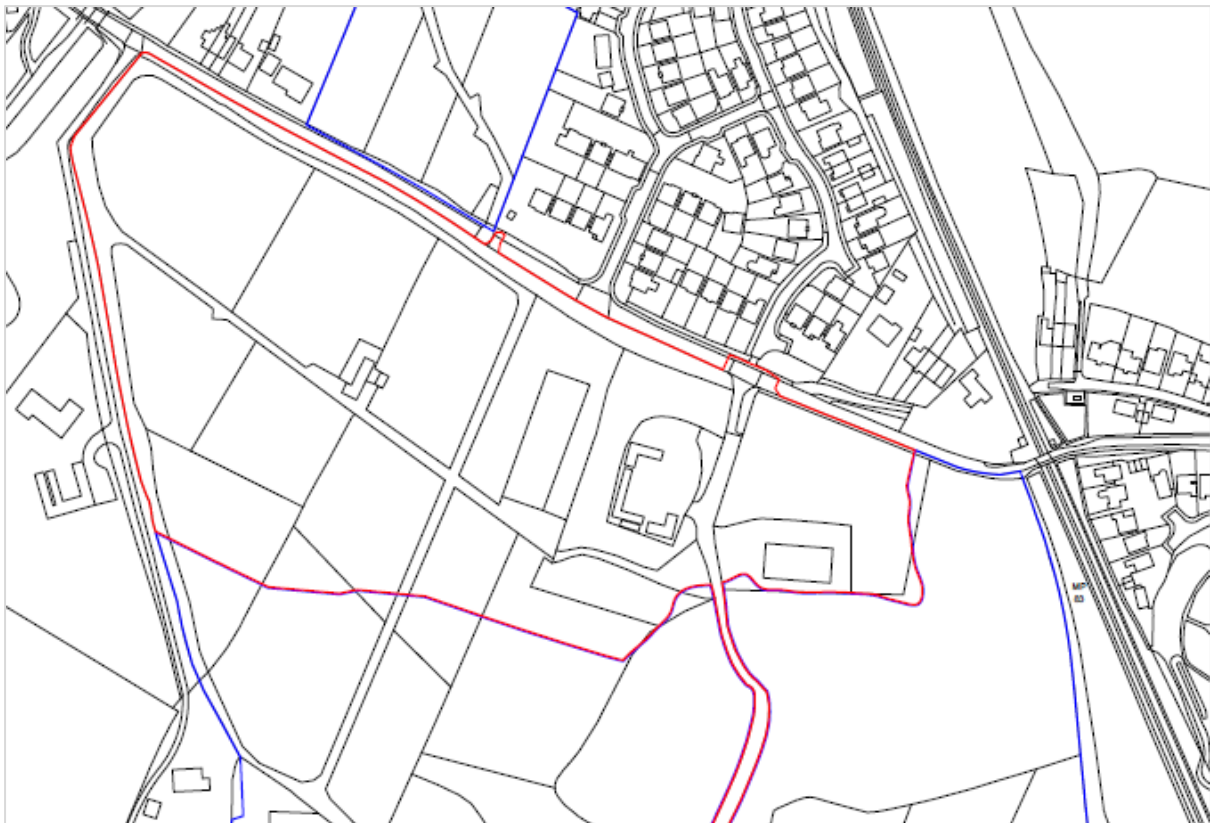


Figure 1 - Site Location Plan

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 Services (SWS).

2.2 Existing Apparatus

- SWS records indicate a Foul Water Pumping Station located within Roebuck Avenue, to the north of the site.
- SWS records indicate a 150mm Public Foul Water Rising Main flowing east along the southern side of Funtley Road discharging into a 150mm dia. Foul Sewer (Manhole Ref: 1204) 160m east of the proposed site access on the Eastern side of the Railway bridge.
- SWS records indicate a Foul Sewer Network within the existing development opposite the proposed site, which discharges into a Pumping Station within Roebuck Avenue.

2.3 Available Capacity and Point of Connection

Under the connections 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.

Accordingly, provided the identified point of connection is accessible to the developer over public highway, or other public land, i.e. a Sewer Requisition is not required, the developer can exercise the right to connect, subject to payment of the relevant connection charges, which are fixed annually and published by the Company.

It is anticipated that presence of a 150mm dia. Public Foul Water Sewer within Roebuck Avenue opposite the site that that the foul water will discharge into this sewer at Manhole Ref: 9302 and that this is adequately to serve the development.

Sewerage Infrastructure Charge (2020-2021) is a cost of £790.00 per connected property.

Wastewater Income Offset (2020-2021) is a credit of £225.00 per connected property.

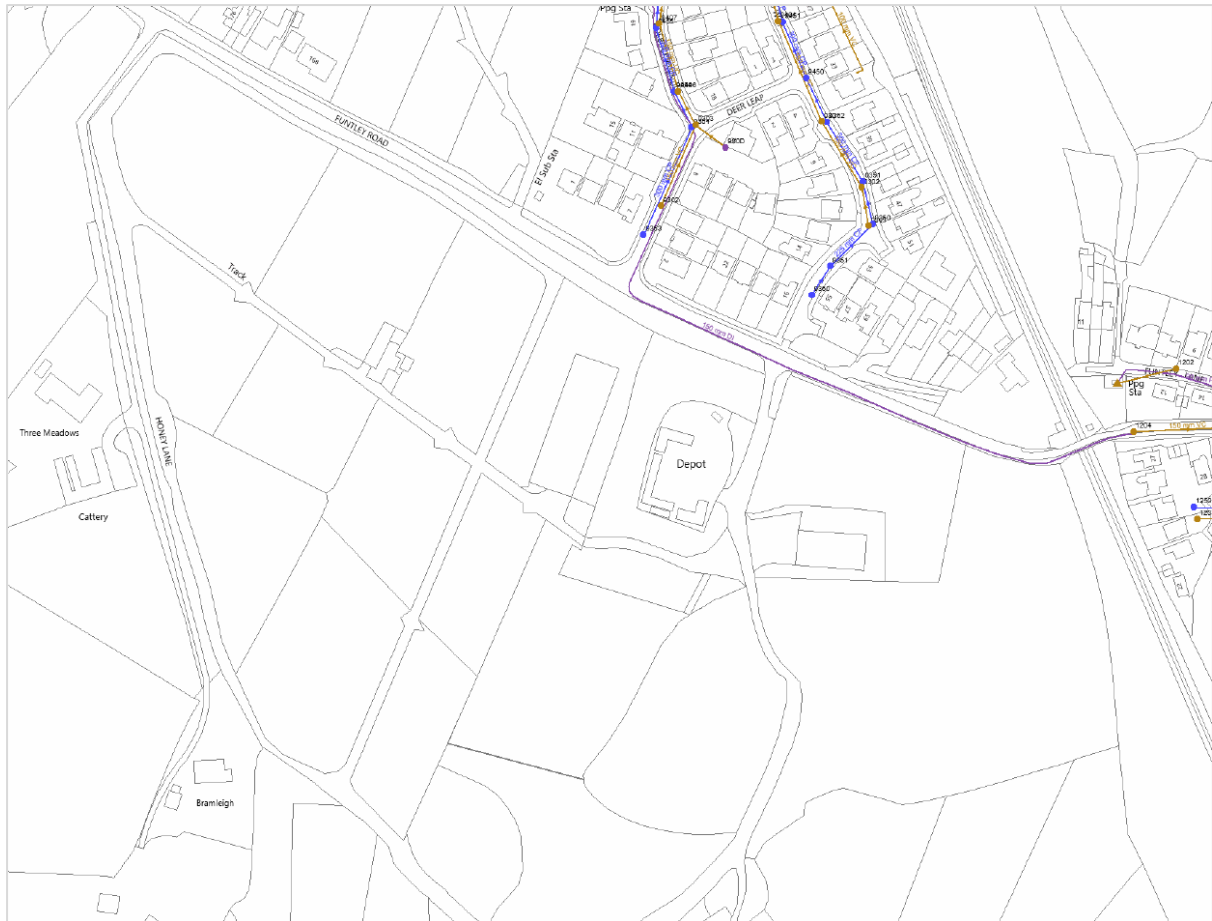


Figure 2 - Existing Sewer

3. Water Infrastructure

3.1 Water Supply Company

The Potable Water Supplier (DNO) for the area is Portsmouth Water Limited (PWL).

3.2 Existing Apparatus

- PWL records indicate a 180mm dia. Medium Density Polyethylene (MDPE) Distribution Main routed along the North side of Funtley Road opposite the proposed site access.
- PWL records indicate a 180mm dia. (MDPE) Distribution Main, routed North to South through the site centrally.

3.3 Available Capacity and Point of Connection

As with public sewer connections, the new rules introduced by OFWAT on the 1st April 2020 apply similarly to water connections. Provided the connection from the development is of a pipe size no greater than that of the parent main to which it is to connect, and that main can be accessed over public highway, there is a right to connect; subject to requisition and payment of the relevant costs which are now published by the Water Company annually.

Due to the size of the development, it is anticipated that the existing 180mm (MDPE) distribution mains with Funtley Road & through the proposed site are adequately sized to serve the development.

Water Infrastructure Charge (2020-2021) is a cost of £322.00 per connected property.

Water Income Offset (2020-2021) is a credit of £467.00 per connected property.

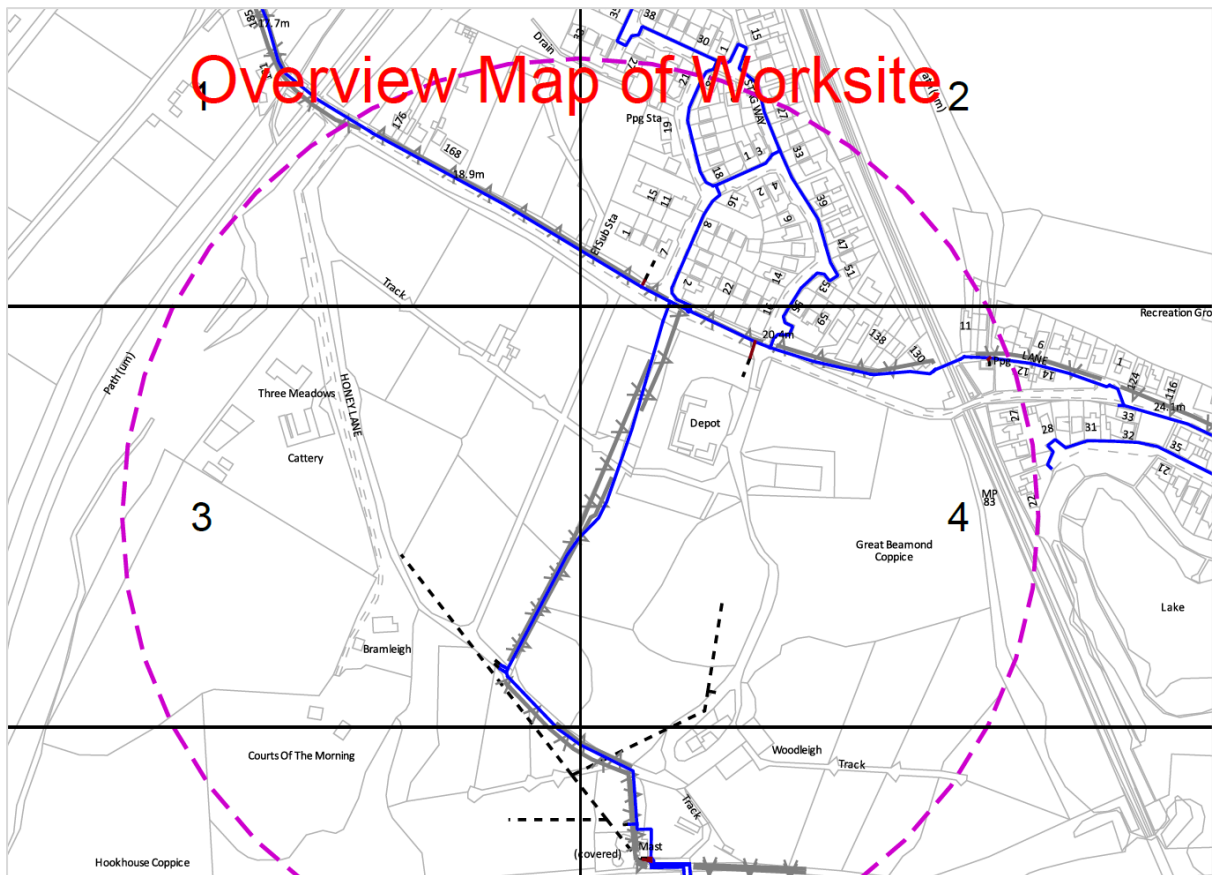


Figure 3 - Existing Water

4.1 Gas Network Operator

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

4.2 Existing Apparatus

- SGN records indicate an existing 180mm dia. Polyethylene (PE) Low Pressure (LP) distribution main routed within the Northern side carriageway of Funtley Road opposite the site access
- SGN records also indicate a 63mm dia. Polyethylene (PE) Low Pressure (LP) distribution mains spur routed parallel with the above 180mm PE LP main into Roebuck Avenue opposite the site providing a feed to an Independent Network Operator (IDNO) network (GTC Ltd.)

4.3 Available Capacity and Point of Connection

Due to the presence of a 180mm (LP) distribution main opposite the site, it is anticipated that this will be able to provide the necessary capacity to serve the proposed development.

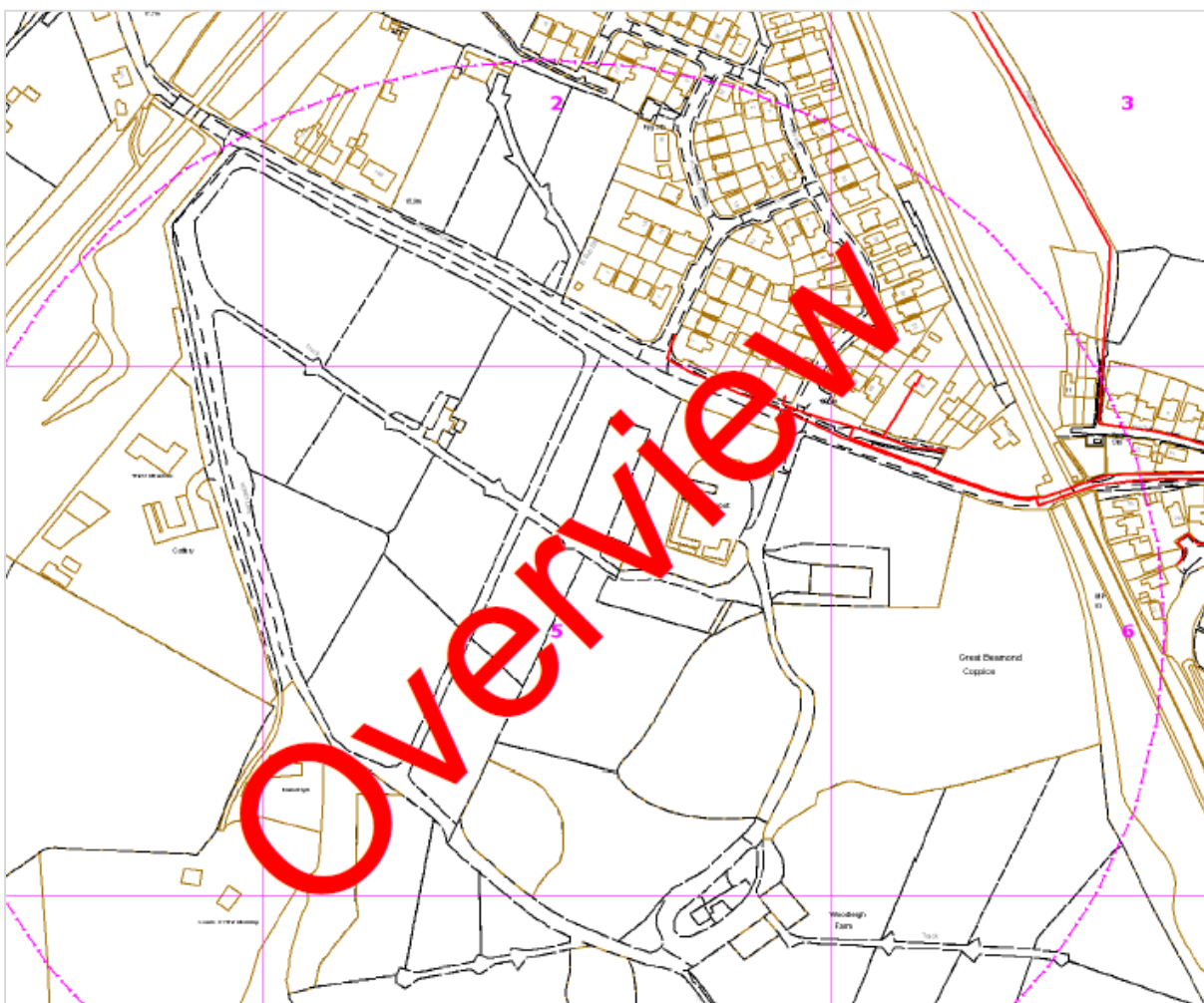


Figure 4 - Existing Gas

5. Electricity Infrastructure

5.1 Electricity Network Operator

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

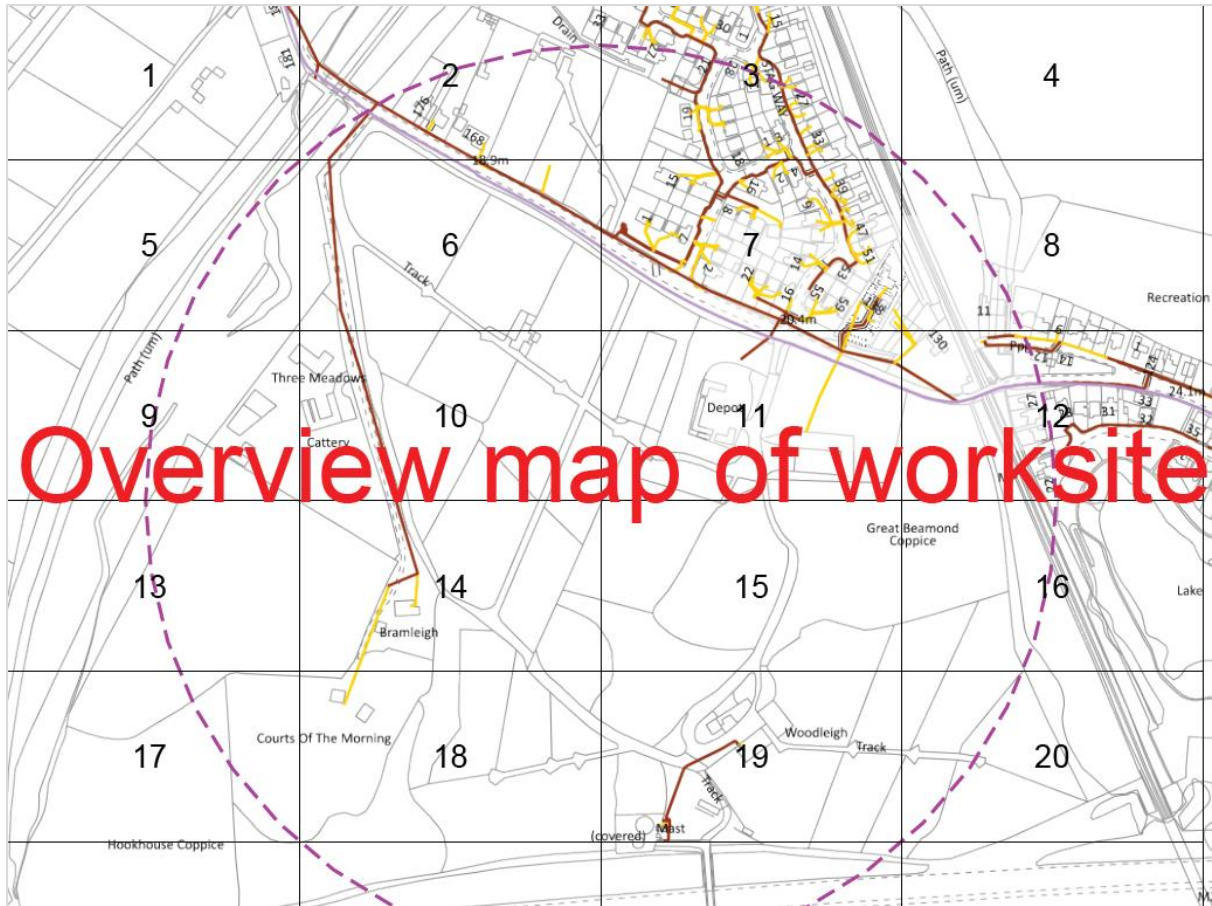
5.2 Existing Apparatus

- SSEN Network Records indicate existing Low Voltage (LV) Pole Mounted mains cable network routed along the Southern side of Funtley Road Opposite the proposed site access.
- An existing Low Voltage (LV) Pole Mounted mains cable network routed South-east along Honey Lane, adjacent to the Western boundary of the site.
- SSEN records indicate a Substation Opposite the site (Funtley Road) with an underground 11kV High Voltage (HV) network, routed East along Funtley Road to the existing site access road, where it is routed South, centrally along the track through the proposed site.
- SSEN records indicate an existing Pole Mounted 33kV Extra High Voltage (EHV) network routed across the Western quadrant of the site, to the intersection with the Western boundary, is then routed South-East along the Northern Boundary of the site.

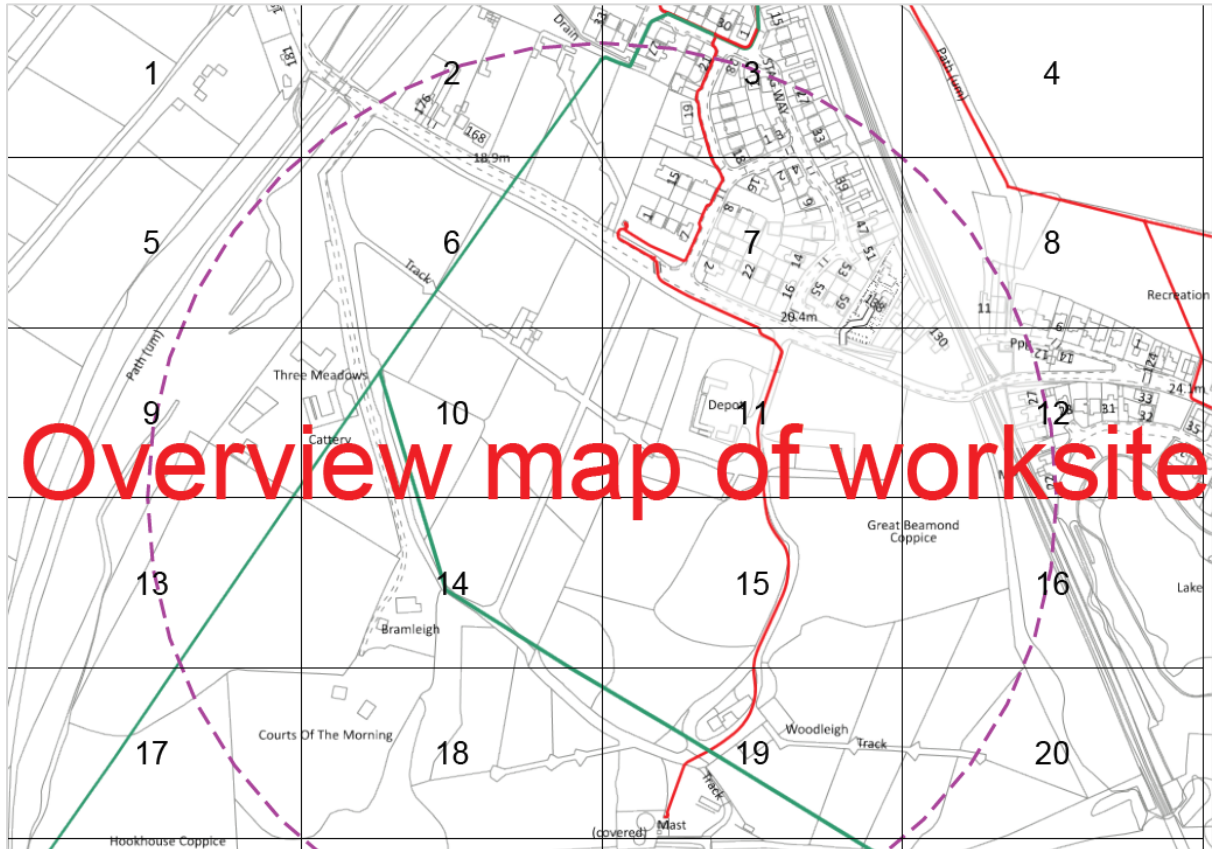
5.3 Available Capacity and Point of Connection

It is anticipated that the localised LV network will not be able to accommodate the proposed development and a connection to the local HV network will be required with the placement of an onsite ground mounted substation, providing LV distribution, with the site layout being developed with inclusion of a substation location.

It is also noted that the existing overhead 33kV EHV network that crosses the site, will potentially be in conflict with the proposed development and will therefore require diverting through the scheme.



Overview map of worksite



Overview map of worksite

Figure 5 - Existing Electricity

6.1 Network Operator

The Distribution Network Operator (DNO) for the area is Openreach.

6.2 Existing Apparatus

- Openreach network records indicate Pole Mounted routed along Funtley Road and Honey Lane.
- An underground duct and chamber network routed along both sides of Funtley Road within the footway/verges.

6.3 Available Capacity and Point of Connection

Openreach's policy is to provide developments with Fibre to the Premise (FTTP) which would enable all dwellings to benefit from fast fibre broadband speeds, this will be offered at no additional cost to the developer at detailed stage.

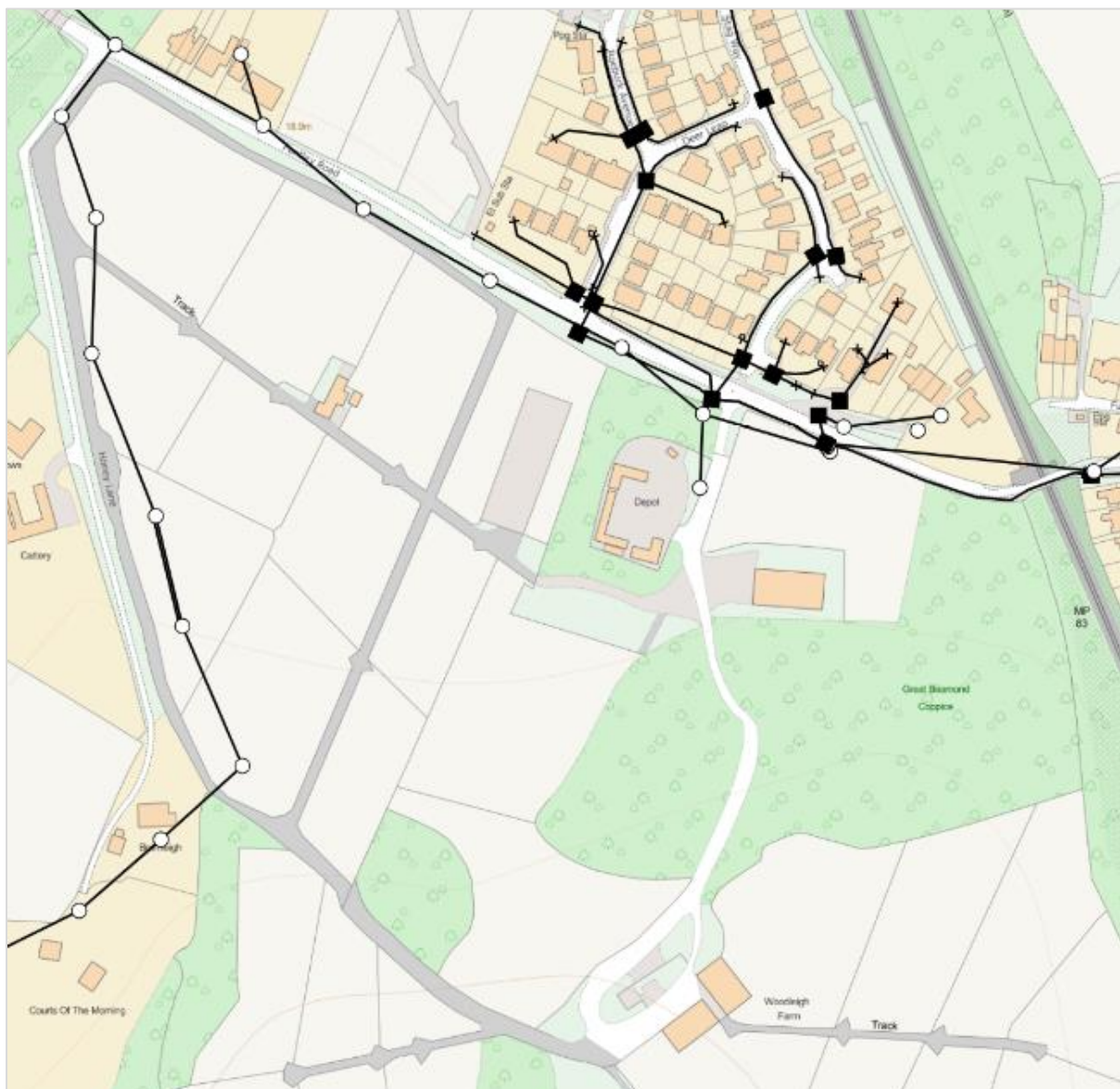


Figure 6 - Existing Telecommunications

7. Conclusion/Key Issues

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

Given the presence of existing Water, Gas, Electricity and Telecommunications infrastructure located within close 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, including the need for an electricity substation.

The need for a substation will also provide for electricity to the car charging points in accordance with the local authority requirements.

It is anticipated that a Foul Water will discharge via gravity into the existing Public Water Sewer opposite the site and within Roebuck Avenue.

In addition, there may be the requirement for the following apparatus to be lowered/ diverted to allow the construction of the proposed development access subject to design and detail:

- Openreach Duct and Chamber & Pole Mounted Networks
- SSEN 11kV High Voltage Network

The existing overhead 33kV EHV network that crosses through the Western Quadrant of the site will potentially be in conflict with the proposed development and will require diverting through the scheme.

Report presented by



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