



Cala Homes South Homes Counties

LAND AT WESTERGATE, WEST SUSSEX

Utility Statement



LAW-WSP-XX-XX-C-RP-00002

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Cala Homes South Homes Counties

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Utility Statement

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EXECUTIVE SUMMARY

WSP has produced this report for Cala Homes (South Home Counties) to investigate the availability and location of utilities and corresponding constraints for a proposed development to the east of Westergate, West Sussex. The proposed site access is onto Westergate Street via Pine Close, opposite Meadow Way. The nearest post code is PO20 3QR.

The proposed development will include up to 400 homes. This figure has been used as a basis for utility enquiries and budget estimates.

WSP contacted relevant utility companies to investigate supply and diversion constraints. A desktop survey was commissioned to identify existing utilities and services in the vicinity of the site. The Health and Safety Executive and Linesearch Before U Dig were also consulted to check for any hazardous plant.

SSE has existing electrical infrastructure near and within the site. An 11kV high voltage overhead line, a pole mounted substation and underground low voltage cable are within the site. This equipment will require diversion. SSE has confirmed it can supply the site with electricity from the existing 11kV network, via two or three new secondary substations, depending on the loading requirements. A budget estimate for the supply has been provided. Low voltage electricity cables may require diversion as part of the access junction works. Diversions for any potential offsite highway works have not been investigated.

SGN has existing low pressure gas mains near the northern and western site boundaries. SGN has not been contacted regarding supply to the site or any diversionary works. Low pressure gas mains at the proposed site access may require diversion as part of the access junction works.

BT Openreach has existing apparatus near the northern and western site boundaries. No capacity issues are anticipated in providing a connection to the site. Underground cables may require diversion as part of the access junction works. BT Openreach have not been contacted regarding any diversionary works or fibre telecommunications supply as part of this appraisal.

Virgin Media and Lumen technologies (formerly CenturyLink Communications UK Limited) have telecommunications equipment adjacent to the railway line to the south of the site, but this is not anticipated to be affected by the development.

Two existing Portsmouth Water potable water mains cross the site (18" and 12" diameter). It is proposed that both mains are to be diverted. Previous enquiries with Portsmouth Water confirmed that there is a 10m wide easement / corridor will be required to accommodate these two water mains. There is also a 125mm water main in the north west of the site that may be affected by works to the Public Right of Way and a 9" water main in Westergate Street that is unlikely to require diversion.

Three Southern Water foul sewers cross the site. Foul and surface water sewers are also located in Westergate Street at the proposed access junction location. Results of enquiries confirmed that the existing foul sewer networks have been affected historically by surface and ground water ingress and reinforcement works are required to provide capacity for the development, although limited capacity is currently available on site for up to 50 homes.



Consultation with the Health and Safety Executive and Linesearch Before U Dig confirmed that the site is not within the consultation distance of a major hazard site or major accident pipeline and does not contain any major pipelines or other hazardous plant.

1 INTRODUCTION

1.1 APPOINTMENT AND BRIEF

- 1.1.1. This report was commissioned by Cala Homes (South Home Counties) as part of the supporting documentation for an Hybrid Application 1) Full Planning Application for western section of East/West Link Road with new access, road bridge & associated works; 2) Outline Planning Application with all matters reserved for up to 400 No. dwellings with access & associated works.
- 1.1.2. Outline Planning Application for the proposed development of approximately 400 residential dwellings at land to the east of Westergate, West Sussex.
- 1.1.3. The purpose of this report is to identify any significant utility constraints either caused by existing major utilities or in the provision of new supplies to the proposed development. The lack of any such constraints will mean that there is no utilities reason why the Site should not be granted planning permission.

1.2 SITE LOCATION

- 1.2.1. The Site is situated to the east of Westergate in West Sussex, north of the Chichester to Barnham railway line. The nearest post code for the Site is PO20 3QR and the Ordnance Survey Grid Reference is (494017, 104879).
- 1.2.2. The Site is bordered to the east by a water course (Lidsey Rife) that runs along the boundary. To the west and north of the site, it is bordered by existing residential developments and the Ormiston Six Villages Academy School. The southern boundary of the site is the Chichester to Barnham railway line. A site location plan and illustrative layout can be found in Appendix A.
- 1.2.3. The Site also forms part of the proposed strategic Barnham Eastergate Westergate (BEW) allocation.

1.3 DEVELOPMENT PROPOSAL

- 1.3.1. The Site covers approximately 19.35 hectares (ha) and would provide up to 400 new residential dwellings. It is proposed to have a single vehicular access onto Westergate Street (A29) via Pine Close along with estate roads, parking, pedestrian/ cycle routes, public open spaces & landscaping, as well as a new bridge crossing over the Lidsey Rife watercourse providing a future connection to the realigned A29.

1.4 STUDY METHODOLOGY

- 1.4.1. The appraisal process consisted of a desk study, data research and consultation with utility companies and regulatory bodies such as the Health and Safety Executive (HSE).
- 1.4.2. An illustrative layout for the development and Site Location Plan is included in Appendix A.
- 1.4.3. Responses from the Health and Safety Executive (HSE) and Linesearch are included in Appendix B.
- 1.4.4. Combined Utility Records are included in Appendix C.
- 1.4.5. A Southern Water Pre-Development Enquiry is included in Appendix D.
- 1.4.6. A Portsmouth Water Pre-Development Enquiry is included in Appendix E.
- 1.4.7. Budget Estimates from SSE are included in Appendix F.



1.5 UTILITIES APPRAISAL

- 1.5.1. All enquiries and budget cost estimates are based on 400 residential units, which has been assumed as a basis for providing utility companies with estimated utility loadings.
- 1.5.2. Preliminary letters of enquiry were sent to the relevant service companies, Statutory Undertakers and Authorities requesting information on the location of existing services, the need for diversionary measures, capacities of existing networks to supply the new development and details of related broad brush costs.

1.6 POINTS OF CONNECTION

- 1.6.1. Points of connection cannot be confirmed until further design work for the site has been completed. It is anticipated that services will connect to the site either from the existing services networks in Westergate Street, or where existing utility networks border or cross any part of the site.
- 1.6.2. Utilities should wherever reasonably practicable be routed via adopted highway areas to avoid any unnecessary easements and access issues for maintenance.
- 1.6.3. The advice given in this report is based on information supplied by the various companies and authorities between April and August 2023. The record plans included in this report were also obtained during the same period.
- 1.6.4. It should be noted that the existing utility networks may have future new third-party connections made to them at any time. The advice given within this report could change and supplies cannot be guaranteed until formal quotations have been accepted and paid for.

1.7 LIMITATIONS

- 1.7.1. The utility records were provided by third parties and have not been independently verified. Their accuracy is normally considered suitable for outline master planning, but their exact location should be determined before detailed design or construction.
- 1.7.2. WSP makes no warranties or guarantees, actual or implied, in relation to this report, or the ultimate commercial, technical, economic, or financial effect on the project to which it relates and bears no responsibility or liability to its use other than as set out in the contract under which it was supplied.

2 FOUL WATER DRAINAGE

2.1 EXISTING INFRASTRUCTURE

- 2.1.1. Southern Water (SW) is the foul sewerage undertaker for the area.
- 2.1.2. SW records show three foul sewers crossing the site. A 300mm vitrified clay pipe crosses the eastern side of the site from north to south and transitions into a 375mm pre-cast concrete pipe approximately halfway across the site. Two further SW foul sewers connect into this pipe; a 150mm vitrified clay sewer crosses the site from St Richards Road in the north west and a 300mm vitrified clay sewer crosses from Elmcroft Place in the west.
- 2.1.3. There is also a foul sewer and surface water sewer within Westergate Street (A29) at the location of the proposed access junction.
- 2.1.4. A surface water sewer crosses the northern part of the site, discharging to the watercourse.
- 2.1.5. The Site is within the catchment of Southern Water's Lidsey Waste Water Treatment Works (WWTW).
- 2.1.6. Results of previous enquiries confirmed that there has historically been a significant amount of surface water and ground water ingress into the foul sewer network affecting the hydraulic capacity of the network.
- 2.1.7. Record plans for foul drainage infrastructure can be found in Appendix C.

2.2 DIVERSIONS

- 2.2.1. Based on the current site layout it is anticipated that the 150mm and 300mm foul sewers crossing the site will need to be diverted. A 6m wide easement is generally associated with sewers not exceeding 450mm in diameter when installed at depth not exceeding 4m when installed outside the carriageway. Diversionary works will need to be agreed with Southern Water via a Section 185 (Water Industry Act, 1991) agreement.
- 2.2.2. Both of the sewers in Westergate Street at the location of the proposed access junction appear to be within the existing carriageway. They are therefore unlikely to require diversion, subject to the detailed junction design.
- 2.2.3. Diversions for any potential offsite highway works have not been investigated.

2.3 PROPOSED STRATEGY

- 2.3.1. Southern Water has confirmed (July 2023) that 50 dwellings can be accommodated within the existing network without the need for network reinforcement, with a Point of Connection to manhole SU94042401. Subsequently a solution for the whole site would be provided via a detailed assessment once planning permission has been granted. This response can be found in Appendix D.
- 2.3.2. SW has confirmed the nearest point of connection where capacity for the whole development is currently available is Lidsey WWTW, which is located approximately 1km southeast of the site.
- 2.3.3. Further information on foul drainage strategy is included in WSP's separate Drainage Impact Assessment report.



2.4 FOUL DRAINAGE CONCLUSIONS

- 2.4.1. Southern Water has confirmed (July 2023) that 50 dwellings can be accommodated within the existing network without the need for reinforcement and that Lidsey WWTW has capacity to serve flows from the proposed development.
- 2.4.2. Reinforcement work will be required to accommodate the full development flows. A solution for the whole site would be provided via a detailed assessment once planning permission has been granted.
- 2.4.3. Based on the illustrative site layout it is anticipated that the 150mm and 300mm foul sewers crossing the site will need to be diverted within the proposed development
- 2.4.4. Diversionary works of existing sewers located within Westergate Street is unlikely to be required. This is subject to the detailed design of the proposed junction.
- 2.4.5. Therefore, there is no reason relating to foul drainage why the Site should not be granted planning permission.

3 POTABLE WATER SUPPLY

3.1 EXISTING INFRASTRUCTURE

- 3.1.1. Portsmouth Water (PW) is the regional water supply company for the area.
- 3.1.2. PW records show that there are two large water mains crossing the site. An 18" cast iron pipe runs from the south of the site to the north and a 12" pipe of unspecified material runs from the middle of the site's western boundary to the north east of the site.
- 3.1.3. An existing 125mm MDPE pipe to the east of Oaks Close may also be affected by the development as it is located in the Public Right of Way (PROW) within the site boundary.
- 3.1.4. There is an existing 9" pipe of unspecified material running along the centre of Westergate Street. This is unlikely to require diversion as part of the access junction works, as it is shown already within the carriageway and will remain in the carriageway. However, this will depend on the exact position of the pipe, the detailed junction design and on agreement from Portsmouth Water.
- 3.1.5. Record plans for water supply infrastructure can be found in Appendix C.

3.2 DIVERSIONS

- 3.2.1. Diversion of the existing 12" pipe and of the 18" pipes is required. Previous enquiries with Portsmouth Water confirmed that a 10m wide corridor / easement will be required for diversion of these two water mains.
- 3.2.2. An estimated diversion cost is awaited from Portsmouth Water.
- 3.2.3. Diversions for any potential offsite highway works have not been investigated.

3.3 PROPOSED STRATEGY

- 3.3.1. PW has confirmed that there is capacity in the water supply network to serve the development and that no reinforcement work is anticipated.
- 3.3.2. PW has also confirmed a cost £446,753 to connect the site to the water supply network from which the direct cost from the developer could be reduced by £172,000 via the use of infrastructure charge income offset. This response can be found in Appendix E.

3.4 POTABLE WATER CONCLUSIONS

- 3.4.1. PW has confirmed that there is capacity in the water supply network to serve the development and that no reinforcement work is anticipated.
- 3.4.2. Diversion of two existing water mains will be required. A 10m corridor is to be provided to accommodate the diverted water mains.
- 3.4.3. Therefore, there is no reason relating to water supply why the site should not be granted planning permission.

4 ELECTRICITY SUPPLY

4.1 EXISTING INFRASTRUCTURE

- 4.1.1. The Distribution Network Operator (DNO) for the area is Scottish and Southern Energy (SSE).
- 4.1.2. Record plans received from SSE show significant electricity infrastructure in the vicinity and within the Site.
- 4.1.3. One 11kV high voltage (HV) overhead line crosses the site from Elmcroft Place in the south west to Westergate substation in the north. This substation is to the north west of Ivy Lane, on the southern boundary of the Ormiston Six Villages Academy.
- 4.1.4. Three poles within the site support this 11kV overhead line, of which no references are given in the record plans. Three more associated poles are present at the boundaries of the site. Again, no references or identification tags are given.
- 4.1.5. An 11kV HV underground line also runs beneath the path at the south of Ormiston Six Villages Academy, on the northern boundary of the site.
- 4.1.6. Also, one pole (unreferenced) supports the existing Aldingborne School Canteen substation.
- 4.1.7. A low voltage underground cable also runs from a pole (unreferenced) to Old School Place.
- 4.1.8. Low voltage underground cables are present in the vicinity of the western and northern site boundaries, but do not cross the site. This includes a low voltage cable on the eastern side of Westergate Street in the vicinity of the proposed site access.
- 4.1.9. Record plans for electricity infrastructure can be found in Appendix C.

4.2 DIVERSIONS

- 4.2.1. The existing 11kV HV overhead line on site is intended to be diverted underground through the proposed development as part of the supply works. This will involve the replacement of the existing pole mounted transformer in the vicinity of Aldingbourne School Canteen.
- 4.2.2. The low voltage cables in Westergate Street may need to be diverted to accommodate the access works. This will be dependent on their precise location and current depth. The requirement for a diversion is unlikely if they are confirmed to be within the existing carriageway, or otherwise at a sufficient depth.
- 4.2.3. Diversions for any potential offsite highway works have not been investigated.

4.3 PROPOSED STRATEGY

- 4.3.1. It is understood that this development at Westergate will need to align with the changes to Part L Building Regulations of 2020. As such, the site will need to be insulated to a very high standard, have solar photovoltaic panels installed and/or the replacement of gas domestic heating with efficient electric heating systems such as air or ground source heat pumps. The impact of this alongside the increased provision of Electric Vehicle (EV) charging points will increase peak electrical load, but there remains uncertainty as to how much peak loading is likely to increase for different scales of development.

- 4.3.2. With this uncertainty in mind, two budget estimate enquiries were sent to SSE with different peak load estimations. Both scenarios included the assumption that each dwelling has an individual EV charger as well as an air source heat pump. The two differing methods used for these calculations, (refer to calculation: 3258-Elec_Calc01 in Appendix F) produced values for an approximated lower and upper bound for peak electrical loads, which are 1.4MVA and 2.8MVA respectively.
- 4.3.3. These loading scenarios for peak electrical demand were based on 400 dwellings.
- 4.3.4. For the lower loading estimate of a 1.4MVA connection, the budget estimate for the contestable and non-contestable elements of work ranges between £900,000 - £1,200,000 (exclusive of VAT). Refer to Appendix F for budget estimate.
- 4.3.5. For the Upper loading estimate of a 2.8MVA connection, the budget estimate for the contestable and non-contestable work ranges between £1,200,000 – £1,500,000 (exclusive of VAT). Refer to Appendix F for budget estimate.
- 4.3.6. SSE has not been able to confirm the point of connection for the site. However, they have confirmed that they can install 500kVA, 800kVA or 1000kVA unit transformers which they anticipate will lead to either 2 or 3 substations depending on the exact loading requirement. This is subject to ensuring the voltage drop across the site is within standard. SSE have confirmed this is unlikely to be an issue due to the size of the site.
- 4.3.7. SSE has confirmed that off-site reinforcement works, as well as other major network constraints have not been assessed at this stage. These will need to be identified as part of a formal application or feasibility study.
- 4.3.8. This will be considered further at the detailed design stage in the event that the application is granted planning permission.

4.4 ELECTRICITY SUPPLY CONCLUSIONS

- 4.4.1. It should be noted that the existing electricity network may have future new third-party connections made to them at any time and thus identified points of connection and inferred capacity statuses are subject to change. The advice given within this report could change and supplies cannot be guaranteed until formal quotations have been accepted and paid for.
- 4.4.2. Ofgem's 2023 changes to the distribution charging boundary mean that reinforcement assets for new electricity demand will be funded by the DNO via Distribution Use of System (DUoS) charges. This means that potential constraints to development from a need for reinforcement of electricity networks will be much reduced in general.
- 4.4.3. It is recommended that an energy strategy is developed to ensure that expected electricity demand and the effect of any on-site generation is assessed, updated as more evidence becomes available, and managed as the proposed development progresses.
- 4.4.4. Based on the above assessment, electricity is not considered a prohibitive constraint to the proposed development proceeding. Therefore, there is no reason relating to electricity supply why the site should not be granted planning permission.

5 GAS SUPPLY

5.1 EXISTING INFRASTRUCTURE

- 5.1.1. Southern Gas Networks (SGN) is the distribution network operator (DNO) for the area.
- 5.1.2. Record plans received from SGN show existing low pressure (LP) gas mains in the vicinity of the northern and western boundaries of the site, but none crossing the site. However, a LP main at the proposed site access is noted as 'unconfirmed route' and may extend further into the Site.
- 5.1.3. The SGN record plans highlight the area to the north of the Westergate Street access as being fed by Indigo Pipelines. Record plans received from SSE (who operate in partnership with Indigo Pipelines) show that these should be unaffected by the works.
- 5.1.4. The SGN record plans also highlight several other areas as being fed by other gas suppliers, including GTC Pipelines. These areas will not be affected by the site development.
- 5.1.5. Record plans for gas infrastructure can be found in Appendix C.

5.2 DIVERSIONS

- 5.2.1. The LP main at the proposed site access is likely to require diversion. The LP gas mains running along the east of, and crossing, Westergate Street at the proposed site access location may also require diversion. This will depend on their exact location in the footway or carriageway and on the detailed junction design.
- 5.2.2. Diversions for any potential offsite highway works have not been investigated.

5.3 PROPOSED STRATEGY

- 5.3.1. As stated in Section 5 (Electricity Supply), the development will align with the changes to Part L Building Regulations of 2020 and is not expected to be connected to the gas network.

5.4 GAS SUPPLY CONCLUSIONS

- 5.4.1. It is anticipated that gas supply will not be required.
- 5.4.2. Therefore, there is no reason relating to gas supply why the site should not be granted planning permission.

6 TELECOMMUNICATIONS

6.1 EXISTING INFRASTRUCTURE

- 6.1.1. Record plans received from BT Openreach do not show any BT infrastructure crossing the Site, but there is existing underground and overhead BT equipment in the vicinity of the northern and western Site boundaries. There is also underground equipment on both sides of Westergate Street that may be affected by the access junction works.
- 6.1.2. It is likely that the BT equipment in Westergate Street is shallow and will require diversion works for the access junction.
- 6.1.3. Record plans received from Virgin Media show that it has equipment running on the southern side of the railway line.
- 6.1.4. Record plans received from OCU Group (who manage plant enquiries for Lumen Technologies (formerly CenturyLink Communications UK Limited), Level 3, Global Crossing UK Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan LTD) show that it also has equipment running adjacent to the railway line.
- 6.1.5. Record plans for telecommunications infrastructure can be found in Appendix C.

6.2 DIVERSIONS

- 6.2.1. BT Openreach have not been contacted regarding any diversionary works as part of this appraisal. However it is anticipated that some diversionary works will be required at the site access junction dependent on the detailed design.
- 6.2.2. Diversions for any potential offsite highway works have not been investigated.

6.3 PROPOSED STRATEGY

- 6.3.1. Asset maps supplied by Openreach and Virgin Media along with information on their website, indicates that services are available in the area and would be able to supply the site.
- 6.3.2. Openreach's website indicates Fibre To The Premises (FTTP) connections would be installed for free, since this is a development larger than 20 units.

6.4 TELECOMMUNICATIONS CONCLUSIONS

- 6.4.1. BT Openreach would supply the development with Fibre to the Premises free of charge, based on its size. There are also several other local providers with networks in the vicinity which may provide opportunities to connect the Site to.
- 6.4.2. Therefore, there is no reason relating to telecommunications why the site should not be granted planning permission.

7 PIPELINES & HAZARDOUS PLANT

7.1 MAJOR PLANT

- 7.1.1. The Linesearch Before U Dig (LSBUD) major utility database was consulted. The response advised that there are no major plant assets such as oil pipelines within the vicinity of the Site. The only LSBUD members with plant in the area are Portsmouth Water, SSE, SGN, and SSE Utility Solutions Limited which are addressed in this report.
- 7.1.2. The LSBUD response is included in Appendix B.

7.2 HAZARDOUS PLANT

- 7.2.1. The Health and Safety Executive (HSE) on-line search tool was used. The response shows that the Site does not lie within the consultation distance (CD) of a major hazard or a major accident hazard pipeline (such as a high-pressure gas main).
- 7.2.2. The HSE response is included in Appendix B.
- 7.2.3. Therefore, there is no reason relating to hazardous plant why the site should not be granted planning permission.

8 SUMMARY AND CONCLUSIONS

8.1 SUMMARY

- 8.1.1. This report was commissioned by Cala Homes (South Home Counties) as part of the supporting documentation for an Hybrid Application 1) Full Planning Application for western section of East/West Link Road with new access, road bridge & associated works; 2) Outline Planning Application with all matters reserved for up to 400 No. dwellings with access & associated works.
- 8.1.2. Outline Planning Application for the proposed development of up to 400 new residential dwellings at land to the east of Westergate, West Sussex.
- 8.1.3. The report has sought to identify any constraints associated with the proposed development, either caused by existing major utilities or in the provision of new supplies.

8.2 CONCLUSIONS

- 8.2.1. Utilities have been examined to assess potential master planning constraints and the ability to supply the proposed Westergate development.
- 8.2.2. It is considered that sufficient capacity exists or can be provided for the proposed development for all utility services.
- 8.2.3. Although Southern Water has confirmed that there is limited capacity in their foul water network; they confirmed that capacity exists at Lidsey Waste Treatment Works, approximately 1km to the south east of the site and that a solution for network reinforcement will be assessed once any planning permission is granted.
- 8.2.4. The Potable Water, Electricity and Foul Drainage Enquiries were based on 400 dwellings.
- 8.2.5. An existing 11kV HV overhead electricity line crossing the Site will require to be diverted underground.
- 8.2.6. Diversion of the existing 12" and 18" water mains crossing the Site will also be required.
- 8.2.7. It is recommended that once further details for the access arrangements become available; C3 Diversion Estimates are obtained to assess cost and timescales.
- 8.2.8. Separate drainage strategies have been prepared by WSP for the proposed development.
- 8.2.9. The lack of any major constraints means that there is no utilities reason why the site should not be granted outline planning permission.

Appendix A

SITE INFORMATION

1151

Appendix B

HSE & LINESEARCH

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Appendix C

UTILITY RECORDS

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Appendix D

FOUL WATER DRAINAGE

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Appendix E

POTABLE WATER

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Appendix F

ELECTRICITY

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