



**OLDLANDS FARM BUSINESS PARK, BOGNOR REGIS
ENVIRONMENTAL STATEMENT VOLUME 1**

13. Utilities

Introduction

- 13.1 This chapter relates to utilities to be provided to facilitate a Proposed Development. It provides an assessment of the potential impacts these provisions may have on the development and how the development area may impact upon these provisions. The following issues are considered in this chapter:

- Potable Water;
- Foul Water;
- Electricity;
- Gas; and
- Telecommunications.

Policy Context

National Policy

- 13.2 Planning Policy Guidance (PPG8): Telecommunications (2001): Paragraph 32 states:

"In considering planning applications for other forms of development, planning authorities will wish to consider telecommunications issues. They should encourage prospective developers of new housing, office and industrial estates to consider with all relevant communications operators how the telecommunications needs of the occupiers will be met."

- 13.3 Planning Policy Guidance (PPG4): Industrial, commercial development and small firms states:

"In allocating land for industry and commerce, planning authorities should be realistic in their assessment of the needs of business. They should aim to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure"

Regional Policies

- 13.4 A Clear Vision for the South East: The South East Plan aims to:

"improve the management of water resources and quality, including greater water efficiency and development of new reservoirs"

- 13.5 The West Sussex Structure Plan 2005 includes policy relating to the provision of telecommunications infrastructure:

- 13.6 Policy NE23 - (a) Development which facilitates the growth of new and existing telecommunications systems should be permitted provided that: there is a demonstrable need; priority is given to the use of existing buildings or structures and the sharing of existing masts and sites and the impact on the environment is acceptable.



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Local Policies

- 13.7 The Arun District Local Plan includes several policies relating to the provision of utilities infrastructure:
- POLICY GEN8 Development and the Provision of Infrastructure
- 13.8 Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time.
- 13.9 Permission may be granted subject to the development being phased in step with such provision by a landowner, developer or service provider. The Local Planning Authority may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development.
- POLICY GEN9 Foul and Surface Water Drainage
- 13.10 Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.
- POLICY GEN25 Water Resources
- 13.11 Development will only be permitted where the Local Planning Authority is satisfied that adequate water resources are available or will be provided in time to serve the development and that provision is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.

Assessment Methodology & Significance Criteria

- 13.12 Written enquiries were made to service providers for the required utilities. These enquiries were aimed at identifying the current level of service provision, the capabilities of servicing the Site with the current level of provision and if it proves not possible to service the proposed development with current infrastructure, the requirements and costs of improvements to service infrastructure need to be established. The possibility and significance of disruption to local services was also investigated.
- 13.13 All correspondence is shown in Appendix A
- 13.14 The following sources of information were consulted:
- Potable Water – Portsmouth Water;
 - Foul Water – Southern Water Services;
 - Electricity – Scottish and Southern Electric;
 - Gas – Southern Gas; and
 - Telecommunications – BT and Virgin Media.

Potable Water – Portsmouth Water

- 13.15 Written correspondence with Portsmouth Water was undertaken in order to determine the location and capacity of existing water mains. Required



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works to supply the new development were investigated. The possibility of disruption to Portsmouth Water as a result of construction was researched.

Foul Water – Southern Water

- 13.16 Written correspondence with Southern Water was undertaken in order to determine existing foul water services. Enquiries were made to determine the capacities of the local foul water drainage systems and any required works to supply a service to the new development. The possibility of disruption to Southern Water as a result of construction was researched.

Electricity – Scottish and Southern Electric

- 13.17 Written correspondence with Scottish and Southern Electric was undertaken in order to determine existing electrical service networks. Enquiries were made to determine the capacities of the local systems and any required works to offer an electrical supply to the new development. The possibility of disruption to existing Scottish and Southern Electric services as a result of construction was researched.

Gas – Southern Gas Networks

- 13.18 Written correspondence with Southern Gas Networks was undertaken in order to determine existing gas service networks. Enquiries were made to determine the capacities of the local systems and any required works to supply gas to the new development. The possibility of disruption to Southern Gas as a result of construction was researched.

Telecommunications – BT and Virgin Media

- 13.19 Written correspondence with BT and Virgin Media was conducted in order to determine telecommunications services. Enquiries were made to determine the capacities of the local telecommunications network and any required works to supply a telecommunications service to the new development. The possibility of disruption to either BT or Virgin Media networks or installations as a result of construction was researched.

Baseline Conditions

Potable Water

- 13.20 Potable water is supplied to the area by Portsmouth Water. There are currently 15 inch, 12 inch and 9 inch mains running along Shripney Road to the West of the site. There are currently no water mains services running through the site, so there would be no disruption to local potable water services as a result of construction.

Foul Water

- 13.21 Foul Water services in the area are provided by Southern Water. There are currently no foul sewerage provisions within the site thus construction would not be affected by pre-existing services. Foul water services exist in the Southern Cross Industrial Site to the south of the proposed development Site.

Electricity

- 13.22 Electricity services in the area are provided by Scottish and Southern Electric. There are currently no buried cables within the site which would affect construction. There are a series of electric mains services to the



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business parks immediately to the south and south west of the proposed development site.

Gas

- 13.23 Gas services in the area are provided by Southern Gas. Awaiting further details

Telecommunications

- 13.24 Telecommunication services in the area provided by BT and Virgin Media.
- 13.25 Virgin Media has indicated that it will not be affected by the proposed development and that they do not envisage a requirement for any strategic additions to their existing network. A consultation response is awaited from BT.

Identification & Evaluation of Key Impacts

- 13.26 The development of the site will increase the demand on local utilities services. This may affect local supplies or infrastructure. It is important that any effect on existing supplies and infrastructure is assessed and that solutions to increased demand are developed, if necessary.
- 13.27 The key impacts to consider are disruption to utility services in the local area and disruption to the potential development on the site as a result of a lack of utilities service provision.

Prediction of Impact Magnitude

- 13.28 The impact of the development on utilities provision to the local area may be considered using the basic impact assessment criteria set out in Table 11.1.

Table 11.1 – Impacts of development on local utilities services

Magnitude of Impact	Criteria for assessing utilities impact
Substantial	Total failure of all baseline utilities services in the local area as a result of overloading the capacity
Moderate	A loss or failure of one or more individual utilities services as a result of overloading the capacity
Minor	A reduction in the functioning ability of one or more individual utilities services as a result of overloading the capacity
Negligible	Very little if any change from baseline conditions within local utilities services

- 13.29 The significant utilities service providers would not permit a connection which would cause overloading of the local systems. Therefore, the impacts shown in Table 11.1 can be discounted.
- 13.30 The impacts on the development as a result of utilities provision may be considered using the basic impact assessment criteria set out in Table 11.2.



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Table 11.2 – Impacts on development as a result of utilities requirements

Magnitude of Impact	Criteria for assessing utilities impact
Substantial	Total failure of all utilities service providers to supply the development with a service
Moderate	Failure of one or more service provider to supply the development with a service
Minor	Works needed to increase capacity within local utilities networks in order to supply the development
Negligible	Works needed to connect the development to local utilities services. No works needed to increase capacity

- 13.31 The issues concerning utilities provision to the development involve the ability of the development to be connected to local systems. An impact can thus be considered to be a need to undertake work to supply a utilities service to the development. These works could be to increase the local system capacities or works to make a connection to the service.

Assessment of Impact Significance

- 13.32 As discussed above, it is not expected that there will be any impacts as listed in Table 11.1. Consultation with local service providers has confirmed that there will be no substantial impacts as listed in



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Table 11.2 (inability to provide any service to the development).

- 13.33 The responses from service providers have indicated that there will only be minor issues associated with supplying potable water and telecommunications to the development. Portsmouth Water and Virgin Media have both stated that they could supply a service to the development; only connection works would be required. There has been no indication that works would be required to increase local capacities.
- 13.34 Initial correspondence with Southern Water indicated that there are no sewer services in the vicinity of the development. However, further consultation has shown there to be sewer services and a foul water network within current developments in the area. It is expected that works would be required to make a connection to the foul water network. Required works to increase the capacity of the local foul water system may be deemed necessary further to additional consultation.
- 13.35 There has been no response from Southern Gas as to the gas utility services in the area. The presence of current developments in the area would suggest a connection to local services could be made. It is unclear as to the capacities of these networks. A consultation response is awaited from Southern Gas
- 13.36 Scottish and Southern Electricity have supplied Record Plans which indicate that there are a series of electric mains services to the business parks immediately to the south and south west of the proposed development site. There are not, however, any electric mains servicing the Site itself. There has been no indication in correspondence of any issues regarding capacities in the local networks or regarding the feasibility of supplying the Site.

Mitigation Measures

- 13.37 Mitigation measures would be necessary to provide utility services to the development. Final details of required mitigation measures would require further consultation with the utility service providers. Information regarding the probable load details that the development would place on service networks would be required.

Potable Water

- 13.38 A new potable water main would need to be placed to service developments on the Site. Portsmouth Water has indicated an intention to lay a new 450mm main which will supply new developments in the area. The exact position of this main has not been confirmed but it has been indicated that the main is likely to run to the north of the Site.

Foul Water

- 13.39 A new foul water network would need to be placed to service developments on the Site. Works would be required to connect to existing services in the Southern Cross Industrial Estate to the site of the proposed Site. The exact details of required works would depend on the likely foul water load of the development.

Telecommunications

- 13.40 The development would need to be connected to the local telecommunications network. Virgin Media has not indicated any issues relating to connecting to their telecommunications service. A cost estimate for providing a Virgin Media service to the site can be given on request with



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site drawings (1:500). The information provided by Virgin Media is only relevant until 08/02/2008 (i.e. 3 months from the date of correspondence).

Electricity

- 13.41 The development would need to be connected to the local electricity supply network. Scottish and Southern Electricity Power Distribution have requested details regarding the expected maximum demand of the development before final details and costs of required works could be offered.

Gas

- 13.42 A consultation response is awaited from Southern Gas.

Cumulative Effects

- 13.43 There are currently other Outline Applications for residential development in the area of the proposed development. These will be significant residential developments and will lead to further demands on the capacity of local utilities services. These further demands will be considered by local service providers before any works are made to increase capacities.

Residual Effects

- 13.44 It is anticipated that there will be no residual effects on the local utilities service as a result of the development. Consultation with service providers will enable capacities to be increased, where necessary, for the future demands of the development.



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Summary

- 13.45 It is anticipated that it will be possible to provide all utilities to the new development. Works will be required to connect to services and may be required to increase the capacities as per demands. This has been confirmed for potable water, foul water, electricity and telecommunications services through consultation with providers; these services can be provided to the development with minimal work required.
- 13.46 Further consultation is required to confirm the works required in terms of gas provision.