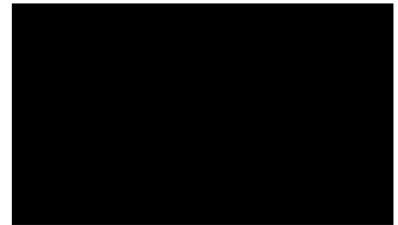




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Utilities Statement

Proposed development at

Clays Farm, North End Road, Yapton

On behalf of

Domusea Developments

April 2018

Document History and Status

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1 Introduction

- 1.1 This Utilities Statement has been undertaken on behalf of Domusea Developments and covers Statutory Undertakers Apparatus and Incoming Services.
- 1.2 This Statement is submitted in support of an Outline Planning Application for the construction of up to 30 residential dwellings together with associated vehicular and pedestrian access, car and cycle parking on the land at Clays Farm, North End Road, Yapton BN18 0DU.

2 Existing Site

- 2.1 The development site is located on the west side of North End Road, Yapton at Ordnance Survey reference TQ 977 034 postcode BN18 0DU.



Existing Site – Google Map Extract

- 2.2 The site is bounded to the north and the west by undeveloped farm land, the south by Yapton Community Preschool and the east by residential properties and North End Road.
- 2.3 The site is approximately 1.68ha in area.
- 2.4 There is an existing site access to the site via North End Road at the south east boundary of the site.
- 2.5 The site location plan and existing site layout are attached in Appendix 1 at the rear of this Statement.

3 Development Proposals

- 3.1 The proposed development is for the construction of up to 30 residential dwellings, access road and parking.
- 3.2 The maximum estimated population will be approximately 72 persons based on the assumption of 2.4 persons per dwelling using data available in the Statistical Bulletin 'Families and Households in the UK:2017' prepared by the Office for National Statistics.
- 3.3 It is proposed that the site access will be resurfaced and constructed in the form of a 'T' junction with North End Road.
- 3.4 The Proposed Site Layout is attached in Appendix 2 at the rear of this Statement.

4 Foul Water Drainage

- 4.1 Network asset information from Southern Water indicates that there is an existing 150mm public foul sewer located beneath North End Road to the east of the site.
- 4.2 From publicly available information there is no indication of any existing foul sewer connection from the site.
- 4.3 Any new connection will be subject to agreement with Southern Water under Section 106 of the Water Industry Act 1991.
- 4.4 Foul drainage can be discharged to the 150mm diameter public sewer beneath North End Road. Taking account of the existing topography of the site and depending upon the final designed layout for the site an onsite pumping station may be required to discharge into the public sewer.
- 4.5 The location and size of the potential 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. Depending on the size of the pumping station this ranges between 5 and 15m.
- 4.6 Based on the available topographical information and proposed site layout it is assumed that a Type 2 Pumping Station (typically for six to twenty dwellings) may be required to serve the proposed development.
- 4.7 As the scheme progresses the foul sewer system will be designed and it will be confirmed which part of the site will drain by gravity and which part by pumped discharge.
- 4.8 The approximate cost for a Type 2 Adoptable Standard pumping station is in the region of £35,000 - £45,000. This indicative budget does not include any civil works

which could be undertaken by the site contractor subject to agreement between Sothorn Water and the developer.

- 4.9 From 1 April 2018 Southern Water no longer charges for improving offsite infrastructure to provide capacity where a direct connection into the existing public sewer is achievable. A new scope of Charging Arrangements will be applicable for work carried out between 1 April 2018 and March 2019 or as fixed thereafter.
- 4.10 The arrangement will be made in accordance with the Charging Rules for New Connection Services published by Ofwat however will not cover Infrastructure Charges that are payable when a property is connected.
- 4.11 An extract from the Southern Water sewer records is attached in Appendix 3 at the rear of this Statement.

5 Potable Water

- 5.1 The area of the proposed development is served by Portsmouth Water.
- 5.2 Portsmouth Water network plans confirm there is no existing water main connection available and identifies an existing 225mm cast iron water main along North End Road to the east of the site.
- 5.3 The anticipated peak water demand for the proposed development is 0.6l/s.
- 5.4 Prior to any works commencing Portsmouth Water will be contacted to confirm the available capacity within the existing network and to arrange for mains extensions to the proposed new development.
- 5.5 Based on the new Charging Scheme each undertaker shall set out in its Charging Arrangements charges that will be imposed by the undertaker for work carried out in accordance with the duties imposed by Section 41 Provision of Requisitioned Water Main of the Water Industry Act 1991.
- 5.6 Portsmouth Water has produced its Charging Arrangements in line with the principles set out in the Water UK guidance document including the use of the Water UK template to set out Developer Charges.
- 5.7 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 connections for domestic purposes that are made by water companies operating wholly or mainly in England. In this context "Connection Services" include providing water mains, connections to individual properties and diversions of water mains that need to be moved. Below is an example of the new water main calculation.

Schedule	Pipe OD	Item	Length / Quantity	Rate	Charge
New Mains Connection Charge	125mm	Flexible Footway	1	£1,828	£1,828
New Mains Pipe Laying Charge	125mm	Unmade Ground	160	£64	£10,202
Pressure Testing	90mm		160	£5	£800
Chlorination	90mm		160	£10	£1,600
Sampling			4	£85	£340
					£14,771
				Apply 70% offset	£4,431

Schedule	Pipe OD	Item	Length / Quantity	Rate	Charge
New Service Connection Charge	≤25mm	Unmade Ground	50	£363	£18,140
New Service Meter	≤25mm WMMB	Supply	50	£15	£740
New Service Meter	≤25mm WMMB	Install	50	£18	£875
					£19,755

Description	Mains	Service	Provision Charge	Total
Developer Charges 18/19	£4,431	£19,755	£16,450	£40,637

Portsmouth Water New Water Main calculations example (development up to 50 dwellings)

5.8 A copy of Portsmouth Water asset plan is attached in Appendix 3 at the rear of this Statement.

6 Electricity

6.1 The area of the proposed development is served by Scottish and Southern Electricity Network (SSE).

6.2 Medium domestic electricity consumption based on Ofgem figures published in 2017 is typically 3,100kWh / annum which for the proposed development equates to approximately 93MWh / 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 house varies between 2-4kVA which for the whole site equates to in the region of 120kVA excluding the loading required for any onsite pumping station.

6.4 SSE has yet to confirm whether an onsite substation will be required.

6.5 There are existing 11kV HV and LV electricity cables beneath North End Road from which new supplies for the development can be provided.

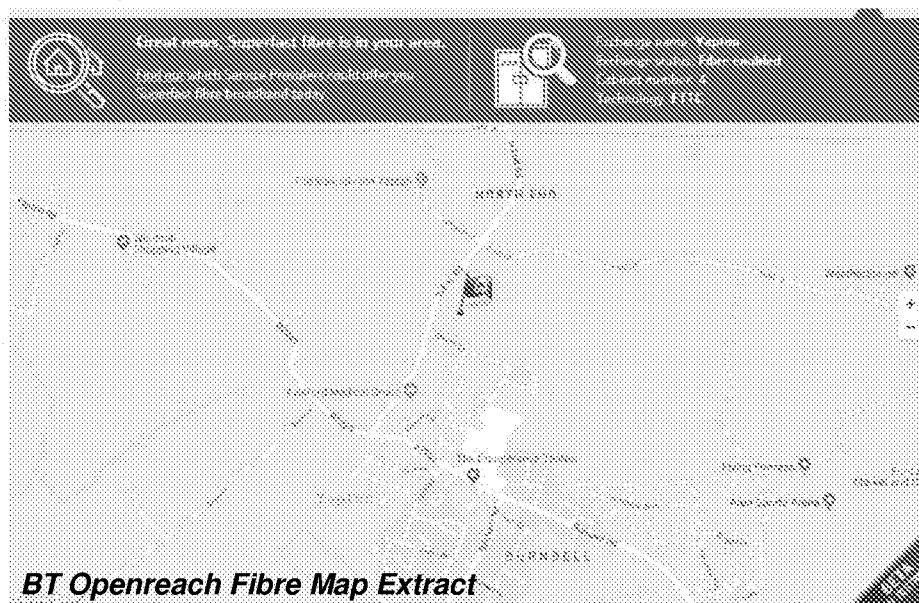
6.6 Scottish and Southern Electricity Network service utility maps are attached in Appendix 3 at the rear of this Statement.

7 Gas

- 7.1 The area of the proposed development is served by Scotia Gas Network plc (SGN)
- 7.2 SGN asset network plans identify an existing low pressure main beneath North End Road to the east of the site.
- 7.3 Medium domestic gas consumption based on Ofgem figures published in 2017 is typically 12,000kWh / annum which for the proposed development equates to approximately 420MWh / annum.
- 7.4 A supply can be obtained to serve the proposed development from the existing low pressure pipe located beneath North End Road.
- 7.5 Southern Gas Networks service utility maps are attached in Appendix 3 at the rear of this Statement.

8 Telecommunications

- 8.1 The area of the proposed development is served by BT Openreach.
- 8.2 There is no telecommunications infrastructure within the site boundary and no existing use onsite which would require telecommunications infrastructure.
- 8.3 There are underground BT cables beneath North End Road with a joint box located approximately 5m from the proposed site entrance.
- 8.4 The BT services plans show there are no overhead services crossing the site.
- 8.5 From the information available there is super fibre connection available as shown on the BT plan extract below.



- 8.6 Under the Government supported Fibres to the Premises scheme, BT have 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 to plan their connections. Otherwise they will supply only copper cable connections.
- 8.8 A British Telecom service utility map is attached in Appendix 3 at the rear of this Statement.

9 Summary of Conclusions

- 9.1 Foul sewerage will be discharged to the existing public foul sewer by gravity pipe or via an onsite pumping station depending upon confirmation of the proposed site layout, levels and the detailed design.
- 9.2 A potable water supply is available from the existing Portsmouth Water mains located beneath North End Road to the east of the proposed site.
- 9.3 An electricity supply can be provided from either the LV or HV electricity cables located beneath North End Road.
- 9.4 A gas supply is available from the existing SGN low pressure gas pipe located beneath North End Road.
- 9.5 A BT telecommunications connection is available either from existing cables or the joint box near the existing access which could be extended to serve the proposed development. Fibre connection is available in the area of the proposed site.
- 9.6 The proposed development can be adequately serviced by the different utility provider's existing network infrastructure within the area.

10 List of Appendices

Appendix 1	Site Location Plan and Existing Site Layout
Appendix 2	Proposed Site Layout
Appendix 3	Existing Utility Providers Asset Plans