

Utility Statement

Land at Gate Farm, High Street, Sutton Benger

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Gleeson Land

Date: December 25

Document control information	
File reference:	CSE2184NC
Revision:	Third issue
Status:	Final
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Table of Contents

1	Executive summary	3
2	Introduction.....	3
3	Aims and objectives	3
4	The site	3
5	Development proposals	4
6	Existing utility assets.....	5
7	Diversion and capacity requirements	6
8	Results for all utilities	6
8.1	Electricity.....	6
8.2	Gas.....	7
8.3	Potable water	7
8.4	Foul water	8
8.5	Telecoms	8
9	Summary tables and conclusions	9
9.1	Diversions.....	9
9.2	Connections	11

Appendices

- Appendix 1: Concept masterplan
- Appendix 2: Utility asset plans & summary plan
- Appendix 3: Electricity information
- Appendix 4: Potable and foul water information
- Appendix 5: Telecoms information

Land at Gate Farm Sutton Benger

1 Executive summary

1. The site can be provided with electricity, potable water, sewage and telecoms connections to serve the proposed dwellings.
2. All utilities that conflict with the development of the proposed site can be accommodated within the masterplan or diverted to facilitate the necessary construction works.

2 Introduction

3. This report has been produced on behalf of Gleeson Land in relation to the site known as 'Land at Gate Farm, High Street, Sutton Benger'.
4. The information set out in this report has been provided by third parties, and/or information available within the public domain, and best estimates and assumptions. BTS cannot accept responsibility for the accuracy of the information provided by third parties (the utility network providers and/or their agents) or their estimates and assumptions and accepts no liability for any direct or consequential loss that may be incurred if such information proves to be incorrect or inaccurate.

3 Aims and objectives

5. This report has been prepared to identify the existing utility infrastructure and associated constraints on the site, together with indicative diversion requirements and new connection opportunities.

4 The site

6. The site is located to the north of the B4069 (High Street) on the northeastern side of Sutton Benger and is currently greenfield land with the nearest postcode being SN15 4PU. From our initial site investigations, we note that there is a 11kV and 33kV overhead line running on the same poles through the centre of the site. There is also a 225mm dia gravity foul sewer main running from the northwest corner of the site to the southeast. Additionally, there are multiple utilities running in the highway, adjacent to the proposed access to the site.

7. The location of the site and its boundaries are shown in **Figure 1** below.

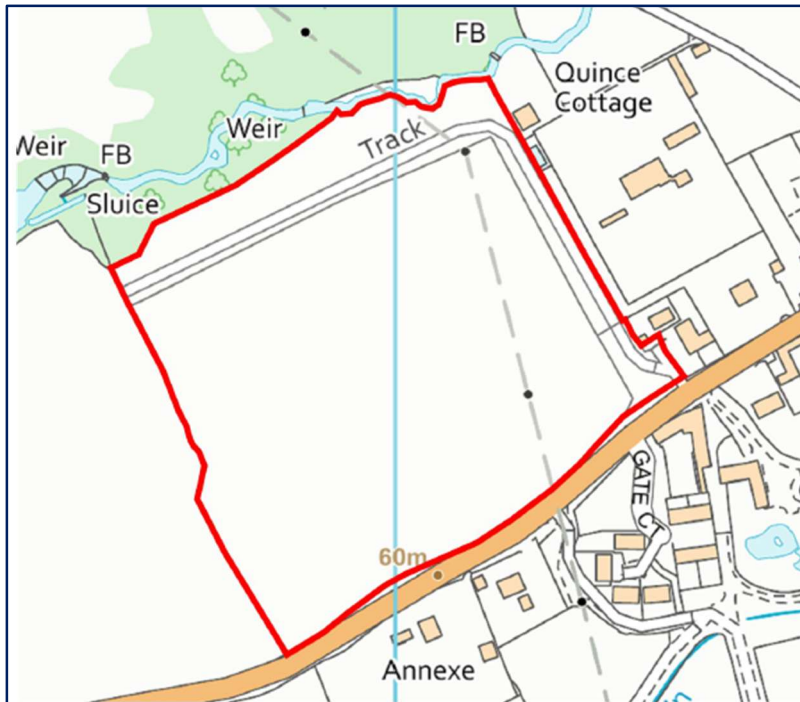


Figure 1: Site location plan

5 Development proposals

8. We understand that there is an outline planning application (with all matters reserved except means of access, from the B4069) for up to 90 no. (class C3) residential dwellings (including 40% affordable dwellings) including the creation of new vehicular access (from the B4069), pedestrian and cycle paths, parking spaces, public open space, biodiversity enhancement, landscape planting, surface water attenuation, associated infrastructure and other associated works. The size of the development is 12.23 acres (4.95ha). An extract of the indicative masterplan is set out in **figure 2** below and the complete drawing is provided in Appendix 1.



Figure 2: Extract from the concept masterplan

9. The site will be accessed from the south, via a new junction added to High Street. This new junction and other site details are also shown in **Figure 2** with full details are provided in the concept masterplan included as **Appendix 1** to this report.

6 Existing utility assets

10. Utility searches have been completed for the site and the immediate surrounding area. A complete set of the utility search results and summary plan are provided in **Appendix 2**.
11. The following table summarises the utility situation for the site:

Utility	Provider	Equipment
Electricity	Scottish and Southern Electricity Networks (SSEN)	11kV and 33kV running on the same poles through the centre of the site with a pole mounted transformer feeding an underground connection to an LV overhead line in High Street in the southeast corner of the site,
Gas	Wales & West Utilities (WWU)	There is no gas infrastructure located on or near the site.

Utility	Provider	Equipment
Potable water	Wessex Water	There is a 125mm PE pipe (Laid in AC) running along the southern side of High Street
Foul water	Wessex Water	225mm Foul Sewer running from the northwest corner of the site to the southeast. 150mm Foul Sewer in High Street within the carriageway.
Telecomm	Openreach	Underground cables are present in High Street carriageway and overhead line along the southern boundary of the site in the southeast corner
Telecomm	Gigaclear	Underground cable on the south side of High Street.
Telecomm	Vodafone	Underground cable within High Street carriageway.
Telecomm	Colt Neo Lumen (OCU Group)	Underground fibre cable on the south side of the High Street, found in a 4-way trench.

Table 1: Summary of utility assets

12. The remainder of this report provides a summary of the utility records and identifies any potential diversion requirements.

7 Diversion and capacity requirements

13. Pre-planning development applications were made to the local utility companies to ascertain whether the site's capacity demands could be accommodated within their networks, and whether diversions of the existing plant and equipment shown on their asset plans might be necessary.
14. The results of these applications are summarised in **Section 9** of this report.

8 Results for all utilities

8.1 Electricity

15. Scottish and Southern Electricity Networks (SSEN) is the electricity DNO.
16. According to SSEN records, an 11kV and a 33kV overhead line are routed in parallel on shared poles, running through the centre of the site in a north-south alignment.
17. There is an LV overhead line running along the High Street southeast of the site that is connected to a pole mounted transformer on an 11kV pole within the site boundary.

18. The 11kV, 33kV and LV overhead lines will require diversion to accommodate the proposed layout. SSEN has provided a diversion quote that routes the cables underground through the area of open space around the eastern side of the site. This proposed route is shown in **Figure 3** below.

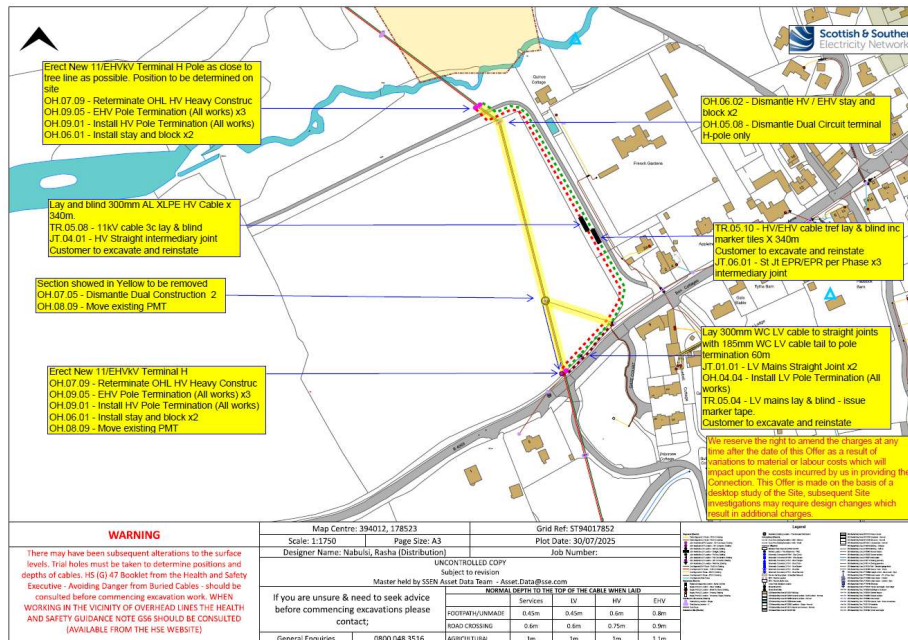


Figure 3: Extract from SSEN's diversion quote

19. A full copy of SSEN's diversion estimate is provided in **Appendix 3**.
20. SSEN has provided a budget estimate for a point of connection of 300 kVA to supply approximately 90 properties. SSEN has confirmed there is capacity in the local area to support the proposed scheme but off-site reinforcement works have not been allowed for. A copy of SSEN's response can also be found in **Appendix 3**.

8.2 Gas

21. Cadent have provided their records for the area of the site and no gas infrastructure is shown on or near the site.
22. The development of the site will be carried out in accordance with the Future Homes Standard, so no gas boilers will be used for central heating purposes, which means no gas connection has been investigated.

8.3 Potable water

23. Wessex Water is the incumbent water company.
24. According to the water records, there is a 125mm Polyethylene (PE) clean water main laid in Asbestos Cement (AC) located within the carriageway of High Street to the south of the development.

25. Diversion of the above-mentioned pipe will not be necessary, as it is located on the opposite side of the High Street from the site. We recommend further investigations to confirm the location and depth of the main prior to any detail design work being carried out on the proposed access junction.

26. Wessex Water has provided us with a pre-planning report for the proposed development and have confirmed that there will be sufficient capacity to supply the completed scheme:

“A development of this scale requires a water main connection with a minimum diameter of 90 mm. The nearest suitable point of connection for the proposal is the 125mm dia Water Main in High Street.”

27. A copy of Wessex Water’s response can be found in **Appendix 4**.

8.4 Foul water

28. Wessex Water is the incumbent sewage company.
29. There is a 225mm foul sewer on-site running from the northwest corner of the site to the southeast, crossing the proposed development. There is also a 150mm sewage main in the carriageway of the High Street, opposite the proposed new junction.
30. The on-site foul water sewer will not require diversion as the masterplan has been designed around the easement strip. There is currently no easement recorded in the title plan to confirm the required standoff distances for development, so we have recommended an overall easement of 6m for the purposes of master planning around the sewer.
31. We recommend further investigation into the location and depth of the sewer in High Street to inform design of the site access highways works.
32. WW have confirmed that the new development can connect into the existing sewer at manholes 9501 and 0501 with additional connections available along the sewer. All proposals must meet current adoptable standards and be approved through technical review prior to construction

33. Wessex Water’s response can be found in **Appendix 4**.

8.5 Telecoms

34. The searches have identified Openreach boxes and overhead lines in the High Street south of the site. Openreach’s response to our request for a site survey is included in **Appendix 5**.
35. We anticipate that the Openreach boxes and overhead lines will require diversion (lowering) as they currently cross the point where the proposed access junction is to

be constructed. We see no problems with this diversion being carried out as part of the usual development process.

36. We recommend further investigation into the exact location and depth of these cables and once details of the proposed access are available a C4 quote will be requested from Openreach. Openreach has provided a response confirming the costs for undertaking a C4 survey, which can be found in **Appendix 5**.
37. Openreach will connect full fibre to the premises (FTTP) for free for developments of over 20 units. Other media and telecommunications companies can provide connection for the site with various packages available. Further details are available on their website.
38. Gigaclear have plant in the immediate area, which is recorded on the south side of the B4069 High Street. Therefore, we don't believe it would be affected by the proposed access scheme.
39. Vodafone have plant in High Street and has advised that a diversion may be necessary; however, to confirm this, trial holes will need to be carried out, and further investigations will be required. It's also worth noting that there is a discrepancy between the information provided by Vodafone and Lumen regarding the ownership and operation of the existing ducts, as well as how the infrastructure is impacted by the proposed development. Clarification will be needed to resolve this conflict of information before any works can proceed.
40. Vodafone's Budget Estimate for Diversion/Protection of Vodafone Apparatus can be found in **Appendix 5**.
41. Lumen (OCU Group) have responded as follows; "The Colt Neo (Lumen) asset runs along the Southern Lane of the carriageway and will not be affected by the proposed development based on the drawings provided. This route consists of a 4-way trench share with Vodafone, in which Vodafone owns three ducts and Lumen owns one."

9 Summary tables and conclusions

Our findings in this report are summarised overleaf:

9.1 Diversions

Utility	Company	Diversion feasible
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Electricity	SSEN	Yes
Gas	WWU	N/A
Potable water	Wessex Water	Yes
Foul water	Wessex Water	Yes
Telecoms	Openreach, Gigaclear, Vodafone, Colt Neo Lumen	Yes

Table 2: Summary of diversions

42. Subject to the recommended diversions and further investigations contained within this report, we can conclude that the utility constraints highlighted can be addressed as part of the usual development process.

9.2 Connections

Utility	Company	Connection and capacity available
Electricity	SSEN	Yes
Gas	WWU	N/A
Potable water	Wessex Water	Yes
Foul water	Wessex Water	TBC
Telecoms	Openreach	Yes

Table 3: Summary of available connections

43. Subject to further investigations contained within this report, we can conclude that the site can be connected to the various utility networks with any reinforcement of the respective networks being carried out as necessary.