



Land and Partners Ltd

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# LONG COPSE LANE, EMSWORTH

## Utility Statement







Land and Partners **Ltd**

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# **LONG COPSE LANE, EMSWORTH**

## Utility Statement

**PUBLIC**

**PROJECT NO. 70052250**

**OUR REF. NO. 70052250-UT1**

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# 1. INTRODUCTION

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## 1.1. APPOINTMENT AND BRIEF

- 1.1.1. This report was commissioned by Land and Partners Limited as part of the supporting documentation for an Outline Planning Application for the proposed residential development at land to the north of Long Copse Lane, Emsworth, Hampshire (the 'Site').
- 1.1.2. 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 located in Emsworth. It is bound by Long Copse Lane to the south; a small watercourse abutting a wooded area to the north, Hollybank House and Coach House to the west; and farmland to the east.
- 1.2.2. The nearest post code for the Site is PO10 7UR and the grid reference is SU 749 079.
- 1.2.3. The Site has an area of approximately 14.6 hectares (ha) and currently comprises paddocks/open land laid to grass, two farmsteads with associated access tracks and a residential dwelling.

## 1.3. DEVELOPMENT PROPOSAL

- 1.3.1. The application is for a new residential scheme (C3 use to include affordable housing) and associated landscaping, access and supporting infrastructure. About 210 dwellings are expected to come forward within the planning application site area, as indicated on the submitted illustrative masterplan.
- 1.3.2. This site forms part of wider masterplan area which proposes 260 dwellings to correspond with housing allocation Policy H8 in the emerging Havant Local Plan.

## 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 HSE.
- 1.4.2. A masterplan for the development 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. Utility Records are included in Appendix C.

## 1.5. LIMITATIONS

- 1.5.1. 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.
- 1.5.2. 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 SEWERAGE

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### 2.1. EXISTING NETWORK

- 2.1.1. Southern Water (SW) is the foul water sewerage undertaker for the area.
- 2.1.2. SW records show a 150mm foul sewer located within the Site boundary and serving Hollybank Farm. This sewer flows adjacent to Long Copse cottage prior to crossing Long Copse lane to the south.
- 2.1.3. Records show an additional 150mm foul sewer located adjacent to the south east corner of the site and serving Hollybank Cottage.
- 2.1.4. Record plans show a 225mm foul sewer located approximately 125m from the south west of the site running under Long Copse Lane.
- 2.1.5. Foul drainage record plans can be found in Appendix C.

### 2.2. PROPOSED STRATEGY

- 2.2.1. A review of the topographical survey and general elevation information available highlights that the northern part of the site will require a type 3 pumping station to drain a catchment of approximately 90 residential units. From there, a rising main will allow pumped effluents to discharge toward the foul water gravity network proposed for the south part of the site and connecting to the existing SW foul sewer network.
- 2.2.2. Based on adoption criteria as set into 'Design and Construction Guidance for foul and surface water sewers offered for adoption' (DCG), a type 3 pumping station requires habitable buildings to be located at least 15m away from the wet well. A suitable location has been identified in the illustrative masterplan in the north east part of the development.
- 2.2.3. DCG requires for pumping stations that a vehicular access is provided at all times for maintenance and repair operations from the public highway.
- 2.2.4. The southern part of the site can discharge by gravity to the existing foul sewers shown on SW asset record plans. The nearest manholes to connect are identified as MH1804, MH0804 and MH6800.
- 2.2.5. Some of the gravity connections to MH0804 will require a length of approximately 105m of foul sewer to be installed offsite within Long Copse lane. Diversionary work for existing utilities may be required. This will be considered further at the detailed design stage in the event that the application is granted planning permission
- 2.2.6. Results of a pre-planning enquiry for the new development has been received from SW on the 27/05/21. They confirmed that the existing foul sewerage network has capacity for the expected flows at MH1804, MH0804 and MH6800. SW pre-planning enquiry's response can be found in Appendix D.
- 2.2.7. The proposed foul strategy is attached as Appendix E.



## **2.3. FOUL DRAINAGE CONCLUSIONS**

- 2.3.1. SW has confirmed that the existing foul sewerage network has capacity to receive foul flows from the development.
- 2.3.2. The northern part of the site will require a type 3 foul pumping station.
- 2.3.3. Diversionary works of existing utilities located within Long Copse lane may be required.
- 2.3.4. Therefore, there is no reason relating to foul drainage why the Site should not be granted planning permission.

### **3. SURFACE WATER DRAINAGE**

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#### **3.1. EXISTING NETWORK**

- 3.1.1. Southern Water (SW) is the surface water sewerage undertaker for the area.
- 3.1.2. SW sewer records do not indicate the presence of any surface water infrastructure within the Site boundary.
- 3.1.3. It is assumed the land forming the northern part of the site forms a catchment that drains via a combination of infiltration and overland flow routes to a small watercourse which forms the northern boundary of the development. The southern catchment of the site drains via similar mechanism to a ditch located along the south boundary of the site.
- 3.1.4. Drainage record plans can be found in Appendix C.

#### **3.2. PROPOSED STRATEGY**

- 3.2.1. A separate surface water drainage strategy has been prepared by WSP for the proposed development.

## 4. WATER SUPPLY

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### 4.1. EXISTING NETWORK

- 4.1.1. Portsmouth Water (PW) is the regional water supply company for the area.
- 4.1.2. PW records show a 6 inch PVC water main running east to west under Long Copse Lane. This water main upsizes to a 180mm MDPE from the junction with Redlands Lane.
- 4.1.3. PW records show the presence of unspecified private water main site connections from Long Copse lane, east of Redlands Lane serving Hollybank Farm from Long Copse lane.
- 4.1.4. Records show unspecified private water main connections crossing the site from Long Copse lane, east of Wraysbury Park drive and serving Hollybank House and Coach House located to the north east of the site.
- 4.1.5. The proposed site access will cross the existing 6-inch main. Depending on the depth of the water main, some localised diversionary or protection works may be required. This will be considered further at the detailed design stage in the event that the application is granted planning permission.
- 4.1.6. Record plans for water supply infrastructure can be found in Appendix C.

### 4.2. PROPOSED STRATEGY

- 4.2.1. PW has confirmed that there is capacity in the water supply network to serve the development and that no reinforcement work is anticipated.
- 4.2.2. PW has confirmed a budget estimate of £305,166 to connect the site to the water supply network from which direct cost from the developer could be reduced by £129,980 via the use of infrastructure charge income offset. The response can be found in Appendix F.

### 4.3. WATER SUPPLY CONCLUSIONS

- 4.3.1. PW has confirmed that there is capacity in the water supply network to serve the development and that no reinforcement work is anticipated.
- 4.3.2. Minor diversionary or protection works to the existing 6-inch water main may be required at the Site access.
- 4.3.3. Therefore, there is no reason relating to water supply why the Site should not be granted planning permission.

## 5. ELECTRICITY SUPPLY

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### 5.1. EXISTING NETWORK

- 5.1.1. The Distribution Network Operator (DNO) for the area is Scottish and Southern Energy (SSE).
- 5.1.2. Records show the presence of high voltage (HV) and low voltage (LV) infrastructure along Long Copse lane.
- 5.1.3. SSE records show the presence of 11kV HV overhead infrastructure crossing the south east quarter of the site with a terminal pole located north of Long Copse cottage. From the terminal pole, the HV infrastructure is underground and runs south within the site alongside the eastern fence line of Long Copse cottage before connecting to Long Copse lane's HV network.
- 5.1.4. It is anticipated that diversion of the 11kV line will be required. The existing 11kV infrastructure crossing the site will need to be diverted underground and relocated within the masterplan. An easement or wayleave will be required for the 11kV line where it is located outside adoptable highway. If required, this would need to be agreed with SSE.
- 5.1.5. Records show the presence of an electricity sub-station within a wooded area in the southern part of the site, north of Long Copse lane and east of Redlands lane interfacing with Long Copse lane's HV and LV networks. It is anticipated that this electricity sub-station is not a constraint to the development and diversionary work is not required.
- 5.1.6. The proposed site access will cross the existing HV infrastructure located within the north verge of Long Copse lane. Depending on the depth of the HV infrastructure, some localised diversionary or protection works may be required. This will be considered further at the detailed design stage in the event that the application is granted planning permission.
- 5.1.7. Record plans for electricity infrastructure can be found in Appendix C.

### 5.2. PROPOSED STRATEGY

- 5.2.1. The Government are proposing to introduce a new Future Homes Standard by 2025 and an interim uplift in Part L of the Building Regulations this year. As such, the site will either need to be insulated to a very high standard, have solar photovoltaic panels installed and/or replace the gas heating with efficient electric heating such as air-source heat pumps. Based on this context, it has been assumed that the site will use heat pumps and therefore not be connected to the gas network. At this stage, it has been assumed that each property will have capacity for one electric vehicle charging point.
- 5.2.2. SSE has provided a budget estimate, for the installation of electricity supply infrastructure, in the range of £540,020. This is based upon a total demand of 2,359kVA. The response can be found in Appendix H.
- 5.2.3. SSE has not been able to confirm the point of connection for the site. However, they confirmed that they are anticipating that the site will need at least one new electricity substation.
- 5.2.4. This will be considered further at the detailed design stage in the event that the application is granted planning permission.

### **5.3. ELECTRICITY SUPPLY CONCLUSIONS**

- 5.3.1. SSE has confirmed that the site can connect to their network.
- 5.3.2. The site accommodates an electricity substation located along its southern boundary which is anticipated not to be a constraint to the development.
- 5.3.3. Diversionary or lowering works to the existing underground HV infrastructure may be required at the site access.
- 5.3.4. The existing 11kV HV overhead infrastructure crossing the south east quarter of the site will require to be diverted.
- 5.3.5. SSE has not been able to confirm the point of connection for the site but confirm that they are anticipating that at least one new electricity substation will be required.
- 5.3.6. Therefore, there is no reason relating to electricity supply why the site should not be granted planning permission.

## **6. GAS SUPPLY**

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### **6.1. EXISTING NETWORK**

- 6.1.1. Southern Gas Networks (SGN) is the distribution network operator (DNO) for the area.
- 6.1.2. SGN records do not indicate the presence of any gas supply infrastructure within the Site.
- 6.1.3. SGN records indicate the presence a 90mm low pressure (LP) gas main upsizing to 125mm along Long Copse lane.
- 6.1.4. Record plans for gas infrastructure can be found in Appendix C.
- 6.1.5. It is not anticipated that any diversionary works will be required for the Site.

### **6.2. PROPOSED STRATEGY**

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

### **6.3. GAS SUPPLY CONCLUSIONS**

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

## **7. TELECOMMUNICATIONS**

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### **7.1. EXISTING NETWORK**

- 7.1.1. Openreach plant records show the presence of apparatus located along Long Copse lane.
- 7.1.2. Records show existing connections serving Hollybank farm and Hollybank house fed from Long Copse lane's Openreach network. The connection to Hollybank house is located within a wooded area unlikely to be affected by the development. Diversionary work is therefore not anticipated.
- 7.1.3. The proposals include the demolition of Hollybank farm with the existing connection being made redundant and therefore should not be a constraint to the development.
- 7.1.4. Virgin Media plans show the presence of apparatus coming from Wraybury Park drive and serving houses located along Long Copse lane
- 7.1.5. Record plans for telecommunications infrastructure can be found in Appendix C.
- 7.1.6. Mobile coverage in the area has been checked using online open source information. It was found that there is strong 4G outdoor coverage, which is suitable for superfast mobile internet, calls and texts. Online records do not indicate any base stations nearby which are likely to affect development proposals.

### **7.2. PROPOSED STRATEGY**

- 7.2.1. 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.
- 7.2.2. Openreach's website indicates Fibre to the Premises (FTTP) connections would be installed for free, since this is a development larger than 20 units.
- 7.2.3. Telecommunication companies usually do not provide early budget estimates for connecting new developments. A formal quote can be obtained once the development's design reaches a sufficient level of detail. A telecommunications connection is usually provided free of charge or at credit as a rebate to the developer.

### **7.3. TELECOMMUNICATIONS CONNECTION CONCLUSIONS**

- 7.3.1. 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.
- 7.3.2. Therefore, there is no reason relating to telecommunications why the site should not be granted planning permission.

## **8. MAJOR AND HAZARDOUS PLANT**

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### **8.1. MAJOR PLANT**

- 8.1.1. The Linesearch 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 Linesearch members with plant in the area are Portsmouth Water, SSE, SGN, and SSE Utility Solutions Limited which are addressed in this report.
- 8.1.2. The Linesearch response is included in Appendix B.

### **8.2. HAZARDOUS PLANT**

- 8.2.1. The 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).
- 8.2.2. The HSE response is included in Appendix B.

## **9. SUMMARY AND CONCLUSIONS**

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### **9.1. SUMMARY**

- 9.1.1. This report was commissioned by Land and Partners Limited as part of the supporting documentation for an Outline Planning Application for the proposed development 'of about 210' dwellings at land to the north of Long Copse Lane, Emsworth, Hampshire.
- 9.1.2. The report has sought to identify any constraints to the proposed development either caused by existing major utilities or in the provision of new supplies.

### **9.2. CONCLUSIONS**

- 9.2.1. Each utility has been examined to assess potential master planning constraints and the ability to supply the proposed development.
- 9.2.2. It is considered that sufficient capacity exists or can be provided for the proposed development for all utility services.
- 9.2.3. The northern part of the site will require a type 3 foul pumping station to discharge to Southern Water foul sewers in Long Copse lane.
- 9.2.4. An existing 11kV HV overhead electricity line crossing the south east quarter of the site will require to be diverted.
- 9.2.5. The lack of any major constraints means that there is no utilities reason why the site should not be granted outline planning permission.