

Utilities Statement

in support of a planning application for

Proposed erection of 24 new houses with associated parking and creation of new vehicular access on land between Pine Cottages and Streamside at Harpers Road Ash GU12 6DB – Full Application

Prepared by



October 2023

UTILITIES AND INFRASTRUCTURE ASSESSMENT Streamside/Land at Harpers Road

Summary position in table below:

Item	Comment	Annex no.
Foul Drainage	Pre-application request made to Thames Water. They have confirmed capacity is available – see attached email confirmation.	1
Surface Water Drainage	Refer to Flood Risk Assessment and Drainage Strategy. All surface water to be disposed of on site.	n/a
Electricity	11kVa overhead cables to be removed and laid underground, see attached quote from SSE. Low voltage cables to be laid underground from existing supplies – see attached SSE plan.	2 3
Gas	New gas mains to be laid underground to serve each dwelling, connected to existing main in road – see attached SGN plan.	4
Fresh Water	New water main to be laid underground to serve each dwelling, connected to existing main in road – see attached South East Water plan.	5
Telecom	New Ducts to be laid underground to each dwelling ready for cabling. Ducts connected to local infrastructure – see attached BT plan.	6

Conclusion

Utilities and services are available next to the site. Applicant has made approaches for connection. Capacity is available.



Miss Samantha Rothery
Langborough House
Beales Lane
Wrecclesham
Surrey
GU10 4PY



Your account number
DS4033370



Developer.services@thameswater
.co.uk



0800 009 3921

Mon – Fri 9am-5pm,

03/11/2017

Pre Development Enquiry

Site Address: Streamside Land at Harpers Road Aldershot GU12 6DB

Proposed Development: Proposed 24 new houses. Foul Water discharge by pump at 2.2l/s into MH3001. Surface Water discharge by soakaways.

Dear Mr. Rothery,

I write in relation to the Pre-Development application submitted, we have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewer capacity within the existing Thames Water sewer network.

Foul Water

From the information you have provided, we can confirm that the existing foul sewer network does have sufficient capacity to accommodate the proposed foul water discharge from the proposed development.

Surface Water

Surface Water discharged via soakaways.

Please Note

All connection requests are subject to a full Section 106 (Water Industry Act 1991) application before the Company can confirm approval to the connection itself. Please also note that capacity in the public sewerage system cannot be reserved.

The discharge of non-domestic effluent is not permitted until a valid trade effluent consent has been issued by Thames Water. If anything other than domestic sewage is discharged into the public sewers without the above agreement an offence is committed and the applicant will be liable to the penalties contained in Section 109(1) (WIA 1991).

Registered address: Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading RG1 8DB
Company number 02366661 Thames Water Utilities Limited is part of the Thames Water Plc group. VAT registration no GB 537-4569-15

Applicants should contact Trade Effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. A Trade Effluent reference number should be obtained and included in the relevant box of the attached application form. The address for Trade Effluent is - Thames Water Utilities Limited, Waste Water Quality, Crossness Sewage Treatment Works, Belvedere Road, Abbeywood, London. SE2 9AQ. Alternatively you can telephone them on 020 8507 4321.

The views expressed by Thames Water in this letter are in response to this pre development enquiry at this time and do not represent our final views on any future planning applications made in relation to this site.

Yours sincerely,

David Stamateris
Developer Services



Mr Kamm
Aspen Construction Ltd
Langborough House
Beales Lane, Wrecclesham
Farnham
Surrey
GU10 4PY

Walton Park
Walton Park
Cosham
Portsmouth
PO6 2JU

Phone: 08000 483 516

28 September 2015

Your site reference: EDT514
Your Reference: Stream Side V2

Dear Mr Kamm

Quotation for Alterations

Stream Side V2

Thank you for your enquiry dated 28 September 2015 about altering our electrical equipment at the above location. I am pleased to provide this quotation, which is valid for thirty days, to meet your requirements.

What we will do:

We will alter our supply cables and equipment as shown on the attached plan.

What we will charge:

The cost of this work will be £28371.48, excluding VAT. We will charge VAT at the rate which applies when we request payment, or when you pay, whichever is earlier. The current rate is 20% giving a total of £34045.78.

What you will need to do:

I have priced our work on the assumption that you will undertake all trenching and ducting on your site. I will provide a drawing showing the route for trenches and ducts.

For mains cables you will need to supply and install 150mm diameter black Rigiducts or sleeved earthenware ducts at least 1m below finished ground levels.

Please install an appropriate size drawcord in all ducts and make sure the ends are exposed or marked.

Scottish and Southern Energy Power Distribution is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213458; Scottish Hydro Electric Transmission Limited Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460; S+S Limited Registered in Scotland No. SC214382 (all having their Registered Offices at Inverleith House 200 Dunkeld Road, Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having its Registered Office at 55 Vauxhall Road, Reading, Berkshire RG1 8BU which are members of the SSE Group
www.ssepd.co.uk



WARNING
ENVIRONMENTAL ISSUES IN PLOT AREA

Scottish and Southern Energy
Grid Ref: SU90415074
Scale: 1:500
Date: 23/09/2015

H.V. MAINS RECORD
ADDRESS
02328-356100
o/p no 1
EAT 514

UNCONTROLLED COPY
Subject to Revision Master held at

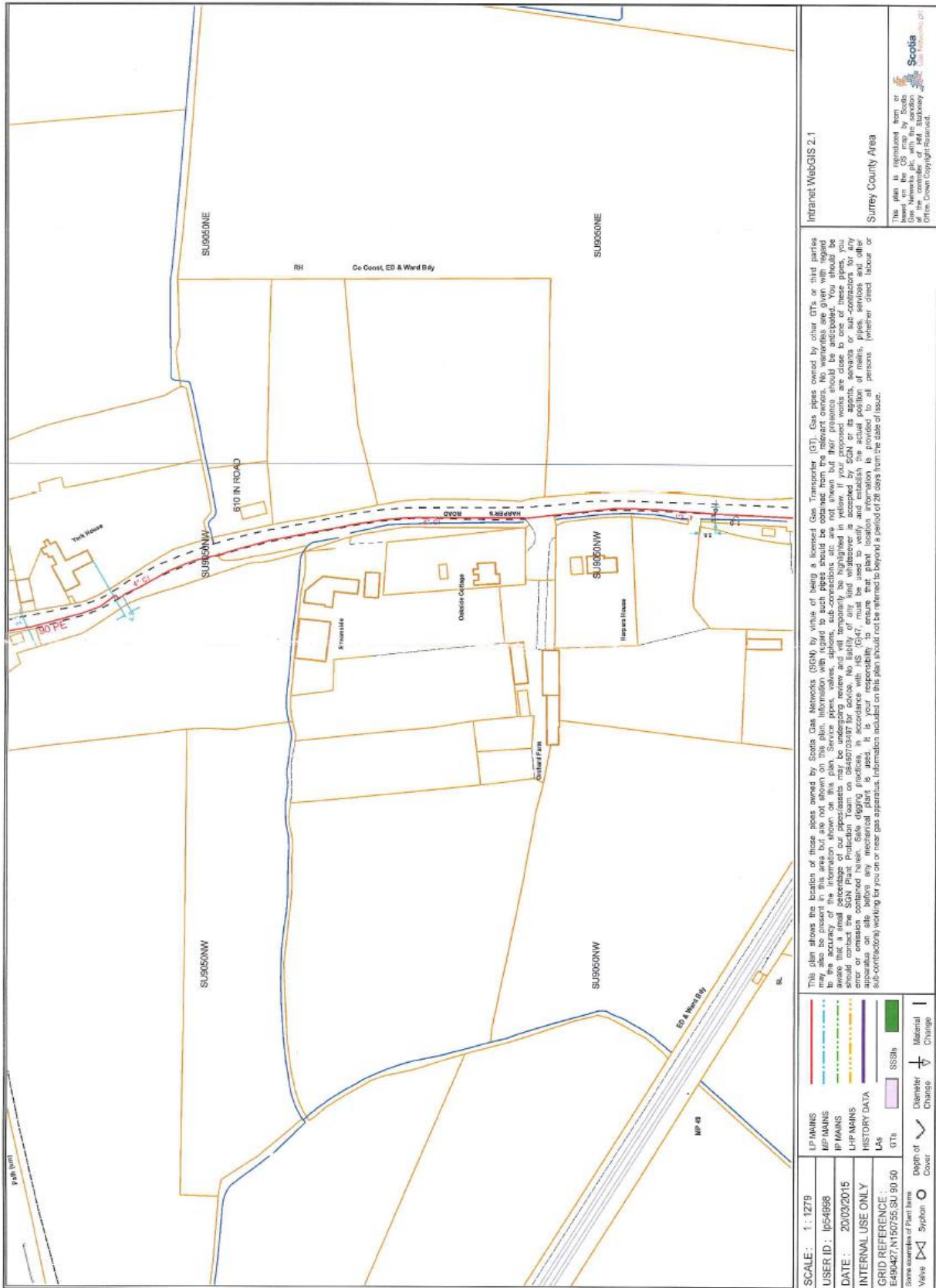
THIS COPY IS THE PROPERTY OF THE CONTRACTOR AND MUST BE RETURNED TO THE CONTRACTOR AT ALL TIMES. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CONTRACTOR ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

WARNING
This plan has been prepared in accordance with the requirements of the Electricity Act 1989 and the Electricity Regulations 1998. It is not to be used for any purpose other than that for which it was prepared. The contractor is responsible for ensuring that the plan is used in accordance with the requirements of the Electricity Act 1989 and the Electricity Regulations 1998. The contractor is not responsible for any damage to persons or property arising from the use of this plan.

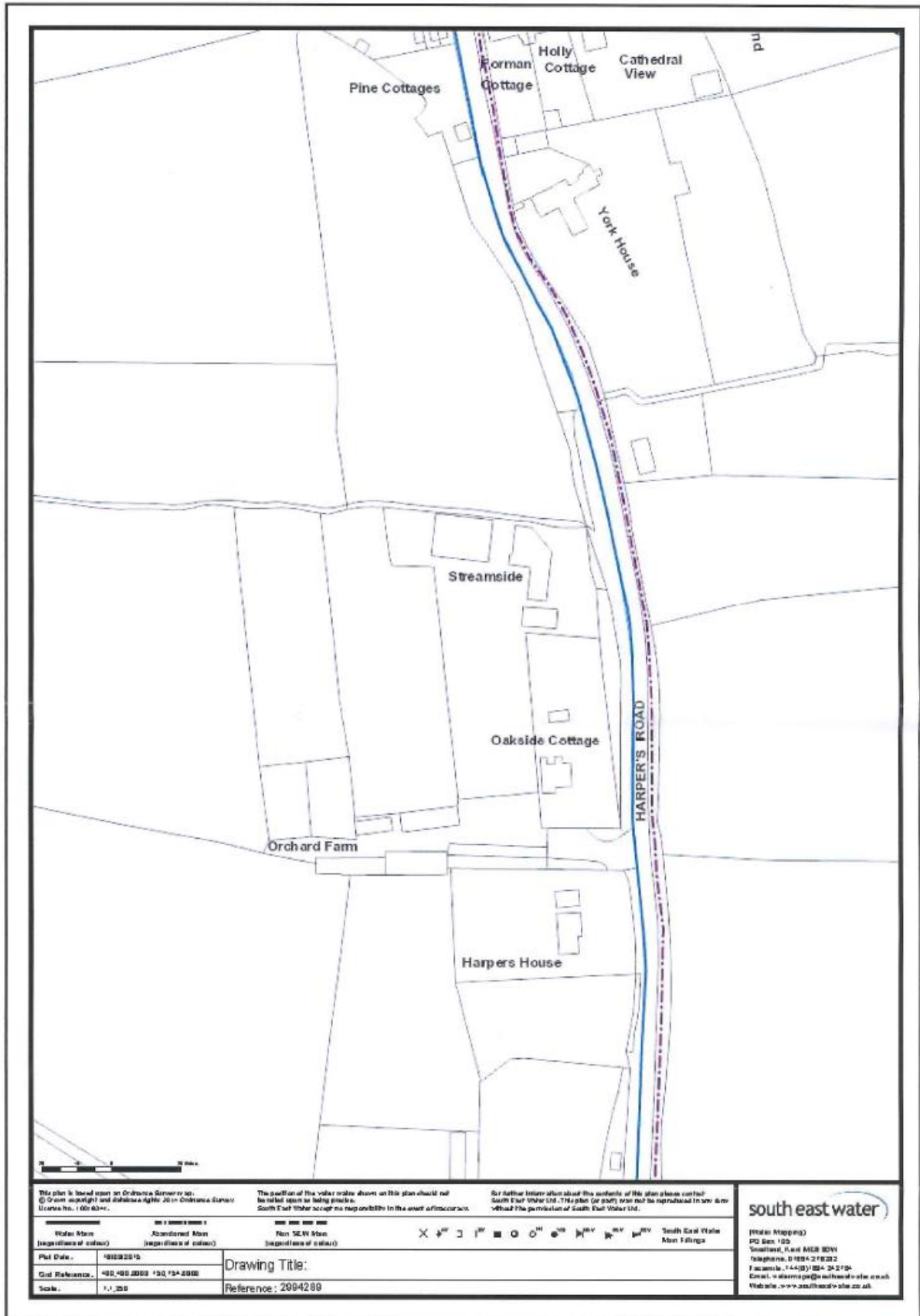
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID	
services	h.v. e.h.v.
FOOTPATH	0.40m 0.45m 0.60m 0.75m
ROAD CROSSING	0.60m 0.80m 0.75m 0.80m
h.v./services	- up to 100KV.
h.v.	- over 100KV. to 11,000V.
e.h.v.	- 22,000V. to 132,000V.



Annex 4 – Gas – Positon of existing main



Annex 5 – Water – Position of existing main



Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993
E-mail: dbyd@openreach.co.uk
Website: www.dialbeforeyoudig.com

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100020040

KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.



BT Ref : FLQ05367N

Map Reference : (centre) SU9043050754

Easting/Northing : (centre) 490430, 150754

Issued : 13/03/2015 17:37:08

FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA