

Robert Hitchins Limited



**Land off Kidnappers Lane
Leckhampton
Cheltenham**

Utility Statement

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1.0 Introduction:

This Utility Statement has been prepared by Robert Hitchins Limited to support an outline planning application for residential development of up to 25 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Kidnappers Lane. Demolition of existing buildings.

2.0 Water:

Severn Trent Water has an existing 90mm water main situated approximately 270m South-East of the proposed development within Kidnappers Lane. The applicant has received confirmation from Severn Trent Water that this existing water main can be extended to the North-West to serve the site with a potable water supply.

3.0 Gas:

Wales & West Utilities has an existing medium pressure gas main within Kidnappers Lane adjacent to the proposed site.

3.1 Wales & West Utilities have confirmed that the site can be served from existing medium pressure gas main within Kidnappers lane without the need for reinforcement. A gas governor will be required within the development.

4.0 Electricity:

Western Power Distribution has existing service cables within the site serving the existing bungalow to the North-East of the development and low voltage underground cables immediately adjacent to site within Kidnappers Lane. High Voltage apparatus is present approximately 270m to the South-East within Kidnappers Lane.

4.1 Western Power Distribution has confirmed that the High Voltage network located to the South-West of the development within Kidnappers Lane can be extended to supply the site. An electricity substation will be required within the development to provide a low voltage supply.

5.0 Telecommunications:

BT / Openreach has existing apparatus located within the site which feeds the bungalow to the North-East of the development. There is overhead BT apparatus within Kidnappers Lane and it is proposed to extend this existing network into the site to serve the new development.

6.0 Surface Water:

Severn Trent Water does not have any records of surface water sewers within the site. Phoenix Design Partnership Ltd has prepared a site specific flood risk assessment and drainage strategy for the site, which has been submitted in support of the planning application. Full details of the surface water drainage proposals are contained within the Phoenix Design Partnership Ltd document.

6.1 In summary, surface water from the development will mimic pre-develop greenfield conditions to ensure there is no increase in run-off from the site and that there is no increase in flood risk. Surface water from the proposed development will be directed to the new attenuation pond, where water will be attenuated and released to the existing ditch in a controlled manner, at flow rates agreed with the Local Planning Authority. The site currently drains to the existing ditch network and by maintaining this characteristic and pre-development flow rates; it will ensure that ecosystems and biodiversity are not adversely

affected by the new development. For full details on the drainage strategy, please refer to the Flood Risk Assessment and Drainage Strategy prepared by Phoenix Design Partnership.

7.0 Foul Water:

Severn Trent Water does not have any records of foul water sewers within the site. Due to the topography of the site a pumping station will be required to pump foul water flows to the existing Severn Trent Water network. This strategy has been agreed in principle with Severn Trent Water together with identifying suitable connection manholes.

7.1 For further details on the foul water drainage proposals, refer to the Phoenix Design Partnership Ltd Flood Risk Assessment and Drainage Strategy submitted in support of this application.