



**Land at Oakley Farm,
Cheltenham**

Utility Statement

1.0 Introduction

- 1.1 This Utility Statement has been prepared by Robert Hitchins Limited to support an outline planning application with all matters reserved for residential development at Land at Oakley Farm, Cheltenham.

2.0 Water

- 2.1 Severn Trent Water has existing water mains that traverse the south of the site and also further mains located within the highway 'Harp Hill'. Severn Trent Water has a covered reservoir located immediately east of the site. The existing water mains will be respected within the masterplan where possible, with the vast majority of them being within the proposed public open space. Diversions will therefore be minimal, although some localised deepening / pipe protection may be required for access purposes.
- 2.2 It is intended that these existing water mains are utilised to serve the proposed development, subject to any localised reinforcement that may be required that will be identified at detailed designs stage.

3.0 Gas

- 3.1 Wales and West Utilities have existing low pressure gas mains located within Harp Hill to the south of the site and also within the existing residential development to the west of the application site. It is intended to extend this existing gas network into the development to provide the dwellings with a gas supply.

4.0 Electricity

- 4.1 Western Power Distribution has existing apparatus located within Harp Hill and the existing residential estate to the west of the application site. These existing apparatus consist of high voltage and low voltage cables. Historically HV cables also routed on the northern boundary of the site, however Western Power Distribution have confirmed these are now redundant. It is envisaged that these existing networks will be utilised to serve the development, subject to any localised reinforcement identified at the detailed design stage.

5.0 Telecommunications

5.1 BT Openreach has existing apparatus located within Harp Hill and the existing estate to the west of the application site. Historically overhead BT Openreach apparatus used to cross the application site to serve the former farmhouse, but these are now disconnected. It is intended to utilise these existing local networks to provide the development with telecommunications.

6.0 Surface Water

6.1 Details of the surface water drainage proposals are contained within the site specific Flood Risk Assessment and Drainage Strategy submitted in support of this application. It is proposed to utilise Sustainable Urban Drainage Systems (SUDS) to ensure that water treatment and quality are addressed, as well as limiting run-off rates to greenfield rates or better.

7.0 Foul Water

7.1 Details of the foul water drainage proposals are contained within the site-specific Flood Risk Assessment and Drainage Strategy submitted in support of this application.