

Document Control Sheet

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Date: 28th June 2018

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Utilities Statement

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Utilities Statement

1.0 Executive Summary

This report summarises the methodology and results of the Utilities Assessment in relation to the planning application for the residential proposal for the erection of 46 dwellings, associated open space, sub-station with vehicular access via Westwood Close.

The utilities statement provides an assessment of the development needs in terms of future servicing for the supply of electricity, gas, water and foul water sewage disposal and through consultation with the respective Statutory Undertakers assesses the existing capacity within their networks to serve the development needs. Where existing capacity does not exist, the study has investigated with the respective suppliers the potential extent of offsite reinforcement works which will be required to serve the development.

2.0 Introduction

Rogers Cory Partnership Limited have been instructed on behalf of Hampshire Homes to prepare a Utilities Statement in support of a planning application for the proposed re- development of the site, Land at Westwood Close, Emsworth.

The development site seeks planning permission from Havant Borough Council for the for the erection of 46 dwellings, associated open space, sub-station with vehicular access via Westwood Close.

The aim of this study is to assess the existing utilities infrastructure in the vicinity of the site, determine the extent of reinforcement, diversionary and abandonment works and any costs that may be associated with such works

Enquires have been made by Rogers Cory Partnership to the relevant utility companies, statutory undertakers and authorities operating within the vicinity of the site regarding capacities of existing networks to supply the proposed development, infrastructure works and details of budget cost estimates. A summary of the responses is presented as **Appendix B** and a Services Plan illustrating the location of all existing services is presented as **Appendix C**.

Existing utility networks may have new third-party connections made to them at any time in the future and as such the advice given within this report is subject to change until formal quotations have been accepted and paid for between the developer and respective network operator.

It must also be noted that enquiries made to the respective utility companies have been carried out using development proposals current at the time of the enquiries only. As such all costs for supplies, off-site reinforcement and diversionary works will be subject to further detailed estimates from the utility companies which will need to be made on the final development proposals and accommodation schedules at a later date.

3.0 Proposed Development Site

3.1 Site Location

The site is located off Westwood Close, Emsworth with National Grid reference 475222 106949 (See **Appendix A**).

The application site consists of open fields with grasslands. The site is bounded by residential properties to the north and west, by open fields and the A27 and to the east by fields and the River Ems. (see **Figure 1** below).



Figure 1- Site Location and Extent

3.2 Existing Topography

A topographical survey was carried out by Global Surveys in May 2017 and is related to Ordinance Survey Datum.

The survey generally shows the site falls to the north east and south west with levels ranging from approximately 9.20mAOD on the western boundary falling to 5.8m AOD on the north east boundary and 5.8mAOD on south eastern. (See **Appendix D**).

3.3 Development Proposals

The proposed development comprises of the erection of 46 dwellings, associated open space, pumping station, sub-station with vehicular access via Westwood Close.

4.0 Foul Drainage

Existing Foul Drainage

Southern Water Services Limited (SWSL) are the Local Sewerage Authority in this area. The development proposals will seek to discharge to the existing Southern Water public sewer network. SWSL's waste network map is presented as part of **Appendix E**.

SWSL's waste network mapping indicates that there are existing SWSL foul sewers located adjacent to the site. There is a 225mm diameter foul sewer which along which runs along western boundary of the site. This increases to a 375mm diameter foul sewer from south of Westwood Close to the A27 boundary. There is also a 450mm diameter that crosses the site from Westwood Close to the River Ems

Proposed Foul Drainage

Southern Water Services Limited (SWSL) are the Local Sewerage Authority in this area. The development proposals will seek to discharge to the existing Southern Water public sewer network.

The proposed foul water discharge generated by the site has been calculated at 2.22l/s (based on 48 dwellings at 4000l/dwelling/day) in accordance with Sewers for Adoption 7th Edition.

It should be noted that as of April 2018, under the new Charging Rules for New Connection Services (English Undertakers) published by Ofwat, SWSL has introduced a new Charging Arrangement which includes methods for calculating charges and any Income Offsets and Asset Payments that will apply in relation to the provision of new mains and sewers; provisions of service connections, lateral drawings and waste connections, adoption agreements and diversions.

Under the new Charging Arrangements that SWSL will limit the charge for a New Sewer to the cost of connecting to the nearest reasonably practicable point on the network where the existing sewer is at least the same diameter as the New Sewer that is required to provide the capacity of the development.

The new development parcel will seek to connect to nearest existing Southern Water foul sewer, subject to agreement with Southern Water.

Utilities Statement

Connections to the existing foul sewer can be made under Section 106 of the Water Industry Act 1991. Therefore, an application will need to be made to SWSL to connect to the public sewers.

All domestic foul drainage will be designed in accordance with Part H of the Building Regulations

Diversiory Works

It is anticipated that foul sewer diversory works will be required to accommodate the development proposals, based on the current site layout. The diversion will be subject to Section 185 of the Water Industry Act 1991.

5.0 Water Supply

Existing Water Supply

Portsmouth Water (PW) is the statutory authority responsible for potable water in the local area PW mains location plan is presented as part of **Appendix F**.

PW's mapping indicates that there are existing mains adjacent to the site. There is a 4in diameter mains located within Westwood Close.

Proposed Water Supply

Consultation has been carried out with PW to determine capacity within the network surrounding the site to serve the development needs for a previous quantum of development. PW have previously advised the requirement for the laying of a new offsite water mains as the existing network is full committed. The Developer will be charged a proportional cost associated with laying this new offsite main.

It should be noted that under the new Charging Arrangements that PW will limit the charge for a New Water Main to the cost of connecting to the nearest reasonably practicable point on the network where the existing Main is at least the same diameter as the New Water Main that is required to provide the capacity of the development. In addition to this should PW require to change the point of connection for capacity reasons then any additional length of a New Water Main will not be charged to the Developer although the cost will be considered as Network Reinforcement and as such will be recovered through the Infrastructure Charges.

Diversiory Works

It is anticipated that no water main diversionary works will be required to accommodate the development proposals, based on the current site layout.

6.0 Electricity Supply

Existing Electricity Supply

The electricity operator within the vicinity of the site is Scottish & Southern Electricity Networks (SSE). Existing mains records have been provided by SSE which indicates the location of their infrastructure within the vicinity of the proposed development. This mapping is presented as part of **Appendix G**.

The UKPN records received indicated that there are both LV and HV networks adjacent to the site.

Proposed Electricity Supply and Diversions

SSE have confirmed the site can be serviced without the need for any offsite reinforcement works. A budget estimate has been provided by SSE for supplying the site including the provision of a new secondary substation on site. Details of the supply proposals from SSE are presented as part of **Appendix G**.

It is anticipated that no diversionary works will be required to accommodate the new development, based on the current site layout.

7.0 Gas Supply

Utilities Statement

Existing Gas Supply

The gas utility company operating within the vicinity of the site is Southern Gas Networks. Existing mains records have been provided by British Gas which indicates the location of their infrastructure within the vicinity of the proposed development. This mapping is presented as part of **Appendix H**.

The British Gas records received indicate that there is an existing low pressure 180mm dia. mains located in Westbourne Avenue and a 63mm dia mains located within Westwood Close Lane.

Proposed Gas Supply and Diversions

SGN have confirmed there is sufficient capacity within the low pressure network to serve the development.

No diversionary works are anticipated to accommodate the new development, based on the current site layout.

8.0 Telecommunications

Existing Telecommunications Supply

BT Openreach and Virgin Media are the known telecommunication provider operating within the vicinity of the proposed development.

Existing records have been provided by both BT and Virgin Media which indicates the location of their infrastructure within the vicinity of the proposed development. **(Appendix I.)**

Diversiionary Works

It is not anticipated that any diversionary works will required to accommodate the new development based on the current site layout.

9.0 Report Summary

All anticipated alterations and diversionary works to existing services are associated with the proposed development and access routes to the site.

It is proposed that foul discharge from the development will be by a new adoptable gravity network to the existing public foul sewer just immediately on the western boundary of the site under the Charging Arrangements.

PW have water supply adjacent to the site and have carried out an assessment provide supply to the site. They have advised that the site can be served subject to the installation of additional offsite mains.

SSE are the main electricity provider and have confirmed the site can be supplied via a new on site secondary substation.

SGN have gas apparatus located adjacent to the site and have confirmed that the site could be serviced from their existing apparatus.

BT and Virgin Media have apparatus adjacent to the site.

GTC have provided a quotation for the supply of gas, electric and fibre. **(Appendix J)**

EPL&R have provided a quotation for the supply of gas to the site. **(Appendix K)**

Appendix (A)

Site Location Plan

Appendix (B)

Summary of Utilities

[illegible]

Appendix (C)

Combined Utilities Drawing

Appendix (D)

Topographic Survey

[illegible]

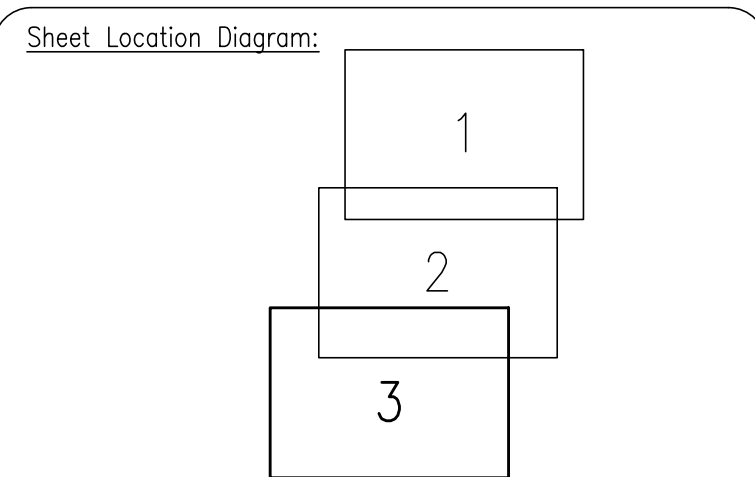
Symbols:		Lines:	
Control Station :		Wall :	
Manhole/Inspection Chamber :		Verge :	
		Fence :	
Inlet Pipe		Boundary :	
Out Flow		Edge of Sward :	
Pipe		Hedge :	
Bush :		Embankment :	
		Top of Bank	
Tree :		Off Electric :	
Spread		Off Telecom :	
& Core		Drainage Flow :	
Thru to			
Scale			
Gate :		Contours :	
Spot Level :	52.45	<u>Handwriting</u>	
Bore Hole :		Building :	
Trail Hole :		Open Sided Building :	

General Notes:

1. Man entry to seewers has not been undertaken. Depths, pipe sizes and quantity of pipes are measured from the surface. We therefore cannot guarantee the completeness or accuracy of the sewer data which should be checked with the local authority and/or on site.
2. All tree heights and spreads are approximate. The plan position of trunks are taken at ground level. Girth measurements are taken at a 1.5m height. We have attempted to identify tree species, however if tree species are critical specialist advice should be sought.
3. Survey information is as result of measurement to existing features and does not imply legal ownership of boundaries or land divisions. Where boundary alignment lines are added to the survey drawing and are taken from legal documents or other information supplied they are done so within the constraints of drawing quality and scale. They are provided on the basis of opinion and do not imply legal contract.

Plan Coordinate Control:-
Plan Coordinates relate to National Grid OSGB36(02) using GPS
LSF 1.000 at Sta 1

Level Datum:-
All Levels relate to OSGB36(02) using GPS



Notes:

REV NO	REV NOTE	DATE	SIGNE
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Appendix (E)

Southern Water Mapping & Correspondence (Wastewater)



Rogers Cory Partnership Ltd
The Old School, Old School Road
Hook
Hampshire
RG27 9NJ

FAO Terry Seymour

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Date: 01/12/2017

Our Ref: SWS -FEAS-000016

Southern Water Feasibility Study

Location: Westwood Close, Emsworth, Hants, PO10 7QL

Dear Mr Seymour,

Further to your recent Southern Water Application regarding the feasibility study of the foul water sewer at the above location, I am pleased to confirm no additional upgrades will be required to the Southern Water Network.

Our Design Partner ETS have undertaken the hydraulic modelling analysis along with survey work and a site visit. The consequence of their analysis and work has concluded that there is no requirement to undertake improvements to the Southern Water network to accommodate the development flow from your site. The risk of detriment is believed to be sufficiently low that the developer can connect with no requirement for upgrading of the existing sewerage system.

Please do not hesitate to contact me for further information.

Yours sincerely,

Dave Fortnum

Project Manager

Developer Services



SW-DevServ-S98

V1.0 Nov 2015

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No. 2366670

1300X			UNK	UNK	CIRC	9202X	6.211	4.331	150	UNK	CIRC
1350X	11.68	10.78	200	UNK	CIRC	9206X	5.2	4.18	150	VC	CIRC
1351X	11.84	10.89	200	UNK	CIRC	9208X			150	UNK	CIRC
1352X	11.89	10.97	200	UNK	CIRC	9209X			150	UNK	CIRC
1401X	5.576	3.576	375	UNK	CIRC	920DX			225	UNK	CIRC
1501Y	5.706	3.626	375	UNK	CIRC	920DX			225	UNK	CIRC
1502X	6.106	3.896	375	UNK	CIRC	920DX			225	UNK	CIRC
1601X	6.391	4.311	375	UNK	CIRC	9210X			150	UNK	CIRC
1701X	6.908	4.748	375	UNK	CIRC	9211X			150	UNK	CIRC
1801X	8.071	5.101	375	UNK	CIRC	9212X			150	UNK	CIRC
1802X	8.337	5.137	375	UNK	CIRC	9213X			150	UNK	CIRC
1803X	9.436	6.446	225	UNK	CIRC	9214X			150	UNK	CIRC
1850X	9.811	8.811	225	UNK	CIRC	9215X			150	UNK	CIRC
1851X	9.537	8.677	225	UNK	CIRC	921DX			150	UNK	CIRC
1901X	10.323	8.423	150	UNK	CIRC	922DX			150	UNK	CIRC
1902X	10.084	8.124	225	UNK	CIRC	924DX			150	UNK	CIRC
1903X	9.994		225	UNK	CIRC	9250X			150	UNK	CIRC
1904X			225	UNK	CIRC	9250X	6.388	4.838	225	UNK	CIRC
1905X			225	UNK	CIRC	9251X	6.254	5.024	225	UNK	CIRC
1906X			225	UNK	CIRC	9252X	4.976	4.436	225	UNK	CIRC
1907X			225	UNK	CIRC	9253X	5.47	4.51	150	VC	CIRC
1908X			225	UNK	CIRC	9254X	5.725	4.775	150	VC	CIRC
1910X			150	UNK	CIRC	9255X	5.2		150	VC	CIRC
1950X	9.983	8.933	225	UNK	CIRC	9301X	11.005	8.945	225	UNK	CIRC
1951X	10.281		150	UNK	CIRC	9301X	7.759	1.459	150	UNK	CIRC
1952X	10.452	8.932	150	UNK	CIRC	9302X	6.685	3.095	375	UNK	CIRC
1953X			225	UNK	CIRC	9302X	10.976	9.726	150	UNK	CIRC
2001X	10.878	7.898	225	UNK	CIRC	9303X	6.233	1.133	600	UNK	CIRC
2002X	10.428		225	UNK	CIRC	9303X	11.165	9.915	150	UNK	CIRC
2003X	9.325	7.295	225	UNK	CIRC	930ZX			225	UNK	CIRC
2004X	9.148	7.078	225	UNK	CIRC	9350X			225	UNK	CIRC
2005X	10.14	8.24	225	UNK	CIRC	940DX			225	UNK	CIRC
2006X			225	UNK	CIRC	9601X	8.499	5.409	225	UNK	CIRC
2007X			225	UNK	CIRC	9650X	8.535	7.605	150	UNK	CIRC
2008X			225	UNK	CIRC	9651X	8.548	7.468	150	UNK	CIRC
2009X			225	UNK	CIRC	9652X	8.428	7.378	150	UNK	CIRC
2050X	10.84	8.2	225	UNK	CIRC	965DX			225	UNK	CIRC
2051X	10.41		225	UNK	CIRC	9701X			225	UNK	CIRC
2052X	9.34	7.72	225	UNK	CIRC	9750X	8.88	7.11	300	UNK	CIRC
2053X	9.12	7.44	450	UNK	CIRC	9801X			150	UNK	CIRC
2054X	10.12		300	UNK	CIRC	9802X	9.164	8.524	150	UNK	CIRC
2101X	12.003	9.243	225	UNK	CIRC	9803X			150	UNK	CIRC
2102X	11.942	9.012	225	UNK	CIRC	9804X			150	UNK	CIRC
2103X	11.067	8.717	225	UNK	CIRC	9805X	8.942		150	UNK	CIRC
2104X	10.367	8.237	225	UNK	CIRC	9850X	9.513	8.363	150	UNK	CIRC
2150X	11.95	9.25	300	UNK	CIRC	9851X	9.147		300	UNK	CIRC
2151X	11	8.96	300	UNK	CIRC	9852X	8.81	7.27	150	UNK	CIRC
2152X	11.01	9.54	225	UNK	CIRC	9853X			225	UNK	CIRC
2153X	11.34	10.06	225	UNK	CIRC	9854X			225	UNK	CIRC
2201X			100	VC	CIRC	985DX			300	UNK	CIRC
2202X			100	VC	CIRC	9901X	9.794	6.844	150	UNK	CIRC
2203X			100	VC	CIRC	9902X	9.69		150	UNK	CIRC
2204X			100	VC	CIRC	9903X	9.234	6.634	150	UNK	CIRC
2205X			100	VC	CIRC	9904X			100	VC	CIRC
220DX			300	CP	CIRC	9905X			100	VC	CIRC
220DX			300	VC	CIRC	9906X			100	VC	CIRC
2250X	11.19	10.4	225	UNK	CIRC	990DX			100	VC	CIRC
2251X	12.01	9.47	300	UNK	CIRC	991DX			100	VC	CIRC
2301X	4.94		300	CP	CIRC	992DX			100	VC	CIRC
2302X	6.09	4.39	300	CP	CIRC	9950X	9.575	8.075	150	UNK	CIRC
2303X			300	UNK	CIRC						
2303X	6.53	4.46	300	VC	CIRC						
230DX			300	UNK	CIRC						
2901X	9.344	6.854	UNK	UNK	CIRC						

LINE STYLES / COLOURS

- Brown: Foul
- Red: Foul Syphon Sewer
- Red: Foul Vacuum Main
- Red: Foul Rising Main
- Red: Combined
- Red: Combined Syphon Sewer
- Red: Combined Rising Main
- Orange: Lined Gully
- Orange: Building Over Agreement Area
- Dark Blue: Treated Effluent
- Purple: Sludge
- Light Blue: Section 104 Area
- Light Blue: Surface Water
- Light Blue: Surface Water Rising Main
- Yellow: Private
- Green: Access Shaft
- Green: Decommissioned

MATERIALS

- AK: Alkathene
- BAC: Bonded Asbestos Cement
- BRG: Brick (Common)
- BRG: Brick (Engineering)
- CC: Concrete Box Culvert
- CI: Cast Iron
- CP: Concrete (Pre-Cast)
- CSB: Concrete Segments (Bolted)
- CSU: Concrete Segments (Unbolted)
- DI: Ductile Iron
- GRP: Glass Reinforced Concrete
- GRP: Glass Reinforced Plastic
- MAC: Masonry in regular Courses
- MAR: Masonry in random Courses
- PE: Polyethylene
- PI: Pitch Lining
- PP: Polypropylene
- PVC: Polyvinyl Chloride
- RFM: Reinforced Plastic Mastic
- SI: Spun Iron
- ST: Steel
- VC: Vitrified Clay
- XXX: Other
- ZZZ: Unknown

LEGEND - SEWERS

- Manhole (SW)
- Manhole (F&C)
- Lamp hole (SW)
- Lamp hole (F&C)
- Pumping Station (SW)
- Pumping Station (F&C)
- Side entry manhole (SW)
- Side entry manhole (F&C)
- Blind shaft (SW)
- Blind shaft (F&C)
- Epoxide station (SW)
- Epoxide station (F&C)
- Watertight door (SW)
- Watertight door (F&C)
- Flushing ch. M-e (SW)
- Flushing ch. M-e (F&C)
- Flushing ch. H-e (SW)
- Flushing ch. H-e (F&C)
- Demarcation Chamber
- Washout (SW)
- Washout (F&C)
- Rocking Eye (SW)
- Rocking Eye (F&C)
- Gaslifting point (SW)
- Gaslifting point (F&C)
- Subsided chamber (SW)
- Subsided chamber (F&C)
- Storm Tank (SW)
- Storm Tank (F&C)
- Valve chamber (SW)
- Valve chamber (F&C)
- 1st inlet riser
- Dummy/524 manhole
- Outfall
- Paradeck chamber
- Underdrains
- Storm Chamber
- Flushing manhole
- Other (S)
- Other
- Change in sewer
- Reflex valve
- Flap valve
- Cascade
- Arabic
- Valve
- Closed Valve
- Air Valve
- Hydrant box (SW)
- Hydrant box (F&C)
- Direction arrow
- Emptying valve
- Catchpit
- Soakaway
- Islet
- Balancing Pond

SHAPES (S)

- A: Arched
- B: Barrel
- C: Circular
- F: Egg
- H: Horizontal
- R: Rectangular
- S: Square
- T: Trapezoidal
- U: U-Shape
- X: Other

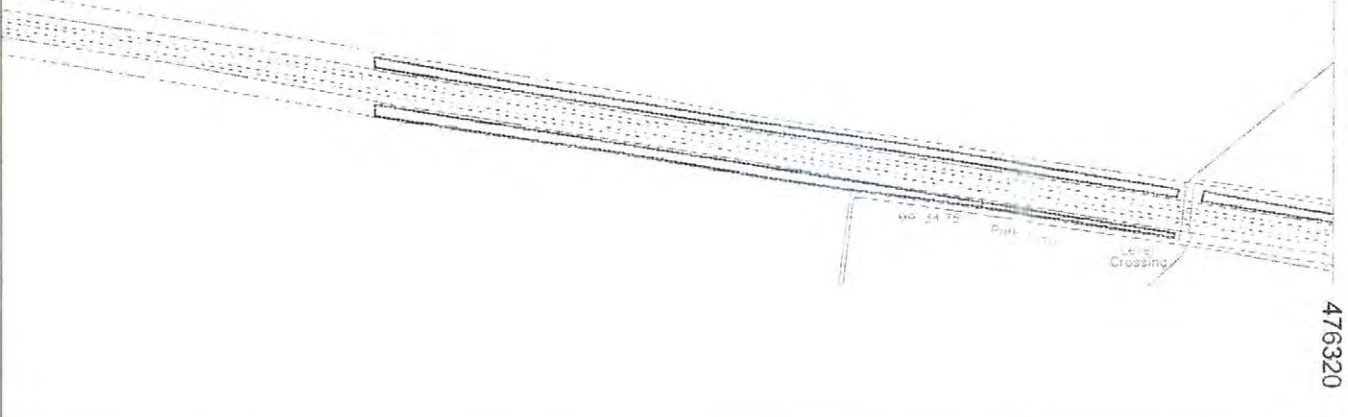
NODE REFERENCING SYSTEM

- 1st digit: Inverted manhole numbering
- 2nd digit: Inverted manhole identifier
- 3rd digit: Sewer type identifier
- 4th digit: Inverted manhole numbering

O.S. Ref.	SU7506NE	Drawn by:	gujskew
Scale:	1:2500	Date:	21/06/2017
Title: 249753_Hampshire Farm Emsworth			
The information contained on this plan is provided as a guide to the approximate position of existing public sewers. The accuracy thereof cannot be guaranteed. THIS INFORMATION MUST BE TREATED WITH CAUTION AND THE ACTUAL POSITION OF THE PUBLIC SEWERS MUST BE ESTABLISHED ON SITE, IN ALL CASES. Southern Water must be informed before lifting manhole covers or excavating trial holes. WARNING: BAC pipes are constructed of Bonded Asbestos Cement WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			
Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.			

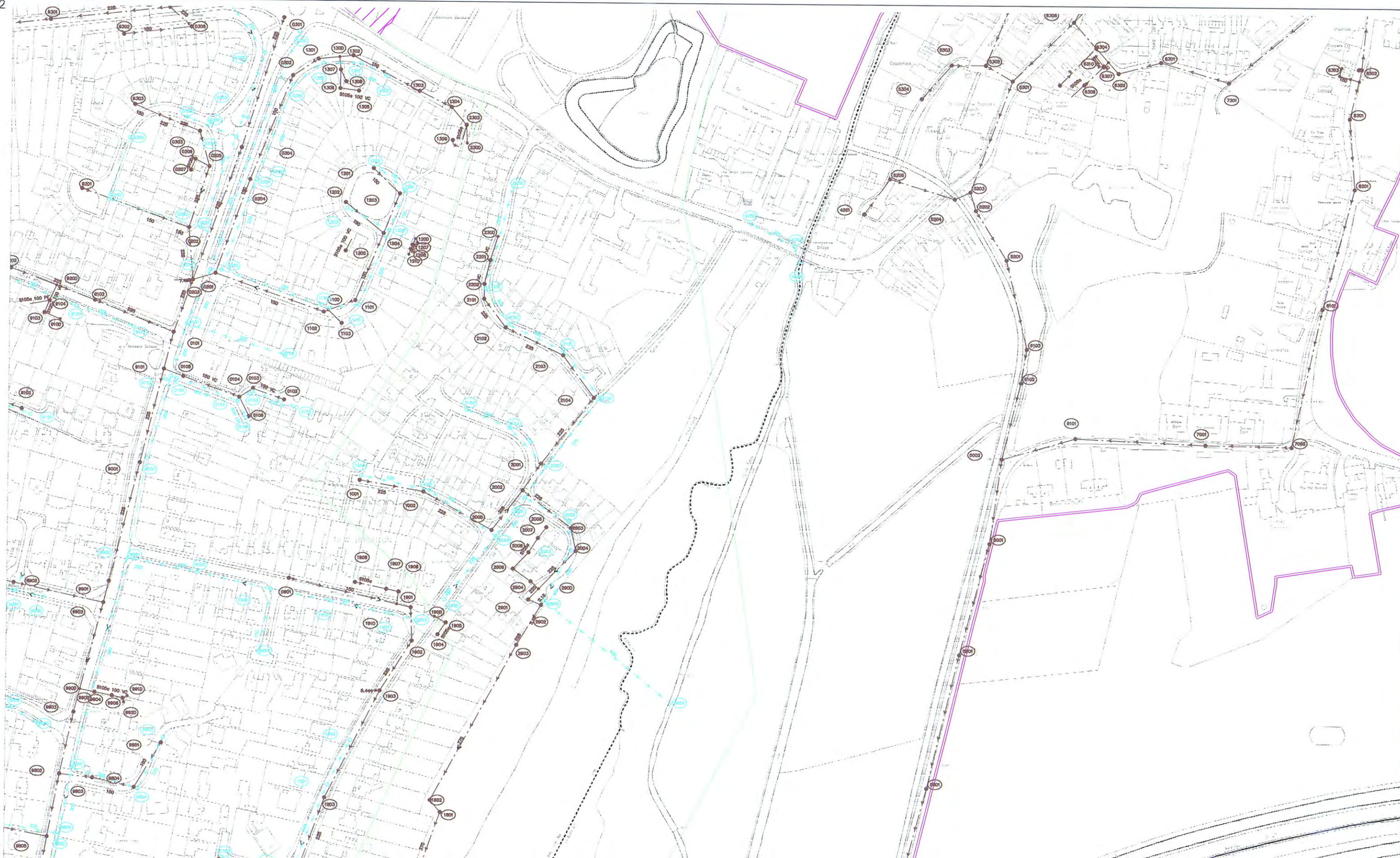
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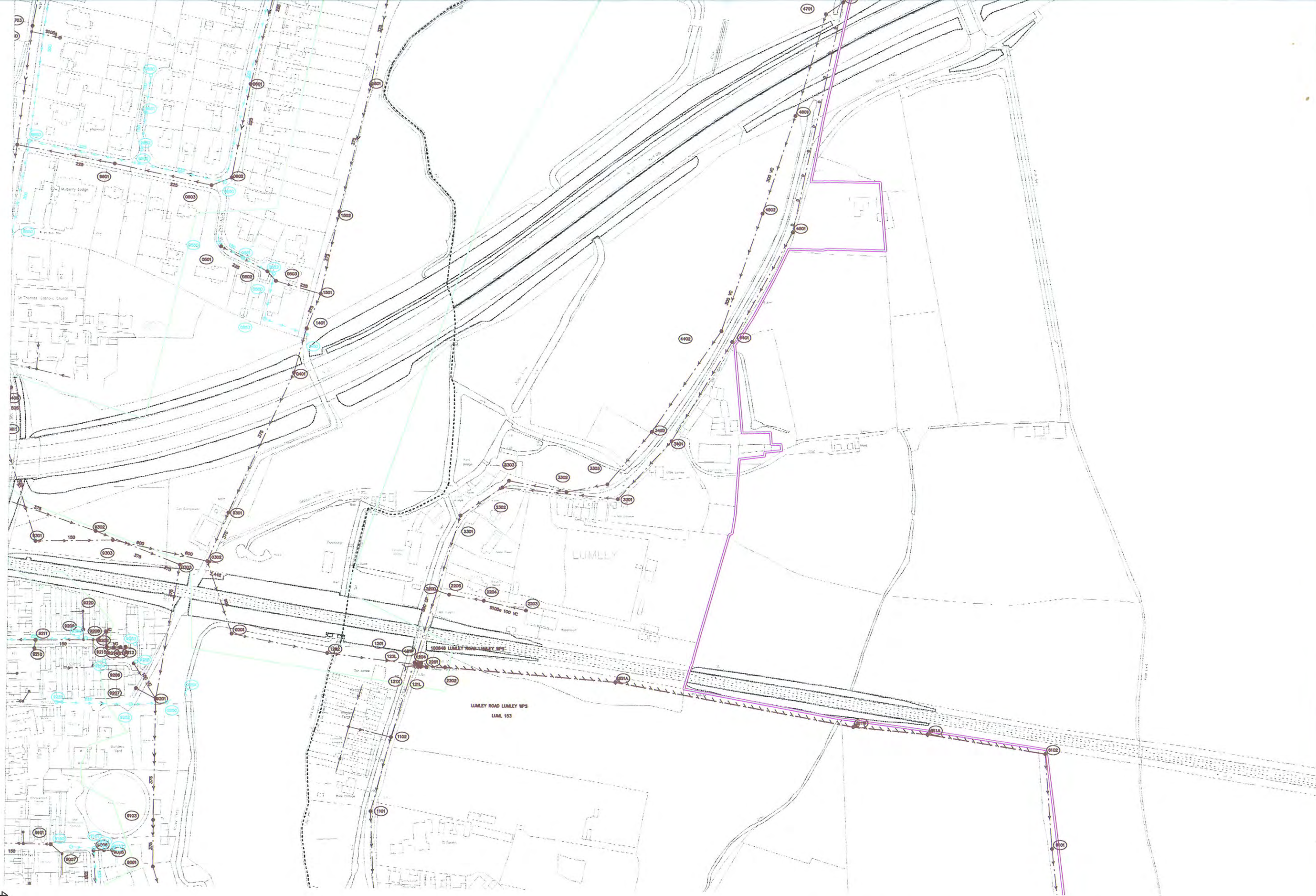
Southern Water



476320

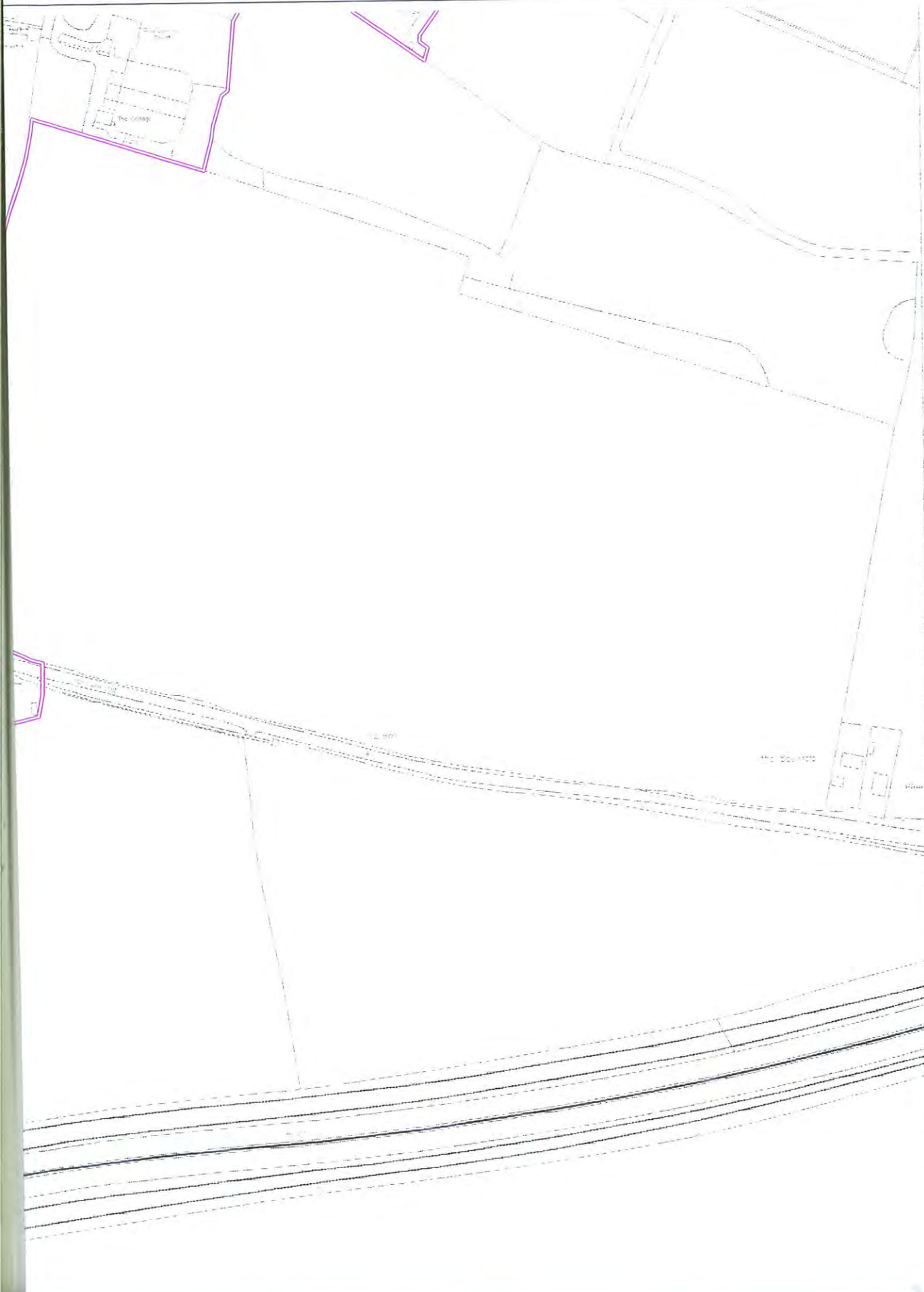
107402





SEWER RECORDS

106073
474884



Node	Cover	Invert	Size	Material	Shape
0050X	10.41	8.65	225	UNK	CIRC
0101X	11.209		UNK	UNK	CIRC
0102X	11.65	9.25	150	VC	CIRC
0103X	11.58	9.088	150	VC	CIRC
0104X	11.45	9.006	150	VC	CIRC
0105X	11.02	8.726	150	VC	CIRC
0106X	11.27	9.248	150	VC	CIRC
0150X	10.92	10.1	225	UNK	CIRC
0151X	11.35		250	UNK	CIRC
0152X	11.62	9.758	600	CP	CIRC
0153X	11.57	9.667	600	CP	CIRC
0154X	11.45	9.63	600	CP	CIRC
0155X	11.32	9.666	600	CP	CIRC
0156X	11	9.5	225	VC	CIRC
0201X	11.24	8.89	UNK	UNK	CIRC
0201X	3.82	0.36	675	CP	CIRC
0202X	11.448		225	UNK	CIRC
0203X	11.496		225	UNK	CIRC
0204X	11.22	9.35	150	UNK	CIRC
0205X	11.754	9.254	225	UNK	CIRC
0206X			UNK	UNK	CIRC
0207X			UNK	UNK	CIRC
0250X	12.19	10.48	225	UNK	CIRC
0250X	4.466	4.086	UNK	UNK	CIRC
0251X	11.61		UNK	UNK	CIRC
0252X	11.43		250	UNK	CIRC
0253X	11.38	9.98	UNK	UNK	CIRC
0254X	11.26	10.48	225	UNK	CIRC
0255X	11.24	10.31	UNK	UNK	CIRC
0301X	5.222	2.822	375	UNK	CIRC
0301X	12.081	8.621	225	UNK	CIRC
0302X	4.712		900	UNK	CIRC
0302X	11.525	9.855	150	UNK	CIRC
0303X	4.852	2.812	375	UNK	CIRC
0303X	11.567	9.437	225	UNK	CIRC
0304X	12.255	7.965	225	UNK	CIRC
0305X	11.241	9.441	225	UNK	CIRC
0350X	11.94	11.17	225	UNK	CIRC
0351X	11.54	10.71	200	UNK	CIRC
0352X	11.62	10.37	UNK	UNK	CIRC
0353X	12.47		UNK	UNK	CIRC
0354X	12.25	10.14	225	UNK	CIRC
0355X	11.55	10.46	150	UNK	CIRC
035DX	12.47		UNK	UNK	CIRC
0401X	5.704	3.444	375	UNK	CIRC
0501X	7.927	6.157	225	UNK	CIRC
0502X	7.077	5.807	OTHER	UNK	CIRC
0503X	7.003	5.573	225	UNK	CIRC
0550X	8.022		150	UNK	CIRC
0551X	7.52	6.6	UNK	UNK	CIRC
0552X	7.3	6.01	UNK	UNK	CIRC
0553X			UNK	UNK	CIRC
055DX			UNK	UNK	CIRC
0601X	8.626	5.966	225	UNK	CIRC
0602X	8.389	5.699	UNK	UNK	CIRC
0603X	8.417	5.647	225	UNK	CIRC
0650X	8.431	7.341	225	UNK	CIRC
0701X	9.048		225	UNK	CIRC
0702X	9.138	7.408	150	UNK	CIRC
0703X	9.246	7.796	150	UNK	CIRC
0750X	9.228	8.538	225	UNK	CIRC
0751X	9.131	8.361	UNK	UNK	CIRC
0752X	9.06		225	UNK	CIRC
0901X	10.575	9.005	150	UNK	CIRC
0950X	10.041	8.984	150	UNK	CIRC
0951X	10.412	8.762	150	UNK	CIRC
1001X	11.305	9.245	225	UNK	CIRC
1002X	10.848	8.898	225	UNK	CIRC
1050X	11.3	9.6	225	UNK	CIRC
1051X	10.83	9.19	300	UNK	CIRC
1101X	11.427	9.597	UNK	UNK	CIRC
1101X	3.64	1.84	300	CP	CIRC
1102X	3.77	2.04	300	CP	CIRC
1102X	11.344	9.454	150	UNK	CIRC
1103X			UNK	UNK	CIRC
110DX			UNK	UNK	CIRC
110DX			UNK	UNK	CIRC
1150X	11.34	10.48	225	UNK	CIRC
1151X	11.45	10.52	UNK	UNK	CIRC
1201X	4.22		300	CP	CIRC
1201X	11.838	10.178	150	UNK	CIRC
1201Y	4.22		300	VC	CIRC
1202X	4.15	0.15	900	CP	CIRC
1202X	11.688	10.158	150	UNK	CIRC
1203X	11.779	10.089	150	UNK	CIRC
1204X	11.622	9.922	150	UNK	CIRC
1207X			UNK	UNK	CIRC
1208X			UNK	UNK	CIRC
121DX			UNK	UNK	CIRC
121LX	4.42	-0.02	900	CP	CIRC
121PX	4.43		OTHER	PE	CIRC
121PY	4.43	3.63	300	CI	CIRC
122LX	4.4	0.02	900	CP	CIRC
1250X	11.65		225	UNK	CIRC
1251X	11.77	10.86	150	UNK	CIRC
1252X	11.86	10.99	150	UNK	CIRC
1253X	11.71	10.92	UNK	UNK	CIRC
1301X	11.694	10.084	UNK	UNK	CIRC
1302X	11.896	10.236	UNK	UNK	CIRC

Node	Cover	Invert	Size	Material	Shape
2902X	8.892	6.742	225	UNK	CIRC
2903X	8.924	5.784	375	UNK	CIRC
2904X			UNK	UNK	CIRC
290DX			225	UNK	CIRC
2950X	9.306	7.056	450	UNK	CIRC
3150X	10.36	8.62	375	UNK	CIRC
321AX	9.24		OTHER	PE	CIRC
3301X	9.74	6.64	300	CP	CIRC
3302X	8.82	4.65	300	VC	CIRC
3303X	8.86	4.78	300	VC	CIRC
3401X	9.59	6.75	300	CP	CIRC
3402X	9.63	4.96	300	VC	CIRC
4201X	10.23	9.17	150	VC	CIRC
4250X	9.55	8.61	300	UNK	CIRC
4251X	9.62	8.35	UNK	UNK	CIRC
4401X	9.51	6.91	300	CP	CIRC
4402X	9.44	5.33	300	VC	CIRC
4501X			UNK	UNK	CIRC
4502X	9.16	5.63	300	VC	CIRC
4601X	9.22	5.68	300	VC	CIRC
4701X	9.26	6.4	300	VC	CIRC
5001X	9.73	7.93	300	CP	CIRC
5002X	9.88	8.03	300	CP	CIRC
511AX	8.87		OTHER	PE	CIRC
511WX	7.37		OTHER	PE	CIRC
5201X	9.29	8.36	300	CP	CIRC
5202X	10.13	8.44	300	CP	CIRC
5203X	10.08	8.48	300	CP	CIRC
5204X		8.75	150	VC	CIRC
5205X	10.24	8.99	150	VC	CIRC
5301X	10.34	8.69	300	CP	CIRC
5302X	10.57	9.11	150	VC	CIRC
5303X	10.84	9.45	150	VC	CIRC
5304X	10.85	9.69	150	VC	CIRC
5701X	9.55	7.35	300	VC	CIRC
5801X	9.44	7.55	300	CP	CIRC
5901X	9.62	7.74	300	CP	CIRC
6101X	8.79	5.56	675	CP	CIRC
6101X	9.74	8.73	150	VC	CIRC
6102X	9.14	5.72	675	CP	CIRC
6102X	9.9	8.2	300	CP	CIRC
6103X	9.93	8.25	300	CP	CIRC
6301X	10.42	9.2	150	VC	CIRC
6302X	10.47		150	VC	CIRC
6303X			UNK	UNK	CIRC
6304X			150	VC	CIRC
6305X	10.62	8.83	300	CP	CIRC
6306X			UNK	UNK	CIRC
6307X			UNK	UNK	CIRC
630DX			150	VC	CIRC
6310X			UNK	UNK	CIRC
7001X	11.01	9.45	150	VC	CIRC
7002X	11.53	9.76	150	VC	CIRC
7301X	10.28	9.38	150	VC	CIRC
8101X	11.73	10.27	150	VC	CIRC
8102X	9.85	8.541	150	VC	CIRC
810BX			150	UNK	CIRC
814DX			UNK	UNK	CIRC
8201X	12.34	10.69	150	VC	CIRC
8202X	10.102	8.152	225	UNK	CIRC
821DX			UNK	UNK	CIRC
82CDX			UNK	UNK	CIRC
8301X	12.47	10.97	150	VC	CIRC
8302Y	12.47		100	CP	CIRC
8302Y	12.47	11.18	150	VC	CIRC
8302X	12.47	11.13	150	VC	CIRC
8303X	12.5		150	VC	CIRC
830DX			150	UNK	CIRC
831DX			150	UNK	CIRC
832DX			150	UNK	CIRC
833DX			150	UNK	CIRC
8405X	8.121	1.961	525	UNK	CIRC
8411X	8.154	1.779	525	UNK	CIRC
8550X	7.667	6.277	UNK	UNK	CIRC
8653X	8.13		300	UNK	CIRC
8703X	8.822	5.742	UNK	UNK	CIRC
870DX			UNK	UNK	CIRC
8902X	9.345	7.275	UNK	UNK	CIRC
8951X	9.386	7.896	225	UNK	CIRC
8952X	9.331	8.081	150	UNK	CIRC
9001X	10.666	7.056	225	UNK	CIRC
9001X	4.784	1.874	375	UNK	CIRC
9005X			UNK	UNK	CIRC
9006X			UNK	UNK	CIRC
9007X	6.48	5.28	225	UNK	CIRC
900DX			UNK	UNK	CIRC
9050X			UNK	UNK	CIRC
9051X	10.091	8.516	UNK	UNK	CIRC
905DX			300	UNK	CIRC
9101X	6.736	5.676	UNK	UNK	CIRC
9101X	11.05	7.203	225	UNK	CIRC
9102X	10.372	7.882	225	UNK	CIRC
9103X			100	VC	CIRC
9103X	5.476	1.999	375	UNK	CIRC
9104X			100	VC	CIRC
910DX			UNK	UNK	CIRC
9150X	9.6	8.5	225	UNK	CIRC
9150X	6.139	4.909	225	UNK	CIRC
9151X			300	UNK	CIRC

Node	Cover	Invert	Size	Material	Shape
2902X	8.892	6.742	225	UNK	CIRC
2903X	8.924	5.784	375	UNK	CIRC
2904X			UNK	UNK	CIRC
290DX			225	UNK	CIRC
2950X	9.306	7.056	450	UNK	CIRC
3150X	10.36	8.62	375	UNK	CIRC
321AX	9.24		OTHER	PE	CIRC
3301X	9.74	6.64	300	CP	CIRC
3302X	8.82	4.65	300	VC	CIRC
3303X	8.86	4.78	300	VC	CIRC
3401X	9.59	6.75	300	CP	CIRC
3402X	9.63	4.96	300	VC	CIRC
4201X	10.23	9.17	150	VC	CIRC
4250X	9.55	8.61	300	UNK	CIRC
4251X	9.62	8.35	UNK	UNK	CIRC
4401X	9.51	6.91	300	CP	CIRC
4402X	9.44	5.33	300	VC	CIRC
4501X			UNK	UNK	CIRC
4502X	9.16	5.63	300	VC	CIRC
4601X	9.22	5.68	300	VC	CIRC
4701X	9.26	6.4	300	VC	CIRC
5001X	9.73	7.93	300	CP	CIRC
5002X	9.88	8.03	300	CP	CIRC
511AX	8.87		OTHER	PE	CIRC
511WX	7.37		OTHER	PE	CIRC
5201X	9.29	8.36	300	CP	CIRC
5202X	10.13	8.44	300	CP	CIRC
5203X	10.08	8.48	300	CP	CIRC
5204X		8.75	150	VC	CIRC
5205X	10.24	8.99	150	VC	CIRC
5301X	10.34	8.69	300	CP	CIRC
5302X	10.57	9.11	150	VC	CIRC
5303X	10.84	9.45	150	VC	CIRC
5304X	10.85	9.69	150	VC	CIRC
5701X	9.55	7.35	300	VC	CIRC
5801X	9.44	7.55	300	CP	CIRC
5901X	9.62	7.74	300	CP	CIRC
6101X	8.79	5.56	675	CP	CIRC
6101X	9.74	8.73	150	VC	CIRC
6102X	9.14	5.72	675	CP	CIRC
6102X	9.9	8.2	300	CP	CIRC
6103X	9.93	8.25	300	CP	CIRC
6301X					

1300X			UNK	UNK	CIRC	9202X	6.211	4.331	150	UNK	CIRC
1350X	11.68	10.78	200	UNK	CIRC	9206X	5.2	4.18	150	VC	CIRC
1351X	11.84	10.89	200	UNK	CIRC	9208X			150	UNK	CIRC
1352X	11.89	10.97	200	UNK	CIRC	9209X			150	UNK	CIRC
1401X	5.576	3.576	375	UNK	CIRC	920DX			225	UNK	CIRC
1501Y	5.706	3.626	375	UNK	CIRC	920DX			225	UNK	CIRC
1502X	6.106	3.896	375	UNK	CIRC	920DX			225	UNK	CIRC
1601X	6.391	4.311	375	UNK	CIRC	9210X			150	UNK	CIRC
1701X	6.908	4.748	375	UNK	CIRC	9211X			150	UNK	CIRC
1801X	8.071	5.101	375	UNK	CIRC	9212X			150	UNK	CIRC
1802X	8.337	5.137	375	UNK	CIRC	9213X			150	UNK	CIRC
1803X	9.436	6.446	225	UNK	CIRC	9214X			150	UNK	CIRC
1850X	9.811	8.811	225	UNK	CIRC	9215X			150	UNK	CIRC
1851X	9.537	8.677	225	UNK	CIRC	921DX			150	UNK	CIRC
1901X	10.323	8.423	150	UNK	CIRC	922DX			150	UNK	CIRC
1902X	10.084	8.124	225	UNK	CIRC	924DX			150	UNK	CIRC
1903X	9.994		225	UNK	CIRC	9250X			150	UNK	CIRC
1904X			225	UNK	CIRC	9250X	6.388	4.838	225	UNK	CIRC
1905X			225	UNK	CIRC	9251X	6.254	5.024	225	UNK	CIRC
1906X			225	UNK	CIRC	9252X	4.976	4.436	225	UNK	CIRC
1907X			225	UNK	CIRC	9253X	5.47	4.51	150	VC	CIRC
1908X			225	UNK	CIRC	9254X	5.725	4.775	150	VC	CIRC
1910X			150	UNK	CIRC	9255X	5.2		150	VC	CIRC
1950X	9.983	8.933	225	UNK	CIRC	9301X	11.005	8.945	225	UNK	CIRC
1951X	10.281		150	UNK	CIRC	9301X	7.759	1.459	150	UNK	CIRC
1952X	10.452	8.932	150	UNK	CIRC	9302X	6.685	3.095	375	UNK	CIRC
1953X			225	UNK	CIRC	9302X	10.976	9.726	150	UNK	CIRC
2001X	10.878	7.898	225	UNK	CIRC	9303X	6.233	1.133	600	UNK	CIRC
2002X	10.428		225	UNK	CIRC	9303X	11.165	9.915	150	UNK	CIRC
2003X	9.325	7.295	225	UNK	CIRC	930ZX			225	UNK	CIRC
2004X	9.148	7.078	225	UNK	CIRC	9350X			225	UNK	CIRC
2005X	10.14	8.24	225	UNK	CIRC	940DX			225	UNK	CIRC
2006X			225	UNK	CIRC	9601X	8.499	5.409	225	UNK	CIRC
2007X			225	UNK	CIRC	9650X	8.535	7.605	150	UNK	CIRC
2008X			225	UNK	CIRC	9651X	8.548	7.468	150	UNK	CIRC
2009X			225	UNK	CIRC	9652X	8.428	7.378	150	UNK	CIRC
2050X	10.84	8.2	225	UNK	CIRC	965DX			225	UNK	CIRC
2051X	10.41		225	UNK	CIRC	9701X			225	UNK	CIRC
2052X	9.34	7.72	225	UNK	CIRC	9750X	8.88	7.11	300	UNK	CIRC
2053X	9.12	7.44	450	UNK	CIRC	9801X			150	UNK	CIRC
2054X	10.12		300	UNK	CIRC	9802X	9.164	8.524	150	UNK	CIRC
2101X	12.003	9.243	225	UNK	CIRC	9803X			150	UNK	CIRC
2102X	11.942	9.012	225	UNK	CIRC	9804X			150	UNK	CIRC
2103X	11.067	8.717	225	UNK	CIRC	9805X	8.942		150	UNK	CIRC
2104X	10.367	8.237	225	UNK	CIRC	9850X	9.513	8.363	150	UNK	CIRC
2150X	11.95	9.25	300	UNK	CIRC	9851X	9.147		300	UNK	CIRC
2151X	11	8.96	300	UNK	CIRC	9852X	8.81	7.27	150	UNK	CIRC
2152X	11.01	9.54	225	UNK	CIRC	9853X			225	UNK	CIRC
2153X	11.34	10.06	225	UNK	CIRC	9854X			225	UNK	CIRC
2201X			100	VC	CIRC	985DX			300	UNK	CIRC
2202X			100	VC	CIRC	9901X	9.794	6.844	150	UNK	CIRC
2203X			100	VC	CIRC	9902X	9.69		150	UNK	CIRC
2204X			100	VC	CIRC	9903X	9.234	6.634	150	UNK	CIRC
2205X			100	VC	CIRC	9904X			100	VC	CIRC
220DX			300	CP	CIRC	9905X			100	VC	CIRC
220DX			300	VC	CIRC	9906X			100	VC	CIRC
2250X	11.19	10.4	225	UNK	CIRC	990DX			100	VC	CIRC
2251X	12.01	9.47	300	UNK	CIRC	991DX			100	VC	CIRC
2301X	4.94		300	CP	CIRC	992DX			100	VC	CIRC
2302X	6.09	4.39	300	CP	CIRC	9950X	9.575	8.075	150	UNK	CIRC
2303X			300	UNK	CIRC						
2303X	6.53	4.46	300	VC	CIRC						
230DX			300	UNK	CIRC						
2901X	9.344	6.854	UNK	UNK	CIRC						

LINE STYLES / COLOURS	MATERIALS	LEGEND - SEWERS	Other (s)	Wastewater treatment works
Brown: Foul	AK: Alkathene	Manhole (SW)	Other	Manhole treatment works
Red: Foul Syphon Sewer	BAC: Bonded Asbestos Cement	Manhole (F&C)	Change in sewer	Outfall headworks
Red: Foul Vacuum Main	BRG: Brick (Common)	Lamp hole (SW)	Change in sewer (s)	Vent
Red: Foul Rising Main	BRG: Brick (Engineering)	Lamp hole (F&C)	Reflex valve	Vent collector
Red: Combined	CC: Concrete Box Culvert	Pumping Station (SW)	Flap valve	Trial storage tank
Red: Combined Syphon Sewer	CC: Concrete (in situ)	Pumping Station (F&C)	Staircase (SW)	Blank end
Red: Combined Rising Main	CC: Concrete (pre-cast)	Side entry manhole (SW)	Staircase (F&C)	Head of Public Sewer
Red: Combined Sewer	CC: Concrete Segments (balled)	Side entry manhole (F&C)	Staircase (F&C)	Micro Pumping Station
Red: Lined Sewer	CC: Concrete Segments (unballed)	Blind shaft (SW)	Storm Tank (SW)	SHAPES (S)
Orange: Building Over Agreement Area	GRG: Glass Reinforced Concrete	Blind shaft (F&C)	Storm Tank (F&C)	A: Arched
Dark Blue: Treated Effluent	GRP: Glass Reinforced Plastic	Epoxide resin (SW)	Vortex chamber (SW)	B: Barrel
Purple: Sludge	MAC: Masonry in regular Courses	Epoxide resin (F&C)	Vortex chamber (F&C)	C: Circular
Purple: Sludge	MAR: Masonry in random Courses	Epoxide resin (SW)	Vortex chamber (F&C)	D: Ditch
Purple: Sludge	PE: Polyethylene	Waterproof door (SW)	Vortex chamber (F&C)	E: Ditch
Purple: Sludge	PP: Polypropylene	Waterproof door (F&C)	Vortex chamber (F&C)	F: Ditch
Purple: Sludge	PVC: Polyvinyl Chloride	Flushing ch. Mn-e (SW)	Vortex chamber (F&C)	G: Ditch
Purple: Sludge	RFM: Reinforced Plastic Manhole	Flushing ch. Mn-e (F&C)	Vortex chamber (F&C)	H: Ditch
Purple: Sludge	SI: Spun Iron	Flushing ch. Mn-e (SW)	Vortex chamber (F&C)	I: Ditch
Purple: Sludge	ST: Steel	Flushing ch. Mn-e (F&C)	Vortex chamber (F&C)	J: Ditch
Purple: Sludge	VC: Vitrified Clay	Flushing ch. Mn-e (F&C)	Vortex chamber (F&C)	K: Ditch
Purple: Sludge	XXX: Other	Flushing ch. Mn-e (F&C)	Vortex chamber (F&C)	L: Ditch
Purple: Sludge	ZZZ: Unknown	Flushing ch. Mn-e (F&C)	Vortex chamber (F&C)	M: Ditch

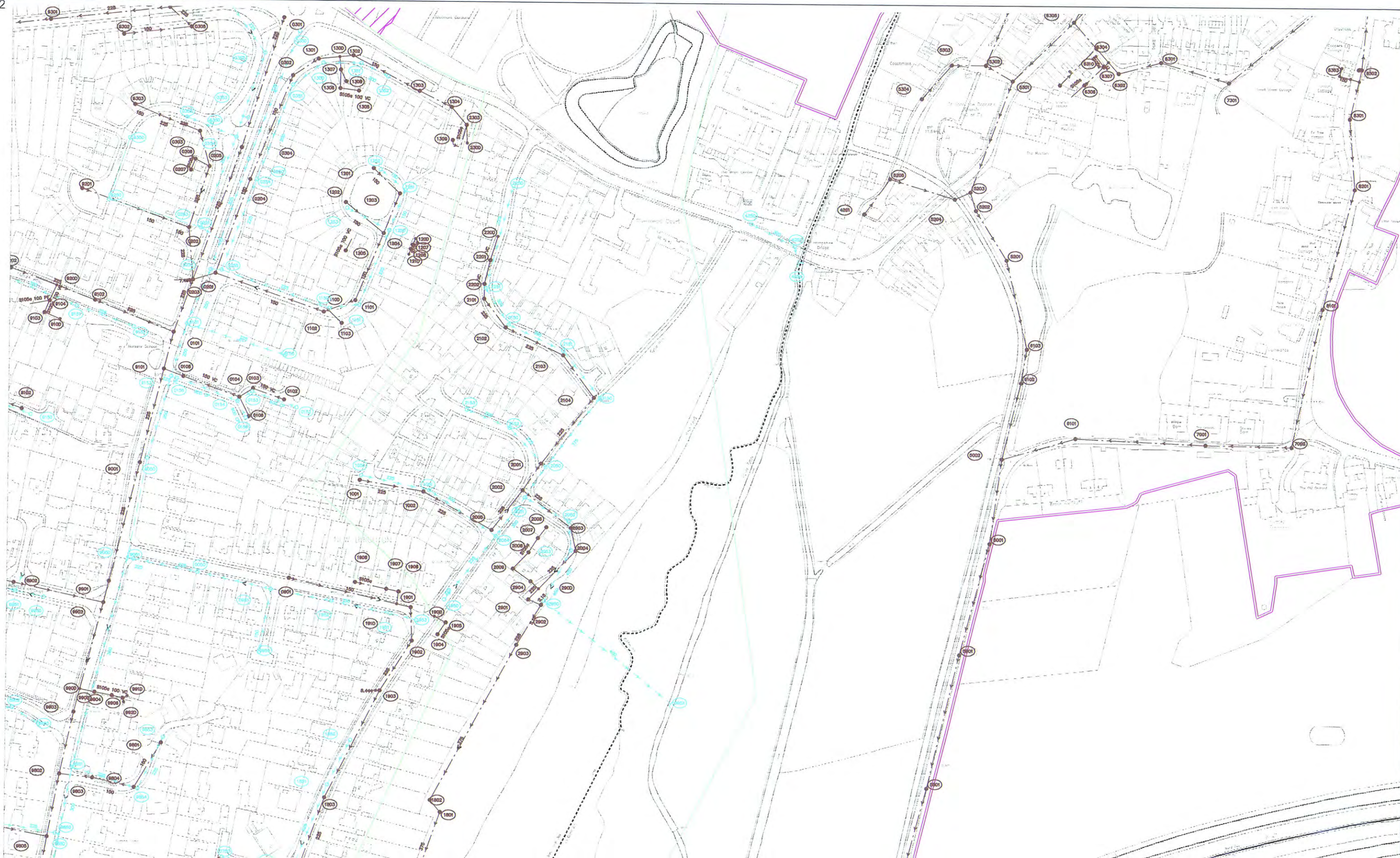
O.S. Ref.	SU7506NE	Drawn by:	gujskew
Scale:	1:2500	Date:	21/06/2017
Title: 249753_Hampshire Farm Emsworth			
The information contained on this plan is provided as a guide to the approximate position of existing public sewers. The accuracy thereof cannot be guaranteed.			
THIS INFORMATION MUST BE TREATED WITH CAUTION AND THE ACTUAL POSITION OF THE PUBLIC SEWERS MUST BE ESTABLISHED ON SITE, IN ALL CASES.			
Southern Water must be informed before lifting manhole covers or excavating trial holes.			
WARNING: BAC pipes are constructed of Bonded Asbestos Cement			
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			
Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved			
Licence No. WU 298530.			

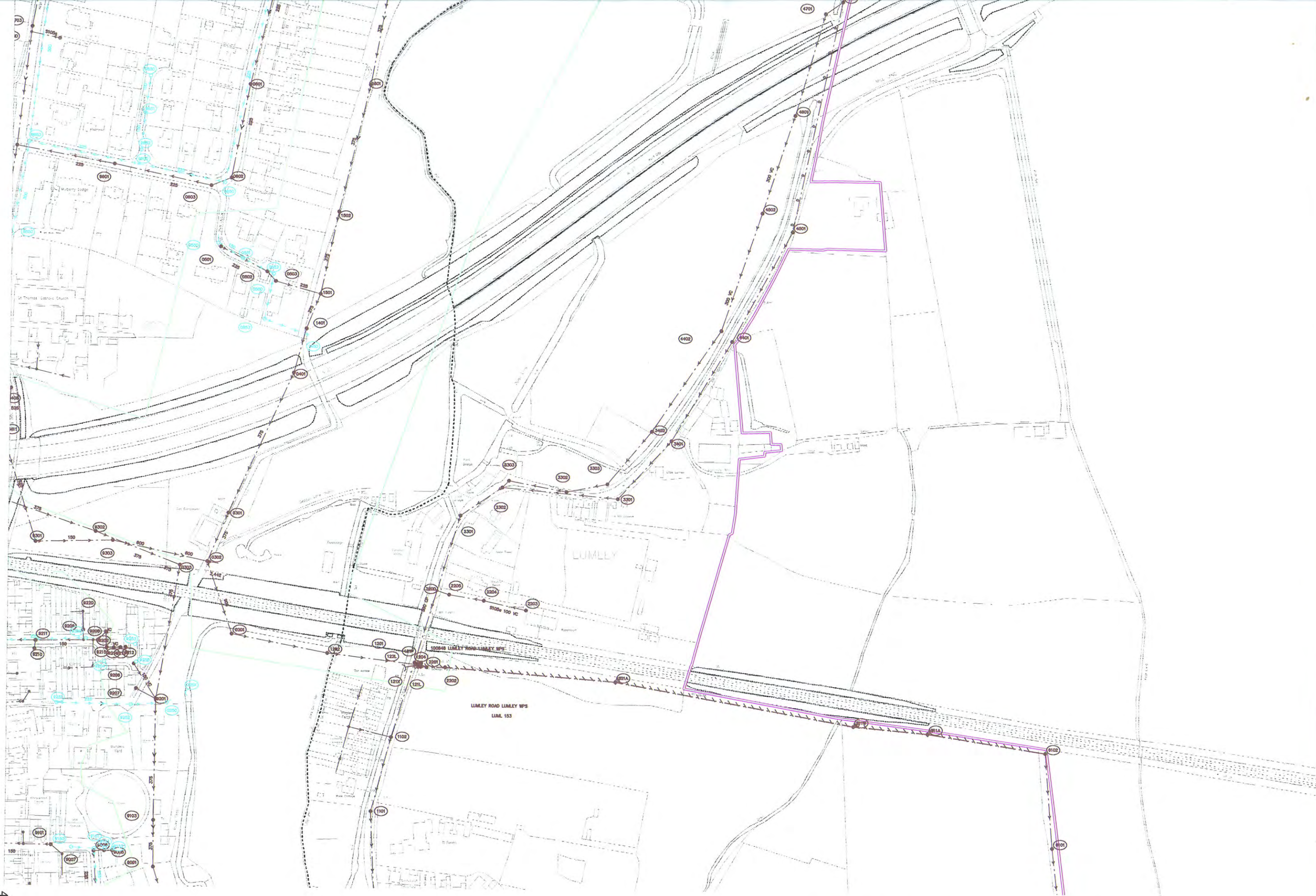


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107402



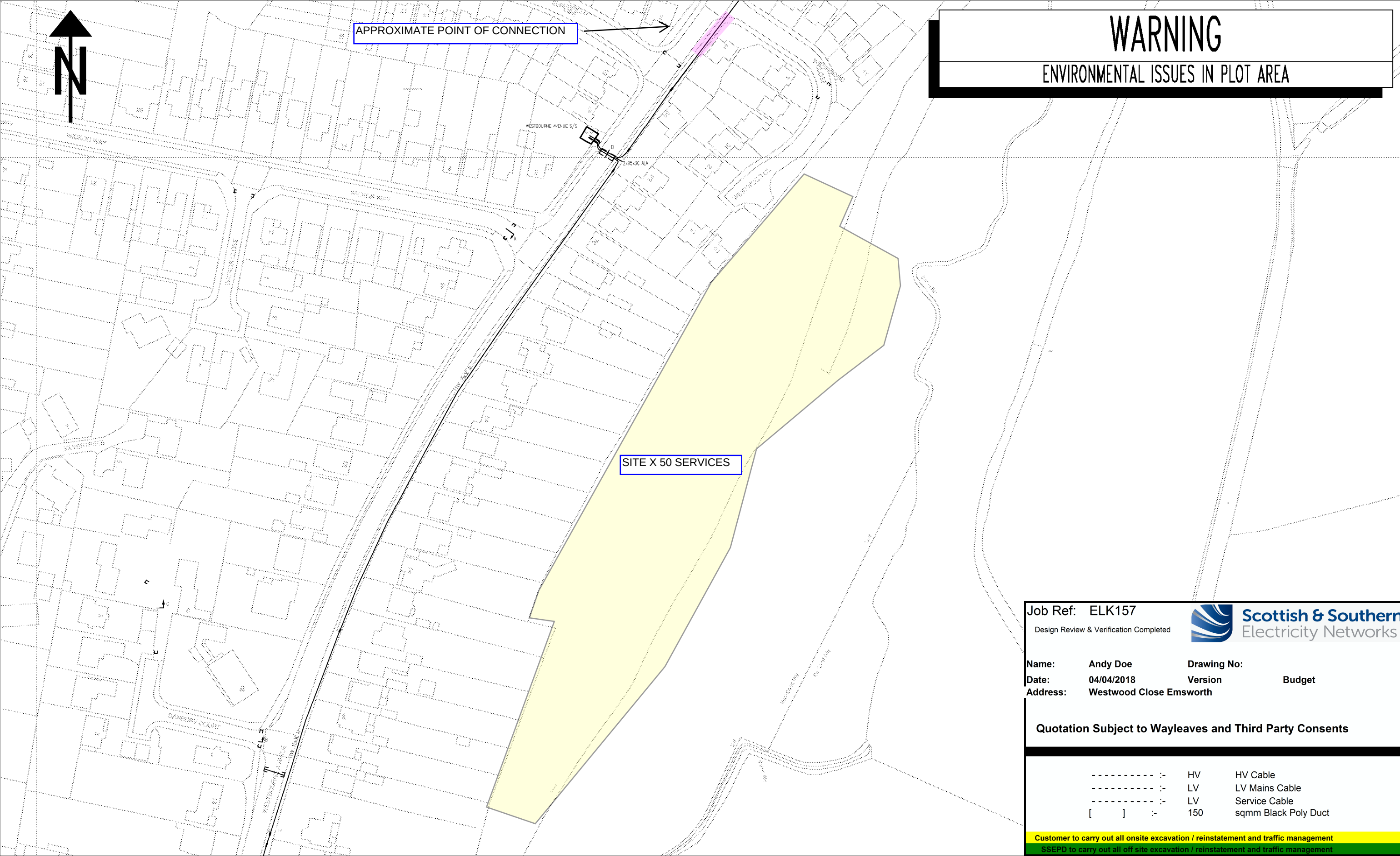


SEWER RECORDS

106073
474884

Appendix (F)

Portsmouth Water Mapping & Correspondence (Water supply)



Job Ref: ELK157

Design Review & Verification Completed

Name: Andy Doe

Date: 04/04/2018

Address: Westwood Close Emsworth

Drawing No:

Version

Budget

1

Quotation Subject to Wayleaves and Third Party Consents

----- :-

----- :-

----- :-

[] :-

HV

LV

LV

150

HV Cable

LV Mains Cable

Service Cable

sqmm Black Poly Duct

Customer to carry out all onsite excavation / reinstatement and traffic management

SSEPD to carry out all off site excavation / reinstatement and traffic management

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID					WARNING There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Bouldet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from the HSE) WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE G56 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)	BASED UPON THE ORDINANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.		 Scottish & Southern Electricity Networks		
services	l.v.	h.v.	e.h.v.			This copy has been made by or with the authority of Southern Electric Power Distribution plc. pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the act). Unless the act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. Template: SIAS NSWA SW A3 plot		H.V. MAINS RECORD		Grid Ref: SU75240690
FOOTPATH	0.40m	0.45m	0.60m	0.75m		Southern Electric Power Distribution plc. Registered in England No. 04094290 Registered Office: No. 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH		PORTSMOUTH	023-9262-4200	Scale: 1:1250
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m				Date: 04/04/2018		
l.v./services	– up to 1000V.					UNCONTROLLED COPY				
h.v.	– over 1000V. to 11,000V.					Subject to Revision Master held at				
e.h.v.	– 22,000V. to 132,000V.									

Our reference: ELH063

Roger's Cory Partnership Ltd
Fao Terry Seymour
The Old School Road
Hook
Hant's
RG27 9NJ

SSEPD
Walton Park
Walton Road
Portsmouth
PO6 1UJ

Our reference: ELK157 Westwood Close Emsworth.



02392 624123



Andy.doe@sse.com



www.ssepd.co.uk

B

6/4/2018

Dear Sir,

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connections at the above development. I have enclosed some initial designs for your information. My initial proposals will be subject to our obtaining all necessary legal consents to carry out the work as indicated, including any consent required from third parties.



£87,439
To
£96,182

This budget estimate has been calculated exclusive of vat.
and does not constitute an offer of terms



The budget estimate has been calculated based on a desk top assessment, based on my local knowledge and experience, the information you have provided and the assumptions listed overleaf. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary proposes only.

I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site.
www.ssepd.co.uk.

Yours sincerely,



Andy Doe- Network Connections Designer.

Budget Quote:**500kVA Unit Sub Station & of Site Excavation.****GRP Enclosure with Concrete Base.****Low/High Voltage Infrastructure.****x 50 Single Phase Services.**

You should be aware that this estimate reflects the current situation and cannot be guaranteed into the future. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.

This Quote is based on the developer to do all on site excavation and reinstatement

Additional assumptions and charges

- **Contaminated Ground.**
- **Legal Easements/Wayleaves etc.**
- **Reinforcements.**
- **On Site Excavation**

Important notice: Traffic Management Act - Street Works Permit schemes

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

Safety

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Energy Power Distribution's overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Energy Power Distribution.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Southern Electric Power Distribution plc) immediately. The cost of any repairs will be fully rechargeable.

Locating cables on site

The drawings that I have enclosed with this quotation are not suitable for locating cables on site. To obtain the latest copies of our cable records please send a plan of the area in question together with your contact details to:

Mapping Services
Scottish and Southern Energy Power Distribution
P O Box 6206
BASINGSTOKE
RG24 8BW

Tel: 01256 337294
Fax: 01256 337295

Requesting details of any Scottish and Southern Energy Power Distribution plant and cables in the area. You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.

21 March 2018

Our Ref: 1574415
Your Ref: TRS/HAM/E4559

SGN Connections
St Lawrence House
Station Approach
Horley
Surrey
RH6 9HJ

Customer Service **0800 912 1700***

Mr Terry Seymour
Westwood Close
Emsworth
Hampshire
PO10 7QL

Dear Mr Terry Seymour

New Connection at Westwood Close

Thank you for choosing us to give you a budget indication for x49 new connections at the above site, and please find our estimate below.

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to a suitable locations. The customer is to carry out all the necessary excavation and reinstatement work. No meter or meter housing work is included.

Your budget indication is £34,800.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 2,820 kW and an annual quantity of 987,000 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

Southern Gas Networks can confirm that there is sufficient capacity in its Low Pressure network to accommodate this development. This is based upon current network model data which is subject to change. Upon receipt of a firm request, we will evaluate the actual work required and let you know if reinforcement is required and if any costs will be applicable.

We're assuming no easements or third party permissions are required to carry out the work.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling our customer service line on the number at the top of this page and asking to speak with the Mains Diversions and Isolations team.

If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.

Yours sincerely

Calum Miller
Technical Assistant

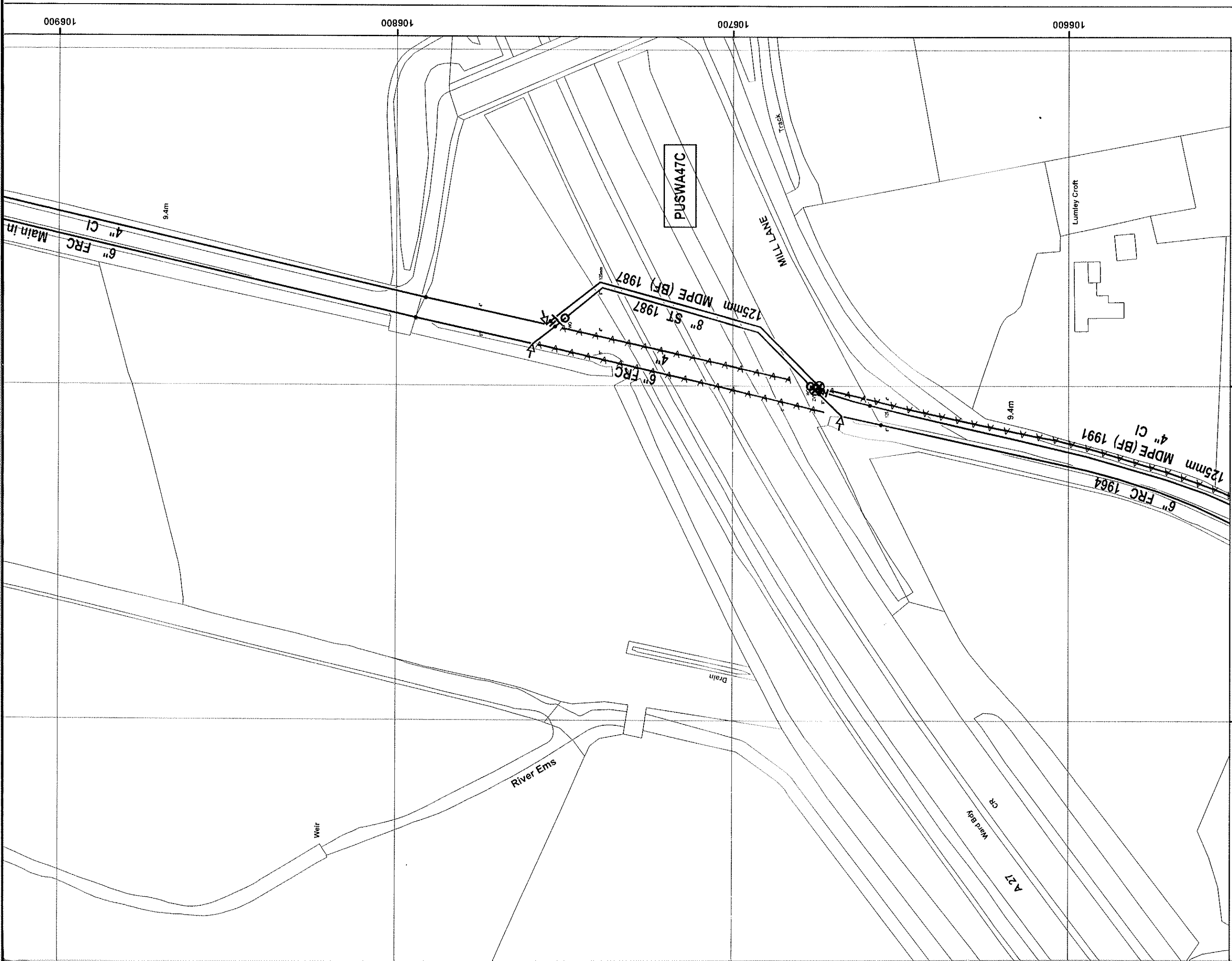
* All calls are recorded and may be monitored

The Company's Standard Terms and Conditions

Definitions:

The "Company":	Shall mean either Scottish Hydro Electric Power Distribution plc or Southern Electric Power Distribution plc as the context requires;
The "Adoption Agreement":	The agreement between the Customer and the Company for adoption of any Contestable Connection Works undertaken by the Customer;
The "Agreement":	These conditions of contract and the Quotation;
The "Agreement Date":	The date of acceptance of the Quotation;
The "Agreed Contract Price":	The total price payable to the Company for the Works as shown in the Quotation;
The "Connection Agreement":	The agreement between the Company and the Customer relating to the connection of the Customer's premises;
The "Contestable Connection Works":	The part of the Works that the Customer may elect to undertake;
The "Cost Apportionment Contribution":	A financial contribution made with respect to the costs of connection from the Company in favour of the Customer;
The "Customer" or "Applicant":	The person, firm or company whose name and address is shown in the Quotation;
The "Equipment":	The equipment, plant and/ or apparatus the Company will supply as detailed in the Quotation;
The "Quotation":	The Quotation or Offer letter supplied with these conditions of contract;
The "Site Information & Customer Requirements":	Customer Requirements document supplied with the Quotation; and
The "Works":	The works that the Company will carry out as detailed in the Quotation.

- The Quotation remains open for acceptance in writing for 90 days from the date of issue, unless notified by the Company in writing to the contrary. The Company reserves the right to amend or withdraw the Quotation at any time prior to the Customer accepting it.
- The Customer will provide the Company with all the facilities reasonably necessary to enable it to complete the Works in the most economical manner. In default the Customer shall pay the Company such reasonable additional costs that may result.
- Where any changes to the Works are required other than as a result of the Company's negligence the Company shall submit written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any wayleaves and consents.
- A suitable level substation site(s) complying with the Company requirements shall be provided by the Customer and conveyed to the Company at the nominal price of £1. The Customer will meet their legal and other fees and expenses, the legal and other fees and expenses of the Company and the legal and other expenses of any consensor in connection with the conveyancing to follow hereon.
- The Customer will grant any wayleaves or cable easements required over his property, provide and install ducts for on site road crossings and for service cable entry and agree service terminations in a position acceptable to the Company, provide and install service tubes from the back of the footpath to the premises to which the connection is required terminating where possible in an external meter reading cabinet.
- The Customer will, at no cost to the Company and to a satisfactory standard reasonably specified by the Company, be responsible for carrying out all on site cable trenching for services, LV and HV mains cable, other than within substation sites and for backfilling and trench reinstatement once the Company has laid and covered the aforesaid cabling.
- The Customer will be responsible for all building costs associated with the supply intake and any meter cabinets.
- The Customer will provide service termination facilities, in a position acceptable to the Company.
- The Quotation is subject to obtaining all necessary wayleaves and consents for carrying out the Works. If alternative arrangements are necessary they are likely to have a significant impact on costs. The Quotation assumes all plant and equipment will be placed in public highway or land owned or controlled by the Customer who will provide all necessary wayleaves and consents free of charge. The Customer will pay the full cost of obtaining any necessary wayleaves and/or consents from third parties (including wayleave damage claims) in addition to the Agreed Contract Price provided that where these have a significant impact on the overall cost the Customer shall be entitled to terminate the contract upon written notice to the Company. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any wayleaves and consents.
- It is assumed that the Company will carry out all Works during normal working hours. There will be an additional charge for any overtime working at the Customer's request.
- The Quotation is based on material and labour costs prevailing at the Agreement Date. The Company shall have the right to vary the Agreed Contract Price in accordance with any variations in the material or labour costs subsequent to the Agreement Date (unless otherwise stated in the Quotation) upon submitting written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any wayleaves and consents.
- Unless otherwise agreed the Company requires full payment 28 days prior to commencement of the Works. All other arrangements will be subject to status.
- The Company may submit progress invoices to the Customer, in respect of the amount of labour expended and materials delivered to site and the Company's stores up to the date of the progress invoice.
- Adjustments will be made to the rates of VAT to those applicable at the date of invoice or payment, whichever is the earlier.
- The Customer must settle invoices within 28 days of the date of the invoice.
- If any amount remains unpaid after the due date, the Company shall (in addition to any other remedies) be entitled to charge interest on the amount unpaid at the annual rate of 3% over the base rate of the Bank of England in relation to the Company's Works.
- Unless otherwise agreed in writing by the Company time is not of the essence in relation to the Company's Works.
- Subject to condition 17, the Company shall have no liability to the Customer for any loss of profit, revenue, business, savings, (anticipated or otherwise) or any other form of economic loss (whether or not occurring in connection with physical damage) resulting from or arising out of the Company's negligence provided that the above shall not exclude or restrict the liability of the Company for death or personal injury.
- The Customer acknowledges and confirms that it does not enter into the Agreement in reliance on any oral representation, warranty or undertaking not fully reflected in the terms of the Agreement and that no amendment, modification or substitution to the Agreement shall be effective unless executed in writing by both parties.
- The Equipment shall at all times remain the property of the Company. On completion of the Works and, with respect to any Contestable Connection Works undertaken by the Customer, the Customer both satisfactorily completing any Contestable Connection Works and an Adoption Agreement with the Company covering the Contestable Connection Works, the whole of the Works, Equipment and the aforesaid Contestable Connection Works shall become the property of the Company. The Customer shall protect the Equipment from any damage or interference between delivery to the site and completion of the Works and shall indemnify the Company for any loss or damage to the Equipment during such period. The Company shall be responsible for the final connection of the Works to its distribution system.
- The Quotation is net of any Cost Apportionment Contribution due to the Customer and no further contributions or allowances are applicable. The value of the Cost Apportionment Contribution has been calculated on the basis of, inter alia, the Equipment specified in the Quotation, the available capacity agreed for the development, the build rate and the electrical heating the Customer has declared will be installed. The value of Cost Apportionment Contribution made in favour of the Customer by the Company will be indicated in the attached Quotation and its value may be recalculated by the Company to reflect any alteration to the basis of the calculation and the Customer will refund any excess Cost Apportionment Contribution made by the Company upon demand. The Customer shall be liable to pay to the Company the full value of the Cost Apportionment Contribution received from the Company in the event this Agreement is terminated prior to the completion of the Connection. In such event, the Customer shall be liable to pay to the Company a proportion (to be determined by the Company) of the Cost Apportionment Contribution.
- It is a Condition of the Quotation that the Customer shall enter into a Connection Agreement with the Company prior to energisation of the Connection.
- The Customer will carry out the site work specified in the Site Information & Customer Requirements document.
- This Quotation is based on the understanding that the Works will not be undertaken on contaminated land. Where contaminated land is found by or advised to the Company additional charges will be rendered to the Customer in accordance with condition 3.



475600

475500

475400

Drg No:	
Job No:	
OS Ref:	SU7506NW
Scale:	1:1,000
Date:	10/04/2018

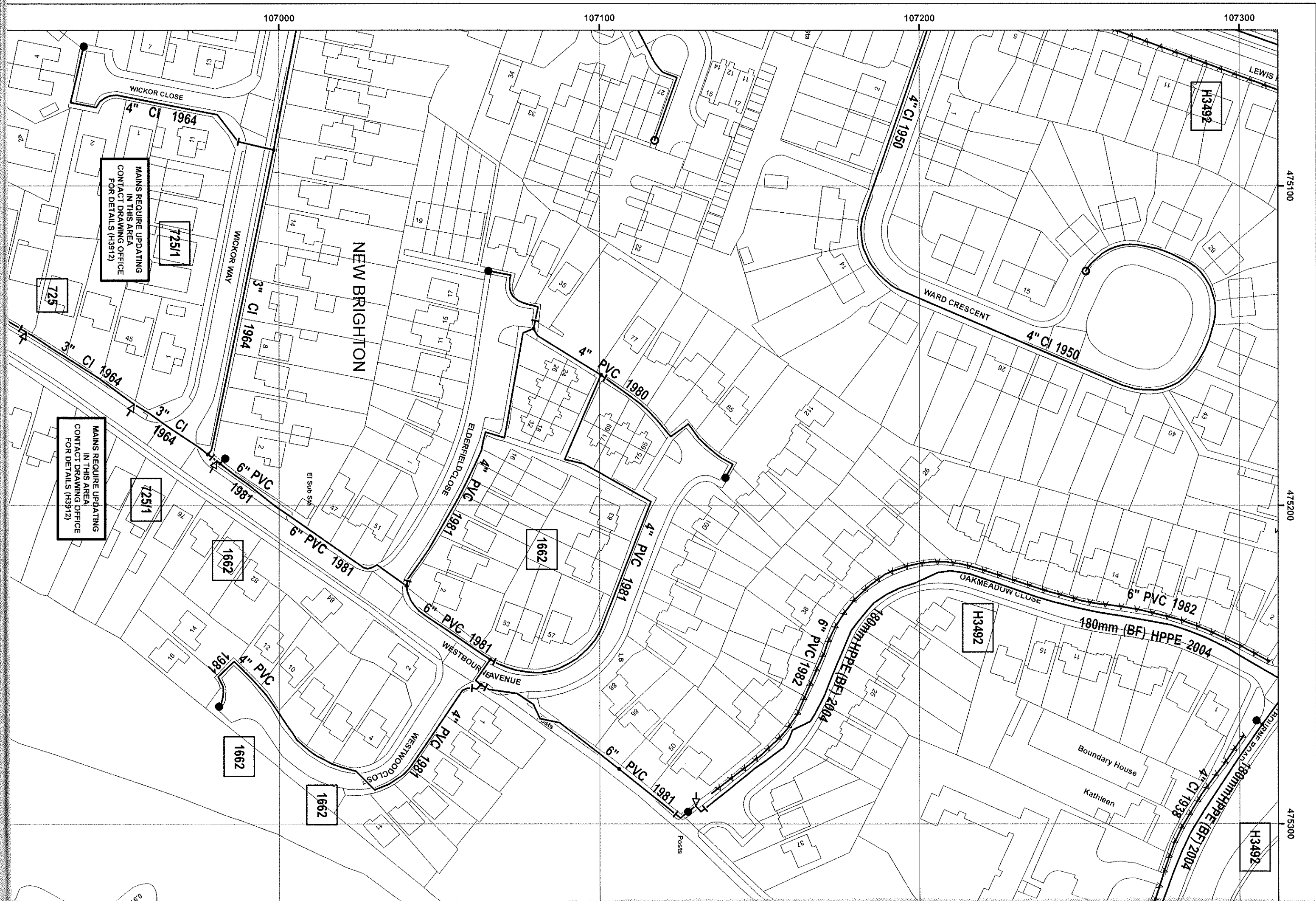
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The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.



Registered Office
P.O. BOX NO. 8, West Street, Havant,
Hampshire. PO9 1LG.
Registered in England No. 2536455
Telephone: (023) 9249 9888
Fax: (023) 9245 3632
Website: www.portsmouthwater.co.uk

HYDRANT
PROPOSED FIRE HYDRANT
TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY







18th April 2018

For the Attention of Mr T. Seymour
Engineering Director
Rogers Cory Partnership Limited
The Old School
Old School Road
Hook
Hampshire. RG27 9NJ

Registered Office:
Portsmouth Water Ltd
PO Box 8
West Street
Havant
Hampshire PO9 1LG

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk/developers
Please ask for: Mr Hayler
Our reference : JAH/H4868
Your reference: TRS/HAM/E4559/17066

Dear Mr Seymour

H4868 – WESTWOOD CLOSE, EMSWORTH PO10 7QL - BUDGET ESTIMATE

Thank you for your payment of £385.20 (Inc VAT) paid as a standard charge for a Budget Estimate in respect of water mains at the above location. Our official invoice has been forwarded under separate cover.

In response to your enquiry I would comment as follows:-

1. On-Site Mains

We have estimated the cost of mainlaying to the 49 domestic units based on the drawing you recently provided, drawing number 17017-PA-001 Rev E. These costs could be in the order of **£35,000 - £42,000**. Depending on our terms offer this would be reduced to around **£10,000 – £13,500**. The asset value for self lay would be around the figure of **£27,500**.

2. Future Potential Development

The above proposal will provide sufficient flow and pressure to your initial development of 49 domestic units. It should be noted however that this situation may change. There are several developable areas near your site that may also require additional water mains. A result is that we would need to review the available capacity when the mains are requisitioned to confirm if any future off-site reinforcement works are required. However under our new charging arrangements any network reinforcement will be completed using our own contractors at Portsmouth Water's expense.

3. Diversionary Work & Existing Capacity

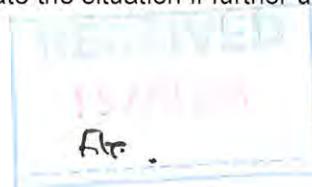
I do not anticipate that any diversionary work to our existing mains will be required as a result of this development. In addition there appears to be sufficient capacity in our existing infrastructure to supply the proposed 49 domestic units. However we may need to re-evaluate the situation if further units are proposed in the future.

4. Service Connections:

You are advised to budget for **£850** per plot.

5. Pressure

We advise that units constructed higher than 2 storeys should consider a storage and booster arrangement to maintain constant water supplies.



Cont:

6. Terms and Conditions

Once I have sufficient information to determine the total cost of the on-site mains extension, I will then be able to offer you terms and conditions for the provision of mains.

You will be offered two options:

- (a) To enter into an agreement, in accordance with section 42 of the Water Industry Act, 1991, to guarantee for twelve years, a fixed return of our total estimated mainlaying costs and depositing this sum with us for a period of twelve years, or
- (b) Making a once and for all contribution towards the cost of the mains, in accordance with section 91 of the Water Industry Act 2003.

When we calculate the amount to be paid under each option, we take account of our income (in the form of water charges) from the new properties concerned.

Please note that the terms and conditions would exclude individual service connections and building water. Statements of Cost for these would only be prepared, on application from yourselves, once the new mains were commissioned. A Scheme of Charges is available on our website <https://www.portsmouthwater.co.uk/developers/new-services/>

VAT is charged according to the type of development concerned.

- (c) We are also able to offer developers a 'self lay' option. Please see our website <https://www.portsmouthwater.co.uk/developers/new-developments/> for details.

This **budget** estimate is only valid for **3 months** from the date shown at the top of the letter.

7. Existing Mains and Services

The enclosed extract of Ordnance Survey sheet shows our existing water mains in a black line. I regret that I am unable to indicate any other water services that have been taken from these mains but wherever there are surface stopcock or meter boxes, it should be assumed that a service has been connected to the main. Should accurate information regarding the Company's installation be required, then trial holes should be taken by hand digging and no mechanical plant should be used within two metres of the Company's mains.

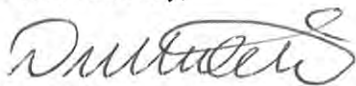
Please note that all enquiries regarding drainage should be directed to Southern Water, who is the responsible undertaker in this area.

8. Contaminated Land

I have assumed for the purposes of this budget estimate that the site and surrounding area is contaminated. Certain contaminants can permeate polyethylene water pipes. The mains and services are proposed to be laid in barrier pipe or some other impermeable material. We would also require that your underground service pipes be laid in an impermeable material. I would request a copy of the soil report when it becomes available.

When you are in a position to provide the information requested above, I will be pleased to offer you a firm quotation of terms and conditions for the development.

Yours sincerely,



Jim Hutchison
Developer Services Engineer
Tel. 02392 249304
j.hutchison@portsmouthwater.co.uk

Appendix (G)

SSE Mapping and Correspondence