

RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS



HARTS FARM WAY

UTILITIES STATEMENT

09 March 2018

Prepared for

Salmon Property
2nd Floor
Prince Frederick House
35-39 Maddox Street
London
W1S 2PP

Prepared by

Ridge and Partners LLP
Partnership House
Moorside Road
Winchester
Hampshire
SO23 7RX

Tel: 01962 834400

Project No. 5004378

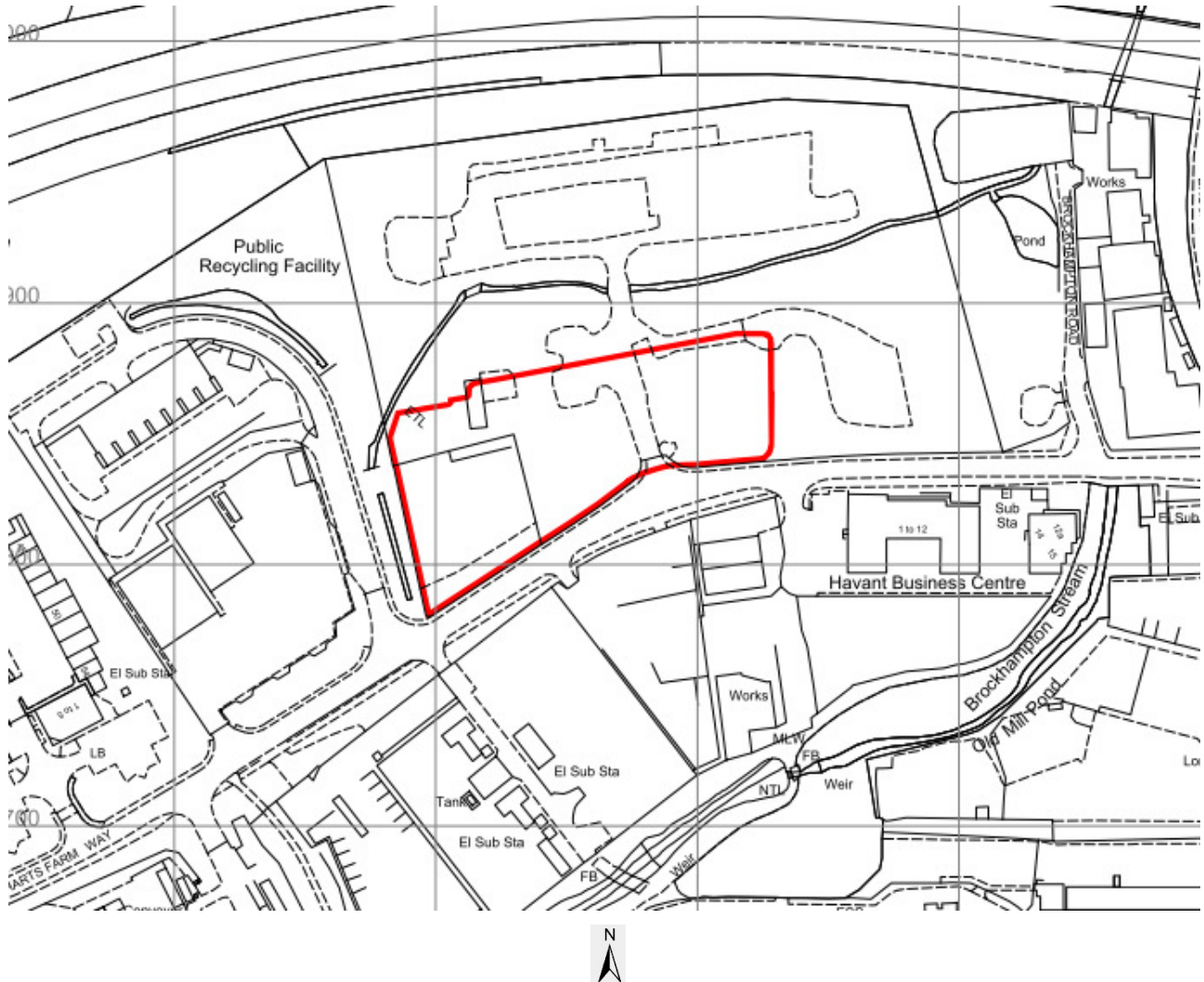
[illegible]

CONTENTS

1. INTRODUCTION	1
2. EXISTING UTILITY SERVICES	2
2.2 General	2
2.3 Potable Water Infrastructure	2
2.4 Sewerage Infrastructure	3
2.5 Gas Infrastructure	3
2.6 Electricity Infrastructure	3
2.7 Telecommunications Infrastructure	4
3. PROPOSED NEW SERVICES	6
3.1 Potable Water Infrastructure	6
3.2 Gas Infrastructure	6
3.3 Electricity Infrastructure	6
3.4 Telecommunications Infrastructure	7
4. CONCLUSIONS	8
APPENDIX 1 – LINESEARCH	
APPENDIX 2 – POTABLE WATER INFRASTRUCTURE	
APPENDIX 3 – FOUL WATER INFRASTRUCTURE	
APPENDIX 4 – GAS INFRASTRUCTURE	
APPENDIX 5 – ELECTRICITY INFRASTRUCTURE	
APPENDIX 6 – BT INFRASTRUCTURE	
APPENDIX 7 – VIRGIN MEDIA INFRASTRUCTURE	
APPENDIX 8 – PORTSMOUTH WATER BUDGET QUOTATION	
APPENDIX 9 – SGN BUDGET QUOTATION	
APPENDIX 10 – SSE BUDGET QUOTATION	

1. INTRODUCTION

1.1.1. The proposed development site is located on Harts Farm Way, Havant, Portsmouth and is to be comprised of three separate warehouse units and associated office areas. The site is bounded by other commercial and industrial buildings as well the Havant by-pass (A27) to the north of the site.



1.1.2. This Utilities Assessment report has been produced on behalf of Salmon Property as part of the planning for this development.

1.1.1. The site is currently unoccupied with its former use being council depot land. It is mostly surrounded by a wider industrial estate with various industrial and commercial buildings.

1.1.2. The site is accessed via Harts Farm Way to the south of the development.

1.1.3. The aim of this report is to consider the existing utility infrastructure and its potential capacity to support the new development, including existing routes of incoming services as indicated in the appendices, and possible conflicts with the proposed development.

2. EXISTING UTILITY SERVICES

2.1.1. Ridge and Partners LLP (Ridge here after) have carried out a desk top review of information gathered from both Statutory Utility Providers and National Facility Providers as listed below:

- Linesearch
- Portsmouth Water (Potable Water)
- Southern Water (Sewerage)
- Southern Gas Network (Gas)
- SSE (Electricity)
- BT Openreach (Telecom)
- Various fibre optic providers as discussed in Section 2.7

Please note that the budget quotations obtained by Ridge and included within this report were based upon the initial site plan drawings.

Whilst every effort has been made to ensure accuracy and completeness of information included within this report, Ridge can take no responsibility for erroneous or missing historic record data which has been supplied from each service/facility provider.

Due to the nature of record information being indicative rather than accurate it is therefore advisable that some “opening up” works to be undertaken prior to any ground works or construction. It should also be noted that for the purpose of this report it has been assumed that the roads approaching the site are not private land subject to requiring third party agreement or resulting in the meters for the development being sited remote to the building(s).

2.2 General

2.2.1. A Linesearch enquiry, reference: 12176968, has been undertaken for the proposed development site. This has confirmed that Southern Gas Network is the only company registered with Linesearch that have any assets within the proposed site boundary.

2.3 Potable Water Infrastructure

2.3.1. Portsmouth Water are the potable water provider for the area and their records indicate that there is a 6” PVC (Polyvinyl Chloride) main routed along Harts Farm Way past the southern boundary of the site. The mapping records also indicate that there is 15” CI (Cast Iron) main as well as a 450mm DI (Ductile Iron) main routed along Brockhampton Road to the east of the site.

2.3.2. Based on a review of the mapping records it is currently assumed that there will be a degree of new connection and extension works required to coordinate with the proposed plans. It is anticipated that these will be discussed in more detail as the scheme progresses.

2.3.3. Based on the mapping records received, it is not anticipated that any diversions or disconnections will be required.

2.4 Sewerage Infrastructure

- 2.4.1. Southern Water sewer records confirm that there is a CP (Concrete Pre-Cast) foul water sewer that is routed directly through the proposed site boundary. The supply passes the Havant Recycling Centre from the north west before crossing the site and heading south east. There is also a CI (Cast Iron) foul sewer and a CP (Concrete Pre-Cast) foul sewer as well as a foul syphon sewer routed along the unnamed road within the site boundary. They are all routed from the north, heading south, passing Havant Business Centre.
- 2.4.2. The mapping records indicate that the existing foul water supply only encroaches the site slightly and shouldn't need to be diverted or disconnected. However, this will need to be confirmed with Southern Water as part of a formal foul sewerage assessment.
- 2.4.3. Based on a review of the mapping records it is currently assumed that there will be a degree of new connection and extension works required to coordinate with the proposed plans. It is anticipated that these will be discussed in more detail as the scheme progresses.

2.5 Gas Infrastructure

- 2.5.1. Southern Gas Networks (SGN) are the gas distributors for the South-East area. The mapping records received from SGN indicate that they have a 400mm ST (Steel) HP (High Pressure) gas main which is routed along the western boundary of the site. There is also a 125mm PE (Polyethylene) LP (Low Pressure) gas main running along Harts Farm Way, serving the properties to the south of the site.
- 2.5.2. Based on a review of the mapping records it is currently assumed that there will be a degree of new connection and extension works required to coordinate with the proposed plans. It is anticipated that these will be discussed in more detail as the scheme progresses.
- 2.5.3. Based on the mapping records received, it is not anticipated that any diversions or disconnections will be required.

2.6 Electricity Infrastructure

- 2.6.1. Scottish & Southern Electricity Networks (SSE) are the electricity distributor for this area. Their mapping records have indicated that two large substations are located adjacent to the site along Harts Farm Way. The Havant Grid Telecomms sub-station is located opposite the site where there are Extra High Voltage (EHV) and High Voltage (HV) supplies. There are underground EHV supplies routed along the eastern boundary of the site, there are also two EHV supplies leaving the sub-station routed towards the recycling centre via overhead and underground cables. The other EHV supplies are routed underground along Harts Farm Way before diverting along Brockhampton Road and to the Brockhampton sub-station to the east of the site.
- 2.6.2. The mapping records that we have received also indicate that there are underground HV supplies leaving both sub-stations and are routed along the southern site boundary at Harts Farm Way, these

supplies divert along the eastern boundary of the site at Brockhampton Road as well as the western boundary of the site towards the Havant Recycling Centre.

2.6.3. The mapping records also indicate that there are LV supplies serving the properties surrounding the site. Supplies are routed along Harts Farm Way to the south of the site, along Brockhampton Road along the eastern boundary of the site and along the western site boundary with supplies routed adjacent to the Recycling Centre.

2.6.4. Based on the mapping records received, it appears that some SSE supplies are located adjacent to the site boundary. The overhead EHV cables supported by pylons are routed adjacent to the site. There is also an overhead EHV supply that is routed towards the Recycling Centre as well as an underground EHV supply adjacent to the site boundary. Surrounding the east, west and south of the site are underground HV supplies which are routed past the Recycling Centre, along Harts Farm Way and along Brockhampton Road. The design of the project does not require the diversion of any of SSE's equipment.

2.6.5. Regarding new supplies, at this early stage SSE can offer a detailed study into the capacity of their network to support this development but it should be noted that this is a chargeable service and it is not possible to reserve capacity on the network until a formal application for new connections is made.

2.7 Telecommunications Infrastructure

2.7.1. The following telecommunications companies were contacted regarding this scheme

- Sky UK Ltd
- BT Openreach
- City Fibre
- Colt Technology Services
- Energetics
- Engie
- GTC
- GTT
- Instalcom
- Interoute
- KPN
- Tata
- Verizon
- Virgin Media
- Vodafone

2.7.2. Of the above companies only BT Openreach and Virgin Media have confirmed that they have apparatus within or in close proximity to the proposed development.

2.7.3. A desk based study was undertaken using Linesearch to find fibre optic operators within the area. However, it is recommended that before works commence on site a review of any existing site

wayleaves and a radar survey is undertaken to ensure that the development does not impact on any of these services.

2.7.4. BT Openreach's records confirm that they have Underground networks both within the site boundary and around the development. Underground networks are indicated along the southern site boundary routed along Harts Farm Way, Brockhampton Road to the east of the site and towards the Recycling centre to the west of the site. There are also underground supplies located within the site although, on the mapping records provided, it is indicated that these are going through a 'change of state'.

2.7.5. Based on the mapping records received, it appears that the BT supplies routed into the site may require relocating. Once the project is at the appropriate stage, BT will charge for comprehensive site surveys to allow detailed proposals to be produced.

2.7.6. Based on the mapping records provided by Virgin Media, it appears that there is existing infrastructure within close proximity to the site boundary. There is an underground cable located to the south east of the site, stopping at the data point chamber on the corner of Brockhampton Road.

3. PROPOSED NEW SERVICES

3.1 Potable Water Infrastructure

- 3.1.1. The anticipated peak demand for the whole development has been calculated with a new supply size of 32mm required. However, it should be noted that this is a preliminary figure based on the assumed sanitary fittings in each nominal building and therefore the calculated flow rates may well change once detailed plans for each individual building are prepared.
- 3.1.2. Portsmouth Water have provided a quotation for servicing the development. It is anticipated the existing water supply located on Harts Farm Way shall be extended to provide potable water. The quotation comes to circa. £10,517.96 (inclusive of VAT), this price is based on the assumptions calculated by the assumed sanitary fittings, so it should be noted that this figure is likely to change.

3.2 Gas Infrastructure

- 3.2.1. The anticipated demand for each of the new commercial supplies were as follows:
Property A - hourly gas load of 140 kW and annual gas load of 197,496 kWh
Property B - hourly gas load of 76 kW and an annual gas load of 107,376 kWh
Property C - hourly gas load of 58 kW and an annual gas load 81,024 kWh
As these are preliminary figures, these may well change once detailed plans for the development are prepared.
- 3.2.2. SGN have provided a budget quotation for servicing the development and have assumed a connection can be made from the existing 125mm PE (Polyethylene) LP main. The quotation comes to circa. £6,900 (inclusive of VAT) however, this price is based on the assumptions above, so it should be noted that this figure is likely to change. SGN have also provided an additional figure based on SGN carrying out all excavation and reinstatement within the site boundary. This comes to circa. £8,800.00 (inclusive of VAT). If SGN were to carry out these works, this would bring the overall cost to circa. £15,700 (inclusive of VAT). This budget indication also doesn't allow for any diversion of the existing infrastructure, this will be an additional charge if it is found necessary.
- 3.2.3. The proposal for the development is to install a new gas supply and cap off for each property. The supply will therefore terminate at the site boundary. New ducts will be installed from the site boundary to each warehouse for future provision.

3.3 Electricity Infrastructure

- 3.3.1. The anticipated electrical load for the five commercial properties is approximately 148.86kVA. SSE have confirmed there are two options that can be considered when connecting the site. Option A would involve utilising an existing 185 Wavecon cable outside of the site however, this would involve around 150m of offsite excavation and will have to follow the existing footpath that is present on site. Option B would involve utilising the newly installed sub-station on adjacent site that has been installed by a third party. Although there would be a cost associated with this, at this stage, SSE have assumed

that this will be the cheapest option. This would be confirmed once a formal application has been made.

3.3.2. SSE have stated that if there is not sufficient capacity on the existing network, additional reinforcement must be undertaken to the network at an additional cost. This will be decided by the results of a network study, which will be carried out during the preparation of a formal quotation.

3.3.3. SSE have provided a budget quotation for servicing the development and this comes to circa. £55,000 (exclusive of VAT), this has been produced on the assumption that the connection can be made from the 185 Wavecon cable or the on-site substation although, additional charges to connect to the substation have not been included as part of this quotation.

3.3.4. The budget estimate for the extension of the existing electrical network includes for 5 new supplies to each individual property.

3.3.5. Only SSE can confirm a definitive assessment of the existing load and electrical supply.

3.4 Telecommunications Infrastructure

3.4.1. When the design proposals are further developed they will be submitted to BT Openreach and alternative providers and a detailed scheme will be put together indicating their proposed routing of the new services.

4. CONCLUSIONS

- 4.1.1. In conclusion this report has found that all the major utility operators have infrastructure in close proximity to the proposed development and therefore it is not anticipated that there will be any issues with capacity locally, although this will be confirmed by formal application for new connections.
- 4.1.2. Based on the mapping records available it is not anticipated that disconnection and diversion works within the site boundary will be required although, it is recommended that a radar survey is undertaken to confirm the precise location of all utilities within the site boundary.
- 4.1.3. It should be noted that, if required, disconnection to the site boundary will need to be applied for as part of the demolition works and alterations such as lowering of existing services may be required to facilitate new access routes.
- 4.1.4. It is recommended that a radar survey is undertaken to confirm the precise location of all utilities within close proximity to the site boundary.
- 4.1.5. The indicative total budget estimate for providing new utility services to the proposed development is circa. £64,317.00-£74,317.00

