

PROJECT : Beachlands Redevelopment

ADDRESS : 5 Seafront, Beachlands Hayling Island

INTRODUCTION

As stated by Havant Borough Council through their Local Information Requirements, a Utilities Assessment is necessary for the application for the redevelopment of the Beachlands Site.

The applicant has contacted all utility providers and their local map based information is presented in the appendices of this document.

It is fortunate that this site, despite its coastal location is well connected to the local utility infrastructure.

SURFACE WATER

This site is served by Southern Water for surface water. Traditionally neither the existing building nor the surrounding buildings have surface water connections as this water drains directly onto the surrounding beach. This reduces the amount of surface water drainage entering the local system and thus is a very sustainable solution. Details of how the surface water is to be dealt with on site is within Ardent's Flood Risk and Drainage assessment. Details of Southern Waters Utility mapping is in Appendix A.

FOUL WATER

This site is served by Southern Water (SW) for foul drainage. There is a 150mm Drainage connection from the site running north and into SW's foul drainage infrastructure. As part of their work on the site, within Ardent's Flood Risk and Drainage assessment, a proving design has been completed concluding that the existing connection is sufficient for the proposed re-development of the Beachlands Site. Details of Southern Water's Utility mapping is in Appendix A.

WATER SUPPLY

This site is served by Portsmouth Water (PW). PW's asset map does not show a water connection to the site, however this is not the case as the current site has water connections for the amusement arcade/ café and the residential above.

However, the asset map does show that at the roundabout on Seafront/Beach Road there is a 300mm diameter Truck Main serving local branches. The 3" connection southwards from the roundabout is likely to be renewed as part of this development. This new connection should be sized to be able to supply the future development site to the west.

Details of Portsmouth Water Utility mapping is in Appendix B.

GAS SUPPLY

This site is served by SGN. SGN's asset map shows a 63mm Dia gas low pressure mains pipe supplying the existing building. water connection to the site. Locally there are medium pressure mains to the north. It is hoped that the new site will not be heated with gas as a sustainability credit and therefore no upgrade of the gas supply is required for this re-development.

Details of SGN's Utility mapping is in Appendix C.

ELECTICITY SUPPLY

This site is served by SSEN. SSEN's asset map shows a 185 Wavecon LV cable supplying the existing site. Discussions with SSEN are ongoing for this development as they also wish to consider the ability to supply the future development site to the west.

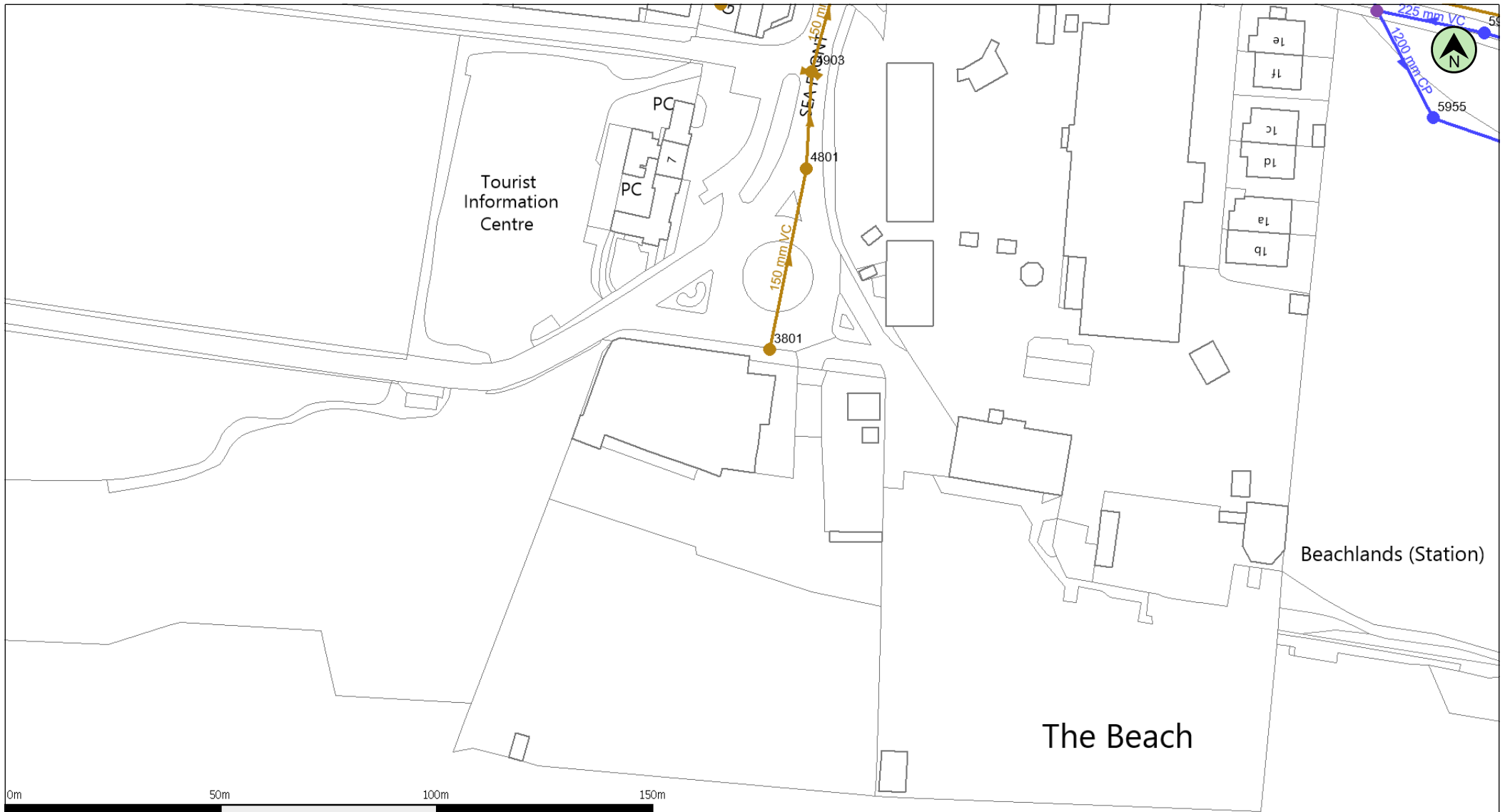
Details of SSEN's Utility mapping is in Appendix D.

SUMMARY

This site is a re-development of a previously developed site with existing connections to all utilities. At present no new or upgraded connections are required, however if required to do so all utilities have local capacity to satisfy the proposed development.

Appendix A

Southern Water's Utility mapping

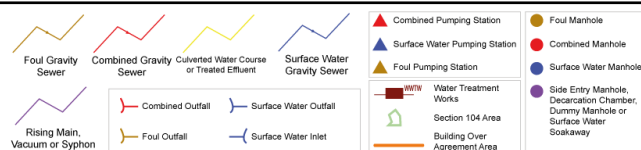


(c) Crown copyright and database rights 2024 Ordnance Survey 100031673 Date: 02/09/24 Scale: 1:1250 Map Centre: 471390,98833 Data updated: 22/08/24 Our Ref: 1558687 - 1 Wastewater Plan A4 Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2024 Ordnance Survey 100031673 .This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



lbarrett@ardent-ce.co.uk
Beachland



Appendix B

Portsmouth Water Utility mapping



Measurements scaled from this plan may not match measurements between the same points on the ground.



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Hampshire. PO9 1LG.
Registered in England No. 2536455
Telephone: (023) 9249 9888
Fax: (023) 9245 3632
Website: www.portsmouthwater.co.uk

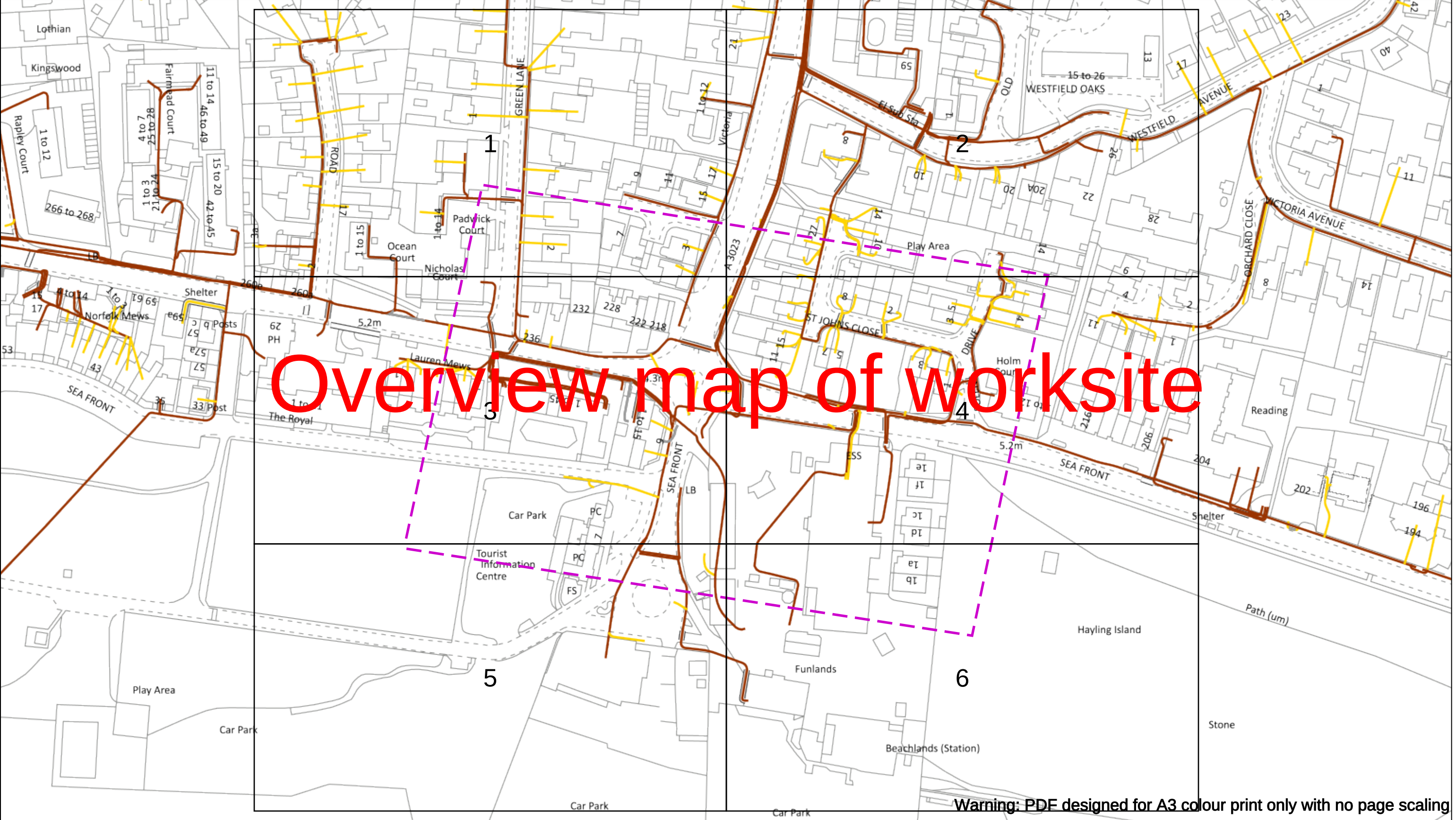
Scale: 1:1250 (When plotted at A3)	The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility 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.
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Appendix C

SGN Utility mapping

Appendix D

SSEN Utility mapping



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Job Reference: 35050048
Site Location: 471324 099041
Requested by:
Mrs Laura Tucker
Your Scheme/Reference: 5855
a

Scale: 1:1537 (When plotted at A3)

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

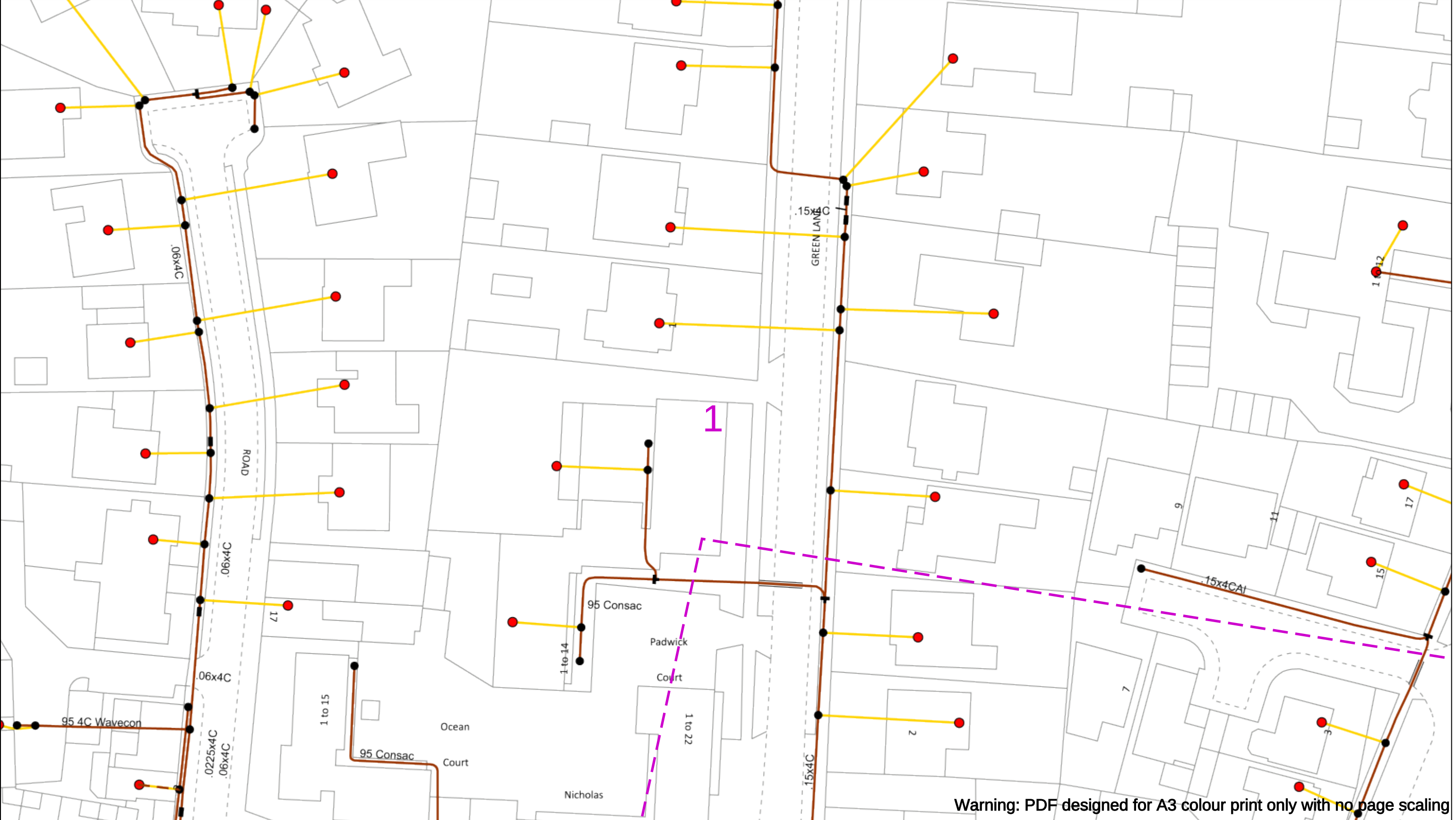
- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
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43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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Legend

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2-3.3kV

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400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

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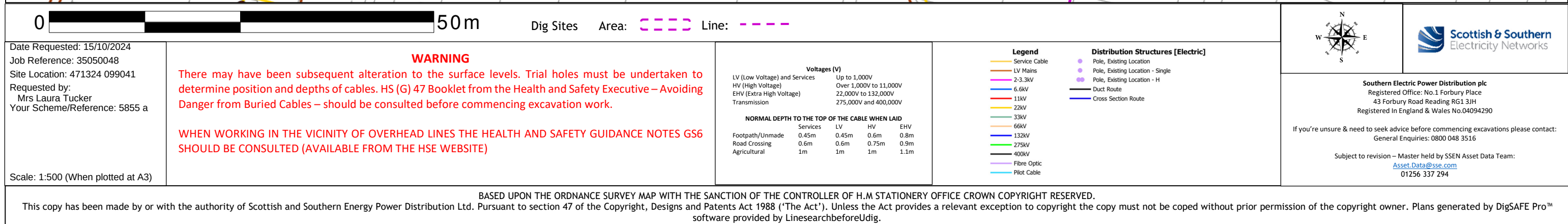
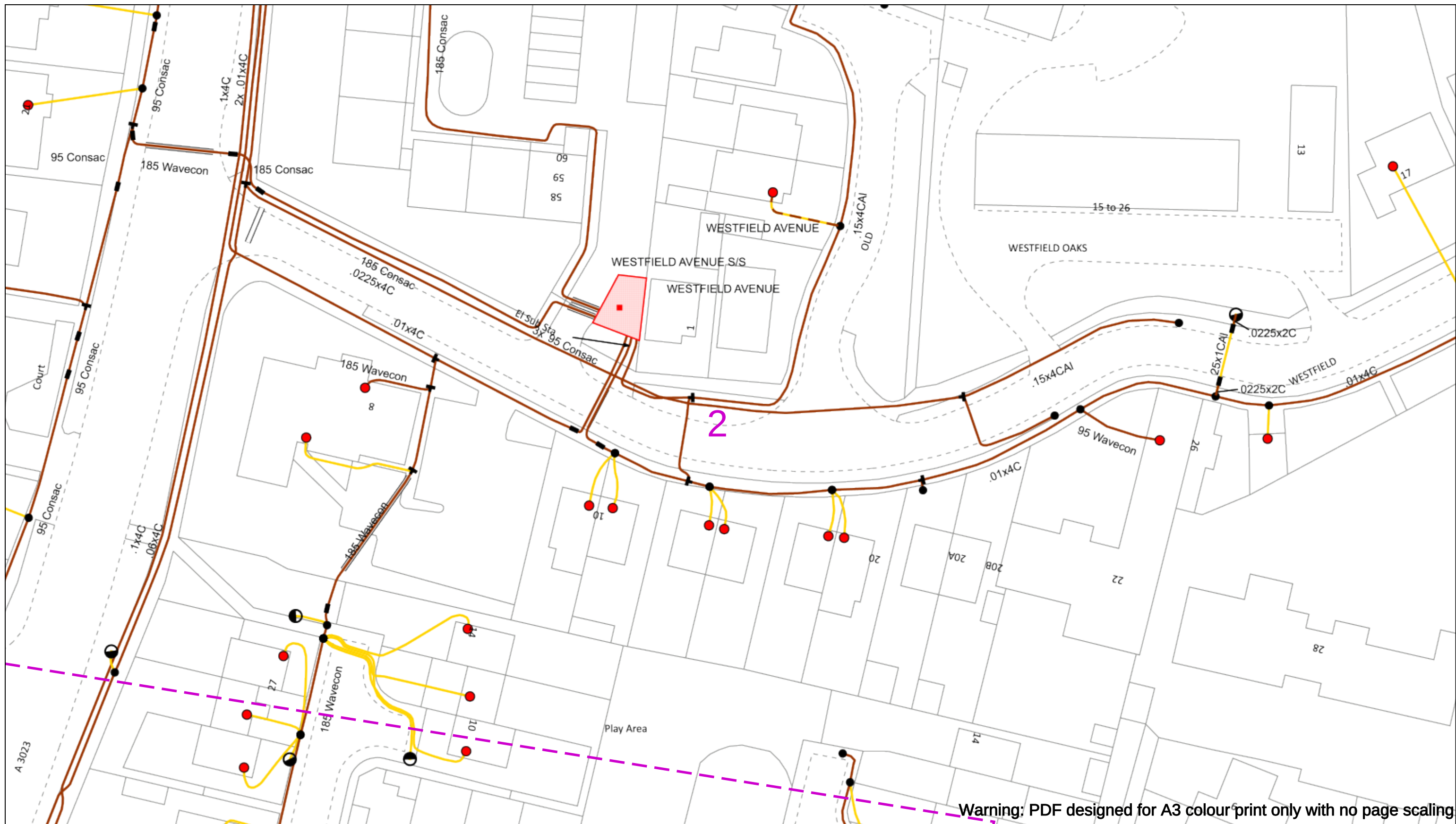
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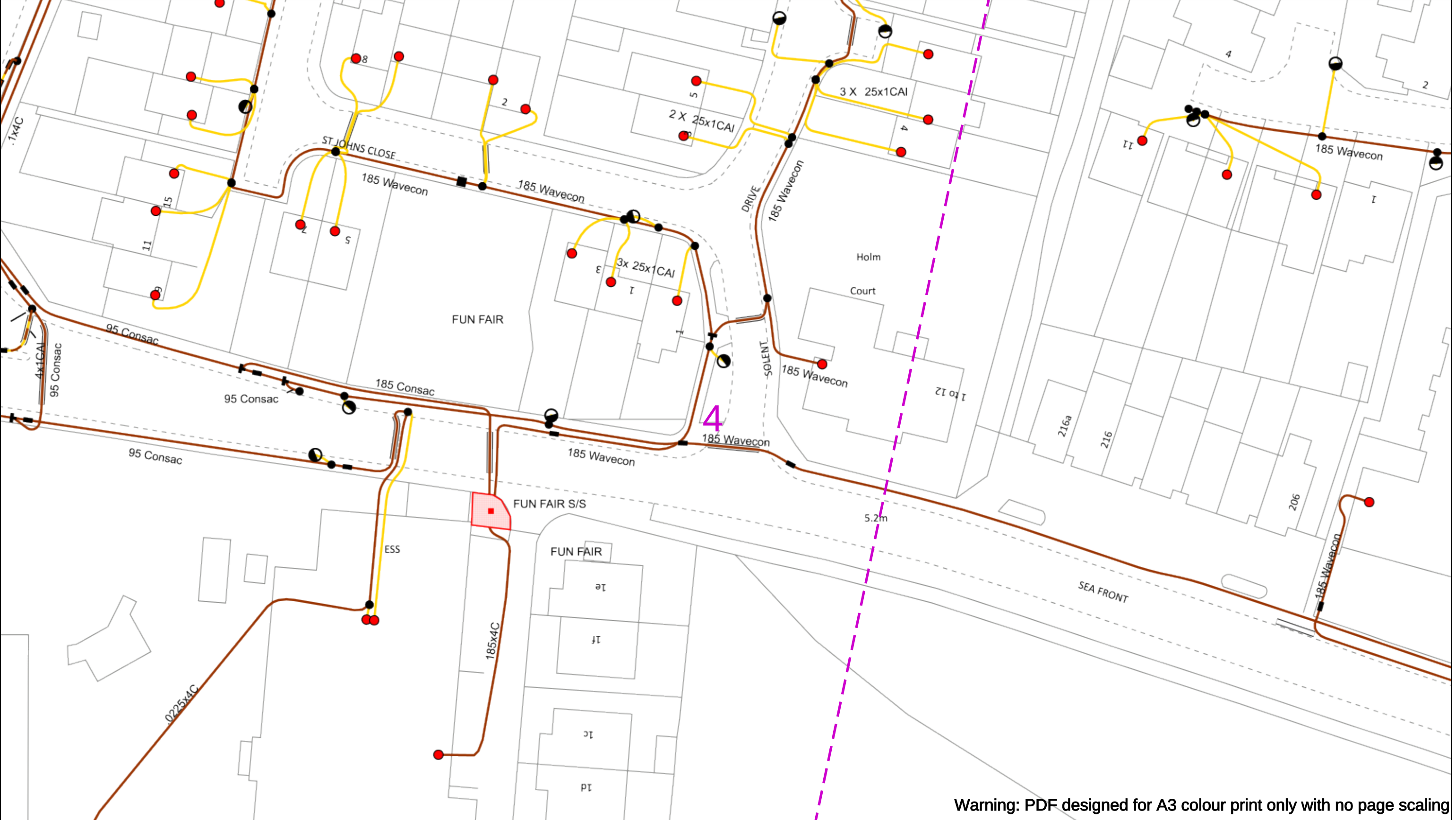
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HV (High Voltage)				
EHV (Extra High Voltage)				
Transmission				

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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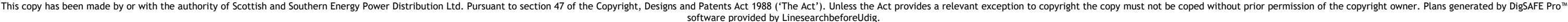
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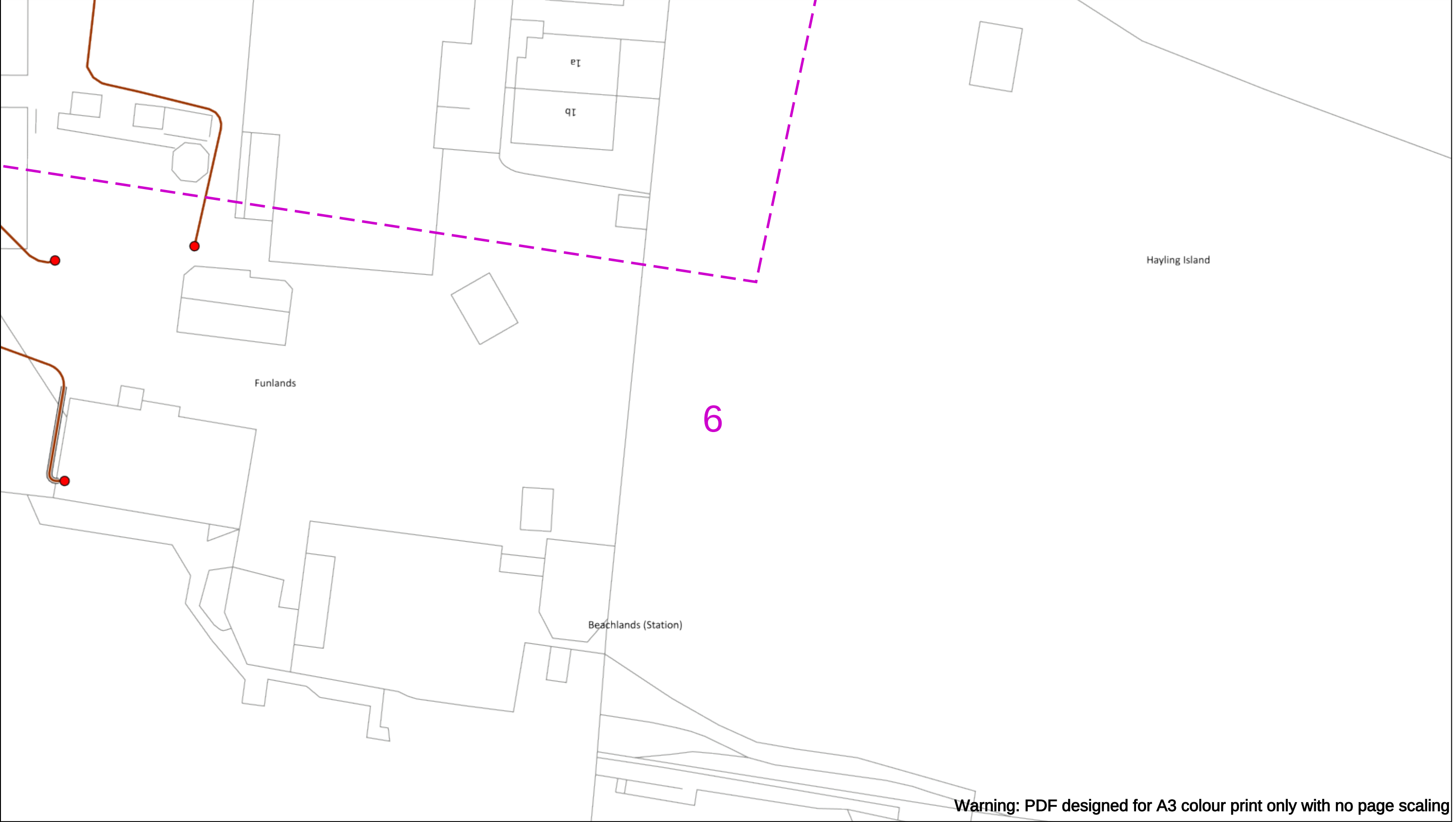
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Transmission275,000V and 400,000V

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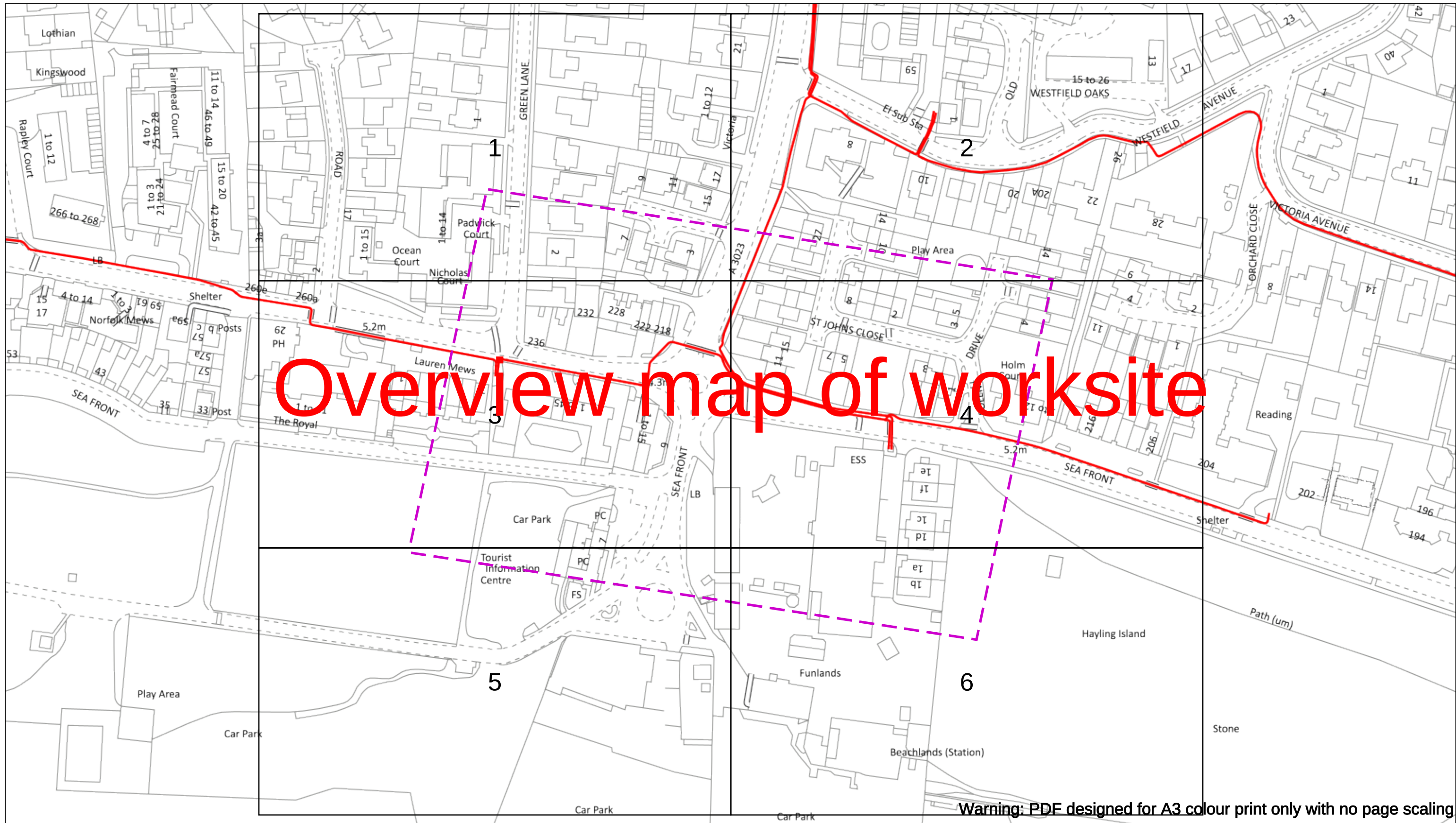
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Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

	Services	LV	HV	E
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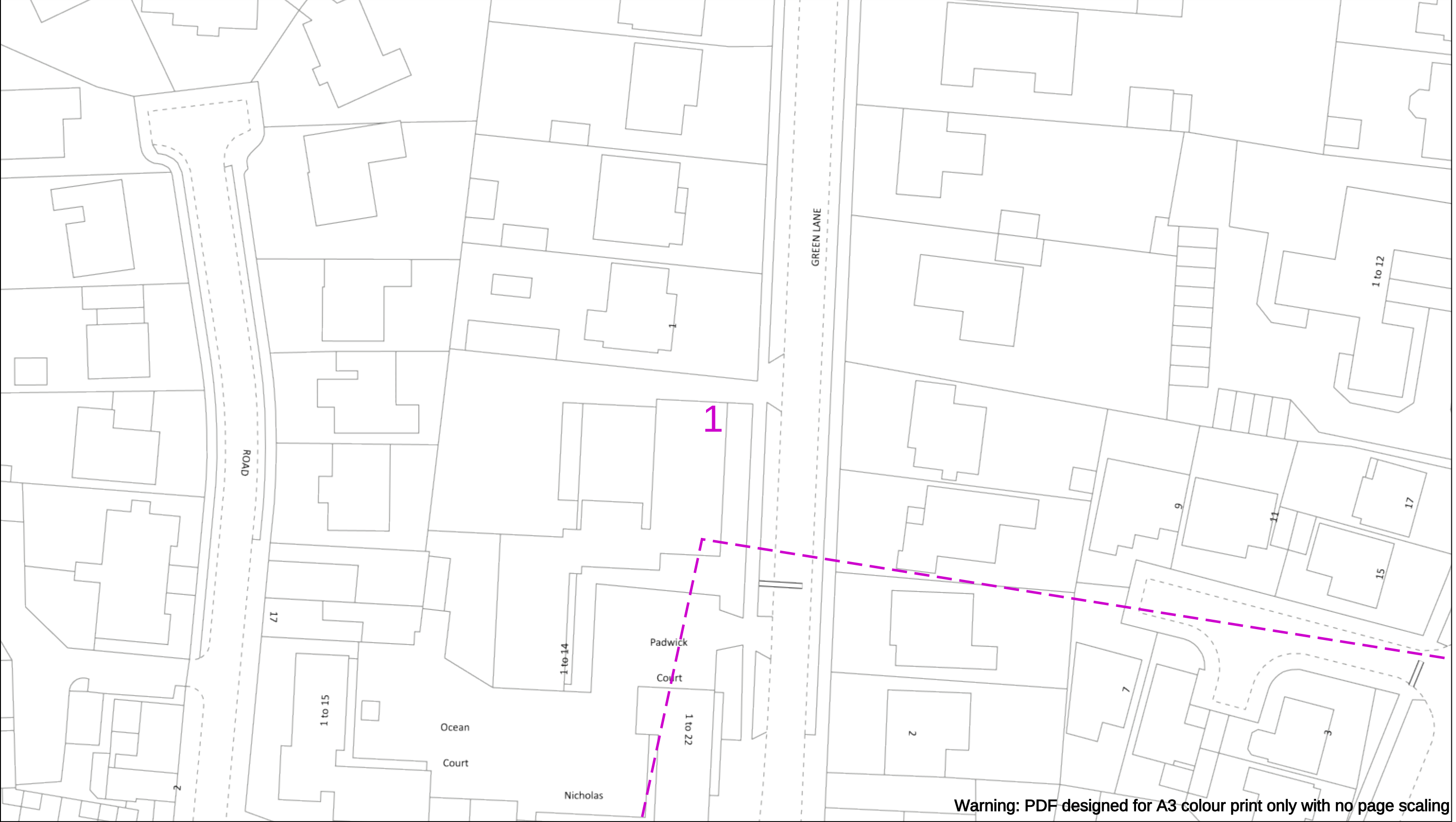
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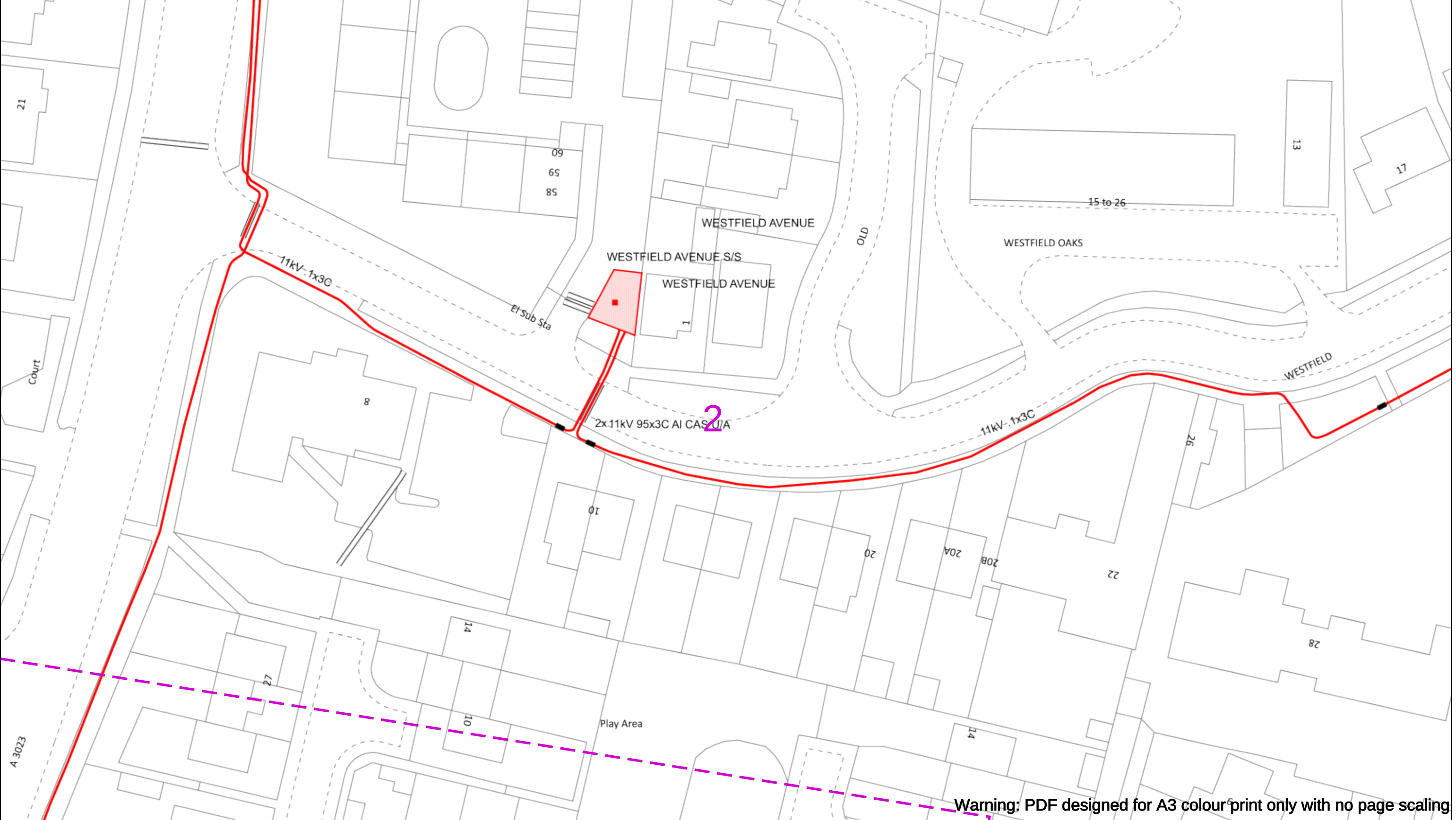
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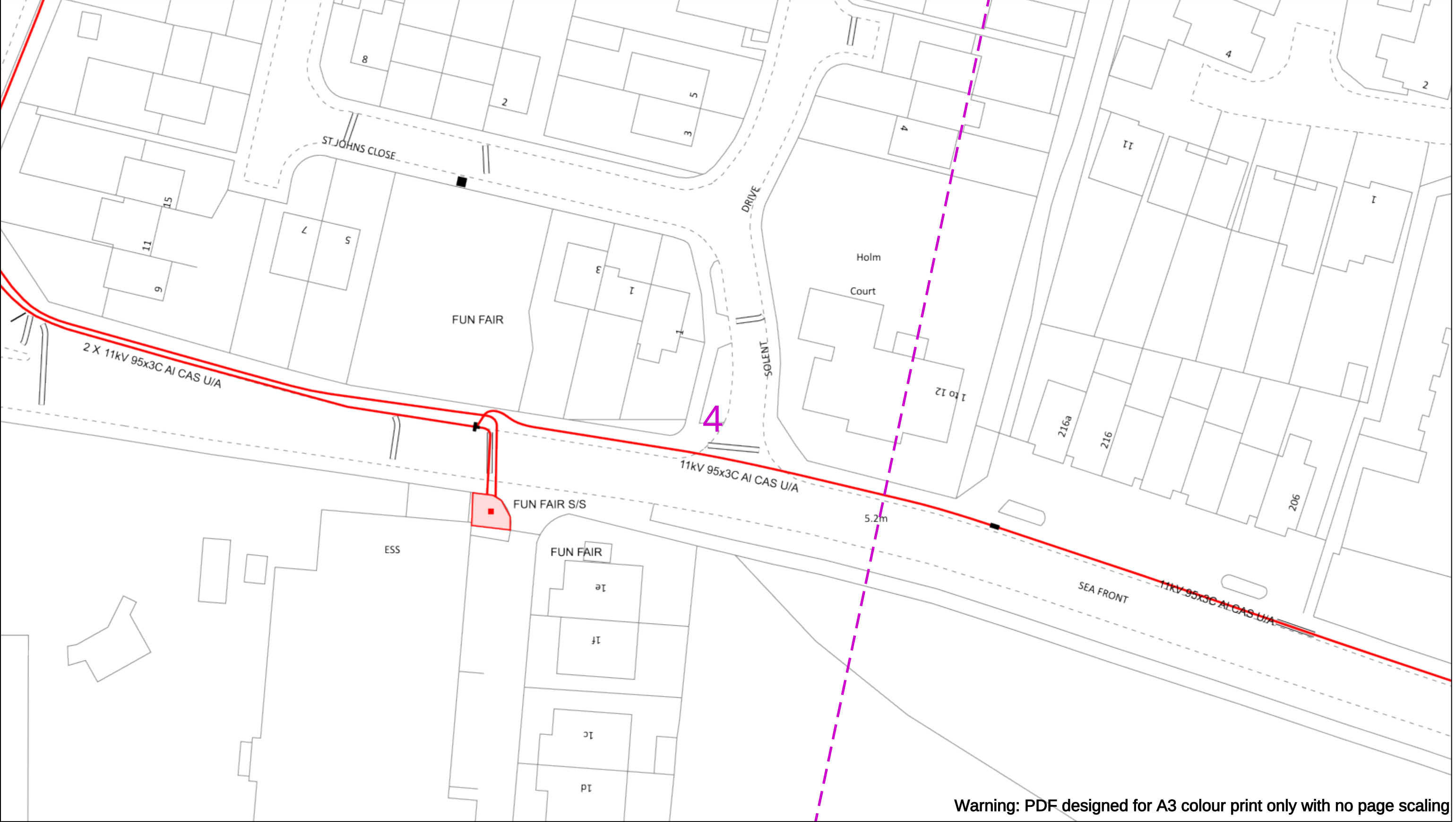
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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:

General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:

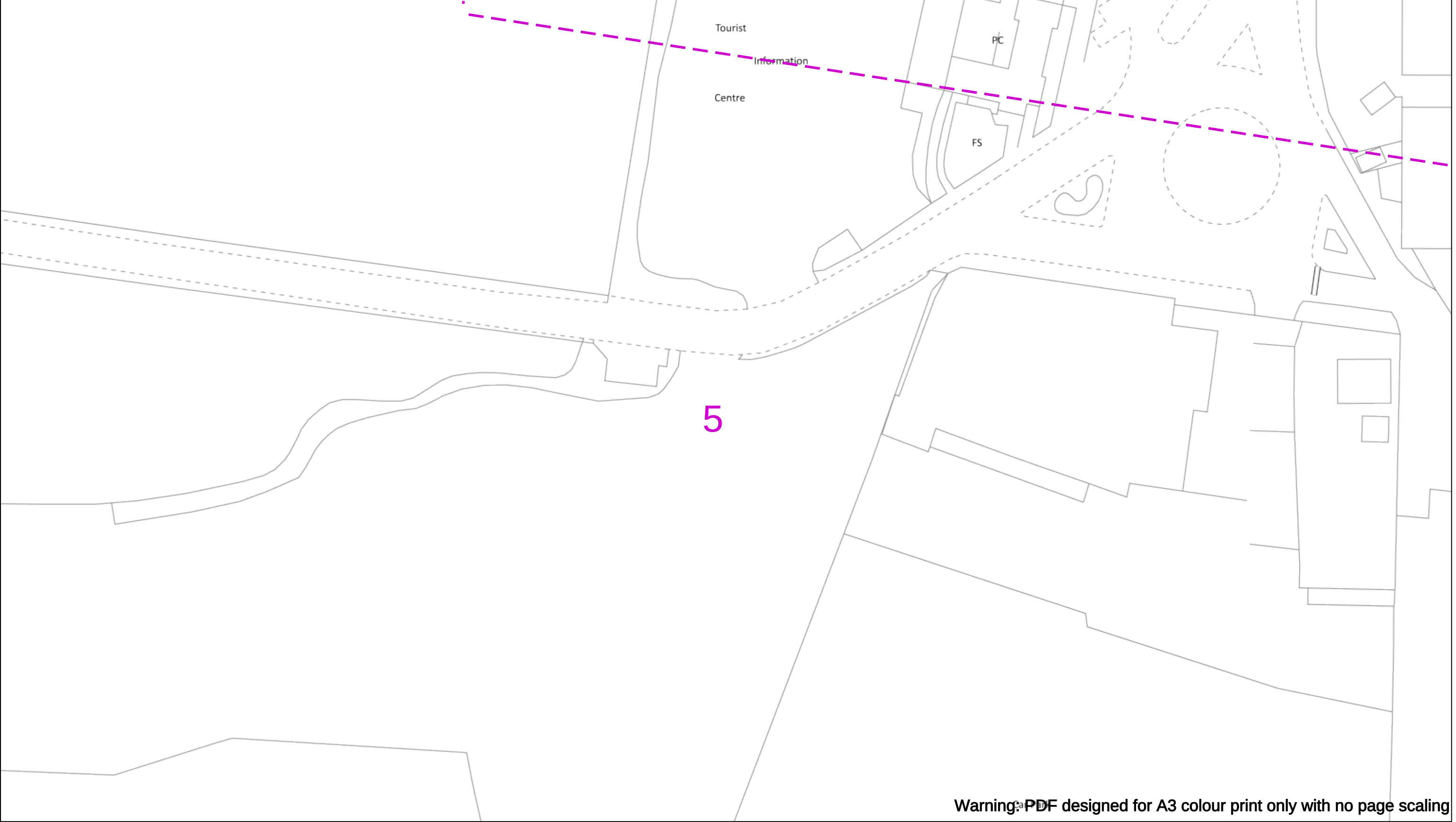
Asset.Data@sse.com

01256 337 294

Scale: 1:500 (When plotted at A3)

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050m

Dig Sites

Area:

Line:

Date Requested: 15/10/2024

Job Reference: 35050048

Site Location: 471324 099041

Requested by: Mrs Laura Tucker

Your Scheme/Reference: 5855 a

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Pole, Existing Location - H

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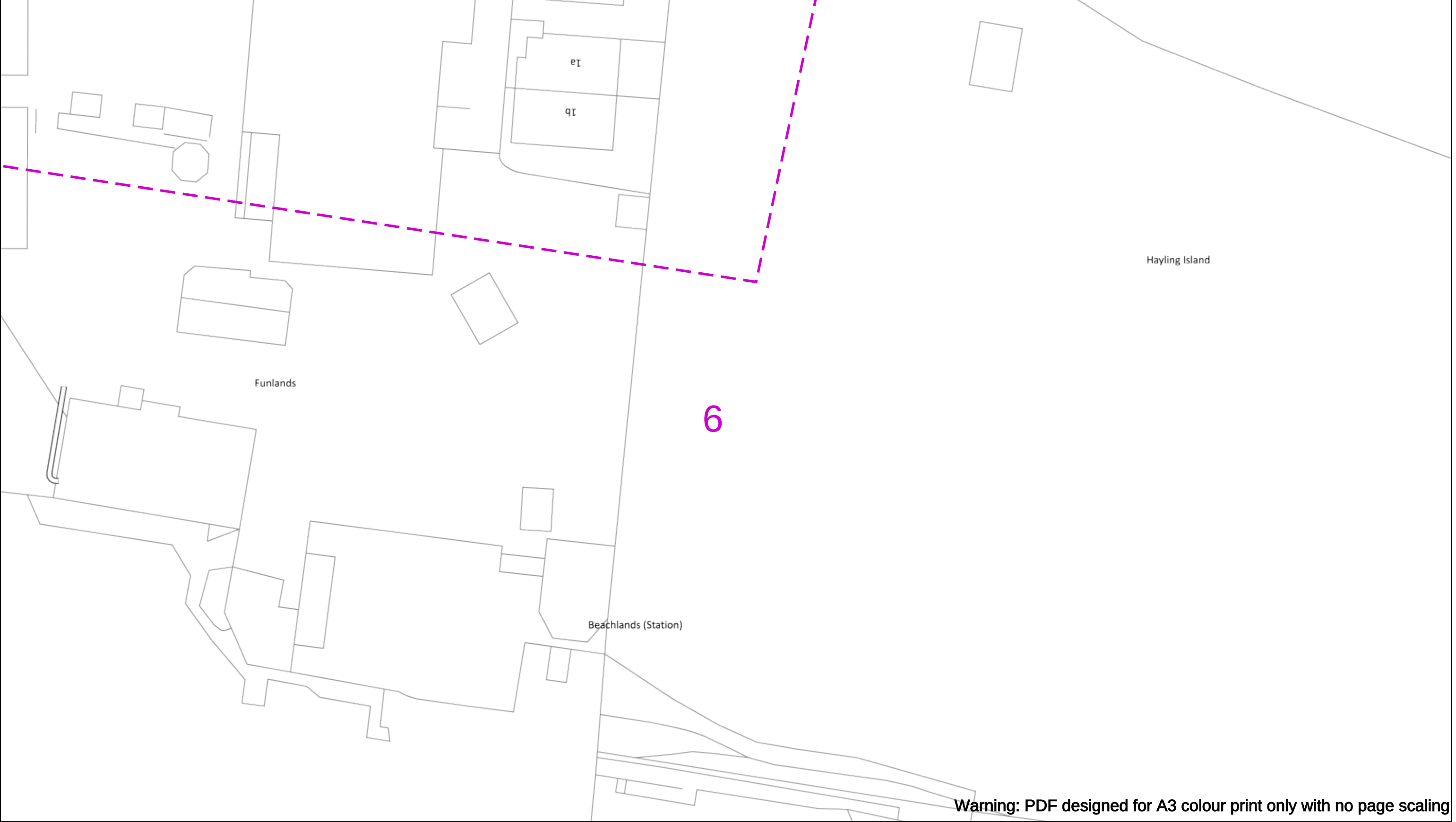
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Pole, Existing Location

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Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern

Electricity Networks

Southern Electric Power Distribution plc

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