

Foul Sewage and Utilities Statement Land at Woodcroft Farm

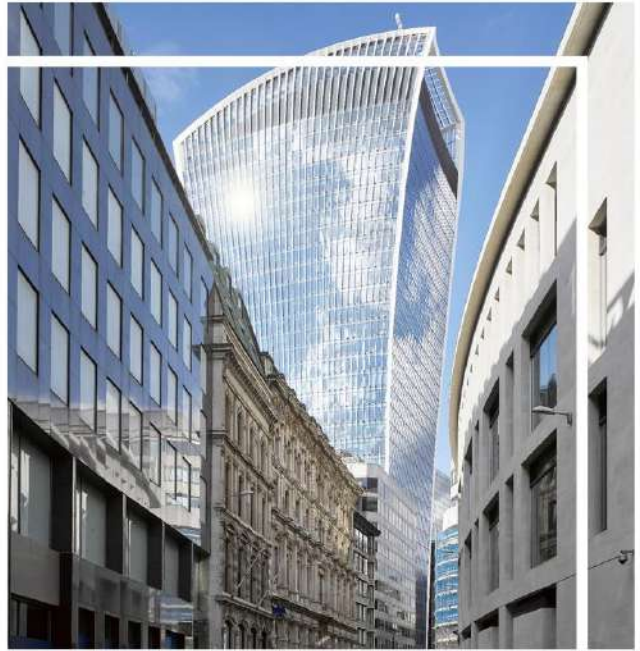
Land at Woodcroft Farm
Grainger Plc

25 March 2024

XX-HML-XX-XX-RP-U-590002

Issue P02.01





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Document History:

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P01	22/3/2024	FOR COMMENTS
P02.01	25/3/2024	FINAL ISSUE

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Executive Summary and Conclusions

This Foul Sewage and Utilities Assessment is provided in support of a planning application for Woodcroft Farm, Waterlooville, Hampshire, PO8.

This Assessment provides detail of local water, sewerage, electricity and telecommunication networks in proximity to a proposed development at Woodcroft Farm:

Specifically, this Assessment provides a commentary on the ability of local infrastructure to provide all new premises within the new development with regulated water, energy and data service connections, and convey foul water from the development.

The following utilities are covered in this document:

- Potable Water (the incumbent network operator is Portsmouth Water);
- Electricity (the host distribution network operator [DNO] is SSE Networks - SSEN);
- Telecommunications (the regulated open-access network operator is Openreach);
- Foul sewage (the sewerage undertaker is Southern Water).

Surface water drainage, SUDs strategy and flood risk are captured in separate planning statements.

The utility demands have generally been calculated based on metered water and electricity service cables to each dwelling, and an 'ultrafast' fibre to the premises (FTTP) data service to all dwellings/units, based on typical After Diversity Maximum Demands for a residential dwelling as provided in section 4 of this document, with water supply based on the provision of per capita water consumption in accordance with Part G of the Building Regulations.

The proposed accommodation will be provided with heating, hot-water, potable water and data services in accordance with standard industry practise.

For this purpose of this assessment the electrical demand allows for an electrical heat source in support of improved compliance with Part L 2021 and the proposed energy strategy, and the Electric Vehicle charging regulation (Approved Document S).

Service connections for water, electric, foul, and telecoms will be from the existing infrastructure to the development to the south.

For summary, please refer to the below;

Water

Portsmouth Water has a 100mm water main located in Merritt Way and a 90mm water main off Hudson Gardens which is to the south of the development site which Portsmouth Water has confirmed will provide a point of connection for the development.

Electricity

SSEN has confirmed via a provisional offer that their HV 11kV network to the south of the site which can be extended into the development via a new onsite substation to meet all new connection needs (and supply the estimated maximum demand). This solution requires a Point of Connection to the SSEN HV network in Merritt Way which is just south of the development. The predicted demand allows for EV charging infrastructure and the provision of heat and hot water using electrically led heat pumps.

Telecoms/Data Services

Openreach can provide a full 'fibre to the home' (FTTH) platform to all new dwellings. This FTTH product has last mile fibre into each home and can therefore provide 'ultra-fast' services, and because Openreach is a fully open-access provider has a duty to provide a conduit for any Internet Service Provider (ISP) that wishes to use this network.

Foul Water

Manhole F21 on the 150mm diameter foul gravity sewer with a 1:80 gradient (shown in the layout below) off Hudson Gardens, has an invert level of 59.88m and therefore can receive gravity flows from the development with onsite sewers developed with minimum gradients specified in 7th Edition of Sewers for Adoption.

The diameter of this receiving sewer should be suitable to receive the additional flows from the development and an outstanding enquiry is currently with Southern Water for comment.



Existing Services

Based on information provided within the utility asset record searches the site does not have any existing services crossing or located within it.

1. Introduction and Scope

Hilson Moran has been appointed by Grainger Plc. to prepare a Utilities statement for Land at Woodcroft Farm to support an outline planning application.

The outline planning application is sought for the development of up to 190 dwellings, with associated vehicular access and landscaping (all matters reserved except access). The red line boundary area is 8.61ha at the Southern boundary of East Hampshire District Council (EHDC).

1.1. Existing Site

The site, shown in Figure 1.1 below, is bordered by Clarendon Farm to the West, residential units to the East and Catherington Park to the South. To the North, the development is separated from a solar farm, residential development and grazing land by James Copse. James Copse is a site that forms part of the Sites of Importance for Nature Conservation as an Ancient Replanted Woodland.



Figure 1.1 - Ariel view of highlighting the boundary of the proposed development.

1.2. Proposed Development

The proposed development aims to create social, environmental, and economic value through sustainable development. It will contribute to the local economy by creating job opportunities during construction and operation stages.

Additionally, 40% of the scheme will be affordable housing to positively impact the community. The development promotes healthy lifestyle through green spaces and sustainable modes of transport to reduce carbon emissions. It also safeguards biodiversity and enhances green spaces. Design decisions involve stakeholders to create a masterplan that prioritises physical and mental health, safety, and security.

The proposal aims to comply with new building regulations by reducing energy demand, incorporating renewable energy technologies, and achieving low carbon emissions. The design supports migration and adaptation to anticipate the effects of climate change, in line with planning policy.



Figure 1.2 - Illustrative diagram of the proposed Woodcroft Farm development

1.4. Purpose of the report

This report has been prepared on behalf of Grainger plc to summarise the status, key constraints on site and new connection options for the site known as Woodcroft Farm.

In producing this report, utility asset maps have been obtained and reviewed. Enquiries have been submitted to SSEN for a budget new electricity connection and Portsmouth & Southern Water for network capacity checks.

This report covers potable water, electricity, telecoms and foul sewerage connectivity.

No other surveys have been undertaken at this stage as these are undertaken to mitigate specific risks and there are no existing services within the site.

1.5. Utility Demand

Using standard industry guidance figures and unit numbers provided by the Developer, the proposed residential utility demands ('Maximum Demands' and 'After Diversity Maximum Demands') for the development proposals have been calculated.

It is understood that all dwellings will be electrically heated, and as such the electrical load per dwelling has been calculated to reflect this.

It should be noted that under Approved Document S of the building regulations, each dwelling with an associated parking space is required to have a 7kW Electric Vehicle Charge Point (EVCP) installed so an allowance has been made to cover the likely power required by these as well.

In the case of 'on plot' (i.e., house with driveway), the independent connections market which provides new electricity connections to new residential development calculates maximum demand such that any EVCP connected behind the resident's meter as being off-peak and then not applied to overall after diversity maximum demand. In instances where a group of EVCPs are installed in a parking area and metered separately (e.g., for an apartment block), an additional allowance has been for scenarios.

2. Existing Assets

The table below shows all utility companies consulted during the initial search:

Table 1 - Summary of Utilities

Utility / Service	Included	Utility / Service	Included
Basic Search		Independent Utilities	
Gas	Yes	GTC	Yes
Water	Yes	Last Mile	Yes
Sewers	Yes	SSE	Not Affected
BT	Yes	Harlaxton	Not Requested
Electricity	Yes	Utility Assets	Not Affected
3rd Party Searches*	Yes	UK Power Distribution	Yes
		Albion Water	Not Affected
Cable Search		ESP	Yes
Vodafone	Yes	Fulcrum Pipelines	Not Affected
Virgin Media	Yes	Energy Assets	Not Affected
BSkyB	Yes	ENGIE	Not Affected
EXA Infrastructure	Not Affected	Leep Utilities	Yes
Colt	Yes	Eclipse Power Networks	Yes
Sota	Not Affected		
CGI Logica	Not Affected	Others	
Neos Networks	Not Affected	CAD Pack	Not Requested
City Fibre	Yes	Smart pdf	Not Requested
Arelion frmly Telia	Not Affected	CA & EA Search	Not Requested
OCU Group**	Yes	Nat Grid Elec Trans	Yes
KCom	Not Affected		
Verizon	Yes		
Zayo Group	Not Affected		
Tata Communications	Not Affected		
Gamma	Not Affected		
Gigaclear Plc	Not Affected		
*Includes Utilibilly and Linesearch			
**Includes Level3, GC(UK) Ltd, GC PEC, Fibrenet UK and Fibrespan			
NB: All plans / responses are valid for a maximum of three months unless noted otherwise			

The full pack of asset plans received is included in Appendix 1.

3. Existing Apparatus and Constraints

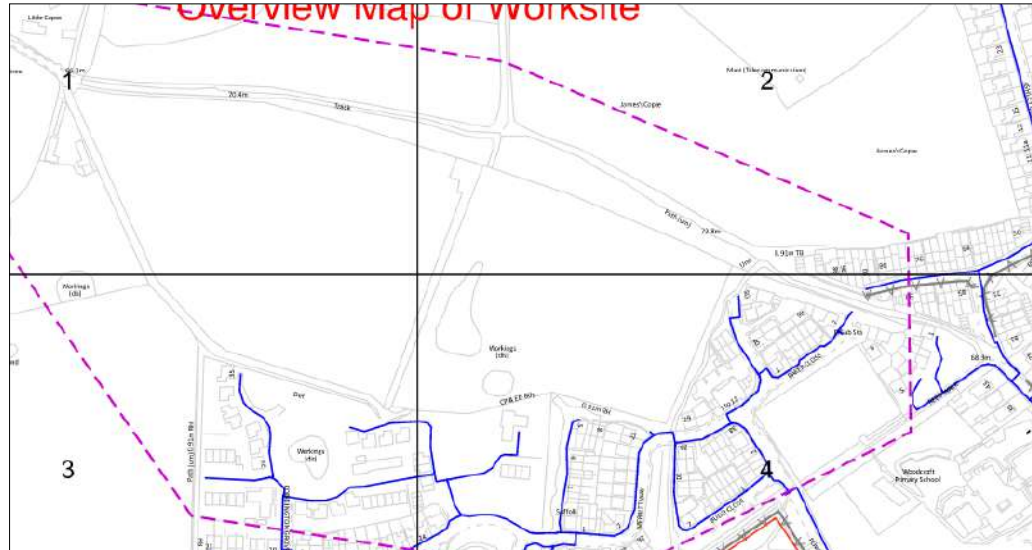
Utility	Company	Status
Potable Water	Portsmouth Water (PW)	Not Affected
Sewerage	Southern Water (SW)	Not Affected
Gas	SGN	Not Affected
Gas	GTC	Not affected
Electricity	Scottish & Southern Electricity Networks (SSEN)	Not Affected
Telecoms	Openreach	Not Affected

3.1. Potable Water

The existing water network in the vicinity of the site is owned and operated by Portsmouth Water.

3.1.1. Key Constraints

Underground distribution mains apparatus is shown to the south of the proposed site.



3.1.2. Disconnections & Diversions

Based on the proposed new access coming from the development to the south, it is not anticipated that diversionary works in relation to the water network will be required.

3.2. Foul Sewerage

A utility search was commissioned by Hilson Moran on 08/08/2023, where the sewer records from Southern Water indicated that the only existing network within the vicinity is on the northeast corner which is a head manhole (MH) for both the stormwater (SW) and foul water (FW) network, 5205 is a FW manhole that drains to the east that has a cover level (CL) of 71.87m AD and a Invert level of 70.17m AD, whilst the SW MH 5257 has a CL that measures at 71.78m AD and the Invert level 70.28m AD respectively (Refer to Appendix 1 for further details).

However, no details of the sewer networks were identified from Southern Water's sewer record of the existing development immediately South of the Woodcroft Farms (named Catherington Park), this is likely due to the development being relatively new and Southern Water's database yet to be updated or the new sewerage is not yet adopted.

Hilson Moran has obtained Catherington Park's S104 Adoptable Drainage Plan using the Havant Borough Council planning portal under Planning Application Documents ref APP/13/00804 – 'Condition 16 S104 Adoptable Drainage Plan – drawing number 192931-051C1 dated 10th Sept 2020', which shows a foul sewerage network on the site and potential points of connections for Woodcroft Farm to discharge into the wider Southern Water network near to the site boundary.

3.2.1. Key Constraints



3.2.2. Disconnections & Diversions

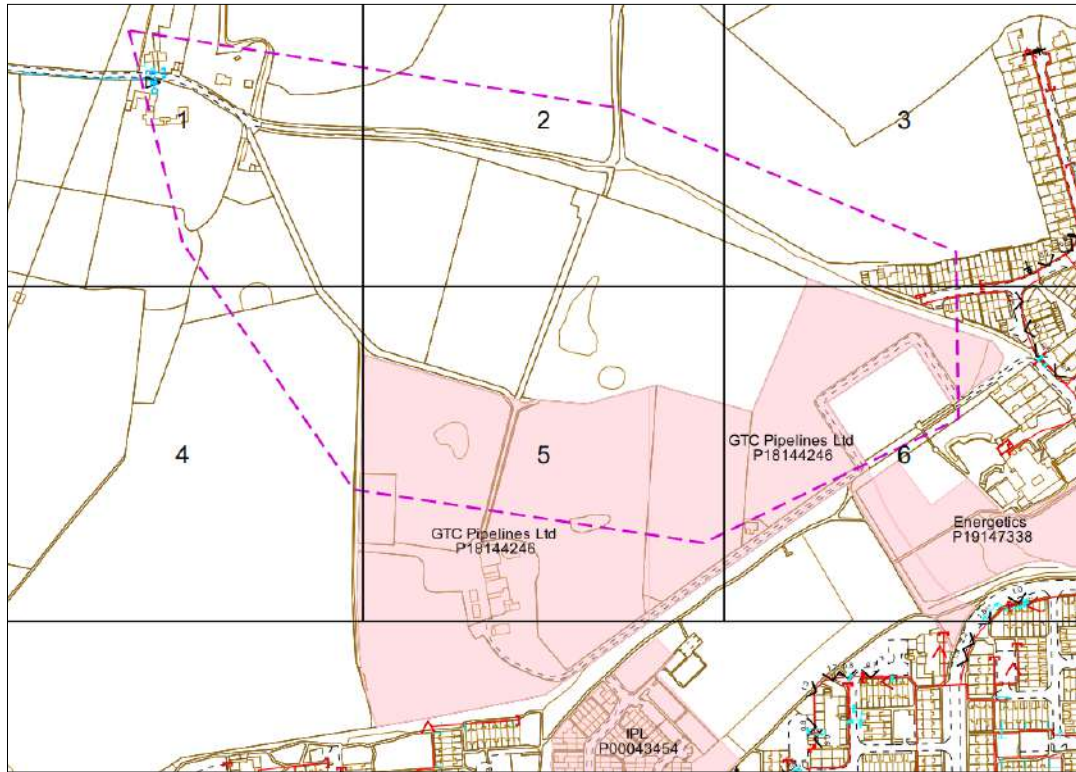
Based on the proposed new access coming from the development to the south, it is not anticipated that diversionary works in relation to the foul sewerage network will be required.

3.3. Gas and Heat – SGN

Scotia Gas Networks (SGN) own and operate the existing gas network in the immediate vicinity of the site as a licenced Gas Transport (GT).

3.3.1. Key Constraints

SGN have a Low Pressure network to the south of the development area as shown on the extract below.



3.3.2. Disconnections/Diversions

Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any diversionary works with regard to the SGN gas network will be required.

3.4. Gas and Heat – GTC

GTC own and operate the existing gas network in the immediate vicinity to the south of the site as a licenced Independent Gas Transport (IGT).

3.4.1. Key Constraints

GTC's network is shown to the south of the development area and consists of Low Pressure apparatus.



3.4.2. Disconnections & Diversions

Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any diversionary works with regard to the GTC gas network will be required.

3.5. Electricity – SSEN

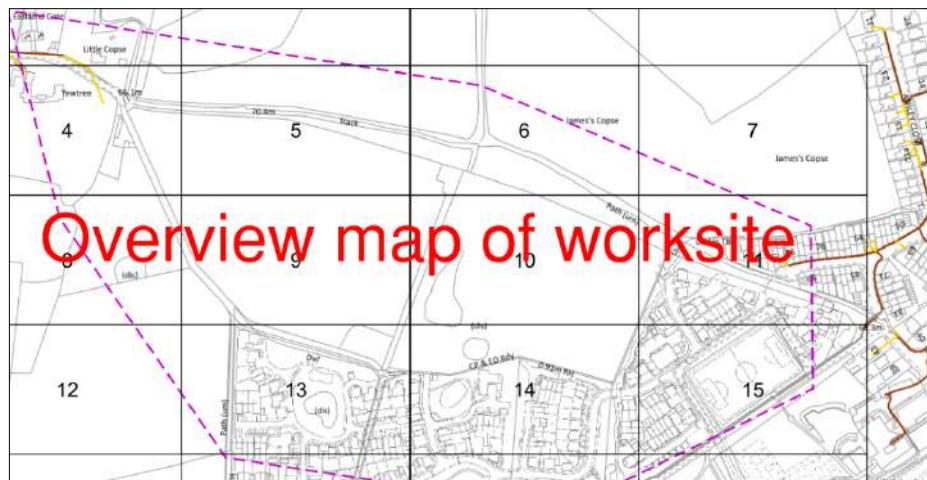
The existing electricity network in the vicinity of the development area is owned and operated by SSEN as a licenced Distribution Network Operator (DNO).

3.5.1. Key Constraints

SSEN asset records indicate the presence of High Voltage apparatus to the south of the development area, within the existing residential development.

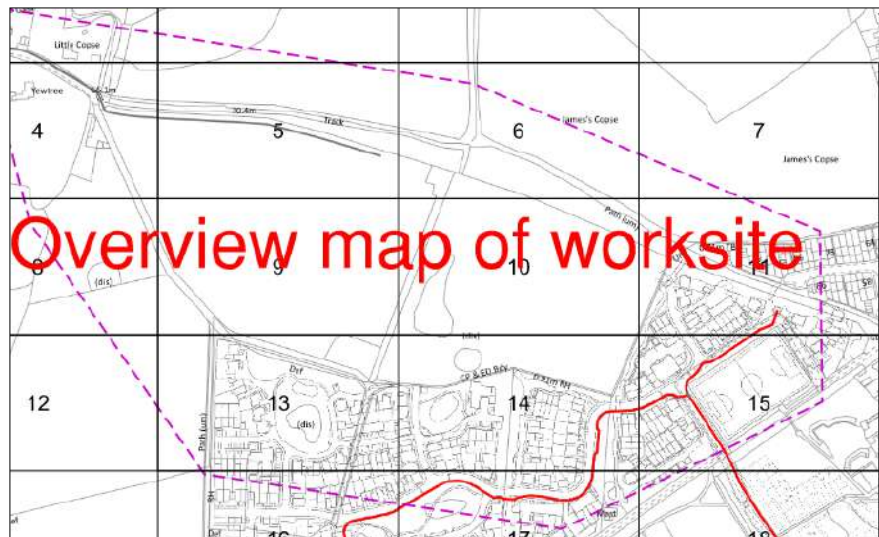
3.5.1.1. Low Voltage

SSEN asset records indicate the presence of low voltage (LV) underground network to the east of the development area.



3.5.1.2. High Voltage

SSEN asset records indicate the presence of an 11kV high voltage (HV) underground network to the south of the development area.



3.5.2. Disconnections & Diversions

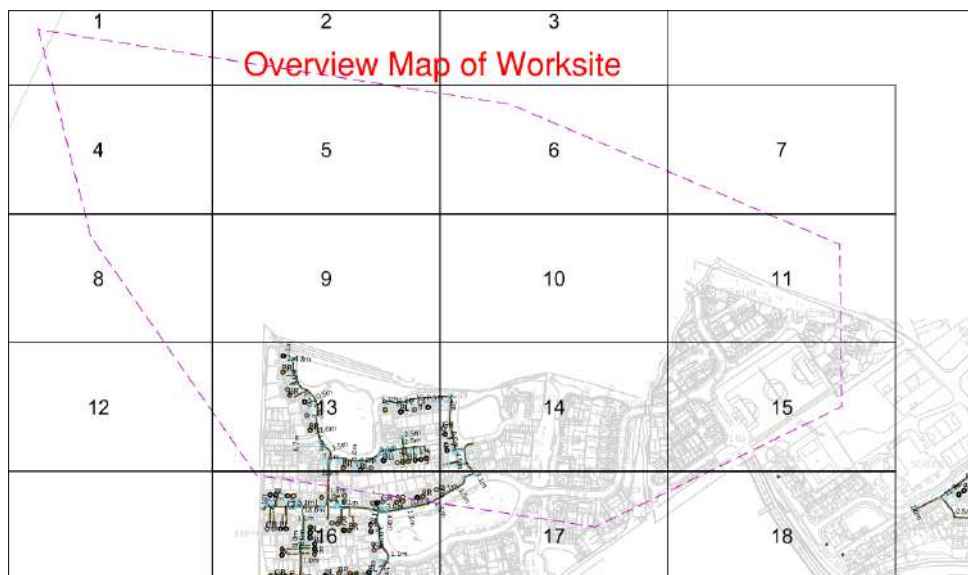
Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any diversionary works with regard to the SSEN HV or LV electricity network will be required.

3.6. Electricity – Last Mile Group

Last Mile Group own and operate an existing electricity network in the vicinity of the development area as a licenced Independent Distribution Network Operator (IDNO).

3.6.1. Key Constraints

Last Mile’s asset records show Low Voltage apparatus to the south of the proposed development area.



3.6.2. Diversions and Disconnections

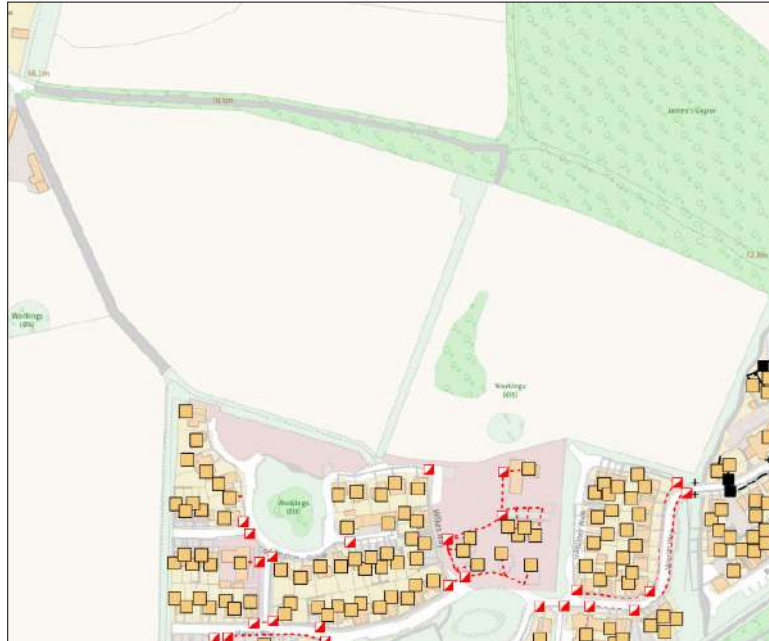
Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any diversionary works with regard to the Last Mile electricity network will be required.

3.7. Telecom – Openreach

Openreach own and operate an existing telecommunications network in the vicinity of the development area.

3.7.1. Key Constraints

Openreach asset records indicate the presence of a network to the south of the site, within the existing development.



3.7.2. Disconnections & Diversions

Based on the latest masterplan layout and the location of the proposed access points, it is not anticipated that any diversionary works with regard to the Openreach network will be required.

4. **New Connections**

Based on the updated masterplan, we have estimated utility loading calculations and in particular, have assumed:

- All electric heating (ASHPs).
- 100% EV charging for all properties with associated parking.
- Water Domestic: 110L litres per capita residential. Average 2.49 people per dwelling. No storage
- Foul - 125l/h per day with an occupancy rate of 2.4 person/dwelling using 10% infiltration and DWF of 2.5

All EV charging for houses with On Plot parking will be covered by the ASHP load as this demand will largely be non-coincident, so no additional power demand has been assessed for these.

4.1. **Potable Water**

All water companies are now obliged to connect a new development to the nearest main of suitable size or larger, without charging for any additional upstream works to ensure capacity.

The 100mm DI water main close to the eastern edge of the site on Merritt Way within Phase 1 is the expected Point of Connection to serve the development. A capacity enquiry was submitted to Portsmouth Water and a response confirmed that the local distribution mains have capacity to serve the development Refer to Appendix 2.

4.2. **Gas & Heat**

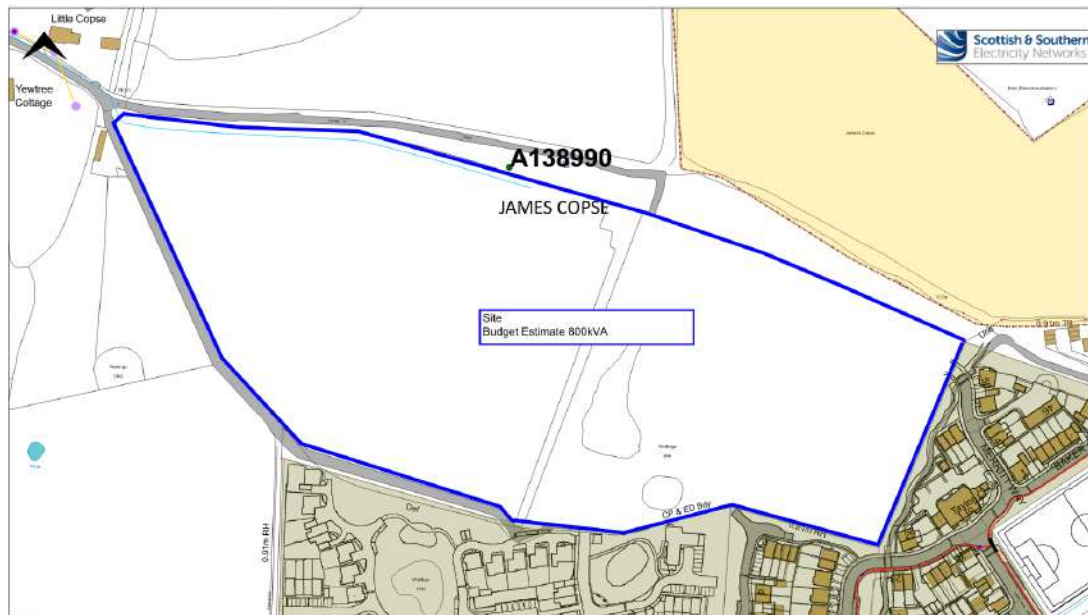
Due to new Part L 2025 regulations (i.e. Future Homes and Building Standards - FHBS), no gas service is expected to the site.

4.3. Electricity

Based on an 'all electric' development it is likely that a new substation to be located within the site boundary at an agreed location. It is assumed the substation will be connected to the nearest HV network (adopted by SSEN) which currently is the junction of Merritt Way and Baker Close to the east of Woodcroft Farm. The HV network within Merritt Way extends into Phase 2 and terminates to the south of the Woodcroft Farm in Williams Walk.

For Phases 1 & 2 to the south the LV network has been adopted by an Independent District Network Operator (IDNO), and therefore there is scope to extend the IDNO network with 'Last Mile' from Phase 2 or create a new SSEN or IDNO network in the site from extended HV network connected from Merritt Way.

At this stage SSEN the local District Network Operator (DNO), has been approached to obtain a budget estimate for connecting the proposal, and a letter has been received from SSEN stating an electric point of connection can be made at Merritt Way which is located in Phase 1 Refer to Appendix 3.



Any necessary offsite reinforcements requirements required to import site capacity would be confirmed in a formal connection offer, where part or all of the cost of any reinforcements would be detailed in the formal proposals.

The development will consider securing the services of an IDNO which would almost certainly generate cost savings and potentially, better control over the overall commercial interest of the installation.

4.3.1. Electric Vehicle Charging

Building Regulations Part S now stipulates that all new residential dwellings with **associated** parking must be fitted with an EVC with a minimum power level of 7kW.

Consideration should be given at an early stage to an EV charging strategy. This is particularly crucial where parking is **NOT** directly within the demise of the dwelling, e.g., in a parking courtyard or isolated from the dwelling via a public or private footway.

There are, typically, two ways of doing this:

1. Create routes from each EVCP back to the respective house so the EVCP can be connected behind the meter.
2. Install a separate electrical supply to a feeder pillar (or other suitable location) where it can then be distributed via landlord cables to each of the EVCPs.

4.4. Telecoms

Openreach (a BT Company) are the only network with known infrastructure in the immediate vicinity of the proposed development. Openreach now offer free fibre to the premises (ultrafast) with speeds of up to 1Gbps for developments with 11 or more properties.

Once the site is registered, Openreach will provide a network design and, once ready, will also provide ducts and standard lids as free issue items.

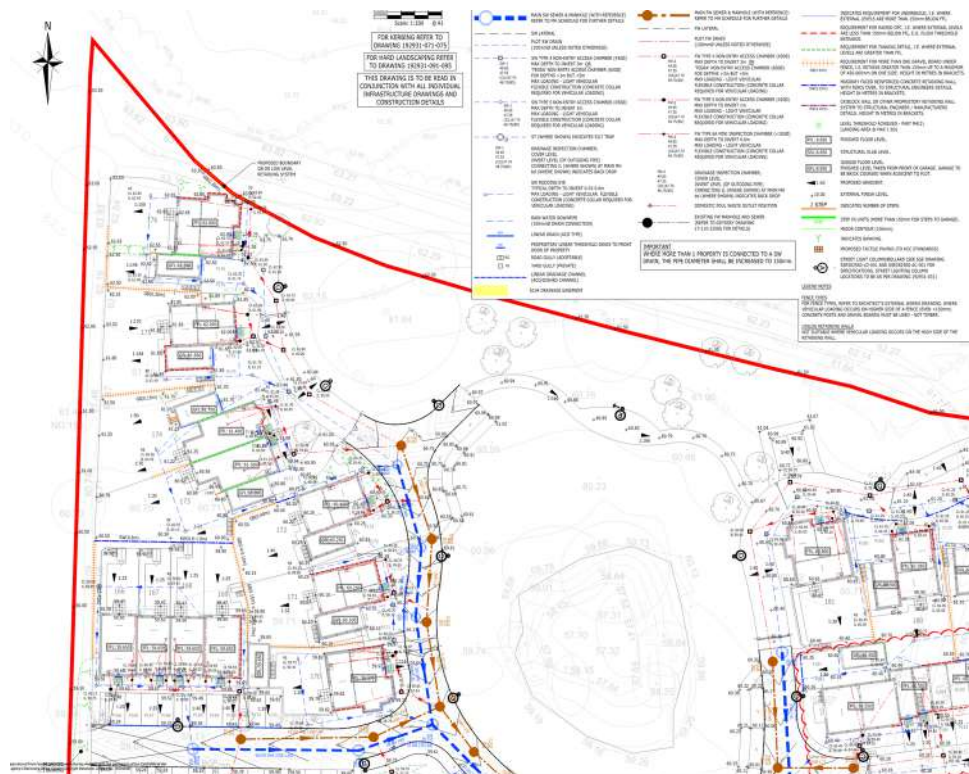
4.5. Foul Sewage

As with potable water, all wastewater companies are now obliged to connect a new development to the nearest main of suitable size or larger, without charging for any additional upstream works to ensure capacity.

At this stage based on existing ground levels (which are higher than phase 2 to the south), it is expected that the Woodcroft Phase 3 foul network will be a gravity fed system and it is assumed the network will connect into the Catherington Park foul network to be adopted by Southern Water installed within Phase 2 located to the south.

Based on the size of the pipes in Phase 2 it would appear sufficient to cope with the additional demand, and a network capacity enquiry has been issued to Southern Water for comment.

Please refer to the below sketch with the preferred point of connections for Woodcroft Farm.



Appendix 1 – Utility Asset Maps

Utilities Search Report



Friday, 18 Aug 2023

Hilson Moran

34055

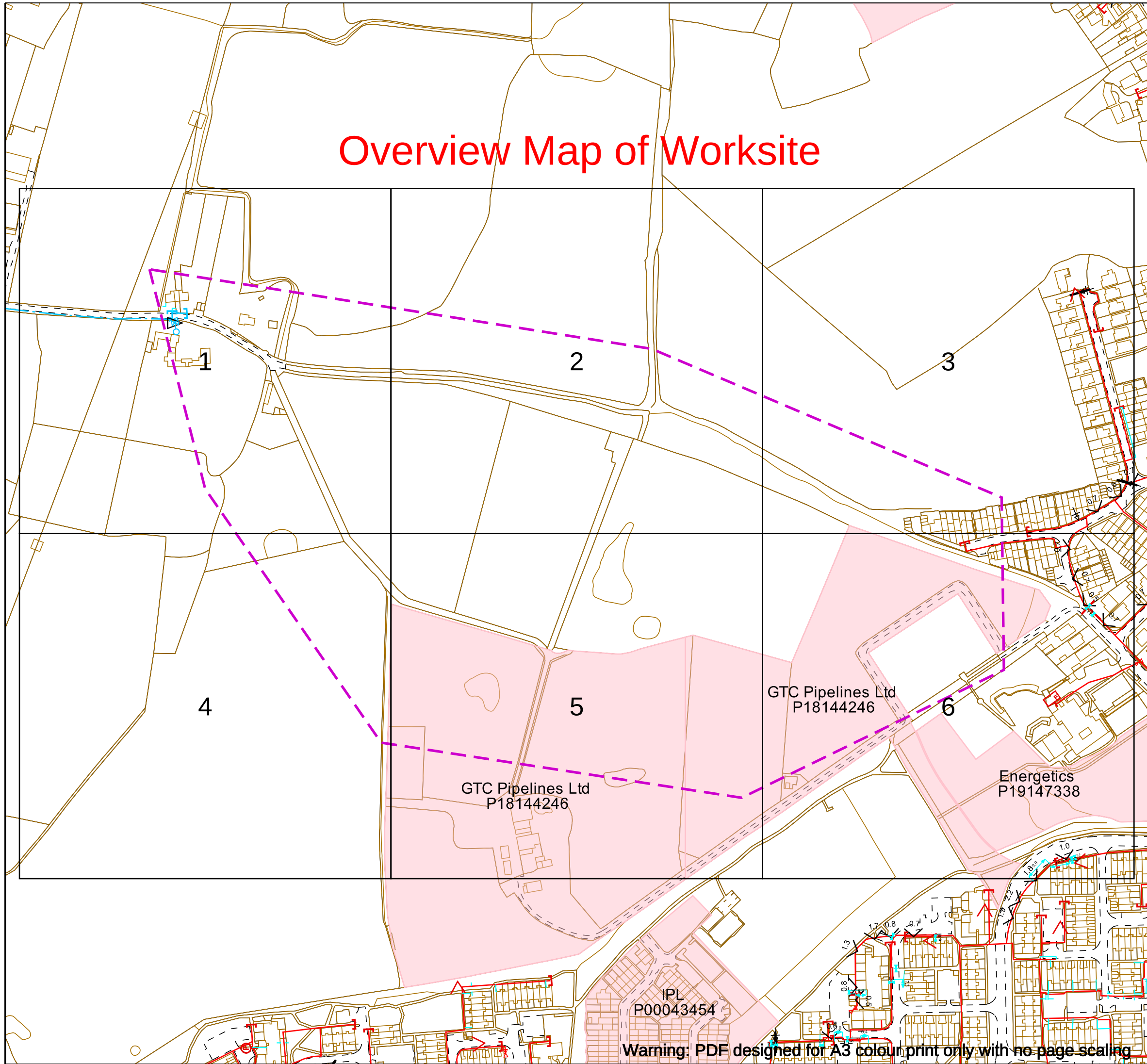
Woodcroft Farm

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Table of contents:

Utility / Service	Included	Utility / Service	Included
Basic Search		Independent Utilities	
Gas	Yes	GTC	Yes
Water	Yes	Last Mile	Yes
Sewers	Yes	SSE	Not Affected
BT	Yes	Harlaxton	Not Requested
Electricity	Yes	Utility Assets	Not Affected
3rd Party Searches*	Yes	UK Power Distribution	Yes
		Albion Water	Not Affected
Cable Search		ESP	Yes
Vodafone	Yes	Fulcrum Pipelines	Not Affected
Virgin Media	Yes	Energy Assets	Not Affected
BSkyB	Yes	ENGIE	Not Affected
EXA Infrastructure	Not Affected	Leep Utilities	Yes
Colt	Yes	Eclipse Power Networks	Yes
Sota	Not Affected		
CGI Logica	Not Affected	Others	
Neos Networks	Not Affected	CAD Pack	Not Requested
City Fibre	Yes	Smart pdf	Not Requested
Arelion frmly Telia	Not Affected	CA & EA Search	Not Requested
OCU Group**	Yes	Nat Grid Elec Trans	Yes
KCom	Not Affected		
Verizon	Yes		
Zayo Group	Not Affected		
Tata Communications	Not Affected		
Gamma	Not Affected		
Gigaclear Plc	Not Affected		
*Includes Utilibilly and Linesearch			
**Includes Level3, GC(UK) Ltd, GC PEC, Fibrenet UK and Fibrespan			
NB: All plans / responses are valid for a maximum of three months unless noted otherwise			



Overview Map of Worksite

SGN

Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 08/08/2023
Job Reference: 30434925
Site Location: 468224 112201
Requested by: Mr Duncan Phillips

Your Scheme/Reference: 34055

Scale: 1:3075 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite: Line:

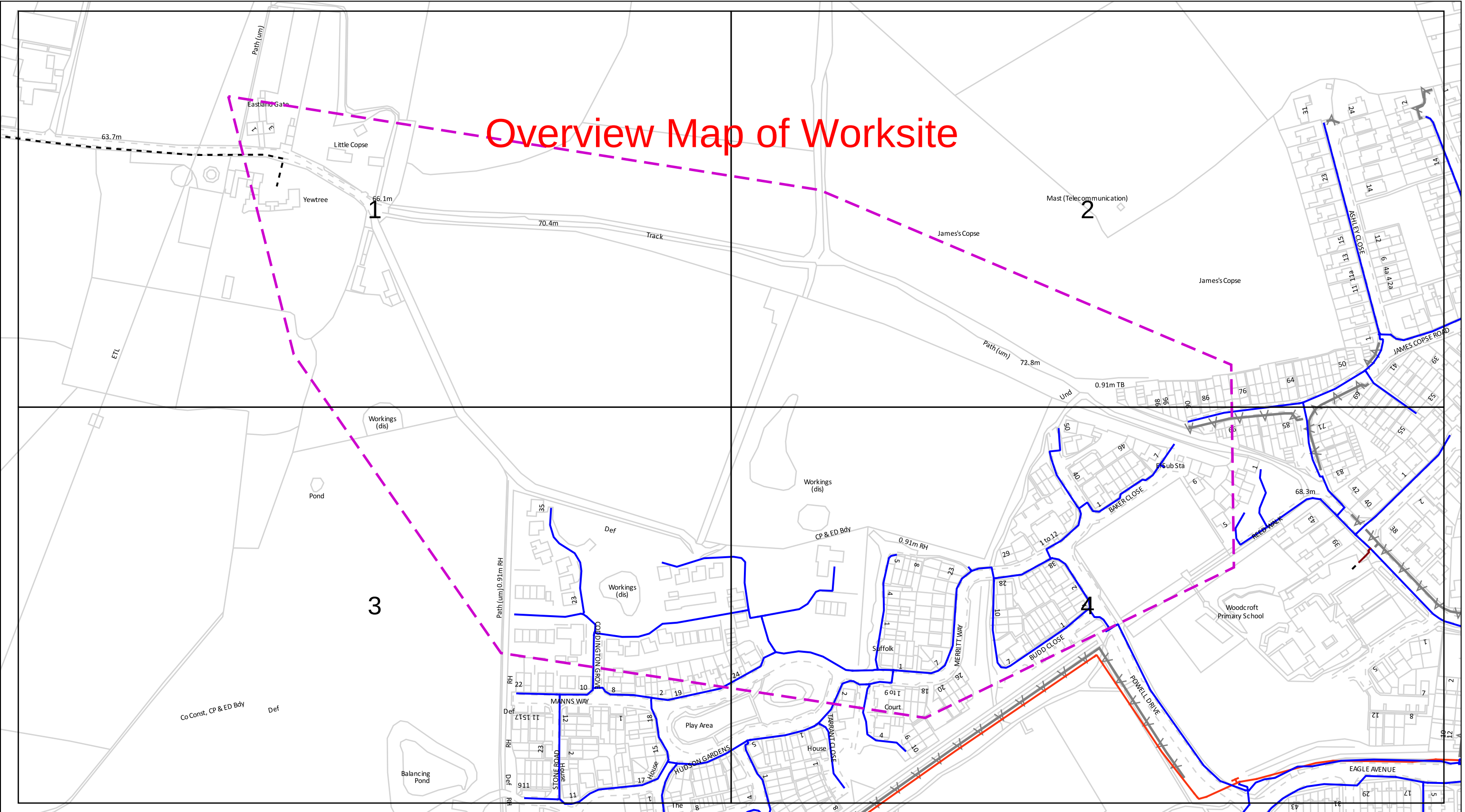
Area:

Lineasearch

before u dig

This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Warning: PDF designed for A3 colour print only with no page scaling



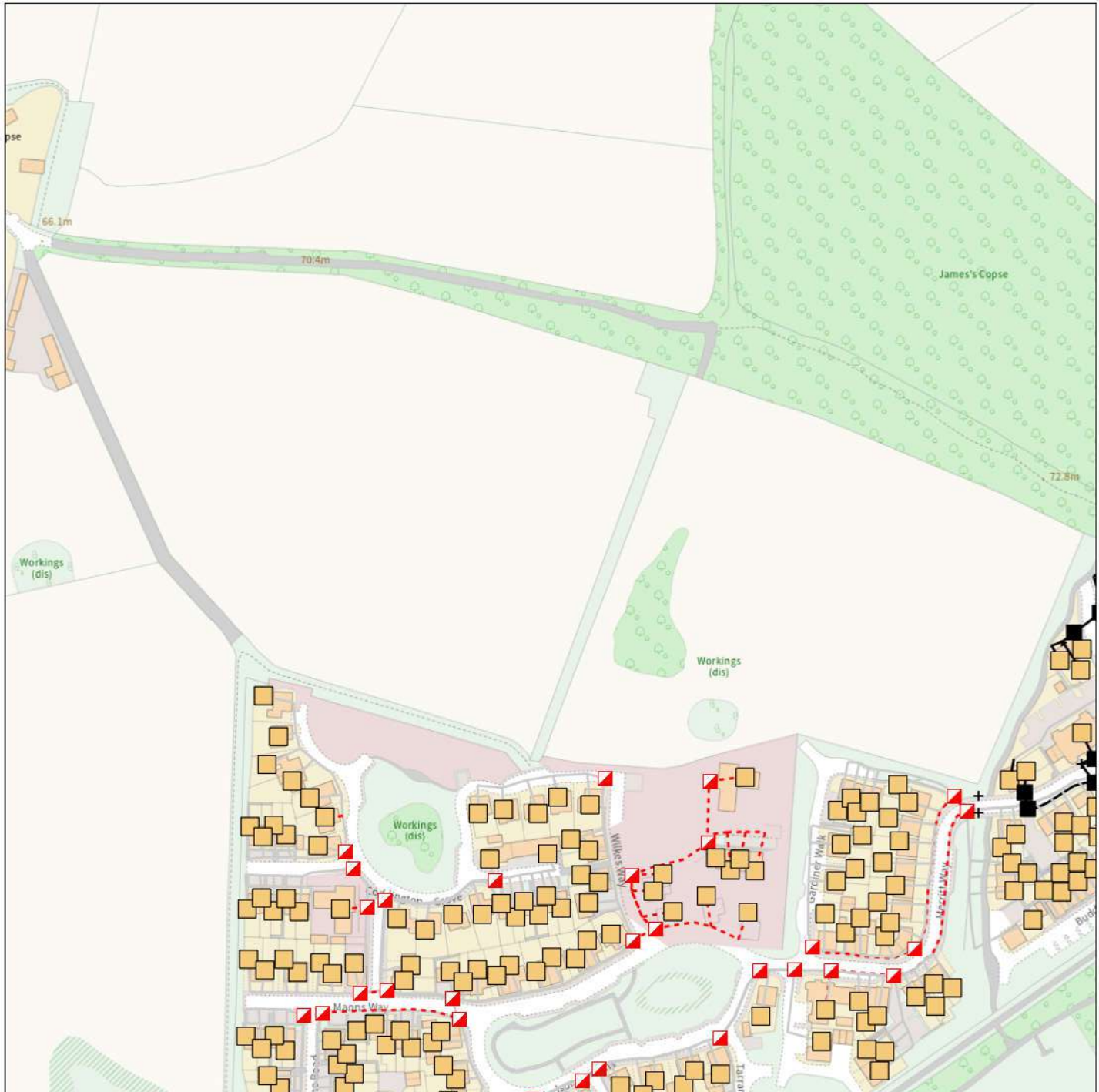
Dig Sites Area: Line: Measurements scaled from this plan may not match measurements between the same points on the ground.

Date Requested: 08/08/2023 Job Reference: 30434925 Site Location: 468224 112201 Requested by: Mr Duncan Phillips Your Scheme/Reference: 34055	Distribution Mains Raw Water Main Fire Main Abandoned Mains Communication Pipe Trunk Main Private Mains Cable	
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.		

Scale: 1:2562 (When plotted at A3)

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

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : WEA11045N

Map Reference : (centre) SU6815512247

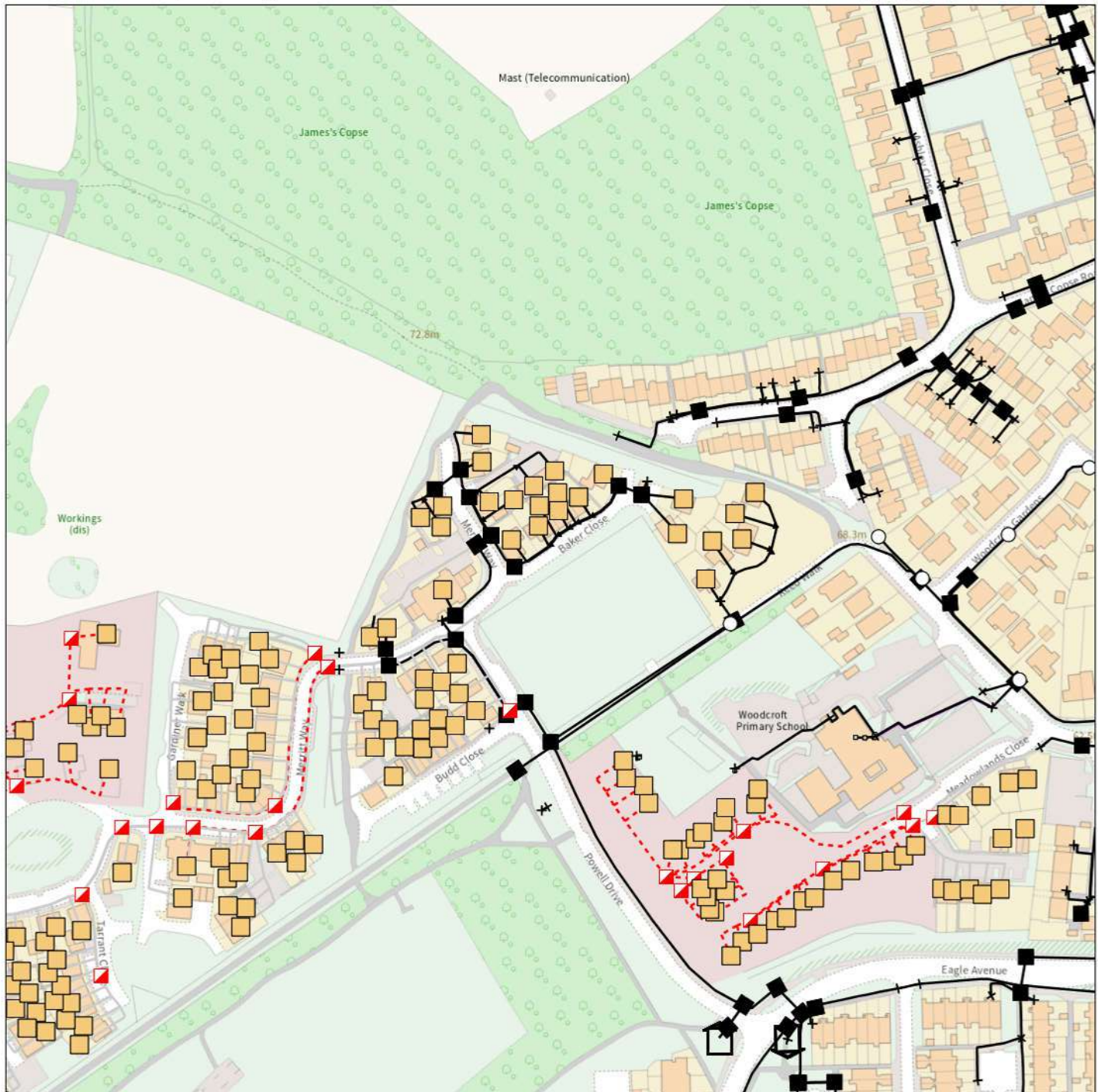
Easting/Northing : (centre) 468155,112247

Issued : 08/08/2023 11:04:38

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WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : YDC11055H

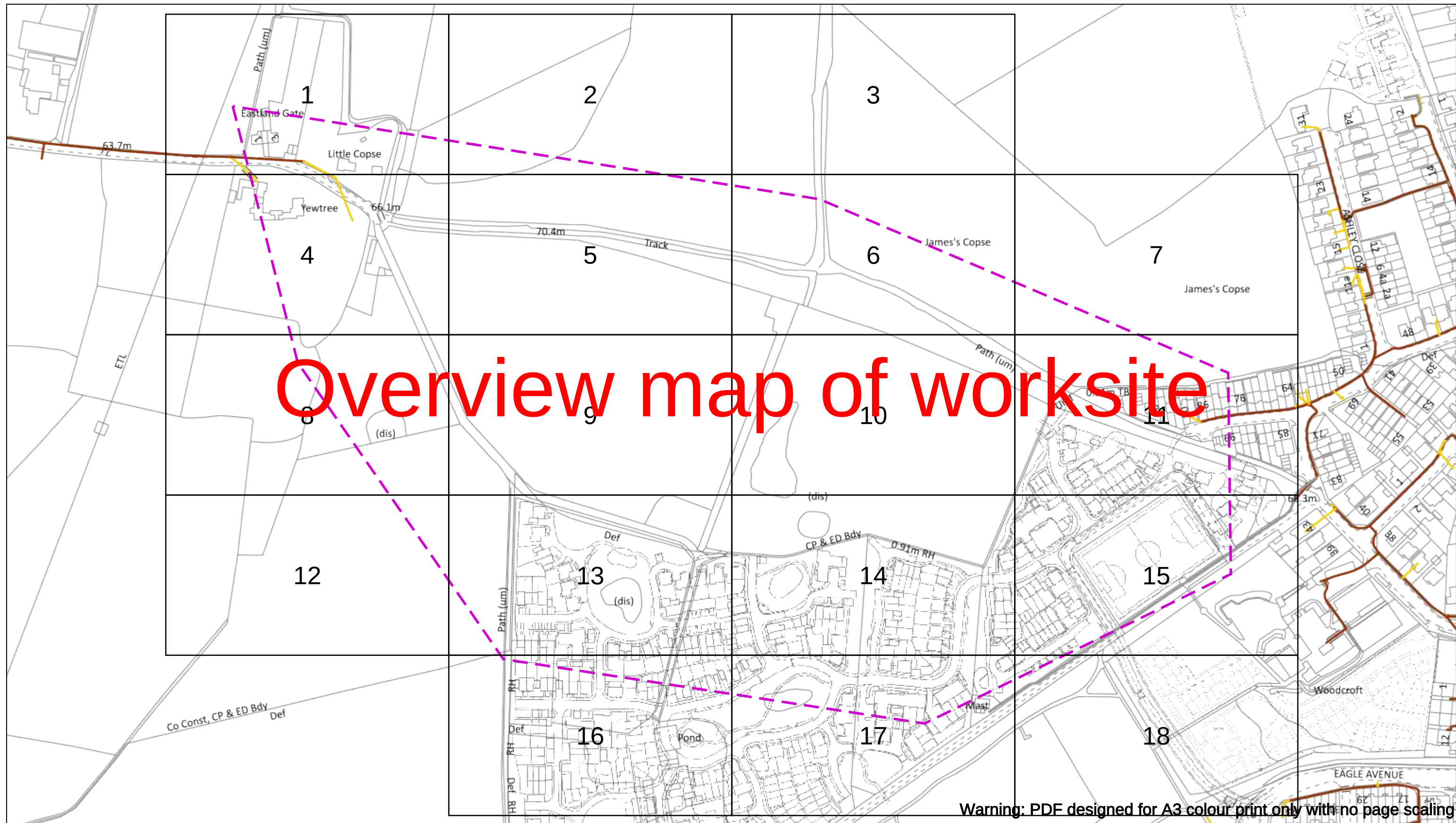
Map Reference : (centre) SU6844812181

Easting/Northing : (centre) 468448,112181

Issued : 08/08/2023 11:05:19

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WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



Warning: PDF designed for A3 colour print only with no page scaling

Dig Sites Area: Line:



Date Requested: 08/08/2023
Job Reference: 30434925
Site Location: 468224 112201
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 34055

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

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 Structure, Existing Location - Single
- Pole Structure, 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

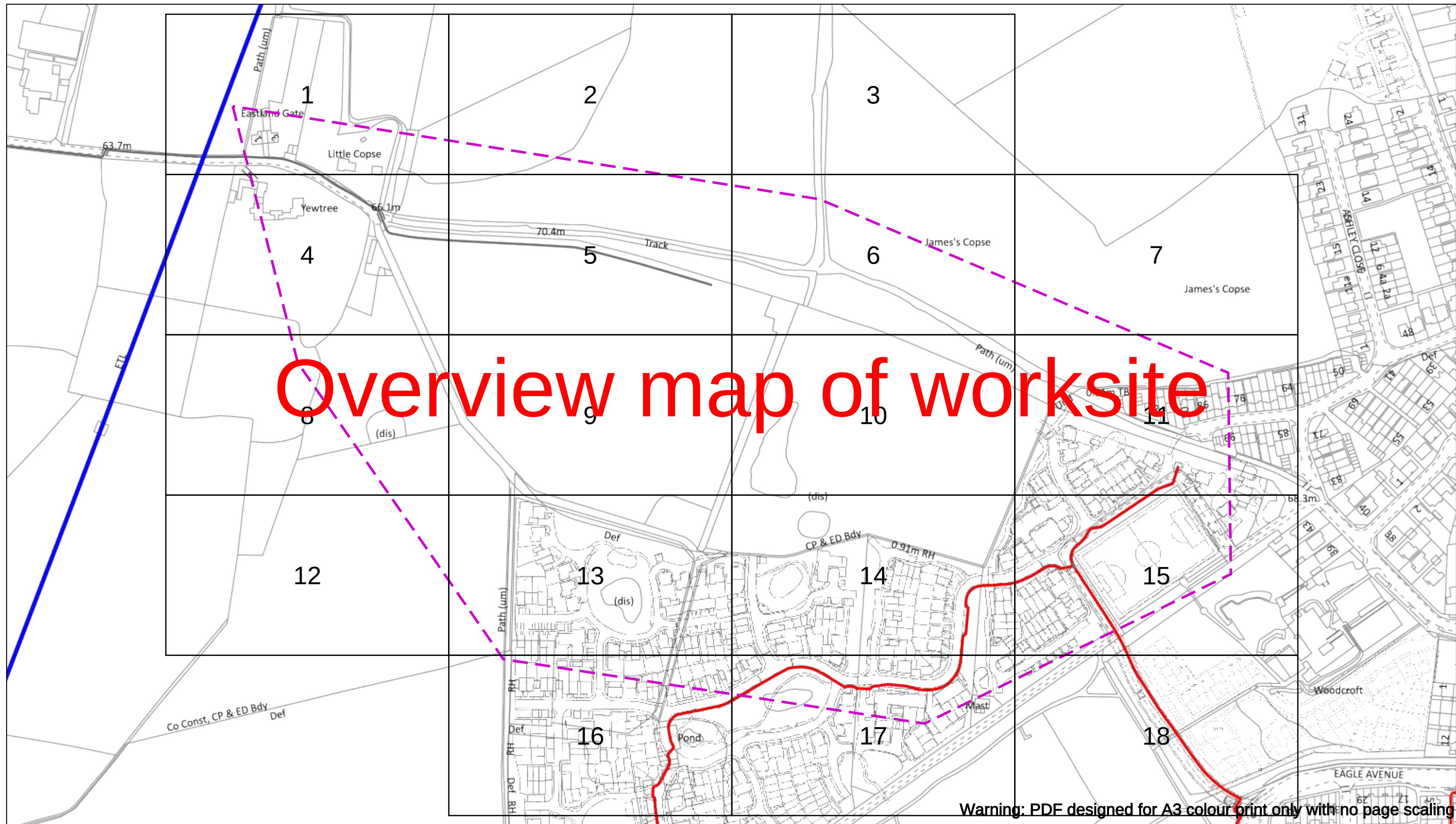
Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
 01256 337 294

Scale: 1:2562 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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Overview map of worksite



Dig Sites Area:  Line: 

Extra High Voltage cables in vicinity



Date Requested: 08/08/2023
Job Reference: 30434925
Site Location: 468224 112201
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 34055

WARNING
There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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

Scale: 1:2562 (When plotted at A3)

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

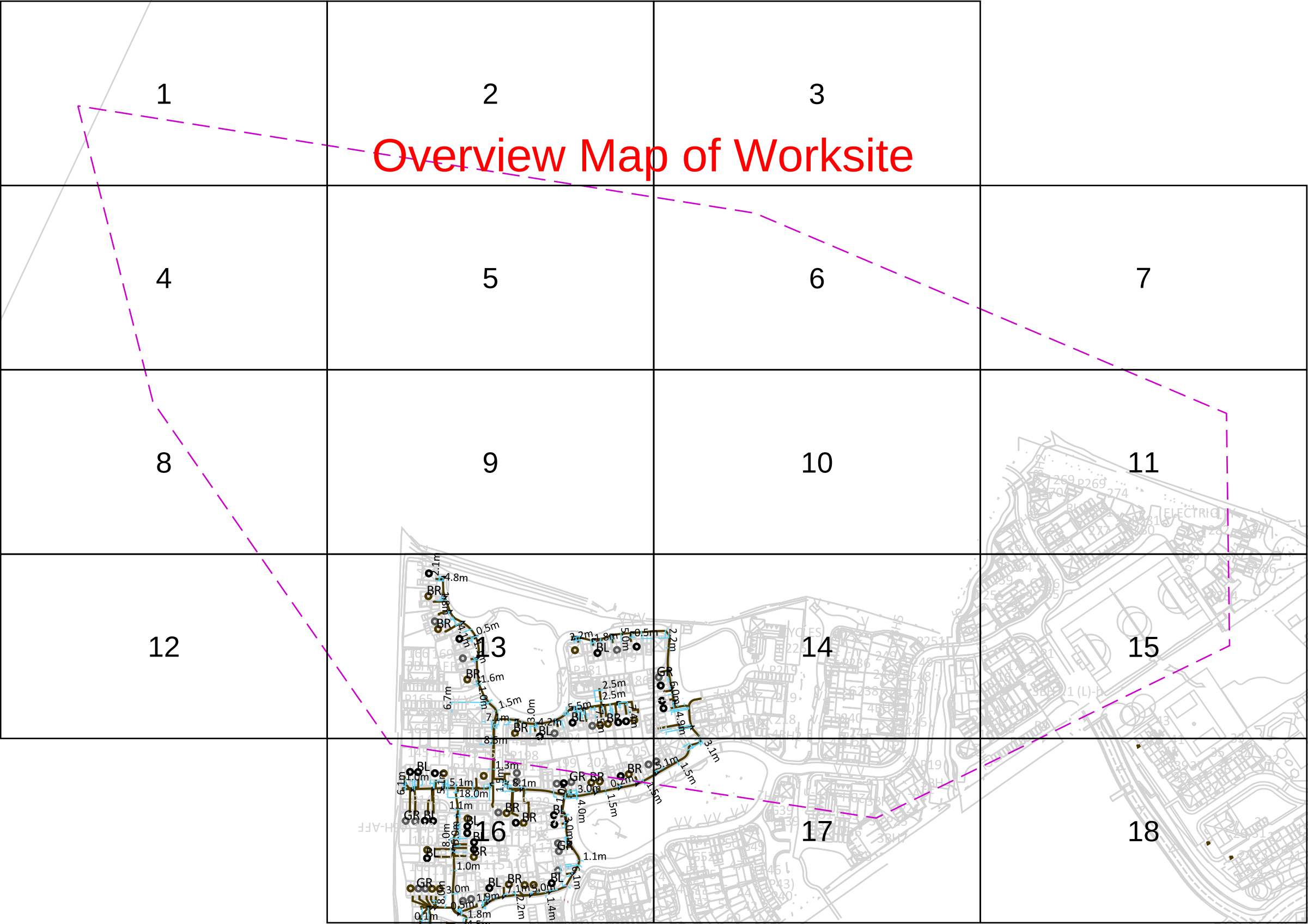
Legend	
	Service Cable
	LV Mains
	2 – 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, 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



In an emergency call 105,
24 hours a day

Date Requested: 08/08/2023
Job Reference: 30434925
Site Location: 467813 112025
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 34055

Scale: 1:2562 (When plotted at A3)

IMPORTANT INFO
This plan shows cables owned by Last Mile Electricity Limited in their role as a Licensed Distributor (IDNO). Cables owned by other Distributors or privately owned cables (or, indeed, any other apparatus, equipment or infrastructure may also be present in the area. Information regarding such cables (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, or their agents, servants or contractors for any error, omission, or misstatement.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of all electrical cables and apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons on or near electrical cables or apparatus. The information included on this plan should not be referred to beyond a period of 3 month from the date of issue.

ELECTRIC KEY	
PROPOSED LV SERVICE	LV STRAIGHT JOINT
PROPOSED LV	LV BREACH JOINT
PROPOSED HV	HV STRAIGHT JOINT
PROPOSED EHV (UG)	HV BREACH JOINT
EXISTING/AS LAID LV SERVICE	STREET LIGHTING C.P
EXISTING/AS LAID LV (UG)	MINI PILLAR
EXISTING/AS LAID HV (UG)	LINK BOX
EXISTING/AS LAID EHV (UG)	EARTH SPIKE
EXISTING LV OVERHEAD	POT END
EXISTING HV OVERHEAD	SERVICE JOINT
EXISTING EHV OVERHEAD	
PROPOSING DISCONNECTED	

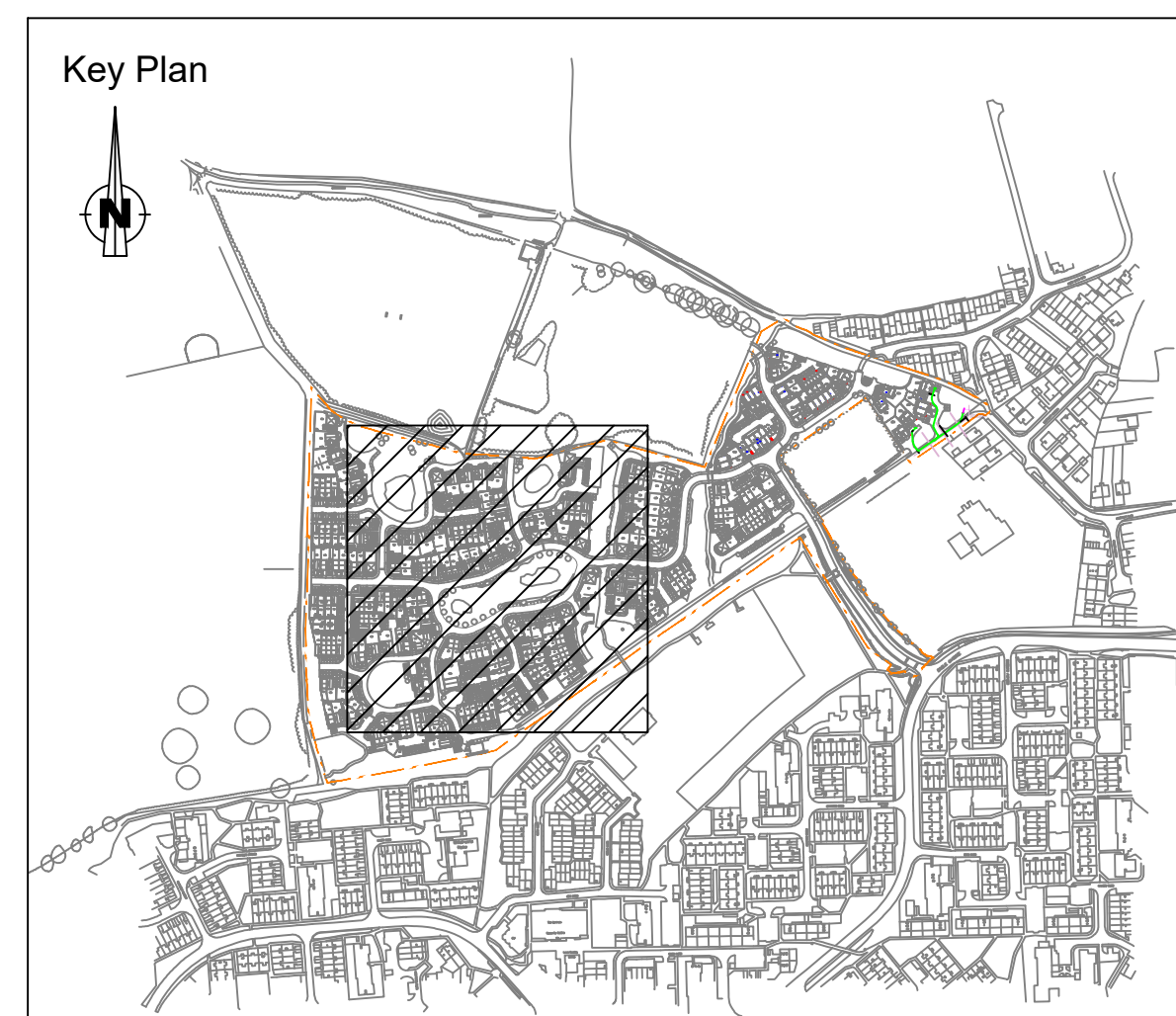
Dig Sites

Area:

Line:



Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443

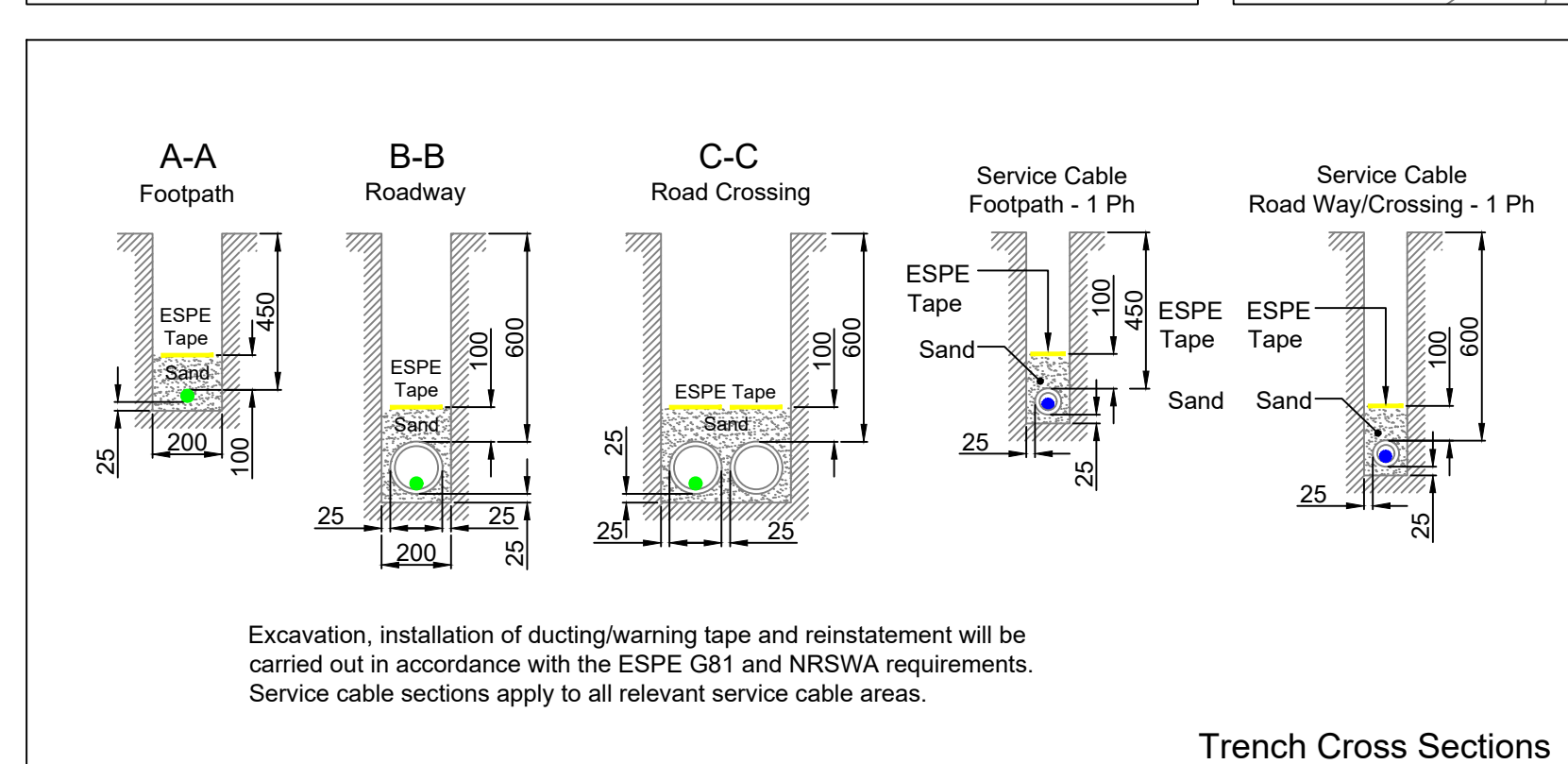


Hatched zone represents area covered by this drawing

Site Address: Catherington Park, Woodcroft Lane,
Waterlooville, Hampshire,
PO8 9QA.



Cable Installation Data			
Cable Type	Max Pulling Tension	Minimum Bending Radius	Minimum Duct Size (ID)
95mm² Al Waveform 3c	3000N	550mm	125mm
35mm² Al Plain Concentric 1Ph	Manual	125mm	38mm



Legend	
	Site Boundary
	LV Point of Connection
	New LV Cable
	Service Cable
	DNO Equipment
	LV Breech Joint (MBJ)
	LV Service Joint (SJ)
	Pot End (PE)
	2 Way Link Box
	Metering Point
	Earth Rod
	SSE Existing cable to be dismantled

0	First Issue	24/09/2019	CEO
REV	AMENDMENT	DATE	BY



River View House, Bonds Mill Estate, Bristol Road
Stonehouse, Gloucestershire GL10 3RF

4th Floor, West World, West Gate
Ealing, London W5 1DT

www.ukpowersolutions.co.uk

Client	CMU Infrastrucure Ltd.
--------	------------------------

Project	Catherington Park, Waterloooville
---------	-----------------------------------

Title	As Laid Plan - iDNO - LV PoC
-------	------------------------------

Design & Planning Engineer Taylor Murdoch	Contact No. 0845 257 7105
--	------------------------------

Project Manager Neil Tristram	Contact No 08452 577 105
----------------------------------	-----------------------------

Drawn By CEO	Checked By --	Date 24/09/2019
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Scale As Shown	Sheet No. 1/1	Original Size A1
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Drawing No.	UKP7341 - DWG900	Rev
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Client Ref.	-	
Drawing Status		

For Information Only - As Installed/Built

Site Layout & Cable Routes

Appendix 2 – Portsmouth Water Response

6TH FEBRUARY 2024



F.A.O. RICKY THOMPSON

HILSON MORAN
HAY'S GALLERIA
SHAKLETON HOUSE
4 BATTLE BRIDGE LANE
LONDON
SE1 2HP

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

Tel: 023 9249 9888
Fax: 023 9245 3632
Web: www.portsmouthwater.co.uk

Please ask for: New Developments
Our Ref: H6252
Your Ref:

Dear Ricky,

H6246 – WOODCROFT FARM, OFF MERRITT WAY, WATERLOOVILLE, PO8 9FJ

Thank you for your pre-development enquiry in respect of water mains at the above location.

In response to your enquiry, I report the following:

Existing Network Capacity

Based on the estimated demand of your development there is capacity within our existing network without the need for Network Reinforcement to supply this development and maintain levels of service to our existing customers

Indicative Costs

We have estimated the cost of the required main-laying and service connections for this development, based on 173 domestic properties and the drawings you provided, Illustrative masterplan_2500@A3_D and Location Plan.

Main Laying Cost	£128,988.80
Infrastructure Charge	£55,014.00
Infrastructure Charge Income Offset	(-£42,731.00)

Please note these costs are only indicative, they have been calculated based on our Developer Services Charging Arrangements 2023-2024 and the proposed number of plots to be constructed. Detailed costs can be obtained by applying for a Mains Design.

Diversiónary Works

The initial review of your planned development does not indicate the need to divert our existing assets.

Flow and Pressure

We have a duty to provide a minimum guaranteed water pressure of 10 metres head (1 bar) and a flow rate of at least 9 litres per minute. This minimum standard is measured at the stop valve which is usually situated at the boundary of the property. Operationally throughout our area of supply our water pressure varies.

Some of our customers require continuous water pressure above the minimum guaranteed standard. This can be achieved through a combination of water storage and a pressured boosted system.

Terms and Conditions

If you proceed with this development and apply for a Mains Application & Design you will be offered the following payment options for the provision of mains, these are:

Portsmouth Water

The developer opts for the incumbent water authority to install the water mains for this development. Please note; there is no longer a financial contribution towards the cost of mainlaying; instead, the new 'Income Offset' is applied via the Infrastructure Charge Income Offset.

Self-Lay

The developer chooses to appoint an accredited Self-Lay Provider to install the water mains on this development. These will then be vested to Portsmouth Water. Please note; there is no longer an Asset Payment under our new charging arrangements.

More information regarding our services, charges and terms and conditions can be found in our Developer Services Charging Arrangement 2023/24 document which is available on our website:

www.portsmouthwater.co.uk/developers/

Existing Mains and Services

The enclosed extract of Ordnance Survey sheet shows our existing water mains in the area of your proposed development. The extract shows only mains, it does not show locations of services. Should accurate information regarding the Company's assets be required, then trial holes should be taken by hand digging, no mechanical plant should be used within two metres of the Company's mains.

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

Contaminated Land

Certain soil contaminants can permeate polyethylene water pipes. We require a soil investigation report in order to determine the appropriate material of water main to install, to ensure the wholesomeness of our water supplied for this development. If a soil investigation report has not been provided, we will assume for the purpose of this estimate that this site to be contaminated and estimated for an impermeable barrier pipe to be installed.

If you have any queries or would like to discuss any of the above in more detail, please contact our New Developments Team on 02392 249327 or email new.developments@portsmouthwater.co.uk.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Bowles', with a stylized flourish at the end.

Jason Bowles
Senior Contracts Engineer

Appendix 3 – SSEN Response



Mr R Thompson
Hilson Moran Partnership
Hay's Galleria
Shackleton House
4 Battle Bridge Lane
London
SE1 2HP

Connections and Engineering
Scottish and Southern Electricity Networks
Walton Park
Walton Road
Cosham
PO6 1UJ

 07879 564021

 Martin.Yates@sse.com

 www.ssen.co.uk

Our reference: FAX592

Your reference: Woodcroft Fm

8th September 2023

PROPOSED ELECTRICITY CONNECTION TO:

Woodcroft Farm

Dear Ricky,

Thank you for your recent enquiry. We have carried out a preliminary assessment of the works required to make connection to the distribution network in the area and we are pleased to provide you with our findings along with an estimate of the costs for the option identified. Please note that we have not carried out any detailed design work or network impact analysis. This budget estimate is provided as a result of a preliminary assessment only and possibly without any site specific considerations being taken into account. A budget estimate is not a formal offer for connection and cannot be accepted by you. The initial proposals will be subject to obtaining all necessary legal consents to carry out the work, including any consent required from third parties.

The estimate we provide at this stage may vary considerably from any further budget estimate or the price in any formal connection offer, particularly in regards to the cost of reinforcement works. This is explained further in this budget estimate.

Budget estimate in the region of:



585,775.76
702,930.92

to

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 high level assessment, the information you have provided and the assumptions listed within this letter. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary purposes only. This estimate cannot be guaranteed. This estimate includes for any reinforcements assumed to be required on the wider network that may be triggered by this connection,



however the costs assumed for the reinforcement works are based on previous projects of a similar nature and are not specific to your enquiry.

This estimate does not include any assessment for temporary diversion or traffic management requirements. Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge.

Any documents, drawings or figures provided as part of this budget estimate are indicative only.

There are Independent Connection Providers (ICPs) and Independent Distribution Network Operators (IDNOs) who may be able to provide you with an alternative quotation to carry out some of this work. Please refer to www.lloydsregister.co.uk for further details.

Description of proposed works and assumptions

Construction of new substation(s) and associated High Voltage and Low Voltage cabling including jointing works

This estimate is based on the customer carrying out all on site excavation and reinstatement works and providing all internal containments for cables. I have included in this estimate a cost for the diversion of our existing cables and equipment that may be affected by your proposed development.

The initial proposal includes the installation of a new Distribution Substation on up to a 4m x 4.5m plot (England) or 5m x 5m plot (Scotland). The land for this will be provided by the customer at no cost to us. All associated legal costs shall be borne by the customer.

The initial proposal includes installing cable on third party land. Should you request a formal offer, consent from third parties may be required prior to commencement of works. This may affect the charge for the proposed connection.

We have not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. There is therefore no guarantee that this level of capacity will be available without completing further studies. As we have only carried out preliminary off-site investigations, physical, technical and wayleave assessments may mean that the proposals are not practical.

Any network assessment carried out as part of a formal connection offer, will take into account these works and you may be required to pay an apportioned part of network investment. Further information can be found on our Network Capacity maps:

<https://www.ssen.co.uk/ContractedDemand/>

Please also be aware that any formal connection offer will be made under our current Connection Charging Methodology Statement. If you do progress with a connection then there may also be charges applied for the use of the distribution network, as set out in our Use of System Charging Statements. Copies of our charging statements can be found on our website at:



<https://www.ssen.co.uk/Library/ChargingStatements>

If you would like to discuss any aspect of this budget estimate please feel free to contact me at the details provided at the top of this letter. Otherwise if you'd like to progress towards a formal connection offer, please contact connections@sse.com quoting your reference number which can be found at the top of this letter. You can find further information regarding our process for new connections by visiting:

www.ssen.co.uk/Connections/UsefulDocuments.

We look forward to hearing how you wish to progress with your project. Alternatively, you can find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,

{Insert Designer's Name}

Connections Designer



People. Places. Planet.