



Cabbagefield
Row, Leigh
Park, Havant

August 2021

Utility POC & Capacity Check

Ref: 20-7165



Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the originators and approved by a director.

Revision	-
Date	09/08/21
Prepared by	K.Smith
Checked by	A.Norris
Authorised by	A.Norris

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The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by SC has not been independently verified by SC, unless otherwise stated in the report.

The methodology adopted and the sources of information used by SC in providing its services are outlined in this report. The work described in this report was undertaken in **July 2021** and is based on the conditions encountered and the information available during the said period of time. The scope of this report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

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No allowance has been made for changes in prices or exchange rates or changes in any other conditions which may result in price fluctuations in the future. Where assessments of works or costs necessary to achieve compliance have been made, these are based upon measures which, in SC's experience, could normally be negotiated with the relevant authorities under present legislation and enforcement practice, assuming a pro-active and reasonable approach by site management.

Forecast cost estimates do not include such costs associated with any negotiations, appeals or other non-technical actions associated with the agreement on measures to meet the requirements of the authorities, nor are potential business loss and interruption costs considered that may be incurred as part of any technical measures.

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Utility / Services	Date	Comments
Electricity	18/05/2021	
Gas	02/06/2021	
Water	04/06/2021	
BT	10/06/2021	

EXECUTIVE SUMMARY

Electricity – SSE.

The records show that the nearest HV supply with capacity is on Swanmore Road, A budget estimate £302,250.00 + VAT. For servicing of 150 plots, inclusive of all cabling, jointing and laying works, with a small allowance for potential low level reinforcement. Cost per unit estimated: £2,015.00 + VAT.

Gas – SGN.

The nearest main is 10 metres from the site boundary on Swanmore Road and is a 180 PE low Pressure main. SGN Connections to install appropriately sized gas infrastructure to suitable location(s) to supply 150 x domestic properties. SGN Connections to carry out all the necessary excavation and reinstatement. A budget estimate £133,500.00 + VAT.

Cost per unit estimated: **£890.00 + VAT.**

Water – Portsmouth Water.

The records show the nearest main 10 metres from the site boundary on Swanmore Road and is a 180mm HPPE with capacity on The estimated cost of the required main-laying and service connections for this development, based on 150 units £170,831.00 + VAT. Cost per unit estimated: £1,138.00 + VAT.

Broadband – BT.

The records show the nearest estimated Chamber for Point of Connection is 25 metres from the site boundary on Swanmore Road on the corner of St Clares Avenue. We don't anticipate a capacity issue on this site, 4 mbs, Virgin Media is the only other viable broadband option.

See end of report for acronyms key, basic risk assumptions and further information on how to interpret and use the information in this report.

N.B. It is important to understand that utility network capacities are fluid environments and that development activity can affect a network capacity at any time. Clients should think carefully at what point they make a POC and Capacity check application and of how long they rely on that information.

CLIENT'S SITE PLAN



ELECTRIC

Our reference: ETT690

Your reference:

Southern Electric Power
Distribution Plc
Connections South,
Walton Park,
Walton Road,
Cosham,
PO6 1UJ



02392 624801



07586282177



Dean.Joynton@sse.com



www.ssen.co.uk

Date: 18th May 2021

Dear Keith,

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connection at the above development. I have enclosed a copy of our cable records 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 consents required from third parties.



302,250.00

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

Please be aware this estimate reflects the current situation and cannot be guaranteed into the future. This estimate does not include necessary reinforcements on the wider network that may be triggered by this connection. Any necessary reinforcements would be identified in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.



The budget estimate has been calculated based on a high level assessment, 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.ssen.co.uk.

Yours sincerely,

Dean Joynton
Trainee Connections Designer

These budget costs are based on the following:

High level cost for servicing of 150 plots, inclusive of all cabling, jointing and laying works, with a small allowance for potential low level reinforcement.
Actual reinforcement costs cannot be properly assessed until formal application stage.
This budget is based upon the customer completing all excavation and reinstatement works on site.

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 Electricity Networks 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 Electricity Networks.

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.

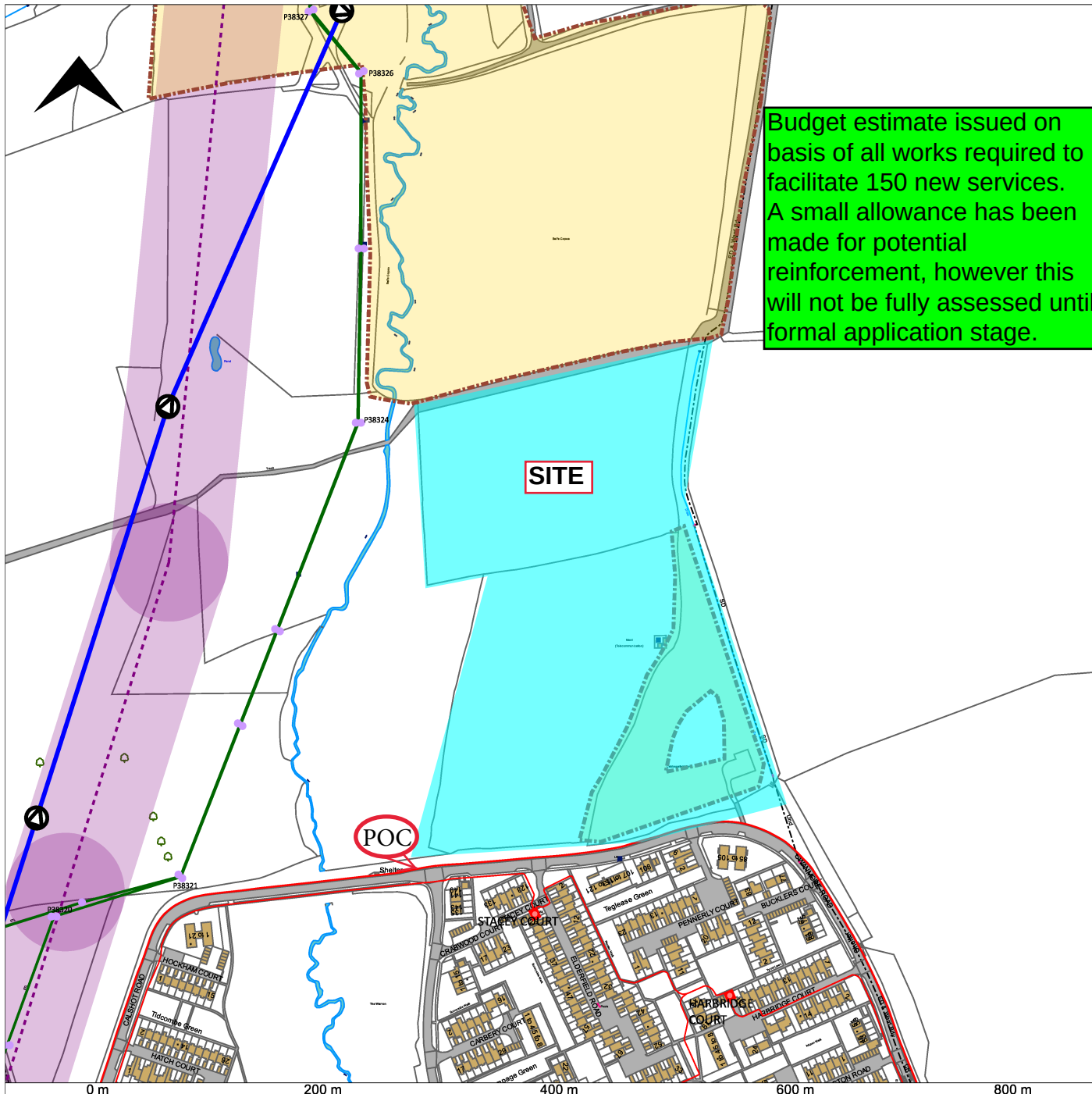
Locating cables on site

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.



Map Centre: 470629, 109626 Grid Ref: SU70620962

Scale: 1:5000 Page Size: A4 Plot Date: 22/04/2021

Designer Name: Hutton Joe Job Number:

Network Type: HV

UNCONTROLLED COPY

Subject to revision

Master held by SSEN Asset Data Team - Asset.Data@sse.com

Legend

Segments [Electric]	Transmission Structures [Electric]
 Cable Segment-HV Route - 11.00 kV, Existing	 Tower-Existing Location - SSEN
 Line Segment-EHV Route - 33.00 kV, Existing	 Substation Site [Electric]
 Line Segment-EHV Route - 132.0 kV, Existing	 Substation-Existing Extant
Equipment [Electric]	 Substation-Existing Location - Ground Mounted Distribution
 Equipment Assembly-Location - Pole Mounted Switch	 Substation-Existing Location - Site Only
Distribution Structures [Electric]	Common [Electric]
 Pole Structure-Existing Location - Single	 Span-EHV Existing Route
 Pole Structure-Existing Location - H	

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

Job Ref: ETT690 Version: 1
Project Name: SWANMORE
SWANMORE ROAD
LEIGH PARK
HAMPSHIRE
PO9 4HE

Design Review & Verification Completed

Name: Dean Joynson Drawing No:

Date: 18-May-2021 Site Grid Ref: SU7062909601

Quotation Subject to Wayleaves and Third Party Consents

Customer to complete all on-site excavation & reinstatement and TM

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GAS

2 June 2021

Our Ref: 2172292
Your Ref: 422307

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

Customer Service **0800 912 1700***

Dear Keith Smith,

New connections at Cabbagefield Row Swanmore Road Havant PO9 4EU

Thank you for choosing us to give you a budget indication for 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 suitable location(s) to supply 150 x domestic properties. SGN Connections to carry out all the necessary excavation and reinstatement work in public. Customer to do private excavation and reinstatement. No meter/meter housing work is included.

Your budget indication is £133,500.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 9,000.00kW and an annual quantity of 3,090,000.00 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

We won't be able to give you a more accurate quote until a full design study has been carried out, and there's a charge for this. We'll be able to tell you how much the study will be once you ask us for a firm quote.

Upon acceptance of your order, SGN will need to run further analysis to ensure that the existing gas infrastructure can manage your new gas loads (Security of Supply Check). If the existing infrastructure requires reinforcement to accommodate your loads, then this will incur time delays to the installation of your gas supplies. Reinforcement costs will be met by SGN and we will contact you where required.

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.

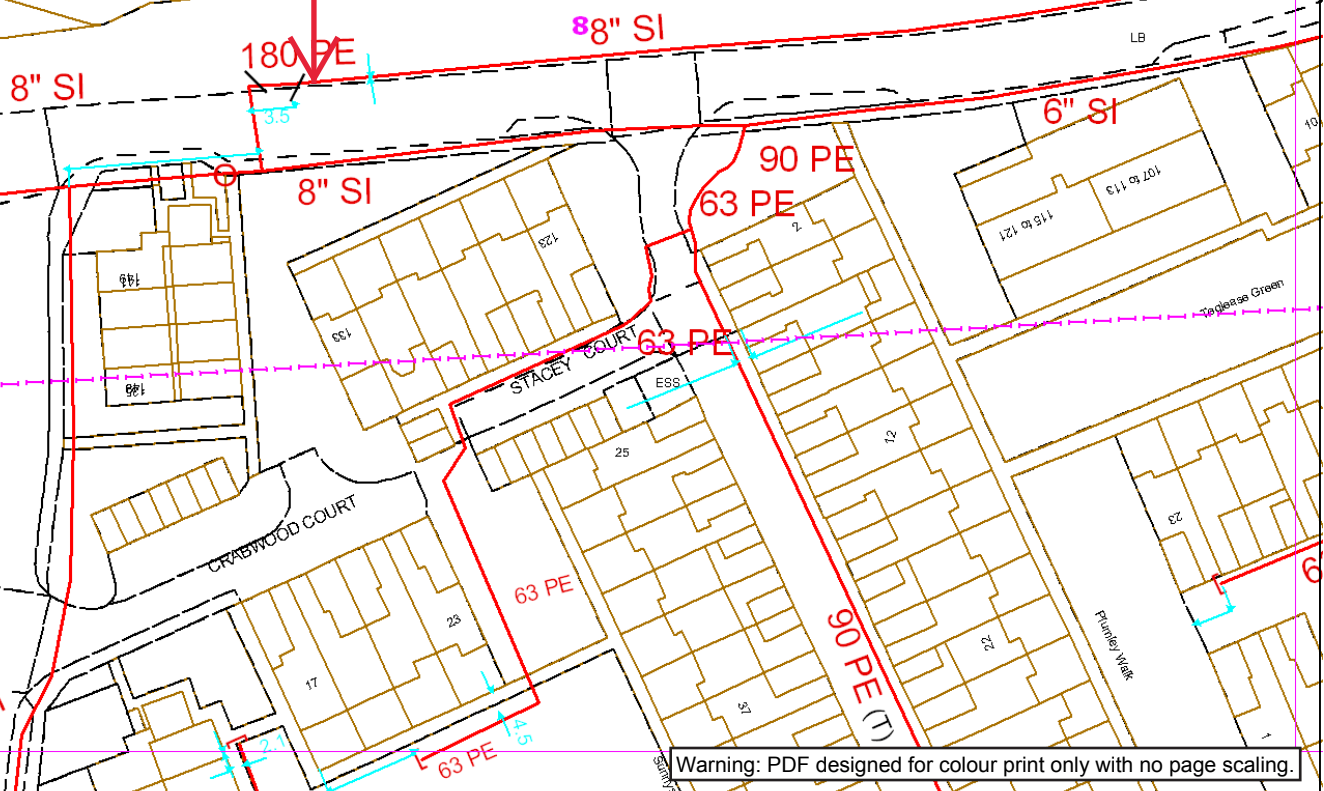
If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.

Yours sincerely

Meagan Dorney
Technical Assistant

* All calls are recorded and may be monitored

Estimated POC



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



Contact Us

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

Area:

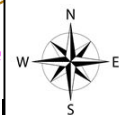
Las

GTs

SSSIs

Diameter Change

Material Change



This information is given as a guide only and its accuracy cannot be guaranteed.



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

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Plans generated by DigSAFE Pro (tm) software provided by LineasearchbeforeUdig

Date Requested: 13/05/2021
Job Reference: 22109415
Site Location: 470601 109559
Requested by:
Mr David Haigh
Your Scheme/Reference:
422307

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

WATER

4th June 2021



F.A.O. Keith Smith

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: H6071
Your Ref:

Dear Keith,

H6071 CABBAGEFIELDS ROWS, SWANMORE ROAD, HAVANT

Thank you for your payment of £160 plus VAT paid for a 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 150 units and the drawing you provided, drawing number 28079-SK311 and 28079-SK200.

Main Laying Cost	£94,116.00
Service Connection Cost	£25,115.00
Infrastructure Charge	£51,600.00
Infrastructure Charge Income Offset	(-£72,750.00)

Please note these costs are only indicative, they have been calculated based on our Developer Services Charging Arrangements 2021-22 and the proposed number of plots to be constructed. Detailed costs can be obtained by applying for a Mains Design.

Diversiory Works

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

Flow and Pressure

The maximum and minimum pressures based on the anticipated demand at the point of connection to our existing network will be 28 metres (2.8 Bar) and 20 metres (2.0 Bar) respectively.

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 2021-22 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.

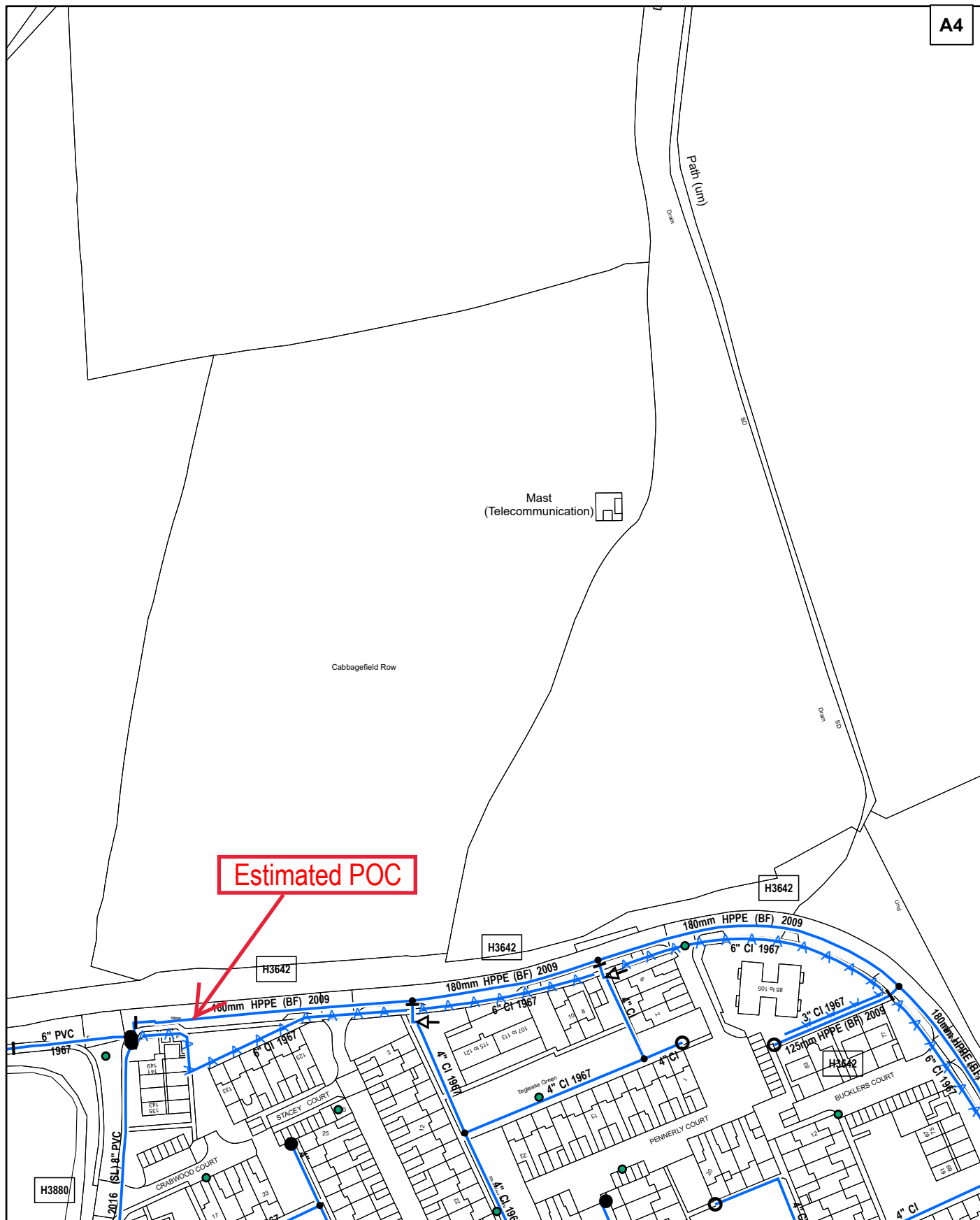
If you have any queries or would like to discuss any of the above in more detail, please contact our New Developments Team on 02392 249327 or email new.developments@portsmouthwater.co.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andy', on a light blue background.

Andy Arnold

Infra and Non-infra Asset Delivery Manager



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

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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Ordnance Survey Licence Number 100018036.

Job No:

Scale: 1:2,000

Date: 04/06/2021

BT

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 : YFG03319T

Map Reference : (centre) SU7062209445

Easting/Northing : (centre) 470622,109445

Issued : 13/05/2021 15:32:11

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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

TELECOMS

Advisory

We are not qualified or insured to give legal advice and so any opinion or advice here should not be relied upon in anyway. It is advised that details are verified via the clients legal advisors prior to any action or decision making.

From review of the provided Lease document. Clause 2.3 is the lift and shift clause. This allows (after 5 years from commencement) Portsmouth City Council to request EE to relocate the mast not less than 12 and no longer than 24 months from a notice from Portsmouth City Council of the intention to redevelop the site. There is a test of reasonableness to be undertaken however for residential development the need to relocate the mast should be considered as such. The opportunity to have the power and BT plant relocated either through the site along the planned roadways or round the edges of the proposed development should be undertaken at this time. Discussions with EE should confirm the sensible exclusion zoning as well as deal with any issue they (and the other mast sharers) may have around line of sight from this mast back into their network (if it is not being entirely “backhauled” by BT).

In light of this clause additional support should not be required to facilitate this. However it is advised that engagement with EE is undertaken **immediately** and notice served to relocate their mast to allow the redevelopment to take place. With the number of shared users it is therefore recommended to begin at the earliest

It is advised that the client should agree a new location for the mast somewhere on the site agreeable to both parties with some extensive landscaping around the mast and a focus on the visual aspect of each house on the development.

Attempting to move the mast off site would extend the time taken to bring all the operators together in the new off site location (it is remotely possible that EE and the other operators may prefer that for coverage reasons). The relocation should be carried out at EE’s cost and they should manage their sub lessees and acquire the necessary planning consent, which should be done simultaneously with the clients planning application.

It may be wise for the client to make the transaction conditional on Portsmouth allowing consent for a relocated mast in view of the fact that they are the Vendor here and they have allowed the mast to blight the development.

Acronyms Key

Electric			
DNO	Distribution Network Operator	KVA	Kilo Volt Amperes
IDNO	Independent Distribution Network Operator	MVA	Mega Volt Amperes
ICP	Independent Connections Provider	AC	Alternating Current
LV	Low Voltage	S/S	Substation
HV	High Voltage	PMT	Pole Mounted Transformer
EHV	Extra High Voltage		
Water			
SLO	Self Lay Organisation	WRAS	Water Regulation Advisory Scheme
Gas			
GT	Gas Transporter	LP	Low Pressure
IGT	Independent Gas Transporter	MP	Medium Pressure
UIP	Utility Infrastructure Provider	IP	Intermediate Pressure
PRS	Pressure Reducing Station (Governor)	HP	High Pressure
Other			
		CATV	Cable Television
PE	Polyethylene	FTTP	Fibre to the premises
DI	Ductile Iron	FTTC	Fibre to the cabinet
ST	Steel	l/min	Litres per minute
CI	Cast Iron	H&S	Health & Safety
SI	Spun Iron	HBF	House Builders Federation
HPPE	High Performance Polyethylene	TPO	Tree Preservation Order
MDP E	Medium Density Polyethylene	TBC	To be confirmed
GRP	Glass Reinforced Plastic	N/A	Not Applicable
Mbps	Megabytes per second		

Important Information

Relevant Documents

The following documents must be referred to before work commences in the vicinity of existing services:

- Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
- General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
- HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
- National Joint Utilities Group (NJUG) Publications Vol. 1.
- CDM Regulations 2015.
- PAS 128:2014 Specification for Underground Utility Detection, Verification and Location.

Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:

- All existing buildings have gas, water electric and telecoms supplies to them until proven otherwise.
- Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be 'live' until proven otherwise.
- All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.
- The only acceptable proof that a service is 'dead' and can be removed is written confirmation from the owner of the service.
- The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility asset maps and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by CAT Scan GPR survey or trial holes before construction works commence.

Please note not all service connections are shown on the utility asset maps.

1.1 Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves a Wayleave search service is available from us please ask for a quotation.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask us for further details.