

SEEDA – Havant Farm Way, Havant

UTILITIES REPORT

DATE: 25th November 2010

General	- The Havant Farm Way site is being considered as a future SEEDA development area, with an outline requirement of 70,000 sq ft of B1, B2 or B8 usage. At this time, the proposed construction by the Hampshire County Council of an incinerator adjacent to SEEDA's site has lead to a need to assess the utility infrastructure requirements of the site and to determine whether any infrastructure should be installed within the proposed incinerator access road. SEEDA have existing rights to lay utility infrastructure along the existing track between the recycling centre and the Broadmarsh Business and Innovation Centre.
Electricity	- Existing Infrastructure: There is no electricity infrastructure within the site. The nearest Scottish and Southern (SSE) network apparatus is a high voltage (HV) looped connection to the adjacent Broadmarsh Business and Innovation Centre sub-station. There is also a "feed" HV connection to the Havant Incinerator sub-station to the east of the proposed access road. It would appear from the SSE records that they have a 132 / 11 KV primary sub-station just across the road from the incinerator site. - Diversions: No diversions are anticipated within the site. - New Connections: This site has a load requirement of circa 645 KVA, and a new 800 KVA sub-station would therefore be required to be installed within the site and a 4m x 4m space should be allocated for it. - It is presumed that the high voltage supply will be taken from the existing network in the footpath outside of the Broadmarsh Innovation Centre and be laid along the access track adjacent to the incinerator site fence into the SEEDA development. - As an alternative, it would be possible to lay HV cabling within the proposed incinerator access road but this would have to be laid directly into the ground to meet SSE's design requirements and at a time to meet the incinerator development's construction programme. Budgetary Cost: 1) New Connections - £110,000
Gas	- Existing Infrastructure: There is no gas infrastructure within the site. The nearest Scotia Gas Network (SGN) apparatus is a 90 mm dia. polyethylene (PE) low pressure (LP) main in the

	footpath to the front of the incinerator site. Also there is a 400 mm dia. high pressure (HP) steel (ST) main to the east of the proposed access road. This is obviously a large distribution / transmission main. - Diversions: No diversions are anticipated within the site. - New Connections: Provided that adequate pressure and capacity are available, the new site would require a new gas main of circa 90 mm dia. that could be connected to the existing SGN LP main and laid along the access track adjacent to the incinerator site fence into the SEEDA development. It should be noted that the connection point is at the end of an existing network and as such some off-site reinforcement may be required. - As an alternative, it would be possible to lay gas pipes within the proposed incinerator access road but this would have to be laid directly into the ground and at a time to meet the incinerator development's construction programme. Budgetary Cost: New Connections - £35,000
Water	- Existing Infrastructure: There is believed to be no existing Portsmouth Water (PW) apparatus within the curtilage of the site. The nearest PW infrastructure is a 4-inch PVC distribution main within the southern footpath of Harts Farm Way that terminates at a fire hydrant / wash out immediately in front of the Broadmarsh Business and Innovation Centre. - Diversions: No diversions are anticipated within the site. - New Connections: Provided that adequate pressure and capacity are available, the new site would require a new water main of circa 63 mm dia. that could be connected to the existing PW main and laid along the access track adjacent to the incinerator site fence into the SEEDA development. - As an alternative, it would be possible to lay water pipes within the proposed incinerator access road but this would have to be laid directly into the ground and at a time to meet the incinerator development's construction programme. Budgetary Cost: New Connections - £33,000
Sewers	Existing Infrastructure: There appears to be a foul or combined sewer crossing the north-east corner of the site.
Telecoms	- Existing Infrastructure: There is believed to be no BT infrastructure within the curtilage of the site, with the nearest BT apparatus being in the footpath in front of the Broadmarsh Business and Innovation Centre. - New Connections: We would propose to follow the proposed electricity gas and water network routings into the SEEDA development. Normally BT would free issue duct materials for

	the developer to install at nil cost to BT. - As an alternative, it would be possible to lay BT ducts within the proposed incinerator access road but this would have to be laid directly into the ground and at a time to meet the incinerator development's construction programme. Budgetary Cost: £0
Other Issues	- 1) For the purposes of this report, we have assumed that, as stated in the SEEDA's e-mail dated 3rd November that SEEDA have the required permissions to enable utility apparatus to be laid through to the SEEDA site using the existing un-made track. All utility companies would expect easements for their apparatus to be put in place before installations would commence.