



Utilities Appraisal

Southleigh Road, Havant

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Prepared for:
Bloor Homes

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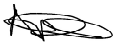
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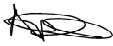
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Appendix A	Illustrative Masterplan
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1 Introduction

1.1 The Brief

- 1.1.1 Stantec UK Limited (Stantec), has been commissioned by Bloor Homes (the Client) to prepare a Utilities Appraisal in support of an outline planning application (all matters reserved except for access) for up to 1,800 new homes, public open space, landscaping and associated infrastructure.
- 1.1.2 This Utilities Appraisal report will outline the utility issues in relation to the proposed site and will also identify the requirement for new utility infrastructure, potential upgrade/reinforcement works, diversion/abandonment works or the need for further investigation/modelling.
- 1.1.3 The proposed development comprises up to 1,800 new homes, public open space, landscaping and associated infrastructure. A copy of the proposed masterplan is included in **Appendix A**.
- 1.1.4 This report addresses Statutory Utilities only (electric, gas, telecoms and water and foul drainage) and does not include any “privately” owned and maintained utility infrastructure that may or may not be present on site.

1.2 Site Location

- 1.2.1 The proposed development site is wholly located within Havant Borough Council and lies to the east of New Brighton town. It is located between Havant, Westbourne, and Emsworth.
- 1.2.2 The site is broadly bounded by the A27 (Havant Bypass) to the south; Horndean Road to the east, Bartons Road to the north and existing residential developments to the west. There are also two roads that run through the site, the first being Southleigh Road which divides the site roughly in half in an east to west direction. The second, Eastleigh Road, enters where site boundary meets Bartons Road and connects to Southleigh Road located onsite.
- 1.2.3 The proposed development site is divided into field parcels that are generally defined by agricultural field boundaries, hedgerows, and mature trees.
- 1.2.4 A site location plan can be found in **Appendix B**.



2 Planning Policy and Relevant Guidance

2.1 Planning Policy Context

2.1.1 The following Planning Policies have been used as part of this appraisal:

- National Planning Policy Framework (NPPF, 2024)
- Havant Borough Council - Core Strategy adopted 2011
- Havant Borough Council - Site Allocations Plan adopted 2014

2.2 Relevant Guidance

Electricity

- 2.2.1 Competition in the electrical market is such that a developer has a range of independent Distribution Network Operators (IDNOs) in addition to the Distribution Network Operator (DNO). IDNOs provide an embedded network across the proposed development such that the electrical infrastructure is designed, installed, owned, maintained, and operated by the IDNO. It is also common for IDNOs to be part of multi-utility companies that offer all or a number of utilities (electric, gas, water, telecommunications).
- 2.2.2 IDNOs often work out as the more cost-effective choice, partly due to timescales and their ability to respond more quickly to a project programme and constraints. However, the main reason is due to them being able to offset the costs of reinforcement, site distribution and supply packages with anticipated future revenue.

Gas

- 2.2.3 Following the introduction of the Government's Future Homes Standard, new homes will be required to be future proofed with low carbon heating and high energy efficiency, as well as seeing a reduction in carbon of over 75%. As such, the installation of fossil fuel heating systems, for example gas fired boilers, will no longer be possible within new homes.
- 2.2.4 Similarly, with the latest Building Regulations Part L that came into effect 15th June 2022 requires that new homes achieve a 30% reduction in carbon emissions, which will likely result in a need for low carbon heating and high energy efficiency, prior to the 2025 Future Homes Standard.

Telecommunications

- 2.2.5 Openreach BT is the incumbent national communications company across the country, with the exception of K-Com in the Hull area. As such, they operate the majority of fibre and copper telecoms networks across the country.
- 2.2.6 Openreach BT offer what is known as an open network, where numerous internet service providers (ISP) are signed up to them. This offers residents and company owners a wide choice of ISPs.
- 2.2.7 Virgin Media and Vodafone, who have smaller networks across the country, are closed networks. This means that residents and company owners can only sign up to them as ISPs.
- 2.2.8 The industry regulator, Ofcom has worked on bringing competition into the residential market, with other communications companies such as GTC via Open Fibre Network Limited, Jurassic Fibre, Hyperoptic to name but a few.



Potable Water

- 2.2.9 The Water Act 2003 and Water Act 2014 extends the scope for competition in the industry.
- 2.2.10 Self-lay providers, who are Water Industry Registration Scheme (WIRS) accredited, are able to carry out the contestable works for a water company. Whilst this may not result in reduction in construction cost, self-lay providers commonly offer a much faster construction programme and better communication throughout the project. Self-lay providers do not own and operate the water network, which will be owned by the regional water company. In this case, Portsmouth Water.
- 2.2.11 Alternatively, multi-utility providers and independent water companies are able to design, install, own and operate water networks. The company will apply to Ofwat for a New Appointment and Variation (NAV), where they are able to replace the regional water company within the site boundary as the water provider for that specific geographic area.
- 2.2.12 With a NAV, the independent water company is able to offer an asset value, whereby the year-on-year income generated from the water supply is calculated, which is then paid back to the developer on the adoption of the mains.
- 2.2.13 Under Section 37 of the Water Industry Act 1991, the Water Company is required to “develop and maintain a system of water supply such that it can have supplies available to persons demanding them,” i.e., it is obliged to provide a point(s) of connection for new development at the nearest practicable point to the site of the same diameter main or greater. Any reinforcement works required must now be funded by the Water Company subsidized by way of the Infrastructure Charges Levied on all new connections.

2.3 Relevant Guidance and Legislation

- The Water Industry Act 1991
- Water Act 2003
- Water Act (2014)
- OFWAT (2018)
- The Electricity Safety, Quality and Continuity Regulations (2002)
- HSE – Avoiding danger from underground services (2014)
- HSE - The Pipelines Safety Regulations (1996)



3 Utility Providers

3.1 Introduction

- 3.1.1 This section provides an overview of the existing utility infrastructure within and adjacent to the site.
- 3.1.2 The following table identifies the Statutory Undertakers that have been approached for record drawings and summarises the reported presence of utility infrastructure in the vicinity of the site, along with the likely requirement for diversion or protection of any existing infrastructure.

Table 3.1: Statutory Undertaker Contact List

Utility Medium	Statutory Undertaker	Existing Infrastructure On/Near Site	Enquiry Date
Electricity	SSEN	On Site	06/12/22
Gas	HSE HP Gas	Near Site	06/12/22
Gas	SGN	On Site	06/12/22
Gas	GTC	Near Site	06/12/22
Telecoms	Colt	No	20/12/22
Telecoms	Neos Networks	Near Site	06/12/22
Telecoms	Lumen Technologies	No	12/12/22
Telecoms	MBNL	No	07/12/22
Telecoms	Last Mile	No	06/12/22
Telecoms	Sky	Near Site	07/12/22
Telecoms	Sota	No	09/12/22
Telecoms	Openreach BT	On Site	06/12/22
Telecoms	Utility Assets	No	06/12/22
Telecoms	Verizon UK Ltd	No	06/12/22
Telecoms	Virgin Media	On Site	06/12/22
Telecoms	Vodafone		
Telecoms	Equans	No	19/12/22
Telecoms	City Fibre	On Site	06/12/22
Potable - Water	Portsmouth Water	On Site	06/12/22
Foul - Water	Southern Water	On Site	06/02/23
Misc	Network Rail	Near Site	09/11/22
Misc	SSE Utility Solutions	Near Site	06/12/22



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- 3.1.3 Existing Utility Infrastructure Constraints plans (Drawing Nos. SLR-STN-EU-XX-DR-C-0001 and 0002) have been prepared showing the extent of the existing utility infrastructure within and adjacent to the site, and are contained within **Appendix C**.
- 3.1.4 The information on utilities contained within this report has been derived from data provided by the main public utility companies. No information is provided in relation to “private” utility infrastructure that might be present on site.
- 3.1.5 The Statutory Undertakers that have services within or near to the proposed development are discussed within the following sections.



4 Electricity – Scottish and Southern Electricity

4.1 Existing Electrical Infrastructure

- 4.1.1 Scottish and Southern Electricity Networks (SSEN) records show 11kV underground cables heading south from the northwest corner of the site to a substation (ref: Brookvale Enc) located on site.
- 4.1.2 The above 11kV underground cables have branched from 11kV underground cables located within Bartons Road, adjacent to the site boundary.
- 4.1.3 Low voltage (LV) underground cables are also shown to run alongside the 11kV underground cables within Bartons Road. These emanate from 3no. substations (refs: Southleigh Park, Southleigh Park SW STN, and Gravel Pitt Cottages) all located outside of the north-west boundary of the site.
- 4.1.4 An LV underground cable is also shown to run from Bartons Road down along Eastleigh Road to serve the properties located along the road.
- 4.1.5 Asset mapping also shows 11kV underground cables running along Southleigh Road, a branch of which terminates at a substation (ref: Eastleigh), located at the junction of Southleigh Road and Eastleigh Road.
- 4.1.6 LV underground cables are shown to exit Eastleigh substation in an easterly and western direction along Southleigh Road to serve the neighbouring residential properties. An additional LV cable heading east /south-east across the site to serve Southleigh Farm and Douglas Cottages. Adjacent to the eastern site boundary, 11kV underground cables are shown to run along Horndean Road and Kennett Way

4.2 Diversionary and Protection Works

- 4.2.1 Based on the current masterplan, it may be necessary to locally divert the cables serving Southleigh Farm and Douglas Cottages. In addition, cables may need to be lowered or diverted at the proposed site access points. These requirements will need to be confirmed through further discussions with SSEN following the detailed design of the development accesses.

4.3 Proposed Utility Infrastructure

- 4.3.1 A network capacity check was submitted to SSEN to determine available capacity within the existing network to supply the site.
- 4.3.2 SSEN advised that they could support the initial phase of the development from a connection to their existing 11kV network. However, to enable the full development demand to be delivered, there would be a requirement to undertake upstream network reinforcements which would consist of the installation of new circuit breakers at the Westbourne primary substation (PSS) and 1.2km of new underground cables from the PSS to the site boundary.
- 4.3.3 Based on the provisional development load demand, an estimate of 6No. 11kV substations would need to be installed within the site. These substations would be connected to the 11kV HV cable infrastructure within the site, which would in turn connect to the existing SSEN network. It should be noted that these substations would need to be situated at even spacing around the site to enable an efficient routing of the LV cables. Should this not be possible, additional 11kV substations may be required to accommodate.



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- 4.3.4 GTC (a Lloyds accredited Multi Utility provider) also submitted and received a Point of Connection (POC) from SSEN for the site. The identified POC was on SSEN's existing 11kV underground cable located in Southleigh Road. As mentioned above, the upstream SSEN network would still require reinforcement to deliver the full demand for the development.



5 Gas – Scotia Gas Networks

5.1 Existing Gas Infrastructure

- 5.1.1 Asset mapping from SGN shows an 8-inch diameter polyethylene (PE) medium pressure (MP) gas main. The gas main, which is housed within a 15-inch diameter cast iron (CI) pipe, runs within Southleigh Road, and converts down to a 6-inch diameter steel MP gas main along the section of Southleigh Road that crosses the site.
- 5.1.2 From the MP gas main in Southleigh Road, a 1-inch diameter PE MP gas main and a 32mm diameter PE MP gas main branch off and head along Eastleigh Road to serve the buildings located along this road.
- 5.1.3 Asset mapping also shows a 180mm diameter PE low pressure (LP) gas main running along the northern side of Bartons Road.
- 5.1.4 A 125mm diameter PE LP gas main is shown to branch from the 180mm diameter LP gas main, crossing Bartons Road and heading south along Eastleigh Road to serve Southleigh Park House.
- 5.1.5 The Portsdown Hill to Apuldram 400mm diameter high pressure (HP) gas pipeline is shown to be located off-site to the south of the A27. The HSE (Health & Safety Executive) has confirmed the inner (16m), middle (40m) and outer (75m) consultation zones (either side of the pipeline) for this pipeline. These zones do not encroach within the development

5.2 Diversionary and Protection Works

- 5.2.1 There may be a requirement to lower or protect existing MP gas main where site entrances are proposed along Southleigh Road. This will require further discussion with SGN following the detailed design of the proposed development accesses.

5.3 Proposed Utility Infrastructure

- 5.3.1 Following the introduction of the Government's Future Homes Standard, new homes will be required to be future proofed with low carbon heating and high energy efficiency, as well as seeing a reduction in carbon of over 75%. As such, the installation of fossil fuel heating systems, for example gas fired boilers, will no longer be possible within new homes.
- 5.3.2 Similarly, with the latest Building Regulations Part L that came into effect 15th June 2022 requires that new homes achieve a 30% reduction in carbon emissions, which will likely result in a need for low carbon heating and high energy efficiency, prior to the 2025 Future Homes Standard.
- 5.3.3 In light of the above, no gas supplies have been considered for the proposed development.



6 Telecommunications – Openreach

6.1 Existing Telecommunications Infrastructure

- 6.1.1 Openreach asset mapping shows cable ducts and chambers that enter the site boundary on Eastleigh Road and terminate at the collection of houses located where Southleigh Road meets Eastleigh Road.
- 6.1.2 From the collection of houses mentioned above overhead cables are shown to run north along Eastleigh Road and terminate in Bartons Road.
- 6.1.3 Asset mapping also shows overhead cables located with Southleigh Road that terminate at Southleigh Farm located within the site boundary.
- 6.1.4 Along the northern boundary of the site Openreach cable and ducts run west before heading south along Eastleigh Road to supply Southleigh Park House.

6.2 Diversionary and Protection Works

- 6.2.1 Based on the current masterplan design the on-site Openreach cable ducts and overhead lines may need to be diverted / undergrounded in order for the masterplan to be realised without constraint. Further discussions and investigations with Openreach will be undertaken post planning.
- 6.2.2 Where site entrances are to be located, existing Openreach infrastructure may require lowering and/or protection measures.

6.3 Proposed Utility Infrastructure

- 6.3.1 The supply strategy for the development is likely to be via a new connection to the telecommunications infrastructure located within one of the adjacent roads. These proposals will be confirmed by Openreach NewSites following their detailed design works. Openreach will provide this information post planning permission.
- 6.3.2 As of 2017, Openreach only provide fibre optic networks to new residential developments. Therefore, this development will benefit from fibre to the premise (FTTP) to all dwellings, which can offer Ultrafast Full Fibre broadband.
- 6.3.3 Openreach normally undertake to provide telephone and broadband services to all new developments free of charge with the end user ultimately paying for connection costs. All civils works will typically be undertaken by the developer using free issue Openreach ducts and Openreach specified duct boxes to Openreach confirmed design. Openreach will then pull cables through the newly installed ducts as and when required.

6.4 Existing Broadband Network

- 6.4.1 A check of the availability and quality of broadband within the area of the proposed development has been undertaken.



6.4.2 The estimated download speed at the present time is:

- 24Mbps for Standard broadband and 5 Mbps uploads
- 1000Mbps for Ultrafast broadband and 1000 Mbps uploads

6.4.3 The details of the broadband availability have been taken from Ofcom's Broadband Availability checker.

6.5 Proposed Broadband Network

6.5.1 As part of the FTTP connections described in paragraph 6.3, BT offer Ultrafast Full Fibre broadband with a download speed of up to 1Gbps.

6.5.2 The actual speeds being made available would be determined by BT at the design / delivery stage.



7 Telecommunications – Virgin media

7.1 Existing Telecommunications Infrastructure

- 7.1.1 Asset records from Virgin Media show underground cables and ducts running along Southleigh Road.
- 7.1.2 Virgin Media underground cables and ducts are also shown to run along Bartons Road.
- 7.1.3 Asset mapping also shows Virgin Media cables and ducts that run along the southern boundary of the site and along the existing Network Rail track.

7.2 Diversionary and Protection Works

- 7.2.1 There may be a requirement to lower or protect existing Virgin Media infrastructure where site entrances are proposed. This will require further discussion with Virgin Media following the detailed design of the proposed development accesses.

7.3 Proposed Utility Infrastructure

- 7.3.1 If the developer chooses to opt for an additional telecommunications provider, Virgin Media could be considered, as existing infrastructure is already present within Southleigh Road and Bartons Road.
- 7.3.2 Virgin Media would look to extend their existing network from one of the roads to the Site and deploy their FTTP services supplying phone, TV, and broadband to the new development.
- 7.3.3 Should the Client wish to have Virgin Media fibre infrastructure, the supply strategy for the development is likely to be via a new connection to the telecommunications infrastructure located within Bartons Road. These proposals would need to be confirmed by Virgin Media fibre following their detailed design works. Virgin Media would provide this information post planning permission.



8 Telecommunications – Neos Networks

8.1 Existing Telecommunication Infrastructure

- 8.1.1 Asset records from Neos Networks show cable ducts located in Bartons Road adjacent to the site boundary.
- 8.1.2 The Neos Network ducts also contain Sky fibre optic cables, as Sky rent duct space from Neos. Therefore, if Neos cable ducts are affected by the proposals, then Sky will also be affected.

8.2 Diversionary and Protection Works

- 8.2.1 There may be a requirement to lower or protect existing Neos Networks infrastructure where site entrances are proposed. This will require further discussion with Neos Networks following the detailed design of the proposed development accesses.

8.3 Proposed Utility Infrastructure

- 8.3.1 Neos Networks specialise in high-capacity, business-dedicated networks and are therefore unlikely to establish a new network for a residential development.



9 Telecommunication – CityFibre

9.1 Existing Telecommunications Infrastructure

- 9.1.1 Asset records from CityFibre show underground cables and ducts running along Southleigh Road and Eastleigh Road.
- 9.1.2 Asset records show cable ducts located in Bartons Road adjacent to the site boundary.

9.2 Diversionary and Protection Works

- 9.2.1 There may be a requirement to lower or protect existing CityFibre infrastructure where site entrances are proposed. This will require further discussion with CityFibre following the detailed design of the proposed development accesses.

9.3 Proposed Utility Infrastructure

- 9.3.1 If requested to establish a network within the proposed development CityFibre would look to extend their existing network from one of the roads to the Site and deploy their FTTP services supplying phone, TV, and broadband to the new development.
- 9.3.2 Should the Client wish to have CityFibre infrastructure, the supply strategy for the development is likely to be via a new connection to the telecommunications infrastructure located within Southleigh, Eastleigh and Bartons Road. These proposals would need to be confirmed by City Fibre following their detailed design works. CityFibre would provide this information post planning permission.



10 TV and DAB Services

10.1 Signal Strength

- 10.1.1 The proposed development site is predicted to receive a terrestrial TV signal from the Rowridge transmitter. This area should receive 134 Freeview channels.
- 10.1.2 The above information has been sourced online from freeview.co.uk.



11 Potable Water – Portsmouth Water

11.1 Existing Potable Water Infrastructure

- 11.1.1 Portsmouth Water asset records show a 30-inch diameter prestressed concrete (PSC) trunk main located in Bartons Road, that continues down Emsworth Common Road.
- 11.1.2 Portsmouth Water records also show another trunk main of 12-inch diameter cast iron (CI) located within Horndean Road, adjacent to the eastern site boundary.
- 11.1.3 On site records show 180mm diameter medium density polyethylene (MDPE) water main, which travels the length of Eastleigh Road and connects to a water main located in Bartons Road.
- 11.1.4 Also located within Eastleigh Road an abandoned water main is shown within the site boundary.
- 11.1.5 Additionally, located in Bartons Road a 6-inch diameter CI water main is shown. This pipe terminates in Horndean Road.

11.2 Diversionary and Protection Works

- 11.2.1 No buildings, structures or tree planting will be permitted within 7m either side of the water trunk mains. This includes no surface water attenuation features and associated earthworks in the easement strip. The water trunk mains must be located within a public open space and ground cover should not be substantially altered.

11.3 Proposed Utility Infrastructure

- 11.3.1 Under Section 37 of the Water Industry Act 1991, the Water Company is required to “develop and maintain a system of water supply such that it can have supplies available to persons demanding them,” i.e., it is obliged to provide a point(s) of connection for new development at the nearest practicable point on its network where the parent pipe is the same diameter, or greater, than that of the connection from the development to the site. Any reinforcement works required must now be funded by the Water Company subsidized by way of the Infrastructure Charges Levied on all new connections.
- 11.3.2 These works will be requisitioned by the developer under Section 41 of the Water Industry Act 1991.
- 11.3.3 A capacity check has been undertaken by Portsmouth Water on 6th April 2023 for 1,700 houses and they have confirmed that there is capacity within their network to supply the site. An additional capacity was undertaken on 6th April 2023 for 2,100 houses they confirmed there was also enough capacity within network to supply the site.

11.4 Water Quality

- 11.4.1 The average hardness of the water supply in the development area is considered to be 'Hard Water'.



12 Foul Drainage – Southern Water

12.1 Existing Foul Water Infrastructure

- 12.1.1 Southern Water (SW) asset records show that they have assets located within the site boundary.
- 12.1.2 A 150mm diameter foul sewer is shown to enter the site by Southleigh Park House and travel in a southern direction before turning and crossing Southleigh Road by Old Stable House. The sewer exits the site boundary at Southleigh Road.
- 12.1.3 A 150mm diameter sewer that is shown to enter the site at the western boundary connects into the sewer mentioned above in paragraph 12.1.2.
- 12.1.4 Next to Brookvale ENC substation, asset mapping shows a 375mm diameter surface water sewer that runs through the site and terminates near Woodbine Cottage.
- 12.1.5 Asset mapping also shows a 225mm diameter sewer located on site located near Clarks Haven substation.

12.2 Diversions and Protection Works

- 12.2.1 It is likely that the foul sewers and surface water drainage located on site will require diverting in order for the masterplan to be realised without constraint.

12.3 Proposed Utility Infrastructure

- 12.3.1 SW are obliged to provide a point of connection for new developments at “the nearest reasonably practicable point” on its network where the parent sewer is the same diameter, or greater, than that of the connection from the development. Should SW require the connection to be made elsewhere on its network, for capacity reasons, it will be responsible for any works required to provide that capacity downstream of “the nearest reasonably practicable point” of connection meeting the condition on respective pipe sizes. Any network reinforcement costs required shall be recovered by SW through the infrastructure charges levied on new connections, and/or its own capital program allocation.
- 12.3.2 The developer will be responsible for the cost of the offsite sewers / mains from the identified POC to the developers site boundary. These works can either be requisitioned by the developer under Section 98 of the Water Industry Act 1991 (if third party land is involved) or Section 104 of the Water Industry Act 1991 (if the sewers / mains are within the developer's land holdings).
- 12.3.3 All onsite sewers will be designed and constructed by the developer and offered for adoption by SW or the NAV under Section 104 of the Water Industry Act 1991.



13 Conclusion

13.1 Summary of Investigations

13.1.1 The following table summarises the results from the Statutory Undertakers following the investigations undertaken by Stantec.

Table 13.1: Summary of Investigations – Statutory Undertakers, Diversionary & Protection Requirements

Statutory Undertaker	Diversionary and Protection Requirements
SSEN	Localised diversions may be required at site access locations and to the cables serving Southleigh Farm and Douglas Cottages.
SGN	The MP gas main located within Eastleigh and Southleigh Road will need to be diverted.
Openreach	Openreach infrastructure located with Southleigh and Eastleigh Road may need to be diverted.
Neos Networks	Neos Network ducts located within Bartons Road may need diverting based upon current masterplan design.
City Fibre	City Fibre infrastructure located with Southleigh and Eastleigh Road may need to be diverted.
Virgin Media	Virgin Media infrastructure located with Southleigh Road may need to be diverted.
Portsmouth – Potable Water	Based on the proposed site boundary, the trunk main located within Horndean Road may need to be diverted, moreover the distribution main located within Eastleigh Road may also need to be diverted as well.
Southern Water – Foul Drainage	Based on the proposed site boundary, the fowl sewers located within the site boundary will need to be diverted, in addition the surface water sewer also located within the site boundary will need to be diverted as well.

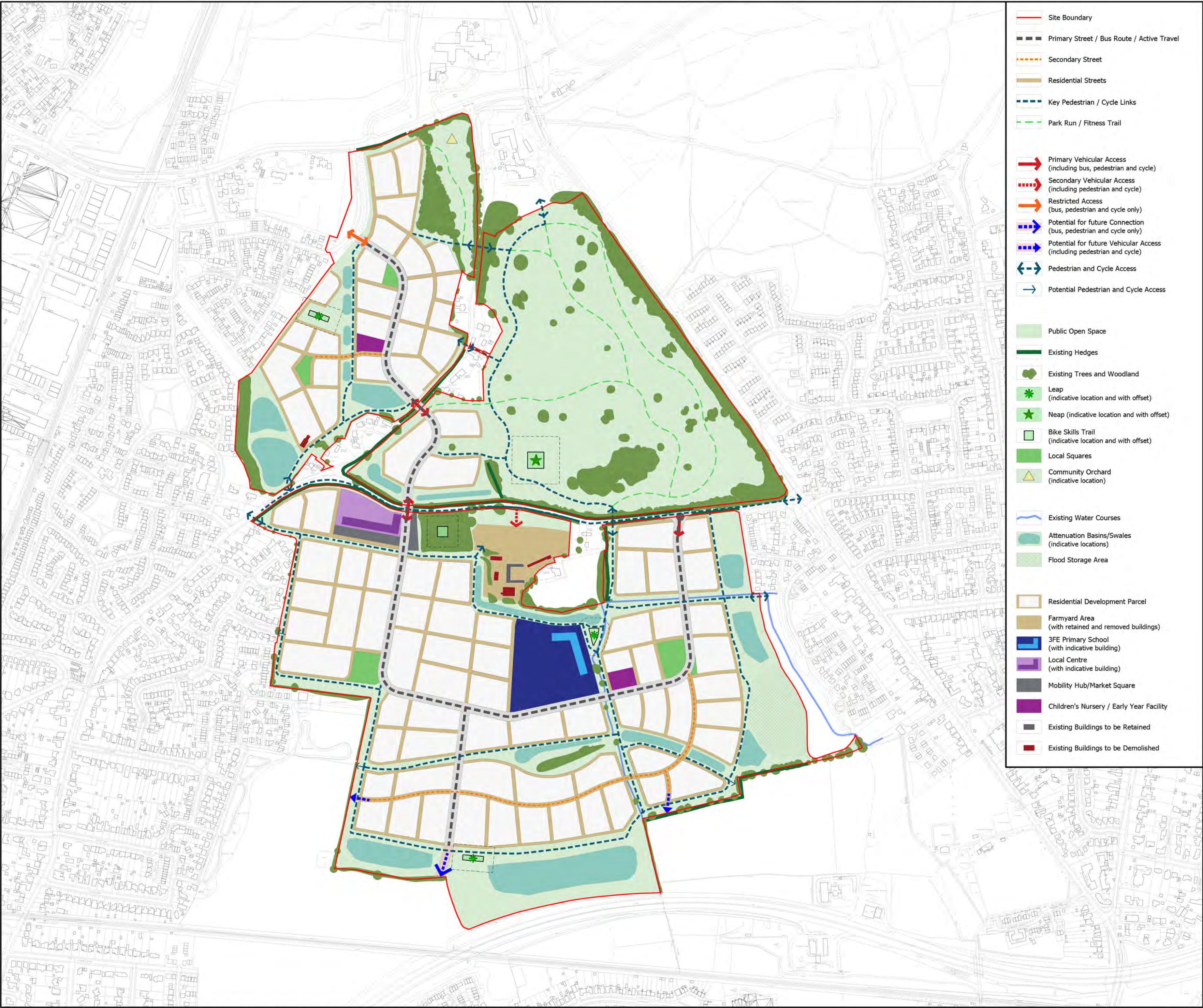
Table 13.2: Summary of Investigations – Statutory Undertakers, New Utility Infrastructure

Statutory Undertaker	Diversionary and Protection Requirements
SSEN	A budget estimate will be placed with SSEN, to see if the local network can support increase load. This report will be updated when a response from SSEN is received.
SGN	No gas supply will be required.
Openreach or Other	The supply strategy for the development is likely to be via a new connection to the existing Openreach network along Southleigh, Eastleigh or Bartons Road. Alternatively, a connection from Virgin Media is likely to be via the existing network along Bartons Road.
Portsmouth – Potable Water	The preliminary point of connection will need to be agreed with Portsmouth Water. This report will be updated upon receipt of their response.
Southern Water – Foul Drainage	The point of connection to the existing foul network will need to be agreed with Southern Water, report will be updated when receipt of their response.



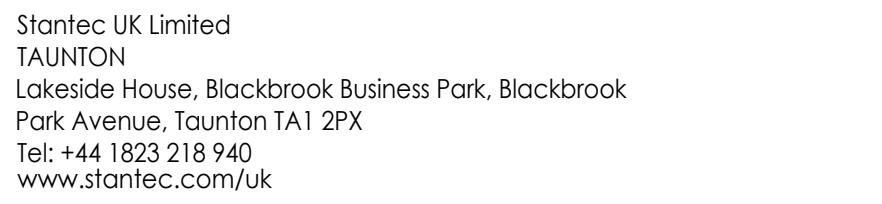
Appendix A Illustrative Masterplan





Appendix B Site Location Plan





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Notes

KEY

SITE BOUNDARY

DP	-	2024.02.02
Issued/Revision	By	Appd YYYY.MM.DD
DP	-	2024.02.02
Dwn.	Dsgn.	Chkd. YYYY.MM.DD

Issue Status

FOR INFORMATION

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Client/Project Logo

Client/Project
BLOOR HOMES LTD

SOUTHLEIGH ROAD, HAVANT

Title
SITE LOCATION PLAN

Project No.

0755

Scale

2500

-STN-EU-XX-DR-C-0200

Appendix C Existing Utilities Constraint Plan





Blackbrook Business Park, Blackbrook
 TA1 2PX
 UK

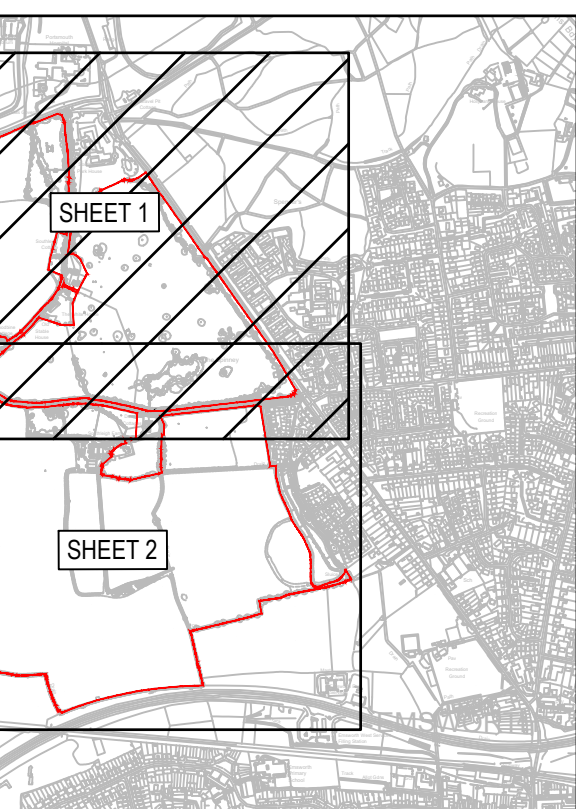
and be responsible for all dimensions. DO NOT scale the drawing. All reports to Stantec without delay. Drawings are the property of Stantec. Reproduction or other than that authorized by Stantec is forbidden.

- THE SERVICES MAY BE DIFFERENT TO THAT SHOWN WHICH IS INTENDED FOR GENERAL GUIDANCE ONLY. NO GUARANTEE IS GIVEN TO ITS ACCURACY AND IT SHOULD NOT BE USED FOR MASTERPLANNING, INTRUSIVE INVESTIGATIONS, OR CONSTRUCTION.

SETTING OR GROUND WORKS

- ATION AND/OR GROUND PENETRATING ACTIVITY SHALL REQUIREMENTS OF THE HIDE GUIDANCE DOCUMENT "DANGER FROM UNDERGROUND SERVICES" (1) SERVICES I.E. CABLES, PIPES, DUCTS SHOULD BE IDENTIFIED USING THE FOLLOWING TECHNIQUES;
- (2) DETAILING LARGER SCALE DRAWINGS AND CABLE LISTS. THESE WILL NEED TO BE REQUESTED FROM THE PROVIDER AND REFERRED TO DURING THE DESIGN PHASE AVAILABLE ON SITE TO SITE OPERATIVES PRIOR TO COMMENCEMENT OF ANY GROUNDWORKS
- (3) INSTRUMENTS I.E. GROUND PENETRATING RADAR, ELECTROMAGNETIC INDUCTION AND RESISTIVITY TO DETERMINE THE LOCATION AND PRESENCE OF UNDERGROUND SERVICES AND OBSTRUCTIONS BEFORE EXCAVATION WORKS
- (4) TECHNIQUES (HAND EXCAVATION) AS DETAILED IN THE HIDE GUIDANCE DOCUMENT WILL BE NECESSARY TO DETERMINE THE EXACT LOCATION OF SERVICES AND OBSTRUCTIONS BEFORE EXCAVATED.
- (5) IF FOUND SHOULD BE CROSS REFERENCED WITH THE RECORD PLANS. ANY ANOMALIES SHOULD BE REPORTED TO THE PROJECT MANAGER.

<u>TAKER</u>	<u>MAPPING RECEIVED</u>
ERN ELECTRICITY NETWORK	06/12/2022
ORK	06/12/2022
	06/12/2022
	23/01/2023
	06/12/2022
	06/12/2022
ER	06/12/2022
	03/02/2023



DARY	OA		2025.09.0
R ADDED	DP		2023.09.2
H TOPO SURVEY	DP		2023.09.2
DED	DP	-	2023.08.0
	By	Appd	YYYY.MM.DD
	OA	-	2023.01.2
	Dwn.	Disgn.	Chkd.
			YYYY.MM.DD

FOR INFORMATION

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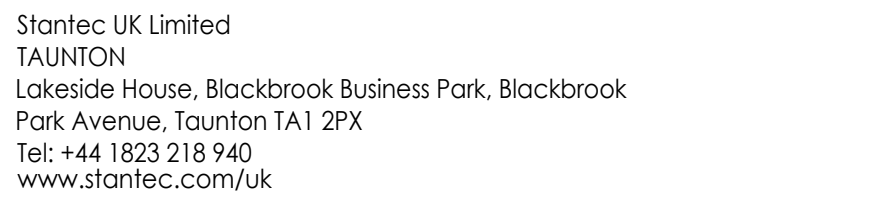
ES LTD

ROAD, HAVANT

LITY INFRASTRUCTURE TS PLAN

Scale

Drawing No. _____



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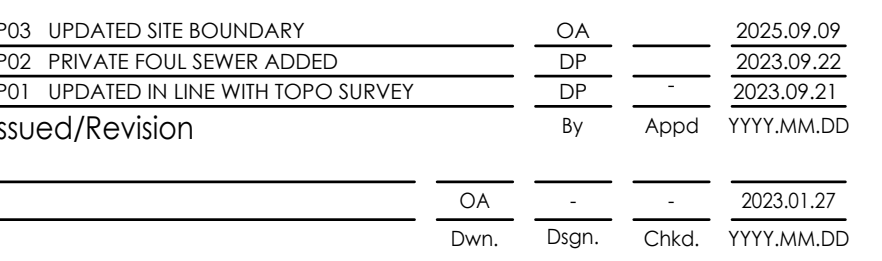
NOTES

- ABANDONED SERVICES MAY NOT BE SHOWN ON THIS PLAN.
- TRUE POSITION OF THE SERVICES MAY BE DIFFERENT TO THAT SHOWN ON THIS PLAN, WHICH IS INTENDED FOR GENERAL GUIDANCE ONLY. NO GUARANTEE CAN BE GIVEN TO ITS ACCURACY AND IT SHOULD NOT BE RELIED UPON DURING MASTERPLANNING, INTRUSIVE INVESTIGATIONS, EXCAVATIONS AND CONSTRUCTION.
- THESE SERVICES MAY NOT RUN IN A STRAIGHT LINE EITHER HORIZONTALLY OR VERTICALLY BECAUSE OF GROUND CONDITIONS, OBSTACLES AND OTHER REASONS.
- BURIED SERVICES MAY EXIST AT VARIOUS DEPTHS AS GROUND LEVEL MAY HAVE BEEN ALTERED SINCE THE UTILITY APPARATUS WAS LAID.

ANY SITE INVESTIGATION OR GROUND PENETRATING ACTIVITY SHALL COMPLY WITH THE REQUIREMENTS OF HSE GUIDANCE DOCUMENT HS(G) 47 "AVOIDING DANGER FROM UNDERGROUND SERVICES"

- ALL UNDERGROUND SERVICES i.e., CABLES, PIPES, DUCTS SHOULD BE LOCATED USING THE FOLLOWING TECHNIQUES:
- REFERENCE TO DETAILED LARGE SCALE DRAWINGS AND CABLE ROUTE PROFILES. THESE WILL NEED TO BE REQUESTED FROM THE SERVICE PROVIDER AND REFERRED TO DURING THE DESIGN STAGE AND MADE AVAILABLE ON SITE TO SITE OPERATIVES PRIOR TO THE COMMENCEMENT OF ANY GROUNDWORKS.
 - SUITABLE INSTRUMENTS i.e. GROUND PENETRATING RADAR, CABLE LOCATING DEVICES WILL NEED TO BE USED TO DETERMINE THE LOCATION/PRESSENCE OF ANY CABLES/PIPES/DUCTS AND SERVICES/OBSTACLES BEFORE EXCAVATION WORKS PROCEED.
 - SAFE DIGGING TECHNIQUES (HAND EXCAVATION) AS DETAILED IN HIGH 47 WILL BE NECESSARY TO DETERMINE THE EXACT POSITION OF BURIED SERVICES AND OBSTRUCTIONS BEFORE WORK CAN PROCEED.
 - ALL APPARATUS FOUND SHOULD BE CROSS REFERENCED WITH THE DETAILED RECORD PLANS. ANY ANOMALIES SHOULD BE REPORTED TO THE PROJECT MANAGER.

<u>STATUTORY UNDERTAKER</u>	<u>MAPPING RECEIVED</u>
SCOTTISH SOUTHERN ELECTRICITY NETWORK	06/12/2022
SCOTIA GAS NETWORK	06/12/2022
OPENREACH BT	06/12/2022
VIRGIN MEDIA	23/01/2023
NEOS NETWORKS	06/12/2022
CITY FIBRE	06/12/2022
PORTSMOUTH WATER	06/12/2022
SOUTHERN WATER	03/02/2023



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EXISTING UTILITY INFRASTRUCTURE CONSTRAINTS PLAN

Revision: **P03** Drawing No.: **SLR-STN-EU-XX-DR-C-0002**

