

4TH JULY 2023



F.A.O. GEORGE GULLON

WSP UK
MATRIX HOUSE
BASING VIEW
BASINGSTOKE
RG21 4FF

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

Web: www.portsmouthwater.co.uk

Please ask for: New Developments
Our Ref: F6222
Your Ref:

Dear George,

F6222- LAND AT WESTERGATE, WEST SUSSEX, PO20 3QR

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 400 units and the drawing you provided, Proposed water connections – 20191 – SK10A (Coloured Sketch Layout)

Main Laying Cost	£251,488.00
Service Connection Cost	£66,865.00
Infrastructure Charge	£128,400.00
Infrastructure Charge Income Offset	(-£172,000.00)

Please note these costs are only indicative, they have been calculated based on our Developer Services Charging Arrangements 2023-24 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 shows we would need to divert our existing 12" & 18" Existing Mains.

Registered in England No.2536455

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.

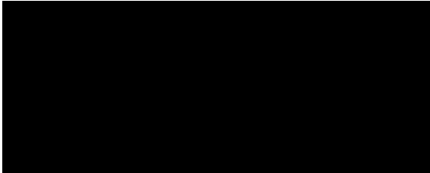
Please note that all enquiries regarding sewerage should be directed to Southern Water, who is the responsible undertaker in this area.

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 

Yours Sincerely,



Chris Knight
Senior Contracts Engineer