



Saltbox Development

Landlink Developments

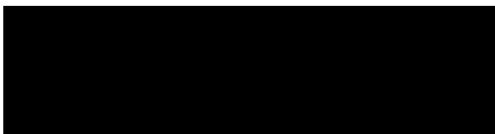
Incoming Services Planning Statement

Revision 0
10/12/2018

Scotch Partners LLP

Building Services Engineering | Sustainability | Acoustics

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Project Particulars

Client Name: Landlink Developments

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Revision History

Revision	Description	Date	Prepared By	Checked By
0	Planning	10/12/2018	JB	JB

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1 Introduction

This document describes the proposed incoming utility services to be provided in connection with the proposed development - Saltbox – Bognor Regis site. It sets out the basis of design and criteria to be adopted for the development including on site access roads and paths, car parking areas, commercial and retail units.

1.1 HV Infrastructure

Initial discussions with SSE have confirmed there is insufficient capacity within the existing HV network and there will be a requirement for HV switchgear upgrades and network reinforcements within the existing South Bersted sub-station to cater for the development.

The estimated sitewide load after diversity is approx. 3.4 MVA

The 11KV high voltage (HV) ring main shall be routed around the site will be extended to serve strategically positioned GRP packaged sub stations as indicated on External Incoming Services drawings.

The new packaged sub stations shall provide individual low voltage 3 phase connections to the following:

- A) Warburtons unit
- B) Commercial Units
- C) Food Store
- D) A3/Restaurant Unit
- E) Trade Units
- F) RMG Showroom

The Sub-stations shall be located with soft landscaped areas along the main access road through the site

The HV cable routes into the site are to be confirmed by SSE. The HV cable installation/sub-stations shall be by provided SSE under the supervision/programming of the developer.

The following will be required to be provided by the developer's main contractor:

- All builders work associated with trenches/ducts
- All road duct cross overs, draw pits
- All structural bases to sub-stations/feeder pillars
- GRP enclosures

The main contractor shall be responsible for ensuring all on site co-ordination with other services and will be required to appoint a full time/designated on site M&E co-ordinator.

Where cables are laid direct into ground one or more continuous plastic marker strip, marked "DANGER ELECTRICITY" shall be laid on this layer to effectively cover the area of the cables.

1.2 LV Infrastructure

Low voltage 3 phase metered supplies from the sub-stations listed above shall be provided to all units.

All LV supplies shall be terminated within the local authority provided CT chambers/service head. The LV cable and sub-station installation shall be by SSE under the supervision and programming of the developer's main contractor.

All trench works, ducts, draw pit requirements associated with the LV infrastructure shall be provided by the main contractor.

1.3 Incoming Telecoms

Incoming telephone ducts shall be supplied free issue from BT Openreach to the main contractor for installation. All ducts are to be installed complete with nylon draw cords. The main contractor shall contact BT for call off of ducts for installation to suite the build program.

The main contractor shall be responsible for all builders works/trench and pit requirements associated and laying of ducts with this installation.

BT Openreach shall provide a fibre infrastructure within the proposed new duct network. It shall be the incoming tenants to each unit to arrange incoming telecoms lines/fibre connections

1.4 Gas Infrastructure

The new gas supplies to the development shall be provided by a low pressure (LP) network operated by SGN. An application shall be made for a low pressure main supply, which is expected to be provided from the existing gas mains in the vicinity of the development.

The mains gas supply to be routed through the site by the gas authority, to terminate with a capped meter control valve adjacent to the service yard and at agreed intake locations within a dedicated meter enclosures.

The tenants shall be responsible for applying for meter connections and energising of supplies.

1.5 Water Infrastructure

Water supplies for the development shall be provided by two networks, one for domestic water and the other for fire water service. The local water authority is Portsmouth Water.

It is proposed that the domestic water supply mains and the site fire mains for the development is fed from the existing water mains running along the boundary of the development site adjacent to the proposed new unit.

The domestic water supply main shall be run through the site by the local water authority to serve the development. The supply mains shall be terminate with valved connections within external meter pits. The contractor shall be responsible for providing the service pipe from the meter pit to terminate at the point of entry in the retail unit with suitable valve/end cap arrangement.

Once the main is laid and commissioned by the local water authority, the application for an individual connection can be made. The water authority will install the pulsed water meters and tap into the on-site main. The end tenant shall be responsible for applying for meter connections and energising of supplies.

1.6 Sprinkler / Fire Hydrants

The incoming fire water main shall be terminated at the site boundary by the local water authority.

The contractor shall extend the site fire water main in 125 MDPE commencing from a spring loaded reflux valve installed by the contractor in a valve pit at the site boundary.

The fire main shall serve on site fire hydrants and sprinkler tanks.

The fire main serving a number of hydrant points shall comply with BS 9990:2006 and the local fire authority requirements.

The main contractor shall be responsible for all on site co-ordination of incoming services. All trench works (excavation, backfill and reinstatement) associated with the infrastructure shall be provided by the main contractor

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