

Land at Pagham Road

Service Supply Statement

Hallam Land Management Ltd

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Appendix A – Existing Utilities Plan

1 Introduction

- 1.1** Brookbanks is appointed by Hallam Land Management Ltd to complete a Service Supply Statement for a proposed residential development at Land at Pagham Road.
- 1.2** The objective of the study is to demonstrate that the development proposals can adequately be provided with service supplies and to identify the outline requirement for any necessary reinforcements to existing networks.
- 1.3** This report presents the findings of the study and specifically addresses the following issues:
- Existing network apparatus
 - Supply requirements for the Proposed Development
 - Consultations with the incumbent supply network operators
 - Development of outline proposals to supply the Proposed Development.

2 Background Information

Location and Details

- 2.1 The site is bound to the north by open fields and to the west by woodland. To the south, the site is bound by an area of existing residential properties. To the east, the site is bound by Pagham Road, situated adjacent to which is the Pagham North Strategic Site allocation.
- 2.2 The Site is currently in agricultural use.
- 2.3 The Site location and boundary is shown indicatively on **Figure 2-1** below

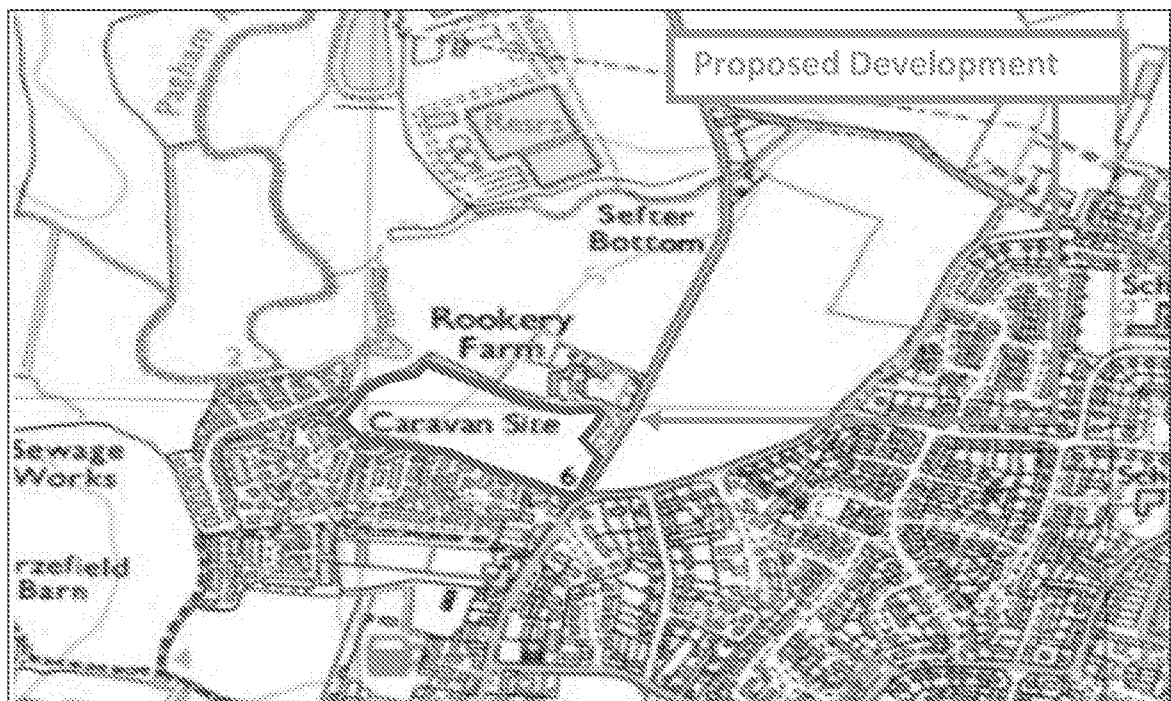


Figure 2-1: Site Location

Development Criteria

- 2.4 The construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

Supply Loading

- 2.5 The following loading assumptions shown in Table 2-1 have been made to determine the Supply loadings to provide to the incumbent potable water, foul water, electricity and gas suppliers, based on quantum demand

of 120 Dwellings. Whilst the planning application is seeking permission for up to 106 new homes, this assessment has been undertaken on the basis of 120 to ensure the worst case scenario is considered

Development Type	Potable Water	Foul Water	Electricity	Peak Gas	Annual Gas
Residential Dwellings	Daily Water Demand of 125l/ person/ day over an 18 hour day*	Assuming 95% of Potable Water Demand	2kW/ Dwelling plus a demand for Electric Heating)	10kW / Dwelling	17000 kW / Dwelling

Table 2-1: Supply Loading Assumptions

- 2.6** Following the assumptions made above, Table 2-3 below outlines the supply loadings which have been provided to each incumbent utility company (Portsmouth Water, Southern Water, SSE and SGN) in order for them to confirm whether they have capacity in their existing network to supply the proposed development.

Peak Potable Water Demand (l/s)	Peak Foul Water Demand (l/s)	Electricity Demand (kVA)	Electricity and Electric Heating (kVA)	Peak Gas Demand (kWh)	Annual Gas Demand (kWh)
1.60	1.52	240	444	2,760	2,040,000

Table 2-2: Supply Loadings

- 2.7** In addition, as part of the multi-utility quotation requests, EV charging has been allowed for and is/will be included within their quotations.

Sources of Information

- 2.8** The following bodies have been consulted whilst completing this study:

• Portsmouth Water	-	Potable Water
• Southern Water	-	Foul Water
• SSE	-	Electricity
• SGN	-	Gas
• BT Openreach	-	Telecommunications
• SamKnows Website	-	Broadband Exchange
• Multi Utility Company - GTC	-	Electricity and Gas

3 Water Supply

Existing Conditions

- 3.1** **Portsmouth Water (PW)** has been consulted regarding the location and capacity of their existing network within the vicinity of the Site. Location details of their existing water supply network has been provided and transferred to a composite existing services plan, which is contained in the Appendix.
- 3.2** PW do not operate any potable water mains which are shown to cross the proposed development. A 6" CI potable water main is identified to the east of the Site along Pagham Road. Additional potable water mains are shown to the south-east of the Site (including a 7" CI main along Hook Lane), which are supplying the adjacent residential development.

Supply Loading

- 3.3** To assist Portsmouth Water in their capacity assessment of their existing network, a total Peak Clean Water Demand of 1.60l/s was provided. Further details of the supply loadings and assumptions are outlined in **Table 2-1** and **2-2**.

Network Requirements

- 3.4** PW have been approached to provide a pre-development enquiry for the Site. At the time of writing, PW are still to provide their pre-development enquiry.
- 3.5** Ofwat has instigated significant changes into the charging regimes of the water companies. Whereas prior to April 2018, the water companies would charge developers for any reinforcement works to the existing network directly attributable to the new demand, under the new charging rules the developer has to only fund infrastructure works to the nearest practicable point of connection (defined as network of an equal or greater size to the infrastructure supplying the site). As such any reinforcement works are covered by the Infrastructure Charge, payable per plot for all new connections.
- 3.6** It is therefore anticipated, that for the size of the Site that the 6" CI potable water main along Pagham Road will be sufficiently sized to supply the Site.

Diversions

- 3.7** PW do not operate any potable water mains shown to cross the proposed development.
- 3.8** Depending on the final Site Access, the 6" potable water main along Pagham Road may require a diversion/protection measure. Once confirmed at the detailed design stage, PW may be contacted to confirm whether any necessary diversions will be required. However, on initial review of the proposed Site access against the asset plans, it appears the water main is on the opposite side of the proposed access road and therefore diversionary works would not be anticipated.

Regulatory Background

3.9 The introduction of the Water Act 2003 has:

- Formalised the procedures for developers wishing to complete self-lay schemes through multi-utility businesses.
- Implemented revised financial procedures, being more developer focused by offsetting capital costs of infrastructure against supply revenue.

3.10 Under current regulations, the new off-site and on-site infrastructure can be implemented by multi-utility contractors, except for a small element of non-contestable works where the new supply is connected to the existing network.

3.11 The Water Act 2003 allows two principal options in terms of financial arrangement between the developer and water infrastructure business. Both take into account the revenue earned by the business as a result of the new supplies.

- The Discounted Aggregate Deficit (DAD) / Commuted Sum method calculates the cost of implementing and funding the required infrastructure over a ten-year period. The year on year income from new supplies is then offset against the funding, which when brought forward to an equivalent present-day cost, identifies the contribution attributed to the developer. The mains are then installed by the water infrastructure company.
- The Asset Value method, whereby the mains may be laid by a multi-utility contractor, calculates the year on year income generated from the water supply, which is then paid back to the developer on the adoption of the mains. As a multi-utility contractor generally completes the work at a lower cost than the water supplying company, the Asset Payment method can often be the most cost effective.

3.12 The procedures outlined in the Water Act 2003 should result in all water businesses (including the incumbent operator) giving similar rebates through either the Asset Value or Commuted Sum procedures. The Asset Value method generally offers a cheaper scheme for site developers wishing to procure services through a multi-utility contract.

3.13 Ofwat has recently instigated significant changes into the charging regimes of the water companies. Whereas prior to April 2018, the water companies would charge developers for any reinforcement works to the existing network directly attributable to the new demand, under the new charging rules the developer has to only fund infrastructure works to the nearest practicable point of connection (defined as network of an equal or greater size to the infrastructure supplying the site). As such any reinforcement works are covered by the Infrastructure Charge, payable per plot for all new connections.

4 Foul Water Sewage and Storm Water Drainage

Existing Conditions

- 4.1 Southern Water (SW) has been consulted regarding the location and capacity of their existing sewerage network within the vicinity of the Site. Existing details of their Foul Water supply network has been provided and transferred to a composite existing services plan, which is contained in the Appendix.
- 4.2 SW asset plans highlight a Rising Main Sewer is shown to run across the Site. An additional Rising Main is identified in the north-east of the Site.
- 4.3 SW asset plans also highlight a 450mm/525mm CP Surface Water Sewer to the east of the Site along Pagham Road. Additional Surface Water Sewers and 150mm Foul Water Sewers are identified to the south and south-east of the Site (including along Hook Lane) supplying the adjacent residential development.

Supply Loading

- 4.4 To assist Southern Water in their capacity assessment of their existing network, a total Peak Foul Water Demand of 1.52l/s was provided. Details of the supply loadings and assumptions are outlined in **Table 2-1** and **2-2**.

Network Requirements

- 4.5 SW has been contacted to provide a pre-development enquiry for the Site. SW has confirmed a connection from the proposed development to the 150mm sewer along Pagham Road, to the south-east of the Site currently has inadequate capacity to supply the proposed development. Therefore, additional off-site sewers/improvements to the existing sewer will be required to provide sufficient capacity. With the Ofwat instigated changes in April 2018, SW has confirmed that they have a duty to provide network capacity from the practicable Point of Connection, funded through the New Infrastructure Charges.
- 4.6 SW have provided confirmation the nearest Point of Connection with sufficient capacity would be the Pagham Wastewater Treatment Works (WTW), situated approximately 600m west of the Site. Rights are not issued to a direct connection to the WTW and therefore the connection would need to be agreed with Southern Water, prior to the works being carried out. The *Chichester District Council Water Quality Assessment*, produced by *Amec Foster Wheeler Environment & Infrastructure UK Limited* (for *Chichester District Council*) in August 2018, confirms the Pagham WwTW discharges to the Pagham Rife, which is identified as a Site of Special Scientific Interest, Special Protection Area and Ramsar Site. Once potential housing growth is added, the report outlines there would be up to 12kg/d increase in nitrate loading from the WwTW. However, the current contribution to Pagham Harbour from Pagham WwTW is estimated at 6%. The report confirms the relative contribution is potentially low.
- 4.7 In addition, a review of the Chichester Local Plan Website, includes for a note prepared by CDC in August 2021 noted that the Pagham Wastewater Treatment Works has an estimated remaining capacity for approximately 734 dwellings. This has been combined by CDC from Environment Agency and Southern Water data. Therefore,

there is indicatively enough headroom in the Wastewater Treatment Works for the proposed development of Land at Pagham Road.

4.8 Furthermore, the *Statement of Common Ground between Chichester District Council, Environment Agency and Southern Water – Waste Water Treatment in Chichester Plan Area* document produced on the 24th November 2021, confirmed:

- *The improvement schemes at Pagham WWTW, which include a growth design horizon up to 2035 are due for completion by 2025 – more information about the options and capacity is expected to be available by the end of 2021*
- *Combined growth and quality improvement schemes for Pagham WWTW due for completion by 2025 will provide additional capacity there*

4.9 Therefore, the document provides confirmation that capacity will be available for the proposed development Site.

Diversions

4.10 SW operate two Rising Mains shown to cross the proposed development. Once confirmed at the detailed design stage, SW will be contacted to confirm whether any necessary diversions/protective measures will be required, where the mains can't remain in-situ.

4.11 SW operate a 450mm/525mm Surface Water Sewer along Pagham Road to the east of the Site. Once confirmed at the detailed design stage, SW may be contacted to confirm whether any necessary diversions and/or protective measures will be required. However, on initial review of the proposed Site access against the asset plans, it appears the surface water sewer is not located in direction location of the proposed access alterations and therefore diversionary works would not be anticipated.

Storm Drainage

4.12 The development drainage system has the potential to manage storm water by way of a SuDS management train and ensure peak discharges from the developed land are reduced to circa 69% below the appraised baseline rates. The system will also provide improvements to the quality of water discharged from the development. Further information is provided within the Flood Risk Assessment (FRA) report.

5 Electricity Supply

Existing Conditions

- 5.1 SSE has been consulted regarding their existing network locations. Existing details of the electricity supply network have been provided and transferred to a composite existing services plan, which is contained in the Appendix.
- 5.2 SSE do not operate any assets which are shown to cross the proposed development. SSE operate High Voltage cables to the south-east of the Site along Pagham Road and Hook Lane, along with Low Voltage networks.
- 5.3 Additional Low Voltage networks are shown to the south-east of the Site, supplying the adjacent residential dwellings, along with a network to the north of the Site, supplying the local farmhouse.

Supply Loading

- 5.4 To assist SSE in their capacity assessment of their existing network, a total Electricity Demand for the Site of 240kVA was provided, along with an electric heating option of 444kVA. Details of the supply loadings and assumptions are outlined in **Table 2-1** and **2-2**.

Network Requirements

- 5.5 SSE has provided two budget estimates for the Site. One based on gas heating and one including for electric heating.

Electricity with Gas Heating

- 5.6 SSE has provided a budget estimate to supply the proposed development with electricity, from the High Voltage Point of Connection off Pagham Road/Hook Lane to the south-east of the Site.
- 5.7 The estimate includes for a new 500kVA substation to be situated onsite, High Voltage and Low Voltage mains to be ran across the Site. The quotation is based on a high level assumption.

Electricity with Electric Heating

- 5.8 SSE has provided a budget estimate to supply the proposed development with electricity, from the High Voltage Point of Connection off Pagham Road/Hook Lane to the south-east of the Site.
- 5.9 The estimate includes for a new 1,000kVA substation to be situated onsite, High Voltage and Low Voltage mains to be ran across the Site. The quotation is based on a high level assumption.

Diversions

- 5.10** SSE do not operate any assets which are shown to cross the Site.
- 5.11** Depending on the final Site Access plans, the Low Voltage cable shown within Pagham Road to the east of the Site, may be affected by the layout. Once confirmed at the detailed design stage, SSE may be contacted to confirm whether any necessary diversions of their existing assets are required, if the High Voltage cable is affected by the proposed development Site access. However, on initial review of the proposed Site access against the asset plans, it appears the low voltage cable is on the opposite side of the proposed access road and therefore diversionary works would not be anticipated.

Regulatory Background

- 5.12** Competition in the electrical market is now reasonably mature and a developer is free to procure third party Distribution Network Operators (DNOs) to provide an embedded network, or indeed multi-utility / third party installations. The likes of Metropolitan and GTC take a holistic view in putting together infrastructure reinforcements, site distribution and supply packages and off-set the costs with anticipated future revenue through the transmission and supply of service to give a better financial arrangement and single point of responsibility for the developer.

6 Gas Supply

Existing Conditions

- 6.1** SGN has been consulted regarding the location of their existing network in the vicinity of the Site. Existing details of the gas supply network have been provided and transferred to composite existing services plan, which is contained in the Appendix.
- 6.2** SGN do not operate any assets shown to cross the Site. A Medium Pressure Gas main is shown to the east of the Site along Pagham Road, along with Low Pressure Gas mains further south along Pagham Road. Further Low Pressure gas mains to the north (supplying the farmhouse) and to the south and south-east, supply the adjacent residential developments.

Supply Loading

- 6.3** To assist SGN in their capacity assessment of their existing network, a total Peak Gas Demand for the Site of 2,760kWh and an Annual Gas Demand of 2,040,00kWh were provided. Further details of the supply loadings and assumptions are outlined in **Table 2-2** and **2-3**.

Network Requirements

- 6.4** SGN has provided a budget estimate to supply the proposed development, which includes for SGN installing appropriately sized gas infrastructure.
- 6.5** At this stage, no reinforcement works has been confirmed.

Diversions

- 6.6** No SGN operated gas networks are shown to be affected within the proposed development Site boundary.
- 6.7** The Medium Pressure Gas main, shown along Pagham Road to the east of the Site, may be affected, depending on the final Site access layout. Once confirmed at the detailed design stage, SGN may be contacted to confirm whether any necessary diversions and/or protective measures will be required. On initial review of the proposed Site access against the asset plans, it appears the medium pressure gas main is situated where the proposed Site access is to be located and therefore diversionary works/protective measures would be anticipated.

Regulatory Background

- 6.8** Early deregulation in the gas infrastructure market has led to a competitive environment. Third party shippers are permitted to offset the capital cost of infrastructure against the income generated from conveying the gas which may reduce future development costs.

7 Telecommunications

Existing Conditions

- 7.1** The main incumbent telecommunications provider is **BT Openreach**. An extract from their asset plans is shown within the Appendix, which shows existing networks to the south and east of the proposed development.
- 7.2** BT Openreach operate underground cables to the east of the Site along Pagham Road, with further assets shown along the individual roads, supplying the adjacent residential development to the south and south-east of the Site, along with a supply to the farmhouse to the north of the Site.

Supply Requirements

- 7.3** A development of this nature will require a suite of communication services, typically being:

Fibre to the Premises (FTTP)

FTTP technology, where the fibre runs all the way to the home or business, from the local exchange is being deployed in certain areas. FTTP will offer the top current download speed of 330Mbps for residential properties and 1Gbps for commercial properties. This is labelled 'Ultrafast Broadband' by BT Openreach.

Cable Television

Cable television services provide an option for the proposed domestic dwellings to replace the need for satellite dishes. Cable Television is provided by Virgin Media, BT (BT Vision) and GTC.

Fibre to the Cabinet (FTTC)

FTTC relies on the existing copper network between the telephone cabinets but is then fed by fibre optic cables to the local exchange. This reduces the loss experienced over the copper network. Download speeds offered can be up to 80Mbps.

Local Loop Unbundling (LLU)

LLU is the process of opening up a telephone exchange so that it can be used by a number of different broadband providers. These broadband providers are then able to use connections from the telephone exchange through to the customer's homes to deliver home broadband.

Internet Service Providers (ISP)

ISP supplies the end user with internet access services over the telecom network. The speeds offered by the ISP are restricted by the physical network. The available ISPs delivering services over FTTP are currently limited but will increase as it is rolled out to more customers to increase the market.

Network Requirements

- 7.4** A Connectivity Assessment can be applied for through BT Openreach to confirm supply requirements for the proposed development. BT Openreach advise the ideal time for this request is at land purchase stage. The proposed development is covered by the Pagham Exchange. In addition to BT Openreach, ADSL, an initial review has identified the following LLU operators are present in the Pagham Exchange: Sky and Talk Talk (CPW).
- 7.5** The Pagham Exchange can offer FTTC and FTTP in some areas.

Diversions

- 7.6** BT Openreach do not operate any assets shown to cross the proposed development.
- 7.7** Depending on the Site access confirmed location, BT Openreach operate a network along Pagham Road to the east of the Site. Once at the detailed design stage, BT Openreach could be contacted to confirm whether any necessary diversions of their existing assets are required. However, on initial review of the proposed Site access against the asset plans, it appears the BT Openreach cable is on the opposite side of the proposed access road and therefore diversionary works would not be anticipated.

Regulatory Background

- 7.8** BT Openreach is the incumbent national communications business throughout most of the country, with the exception of K-Com in the Hull area. They own and operate the majority of fibre and copper telecoms network in the country.
- 7.9** With BT Openreach controlling the existing cables feeding residential development, and the exchange (known as the 'local loop' or 'last mile'), they have maintained a dominant position in controlling the communications sector.
- 7.10** The industry regulator, Ofcom, has completed much work in unbundling the local loop and bringing competition into the residential market. Following this deregulation, Virgin Media, TalkTalk and Vodafone are undertaking major investment to place switch equipment into BT's existing exchanges and hence allow direct access to their network. This system, known as Carrier Pre-Selection is becoming increasingly popular, although wholesale line provision down at local loop level, within the residential market, has yet to develop. Accordingly, BT or local cable franchise cable operators are the prime source of network connections on residential Sites.
- 7.11** Virgin Media and GTC offer rival options to supply telecoms to residential developments, although the choice of alternative ISPs is more restricted than via the BT Openreach network.

8 Multi Utility Companies

- 8.1 The Multi Utility Company GTC has been consulted to provide a budget estimate for supplying the proposed development with gas and electricity and/or electricity with electric heating.

Supply Loading

- 8.2 The same electrical loading assumptions that were provided to SSE and the gas loading assumptions that were provided to SGN have been provided to GTC in order for them to provide their connection budget estimate costs.

Network Requirements

Electricity and Gas

- 8.3 GTC has been approached to provide a budget estimate for supplying the proposed development with electricity and gas for the proposed development, as an alternative option to the incumbent electricity and gas companies. GTC's budget estimate is still outstanding, at the time of writing.

Electricity with Electric Heating

Electricity and Gas

- 8.4 GTC has been approached to provide a budget estimate for supplying the proposed development with electricity, with electric heating for the proposed development, as an alternative option to the incumbent electricity and gas companies. GTC's budget estimate is still outstanding, at the time of writing.

9 Service Supply Competition

- 9.1** The traditional procurement route, up until recently, had been to provide service supplies to a new development through a local network operator. With the incumbent companies having somewhat of a monopoly, competition in the market was poor.
- 9.2** However, following deregulation of the service supply networks, through the likes of Ofgem, Ofcom and Ofwat, independent network operators have been able to enter the market and provide new service supplies to developments.
- 9.3** Companies such as GTC and Connect take a holistic view in putting together infrastructure reinforcements, site distribution and supply packages and off-set the costs with anticipated future revenue through the transmission and supply of service to give a better financial arrangement and single point of responsibility for the developer.
- 9.4** These businesses use a multi-utility approach to implement the infrastructure. The independent companies are still regulated by the relevant office of regulation and subsequently asset owners must:
- Ensure that the installed network meets regulated standards
 - Design to an operating lifetime of 40+ years
 - Manage a return on their investment
 - Ensure that the existing network performance is not compromised
- 9.5** Throughout this document a review has been completed for the provision of service supply infrastructure at the site through the local network operators. This approach provides a good indication as to the likely upgrading requirements for the local infrastructure, but at this stage, does not demonstrate a competitive cost for services procurement.
- 9.6** Multi-utility companies provide significant investment to the provision of services at a development based on a whole life financial model, considering revenue from supply conveyance. Due to these investments, large reductions can be achieved to the capital cost for the provision of services at a site.
- 9.7** A development of this size has the potential to benefit a great deal from the financial investment of companies such as Connect and GTC. As such independent companies may be utilised to provide final network supplies for the Site.
- 9.8** This report summarises the details relating to the current network conditions outlining the requirements for reinforcements and provision of supply through the existing network.

10 Summary

- 10.1** This Services Statement has indicated that the proposed development on the Site has the potential to be supplied with normal network service supplies, potentially without prohibitive reinforcements to the existing networks.
- 10.2** However, some localised, non-prohibitive reinforcements may be necessary together with protections or diversions where existing plant is affected by the proposals. This will be confirmed once all enquiries have been completed by each respective utility company and once at the detailed design stage.
- 10.3** **Table 10-1** outlines the supply requirements for each incumbent company, along with the multi-utility company:

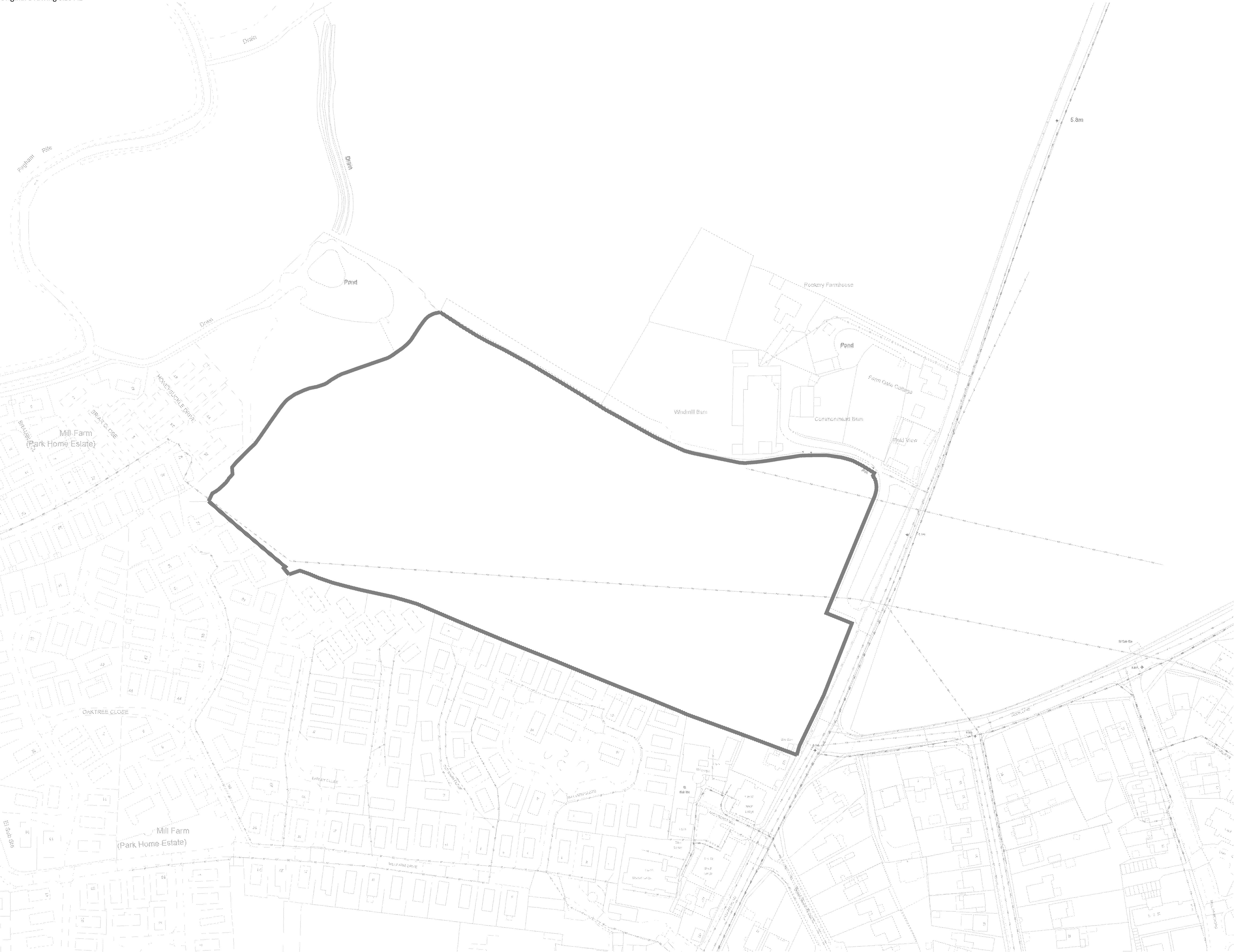
Utility Company	Service	Scope of Works
Portsmouth Water	Potable Water	Pre-Development Enquiry is still to be provided.
Southern Water	Foul Water	A connection from the proposed development to the 150mm sewer along Pagham Road, to the south-east of the Site currently has inadequate capacity to supply the proposed development. The nearest Point of Connection with sufficient capacity would be the Pagham Wastewater Treatment Works (WTW), situated approximately 600m west of the Site.
SSE	Electricity	Budget Estimate provided, with a connection off the High Voltage network off Pagham Road/Hook Lane to the south-east of the Site. Estimate includes for the onsite High Voltage / Low Voltage mains and a 500kVA substation.
SSE	Electricity with Electric Heating	Budget Estimate provided, with a connection off the High Voltage network off Pagham Road/Hook Lane to the south-east of the Site. Estimate includes for the onsite High Voltage / Low Voltage mains and a 1,000kVA substation.
SGN	Gas	A budget estimate provided, which includes for SGN installing appropriately sized gas infrastructure. At this stage, no reinforcement works has been confirmed.
GTC (Multi Utility)	Electricity and Gas	Budget estimate is still to be provided.
GTC (Multi Utility)	Electricity with Electric Heating	Budget estimate is still to be provided.

Table 10-1: Summary of Supply Budget Estimates

11 Limitations

- 11.1** The conclusions and recommendations contained herein are limited to those given the general availability of background information and the planned usage of the Site.
- 11.2** Third Party information has been used in the preparation this report, which Brookbanks, by necessity assumes is correct at the time of writing. While all reasonable checks have been made on data sources and the accuracy of data, Brookbanks accepts no liability for the same.
- 11.3** Existing network appraisals and proposed reinforcements are based on current infrastructure. Ongoing load growth will occur that may feasibly affect network availability. It is therefore necessary to monitor and review the existing networks capacity regularly.
- 11.4** The benefits of this report are provided solely to Hallam Land Management for the proposed development on the Site only.
- 11.5** Brookbanks excludes third party rights for the information contained in the report.

Appendix A – Existing Utilities Plan



Construction Design and Management (CDM)
Key Residual Risks
Contractors entering the site should gain permission from the relevant land owners and/or principle contractor working on site at the time of entry. Contractors shall be responsible for carrying out their own risk assessments and for liaising with the relevant services companies and authorities. Listed below are Site Specific key risks associated with the project.
1) Overhead and underground services
2) Street Lighting Cables
3) Working adjacent to water courses and flood plain
4) Soft ground conditions
5) Working adjacent to live highways and railway line
6) Unchartered services
7) Existing buildings with potential asbestos hazards

- NOTES:**
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 2. All dimensions are in metres unless otherwise stated.
 3. Brookbanks Consulting Ltd has prepared this drawing for the sole use of the client. The drawing may not be relied upon by any other party without the express agreement of the client and Brookbanks Consulting Ltd. Where any data supplied by the client or from other sources has been used, it has been assumed that the information is correct. No responsibility can be accepted by Brookbanks Consulting Ltd for inaccuracies in the data supplied by any other party. The drawing has been produced based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.
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KEY:

Red Line Site Boundary

Potable Water Main (Portsmouth Water)

Foul Water Main (Southern Water)

Surface Water Main (Southern Water)

Foul Water Rising Main (Southern Water)

High Voltage Cable (SSE)

Low Voltage Cable (SSE)

Medium Pressure Gas Main (SGN)

Low Pressure Gas Main (SGN)

BT Openreach (Underground)

BT Openreach (Overhead)

C

Red Line Amendment

B

Change in Site Name

A

Southern Water Asset Plans Updated

-

First Issue

AM

LW

LW

14.12.21

AM

LW

LW

30.11.21

AM

LW

LW

17.11.21

AM

LW

LW

21.10.21

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Hallam Land Management

Land at Pagham Road

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AM	LW	18.10.21
Scale	Number	Rev
1:1000	10821-SU-01	C

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT HIS OWN RISK.



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