

UTILITY ASSESSMENT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017



Intended for
Wates Developments Ltd

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Report

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June 2017

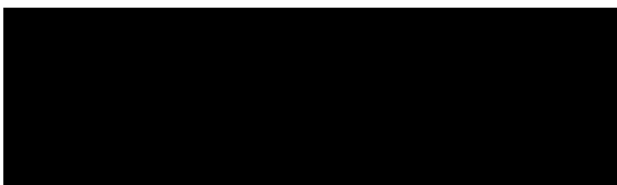
EAST OF TYE LANE, WALBERTON, WEST SUSSEX UTILITY ASSESSMENT

WALBERTON, WEST SUSSEX
UTILITY ASSESSMENT

Revision **B**
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Description **Assessment**

Ref **1620003639/ ME/ RPT/ R02**

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EXECUTIVE SUMMARY

Ramboll UK Limited ('Ramboll') has been commissioned by Wates Developments ('client') to carry out a review of the existing utility services provision to a greenfield site located in Walberton, West Sussex (NGR 497286 106211) and initiate discussions with the local utility providers to service the proposed development of the site.

The report summarises a desktop exercise comprising load assessments for the new development, record information of existing utility network assets and quotation proposals from the relevant utility supply companies and an outline strategy for how the future development may be served.

Details of the load assessments are contained within Section 2. From the record information received, there does not appear to be any utility services that would require diversion to facilitate the development of the new buildings although disconnections will be required.

Enquiries had been made for 200 units however the final number is now 175, therefore it is possible that not all improvements/upgrades will be required during reserved matters stage.

The following provides a summary of new services required to serve the new development:

- Clean water – new water main plus branch connections required for the 200 residential units;
- Power – a substation will be required by the utility provider to accommodate the additional load on the electrical network and to serve the new development (cost by developer);
- Gas – new gas service(s) required for 200 residential units, Reinforcement work to the existing network will be required. Costs to be met by SGN. A governor will be required and if located on the development land, then an easement will be required; and
- Waste Water (Drainage) – connection to be made to the public foul sewer network via Section 106 agreement.

Utility provision and budget quotations are summarised as follows:

Utility Service	Site Status	Utility Supplier	Quotation/ Comment
Clean water	Available	Portsmouth Water	Quotation Outstanding Budget Quote with capacity check outstanding Hydraulic Review outstanding – Due shortly and to be provided
Waste water (drainage)	Available	Southern Water	£355 per new manhole £277 per any other type of connections
Gas	Available	SGN	Available
Electricity	Available	SSE	Available
Data/comms	Available	BT	Quotation not available until after planning granted

BT will not provide a quotation for any development until planning permission has been granted.

Note the exclusions listed in the quotations and described in this report.

It is recommended that all utility proposals and costs are updated to reflect the scheme design as it develops from the concept that formed the basis of this assessment.

Refer to Chapter 3.7 of Report 1620003639/ENV/FRA/R01 for further information on the foul water drainage strategy.

1. INTRODUCTION

- 1.0.1. The following is a utility report for the proposed development on a 27.8 acres/11.25 ha greenfield site located in Walberton, West Sussex (NGR 497286 106211) and located 500 m away from the A27 (Arundel Road). The development site is currently bordered by the Avisford Park Golf course to the north, greenfield site to the west, and residential estates to the south and east for a potential 175 residential units.

2. THE PROPOSED DEVELOPMENT

- 2.0.1. The project will involve the construction of the new development on the greenfield site, there are no existing buildings involved in the site development.

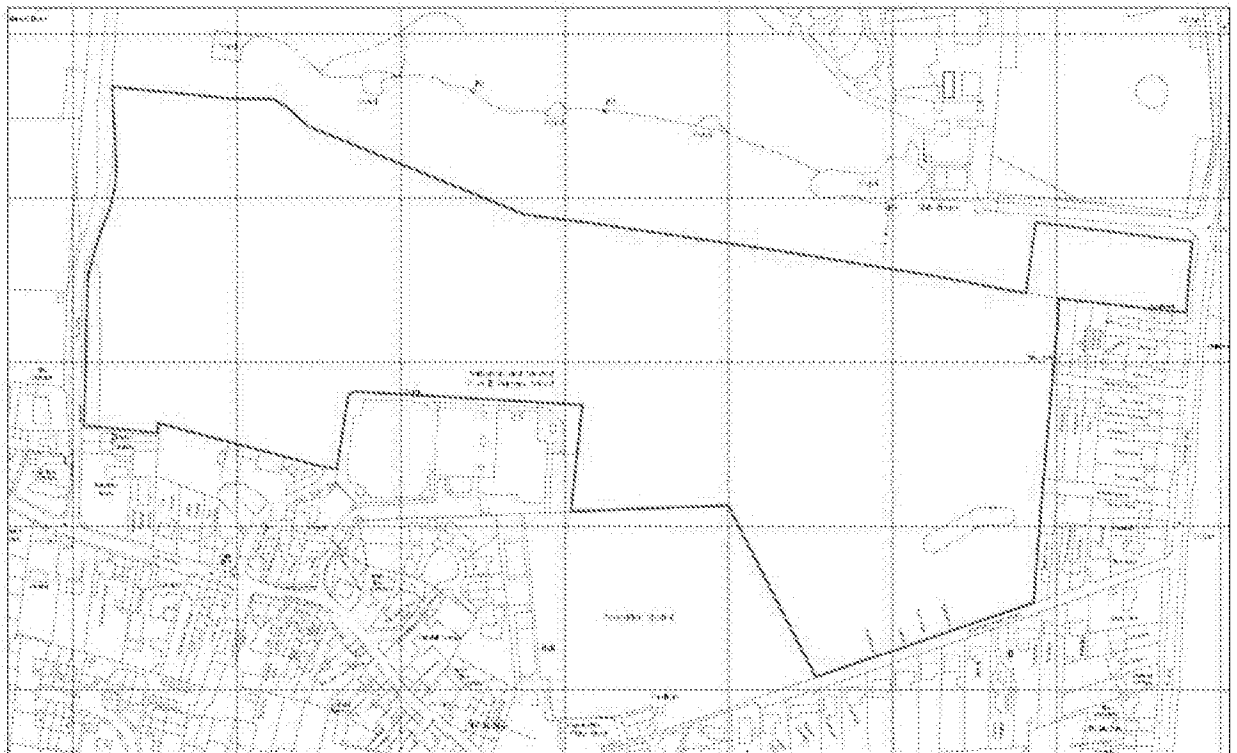


Figure 1: Site Plan

- 2.0.2. At the time of this report being produced, the indicative site layout shown below in Figure 2 was used to assess the utility requirements.



Figure 2: Sketch Site Layout

2.0.3. Based on the building area information for the site layout the following load assessments were made for the new buildings.

Table 2.1: Load Assessments for New Buildings

	Number	Gas (kW and kWh)	Water (l/ s)	Power per Unit
Housing	200	4.8 MW (peak connected load), 1.648 MWh estimated annual consumption (figures based on gas authority typical figures per house)	Determined by water authority based on quantity of housing	2 kVA (diversified)

3. EXISTING UTILITY SEARCHES

3.0.1. An existing utility search was carried out in March 2017 for Walberton, West Sussex (NGR 497286 106211).

3.0.2. The table below, Table 3.1: Existing Utility Search, lists all the companies who have been contacted and their search results.

3.0.3. The companies who have responded they have apparatus in the area are Portsmouth Water (Mains Water), Southern Water (Waste Water), Southern Gas Networks, BT and SSE (Electric). Their existing utility drawings can be found in Appendix A.

Table 3.1: Existing Utility Search

Asset Owner	Apparatus Status
Portsmouth Water - mains	Present – refer to drawing – Appendix A
Southern Water – waste	Present – refer to drawings SU9706SW – Appendix A
Scottish and Southern - electric	Present – refer to drawings HV_1490952009, HV_1490952228, LV_1490952027, LV_1490952245 - Appendix A
BT	Present – refer to drawings C04043 - Appendix A

Asset Owner	Apparatus Status
SGN - Gas	Present – refer to drawing JM72479 – Appendix A

- 3.0.4. In addition an enquiry was made to 'Line Search' and the results are indicated in Table 3.2A: Line Search. Below are the results from further companies we contacted for existing utility information in the development area.

Table 3.2A: Line Search

Company	Response
CityFibre	No Response
Energetics Electricity	Not in the area of interest
Colt	Not in the area of interest
ENGIE	Not in the area of interest
GTC	Not in the area of interest
GTT	Not in the area of interest
Instalcom	Not in the area of interest
Interoute	Not in the area of interest
Mobile Broadband Network Limited	Not in the area of interest
Sky UK Limited	Not in the area of interest
Tata, KPN (c/- Mc Nicholas)	Not in the area of interest
Utility Assets Ltd	Not in the area of interest
Verizon Business	Not in the area of interest
Vodafone	Not in the area of interest
Virgin Media	Not in the area of interest
Vtesse Network	Not in the area of interest

- 3.0.5. The information listed above is based on existing record information from the utility suppliers and should be confirmed by a buried services scan prior to any works commencing.
- 3.0.6. Line search results are indicated in the following table – Table 3.2B: Line Search. No apparatus is located in the search area.

Table 3.2B: Line Search

List of affected LGBUD members
No LinesearchbeforeUdig Asset Owners within the Zone of Interest

List of not affected LSSUD members		
AWE Pipeline	Esso Petroleum Company Limited	Perenco UK Limited (Purbeck Southampton Pipeline)
BOC Limited (A Member of the Linde Group)	Fulcrum Pipelines Limited	Petrobrás
BP Midstream Pipelines	Gamma	Phillips 66
BPA	Gateshead Energy Company	Premier Transmission Ltd (SNIP)
Carrington Gas Pipeline	Gigaclear PLC	Prismian Cables & Systems Ltd (c/o Western Link)
CATS Pipeline c/o Wood Group PSM	Humbly Grove Energy	Redundant Pipelines - LPDA
Cemex	IGas Energy	RWEpower (Little Barford and South Haven)
Centrica Energy	Ineos Enterprises Limited	SABIC UK Petrochemicals
Centrica Storage Ltd	INEOS Manufacturing (Scotland and TSEP)	Scottish Power Generation
CLH Pipeline System Ltd	Intergen (Coryton Energy or Spalding Energy)	Sesbank Power Ltd
Concept Solutions People Ltd	Lark Energy	Shell (St Fergus to Mossman)
ConocoPhillips (UK) Ltd	Mainline Pipelines Limited	Shell Pipelines
DIO (MOD Abandoned Pipelines)	Manchester Jetline Limited	Total (Finafine, Colnbrook & Colwick Pipelines)
Dong Energy (UK) Ltd	Manx Cable Company	Transmission Capital
E.ON UK CHP Limited	Marchwood Power Ltd (Gas Pipeline)	Uniper UK Ltd
EnGrid	Melbourn Solar Limited	Vattenfall
Electricity North West Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Veolia ES SELCHP Limited
ENI & Himor c/o Fenspen Ltd	Northumbrian Water Group	Western Power Distribution
ESP Utilities Group	NPower CHP Pipelines	Wingas Storage UK Ltd
ESSAR	Oikos Storage Limited	Zayo Group UK Ltd c/o JSM Group Ltd

3.1 Existing Electricity Network

- 3.1.1 SSE has an existing underground HV and LV network in the area. There is an existing HV substation located at Walberton School with the HV cable running underground in The St and Tye Lane. The existing LV cables are fixed overhead on poles along Yapton Lane, The Street, Avisford Park Road and Tye Lane and provide TT designated supplies for all local dwellings.
- 3.1.2 It must be noted that the overhead LV cable in Yapton Lane appears to run across the proposed entrance to the development at the northeast corner of the site. This service may need to be diverted prior to construction or suitable protection provided by the contractor during construction. Our recommendation is that UKPN confirm the depth of their utilities with a trail pit before works commence.

3.2 Existing BT Network

- 3.2.1 BT Openreach has existing underground and overhead lines running along Tye Lane, The Street, Yapton Lane and Avisford Park Road.

3.3 Existing Gas Network

- 3.3.1 The gas transporter is Southern Gas Networks. Records show a 4" PE Low Pressure pipe running in Yapton Lane, a 2" PE Low Pressure pipe running in Avisford Park Road, a 125mm PE Low Pressure pipe running in The Street and a 125mm Medium Pressure pipe running in Tye Lane. See the Appendices for the record drawing.
- 3.3.2 It must be noted that the underground 4" PE Low Pressure pipe running in Yapton Lane appears to run across the proposed entrance to the development at the northeast corner of the site. As such, the utilities company should be contacted and informed of the proposed works entrance. Depending on the results of discussions and depth of the service, some protection may be required to the buried utilities from heavy construction traffic. Our recommendation is that Southern Gas Network confirm the depth of their utilities with a trail pit before works commence.

3.4 Existing Water Network

- 3.4.1 Water supplies in the area are provided by Portsmouth Water. Records show a 3" Cast Iron pipe running adjacent to the site in Avisford Park Road and 150 mm (6") Ductile Iron pipe running adjacent to the site in Yapton Lane (see the appendices for the record drawing).
- 3.4.2 It must be noted that the 6" iron pipe in Yapton Lane appears to run across the new entrance to the development. Depending on the results of discussions and depth of the service, some protection may be required to the buried utilities from heavy construction traffic. Our recommendation is that Portsmouth Water confirm the depth of their utilities with a trail pit before works commence.

4. PROPOSED UTILITIES STRATEGY

- 4.0.1. This section describes the proposed utility strategy to service the development. The initial findings and strategy should be updated following feedback from the utility providers and as the scheme develops from the initial design proposals shown in Figure 2.

4.1 Gas

- 4.1.1. A budget quotation to provide individual utility metered gas supplies to each dwelling was requested from Southern Gas Networks. SGN determine new connections based on standard demand figures for residential units of 60 kW peak demand and 20,600 kWh annual demand.
- 4.1.2. A budget quotation of has been provided which is based on installing a MP to LP governor at the site boundary connecting to the gas infrastructure mains in the area. The quotation is based on providing the maximum connected load; this can be reviewed during the detailed design and potentially a diversity factor applied to reduce the demand requested.
- 4.1.3. SGN have confirmed that reinforcement work on the existing gas network will be required to accommodate the development. Reinforcement costs will be met by Southern Gas Networks. This is based upon current network model data which is subject to change and will be evaluated in the next stage of work to confirm if reinforcement is required and what the associated costs are.
- 4.1.4. SGN assume no easements or third party permissions are required to carry out the work. However, if governor is located on development land, then an easement will be required.
- 4.1.5. SGN assume the developer/their contractor will carry out all excavation work and reinstatement work. SGN have not included for meter boxes and meters.

4.2 Water

- 4.2.1. A budget quotation to provide individual utility metered water supplies to each dwelling was requested from Portsmouth Water. Portsmouth Water will determine new connections based on standard demand figures for residential units.
- 4.2.2. A request was sent to Portsmouth Water on 4th April who advised they will take approximately 20 days (i.e. 5th May) to prepare a budget estimate and capacity check for the site. A budget quotation is not available at the time of this report being prepared but this information will be provided for review well within the consultation period. Given the infrastructure runs adjacent to the site, it is assumed servicing the site will not be an issue.

- 4.2.3. Portsmouth Water has requested a hydraulic review also be carried out. Portsmouth Water has indicated the hydraulic review will be available by the 21st June.

4.3 Power

- 4.3.1. An initial load assessment was supplied to SSE as follows:

- 200 three- to four-bedroomed homes at 2.0 kVA diversified load, totalling 400 kVA

- 4.3.2. Based on this load estimation, SSE have provided a budget quotation which includes excavation on Public Highway, Low/High voltage on site infrastructure by means of a 500kVA Transformer and 200 single phase services.

11kV Sub-Stations and Network Connection

- 4.3.3. The power supply to the new development will be by means of a new 500kVA Transformer connecting to the existing underground SSE network in the surrounding area. The 500kVA Transformer will be located in a new HV/LV Substation, which will need to be positioned in a location to be agreed with SSE.
- 4.3.4. The sub-station will occupy a minimum 4x4m² footprint and will require a concrete base and suitable wire or wooden fencing around the perimeter. Suitable way leaves and easements may be required for future SSE access and maintenance activities. Proposed locations have been shown on Figure 3.

Low Voltage Site Supplies

- 4.3.5. Low voltage (230 v) supplies to each dwelling will be provided by a network of underground cables supplied from the new development sub-station. The cables will be installed within an underground trench excavated to a minimum of 0.6 m by the developer. The exact routing and trenching requirement will need to be agreed with SSE but is likely to be as indicated in Figure 3.
- 4.3.6. Service cables will enter each dwelling from the new underground network to each individual utility cupboard, using a suitable fused cut out and backboard, in compliance with the SSE requirements. Associated metering equipment will be installed within the dwelling's utility cupboard by the designated energy provider.

4.4 Telecoms/ Data

- 4.4.1. An existing telecom network exists in the area which is distributed underground in most part and at high level by telegraph pole in some areas. We understand that the cables locally provide a copper based service and there are no Fibre services in the immediate vicinity.
- 4.4.2. An underground network of data cables will be required within the development for telecom and data services. Generally, the developer will install underground ducts to facilitate the installation of cables by BT.
- 4.4.3. Data/telecom ducts can be installed within multi-service trenches, as indicated in Figure 3; however the separation distances according to current regulations shall be ensured.
- 4.4.4. BT have declined to provide a quotation until the project has received planning permission and we are therefore unable to provide any further information from BT at this stage.

4.5 Drainage

4.5.1. For details on the proposed outline foul water drainage strategy refer to Chapter 3.7 of Report 1620003351/ENV/FRA/R01.

4.6 Proposed Utilities Services Diagram

4.6.1. The proposed utilities diagram is located as Figure 3 on the following page.



Figure 3: Proposed Utility Services Diagram

APPENDIX A

EXISTING UTILITY SEARCHES INFORMATION

Site HV Record Information

Site LV Record Information

Site Gas Record Information

Site Water Record Information

Site BT Record Information



WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from the HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

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023-9262-4200

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Scale:	1:1250
Date:	31/03/2017
MSS309840	



NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID					WARNING There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from the HSE) WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)		BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. This copy has been made by or with the authority of Southern Electric Power Distribution plc pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.				H.V. MAINS RECORD	
services	l.v.	h.v.	e.h.v.				Grid Ref:	SU97600616				
FOOTPATH/UNMADE	0.45m	0.45m	0.60m	0.80m		Scale:	1:1250					
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m		Date:	31/03/2017					
AGRICULTURAL	1.00m	1.00m	1.00m	1.10m			MSS309841					
l.v./services	– up to 1000V.				Southern Electric Power Distribution plc. Registered in England No. 04094290 Registered Office: 55 Western Road, Reading, Berkshire, RG1 6BU	Walberton, West Sussex BN18 0PH	If you are unsure & need to seek advice before commencing excavations please contact					
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	services	l.v.	h.v.	e.h.v.
FOOTPATH/UNMADE	0.45m	0.45m	0.60m	0.80m
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m
AGRICULTURAL	1.00m	1.00m	1.00m	1.10m
l.v./services – up to 1000V.				
h.v. – over 1000V. to 11,000V.				
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Grid Ref:	SU97200624
Scale:	1:1250
Date:	31/03/2017
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	services	l.v.	h.v.	e.h.v.
FOOTPATH/UNMADE	0.45m	0.45m	0.60m	0.80m
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m
AGRICULTURAL	1.00m	1.00m	1.00m	1.10m
l.v./services				
– up to 1000V.				
h.v.				
– over 1000V. to 11,000V.				
e.h.v.				
– 22,000V. to 132,000V.				

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SCALE : 1:2115		This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Plant Protection Team on 08450703497 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	Intranet WebGIS 2.1										
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DATE : 11/04/2017			This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.										
INTERNAL USE ONLY													
GRID REFERENCE : E497326,N106161,SU 97 06													
Some examples of Plant Items <table border="0"><tr><td>Valve</td><td></td><td>Syphon</td><td></td><td>Depth of Cover</td><td></td><td>Diameter Change</td><td></td><td>Material Change</td><td></td></tr></table>		Valve		Syphon		Depth of Cover		Diameter Change		Material Change			
Valve		Syphon		Depth of Cover		Diameter Change		Material Change					



WALBERTON

Text

	EXISTING MAIN		FIRE HYDRANT
	ABANDONED MAIN		PROPOSED FIRE HYDRANT
	PROPOSED MAIN		WO TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
	COMPANY WASHOUT		PH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
	WASHOUT FIRE HYDRANT		WO PH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY



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Drq No:

Job No:

OS Ref: SU97065W

Scale: 1:1,882

Date: 06/04/2017

Legend

CAUTION AREA

BT.CAUTION_AREA

EQUIPMENT

FIBRE, TOODE

COPPER, CABINET

COPPER, DP

DUCT

AERIAL

TUNNEL

DUCT

PROPOSED

AERIAL

DUCT

STRUCTURE

YCODE

CABINET SHELL

SPLIT COUPLING

POLE

KIOSKS

MANHOLE

JOINTBOX

CHANGE OF STATE

DUCT TEE

PROPOSED

MANHOLE

JOINTBOX

DUCT TEE

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Excavating BT plant may not be recorded.
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