




ALDERHOLT MEADOWS

Hydrock 

Alderholt Meadows Outline Utilities Strategy

For Dudson Homes

Date 13 December 2022

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Hydrock Consultants Limited has prepared this report in accordance with the instructions of the above named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

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Appendix A Utility Responses

1. Introduction

Hydrock Consultants has been appointed by Dudson Homes to provide utilities due diligence for the site at Alderholt Meadows and investigate whether the existing nearby utility infrastructure could support a development of 1700no residential units. This document is provided to give an overview of existing utility services, a summary of the new connection responses from utility companies and advise if diversionary works might be required.

This report is based upon utility information that has been provided by third parties and is a desktop assessment only. The presence of onsite infrastructure should be confirmed by the client's contractors, and safe working practices adhered to at all times. Please note that utility asset information is only valid for 3 months from the point of issue as the networks are constantly changing. Therefore, we recommend updating any enquiries once this time has elapsed.

The scope of this assessment includes the following utility services:

- » Electricity
- » Gas
- » Potable Water
- » Telecommunications

Note: Assessment of the foul sewer network is excluded from this report and is recommended that advice is sought from by a Civil Engineer.

2. Executive Summary

The Utilities infrastructure at Alderholt Meadows, is currently considered medium risk with regards to costs for diversionary work and new connections to support 1700no. homes.

There is overhead high voltage (HV) and buried Openreach infrastructure within the red-line boundary of the site. Some of the HV and Openreach infrastructure is anticipated to only require disconnection and dismantling as it serves existing buildings which are not set to be retained. Other branches of both the HV and Openreach infrastructure will require diverting as they serve off-site buildings.

At the proposed Ringwood Road site entrance, there is overhead and buried Openreach infrastructure, buried gas and water mains. Detailed S278 designs will be required to ascertain the need for diversions for each of these assets.

At the proposed roundabout on Hillbury Road, there is buried Openreach and water infrastructure that is anticipated to require relocating into the new roundabout. As above, once more detailed plans for the S278 works are available a full assessment of the works diversionary/protectionary works required can be undertaken.

An indicative electrical point of connection (POC) for the site has been provided by SSEN - this is at the Verwood Primary Substation c. 6.1km from the site. SSEN have also given an indication of the costs required to bring a new connection to the site.

An indicative water point of connection has also been provided by Bournemouth Water, a trunk main located c. 286m north-west in Daggons Road/Station Road.

3. Gas – Southern Gas Networks

Southern Gas Networks (SGN) are the incumbent gas distribution network operator for this service area.



Figure 1 - Existing SGN apparatus

Records received from SGN show:

- » There is no gas infrastructure within the redline boundary;
- » A buried 63mm polyethylene (PE) low pressure (LP) running in the northern verge of Ringwood Road, shown at Position A in Figure 1.

3.1 Conflict Assessment

No apparatus is shown to run within the redline boundary of the site and therefore, it is anticipated that diversionary works will not be required.

The 63 mm PE LP main in the northern verge of Ringwood Road is unlikely to be affected by the S278 works for the new site entrance. However, the need for any lowering/protectionary measures due to a significant reduction of cover cannot be confirmed until more detailed designs are available.

3.2 New Supply

Due to National policies and legislation such as the Future Homes Standard and Part L coming into effect, the assumption is that gas will not be the proposed heat source for a new development on this site. Therefore, costs for gas connections have not been sought.

4. Electricity – Scottish and Southern Electricity Networks

Scottish and Southern Electricity Networks (SSEN) are the incumbent electricity distribution network operator (DNO) for this service area.

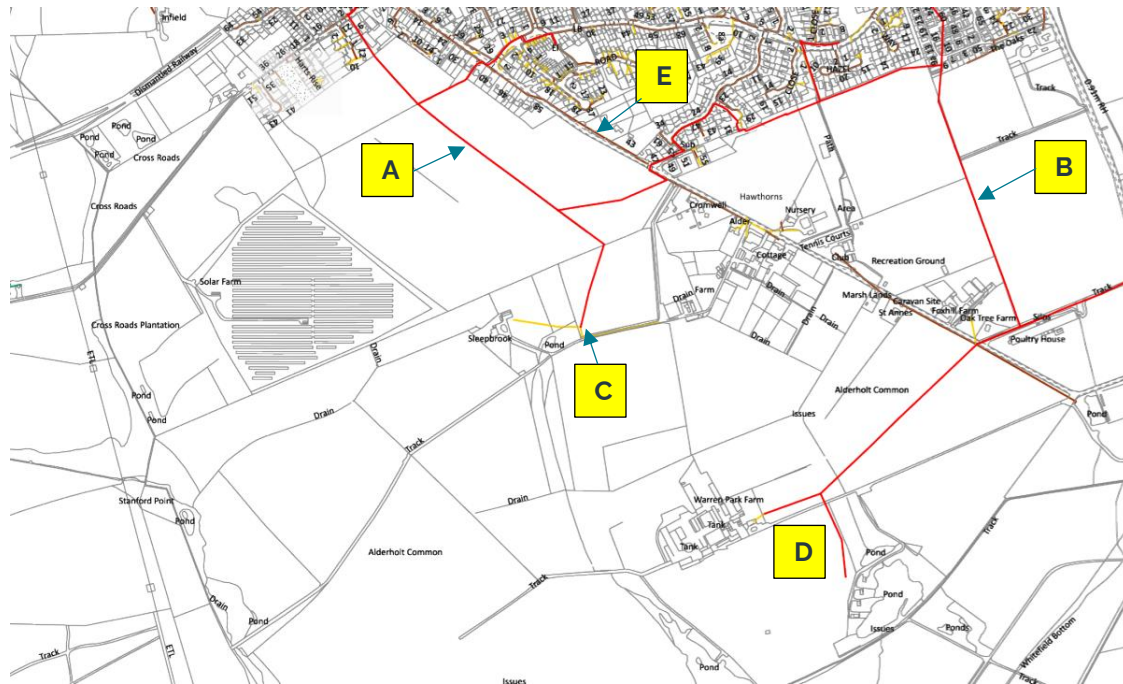


Figure 2 - Existing SSEN HV apparatus

Records received from SSEN show:

- » Multiple overhead 11 kV high voltage (HV) cables that enter the site from the northern boundary and Ringwood Road. This is highlighted by Point A in Figure 2;
- » The 11kV HV cables terminate at the centre of the site to serve the Sleepbrook Farm substation at Point C on Figure 2;
- » The Sleepbrook Farm substation has low voltage (LV) service infrastructure which serves existing buildings within the site boundary
- » A second network of overhead 11kV HV cables which enter the site from the north-eastern boundary of the site and Hillbury Road. Shown by Point B on Figure 2;
- » These 11 kV HV cables are shown to cross Ringwood Road into the southern section of the site to serve 2no. developments, These are at Point D on Figure 2;
- » Overhead LV infrastructure on the northern verge of Ringwood Road, shown at Point E on Figure 2.

4.1 Conflict Assessment

Sleepbrook Farm is within the site boundary and not likely to be retained, according to the current masterplan. Therefore, the 11kV HV overhead line and the associated substation infrastructure (Point A) will require disconnections works. The associated LV cables from the substation appear to serve existing on-site buildings which, if they are not to be retained, can be disconnected and dismantled. Further assessment with SSEN may be required to check if any off-site developments require this service, if so then a diversion will be necessary.

The overhead 11kV HV cables at Points B and C appear to serve off-site developments, therefore they will either require diverting or, if they are to remain in situ, their relevant easement and clearance distances will need to be adhered to. This will likely be 3-6m either side of the cables.

The overhead LV cable in the northern verge of Ringwood Road is unlikely to be affected by the S278 works for the new site entrance. However, the need for any diversions/protectionary measures cannot be confirmed until more detailed designs are available and the full extent of the S278 works can be determined.

4.2 New Supply

An application was raised with SSEN to provide a budget estimate for the costs associated with bringing a new connection to the site for the proposed development, as well as an indicative point of connection (POC). A high-level calculation for the proposed development of 1700no. homes with air-source heat pumps and electrical vehicle charging provisions for each home was calculated to be 6.4 MVA.

SSEN's full response can be found in Appendix A, with the key points given below.

The indicative POC for the site is Verwood Primary, which is approximately 6.1 km from the site. SSEN's estimate of the costs to provide a connection and on-site infrastructure for the site is £8.2m-£9m. This cost includes for the following works:

- SSEN to install 2no. new circuit breakers at Verwood Primary
- Install 12no. substation with LV cables and services for 1700no. new homes
- SSEN to excavate, lay, backfill, and reinstate off-site for the HV cable route from Verwood Primary to the site

SSEN do not undertake a network study to give information on capacity and reinforcements at budget estimate stage. A feasibility study enquiry has been raised with SSEN to obtain further information on this.

5. Water – Bournemouth Water

Bournemouth Water are the incumbent water network operator for this service area.



Figure 3 - Existing Bournemouth Water apparatus

Records received from Bournemouth Water show:

- » There is no Bournemouth Water infrastructure within the redline boundary;
- » A buried 225mm high performance polyethylene (HPPE) trunk main in the eastern verge of Hillbury Road. This main is shown to run away from Hillbury Road to avoid a residential development shown at Point A on Figure 3;
- » Parallel to this trunk main, a distribution main of unknown size and material running in the western verge of Hillbury Road, this main terminates at Point A on Figure 3;
- » A 4" asbestos cement (AC) distribution main running the northern verge of Ringwood Road;
- » South of the proposed site entrance at Ringwood Road, this 3" AC main is shown to cross to the southern verge of Ringwood Road and change to a 2" AC distribution main. It terminates further south in Ringwood Road. This is shown at Point B in Figure 3 above.

5.1 Conflict Assessment

The 225mm HPPE trunk main and distribution main in Hillbury Road are anticipated to require relocating into the proposed roundabout. As the diversion involves a trunk main, this is likely to be a costly diversion. Trial holes or a GPR survey is recommended to ascertain the exact location and depth of the mains, this will allow for further assessment to decide whether protection measures can be taken to avoid the diversions.

The 4" AC main in the northern verge of Ringwood Road is unlikely to be affected by the S278 works for the new site entrance. However, the need for any lowering/protectionary measures due to a significant reduction of cover cannot be confirmed until more detailed designs are available.

5.2 New Supply

A pre-planning application has been raised Bournemouth Water in which they provided an indicative POC for the site and budget costs for design and installation of water infrastructure for the proposed development.

The indicative POC for the site is a 200mm trunk main located in Daggons Road/Station Road approximately 286m north-west of the site. Bournemouth Water have not stated if any reinforcements are required due to the proposed development. Should they be required, they will be covered by the appropriate infrastructure charges. Bournemouth Water have provided budget costs for two options, either they install of the infrastructure or a Self-lay provider (SLP) is used. The total cost for each option is shown below, please note these costs include both the infrastructure charges and income offset rebate for the proposed development:

- Bournemouth Water Option: £1,052,950
- SLP option: -£431,369.

The SLP option is an overall rebate due to the income offset, this is because it only covers payments to Bournemouth Water, therefore the cost of any payment to an SLP is not included. The full budget response can be found in Appendix A.

6. Telecommunications – Openreach (BT)

Openreach manage and install the infrastructure for telecommunication services. BT are the branch of the company that provides broadband services to customers throughout the UK.

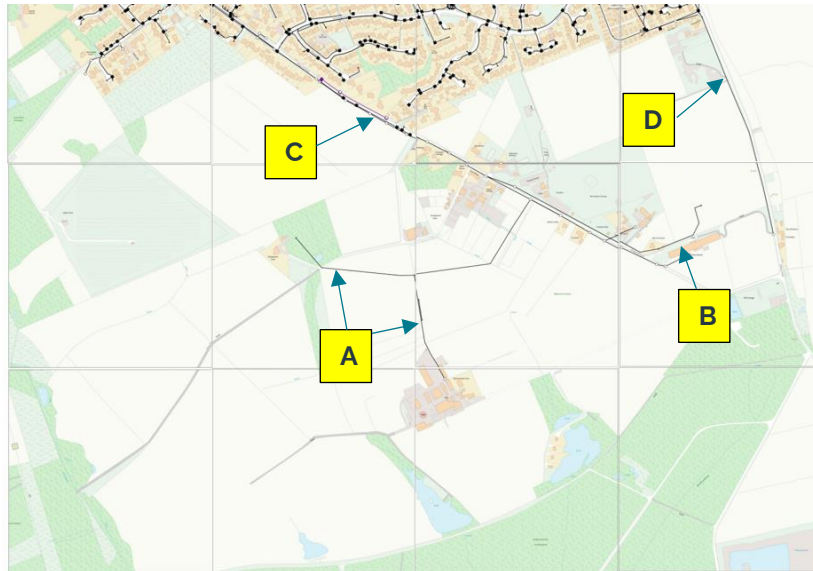


Figure 4 - Existing Openreach apparatus

Records received from Openreach show:

- » Overhead Openreach infrastructure and associated poles running on the northern and southern verges of Ringwood Road;
- » Buried Openreach infrastructure is shown to enter the southern section of the site to Point A in Figure 4. This then branches off, north and south, to serve 2no existing buildings. Sleepbrook Farm which is within the site boundary and Warren Park which is outside the southern boundary of the site;
- » Buried and overhead Openreach infrastructure is also shown to enter the site from the north of Ringwood Road, to serve existing developments within the site boundary;
- » Buried Openreach infrastructure and associated chambers running in the western verge of Hillbury Road.

6.1 Conflict Assessment

The overhead and buried infrastructure on the southern side of Ringwood Road (Point C in Figure 4) will require diversions. If the S278 works also affect the northern side of Ringwood Road, the buried infrastructure may require lowering to meet the required depths. This can be confirmed once more detailed plans for the S278 works are available.

It is anticipated that the buried Openreach infrastructure in the western verge of Hillbury Road will require relocating into the proposed roundabout at Point D on Figure 4.

6.2 New Supply

Openreach's local exchange, Fordingbridge (SSFORDB), which provides services to the area, is located c. 3.5 km from the site and is currently fibre enabled. For residential properties of more than 20no units, Openreach offers free fibre to the premise (FTTP), therefore the proposed development of 1700no units will benefit from free telecoms connections. Trenching and excavation of the cable and duct routes onsite will be at the developer's cost.

Once the site has planning permission and the scheme has fixed layouts and detailed plans then it should be registered with Openreach. It should be registered at least eight weeks ahead of the site start date and/or six months before the date you want broadband available at the first property. Once the site is registered Openreach will then plan the point of connection to their network, the route to site and the proposed connection routes around site.

Appendix A Utility Responses

Our reference: EXH631/1

Your reference:

Rapley's
c/o Mr Jason Mound
Merchants House
Wapping Road
Bristol
Avon
BS1 4EW

**Southern Electric Power Distribution
plc**
Connections And Engineering
Walton Park
Walton Road
Cosham
PO6 1UJ

Phone: 07767850371

E-mail: Sean.allen@sse.com

Date: September 20th 2022

Dear Jason

RE: Aldreholt Park Ringwood Road Alderholt Fordingbridge SP6 3DF

Further to your recent enquiry I have prepared some budget costs for your consideration.

Based on an initial desktop study, in order to service the proposed development, it will be necessary to carry out the following works:

1: SSEN to install 2 new circuit breakers at Verwood Primary approx 6.1 km from development. SSEN to install 12 x substations with LV cables and services off for 1700 houses with a total load of 6421kva substation.

Customer to carry out all on site excavation, joint holes and ducting. SSEN to excavate off site.

Budget costs: £8,200,000.00 to £9,000,000.00 plus VAT. (subject to granting of wayleaves, permissions)

Assumptions:

- *All highway/third party works (subject to consent) to be carried out by SSEN.*
- *All on-site works excavation, backfill and reinstatement by customer.*

Please note that no reinforcement charges have been included at this stage.

These costs are based on a desktop study and local knowledge only. It does not allow for unknown engineering difficulties with cable routes and assumes that consents needed to complete the work will be obtained.

You should be aware that these budget costs reflect the current situation and cannot be guaranteed into the future as other new electrical loads may materialize or existing loads increase which could substantially increase the cost of providing your new connection. Before making any financial commitments based on the indicative costs above, please contact me to request a firm quotation.

This information is provided purely for your guidance and does not constitute an offer of terms. If you wish to proceed, I will be pleased to provide you with a formal quotation as described above.

I await your advice but if I can be of further assistance in the meantime, please do not hesitate to contact me at the above address.

Yours sincerely

Sean Allen
Network Development

Jesal Chandi
Hydrock Consultants
5th Floor Merchants House
Wapping Road
Bristol
BS1 4RW

Direct line: (01392) 443644
Planning Team: (01392) 442836
Our ref: WR 3653409/SK
Email: developerservicesplanning@southwestwater.co.uk

15 September 2022

Dear Mr Chandi

Pre Planning: Point of connection enquiry – Provision of new water mains

**Proposal: Residential development of 1700no new dwellings
Location: Ringwood Road, Alderholt SP6 3DF**

Further to my letter dated 31 August 2022 regarding the Pre Planning Point of connection enquiry for the above proposal, I am now able to provide the following response.

The following has been based upon the information in your completed application form and accompanying correspondence. Therefore, should any of the information now be different, please ensure that you inform Bournemouth Water of any amendments to ensure the response is accurate.

Please note: The following information is a desk-top budget estimate to provide an approximation of the costs for the above proposed development. If you would like South West Water to provide a formal offer for any of the activities detailed in this letter, please forward the relevant application to Developer Services.

To download these applications and view associated timescales for these activities, please visit our website: www.southwestwater.co.uk/developers

The estimates provided are based on the New Connection and Developer Services – Charging Arrangements 2022-2023 and is valid until 31 March 2023. For further information, please refer to the company's Charging Arrangements 2022-23 document. This can be located on our website: www.bournemouthwater.co.uk/developer.

All our contestable activities are contained within our Annual Contestability Summary – please consult this schedule to confirm elements that can be undertaken by your Self Lay Contractor.

<https://www.southwestwater.co.uk/siteassets/documents/dev-services/self-lay/annual-contestability-table.pdf>

This price has been based upon the site not requiring barrier pipe. To minimise the risk of needing barrier pipe on your site, please make sure that you have undertaken the required soil analysis. Further information on this is included in here –

https://www.southwestwater.co.uk/siteassets/documents/risk_assessment_form_for_water_pipes_in_land_potentially_affected_by_contamination_v1_12-16.pdf

If you require a budget price for barrier pipe, please let us know

The estimate has been split into sections for ease of use:

Section 1: Site specific charges for water mains: water requisition or self lay provider

Section 2: Water connections – service connection charges

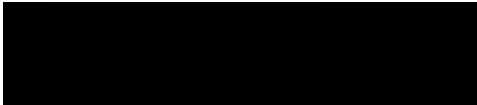
Section 3: Infrastructure charges

Section 4: Income Offsets

I trust this provides the information required for the proposed development. However, if you have any questions or queries, contact Sally Kirk on direct line: 01392 443644.

Alternatively, you can contact the Planning Team on 01392 442836 or via email:
DeveloperServicesPlanning@southwestwater.co.uk.

Yours sincerely



Helen Steed
Pre Development Team Lead

Section 1: Site specific charges for water mains: water requisition or self lay provider

Point of connection

This requires 286 metres of 200mm off-site water mains to our 200mm diameter water trunk main located in Daggons Road/Station Road.

Note: The water mains located closer to the proposed development are not of adequate size to service this site.

Budget Estimate

The estimated cost of this work is shown below: (all priced exclude VAT)

Note - unless otherwise stated charges are fixed charges. The prices quoted will be amended only if a cost change is generated by the customer.

Water requisition

Description	Unit	Value	Contestable/Non contestable	No	Total
Administration Fee (Water Requisition/Water Diversion)	Per scheme	£1,801.00	Non-contestable	1	£1,801.00
Connection of new main to existing main excluding excavation and reinstatement greater than 100mm and up to and including 200mm (diameter of new main) where the connection is heightened risk to damage or existing water distribution systems or interrupting supplies to existing customer. Using under-pressure tee only.	Per connection	£1,333.00	Non-contestable	1	£1,333.00
Design of scheme	Per scheme	£1,406.00	Contestable	1	£1,406.00
Pipelaying in trench provided by others in land the developer owns and occupies. Excavation and backfill to be in accordance with the 'Conditions of Trenchwork'. – Non barrier pipe * Pipework to be 101mm to 200mm internal diameter.	Per domestic property	£649.00		1700	£1,103,300.00
Pipelaying in 'unmade' ground in land not owned or occupied by the developer for new water mains above 100mm and up to 200mm internal	Per metre	£181.00	Contestable	156	£28,236.00
Pipelaying in 'made' ground in land not owned or occupied by the Developer for new water mains above 100mm and up to 200mm internal diameter	Per metre	£302.00	Contestable	130	£39,260.00
Total					£1,175,336.00

Total cost of scheme: £1,175,336.00

Self lay option

Any self lay work must be carried out by a company that is accredited with the Water Industry Registration Scheme (WIRS) which is administered by Lloyds register. The Self Lay Provider can undertake the work classed as contestable within the code of Practice Self Lay of Water Mains and Services v3.1.

All our contestable activities are contained within our Annual Contestability Summary – please consult this schedule to confirm elements that can be undertaken by your Self Lay Contractor.

<https://www.southwestwater.co.uk/siteassets/documents/dev-services/self-lay/annual-contestability-table.pdf>

Description	Unit	Value	Contestable/Non contestable	No	Total
Administration Fee (Self Lay)	Per scheme	£592.00	Non-contestable	1	£592.00
Vetting of design and approval undertaken by 3 rd party. Third party must be accredited through WIRS.	Per scheme	£192.00	Non-contestable	1	£192.00
Connection of new main to existing main excluding excavation and reinstatement greater than 100mm and up to and including 200mm (diameter of new main) where the connection is heightened risk to damage or existing water distribution systems or interrupting supplies to existing customer. Using under-pressure tee only.	Per connection	£1,333.00	Non-contestable	1	£1,333.00
Total					£2,117.00

Total cost of scheme: £2,117.00

This estimate is based on the submission of 3rd party design being reviewed by South West Water. Should you require South West Water to carry out the design, additional costs will be applicable.

Note: Applicants for connection services (these may be developers or self-lay providers (SLPs)) have the choice over who provides the infrastructure and over who owns those connection assets. The services over which there is competition are referred to as 'contestable'.

Some other services, such as those linked to the security of water supply may only be provided by the appropriate water company. These are known as 'non-contestable' services.

Included within the charge are:

1. The vetting of the design which includes provision for consultation with the Company's relevant internal teams and allows for two subsequent resubmissions. If a further re-submission is undertaken, then a further vetting charge will be charged.
2. The charges allow for the construction of water mains up to and including 200mm internal diameter, including any associated bends, valves and wash-outs.
3. Charges include for water mains with 900mm cover on them. Anything above this will be charged as an additional item. .
4. Pipelaying rates include costs for the water main to be pressure test, chlorinated and sampled.
5. The Connection of new mains to existing mains with pressure up to 8 Bar are included. Should the pressure in the existing main be above this, then a bespoke quotation will be provided.
6. For where the Developer owns and occupies the land, the quote will be based on the Developer providing the excavation and reinstatement to the Company's specification. Please see "Conditions of Trenchwork which can be found on our website at www.southwestwater.co.uk/developerservices.
7. The quote will allow for a certain number of visits to install the water main. Should subsequent visits be required, the Company will reserve the right to charge for these. The number of visits will be detailed on the quote. As agreed and documented in the requisition agreement.

8. For third party land the quote will include the cost for excavation and reinstatement to pre-existing ground conditions carried out by the Company.
9. Compensation for grazing only. Should the third party require above and beyond this, then the company will look to recover the actual cost incurred in the payments.
10. For traffic management includes for two-way lights.

Exclusions will be charged on an actual cost basis on the bespoke quote

1. Any items contained within Schedule 13 of the Water Industry Act.
2. Where there is a need for additional traffic management above two-way lights e.g. road closure, three-way lights or permitting, this will be shown as bespoke item on the quote.
3. Any other utility diversions required as a consequence of this work.
4. Any other deviations from the above assumptions and items.

The following additional assumptions and conditions apply water requisitions/diversions:

Should an application not proceed past quotation stage, the Company reserves the right to charge for the costs involved to date.

If a third party is to undertake the contestable items, they must be accredited for that particular type of work through WIRS.

All main to main connections must be undertaken under pressure unless explicitly agreed with the Company in advance.

Quotations remain valid for 90 calendar days from the date of issue.

As part of this work, we will look to minimise disruption to our water supply. This may involve the use of under-pressure connections to facilitate the mains connection of the requisitioned water main.

For more information regarding what is provided at each stage of a water requisition, please refer to Section 3c of the New Connections and Developer Services – Charging Arrangements 2020-21.

Public records

I have enclosed plans to show the location of the water mains in the vicinity of the site and the indicative route for the proposed water main to the point of connection. The information indicated on the plan is only as a guide and no assurance as to the accuracy is given or implied. The Company accepts no liability whatsoever for any error or omission in the information.

Section 2: Water connections – service connection charges

These charges apply to water connections which serve household or non-household properties or supplies which do not serve a property.

The charges in this section relate to connections to a distribution main. Connections to strategic trunk mains or high pressure water mains will be by exception only and may be subject to additional costs. No excavation will be permitted within 3 metres of these water mains.

Customers requiring connections to newly laid water mains for a site or to existing water mains located within the boundary of the site will be responsible for all excavation, laying of pipes up to the Company's main, and reinstatement. Alternatively, customers may use their chosen SLP to carry out these works. These works would not be carried out by the Company.

No excavation; pipe laying; backfill; reinstatement or traffic management by SWW. South West Water or Self Lay Provider carry out connection to the water main, connection to external service pipe, boundary box and meter installation, all in pre excavated trench.

The applicant is responsible for pipe laying, opening, closing and if necessary permanently reinstating the trench to the water main, and depth of boundary box to finished surface level.

A standard connection will be one where:

- The distance between the water main and the customer's point of connection is 5 metres or less
- The external diameter of the service pipe being connected to the main is no more than 32mm
- The trench in which is the service pipe needs to be laid will have a width of 0.5 metres or less and contain no more than 5 service pipes in total

Connection charges will be payable in advance of the company undertaking work. The company reserves the right to amend the amount charged for connections where additional costs are incurred in making the physical connection as a result of matters that were not evident at the time of providing a quotation for the work.

South West Water/Bournemouth Water option – connection only

Customers requiring connections to newly laid water mains for a site or to existing water mains located within the boundary of the site will be responsible for all excavation, laying of pipes up to the Company's main, and reinstatement. Alternatively, customers may use their chosen SLP to carry out these works. These works would not be carried out by the Company.

Description	Unit	Value	Contestable/Non contestable	No	Total
Application fee – Company Laid Onsite Connection	Per Application	£14.00	Non-contestable	1	£14.00
Administration fee – Company Laid Onsite Connection	Per Connection	£40.00	Non-contestable	1700	£68,000.00
For 1st standard connection only up to and including 32mm diameter	Per Connection	£174.00	Contestable	1700	£295,800.00
Water Regulations Inspections	Per Connection	£26.00	Non-contestable		
Contribution toward general cost of internal and external Water Regulations inspections				1700	£44,200.00
Total					£408,014.00

Total cost for the water connections: £408,014.00

(all priced exclude VAT)

* Additional fees will be applicable if further inspections are required.

Self Lay option

Any self lay work must be carried out by a company that is accredited with the Water Industry Registration Scheme (WIRS) which is administered by Lloyds register. The Self Lay Provider can undertake the work classed as contestable within the code of Practice Self Lay of Water Mains and Services v3.1.

All our contestable activities are contained within our Annual Contestability Summary – please consult this schedule to confirm elements that can be undertaken by your Self Lay Contractor.

<https://www.southwestwater.co.uk/siteassets/documents/dev-services/self-lay/annual-contestability-table.pdf>

Description	Unit	Value	Contestable/Non contestable	No	Total
Application fee – Self Laid Connection	Per Application	£14.00	Non-contestable	1	£14.00
Administration fee – Self-Laid Connections	Per Connection	£31.00	Non-contestable	1700	£52,700.00
Water Regulations Inspections Contribution toward general cost of internal and external Water Regulations inspections	Per Connection	£26.00	Non-contestable	1700	£44,200.00
Total					£96,914.00

Total cost for the water connections: £96,914.00

(all priced exclude VAT)

* Additional fees will be applicable if further inspections are required.

Pressure and water storage

For household and non-household connections, you may wish to consider tank storage and/or booster within your private system. We'll provide a minimum of 7 metres static head, which meets with the requirements of the Water Industry Act 1991, (We can't guarantee pressure above 7 metres static head) which is the standard for domestic use.

You should also keep in mind the following points:

- Water pressure will vary depending on the season and time of day
- Water supplies may be interrupted for planned (normally with notice) or emergency maintenance (often without notice)
- We may alter the pressure in the network to meet with demands (but we'll always maintain the minimum)

The designer/installer should install the system in accordance with the Water Supply (Water Fittings) Regulations 1999 and Notification provided prior to installation. If you choose to install a plumbing system directly from the mains water supply and we alter the pressure, we are not liable for any failure of the plumbing system or for the consequences of not installing a storage based system.

Section 3: Infrastructure charges

The infrastructure charge is authorised under Section 146(2) of the Water Industry Act 1991. Charges have been set to recover the costs of network reinforcement involving new

development from those making demand on the water and sewerage systems rather than from existing customers of the water and sewerage companies.

Description	Unit	Value	No	Total
Standard Infrastructure charges due for the development- Water Supply	Per domestic property	£96.00	1700	£163,200.00
Total				£163,200.00

Total cost for infrastructure: £163,200.00

These charges are outside the scope of VAT.

Section 4: Income Offsets

From 1 April 2020, income offsets no longer be deducted from requisitions.

Instead, the payment will apply to every first-time new connection (clean or waste) to the Company's network and will be deducted from infrastructure charges.

The income offset is calculated on a per property basis for a domestic house and will be deducted from the infrastructure charges payable for the connection. Where the building is not for a single dwelling a different scenario, then the relevant multiplier that is used for previous site usage will be used as a means for calculating the income offset.

Payment of income offsets

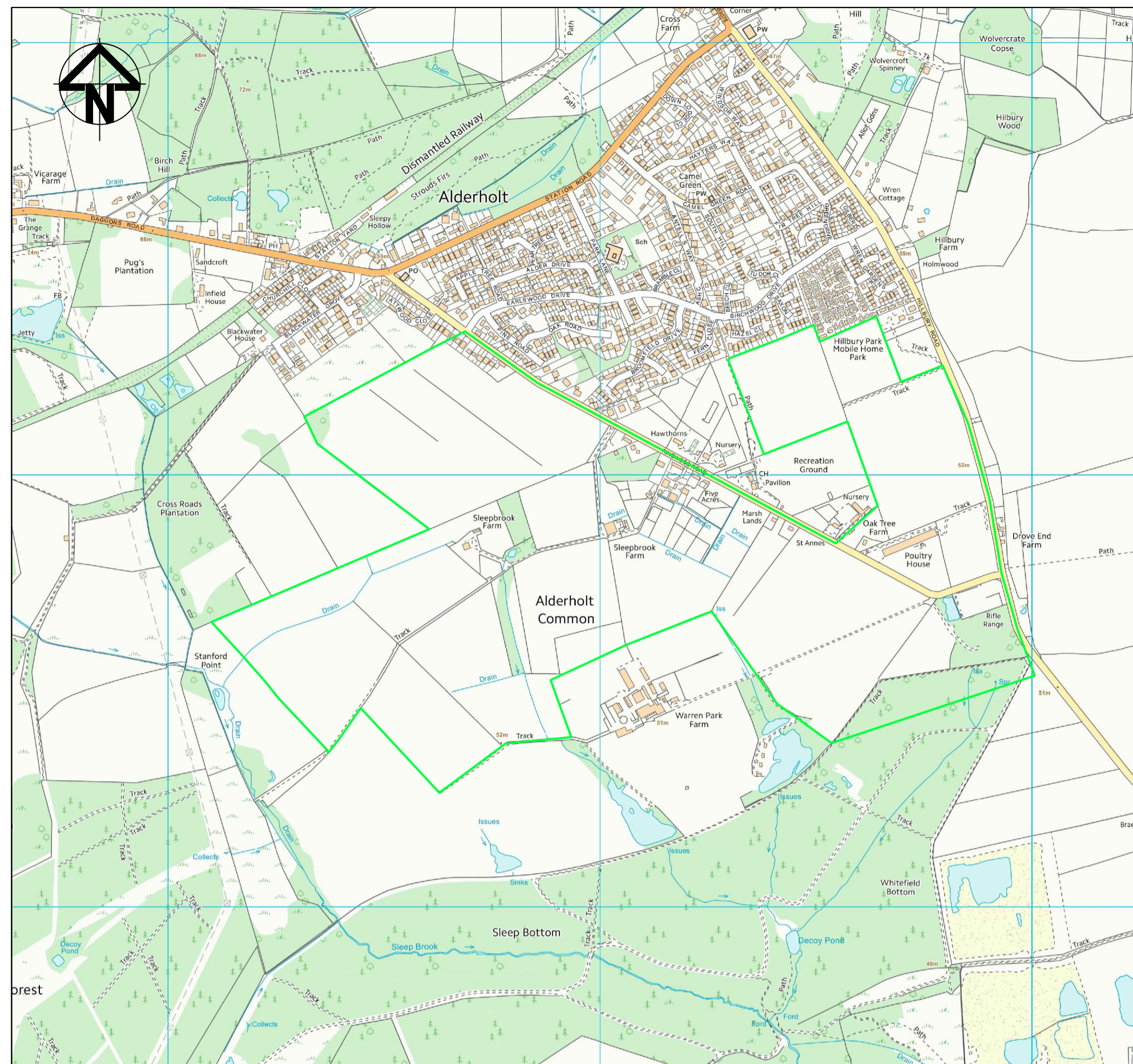
Income offsets may only be applied once. Therefore, if they have already been deducted as part of one the following examples, they will not be deducted again: -

- a. As part of a previous requisition
- b. As part of a previous Asset Payment to an SLP

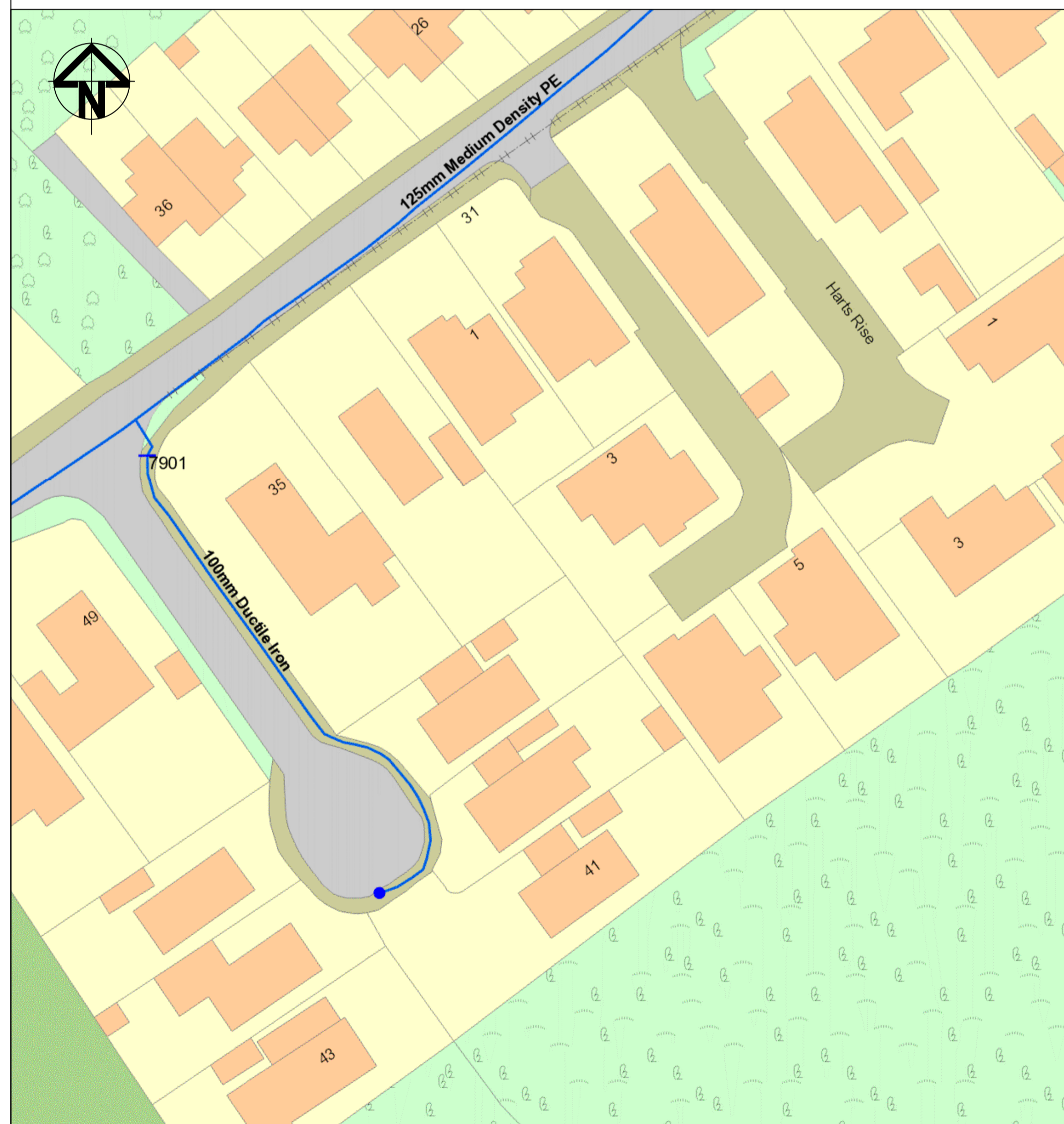
Income offsets will only be offset against infrastructure charges where the individual plot connection is made on or after the 1 April 2020.

Description	Unit	Value	No	Total
Income offset - clean water	Per property	£408.00	1700	£693,600.00
Total				£693,600.00

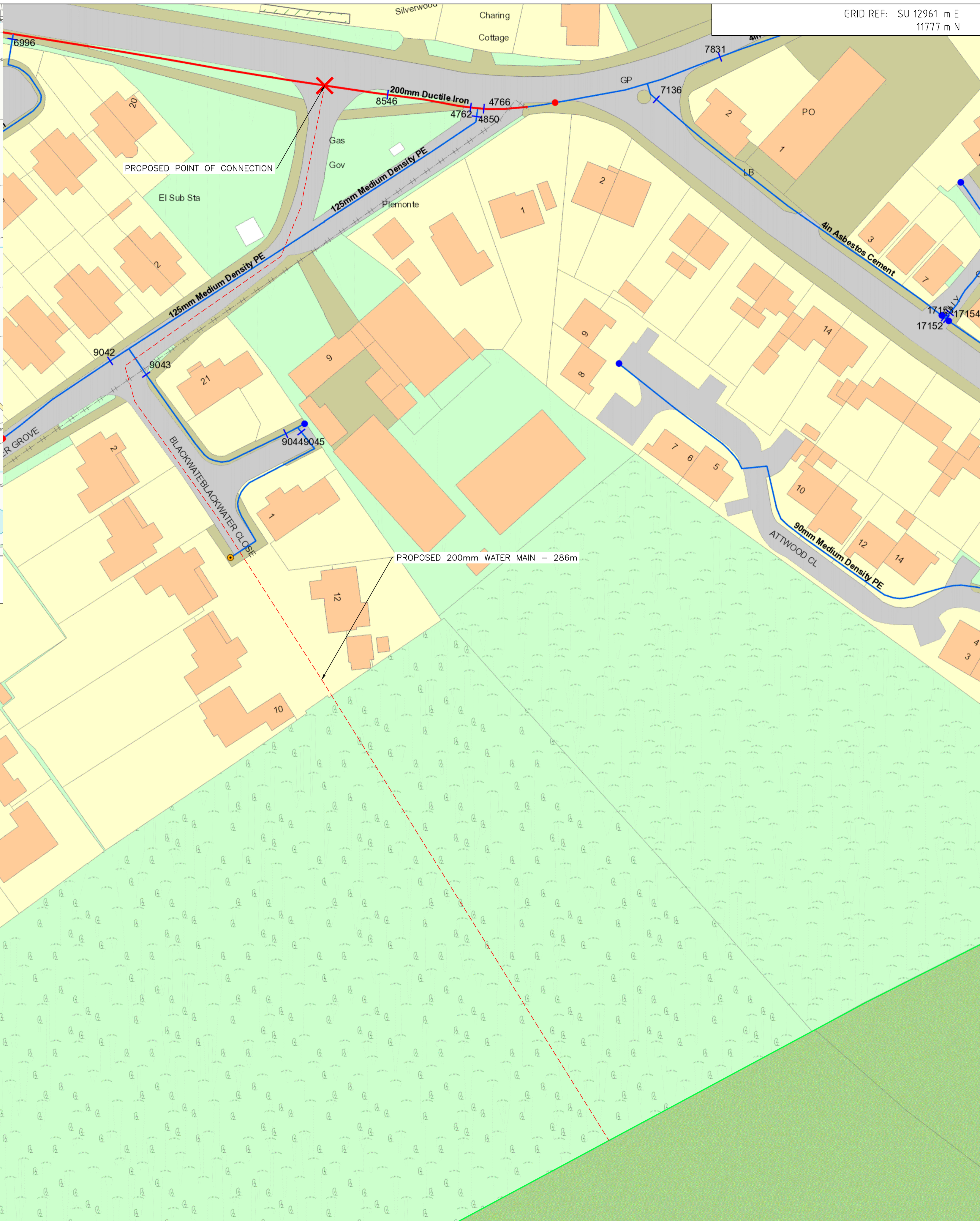
Total Income Offset: £693,600.00cr



LOCATION PLAN
SCALE 1:10000 @ A1



PROPOSED SITE LAYOUT
SCALE 1:500 @ A1

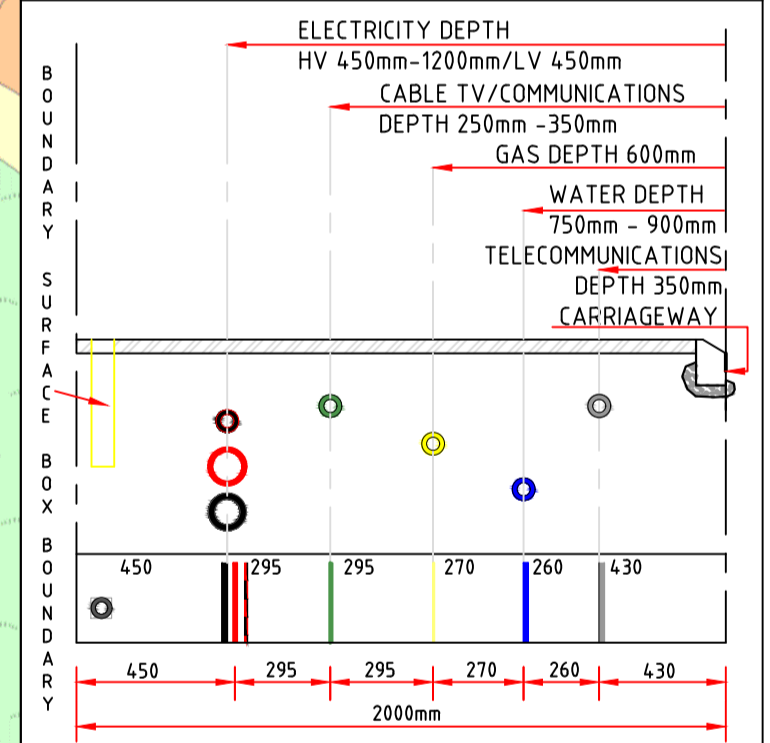


GRID REF: SU 12961 m E
11777 m N

- NOTES:
1. Reproduced by permission of Ordnance Survey on behalf of the Controller of HMSO. Crown copyright SWW Ltd licence no 0100031673.
 2. Preliminary stage drawings shall not be used for construction.
 3. This drawing is not intended to show details of foundations, ground conditions or contaminants. Any suspected contamination found by the Contractor is to be reported to the Consultant and further investigated by a suitable expert appointed by the Contractor.
 4. All dimensions are in millimetres unless stated otherwise. All levels are in metres relative to Ordnance Datum Newlyn.
 5. The Contractor is to verify exact details of existing services, all ground levels and building / site dimensions along proposed pipe routes prior to construction. Any discrepancies are to be reported to the Consultant.
 6. 'Setting out' to be based on information shown on the Developer's drawings and not by scaling. Discrepancies are to be reported to the Consultant.
 7. Minimum cover to water mains to be 900mm and to services 750mm.
 8. The Contractor is responsible for all pipe fittings and resistance to thrusts.
 9. Mainlaying to be completed within 10 visits. Additional commissioning of water mains will be charged at £1500 + VAT per visit.
 10. Under no circumstances shall SWW mains be ducted.
 11. Maximum 5 no. services per trench. Long services to be controlled by stop taps. SWW's responsibility ends at the edge of the highway that the main is laid in.
 12. Coloured plastic marker tape at least 150mm wide is to be laid at a minimum of 200mm above the soffit of the pipe. The Tape shall be printed with a description of the service in bold capital letters throughout its length, in intervals not exceeding 700mm and shall incorporate a corrosion resistant tracing system for non-metallic pipes.
 13. Responsibility for any element of design not specified or approved by the Consultant lies with the Contractor.
 14. The Contractor is to construct works in accordance with CESWI 7th Edition, the Code of Practice for the Self-Laying of Water Mains & SWW's Technical Standards. The Contractor is to comply in all respects with current Building Legislation and British Standards. This drawing must be read with and checked by the Contractor against any structural, geotechnical or other specialist documentation available.

KEY - INFRASTRUCTURE

- SITE BOUNDARY (GREEN)
 - EXISTING TRUNK MAIN (RED)
 - EXISTING WATER MAIN (BLUE)
 - ABANDONED (BROWN)
 - PROPOSED WATER MAIN (RED)
 - PROPOSED SERVICE PIPE (DASHED RED)
 - PROPOSED POINT OF CONNECTION (RED X)
- LS WOH METER FH SV AV PRV CAP BM STOP TAP CONN



Issue	Description	Drn.	Ckd.	Appd.	Date
P1	INITIAL ISSUE	JC	SK		15/09/22



Scale (A1) SCALE_A1 Datum DATUM

Project
RINGWOOD ROAD,
ALDERHOLT,
SP6 3DF

Title
PRE-DEVELOPMENT
POINT OF CONNECTION ENQUIRY
PROPOSED WATER MAIN

Work Request No.	Drawing No.	Issue
3653409	0001	P1

