

Utilities Assessment Report

Proposed Care Home
Moorhill, West End

Reference: MU3001

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Notice

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Document history

Project ID: MU3001			Document ref: Utilities Assessment Report	
Revision	Purpose description	Originated	Checked	Date
1.0	Feasibility Report	JH	CL	19/08/2022
1.1	Feasibility Report	JH	CL	22/08/2022
1.2	Feasibility Report	JH	CL	06/10/2022

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1. Introduction

Connect It Utility Services Limited has been appointed by Highwood Homes Limited to carry out a utilities assessment report in support of a full planning application for a new care home being made to Eastleigh Borough Council (EBC) at 'Moorhill', Moorhill Road, West End (hereafter referred to as 'the site').

The proposed development seeks to provide specialist care accommodation in the form of a new 70-bed care home in attractive, landscaped surroundings.

The site is located contiguous with the existing settlement policy boundaries of West End and the city of Southampton, close to existing shops, services and facilities, with a large catchment population. The site is ideally located for the provision of a new care home to meet local needs.

The site location and proposed layout are shown on the plans provided by Highwood Homes which are appended to this report.

This report assesses the existing utility assets identified in the vicinity of the proposed development site, based on the results of utility searches carried out by Connect It under reference MU3001. The report evaluates the existing utility infrastructure and any constraints under the following criteria:

- **Existing Infrastructure**
Review of existing assets, their location in regards to proximity to the site and their attributes.
- **Point of Connection & Network Capacity**
Identification of the anticipated point of connection to existing infrastructure to service the proposed development and review of expected network capacity.
- **Diversions & Disconnections**
Summary of any expected diversionary works of existing assets to facilitate the proposed development including any disconnection of existing services.

The utilities that fall within the scope of this report include high voltage (HV), extra high voltage (EHV) and low voltage (LV) electricity, low pressure (LP), medium pressure (MP) and high pressure (HP) gas, telecommunications, potable water and wastewater mains.

Assumptions

A desktop study indicates that the site was previously occupied by a dwelling and its curtilage with two site accesses from Moorhill Road.

Exclusions

The following utilities returned an “affected” response to the Utility Search carried out under reference MU3001, however their apparatus is outside of the site boundary or is outside the scope of this report:

- None

2. Electricity Infrastructure

2.1. Scottish & Southern Electricity Networks (SSEN)

Existing Infrastructure

Records received from SSEN indicate that there are a number of substations in the vicinity of the development site. Those that are in closest proximity are detailed below:

- Moorhill Booster Station S/S located on the junction of Haselfoot Gardens and Moorhill Road within the grounds of the Southern Water Booster Station, approximately 100m South of the site entrance.
- Moorhill Road S/S located on the junction of Roselands and Moorhill Road, approximately 430m North of the site entrance.
- Telegraph Road S/S located opposite the junction of Beacon Road and Telegraph Road, approximately 320m Northeast of the site entrance.

Following a review of the location of the above substations against the site layout, it is not considered that they pose a constraint as they are outside of the development area.

The following HV infrastructure is noted in the vicinity of the site:

- A buried HV cable is shown to run along the western footway of Moorhill Road opposite the site entrance.

Records indicate the following LV infrastructure in the vicinity of the site:

- An overhead LV mains cable is shown to run parallel to the site entrance along the eastern verge of Moorhill Road, with poles and stays located outside both entrances to site. The cable returns underground from the southern pole and crosses Moorhill Road and continues southward on along the western footway.
- Underground LV service cable runs along the western footway to street furniture.
- Overhead LV service cables are shown to connect to the southern pole.

Point of Connection & Capacity

Total electricity demand for the proposed development hasn't been confirmed at this time, however it is anticipated that a demand in the region of 500kVA would be required. It should be assumed the local network is likely not capable of delivering this load via an LV point of connection and that a HV point of connection will be required.

A point of connection application should be made to SSEN when loadings are confirmed. SSEN will respond providing the connection location, voltage tier and whether any reinforcement would be required.

Allowance should be given for the location of a substation within the design to accommodate for a HV connection. It should be noted that a planning consideration may need to be given and further advice sought.

Diversions & Disconnections

Dependant on the scope of the S278 works it should be expected that diversion of the overhead lines and relocation of existing SSEN poles will be required, due to potential visibility constraints in their current locations.

Application to SSEN should be made for the disconnection of any existing live LV service connections to the site that are no longer required. Alternatively, these could be repurposed for a temporary building supply if required following a service alteration.

3. Gas Infrastructure

3.1. Southern Gas Networks (SGN)

Existing Infrastructure

Records we have received from SGN indicate that there is gas infrastructure in the area of the site, with LP 6" ST main which is shown to run parallel to front of site along the Eastern verge of Moorhill Road.

Point of Connection & Capacity

We have carried out an internal assessment and the 6" ST pipe is believed to be a suitably sized main to supply the proposed Care Home if gas is required. The 6" ST main will need to be verified for capacity by further application to SGN.

Diversions & Disconnections

Attention may need to be given to lowering or protecting the 6" ST main where it runs beneath the proposed new site access on Moorhill Road to NJUG specification.

Application to SGN should be made to disconnect any existing gas service to the previous dwelling located on the site if not already disconnected.

4. Telecommunications Infrastructure

4.1. BT Openreach

Existing Infrastructure

Records indicate that there is existing underground BT Openreach apparatus and associated chambers running along the western footway of Moorhill Road, in addition records show overhead lines also running along the same western footway of Moorhill Road.

In addition, there is an existing BT pole close to the northern site entrance and BT assets that run from the SSEN pole located outside the southern site entrance with plans indicating overhead cables traverse the southern corner of the site to the Southern Water reservoir that border the site to the south.

Point of Connection & Capacity

It is not anticipated that there will be any constraints with obtaining a point of connection to the existing infrastructure. There are multiple assets in close proximity that may provide a point of connection, however confirmation should be sought from BT Openreach.

Diversions & Disconnections

On review of the existing BT Openreach infrastructure the assets located on the SSEN pole outside the southern access may need diversion if the pole requires relocation.

4.2. Virgin Media

Existing Infrastructure

Asset maps indicate that there are Virgin Media assets installed along the western footway of Moorhill Road opposite the site entrance.

5. Water Infrastructure

5.1. Southern Water

Existing Infrastructure

The site is located on a parcel of land that is between two covered Southern Water service reservoirs, with several large diameter trunk mains and distribution mains surrounding the site.

Records indicate that there are a number of existing potable water distribution infrastructure assets running along Moorhill Road, which include a 6" Cast Iron (CI) main, which runs parallel to the front on the site on the western verge and a 6" CI and 4" CI main that run in the opposite footway.

In addition to the distribution mains there are also three trunk mains that run along Moorhill Road, 12" CI, 15" CI and 18" CI / 600mm Ductile Iron (DI), and two that run within the site boundary to the western and southern boundaries, 600mm DI and 18" Steel (ST).

Point of Connection & Capacity

It is assumed that the 6" CI main on Moorhill Road would be a suitable point of connection to service the development. Application should be made to Southern Water to confirm the point of connection and costs when water demand is confirmed.

The existing mains in the vicinity of the development are assumed to be of suitable size to supply this development, however confirmation from Southern Water of the available capacity should be obtained through a point of connection application.

Diversions & Disconnections

On review of the location of the mains identified there are large diameter trunk mains that are within the site boundary to the east and south, these are likely to be protected by easements that will prevent the erection of buildings within a set distance.

The two 15" and 18" / 600mm trunk mains and 6" distribution main that runs parallel to the front on the site along the eastern side of Moorhill Road are not anticipated to require diversion unless ground level changes are proposed. In which case application to Southern Water for a S185 diversion should be made to assess the scope.

Southern Water asset plans do not record the locations of existing service pipes but from review of the

site history there was an existing domestic property which should be assumed was serviced by a potable water supply that may require disconnection.

6. Wastewater Infrastructure

6.1 Southern Water

Existing Infrastructure

Records indicate an existing 175mm foul sewer runs south to north along the eastern verge of Moorhill Road parallel to the site, with a foul manhole (ref. 0501) located close to the site boundary.

Records indicate that there are no surface water sewers in Moorhill Road.

Point of Connection & Capacity

The foul sewer that runs parallel to the site boundary on Moorhill Road is anticipated as the point of connection as a direct sewer connection, a Section 106 application will need to be made to Southern Water when detailed drainage designs are available to confirm and assess current network capacity.

Diversion & Disconnections

The 175mm foul sewer that runs parallel to the front on the site along the eastern side of Moorhill Road is not expected to require diversion or a build over agreement unless ground level changes are proposed. In which case application to Southern Water for a S185 diversion should be made to assess the scope.

Southern Water asset plans do not record the locations of existing private lateral sewer connections but from review of the site history there was an existing domestic property which should be assumed was connected to the Southern Water sewer network.

7. Liability

7.1. Existing Plant

The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any map extracts and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by CAT scan or trial holes before construction works commence. It is the responsibility of any on site contractor to identify and locate any utility plant prior to development work going ahead. It is enshrined in the NRSWA that it is the responsibility of any on site contractor to ensure the safety of its employees on site in relation to utility plant and to ensure that there is no damage to utility plant caused by site works. For further information, HSG 47 should be consulted.

7.2. Liability

Where applicable, our estimates provided in the course of completing this review, are provided on the basis of our experience and are accordingly on an estimate basis. The client should be aware that actual charges made by utilities providers are determined by a number of factors. Accordingly any cost estimates provided are for information purposes only. If the client wishes to have more robust information, better information on localised proposals and phased development proposals should be provided and further estimates should be obtained from utilities providers as and when the better information becomes available. Connect It Utility Services Limited will take all reasonable steps to obtain the most robust information but shall accept no liability for the accuracy of such information or report.

8. Appendices

8.1 Appendix 1 - Site Location

8.2 Appendix 2 - Proposed Site Layout

8.3 Appendix 3 - SSEN Asset Map

8.4 Appendix 4 - SGN Asset Map

8.5 Appendix 5 - BT Openreach Asset Map

8.6 Appendix 6 - Virgin Media Asset Map

8.7 Appendix 7 - Southern Water Potable Water Asset Map

8.8 Appendix 8 - Southern Water Wastewater Asset Map

8.1. Appendix 1 - Site Location



8.2. Appendix 2 – Proposed Site Layout





Map Centre: 447051, 113531		Grid Ref: SU47051353
Scale: 1:500	Page Size: A3	Plot Date: 10/08/2022
Designer Name: Barnes Nicola		Job Number:

Network Type: HV
UNCONTROLLED COPY
Subject to revision
Master held by SSEN Asset Data Team - Asset.Data@sse.com

Legend

Segments [Electric]

- Cable Segment.HV Route - 11.00 kV, Existing
- Joint Installation.HV Location - Straight, Existing

Distribution Structures [Electric]

- Duct.Route

Substation Site [Electric]

- Substation.Existing Extent
- Substation.Existing Location - Ground Mounted Distribution

Annotations [Electric]

- Cable Annotation.HV Leader Line 1:500 - Legacy

Common [Electric]

- Schematic Connector.MV Pin1 - Blue Triangle
- Schematic Connector.MV Pin1 - Green Triangle

VOLTAGES (V)				
LV (Low Voltage) and Services	up to 1,000V			
HV (High Voltage)	over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
AGRICULTURAL	1m	1m	1m	1.1m

WARNING

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

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

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries	0800 048 3516
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Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

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Asset.Data@sse.com 01256 337 294

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Map Centre: 447051, 113531

Scale: 1:500

Designer Name: Barnes Nicola

Grid Ref: SU47051353

Page Size: A3

Job Number:

Plot Date: 10/08/2022

Network Type: LV

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Legend

Segments [Electric]

Cable Segment LV Route - 230.0 V, Existing

Cable Segment LV Route - 400.0 V, Existing

Joint Installation LV Location - Service, Existing

Joint Installation LV Location - Straight, Existing

Joint Installation LV Location - Capped End, Existing

Joint Installation LV Location - Pole Termination, Existing

Joint Installation LV Location - ORH Connector, Existing

Line Segment LV Route - 230.0 V, Existing

Line Segment LV Route - 400.0 V, Existing

Equipment [Electric]

Supply Point LV Location - Other, Existing

Supply Point LV Location - Street Furniture, Existing

Supply Point LV Location - Property, Existing

Distribution Structures [Electric]

Pole Structure Existing Location - Single

Duct Route

Substation Site [Electric]

Substation Existing Extent

Substation Existing Location - Ground Mounted Distribution

Annotations [Electric]

Cable Annotation LV Leader Line 1:500 - Legacy

Common [Electric]

Marker Location - Pole Attachment - PME

Schematic Connector LV Pin1 - Blue Circle

Schematic Connector LV Pin1 - Blue Square

Schematic Connector LV Pin1 - Green Circle

Schematic Connector LV Pin1 - Green Square

Span LV Existing Route

VOLTAGES (V)

LV (Low Voltage) and Services

up to 1,000V

HV (High Voltage)

over 1,000V to 11,000V

EHV (Extra High Voltage)

22,000V to 132,000V

Transmission

275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
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General Enquiries

0800 048 3516

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

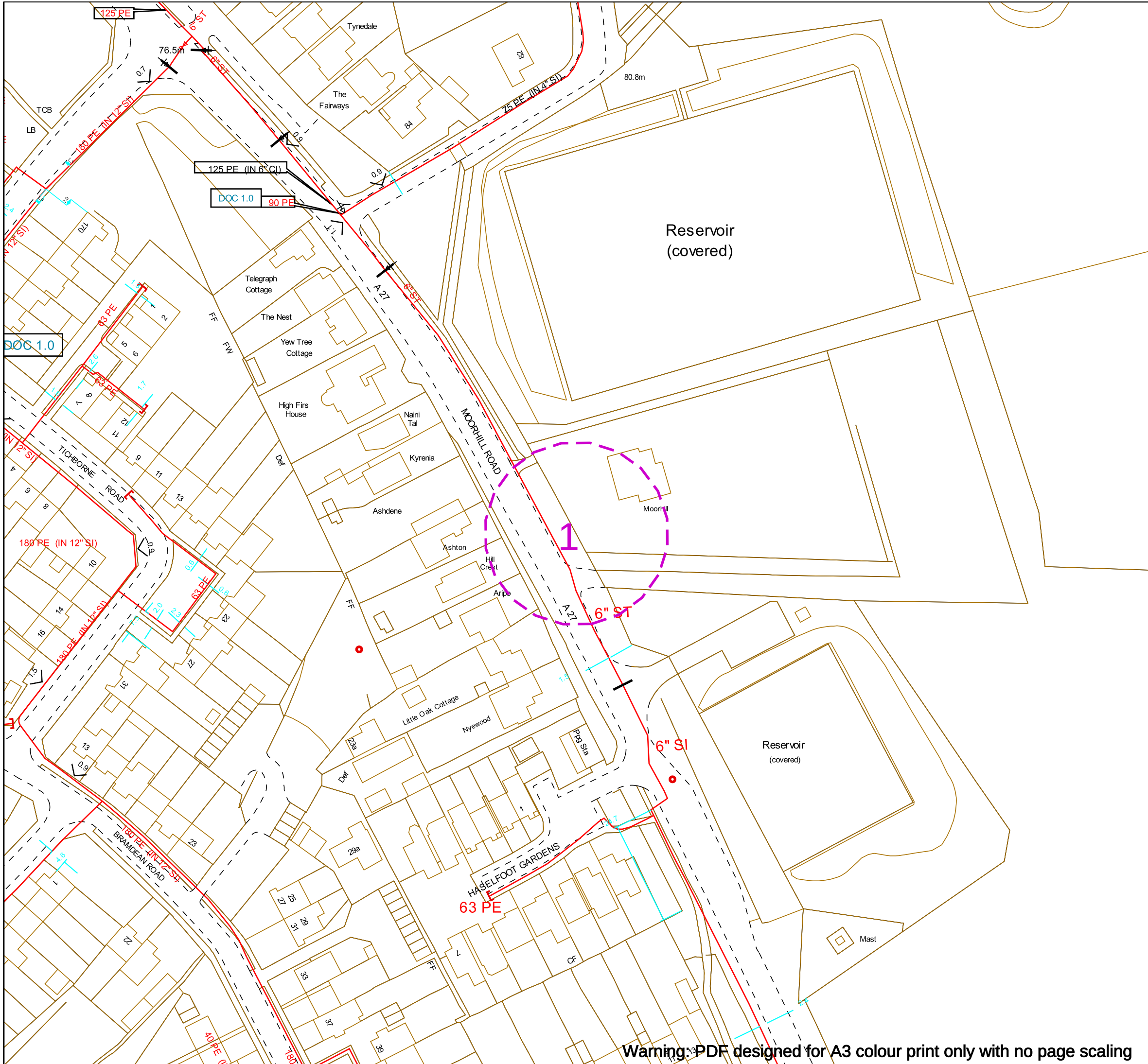
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SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 10/08/2022
Job Reference: 26549145
Site Location: 447056 113530
Requested by: Ms NRSWA Team

Your Scheme/Reference: MU3001 Moorhill Care Home

Scale: 1:1000 (When plotted at A3)

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 Safety Admin Team on 0800 912 1722 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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	

Some Examples Of Plant Items

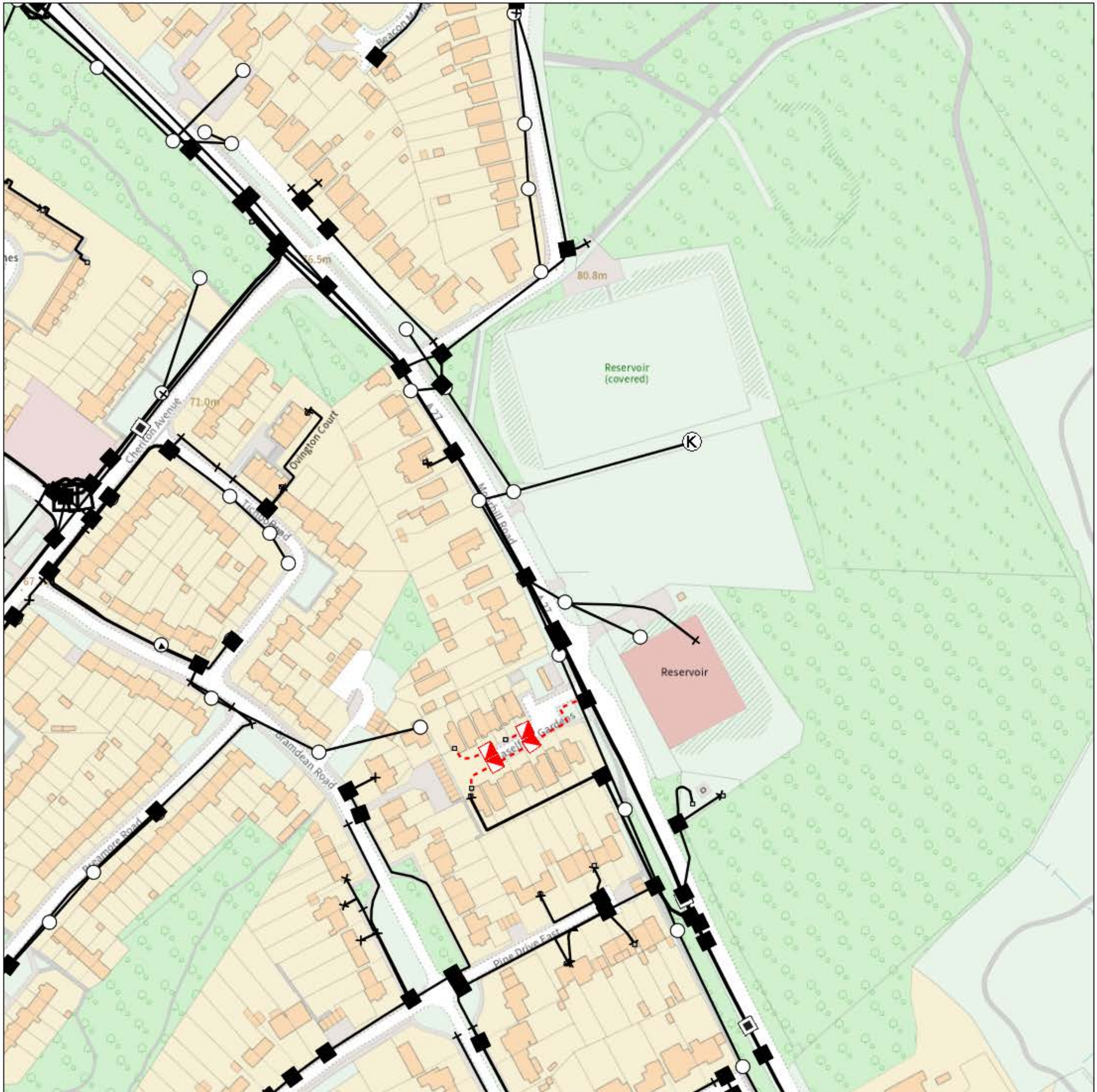
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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www.openreach.co.uk/cbyd

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If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk	Ⓚ	Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : NQH08137N

Map Reference : (centre) SU4705613530

Easting/Northing : (centre) 447056,113530

Issued : 10/08/2022 08:13:33

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Date: 10/08/22

Scale: 1:899

Map Centre: 447056,113530

Data updated: 31/07/22

Telecoms Plan A3

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2022 Ordnance Survey 100019209.

Duct, Trench



Chamber / Pole

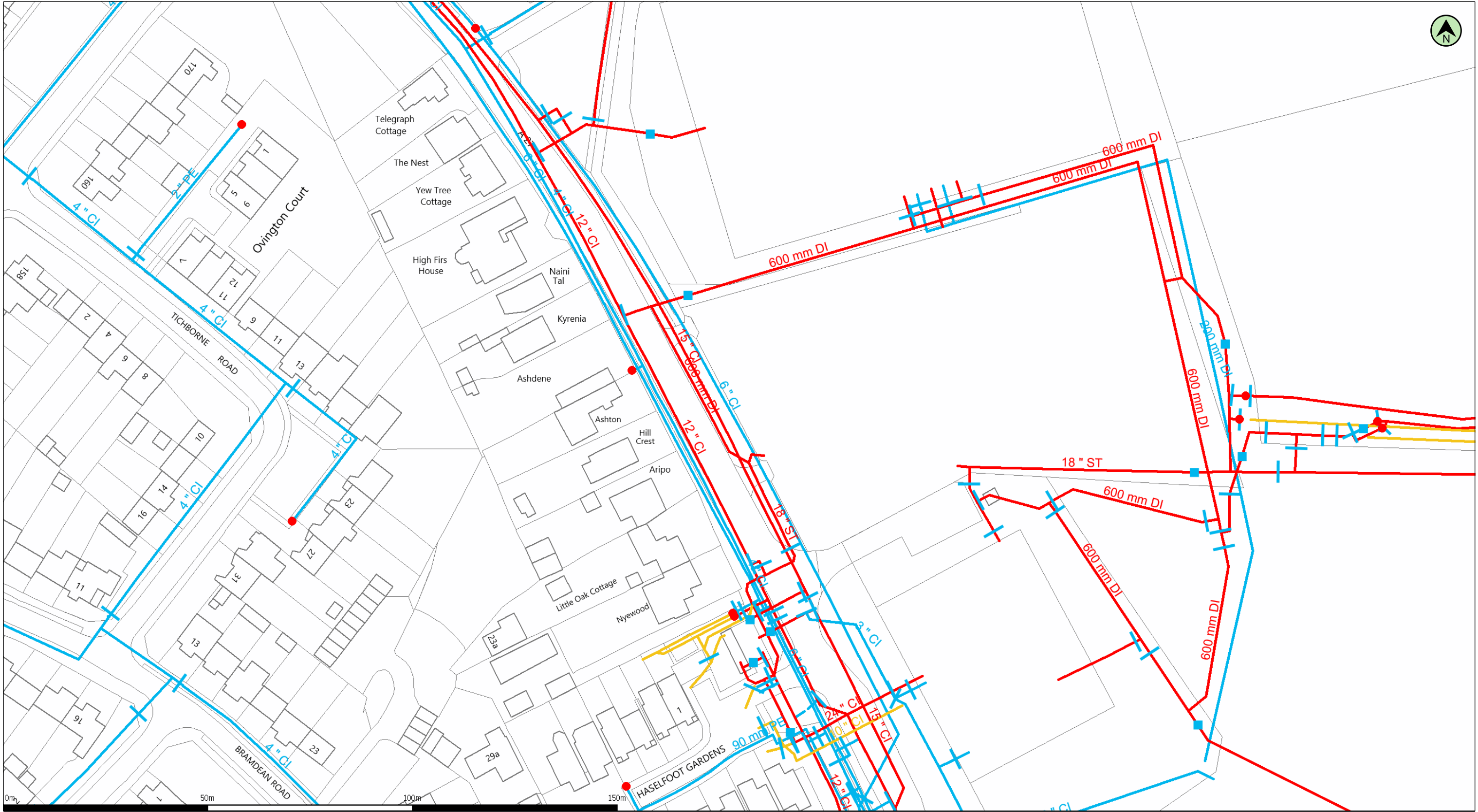


Cabinet



nrrswa@cuis.co.uk





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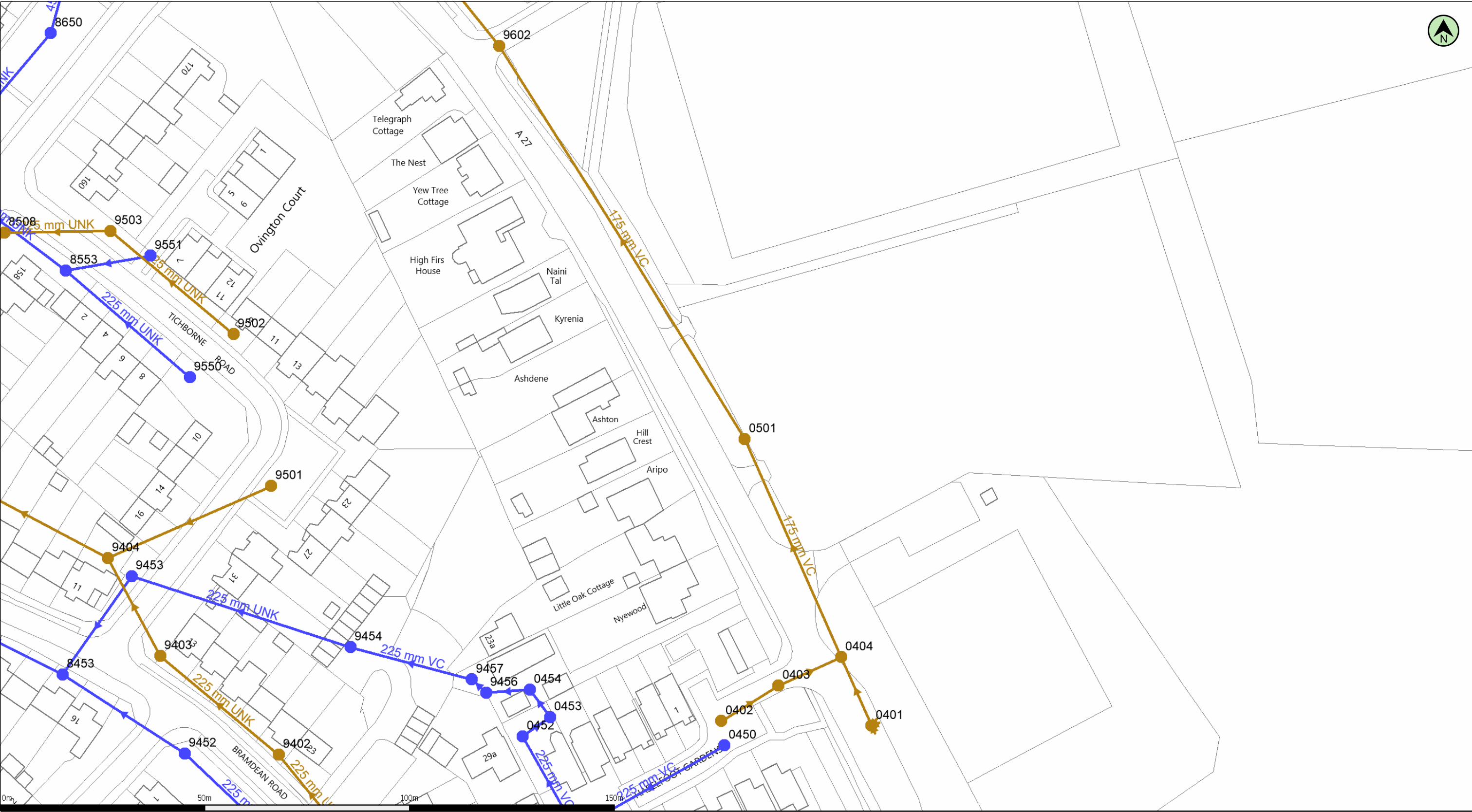
WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Water Main	Proposed Main	Trunk Main	Non-potable Main	Abandoned Main
Water Hydrant	Water Meter	Water Valve		

nrsa@cus.co.uk





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Date: 10/08/22

Scale: 1:899

Map Centre: 447056,113530

Data updated: 21/07/22

Wastewater Plan A3

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WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Foul Gravity Sewer	Combined Gravity Sewer	Culverted Water Course or Treated Effluent	Surface Water Gravity Sewer
Rising Main, Vacuum or Syphon	Combined Outfall	Surface Water Outfall	Surface Water Inlet
Combined Pumping Station			
Surface Water Pumping Station			
Foul Pumping Station			
Water Treatment Works			
Section 104 Area			
Building Over Agreement Area			
Foul Manhole			
Combined Manhole			
Surface Water Manhole			
Side Entry Manhole, Decarcation Chamber, Dummy Manhole or Surface Water Soakaway			

nrswa@cius.co.uk

