

FOUL DRAINAGE & UTILITIES APPRAISAL

Land South of Mortimers Lane, Fair Oak, Eastleigh



Prepared for: Bloor Homes Southern
Ref: 023_8230679_SI_Foul_Drainage_&_Utilities_Appraisal

Document History

Issue	Date	Description	Prepared By	Checked By
1	10 Sept 24	Draft for comment	S Ibrahim	L Moxon
2	23 Oct 24	Updated following client comments and issued for outline planning	L Moxon	L Moxon
3	14 Nov 24	Site location description updated	K Rayner	K Rayner

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1.0 Introduction

- 1.1 This Foul Drainage and Utilities Appraisal has been prepared by Glanville Consultants on behalf of Bloor Homes Southern to accompany an outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, and mobility infrastructure (Use Class Sui Generis) with associated open space, landscaping, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; all matters reserved except for vehicular access off Mortimers Lane and pedestrian/cycle connections to the site boundary.
- 1.2 The purpose of this report is to assess the feasibility of servicing the proposed development with all necessary foul drainage and utility infrastructure for the purpose of an outline planning application. Drainage and utilities are matters reserved within the application and this report is therefore indicative only and does not constitute a full detailed design.
- 1.3 This assessment examines all existing utility services known to be located within the vicinity of the site. It considers the feasibility of providing new connections to the site and whether any diversions or easements are required to facilitate the development. The utility services examined include:
- Electricity;
 - Telecommunications;
 - Gas;
 - Potable water; and
 - Foul water.
- 1.4 This report does not include loading assessments or liaison with statutory utility companies, which will be required once the layout and unit numbers are fixed and an accurate assessment can be made.
- 1.5 The surface water drainage infrastructure serving the site is described within a Flood Risk Assessment, which has been prepared as a separate document and is submitted as part of the planning application for the development.

2.0 Site Description & Development Proposals

Site Description

- 2.1 The site is located on land to the south of Mortimers Lane, Fair Oak, Eastleigh. The site measures 11.05ha, with the approximate centre of the site is located at Ordnance Survey National Grid reference SU 50679 18685. The site is located to the south of Mortimers Lane, which forms the site's northern boundary, and is located within the SO50 7EA postcode.
- 2.2 The site is bound to the north by Mortimers Lane (B3037). Further North beyond Mortimers Lane lays the residential development known as 'Pembers Hill Park'.
- 2.3 A group of Grade II listed buildings, associated with the Mortimer farmstead, lies to the north-east and are subject to a recent planning approval for alterations, extensions and conversion of 4 existing barns and the construction of 5 new dwellings within their curtilage.
- 2.4 To the east lies East Horton Golf Club. Characteristic of all golf courses, the course has been sculpted and heavily managed and maintained.
- 2.5 Abutting the site to the west are two recent residential developments, known as 'Pembers Hill Drive and 'East Knowle'. Further west lays Knowle Hill Conservation Area which includes a car park, picnic area and permissive footpaths which lead through woodland to Knowle Park, a 14 ha. country park and important local recreational asset.
- 2.6 Immediately south of the site lays East Horton Business Park, Deer Farm Park Industrial Estate. A new development of fifteen business units abutting the southern site boundary and form an extension to East Horton Business Park. This site was granted planning permission for general industrial buildings (Use Class B2) in July 2023 and has since been built out.
- 2.7 Adjacent to the business park lays the Knowle Lane Local Wildlife Site (LWS). Designated on account of the woodland and grassland it supports. It includes a woodland and large pond.

Topographical Survey

- 2.8 A topographical survey was carried out by Sitaline in December 2022, which indicates that the site generally falls towards south-east. The site falls sharply in places, with the high point located towards the north-western corner at approximately 60.11m Above Ordnance Datum (AOD), while the low point is located in the south-eastern corner at approximately 40.99m AOD. The topographical survey is provided in Appendix B.
- 2.9 The survey also indicates the presence of overhead electrical cables crossing the south-eastern corner of the site via two electrical poles, while a separate electrical cable was recorded immediately to the west of the site's north-western corner on Mortimers Lane.

Development Proposals

- 2.10 The proposed development is an outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, and mobility infrastructure (Use Class Sui Generis) with associated open space, landscaping, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; all matters reserved except for vehicular access off Mortimers Lane and pedestrian/cycle connections to the site boundary.
- 2.11 A layout parameter plan showing the vehicular access from Mortimers Lane and areas of land use within the site is given in Appendix C.



3.0 Utilities Assessment

- 3.1 This section identifies the existing utility supply infrastructure on and / or in the vicinity of the site in order to assess the potential for provision of supplies, and whether any diversions or easements are required to facilitate the development.
- 3.2 Service records have been obtained from the relevant utility companies which have apparatus either in or within the vicinity of the site. Copies of the relevant service records obtained are included in the appendices stated below.
- 3.3 As part of the assessment, a LineSearch enquiry was also conducted to ascertain the presence of strategic apparatus, such as apparatus belonging to oil companies or the Government. Services records were obtained from the asset owners noted to potentially have apparatus within the vicinity of the site. A copy of the LineSearch enquiry has been included in Appendix D.

Existing Services

- 3.4 Service records have been obtained from the following utility companies which have apparatus either within or are in the vicinity of the site:

- SGN (Gas);
- GTC (Gas);
- ESP Utilities Group (Gas);
- Fulcrum Pipelines (Gas);
- Scottish and Southern Electricity Network (Electricity);
- Last Mile (Electricity);
- BT Openreach (Telecommunications);
- Virgin Media (Telecommunications);
- Exolum Pipelines (Fuel);
- Portsmouth Water (Potable Water); and
- Southern Water (Potable Water & Sewerage).

Gas

- 3.5 Gas records obtained from SGN indicate a 90mm low pressure (LP) gas main running through Mortimers Lane along the northern side of the carriageway, with a 63mm LP main appearing to supply a residential property located to the northwest of the site. The SGN records show that neighbouring development at Pembers Hill Drive and Pembers Farm Avenue are served by apparatus owned by GTC Pipelines Ltd. The SGN service plans have been included in Appendix E.
- 3.6 GTC records for the area show the neighbouring Pembers Hill Drive and Pembers Farm Avenue developments are also served by a network of LP mains, with both developments indicated to connect to the aforementioned SGN LP main running through Mortimers Lane. The GTC records are also included in Appendix E.
- 3.7 Gas records from ESP Utilities Group have also been included in Appendix E. Similarly to the GTC sites, these records show the Kingsmill Drive development to the west of the site connecting to the SGN LP main in Mortimers Lane, via Knowle Lane. This is also shown on the Fulcrum Pipelines records, also included in Appendix E.

- 3.8 None of the contacted gas service providers have records that show any assets within the boundary of the site or that would be affected by the proposed works.

Electricity

- 3.9 Electrical records showing the High and Low Voltage (HV and LV) networks in the area surrounding the site have been obtained from Scottish and Southern Electricity Network (SSEN). The SSEN records are shown in Appendix F.
- 3.10 The overhead electrical cables crossing the south-eastern corner of the site, which are shown on the topographical survey, are shown in the SSEN records to be 11 kV HV cables, which connect to the wider network serving the adjacent developments to the east and west, plus the golf club to the south of the site. While not captured on the topographical survey, the SSEN mapping suggests there are further HV cables running along the southern and western boundaries of the site, with East Horton Business Park sub-station shown close to the south-western corner of the site.
- 3.11 Although it will need to be confirmed once the final site layout is confirmed, it is very likely that the existing overhead cable including the existing pylon within the site will need to be diverted in order to facilitate the proposed development. A typical diversion would be to transfer the existing overhead cables to underground cables and route them around the edge of the proposed development area. An easement of up to 10m in width will need to be allowed within the final layout for the diverted cable.
- 3.12 The records from SSEN indicate that there is an underground cable running through Mortimers Lane, close the northern boundary. It is possible the underground cable will need protection works in order to facilitate the construction of the site access.
- 3.13 Finally, service records from Last Mile have also been included in Appendix F. These records present an underground network of low voltage cables serving the neighbouring Kingsmill Drive development, to the west of the site, but do not show any infrastructure that would be affected by the works.

Telecommunications

- 3.14 Openreach records have been obtained from BT and are included in Appendix G. The records indicate BT overhead wires running along Mortimers Lane, with an overhead cable running along the northern side of Mortimers Lane, plus an underground cable running through the highway.
- 3.15 No telecommunications apparatus is indicated to exist within the site boundary and, as such, no diversionary works are anticipated.

Potable Water

- 3.16 Requests to water companies for their potable water records returned three companies with assets in the vicinity of the site: Southern Water; Icosa Water; and Portsmouth Water. The site lies close to the supply boundary between Southern Water and Portsmouth Water, while Icosa are in the process of adopting the water network serving the Pembers Farm Avenue development. The site is shown to lie to the west of the boundary, within Southern Water's supply area. The records supplied by the three companies are provided at Appendix H (Portsmouth Water), Appendix I (Southern Water) and Appendix J (Icosa Water) of this report.

- 3.17 The Southern Water records show a network of 125mm and 90mm water mains serving the surrounding developments to the west of the site. The closest mains are one 125mm main located close to the junction of Mortimers Lane and Knowle Lane, with the Pembers Hill Drive development shown to be served by a 125mm and 90mm main. The Southern Water network is understood to serve the Pember Farm Avenue development, with Icosa Water connecting to the network in Mortimers Lane before distributing water through their own apparatus within the development.
- 3.18 The Portsmouth Water records indicate a 1" communication pipe along Mortimers Lane, to the east of the site serving St Francis Animal Welfare Centre. Mortimers Farm is shown to be within Portsmouth Water's supply area, however no direct connection is shown on the records. This could be due to a private main not included in the records being present within Mortimers Lane, and the Contractor may need to survey before beginning works in the carriageway.
- 3.19 No water company apparatus is indicated to be located within the site boundary, or in any location where it would be impacted by the proposed works.

Proposed Services

Gas

- 3.20 No gas provision is proposed within the new development.

Electricity

- 3.21 It is proposed that the development would be served by electrical cables connected to the existing diverted electrical cable crossing the site.
- 3.22 Once the site design is finalised including an assessment of the demands of the proposed community uses, SSE must be consulted to establish what infrastructure is required to serve the site. For a site of this size one or more new substations might be required.
- 3.23 SSEN will also need to advise on whether any network reinforcement upgrades are required and how they can be provided.

Telecommunications

- 3.24 It is proposed that telecommunications for the site will be provided from the existing BT broadband cable in Mortimers Lane. A new road crossing to bring the cable into the site will be required as part of the site access works.

Potable Water

- 3.25 It is proposed that potable water from the site will be provided via a new connection to the existing Southern Water main at the junction of Mortimers Lane and Knowle Lane. This will require a new offsite main to be laid along Mortimers Lane for approximately 250m in addition to the new infrastructure to be laid within the site.
- 3.26 Once the site design is finalised and demand can be calculated, Southern Water will need to be consulted on whether any network reinforcement upgrades are required and how they can be provided.

Conclusions

Diversions, Easements, Extensions and Protection of Existing Apparatus

- 3.27 The records from SSEN and the topographical survey indicate that there is an overhead cable to the southeast of the site. It is likely the overhead HV cable will need to be diverted to facilitate the site layout. It is possible the HV cable within Mortimers Lane may also need protection works to facilitate the site access, however this will be confirmed at the appropriate design stage.

Service Provision

- 3.28 Service provision for electricity can be provided within the site. Telecommunications will require a new connection as part of the new site access works, but will not require other offsite works by the developer.
- 3.29 Supply of potable water to the site will require a new offsite main of approximately 250m length within the public highway.
- 3.30 In addition, all the proposed utility suppliers will need to establish whether existing network reinforcement is required to serve the site.
- 3.31 It is concluded that at this stage there should be no insurmountable technical issues with utility supplies that would prevent the delivery of a development of the scale and type envisaged.

4.0 Foul Water Drainage Strategy

- 4.1 This section of the report identifies the existing foul water drainage infrastructure on and in the vicinity of the site in order to assess the impact of the development on the existing infrastructure, whether any diversions or easements are required to facilitate the development and how the development could dispose of foul water.

Existing Foul Water Drainage Infrastructure

- 4.2 Southern Water is the incumbent sewerage undertaker for Eastleigh Borough Council and have provided sewer records which are included in Appendix K.
- 4.3 Given the site's current use as an agricultural field, no foul water drainage infrastructure exists within the site boundary.

Proposed Foul Water Drainage Strategy

- 4.4 It is proposed that to connect to a public foul sewer owned by Southern Water via a new adoptable foul drainage network. Southern Water have indicated by letter that there may be constraints around capacity in the local public sewer system. They confirm that they have a duty to provide network capacity, and state that they aim to provide this within 24 months following the grant of planning, or as discussed with the developer for larger strategic sites. A copy of the Southern Water letter is included in Appendix L.
- 4.5 The existing Southern Water public sewer network is to the north and east of the site, but the site falls to the south west. A new pump station will therefore be required on site to lift foul drainage from the lowest area of the site to the existing public sewer.
- 4.6 Discussions are ongoing with Southern Water regarding the most practical connection point to their existing network, given constraints around distance, topography, pumping, third party land crossings, and existing sewer condition and capacity.
- 4.7 Southern Water are in the process of adopting a new sewer serving the Pember's Hill development, which should become the closest practical point of connection for the proposed development site; however, until that adoption process is complete Southern Water are not able to assess the potential for connection at this point.
- 4.8 The preferred connection point to the existing public sewer network may therefore vary depending on the timescale of the proposed development. Further liaison will be required with Southern Water once a definitive timescale is available for the development in order to understand the situation of the nearby sewerage network at that time.
- 4.9 However, given Southern Water's duty to provide network capacity, it can be safely stated that a solution will be found. It is therefore not anticipated that foul drainage will prevent the successful development of the site for residential use.
- 4.10 A drawing showing the proposed drainage is given in Appendix M.

Maintenance and Adoption

- 4.11 All new foul water infrastructure constructed to serve the site will be designed in accordance with Building Regulations Part H, Appendix C of the Sewerage Sector Guidance and current best practice, as appropriate. The foul network serving multiple dwellings, including the foul water pump station and rising main, will be designed with the intention to offer it to Southern Water for adoption. All foul water drainage serving a single property and located within private areas will be the responsibility of the property owner.
- 4.12 A typical management and maintenance plan detailing the type and frequency of maintenance activities for the drainage features is provided below. A more detailed plan incorporating advice from system manufacturers and installers will be developed at the appropriate design stage.

Table 4: Pump Station* - Typical Maintenance Activities

Schedule	Maintenance Activity	Inspection Frequency
Monitoring / Maintenance	Inspection by supplier. Maintenance activities to be identified and carried out by supplier.	Three interim visits, followed by annual inspections, or as required.
Remedial Actions	Remedial work and/or replacement of pump or tank units or supporting infrastructure.	As required.

*Maintenance to be in accordance with the specifications of the pump supplier.

Table 5: Conventional Pipe Network – Typical

Schedule	Maintenance Activity	Inspection Frequency
Monitoring / Maintenance	Inspection by supplier. Maintenance activities to be identified and carried out by supplier.	Annually, or as required.
Remedial Actions	Clear pipework of blockages, root ingress, repair joints or repair other	As required.
	Replacement of pipe system.	As required.

5.0 Summary & Conclusions

Summary

- 5.1 This Foul Drainage and Utilities Assessment Report has been prepared by Glanville Consultants on behalf of Bloor Homes Southern to accompany an outline application for up to 245 dwellings (Use Class C3), up to 350sqm multi-functional space, and mobility infrastructure (Use Class Sui Generis) with associated open space, landscaping, infrastructure, and vehicular access off Mortimers Lane, Fair Oak; all matters reserved except for vehicular access off Mortimers Lane and pedestrian/cycle connections to the site boundary.
- 5.2 The purpose of this report is to assess the feasibility of servicing the proposed development with all necessary foul drainage and utility infrastructure.
- 5.3 Gas, telecommunications, and potable water are all available within the vicinity of the site, but not present within the site itself. These existing services should not require diversion or be impacted by the site.
- 5.4 Overhead electrical cables are present at the site and will need to be diverted in order to enable the site (subject to confirmation following as part of the layout fix).
- 5.5 New supplies for electricity, telecommunications, and potable water are proposed to be provided from nearby existing services. When the site design and loadings are fixed suppliers will need to be consulted about whether network reinforcement or upgrades are required to serve the site.
- 5.6 Public foul sewers are present in nearby public roads, and the site will incorporate a new adoptable foul pump station in order to lift foul drainage from the site to the existing public foul sewer.
- 5.7 Southern Water have stated that there are network capacity concerns in the local area, but have also confirmed that it is their responsibility to provide any upgrades required to serve the site if consented.

Conclusions

- 5.8 In conclusion, given the proximity of the site to existing drainage and utility infrastructure, it is considered that the provision of new infrastructure to serve the proposals will not be a constraint to the redevelopment of the site for residential use as proposed.

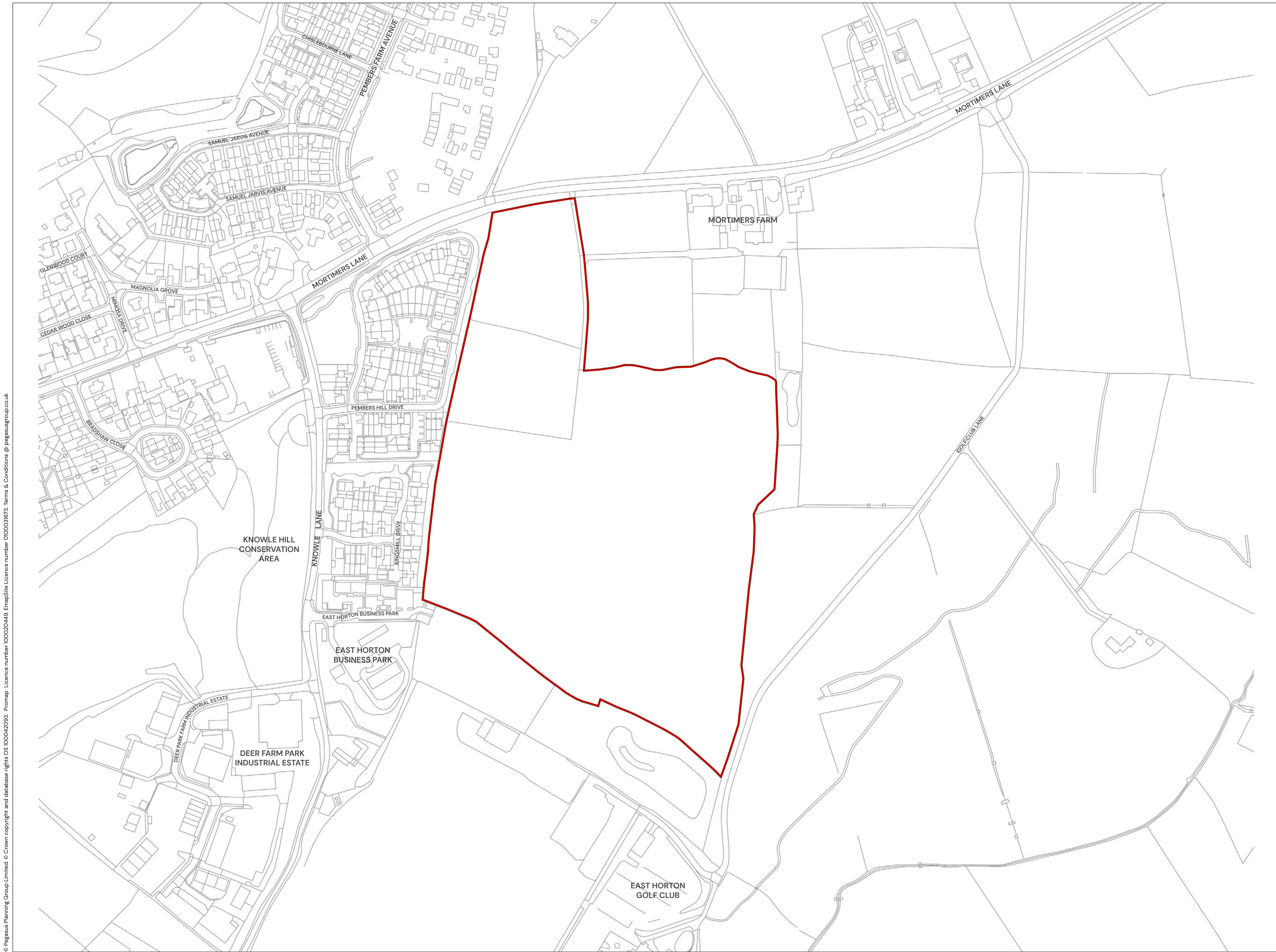
Appendices



Appendix A

Location Plan

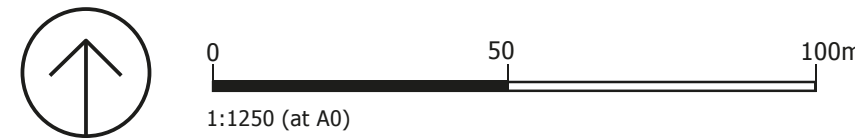




KEY

□ SITE BOUNDARY

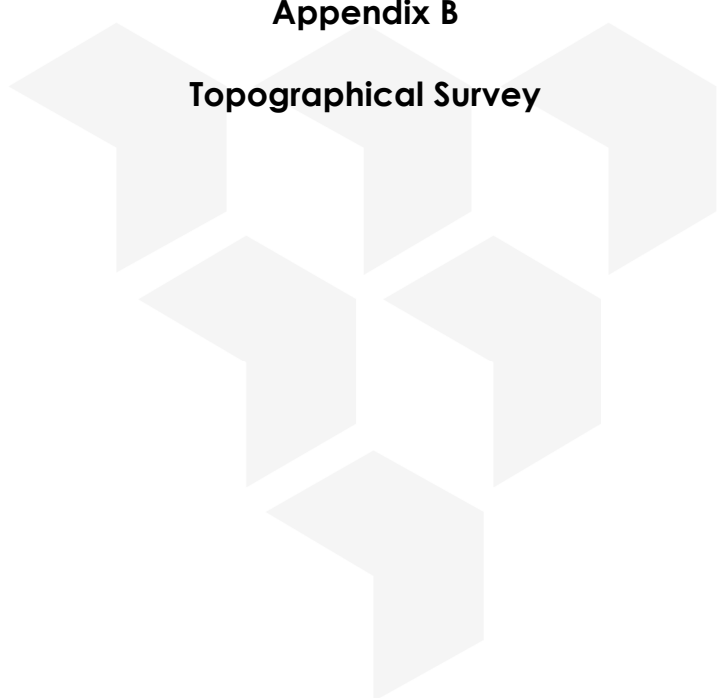
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LAND SOUTH OF MORTIMERS LANE, FAIR OAK – SITE LOCATION PLAN

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: BA | APPROVED BY P.M: TB | DATE: 15.10.24 | SCALE: 1:1250@A0 | DRWG: P23-2261_DE_002_01_REV.C | CLIENT: BLOOR HOMES





Appendix B

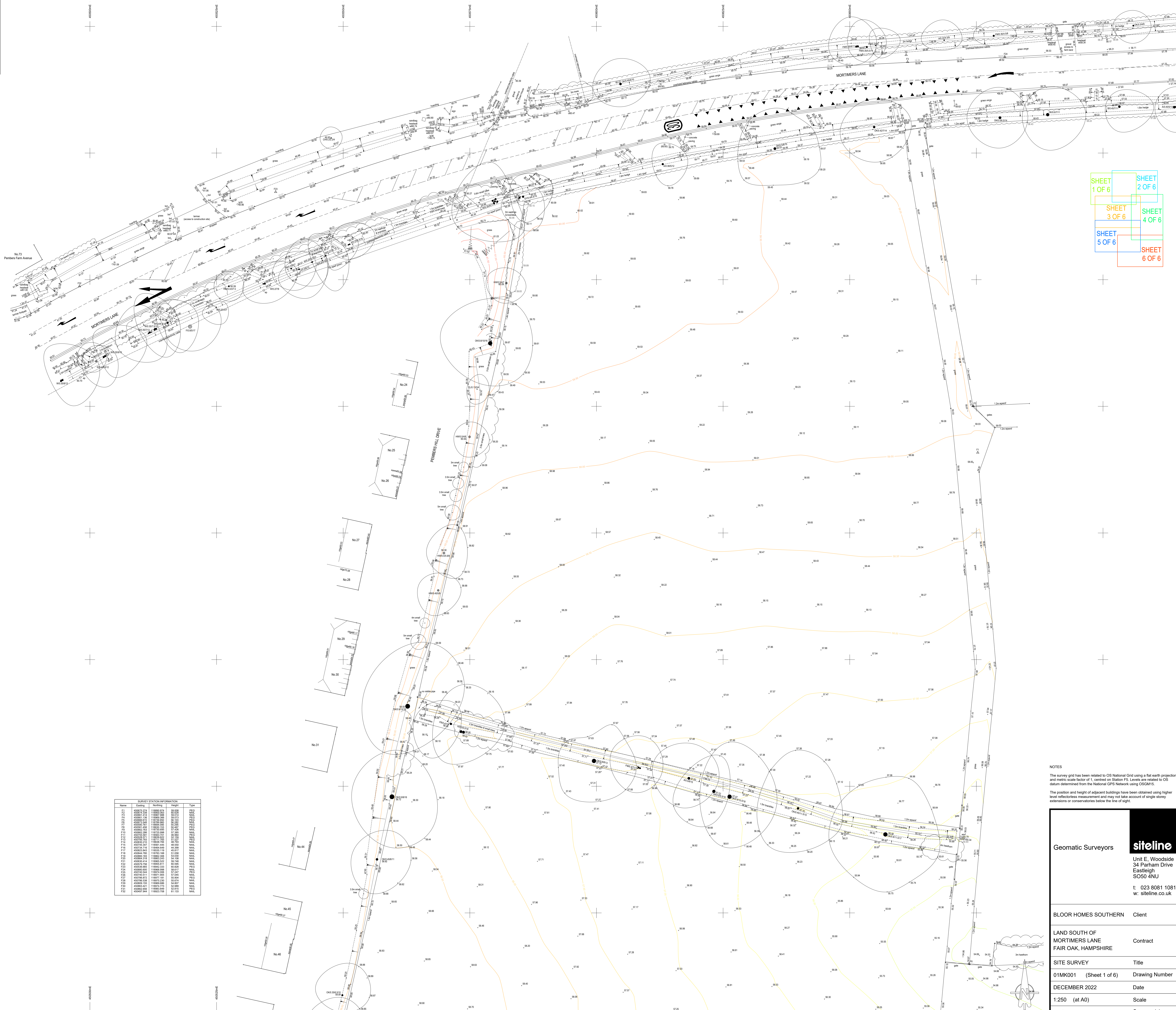
Topographical Survey

TREES
A AL P
B B
C C
D D
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F F
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H H
I I
J J
K K
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M M
N N
O O
P P
Q Q
R R
S S
T T
U U
V V
W W
X X
Y Y
Z Z

Species / Dia / Spread (max) / Ht
e.g. OK / 0.6 / 8 / 15

ABBREVIATIONS
BT British Telecom
BOL Bollard
CB Control Box
CCTV Cable Television
E Electric
EPH Electricity Pole
F Fire Hydrant
G Gas Stop Valve
H Height
HVC High Voltage Cable
IC Invert Level
IL Lamp Post
LP Lamp Post
MH Man-Hole
MKR Marker
MW Monitoring Well
OH Overhead
QJ Road Gully
P Post Box
PC Pram Crossing
RNP Road Name Plate
RS Road Sign
SA Scaffolding
SV Stop Valve (Unidentified)
TB Telephone Box
TC Telecom
TH Trial Hole
TL Traffic Light
UTL Telegraph Pole
VR Unable to Lift
VM Water Meter
WSV Water Stop Valve

FENCES
BWF Barbed Wire Fence
CBF Closed Board Fence
CP Concrete Post
CWF Chicken Wire Fence
IRF Iron Railing Fence
PKF Picket Fence
PRF Post & Rail Fence
PMF Post & Wire Fence
SF Security Fence
SP Steel Post
WMF Wire Mesh Fence
WFF Wood Panel Fence



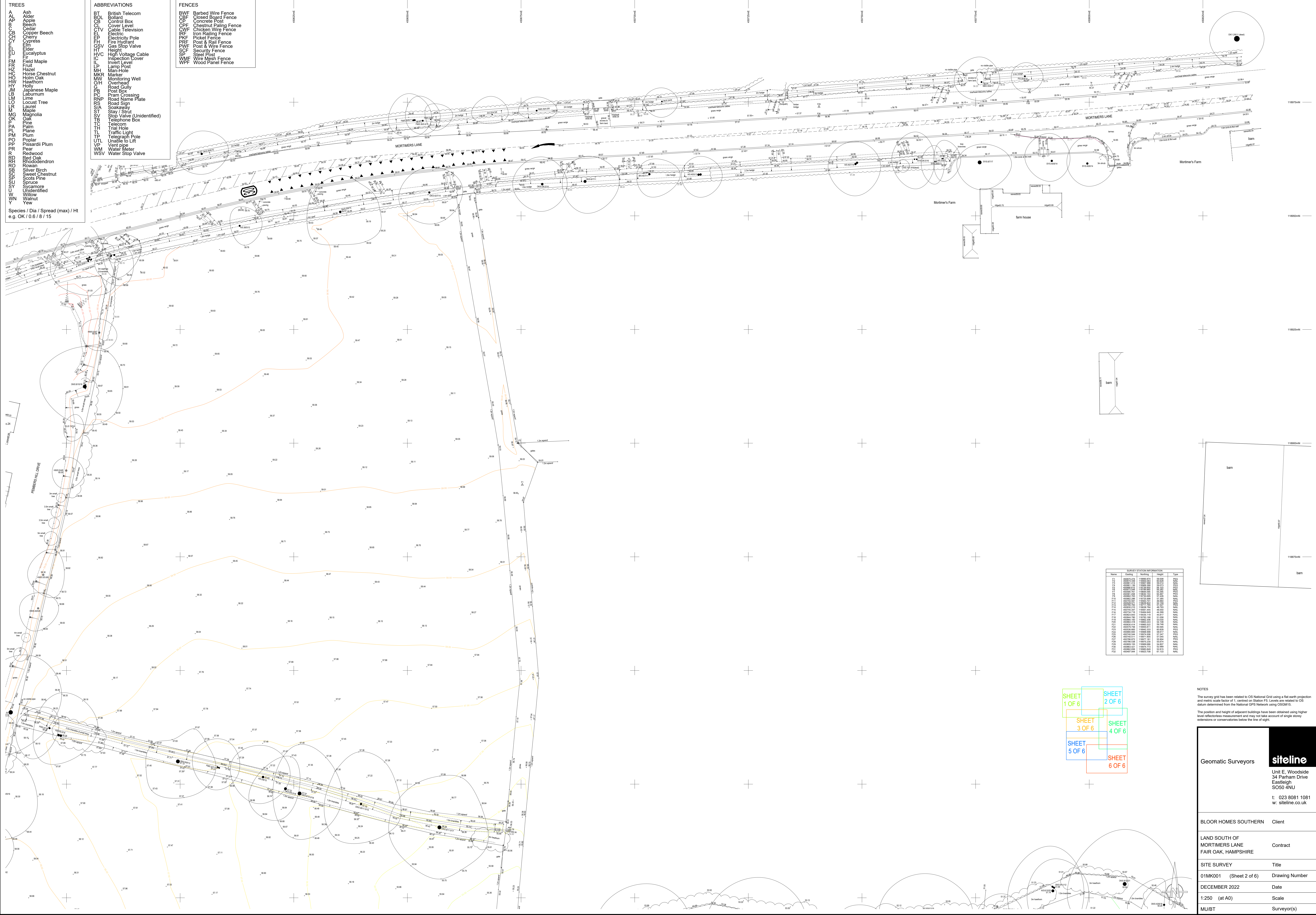
SHEET 1 OF 6
SHEET 2 OF 6
SHEET 3 OF 6
SHEET 4 OF 6
SHEET 5 OF 6
SHEET 6 OF 6

NOTES
The survey grid has been related to OS National Grid using a flat earth projection and metric scale factor of 1.1, continued on Station F.S. Levels are related to OS datum determined from the National GPS Network using OSGM15.
The position and height of adjacent buildings have been obtained using higher level reflectorless measurement and may not take account of single storey extensions or conservatories below the line of sight.

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BLOOR HOMES SOUTHERN Client
LAND SOUTH OF MORTIMERS LANE, FAIR OAK, HAMPSHIRE Contract
SITE SURVEY Title
01MK001 (Sheet 1 of 6) Drawing Number
DECEMBER 2022 Date
1:250 (at A0) Scale
MU/BT Surveyor(s)

Name	Easting	Northing	Height	Type
F1	40000.124	10000.001	52.000	GPS
F2	40000.124	10000.001	52.000	GPS
F3	40000.124	10000.001	52.000	GPS
F4	40000.124	10000.001	52.000	GPS
F5	40000.124	10000.001	52.000	GPS
F6	40000.124	10000.001	52.000	GPS
F7	40000.124	10000.001	52.000	GPS
F8	40000.124	10000.001	52.000	GPS
F9	40000.124	10000.001	52.000	GPS
F10	40000.124	10000.001	52.000	GPS
F11	40000.124	10000.001	52.000	GPS
F12	40000.124	10000.001	52.000	GPS
F13	40000.124	10000.001	52.000	GPS
F14	40000.124	10000.001	52.000	GPS
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F29	40000.124	10000.001	52.000	GPS
F30	40000.124	10000.001	52.000	GPS
F31	40000.124	10000.001	52.000	GPS
F32	40000.124	10000.001	52.000	GPS



- TREES
- A AL Ash
 - P Apple
 - B Beech
 - C Cedar
 - CB Cherry
 - CH Chestnut
 - CO Copper Beech
 - CR Cypress
 - E Elm
 - EU Eucalyptus
 - F Field Maple
 - FM Fruit
 - H Hazel
 - HC Horse Chestnut
 - HO Holm Oak
 - HW Hawthorn
 - HY Holly
 - J Japanese Maple
 - LB Laburnum
 - LM Lime
 - LO Locust Tree
 - M Maple
 - MG Magnolia
 - OG Oak
 - P Plane
 - PL Plum
 - PP Poplar
 - PR Pissardi Plum
 - R Redwood
 - RD Rhododendron
 - RO Rowan
 - SB Silver Birch
 - SC Sweet Chestnut
 - SP Scots Pine
 - S Spruce
 - SY Sycamore
 - U Unidentified
 - W Willow
 - WN Walnut
 - Y Yew

- ABBREVIATIONS
- BT British Telecom
 - BOL BOLLARD
 - CB Control Box
 - CL Cover Level
 - CTV Cable Television
 - EP Electric Pole
 - FH Fire Hydrant
 - GSV Gas Stop Valve
 - HVC Height
 - IC Inspection Cover
 - IL Invert Level
 - LP Lamp Post
 - LM Man-Hole
 - MH Marker
 - MW Monitoring Well
 - OIH Overhead
 - OB Road Box
 - PC Road Crossing
 - RNP Road Name Plate
 - RS Road Sign
 - SA Skewaway
 - SV Stop Valve (Unidentified)
 - TS Telephone Box
 - TC Telecom
 - TH Trial Hole
 - TL Traffic Light
 - UTL Telegraph Pole
 - U Unstable to Lift
 - VP Vent Pipe
 - WM Water Meter
 - WSV Water Stop Valve

- FENCES
- BWF Barbed Wire Fence
 - CBF Closed Board Fence
 - CP Concrete Post
 - CPF Chestnut Piling Fence
 - IRF Iron Railing Fence
 - PKF Picket Fence
 - PRF Post & Rail Fence
 - PMF Post & Wire Fence
 - SCF Security Fence
 - SP Steel Post
 - WMF Wire Mesh Fence
 - WFF Wood Panel Fence

Species / Dia / Spread (max) / Ht
e.g. OK / 0.6 / 8 / 15

Name	Boundary	Acres	Height	Type
F1	400001114	10000.000	0.000	NAL
F2	400001114	10000.000	0.000	NAL
F3	400001114	10000.000	0.000	NAL
F4	400001114	10000.000	0.000	NAL
F5	400001114	10000.000	0.000	NAL
F6	400001114	10000.000	0.000	NAL
F7	400001114	10000.000	0.000	NAL
F8	400001114	10000.000	0.000	NAL
F9	400001114	10000.000	0.000	NAL
F10	400001114	10000.000	0.000	NAL
F11	400001114	10000.000	0.000	NAL
F12	400001114	10000.000	0.000	NAL
F13	400001114	10000.000	0.000	NAL
F14	400001114	10000.000	0.000	NAL
F15	400001114	10000.000	0.000	NAL
F16	400001114	10000.000	0.000	NAL
F17	400001114	10000.000	0.000	NAL
F18	400001114	10000.000	0.000	NAL
F19	400001114	10000.000	0.000	NAL
F20	400001114	10000.000	0.000	NAL
F21	400001114	10000.000	0.000	NAL
F22	400001114	10000.000	0.000	NAL
F23	400001114	10000.000	0.000	NAL
F24	400001114	10000.000	0.000	NAL
F25	400001114	10000.000	0.000	NAL
F26	400001114	10000.000	0.000	NAL
F27	400001114	10000.000	0.000	NAL
F28	400001114	10000.000	0.000	NAL
F29	400001114	10000.000	0.000	NAL
F30	400001114	10000.000	0.000	NAL
F31	400001114	10000.000	0.000	NAL
F32	400001114	10000.000	0.000	NAL

NOTES

The survey grid has been related to OS National Grid using a flat earth projection and metric scale factor of 1. continued on Station F5. Levels are related to OS datum determined from the National GPS Network using OSGM15.

The position and height of adjacent buildings have been obtained using higher level reflectorless measurement and may not take account of single storey extensions or conservatories below the line of sight.

Geomatic Surveyors

siteline
Unit E, Woodside
34 Parham Drive
Eastleigh
SO50 4NU
t: 023 8081 1081
w: siteline.co.uk

BLOOR HOMES SOUTHERN

Client

LAND SOUTH OF
MORTIMERS LANE
FAIR OAK, HAMPSHIRE

Contract

SITE SURVEY

Title

01MK001 (Sheet 2 of 6)

Drawing Number

DECEMBER 2022

Date

1:250 (at A0)

Scale

MUBT

Surveyor(s)

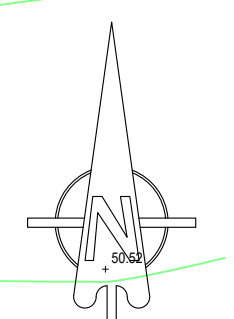
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FENCES	
BWF	Barl
CBF	Clos
CP	Cor
CPF	Che
CWF	Chir
IRF	Iron
PKF	Pick
PRF	Pos
PWF	Pos
SCF	Sec
SP	Ste
WMF	Win
WPF	Wor

ence

100

1:250 (at A0)	Scale
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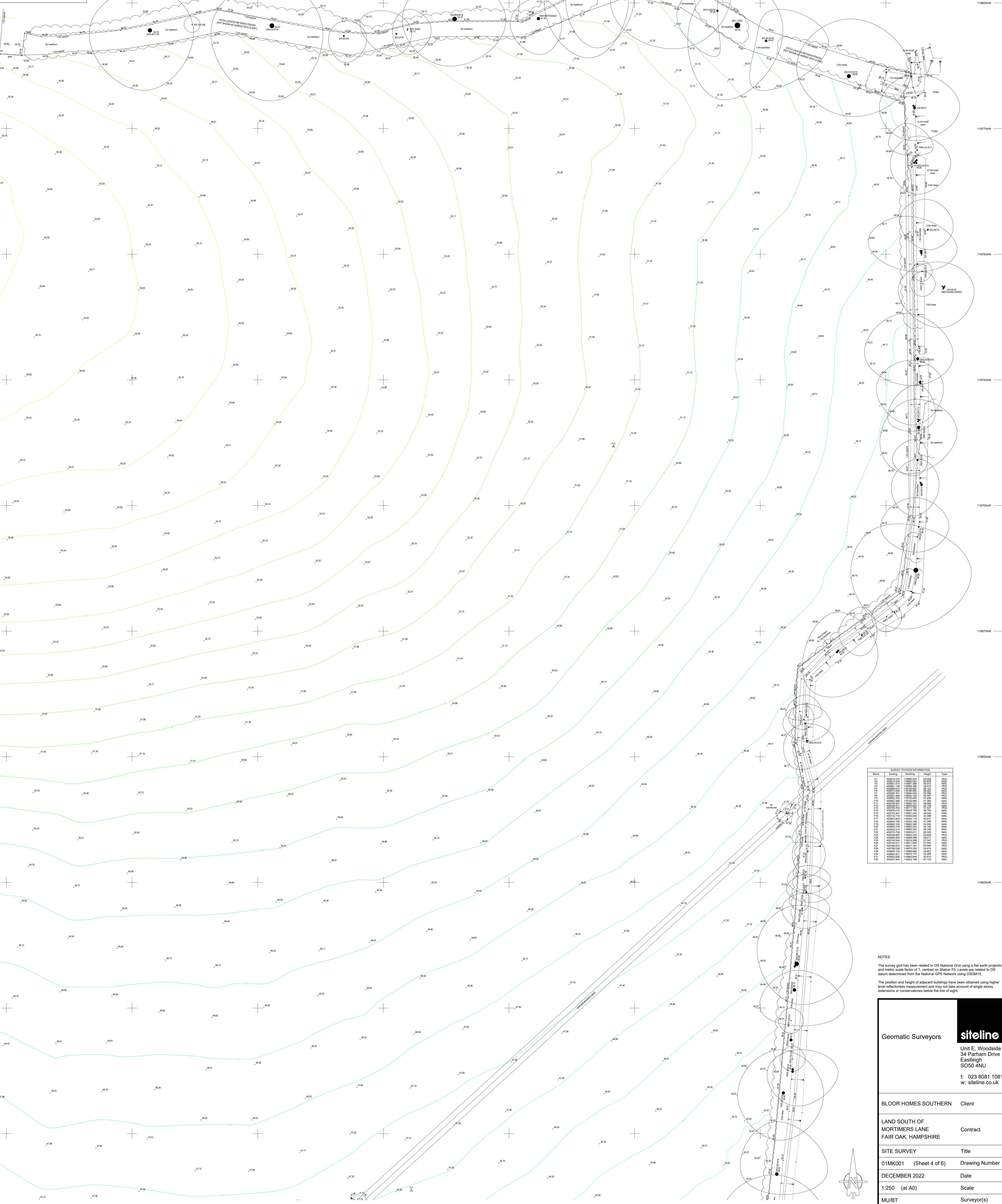
TREES
A Ash
AL Alder
AP Apple
B Beech
CB Cedar
CO Copper Beech
CH Cherry
CY Cypress
E Elm
EU Eucalyptus
FM Field Maple
FR Fruit
H Hazel
HC Horse Chestnut
HO Holm Oak
HW Hawthorn
Holly
JM Japanese Maple
L Laburnum
LM Lime
LO Locust Tree
LR Laurel
M Magnolia
MG Oak
MO Oak
P Pine
PA Plane
PL Plum
PM Poplar
PP Pissardi Plum
PR Pear
R Redwood
RO Red Oak
RH Rhododendron
RW Rowan
S Silver Birch
SC Sweet Chestnut
SF Scots Pine
SP Spruce
SY Sycamore
U Unidentified
W Willow
WN Walnut
Y Yew

ABBREVIATIONS
BT British Telecom
BOL BOLLARD
CB Cover Box
CTV Cable Television
E Electric
EP Electricity Pole
F Fire Hydrant
GSV Gas Stop Valve
H Height
HVC High Voltage Cable
IC Inspection Cover
IL Invert Level
LP Lamp Post
MH Man-Hole
MKR Marker
MW Monitoring Well
OH Overhead
P Road
PG Road Gully
PS Post Box
PC Pram Crossing
RNP Road Name Plate
RS Road Sign
SJA Stay / Strut
ST Stop Valve (Unidentified)
TB Telephone Box
TC Trial Hole
TL Traffic Light
TS Telegraph Pole
UTL Unable to Lift
VP Vent pipe
WM Water Meter
WSV Water Stop Valve

FENCES
BWFB Barbed Wire Fence
CBF Closed Board Fence
CPF Chestnut Pailing Fence
CWF Chicken Wire Fence
IRF Iron Rolling Fence
PKF Picket Fence
PRF Post & Rail Fence
PWF Post & Wire Fence
SCF Security Fence
SF Steel Fencing
WMF Wire Mesh Fence
WPF Wood Panel Fence

Species / Dia / Spread (max) / Ht
e.g. OK / 0.6 / 8 / 15

SHEET 1 OF 6
SHEET 2 OF 6
SHEET 3 OF 6
SHEET 4 OF 6
SHEET 5 OF 6
SHEET 6 OF 6



SURVEY STATION INFORMATION				
Name	Eastings	Northings	Height	Type
P1	400010.174	110000.014	20.000	PEO
P2	400010.174	110000.014	20.000	PEO
P3	400010.174	110000.014	20.000	PEO
P4	400010.174	110000.014	20.000	PEO
P5	400010.174	110000.014	20.000	PEO
P6	400010.174	110000.014	20.000	PEO
P7	400010.174	110000.014	20.000	PEO
P8	400010.174	110000.014	20.000	PEO
P9	400010.174	110000.014	20.000	PEO
P10	400010.174	110000.014	20.000	PEO
P11	400010.174	110000.014	20.000	PEO
P12	400010.174	110000.014	20.000	PEO
P13	400010.174	110000.014	20.000	PEO
P14	400010.174	110000.014	20.000	PEO
P15	400010.174	110000.014	20.000	PEO
P16	400010.174	110000.014	20.000	PEO
P17	400010.174	110000.014	20.000	PEO
P18	400010.174	110000.014	20.000	PEO
P19	400010.174	110000.014	20.000	PEO
P20	400010.174	110000.014	20.000	PEO
P21	400010.174	110000.014	20.000	PEO
P22	400010.174	110000.014	20.000	PEO
P23	400010.174	110000.014	20.000	PEO
P24	400010.174	110000.014	20.000	PEO
P25	400010.174	110000.014	20.000	PEO
P26	400010.174	110000.014	20.000	PEO
P27	400010.174	110000.014	20.000	PEO
P28	400010.174	110000.014	20.000	PEO
P29	400010.174	110000.014	20.000	PEO
P30	400010.174	110000.014	20.000	PEO
P31	400010.174	110000.014	20.000	PEO
P32	400010.174	110000.014	20.000	PEO
P33	400010.174	110000.014	20.000	PEO
P34	400010.174	110000.014	20.000	PEO
P35	400010.174	110000.014	20.000	PEO
P36	400010.174	110000.014	20.000	PEO
P37	400010.174	110000.014	20.000	PEO
P38	400010.174	110000.014	20.000	PEO
P39	400010.174	110000.014	20.000	PEO
P40	400010.174	110000.014	20.000	PEO
P41	400010.174	110000.014	20.000	PEO
P42	400010.174	110000.014	20.000	PEO
P43	400010.174	110000.014	20.000	PEO
P44	400010.174	110000.014	20.000	PEO
P45	400010.174	110000.014	20.000	PEO
P46	400010.174	110000.014	20.000	PEO
P47	400010.174	110000.014	20.000	PEO
P48	400010.174	110000.014	20.000	PEO
P49	400010.174	110000.014	20.000	PEO
P50	400010.174	110000.014	20.000	PEO
P51	400010.174	110000.014	20.000	PEO
P52	400010.174	110000.014	20.000	PEO
P53	400010.174	110000.014	20.000	PEO
P54	400010.174	110000.014	20.000	PEO
P55	400010.174	110000.014	20.000	PEO
P56	400010.174	110000.014	20.000	PEO
P57	400010.174	110000.014	20.000	PEO
P58	400010.174	110000.014	20.000	PEO
P59	400010.174	110000.014	20.000	PEO
P60	400010.174	110000.014	20.000	PEO
P61	400010.174	110000.014	20.000	PEO
P62	400010.174	110000.014	20.000	PEO
P63	400010.174	110000.014	20.000	PEO
P64	400010.174	110000.014	20.000	PEO
P65	400010.174	110000.014	20.000	PEO
P66	400010.174	110000.014	20.000	PEO
P67	400010.174	110000.014	20.000	PEO
P68	400010.174	110000.014	20.000	PEO
P69	400010.174	110000.014	20.000	PEO
P70	400010.174	110000.014	20.000	PEO
P71	400010.174	110000.014	20.000	PEO
P72	400010.174	110000.014	20.000	PEO
P73	400010.174	110000.014	20.000	PEO
P74	400010.174	110000.014	20.000	PEO
P75	400010.174	110000.014	20.000	PEO
P76	400010.174	110000.014	20.000	PEO
P77	400010.174	110000.014	20.000	PEO
P78	400010.174	110000.014	20.000	PEO
P79	400010.174	110000.014	20.000	PEO
P80	400010.174	110000.014	20.000	PEO
P81	400010.174	110000.014	20.000	PEO
P82	400010.174	110000.014	20.000	PEO
P83	400010.174	110000.014	20.000	PEO
P84	400010.174	110000.014	20.000	PEO
P85	400010.174	110000.014	20.000	PEO
P86	400010.174	110000.014	20.000	PEO
P87	400010.174	110000.014	20.000	PEO
P88	400010.174	110000.014	20.000	PEO
P89	400010.174	110000.014	20.000	PEO
P90	400010.174	110000.014	20.000	PEO
P91	400010.174	110000.014	20.000	PEO
P92	400010.174	110000.014	20.000	PEO
P93	400010.174	110000.014	20.000	PEO
P94	400010.174	110000.014	20.000	PEO
P95	400010.174	110000.014	20.000	PEO
P96	400010.174	110000.014	20.000	PEO
P97	400010.174	110000.014	20.000	PEO
P98	400010.174	110000.014	20.000	PEO
P99	400010.174	110000.014	20.000	PEO
P100	400010.174	110000.014	20.000	PEO

NOTES
The survey grid has been related to OS National Grid using a flat earth projection and metric scale factor of 1, centred on Station P5. Levels are related to OS datum determined from the National GPS Network using COSMIC5.
The position and height of adjacent buildings have been obtained using higher level reflectorless measurement and may not take account of single storey extensions or conservatories below the line of sight.

Geomatic Surveys

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w: siteline.co.uk

siteline

BLOOR HOMES SOUTHERN

Client

LAND SOUTH OF
MORTIMERS LANE
FAIR OAK, HAMPSHIRE

Contract

SITE SURVEY

Title

01MK001 (Sheet 4 of 6)

Drawing Number

DECEMBER 2022

Date

1:250 (at A0)

Scale

MJ/BT

Surveyor(s)

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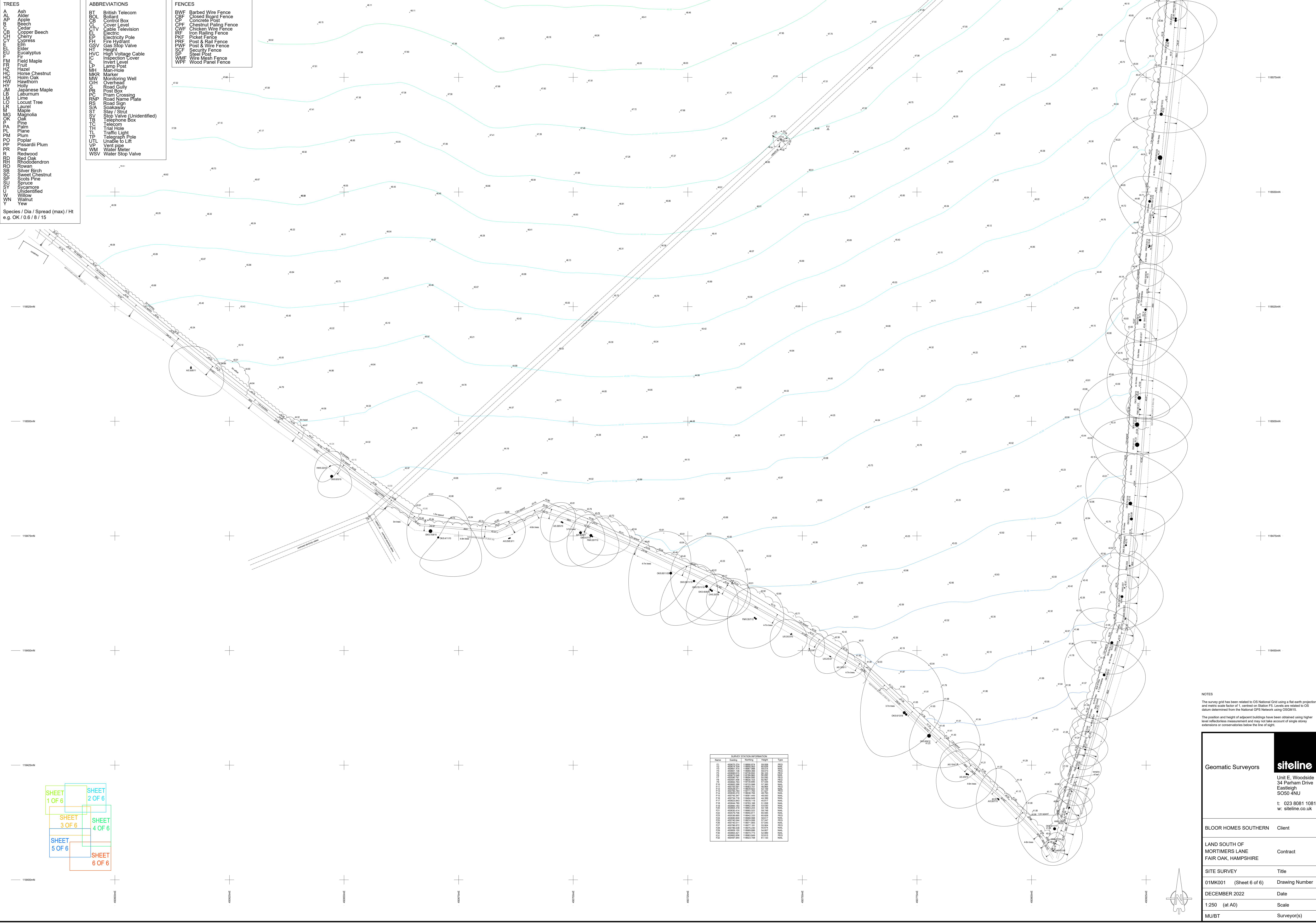
FENCES	
BWF	Barbed Wire F
CBF	Closed Board
CP	Concrete Post
CPF	Chestnut Pali
CWF	Chicken Wire
IRF	Iron Railing F
PKF	Picket Fence
PRF	Post & Rail F
PWF	Post & Wire F
SCF	Security Fence
SP	Steel Post
WMF	Wire Mesh F
WPF	Wood Panel F

- TREES
- AL Ash
 - AP Alder
 - BH Birch
 - CB Beech
 - CH Cherry
 - CO Cypress
 - CU Eucalyptus
 - FM Field Maple
 - FR Fruit
 - HC Hazel
 - HOC Horse Chestnut
 - HO Holm Oak
 - HW Hawthorn
 - HY Holly
 - JM Japanese Maple
 - LB Laburnum
 - LM Lime
 - LO Locust Tree
 - LR Laurel
 - MA Maple
 - MG Magnolia
 - OK Oak
 - PL Pine
 - PM Plum
 - PO Poplar
 - PP Pissardi Plum
 - PR Pear
 - RD Redwood
 - RO Red Oak
 - RS Rhododendron
 - SA Silver Birch
 - SC Sweet Chestnut
 - SP Scots Pine
 - SR Spruce
 - SY Sycamore
 - UN Unidentified
 - WL Willow
 - WN Walnut
 - YW Yew

Species / Dia / Spread (max) / Ht
e.g. OK / 0.6 / 8 / 15

- ABBREVIATIONS
- BT British Telecom
 - BOL Bollard
 - CB Control Box
 - CL Cover Level
 - CTV Cable Television
 - EP Electric Pole
 - FH Fire Hydrant
 - GSV Gas Stop Valve
 - HVC Height
 - IC Inspection Cover
 - IL Invert Level
 - LP Lamp Post
 - LM Man-Hole
 - MH Marker
 - MKR Monitoring Well
 - MW Overhead
 - OIH Road Gully
 - OS Post Box
 - PC Pram Crossing
 - RNP Road Name Plate
 - RS Road Sign
 - SA Skewway
 - ST Stay / Strut
 - SV Stop Valve (Unidentified)
 - TS Telephone Box
 - TC Telecom
 - TH Trial Hole
 - TL Traffic Light
 - UTL Telegraph Pole
 - UN Unable to Lift
 - VP Vent pipe
 - WM Water Meter
 - WSV Water Stop Valve

- FENCES
- BWF Barbed Wire Fence
 - CBF Closed Board Fence
 - CP Concrete Post
 - CPF Chestnut Piling Fence
 - CWF Chicken Wire Fence
 - IRF Iron Railing Fence
 - PKF Picket Fence
 - PRF Post & Rail Fence
 - PMF Post & Wire Fence
 - SCF Security Fence
 - SP Steel Post
 - WMF Wire Mesh Fence
 - WPF Wood Panel Fence



SURVEY STATION INFORMATION				
Name	Eastings	Northing	Height	Type
F10	48512.541	118501.445	40.000	NAIL
F11	48512.740	118504.860	40.000	NAIL
F12	48512.940	118508.275	40.000	NAIL
F13	48513.140	118511.690	40.000	NAIL
F14	48513.340	118515.105	40.000	NAIL
F15	48513.540	118518.520	40.000	NAIL
F16	48513.740	118521.935	40.000	NAIL
F17	48513.940	118525.350	40.000	NAIL
F18	48514.140	118528.765	40.000	NAIL
F19	48514.340	118532.180	40.000	NAIL
F20	48514.540	118535.595	40.000	NAIL
F21	48514.740	118539.010	40.000	NAIL
F22	48514.940	118542.425	40.000	NAIL
F23	48515.140	118545.840	40.000	NAIL
F24	48515.340	118549.255	40.000	NAIL
F25	48515.540	118552.670	40.000	NAIL
F26	48515.740	118556.085	40.000	NAIL
F27	48515.940	118559.500	40.000	NAIL
F28	48516.140	118562.915	40.000	NAIL
F29	48516.340	118566.330	40.000	NAIL
F30	48516.540	118569.745	40.000	NAIL
F31	48516.740	118573.160	40.000	NAIL
F32	48516.940	118576.575	40.000	NAIL

NOTES

The survey grid has been related to OS National Grid using a flat earth projection and metric scale factor of 1. Contours on Station TS Levels are related to OS datum determined from the National GPS Network using OSGM15.

The position and height of adjacent buildings have been obtained using higher level reflectorless measurement and may not take account of single storey extensions or conservatories below the line of sight.

Geomatic Surveyors

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SO50 4NU

t: 023 8081 1081
w: siteline.co.uk

BLOOR HOMES SOUTHERN	Client
LAND SOUTH OF MORTIMERS LANE FAIR OAK, HAMPSHIRE	Contract
SITE SURVEY	Title
01MK001 (Sheet 6 of 6)	Drawing Number
DECEMBER 2022	Date
1:250 (at A0)	Scale
MJ/ST	Surveyor(s)

Appendix C

Proposed Site Layout



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KEY

- Site Boundary
- Gross Development Area: Including Residential, Mobility Hub, Multi-functional Space, Incidental Public Open Space, Play Facilities, Drainage Features, Landscaping & Ancillary Infrastructure.
- Strategic Public Open Space: Including Play Facilities, Drainage Features, Pedestrian/ Cycle Links, Landscaping, Retained Vegetation (inc. Root Protection Areas) & Ancillary Infrastructure.
- Access Infrastructure & Roads Through Open Space
- Vehicular, Pedestrian & Cycle Access Point.
- Agricultural, Pedestrian & Cycle Access Point
- Pedestrian & Cycle Access Point
- Pedestrian Connections to Site Boundary

- Existing Trees & Hedgerows to be retained
- Root Protection Areas (for the retained trees & hedgerows)
- Existing Trees & Hedgerows to be removed
- New Site Boundary Planting
- Indicative Locations of Play
- Indicative Location of Mobility Hub & Multi-functional Space

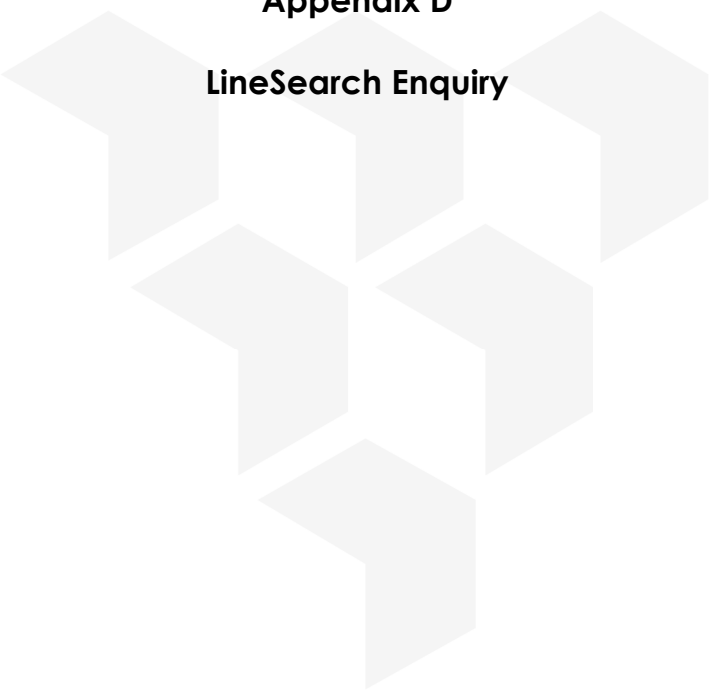
Notes:
- All Features & Areas Subject to a tolerance of +/- 5m.
- Utility and/or access infrastructure may need to be located in POS areas.



LAND SOUTH OF MORTIMERS LANE, FAIR OAK – DEVELOPMENT FRAMEWORK

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: TB | APPROVED BY: P.M: TB | DATE: 15.10.24 | SCALE: 1:1250@A1 | DRWG: P23-2261_DE_007_01_C | CLIENT: BLOOR HOMES





Appendix D

LineSearch Enquiry

Enquirer

Name	Ms Debbie Wigston	Phone	01235515550
Company	Glanville Consultants	Mobile	Not Supplied
Address	Cornerstone House 62 Foxhall Road Didcot Oxfordshire OX11 7AD		
Email	dwigston@glanvillegroup.com		

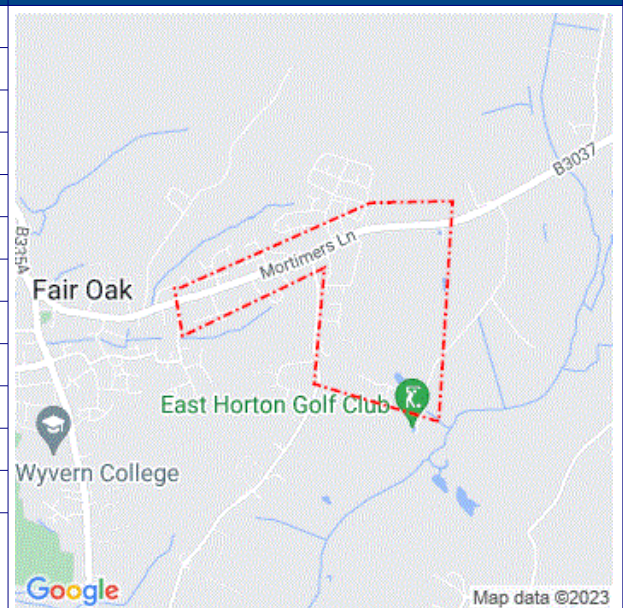
Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Housing
Work type buffer*	25 metres
Start date	24/10/2023
End date	24/10/2023
Scheme/Reference	8230679
Search location	XY= 450501, 118839
Confirmed location	450449 118816
Site size	0 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied

Description of Works

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Asset Owner	Phone/Email	Emergency Only	Status
ESP Utilities Group	01372227560	01372227560	Await response
Exolum Pipeline System	08450701245 exolumpipelinesystem@fishergerman.co.uk	01189712021	Email Additional Info
Fulcrum Pipelines Limited	03330146455	0800111999	Await response
Last Mile	plantenquiries@lastmile-uk.com	0800111999	Await response
National Grid Electricity Transmission	08000014282	0800404090	Await response
Portsmouth Water	02392499888	02392477999	Await response
Scottish and Southern Electricity Networks	08000483516	08000727282	Await response
SGN	08009121722	0800111999	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cadent Gas
Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EDF Energy Renewables Ltd	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Fulcrum Electricity Assets Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Jurassic Fibre Ltd	Kensa Utilities	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Moray East Offshore Windfarm	MUA Group Limited
National Gas Transmission	National Grid Electricity Distribution	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish Power Generation	Seabank Power Ltd	SES Water
Shell	Shell NOP	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road Side Cables)	Total Colnbrook Pipelines

Total Finaline Pipelines	Transmission Capital	UK Power Networks
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Voneus Limited
VPI Power Limited	Wales and West Utilities	West of Duddon Sands Transmission Ltd
Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd	

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding.)

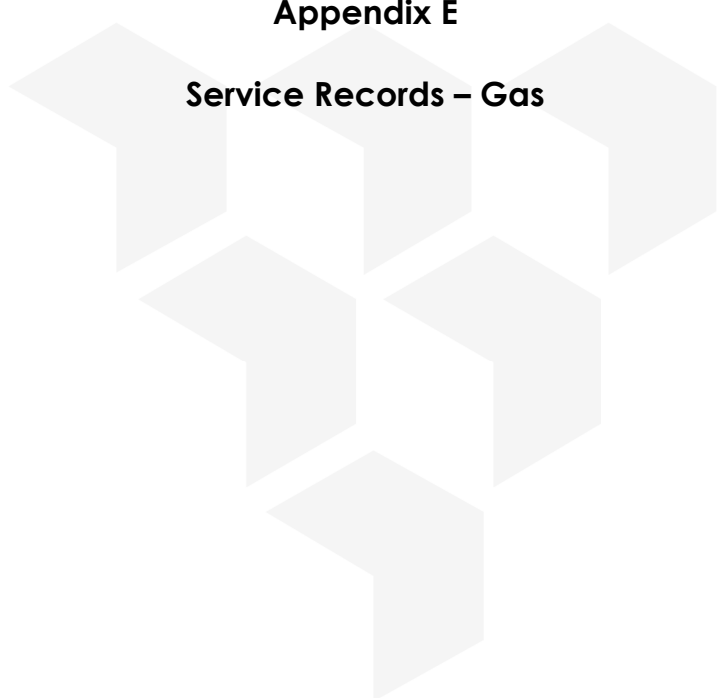
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrswa.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Southern Water	www.digdat.co.uk	08452700212	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.



Appendix E

Service Records – Gas



MAINS PIPE ONLY

EXISTING MAIN

MAIN TO BE INSTALLED

LP MAIN INSTALLED

HP MAIN INSTALLED

DIAMETRE OF PIPE	COMPLETED	REMAINING	TOTAL
90mm	492.4M	0.0M	492.2M
63mm	34.4M	0.0M	34.4M

TOTALS DO NOT INCLUDE SERVICE PIPES

SERVICE PIPE ONLY

SERVICE PIPES TO BE INSTALLED

SERVICE PIPE INSTALLED

ALL PLOTS CONNECTED
100%

GAS AS-LAID LEGEND

1

2

3

4

5

CAP END

REDUCER

GAS CABINET

VALVE LIP

VALVE MIP

ABANDON

Notes:

1.THE INFORMATION SHOWN ON THIS PLAN IS GIVEN WITHOUT OBLIGATION OR WARRANTY. THE ACCURACY THEREOF CANNOT BE GUARANTEED. WHERE SERVICES PIPES ARE SHOWN, THEIR POSITION IS APPROXIMATE. NO LIABILITY OF ANY KIND WHATSOEVER IS ACCEPTED BY THE COMPANY, ITS AGENTS OR SERVANTS FOR ANY ERROR OR OMISSION. THE ACTUAL POSITION OF MAINS MUST BE VERIFIED AND ESTABLISHED ON SITE BEFORE ANY EXCAVATIONS ARE CARRIED OUT OR ANY MECHANICAL PLANT USED.

2.THE DEPTH AND POSITION OF ALL SERVICE / DISTRIBUTION EQUIPMENT INSTALLED ARE TAKEN AT THE TIME OF INSTALLATION. HOWEVER, THIRD PARTIES MAY HAVE ALTERED THE LEVELS AND OTHER REFERENCE DATA.

3. UNLESS OTHERWISE SPECIFIED ALL MAINS WERE BURIED TO A DEPTH OF 900MM

B

UPDATED AS LAID INFO.
BORDER REDRAWN

MJW

30.10.20

REV:

DESCRIPTION:

BY:

DATE:

SGN

ENERGETICS - ASSET011718

CONNECT IT

UTILITY SERVICES

UTILITY CONNECTIONS

www.clus.co.uk

CONNECT IT UTILITY SERVICES LTD

Foundation House, Unit C (West)

Hamilton Business Park, Hamilton Way,

Hedge End, Southampton SO30 2JR.

SITE:

KNOWLE LANE

FAIR OAK, EASTLEIGH

SO53 7HN

DRAWING TITLE:

GAS AS LAID

SCALE 6/10

DATE:

30/10/20

DRAWN:

MJW

REVIEWED:

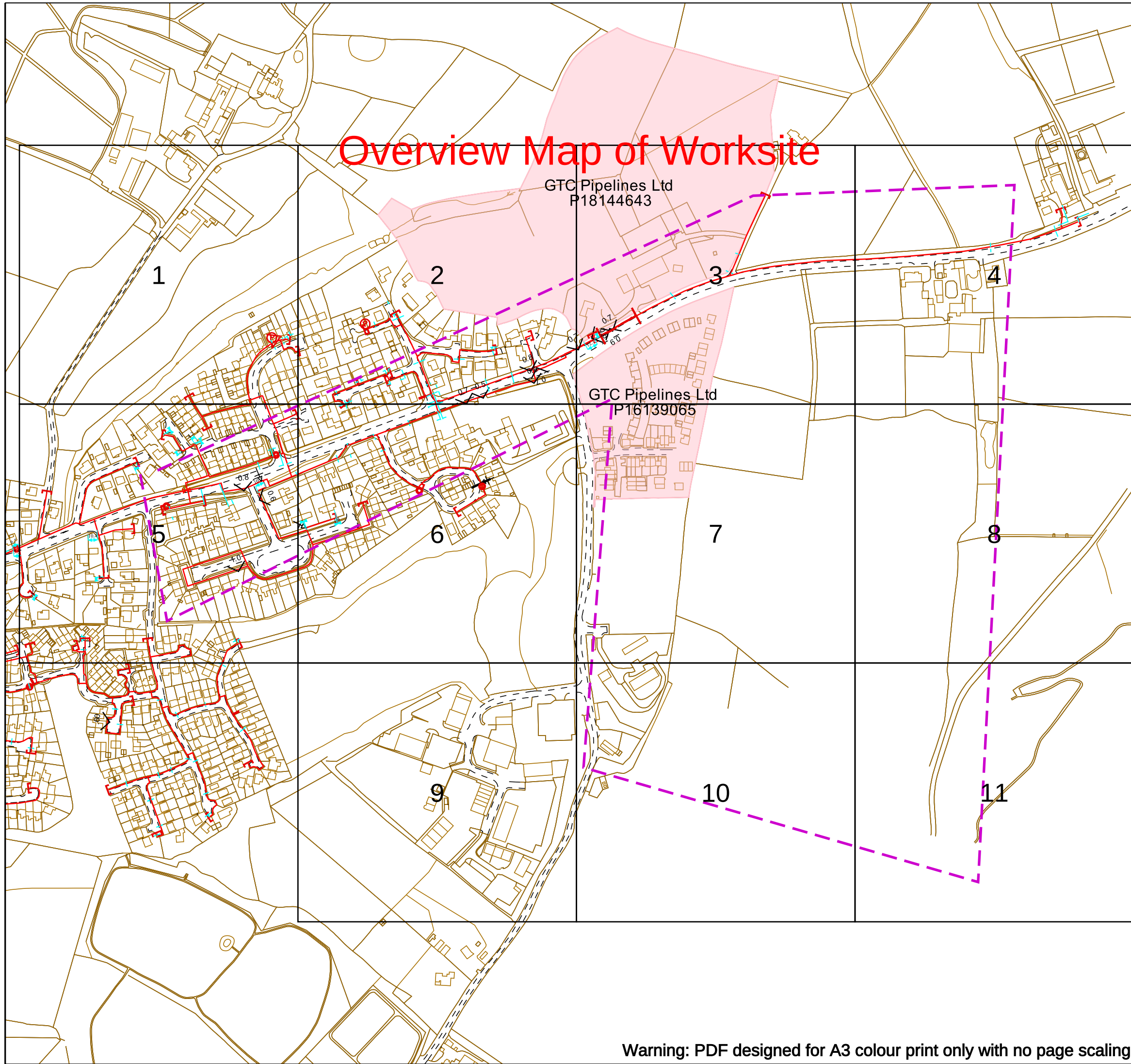
CL

DRAWING NUMBER:

0532-E100

REVISION:

B



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Contact Us

SGN Safety Admin Team:
0800 912 1722

Email:
plantlocation@sgn.co.uk

Date Requested: 23/10/2023
Job Reference: 31278625
Site Location: 450449 118816
Requested by: Ms Debbie Wigston

Your Scheme/Reference: 8230679

Scale: 1:4100 (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	
SSSIs	

Some Examples Of Plant Items

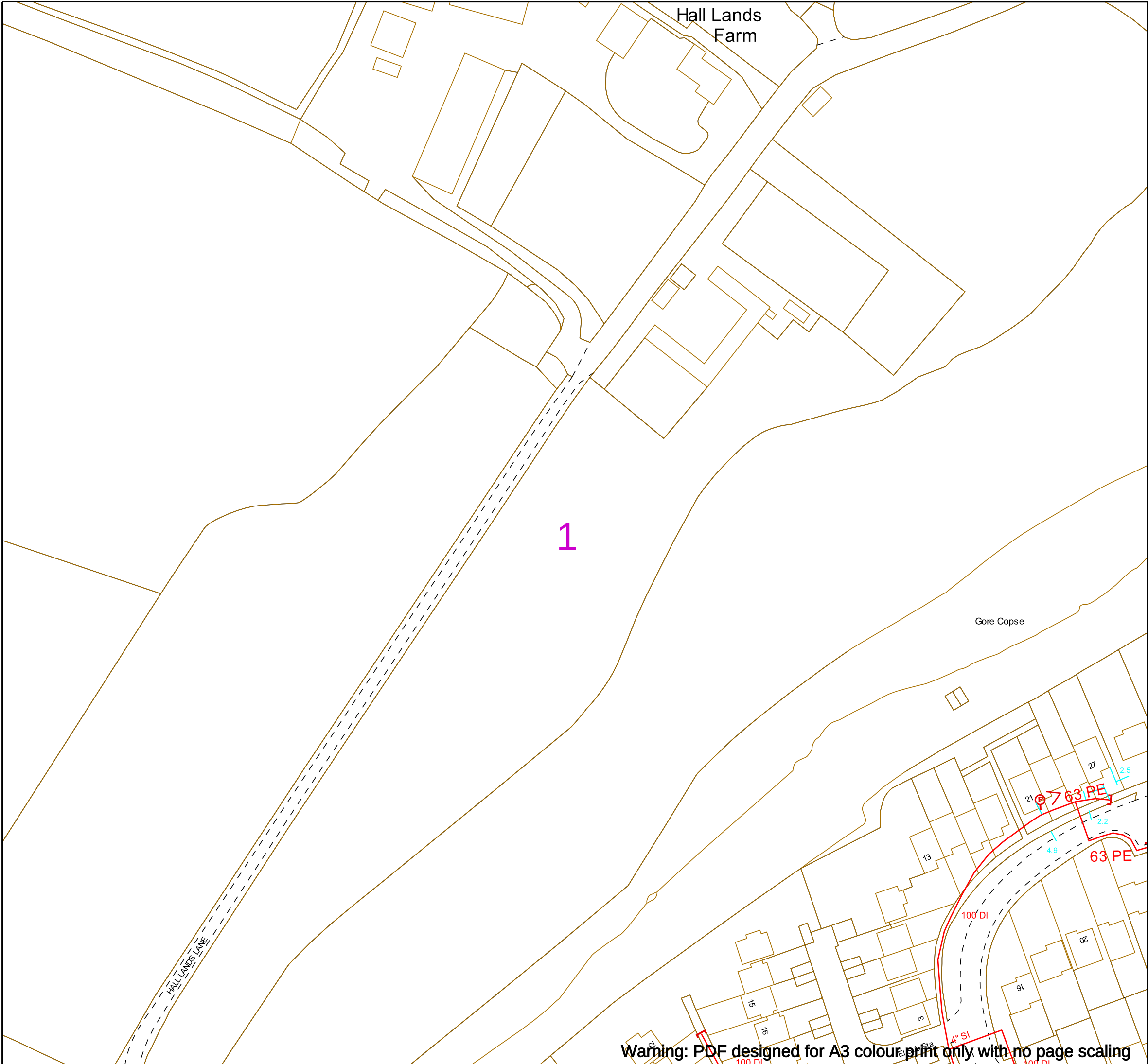
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite:

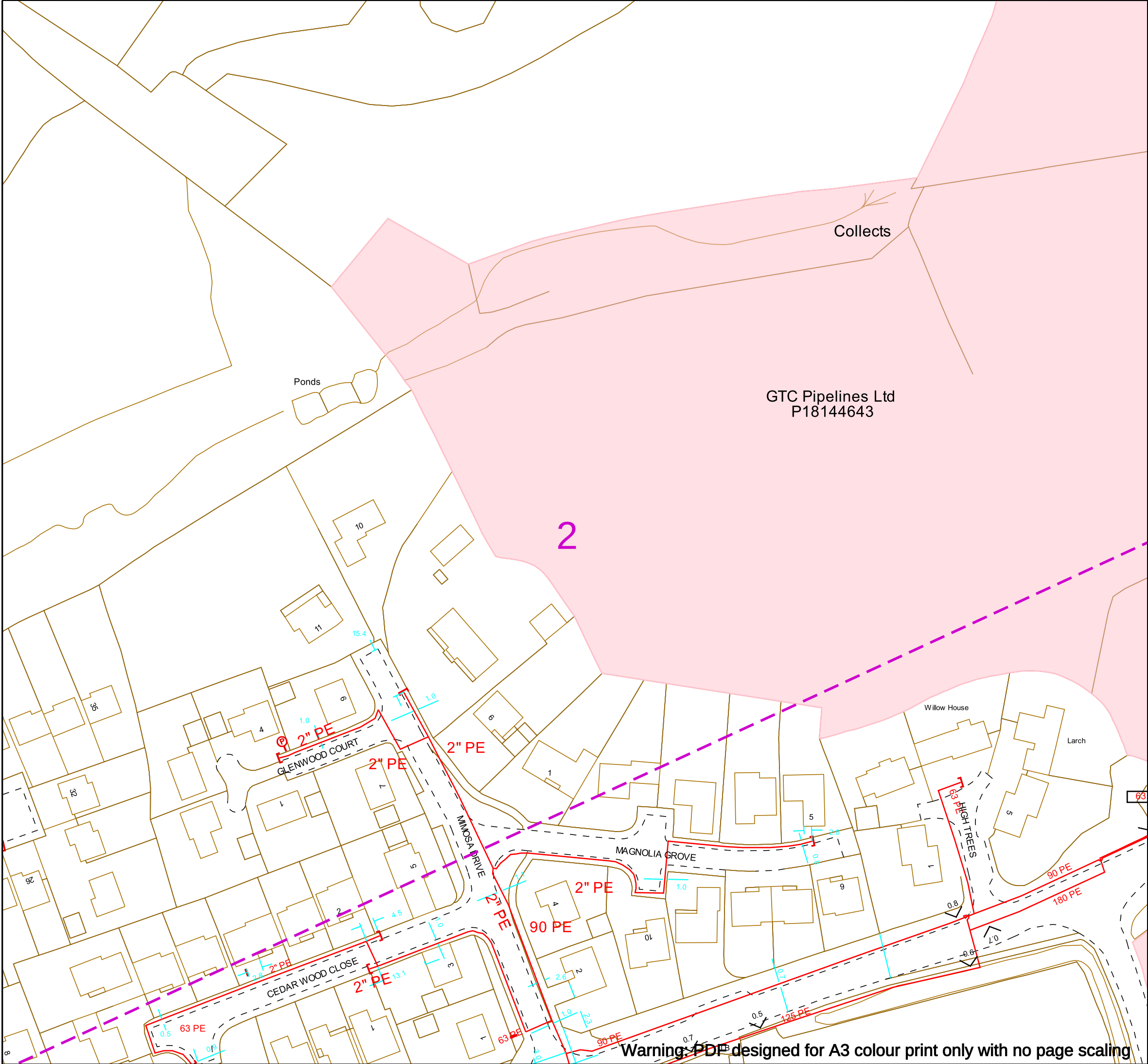
Line:

Area:



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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

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LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

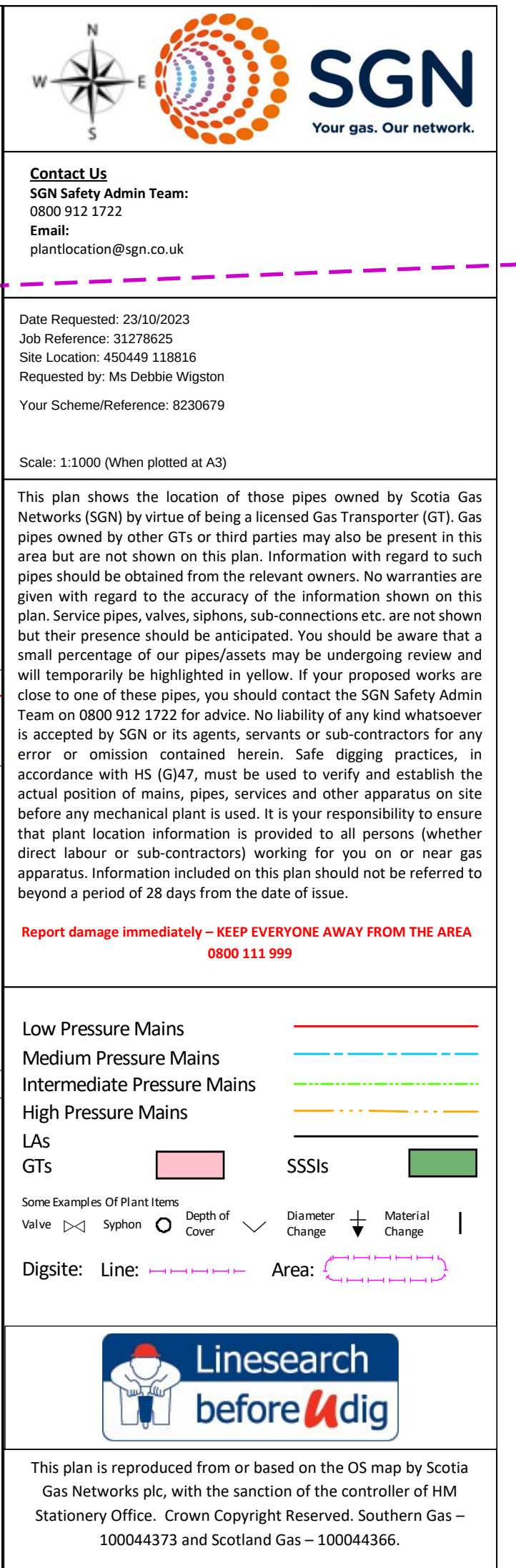
Material Change

Digsite: Line: Area:

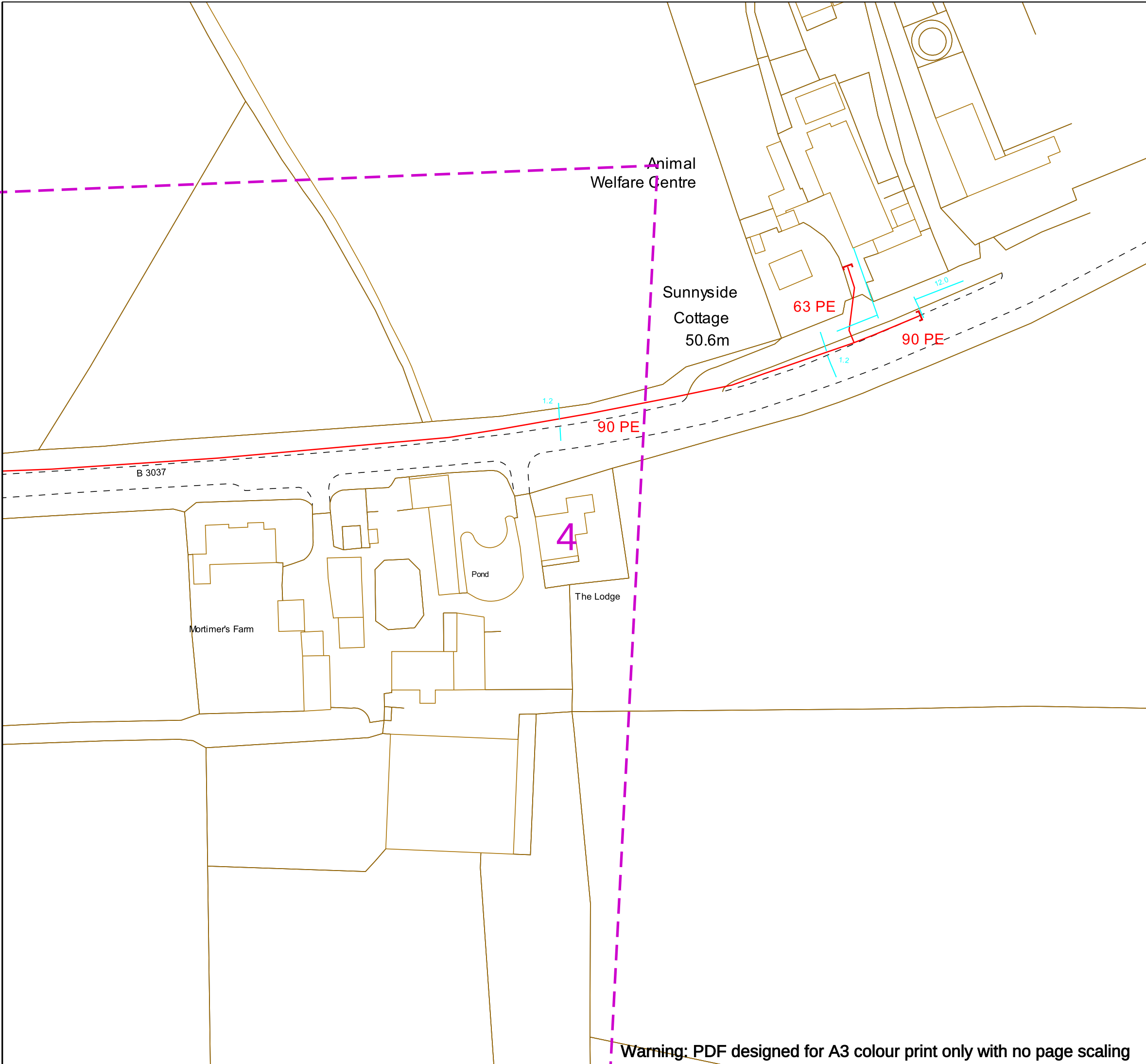


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LAs

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SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite:

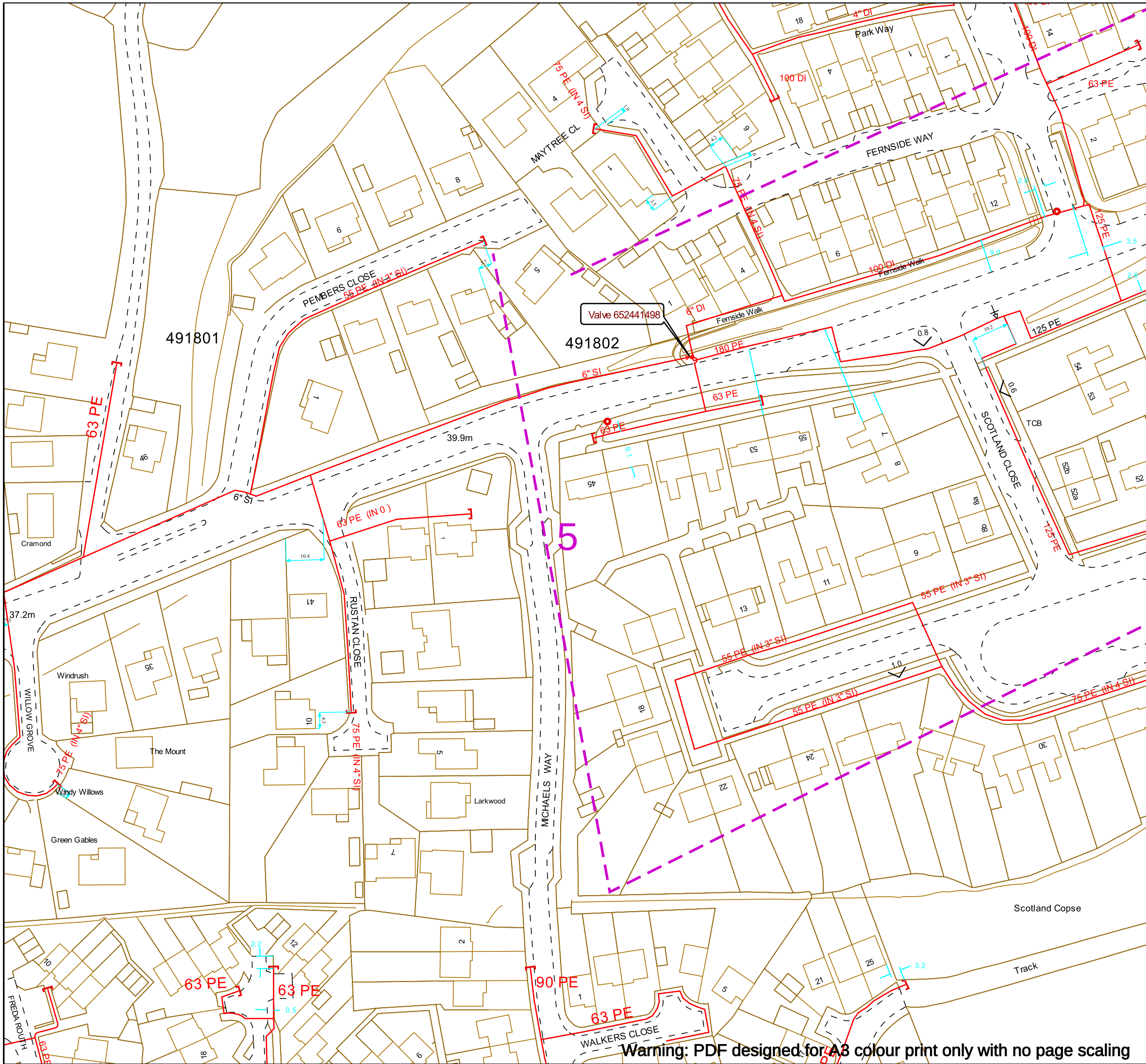
Line:

Area:



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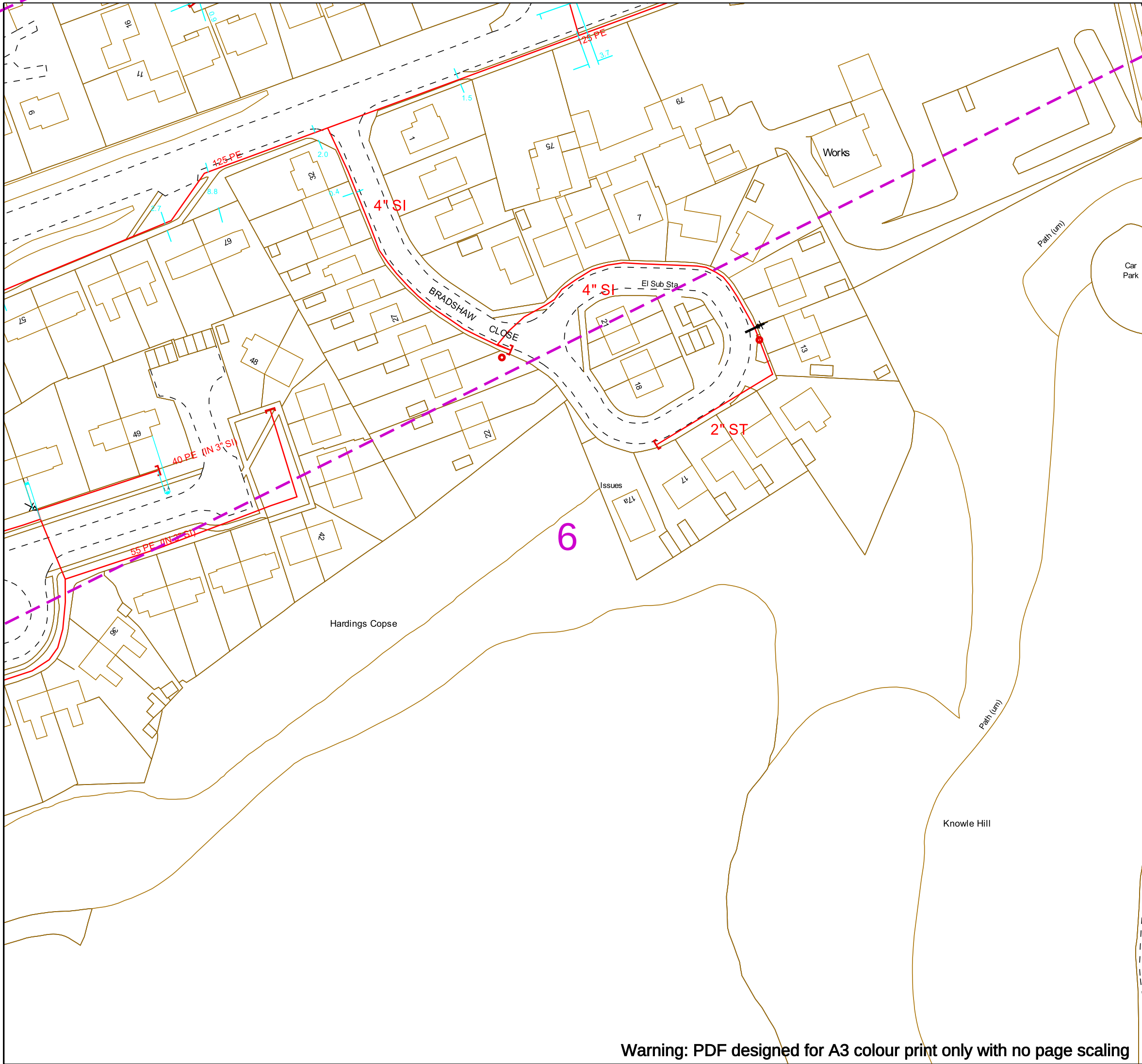
Some Examples Of Plant Items

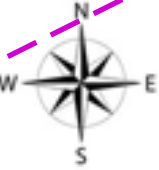
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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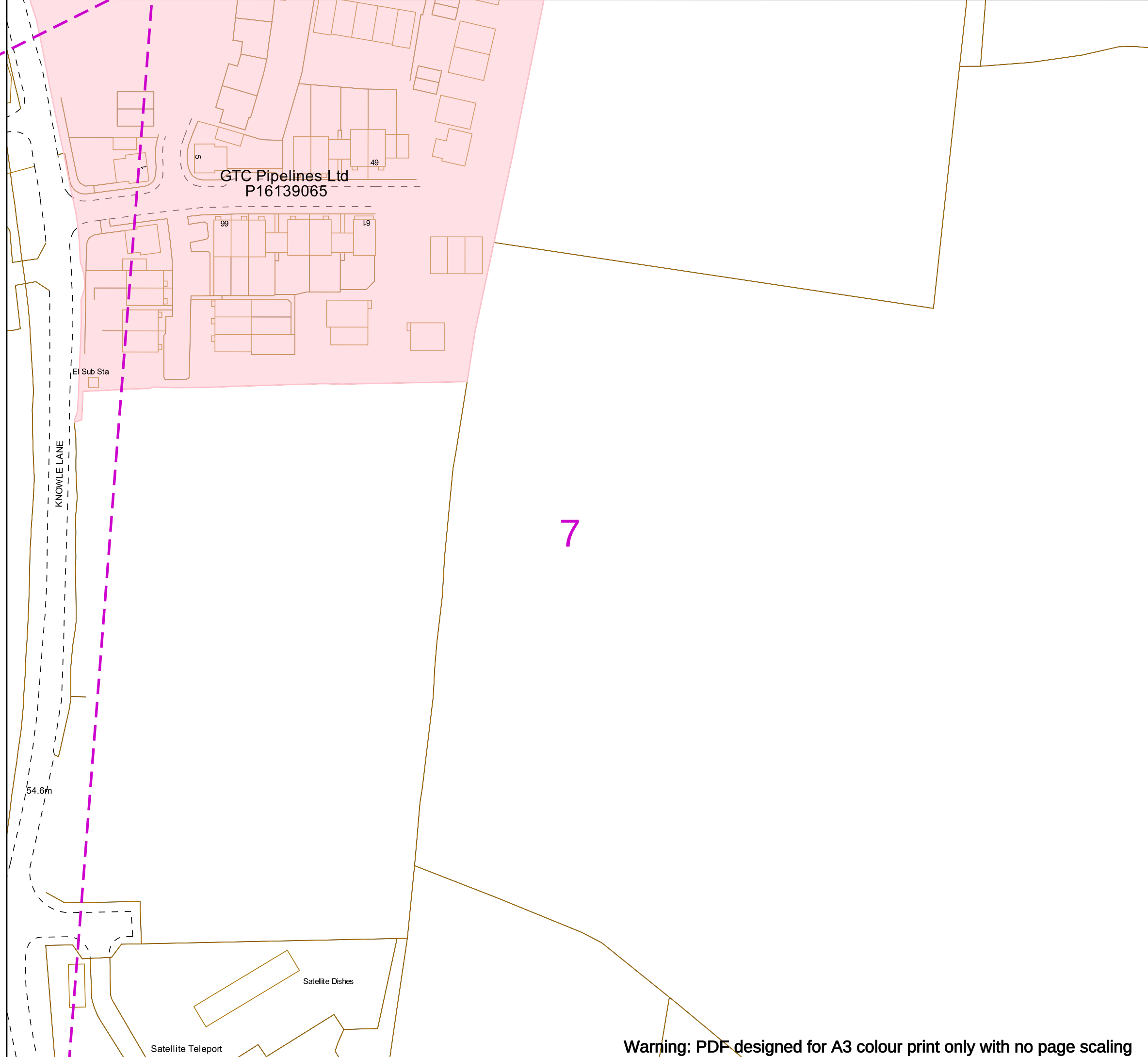
Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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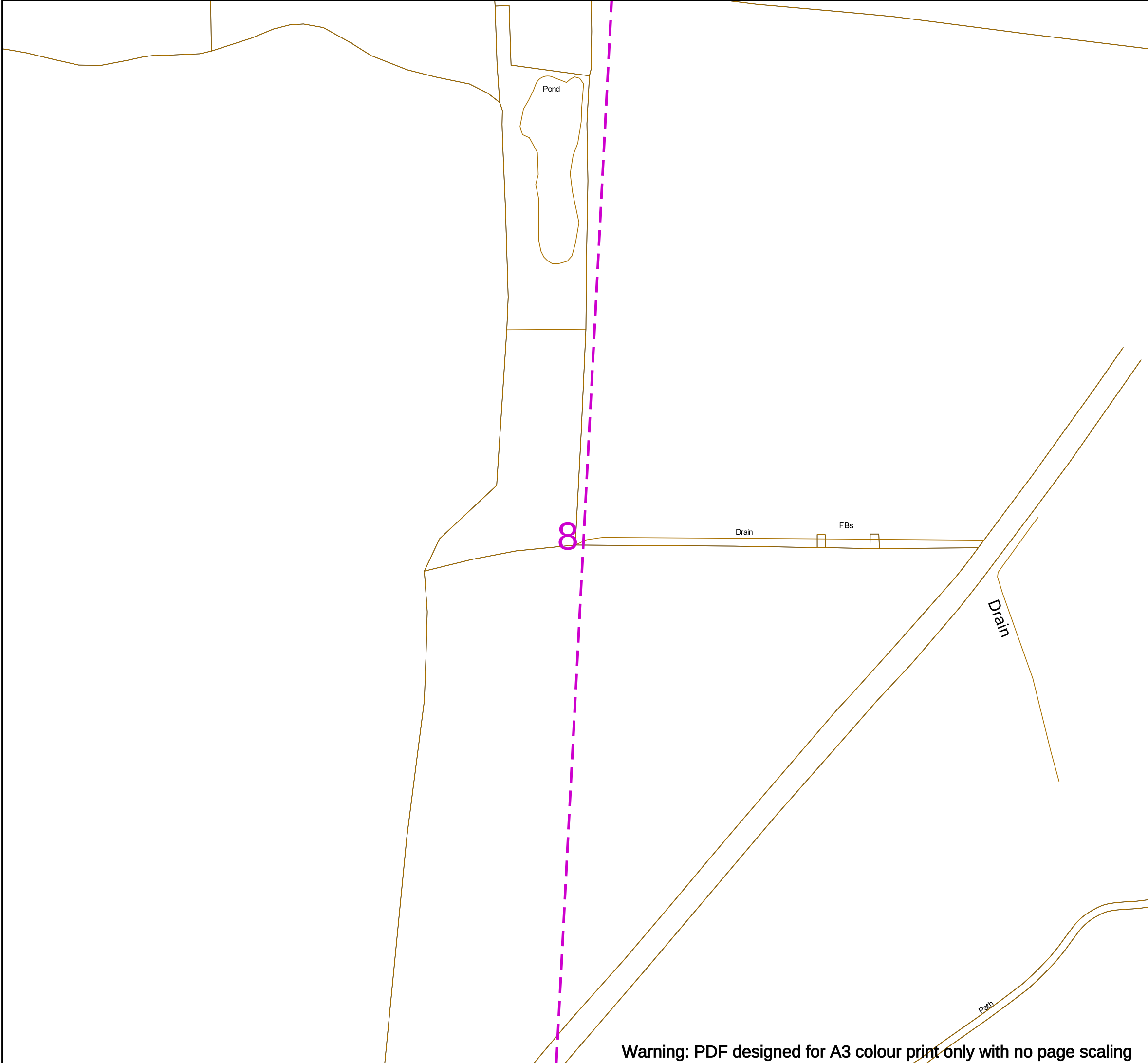
Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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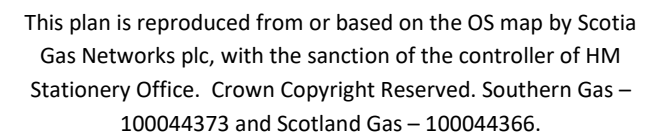
Digsite:

Line:

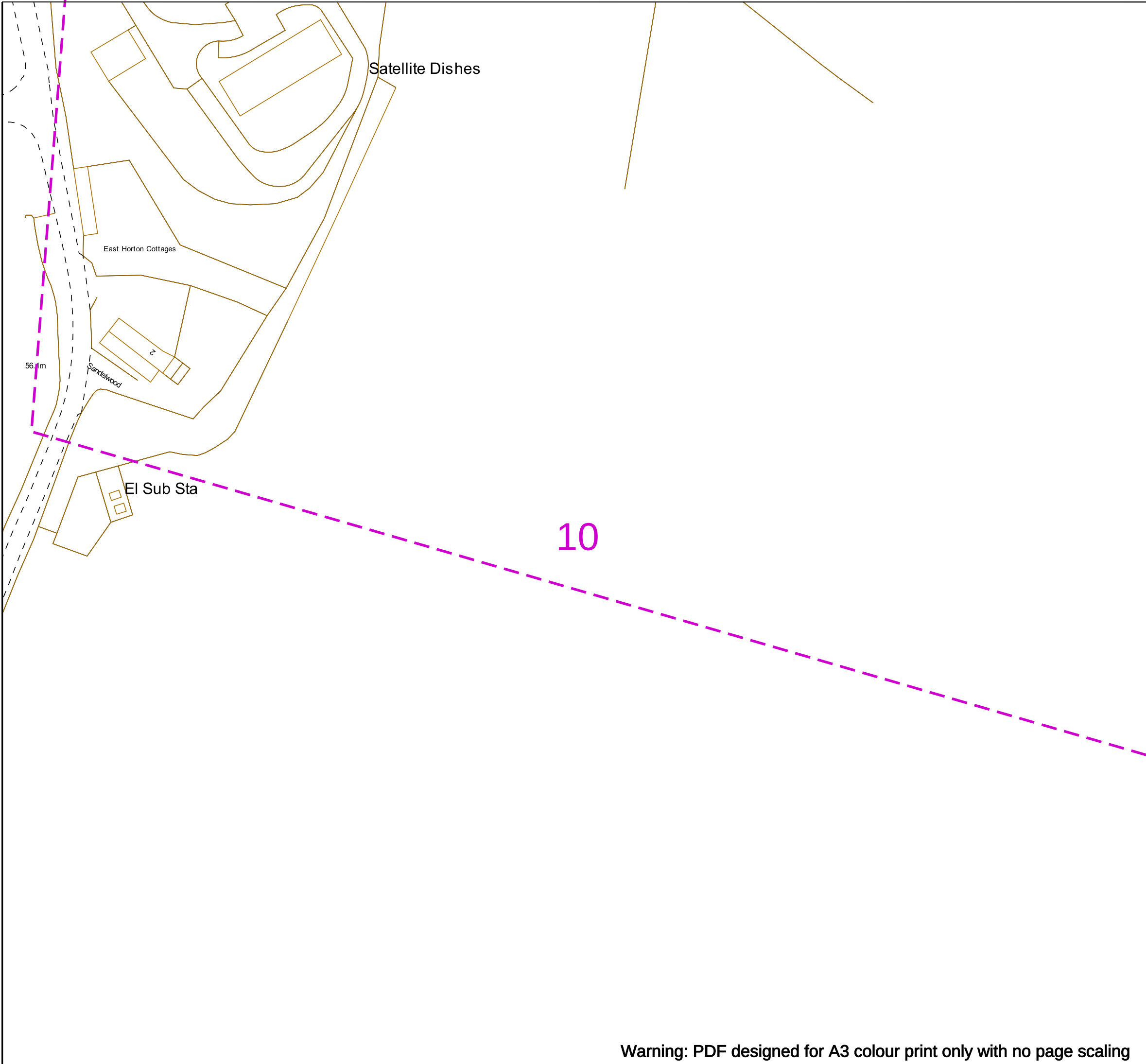
Area:



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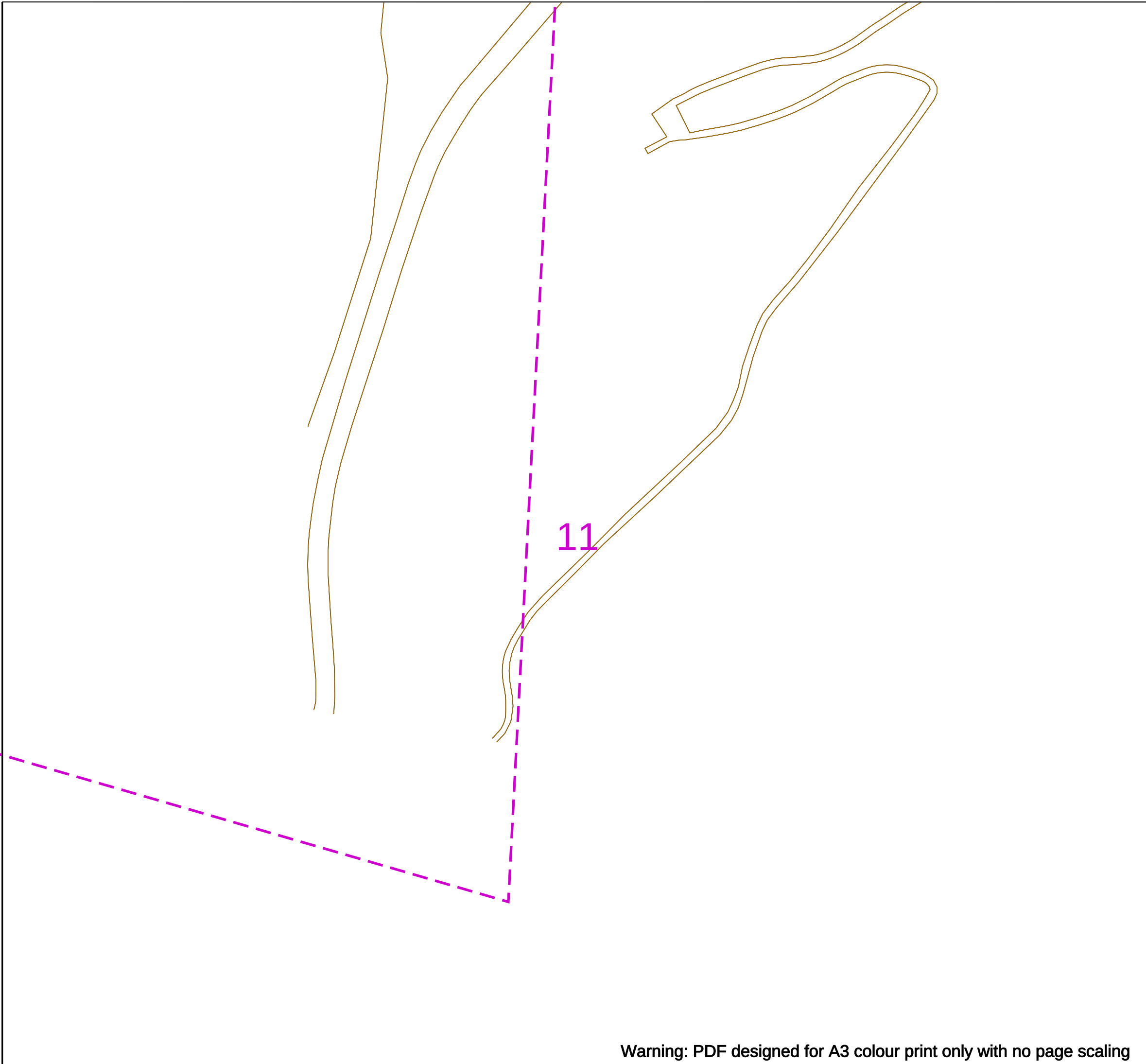
Digsite: Line: 

Area: 



Lineasearch
before **u dig**

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Scale: 1:1000 (When plotted at A3)

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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

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

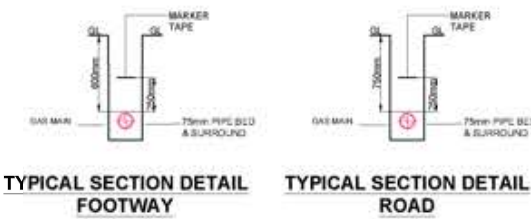
Digsite:

Line:

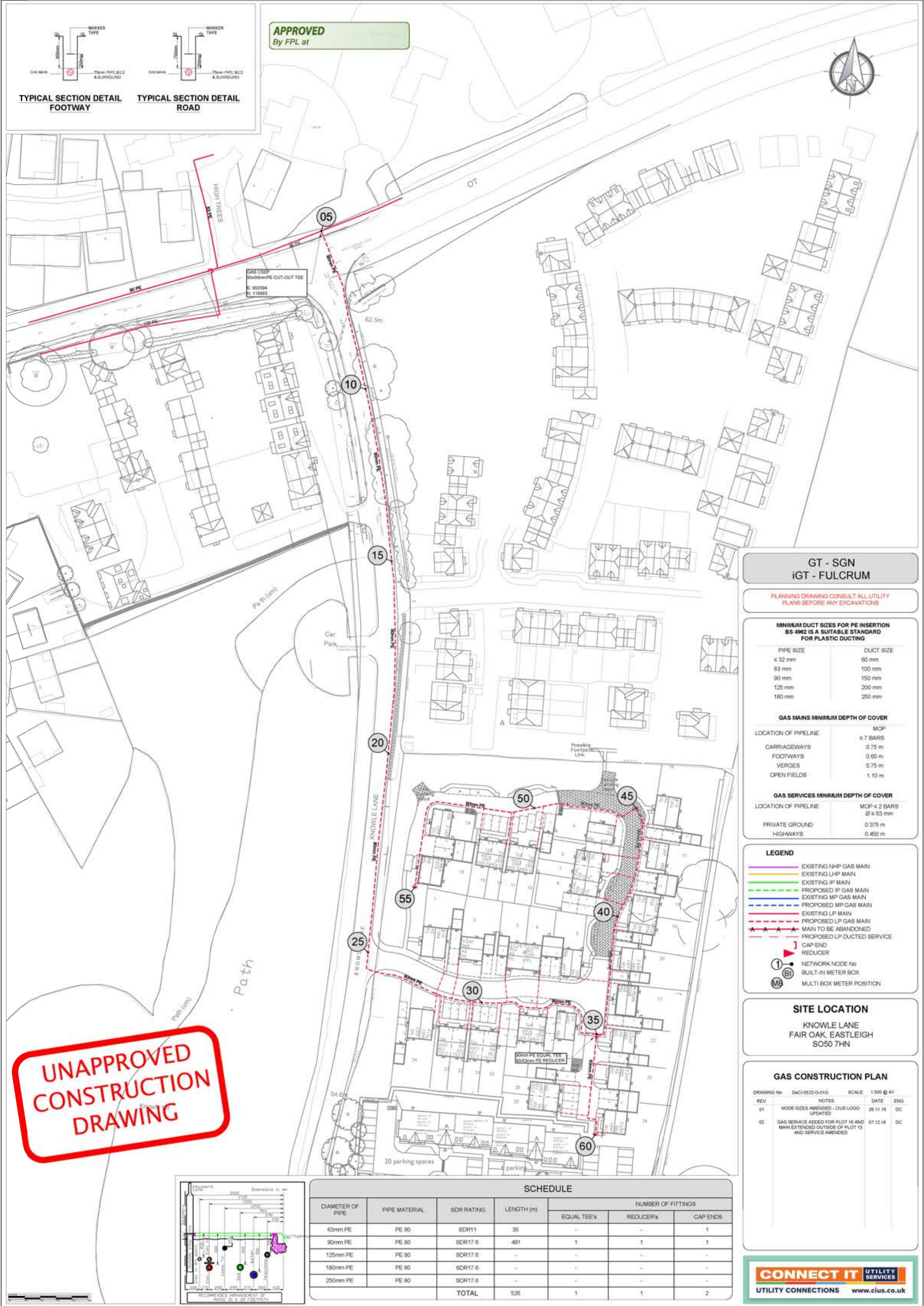
Area:



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APPROVED
By FPL at



GT - SGN
iGT - FULCRUM

PLANNING DRAWING CONSULT ALL UTILITY
PLANS BEFORE ANY EXCAVATIONS

**MINIMUM DUCT SIZES FOR PE INSERTION
BS 4962 IS A SUITABLE STANDARD
FOR PLASTIC DUCTING**

PIPE SIZE	DUCT SIZE
≤ 32 mm	60 mm
63 mm	100 mm
90 mm	150 mm
125 mm	200 mm
180 mm	250 mm

GAS MAINS MINIMUM DEPTH OF COVER

LOCATION OF PIPELINE	MCP
CARRIAGEWAYS	≤ 7 BARS 0.75 m
FOOTWAYS	0.60 m
VERGES	0.75 m
OPEN FIELDS	1.10 m

GAS SERVICES MINIMUM DEPTH OF COVER

LOCATION OF PIPELINE	MCP
PRIVATE GROUND	≤ 2 BARS 0.375 m
HIGHWAYS	0.450 m

LEGEND

- EXISTING NHP GAS MAIN
- EXISTING LHP MAIN
- EXISTING IP MAIN
- PROPOSED IP GAS MAIN
- EXISTING MP GAS MAIN
- PROPOSED MP GAS MAIN
- EXISTING LP MAIN
- PROPOSED LP GAS MAIN
- MAIN TO BE ABANDONED
- PROPOSED LP DUCTED SERVICE
- CAP END
- REDUCER
- NETWORK NODE No
- BUILT-IN METER BOX
- MULTI BOX METER POSITION

SITE LOCATION

KNOWLE LANE
FAIR OAK, EASTLEIGH
SO50 7HN

GAS CONSTRUCTION PLAN

REV	NOTES	DATE	ENG
01	NODE SIZES AMENDED - CIUS LOGO UPDATED	26.11.18	DC
02	GAS SERVICE ADDED FOR PLOT 16 AND MAIN EXTENDED OUTSIDE OF PLOT 15 AND SERVICE AMENDED	07.12.18	DC

SCHEDULE

DIAMETER OF PIPE	PIPE MATERIAL	SDR RATING	LENGTH (m)	NUMBER OF FITTINGS		
				EQUAL TEE's	REDUCER's	CAP ENDS
63mm PE	PE 80	SDR11	35	-	-	1
90mm PE	PE 80	SDR17.6	491	1	1	1
125mm PE	PE 80	SDR17.6	-	-	-	-
180mm PE	PE 80	SDR17.6	-	-	-	-
250mm PE	PE 80	SDR17.6	-	-	-	-
TOTAL			526	1	1	2

Appendix F

Service Records – Electricity

In an emergency call 105,
24 hours a day

Date Requested: 23/10/2023
Job Reference: 31278625
Site Location: 449918 118275
Requested by:
Ms Debbie Wigston

Your Scheme/Reference: 8230679

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

This plan shows cables owned by Last Mile Electricity Limited in their role as a Licensed Distributor (IDNO). Cables owned by other Distributors or privately owned cables (or, indeed, any other apparatus, equipment or infrastructure may also be present in the area. Information regarding such cables (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, or their agents, servants or contractors for any error, omission, or misstatement.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of all electrical cables and apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons on or near electrical cables or apparatus. The information included on this plan should not be referred to beyond a period of 3 months from the date of issue.

ELECTRIC KEY

PROPOSED LV SERVICE
PROPOSED LV
PROPOSED HV
PROPOSED EHV (UG)
EXISTING/AS LAID LV SERVICE
EXISTING/AS LAID LV (UG)
EXISTING/AS LAID HV (UG)
EXISTING/AS LAID EHV (UG)
EXISTING LV OVERHEAD
EXISTING HV OVERHEAD
EXISTING EHV OVERHEAD
PROPOSING DISCONNECTED

	LV STRAIGHT JOINT
	LV BREACH JOINT
	HV STRAIGHT JOINT
	HV BREACH JOINT
	STREET LIGHTING C.P
	MINI PILLAR
	LINK BOX
	EARTH SPIKE
	POT END
	SERVICE JOINT



Dig Sites

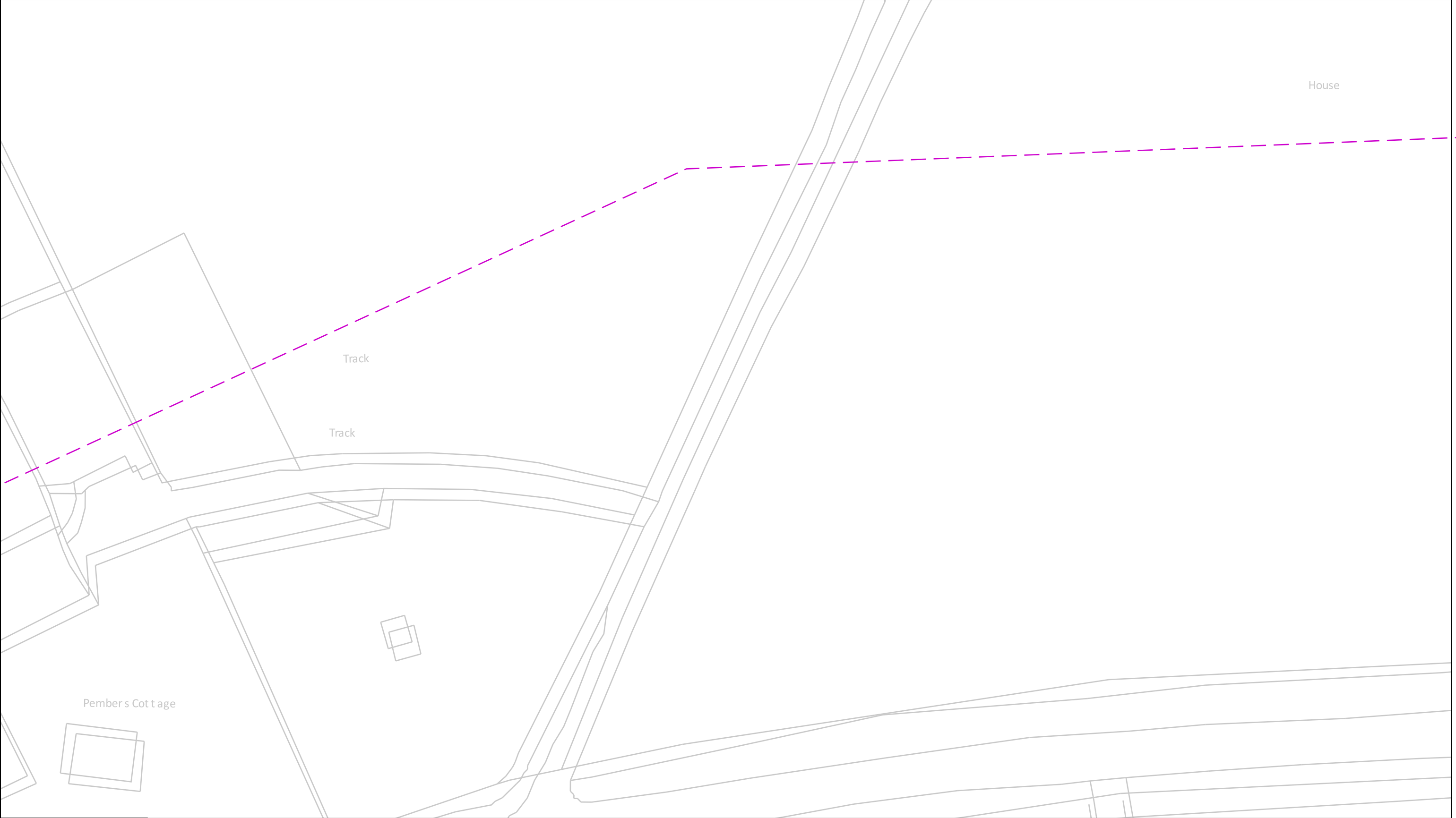
Area:

Line: — — — —



Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443

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24 hours a day

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ELECTRIC KEY

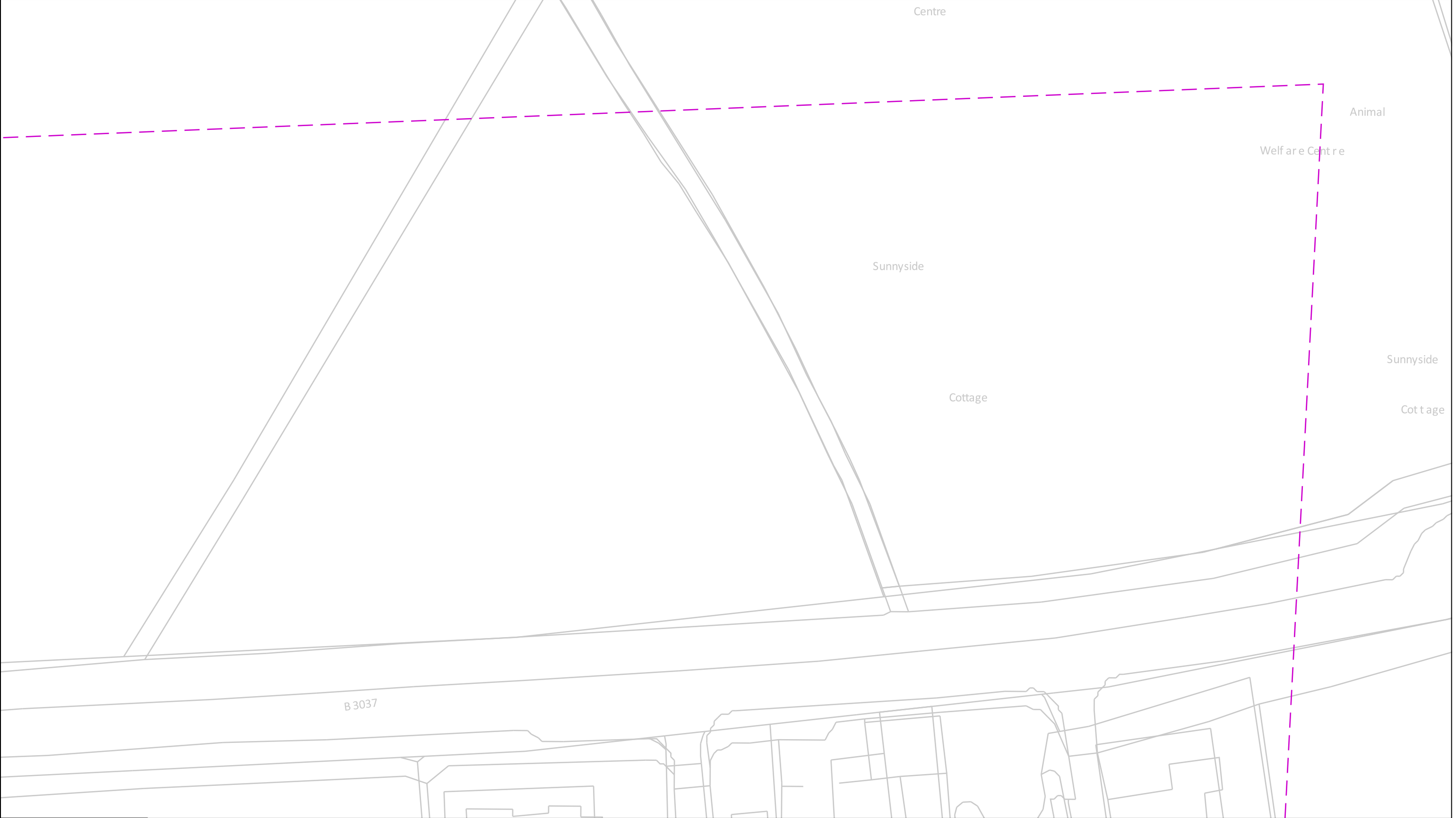
PROPOSED LV SERVICE	-----	LV STRAIGHT JOINT
PROPOSED LV	- - - - -	LV BREACH JOINT
PROPOSED HV	- - - - -	HV STRAIGHT JOINT
PROPOSED EHV (UG)	- - - - -	HV BREACH JOINT
EXISTING/AS LAID LV SERVICE	-----	STREET LIGHTING C.P
EXISTING/AS LAID LV (UG)	-----	MINI PILLAR
EXISTING/AS LAID HV (UG)	-----	LINK BOX
EXISTING/AS LAID EHV (UG)	-----	EARTH SPIKE
EXISTING LV OVERHEAD	-----	POT END
EXISTING HV OVERHEAD	-----	SERVICE JOINT
EXISTING EHV OVERHEAD	-----	
PROPOSING DISCONNECTED	-----	

Dig Sites

Area: [dashed purple line]

Line: [dashed purple line]

Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443



In an emergency call 105,
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EXISTING LV OVERHEAD	-----	POT END
EXISTING HV OVERHEAD	-----	SERVICE JOINT
EXISTING EHV OVERHEAD	-----	
PROPOSING DISCONNECTED	-----	

Dig Sites

Area:

Line:

100m

lastmile
Asset Management

Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443