

Utilities Statement
Stage C2
(Asset Information)
Stage C3
(Initial Design and Budget Cost Estimates)

**Old Forest Road,
Winnersh**

**Prepared for
Elstree Land**

by

**Stuart Michael
Associates Limited**

June 2025



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**SMA Ref: 7365.Utilities
Issue Status: 02**

DOCUMENT CONTROL			
Project	Old Forest Road, Winnersh		
Job No.	7365		
Document Title	Utilities Statement		
File Location	N:\Admin Project\7300 to 7399\7365 - Old Forest Road, Winnersh\Reports\Utilities		
Prepared by	MLP	Date	May 2025
Reviewed by	ERL	Date	May 2025
Approved by	JOK	Date	May 2025
Document Issue	Description / Changes	Revised by	Date
01	For Review	-	June 2025
02	Final Issue	MP	June 2025



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ACRONYMS AND ABBREVIATIONS

ASHP	Air Source Heat Pumps
BT	British Telecoms Openreach
CI	Cast Iron
GTC	Gas Transportation Company
ha	Hectares
HV	High Voltage
kV	Kilovolts
km	Kilometres
LV	Low Voltage
LP	Low Pressure
m	Metres
mm	Millimetres
PE	Polyethylene
POC	Point of connection
PVC	Polyvinyl Chloride
PVCO	Molecularly Oriented PVC
SMA	Stuart Michael Associates
TWUL	Thames Water Utilities Ltd
SGN	Southern Gas Network
SSE	Scottish and Southern Electricity Network



1.0 INTRODUCTION

- 1.1. Stuart Michael Associates Limited, consulting engineers, has prepared this Utilities Statement (C2 Asset Information and C3 Initial Design and Budget Cost Estimates), hereafter referred to as the 'Report', on the instruction of Elstree Land, hereafter referred to as the 'Client'.
- 1.2. This Report supports a planning application for 53 dwellings at Old Forest Road, Winnersh.

Location

- 1.3. The Site located to the south of Winnersh, south of the M4. See **Appendix A** for the Site location.
- 1.4. The approximate centre of the Site is situated at OS national grid reference 479414E, 170276N.
- 1.5. The total area of the Site is approximately 1.6ha.

Development Proposals

- 1.6. The proposed development includes 53 residential dwellings accessed via Old Forest Road.
- 1.7. The development proposal is included as **Appendix B**.

Scope of Report

- 1.8. Under the New Roads and Street Works Act 1991, utility companies are required to provide information as follows:
 - C2 (preliminary enquiries) – The utility companies are required to supply information regarding the general position and nature of apparatus from their records and draw attention to any limitations in the quality of this information.
 - C3 (initial design and budget estimates) – Requests for initial budget cost estimation are submitted to utility companies along with preliminary project designs. This includes the extent of the proposed works with potential diversion routes indicated for existing apparatus thought to be affected. The utility companies provide preliminary details of the effects on their apparatus (ie



mitigation measures) and budget estimates of the measures (as assessed at preliminary design stage).

- C4 (detailed design and estimates) – Requests for detailed estimates are submitted to utility companies along with final design details of the proposed project, working drawings and an outline programme. Stage C4 is a very important stage as it establishes in detail what the necessary utility mitigation measures are, who they are to be undertaken by and form the basis of the Official Works Order. The C4 detailed estimate also provides a benchmark for cost monitoring and final account reconciliation.

1.9. Utility information was provided by the client and was used to identify the relevant utility companies with utility assets that could be affected by the development.

1.10. In addition to stage C2 (asset information) requests, stage C3 (initial design and budget cost estimates) requests have been submitted to utility companies to assist with the development of initial project proposals regarding the protection, diversion, abandonment or reinforcement requirements for each utility at the Site.



2.0 POLICY CONTEXT

- 2.1. The Report presents an assessment of Utilities present within the Site boundary and in the surrounding areas, in accordance with the National Planning Policy Framework (NPPF), last updated December 2024. Local policies are also used to support the provision of new developments regarding infrastructure.

National Policy on Infrastructure Provision

- 2.2. The production of an Infrastructure Delivery Plan (IDP) is an essential part of the evidence base in developing and delivering a sound Local Plan Review Development Plan Document for West Berkshire.
- 2.3. The NPPF sets out strategic issues where cooperation might be appropriate, and this includes the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and the provision of minerals and energy. The Planning Practise Guidance (PGG) for “Water Supply, wastewater and water quality”, published by the Department of Communities and Local Government (2019), advises on how planning can ensure water quality and the delivery of adequate water and wastewater infrastructure and references relevant policies.
- 2.4. The National Infrastructure Delivery Plan (NIDP) (2016) gives an overview of economic infrastructure over the next 5 years with those to support delivery of housing and social infrastructure. There are chapters focussed on Infrastructure Pipeline, Roads, Energy, and Housing and Regeneration.

Local Policy on Infrastructure Provision

- 2.5. Wokingham Borough Council Infrastructure Delivery Plan, dated September 2024, identifies key infrastructure requirements needed to support the Local Plan Update.



3.0 ELECTRIC – SCOTTISH AND SOUTHERN ELECTRICITY NETWORK (SSE)

C2 – Asset Information

- 3.1. A plan showing the location and route of SSE HV (high voltage) and LV (low voltage) electricity apparatus is presented as **Appendix C**.
- 3.2. SSE asset plans indicate there are no electricity assets within the Site boundary.
- 3.3. Plans indicate there is an 11kV cable with Old Forest Road to the south of the Site. There are also low voltage cables with Old Forest Road.

C3 – Initial Design and Budget Cost Estimates

- 3.4. SSE have provided a budget estimate of £120,000. This is based on an electrical load of 145kVa.
- 3.5. Reinforcement costs have not been taken into consideration for the new connections.
- 3.6. A copy of the budget estimate is included within **Appendix C**.



4.0 CLEAN WATER – THAMES WATER UTILITIES LIMITED (TWUL)

C2 – Asset Information

- 4.1. Copies of TWUL's Asset Record plans are presented within **Appendix D**.
- 4.2. TWUL asset plans indicate there are no TWUL clean water assets within the Site boundary.
- 4.3. Plans indicate a 4-inch distribution main within Old Forest Road to the south of the Site.

C3 – Initial Design and Budget Cost Estimates

- 4.4. TWUL have stated that there is only sufficient capacity to serve the first 50 properties within the development. They are unable to confirm capacity for the whole development without further investigation.
- 4.5. TWUL have a duty to serve the development needs and will be required to undertake further investigation, including modelling, to ensure their network has sufficient capacity for their entire development.
- 4.6. A copy of the TWUL response is included within **Appendix D**.



5.0 CLEAN WATER: SOUTH EAST WATER (SEW)

- 5.1. Copies of SEW records are included as **Appendix E**.
- 5.2. South East Water records indicate there are no assets within the Site boundary.
- 5.3. Mapping indicates that the Site is within the TWUL water supply area.
- 5.4. Mapping indicates that there is a 150mm DT Water Distribution Main within Old Forest Road.



6.0 FOUL WATER – THAMES WATER UTILITIES LTD (TWUL)

C2 – Asset Information

- 6.1. Copies of TWUL's Asset Record plans are presented as **Appendix F**.
- 6.2. TWUL asset records indicate that there are no public sewers, disposal mains or lateral drains within the Site boundary.
- 6.3. Plans indicate there is a 100mm foul water sewer within Old Forest Road. Mapping indicates that this sewer then runs south down Commons Road.
- 6.4. Plans indicate there is a surface water sewer within Old Forest Road.

C3 – Initial Design and Budget Cost Estimates

- 6.5. A pre-development enquiry was submitted to TWUL regarding the capacity in their network to accommodate foul flows from the proposed development and a response is pending.



7.0 GAS: SOUTHERN GAS NETWORK (SGN)

C2 – Asset Information

- 7.1. Copies of SGN's Asset Record plans are presented within **Appendix G**.
- 7.2. Plans indicate there are no SGN assets within the Site boundary.
- 7.3. Mapping indicates there is a medium pressure main and a low pressure main within Old Forest Road to the south of the Site.

C3 – Initial Design and Budget Cost Estimates

- 7.4. SGN were contacted regarding a budget estimate and the budget indication is £56,000 (inc VAT). The budget is based on 2,520 kW and an annual quantity of 662,500 kWh.
- 7.5. The response from SGN can be found in **Appendix G**.



8.0 GAS: INDIGO PIPELINES

- 8.1. Copies of Indigo Pipelines Asset Records are included as **Appendix H**.
- 8.2. Indigo Pipeline records indicate there are no assets within the Site boundary.
- 8.3. Mapping indicates that there is a 90PE LP in Old Forest Road to the south of the Site.



9.0 TELECOMMUNICATIONS: BT OPENREACH (BT)

C2 – Asset Information

- 9.1. Copies of BT's Asset Record plans are presented within **Appendix I**.
- 9.2. Plans indicate that there are no BT assets within the Site boundary.
- 9.3. The plans indicate there are both overhead and underground assets within Old Forest Road to the south of the Site.



10.0 TELECOMMUNICATIONS: OTHER

- 10.1. Virgin Media asset records indicate there are assets within Old Forest Road to the south of the Site.
- 10.2. Gigiaclear asset records also indicate assets within Old Forest Road to the south of the Site.
- 10.3. Mapping for other Telecommunication companies is included as **Appendix J**.



11.0 SUMMARY AND CONCLUSIONS

- 11.1. Stage C2 (asset information) indicates that there are no utility assets within the Site boundary.
- 11.2. Mapping indicates there are TWUL, SGN, SSE, SEW, BT, Gigaclear, Virgin Media and Indigo Pipelines assets within the vicinity of the Site.
- 11.3. Stage C3 (initial design and budget cost estimates) requests have been placed with the key Utility providers to confirm that the Site is conveniently located in proximity to existing main networks.
- 11.4. SSE have provided a budget estimate of £120,000. This is based on an electrical load of 145kVa.
- 11.5. TWUL have stated that there is only capacity to serve the first 50 homes with potable water.
- 11.6. TWUL have been contacted regarding a foul water capacity check.
- 11.7. SGN provided a budget estimate of £56,000 (inc VAT). The budget is based on 2,520 kW and an annual quantity of 662,500 kWh.
- 11.8. Where existing sewers and utilities plant is located on or immediately adjacent to the Site, existing wayleaves and easements may be in place, which cannot be extinguished or amended without the operator's formal agreement.
- 11.9. If the Client does not wish to offer all proposed residential roads for adoption, new easements and wayleaves would be required for sewers and utilities plant laid beneath plots, private shared drives or roads maintained by a development management company.
- 11.10. The following providers were contacted and do **not** have any assets in the area:
 - Utility Assets
 - National Grid Electricity
 - Energy Assets Pipelines and Energy Assets Networks
 - GTC
 - ENGIE
 - Vodafone: Fixed
 - CityFibre Holdings Ltd



- Colt Technology Services
- Lumen Technologies
- KCOM Group PLC
- MBNL
- Sky Telecommunications Services Ltd
- SOTA
- Telia Carrier
- Verizon

11.11. Any communications between these asset providers are presented as **Appendix K**.



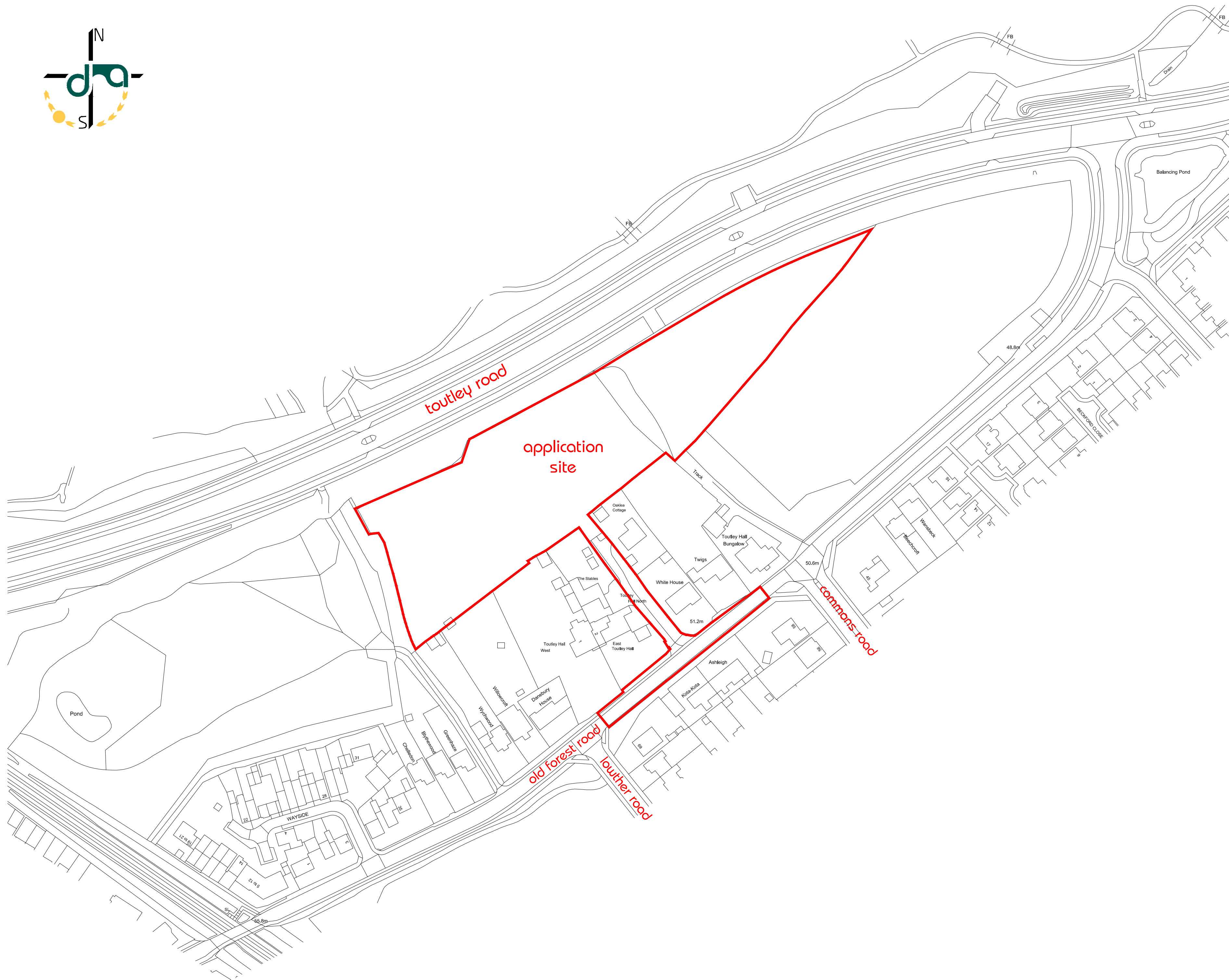
Appendix A

Site Location Plan



ELSTREELAND

land at
old forrest road
wokingham



revdatebynotes

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1 : 1250 @ A2

created
context

16.05.2025
JEH

10m60m40m30m20m10m

location
plan

092404-ELS-06





Appendix B

Development Proposals



ELSTREELAND

land at
old forest road
wokingham

SCHEDULE OF ACCOMMODATION		
Housetype	Description	Qty
Private		
2BA	2 Bed Apartment	6
2A	2 Bed House	2
2B	2 Bed House	3
3A	3 Bed House	6
3B	3 Bed House	1
3C	3 Bed House	1
3D	3 Bed House	1
4A	4 Bed House	4
4B	4 Bed House	2
4C	4 Bed House	2
4D	4 Bed House with integ garage	1
4E	4 Bed House with integ garage	3
Private Total		32
% of Total (Private)		60%
Affordable		
1BA	1 Bed Apartment	10
2BA	2 Bed Apartment	6
3AA	3 Bed House	5
Affordable Total		21
% of Total (Affordable)		40%
Overall Total		53

rev date by notes

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contact: JcH



presentation
planning
layout

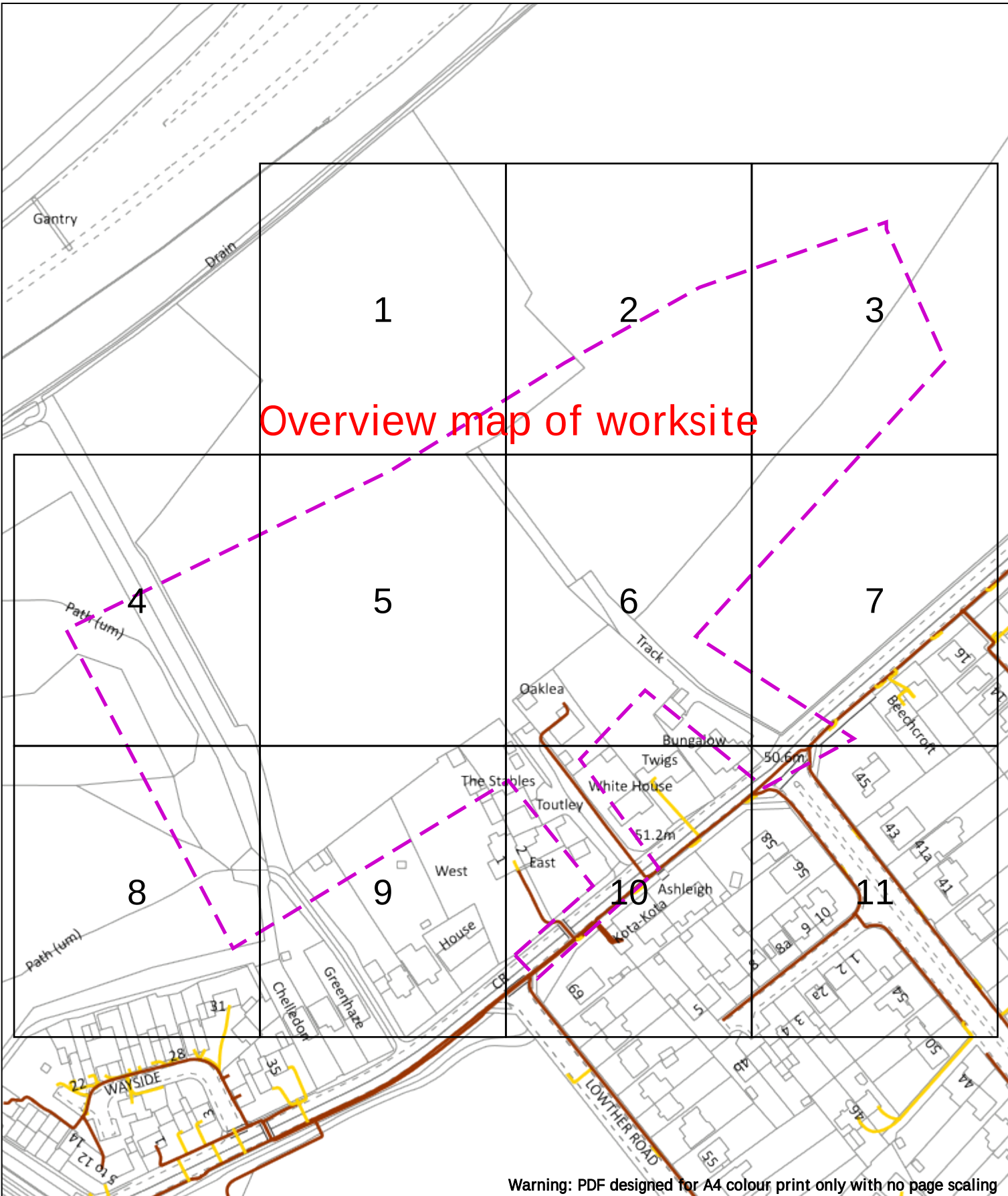
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Appendix C

SSE Asset Plans & Correspondence



Warning: PDF designed for A4 colour print only with no page scaling

Dig Sites

Area:

Line:

Date Requested: 15/03/2022

Job Reference: 24957011

Site Location: 479407 170290

Requested by: Mr David Haigh

Your Scheme/Reference: 423567

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
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-33kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Duct Route

Cross Section Route

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position 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 NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

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General Enquiries: 0800 048 3516

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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

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

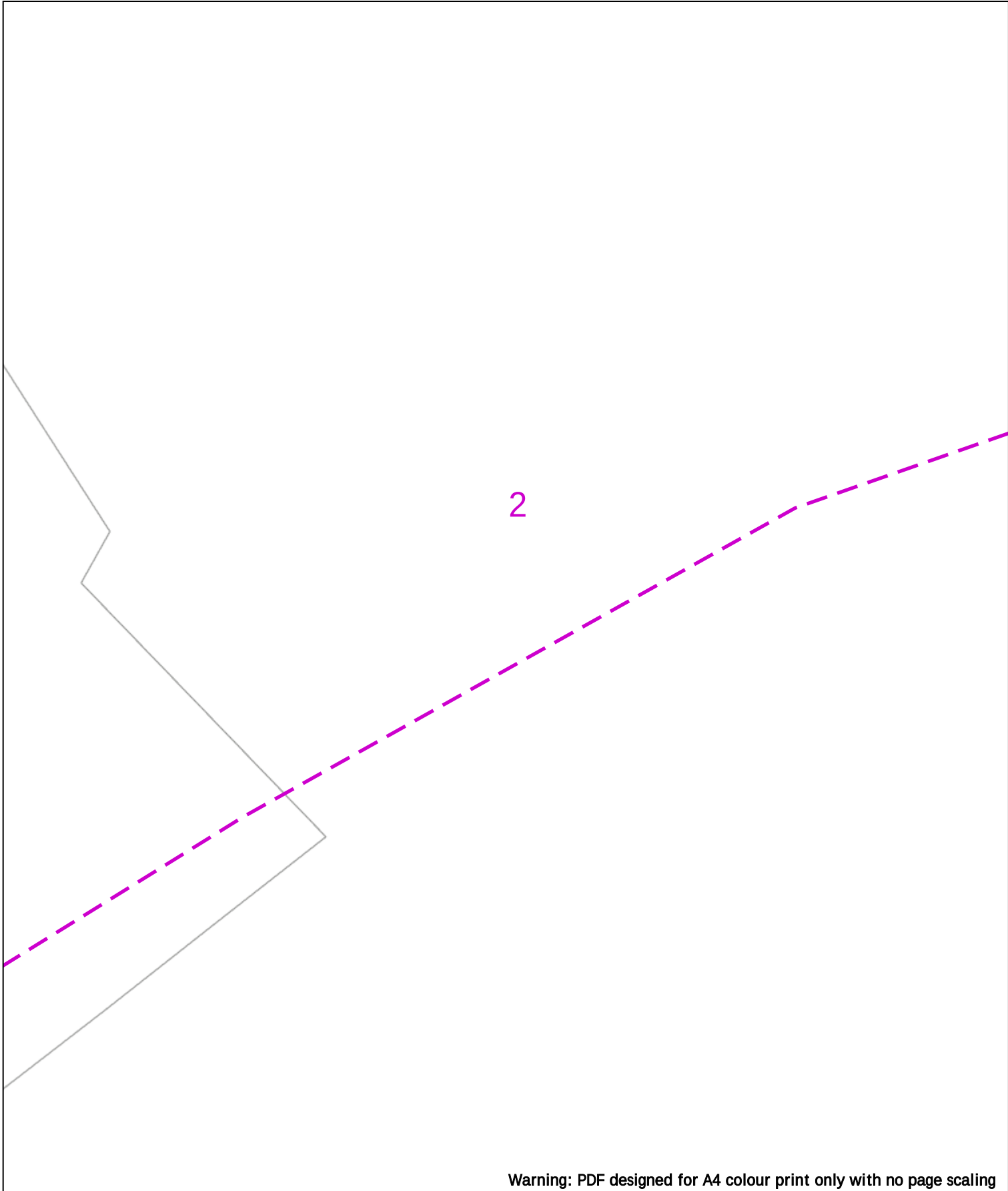
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Duct Route

Cross Section Route

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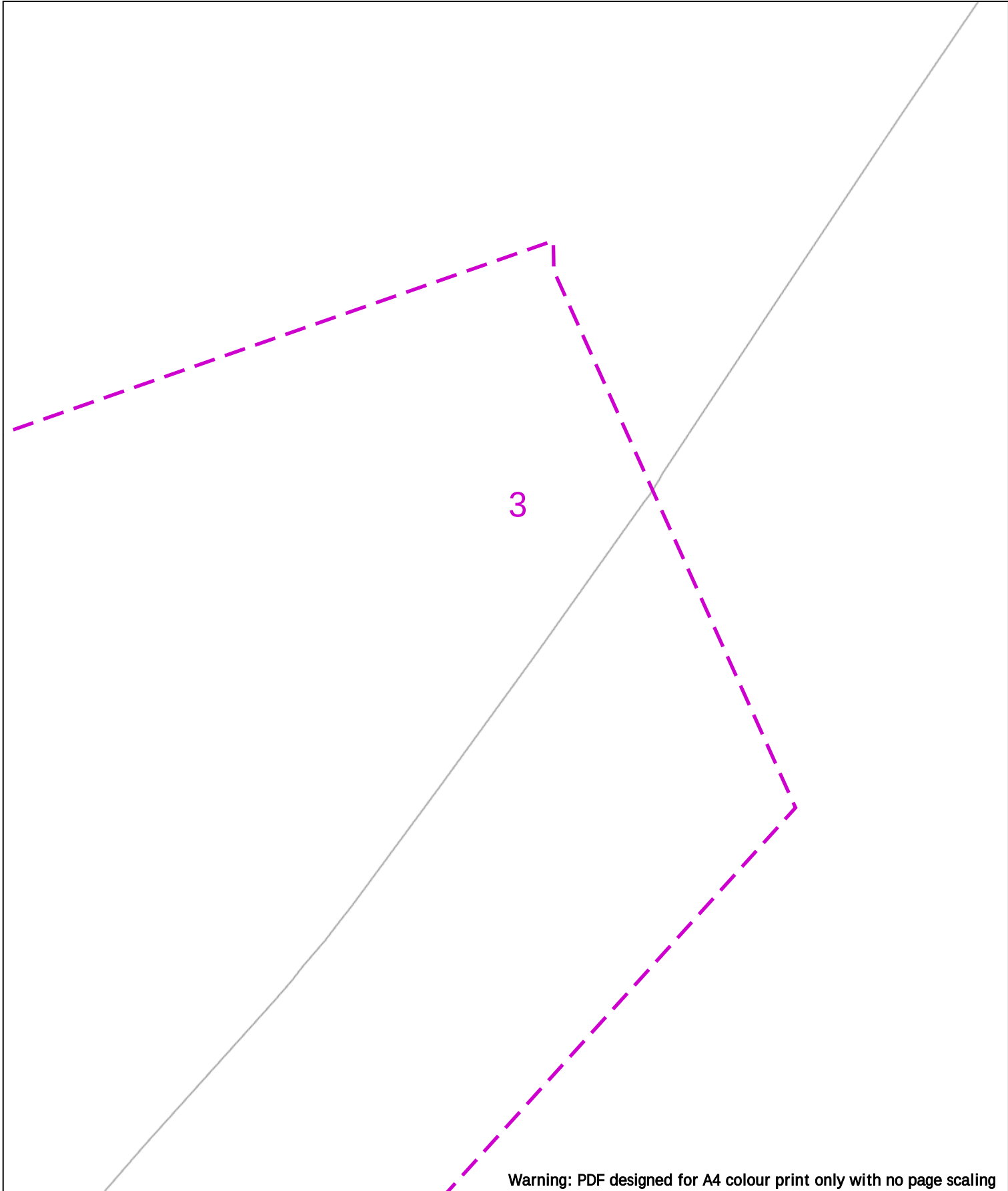
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Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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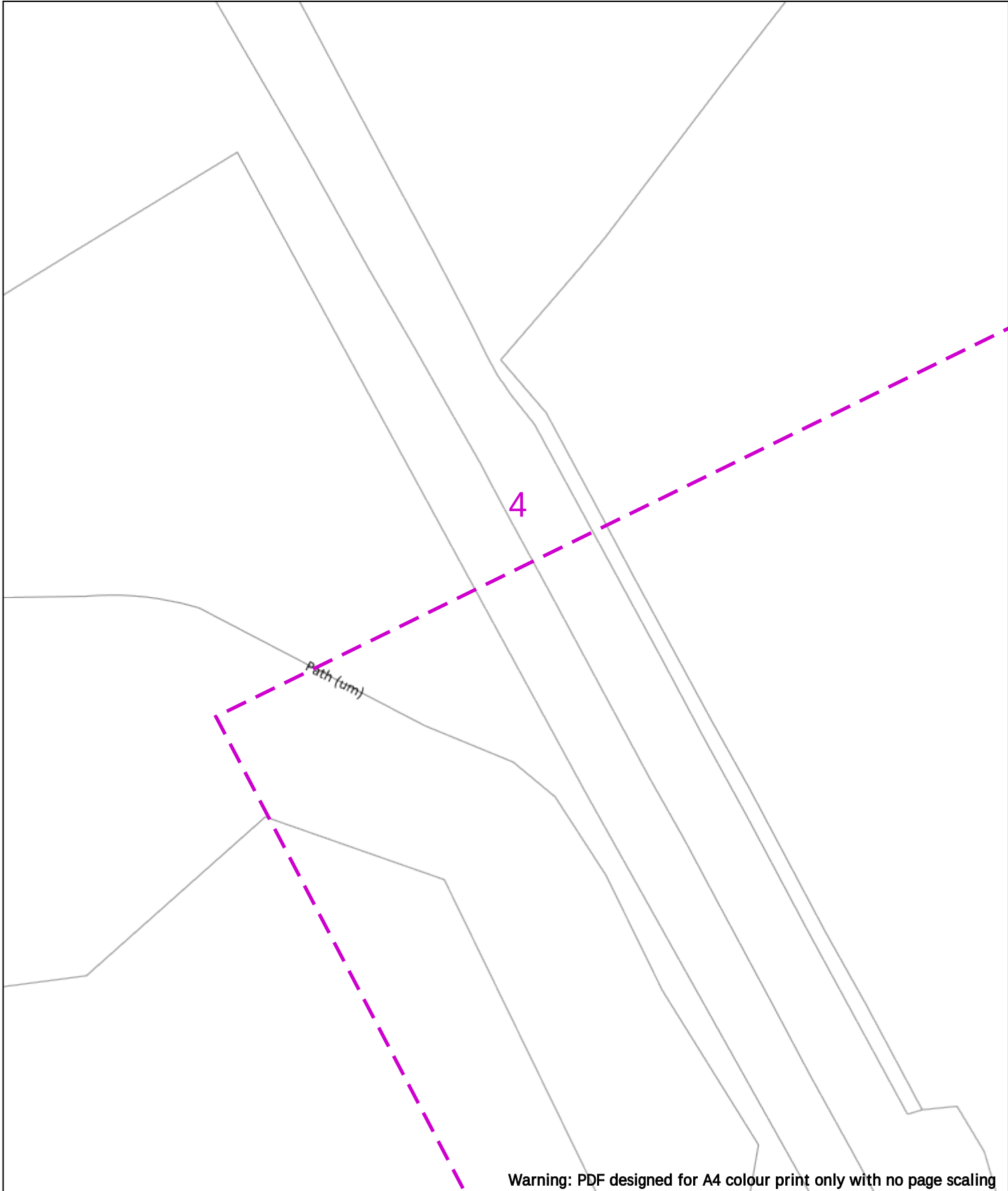
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Dig Sites

Area: 

Line: 

Date Requested: 15/03/2022

Job Reference: 24957011

Site Location: 479407 170290

Requested by: Mr David Haigh

Your Scheme/Reference: 423567

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	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

Legend

 Service Cable

 LV Mains

 2 - 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

 Distribution Structures (Electric)

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route





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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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0 20m Dig Sites Area: Line:

Date Requested: 15/03/2022
Job Reference: 24957011
Site Location: 479407 170290
Requested by: Mr David Haigh
Your Scheme/Reference: 423567

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

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

WARNING

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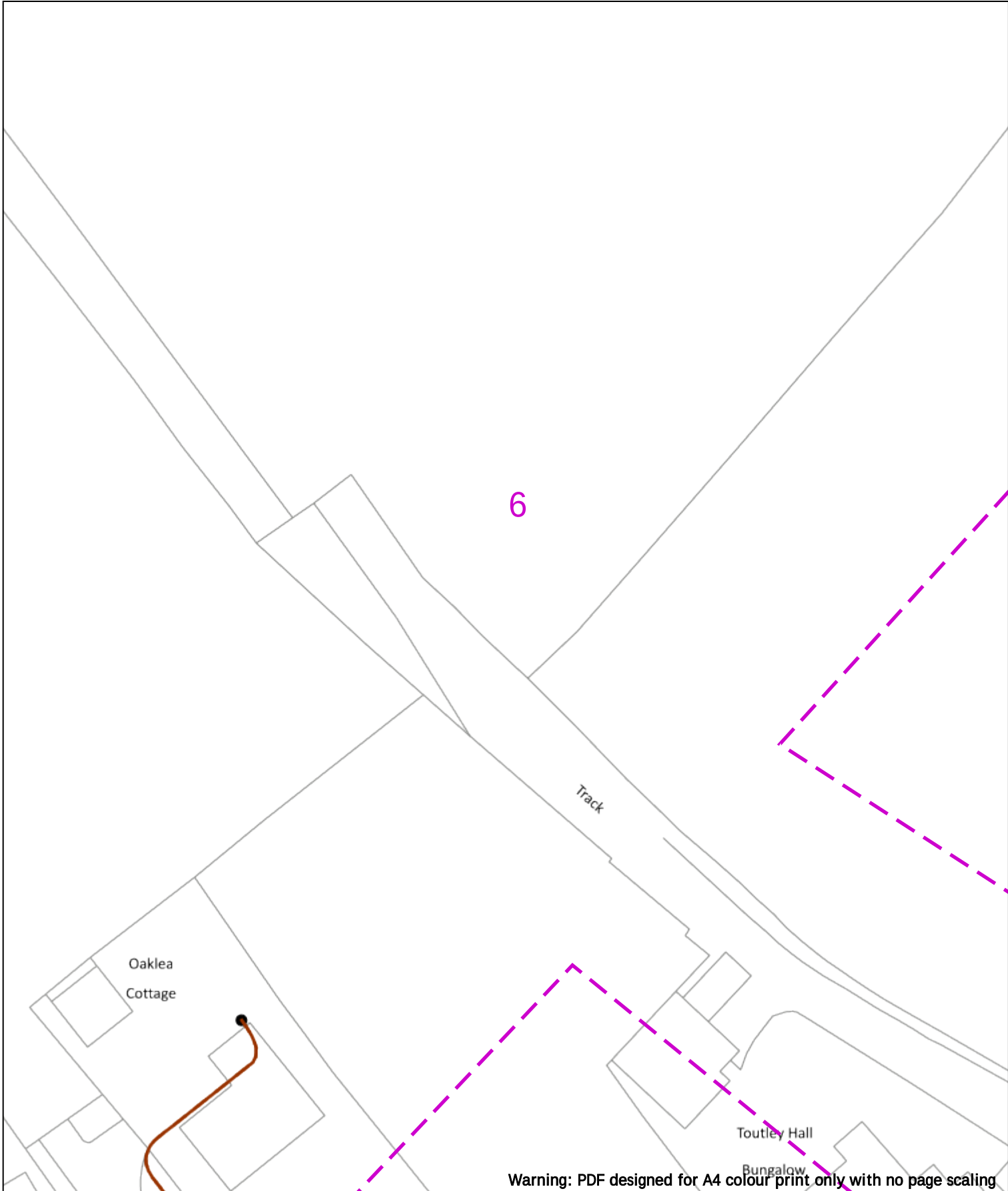


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43 Forbury Road Reading RG1 3JH
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Dig Sites

Area:

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Date Requested: 15/03/2022

Job Reference: 24957011

Site Location: 479407 170290

Requested by: Mr David Haigh

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EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

Services	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	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

Legend

Service Cable

LV Mains

2 - 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

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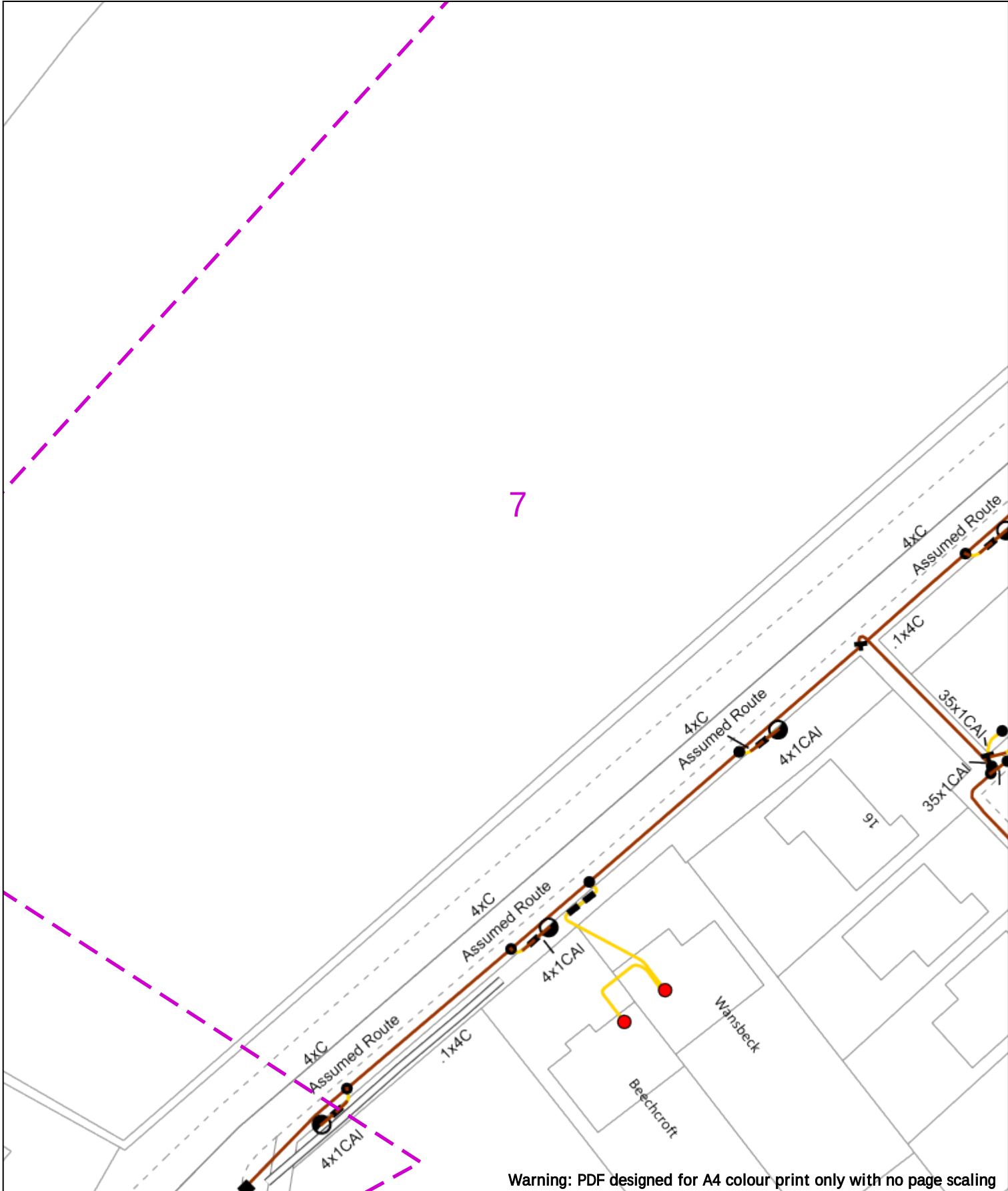
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 - 33kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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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

Legend

Service Cable

LV Mains

2-33kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

N

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W

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11

12

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

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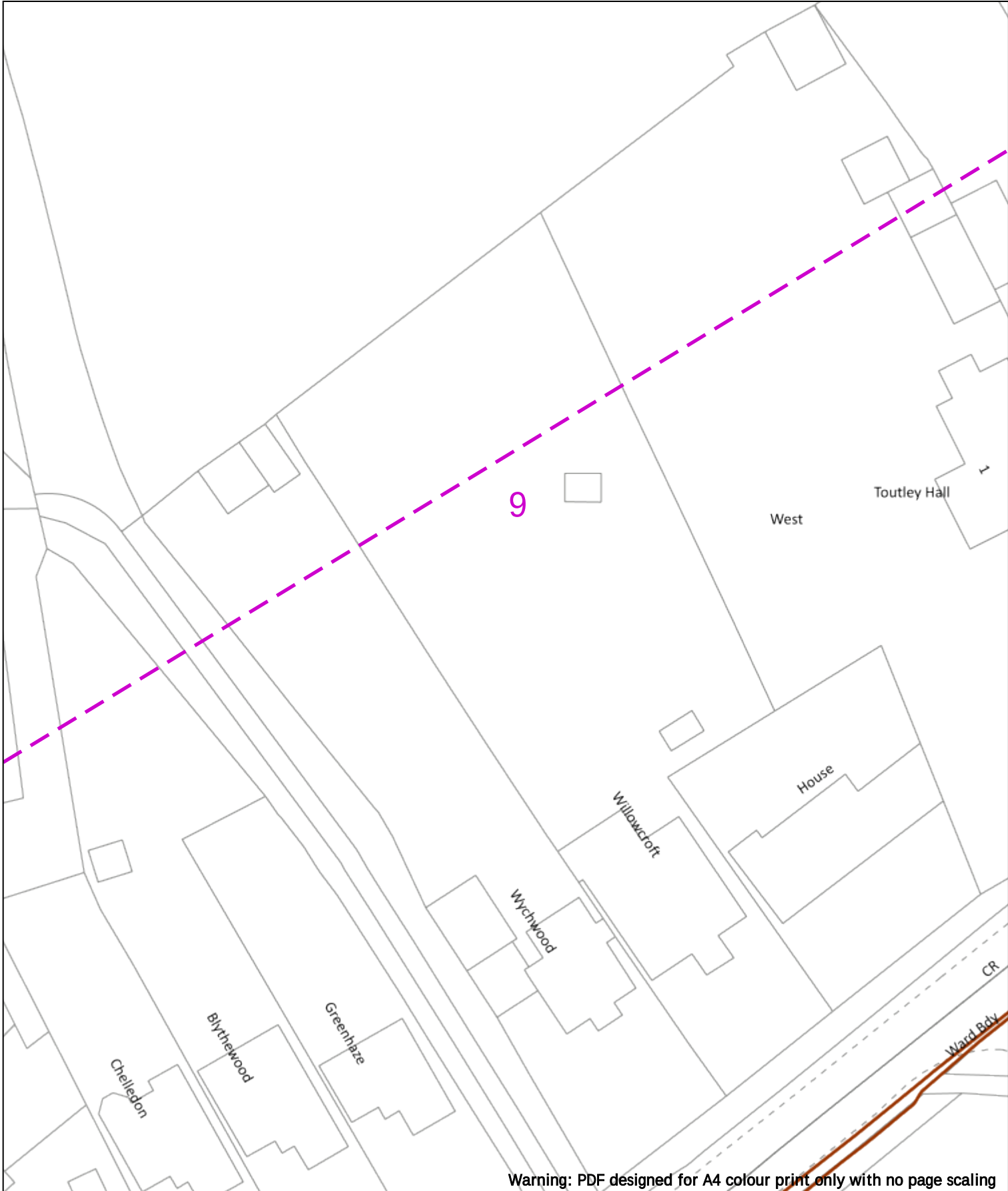
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Site Location: 479407 170290
Requested by: Mr David Haigh
Your Scheme/Reference: 423567

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

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Legend
Service Cable
LV Mains
2 – 3.3kV
6.6kV
11kV
22kV
33kV
66kV
132kV
275kV
400kV
Fibre Optic
Pilot Cable

Distribution Structures (Electric)
Pole, Existing Location
Pole Structure, Existing Location - Single
Pole Structure, Existing Location - H
Duct Route
Cross Section Route

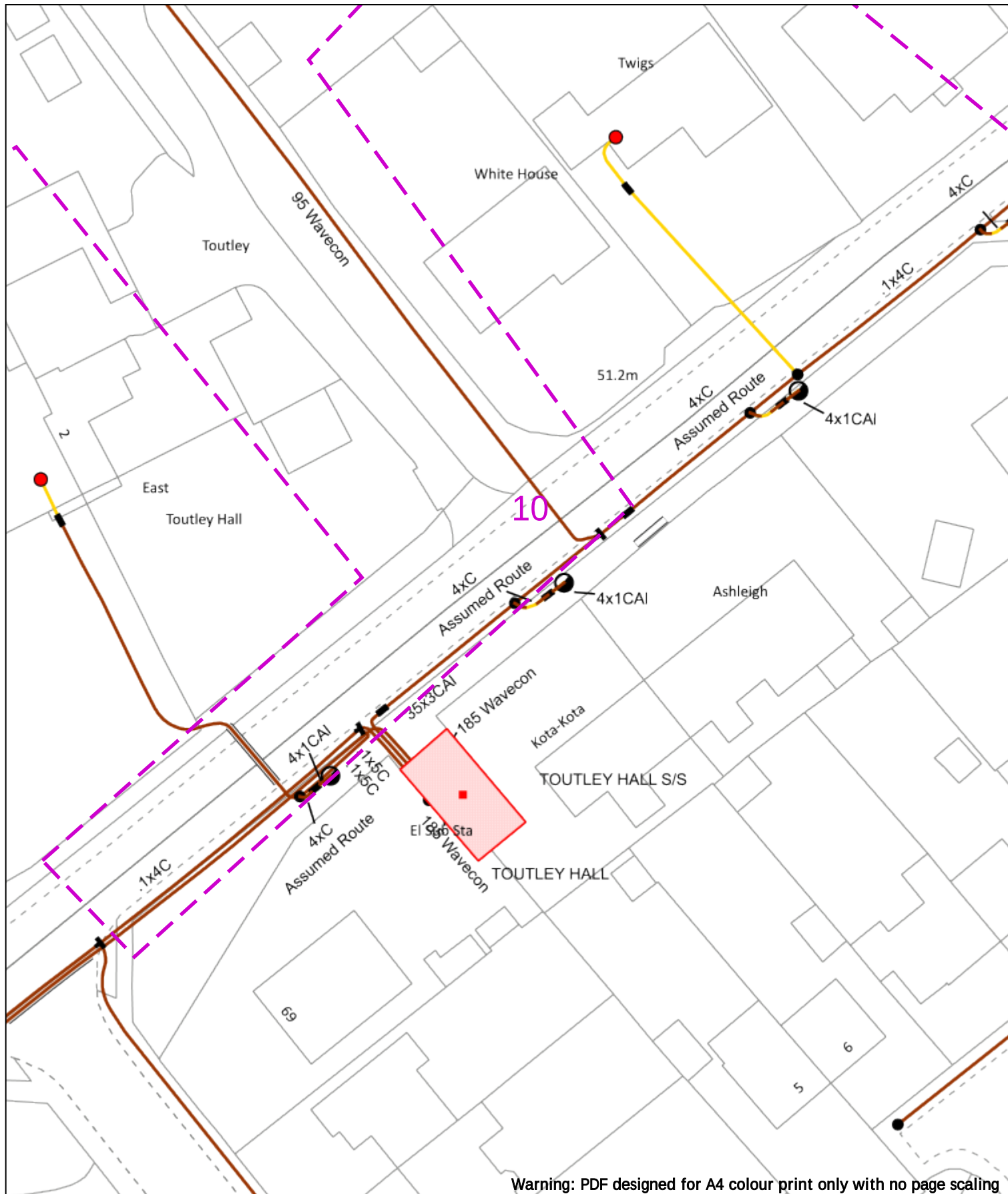
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.9m
Agricultural	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Duct Route

Cross Section Route

WARNING

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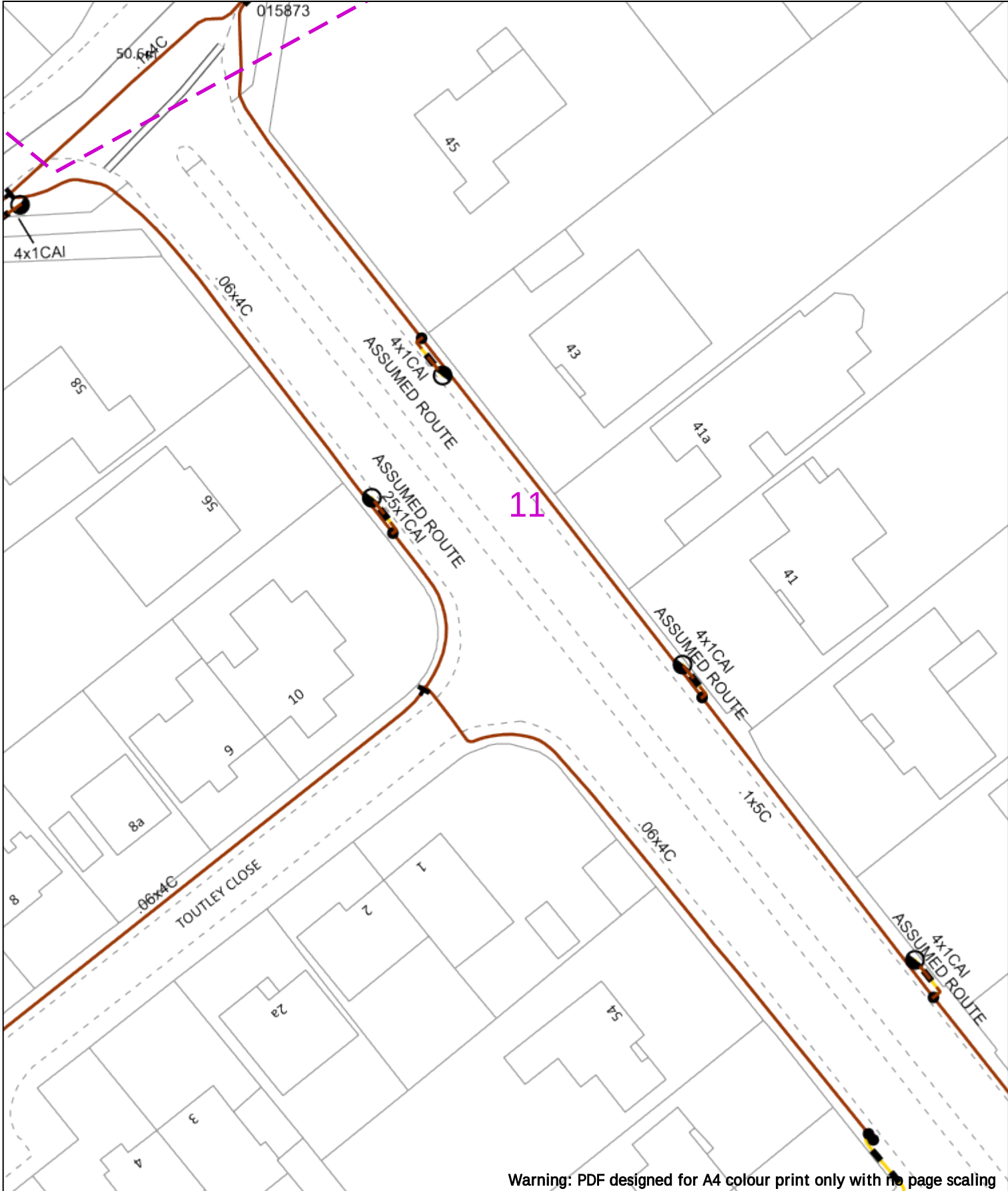
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-33kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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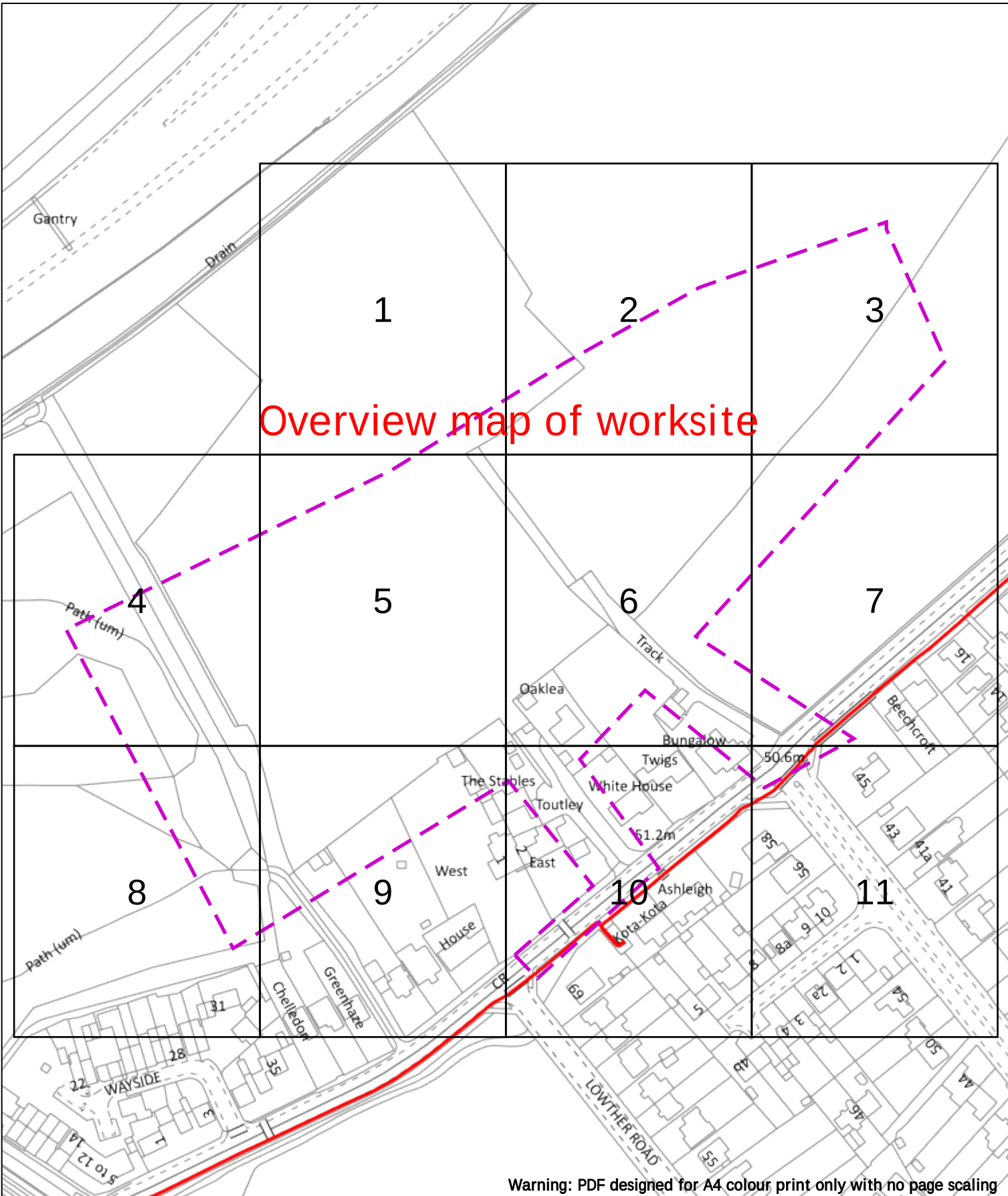
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-33kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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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

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

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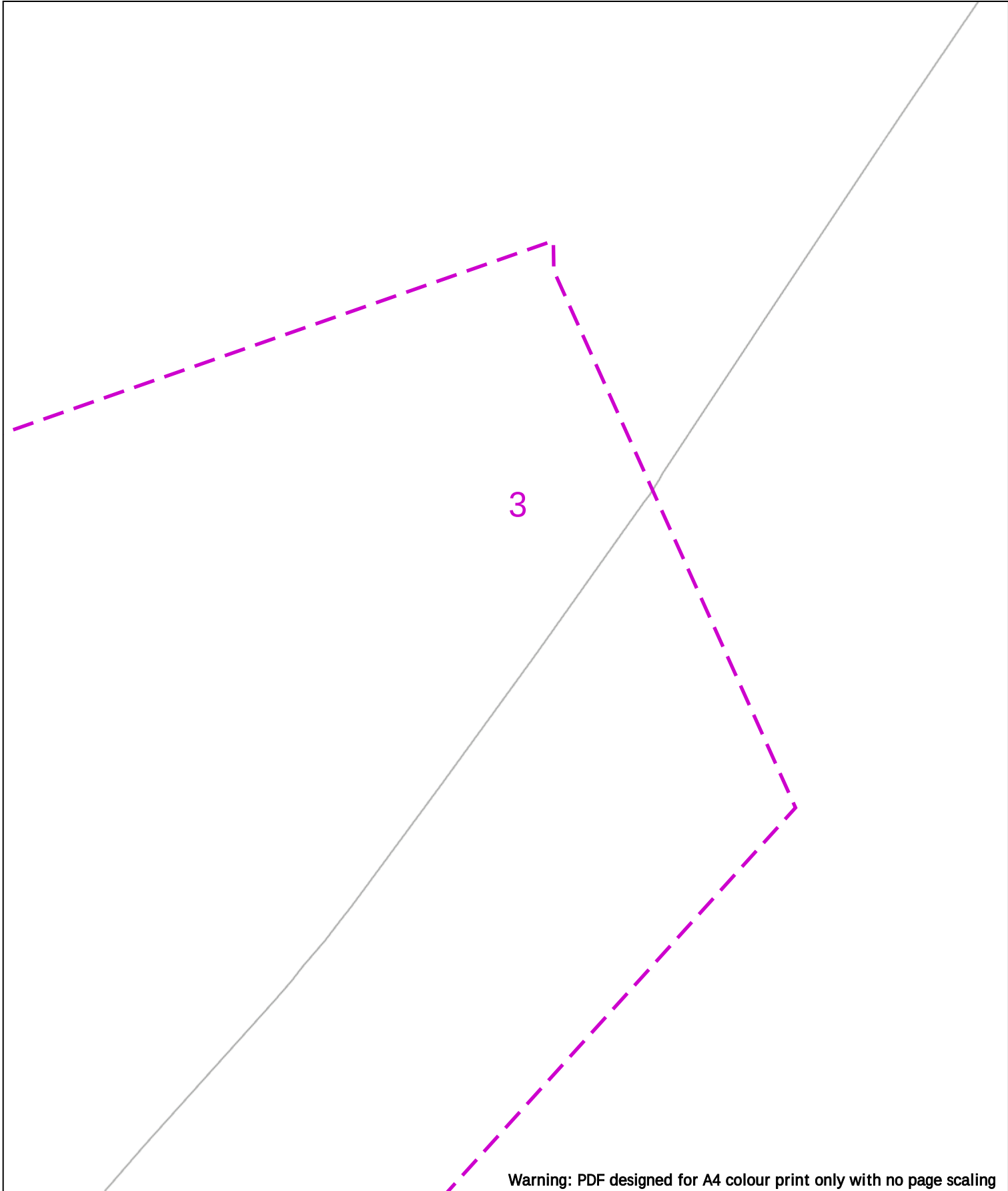
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 01256 337 294

Voltages (V)				Legend	Distribution Structures [Electric]
LV (Low Voltage) and Services	Up to 1,000V			Service Cable	Pole, Existing Location
HV (High Voltage)	Over 1,000V to 11,000V			LV Mains	Pole Structure, Existing Location - Single
EHV (Extra High Voltage)	22,000V to 132,000V			2 – 3.3kV	Pole Structure, Existing Location - H
Transmission	275,000V and 400,000V			6.6kV	
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				11kV	Duct Route
				22kV	Cross Section Route
Services	LV	HV	EHV	33kV	
Footpath/Unmade	0.45m	0.45m	0.6m	66kV	
Road Crossing	0.6m	0.6m	0.75m	110kV	
Agricultural	1m	1m	1m	132kV	
				275kV	
				400kV	
				Fibre Optic	
				Pilot Cable	

WARNING

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EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

Services	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	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

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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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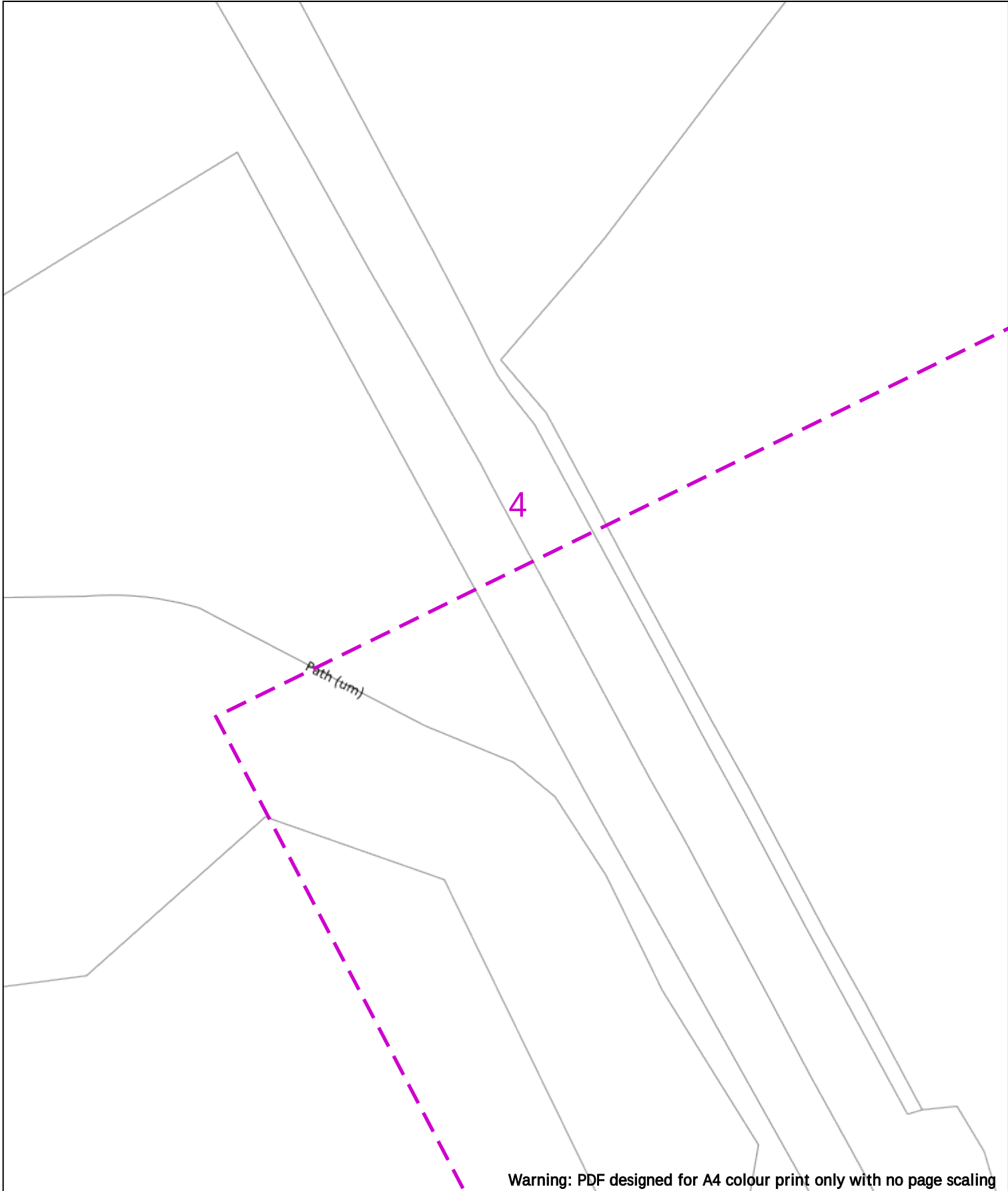
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Asset.Data@sse.com
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0  20m Dig Sites Area:  Line: 

Date Requested: 15/03/2022
Job Reference: 24957011
Site Location: 479407 170290
Requested by: Mr David Haigh
Your Scheme/Reference: 423567

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			

Services	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	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

Legend

 Service Cable

 LV Mains

 2 – 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

 Distribution Structures (Electric)

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route



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Date Requested: 15/03/2022

Job Reference: 24957011

Site Location: 479407 170290

Requested by: Mr David Haigh

Your Scheme/Reference: 423567

Scale: 1:500 (When plotted at A4)

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
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	Services	LV	HV	EHV
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

WARNING

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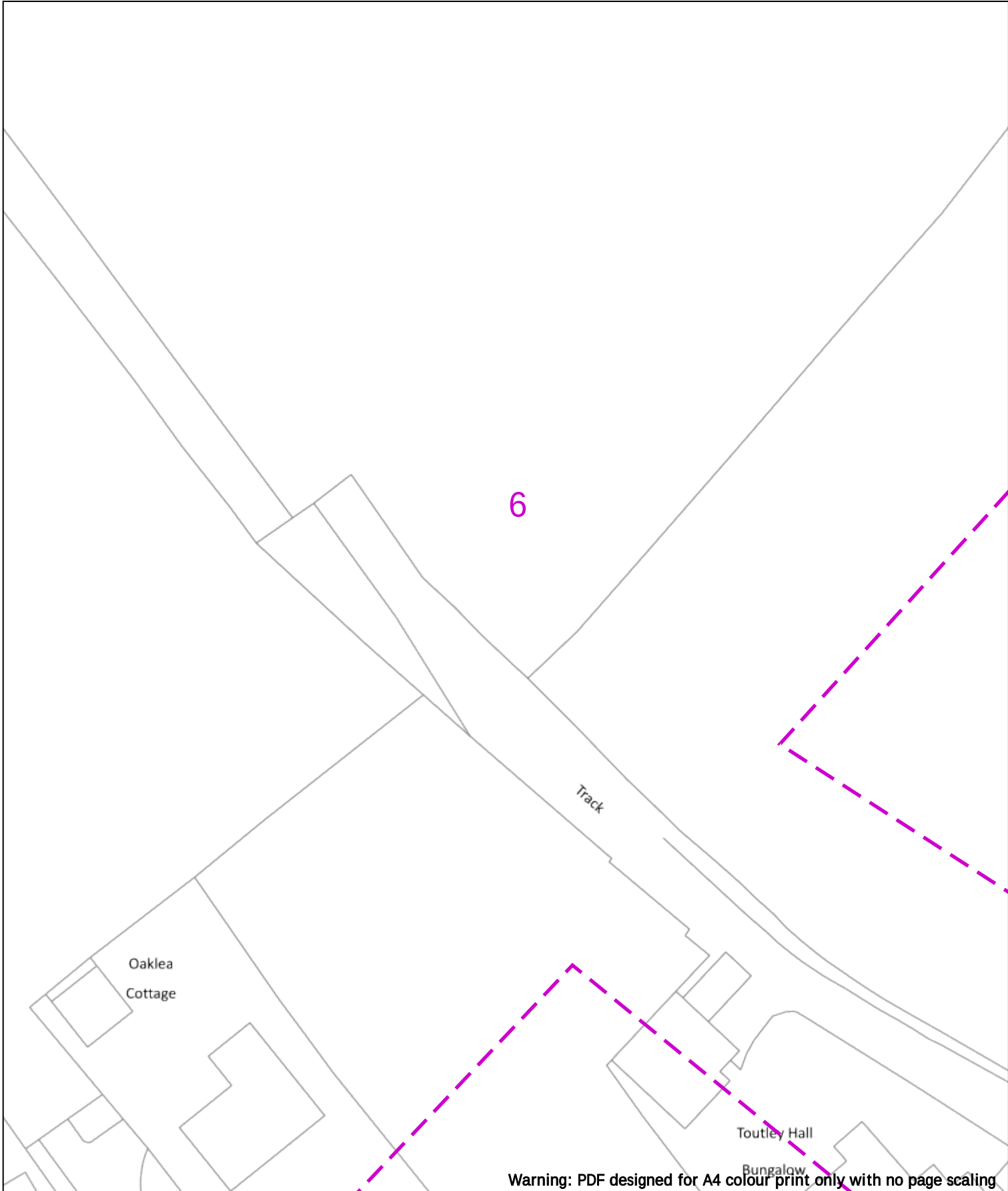
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Dig Sites

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Line: 

Date Requested: 15/03/2022

Job Reference: 24957011

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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

Legend

 Service Cable

 LV Mains

 2 - 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

Distribution Structures (Electric)

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route

WARNING

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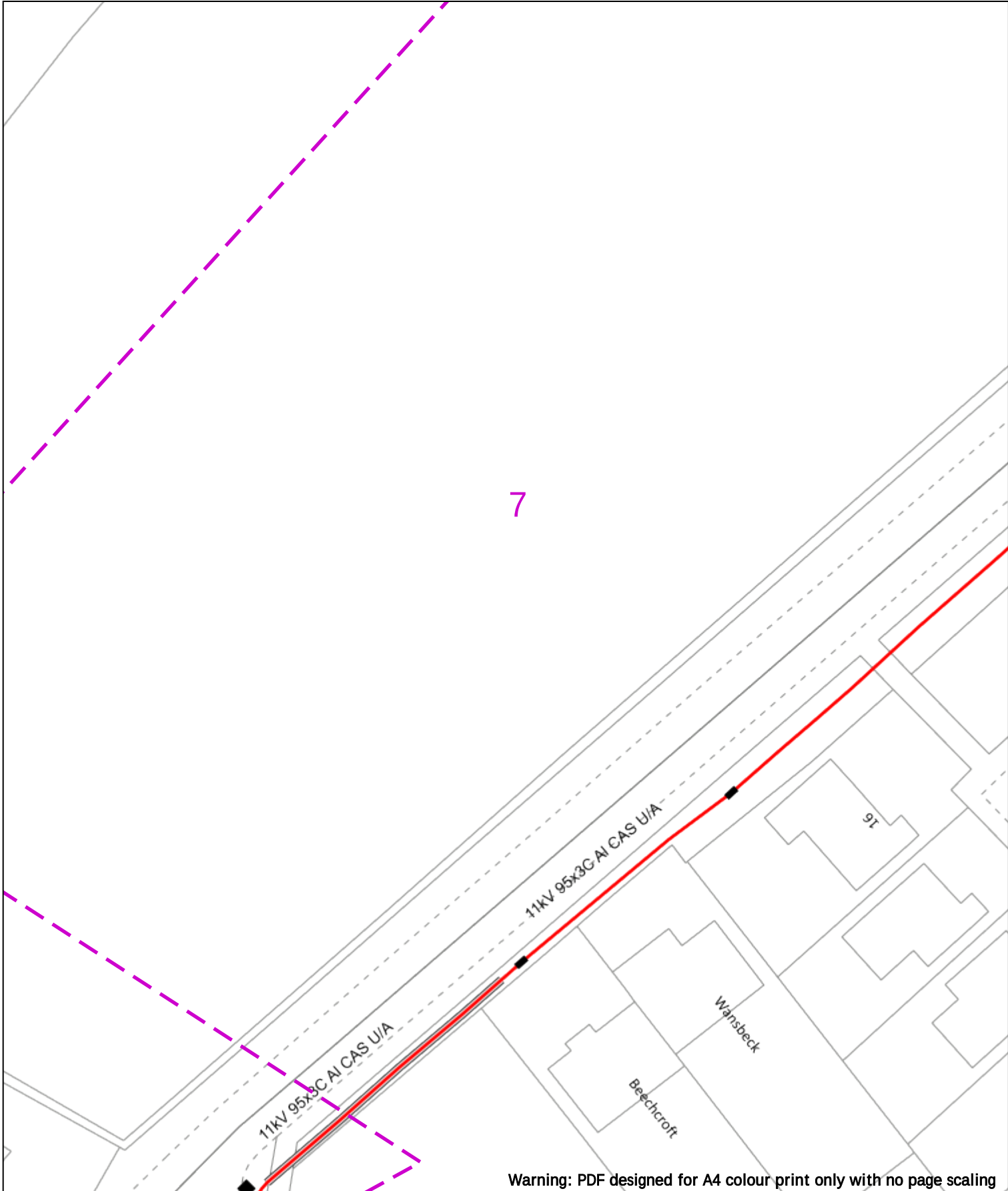
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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 - 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Duct Route

Cross Section Route

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Distribution Structures [Electric]

	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

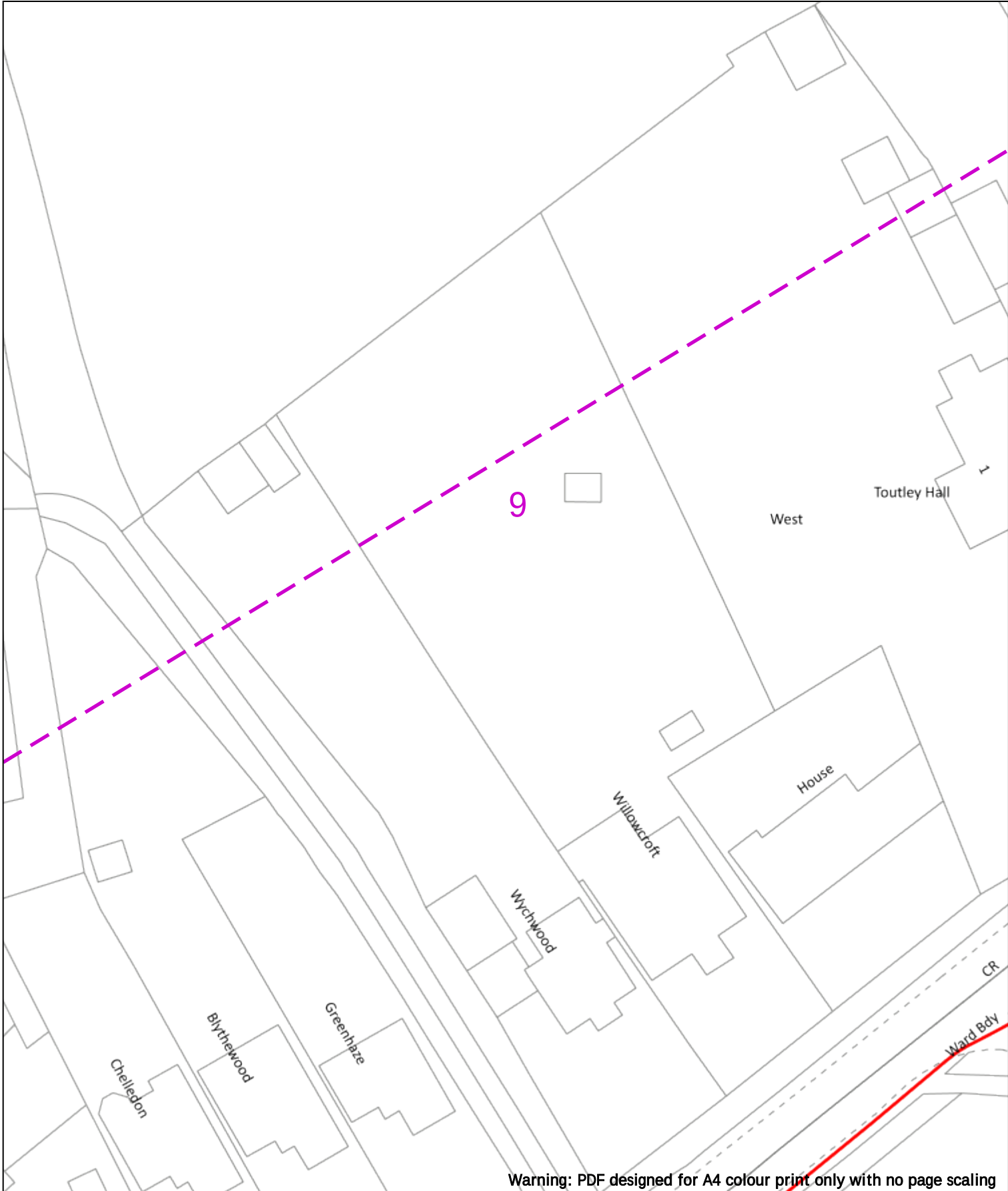
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Dig Sites

Area:

Line:

Date Requested: 15/03/2022

Job Reference: 24957011

Site Location: 479407 170290

Requested by: Mr David Haigh

Your Scheme/Reference: 423567

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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-33kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

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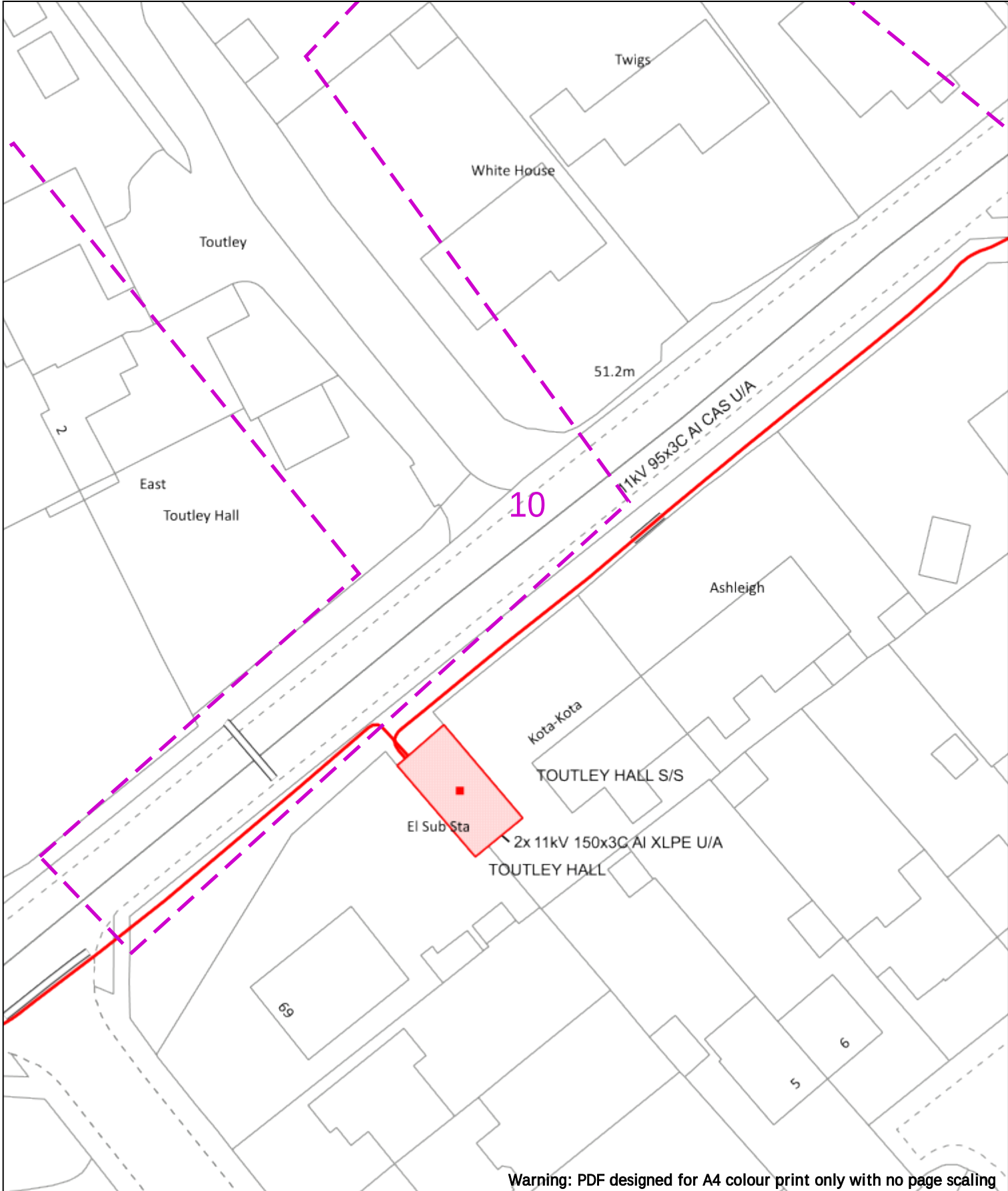
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020m

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Legend

Service Cable

LV Mains

2-33kV

6.6kV

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Distribution Structures (Electric)

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Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

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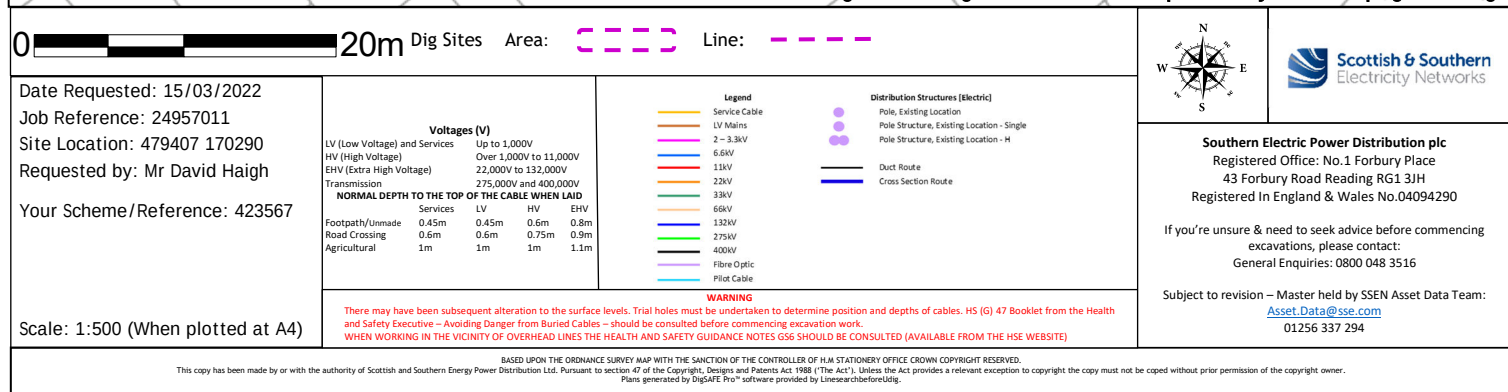
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Our reference: FFS020

Southern Electric Power
Distribution Plc
Connections South,
Walton Park,
Walton Road,
Cosham,
PO6 1UJ

MEGAN POTTER
STUART MICHAEL ASSOCIATES LIMITED
COOMBE HOUSE
COOMBE SQUARE
THATCHAM
BERKSHIRE
RG19 4JF

 01738 341327
 08000 483 516
 Laura.taylor@sse.com
 www.ssen.co.uk

Date: 03/06/2025

Budget Estimate for New Supply for 53 properties of Old Forest Road

Dear MEGAN POTTER

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connections at the above development. I have enclosed a copy of our cable records for your information. My initial proposals will be subject to our obtaining all necessary legal consents to carry out the work as indicated, including any consents required from third parties.

 **120,000**

This budget estimate has been calculated exclusive of vat. and does not constitute an offer of terms

Please be aware this estimate reflects the current situation and cannot be guaranteed into the future. This estimate does not include necessary reinforcements on the wider network that may be triggered by this connection. Any necessary reinforcements would be identified in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.



The budget estimate has been calculated based on a high level assessment, my local knowledge and experience, the information you have provided and the assumptions listed overleaf. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary proposes only.

I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,

Laura Taylor
Connections Quoter

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www.ssepd.co.uk

These budget costs are based on the following:

- Reinforcement costs have not been taken into consideration to accommodate your new connections. This may not be the case. I can include these costs (or confirm that none apply) if you pay for a feasibility study or request a firm quotation.
- I have briefly studied the capacity of our existing network and at present believe that we are able to make the connection for your development without need for reinforcement works on the load provided. This is the current situation and may change in the future.
- All on site excavation and reinstatement will be provided by the developer.

Safety

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Electricity Networks overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

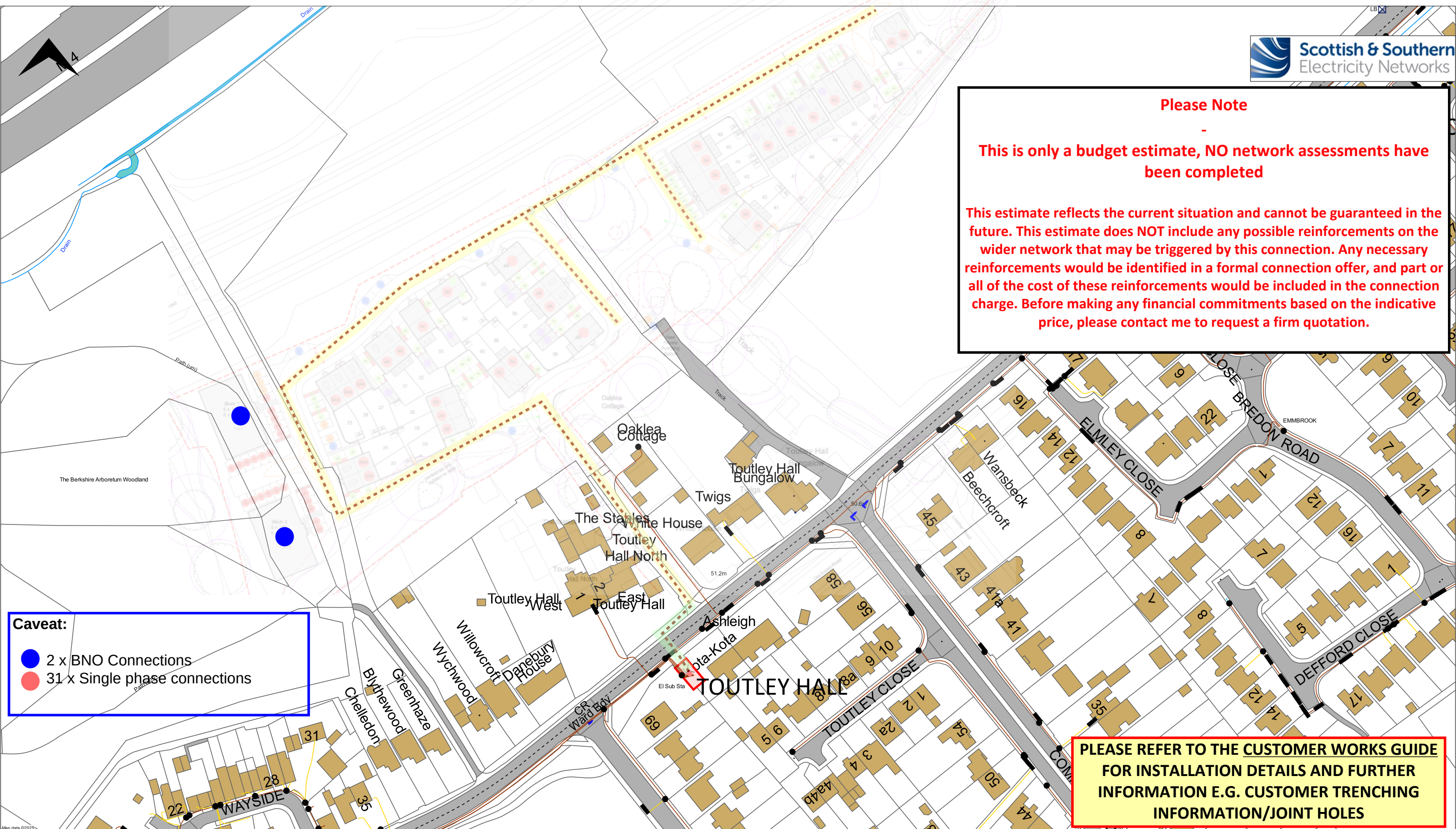
Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Electricity Networks.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Southern Electric Power Distribution plc) immediately. The cost of any repairs will be fully rechargeable.

Locating cables on site

Any drawings that we have enclosed with this offer may not be suitable for locating cables on site due to scaling issues. If you wish to obtain copies of our cable records for safe dig purposes please contact www.linerearchbeforeudig.co.uk

You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.



This is only a budget estimate, NO network assessments have been completed

This estimate reflects the current situation and cannot be guaranteed in the future. This estimate does NOT include any possible reinforcements on the wider network that may be triggered by this connection. Any necessary reinforcements would be identified in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge. Before making any financial commitments based on the indicative price, please contact me to request a firm quotation.

- 2 x BNO Connections
- 31 x Single phase connections

**PLEASE REFER TO THE CUSTOMER WORKS GUIDE
FOR INSTALLATION DETAILS AND FURTHER
INFORMATION E.G. CUSTOMER TRENCHING
INFORMATION/JOINT HOLES**

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

If you are unsure & need to seek advice before commencing excavations please contact;		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
General Enquiries	0800 048 3516	AGRICULTURAL	1m	1m	1m	1.1m

Segments [Electric]

- Cable Segment/LV Route - 230 V, Existing
- Cable Segment/LV Route - 400 V, Existing
- Cable Segment/Other Route
- Joint Installation/LV Location - Service, Existing
- Joint Installation/LV Location - Straight, Existing
- Joint Installation/LV Location - Tee, Existing
- Joint Installation/LV Location - Pole End, Existing

Distribution Structures [Electric]

- Core Section Route

Substation Site [Electric]

- Substation/Existing Entry
- Substation/Existing Location - Pillar Distribution

Annotations [Electric]

- Substation/Existing Annotation 12500 - Medium
- BPA - Pipeline Location
- BPA - Pipeline Buffer Zone
- Cap (on Overhead) Location
- Street, Street End
- Street, Street Start

	OS MasterMap Area AR10183-Buildings - Normal
	OS MasterMap Area AR10185-Structure - Normal
	OS MasterMap Line LN10118-Building - Division
	OS MasterMap Line LN10119-Building - Outline
	OS MasterMap Line LN10048-General purpose
	OS MasterMap Line LN10052-General surface
	OS MasterMap Line LN10087-Inland water
	OS MasterMap Line LN10013-Cruising geometry
	OS MasterMap Line LN10114-Coasting geometry
	OS MasterMap Line LN10124-Park
	OS MasterMap Line LN10130-Rail or Admin - Park
	OS MasterMap Line LN10183-Rail - Standard gauge track
	OS MasterMap Line LN10168-Road or Track - Public
	OS MasterMap Point PT10068-Height control - Benchmark - Sym
	OS MasterMap Point PT10089-Inland water - Current
	OS MasterMap Point PT10091-Inland water - Current - Sym
	OS MasterMap Point PT10118-Structure
	OS MasterMap Point PT10129-Termin and Height - Spot Height
	OS MasterMap Text TX10102-Buildings or structure
	OS MasterMap Text TX10033-Built environment - Compound
	OS MasterMap Text TX10059-General surface
	OS MasterMap Text TX10090-Inland water
	OS MasterMap Text TX10122-Path
	OS MasterMap Text TX10130-Rail or Admin - Park
	OS MasterMap Text TX10168-Road or Road - Road name/class
	OS MasterMap Text TX10178-Roadside
	OS MasterMap Text TX10184-Structure
	OS MasterMap Text TX10185-Termin and Height