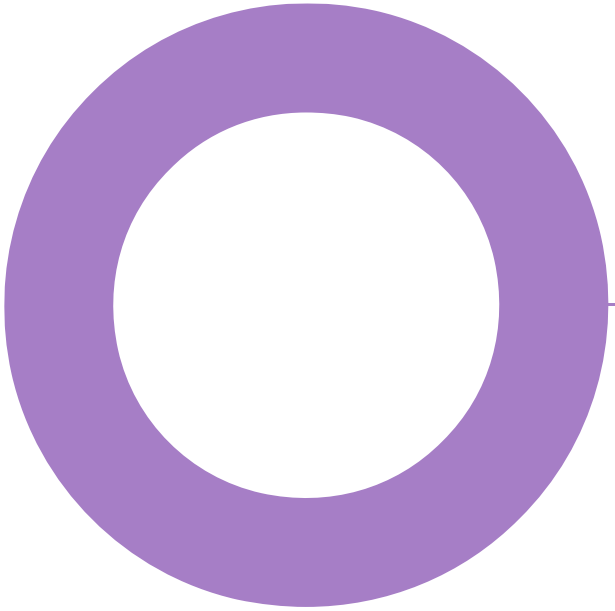
HOARE LEA

Swordfish Business Park.
Solent Airport.
Fareham Borough Council.

UTILITY & ENERGY INFRASTRUCTURE
UTILITES STATEMENT

REVISION P03 – 06 NOVEMBER 2026



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	18/08/2026	Draft Issue	JH	ST	ST
P02	20/10/2026	First Issue	JH	ST	ST
P03	06/11/2026	Updated description	JH	ST	ST

This document has been prepared for Fareham Borough Council only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 07/10950
Document reference: 20261106 Swordfish Business Park - Utilities Statement

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Executive summary

This report has been produced on behalf of Fareham Borough Council to provide an overview of the utility service provisions for the proposed Swordfish Business Park development.

The involves the redevelopment of the northern part of Solent Airport to a Business Park for flexible use, including the following planning classes:

- B2 – General Industrial.
- B8 - Storage & Distribution.
- E(g)(iii) – Light Industrial.
- E(g)(ii) - Research and development of products or processes

The utility services covered by this report are:

- Water Supply
- Gas Supply
- Electricity Supply
- Telecommunications

Proposed external services routes are shown in the drawing within Appendix A of this report. A review of the existing serves present on site are shown in Appendix B of this report.

Description of Development

"Hybrid planning application for phased development comprising:

(1) OUTLINE planning application (with all matters reserved except for the principal point of vehicular site access off Gosport Road) for: demolition of existing buildings and structures (including the "Bellman" aircraft hangars); decommissioning of aircraft taxiway; development of land for employment uses and buildings within use classes E(g)(ii), E(g)(iii), B2 and B8 (up to a maximum of 56,559sq.m.(GEA) / 54,035sq.m.(GIA)), and ancillary uses; works for changes to site levels; new access roads, parking and servicing areas; footways and cycleways; secondary points of site access; surface water and foul drainage infrastructure (including new pumping station/s); all other associated infrastructure works (including electrical and telecommunications installations, other essential services and utilities, and airside facilities); all other associated site works and development (including hard and soft landscaping, sustainable drainage, ecological enhancements including the phased provision of biodiversity net gain (BNG), fencing, lighting, and security); and

(2) FULL planning application for: alterations and improvements to the principal point of vehicular site access off Gosport Road; realignment of existing access road, and construction of first part of site spine road (including footpaths, cycleway and drainage); construction and installation of new drainage infrastructure (including new foul pumping station building, and sub-surface works); construction and installation of new electrical infrastructure (including sub-surface works); alterations and improvements to site perimeter landscaping (including new bunds, and fencing / screening); ecological enhancements; and all other associated works and development (including fencing, lighting and security)."

1. Water Supply

A new water connection will be provided to the site with a likely connection point from the Portsmouth Water infrastructure in Gosport Road. It is anticipated that as part of initial phases of the development that the water connection will not made live until the first units are completed. The main distribution pipework will be installed as part of the infrastructure works and this will be designed to include flexibility for the location of future connections to the individual units.

The infrastructure distribution pipework will also include provision for fire hydrants and any future commercial sprinkler supplies.

A pre-development enquiry has been issued to Portsmouth Water to assist with obtaining planning permission and confirming if any feasibility studies are required.

2. Gas

Gas is not proposed to be provided to any of the business park units and therefore gas infrastructure and a connection to the local network will not be included.

3. Electrical Supply

An 11 kV connection will be taken from the nearest connection point, anticipated to be on Gosport Road.

A total diversified load for the site (Phase 1 & 2) has been calculated to be 6.9 MVa. This has been based on an assumed split of 75% of units being B2 usage and the remaining being B8, E(g)(iii) or E(g)(ii). The following normalised demand figures have been used:

- B2 (General Industrial) – 192 W/m^2.
- B8 (Storage & Distribution) and E(g)(iii) (Light Industrial) - 80 W/m^2.

It is proposed that a new HV ring will be provided within Phase 1 with locations for Ring Main Units (RMU) and space for future HV / LV substations. This will be further expanded to serve Phase 2 when the infrastructure for this is built. Ducts and draw pits for future electrical supplies from the sub stations will be provided to allow flexibility in the final location of supply points to individual units. Some units may require dedicated sub stations, and these will need to be coordinated when further information is available.

An application has been made to the local District Network Operator (DNO) SSE for a Point of Connection (POC) supply. It is anticipated that this will involve a ramped supply agreement to take into account the phased nature of the site.

Additional LV supplies will also be required for local landlord requirements, including street lighting. It is also anticipated that a separate unmetered supply will be required for the foul pumping station. These are relatively small in capacity and will be applied for nearer to the time of connection.

4. Telecommunications

The main communications provider to the site will be BT Openreach, who will be approached to provide fibre

lines to each commercial unit when detailed planning for these units is progressed and applications can be made. Alternative communications providers may also be available in the vicinity.

The infrastructure for Phase 1 will include suitable comms duct provision to allow for future supplies to be brought to site. This will include routes either side of the road to allow for diversified routes.

It is not anticipated that the Proposed Development would give rise to any undue stress on telecommunications infrastructure.

5. Foul and Surface Water

Refer to the drainage strategy for details on drainage and foul water.

Existing Services

There are a number of existing services present on the site. Services that only serve the current development on the site will be disconnected when the site is redeveloped.

There are a number of services running from north to south on the site, this includes LV and HV cables, Openreach ducts and a 4" Porstmouth Water main. These services will remain on the site and the master plan has been designed to avoid these.

There also appear to be services connecting to the east of the site (HV and Openreach). These will be further investigated to understand if they can be disconnected or need to stay live. These also avoid the masterplan development.

Appendix A – External Services Layout

A0

This drawing shall not be scaled.
Work from the dimensions shown in the drawing or given in relevant specifications

INCOMING LANDLORD LV SUPPLIES

INCOMING HV RING. POINT OF CONNECTION TO BE AGREED WITH SSE.

RING MAIN UNIT CONNECTED TO HV RING AND TO SERVE FUTURE SUB STATION.

LV DUCTS FROM SUB STATION TO ALLOW FUTURE CONNECTIONS TO UNITS.

UTILITY SERVICES TO CROSS SWALE CULVERT RUNNING BELOW THE MAIN ROAD.

FIRE HYDRANTS TO BE PROVIDED AS REQUIRED WITHIN PAVEMENT

UTILITY SERVICES TO CROSS SWALE CULVERT RUNNING BELOW THE MAIN ROAD.

LV SUPPLY TO FOUL WATER PUMPING STATION

PROPOSED FUTURE SUBSTATION. TO BE PROVIDED WITH OUTGOING DUCTS FOR FUTURE LV CONNECTIONS

RING MAIN UNIT CONNECTED TO HV RING AND TO SERVE FUTURE SUB STATION.

LV DUCTS, COMMS DUCTS AND WATER MAIN TO BE TERMINATED AT PHASE BOUNDARY.

COMMS DUCTS TO BE TERMINATED AT PHASE BOUNDARY.

INCOMING WATER MAIN (POTABLE WATER AND FIRE SUPPLY). CONNECTION POINT TO BE AGREED WITH PORTSMOUTH WATER, LIKELY TO INCLUDE A CAPPED OF PIPE FOR FUTURE CONNECTION ONCE THE FIRST TENANT OCCUPIES.

TWO COMMS DUCT ROUTES TO ALLOW FUTURE FLEXIBILITY. TERMINATION POINT AT ENTRANCE TO BE FURTHER AGREED.

DRAW PITS AND ACCESS CHAMBERS TO BE PROVIDED.

PROPOSED FUTURE SUBSTATION. TO BE PROVIDED WITH OUTGOING DUCTS FOR FUTURE LV CONNECTIONS.

INCOMING COMMS DUCT RUNNING IN SERVE ZONE NEXT TO THE SWALE.

COMMS DUCTS TO CONNECT TO SERVICES ON THE SOUTH SIDE OF THE ROAD, PROVIDING ADDITIONAL ROUTES AND RESILENCE.

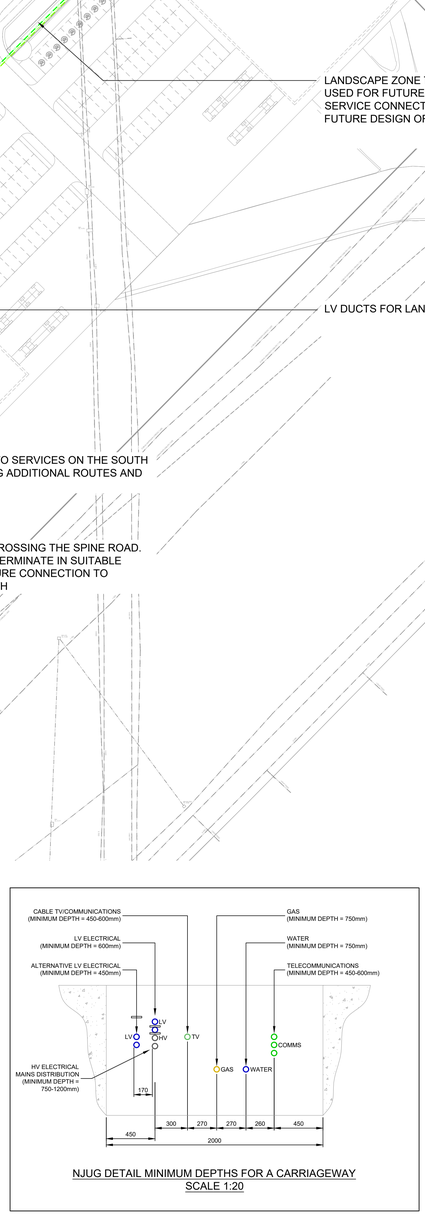
WATER MAIN AND LV DUCTS CROSSING THE SPINE ROAD. AND BELOW THE SWALE. TO TERMINATE IN SUITABLE ACCESS CHAMBERS FOR FUTURE CONNECTION TO BUSINESS UNITS TO THE SOUTH

LANDSCAPE ZONE TO THE SOUTH EAST OF THE SWALE TO BE USED FOR FUTURE UTILITY SERVICE DISTRIBUTION ROUTE. THE SERVICE CONNECTION POINTS WILL BE DEPENDANT ON THE FUTURE DESIGN OF THIS AREA.

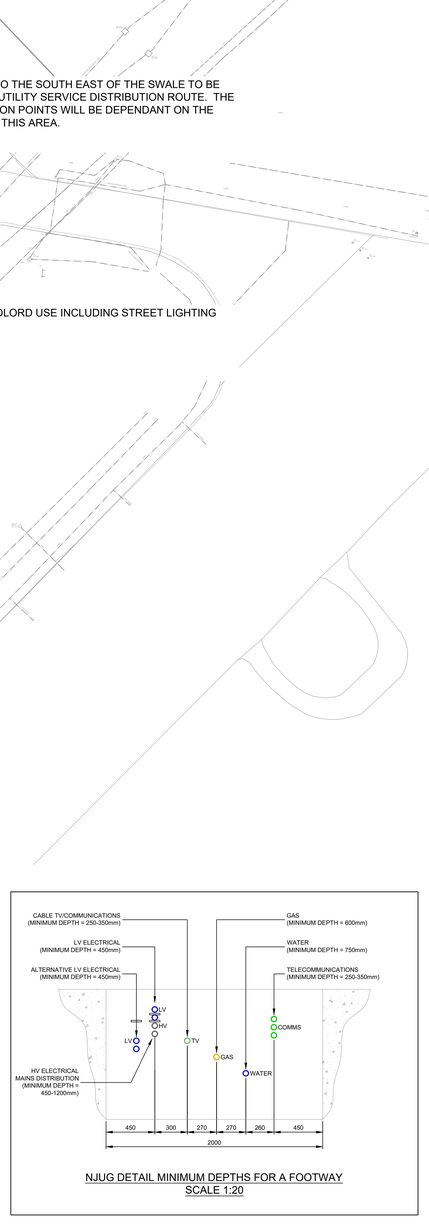
LV DUCTS FOR LANDLORD USE INCLUDING STREET LIGHTING

COMMS DUCTS TO CONNECT TO SERVICES ON THE SOUTH SIDE OF THE ROAD, PROVIDING ADDITIONAL ROUTES AND RESILENCE.

WATER MAIN AND LV DUCTS CROSSING THE SPINE ROAD. AND BELOW THE SWALE. TO TERMINATE IN SUITABLE ACCESS CHAMBERS FOR FUTURE CONNECTION TO BUSINESS UNITS TO THE SOUTH



NJUG DETAIL MINIMUM DEPTHS FOR A CARRIAGEWAY
SCALE 1:20



NJUG DETAIL MINIMUM DEPTHS FOR A FOOTWAY
SCALE 1:20

CDM Regulations:

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Project Notes:

1. BELOW GROUND CABLE DUCTS AND ACCESS CAMBER PROVISIONS, INCLUDING BUT NOT LIMITED TO LOCATION(S), SIZE(S) ETC. SUBJECT TO SPECIALIST CONTRACTOR DESIGN PORTION (CDP) INPUT.
2. ELECTRICAL SERVICES INSIDE THE ROOT PROTECTION ZONE (RPZ) TO BE HAND DUG & LAID AT A HIGHER HEIGHT TO MAINTAIN INTEGRITY OF THE ROOTS. FINAL INSTALLATION PROCESS AND ARRANGEMENT TO BE CONFIRMED ACCEPTABLE WITH RELEVANT PARTIES AS REQUIRED.
3. ACCEPTABLE PROVISION OF FIRE HYDRANTS TO THE BUILDING TO BE CONFIRMED BY THE FIRE ENGINEER, IF REQUIRED. McC&S WILL NEED TO REQUEST THIS AS PART OF THE UTILITY APPLICATION PROCESS.
4. UTILITY SERVICES OUTSIDE THE SITE BOUNDARY, AS WELL AS SERVICES INSTALLED WITHIN THE SITE BOUNDARY BY NOMINATED NETWORK OPERATOR(S) (E.G. POWERON), ARE INDICATIVE AND TO BE CONFIRMED BY OTHERS AS PART OF McC&S UTILITY PROCUREMENT STRATEGY.
5. EXISTING SITEWIDE SERVICES HAVE BEEN SHOWN FOLLOWING A GROUNDSCAN THAT HAS BEEN CONDUCTED BY OTHERS AND PROVIDED TO HL BY McC&S FOR INFORMATION ONLY.
6. FOR ARRANGEMENT OF EVCPs (i.e., SETTING OUT, WALL/FLOOR MOUNTED AND SINGLE/DUAL OUTLETS ETC.,) REFER TO THE STRIDETREGLOWN (LANDSCAPE ARCHITECT'S) INFORMATION.
7. HOARE LEA UNDERSTANDS ALL EXISTING BELOW GROUND SERVICES IDENTIFIED WITHIN THE SITE BOUNDARY BY THE GROUND SCAN LAYOUT THAT DO NOT SERVE OTHER LOCATIONS OUTSIDE THE SITE AND/OR ARE NO LONGER REQUIRED FOR THIS SCHEME CAN BE REMOVED AS REQUIRED SUBJECT TO CONFIRMATION FROM THE RELEVANT UTILITY PROVIDERS. EXTENT TO WHICH SERVICES ARE TO BE REMOVED TO BE REVIEWED AND CONFIRMED BY OTHERS. NOTE FOR THE PURPOSES OF THIS DRAWING EXISTING BELOW GROUND SERVICES IDENTIFIED ON THE GROUND SCAN LAYOUT WITHIN THE SITE BOUNDARY HAVE BEEN GRAYED OUT. FOR FURTHER DETAILS ON THESE SERVICES SPECIFICALLY, PLEASE REFER TO THE GROUND SCAN LAYOUT AVAILABLE ON DATUM.

KEY

- MCWS (INSTALLED BY UTILITY COMPANY)
- MCWS (INSTALLED BY MECHANICAL INSTALLER)
- HV CABLES
- HV DUCTS FOR FUTURE SUPPLIES
- LANDLORD LV CABLES, INCLUDING STREET LIGHTING
- BURIED DUCTS FOR FUTURE LV POWER SUPPLIES
- COMMS DUCTS

SITE SERVICES LINKED LEGEND:

ABBREVIATIONS

AR	Amusment Route	Mk	Meter
BC	Bollard	MS	Mini Pillar
BH	Borehole	OA	Off Survey Area
BTB	British Telecom Box	PB	Pipe Riser
BTC	British Telecom Cover	PC	Post
CB	Cable Riser	PDR	Rain Water Pipe
CTV	Cable TV	RS	Rod Inlet
CP	Concrete Pad	RE	Rodding Eye
CL	Concrete	SA	Soakaway
CL	Cover Level	ST	Stop Tap
DS	Down Spout	SV	Stop Valve
EB	Earth Bollard	SVP	Soil Vent Pipe
EC	Electricity IC	SVS	Soil Vapour Sample
ERP	Electricity Pole	TB	Telecom Chamber
EOT	End of Trace	TP	Telegraph Pole
FH	Fire Hydrant	UTL	Unable to Lift
GT	Gas Tap	UTR	Unable to Raise
G	Gully	UTS	Unable to Survey
IC	Inspection Cover	UTT	Unable to Trace
LB	Lamp Base	VC	Vacuum Chamber
LV	Lamp Post	VP	Vent Pipe
MH	Manhole Cover	WM	Water Meter

Inspection Covers

IC BT	British Telecom
IC CATV	Cable Television
IC COMMS	Data Communications
IC ELEC	Electricity

Manholes

MH FW	Foul Water
MH SW	Storm Water
MH WTD	Walk Through Duct

SURVEY INFORMATION

Survey Stations

LEGEND

Kerb
Flat
Channel
Cen
Ha
Edg

Tree
Manhole
Building
Manhole Orange
Pillar
Manhole cover
Valves
Gully
LP
TL
BO
SHRP

POWER SIGNAL B2 (PAS128)
POWER B4 (PAS128 TYP OR ASSUMED)
BT B2 (PAS128)
BT B4 (PAS128 TYP OR ASSUMED)
HV B2 (PAS128)
HV B4 (PAS128 TYP OR ASSUMED)
WATER B2 (PAS128)
WATER B4 (PAS128 TYP OR ASSUMED)
UNKNOWN SERVICE (B2 PAS 128)
RADIO FREQUENCY LOCATE B2 (PAS128)
UNKNOWN SERVICE (B4 PAS 128)
GPR LOCATE (B2 PAS 128)
MULTIPLE OR EMPTY DUCT (B2 PAS 128)
GAS B4 (PAS 128)
STORM WATER B4 (PAS 128)
FOUL WATER B4 (PAS 128)

Rev	Description	Designed	Reviewed	Authorised	Date
P02	UPDATED BACKGROUND	JH	JH	ST	10/26
P01	DRAFT ISSUE FOR COMMENT	JH	JH	ST	07/26

REVISIONS:

HOARE LEA

ARCHITECT:
PRC GROUP

CLIENT:
FAREHAM BOROUGH COUNCIL

PROJECT TITLE:
SWORDFISH BUSINESS PARK

DRAWING TITLE:
COMBINED SERVICES -
NEW INCOMING UTILITY SERVICES
PHASE 1

STAGE 2

PERSON RESPONSIBLE FOR:		
Design: JH	Review: JH	Authorising Issue: ST
Project No: 0710950	Date: JUNE 2026	Scale @ A0: 1:500

DRAWING NUMBER:	Status:	Rev:
0710950-HLE-XX-XX-SP-CS-050010	S2	P02

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P:_Projects\07_Projects 10900 - 10999\10950 - Swordfish Business Park\Drawing Production\B CAD\9 Coordination\Stage 2\Layouts\0710950-HLE-XX-XX-SP-CS-050010_P02.dwg,Henry, James,20/10/2026 14:43:18

Appendix B – Existing Utility Services

A0

This drawing shall not be scaled.
Work from the dimensions shown in the drawing or given in relevant specifications

UNKNOWN SERVICES (TM & MD) IN ENTRANCE, NOT SHOWN ON ANY RECORD INFORMATION.

NEW SIGNALISED TOUCAN CROSSING

RELOCATION OF GIVE-WAY LINE

ROAD JUNCTION DEMARCATION

RAISED CROSSOVER

FOUL SEWER CONNECTION OPTIONS

180MM MEDIUM PRESSURE GAS MAIN (SGN) RUNNING ACROSS THE ENTRANCE ROAD. NJUG MINIMUM COVER IS 750MM. INDICATED DEPTH ON MK SURVEY (AUGUST 2014) IS 850MM.

ASSUMED ROUTE OF LOW VOLATAGE ELECTRICAL CABLE (SSE) CROSSING THE SITE). NJUG MINIMUM COVER IS 450MM (FOOTWAY) - 600MM (CARRIAGEWAY). INDICATED DEPTH ON ADP SURVEY DRAWING IS 450MM.

HIGH VOLTAGE ELECTRICAL CABLE (SSE) CROSSING THE SITE. NJUG MINIMUM COVER IS 750MM - 1200MM. INDICATED DEPTH ON ADP SURVEY DRAWING IS 1200MM TO THE NORTH AND 900MM IN THE MIDDLE OF THE SITE.

OPENREACH COMMS DUCT RUNNING ACROSS THE SITE. NJUG MINIMUM DPTH IS 450MM - 600MM. INDICATED DEPTH ON ADP SURVEY DRAWING IS BETWEEN 750MM AND 600MM. THIS MAYBE REDUNDANT.

4" (110MM) WATER MAIN (PORTSMOUTH WATER) RUNNING ACROSS SITE. NJUG MINIMUM COVER IS 750MM. INDICATED DEPTH ON ADP SURVEY (JANUARY 2025) IS 800MM. THE MK SURVEY DRAWING ALSO CONFIRMS THIS DEPTH.

EXISTING CAR PARK

EXISTING CAR PARK

SUBSTATIONS

ASSUMED SHARED ROUTE OF LV AND HV ELECTRICAL AS SEPARATION NOT SHOWN.

MK SURVEY DRAWING (AUGUST 2014) INDICATES THE MANHOLE CHAMBER IS COLLAPSED, FILLED WITH RUBBLE AND NO CABLES ARE VISIBLE.

LV ELECTRICAL FROM SITE SUB STATION SERVING LANDLORD SERVICES.

LV AND HV ROUTES CROSSING SITE. THERE IS NO INDICATION ON THE SURVEY OR RECORD DRAWINGS WHICH LINE IS HV OR LV.

HV CABLES. THESE MAY SERVE THE HANGARS ON THE NORTH PART OF THE FARADAY PARK AND CONNECT TO THE NORTH / SOUTH HV CABLES RUNNING THROUGH SITE. TO BE FUTEHR REVIEWED WITH SSE.

OPENREACH DUCTS CONNECTING ACROSS SITE, POTENTIALLY TO SERVE THE HANGERS ON THE NORTH PART OF THE FARADAY PARK. TO BE FURTHER INVESTIGATED WITH OPENREACH, BUT PRESUMED TO CONNECT TO THE NORTH / SOUTH DUCTS PRESENT ON SWORDFISH.

ONSITE SUB STATION SERVING LOCAL HANGERS AND LANDLORD SERVICES. TO BE DISCONNECTED AND REMOVED.

UNKNOWN SERVICES CROSSING SITE. NOT SHOWN ON ANY UTILITY RECORD DRAWING.

OPENREACH DUCT TO SERVE BUILIDNGS ON THE WEST OF THE SITE.

ASSUMED TO BE LOCAL LV CABLES SERVING BUILDINGS TO THE WEST OF THE SITE.

UNKNOWN SERVICES CROSSING THE SITE, NOT SHOWN ON ANY RECORD INFORMATION.

FOUL WATER RISING MAIN.

ASSUMED ROUTE OF HV CABLES TO CHILLING LANE SUBSTATION FROM CONVERTER STATION

ASSUMED ROUTE OF HV DC INTERCONNECTOR CABLES.

OPENREACH DUCT CROSSING SITE

LV AND HV CABLES (SEE) CROSSING THE SITE. THERE IS NO INDICATION ON THE SURVEY OR RECORD DRAWINGS WHICH LINE IS HV OR LV.

4" (110MM) WATER MAIN (PORTSMOUTH WATER) RUNNING ACROSS SITE.

SOUTHWAYS

FOUL PUMP STN

SUBSTATIONS

PHASE 1

PHASE 2

CDM Regulations:

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Project Notes:

SITE SERVICES LINKED LEGEND:

ABBREVIATIONS

AR	Assumed Route	Mr	Meter	Co	
BC	Bollard	OH	Overhead Service	Hy	
Bk	Borehole	OSA	Off Survey Area	Fe	
BTB	British Telecom Box	PR	Pipe Riser	Fibre	
BTC	British Telecom Cover	PV	Post	Gas	
CP	Cable Pit	RWP	Rain Water Pipe	Cc	
CTV	Cable TV	RS	Rod stop	Kb	
Cv	Chamber	SA	Survey Area	Sw	
Co	Concrete	Sck	Soakaway	Wall	
CL	Cover Level	ST	Stop Tap	Cab	
DP	Down Pipe	SV	Stop Valve	Ve	
EM	Earth Rod	SVP	Soil Vent Pipe	Asp	
EC	Electricity IC	SVS	Soil Vapour Sample		
EOR	End of Radius	TBM	Temporary Bench Mk		
EOT	End of Tarmac	TP	Telegraph Pole		
FH	Fire Hydrant	UTL	Unable to Lift		
FL	Flood Light	UTR	Unable to Raise		
G	Gully	UTS	Unable to Survey		
IC	Inspection Cover	UTT	Unable to Trace		
L	Lamp Column	VC	Vehicle Crossing		
LP	Lamp Post	VP	Vent Pipe		
MH	Manhole Cover	WM	Water Meter		

Inspection Covers
BT British Telecom
EC Electricity
FO Fibre Optic
TC Data Communications
EL Electricity

Man Holes
MH FW Foul Water
MH SW Surface Water
MH WTC Walk Through Ducts

STATION INFORMATION
Survey Stations

LEGEND

Tree, Manhole, Building, Manhole Triangle, Pillar, Manhole Circle, Valves, Gully, LP, TL, BO, TRBP

TWR B2 — TWR B2 — POWER SIGNAL B2 (PAS128)
TWR B4 (to SSE) — TWR B4 (to SSE) — POWER B4 (PAS128 TPR OR ASSUMED)
ST B2 — ST B2 — BT B2 (PAS128)
ST B4 — ST B4 — BT B4 (PAS128 TPR OR ASSUMED)
EL B2 — EL B2 — HV B2 (PAS128)
EL B4 — EL B4 — HV B4 (PAS128 TPR OR ASSUMED)
WTR B2 — WTR B2 — WATER B2 (PAS128)
WTR B4 — WTR B4 — WATER B4 (PAS128 TPR OR ASSUMED)
UNP (BC) — UP(BC) — UNKNOWN SERVICE (B2 PAS 128)
No Dig — No Dig — UNKNOWN SERVICE (B4 PAS 128)
GPR (BC) — GPR (BC) — UNKNOWN SERVICE (B2 PAS 128)
GPR (BC) — GPR (BC) — GPR LOCATE (B2 PAS 128)
MULTIPLE — MULTIPLE — MULTIPLE ON DART'S DUCT (B2 PAS 128)
SW(BC) — SW(BC) — STORM WATER B4 (PAS 128)
FW — FW — FOUL WATER B4 (PAS 128)

Info	Description	Designed	Reviewed	Authorised	Date
P02	FIRST ISSUE	JH	JH	ST	10/26
P01	DRAFT ISSUE FOR COMMENT	JH	JH	ST	07/26

REVISIONS:

HOARE LEA

ARCHITECT:
PRC GROUP

CLIENT:
FAREHAM BOROUGH COUNCIL

PROJECT TITLE:
SWORDFISH BUSINESS PARK

DRAWING TITLE:
COMBINED SERVICES -
EXISTING UTILITY SERVICES OVERLAY WITH NEW DEVELOPMENT MASTERPLAN
SHEET 1 OF 2

STAGE 2

PERSON RESPONSIBLE FOR:

Design:	Review:	Authorising Issue:
JH	JH	ST
Project No:	Date:	Scale @ A0:
0710950	JUNE 2026	1:500

DRAWING NUMBER: 0710950-HLE-XX-XX-SP-CS-050001 | Status: S2 | Rev: P02

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A0

This drawing shall not be scaled.
Work from the dimensions shown in the drawing or given in relevant specifications

BT DUCT CROSSING SITE TO SERVE EXISTING BUILDINGS.

LV CABLE. THIS IS ASSUMED TO BE SERVING THE EXISTING BUILDINGS / LANDLORD SUPPLIES AND APPEARS TO BE CONNECTED TO A FEEDER PILLAR IN NORTH EAST PART OF THE SITE.

THIS IS NOT PART OF THE SSE INFRASTRUCTURE.

UNKNOWN SERVICES CROSSING SITE, NOT SHOWN ON ANY RECORD DRAWINGS.

FOUL WATER RISING MAIN.

ASSUMED ROUTE OF HV CABLES TO CHILLING LANE SUBSTATION.

ASSUMED ROUTE OF HV DC INTERCONNECTOR CABLES.

LV ELECTRICAL CABLES FROM THE SUB STATION TO SERVE THE EXISTING BUILDINGS.

INCOMING HV CABLES TO SUB STATION, THESE WILL NEED TO BE DISCONNECTED WHEN THE SITE IS CLEARED AND THE SUBSTATION REMOVED.

INCOMING OPENREACH DUCT TO SERVE EXISTING BUILDINGS ON SITE.

18a 18b 18c 19a 19b 19c 20a 20b 21a 21b 21c 21d FOUL PUMP STN SUBSTATIONS 4 PHASE 1 PHASE 2 12 13 14 17b 17a EXISTING TREES RETAINED 16a 16b 15a 15b HGV TURNING

CDM Regulations:

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Project Notes:

SITE SERVICES LINKED LEGEND:

ABBREVIATIONS

AR	Assumed Route	MH	Meter	Co	
BO	Bollard	OH	Overhead Service	Hy	
BT	British Telecom	OHL	Overhead Line	Fha	
BTB	British Telecom Box	PR	Pipe Riser	Fha	
BTC	British Telecom Cover	PO	Post	Fd	
CP	Catch Pit	POT	Potable Water Pipe	Fd	
CTV	Cable TV	RG	Rod Grip	Hy	
CP	Catch Pit	RE	Rodding Eye	St	
CC	Chamber	SP	Soil Pipe	Draft	
CL	Cover Level	ST	Stop Tap	Con	
DP	Down Pipe	SV	Stop Valve	Vy	
DP	Down Pipe	SW	Surface Water Pipe	Asp	
EC	Electricity IC	SVS	Soil Vapour Sample		
EP	Electricity Pole	TR	Taken From Records		
FH	Fire Hydrant	UC	Unable to Cover		
FH	Fire Hydrant	UTL	Unable to Lift		
GV	Gas Valve	UTR	Unable to Radar		
IC	Inspection	UTT	Unable to Trace		
IL	Inspection Cover	UTT	Unable to Trace		
IL	Invert Level	VR	Vent Pipe/Discovery		
M	Meter	VP	Vent Pipe		
MH	Manhole Cover	WM	Water Meter		

Inspection Covers
IC BT British Telecom
IC CATV Cable Television
IC CCTV Closed Circuit Installations
IC ELEC Electricity

Man Holes
MH FW Foul Water
MH SW Storm Water
MH WTD Walk Through Ducts

LEGEND

Tree, Manhole, Building, Manhole triangle, Pillar, Manhole circle, Valves, Gully, LP, TL, BO, TPIEP

STATION INFORMATION
Survey Stations

POWER SIGNAL B2 (PAS128)
POWER B4 (PAS128 TYR OR ASSUMED)
BT B2 (PAS128)
BT B4 (PAS128 TYR OR ASSUMED)
HV B2 (PAS128)
HV B4 (PAS128 TYR OR ASSUMED)
WATER B2 (PAS128)
WATER B4 (PAS128 TYR OR ASSUMED)
UNKNOWN SERVICE B2 PAS 128)
RADIO PIPE(DEPICTION ONLY) B4 (PAS128)
UNKNOWN SERVICE B2 PAS 128)
OPR LIQUITE B2 PAS 128)
MULTIPLE OR EMPTY DUCT B2 PAS 128)
STORM WATER B4 (PAS 128)
FOUL WATER B4 (PAS 128)

Index	Description	Designed	Reviewed	Authorised	Date
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P01	DRAFT ISSUE FOR COMMENT	JH	JH	ST	07/26

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COMBINED SERVICES -
EXISTING UTILITY SERVICES OVERLAY
NEW DEVELOPMENT MASTERPLAN
SHEET 2 OF 2

STAGE 2

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HOARE LEA

JAMES HENRY
ASSOCIATE DIRECTOR

+44 7788 264 799
jameshenry@hoarelea.com

HOARELEA.COM

Enterprise House
Old School Close
Ferndown
Bournemouth
BH22 9UN
England

