

Land West of Hulbert Road, Havant, PO7 8EX.

Reserved Matters Utilities Assessment.

APP/20/00441

Reference: MV0019



Version Number: 001

Date: 04/06/2025

Prepared by:

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Foreword.

This Utility Report has been prepared by Macvere Ltd in support of a full planning application for the proposed residential development on land west of Hulbert Road, Havant, PO7 8EX (Macvere Reference: MV0019).

The purpose of this report is to demonstrate that the proposed development has been designed with appropriate consideration of existing utility infrastructure, and to confirm that necessary consultation, capacity checks, and planning measures have been undertaken to support the development in line with local and national planning policy.

All major developments are expected to assess their connection to existing utility services, including electricity, gas, water, telecommunications, and drainage (foul and surface water). In doing so, two planning issues must be addressed: whether the surrounding infrastructure has adequate capacity, and whether the provision of utilities on site could result in any unacceptable environmental impact, such as damage to trees or archaeological features.

This report therefore demonstrates that:

- The availability of services has been examined following consultation with relevant utility providers, and that the development will not place undue stress on those networks or services to the wider community;
- Utility provider requirements for substations, telecommunications apparatus or other necessary infrastructure have been reviewed and considered;
- Service routes have been coordinated to avoid, where possible, impacts on existing environmental or heritage constraints, including trees and archaeological remains;
- Where existing infrastructure is affected by the proposed works, suitable arrangements have been or will be agreed with the relevant statutory undertakers for its protection, diversion or replacement.

The report has been prepared to support compliance with the National Planning Policy Framework (NPPF) and Havant Borough Council's Local Plan, particularly Policy CS19, and is structured as follows:

Site Description – Location, boundaries, and

baseline context

Existing Utility Infrastructure – Results of statutory utility searches and known assets

Utility Capacity and Constraints – Summary of known capacity and risks

Proposed Utility Requirements – Overview of predicted demand and network interaction

Impact Assessment – Potential impact on infrastructure, trees, and archaeology

Consultation Summary – Record of engagement with statutory undertakers

Conclusions and Recommendations – Summary and suggested next steps

This report should be read in conjunction with other technical documents forming part of the planning submission.

Disclaimer

This report is based on data obtained from statutory utility records and correspondence with service providers at the time of preparation. Whilst Macvere Ltd has made reasonable efforts to ensure the accuracy of the information presented, no responsibility is accepted for errors, omissions, or changes that may subsequently arise. This report should not be relied upon for construction or excavation purposes without further detailed investigation and on-site verification. The findings and interpretations presented are valid only for the intended planning purpose and site context defined herein.

Site Description.

The application site lies to the west of Hulbert Road in Havant and comprises of 96 houses and 4 apartments. The site is bounded to the west by the A3(M), to the east by Hulbert Road, and to the north and south by mature woodland. The land is generally level with a gentle fall from south to north, offering favourable conditions for drainage and utility routing. The northern boundary includes an existing bellmouth vehicular access onto Hulbert Road, while a secondary pedestrian access exists at the southern end. These two access points will be utilised for utility entry to the site, providing separation of services and resilience during construction phasing.

The existing utility infrastructure does not currently extend directly into the site. However, records confirm the presence of multiple statutory undertaker assets within or adjacent to the surrounding highway corridor, including:

- Electricity infrastructure (132kV)
- Potable water main
- Telecommunications ductwork and chambers
- Southern Water rising main for foul drainage

No gas infrastructure is planned for this development. The site's proximity to strategic road infrastructure and established utility corridors supports its serviceability with minimal off-site disruption. The proposed design strategy will focus on avoiding encroachment into Root Protection Areas (RPAs) and designated woodland, ensuring that utility routing can be delivered in compliance with arboricultural and environmental constraints

Existing Utility Infrastructure.

A review of statutory utility records has been undertaken to identify the location and nature of existing infrastructure relevant to the proposed development. These records have been supplemented by site-specific enquiries to key utility providers. The results are summarised below and appended to this report for reference.

Electricity

There is currently no low-voltage network adjacent to the site. However, records from Scottish and Southern Electricity Networks (SSEN) confirm the presence of an 11kV cable — identified as a 95x3c CAS — located to the south of the development near the Hulbert Road roundabout. This asset is expected to form the Point of Connection (POC) for the development, subject to formal confirmation from SSEN.

A 132kV overhead line crosses the southern edge of the wider site, outside the developable area. This high-voltage infrastructure does not require diversion but will be protected and avoided during construction where necessary.

Water

Portsmouth Water maintain a 180mm HPPE main in the carriageway of Hulbert Road, adjacent to the site. Formal written correspondence has confirmed that this asset has sufficient capacity to supply the development. The main is considered suitable for connection without impact on the wider network. There is no known water infrastructure within the red line boundary itself.

Foul Drainage

At the time of writing, no gravity foul sewers or manholes exist within or immediately adjacent to the site.

Southern Water records confirm the presence of an 80mm PVC rising main along the eastern site boundary in Hulbert Road. This rising main and any proposed point of discharge for foul water from the development are subject to flow rate assessment and confirmation of available headroom within the system.

Surface Water Drainage

There is no public surface water drainage infrastructure in the vicinity of the site. All surface water from the development will be managed through onsite attenuation measures and Sustainable Drainage Systems (SuDS), with no discharge to Southern Water networks proposed.

Telecommunications

BT Openreach infrastructure is believed to be present within the Hulbert Road verge, comprising chambers and ductwork. A formal FTTP (Fibre to the Premises) application is currently in progress with Openreach to serve the development. There are no known existing telecommunications services running through the site.

Gas

Gas is not required for this development and no network connection is proposed. Accordingly, no records of gas infrastructure have been included in this report.

Utility Capacity and Constraints.

This section summarises the known or anticipated capacity of each relevant utility network in relation to the proposed development, as well as any potential constraints or risks that could impact timely and cost-effective delivery of infrastructure.

Electricity

The site will be served via a new 11kV connection from SSEN's distribution network. While the formal Point of Connection (POC) offer has not yet been issued, previous dialogue with SSEN has indicated that the 95x3c CAS main located at the Hulbert Road roundabout is suitable for connection and has sufficient capacity to support the development.

The development will include the construction of a new brick-built substation, to be adopted by an Independent Distribution Network Operator (IDNO). SSEN will retain access rights to their equipment, but the IDNO will be responsible for the onsite Low Voltage (LV) distribution network. The electricity supply will be delivered on a phased basis, aligned to the build programme.

There are no known constraints to connection at the time of writing. The proposed southern pedestrian access route is intended to accommodate the 11kV incoming cable, avoiding the need to excavate Hulbert Road unnecessarily. A 132kV overhead line crosses the wider site at its southern end, but this infrastructure lies outside the developable area and does not pose a constraint to development.

Water

Portsmouth Water has confirmed in writing that their 180mm HPPE main located in Hulbert Road has sufficient capacity to serve the development. No offsite reinforcement is required. The supply will enter the site via the existing northern bellmouth.

The onsite water infrastructure will be adopted by a NAV (New Appointment and Variation provider), who is yet to be appointed. A dedicated service corridor has been safeguarded for water entry and distribution.

There are no known constraints related to potable water provision.

Foul Drainage

The 80mm rising main operated by Southern Water is located directly adjacent to the site in Hulbert Road. While it presents a convenient point of discharge, the connection is subject to confirmation that the main has sufficient capacity.

Surface Water Drainage

There is no public surface water network available in the vicinity. All surface water will be dealt with onsite through the use of SuDS features.

Telecommunications

Openreach infrastructure is present in Hulbert Road and is assumed to have sufficient capacity to serve the development. A formal FTTP application is pending. No capacity concerns have been raised during preliminary discussions. Routing will follow existing highway and likely enter via a new chamber at the northern bell mouth entrance.

Proposed Utility Requirements.

This section outlines the utility requirements anticipated for the proposed development of up to 100 residential dwellings at Land West of Hulbert Road, and how those needs are expected to interact with existing utility networks.

Electricity

The development will require a high-voltage (11kV) electrical supply, which is expected to be connected to the existing 95x3c CAS cable identified at the Hulbert Road roundabout. The supply will be distributed via a new substation to be constructed within the development and adopted by an IDNO. The precise substation location is identified on the submitted site layout plan.

Low-voltage networks from the substation will serve individual dwellings. An outgoing low-voltage circuit will also likely be provided along the southern pedestrian access. This will enable future connection of streetlighting columns along Hulbert Road, should a Section 278 highway lighting scheme be required. This proactive provision ensures flexibility in future design and avoids unnecessary excavation works post-development.

The anticipated load for the development is consistent with residential demand profiles and does not exceed the typical thresholds for standard 11kV distribution networks.

Water Supply

The development will be connected to Portsmouth Water's 180mm HPPE main in Hulbert Road, with the primary service entry point located at the northern vehicular access. An onsite water main network will be installed and adopted by a licensed NAV provider.

Demand for water will be typical of residential use and will be designed in accordance with Portsmouth Water and NAV specification standards, incorporating adequate pressure, flow, and backflow protection. Metering and isolation valves will be installed at designated points throughout the site, coordinated with utility corridor layout plans.

Foul Drainage

Each dwelling is expected to be served by an internal foul water network draining to a common point. The final drainage strategy is under development but is expected to discharge to Southern Water's 80mm rising main in Hulbert Road. Depending on final ground levels and Southern Water's modelling feedback, the development may require an onsite pumping station to lift flows to the required connection point.

The strategy will be designed in accordance with Building Regulations Part H and Southern Water adoption standards, with sufficient headroom and access to maintain flow capacity and resilience.

Surface Water Drainage

Surface water from roofs, roads, and hardstanding areas will be managed through a combination of SuDS features. No connection to Southern Water's infrastructure is proposed.

Telecommunications

Each dwelling will be provided with a full fibre broadband connection. The development will be served by Openreach under a Fibre-to-the-Premises (FTTP) model. Ductwork and draw pits will be installed during construction, with routing coordinated to avoid conflict with other utilities.

A central distribution point will be provided in accordance with Openreach's Developer Guide, with lead-ins to each property arranged at build stage. The application to Openreach is currently in progress and is expected to follow standard lead times for delivery.

Gas

The development is intended to be gas-free in support of low-carbon construction principles and national transition away from fossil-fuel heating in residential properties. No demand for gas infrastructure has been identified.

Impact Assessment.

This section considers the potential environmental and physical impacts associated with the installation and connection of utility services, including interaction with trees, archaeological constraints, and existing utility infrastructure.

Infrastructure Interaction

The proposed utility strategy involves new connections to existing offsite infrastructure in Hulbert Road, as well as the provision of new on-site networks. The strategy has been developed to avoid disruption to critical infrastructure and mitigate unnecessary excavation or streetworks in the public highway.

Electricity, water, and telecommunications connections will be routed via the existing vehicular bellmouth and the proposed southern pedestrian access. This approach minimises disruption to Hulbert Road and reduces the need to trench through the highway, thereby limiting traffic management impacts and construction risk.

The existing 132kV overhead electricity asset located at the southern edge of the wider site does not require diversion. It lies outside of the developable area and will be protected during construction in accordance with industry guidance (e.g. ENA TS 43-8 and HSE GS6).

Tree Constraints and Root Protection

Initial arboricultural appraisals have identified existing trees and root protection areas (RPAs) along the site boundaries and adjacent woodland. To avoid adverse impact, all utility corridors will be coordinated with the landscape design and will be routed within the proposed footways and highways — areas which are already subject to engineered surfaces and reduced ecological sensitivity.

Where unavoidable, trenchless techniques (such as directional drilling or moling) may be employed to cross beneath RPA zones, in line with NJUG Volume 4 and British Standard BS 5837:2012 guidelines.

Archaeological and Heritage Considerations

At the time of writing, no known designated archaeological assets are present within the developable area. However, archaeological sensitivity remains a planning consideration.

The routing of utilities will be confirmed through detailed design and will take into account the results of any archaeological desk studies, trial trenching, or mitigation agreed through the planning process. Utility corridors will be coordinated to avoid any areas of archaeological interest where possible, or be subject to controlled excavation where avoidance is not feasible.

Where open cut trenches are proposed in areas with archaeological potential, an archaeological watching brief may be required, to be secured via planning condition and undertaken in accordance with Hampshire County Council Archaeology guidance.

Summary of Impacts and Mitigations

- **Infrastructure:** No diversions of existing apparatus are anticipated; all connections will be made at logical access points to reduce roadworks and disruption.
- **Trees:** Utilities have been aligned with hardstanding and existing/proposed highway corridors to avoid RPAs; trenchless methods will be used if needed.
- **Archaeology:** Utility routing will be refined in line with archaeological advice and mitigation may be delivered via a watching brief.

These coordinated measures ensure that the utility strategy does not give rise to any unacceptable environmental impacts and can be delivered in a compliant and sensitive manner.

Consultation Summary.

This section summarises the engagement undertaken with statutory undertakers and utility service providers to inform the proposed utility strategy and confirm feasibility of connections for the development.

Electricity – Scottish and Southern Electricity Networks (SSEN)

Informal discussions with SSEN have been held regarding the provision of an 11kV point of connection (POC) to serve the development. Although a formal POC offer is still awaited, SSEN has previously confirmed the likely availability of suitable infrastructure at the southern end of Hulbert Road, near the roundabout. This would connect to a 95x3c (CAS) main.

The proposed substation is to be adopted by an Independent Distribution Network Operator (IDNO), with SSEN retaining access rights to any of their equipment housed within it. Energisation is expected to occur in phases in line with the construction programme.

A statutory record search from SSEN has been obtained and reviewed, and no constraints have been identified that would affect the proposed strategy.

Water – Portsmouth Water

Formal consultation has been undertaken with Portsmouth Water, who have confirmed that their 180mm HPPE main in the Hulbert Road carriageway has sufficient capacity to serve the proposed development without impacting wider network performance.

A NAV (New Appointment and Variation) provider will be appointed in due course to adopt the onsite water infrastructure.

Foul Drainage – Southern Water

Asset records from Southern Water confirm the presence of an 80mm PVC rising main along the site boundary.

Surface Water

No connection to Southern Water's network is proposed for surface water. The site strategy is to discharge surface water within the red line boundary via SuDS.

Telecommunications – Openreach

An application has been submitted to Openreach for provision of Fibre to the Premises (FTTP) services. Openreach is expected to be the sole telecoms provider for the development. No other provider has been engaged.

Openreach infrastructure, including chambers and ducts, is believed to be present in the Hulbert Road verge. Statutory records confirm this, and no conflict with the proposed access strategy has been identified.

A full fibre layout and site-specific installation details will be confirmed in line with Openreach's Developer Guide during technical design.

Conclusions and Recommendations.

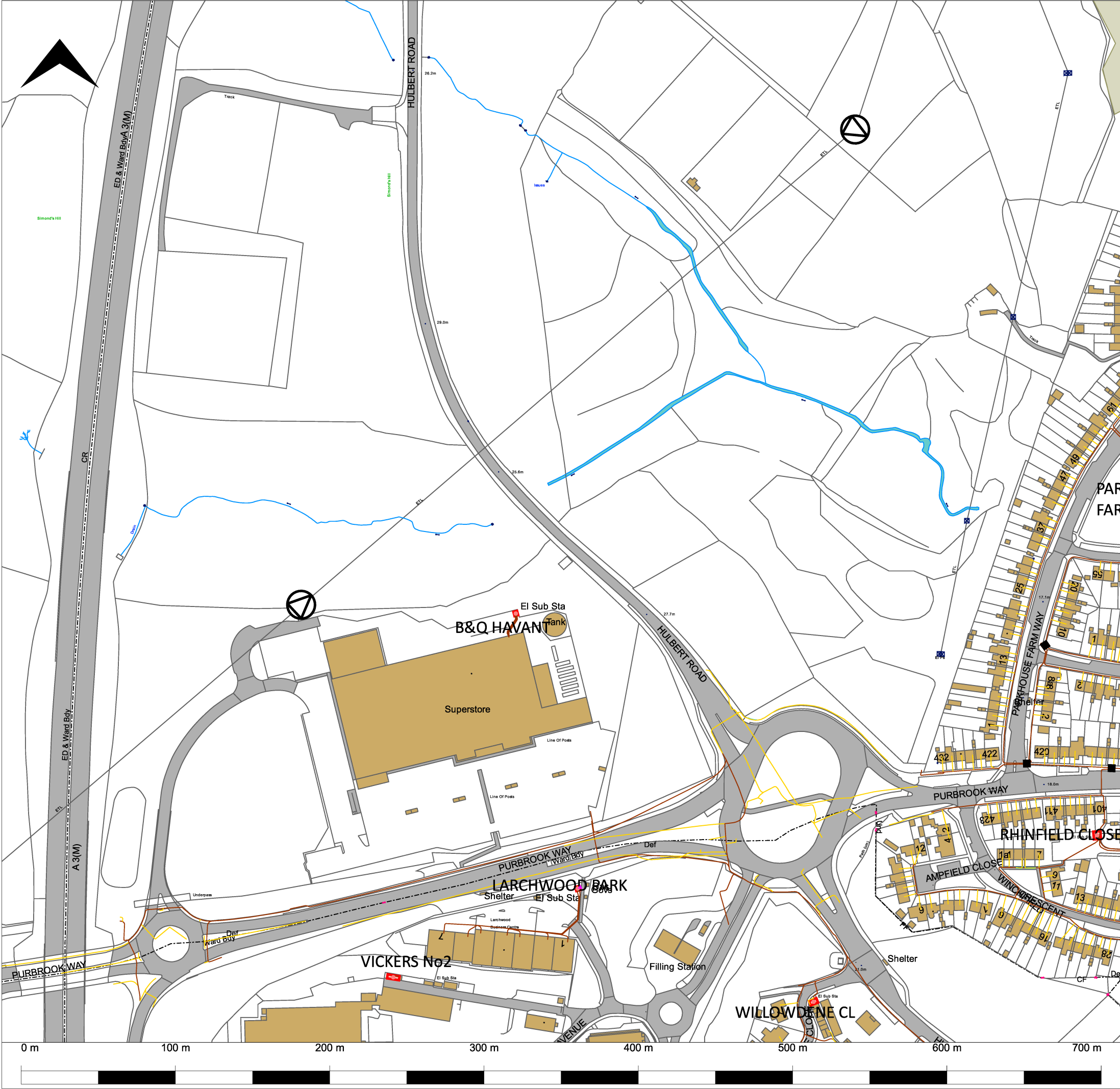
This Utility Report has been prepared to support the full planning application for a 100-dwelling residential development on land west of Hulbert Road, Havant (Macvere Ref: MV0019). The report demonstrates that the proposed development can be suitably serviced by existing utility networks, and that appropriate planning, consultation, and mitigation measures are either in place or will be delivered as part of the next design stage.

Summary of Findings

- **Electricity:** An 11kV connection to SSEN's 95x3c CAS main at the south of Hulbert Road is anticipated, subject to formal confirmation. The development will include a new substation to be adopted by an IDNO. No diversion of existing overhead 132kV assets is required.
- **Water:** Portsmouth Water has confirmed sufficient capacity within their 180mm HPPE main. Onsite adoption will be via an Ofwat-approved NAV. The main entry point will be via the site's existing bellmouth.
- **Telecommunications:** Openreach has been engaged to provide FTTP connections. Their infrastructure in Hulbert Road will be used to access the site with no known constraints.
- **Foul Drainage:** Southern Water records show an 80mm rising main at the site boundary. Final connection method, including the potential need for an onsite pumping station, will be confirmed through design and Southern Water dialogue.
- **Surface Water:** Discharge will be managed entirely within the site boundary through SuDS. No offsite discharge to Southern Water assets is proposed.
- **Environmental Impact:** Utility corridors will be aligned within proposed footways and highways to avoid RPAs

and other environmental constraints. No diversions or protection works are anticipated. Archaeological and arboricultural considerations will be addressed during detailed design.

This report should be read in conjunction with other technical documents submitted in support of this planning application.



Map Centre: 469619, 107966

Grid Ref: SU69610796

Scale: 1:2500

Page Size: A3

Plot Date: 04/06/2025

Designer Name: Macvere

Job Number: MV0019

Network Type: LV
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Legend

Segments [Electric]

- Cable Segment.LV Route - 230.0 V, Existing
- Cable Segment.LV Route - 400.0 V, Existing
- Cable Segment.Abandoned Route

Distribution Structures [Electric]

- Pillar/Link Box.View Extent - Existing
- Pillar/Link Box.Existing Location - Link Box

Transmission Structures [Electric]

- Tower.Existing Location - SSEN

Substation Site [Electric]

- Substation.Existing Extent
- Substation.Existing Location - Pillar Distribution

Common [Electric]

- Service Territory.Extent - Embedded Network

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

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

WARNING

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

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

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

General Enquiries

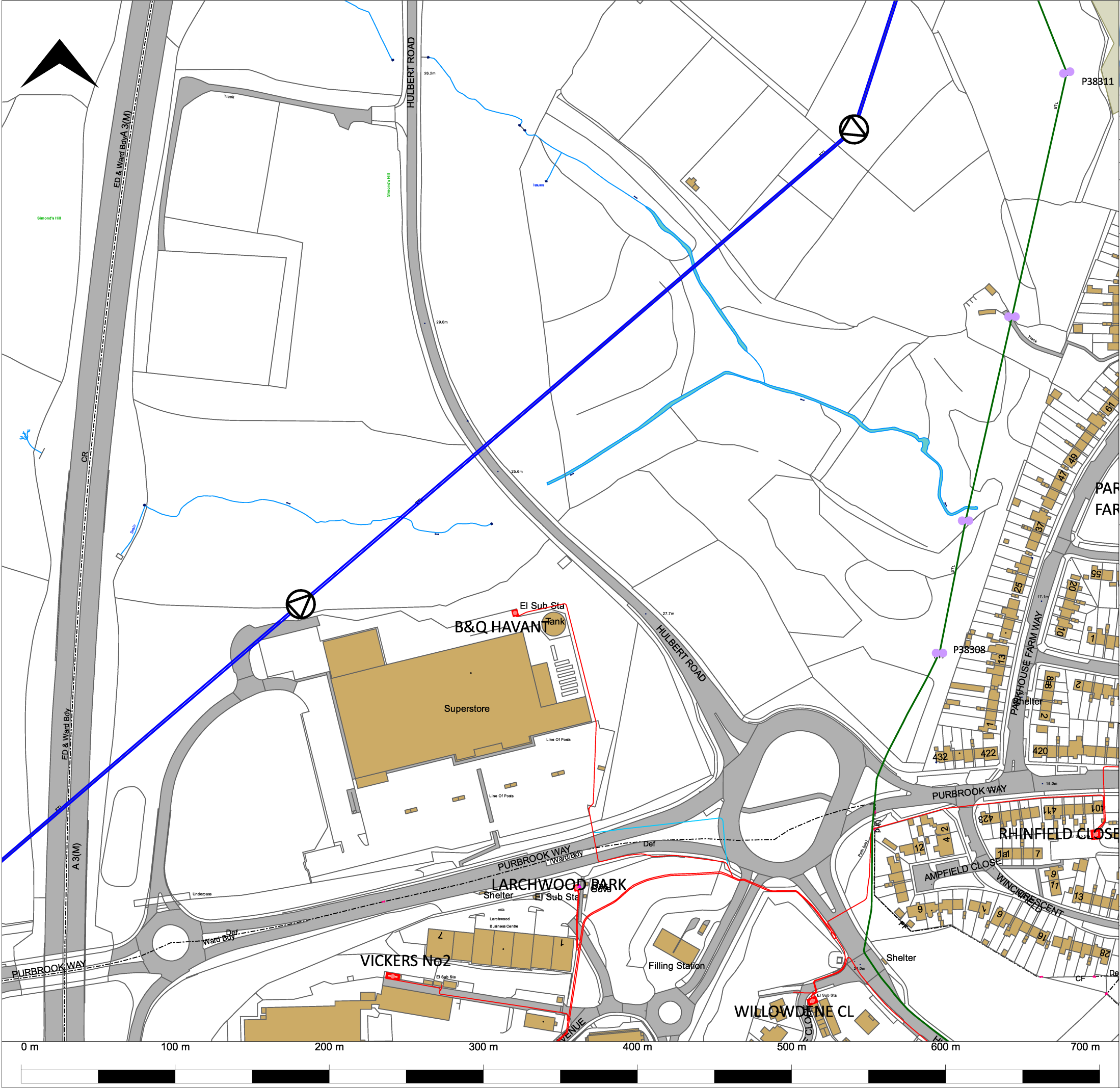
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43 Forbury Road Reading RG1 3JH
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Designer Name: Macvere

Job Number: MV0019

Network Type: HV

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Legend

Segments [Electric]

Cable Segment.EHV Route - 33.00 kV, Existing

Cable Segment.HV Route - 11.00 kV, Existing

Cable Segment.Abandoned Route

Line Segment.EHV Route - 33.00 kV, Existing

Line Segment.EHV Route - 132.0 kV, Existing

Distribution Structures [Electric]

Pole Structure.Existing Location - H

Transmission Structures [Electric]

Tower.Existing Location - SSEN

Substation Site [Electric]

Substation.Existing Extent

Substation.Existing Location - Pillar Distribution

Common [Electric]

Service Territory.Extent - Embedded Network

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
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Registered Office: No.1 Forbury Place

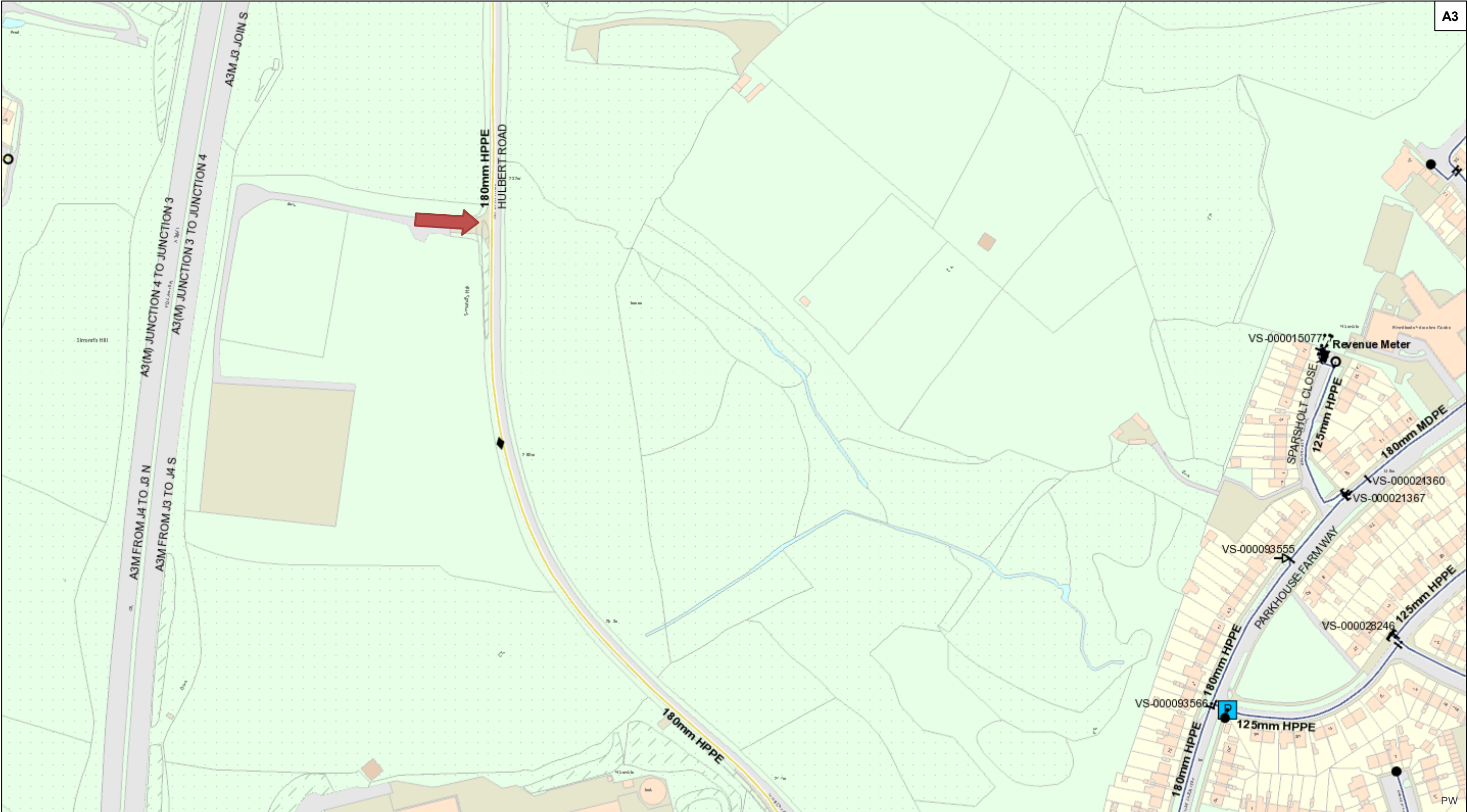
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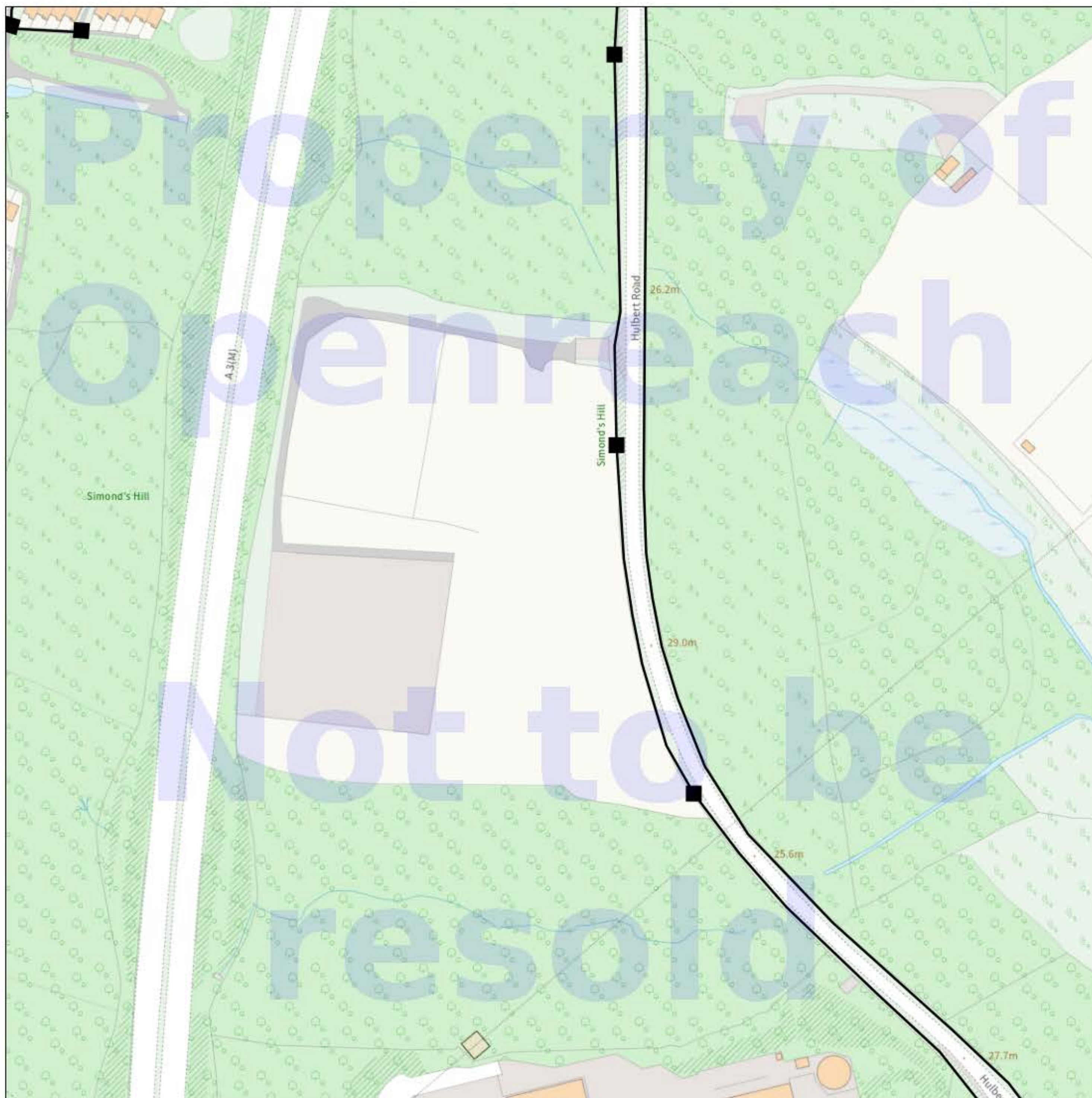
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Mains — Distribution — Fire — Trunk — Raw — Communication - - Private Main - - Abandoned		Valves / Fittings] CappedEnd x StopCock ✕ ButterflyValve ✕ Pressure Flow Control Valve		✕ RefluxValve ◆ Air Valve Open Valve ⊕ Closed Valve		Hydrant ∞ Company Washout Hydrant(Double) ∞ Company Washout Hydrant(Double) Offset ○ Company Washout Hydrant(Single) ○ Company Washout Hydrant(Single) Offset		●● Fire Brigade Hydrant(Double) ●● Fire Brigade Hydrant(Double) Offset ● Fire Brigade Hydrant(Single) ● Fire Brigade Hydrant(Single) Offset ● Fire Brigade Washout Hydrant	
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 Registered Office P.O. BOX NO. 8, West Street, Havant, Hampshire . PO9 1LG. Registered in England No. 2536455 Telephone : (023) 9249 9888 Fax: (023) 9245 3632 Website: www.portsmouthwater.co.uk	H6372 POC	© Crown copyright and database rights 2025. Ordnance Survey Licence Number 100018036.	
		The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.	Easting/Northing: 469,662 108,123
			Scale: 1:2,252
			Date: 25/04/2025

Maps on Demand Plant Information Reply



IMPORTANT WARNING

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

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KEY TO BT SYMBOLS

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

BT Ref : HYM18122H

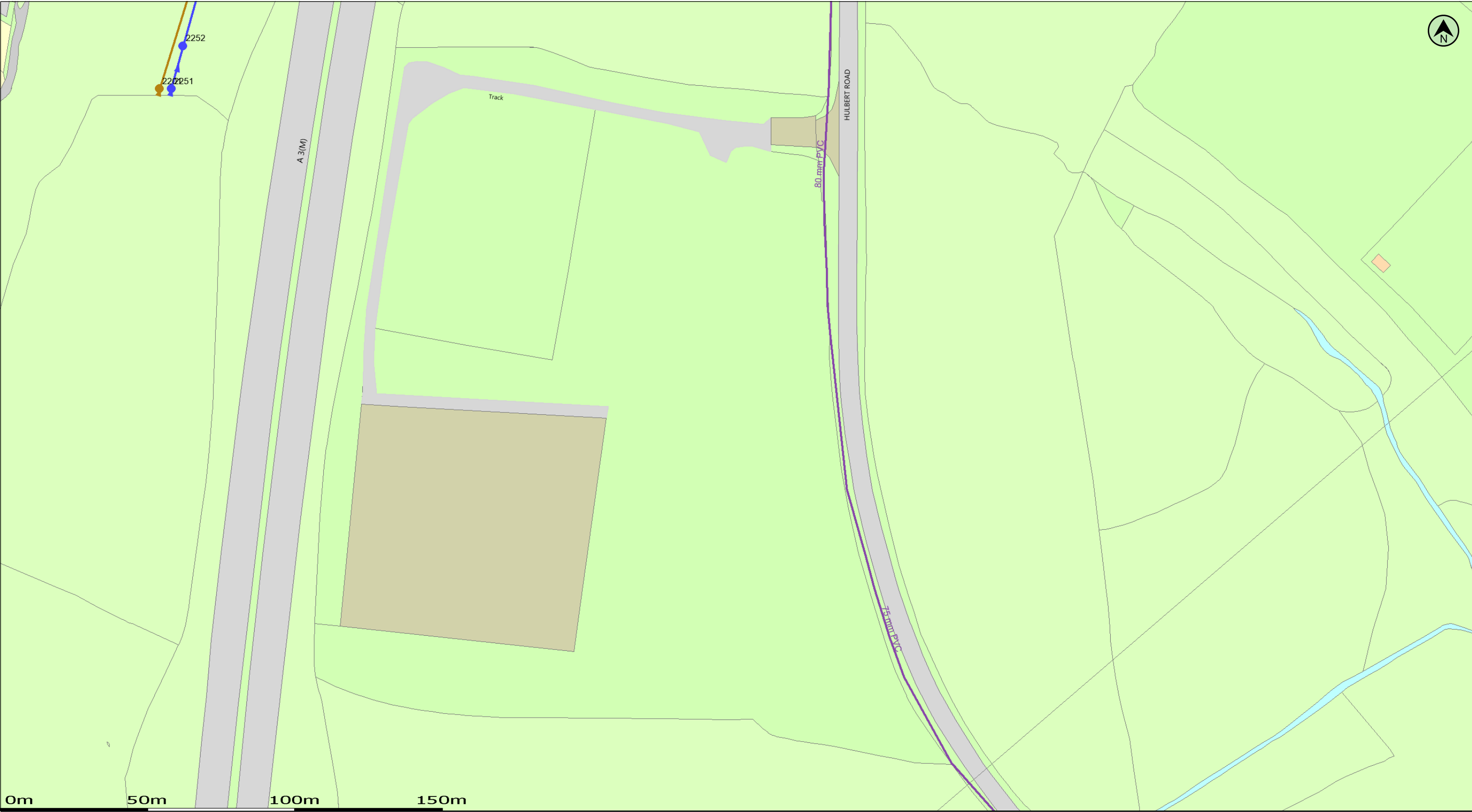
Map Reference : (centre) SU6948508136

Easting/Northing : (centre) 469485,108136

Scale : 1:500

Issued : 04/06/2025 18:12:40

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



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Date: 12/05/25

Scale: 1:1250

Map Centre: 469485,108136

Data updated: 20/03/25

Our ref: 1766448 - 1

Wastewater Plan A3
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The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

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

assetrecords@macvere.co.uk

MV0019

