

UTILITIES STATEMENT

P353-02-R-03-08
ISSUE 02

PADNELL GRANGE
WATERLOOVILLE
PO8 8AX

CLIENT:

Stonebond.

&



National Infrastructure Consultancy (NIC) Ltd

The Indecon Building
South Hanningfield Road
Wickford
Essex
SS11 7PF

Tel: +44 (0)1268 207407
Web: www.natic.co.uk

ISSUE RECORD

Issue No.	Details	Prepared by	Checked by	Approved by	Date
01	Original Document	Joseph Scully	David Sheldon	Paul Ryan	27/02/2026
02	Formatting Updates	Joseph Scully	David Sheldon	Paul Ryan	27/03/2026

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1.0 Introduction

This utilities statement provides a baseline assessment of existing utility services within the area of the proposed development at Padnell Grange, Waterloooville, PO8 8AX.

The proposed development is for 90 dwellings.

This report has been prepared to summarise proposals for new utilities (water, fibre and electricity) required by the proposed development and identifies any potential (significant) enabling works or recommendations for further work that might be required to enable the development to be constructed and serviced. It should be noted that NIC Ltd has not undertaken any site surveys or visits in preparing this report.

This report will be submitted in support of the Full Planning submission.

Specifically, this report examines the utility requirements generated by the proposed development and provides an assessment of any resultant issues with regards to capacity, potential enabling works such as diversionary works that might be required, and reviews new connection options.

The limited window for the completion of this study necessitates that all solutions are purely indicative, and-or based on the copies of asset plans for the relevant utility service provider. Further, it has not been possible to undertake any detailed modelling works so all final solutions could vary from those identified in this report. Care has been taken to collate written confirmation of each solution from the relevant utility providers wherever possible or in the absence of this an anticipated worst-case scenario has been cited.

2.0 Illustrative Masterplan



Figure 1. Proposed site layout

3.0 Water

The incumbent water company for the area is Portsmouth Water. Asset records show:

- An abandoned water main on the eastern footpath of Cherry Tree Avenue.
- A 125mm diameter MDPE water main on the western footpath Cherry Tree Avenue.
- A 4" Cast Iron main within Padnell Road.
- A communication pipe connected to the 4" cast iron water main in Padnell Road leading to a private water main entering the site boundary to the north of Padnell Road.

3.1 Diversions & Disconnections

There are no diversions of public water pipelines envisaged to enable the development to be constructed. The private water main shall require disconnecting to enable the development to take place, but this is not considered technically difficult.

3.2 New Mains & Services

Under Section 37 of the Water Industry Act 1991, the Water Company is required to "develop and maintain a system of water supply such that it can have supplies available to persons demanding them," i.e., it is obliged to provide a point/s of connection for a new development at the nearest practicable point to the site. Any reinforcement works required must now be funded by the Water Company subsidised by way of the Infrastructure Charges levied on all new connections.

Water Infrastructure Charge (2026-2027) is a charge of £384.00 per connected property.

Anyone building a new home within the UK must comply with Part G of The Building Regulations 2010. Part G only offers a methodology for measuring water efficiency via a 'fittings approach' to the standards of 125 and 110 litres/person/day (l/p/d). To incentivise water efficient homes, Portsmouth Water are adopting Ofwat's fixtures and fittings approach as set out in their common framework for environmental incentives across the water sector. The environmental incentive offering, similar to our previous water efficiency discount, will require a developer to install fittings to outperform the requirements of the building regulations i.e. to reach 100 litres per person per day. An environmental component will be charged on every connected new build property and will be used to fund our environmental incentive discounts. Environmental Component Charge (2026-2027) is a charge of £29.00 per connected property.

Environmental incentive payments of -£145 per plot, will be made to the developer upon confirmation that the qualifying criteria has been met.

4.0 Drainage Infrastructure

The incumbent sewerage company for the area is Southern Water. Asset records show:

- A 150mm diameter vitrified clay foul sewer at the junction of Padnell Road and Greenfield Rise heading west.
- A 150mm diameter clay pipe surface water sewer at the junction of Padnell Road and Greenfield Rise heading west.
- A 150mm leading to a 300mm diameter vitrified clay foul sewer within Cherry Tree Avenue heading south.
- A 150mm diameter clay pipe surface water sewer within Cherry Tree Avenue heading south.
- An unidentified foul sewer within the back gardens of No. 16 to 192 Cherry Tree Avenue.

4.1 Diversions & Disconnections

There are no diversions of public sewers envisaged to enable the development to be constructed. There is likely existing drainage within the development which is not shown on the Southern Water asset plans. It is recommended a survey be undertaken to identify and trace any found within the site boundary.

4.2 New Infrastructure

Under the connection's regulations now in force, the Sewerage Company is obliged to provide a point of connection for new developments at "the nearest reasonably practicable point" on its network where the parent sewer is the same diameter, or greater, than that of the connection from the development. Should the Company require the connection to be made elsewhere on its network, for capacity reasons, it will be responsible for any works required to provide that capacity downstream of "the nearest reasonably practicable point" of connection meeting the condition on respective pipe sizes.

The nearest connection point to the existing sewer in public land is MH7201 in Padnell Road which is 2.2m deep. A pumping station and rising main may need to be constructed depending on the ground levels.

Any network reinforcement costs required shall be recovered by the Company through the infrastructure charges levied on new connections, and/or its own capital program allocation.

Wastewater Infrastructure for 2026/2027 is £750.00 per connected property.

Environmental Component Charge (2026-2027) is a charge of £21.00 per connected property.

Under new regulations set out by Ofwat all water incumbents will now provide environmental incentives on a site-by-site basis. Southern Water offer a two-tier discount for the wastewater bronze and gold incentive.

Bronze - SuDS: An entry level wastewater incentive is designed to reward developments that manage their stormwater run-off responsibly. The incentive is available to developers where

they utilise Sustainable Drainage Systems (SuDS). Southern Water will reward developers if the final destination of the surface water from your development is to a soakaway or watercourse rather than an existing public combined/surface water sewer. The incentive is worth a £100 credit per plot served by the SuDS.

Gold - Wastewater Neutrality Incentive: The gold wastewater neutrality incentive to reward developers who completely offset the discharge from their new development. The incentives offer a full discount on the infrastructure charge where the developer retrofits sustainable drainage on existing non-permeable sites, such that the reduction in surface water offsets the wastewater discharge from the new development.

Retrofitting SuDS provides a means to separate rainwater from the sewer network and attenuate the effects of sudden rainfall on our wastewater system where the wastewater catchment is at high risk of flooding or storm overflow discharge. We offer a discount on the wastewater infrastructure charge for each new connection where the developer offsets the increased discharge with the equivalent surface water discharge through the disconnection of impermeable areas. Where SuDS have been employed on the development, remediations requirements will be less reflecting the reduced discharge to be offset. The incentive is offered to all new developments, although the remediation would need to be undertaken in identified wastewater system catchments which are at high risk of storm overflow discharge.

In cases where the wastewater neutrality incentive is provided, there would be no additional capacity on our wastewater network from the new development. Therefore, the proposed incentive would be a full discount on the wastewater infrastructure charge.

A development without SuDS will have to remediate 130m² of non-permeable surfacing.

A development with SuDS will have to remediate 100m² of non-permeable surfacing,

5.0 Electricity

The incumbent electrical company for the area is Scottish & Southern Electricity (SSE). Asset records show:

- Low Voltage mains within the eastern and western footpath of Cherry Tree Avenue.
- Low Voltage mains and service cable supplying the existing building within the site boundary.
- High Voltage cables within the western footpath of Cherry Tree Avenue leading to a substation at 78 Padnell Road.

5.1 Diversions & Disconnections

Disconnections will be necessary for the existing building to be demolished within the site boundary. The LV cable which runs along the southeast boundary enters the rear garden of No.140 and would need to remain if supplying this resident. Recommend further investigation works are carried out at detailed design stage to confirm.

No diversions are anticipated as part of the development.

5.2 New Mains & Services

It is estimated a site load of circa 300 kVA is required to supply the entire development. There may be sufficient capacity within the existing network to supply the development, but this would need to be confirmed by SSE at the detailed design stage.

5.3 Electric Vehicle Charging

The Government has stated that the UK should achieve net zero greenhouse gas emissions by 2050 and has both put in place legislation and announced further policies to this end. One such policy is that by 2035 all new cars and vans should be fully zero-emission at the point of use. A result of this will see electric vehicles (EVs) becoming the dominant technology.

This has significant implications for house builders, designers, and architects since the resulting increase in electric vehicle ownership will require homes to be provided with the necessary equipment for residents to charge their EVs at home.

Approved Document S - "Infrastructure for the charging of electric vehicles" states, "house builders will be required to install fast (minimum 7kW), untethered, smart charge points in all new homes that have a parking space within the site boundary of the home". Many new homes have a 100-amp connection as standard, and in most cases, it is possible to accommodate a 7kW charge point within this connection. This means that on a single-home basis there is often no additional electrical capacity cost as a result of adding a 7kW charge point.

The inclusion of "Smart" charge points has the ability to automatically adjust the charging power in response to an external control signal. In practice this means that a DNO can reduce the charging power or even completely defer charging, depending on the needs of the electricity network. From the residents' perspective, smart charge points can work with multi-rate ('time of use' or 'time of day') electricity tariffs to schedule the charging of EVs at times of lower-price electricity. Smart charge points can also be monitored remotely, often via a smartphone app, allowing residents to check on the state of charge of their EV.

5.4 Streetlighting

Streetlighting in areas which are to remain private or under management company, will be fed from electrical landlord supplies or metered feeder pillars via private cabling/ducts.

6.0 Gas

The incumbent gas transporter for the area is Southern Gas Networks. Asset records show:

- A 90mm PE (4"CI) low pressure gas main within Padnell Road enters the site boundary and runs along the proposed primary road. A 63mm PE service is connected to this main supplying the existing properties on the site.
- A 90mm PE (4" SI) low pressure main within the eastern footpath of Cherry Tree Avenue
- A 75mm PE (4" CI) low pressure main located to the west of Padnell Road.

6.1 Diversions

Disconnections will be necessary for the existing building to be demolished within the site boundary.

It is recommended the 90mm PE (4"CI) low pressure gas main within Padnell Road is capped off and terminated at the site boundary.

7.0 New Mains & Services

No new mains and services shall be required for the new development as the dwellings shall have domestic hot water and be heated by air source heat pump.

8.0 Openreach

Openreach asset records show:

- Overhead cables supplying the existing building within the site boundary from the south on Cherry Tree Avenue
- Underground ducting and chambers within Cherry tree Avenue and Padnell Road with overhead cables distributing overhead services to properties.

8.1 Diversions & Disconnections

Openreach will need to be contacted to disconnect and remove the existing cables supplying the buildings to be demolished.

There are no diversions of Openreach apparatus envisaged to enable the development to be constructed.

8.2 New Mains & Services

BT Openreach will provide fibre infrastructure to all developments in excess of 19 units at nil cost to the developer.

Openreach will install fibre infrastructure to the premises to serve the development. Openreach's fibre network is open access, giving homeowners a choice of service providers and enabling them to choose a service package that meets their needs and budget. The fibre network will be gigabit capable.

9.0 Virgin Media

Virgin Media asset records show:

- Virgin Media ducts and chambers within the footpaths of Cherry Tree Avenue and Padnell Road.

9.1 Diversions

There are no diversions of Virgin Media apparatus envisaged to enable the development to be constructed.

9.2 New Mains & Services

Virgin Media offers an alternative choice of fibre network to Openreach or a selected independent network provider. Similar to Openreach, Virgin offers fibre to the premises (FTTP) with gigabit capabilities.

10.0 Toob - Fibre

Toob asset records show:

- Toob ducts and chambers are located and terminate within greenfield Rise.

10.1 Diversions

There are no diversions of Toob apparatus envisaged to enable the development to be constructed.

11.0 TV Reception

A desktop search indicates that a full range of free to air digital and HD channels should be available at the development site served from the Rowridge, Meridian transmitter.

12.0 Conclusions

This report reviews the existing utilities and drainage records for the area and comments on likely requirements. Given the presence of existing water, gas, electricity, and telecommunications infrastructure located within proximity to the site, it is anticipated that the size and location of these services would be able to provide sufficient capacity to accommodate the proposed development.

It is recommended that the following items are addressed at detailed design stage:

- Provision is allowed for in the programme to allow all the relevant disconnections within the site.
- Survey to be conducted to ascertain the existing domestic appliances, to allow the discounts associated with infrastructure charges to be calculated.
- SSE are contacted at the detailed design stage to confirm point of connection to their existing network.
- Utility survey & trial holes to be undertaken to confirm location and depth of the underground services.

Appendix A – Utility Search Report – PAS 128 Survey Type D