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DUNSBURY PARK - PLOT 4 BUILDING 400
UTILITY ASSESSMENT

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UTILITY ASSESSMENT

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CONTENTS

1.	**EXECUTIVE SUMMARY**	**2**
2.	**Introduction**	**4**
2.1	Background	4
2.2	Objective and Scope of Works	4
2.3	Limitations and Constraints	4
3.	**Site Details**	**4**
3.1	Site Location and Description	4
3.2	Proposed Development	5
4.	**Loading Assessment for new DEVELOPMENTS**	**6**
5.	**Existing utility searches**	**6**
5.1	Existing SSEN Network	9
5.1.1	Plot 4	9
5.2	Existing Openreach Network	11
5.3	Existing Gas Network	11
5.5	Existing Water Network	14
6.	**Proposed Utilities strategy**	**15**
6.1	Water	15
6.2	Power Network	17
6.3	Telecoms/Data	18

1. EXECUTIVE SUMMARY

The report summarises a desktop exercise reviewing the utility requirements and modifications required for the proposed development at Dunsbury Park, Plot 4. It makes use of:

- Load assessments for the proposed development Plot
- Record information of existing utility network assets
- Budget quotation proposals from the relevant utility supply companies

The report also sets out an outline strategy for how the future development may be served.

From the record information received, some utility services might require an easement zone to facilitate the development. This can be formally confirmed with a firm quotation in the detailed design stage.

The following provides a summary of the new services required to serve the proposed development:

- Clean water – new water main for fire & domestic branch connection required for warehouse & office.
- Power – SSEN provided the budget estimate for the power connection. The point of connection (POC) is to SSEN high voltage network in the business park. This it to provide a connection at high voltage.
- Data/comms – Infrastructure allowed; the application to be made by Client.
- No gas will be supplied to this site to achieve compliance with Part L2 2021.

Utility provision and budget quotations are summarised as follows:

Table 1: New Connections

Utility Service	Site Status	Utility Supplier	Quotation/Comment
Clean water	Available	Portsmouth Water	New mains requisition application submitted to Portsmouth Water detailing design intent and requirements. Fees received for 'Mains Application' and 'Mains Design' Fees received for applications for four new connections Fees valid until the 31st of March 2026
Electricity	Available	Scottish & Southern Electricity Networks (SSEN)	Plot 4: Total budget estimate received, based on the new connection load 1700kVA.
Gas	Available	SGN	No new gas connections are envisaged, unless required for tenant activities.

Utility Service	Site Status	Utility Supplier	Quotation/Comment
Data/comms	Available	Openreach	The application to be applied for by the Client when tenant requirements are known.

No significant diversions or modifications of existing utilities services are anticipated for the proposed development. There is however a major services route to a minor crossing to Plot 4.

Whilst the proposed development does not impact the routes and wayleaves, care will be required during construction to maintain safe working distances and methodologies. The Appropriate RAMS will need to be developed by the Principal Contractor. They should refer to SSEN Guidance for "Third Parties Working Near SSEN Transmission Assets", for the required minimum clearance between the overhead line conductors and other objects.

2. INTRODUCTION

2.1 Background

Ramboll UK Limited ('Ramboll') has been appointed by Portsmouth City Council to undertake a Utility Assessment to support the application for outline planning permission for the proposed development Plot 4, at Dunsbury Park (the 'site').

2.2 Objective and Scope of Works

The aim of this report is to:

- Give a load assessment for the proposed development plot
- Provide record information of existing utility network assets on site
- Give budget quotation proposals from the relevant utility supply companies
- Provide an outline strategy for how the future development may be served.

2.3 Limitations and Constraints

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3. SITE DETAILS

3.1 Site Location and Description

The site is located at Dunsbury Park, Havant, PO9 4EE at an approximate OS National Grid Reference (NGR) SU 69932 09156.

The site consists of Plot 4 that has an area of 14000m^2.

Adjacent and surrounding land uses to the site include:

- North: A3 Waterlooville by-pass and beyond the north-eastern suburbs of Waterlooville as well as the Waterlooville golf course.
- East: Havant Thicket Reservoir as well as the northern environs of Leigh Park.
- South: Neville's Park and the continuation of Hermitage Stream.
- West: Junction 3 of the A3 and its associated slip roads, beyond is Hermitage Stream which crosses beneath the By-pass and runs to the south.

Figure 1: Site Location

3.2 Proposed Development

The proposed development is of undeveloped land and would include the erection of a warehouse with ancillary offices, and provision of associated service yard, parking, access, landscaping, and infrastructure.

The new warehouse sits among previously developed land with warehouses either side of Fitzwygram Way. See Figure 1 for site location.

4. LOADING ASSESSMENT FOR NEW DEVELOPMENTS

Based on the building area information for the site the following load assessments were made for the proposed building. The loads are based on the information regarding the architectural layout plan provided by the client, as below. In order to achieve compliance with Part L2 2021, an all-electric heating and hot water solution is proposed. No gas system has therefore been considered.

No	Water (l/s)	Power
1	There will be two water supply connections (refer to figure below) – 1. Plot 4 (13,862m^2) Warehouse Office use – 1.5 L/s as per no. of fittings on current architectural plans & Plumbing Engineering Services Design Guide IOP 2002. 2. It is currently understood that no specialist fire suppression equipment is required however, no fire hydrant has been identified within 90 m of the proposed entrance at plot 4 so this has been allowed for. The water flow rate for firefighting will be approximately 15 L/s. Please note that water demand in case of fire will need to be reassessed as per fire strategy in later stage of the design development.	**Electrical load elements for the Plot:** Lighting and power Air Source heat pumps for office EV charging points of the parking space with diversity factor Based on the above elements, the total electrical MD (maximum demand) for the new plot is as follows: Plot 4 electrical load = 1662kVA

Table 2: Loading Assessment

5. EXISTING UTILITY SEARCHES

An existing utility search and budget quotation requests were carried out in August 2025 for the site.

Table 3: Existing Utility Search lists all the companies who have been contacted and their search results.

The only companies who have apparatus in the area are Southern Gas Networks (SGN), Scottish and Southern Electricity Networks, Openreach, and Portsmouth Water.

Asset Owner	Apparatus Status
Portsmouth Water	Present
Scottish and Southern Electricity Networks	Present
SGN	Present
Openreach	Present

Table 3: Existing Utility Search

In addition, an enquiry was made to 'Line Search' and the results are indicated in Table 4: Line Search. Below are the results from further companies we contacted for existing utility information in the development area.

Company	Response
Openreach	Assets in the area of interest.
Bring Energy	Waiting for the response.
CityFibre	No assets in the area of interest.
Colt	No assets in the area of interest.
GTC	Waiting for the response.
Lumen Technologies	No assets in the area of interest.
Mobile Broadband Network Limited	Waiting for the response.
Sky UK Limited	No assets in the area of interest.
Sota	Waiting for the response.
Southern Water	Waiting for the response.
Utility Assets Ltd	Waiting for the response.
Verizon Business	No assets in the area of interest.
Virgin Media	Waiting for the response.
Vodafone	No assets in the area of interest.

Table 4: Line Search

In addition, Table 5: Line search indicates companies with no apparatus located in the search area.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)		
Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cadent Gas	Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Live Pipelines)
Drax Power Limited	Eden Estuary Energy Limited	EDF Energy Renewables Ltd
EET Fuels	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest Heather Ltd	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESP Utilities Group	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Greenlink Interconnector Ltd	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	Impala Terminals Infrastructure Ltd
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities
Last Mile	Liverpool City Region Connect	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	MUA Group Limited	Mutual Energy
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
National Grid Ventures	Neos Networks	Northern Gas Networks Limited
Northumbrian Water Group	NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd
NYnet Ltd	Ogi	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish Power Generation	Seabank Power Ltd
SES Water	Shell	Shell NOP
South Staffs Water	SP Energy Networks	Spring Fibre Limited
Squire Energy Networks	SSE Generation Ltd	SSE Transmission
SSE Utility Solutions Limited	Storengy	Sutton Bridge Power Generation
Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)	toob Limited
Total (Colnbrook) c/o Penspen	Total Finaline Pipelines	Transmission Capital
Trojan Energy Limited	UK Power Distribution	UK Power Networks
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Virgin Media O2
Voneus Limited	VPI Power Limited	Wales and West Utilities
Welsh Power	West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)
Westminster City Council	Winnington CHP Ltd	Zayo Group UK Ltd c/o JSM Group Ltd

Table 5: Line Search

The information listed above is based on existing record information from the utility suppliers and should be confirmed by a buried services scan prior to any works commencing.

5.1 Existing SSEN Network

SSEN has an existing underground and overhead line network run in Dunsbury Park.

5.1.1 Plot 4

- 25 1C CAI existing LV underground cable runs at the southeast of the site.

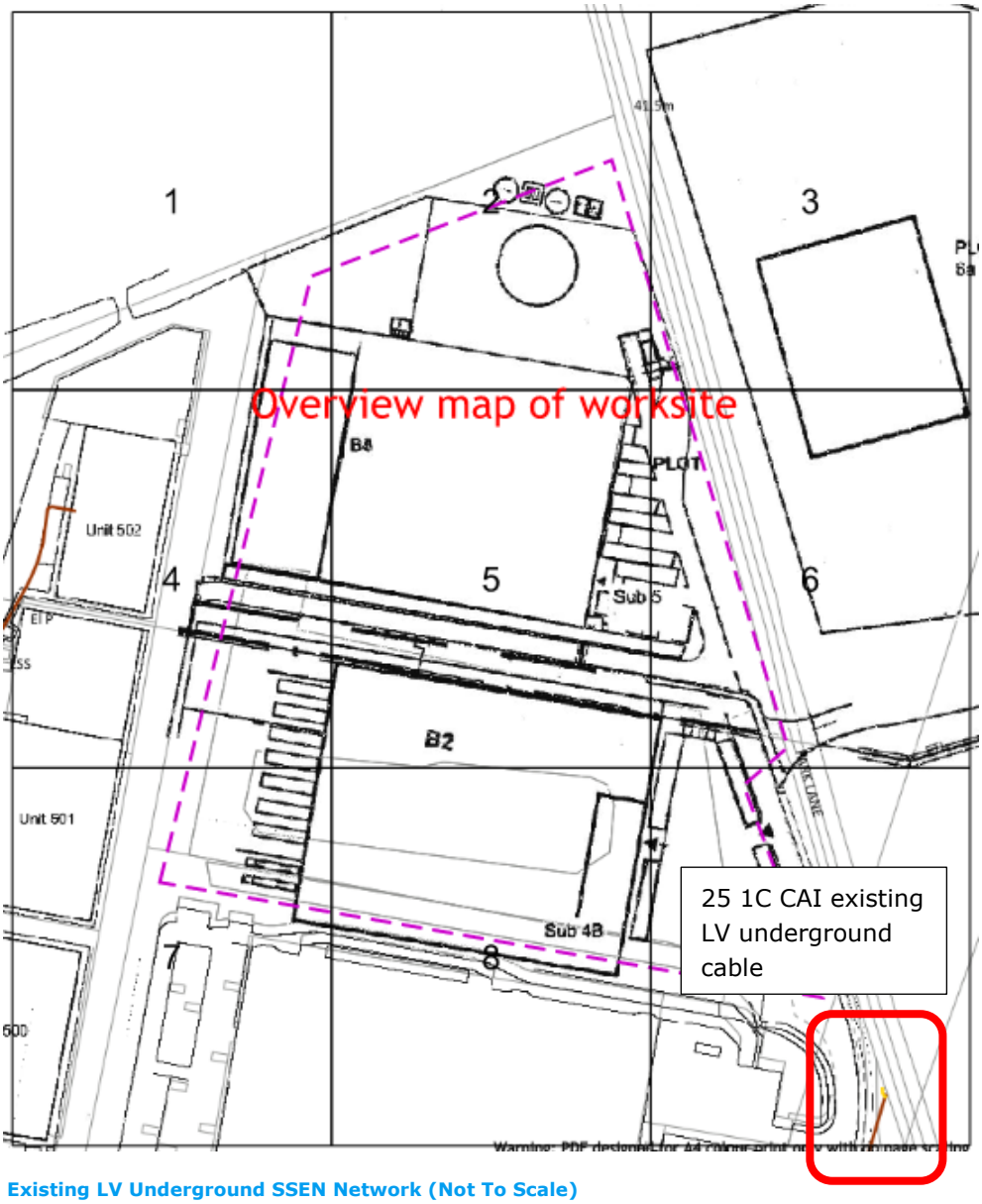

Figure 2: Existing LV Underground SSEN Network (Not To Scale)

- 33kV 500x3x1C Cu XLPE existing HV underground cable runs in north part of the site.
- 132kV 175SCA(+EW) existing overheadline cables runs at the southeast of the site.
- 2 x 11kV 300x 3C Al XLPE existing underground cables run at the southeast of the site.

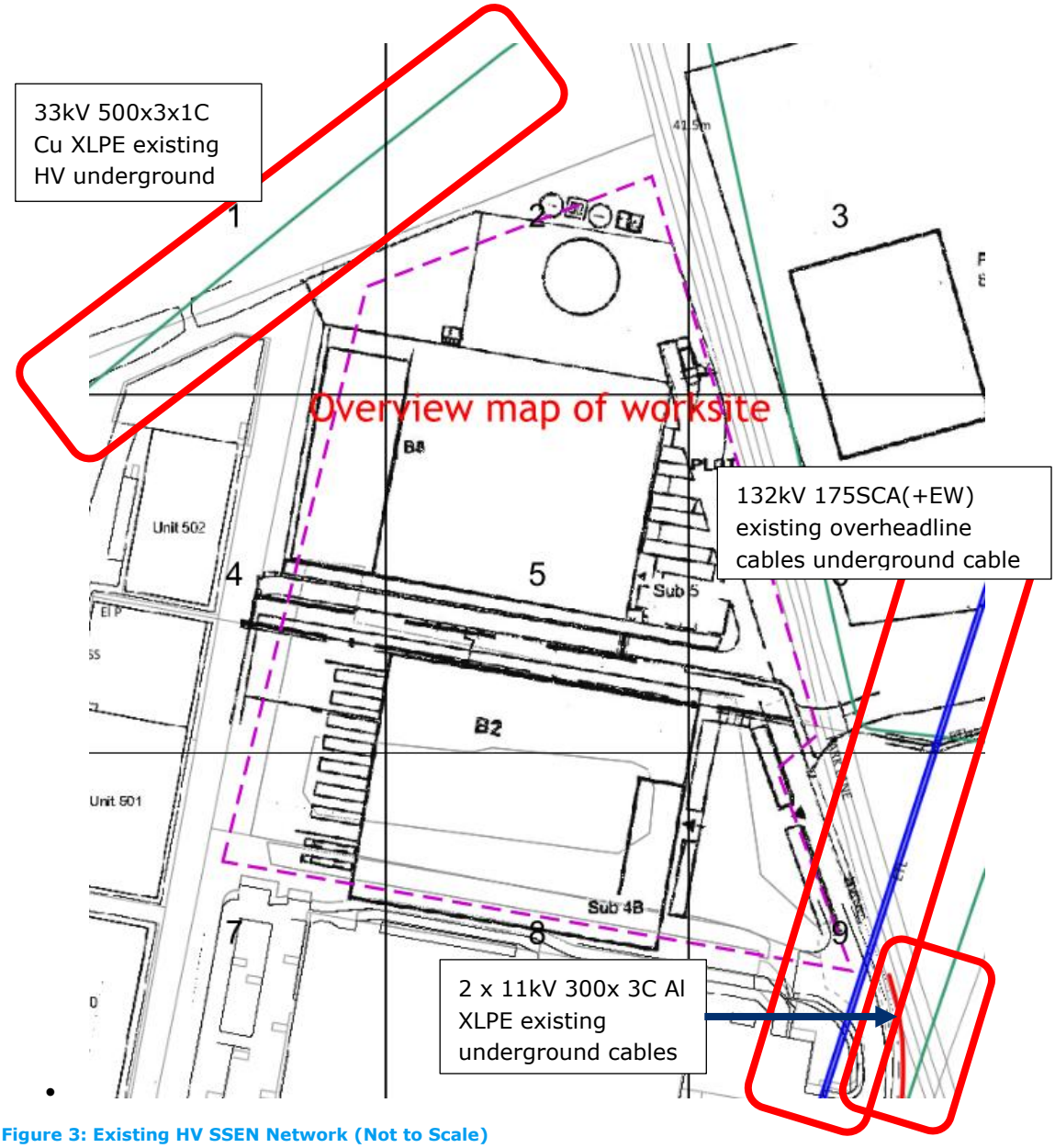

Figure 3: Existing HV SSEN Network (Not to Scale)

No diversions of these electrical services are anticipated at this stage.

Whilst the proposed development does not effect the 132kV overhead line route and wayleaves, particular care will be required during construction to maintain safe working distances and methodologies. Appropriate RAMS will need to be developed by the Principal Contractor.

5.2 Existing Openreach Network

Openreach has an existing live underground network running along/inside to the sites. There are live existing Openreach manholes and ducts currently located within the proposed Plot 4.

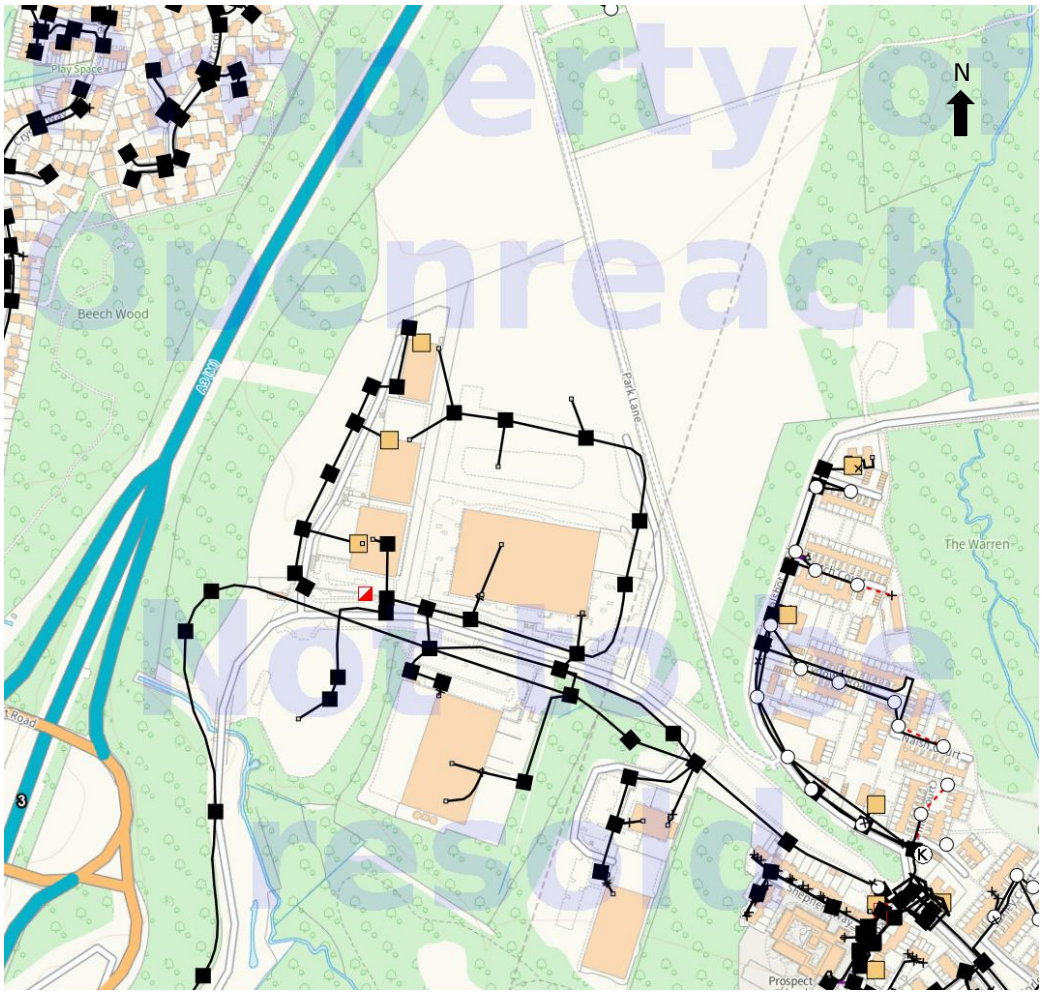

Figure 4: Existing Openreach Network from Openreach Record Drawing (Not to Scale)

Proposals for amending and extending the duct network will be developed when the tenant requirements are known and agreed with the utility before being implemented.

5.3 Existing Gas Network

SGN has an existing high pressure main in the region of plot 4. SGN have been advised of the plan for new developments in their vicinity.

It is essential that no work or crossing of these pipelines is carried out until a detailed consultation has taken place. SGN advised there may be additional gas pipes not showing on their current records (low pressure, medium pressure, etc.). There should be no mechanical excavations taking place above or near the gas main. The exact position of the main should be confirmed by using hand dug trial holes.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. It is client

responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for the client on or near gas pipes.

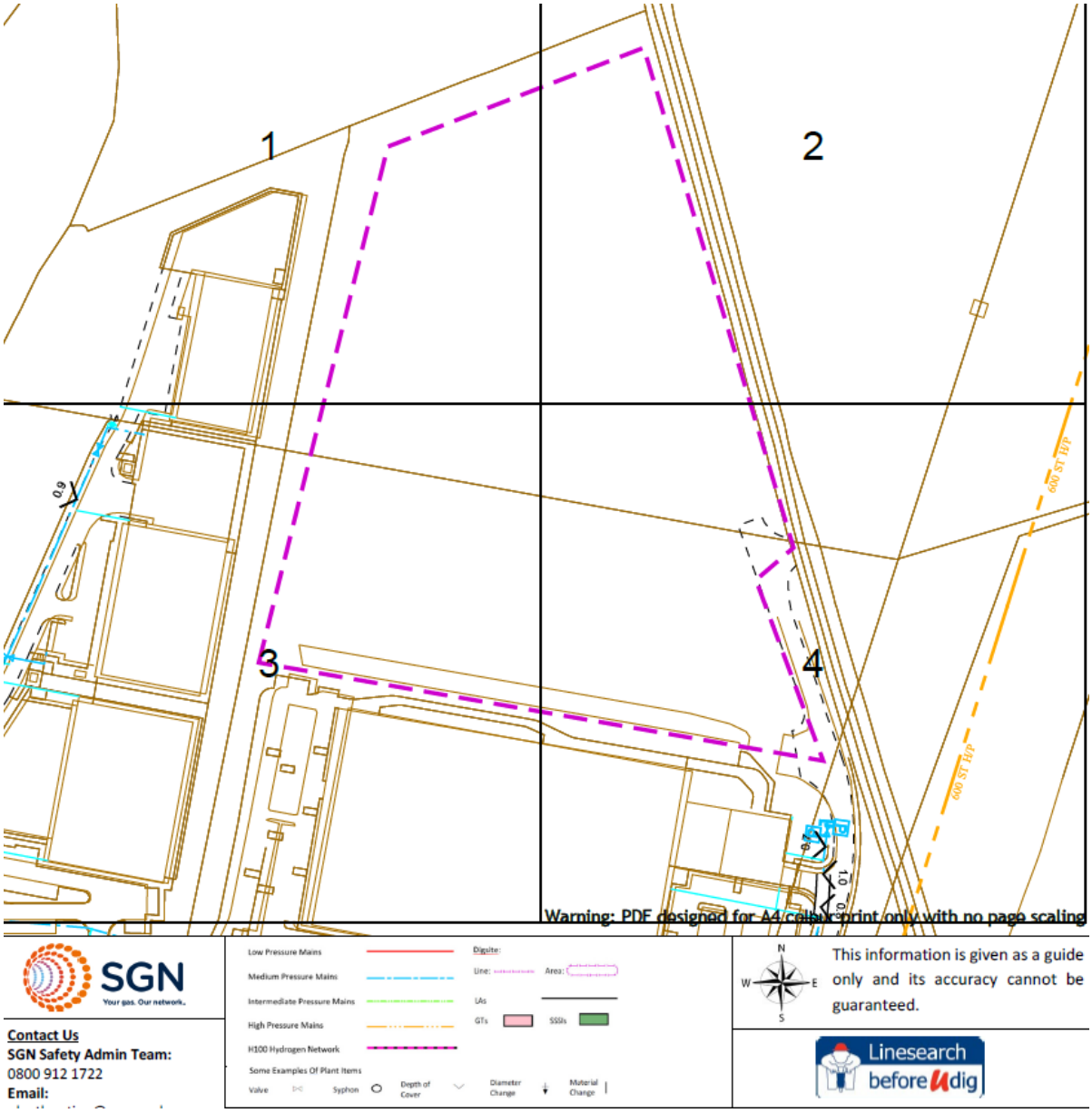

Figure 5: Existing Gas Network SGN at Plot 4 (Not To Scale) Showing High Pressure Main

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances shown in Table below from the confirmed location of SGN gas mains and services shown on gas maps without prior agreement.

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 – 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 – 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

Table 6: Total Easement Required

5.5 Existing Water Network

Water supplies in the area are provided by Portsmouth Water. Records indicate that they have the following assets at the time of writing the report.

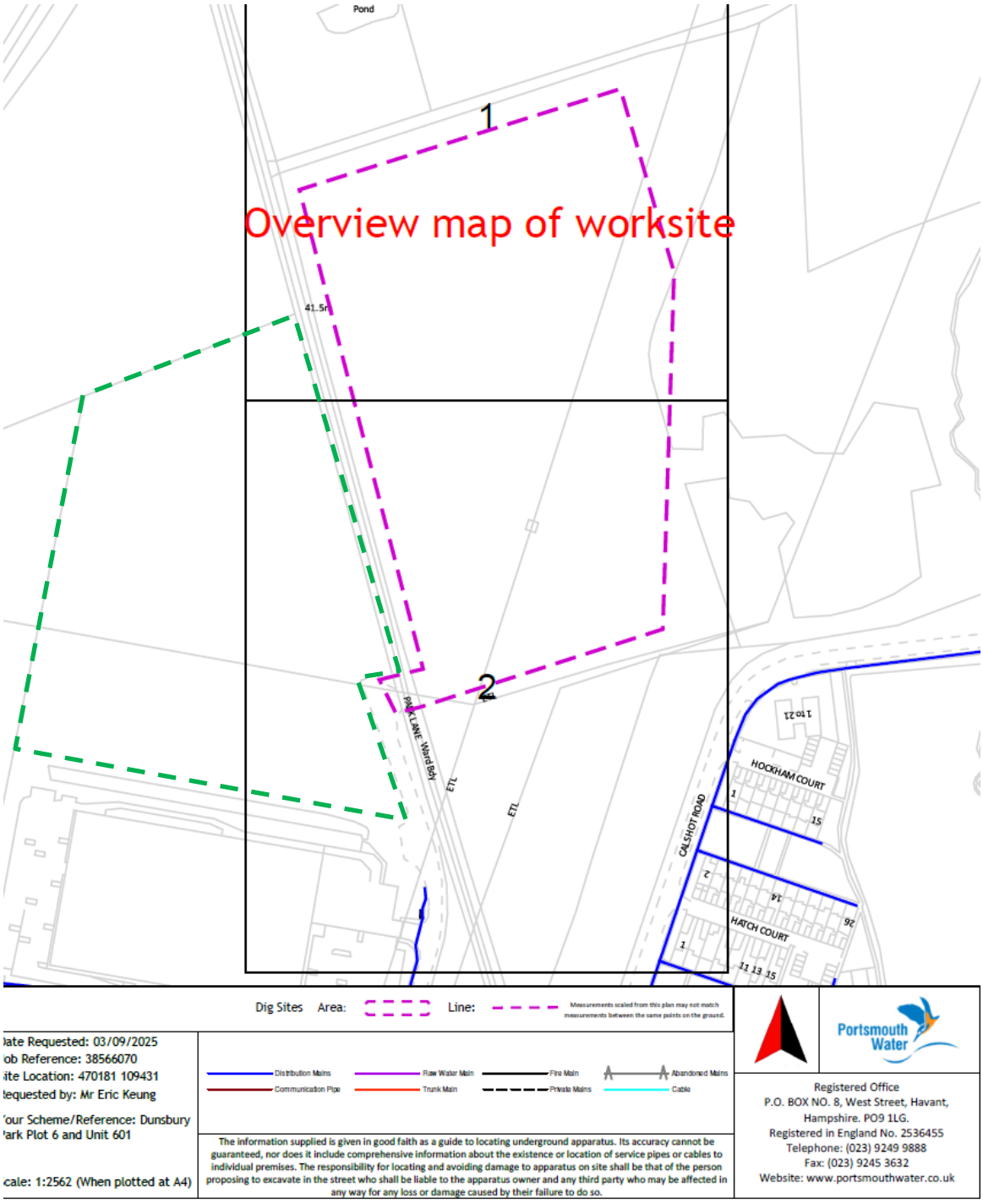

Figure 6: Existing Water Supply Network at Plot Six & Four with Plot Four outlined in Green dash (Not To Scale)

No Portsmouth Water assets were identified around Plot 4.

There could be some private pipework as the asset maps only show water mains. This information is provided for guidance purposes only; the actual positions of apparatus should be confirmed by hand dug trial holes.

6. PROPOSED UTILITIES STRATEGY

This section describes the proposed utility strategy to service the proposed development. The initial findings and strategy are from the utility providers and as the scheme develops; amendments from the initial design proposals may be necessary.

6.1 Water

The existing record information has been reviewed, and a new supply strategy has been submitted to Portsmouth Water along with a mains requisition application.

The intent is to provide a new connection as listed below –

1. Plot 4 – 1.5 L/s plus 15 l/s new hydrant connection.

As illustrated in the figure below the intent is to connect to the existing 180 mm main that traverses the site beneath Fitzwygram Way and extend a branch north to serve Plot 4.

This design intent will now be developed further by Portsmouth Water's team.

Figure 7: Proposed New Water Infrastructure (Green)

6.2 Power Network

SSEN have provided a budget estimate for the new supply to the proposed plot, as follows:

Plot	New connection load (kVA)	Point of Connection (PoC)
4	1700	2 x 300XLPE HV mains

The tentative point of connections (POC) has been shown on the proposed utility plan below:

:

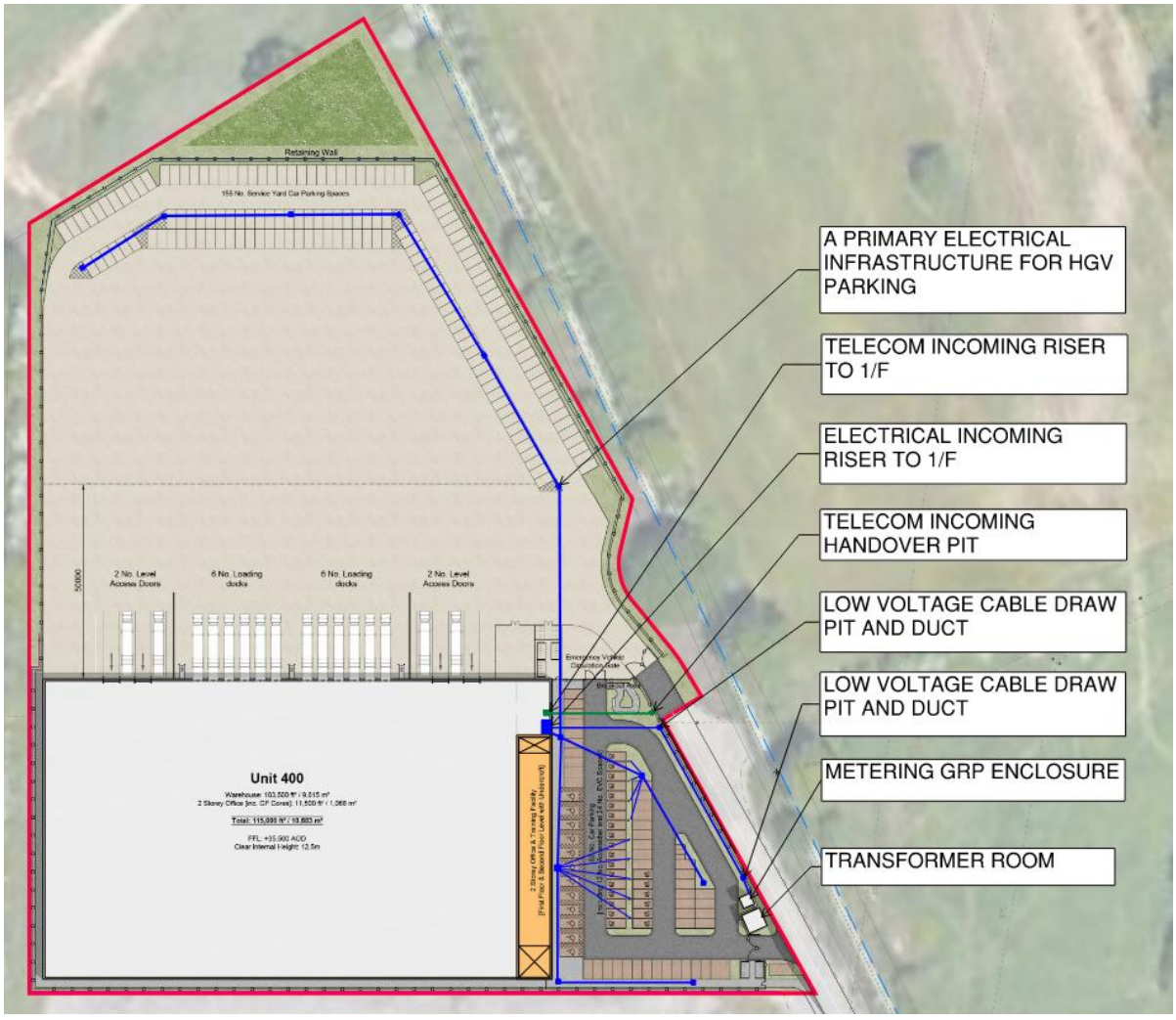

Figure 8: Proposed New Electrical and Telecom Infrastructure for Plot 4

The POC has not been confirmed with the Applicant and DNOs as it only shows the concept of connection. The detailed utilities routes through the site are to be developed during the detailed design stage.

6.3 Telecoms/Data

According to the existing Openreach plan, there is an existing telecom network that exists near the site.

An underground network of data cables will be required within the development for telecom and data services. Generally, the developer will install underground ducts within the site boundary to facilitate the installation of cables by BT.

Data/telecom ducts can be installed within multi-service trenches, however the separation distances according to current regulations shall be ensured.