FEASIBILTIY STAGE UTILITIES SERVICES REPORT

PROPOSED CARE HOME, HAVANT

For

PERSEUS

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Revision	Date Issued	Description/Summary of Changes	Prepared	Approved
A	24.07.2026	First Issue	JB	MC

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1 Introduction

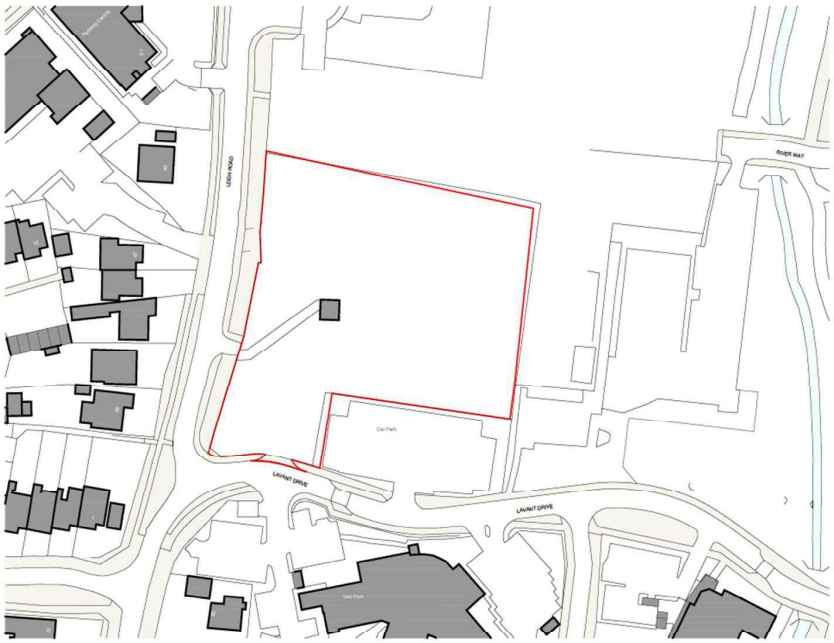
The purpose of this report is to provide an overview of the existing utility services around the site boundary at land at Lavant Drive, Havant and to explore the feasibility of new services for the proposed redevelopment. The development proposals consist of the construction of a care home for Perseus Land and Development.

This report outlines the existing service arrangements across and within the vicinity of the site to establish the effects that these may have on the current proposals and any potential diversions that may be required.

Contact has been made with the various key utility supply companies and network operators who in-turn have provided their record information for the purposes of this review. It should be noted that these record maps provide an indication of services in and around the site but not always an accurate reflection of what is installed and as such the findings herein will need to be validated by way of physical survey work.

In all instances where proximity of services is identified as being 'present' the precise locations, i.e., dimensions, are not given as the general practice is, they identify 'approximate' positions only. Harniss Consulting recommends that a Ground Penetrating Radar (GPR) survey is to be complete prior to the start of construction to ensure that any services on site have been identified and disconnected or diverted where required.

Initial load assessments have been undertaken and submitted to the relevant authority for the purpose of confirming network capacity or possible network reinforcement/upgrades, where required, to serve the proposed development for clean water & electricity. Harniss Consulting have prepared load assessments based upon an all-electric heating and hot water strategy.



Picture 1: Site Plan courtesy of Vestar Architects.

2 Existing Utility Services

The records of the existing services have been obtained from the respective network operator.

The key finding from the desk top feasibility study of utility provisions in and around the proposed site is that all major services are local to the site and available for connection, however, please refer to latter sections of this report for detail on the capacity checks of the adjacent networks.

Picture 2: Image of site – Courtesy of Google Maps

2.1 Electrical

The SSEN record information indicates that there is an existing 500kVA substation located centrally on site which serves neighbouring sites adjacent to Leigh Road.

2.2 Water

There are no existing services indicated on existing record information.

2.3 Gas

There are no services indicated in the existing record information.

2.4 Telecommunication

There is existing BT infrastructure on site, including 3no. live telecommunication poles and a live box located adjacent to the right side of the proposed site entrance. Communication with the network provider will be necessary to ensure that no existing networks will be disrupted.

3 Diversions

3.1 Electrical

The existing substation located on site clashes with the proposed care home development; therefore, diversion works will be required.

To facilitate the relocation of the substation, the existing substation will need to be dismantled, including the termination of 2 No. HV switches. These will then be reinstalled at the proposed new substation location. In addition, further HV works will be required, with SSEN to install 2 No. HV straight joints to connect the existing HV mains entering the site to the relocated substation.

Alongside the HV diversion works, LV diversion works will also be required to facilitate the proposed development. Within the substation, 6 No. LV switch terminations will be required, along with 7 No. new LV straight joints, 2 of which will be step-up straight joints, to reconnect the substation to the existing infrastructure.

A further 2 No. LV straight joints, 1 of which will be a root straight joint, will be required to allow the LV main to be routed around the perimeter of the development and maintain the supply to the existing developments to the east of the site.

3.2 Telecommunications

There are currently 3no. live poles located on site as well as 1 no. planned Telecoms box which is anticipated to be located adjacent to the proposed site entrance as per BT Open Reach record information; however, we are still awaiting a formal BT diversion quotation. The network operator is to confirm whether any diversion work is required in order to facilitate the proposed development.

4 New Utility Connections

4.1 Electrical

Harniss Consulting have prepared a preliminary load assessment to achieve an all-electric heating and Hot Water generation strategy; this load assessment totals to a site capacity of 360kVa. At the time of writing this report, the quotation is currently out with the SSEN design team, meaning the new connection strategy will be subject to the SSEN electrical quotation, which is to be received in the forthcoming days.

4.2 Water

Harniss Consulting have prepared a preliminary load assessment in-line with standard client requirements and the requirement for all care home to be provided with a BS9251 compliant sprinkler system, the load assessment requires a flow rate of 5.25 l/s. Portsmouth Water have proposed single 63mm MDPE pipe to site boundary from existing 200mm main adjacent to site entrance.

4.3 Fire Hydrant

Proposed 65mm MDPE to split into unmetered fire hydrant supply at site entrance , the final position of this shall be within 90m of the building entrance in line with AD Part B. The flow rate of the fire hydrant shall be confirmed by the fire officer and local authority.

4.4 Telecommunications

5 New Supply Connection Quotes

Developer's applications have been submitted to provide new supplies to the site for water and electric to the relevant network operators. These developers' enquiries will provide a conclusion to an initial assessment of the available capacity within each network, at the time of application, to meet the demands of the proposed development.

Service	Authority	Detail of Service Requested	Current Status	Quotation Value
Water	Portmouth	1No 65mm MDPE serves both the new water connection and un-metered fire hydrant. The new connection shall split into 63mm MDPE with a flow rate of 5.25l/s to serve the care home.	Received	£51,540.80 (Inc VAT)
Electrical (Diversion Works) New Connection TBC	SSEN	360kVA all-electric supply. Budget Quotation.	Received	£120,916.0 (Inc VAT)