As of 28/09/2026 Padnell Grange Utility Search – Executive Summary

NIC Report P353-01-R-03-05, Rev 01 | March 2026

Purpose and scope. NIC completed a PAS 128:2022 Survey Type D desktop records search for Padnell Grange, Waterlooville, Portsmouth (SU698110; E 469891, N 111093). It covers water, wastewater, gas, electricity and communications. Type D uses existing records only: positions and depths are indicative, may be incomplete and are not verified for excavation. The report advises further PAS 128 investigation before breaking ground and treats desktop records older than 90 days as historical.

Utility status at report issue

Status	Asset owners
Affected / records supplied	Portsmouth Water; Southern Water; SSEN; SGN; Openreach; Virgin Media; toob; Vodafone.
Not affected	Bring Energy; CityFibre; GTC; MBNL; Sky; Sota; Colt; Lumen Technologies; Utility Assets Ltd.
Outstanding	Verizon Business (fibre) – no response recorded at the date of the report.

Vodafone note. Vodafone Fixed reports no owned apparatus in the immediate vicinity, but its records show leased and/or third-party network within the proposed works area; the relevant owner(s) therefore need to be identified where works could affect it.

Key findings and constraints

Water / wastewater: Portsmouth Water mains and Southern Water foul/surface-water sewerage are recorded in the search area. Water service connections are generally not shown and should be assumed to exist. Portsmouth Water requires positive location by hand digging before mechanical excavation; piling within 20 m requires consultation and new plant should maintain 300 mm clearance.

Gas: SGN confirms gas infrastructure nearby; service pipes, valves and other fittings may not be shown. Mechanical excavation should not take place above or within 0.5 m of low/medium-pressure mains or within 3 m of intermediate-pressure mains unless the location and controls are agreed. Work within 3 m of an identified gas valve requires prior contact with SGN. SGN plans are stated to be valid for 28 days.

Electricity: SSEN supplied LV/HV network plans. Property service cables are not always shown and depths are approximate. Use cable-location equipment, clear marking and hand-dug trial holes before mechanical excavation near cables.

Telecoms / fibre: Openreach, Virgin Media and toob records show communications apparatus in the surrounding road/residential network, including ducts/cables, chambers, cabinets and poles. Treat the plans as indicative only and physically verify plant before excavation. Openreach states its mapping is valid for 90 days; toob also recommends scanning/locating before excavation.

Recommended actions

- Commission a PAS 128 Type B detection survey across the development and tie-in areas, with Type A verification at critical crossings, piling locations and other high-risk interfaces.
- Revalidate records close to construction and continue to chase the Verizon Business response.
- Coordinate with affected asset owners for protection, diversion, connections and approvals, especially for earthworks, drainage, road tie-ins, piling, heavy-plant crossings, level changes and landscaping.
- Issue current plans and owner-specific guidance to site teams; follow HSG47 and never assume an unmarked area is clear of services.

Important. This summary does not replace the original utility plans, legends, safety notes or asset-owner conditions. Exact positions and depths must be established on site before excavation.

Source: NIC Utility Search Report P353-01-R-03-05, Rev 01, March 2026 (Parts 1 and 2)