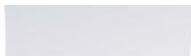


A large, abstract graphic element in the background, consisting of several concentric, semi-circular arcs in shades of light blue, teal, and white, creating a sense of depth and motion.

Reeds Lane (Western Parcel), Sayers Common, West Sussex, BN6 9LS Utility Planning Report



Prepared for Reside Holdings Limited
By Technical & Development Services (Southern) Ltd

Project Information

Title	Utility Planning Report
Site Location	Reeds Lane (Western Parcel), Sayers Common, West Sussex, BN6 9LS
Client	Prepared for Reside Holdings Limited
TDS Project Number	RES.U.49
Document Ref	RES.U.49 UR-01
Prepared by	Technical & Development Services (Southern) Ltd Hillreed House, 54 Queen Street Horsham West Sussex RH13 5AD
Document File path	U:\Utilities\Reside Developments\RES.U.49 - Reeds Lane, Sayers West\Admin\Report\Draft\RES.U.49.UR.01 - Utilities Planning Report.docx

Issue History

Issue	Date	Author	Author Signature	Approver	Approved Signature
01	28/11/2025	Trevor Baker	<i>Trevor Baker</i>	Gareth Hobbs	<i>Gareth Hobbs</i>

Copyright

Copyright of this report remains with Technical and Development Services (Southern) Limited (TDSS). Should the client wish to release this report to a third party, for that party's reliance TDSS agree to such a release provided that TDSS assumes no duties, liabilities, or obligations to that third party.

Contents

Project Information	2
Issue History	2
Copyright	2
1 Background	5
1.1 The Site	5
1.2 Proposed Development	5
1.3 Proposed Re-Development	5
1.4 Planning History	5
1.5 Information Provided	5
1.6 Caution	5
1.7 Statutory Undertaker Initial Enquiries	5
2. Drainage Infrastructure	6
2.1 Sewerage Provider	6
2.2 Existing Apparatus	6
2.3 Available Capacity and Point of Connection	6
2.3.1 Foul Drainage	6
2.3.2 Surface Water Drainage	7
2.4 Sewer Connections and Adoption Costs	7
3. Water Infrastructure	8
3.1 Water Supply Company	8
3.2 Existing Apparatus	8
3.3 Available Capacity and Point of Connection	8
3.5 Mains and Connections Costs	8
4. Gas Infrastructure	9
4.1 Gas Network Operator	9
4.2 Existing Apparatus (SGN)	9
4.3 Existing Apparatus (Fulcrum)	9
4.4 Available Capacity and Point of Connection	9
5. Electricity Infrastructure	10
5.1 Electricity Network Operator	10
5.2 Existing Apparatus	10
5.3 Available Capacity and Point of Connection	10
5.4 Budget Estimate	10
5.5 Diversion	11
6. Multi Utility Infrastructure	12
6.1 TUC Limited	12
High Voltage Connection	12
6.2 UK Power Solutions Limited	12
High Voltage Connection	12
7. Telecommunications Infrastructure	14

7.1	Network Operator	14
7.2	Existing Apparatus	14
7.3	Proposed Connections.....	14
8.	Communications & Media Pipeline Search	15
9.	'Linesearch before U dig'	15
10.	Highway Infrastructure.....	15
11.	Combined Services Overlay.....	15
12.	Executive Summary	16
13.	Appendices	17

1 Background

1.1 The Site

Reside Holdings Limited has engaged Technical and Development Services (Southern) Ltd. (TDSS) to determine the availability and sufficiency of existing utilities, to serve the proposed residential development of 80 mixed residential homes on the above site, and to identify any utility apparatus, on or adjacent to the site, that may be affected by the development. Budget Costs for provision of the mains and connections required to service the development were also sought.

1.2 Proposed Development

The site of approximately 4.4 ha. is located on land at Reeds Lane, Sayers Common, which is a small village situated in West Sussex, within the Mid Sussex District of South East England. Sayers Common lies approximately 10 miles north of Brighton and Hove, 2 miles northwest of Hurstpierpoint, and 40 miles south of London

The site is currently open pastureland located on the western edge of Sayers Common, West Sussex, to the north of Reeds Lane. It is partially bounded by King Business Centre, with an approved housing scheme currently under construction to the east, and Furze Field woodland to the north. A public footpath (PRoW_1AI) running through the site from south-east to the north-west, connecting to the wider PRoW network.

It is proposed to access the site via new site access road from Reeds Lane with a proposed potential pedestrian/cycleway link to the neighbouring development site.

1.3 Proposed Re-Development

The development has a proposed accommodation mix of 1, 2, 3 & 4 Bed Dwellings.

Total No. of Domestic Units: 80

1.4 Planning History

A search of Planning Authority Mid Sussex District Council's Planning Portal has indicated that there are currently no extant planning applications or approvals relating to this site.

1.5 Information Provided

The information provided to TDSS, for the purpose of the initial enquiries to the utility network providers, comprised the following.

- Site Location Plan Drg. No. 7463 PL-01 Revision A dated 13th November 2025 by ECE Architecture.
- Site Layout Plan Drg. No. 7463 PL-02 Revision C dated 13th November 2025 by ECE Architecture.

1.6 Caution

In preparing this report TDSS has taken all reasonable steps to present the client with an accurate evaluation of the data available. However, TDSS cannot accept responsibility for the accuracy of information provided by third parties (the utility network providers and/or their agents) and accepts no liability for any direct or consequential loss that may be incurred if information provided by those parties proves to be incorrect or inaccurate.

1.7 Statutory Undertaker Initial Enquiries

Initial enquiries of the statutory undertakers, as to the location and sufficiency of the utility supplies to serve the proposed development, were made by TDSS in September 2025. Budget costs for providing the site mains and house connections were also requested. Plans for the location of utility apparatus that might constrain development, or be affected by it, were also sought. The responses and their implications in the redevelopment of this site, to provide up to 80 homes; are set out as follows.

2. Drainage Infrastructure

2.1 Sewerage Provider

The Sewerage Undertaker for the area is Southern Water Services (SWS)

2.2 Existing Apparatus

SWS's Sewer Map indicates.

- 150mm dia. Vitrified Clay (VC) Public Foul Sewer network within the carriageway of Reeds Lane flowing east from O/S Ruspers along Reeds Lane to the junction of the B2118.
- 225mm dia. Vitrified Clay (VC) Public Foul Sewer network within the carriageway of Reeds Lane flowing north along B2118.

2.3 Available Capacity and Point of Connection

2.3.1 Foul Drainage

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. All 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.

Accordingly, provided the identified point of connection is accessible to the developer over public highway, or other public land, i.e., a Sewer Requisition is not required, the developer can exercise the right to connect, subject to payment of the relevant connection charges, which are fixed annually and published by the Company.

In this case, the pipe size required to drain the 80 domestic properties proposed is not likely to exceed 150mm dia., i.e. no greater than the size of the public sewer at the nearest practicable point of connection, therefore the presence of the 150mm dia. Public Foul Sewer located in Reeds Lane southeast of the proposed site access with an anticipated discharge to Manhole ref: MH 4101, therefore a right to connect is assured.

Due to the topographic levels of the site, it is anticipated that the site will require the installation of a foul water pumping station onsite with a new pumped sewer with a discharge to the existing sewer in Reeds Lane.

However, in response to a pre-development enquiry application, Southern Water has confirmed that there is currently **insufficient capacity** within the foul sewerage network to accommodate a foul flow of 0.72 l/s (Gravity) / 6.0 l/s (Pumped) for the above development at manhole reference TQ26184101. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development.

However, Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge, furthermore Southern Water have an obligation to provide any reinforcement upgrades within 24 months following the date that planning has been granted for developments not identified as strategic sites in their current strategic growth plan, should Southern Water not achieve any necessary network upgrades within this timeframe it is the responsibility of Southern Water to provide an alternative temporary solution to allow foul water discharge from the development.

2.3.2 Surface Water Drainage

The policy of Planning Authorities and the Water & Wastewater Companies, in relation to the management of surface water run-off from new developments, is that a development should utilize sustainable urban drainage systems (SuDS) unless that proves not to be feasible, given the site and ground conditions, and should aim to achieve 'greenfield' run-off rates. Surface water run-off shall be managed as close to its source as practicable, in accordance with the following drainage hierarchy.

- Store rainwater for later use
- Use infiltration techniques, such as porous surfaces in non-clay areas.
- Attenuate rainwater in ponds or open water features for gradual release
- Attenuate rainwater by storing in tanks or sealed water features for gradual release.
- Discharge rainwater direct to a watercourse
- Discharge rainwater to a surface water sewer/drain
- Discharge rainwater to the combined sewer

The Southern Water Sewer Map & Ordnance Survey records indicates that there is an existing ordinary water course/drainage ditch routed along the western boundary of site with a surface water culvert in the south-western corner conveying surface water across to the southern side of Reeds Lane.

The surface water drainage design solution for this development will be defined by and remains the responsibility of the developer's drainage engineer.

2.4 Sewer Connections and Adoption Costs

With effect of 1st April 2020, Ofwat introduced new charging rules that require developers to meet the full costs of any off-site sewer requisitions, i.e. no or a reduced 'income offset' will be payable by Sewerage Companies for sewer requisitions. Where developers elect to employ accredited self-lay providers for off-site sewer constructions, the equivalent 'asset payments' will no longer be made. The additional costs will therefore need to be provided for, see Southern Waters "Statement of Significant Changes for 2025-26 New Connection Charges" on website.

https://www.southernwater.co.uk/media/j52p3v5j/new-connection-charging-arrangements-25_26.pdf

3. Water Infrastructure

3.1 Water Supply Company

The Potable Water Supplier (DNO) for the area is South East Water (SEW)

3.2 Existing Apparatus

SWS's mains records indicate;

- 4-Inch dia. Cast Iron (CI) Distribution Mains routed along the southern footway of Reeds Lane.
- 4-Inch dia. Poly Vinyl Chloride (PVCU) Distribution Mains routed along the northern footway of Reeds Lane, heading east towards the junction with the B2118.

3.3 Available Capacity and Point of Connection

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 new development at the nearest practicable point to the site. Any reinforcement works required must now be funded by the Water Company subsidized by way of the Infrastructure Charges Levied on all new connections.

With effect of 1st April 2020, OFWAT has introduced new charging rules that require developers to meet the full costs of mains requisitions (off-site and on-site), i.e., no or a reduced 'income off-set' will be payable by the Water Company (if company laid) and no asset payment will be made where developers elect to employ accredited self-lay providers.

From the 1st April 2025 income offset will no longer be applicable and all water authorities are now providing the following:

In this case, the size of connection required to supply the 80 domestic properties proposed is not expected to exceed 125mm, i.e. no greater than the size of the existing public water main at the nearest practicable point of connection which is expected to require connection to the above identified existing 4-Inch water main within Reeds Lane due east of the proposed site access, which would be large enough to accommodate the proposed required flow rates and therefore the right of connection is assured, subject to payment of the relevant charges which are published and fixed annually by each Company.

In response to a Potable Water Capacity Check, South East Water has confirmed that there is **Sufficient capacity** in the existing distribution mains network to accommodate the proposed scheme, South East Water have undertaken initial modelling of the network and confirm that the existing network will not require reinforcement works to facilitate the required connection.

3.5 Mains and Connections Costs

All costs and charges relating to water mains requisition, off site connections, off site mains, on site mains and house connections, and all associated costs, both statutory (company laid) and self-laid are now fixed annually and published and can be found in South East Water's "New Connections Services – Charging Arrangements 2025-26" available online.

[https://cdn.southeastwater.co.uk/Publications/Our+charges/SEW_New_Connection_Services_Charging_Arrangements\(25-26\)Publication.pdf](https://cdn.southeastwater.co.uk/Publications/Our+charges/SEW_New_Connection_Services_Charging_Arrangements(25-26)Publication.pdf)

4. Gas Infrastructure

4.1 Gas Network Operator

The Distribution Network Operator (DNO) for the area is Scotia Gas Networks (SGN)

4.2 Existing Apparatus (SGN)

Scotia Gas Networks (SGN) network records currently indicate.

- 125mm dia. Polyethylene (PE) Low Pressure Distribution Main routed along the northern carriageway of Reeds Lane.

4.3 Existing Apparatus (Fulcrum)

Fulcrums network records currently indicate;

- 180mm dia. Polyethylene (PE) Low Pressure Distribution Main routed along the northern carriageway of Reeds Lane from the above SGN main west to the Avtrade Global Headquarters some 550m west of the proposed site.

4.4 Available Capacity and Point of Connection

Whilst the SGN's network records currently indicate that there is Low Pressure gas infrastructure within close proximity to the site it is the intention of the client to progress the proposed development upon a more sustainable solution for their heating and hot water requirements and not installing gas infrastructure to meet with future homes standards.

5. Electricity Infrastructure

5.1 Electricity Network Operator

The Distribution Network Operator (DNO) for the area is UK Power Networks (UKPN)

5.2 Existing Apparatus

UKPN's Network Records indicate;

- An underground 11kV High Voltage cable network routed from the Claypit Lane IDNO (512365) substation within the neighbouring site being developed through that scheme and connecting back to the network pole (Tilbury Depot ABSD 505686) located within the north-eastern boundary of site.
- A 11 kV High Voltage overhead pole mounted network routed south-west from the north-eastern corner of the site, this pole has an Air Break Switch Disconnector (Tilbury Depot ABSD 505686) located on a pole.
- A 11 kV High Voltage overhead pole mounted network routed from the above network south-east to the Kings Business Centre S/S (511435) which then continues south along the eastern boundary to Reeds Lane.
- A Low Voltage overhead network routed along the southern footway of Reeds Lane with overhead services to the surrounding properties.

5.3 Available Capacity and Point of Connection

It is the intention to provide a more sustainable heating solution with the utilisation of Air Source Heat Pumps (ASHP) to provide heating & hot water to the dwellings and provision of 7kW Electric Vehicle Charging (EVC) points to 100% of proposed dwellings, and therefore due to the electricity load requirements for the development, a connection to the High Voltage cable network is the likely anticipated point of connection for the development, and therefore would require on site substations for the development.

Following a Point of Connection Application UKPN have completed their initial network analysis on the existing network to determine a practical Point of Connection for the scheme based upon their standard After Diversity Maximum Demand (ADMD) loads with the inclusion of an Electric vehicle charger for all plots with a total site load of 425 kVa, UKPN have determined that the PoC is on to the existing High Voltage network cable that is located in the neighbouring development O/S the Claypit Lane IDNO (512365) substation, this requires the routing of a new HV cable from this location through the neighbouring site in to a new substation onsite.

5.4 Budget Estimate

UKPN has confirmed it can provide the electricity infrastructure required to supply the development based upon a connection to their existing High Voltage Underground cable network via 2 No. straight joints, the laying of a HV cable from the proposed point of connection to a proposed new onsite substation, this will then further provide the necessary LV distribution to the 80 domestic dwellings each with a 7kW EVC and the inclusion of connections to 1 No. Land lord supply & 1 No. Wastewater Pumping Station.

UKPN has not identified any capacity issues within its existing HV Voltage network within their budget estimate but has cautioned that additional costs may be required for off-site reinforcement, costs will depend on site conditions, on obtaining any necessary legal consent, traffic management requirements, final load details, site layout, the route of incoming cables, a site visit to confirm available capacity on the localised network.

It will be necessary to establish a new totally enclosed substation on the development site, in situations where a standard GRP substation enclosure can be used, an area of land of at least 5m x 4m will be required. If, however, you prefer to construct a brick substation then an area of land of at least 5m x 5m will be required.

Planning Permission, although not always required for a GRP substation, will be required for a brick-built enclosure, and it will be the developer's responsibility to obtain this.

5.5 Diversion

There is an overhead High Voltage cable network with associated pole mounted Air Break Switch Disconnection (ABSD) installation which controls the flow of current within the network routed south-west across the site with a connecting overhead network that is routed to the Kings Business Centre S/S (511435), this network conflicts with the proposed site layout. UK Power Networks have provided a budget estimate to divert 3 No. spans of cable between poles 616129 & 611396 and a single span between poles 616627 & 616634, a suitable margin will need to be accommodated within the site layout to route the diversion through and will require associated legal easement(s) to be agreed.

6. Multi Utility Infrastructure

6.1 TUC Limited

TUC Limited has provided an alternative option for the provision of Electricity & Potable Water Infrastructure and a multi utility offering for the proposed development, these are based upon connection to the existing utility networks and provide a more practical and efficient option by combining the network construction.

High Voltage Connection

Firm Point of Connection (PoC) offer provided by UKPN to the existing High Voltage Network located within the neighbouring Elivia Homes development.

Electricity

This quotation includes a firm electric point of connection (PoC) from the existing HV network that has been installed on the neighbouring Elivia Homes development approximately 140m from the site boundary, this connection does not require any network reinforcements to accommodate the proposed site however, it does require the laying of a new HV cable from the connection point inside the neighbouring site to the proposed new substation location.

TUC Limited have anticipated a site load of **248.8kVA** and have based this budget estimate upon TUC Limited's own load calculations with the inclusion of a 7kW Electric Vehicle Charger on each plot and an estimated electrical load of 20kVA for a wastewater pumping station, the below budgetary estimate does include the non-contestable cost that has been levied by the incumbent DNO UKPN.

This connection will require the installation of 1 No. new onsite substation with the installations of a 500kV transformer installed within a suitable substation enclosure, this budgetary estimate does not include for the non-contestable cost that will be levied by UKPN for the firm Point of Connection.

This offer is based upon TUC Limited's own load calculations with the inclusion of a 7kW Electric Vehicle Charger on each plot and an estimated electrical load of 20kVA for a wastewater pumping station, the below budgetary estimate does not include the non-contestable cost that will be levied by the incumbent DNO UKPN.

Water

This quotation also includes for the provision of potable water distribution via the use of a NAV adoption process, the water point of connection (PoC) is to be determined by the incumbent water authority South East Water and subsequently this offer does not include for the non-contestable cost that will be levied at this stage, therefore costs associated with the PoC are subject to change.

6.2 UK Power Solutions Limited

UKPS Limited has provided an alternative option for the provision of Electricity & Potable Water Infrastructure and a multi utility offering for the proposed development, these are based upon connection to the existing utility networks and provide a more practical and efficient option by combining the network construction

High Voltage Connection

Firm Point of Connection (PoC) offer provided by UKPN to the existing High Voltage Network located within the neighbouring Elivia Homes development.

Electricity

This quotation includes a firm electric point of connection (PoC) from the existing HV network that has been installed on the neighbouring Elivia Homes development approximately 140m from the site boundary, this connection does not require any network reinforcements to

accommodate the proposed site however, it does require the laying of a new HV cable from the connection point inside the neighbouring site to the proposed new substation location.

UKPS Limited have anticipated a site load of **308kVa** and have based this budget estimate upon UKPS Limited's own load calculations with the inclusion of a 7kW Electric Vehicle Charger on each plot and an estimated electrical load of 20kVa for a wastewater pumping station, the below budgetary estimate does include the non-contestable cost that has been levied by the incumbent DNO UKPN.

This connection will require the installation of 1 No. new onsite substation with the installations of a 500kV transformer installed within a suitable substation enclosure, this budgetary estimate does not include for the non-contestable cost that will be levied by UKPN for the firm Point of Connection.

This offer is based upon UKPS Limited's own load calculations with the inclusion of a 7kW Electric Vehicle Charger on each plot and an estimated electrical load of 20kVa for a wastewater pumping station, the below budgetary estimate does not include the non-contestable cost that will be levied by the incumbent DNO UKPN.

Water

This quotation also includes for the provision of potable water distribution via the use of a NAV adoption process, the water point of connection (PoC) is to be determined by the incumbent water authority South East Water and subsequently this offer does not include for the non-contestable cost that will be levied at this stage, therefore costs associated with the PoC are subject to change.

7. Telecommunications Infrastructure

7.1 Network Operator

The Local Telecommunications Network Operator is Openreach.

7.2 Existing Apparatus

Openreach's network records indicate;

- An underground duct and chamber network routed along the southern verge of Reeds Lane opposite the proposed site access
- An underground duct and chamber network routed from Reeds Lane in the Kings Business Centre and further distributes to all buildings within the business centre curtilage.

7.3 Proposed Connections

Openreach's policy is that any requirement for reinforcement works up to a value of **£3,400.00** per connected property will be funded by Openreach. Given the location of the existing networks in Reeds Lane it is not anticipated that there will be any difficulty supplying connections to the site, or that there will be any extra costs to the developer.

Openreach will only prepare a site layout and proposal for a fully consented and detailed site layout, following submission by the developer of a firm application for connections. Openreach will offer to provide fast Fibre to the Premises (FTTP) for the 80 residential connections at £Nil cost to the developer.

8. Communications & Media Pipeline Search

'NEGATIVE' i.e. 'not affected' responses from most, i.e. these operators do not have A search of all known Communications Media & Pipelines Network Operators and revealed 'NEGATIVE' i.e. 'not affected' responses from most, i.e. these operators do not have apparatus in the area of the site or its proposed accesses, and therefore no apparatus that is likely to be affected by the development.

9. 'Linesearch before U dig'

A 'Linesearch' of the national database of utility asset owners registered with 'Linesearch before U-dig' has revealed 'POSITIVE' responses (i.e. the operators have apparatus in the 'search' area), from the following.

- Scotia Gas Networks (SGN)
- UK Power Networks (UKPN)

SGN's apparatus is identified and addressed at Para 4.2.

UKPN's apparatus is identified and addressed at Para 5.2

10. Highway Infrastructure

Enquiries of the local Highway Authority West Sussex County Council, on the extent of publicly adopted highways in the area, resulted in receipt of a plan of the adopted highway.

11. Combined Services Overlay

TDSS have overlaid the existing utility record plans for the local area, over the proposed site plan to provide a Utility constraints plan for the site.

12. Executive Summary

The enquiries of the utility network providers and their responses have to date revealed some utilities supply impediment to the development of this site, they have identified that the localised sewerage network will require reinforcement to accommodate the required water flows anticipated.

Foul Drainage

The Sewer Map indicated a 150mm dia. Public Foul Sewer network flowing east along Reeds Lane, it is anticipated that due to the topography of the site and surrounding lane that a pumped solution will be required to discharge into MH ref: 4101 Reed Lane.

Under connections regulations now in force (See Para 2.3) there is a right of connection to this point of connection. A connection for foul drainage purposes is therefore assured.

However, Southern Water has confirmed that there is currently **insufficient capacity** within the foul sewerage network to accommodate a foul flow of 0.72 l/s (Gravity) / 6.0 l/s (Pumped) for the above development at manhole reference TQ2618401. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development.

However, Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge, furthermore Southern Water have an obligation to provide any reinforcement upgrades within 24 months following the date that planning has been granted for developments not identified as strategic sites in their current strategic growth plan, should Southern Water not achieve any necessary network upgrades within this timeframe it is the responsibility of Southern Water to provide an alternative temporary solution to allow foul water discharge from the development.

Surface Water Drainage

The Southern Water Sewer Map & Ordnance Survey records indicates that there is an existing ordinary water course/drainage ditch routed along the western boundary of site with a surface water culvert in the south-western corner conveying surface water across to the southern side of Reeds Lane, it is anticipated, therefore, that in accordance with recommended drainage hierarchy, surface water run-off will be managed on site by infiltration, geo-cellular and surface storage and attenuation, and other viable SUDS techniques

The surface water drainage design solution for this development will be defined by and remains the responsibility of the developer's drainage engineer.

Water

A 4-Inch dia. distribution main is available within Reeds Lane at the proposed site access. Under the connection's regulations now in force, the water company is obliged to provide a point of connection for the new development, provided the site connection does not exceed the size of the parent main to which it is to connect, which is the case here, therefore a connection to this main is assured.

South East Water have concluded that there is **Sufficient capacity** in the existing 4-inch Cast Iron (CI) distribution mains network to accommodate the proposed scheme, South East Water have undertaken initial modelling of the network and confirm that the existing network will require no reinforcement works to facilitate the required connection.

South East Water have cautioned that any no-standard flow rate greater than 0.95l/s, is to be flow restricted to the designed flow rate. The flow management is required to provide the

customer with their requested flow rate and protect the Company existing customer if in the event the site demand increases.

Electricity

UKPN has undertaken the necessary analysis on the existing network to determine a practical Point of Connection for the scheme based upon their standard After Diversity Maximum Demand (ADMD) loads with the inclusion of an Electric vehicle charger for all plots with a total site load of 425 kVA, UKPN have determined that the PoC is on to the existing High Voltage network cable that is located in the neighbouring development O/S the Claypit Lane IDNO (512365) substation, this requires the routing of a new HV cable from this location through the neighbouring site in to a new substation onsite.

UKPN has further confirmed that they can provide the required electricity infrastructure to supply the development based upon a connection to their existing High Voltage cable network with the installation of a new onsite substation with LV distribution into site to the 80 domestic dwellings each with a 7kW EVC, without any reinforcement upgrades to its existing network.

It will be necessary to establish a new totally enclosed substation on the development site, in situations where a standard GRP substation enclosure can be used, an area of land of at least 5m x 4m will be required. If, however, you prefer to construct a brick substation then an area of land of at least 5m x 5m will be required. Planning Permission, although not always required for a GRP substation, will be required for a brick-built enclosure, and it will be the developer's responsibility to obtain this.

Telecommunications

Openreach has networks available in Reed Lane and will be able to provide Fast Fibre (FTTP) connections to the development without the need for a developer's contribution.

12.1 Onsite Diversions

The respective utility network operator plans, these indicate the following apparatus are to be found in the area of the proposed site access, subject to confirmation of their existing depth of cover will dictate if any definitely requires diversion:

- UKPN High Voltage Distribution Network

UKPN High Voltage Distribution Network

There is an overhead High Voltage cable network with associated pole mounted Air Break Switch Disconnection (ABSD) installation which controls the flow of current within the network routed south-west across the site with a connecting overhead network that is routed to the Kings Business Centre S/S (511435), this network conflicts with the proposed site layout. UK Power Networks have provided a budget estimate to divert 3 No. spans of cable between poles 616129 & 611396 and a single span between poles 616627 & 616634, a suitable margin will need to be accommodated within the site layout to route the diversion through and will require associated legal easement(s) to be agreed.

It is recommended that a full PAS 128 detailed underground utility survey ("Catscan") is carried out, supplemented by hand-dug trial holes if required to accurately locate this apparatus in plan and depth to determine if the main will require diverting/lowering to accommodate the proposed site access once confirmation of determined construction depth is known.

13. Appendices

Please refer to separate document RES.U.49 - UR-01

Technical & Development Services (Southern) Ltd
Hillreed House,
54 Queen Street
Horsham
West Sussex RH13 5AD

01403 276 888
southern@t-d-s.com
www.t-d-s.com



Part of Technical & Development Services Group Ltd. Registered in England & Wales No. 5284938.
Registered Office: Venture Court, 2 Debdale Road, Wellingborough, Northants NN8 5AA

RES.U.49

Reeds Lane (Western Parcel), Sayers
Common, West Sussex, BN6 9LS
Utility Planning Report

RES.U.49

Reeds Lane (Western Parcel), Sayers
Common, West Sussex, BN6 9LS
Utility Planning Report

RES.U.49

Reeds Lane (Western Parcel), Sayers
Common, West Sussex, BN6 9LS
Utility Planning Report

000

000

000

