

Utilities Statement
Stage C2
(Asset Information)
Stage C3
(Initial Design and Budget Cost Estimates)

Part 2 of 3

**London Road,
Handcross**

**Prepared for
Welbeck Strategic Land III Limited**

by

**Stuart Michael
Associates Limited**

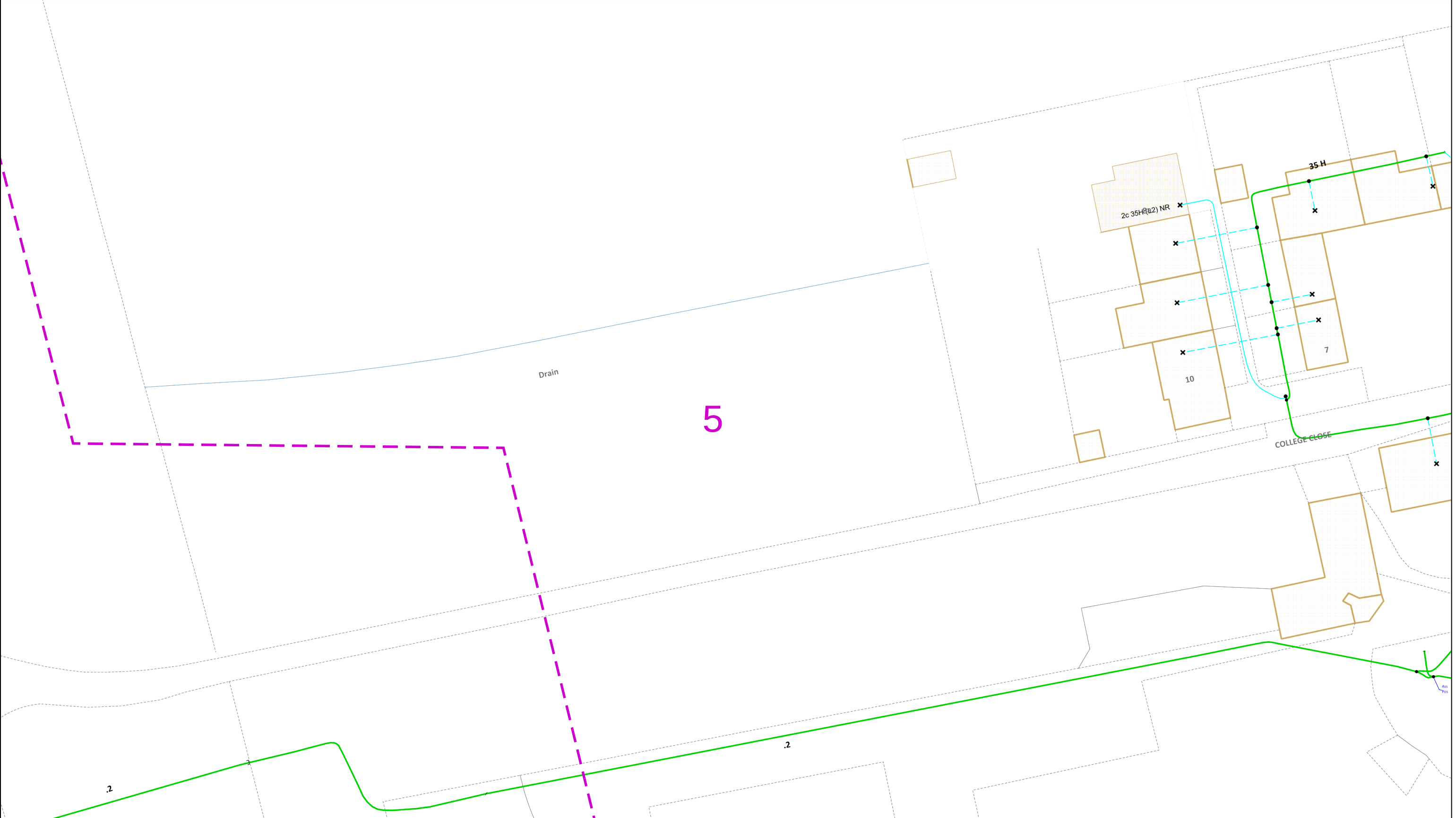


April 2026

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Coombe Square
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Berkshire
RG19 4JF

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F: 01635 861715
E: mail@stuartmichael.co.uk
W: www.stuartmichael.co.uk

**SMA Ref: 7409.Utilities
Issue Status: 02**



0

25

50

metres

Dig Sites

Area:

Line:

This plan must be used with the attached ‘Symbols’ document.

Date Requested: 21/11/2025

Job Reference: 39528907

Site Location: 525942 130566

Requested by: Mr Duncan Phillips

Your Scheme/Reference: 7409

Scale: 1:500 (When plotted at A3)

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3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.

5. All cables must be treated as being live unless proved otherwise by UK Power Networks.

6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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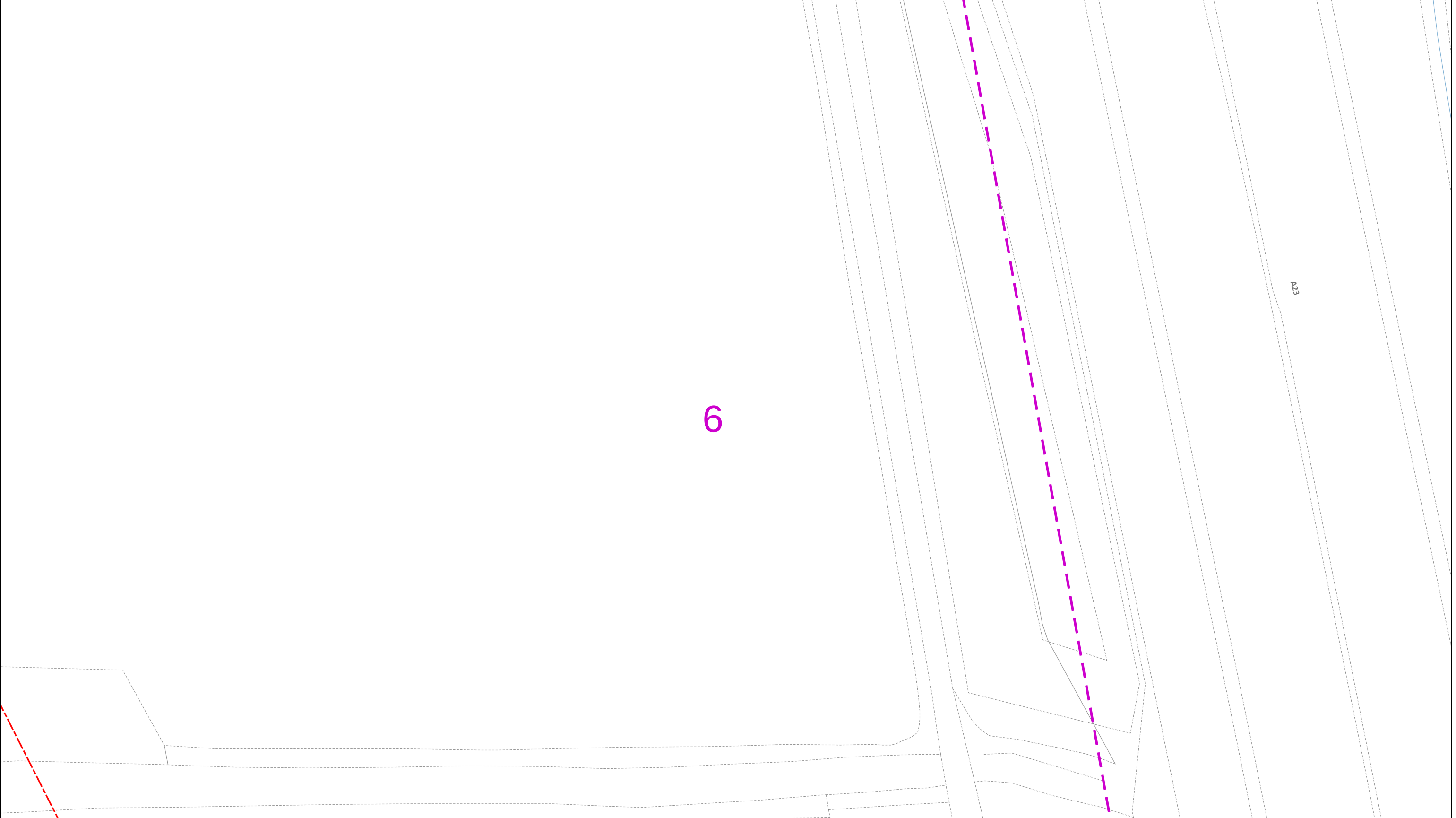
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EMERGENCY - If you damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK
Refer to HSE Guidance note GS6

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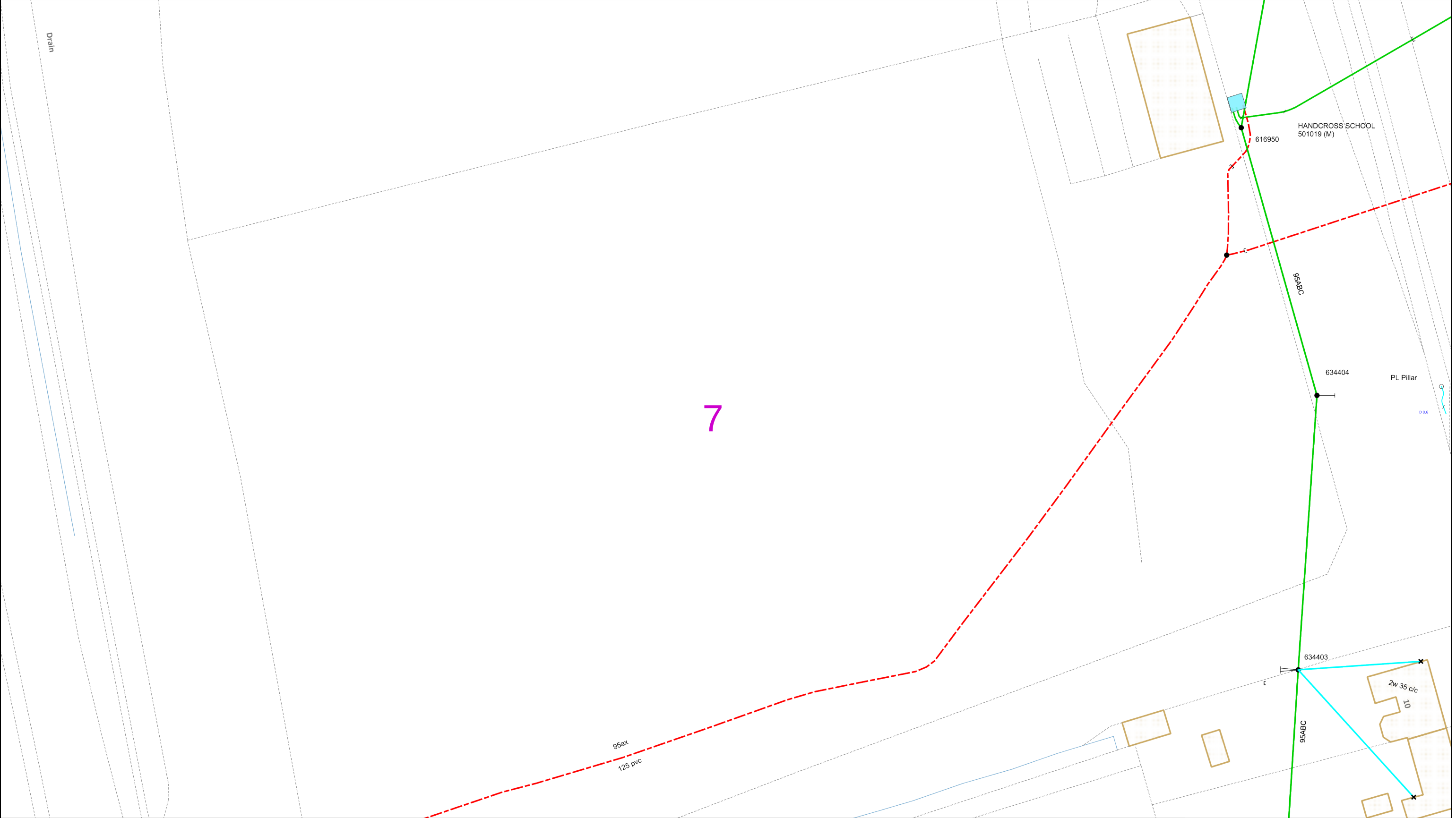
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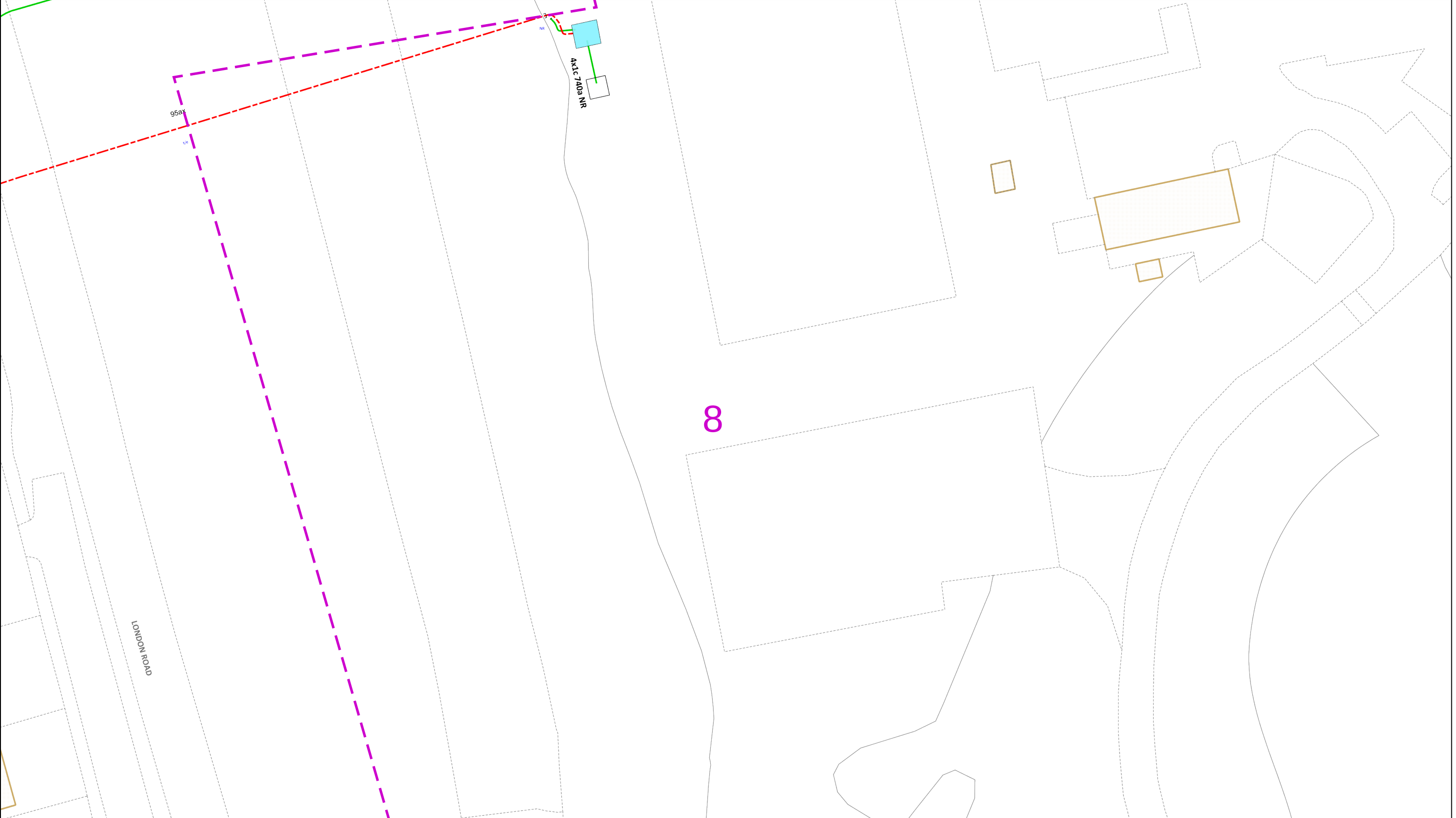
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02550metres

Dig SitesArea: Line:

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LOOK OUT

LOOK UP

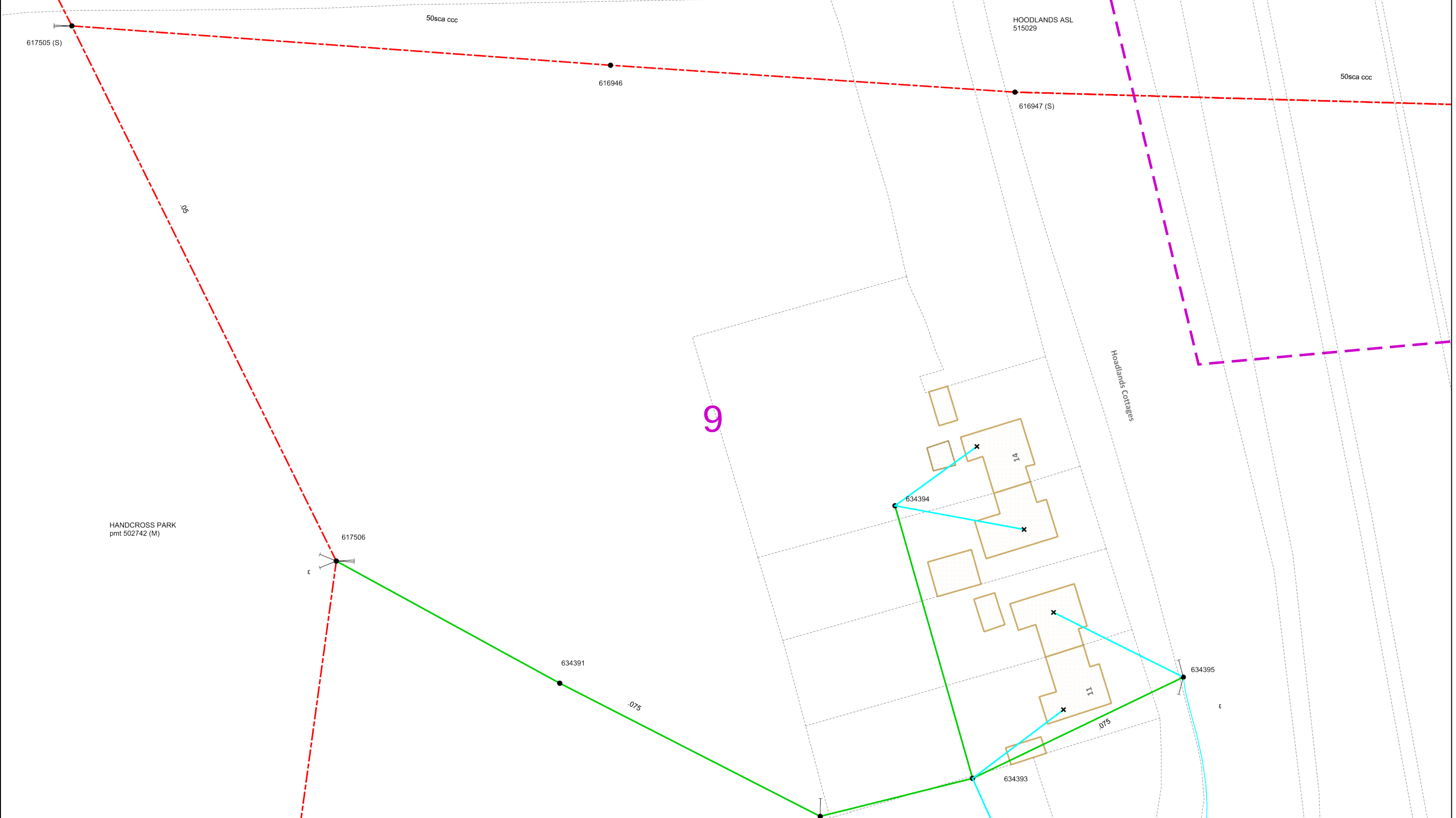
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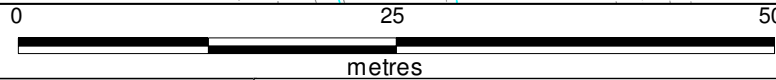
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Network Records NetMAP Symbols Booklet - South East England

Version 1.2

Released October 2010

Always check with your local Network Records office or the UK Power Networks server to ensure that you are using the most up to date copy of this booklet - Tel: 08000 565866

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Guidance notes.

Important notice:

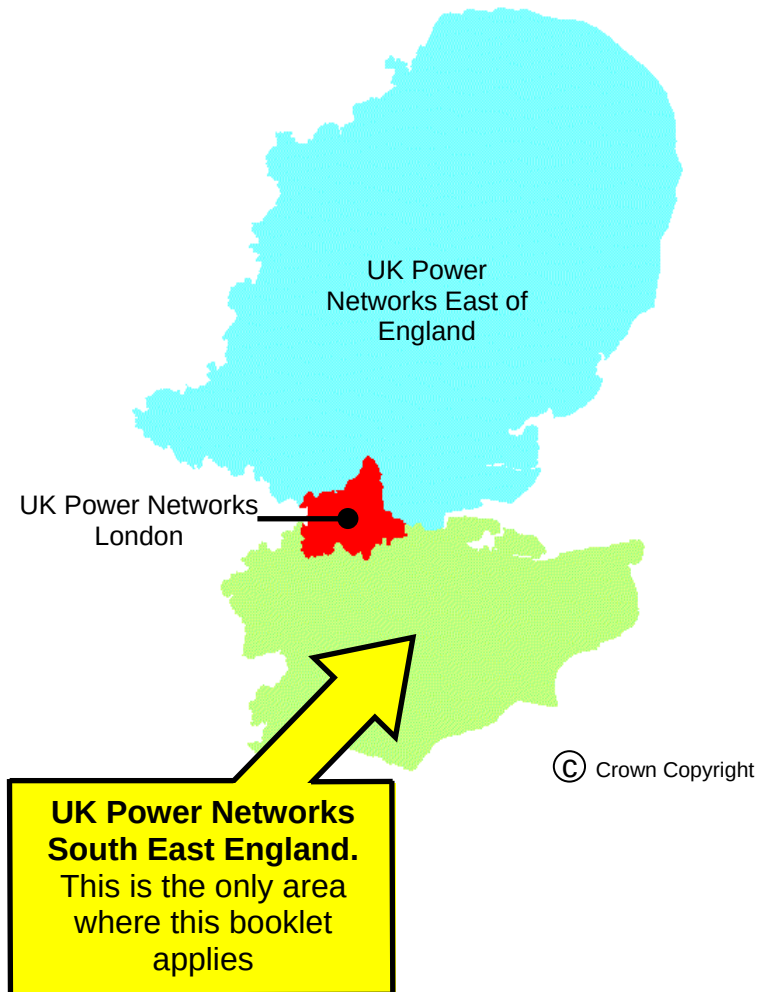
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- The position of apparatus shown on NetMAP is believed to be correct, but the original landmarks may have altered since the apparatus was installed.
- It must be assumed that there is at least one service to each property, lamp column, street sign etc.
- Third party cables are not usually shown.
- When viewed in black and white, the line-style indicates the voltage.
- All LV cables are 4 core and all HV cables are 3 core – unless otherwise stated.
- All cables are copper – unless otherwise stated.



**Plan Provision Team
and CableWatch
Fore Hamlet
Ipswich
Suffolk IP3 8AA
Tel: 08000 565866**

The area covered by this guide:



1:500 (& 1:1250) view

Scenery

NetMAP system	Description
	Secondary buildings and fence lines
	Building line
	Kerb line
	UK Power Networks / SPN licence boundary (not visible unless selected)

Scenery for UK Power Networks use only - boxed in red

NetMAP system	Description
 Inset Network – Contact xxxx IDNO for further information	Area of inset network - not the asset of UK Power Networks (only visible to UK Power Networks and their immediate contractors)
	Proposed Cross Rail route (only visible to UK Power Networks and their immediate contractors)
	High pressure pipelines in the general vicinity (only visible to UK Power Networks and their immediate contractors)
Note: Pipelines are only viewable on NetMAP by UK Power Networks staff and their immediate contractors. Do not carry out any excavation without consent from the relevant agency - legally protected high pressure petroleum products pipeline route in the general vicinity - consult www.linewatch.co.uk for contacts and guidance. Pipeline contact numbers can also be found on the intranet – out of hours, contact our Control Centre.	
	Water - surface water (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 1 (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 2 (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 3 (only visible to UK Power Networks and their immediate contractors)
section continued on next page	

Scenery for UK Power Networks use only - boxed in red

NetMAP system	Description
	Historical - Scheduled Monuments (only visible to UK Power Networks and their immediate contractors)
	Historical - Parks and Gardens (only visible to UK Power Networks and their immediate contractors)
	Historical - Areas of Archaeological Potential (AAP) (only visible to UK Power Networks and their immediate contractors)
	Nature - Ramsar Wetlands of International Importance (only visible to UK Power Networks and their immediate contractors)
	Nature - Special Area of Conservation (SAC) (only visible to UK Power Networks and their immediate contractors)
	Nature - Special Protected Area (SPA) (only visible to UK Power Networks and their immediate contractors)
	Nature - Site of Special and Scientific Interest (SSSI) (only visible to UK Power Networks and their immediate contractors)
section continued on next page	

Scenery for UK Power Networks use only - boxed in red

NetMAP system	Description
	Nature - Local Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Nature - National Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Nature - Area of Outstanding Natural Beauty (AONB) (only visible to UK Power Networks and their immediate contractors)
	Nature - National Park (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - very high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - medium sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - low sensitivity (only visible to UK Power Networks and their immediate contractors)

Primary distribution line route (1:500 view)

NetMAP system	Description
	275–400kV National Grid route
	132kV cable route
	33kV cable route
Approximate routes only – see separate record	

Secondary distribution cables (1:500 view)

NetMAP system	Description
	11kV underground cable
	11kV overhead line
	6.6kV underground cable
	6.6kV overhead line
	<6.6kV underground cable
	<6.6kV overhead line
	LV underground cable
	LV overhead line
	Pilot cable
	LV street lighting (pl)
	Service overhead line
	Service underground
	Logical service connection

Secondary distribution cable terminology (1:500 view)

HV underground

sta (no text)	PILCSTA (paper insulated lead covered steel tape armour)
XLPE	PILCSWA (paper insulated lead covered steel wire armour)
bcs	XLPE (cross linked polyethylene) insulation
scs	CAS (corrugated aluminium sheath) belted construction
ua	CAS (corrugated aluminium sheath) with screened cores
c/c	PILC (paper insulated lead covered) unarmoured
Poly	Concentric cores
BOTES	Poly (polyethylene) insulation
of	BOTES – Board of Trade earth screen
33 kV design	Oil filled
ax	Constructed to 33 kV specification
cx	Triplex with aluminium conductor
	Triplex with copper conductor

HV overhead

(no text)	Bare open wire
pvc	Open wire PVC covered
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
+ew	Open wire with extra earth conductor
ccc	Compact covered conductor

Overhead line materials

sca	Steel cored aluminium
cc	Cadmium copper
st	Steel
sil	Simalec
ccs	Copper covered steel
cpl	Compactal

section continued on next page

Secondary distribution cable terminology continued (1:500 view)

LV underground mains and services

W	Waveform
We	Waveform with separate earth wire
H	Hybrid – copper neutral with aluminium phase conductor
He	Hybrid with separate earth wire
ua	PILC (paper insulated lead covered) unarmoured
(no text)	PILC (paper insulated lead covered) with/without armour
XLPE	XLPE (cross linked polyethylene) insulation
DISTRI	PISTA (paper insulated steel tape armour) 4c SAC (solid aluminium core) with lead covered neutral
c/c	Concentric cores
s/c	Split concentric with separated neutral and earth wires
CONSAC	Paper insulated aluminium sheathed 3 core with solid aluminium cores
vb	Vulcanised bitumen/rubber insulation
Capothene	Capothene core insulation
tby	Tape braid and yarn
swa	PILSWA (paper insulated lead steel wire armour)
sac	PILSTA (paper insulated steel tape armour) solid aluminium core
Solidal	4 sector SAC with solid aluminium cores
LSF	Low smoke and fume (orange cable)
Trough	Cable laid in filled trough

LV overhead mains and services

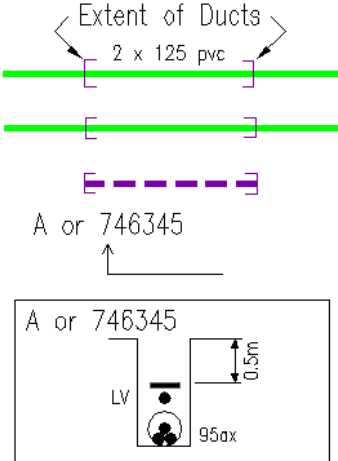
(no text)	Bare open wire
ABC	Aerial bundled (or bunched) conductor
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
pvc	PVC covered open wire
c/c	Concentric cores
H	Hybrid – copper neutral with aluminium phase conductor
ue	Under eaves – hessian covered lead cable
vir	Vulcanised India rubber insulation

section continued on next page

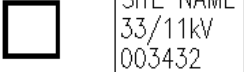
Secondary distribution cable terminology continued (1:500 view)

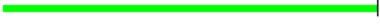
Various annotation	
.1	Cable size (sq. inches)
185	Cable size (sq. millimetres)
a	Aluminium
ITC	Instrument traced cable or ITC - cable traced electronically using Cable Avoidance Tool (CAT) or similar

Cable ducts (1:500 view)

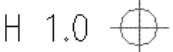
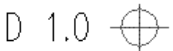
NetMAP system	Description
	Duct 2 way Duct 1 way (no text) Spare duct Cross section arrow Cross section showing: duct, tile depth, tile, single LV cable and HV Triplex cable
Duct materials	
(no text) pvc st asb fbr wi cp t/e	Earthenware PVC Steel Asbestos Fibre Iron Concrete pipe Trenchless excavation

Poles (1:500 view)	
NetMAP system	Description
       	Section pole Pole number (unique) Single leg H pole 3 member 4 member Strut Pole support (stay) Flying stay Tower 33kV to 400kV

EHV, HV and LV sites (1:500 view)	
NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
           	Ground mounted primary substation showing name, transformer voltage and SPENS number Pole mounted substation showing name and SPENS number Ground mounted substation showing name and SPENS number 2 way link box 4 way link box Link box without busbar (options similar to 1:2500 view) LV distribution pillar Voltage regulator Voltage balancer Open point Open point – out of phase Overhead open point
Note: For LV linking, use the 1:2500 view	

Joints (1:500 view)	
NetMAP system	Description
       □ .1 .15 □ R – R Y – B B – Y	Straight (same for HV) Pot end (same for HV) Branch (same for HV) Sleeve repair Capped end Service to LV main Under eaves service Jointing phase drawing

Street furniture (1:500 view)	
NetMAP system	Description
    □ TBS 	Pole mounted street light Street light Zebra crossing Road sign Bollard Pelican crossing Traffic controller Advertising sign Amplifier station Control cubicle <u>Text displayed/description</u> Pay and display Bus shelter TBS Kiosk Water meter PL pillar TCB Unknown

Miscellaneous (1:500 view)	
NetMAP system	Description
       	Underground chamber or draw pit Earth conductor Earth pin Height marker Depth marker Supply point Missing data in or near this location Contaminated land reference

Connectivity (1:500 view)	
NetMAP system	Description
  	Edge node Node Connector Pole termination (nothing visible unless selected)
Edge nodes, nodes, connectors and pole termination joints may not appear on screen unless turned on and selected.	

Abbreviations (1:500 view)

NetMAP system	Description
NR	No record
SU	Size unknown
AB	Abandoned
(M)	PME available
VO5	Year LV linking verified
MS	Milestone
MP	Marker post
pmt	Pole mounted transformer
pl	Public lighting
TBS	Temporary builder's supply
TCB	Telephone call box
CET	Cable electronically traced
IT	Instrument traced (same as CET)
CAT	Cable avoidance tool (same as CET)
+sl	Street lighting
+sw	Switch wire
2c	2 core
PESL	Public Electricity Supply License
Added	Supplied by SPN
Excluded	Not supplied by SPN
IIP	Assumed open point
VSxxxx	Vacant site
CB	Callender box

Cable phasing (1:500 view)

<u>Old core colours</u>	<u>Shown on map</u>	<u>New core colours</u>
Neutral	Neutral	Neutral
Red	R	L1
Yellow	Y	L2
Blue	B	L3
Note:- Scott is a different phasing system		

Operational status colours (1:500 view)

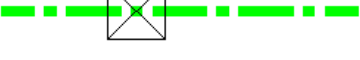
PROPOSAL ———— Symbols and cables appear in ORANGE
OUT OF SERVICE ———— Cable and joints appear in BLACK
ABANDONED ———— Cables and joints appear in GREY

1:2500 view - for UK Power Networks use only - boxed red

Notes

1. No underground HV cables are shown on the 1:2500 view
2. Poles and joint details are similar to the 1:500 view
3. For cable/line information refer to the 1:500 view

Primary distribution line route (1:2500 view)

NetMAP system	Description
	275–400kV National Grid route
	132kV cable route
	33kV cable route

Secondary distribution cables (1:2500 view)

NetMAP system	Description
	11kV overhead line
	6.6kV overhead line
	<6.6kV overhead line
	LV underground cable
	LV overhead line

Primary and secondary sites (1:2500 view)

NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
	Ground mounted substation showing capacity, phase, name and SPENS number
	Pole mounted substation showing capacity, phase, name and SPENS number
	Primary substation showing name and SPENS number (no site shown)
	2 way link box
	4 way link box
	Link box identifier
	4 way link box without busbar
	6 way link box without busbar
	8 way link box without busbar

section continued on next page

Primary and secondary sites continued (1:2500 view)

NetMAP system	Description
	LV distribution pillar
	Voltage regulator
	Voltage balancer
	Open point
	Open point – out of phase
	Earth pin

Switch types (1:2500 view)

NetMAP system	Description
ABSD	Air brake switch disconnecter
A/R	Auto recloser
A/S	Sectionaliser
FUSE	Fuse
S/D	Surge diverter
PF	Pathfinder
ASL	Automatic sectionalising links
PMR	Pole mounted recloser
PMS	Pole mounted sectionaliser
GVR	Gas vacuum recloser

1:10000 view - for UK Power Networks use only - boxed red

Notes

1. No EHV cables/overhead lines shown on 1:10000 view.
2. For congested areas print at 1:5000.
3. HV site used instead of branch joint on 1:10000 for connectivity purposes. The site is not displayed until it is selected.

Secondary distribution cables (1:10000 view)

NetMAP system	Description
	11kV underground cable
	6.6kV underground cable
	<6.6kV underground cable
	11kV overhead line
	6.6kV overhead line
	<6.6kV overhead line

Primary and secondary sites (1:10000 view)

NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
SITE NAME 008590 	Primary substation showing name and SPENS number
SITE NAME 521234	11kV ground mounted substation showing name and SPENS number
SITE NAME 524514	6.6kV ground mounted substation showing name and SPENS number
SITE NAME 523634	<6.6kV ground mounted substation showing name and SPENS number
SITE NAME pmt 527522	11kV pole mounted substation showing name and SPENS number
SITE NAME pmt 525743	6.6kV pole mounted substation showing name and SPENS number
SITE NAME pmt 526543	<6.6kV pole mounted substation showing name and SPENS number
SITE NAME 527238	Pole mounted switching substation showing name and SPENS number

Mr Max Hopkins
Stuart Michael Associates Limited
Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

5th February 2026
Our Ref: 8500364937

Dear Mr Hopkins,

Site Address:- Land off London Road, Handcross, West Sussex, RH17 6HD

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of South Eastern Power Networks PLC the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a revised budget estimate for the work. It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

1. Budget estimate

The budget estimate for this work is: **£240,000.00** (exclusive of VAT) if the Point of Connection (POC) is to the Handcross School Substation.

This budget estimate quotation is to provide new supplies to 55 electric heated houses.

The existing Handcross School substation will require upgrading. The budget estimate cost for this work is **£130,000.00** and this is included in the above charge. Whether you will have to pay all or part of the costs for the upgrade of the substation will be confirmed by our designer at the formal quotation stage.

The price would depend on site conditions, on obtaining any necessary legal consents, traffic management requirements, final load details, site layout and the route of our incoming cables.

Additional costs may be required for off-site reinforcement. This will be decided by the results of a network study, which will be carried out during preparation of the formal quotation.



2. Budget estimate assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website [click here](#) to complete application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Nigel Ranger
Prelims Project Designer
Tel: 01622 352354
Email: nigel.ranger@ukpowernetworks.co.uk

Mr Max Hopkins
Stuart Michael Associates
Coombe Square
Thatcham
Berkshire
RG19 4JF

Networks/SPN/8500370428
Your Ref:-

19th March 2026

Dear Mr Hopkins,

Re:- Land at London Road, Handcross, West Sussex
Project Reference Number: 8500370428

BUDGET ESTIMATE FOR DIVERSIONARY WORK

Thank you for your recent enquiry regarding the diversionary work at the above site.

Based upon the information provided with your enquiry, a preliminary assessment of the work required to meet your requirements has been made. Based on this assessment, it is possible that the following assets may be affected:

- 1 x HV Underground cable crossing the site.

This budget estimate for altering the above apparatus is **£38,000.00** (exclusive of VAT).

Work Included in This Budget Estimate

This budget estimate quotation is to divert 1 x High Voltage cable on site in a trench excavated and reinstated by your groundwork contractor.

The price would depend on site conditions, on obtaining any necessary legal consents and the route of our cable.

Work NOT Included in This Budget Estimate.

The Budget Estimate shown above does not include the price of providing any electricity connections. If requested, the cost of these works will be provided separately.

Please note that the Budget Estimate provided has been created from a quick desk top assessment and is intended as a guide only. If the price of the diversionary work is critical to your decisions or financial commitment to this project, you are strongly advised to consider the option of asking UK Power Networks to provide an estimate for the work.



Should the work proceed, UK Power Networks reserves the right to charge an amount based on the actual cost of the work carried out, and this may vary from any estimate provided.

Application for an Estimate

If you decide to proceed with this project, UK Power Networks will be pleased to provide an estimate for the diversionary work on receipt of your detailed plans indicating your exact requirements. You must also complete and return the attached Application for the Provision of Electricity Connections Form to the address shown on the form, setting out your exact requirements.

Important Information

I enclose a plan which shows the location of UK Power Networks apparatus in the vicinity of the above address.

The position of UK Power Networks' existing apparatus shown on any drawings is believed to be correct. UK Power Networks accepts no responsibility in the event of any inaccuracy and should any other cables be discovered on site they must be considered LIVE and DANGEROUS at all times and must not be cut, re-sited, suspended or generally interfered with unless specifically authorised on site by UK Power Networks' Project Manager.

All the cables are UK Power Networks property and remain so even when made dead and abandoned and any such cable exposed should be reported to my Engineering Department for collection and authorised disposal.

In the interest of safety to personnel, equipment, and UK Power Networks apparatus, it is imperative that the approximate position of the underground cables is established before any excavation is commenced. The positions are to be obtained by the use of electronic cable locators and to then be confirmed by careful trial holing, using hand held tools. UK Power Networks CANNOT UNDERTAKE THIS WORK FOR CONTRACTORS. UK Power Networks CableWatch team will be able to advise you in this respect and they can be contacted on free phone 0800 056 5866.

As you are aware the responsibility for site safety of your employees, your contractors and other site visitors rests with the manager on site. All works must be carried out in accordance with the Health & Safety at Works Regulations 1974 and its relevant Regulations, including the Electricity at Work Regulations 1989. It is recommended that you obtain H.S.E. booklet HS(GS)47 which deals with safe digging practises.

Where overhead equipment is either evident on site or shown on UK Power Networks' plans it must be considered live and dangerous at all times. All work in the locality should be carried out in accordance with Document GS6, issued by the Health and Safety Executive, and the Electricity at Work Regulations 1989 must be observed. Work must not be commenced on site until UK Power Networks have attended and agreed the necessary precautions.

Where 132,000 volt cables are present a site meeting will be required to agree the safe method of working in the vicinity of these cables.

UK Power Networks does not have details of equipment owned by National Grid, British Rail, other utilities or Companies or local authorities, and you should contact them to obtain about other cables and lines which may be in the vicinity.

CDM

The Construction (Design and Management) Regulations 2015 apply to most construction work. This information, with details of any particular site hazards, must be provided before UK Power Networks can start design work on this project. Further information about the role of the Client under this legislation is contained in Approved Code of Practice "Managing Health and Safety in Construction" – ISBN 978-0—7176-6223-4.

Should you require any further information or advice, please contact me on the number shown below.

Yours sincerely

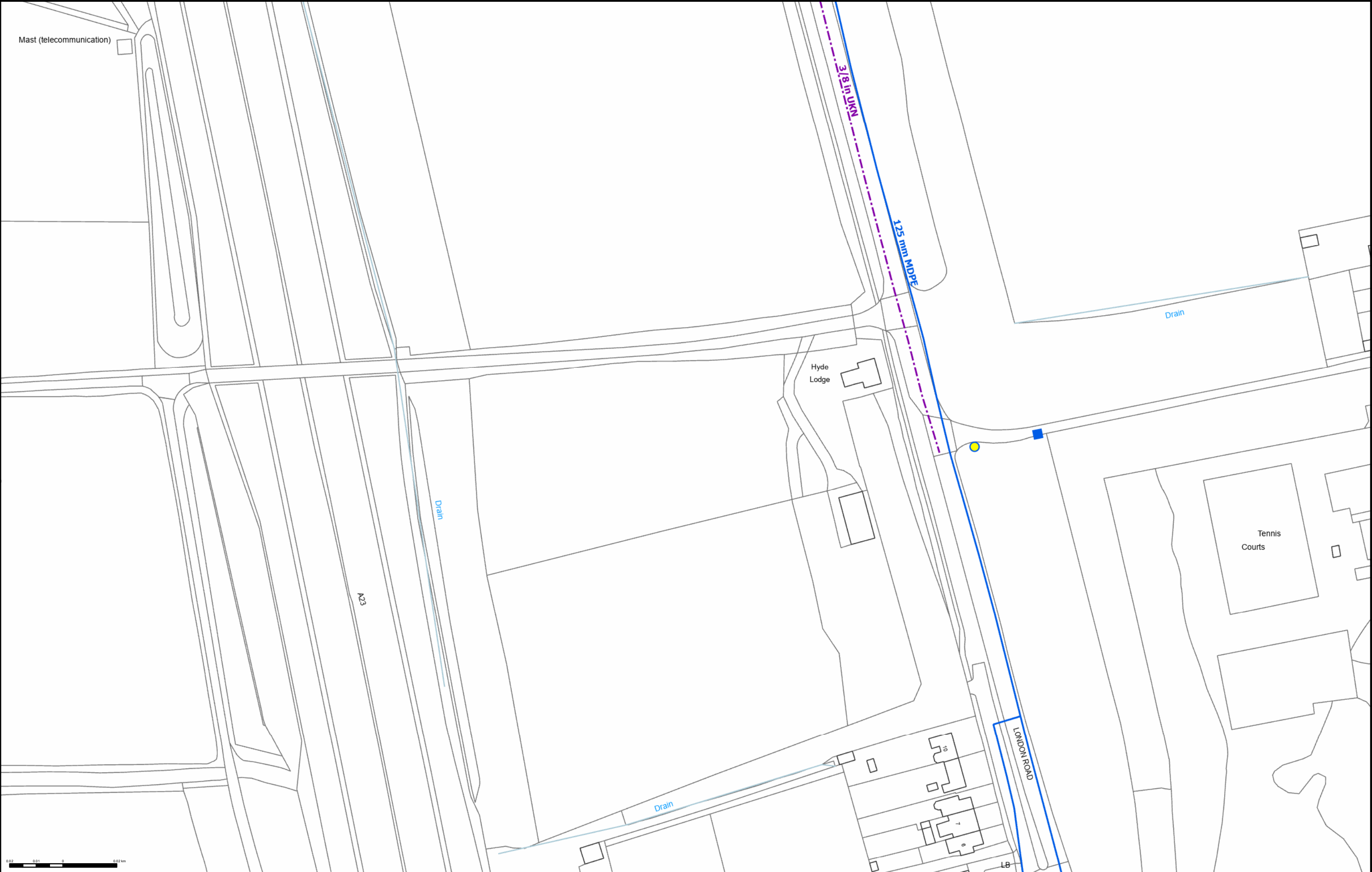
A handwritten signature in black ink, appearing to be 'Nigel Ranger', with a stylized flourish at the end.

Nigel Ranger
Prelims Project Designer
Tel: 01622 352354
Email: nigel.ranger@ukpowernetworks.co.uk



Appendix D

SEW Asset Plans & Correspondence



Drawing Title: 7409 Handcross - Slaugham, Handcross, Mid Sussex, RH176HB

Valve

Washout

Fire Hydrant

Meter

Pressure Valve

Air Valve

Distribution Main

Abandoned Main

Company Boundary

Reference:

Plot Date: 25/11/2025

Grid Reference: 526,126.0000 130,734.0000

Scale: 1:1,250

Water Maps

Rocfort Road

Shodland, Kent

ME6 5AH

Telephone: 0333 000 0058 (Option 5)

Email: water.maps@southeastwater.co.uk

Website: www.southeastwater.co.uk

This plan is based upon an Ordnance Survey map. © Crown Copyright and database rights 2023 Ordnance Survey License No. AC0000850489. The position of the water mains shown on this plan should not be relied upon as being precise. South East Water accept no responsibility in the event of inaccuracy. For further information about the contents of this plan please contact South East Water Ltd. This plan (or part) may not be reproduced in any form without the permission of South East Water Ltd.

Max Hopkins

From: Joelma Ucuanumbi <joelma.ucuanumbi@southeastwater.co.uk>
Sent: 13 February 2026 15:11
To: Max Hopkins
Subject: Predevelopment Enquiry Letter NARS 28671 - London Road, Slaugham, Handcross, Mid Sussex, West Sussex, RH17 6HD
Attachments: Predevelopment Enquiry Letter NARS 28671 13.02.2026.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,
Please find attached the Pre-Development Letter for NARS reference 28671 along with a map of the area for your reference.
The POC will be from the 125mm MDPE main on London Road.
If you have any further questions, feel free to get in touch.
Kind regards

Joelma Ucuanumbi

Developer Services Coordinator

DDI: +441634561733 | Mob: +447970456782

joelma.ucuanumbi@southeastwater.co.uk | [southeastwater.co.uk](https://www.southeastwater.co.uk)

Rocfort Road Snodland Kent ME6 5AH United Kingdom



Go paperless and view your bills 24/7 when you sign up to manage your account online. Go to <https://my.southeastwater.co.uk> and register today!

For details of how we manage your personal information or to exercise any of your rights over it please see www.southeastwater.co.uk/privacy.

This e-mail transmission is intended only for the use of the person(s) to whom it was intended to be sent and may be privileged, confidential and exempt from disclosure under applicable law.

If you are not the intended recipient please do not copy or convey this message or any attachment to any other Person but send it back to us and then immediately and permanently delete this message.

It shall be understood by the recipient(s) that conclusions, opinions and other information contained in the above e-mail not relating to the official scope of business of South East Water Ltd shall be deemed not to have been given or endorsed by South East Water Ltd.

South East Water Limited

Registered Office: Rocfort Road, Snodland, Kent, ME6 5AH, UK Place of Registration: England Registration Number: 2679874



Our Ref: NARS 28671

Today's Date: 13/02/2026

Estimate valid until: 13/05/2026

Max Hopkins
Stuart Michael Associates
Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

Dear Max Hopkins

**RE: Predevelopment enquiry for site located at- London Road, Slaugham, Handcross,
Mid Sussex, West Sussex, RH17 6HD**

Offsite requirements:

We have reviewed the effects of your proposed development on our network and can advise that the additional demand cannot be accommodated without off-site reinforcement. To maintain levels of service in the network and on-site it will be necessary for the Company to undertake additional reinforcement work. The proposals provided for this site are subject to there being no other developments taking place before the works are requisitioned.

Please be aware that under the current pricing structure, all reinforcement works will be funded through infrastructure charges. Offsite reinforcement costs are no longer site specific. South East water will factor in the build and occupancy rate into its offsite delivery programme to ensure the site can be supplied. Where this is not practicable you will be notified.

South East Water does not guarantee pressure to upper floors of properties or flats and will only guarantee a flow rate of 9 litres a minute and 1 bar of pressure at the outlet of the meter, this is the industry statutory minimum pressure.

For budget Purposes:

Mains cost breakdown*		
Approximate mains meterage	Rate per meter	Cost Sub total
385	£104.00	£40,040.00
Mains connection quantity	Rate	Cost sub total
1	£2,462.00	£2,462.00
Branch tee quantity	Rate	Cost sub total
4	£2,934.00	£2,934.00
Mains grand total		£45,436.00

Approximate meterage has been calculated on the basis that 7m of main is required for each property, with the main being laid in unmade ground. For every 100m a branch tee has been allowed for along with an under pressure connection.

This calculation is designed to give you an indication of what the potential costs would be. The actual required meterage may vary.

Connection breakdown			
No of standard connections	Connection type	Cost per connection	Sub total
55	A- Type	£523.00	£28,765.00

Infrastructure breakdown			
Number of infrastructure charges/ Environmental component	Rate of environmental component	Rate of infrastructure	Sub total
55	£222.30	£741.00	£52,981.50

Full cost breakdown	
Mains cost	£45,436.00
Services cost	£28,765.00
Infrastructure & environmental component costs	£52,981.50
Grand total	£127,182.50



Mains options:

South East Water offers two options to developers for the installation of water mains.

- 1) Company offer- This is where South East Water's term contractor will install all of the new mains infrastructure and carry out the service connections on the newly laid main.
- 2) Self lay- The developer will elect a Lloyds registered approved contractor to undertake the installation of the mains and service connections. South east water will only be responsible for connecting the newly laid mains network up to its existing network.

Next Steps

As this estimate is for budgetary purposes it is not able to be accepted, in order to proceed with a firm enquiry please visit the south east water website:

<https://www.developers.southeastwater.co.uk/water-connections/pre-development-estimate/>

And select a new mains application. In order for us to provide a firm estimate we will require the following:

DWG (essential)

Soils Report - not essential but scheme will be estimated in PEBP

Site location plan (essential)

Occupancy rate (preferred)

Yours Sincerely

Joelma Ucuanumbi

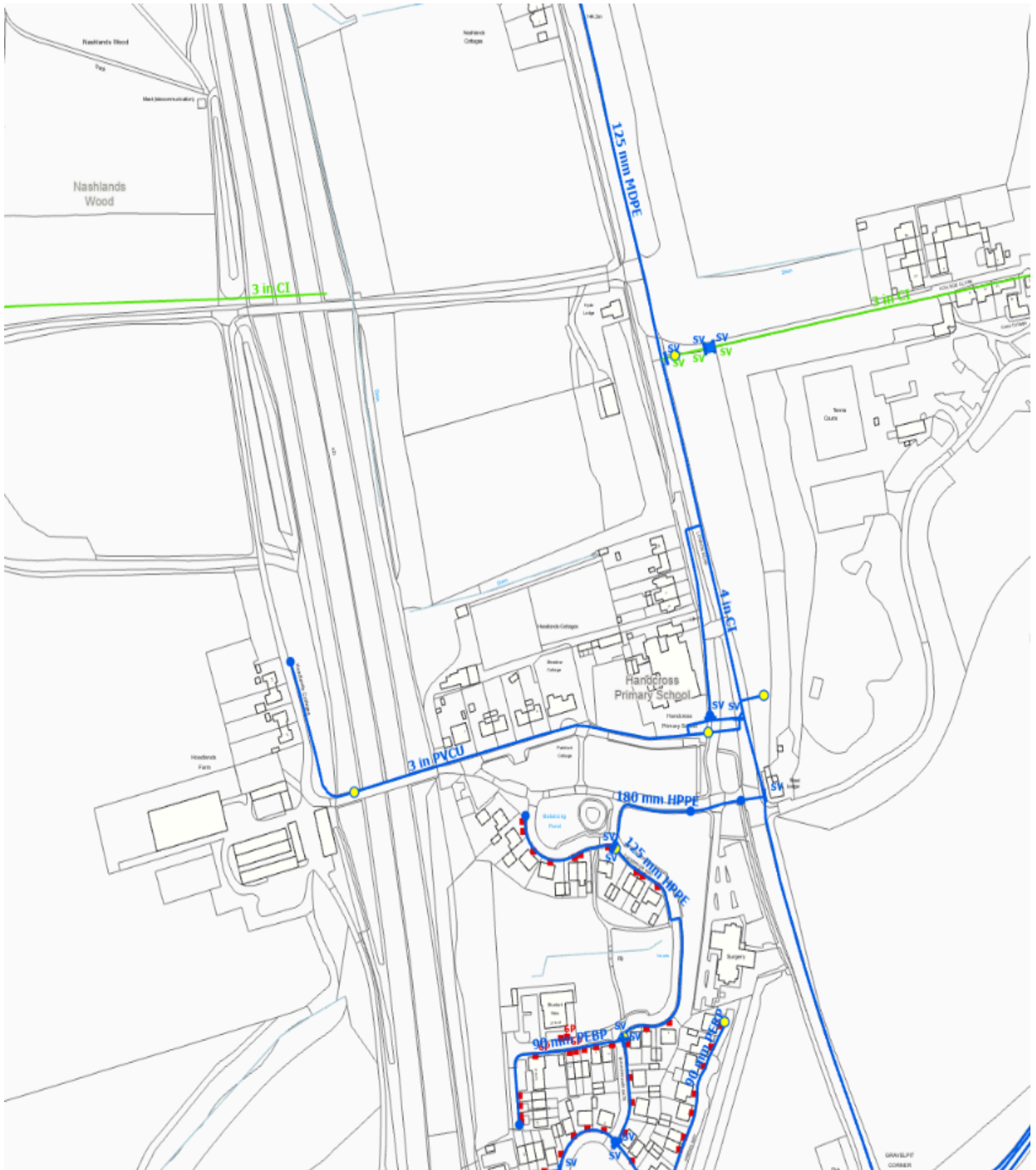
Developer Services coordinator

joelma.ucuanumbi@southeastwater.co.uk

01634 561733

South East Water Ltd

Plan





Appendix E

SW Asset plans & Correspondence



Max Hopkins
Stuart Michael Associates
Coombe House, Coombe Square
Thatcham
West Berkshire
RH19 4JF

Your ref
24660

Our ref
DSA000051971

Date
12th of March 2026

Contact
Tel 0330 303 0119

Dear Mr Hopkins,
Level 1 Capacity Check Enquiry: London, Handcross.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been assessed to determine the capacity available for **1.3 l/s** at manhole reference **TQ26303101 Grid Ref: 526359, 130145**.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **1.3 l/s** for the above development at manhole reference **TQ26303101 Grid Ref: 526359, 130145**. Southern Water will not permit a surface water connection into the foul network. Please refer to our surface water management policy.

Please note, the assessment that has been undertaken using an assumed flow/pump rate of **6 l/s**. This has been calculated using Southern Water's modelling specifications.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**



Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



Appendix F

SGN Asset Plans & Correspondence

Our Ref: 39528907 Your Ref: 7409

Friday, 21 November 2025

Duncan Phillips
91 Market Street
Hoylake
MSY
CH47 5AA

Dear Duncan Phillips

Thank you for your enquiry dated Friday, 21 November 2025

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

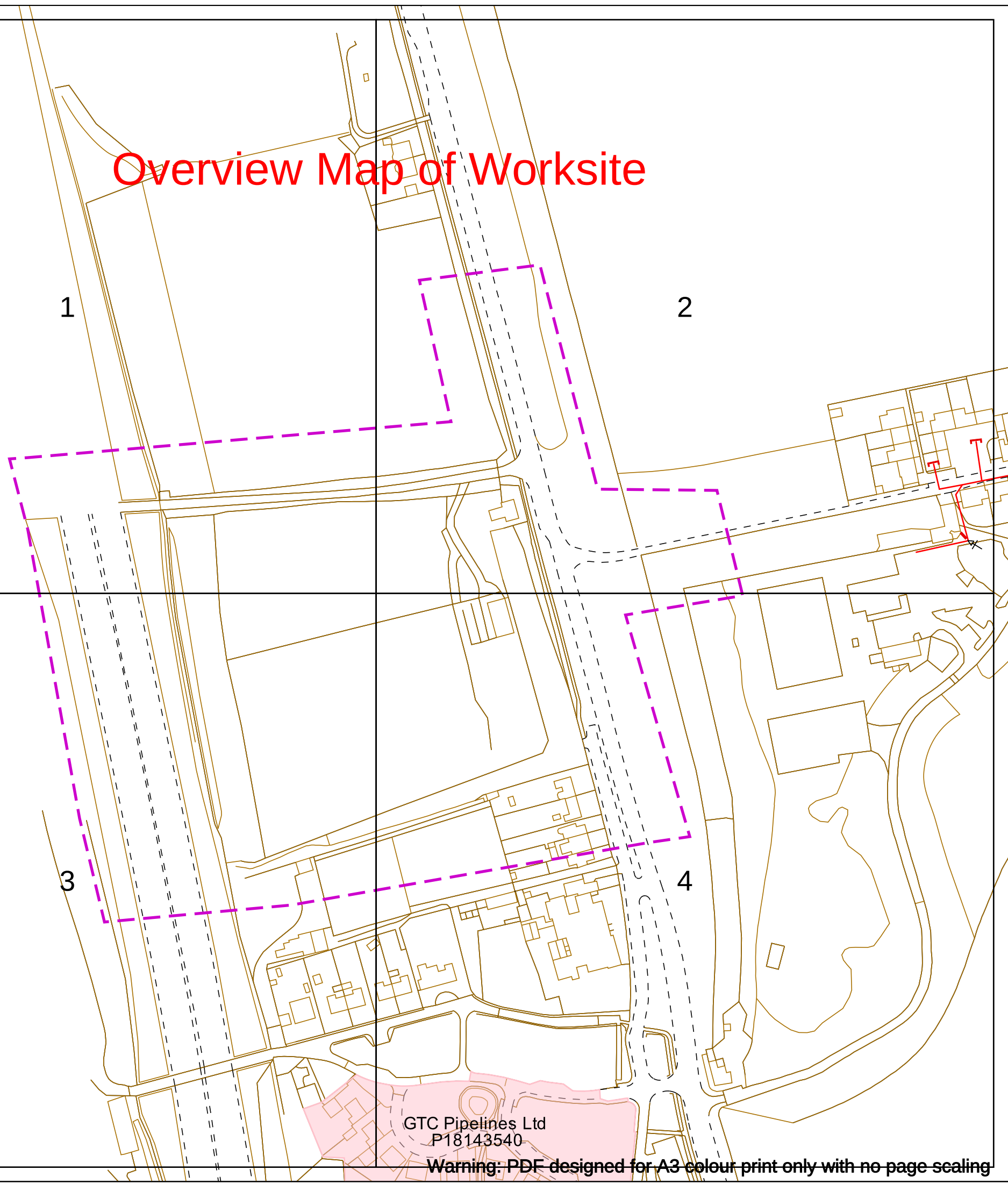
Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Overview Map of Worksite



GTC Pipelines Ltd
P18143540

Warning: PDF designed for A3 colour print only with no page scaling

SGN

Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 21/11/2025
Job Reference: 39528907
Site Location: 526131 130748
Requested by: Mr Duncan Phillips

Your Scheme/Reference: 7409

Scale: 1:2050 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

H100 Hydrogen Network

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Valve

Syphon

Depth of Cover

Diameter Change

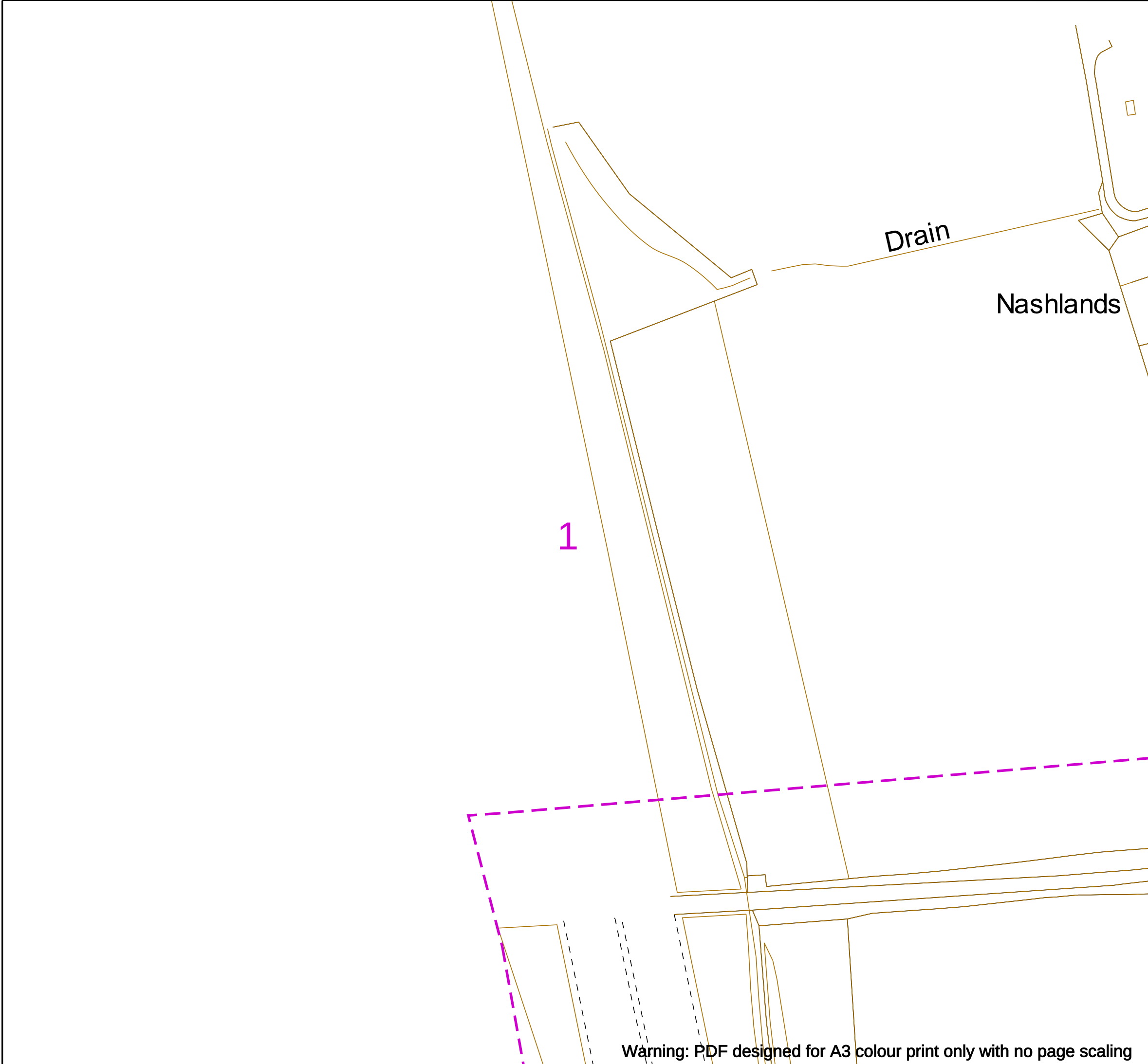
Material Change

Digsite: Line:

Area:



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SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 21/11/2025
Job Reference: 39528907
Site Location: 526131 130748
Requested by: Mr Duncan Phillips

Your Scheme/Reference: 7409

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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- | | |
|-----------------------------|--|
| Low Pressure Mains | |
| Medium Pressure Mains | |
| Intermediate Pressure Mains | |
| High Pressure Mains | |
| LAs | |
| H100 Hydrogen Network | |
| GTs | |
| SSSIs | |

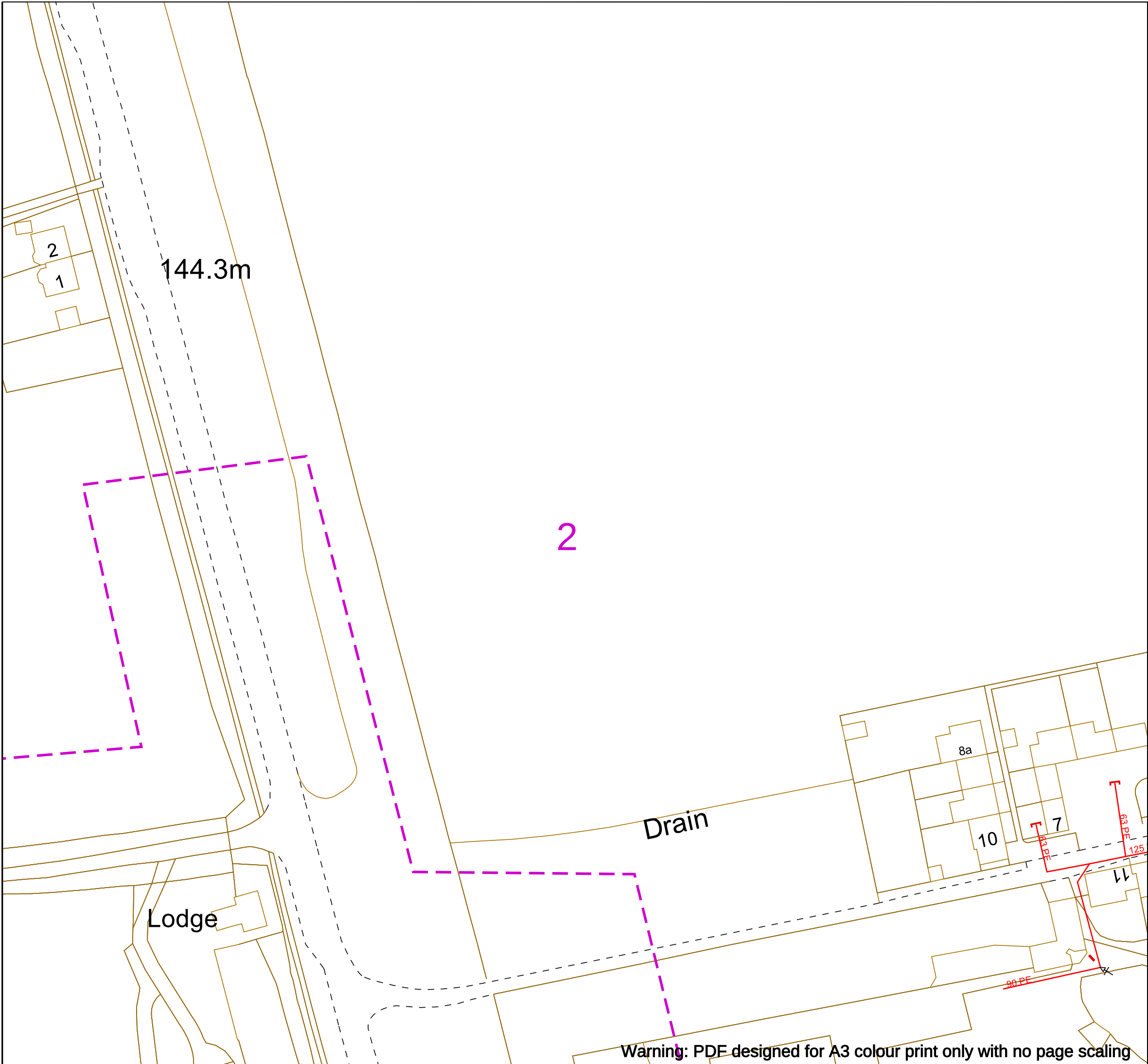
Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
H100 Hydrogen Network	
GTs	
SSSIs	

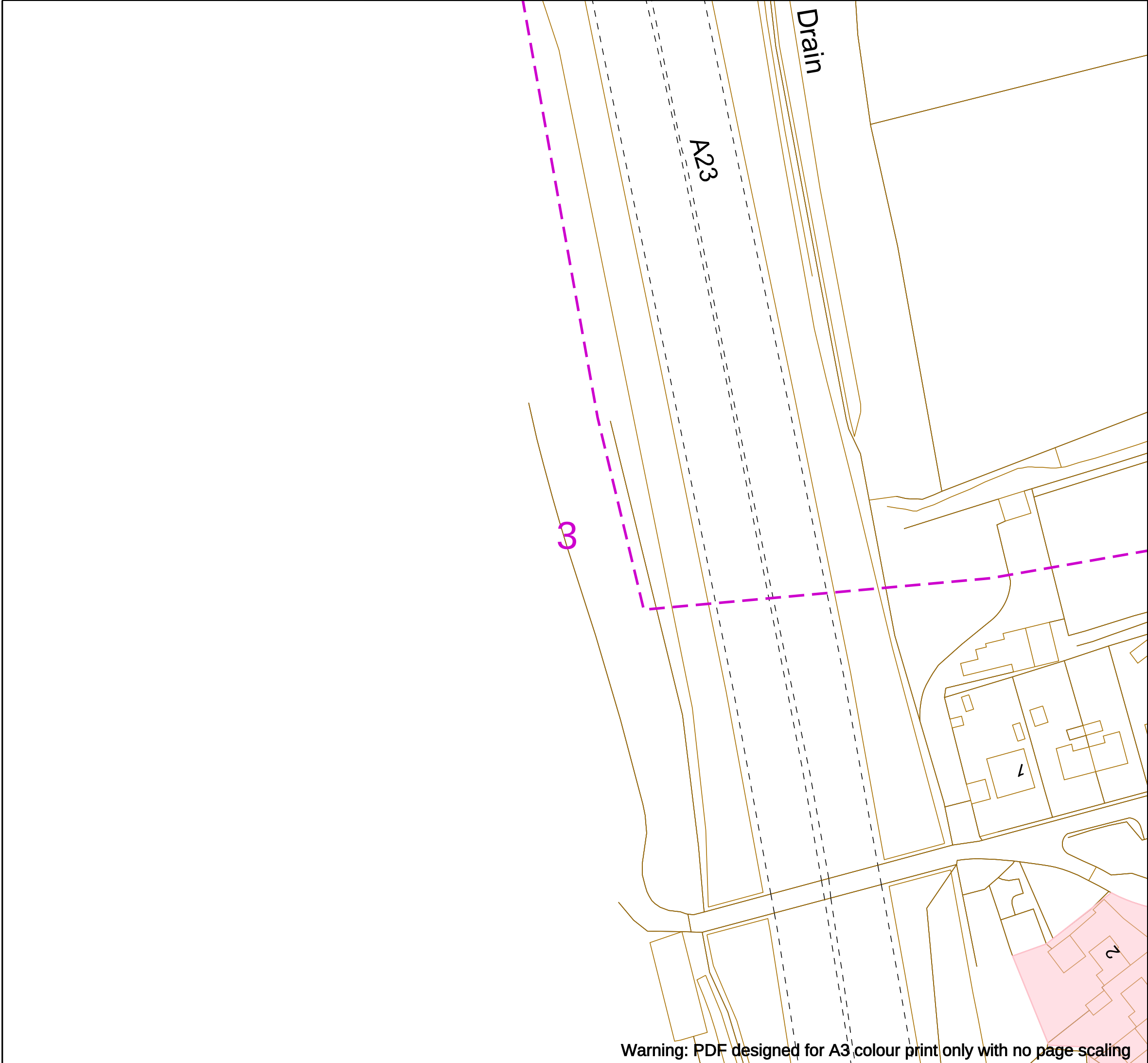
Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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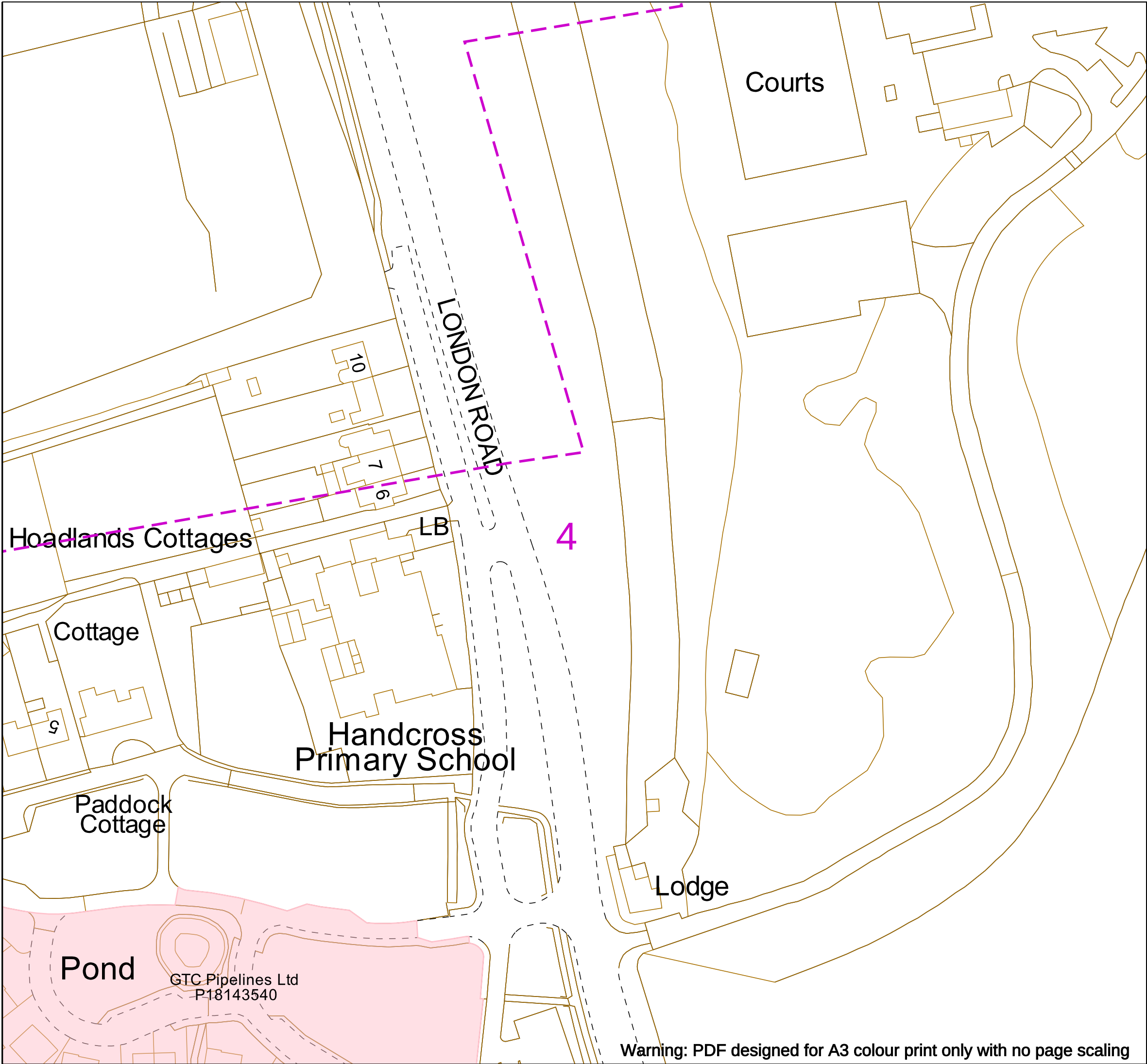
- | | |
|-----------------------------|--|
| Low Pressure Mains | |
| Medium Pressure Mains | |
| Intermediate Pressure Mains | |
| High Pressure Mains | |
| LAs | |
| H100 Hydrogen Network | |
| GTs | |
| SSSIs | |

Some Examples Of Plant Items
Valve Siphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
					LP MAINS	
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE		MP MAINS	
					IP MAINS	
					LHP MAINS	
					HISTORY DATA	
					SSSI	
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT		CONTACT ZONE	
						LTS