



Appendices
Land at Chesapeake, Reeds Lane
Sayers Common, BN6 9GB



Prepared for Antler Homes
By Technical & Development Services (Southern) Ltd

Project Information

Title	Appendices
Site Location	Land at Chesapeake, Reeds Lane Sayers Common, BN6 9GB
Client	Prepared for Antler Homes
TDS Project Number	AHP.U.13
Document Ref	UR-01-Appendix To be read in conjunction with (appraisal document ref)
Prepared by	Technical & Development Services (Southern) Ltd Hillreed House, 54 Queen Street Horsham West Sussex RH13 5AD
Document File path	U:\Utilities\Antler Homes\AHP.U.13 - Land at Chesapeake, Sayers Common\Admin\Admin\Report\Appendices

Issue History

Issue	Date	Author	Author signature	Approver	Approved signature
01	13/02/2023	Dan Wright	<i>D. Wright</i>	Dan Wright	<i>D. Wright</i>

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Appendix 1 – Site Plans



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This drawing illustrates a sketch proposal only and is subject to detailed site investigation, including ground conditions/conformities, drainage design and planning/consent negotiations. The layout may be based upon an enlarged sketch or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

Notes: ...

Revisions: ...

Description: ...

Date: ...



Land off of Reeds Lane

Sayers Common
Hassocks, West Sussex
BN6 9GB

ANTLER HOMES

FL22-1994-050

Drg No Title Proposed Site Layout

Revision /

Scale at A1 / 1:500

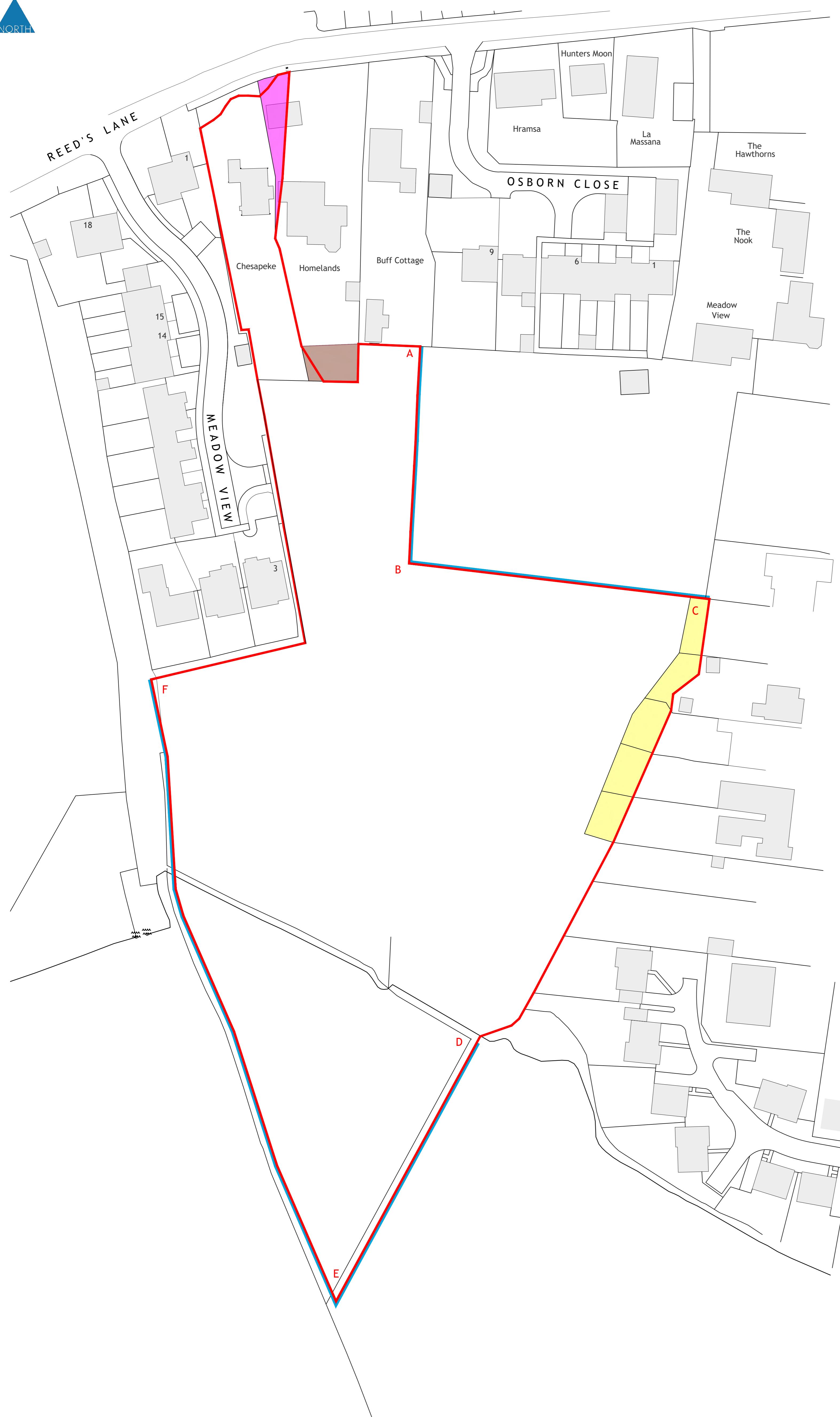
Status SKETCH

Date Dec 2022

DRAFT



THE ACADEMY
OF URBANISM



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Sketch

This drawing illustrates a sketch proposal only and is subject to detailed site investigation, including ground conditions/contaminates, drainage design and planning negotiations. The layout may be based upon an enlarged or reduced scale or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

Notes:

Revisions:

Description:

		Date:
A	Revised site boundary presentation.	29/11/2021
B	Revised site boundary presentation.	19/01/2022
C	Site boundary revised to front of Homelands.	26/08/2022
D	Site boundary revised following client request.	30/08/2022
E	Site boundary reverted to rev B (pink hatch remains)	30/08/2022



SAYERS COMMON

FURZELAND WAY
BN6 9JB

ANTLER HOMES

Drg No	FA20-1796-075	
Title	Contract Plan	
Revision	E	
Scale at A1	1:500	
Status	SKETCH	
Date	Sept 2020	



**THE ACADEMY
OF URBANISM**

Appendix 2 – Drainage Infrastructure

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: TQ2618SE

Scale: 1:1250

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

Printed By: BenitaM

Site Location Plan

Requested By:

 Southern Water

Date: 13-1-2023



from
Southern Water The logo consists of the company name 'Southern Water' in a bold, blue, sans-serif font. To the right of the text are three stylized blue wavy lines of decreasing height, representing water.

Dan Wright
TDS (Southern) Limited
Hillreed House
54 Queen Street
Horsham
West Sussex
RH13 5AD

Your ref

Our ref
DSA000017917
Date
27 January 2023
Contact
Tel 0330 303 0119

Dear Mr Wright,

Level 1 Capacity Check Enquiry: Reeds Lane, Sayers Common, Hassocks, West Sussex, BN6 9GB.

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

Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.3 l/s** for the above development at manhole reference **TQ26184101**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

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.



Should it be necessary to contact us please quote our above reference number relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

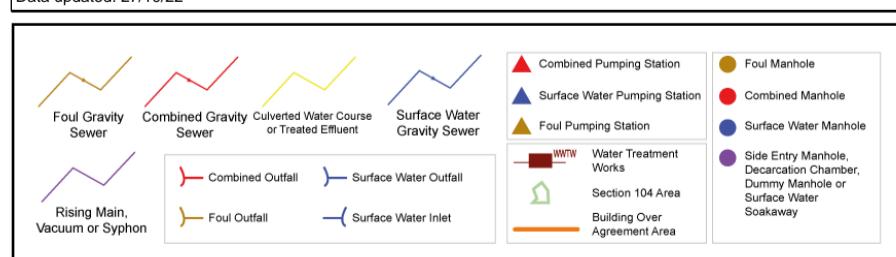
southernwater.co.uk/developing-building/planning-your-development



(c) Crown copyright and database rights 2022 Ordnance Survey 100031673
Data updated: 27/10/22

Scale: 1:1250
Map Centre: 526514,118037
Our Ref: 1005188 - 2

Date: 16/11/22
Powered by digitat



clare.noton@t-d-s.com

AHP.U.13



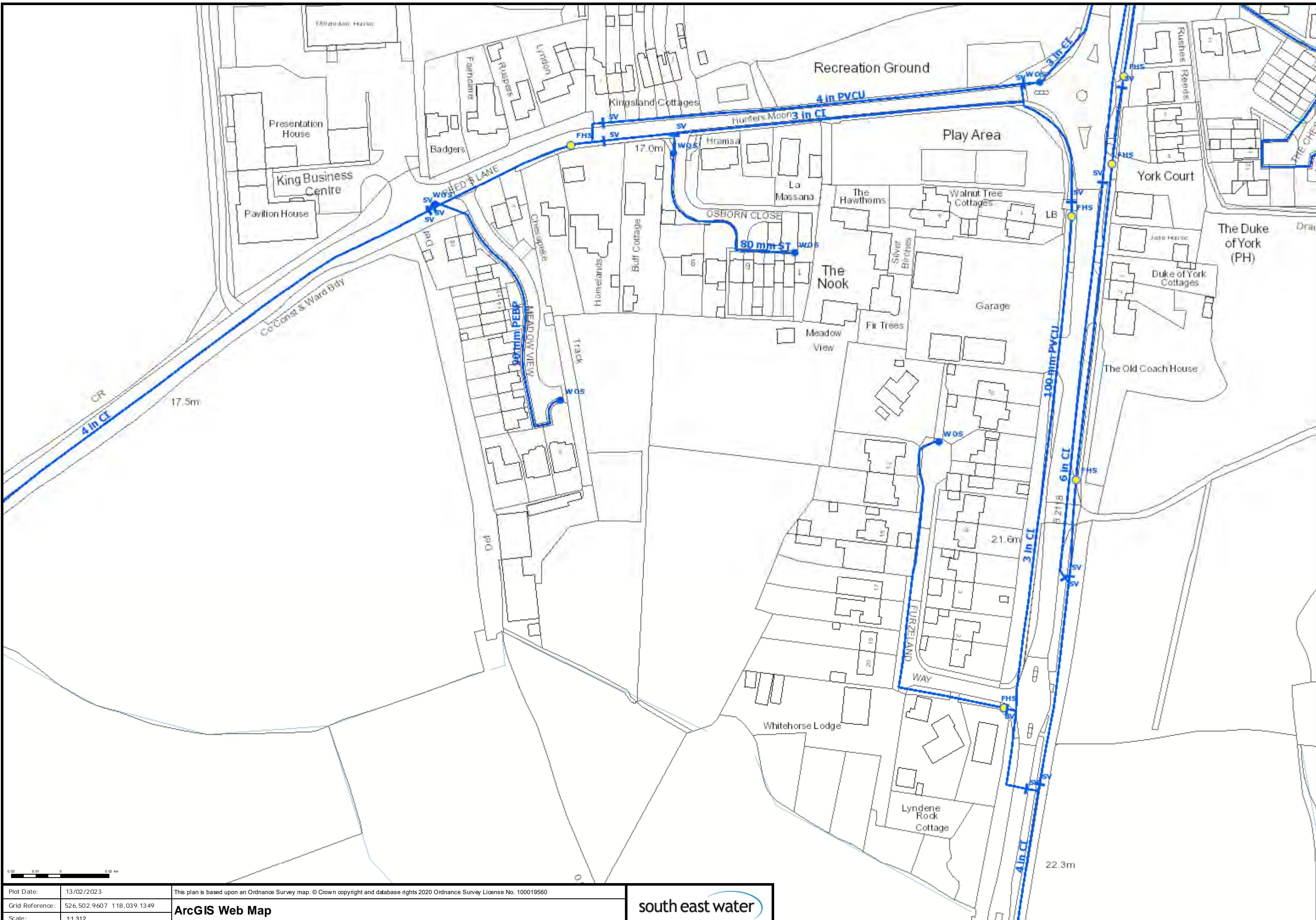
from
Southern Water

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2022 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Appendix 3 – Water Infrastructure



13 February 2023

Dan Wright
 Tds Southern
 54 Queen Street
 Horsham
 West Sussex
 RH13 5AD

Dear Dan Wright

**Thank you for contacting us about your proposed Budget enquiry at
 Reeds Lane Sayers Common Hassocks BN6 9GB**

Thank you for your letter requesting provision of water mains at the above site. I enclose a plan showing details of the Company's mains.

No offsite reinforcement works are required in conjunction with this enquiry but any non-standard flow rate above 0.27 l/sec, 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. For compliance, SEW are required to record any flow management installed in conjunction with domestic supplies on either GIS / Billing system or both, please ensure that this is adhered to.

Please be aware that under the new pricing structure, all reinforcement works will now be subsidised through infrastructure charges. Offsite reinforcement works are no longer site specific. All below costs are estimated.

SEW does not guarantee pressure to the upper floors of properties & flats.

For Budget Purposes:

The on-site mains would be expected to cost: **£135.00 per metre**

No. of Standard Connections	Connection Type	Approximate Rate	Sub Total
33	A-Type	£368.00	£12,144.00
Standard Infrastructure Charge	Income offset	Infra Rate	Sub Total
33	£19,965.00	£633.00	£924.00
		Aprox. Total	£13,068.00

The budget figures quoted above have been prepared on the assumptions that there are no Health & Safety hazards arising from either the present site conditions or any which may arise as a result of activities of the developer, his agents or contractors.

South East Water ("SEW") offers two options to developers for the installation of water mains. In brief, the options are as follows:

I. The company offer based on a discount being applied to the total cost of the scheme. This is derived by comparing the annual revenue from the new service connections and the annual repayment of a notional loan over a 12 year period to calculate the deficit. The corresponding lump sum then has the discount applied in accordance with the methodology issued by Ofwat under charging rules for new connection services (English Undertakers)

II. The Self Lay Option is divided into two sections: Non-Contestable is what you are required to pay SEW initially. This cost relates to non-contestable activities (i.e. those items of work that for reasons of safeguarding our water quality, only South East Water or their approved contractor may undertake). Details of Self Lay are available at: <http://www.ofwat.gov.uk/consumerissues/selflay> Income Offset - On satisfactory handover of the self-laid mains, an Asset Payment will be paid to you. If you choose to self-lay the mains, this will need to be in accordance with the SEW Self Lay Policy, using an accredited contractor, under South East Water supervision.

We would also be grateful to receive your detailed plans of the proposed development and the relevant reports and information required to enable us to prepare a firm quotation for the above option(s).

For the Company to provide firm figures at the earliest opportunity please supply the items listed in our "Developer Services – Information required for provision of Water Services".

The availability of a soils report to establish the presence or otherwise of contaminated land is most important. The report must be based on a site investigation carried out in accordance with British Standard Institution BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice and in particular should include any potential risk of petroleum hydrocarbons.

In addition the specification proposed for the internal plumbing system could have relevance for the pipework design and your early confirmation of this information would be of great assistance.

If you have any questions or require clarification regarding this letter please feel free to call us.

A firm site layout: scale 1: 500, which identifies:

- i. the extent of the land in the developer's ownership
- ii. the individual plot numbers + Bin Store / Landlord Supplies
- iii. the service entry positions for each plot + Bin Store / Landlord Supplies

(Please note: Water for Domestic, Non Domestic (includes Bin Store / Landlord) and water for Fire fighting purposes will all be metered separately)

- iv. the extent of the area proposed for adoption by the Highway Authority
- v. any designated service strips

It is preferred that you supply an electronic version of your builder's plan, ideally in dwg format. This can be received via CD or by our email address on the top right hand corner of your letter.

The plan must include the proposed development footprint along with all details as previously stated, as well as a section of Ordnance Survey background for the area upon which it is located. The background must be substantial and varied enough, dependant upon its location being urban or rural, to include either surrounding field, fence and road lines, if possible buildings as well which then may be used as location reference points.

An Ordnance Survey grid reference for the site location would also be of help.

All plans that are submitted must be checked that an XREF documents are either imported into the DWG as independent layers or all XREF drawings or files are also included in the submission for mains to be designed and an estimation produced.

3. A Programme of Works and plan identifying any phasing with number of properties associated with any phase of the site and house build rate per year.

4. A Soil Investigation in accordance with British Standard Institution BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice. **(In particular the soils investigation should include any potential risk of petroleum hydrocarbons)**

5. Details of any consultation with all known parties on archaeological and environmental issues

6. Type of Hot System installation, i.e. vented or unvented systems

7. Details of the Land owners, together with their Solicitors details, applicable for any Company asset to be installed in non-Highway Authority land.

8. Confirmation of the required flow rate in litres per second, plus completed fittings list, for any nonstandard connection with a flow rate of more than one cubic meter per hour.

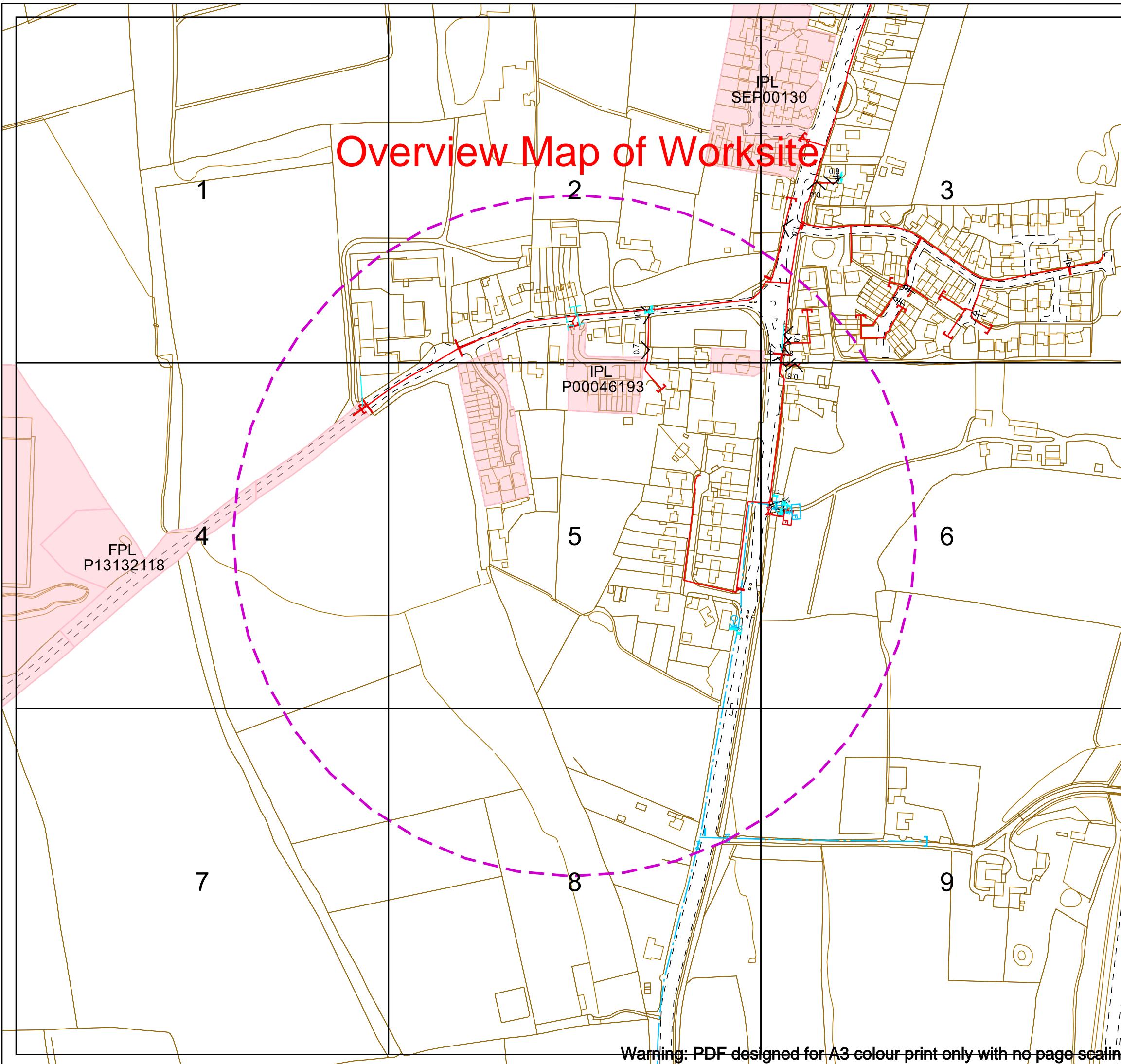
9. Should there be any requirement to install sprinkler systems, hose reels or fire-fighting equipment within the new units, please confirm the required flow rate for the firefighting supply so as to enable the effects on design to be assessed and the relevant quotation to be provided. For your information, current Company policy does not permit the cross connection of water for domestic and fire-fighting /non-domestic use therefore should the properties require a supply for firefighting purposes it will be necessary to gain independent metered connections to our main to individually supply the separate elements.

Yours Sincerely

Andrew Gilham
Developer Services Coordinator
South East Water Ltd

South East Water Ltd Registered in England No. 2679874
Registered Office: Rocfort Road, Snodland, Kent ME6 5AH

Appendix 4 – Gas Infrastructure



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

Date Requested: 14/11/2022

Job Reference: 27595226

Site Location: 526510 117996

Requested by: Mr TDS Southern

Your Scheme/Reference: AHP.U.13

Scale: 1:3075 (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.

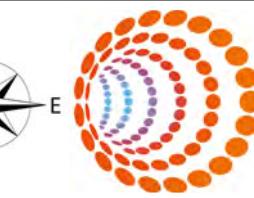
Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Legend:

- Low Pressure Mains: Red solid line
- Medium Pressure Mains: Blue dashed line
- Intermediate Pressure Mains: Green dash-dot line
- High Pressure Mains: Orange dash-dot-dot line
- LTs: Yellow line
- GTs: Pink box
- SSSIs: Green box
- Some Examples Of Plant Items:
 - Valve: Red triangle
 - Syphon: Blue circle
 - Depth of Cover: Yellow circle with 'D'
 - Diameter Change: Yellow circle with 'D'
 - Material Change: Yellow circle with 'M'
- Digsites: Line: Magenta dashed line
- Area: Magenta dashed area



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SGN

Your gas. Our network.

Contact Us

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

Date Requested: 14/11/2022

Job Reference: 27595226

Site Location: 526510 117996

Requested by: Mr TDS Southern

Your Scheme/Reference: AHP.U.13

Scale: 1:1000 (When plotted at A3)

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Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs SSSIs
Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change
Digsite: Line: Area:



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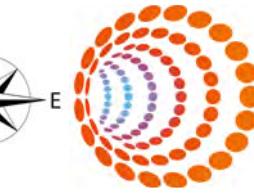
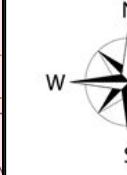
Furze Field

1

FB

Pond

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SGN
Your gas. Our network.

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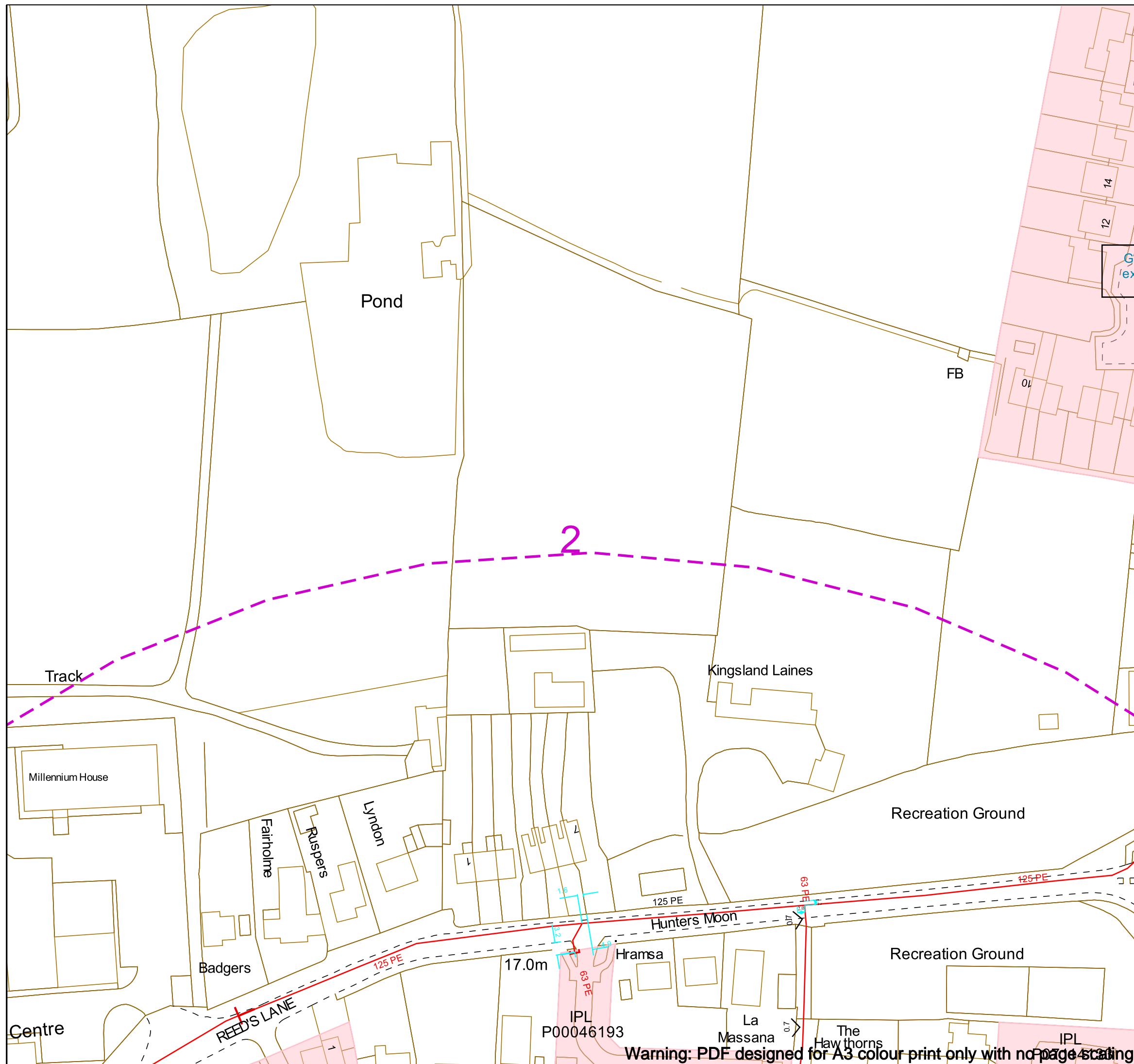
Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs
SSSIs

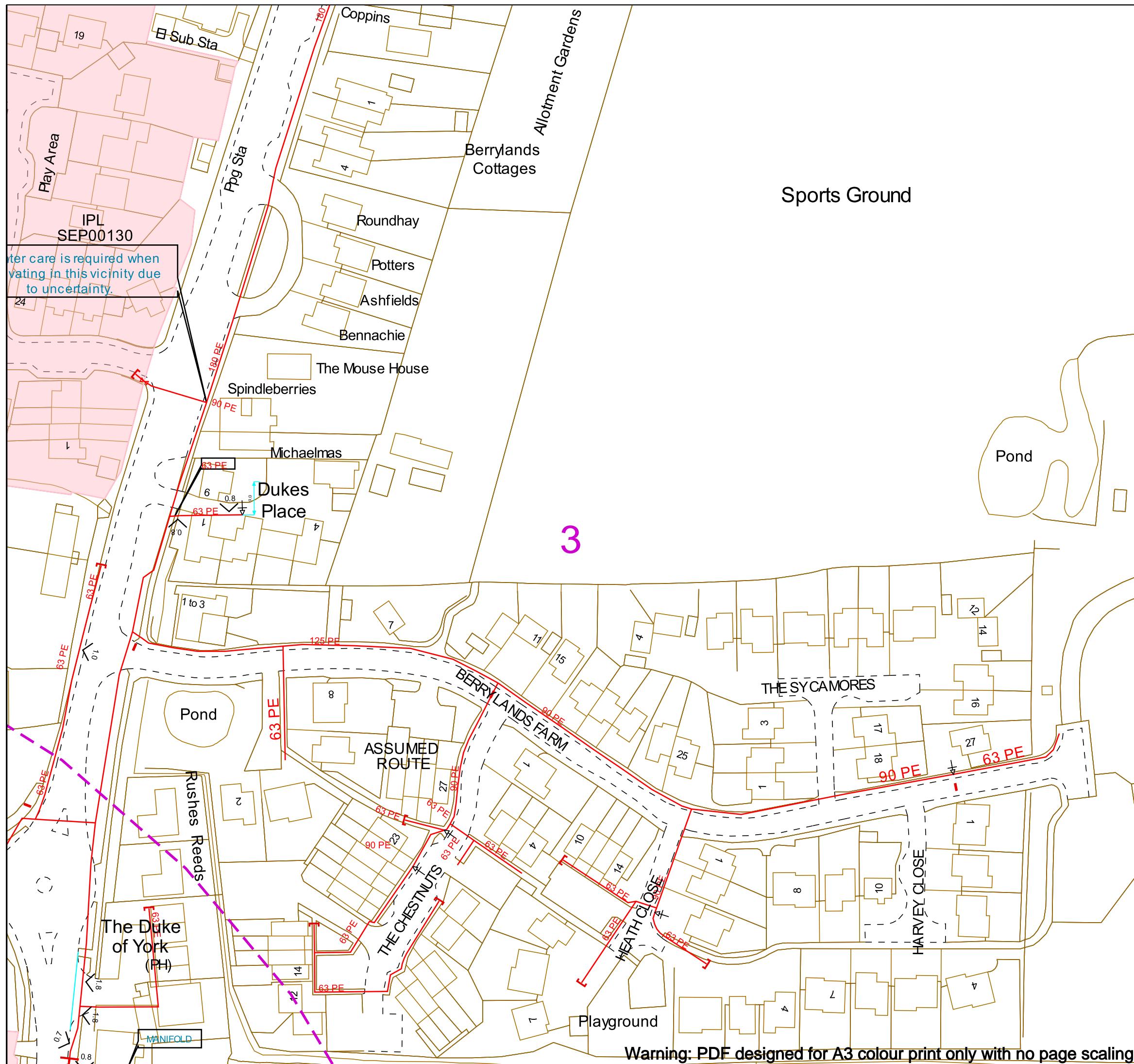
Some Examples Of Plant Items
Valve □ Syphon ○ Depth of Cover
Diameter Change ↓ Material Change

Digsite: Line: Area:



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Contact Us

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Email:
plantlocation@sgn.co.uk

Date Requested: 14/11/2022
Job Reference: 27595226
Site Location: 526510 117996
Requested by: Mr TDS Southern

Your Scheme/Reference: AHP.U.13

Scale: 1:1000 (When plotted at A3)

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0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAS

GTs

Some Examples Of Plant Items

Valve Syphon Depth of Cover

Digitos: Línea

Bigrader Line

1. *What is the primary purpose of the study?* (e.g., to evaluate the effectiveness of a new treatment, to describe a population, to compare two groups, to predict an outcome, to explore a phenomenon)

11

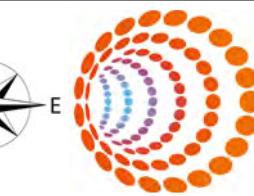
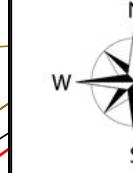
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SGN

Your gas. Our network.

Contact Us

SGN Safety Admin Team:

0800 912 1722

Email:

plantlocation@sgn.co.uk

Date Requested: 14/11/2022

Job Reference: 27595226

Site Location: 526510 117996

Requested by: Mr TDS Southern

Your Scheme/Reference: AHP.U.13

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Low Pressure Mains



Medium Pressure Mains



Intermediate Pressure Mains



High Pressure Mains



Las



Gts



SSSIs



Some Examples Of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

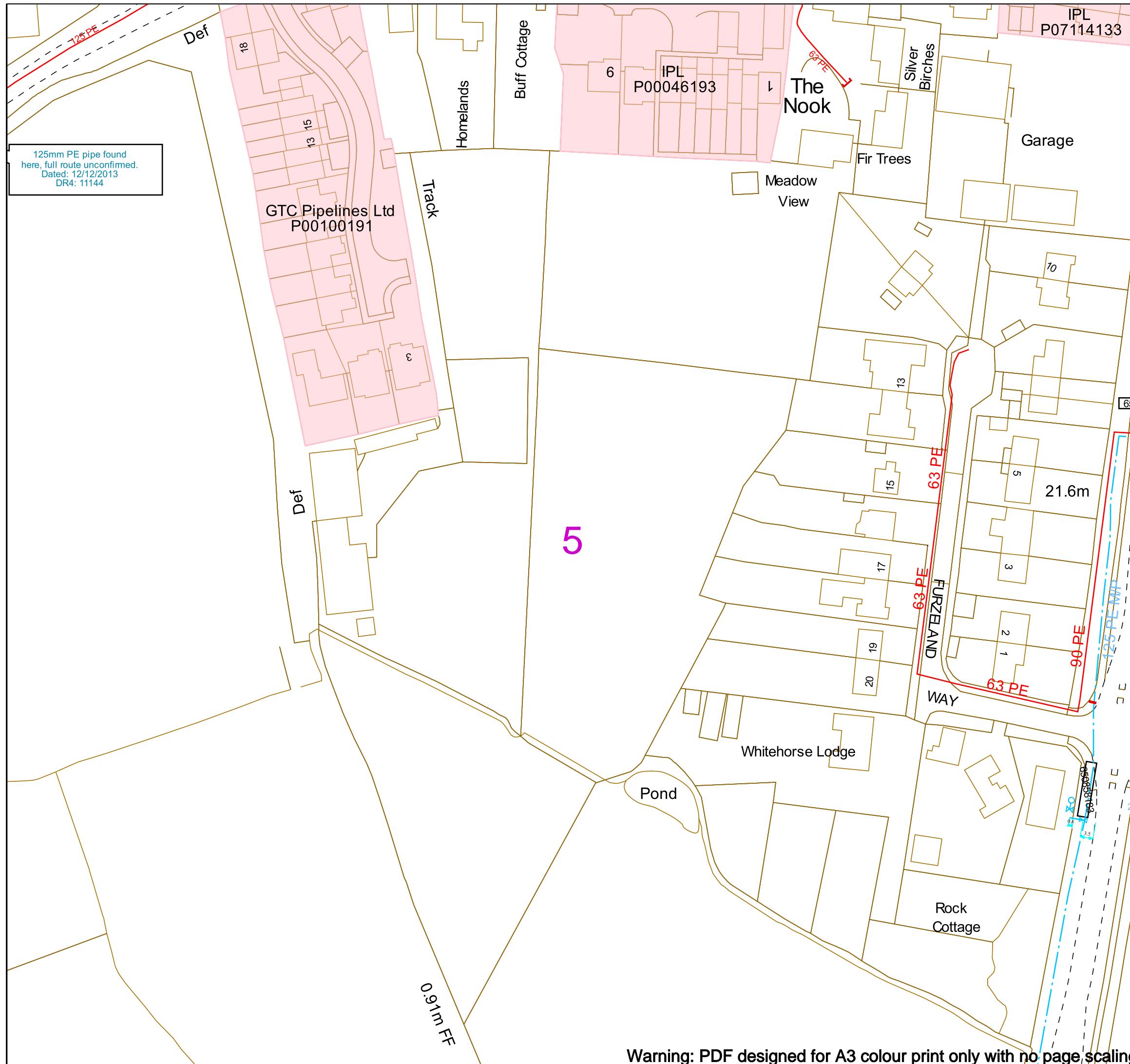
Digsites: Line: Area:



Linesearch
before u dig

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

Date Requested: 14/11/2021
Job Reference: 27595226
Site Location: 526510 1179
Requested by: Mr TDS Souto

Your Scheme/Reference: AHP.U.13

Scale: 1:1000 (When plotted at A3)

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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Las

Gts

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

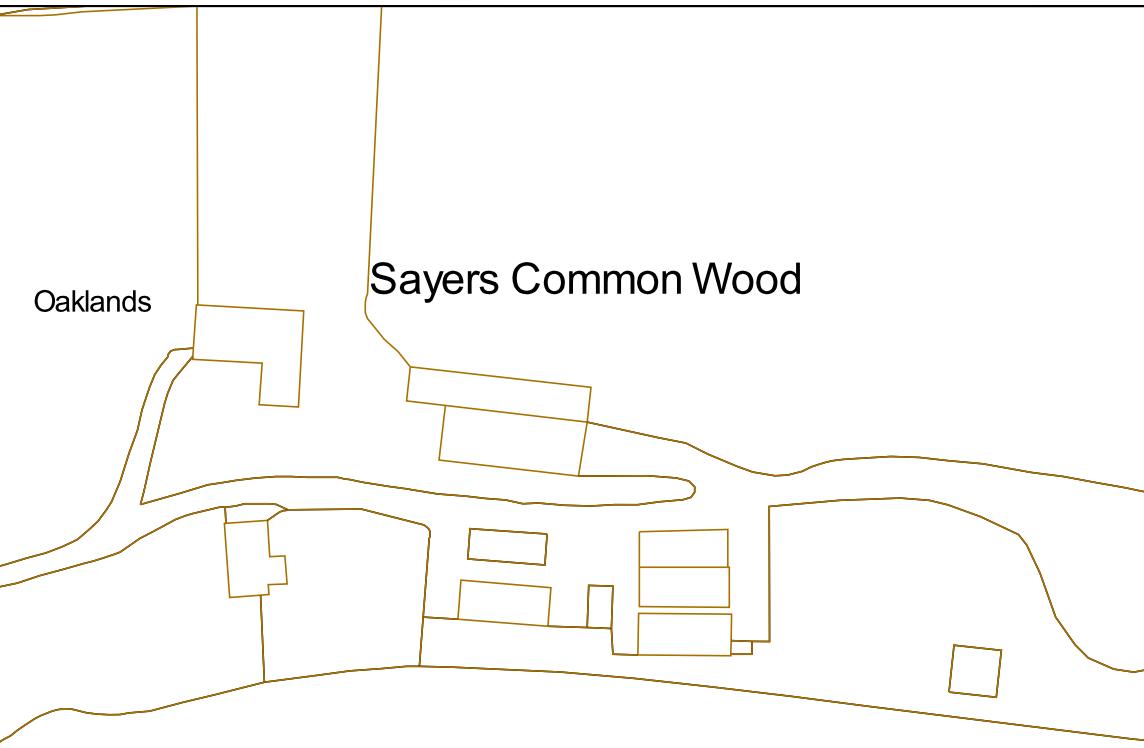
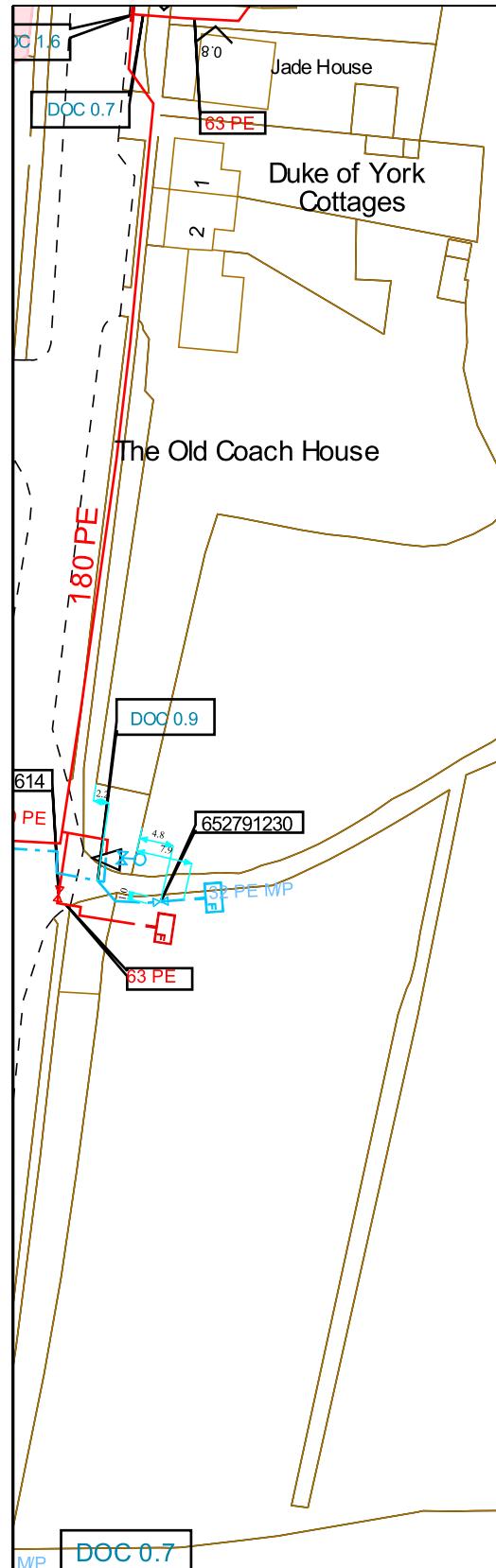
Digsite: Line

Area



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Contact Us

SGN Safety Admin Team:

0800 912 1722

Email:

plantlocation@sgn.co.uk

Date Requested: 14/11/2022

Job Reference: 27595226

Site Location: 526510 117996

Requested by: Mr TDS Southern

Your Scheme/Reference: AHP.U.13

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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

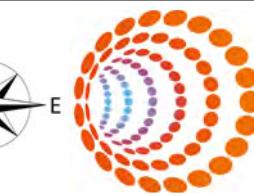
Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs
SSSIs

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

Gts

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

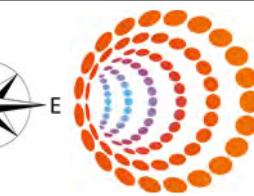
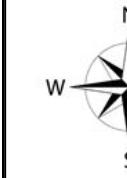
Digsites: Line: Area:



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Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs
SSSIs

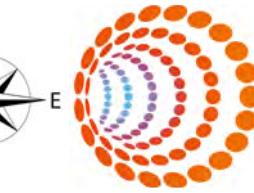
Some Examples Of Plant Items
Valve □ Syphon ○ Depth of Cover ▼ Diameter Change + Material Change |

Digsites: Line: — Area: —



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Low Pressure Mains



Medium Pressure Mains



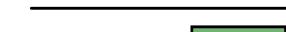
Intermediate Pressure Mains



High Pressure Mains



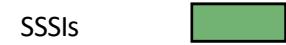
Las



Gts



SSSIs



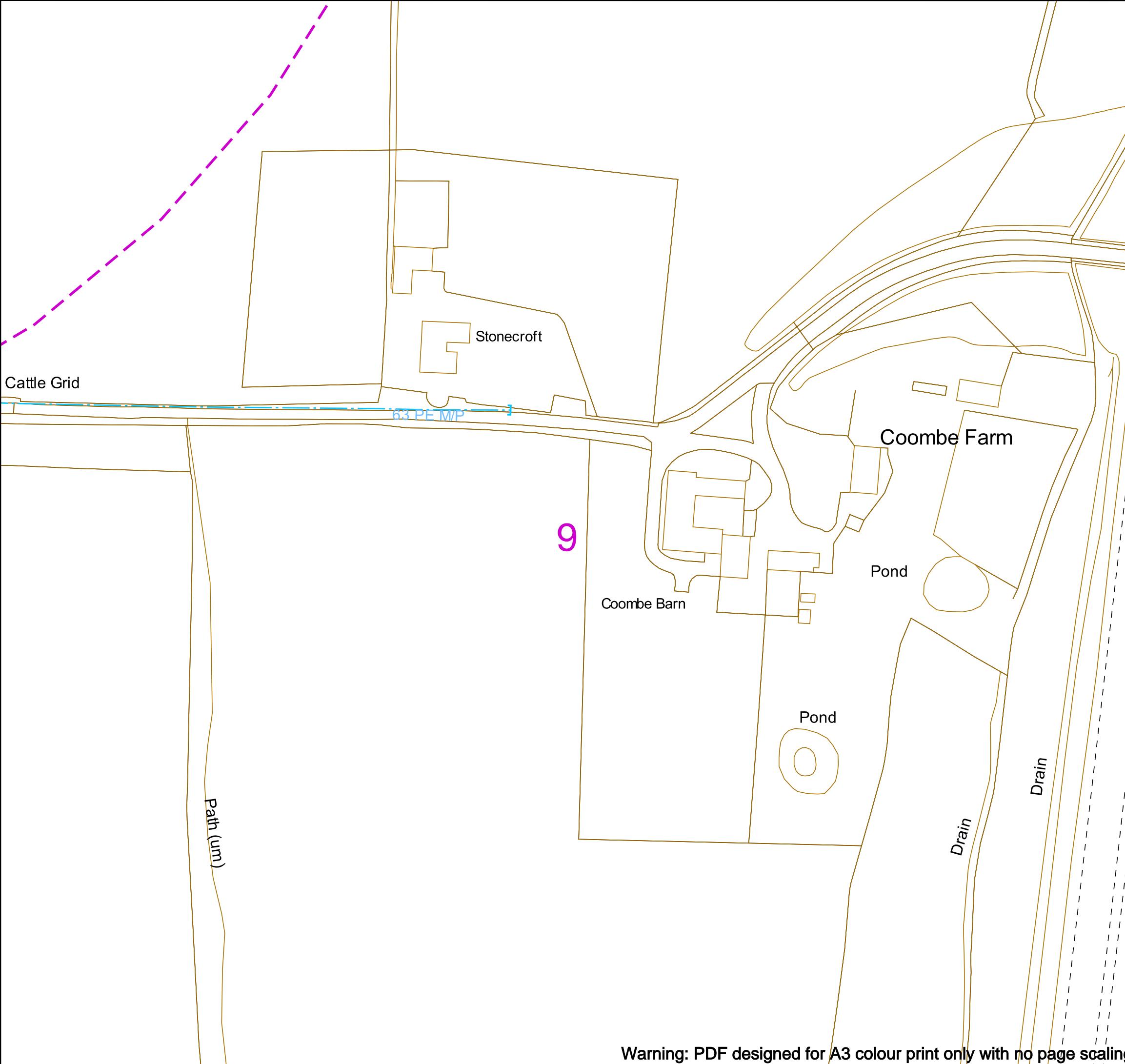
Some Examples Of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

Digsites: Line: Area:

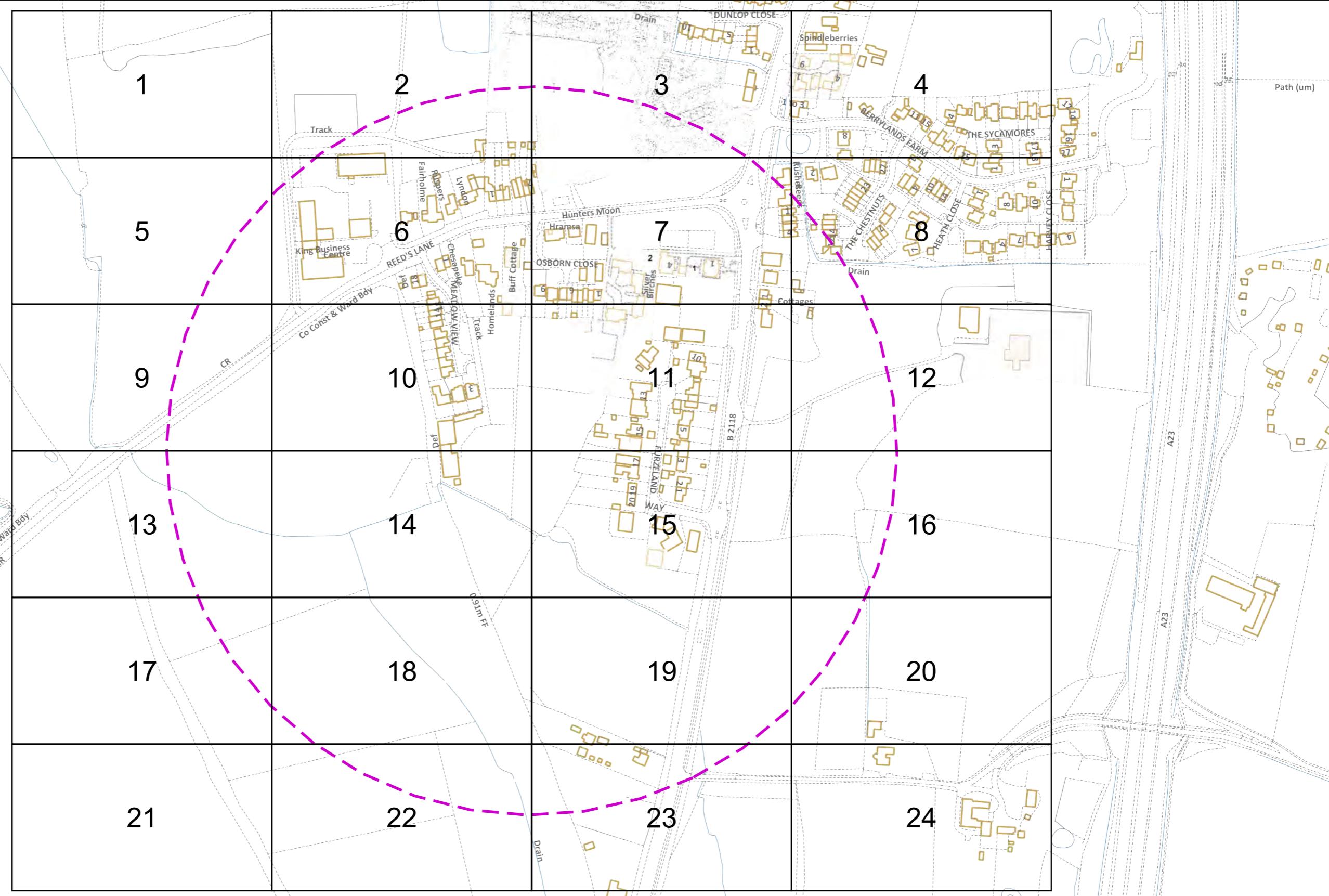


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Appendix 5 – Electricity Infrastructure



Dig Sites

Area:

Line:

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Date Requested: 16/11/2022
 Job Reference: 27595226
 Site Location: 526224 117711
 Requested by:
 Mr TDS Southern
 Your Scheme/Reference: AHP.U.13

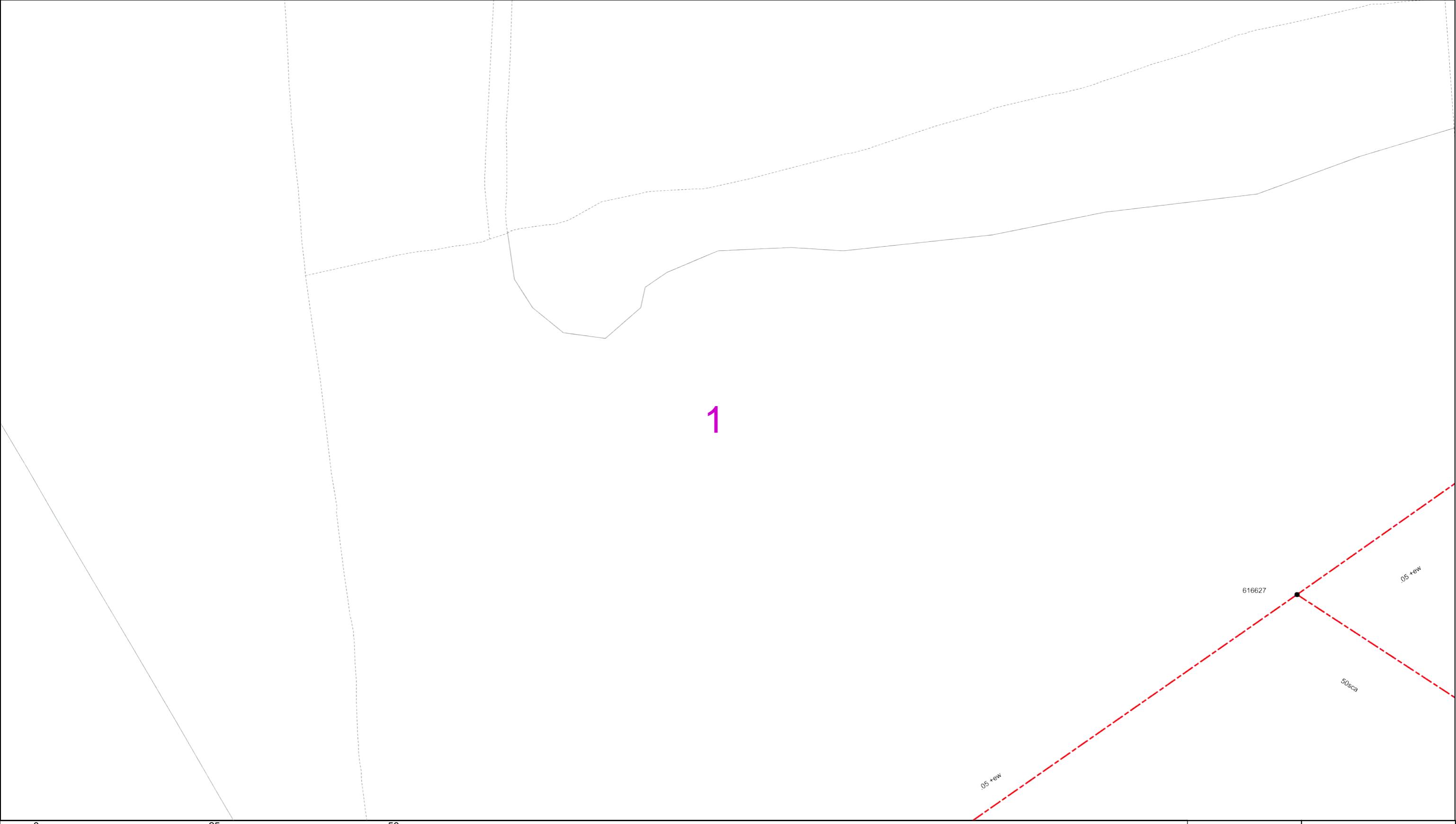
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 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), 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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ALWAYS LOOK UP
BEFORE
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Refer to HSE
Guidance note GS6

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0 25 50
metres

Dig Sites Area: Line:

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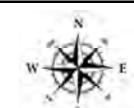
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 Site Location: 526224 117711
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 Mr TDS Southern
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Scale: 1:500 (When plotted at A3)

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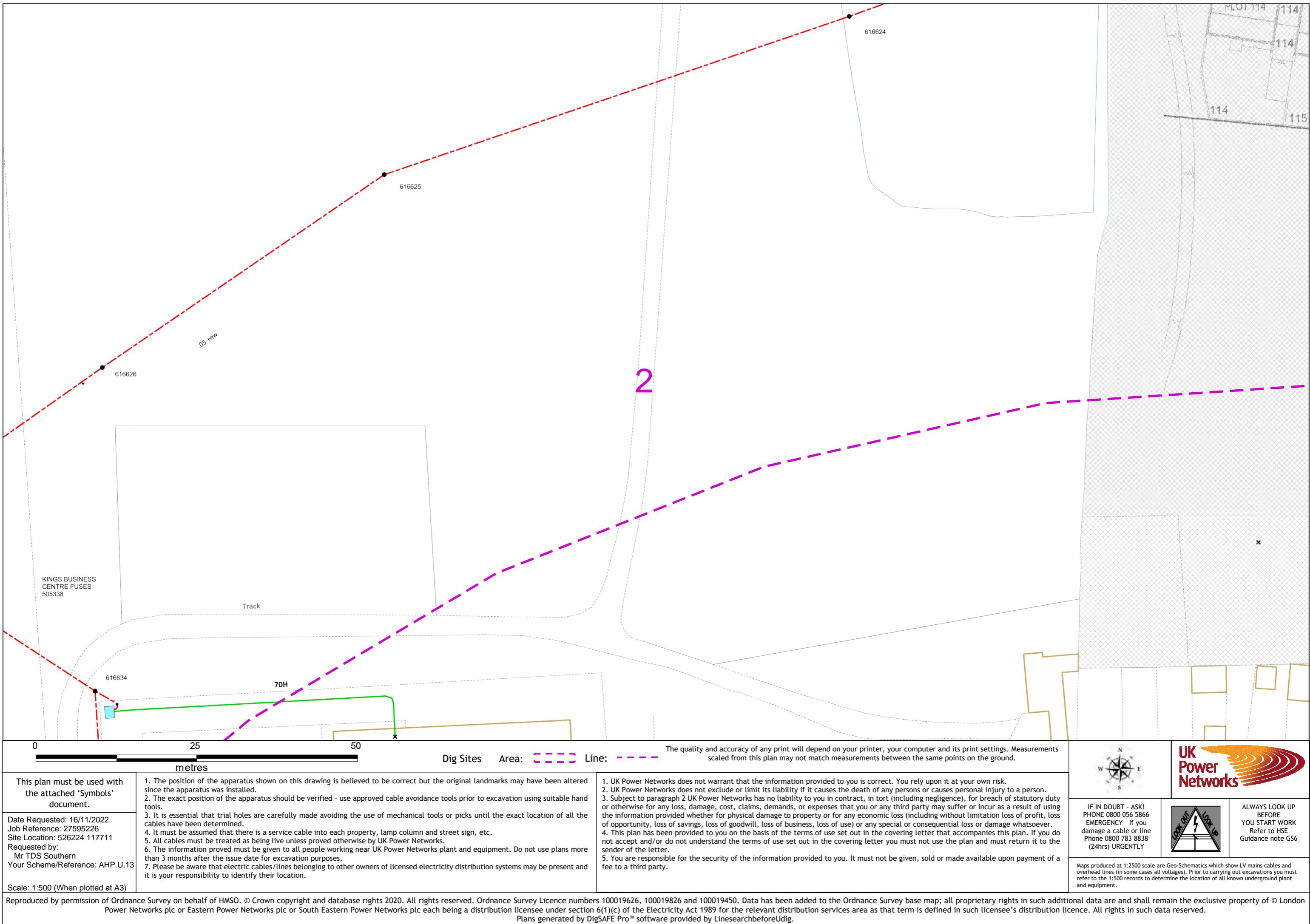


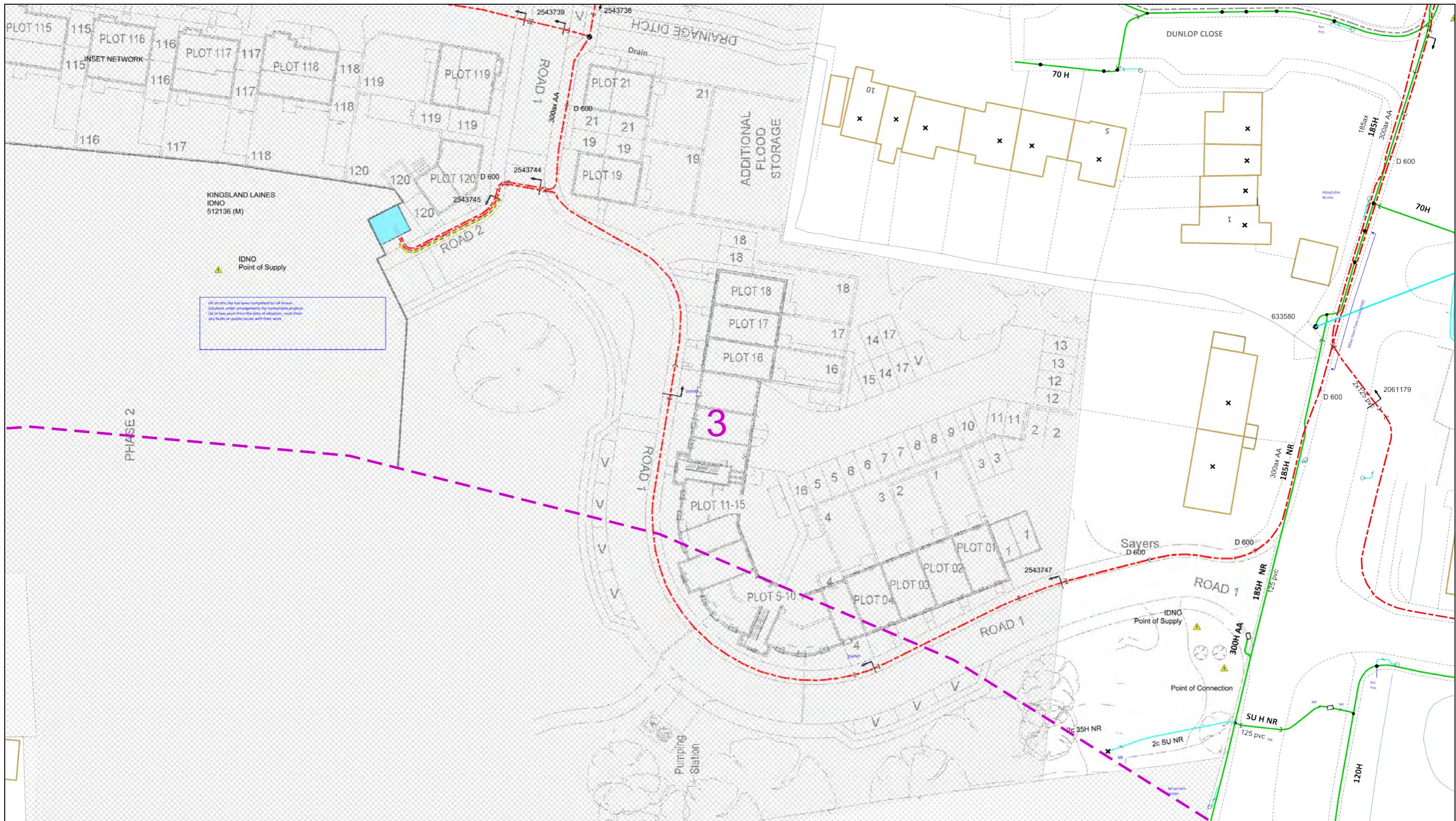
IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you
 damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



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0 25 50
metres

Dig Sites Area: [dashed line] Line: [dashed line]

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Your Scheme/Reference: AHP.U.13

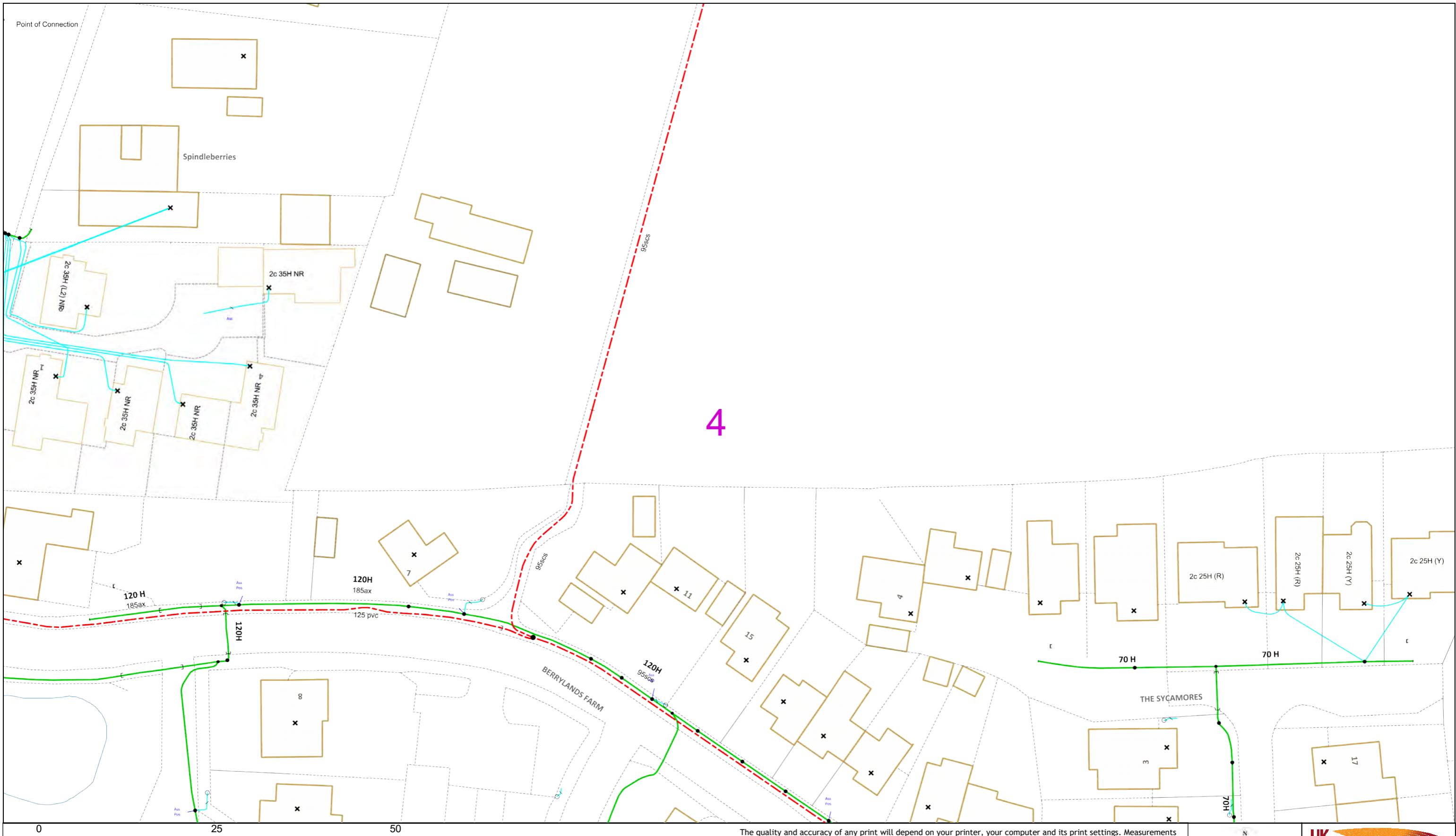
Scale: 1:500 (When plotted at A3)

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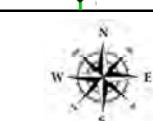
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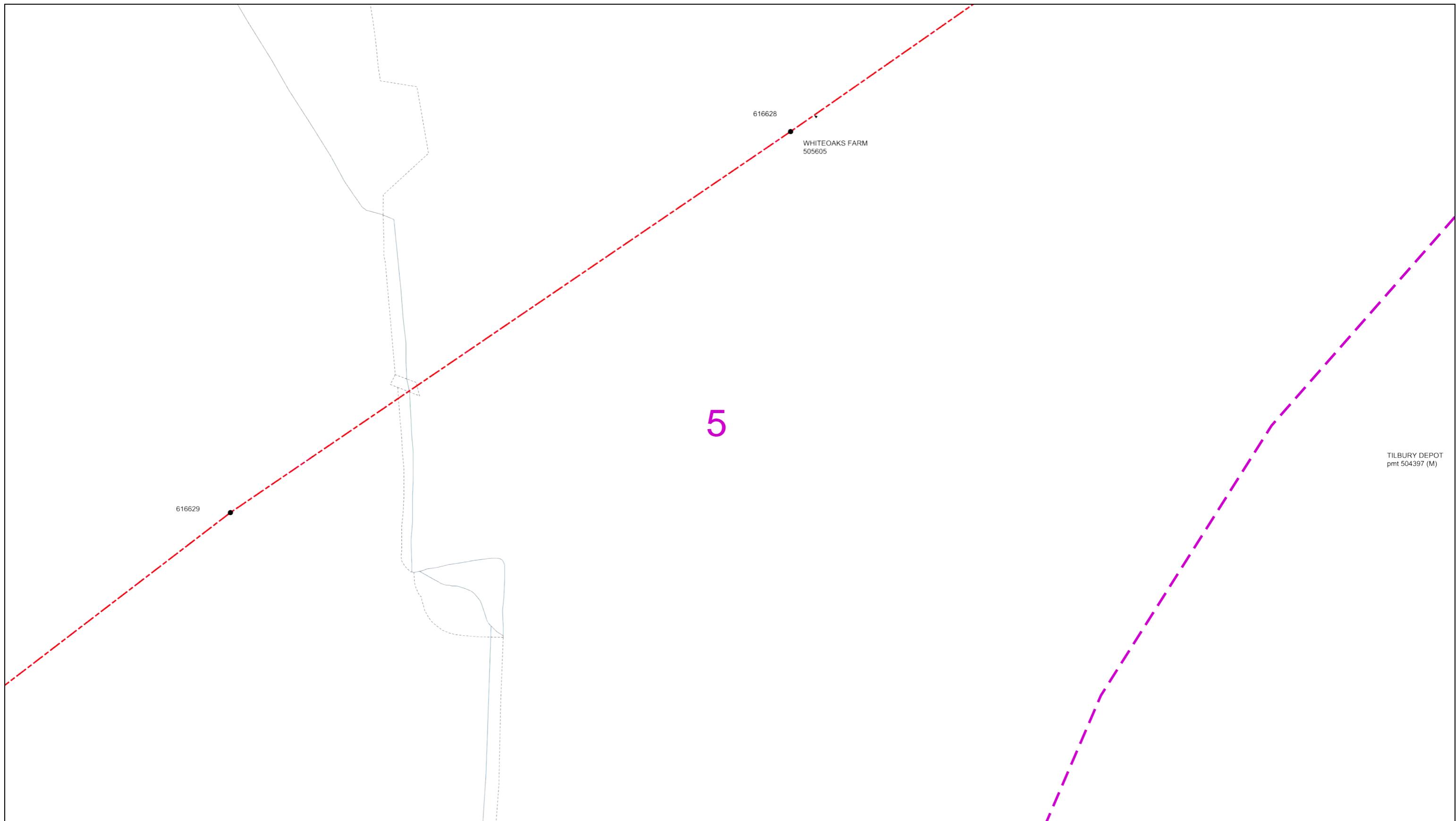


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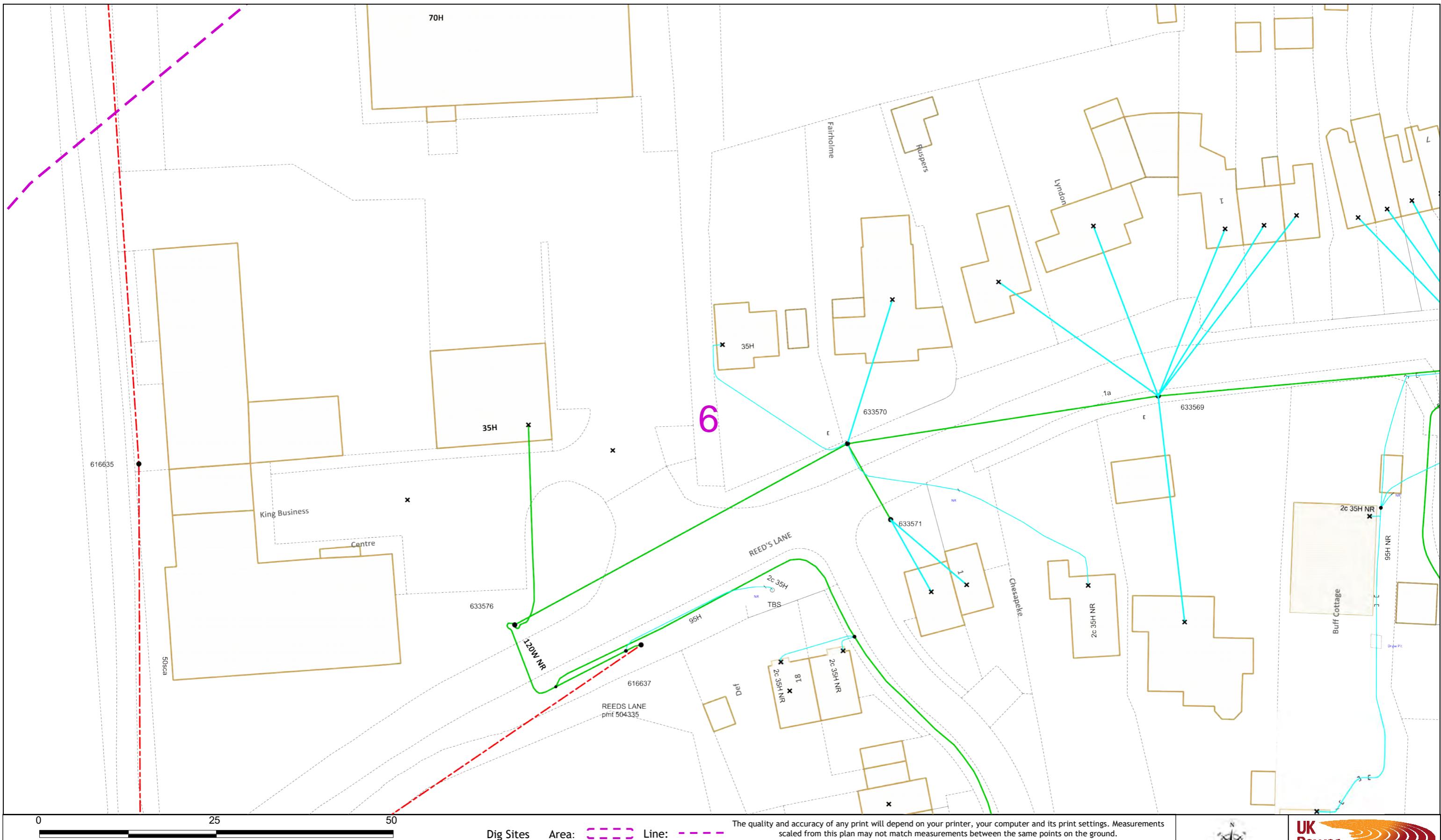


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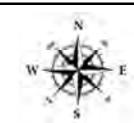
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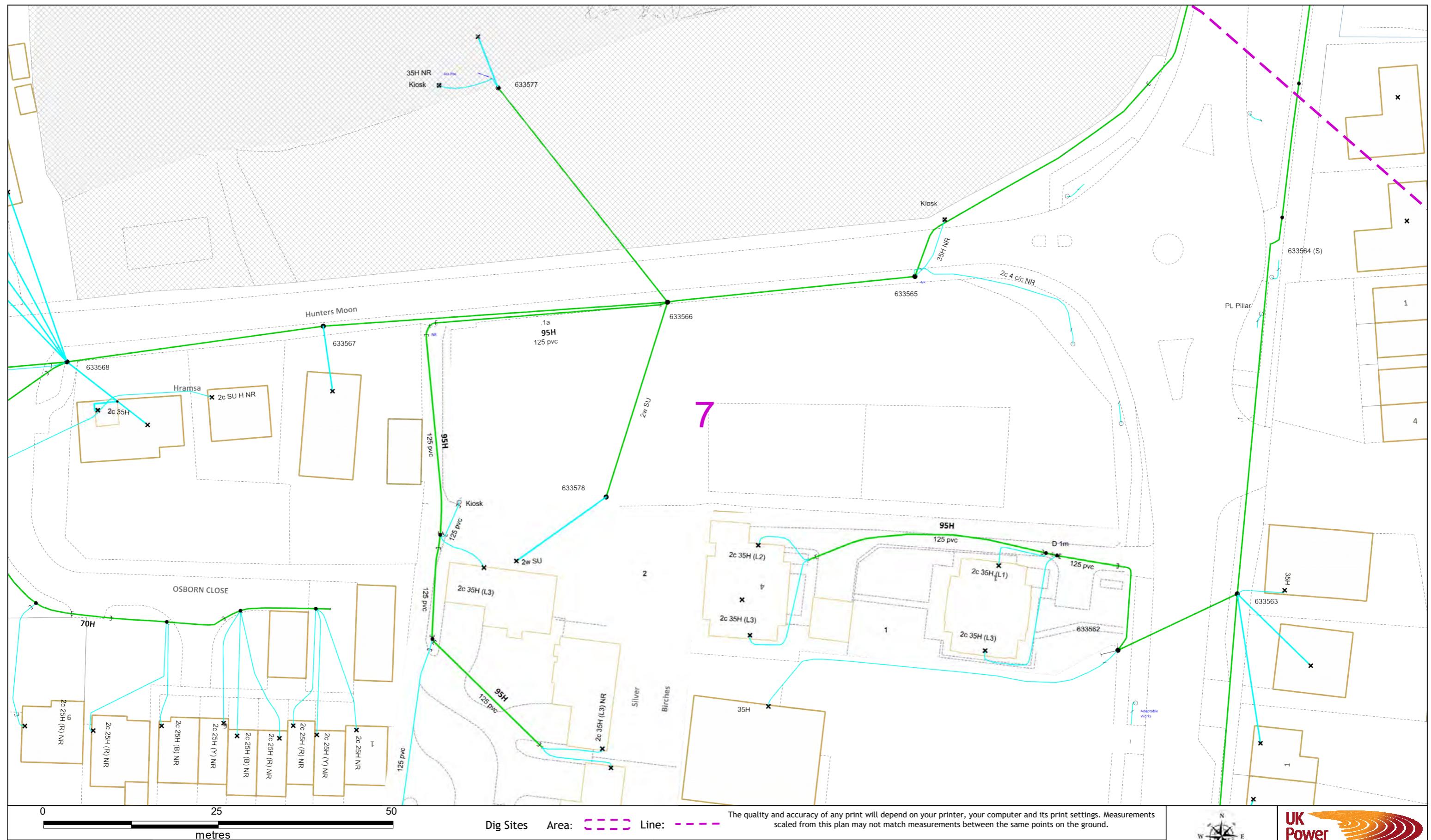


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Job Reference: 27595226
Site Location: 526224 117711
Requested by:

Requested by:
Mr TDS Southern
Your Scheme/Reference: AHP.U.1

Scale: 1:500 (When plotted at A3)

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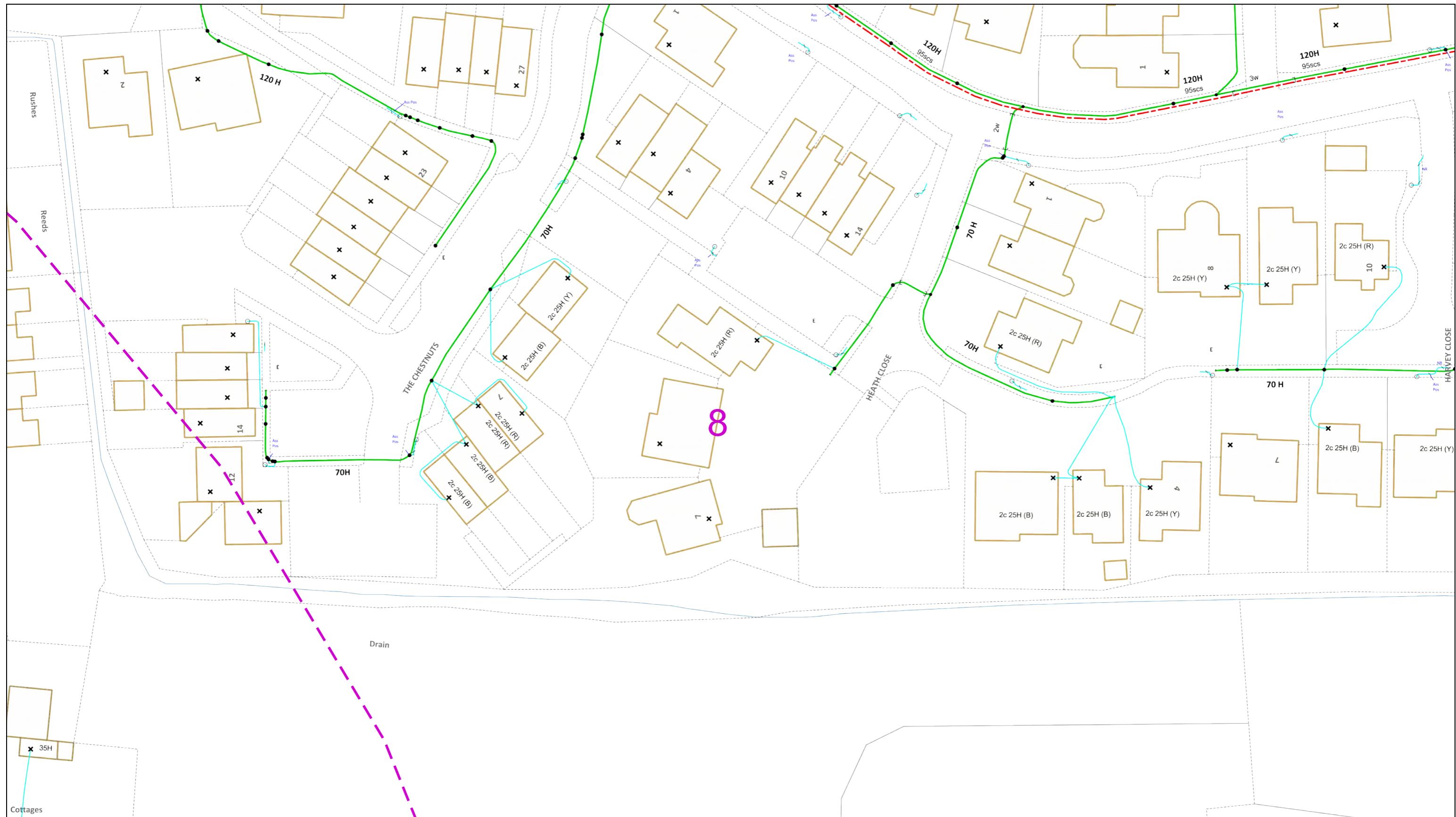
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Date Requested: 16/11/2022
Job Reference: 27595226
Site Location: 526224 117711
Requested by:
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Your Scheme/Reference: AHP.U.13

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9



0 25 50
metres

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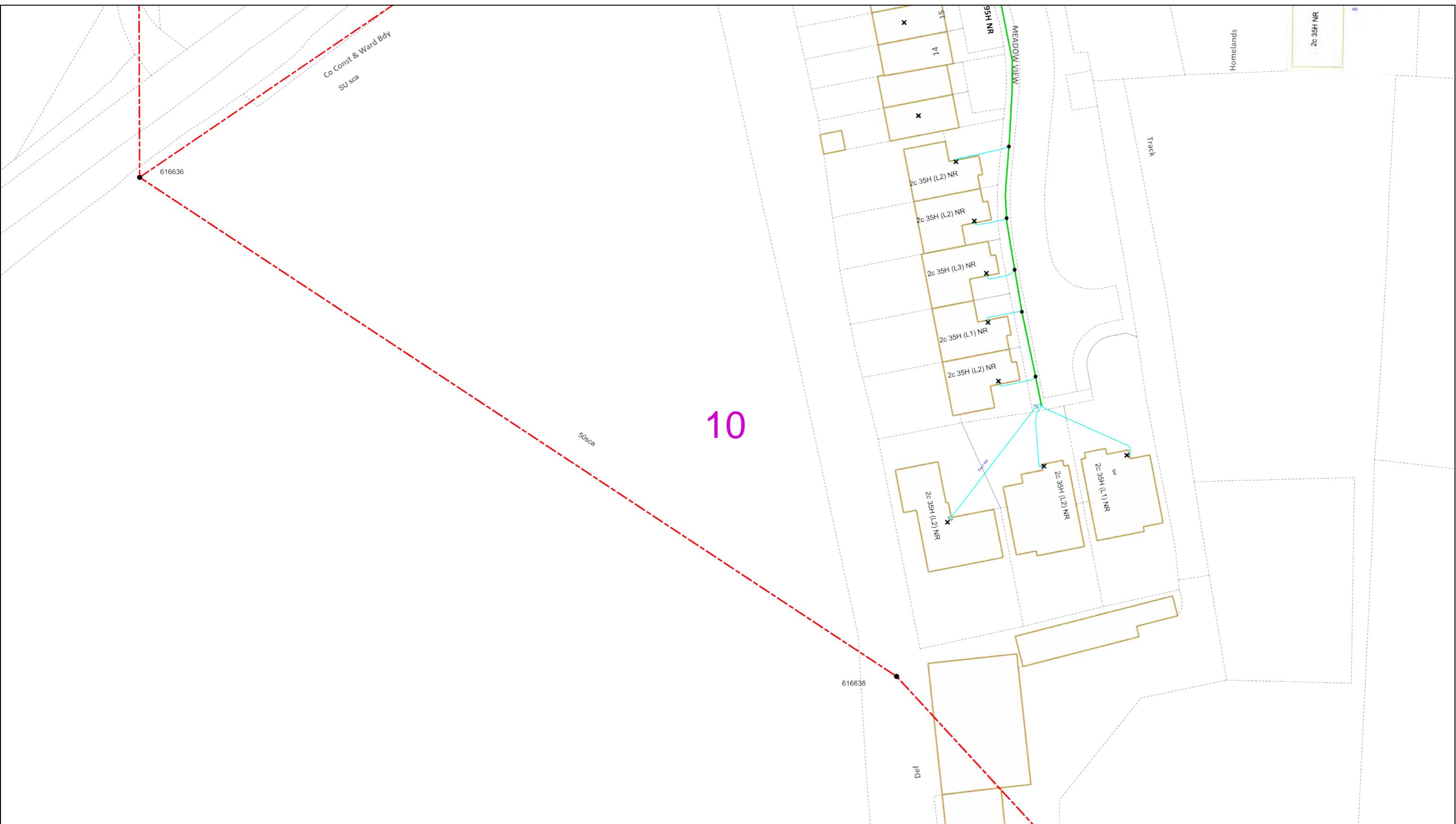


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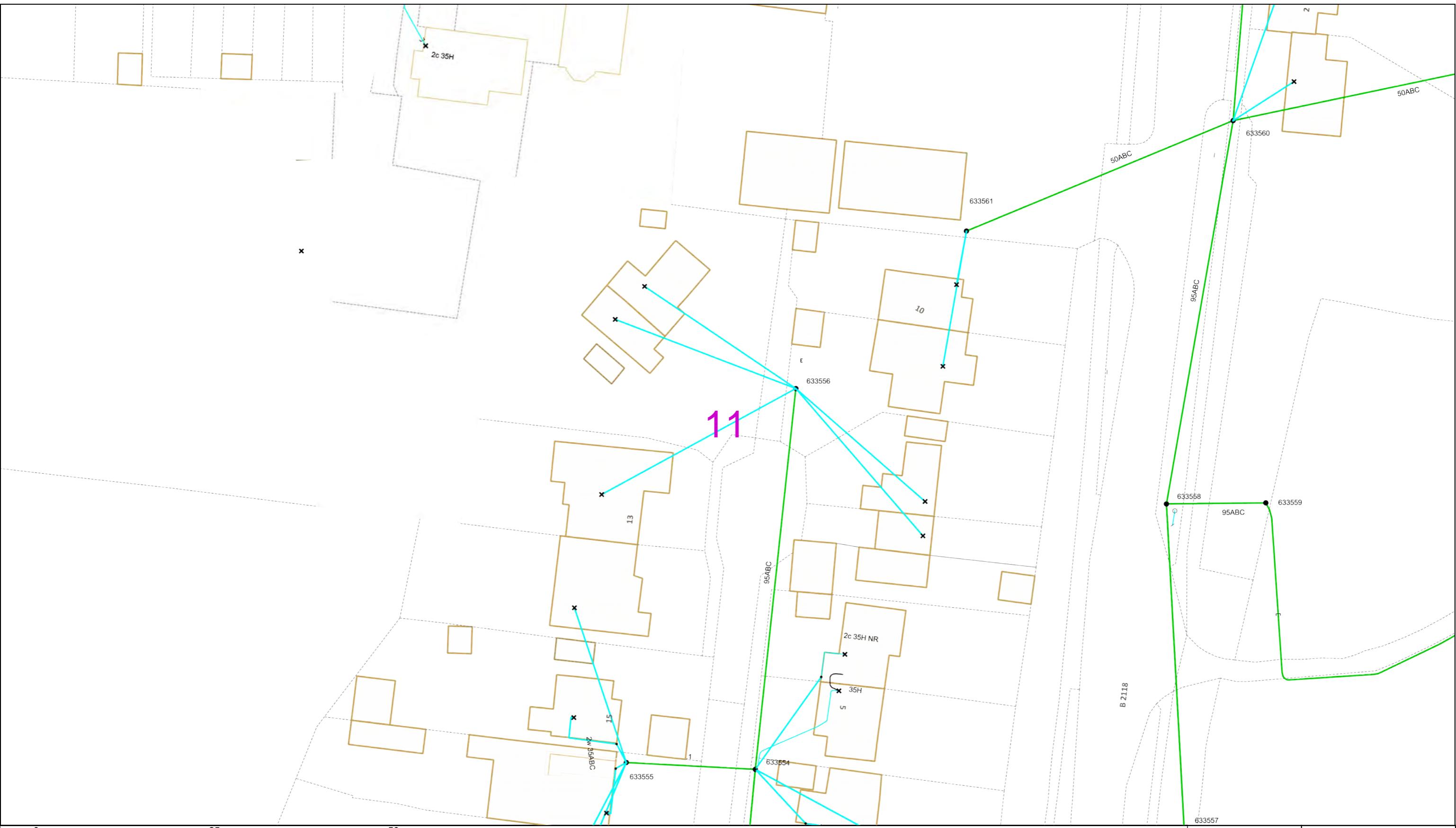


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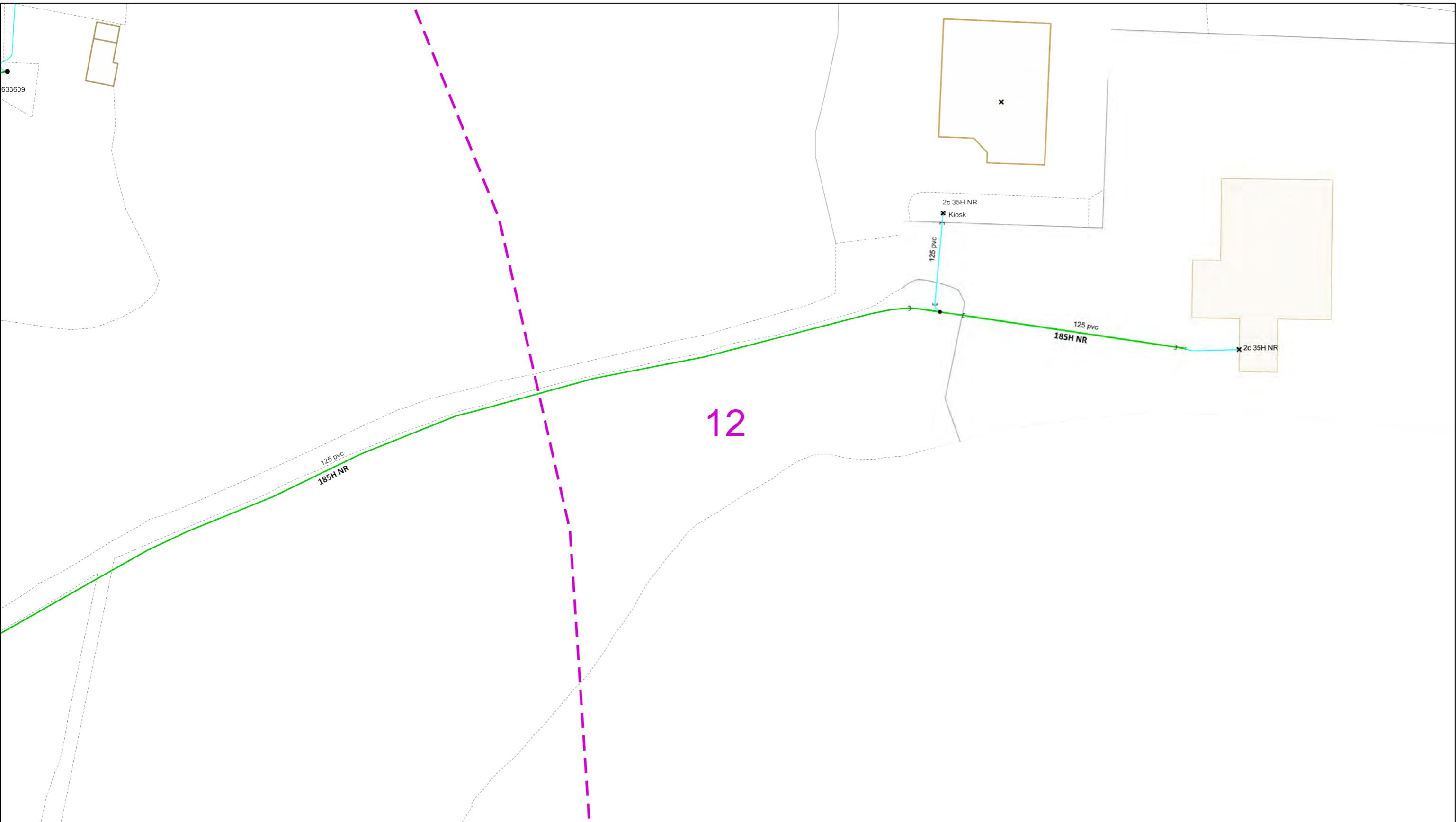


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