



Imberhorne Farm - Utilities Statement

**Imberhorne Lane
East Grinstead
RH19 1QY**

03/12/2025

PROJECT NO.

609485

ISSUE NO.

1

STATUS

For Information

Vistry Group

Consultancy
Site Investigation



Contents

1. Introduction	4
Site Access	4
General Note on Diversions	4
Site Information	5
Type of Heating	5
Drawings	5
Accommodation Schedule	5
Residential	5
Commercial	5
2. Executive Summary	6
3. Electric	8
3.1. Existing Network	8
3.2. New Connections	10
4. Water	12
4.1. Existing Network	12
4.2. New Network (Mains)	13
5. Drainage	16
5.1. Existing Network	16
6. Gas	17
6.1. Existing Network	17
6.2. New Connections	18
7. Openreach	20
7.1. Existing Network	20
7.2. New Connections	23
8. Virgin Media	24
8.1. Existing Plant	24
8.2. New Connections	25
9. Independents	26
9.1. GTC	26
9.2. Other IDNOs/IGTs	26
10. Other	27
10.1. LinesearchbeforeUdig	27
11. Communications	27



11.1. Vodafone Ltd	27
11.2. Colt	28
11.3. SKY Telecommunications	28
11.4. Lumen Technologies	29
11.5. Verizon	30
11.6. SOTA	31
11.7. KCOM	31
11.8. Arelion	31
11.9. CityFibre	31
11.10. Mast Data/MBNL	31
12. Tunnels & Pipelines	31
12.1. Thames Water Ring Main	31
12.2. Thames Tunnel	31
12.3. Post Office Tunnels	31
12.4. Onshore Cables	31
12.5. ENGIE	32
12.6. ElecLink Interconnector	32
13. Transport	32
13.1. Network Rail	32
13.2. HS 1 (High Speed Rail)	32
13.3. HS 2 (High Speed Rail)	32
13.4. Crossrail	32
13.5. London Underground (inc. DLR)	32
13.6. LUL HV Power Assets	32
13.7. Croydon Tramlink	32
13.8. Transport for London	33
13.9. Genesys	33
14. Important Information	34
15. Next Steps	35
Relevant Documents	35
Basic Risk Assumption for all Services	35
Plant Found Within Site Boundaries	35
16. Utility Consultancy Products	36
17. Enclosures	37
18. Acronyms Key	39



1. Introduction

This report investigates the utility companies' existing plant within the vicinity of the site and the ability and capacity of this plant to serve the proposed development.

The report identifies and comments on any potential adverse effects the proposed development may have on the existing plant. The report also recommends further items of investigation and action where appropriate.

The report is based on the information provided by the client about the proposed development and the information provided by the utility and service organisations about their plant and networks. The information contained in this report is primarily based on desk research.

All costs given are budget only and therefore should not be used for contract purposes. Formal quotations can be provided for both new supplies and any diversions when the site has full planning permission and detailed plans are submitted to each utility.

Utility infrastructures are dynamic systems with new loads affecting them in different ways and new developments coming on stream all the time. The difficulty for site appraisal is that load cannot be secured until the formal site supply quotations have been applied for, accepted and paid. Therefore, it must be clearly understood that the information and budget costs given in this report could be superseded by load demand take-up at any time.

Site Access

The proposed site vehicle access is via a new roundabout to be constructed at the junction of Imberhorne Lane and Bluebell Close

During the access construction, caution will need to be exercised when working around the existing plant and temporary protection works may be necessary. Some utilities may also require the installation of spare ducts across the access for future use.

Hand dug trial holes should be carried out at proposed access roads to determine the exact depth and location of any plant. Costs can then be obtained based on the results of these trial excavations.

General Note on Diversions

Qualified contractors can carry out EML (Electromagnetic Location) and GPR (Ground Probing Radar) PAS128 utility surveys to determine depth and location of plant, although their accuracy can be impaired due to congestion of plant or variations in ground conditions/plant material types.

We recommend, as a minimum, that a PAS128 utility survey is carried out to determine the location of all utility plant in the vicinity of the site to establish the extent and necessity of all diversions. A survey has been carried out for the site itself and proposed roundabout area, with the care village access to follow. From this survey, further trial holes may be recommended to verify the exact location of services and possible diversions.



Type of Heating

Drawings

Planning layout ref: CB_96_282_001

Residential

Commercial

Unit	Use	Area (m ²)

Signed off by

[Signature]

Graham Phillips



Certificate Number 6206

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2. Executive Summary

The following summary is a collation of the information contained within this report and is not a complete schedule of costs. It may consist of a combination of costs provided by the utilities, PES's estimation of PC sums or other sources of information. Additional costs may be incurred, as further information is known about the development proposals and utility infrastructure requirements. It is recommended that full quotations are obtained if this is critical for contractual purposes.

Electric



Disconnections

Not anticipated.

Diversions

UKPN diversion on the basis a short section of the overhead HV route requires diversion across proposed on-site carriageway.

Reinforcement

Not anticipated.

New Connections

UKPN proposal include 2x new circuit breakers at East Grinstead primary substation, approx. 1.5km of off-site HV cabling, plus on-site HV/LV cabling and substations (minimum of 4 and up to 6).

Water



Disconnections

Not anticipated.

Diversions

South East Water DMA meter diversion works at the proposed roundabout access.

A possible private main serves Imberhorne Farm and Gulledge – this may need to be modified where a carriageway link crosses the access road.

Reinforcement

South East Water have advised that network reinforcement is required. Costs for reinforcement likely to be covered by infrastructure charges, but further liaison is necessary to establish if any programme constraints will apply.

New Network (Mains)

Approx. 6.5km of on-site mains using South East Water's advised rate. Self-lay or NAV options are also available.

**Gas****Disconnections**

Not anticipated.

Diversions

SGN propose to lower main in farm access road where it could conflict with carriageway link between main site and care village area.

Reinforcement

Possible Primary school gas supply only – reinforcement not anticipated by SGN.

New Connections

Primary school gas supply only

Openreach**Diversions**

Diversions are likely in the area of the site access from Imberhorne Lane.

New Connections

Rebate to the developer. Fibre to the premise (FTTP) available.

Virgin Media**Diversions**

Diversions are not anticipated.

New Supplies

New connections possible. Further investigation required to establish costs in due course, depending on whether Vistry/Linden/Bovis hold existing agreements with Virgin Media.

Other**LinesearchbeforeUdig – Zayo Group**

Diversions are not anticipated.

Vodafone

Vodafone diversion works at the proposed Imberhorne Lane roundabout to the south. Further survey and Trial holes recommended to verify PAS128 utility survey results.

Lumen Technologies

Diversions are likely at the roundabout access to the south. Asset records and PAS128 survey are poor and trial holes will be necessary to establish further detail of plant location.



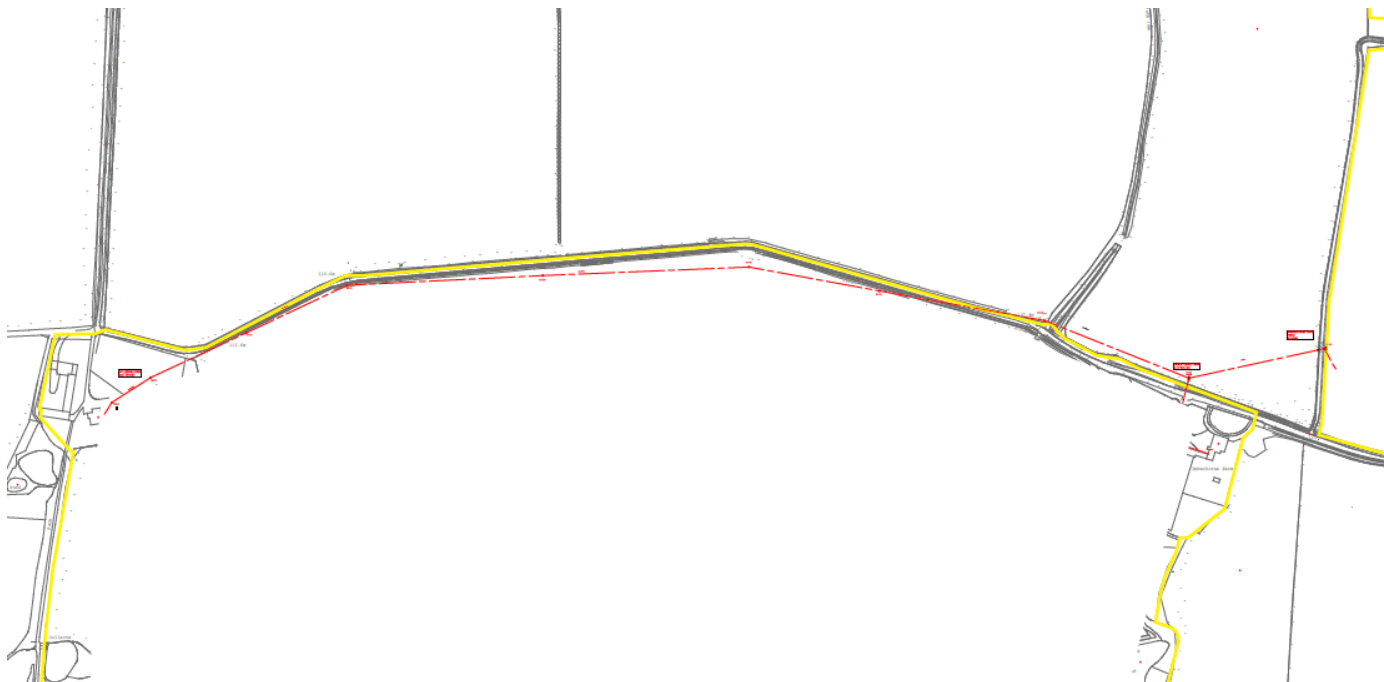
3. Electric

The Distribution Network Operator is UK Power Networks.

3.1. Existing Network

Based on the utility asset maps there is HV/LV apparatus in the vicinity of the site.

Figure 1 – Overhead HV cable route overview



Source: PES PALM

Figure 2 – Overhead HV cable route adjacent to bridleway



Source: PES site visit

A high voltage (HV) overhead cable route enters the site from the Imberhorne Farm ABSD (air brake switch disconnector) which stands within the Kingscote Way development to the east (served by GTC, see section 9.1 for further details).

This HV route crosses the site area to the Imberhorne Farm PMT (pole-mounted transformer), crossing above the proposed vehicle access link between the main site area and the care village. At the PMT low voltage (LV) overhead cabling serves the Imberhorne Farm complex itself. The HV route then continues westwards following the line of the public bridleway to Gullede Farm PMT where it terminates and serves Gullede with LV connections.

The PES site visit established that the UKPN records are not completely accurate as the pole shown in Figure 2 is actually located to the north of the bridleway and within the development area, although it does not conflict with any proposed new housing based on the current layout. The recent PAS128 utility survey drawing has located this plant correctly.

Figure 3 – Imberhorne Farm PMT



Source: PES site visit

The Imberhorne Lane South substation is located within a fenced open-air enclosure immediately to the west of the Imberhorne Lane/Heathcote Road junction. This is a UKPN network substation serving local properties with LV mains and services. HV mains routes extend north, south and east in Imberhorne Lane and Heathcote Road.

Further south, there is no UKPN plant shown in Imberhorne Lane at the proposed vehicle access to the development site.

Having reviewed the utility asset maps and your development proposals, diversions of the electric network would appear to be necessary.



A PAS128 utility survey has recently been undertaken and trial holes are recommended to verify the results in areas where diversions are likely to be required, in conjunction with evaluation of access construction details when scaled drawings are available.

relocate the Imberhorne Lane South substation out of the junction area if this access option progresses, along with associated HV/LV cabling. This figure includes provision of a new transformer to be located in an enclosure constructed by UKPN and assumes that the new site will be as close as possible to the current location. A space of at least 4.7m x 4m should be allowed for a substation in a GRP kiosk. A space of 5m x 5m should be allowed for a brick-built substation enclosure. The developer is responsible for obtaining planning permission for brick-built enclosures.

Where the overhead HV route runs within the site boundary, it currently lies within a landscape buffer area, diversion of this will depend on final layout and levels / planting within the buffer area. UKPN have provided a diversion to underground a section of the HV route where it is likely to be affected by the new site road. A new termination pole will be required near the existing Imberhorne Farm PMT.

Disconnections are not anticipated as there are no existing buildings within the site boundary. Please note that not all service connections or private apparatus are shown on the utility asset maps. Redundant services will require disconnection prior to starting on-site.

Indicative costs

Disconnections

Not anticipated.

Diversions

UKPN diversion on the basis a short section of the overhead HV route requires diversion across proposed on-site carriageway.

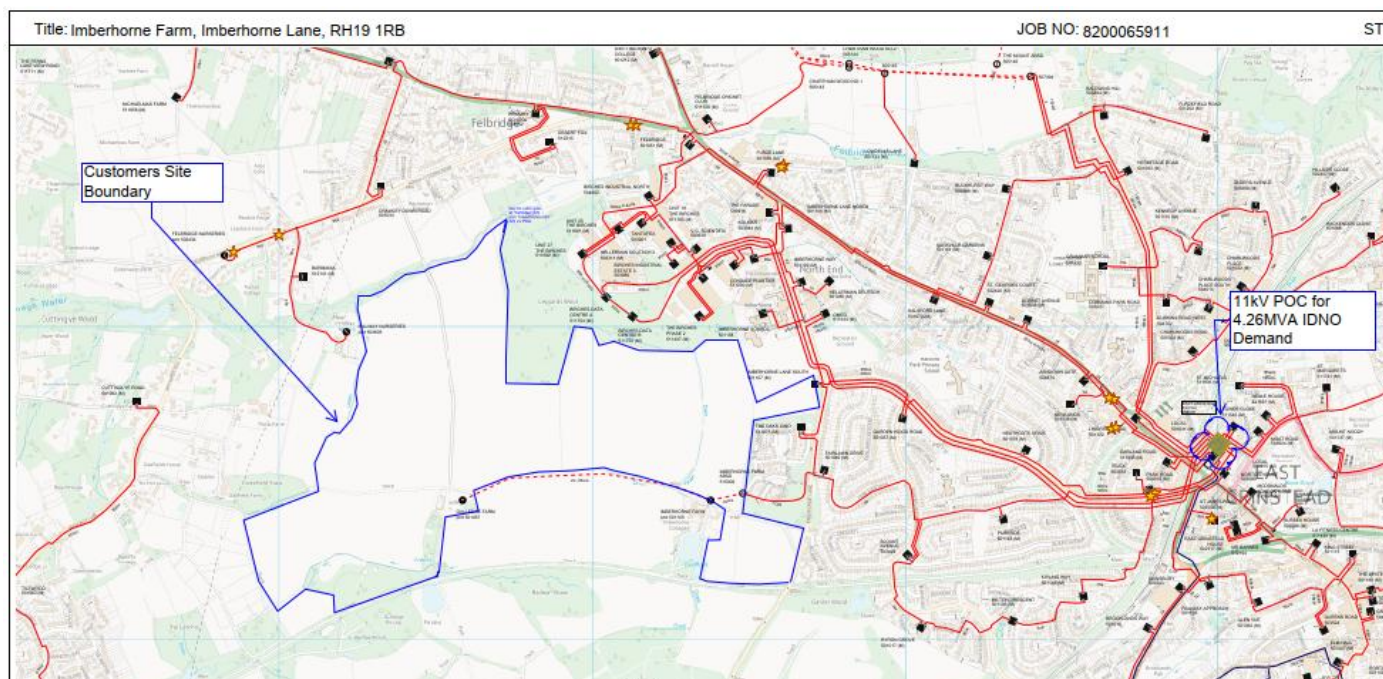
3.2. New Connections

UKPN have provided a budget estimate to serve 550x units served by air source heat pumps, a total estimated load of 4,260kVA. This load figure includes allowance for electric car charging plus minor landlord supplies and provision for future load requirements.

UKPN's have provided a point of connection (PoC) to the East Grinstead primary substation approx. 1.5km from the site. UKPN's plan to install 2x new 11kV circuit breakers at the primary substation. From here 2x HV mains feeders will be laid to the site – the most direct 1.5km route involves crossing bridges above the railway line on either London Road or Park Road. A route proving exercise has been undertaken to establish that these are suitable crossing points.

It may be the case that a smaller load can be taken from the existing 11kV network, e.g. to serve the first phase. A recent PoC quotation obtained for a smaller site load of 600kVA did not require any off-site works and is available from the existing HV cable within the site.

Figure 4 – 4.26MVA PoC drawing



Source: UKPN

The UKPN strategy allows for the provision of new substations on-site, from where the on-site LV distribution will be extended to serve the overall development. The exact number of substations is not specified by UKPN, but will be a minimum of 4 for the residential areas and up to 6 substations including provision for care village / school requirements based on the total load. A total of 6 substations have been allowed on the Planning Layout dated 07/11/25

A space of at least 4.7m x 4m should be allowed for each substation in a GRP kiosk. A space of 5m x 5m should be allowed for a brick-built substation enclosure. Vehicular access will be required to the substation positions at all times. It is recommended to allow an offset distance from new residential units when considering locations for new brick-built or GRP substation enclosures – this should be 4m for brick-built or 10m for GRP. Some sites designated as 'hot' in earthing terms may require offset distances of up to 19m from residential gardens – this will be confirmed at formal design stage. It may be possible to undertake mitigation measures to amend these offset distances at formal design stage.

Indicative costs

Reinforcement

Not anticipated.

New Connections

UKPN proposal include 2x new circuit breakers at East Grinstead primary substation, approx. 1.5km of off-site HV cabling, plus on-site HV/LV cabling and substations (minimum of 4 and up to 6).



4. Water

The local incumbent water company is South East Water.

4.1. Existing Network

Based on the utility asset maps there are various South East Water mains in the vicinity of the site.

In addition to South East Water's mains network, SES Water also have plant in the vicinity as their network boundary is north of the site. Their nearest mains are in Felbridge Road, some distance north of the site so these will not present any constraints.

Figure 5 – South East Water existing network in Imberhorne Lane



Source: SEW

In Imberhorne Lane an 8" PVC main is shown in the western verge. Several chamber lids are present in the verge. These could be part of a district metering arrangement or similar. Other mains (diameter unknown) are present in the eastern footway/verge.

Further south in Imberhorne Lane at the proposed vehicle access to the site, an 8" CI main is shown in the western verge crossing this area, a District Meter is located in the existing verge.

No further mains are shown within the site boundary. It is unclear if Imberhorne Farm and Gulledge are served from the South East Water network or via boreholes etc. The recent PAS128 utility survey detected



a trace in the Imberhorne Farm access road/bridleway that could be a private main. Trial holes and/or further liaison with the landowner are recommended to confirm this.

Having reviewed the utility asset maps and your development proposals, diversion of the water network would appear to be necessary.

South East Water have provided a proposal to divert the existing DMA meter from the carriageway area to the verge in the area of the proposed site entrance / roundabout.

If the 8" main has been laid at the expected depth and levels are not changing significantly then it might be possible to protect the main as an alternative to diversion.

If a private main is found to be serving Imberhorne Farm/Gulledge as discussed above, this may require lowering in-situ where the carriageway link between the main site and the care village crosses the farm access road.

Disconnections are not anticipated as there are no existing buildings within the site boundary. Please note that not all service connections or private apparatus are shown on the utility asset maps. Redundant services will require disconnection prior to starting on-site.

Indicative costs

Disconnections

Not anticipated.

Diversions

South East Water DMA meter diversion works at the proposed roundabout access.

A possible private main serves Imberhorne Farm and Gulledge – this may need to be modified where a carriageway link crosses the access road.

4.2. New Network (Mains)

Premier Energy Services has made enquiries to South East Water regarding the capacity of their mains and their ability to serve the development. Most network reinforcement costs are now covered by infrastructure charges (see section 4.4) with a few exceptions such as abnormal costs associated with tunnels, bridges or railway crossings.

South East Water have responded and confirmed there is insufficient capacity in their network to serve the whole development currently. They note that 155 properties can be supplied from the current configuration. Off-site reinforcement will be required in order to provide a point of connection that can serve the whole site. As noted above the majority of costs are usually covered by infrastructure charges.

SEW have advised that as a result of the increased demands generated in the area, offsite reinforcement is required in order to maintain adequate supplies. Any non- standard flow rate i.e. above 0.27 l/sec, is to be flow restricted to the designed flow rate.

The solution proposed is to partial replace some mains and separating of the area supplied by each of the PRVs at the inlet to Weir Wood to East Grinstead TM and then a small increase in settings of the PRV supplying this area.

The mains which will be replaced are the 9" CI from meter 650258 to the inlet of Dunnings Mill DMA (approx. 1.8km) with a 16 bar 355mm HPPE main. (16 bar is required as pressure at the lowest parts could be up to 110m pressure.) And the following 9" AC from the inlet of Dunnings Mill DMA to the B2110 (approx. 1.15km) with 16 bar 315mm HPPE main. This work will be carried out as part of the formal NAV licence process.

A NAV water company will be providing the on-site mains for this site as part of a multi utility proposal. A NAV connection to the existing SEW main in Imberhorne Lane will be provided.

Figure 6 – Proposed Water Main Connection



Source: SEW



Indicative costs

Reinforcement

South East Water have advised that network reinforcement is required. Costs for reinforcement likely to be covered by infrastructure charges, but further liaison is necessary to establish if any programme constraints will apply.

New Network (Mains)

Approx. 6.5km of on-site mains using South East Water's advised rate. Self-lay or NAV options are also available.



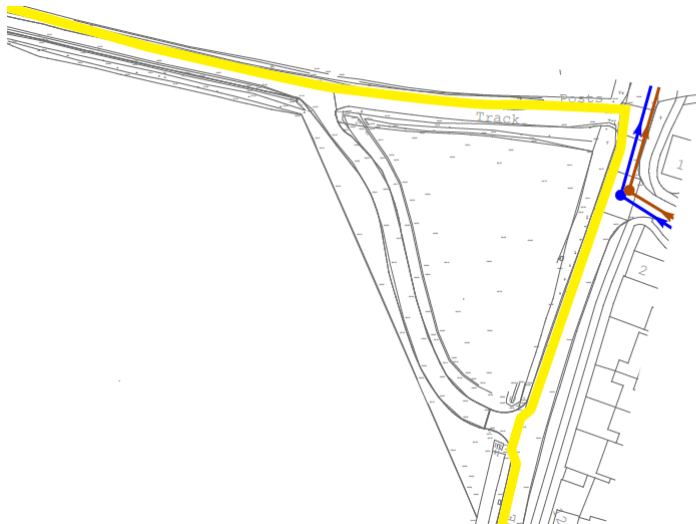
5. Drainage

The local incumbent drainage company is Southern Water.

5.1. Existing Network

Utility asset maps are enclosed for information only.

Figure 7 – Southern Water drainage plant near site



Source: PES PALM



6. Gas

The Gas Distribution Network is SGN.

6.1. Existing Network

Based on the utility asset maps there are various gas mains in the vicinity of the site.

Figure 8 – SGN existing network in the north



Source: PES PALM

Low pressure (LP) mains are shown in the eastern footways of Imberhorne Lane in the vicinity of Heathcote Road. An 8" CI main is shown north of the junction and a 125mm PE (in 6" DI) main is shown south of the junction.

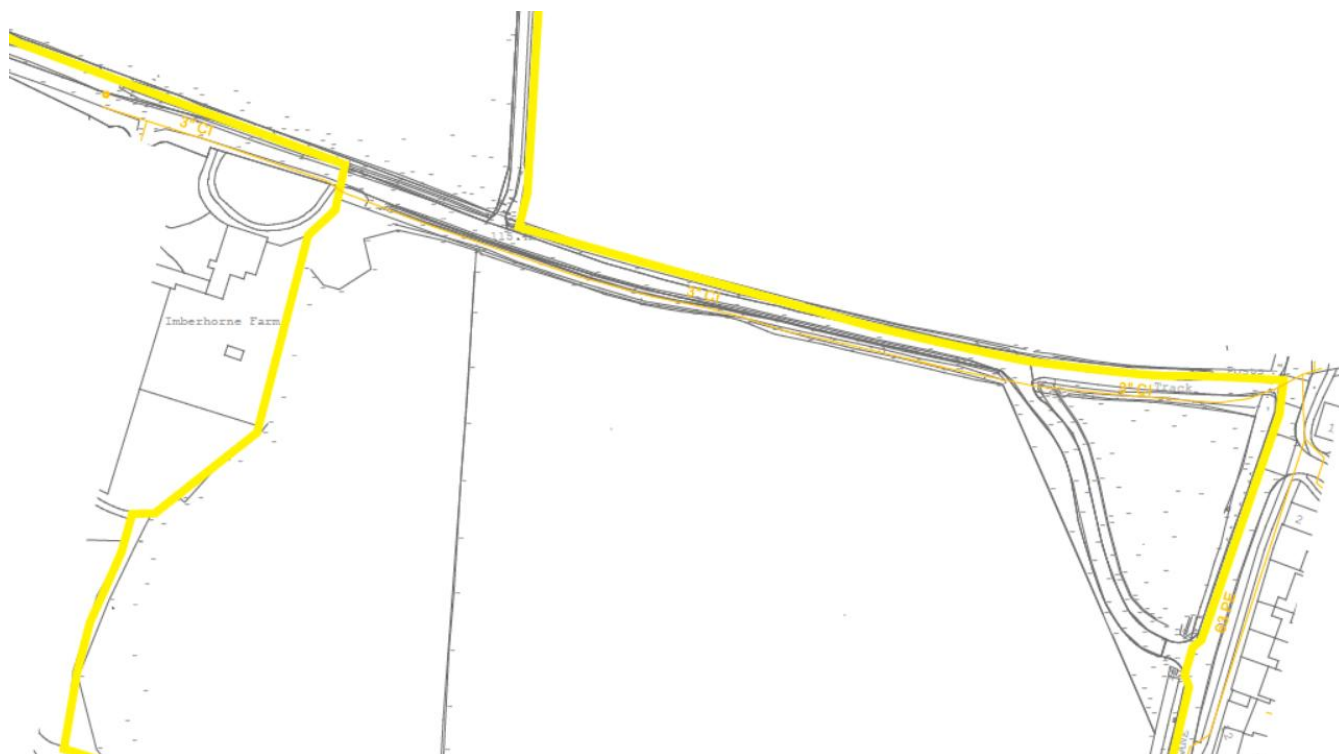
Further south, there are no gas mains shown on the western side of Imberhorne Lane that would conflict with the proposed vehicle access into the site.

A 3" CI main extends along the bridleway/access road into the site as far as Imberhorne Farm, serving the farm buildings. This route does not appear to extend further to Gulledge.

Having reviewed the utility asset maps and your development proposals, diversion of the gas network may be necessary in the farm access road.

Where the carriageway link between the main site area and the care village is proposed to cross the farm access road, diversions are likely to be required if new carriageway construction makeup conflicts with the 3" main. Trial holes are recommended to verify the results of the recent PAS128 utility survey and to confirm the depth of this main.

Figure 9 – SGN existing network in Imberhorne Farm access road



Source: PES PALM

SGN have provided a diversion proposal based on lowering the 3" main across the carriageway link in the farm access road.

The gas main in the eastern verge of Imberhorne Lane in the vicinity of proposed roundabout access to the south of the site appears to be unaffected.

PES has undertaken an HSE Planning Advice App enquiry for the site. The HSE has advised that the site is not notifiable to them in relation to 'hazardous installations' (primarily gas pipes).

Disconnections are not anticipated as there are no existing buildings within the site boundary.

Indicative costs

Disconnections

Not anticipated.

Diversions

SGN propose to lower main in farm access road where it could conflict with carriageway link between main site and care village area.

6.2. New Connections

The majority of the site will not require gas connections due to heating being provided by air source heat pumps.



It is possible that the primary school will require a gas connection as part of the standard council specification. Provision for a gas connection can be made if it is found to be required. PES has approached SGN to advise on capacity based on a standard gas load for a 2 form entry primary school. They have responded to advise that the 125mm main in Imberhorne Lane is expected to have capacity to serve the school without reinforcement.

Indicative costs

Reinforcement

Possible Primary school gas supply only – reinforcement not anticipated by SGN.

New Connections

Primary school gas supply only



7. Openreach

Openreach is the local telecommunications company.

7.1. Existing Network

Based on the utility asset maps there are various overhead cables, underground ducts, chambers and other surface equipment in the vicinity of the site.

Openreach asset records show a dead straight line crossing the site near the eastern boundary either side of the Kingscote Way development. These features are normally administrative boundaries rather than physical assets, and the PAS128 utility survey did not locate anything in these areas. Trial holes are recommended to verify this on the ground.

Openreach duct and chamber routes are located in the eastern footway of Imberhorne Lane. Further south at the proposed site roundabout access, both underground ducting and overhead lines cross the proposed entrance location.

Overhead lines (carrying fibre as marked on the poles) follow the Imberhorne Farm access track as far as the farm complex. Gulledge is served by a separate Openreach overhead line route approaching from the north, using the treeline that is proposed to form the boundary between the main residential development area and the public open space.

Figure 10 – Openreach existing network (site access and farm access road)



Source: PES PALM

Figure 11 – Openreach existing overhead route serving Gulledge



Source: PES PALM

The PES site visit located several chambers labelled Swish Fibre in the eastern footway/verge of Imberhorne Lane near the proposed vehicle access location. These were newly rebadged chamber covers with recent trench scars alongside. Swish Fibre's website confirms that they are currently in the process of installing network in East Grinstead. Swish Fibre often use Openreach ducting for their cabling in this manner and therefore any diversion of Openreach plant may attract extra costs related to the Swish Fibre apparatus.

Having reviewed the utility asset maps and your development proposals, diversion of the Openreach network would appear to be necessary at the site vehicle access from Imberhorne Lane and overhead lines within the site.

Figure 12 – Openreach overhead lines and pole at proposed site access



Source: PES site visit

Trial holes are recommended to verify the PAS128 utility survey results that are due to be completed for this area in the new year.

Openreach have provided a C4 diversion based on slewing and lowering the entire length of duct from box to box from across the area of the proposed roundabout from the current depth 0.65m to 0.95m. This also includes the cost of diverting the overhead pole and line to the eastern verge area.

Openreach noted that lowering of the duct may not be required depending on the final levels / construction make-up of the roundabout. They added that the existing duct may already be deep enough as it is located within the carriageway. However, trial holes would be required to confirm the diversion either way.

The BT engineer also noted that the Swish plant was located on the overhead poles rather than within the ducts in the area of the roundabout. Hence provision of relocating the poles would deal with both the Swish and Openreach lines.

Where the Imberhorne Farm access road crosses the proposed vehicle link between the main site and the care village area, caution will need to be exercised to ensure levels are not changed to an extent that high vehicles such as refuse lorries conflict with the Openreach lines. If this becomes the case then diversions may become necessary.

The overhead Openreach line to Gullede may need some minor alterations depending on the location of footpaths and clashing with Openreach poles.

Disconnections are not anticipated as there are no existing buildings within the site boundary.



Indicative costs

Diversions

Diversions are likely in the area of the site access from Imberhorne Lane.

7.2. New Connections

Openreach will usually carry out any off-site works to bring their supply network to the site at no cost to the developer. However, if costs exceed £3,400 per plot Openreach will charge the excess to the developer.

The on-site duct and joint box installation can be undertaken by the developer in accordance with standard Openreach design proposals and specifications. These works are carried out under contract to Openreach at a rate agreed by the House Builders Federation. These rates are currently set at £50 per flat and either £140 or £151 per house depending on the site location.

Openreach will offer to provide new fibre to the premise (FTTP) services at no additional charge for all new sites that exceed 20 residential units.

Indicative costs

New Connections

Rebate to the developer. Fibre to the premise (FTTP) available.



8. Virgin Media

Virgin Media can provide phone, cable television and broadband services.

8.1. Existing Plant

Based on the utility asset maps there are various underground ducts, chambers and other surface equipment in the vicinity of the site.

Figure 13 – Virgin Media existing network (roundabout access)



Source: PES PALM

Virgin Media duct routes approach from Heathcote Road and turn southward down Imberhorne Lane in the eastern footway. Service connection covers were located in this footway confirming that Virgin Media plant is present.

No Virgin Media plant is recorded near the proposed care village access. A duct route is shown in the Sussex Border Path south of the care village area boundary but this is not expected to present constraints.

Having reviewed the utility asset maps and your development proposals, diversion of the Virgin Media network would not appear to be necessary on the basis that the eastern footway of Imberhorne Lane will remain in-situ.



Indicative costs

Diversions

Diversions are not anticipated.

8.2. New Connections

Virgin Media has implemented strict financial controls for any new network projects. They do not guarantee to provide cable services to any site because each development is subject to a financial appraisal.

If the site passes the financial criteria then the developer, under contract to Virgin Media, can undertake the installation.

If Vistry Homes (or Linden/Bovis separately) have an existing national agreement with Virgin Media they are likely to provide your standard contracted rebate figures per unit if Virgin Media connections to new residential units are required as part of your housing specification. If no such agreement is currently held further investigation will be required in due course to establish if any costs will apply to serve the site.

Indicative costs

New Supplies

New connections possible. Further investigation required to establish costs in due course, depending on whether Vistry/Linden/Bovis hold existing agreements with Virgin Media.



9. Independents

IDNOs, IGTs and multi-utility water and fibre networks.

9.1. GTC

GTC has confirmed that they operate independent electricity and gas networks in the Kingscote Way development west of Imberhorne Lane.

These networks are not expected to present any constraints to the site.

9.2. Other IDNOs/IGTs

Desk research indicates no further IDNOs/IGTs in the vicinity of the site.



10. Other

Various other statutory undertakers.

10.1. LinesearchbeforeUdig

The majority of respondents covered by LinesearchbeforeUdig are not affected, please see their response for the full list.

For UK Power Networks see section 3.1.

For SES Water see section 4.1.

For SGN see section 6.1.

Zayo Group have advised that they have communications plant in the industrial estate to the north of the development. This is not expected to impact the site.

Indicative costs

LinesearchbeforeUdig – Zayo Group

Diversions are not anticipated.



11. Communications

Telecoms, fibreoptic and mobile communications.

11.1. Vodafone Ltd

Atkins has confirmed Vodafone plant is located in Imberhorne Lane and Heathcote Road.

Vodafone asset maps show one duct route approaching from the north, reaching a chamber (located in the verge east of the junction, badged as Cable & Wireless) before turning east along Heathcote Road. A second duct route also approaches from the north but crosses the junction close to the Imberhorne Lane carriageway and continues southwards in the footway. Diversion of this plant is not anticipated.

Further south at the care village vehicle access, this route is shown as remaining on the eastern side of Imberhorne Lane opposite the proposed junction.

Figure 14 - Vodafone existing network south access



Source: PES PALM

From the site visit with Vodafone it was discovered that their records and the PAS128 survey results are not conclusive on the exact route of their plant. It is likely from the evidence on-site that the Vodafone plant will require diversion around the proposed roundabout to the south. Vodafone have provided a diversion proposal for the proposed roundabout access.

Trial holes are recommended to verify the PAS128 utility survey results.

Indicative costs

Vodafone

Vodafone diversion works at the proposed Imberhorne Lane roundabout to the south. Further survey and Trial holes recommended to verify PAS128 utility survey results.

11.2. Colt

CA Telecom has confirmed Colt plant is not affected.

11.3. SKY Telecommunications

Sky has confirmed plant is not affected.

11.4. Lumen Technologies

Instalcom has confirmed Lumen Technologies communications plant is located in Imberhorne Lane.

Figure 15 – Lumen Technologies existing network (north)



Source: PES PALM

Lumen Technologies asset records are generally of poor quality, and although they suggest that their plant is either in the western verge or carriageway of Imberhorne Lane (near the electric substation), this plant was not detected by the PAS128 utility survey and could be located anywhere in this vicinity.

Further south at the proposed site access, the poor quality records still suggest plant could be in the western verge of Imberhorne Lane, this should be assumed until proven otherwise by the further PAS128 utility surveying to be undertaken in this location and by trial holes. The site visit that was carried out with Vodafone established a chamber in the western verge labelled as Cityfibre which is not part of Instalcom/Lumen.

Figure 16 – Lumen Technologies existing network (site access)



Source: PES PALM

Instalcom have provided a diversion on behalf of Lumen Technologies for diversion works at the proposed roundabout access to the south.

Indicative costs

Lumen Technologies

Diversions are likely at the roundabout access to the south. Asset records and PAS128 survey are poor and trial holes will be necessary to establish further detail of plant location.

11.5. Verizon

Verizon has confirmed plant is not affected.



11.6. SOTA

Desk research indicates SOTA plant is not in the vicinity of the site.

11.7. KCOM

Desk research indicates KCOM plant is not in the vicinity of the site.

11.8. Arelion

Desk research indicates Arelion (formerly Telia Carrier) plant is not in the vicinity of the site.

11.9. CityFibre

Desk research indicates CityFibre plant is not in the vicinity of the site. See section 11.4 for details of Instalcom / Lumen plant.

11.10. Mast Data/MBNL

Desk research indicates no mobile mast base stations are in the vicinity of the site.



12. Tunnels & Pipelines

Underground structures linked to utility networks.

12.1. Thames Water Ring Main

Desk research indicates that the ring main is not in the vicinity of the site.

12.2. Thames Tunnel

Desk research indicates there are no planned Thames Tideway Tunnel works in the vicinity.

12.3. Post Office Tunnels

Desk research indicates Post Office Tunnels are not in the vicinity of the site.

12.4. Onshore Cables

Desk research indicates that onshore cables are not in the vicinity of the site.



12.5. ENGIE

Desk research indicates that ENGIE is not in the vicinity of the site.

12.6. ElecLink Interconnector

Desk research indicates that ElecLink Interconnector is not in the vicinity of the site.



13. Transport

Road and rail plant networks.

13.1. Network Rail

Unless the site is adjacent to the railway line Network Rail will not respond. Desk research shows this site is clear of the line.

13.2. HS 1 (High Speed Rail)

Desk research indicates HS 1 (High Speed Rail) is not in the vicinity.

13.3. HS 2 (High Speed Rail)

Desk research indicates HS 2 (High Speed Rail) is not in the vicinity.

13.4. Crossrail

Desk research indicates Crossrail is not in the vicinity.

13.5. London Underground (inc. DLR)

Desk research indicates LUL/DLR plant is not in the vicinity of the site.

13.6. LUL HV Power Assets

Desk research indicates LUL HV Power Assets (the electricity cable network of the London Underground) are not in the vicinity of the site.

13.7. Croydon Tramlink

Desk research indicates Croydon Tramlink is not in the vicinity of the site.



13.8. Transport for London

Desk research indicates TfL plant is not in the vicinity of the site.

13.9. Genesys

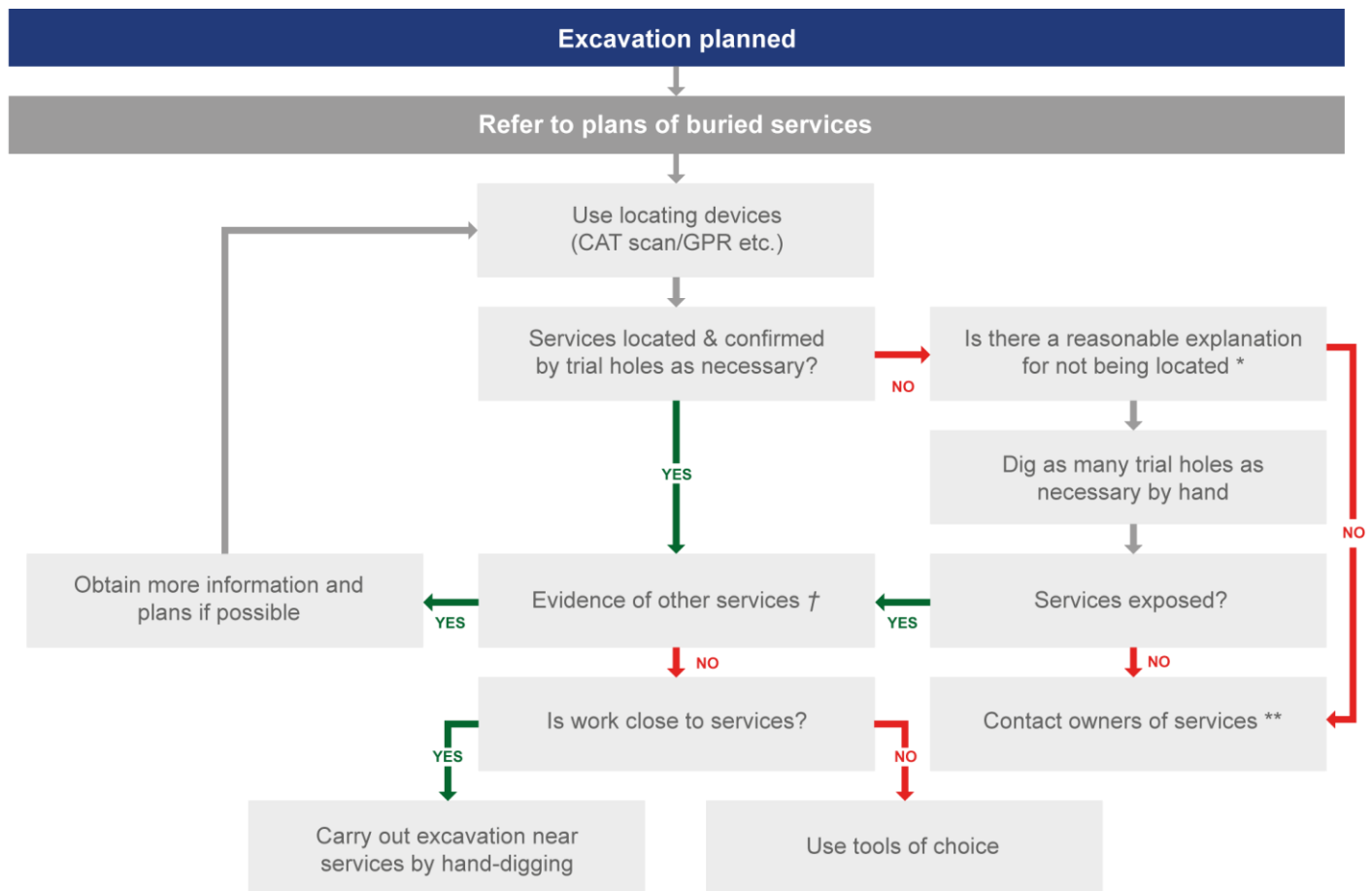
Desk research indicates Genesys plant is not in the vicinity of the site.



14. Important Information

This flow diagram is intended to help give an understanding of the process from referring to plans on-site through to the start of excavation, for example when excavating in a road or footway. However it:

- Describes only part of the process; it does not, for example, describe planning the work, including reference to plans at the design stage;
- Is a simplified picture and not a substitute for reading the text;
- Is not a substitute for a suitable and sufficient risk assessment;
- Does not take account of a number of other situations, e.g. cable embedded in concrete or those situations where resiting services is proposed.



* For example, could services be non-metallic pipes? Please refer to HS (G) 47 text for further information.

† In particular; visual evidence. Ensure that the presence of services, which may be unmarked on plans or for which no plans are available, has been considered, for example service connections.

** If there is visual evidence of services, but owners cannot be traced, despite all reasonable attempts to do so, any excavation could proceed but using hand-dug trial holes and proceeding with great care.



15. Next Steps

Relevant Documents

The following documents must be referred to before work commences in the vicinity of existing services:

- Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
- General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
- HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
- National Joint Utilities Group (NJUG) Publications Vol. 1.
- CDM Regulations 2015.
- PAS 128:2022 Underground Utility Detection, Verification and Location - Specification.

Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:

- All existing buildings have gas, water, electric and telecoms supplies to them until proven otherwise.
- Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be live until proven otherwise.
- All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.
- The only acceptable proof that a service is dead and can be removed is written confirmation from the owner of the service.
- The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility asset maps and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by PAS128 survey or trial holes before construction works commence.

Please note not all service connections are shown on the utility asset maps.

Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask PES for further details.



16. Utility Consultancy Products

If you are progressing development of this site, then you should consider our range of Consultancy services. These range from developing a site wide utility strategy, to coordinating disconnections, procuring diversion estimates and obtaining quotes for new connections from the competitive market.

Visit our website <https://www.premiereenergy.co.uk/consultancy/> to learn more these services or contact us to find out how we can help reduce risk and minimise utility cost on this project.



New Connections

Independent evaluation of the range of utility infrastructure solutions available to secure the best value for your project for either temporary or permanent connections.



Utility Drawings

Our utility drawings are unique as we endeavour to plan the utilities according to NJUG requirements and coordinate with other consultants' information such as drainage, landscape and MEP services.



Diversions

Taking forward projects based on the New Roads and Street Works Act stages C1 to C9 and managing the relocation of existing utility assets. Often diversions can be incorporated into the new connections to save time and money.



Disconnections

Each utility organisation has a different disconnection process to follow. We have the experience and expertise to manage the process from start to finish including initial site surveys and coordinating the works.



Project Support

We can keep track of progress using our experienced team to ensure projects are delivered on time and budget. We can also meet on-site with utilities and your site staff to plan the works to ensure no essential elements of utility infrastructure work are missed.



Commercial Metering

We offer a bespoke commercial meter installation and energy supply contract service. Together with our partners we assist with coordinating the connection of metering and sourcing of energy supply contracts on commercial installations.



17. Enclosures

Type	Company	In Vicinity	Desk Research	Awaiting Response
Electricity	UK Power Networks			
Water	South East Water/SES Water			
Drainage	Southern Water			
Gas	SGN			
Openreach	Openreach			
Virgin Media	Virgin Media			
Independents	GTC			
	Other IDNOs/IGTs			
Linesearch (LSBUD)	Zayo Group			
	EXA Infrastructure			
Comms.	Vodafone			
	Colt			
	SKY Telecommunications			
	Lumen Technologies			
	Verizon			
	SOTA		✓	
	KCOM		✓	
	Arelion		✓	
	CityFibre		✓	
	Mast Data/MBNL			
Tunnels & Pipelines	Thames Water Ring Main		✓	



Type	Company	In Vicinity	Desk Research	Awaiting Response
	Thames Tunnel		✓	
	Post Office Tunnels		✓	
	Onshore Cables		✓	
	ENGIE		✓	
	Eleclink Interconnector		✓	
Transport	Network Rail		✓	
	HS 1 (High Speed Rail)		✓	
	HS 2 (High Speed Rail)		✓	
	Crossrail		✓	
	London Underground (inc. DLR)		✓	
	LUL HV Power Assets		✓	
	Croydon Tramlink		✓	
	Transport for London		✓	
	Genesys		✓	



18. Acronyms Key

Apparatus			
Electric			
DNO	Distribution Network Operator	kVA	Kilo Volt Amperes
IDNO	Independent Distribution Network Operator	MVA	Mega Volt Amperes
ICP	Independent Connections Provider	AC	Alternating Current
LV	Low Voltage	S/S	Substation
HV	High Voltage	PMT	Pole Mounted Transformer
EHV	Extra High Voltage		
Water			
SLO	Self Lay Organisation	WRAS	Water Regulation Advisory Scheme
Incumbent	Local Water or Water & Sewerage Company		
Gas			
GDN	Gas Distribution Network	LP	Low Pressure
IGT	Independent Gas Transporter	MP	Medium Pressure
UIP	Utility Infrastructure Provider	IP	Intermediate Pressure
PRS	Pressure Reducing Station (Governor)	HP	High Pressure
Others			
PES	Premier Energy Services	CATV	Cable Television
PE	Polyethylene	FTTP	Fibre to the premise
DI	Ductile Iron	FTTC	Fibre to the cabinet
ST	Steel	l/min	Litres per minute
CI	Cast Iron	H&S	Health & Safety
SI	Spun Iron	HBF	House Builders Federation
HPPE	High Performance Polyethylene	TPO	Tree Preservation Order
MDPE	Medium Density Polyethylene	TBC	To be confirmed
GRP	Glass Reinforced Plastic	N/A	Not Applicable
PADHI	Planning Advice for Hazardous Installations		