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**Wates Developments Ltd**

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# **LAND WEST OF TURNERS HILL ROAD AND NORTH OF HUNTSLAND, INCLUDING LAND AT HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, WEST SUSSEX UTILITIES ASSESSMENT**

**LAND WEST OF TURNERS HILL ROAD AND NORTH OF HUNTSLAND, INCLUDING LAND AT HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, WEST SUSSEX**

Revision **3**  
Date **27/02/2026**  
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Description **Utilities Assessment Report**  
REV 3 – Updated to Reflect 230 Units

Ref 230UnitsNorth\_RUK2021N00014-RAM-RP-000XX Land West of Crawley Down Utilities Assessment

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## EXECUTIVE SUMMARY

Ramboll UK Limited ('Ramboll') has been commissioned by Wates Developments Limited ('the Client') to carry out a review of the existing utility services provision at the site (Land to the West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Crawley Down, West Sussex), and to initiate discussions with the local utility providers to service the proposed residential development.

The report summarises a desktop exercise comprising load assessments for the Proposed Development and record information of existing utility network assets. An outline strategy for how the future development may be served has been included in the report. Please note that only an illustrative masterplan was available at the time of the Utilities Assessment. Firm quotations would need to be confirmed in the future for detailed reinforcement/diversion requirements. Previous enquiries have been made on the basis of an earlier iteration of the Proposed Development. Discussions to confirm remaining capacity, where required, are currently ongoing.

From the record information received, some utility services might require an easement zone to facilitate the development, depending upon the proposed masterplan layout when confirmed.

The following provides a summary of new services required to serve the Proposed Development:

- Clean water – New water main plus branch connections required for 230 residential units and a 70 bed care home.
- Power – The initial proposal includes the installation of 1 new primary substation and 3 new secondary substations and new HV cables on the Client's land. It is noted that secondary substations represent small compact units of approximately 3 m width and 2 m depth, and are considered negligible within the overall masterplan. It is assumed no gas will be supplied to the site.

Utility provisions are summarised as follows:

Utility Service	Site Status	Utility Supplier	Budget Comment(s)
Clean water	Available	South East Water	Quotation based on standard flow only. The quotation is based on previous scheme – to be updated. The quotation should be updated once the water demand in case of fire has been assessed.
Electricity	Available	UKPN	The quotation is based on previous scheme – to be updated.
Data/comms	-	Multiple	Normally free of charge. Quotations will be obtained during detailed design stage. Cost allowance should only be made for the external trenches and ducts.

**Table 1: New Connections**

# 1. INTRODUCTION

## 1.1 Background

1.1.1 Ramboll UK Ltd (Ramboll) has been appointed by Wates Developments Limited (the 'Client') to undertake a Utilities Assessment with respect to the Proposed Development on Land to the West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Crawley Down, West Sussex ('the site') for up to 230 residential units and a 70 bed care home.

## 1.2 Objective and Scope of Works

1.2.1 The aim of this report is to summarise a desktop exercise comprising load assessments for the Proposed Development and record information of existing utility network assets. Budget quotation proposals from the relevant utility supply companies, and the preparation of an outline strategy for how the future development may be served, will be added in due course when responses to our enquiries have been received from the utility supply companies.

## 1.3 Limitations and Constraints

1.3.1 This report has been prepared by Ramboll exclusively for the intended use by the Client in accordance with the agreement between Ramboll and the Client defining, among others, the purpose, the scope and the terms and conditions for the services. No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any matters outside the agreed scope of the services or the purpose for which the report and the associated agreed scope were intended, or any other services provided by Ramboll.

1.3.2 In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the Client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete, and available to Ramboll within the reporting schedule.

1.3.3 Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and/or compliance. This report and accompanying documents are intended solely for the use and benefit of the Client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

1.3.4 Appendix B and Appendix C are based on the previous 150 units scheme and are for information only.

## 2. THE SITE

- 2.1.1 The site is located in Crawley Down adjacent to Turners Hill Road (B2028). It is centred on approximate OS Eastings/Northings (E/N): 533517E, 137794N at postcode RH10 4HB (Figure 1).
- 2.1.2 The site is approximately 15 hectares (ha) in area and is currently comprised of undeveloped greenfield land in the case of Fields 1 and 2, and existing farmland with associated farm buildings, residential dwellings, and access in the case of Field 8/Hurst Farm, with adjacent and surrounding land uses as follows:
- North: Mature woodland, including Pescotts Wood and Wins Wood. Approximately 150 m further north is Westlands Wood. Woodland is denser to the northwest, with areas of greenspace more common to the north and northeast, on either side of Turners Hill Road (B2028);
  - East: The existing estate on Wychwood Place, Turners Hill Road and immediately beyond the wider residential area of Crawley Down;
  - South: Intermittent woodland and greenspace, and Huntsland (private road); and
  - West: Intermittent woodland and a series of farms/smallholdings and cottages.
- 2.1.3 Current access to the site is from Turners Hill Road. Gatwick Airport is located roughly 6.5 miles northwest of the site with the nearest train stations located in Three Bridges, Crawley and East Grinstead, west and east of the development respectively.

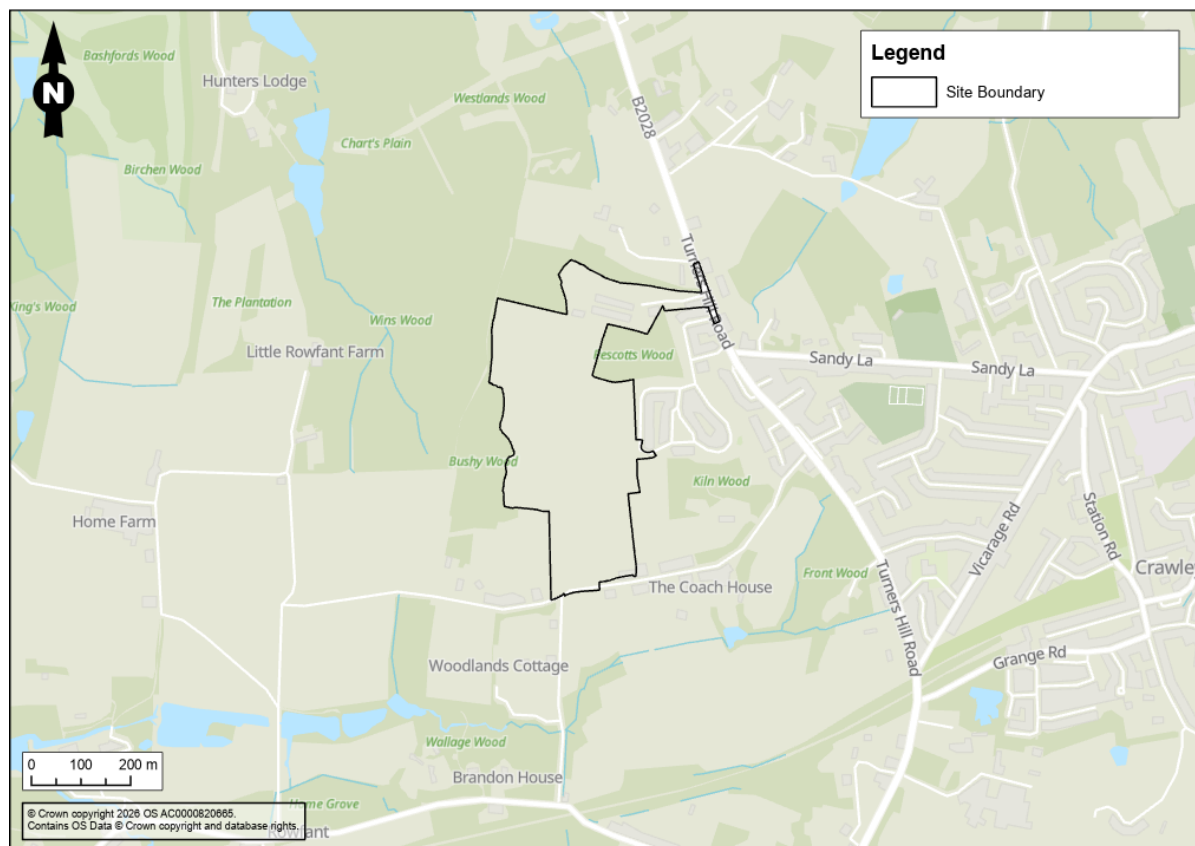


Figure 1: Site Boundary

### 3. THE PROPOSED DEVELOPMENT

- 3.1.1 The Proposed Development is for an Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works, on Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex. Please refer to Appendix D to review the area of accommodation for the proposed infrastructure.
- 3.1.2 The utility assessments within this report are based on an illustrative masterplan, providing 230 units comprising a mixture of 1 - 5 bed units, as well as a 70-bed care home and communal facility as illustrated in the masterplan (Appendix E).
- 3.1.3 Based on the building area information for the site, the following load assessments were made for the new buildings. At this stage, load allowances for the care home, play facilities, and communal facility have been made based on UK Buildings Guidance and best practice using previous project examples. As per the Mid Sussex District Plan (2021-2039), an electric vehicle charging point has been estimated in line with Schedule 1 - Part S of the Building Regulations.

**Table 2: Load assessments for new buildings**

Water	Power per Unit
<p>As per the sustainability strategy, additional measures will be implemented to limit the water usage to 85 litres per person per day.</p> <p>This excludes the fire requirement water demand.</p> <p>Water demand in case of fire will be assessed as per the fire strategy in the next stages of the development.</p>	<p><u>All Electric</u></p> <p>230 units @2.3 kVA + 70 kVA (Landlord) = 599 kVA</p> <p>70 bed care home @3 kVA + 40 kVA (Landlord) = 250 kVA</p> <p>Play facilities flood lighting and communal facilities = 250 kVA</p> <p>Total = 1,099 kVA*</p> <p><i>*Including capacity for landlord services, a 70-bed care home, floodlighting for the play facilities, and a communal facility.</i></p> <p>EV Chargers 230 @ 7.4 kVa using a diversity of 0.22 + 1No. fast charger @23 kVA = 398 kVA</p> <p>Total = 1,497 kVA</p>

3.1.4 The utilities that are required for the development:

- Electricity (UKPN);
- Telecommunications – there are a number of providers available in the area (EE, Three, O2, Vodafone); and
- Water (South East Water).

## 4. SEWERAGE AND DRAINAGE (OUTSIDE OF RAMBOLL UTILITIES ASSESSMENT SCOPE) EXISTING UTILITY SEARCHES

4.1.1 An existing utility search was carried out in February 2024 for the site. Tables 4 and 5 below list all the companies who have been contacted and their search results.

4.1.2 Currently UKPN, Openreach and MBNL have apparatus in the development area. There are also utility companies that have apparatus within the vicinity of the site boundary. They are listed in Table 3 below. Their existing utility drawings can be found in Appendix A.

**Table 3: Existing Utility Search**

Asset Owner	Apparatus Status
UK Power Networks (UKPN)	Present – Refer to drawings – Appendix A
Openreach	Present – Refer to drawings – Appendix A
Mobile Broadband Network Limited (MBNL)	Present – Refer to drawings – Appendix A
South East Water	Adjacent – Refer to drawings – Appendix A
Southern Water	Adjacent – Refer to drawings – Appendix A
Thames Water	Adjacent – Refer to drawings – Appendix A
Scotia Gas Networks (SGN)	Adjacent – Refer to drawings – Appendix A
Virgin Media	Adjacent – Refer to drawings – Appendix A

4.1.3 In addition, Table 4 below shows the results from further companies contacted for existing utility information that do not have infrastructure in the development area.

**Table 4: Line Search**

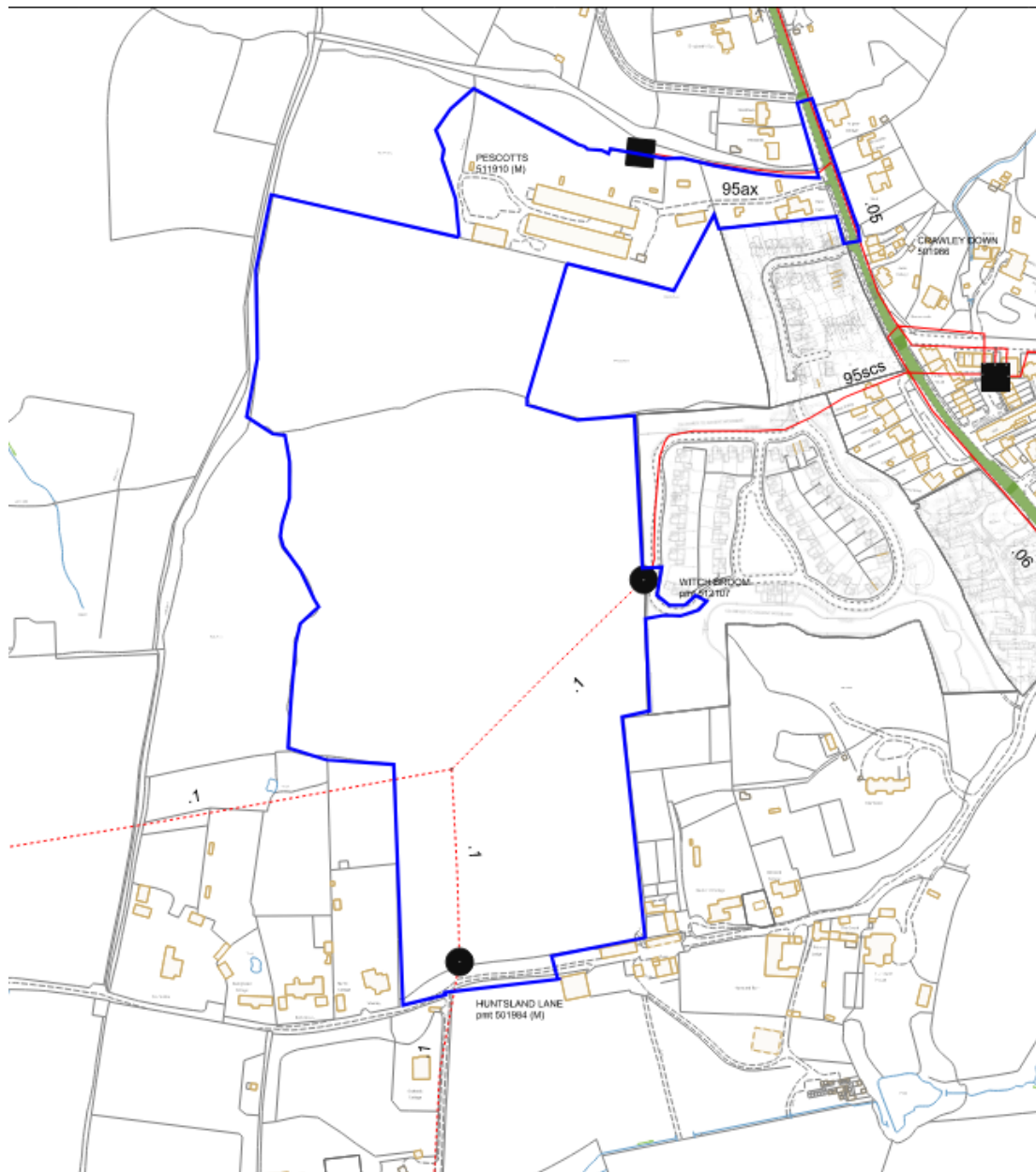
Company	Response
Arelion	Not in area of interest
GTC Pipelines	Not in area of interest
CityFibre	Not in area of interest
Colt Technology	Not in area of interest
Eleclink Interconnector	Not in area of interest
Equans	Not in area of interest
EXA Infrastructure	Not in area of interest
KCOM	Not in area of interest
Lumen Technologies	Not in area of interest
Indigo Pipelines	Not in area of interest
Onshore Cables	Not in area of interest
Sky UK Limited	Not in area of interest
Sota	Not in area of interest
Verizon	Not in area of interest
Vodafone	Not in area of interest

4.1.4 The information listed above is based on existing record information from the utility suppliers and should be confirmed by a buried services scan prior to any works commencing.

#### 4.2 Existing UK Power Networks

4.2.1 UK Power Networks records show there are LV and HV networks within the development area (Figures 2 and 3). The information provided in the maps is for guidance only, the actual positions of the apparatus should be confirmed onsite and the red line boundary checked to understand if the lines run within the development area.

4.2.2 UKPN has overhead HV cables installed on pylons that are shown to be routed towards the centre of the development before distributing both west towards the adjacent properties and northeast towards the Woods View development (Figure 2).

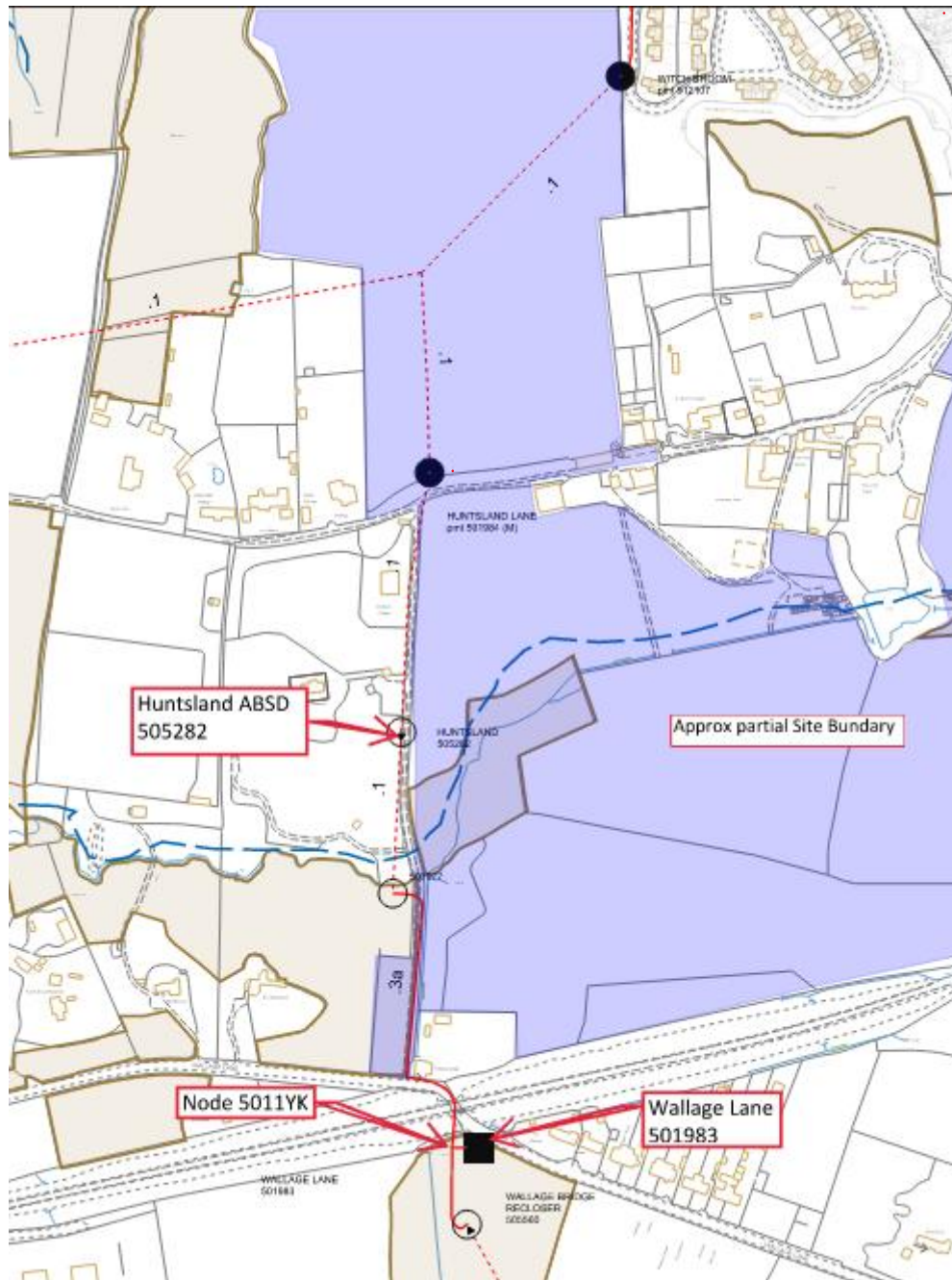


**Figure 2: Existing UK Power Networks overhead HV lines**

4.2.3 The LV networks mainly run east to west, originating from Turners Hill Road and routing along the site boundary shared with Huntsland to serve the existing surrounding properties. The LV

network then continues through the centre of the development area to serve the adjacent properties to the west of the site.

- 4.2.4 There is a HV point of connection between Huntsland and Wallage Lane. HV lines will be fed from West Hoathly 33/11kV feeder 05 (Figure 3).



**Figure 3: Proposed UK Power Networks HV lines**

- 4.2.5 We recommend that if any buildings are proposed near to the site boundary where the overhead HV lines are routed, UKPN are consulted to confirm that the proposal is acceptable.

4.2.6 It should be noted that whilst this information has been provided, the developer is recommended to review the wayleave information before acquisition and before planning any site layouts. The standard UKPN easement is 1.5 m on either side of the cable.

### 4.3 Existing Telecoms Network

4.3.1 There are overhead Openreach networks (black line with circles) located along the boundary with Turners Hill Road that enter the Hurst Farm site and serve the existing surrounding properties and networks to the west of the site (Figure 4).



Figure 4: Existing telecoms networks around the site

#### 4.4 Existing Gas Network

- 4.4.1 There are two gas transporters in the area, SGN and GTC. Records show low pressure 63 mm PE (plastic) mains distributing in the Woods View development to the east of the site and also around the existing properties adjacent to the entrance to Huntsland from Turners Hill Road (Figure 5).
- 4.4.2 There is no gas pipework shown within the proposed site boundary and therefore it is assumed that no disconnections or diversions are required, although a ground survey will need to be carried out onsite to confirm this (Figure 5).

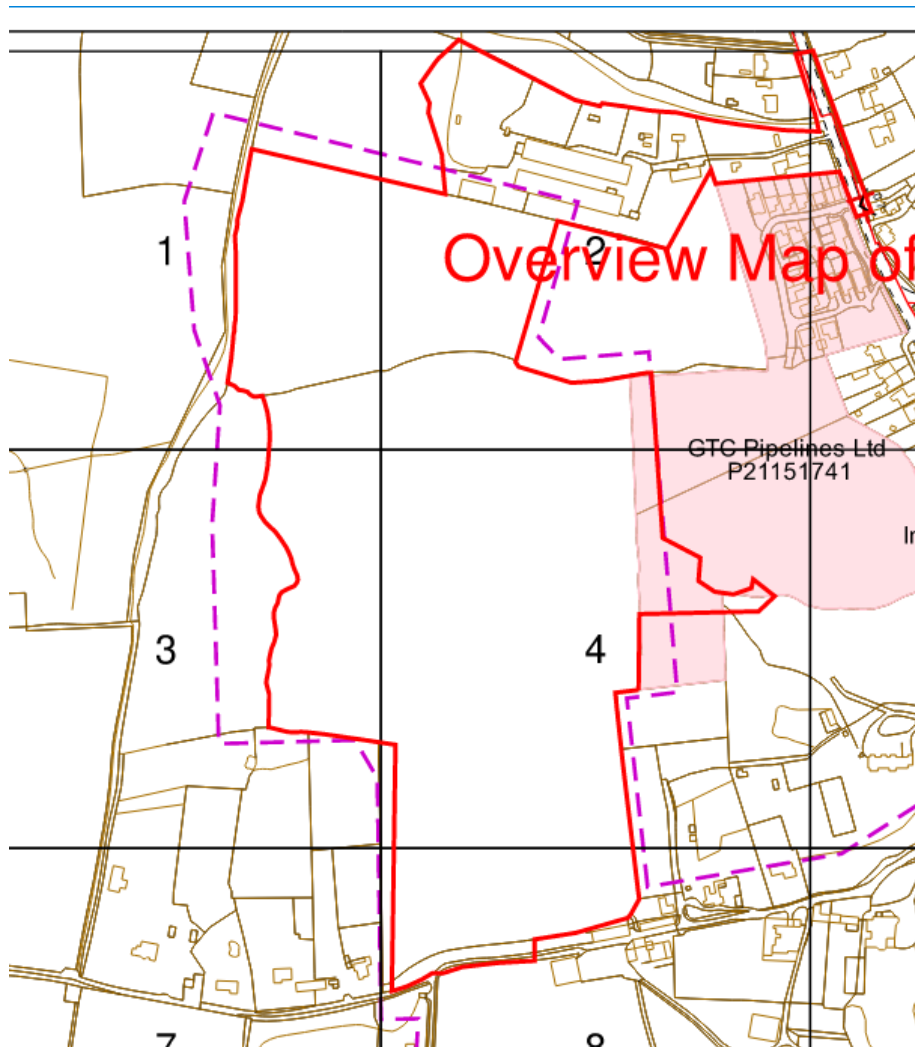
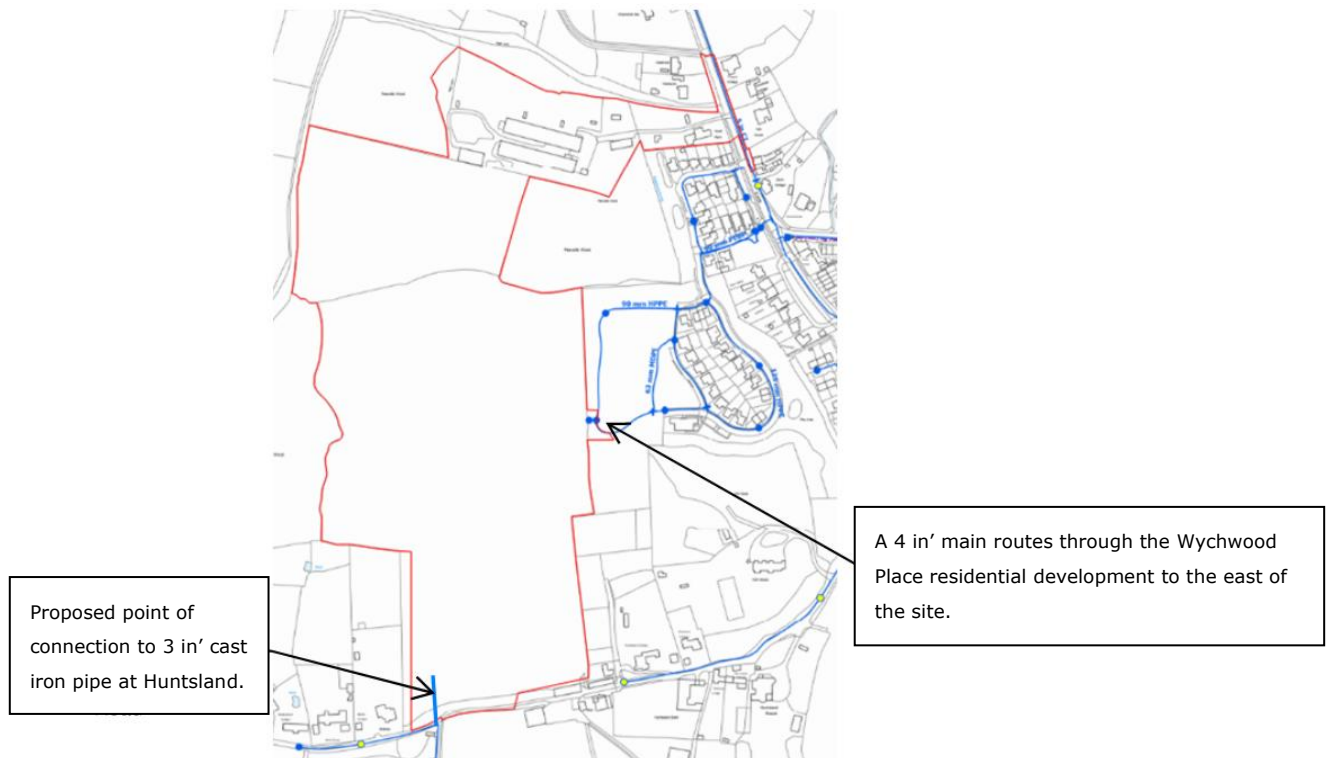


Figure 5: Existing low pressure gas mains adjacent to the development area

#### 4.5 Existing Water and Sewer Networks

- 4.5.1 The utility searches and company records do not show public water supply infrastructure within the development area as indicated in Figure 6. It is therefore considered that no disconnections are required. As properties exist at Hurst Farm it is considered highly likely that a private spur comes onto the site at the Hurst Farm entrance to serve the properties. Ground surveys should be carried out onsite to confirm this.
- 4.5.2 Water supplies in the area are provided by South East Water. Records show a 3 in' cast iron existing water main serving the properties to the southwest of the site, and a 3 in' cast iron pipe located along the boundary shared with Huntsland that serves the existing surrounding properties. A proposed point of connection is made to the 3 in' cast iron pipe located at Huntsland as shown in Figure 6. In addition, a 4 in' main is shown to route through the existing estate on Wychwood Place to the east of the site (Figure 6).



**Figure 6: Existing South East Water distribution main and proposed point of connection**

- 4.5.3 Thames Water is responsible for sewer assets in the area with foul sewers infrastructure routing through the development to the south of the site to serve the Huntsland properties (Figure 7).

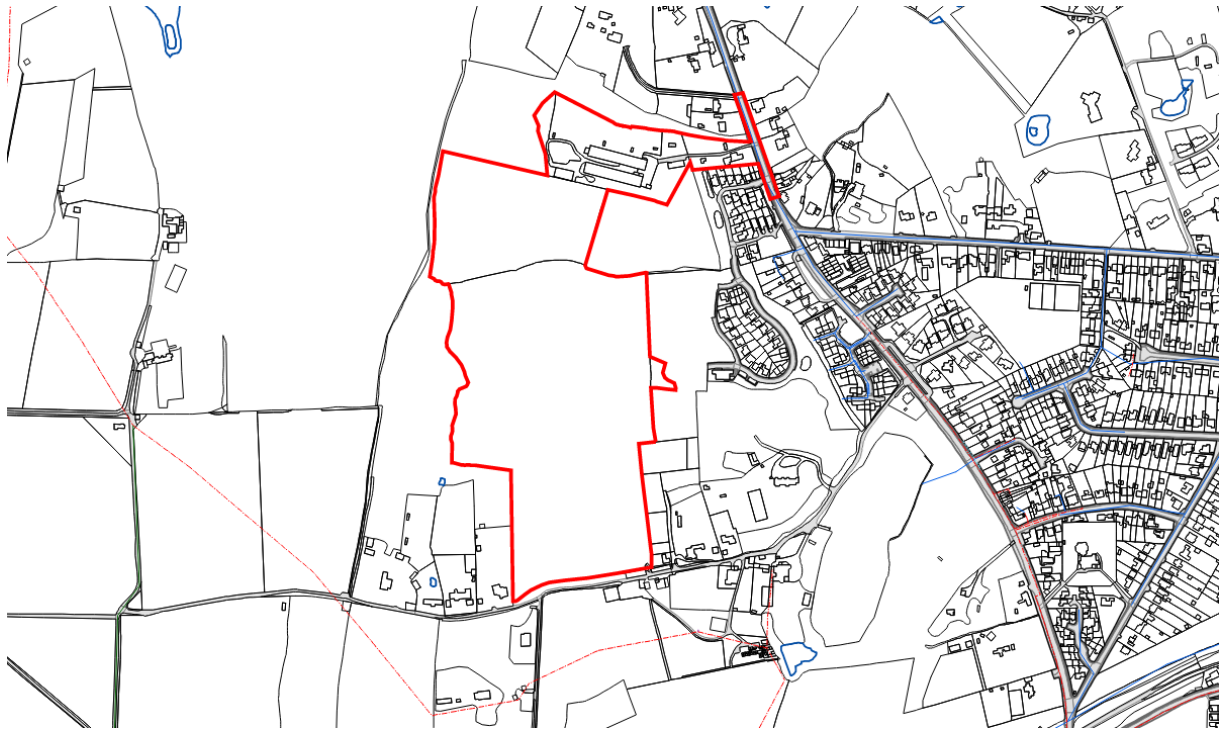


Figure 7: Existing Thames Water Foul Sewer Network

## 5. PROPOSED UTILITIES STRATEGY

5.1.1 This section describes the proposed utility strategy to service the development. The initial findings and strategy should be updated following feedback from the utility providers and as the scheme develops from the initial design proposals.

### 5.2 Services Diversion and Disconnection

5.2.1 The existing HV overhead lines at the site are currently clashing with the illustrative masterplan and potentially constraining the land arrangement and use. A diversion budget estimate from UKPN was requested for a feasible solution to divert the overhead HV lines routing through the site. To divert the lines, UKPN have proposed to relocate the sections to the north of Huntsland below ground. The works also include removing poles and the existing pole transformer and replacing it with a ground mounted substation (Figure 8). **Please note the routes shown are indicative.**

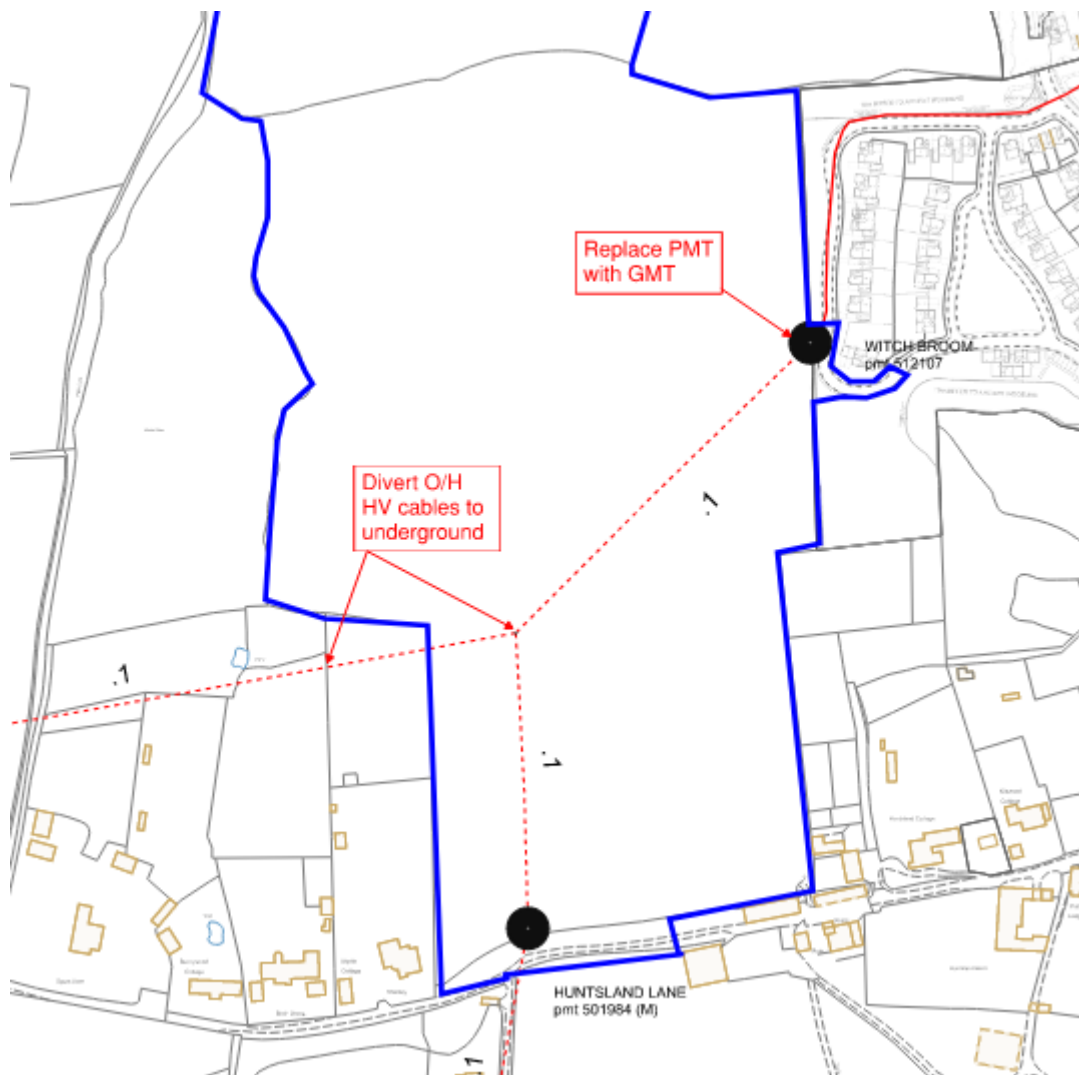


Figure 8: HV overhead lines to be diverted

### 5.3 Water

5.3.1 A budget quotation to provide water supplies for the development area was previously requested from South East Water. The capacity assessment determined that the Proposed Development cannot be accommodated without the need for offsite reinforcement.

5.3.2 To maintain levels of service in the network and for the development, it will be necessary for South East Water to undertake additional reinforcement work prior to the site connection works taking place. It is recommended that advance discussions are held with South East Water at future design stages to ensure that sufficient time is incorporated within the construction programme so that the reinforcement may be commissioned. The proposals provided are subject to there being no other developments taking place before the works are requisitioned.

5.3.3 South East Water will provide 230 new standard connections, inc. infrastructure charges.

5.3.4 An accredited WIRS Self-Lay provider (SLP) may be chosen to install the onsite mainlaying where the developer will be responsible for installing all onsite pipework for distribution to the residential units. If this is not preferred, South East Water are also able to provide the onsite mainlaying based on a discount being applied to the total cost of the scheme.

5.3.5 The previous costs do not include associated application fees, traffic management and service connection costs. These costs will be detailed once a formal application for a new water supply has been submitted.

#### 5.4 **Power**

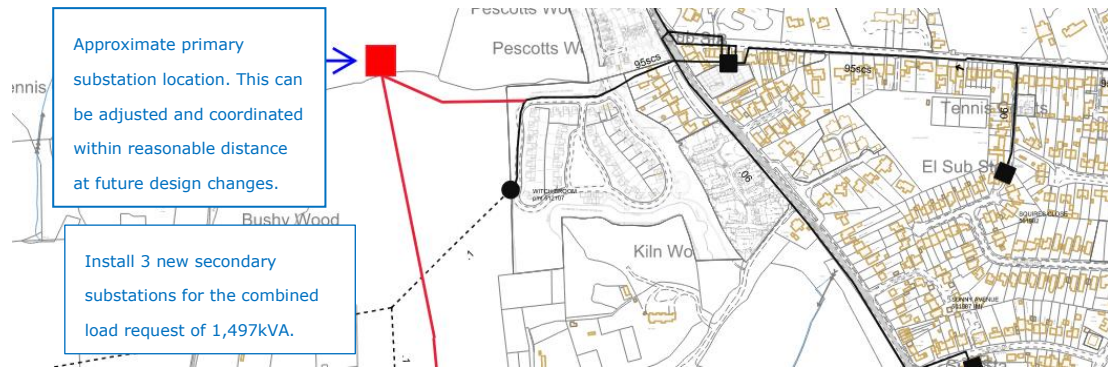
5.4.1 *This report refers to 2 different types of substation: primary and secondary. Primary substations are installed by the Distribution Network Operator to provide an area of land with power, these tend to be installed as part of reinforcement works. Secondary substations provide specific sites or buildings with power, these are at the cost of the developer. UKPN have proposed 1no. primary substation and 3no. secondary substations to be located at the site.*

5.4.2 UKPN have previously advised that currently there is not sufficient capacity in the existing infrastructure to supply the Proposed Development. This assessment also accounts for the diversion works described in Section 5.2.1.

5.4.3 UKPN has therefore provided a budget estimation to provide a new Point of Connection (POC) to the HV network along Woods View, including installation of new substations – these will be connected to the local HV network. A new onsite HV network will be routed via an underground ducting system, including LV mains and services to the 234 supplies (1ph per property) (230 homes, 3no landlord supplies and a single care home supply, the care home (3ph CT metered supply), and an EV charging point (1ph supply)). Please note that the cable routes shown are indicative. The location of the substations are indicative only and will be determined at the next stage of the design. Typically, the secondary substation will serve loads within an approximate 300 m radius.

5.4.4 A network study is required to confirm the POC and/or the extent of reinforcement which will be necessary in order to provide the required capacity. This study will be carried out upon receipt of the request for a formal quotation. Load at the primary substation is limited. Therefore, works at the primary substation may also be required to provide the capacity required (Figure 9).

5.4.5 It is important to note that at least one other customer has made an application for connections to the same part of UKPN's distribution system and there is insufficient capacity or other constraints upon UKPN that will prevent all the connections requested from being made.



**Figure 9: Proposed new primary substation and development HV network**

- 5.4.6 The estimated cost does not include for diversions of any existing assets required to facilitate the connection and assumes the above described POC as being the most appropriate.
- 5.4.7 The budget estimate is based on the Client carrying out all onsite excavation and reinstatement works.

## 5.5 **Low Voltage Site Supplies**

5.5.1 Low voltage (230 V) supplies to each dwelling will be provided by a network of below ground cables supplied from the 3No. new secondary substations. The cables will be installed within an underground trench excavated to a minimum of 0.6 m by the developer. The exact routing and trenching requirement will need to be agreed with UKPN.

5.5.2 Service cables will enter each dwelling from the new underground network to each individual utility cupboard, using a suitable fused cut-out and backboard, in compliance with the UKPN requirements. Associated metering equipment will be installed within the dwelling's utility cupboard by the designated energy provider.

## 5.6 **Gas**

5.6.1 No new gas supplies are required at the site as it is anticipated that the development will be 'all electric'. All heating/cooling and HWS generation will be provided by air source heat pumps (ASHPs).

## 5.7 **Telecoms/Data**

5.7.1 An online search using Ofcom's mobile and broadband checker has confirmed that there is predicted to be, standard, superfast and ultrafast services in the area of the site. However, at this stage of the project, the site has not been registered and a developed site plan with dwelling locations would be required.

5.7.2 An underground network of data cables will be required within the development for telecom and data services. Generally, the Client will install underground ducts to facilitate the installation of cables by Openreach.

5.7.3 Data/telecom ducts can be installed within multi-service trenches. However, the separation distances according to current regulations shall be ensured.

## 5.8 **Proposed Utilities Services Drawings**

5.8.1 At the time of writing the report only an illustrative masterplan was available. Proposed utilities routes through the site and firm quotes are to be developed once these layouts are available/fixed.

## 6. UTILITIES REQUIREMENTS FOR CONSTRUCTION PHASE

### 6.1 Water

6.1.1 During construction, a water supply would be required for each phase to serve construction plant machinery and site accommodations including offices and welfare facilities. A new connection will be made to the nearest water main.

### 6.2 Drainage

6.2.1 New connections will be made to the nearest foul water sewer and surface water drainage features to serve mainly site accommodations, including offices and welfare facilities.

### 6.3 Telecoms

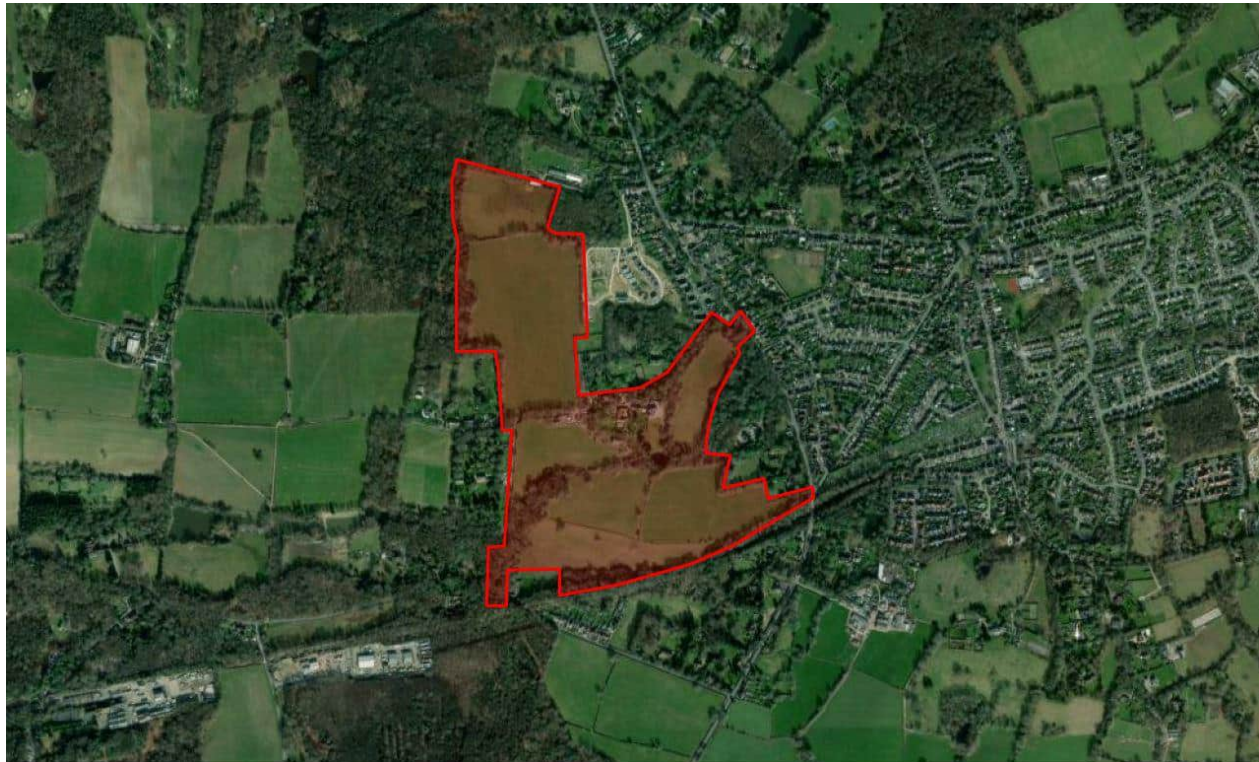
6.3.1 During construction, telecommunications would be required to mainly serve the site offices. A connection would be made to the nearest existing telecommunications supplier line to minimise the disruption to public road and/or footpaths.

### 6.4 Electricity

6.4.1 Electrical power supply will be required for the operation of the plant, machinery and site accommodations including offices and welfare facilities. A temporary connection application will need to be submitted to UKPN. It is important to note that dependent of the direction taken for the disconnection/rerouting of the current LV network running across the site, temporary power supplies may also be needed to feed the existing properties to the west of the site.

## **APPENDIX A**

### **EXISTING UTILITY SEARCHES INFORMATION**



## Land west of Crawley Down

**Wychwood Place  
Hurst Farm  
Worth  
Crawley Down  
West Sussex  
RH10 4BE**

**05/03/2024**

PROJECT NO.

**610831**

ISSUE NO.

**1**

STATUS

**For Information**

 **RAMBOLL**

**Utility Search**  
Premier



# Introduction

**This report assesses the potential constraints presented by the existing utility infrastructure both within the boundary and in the vicinity of the search area.**

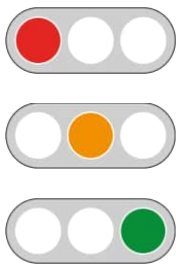
The report is based on the information provided by the client about the location of the search area and the information provided by the utilities about their existing plant and networks. The information contained in this report is based on desk research only.

## What is a utility constraint?

We use the term constraint to indicate that there may be limitations or prohibitions on designs and planned works due to the presence of utility apparatus. To overcome these can be costly and time-consuming. Depending on the legal rights and statutory powers of the utility the costs may have to be borne by the applicant/developer.

## Report interpretation

We have developed a simple traffic light mechanism to present site constraints based on a red/amber/green evaluation;



Red – site constraints exist due to the presence of utility apparatus.

Amber – site constraints may exist due to the proximity of utility apparatus.

Green – site constraints do not appear to exist.

This report conforms to QL-D of PAS 128:2022 - Underground Utility Detection, Verification and Location - Specification. To obtain further detail on utility locations consider site reconnaissance (QL-C), detection (QL-B) and verification (QL-A) as recommended under 'Important Information'.

Prepared by

Signed off by

*Tara McCallion*

*M. Allfrey*

Tara McCallion

Max Allfrey



Certificate Number 6206



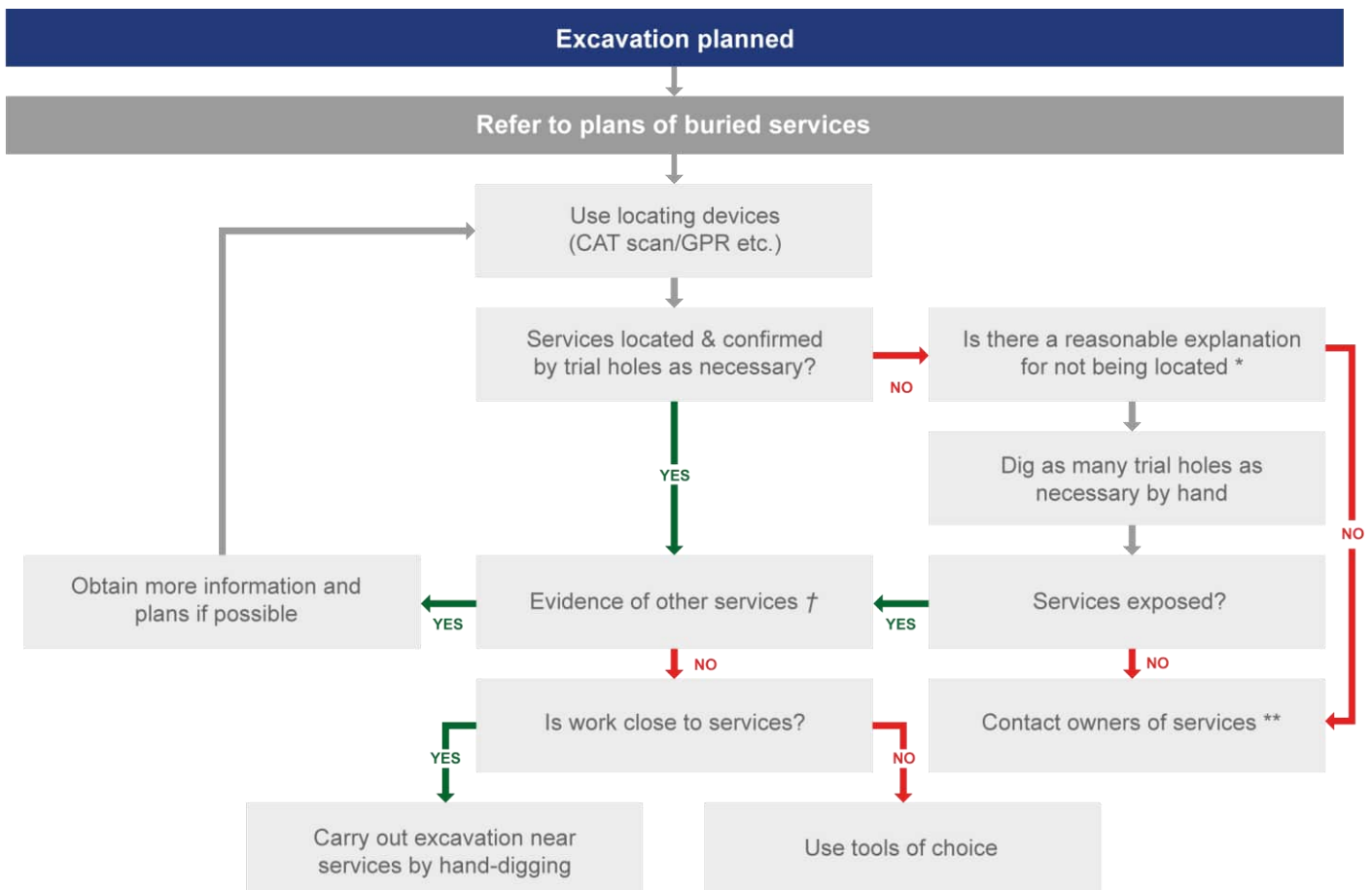
*Premier Energy Services Ltd has taken all reasonable steps, within the timescales, to obtain the most robust information in this report but accepts no liability for the accuracy of such information or report and in addition to any limitation of liability under its Standard Terms and Conditions. These services are provided subject to our standard Scope of Services, the Supplementary Terms and our Standard Terms and Conditions.*

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# 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.



# Important Information

## 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 EML/GPR 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.

## Desk Research

With several utility suppliers, PES use their own databases to check if assets are likely to be in the vicinity. These utilities are shown with a tick under the Desk Research column in the Enclosures list. Our utility contact schedule can be provided on request.

It must be noted that certain utility companies do not respond if their plant is unaffected and we issue these with a green (unaffected) traffic light unless otherwise informed.



# Enclosures

Type	Company	In Vicinity	Desk Research	Awaiting Response
Electricity	UK Power Networks			
Water	South East Water			
Drainage	Thames Water			
	Southern Water			
Gas	SGN			
Openreach	Openreach			
Virgin Media	Virgin Media			
Independents	GTC			
	SSE Utility Solutions Limited			
	Other independents		✓	
Linesearch (LSBUD)	UK Power Networks, SGN, SSE Utility Solutions Limited			
	EXA Infrastructure			
Comms.	Vodafone			
	Colt			
	SKY Telecommunications			
	Lumen Technologies			
	Verizon			
	SOTA		✓	
	KCOM		✓	
	Arelion		✓	



Type	Company	In Vicinity	Desk Research	Awaiting Response
	CityFibre		✓	
	Mast Data/MBNL			
Tunnels & Pipelines	Onshore Cables		✓	
	EQUANS (formerly ENGIE)		✓	
	ElecLink Interconnector		✓	
Transport	Network Rail			
	HS 1 (High Speed Rail)		✓	
	Genesys		✓	
	West Sussex County Council			



# 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



# Utility Consultancy Products

If you are progressing with the development of this site, then you should consider our range of Consultancy services. These range from a site investigation report and 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.premierenergy.co.uk/consultancy/> to learn more about these services or contact us to find out how we can help reduce risk and minimise utility costs on this project.



## Site Investigation Report

A critical part of the process during planning, budgeting and identifying cost constraints when considering land acquisition and concept design.



## 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 design 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.



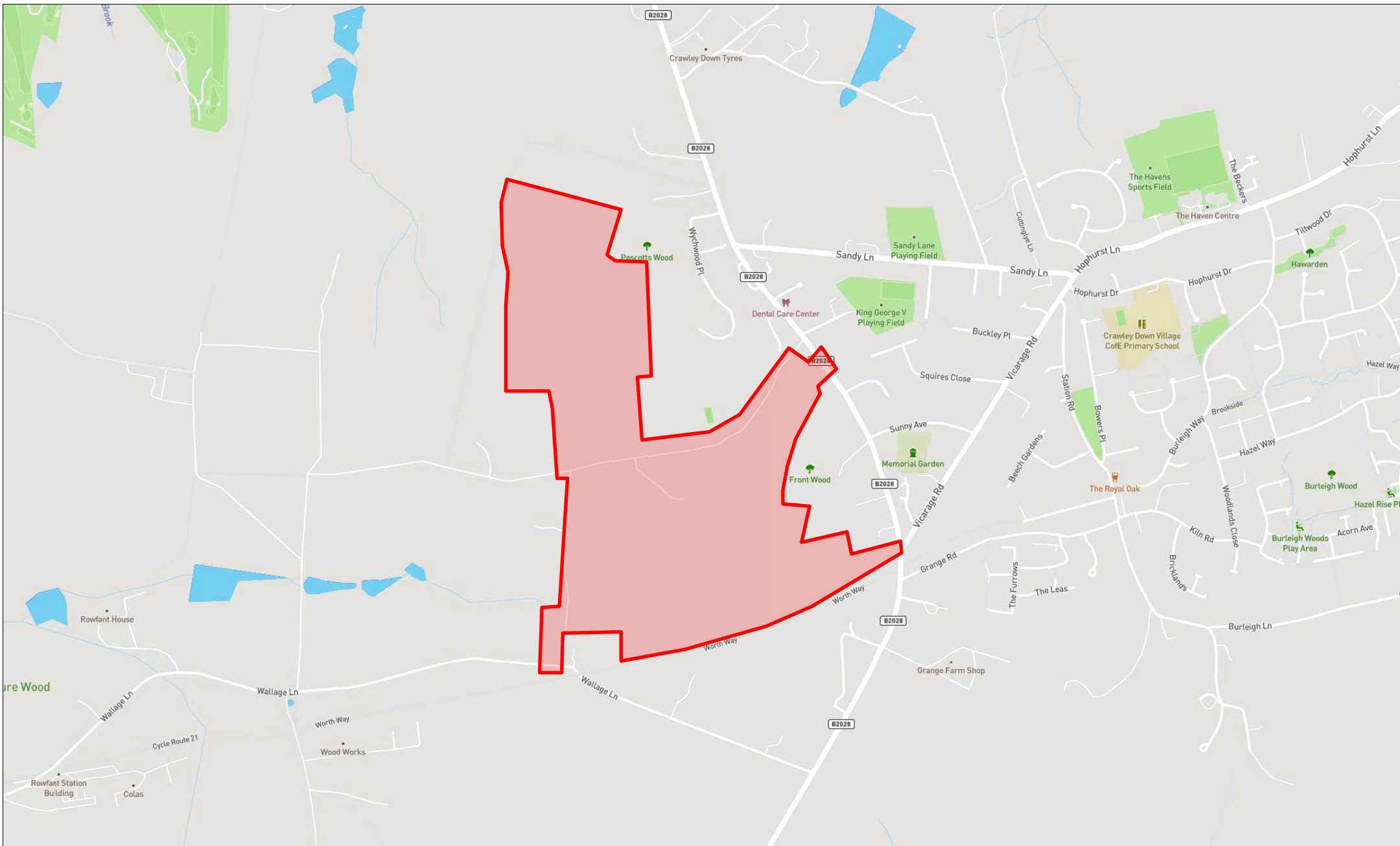
## Project Support

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

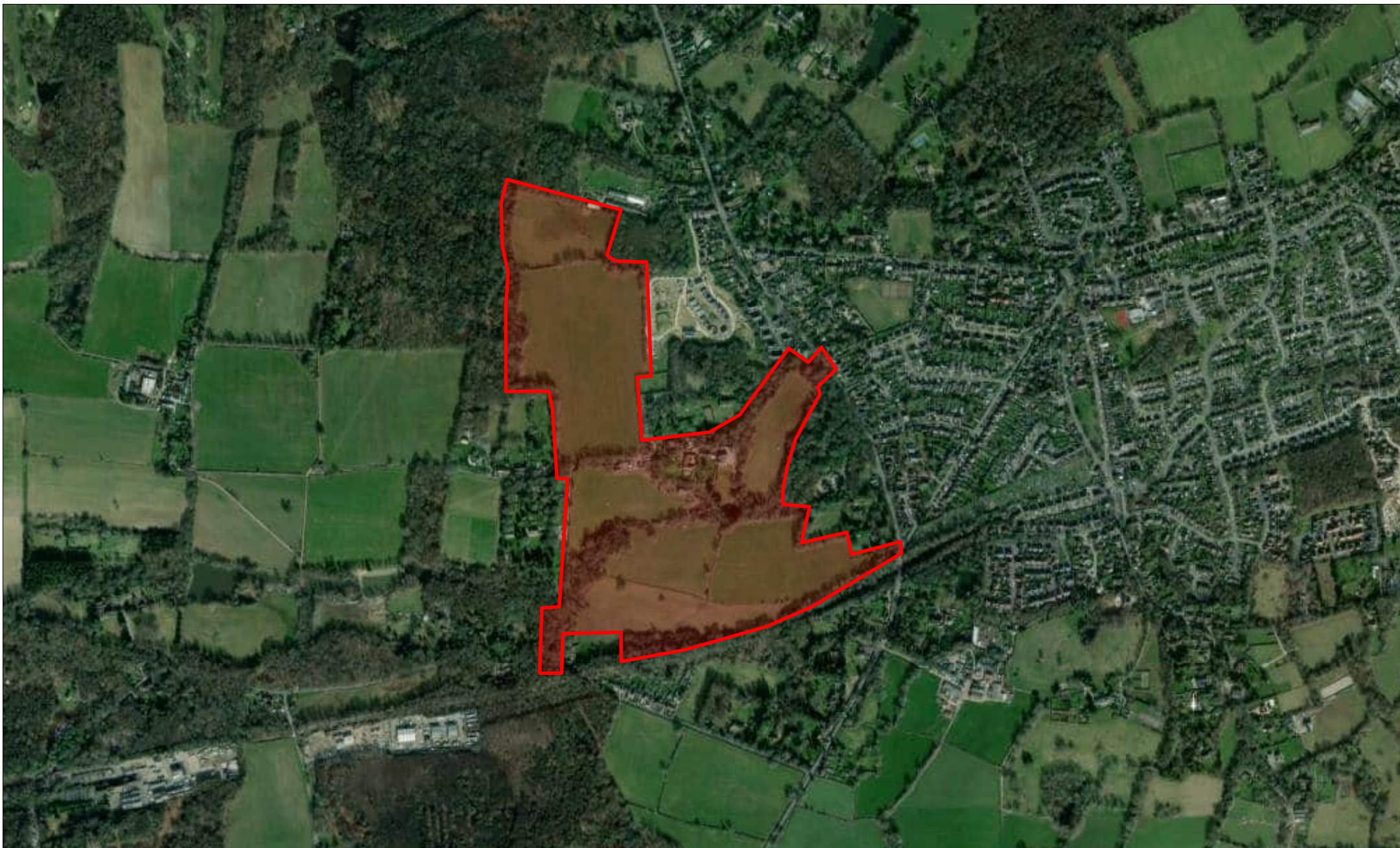
We offer a bespoke commercial meter installation and energy supply contract service. Together with our partners we assist with coordinating the connection of metering and sourcing of energy supply contracts on commercial installations.



**Request Ref:** 513491

Wychwood Place, Hurst Farm, Worth, Crawley Down, Mid  
Sussex, West Sussex, RH10 4BE  
**Eastings** 533672, **Northings** 137511

Imagery sourced from Open Street Maps

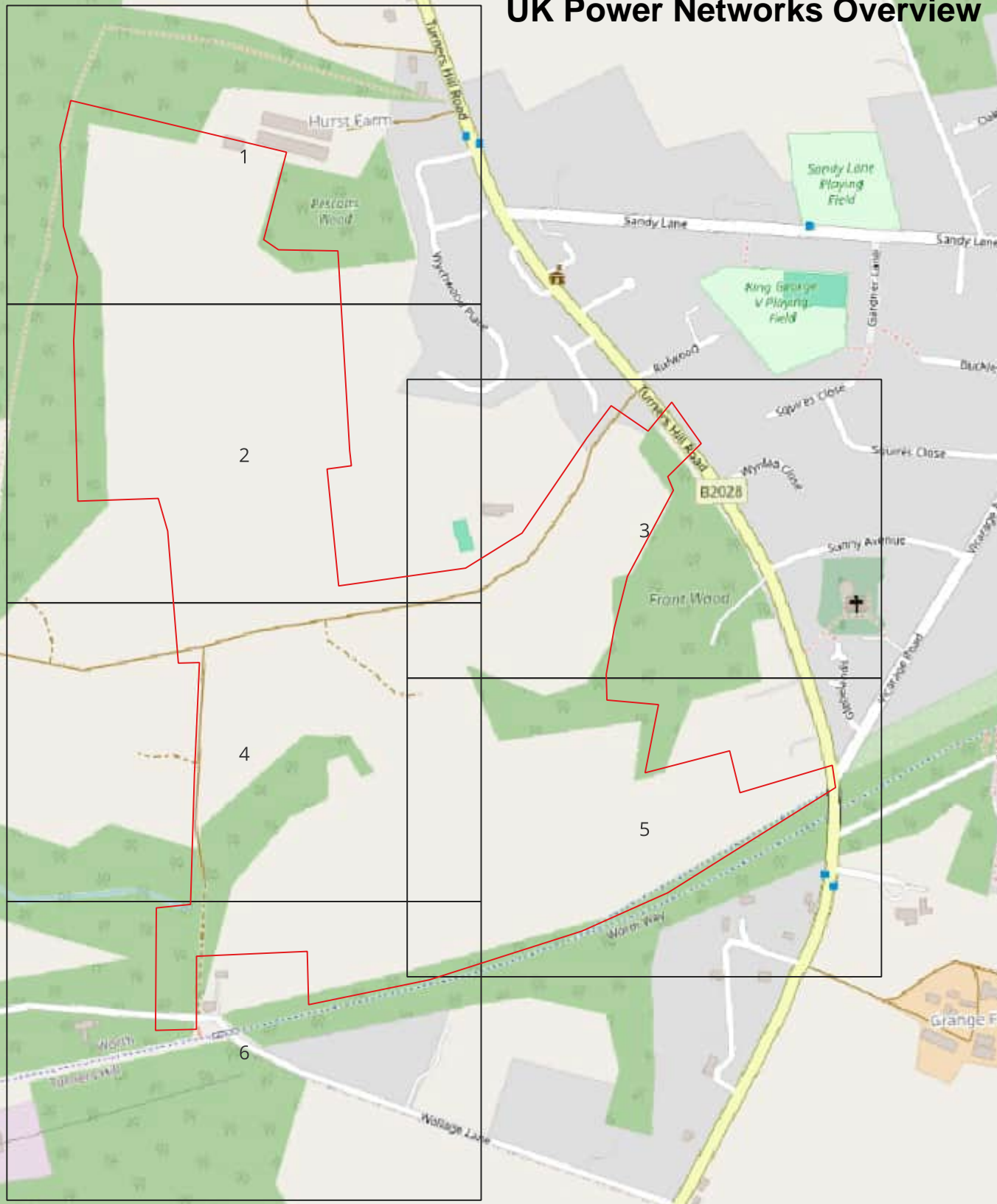


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Imagery sourced from ArcGIS World Imagery

# UK Power Networks Overview





LV Cable or Line  
 HV Cable or Line  
 EHV Cable or Line  
 Ductline  
 Pole & Street Furniture  
 Substation & Link Box

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0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m 150m 160m 170m 180m 190m 200m

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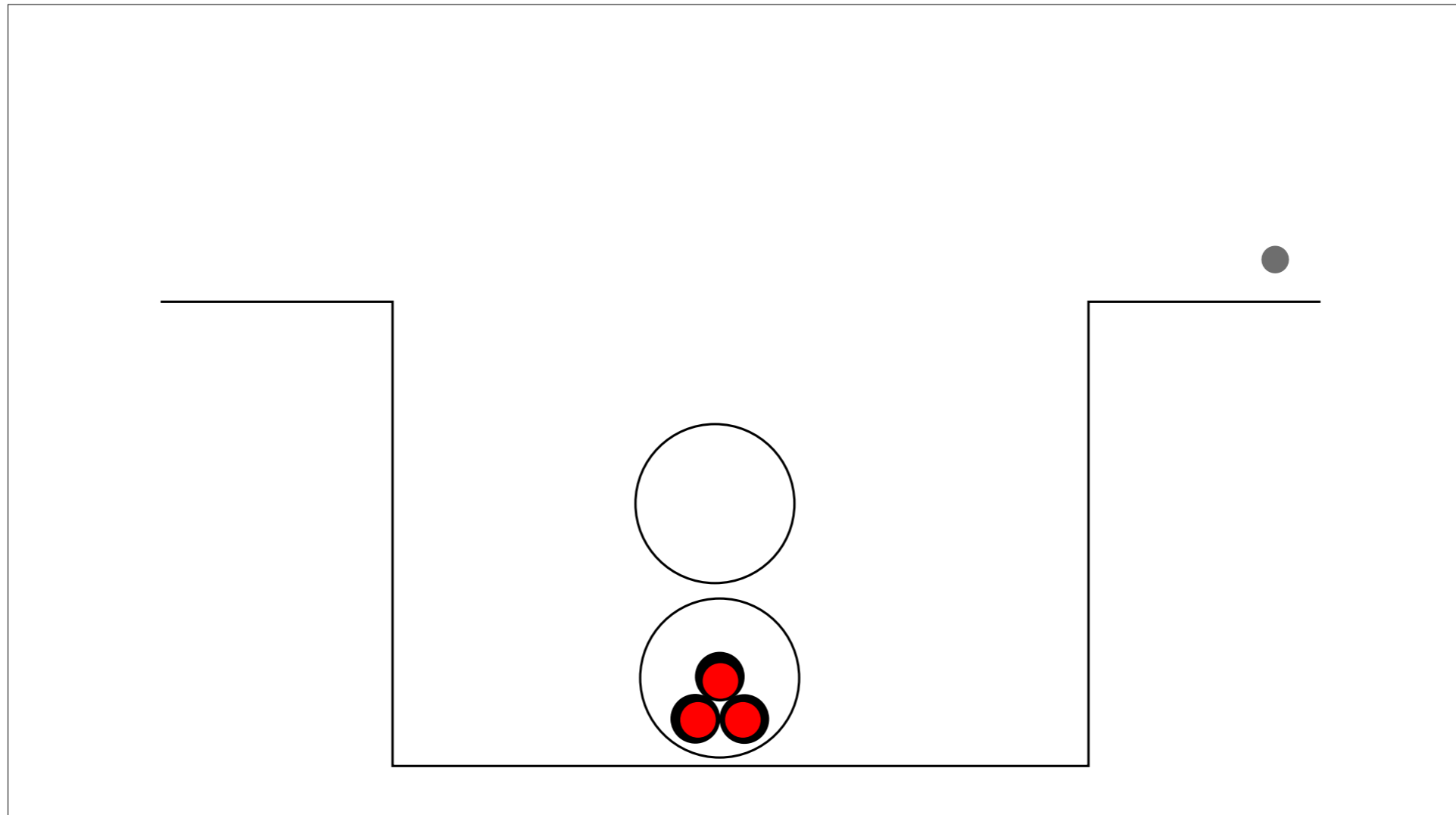
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 EMERGENCY: If you damage a cable or the Phone 0800 056 3766 (24hrs) URGENTLY

**ALWAYS LOOK UP BEFORE YOU START**  
 Refer to HSE Guidance note G56

Grid Ref: TQ 33535 38036  
 Map Centre: TQ33385E  
 Scale: 1:500  
 (When Plotted at A0)  
 Plotted on: 21/02/2024  
 Plotted by: sw-cloud-user

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# Cross Section

## 2402364

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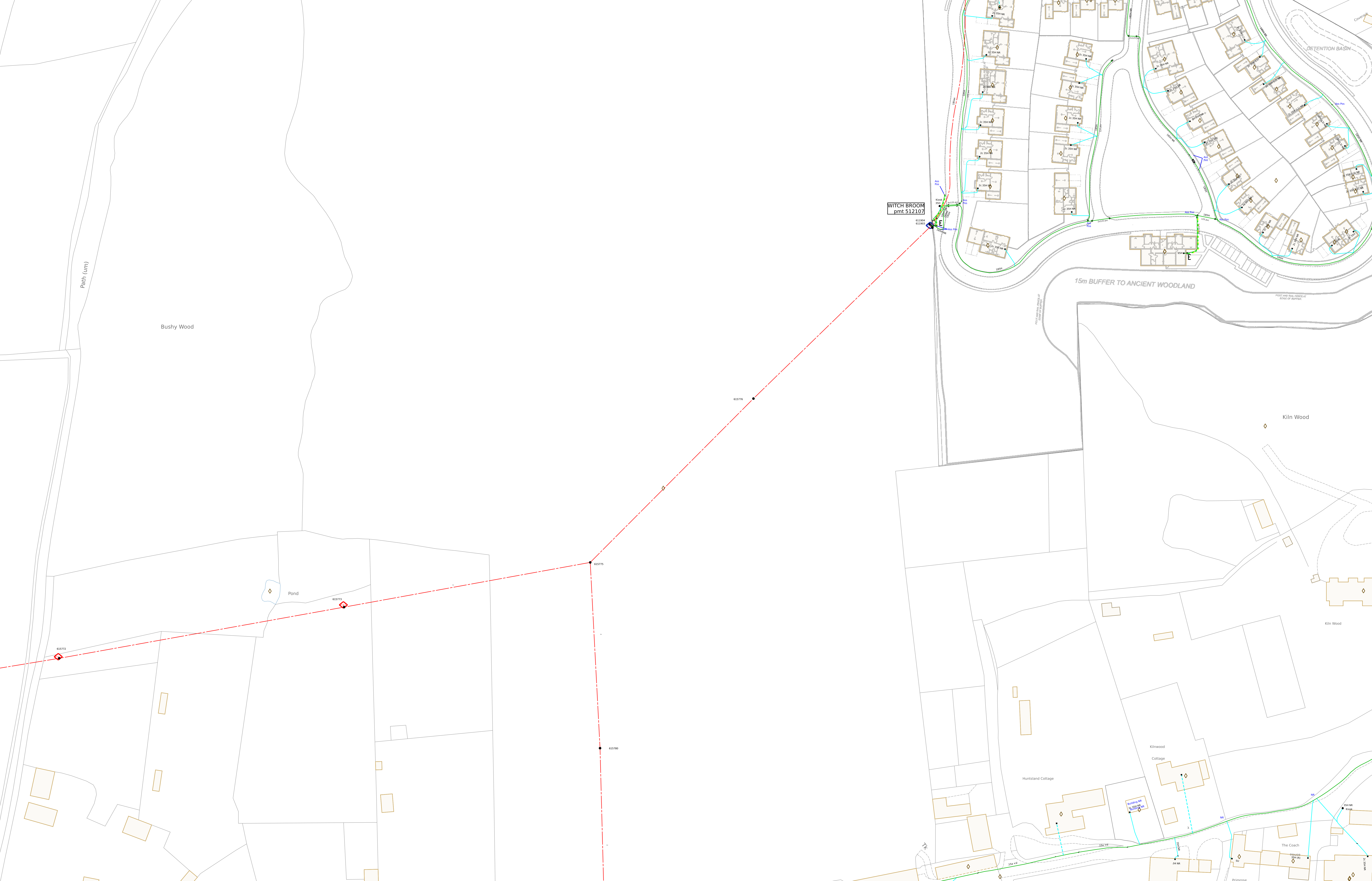
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ALWAYS LOOK UP BEFORE  
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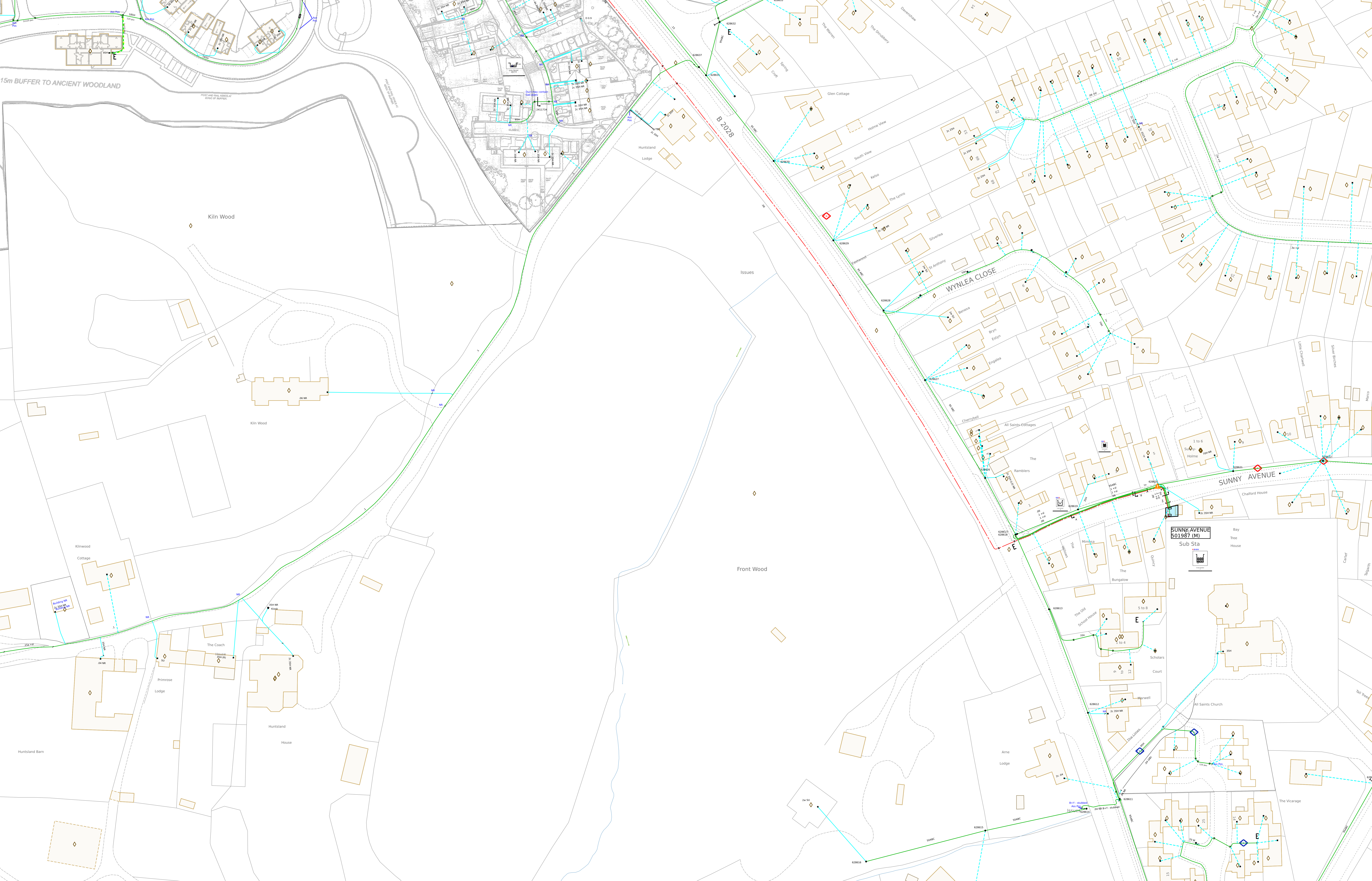
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Grid Ref: TQ 33535 37696  
 Map Centre: TQ3337NE  
 Scale: 1:500  
 (When Plotted at A0)  
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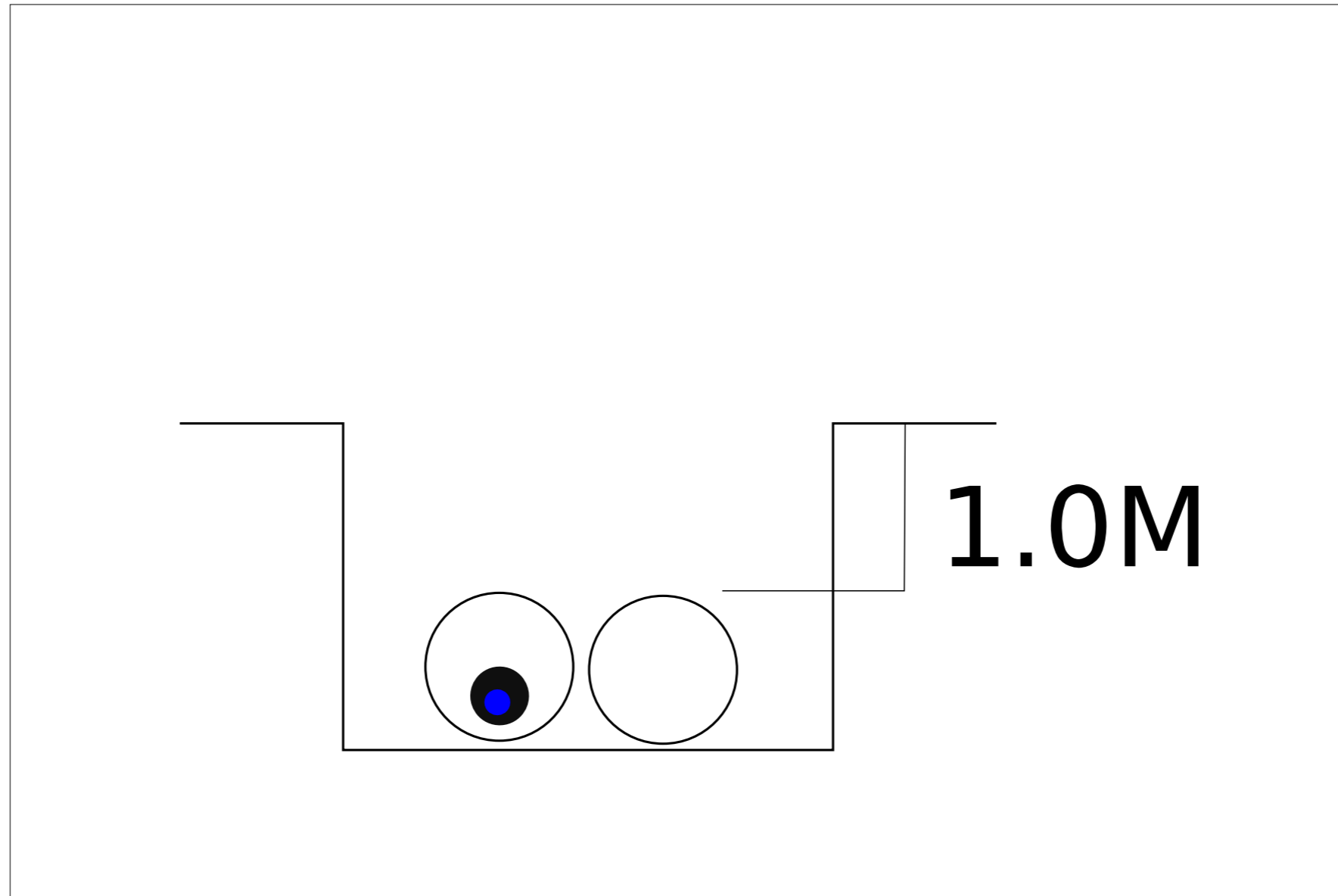
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Grid Ref: TQ 33991 37611  
 Map Centre: TQ3337NE  
 Scale: 1:500  
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# Cross Section

## 2411734

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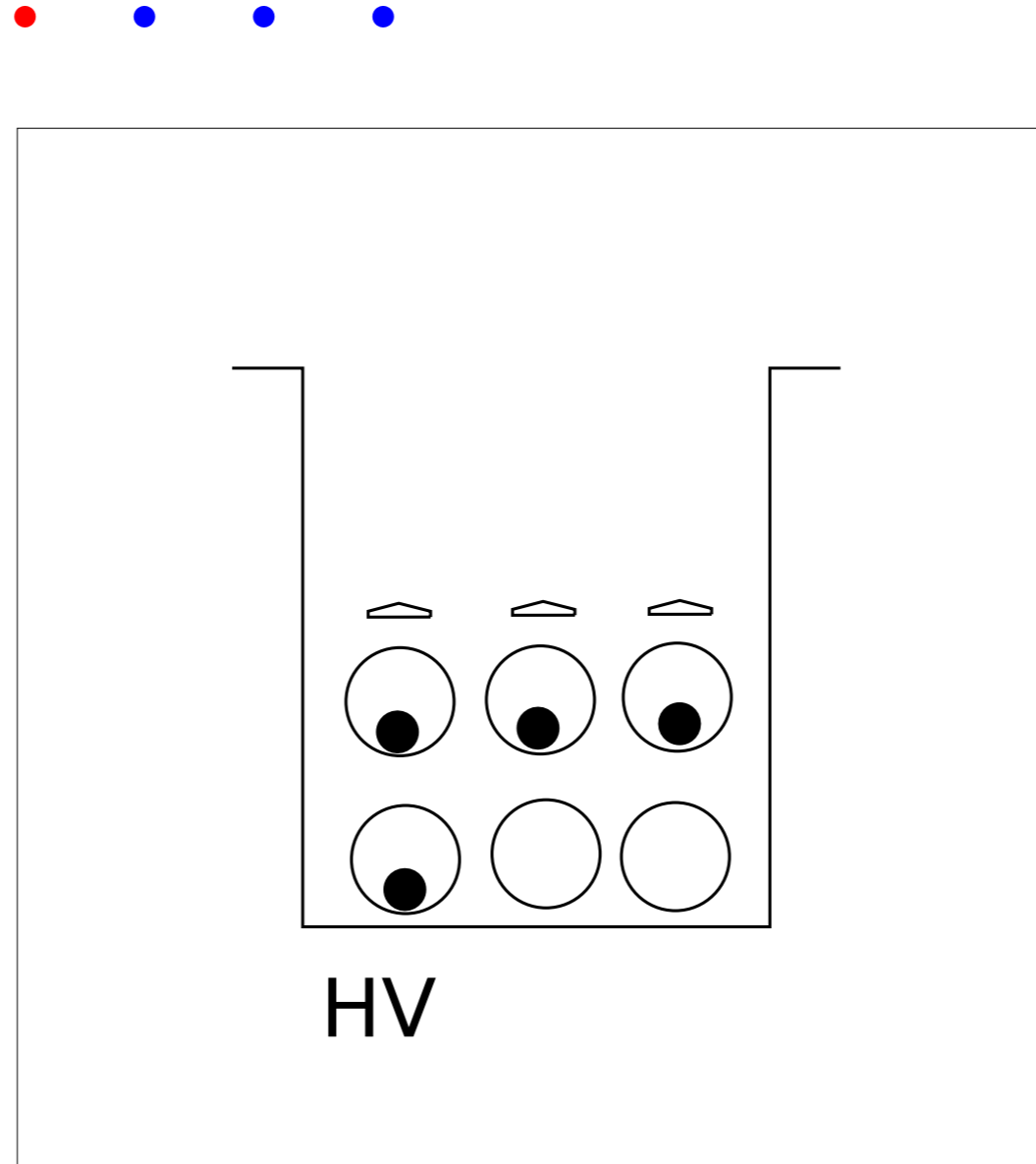
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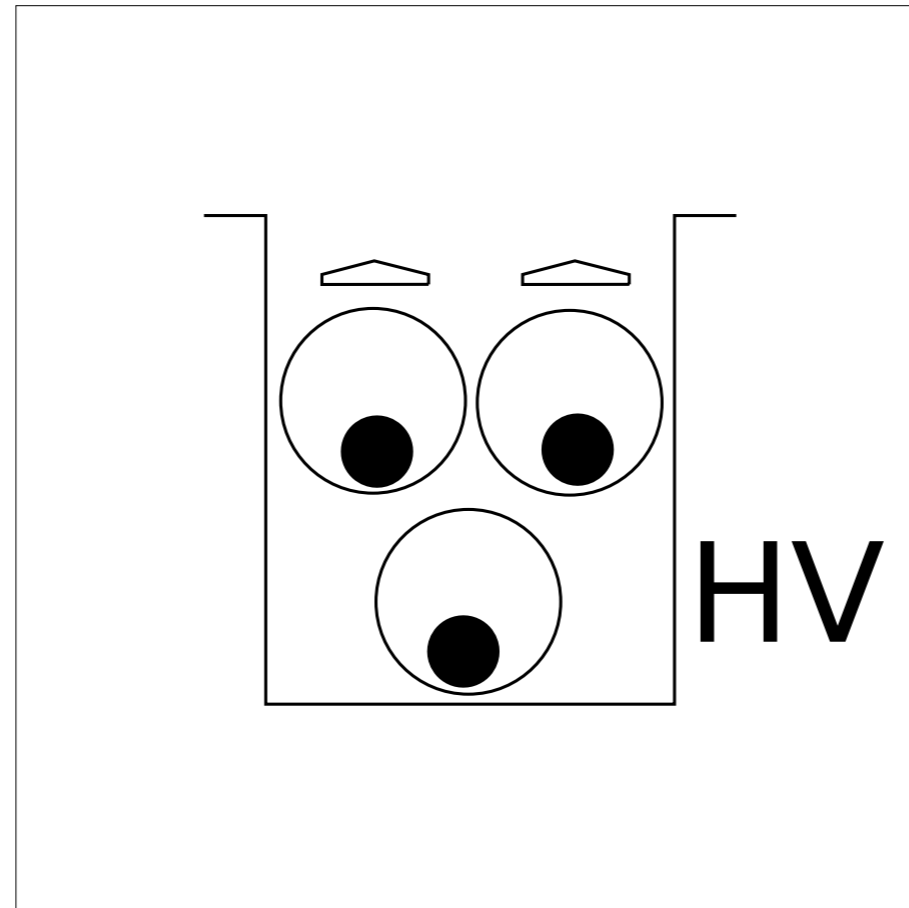
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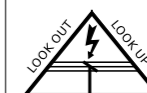
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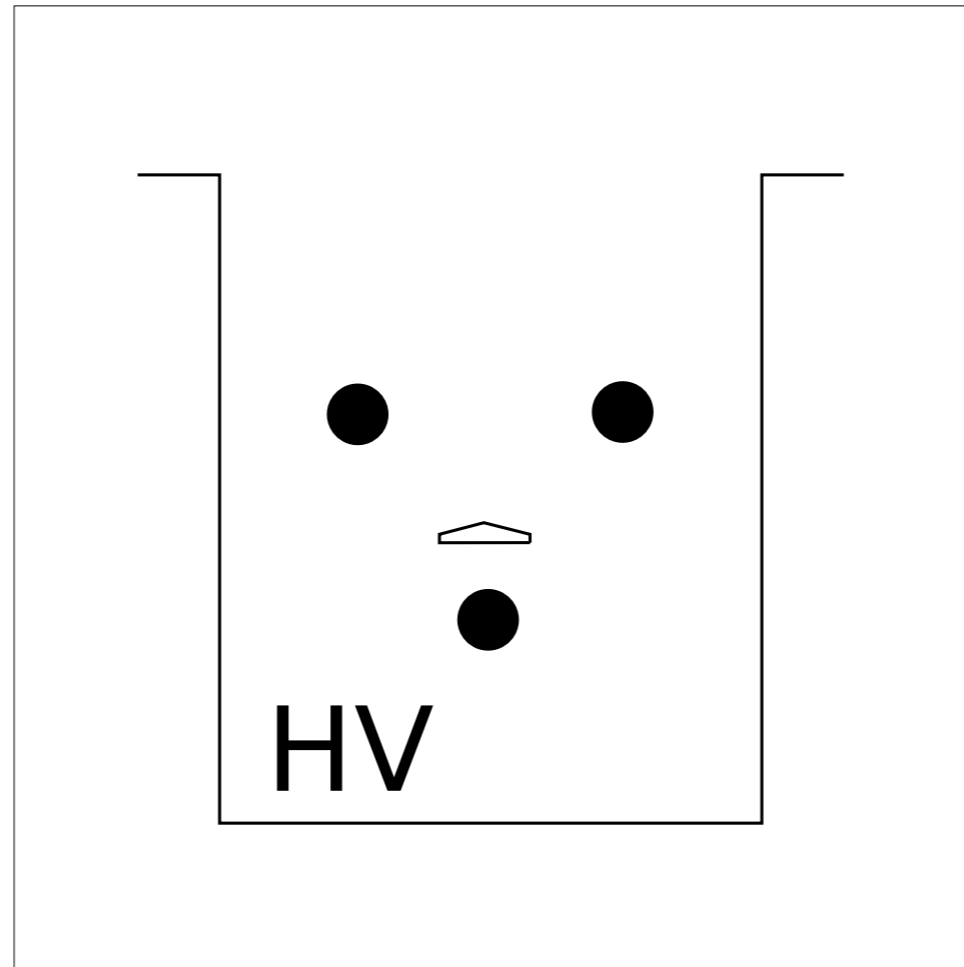


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title:

Cable cross section

Title: A



# Cross Section A

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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 provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
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 where such death or personal injury is caused by its negligence.
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.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and you must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

Plotted On : 21/02/2024

Plotted by: sw-cloud-user

IF ANY DOUBT - ASK! PHONE 0800 056 5866  
EMERGENCY - If you damage a cable or line  
Phone 0800 780 0780 (24hrs) URGENTLY



ALWAYS LOOK UP BEFORE  
YOU START WORK  
Refer to HSE Guidance  
note G56



Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.