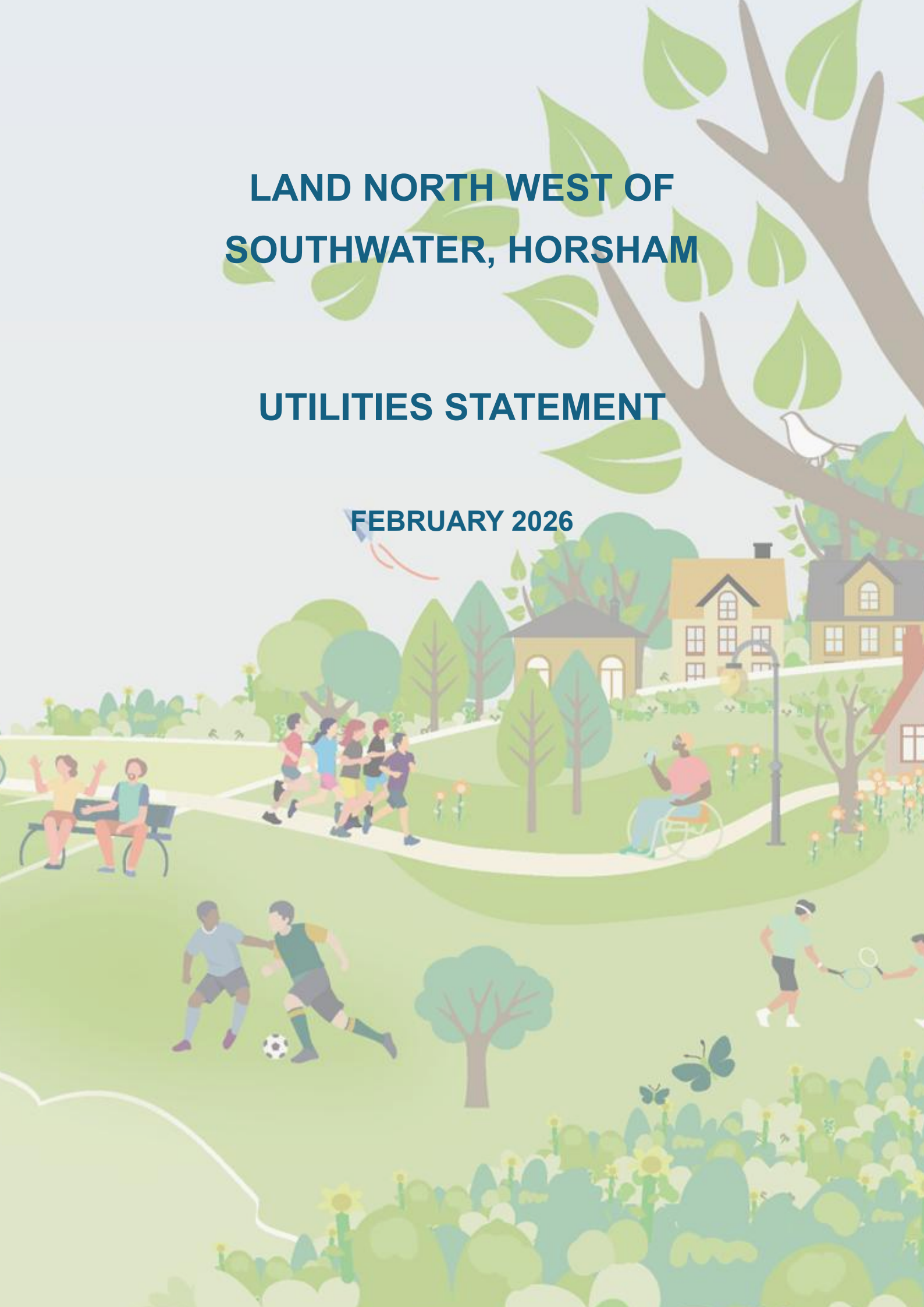


# LAND NORTH WEST OF SOUTHWATER, HORSHAM

## UTILITIES STATEMENT

FEBRUARY 2026



# North West Southwater

**Southwater  
Horsham  
RH13 9AU**

**13/02/2026**

PROJECT NO.

**611800**

ISSUE NO.

**2**

STATUS

**For Information**

## **Utilities Planning Statement**

**Berkeley**  
Strategic



# Contents

<b>1. Introduction</b>	<b>3</b>
<b>2. Existing Site</b>	<b>4</b>
<b>3. Proposed Development</b>	<b>4</b>
<b>4. Strategic Infrastructure</b>	<b>5</b>
<b>5. Electricity</b>	<b>5</b>
<b>6. Potable Water</b>	<b>5</b>
<b>7. Gas</b>	<b>6</b>
<b>8. Openreach</b>	<b>6</b>
<b>9. Other Telecommunications</b>	<b>6</b>
<b>10. Other Utility Providers &amp; Relevant Third Parties</b>	<b>6</b>
<b>11. Conclusions</b>	<b>7</b>
<b>12. Organisations Searched</b>	<b>8</b>
<b>13. Acronyms Key</b>	<b>11</b>
<b>14. Site Location Plan</b>	<b>12</b>



# 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.

Prepared by	Signed off by
Sam Wong	Matthew Newton



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.*

*This report is for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or in part or relied upon by third parties for any use whatsoever without the express authority of Premier Energy Services Ltd.*



## 2. Existing Site

- 2.1 The site is a new development scheme located at Southwater, Horsham, RH13 9AU ('Site'). The "Site area", is within the administrative boundary of Horsham District Council ("the Council" or "HDC").
- 2.2 The northern boundary of the Site is adjacent to the A24 and comprises mainly greenfield land, together with some individual properties.
- 2.3 The eastern boundary of the Site is adjacent to a residential area.
- 2.4 The southern boundary of the Site is adjacent to some individual properties and comprises mainly greenfield land.
- 2.5 Along the western boundary, the Site is adjacent to Two Mile Ash Road and comprises mainly greenfield land, together with some individual properties.
- 2.6 A copy of the site location plan is appended to this report.

## 3. Proposed Development

- 3.1 The proposed development is up to 1,000 dwellings (Use Class C3) and up to 80 specialist accommodation units (Use Class C2).
- 3.2 Up to 2,000 sqm neighbourhood centre, comprising commercial and community space (Use Class E and F).
- 3.3 Up to 4 hectares (17,000 sqm GIA for ES purposes) of Business/Employment Space (Use Class B2, B8, and E(g)).
- 3.4 A 1 Form-Entry (FE) Primary School (Expandable to 2FE) (Use Class F1(a)); and a nursery (Use Class E(f)), to accommodate a minimum of 60 places.
- 3.5 A 6FE Secondary School (expandable to 8FE) (Use Class F1(a)).
- 3.6 5 Gypsy and Traveller pitches/plots.
- 3.7 Sports pitches.
- 3.8 Public Open Space, including retained woodland, natural and semi-natural green space, amenity green space, parks and gardens, and Children and Youth Play Spaces (LAPs, LEAPs, and a NEAP).
- 3.9 Improvements to existing Public Rights of Way including:
  - Bridleway SOW-1662
  - Footpath SOW-1660
  - Footpath SOW-1658
  - Footpath SOW-1656
  - Footpath SOW-1655
  - Bridleway SOW-3568 / The Downs Link Long Distance Trail
  - Footpath SOW-1628-3 in the north near railway station
  - Footpath SOW-1654 at Bonfire Hill to the south



- 3.10 Redevelopment of existing barn complex, including demolition of existing barn structures and the restoration of an agricultural building plus the erection of a structure for flexible community use (Use Classes E and F).
- 3.11 Primary access to the highway from Worthing Road, Two Mile Ash Road, and Chessall Avenue.

## 4. Strategic Infrastructure

- 4.1 No Extra High Voltage (EHV) power lines operated by either the regional distribution company or National Grid Transmission are located in the vicinity of the site.
- 4.2 There are no potable water trunk mains located in the vicinity of the site.
- 4.3 A High Pressure (HP) gas main is located further outside the northern site boundary.
- 4.4 A fuel station is located just outside the northern site boundary, opposite the A24.
- 4.5 An HSE Planning Advice App enquiry has been undertaken for the site. The HSE has advised that the site is not notifiable to them in relation to '*hazardous installations*'.

## 5. Electricity

- 5.1 The site is located within the UK Power Networks (UKPN) region.
- 5.2 UKPN record plans indicate the presence of a High Voltage (HV) overhead line within the site boundary, crossing the proposed residential and sports pitches.
- 5.3 UKPN record plans indicate the presence of a Low Voltage (LV) overhead line within the site boundary, crossing the proposed residential.
- 5.4 The Point of Connection (PoC) is at Southerwater substation 33/11kV 008542.
- 5.5 Diversion of the HV and LV plant is anticipated.
- 5.6 All existing electricity plant should be located via PAS128 utility survey and/or trial holes prior to construction starting.
- 5.7 It is anticipated that the Proposed Development will require a new substation to meet the anticipated electric demand to serve the site. However, this can only be confirmed at detail design stage.

## 6. Potable Water

- 6.1 The site is located in the Southern Water region for potable water.
- 6.2 According to the Thames Water asset plan, multiple distribution mains run within the carriageway of Worthing Road.
- 6.3 Diversions of the existing water mains are not anticipated.
- 6.4 All existing water plant should be located via PAS128 utility survey and/or trial holes prior to construction starting.
- 6.5 A Point of Connection (PoC) will be required for further action. However, this can only be confirmed at detail design stage.

## 7. Gas

- 8.1 The site is located in the Scotia Gas Networks (SGN) distribution region.
- 8.2 High Pressure (HP) gas main is located further outside the northern site boundary.
- 8.3 According to the SGN asset plan, there is an Intermediate Pressure (IP) gas supply crossing the proposed residential area and the Public Open Space.
- 8.4 Diversion of the gas main is anticipated.
- 8.5 All existing gas plant should be located via PAS128 utility survey and/or trial holes prior to construction starting.

## 8. Openreach

- 9.1 Openreach (formerly BT) operate communications duct networks, chambers and other surface equipment in the vicinity of the site.
- 9.2 According to the Openreach asset plan, there is a duct and chamber route in the vicinity of the site.
- 9.3 Based on the proposed development, diversion of the duct route, overhead lines, and chambers is anticipated.
- 9.4 All existing Openreach plant should be located via PAS128 utility survey and/or trial holes prior to construction starting.

## 9. Other Telecommunications

- 10.1 Virgin Media runs within the carriageway of Worthing Road.
- 10.2 City Fibre is located just outside the northern site boundary, opposite the A24.
- 10.3 EXA Infrastructure runs within the carriageway of Worthing Road.
- 10.4 The mobile mast base is located just outside the northern site boundary, opposite the A24.
- 10.5 Neos Networks runs within the carriageway of the A24.
- 10.6 Vodafone Networks runs within the carriageway of the A24.

## 10. Other Utility Providers & Relevant Third Parties

- 11.1 Upon investigation of all the utility asset plans received further utility providers or relevant third parties are within the vicinity of the site.
- 11.2 GTC and ESP LV cables are present to serve the residential units outside the site boundary.
- 11.3 West Sussex County Council street lighting is located within the vicinity of the site..



## 11. Conclusions

- 12.1 Diversions of electric, gas, communication network and street lighting are anticipated at the location of the proposed site.
- 12.2 All existing Utilities asset located on-site should be survey via a PAS128 utility survey and/or trial holes prior to construction starting.
- 12.3 Electric Point of Connection (PoC) is at Southerwater substation 33/11kV 008542.

## 12. Organisations Searched

The utility companies covered by this Premier search report are shown in the table below.

Utility Company Type	As listed by	Prime Search	Premier Search
Electricity Distribution Network Operators Electricity Transmission Operators Independent Distribution Network Operators	Energy Networks Association	Yes	Yes
Gas Distribution Operators Gas Transmission Operators	Energy Networks Association	Yes	Yes
Regional Water & Sewerage Undertakers Regional water only undertakers Small water and sewerage undertakers	Ofwat - as Water company appointments	Yes	Yes
Openreach		Yes	Yes
Telecommunications Companies	Ofcom - as an organisation with powers under the Electronic Communications Code	No	Yes
District Heat Networks	Heat Networks Planning Database	No	Yes

Organisation Type	Companies	Prime Search	Premier Search
Transport System Operators	Croydon Tramlink Crossrail Edinburgh Tram HS1 & HS2 London Underground Manchester Metrolink Nexus Rail North East Metro (Nexus Rail) Telent NRTS Transport for London West Midlands Metro	No	Yes
Tunnel & Pipeline Operators	Linewatch - High Pressure pipeline operators Offshore Renewables & Cables Awareness (ORCA) Post Office Tunnels	No	Yes

A Premier Utility Search can have additional optional searches added. These must be agreed and included in the fee proposal/order confirmation and additional charges will apply. Organisations where additional searches may be undertaken are:

- HSE Land Use Planning Enquiry
- Environment Agency
- National Highways
- Local Authorities\*

\* Not all Local Authorities provide details of their assets on request.



Type	Company	In Vicinity	Desk Research	Awaiting Response
Electricity	UK Power Networks			
Water	Southern Water			
Drainage	Southern Water			
Gas	SGN			
Openreach	Openreach			
Independent Network Operators	GTC			
	ESP Utilities Group			
	Eclipse Power Networks			
	Other Independents		✓	
HSE (Health and Safety Executive)	HSE			
Linesearch (LSBUD)	Members Organised by Type			
Communications	Virgin Media			
	Nexfibre (covered under Virgin)			
	Community Fibre			
	Kijoma Fixed Wireless			
	OFNL			
	Vodafone			
	Neos Networks			
	EXA Infrastructure			
	Colt			



Type	Company	In Vicinity	Desk Research	Awaiting Response
Communications	Sky Telecommunications - leased			
	Lumen Technologies			
	Verizon			
	SOTA		✓	
	KCOM		✓	
	Arelion		✓	
	CityFibre			
	Mast Data			
	MBNL			
Tunnels & Pipelines	Onshore Cables		✓	
	Elec Link Interconnector		✓	
Transport	Network Rail			
	HS 1 (High Speed Rail)		✓	
	Telent NRTS (formerly Genesys)		✓	
Local Authorities	West Sussex County Council			

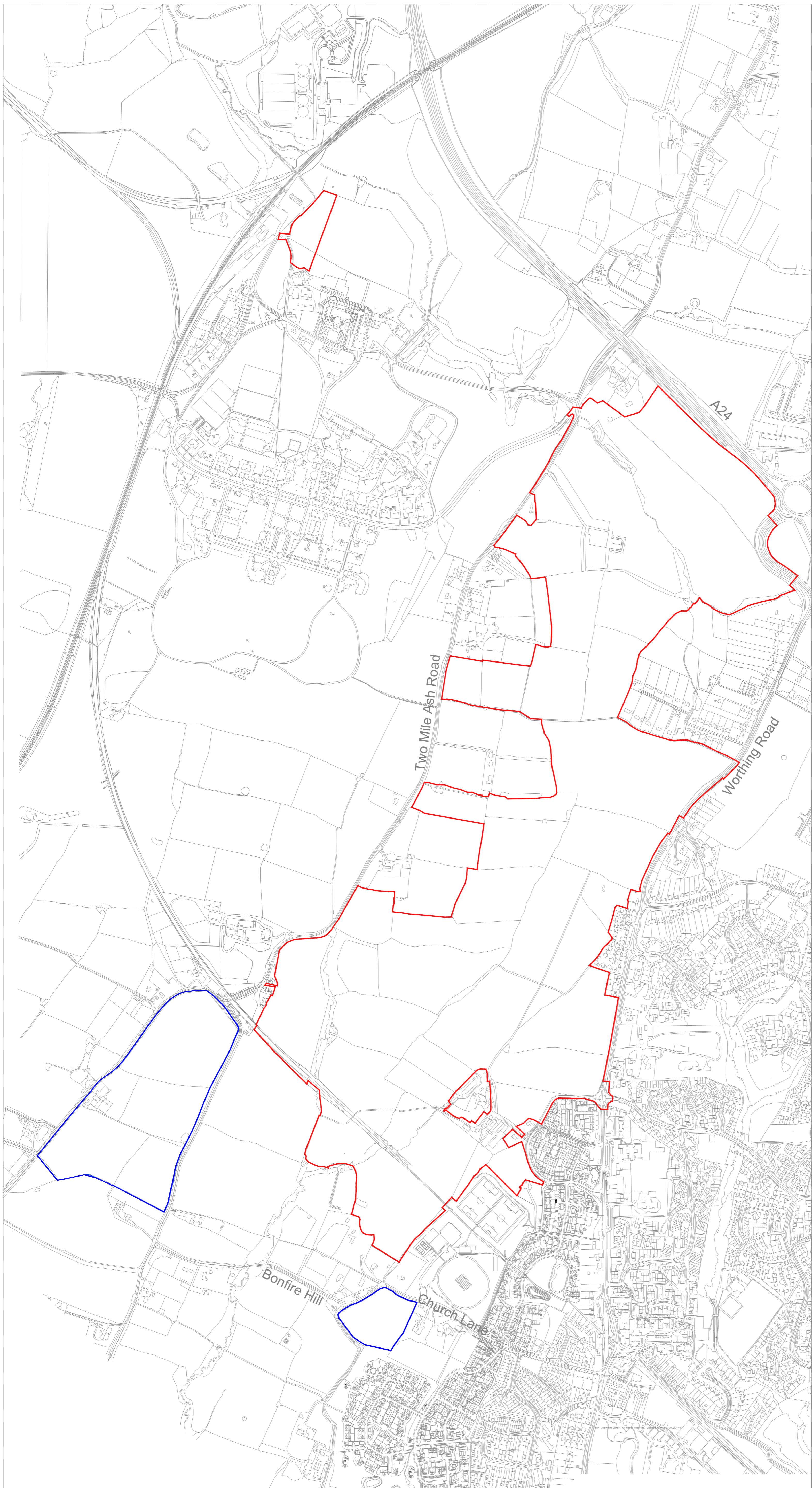


## 13. Acronyms Key

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		



## 14. Site Location Plan



General Notes

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

Do not scale drawing. Figured dimensions to be worked to in all cases.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

- Key**
- Proposed application boundary
  - Potential BNG land

F	20.01.2026	Issued for Information	BF
REV	DATE	NOTES	INT
STATUS			
Planning			
PROJECT TITLE			
Land North West of Southwater			
DRAWING TITLE / LOCATION			
Site Boundary Plan			
DRAWN BY	CHECKED	SCALE	
BF	SK	1:5000 @ A1	
PROJECT	DRAWING NUMBER		REVISION
A019	0005		F

