

Appendix 1

Premier Utility Report



Land West of Ifield

**Rusper Road
Rusper
Horsham
West Sussex
RH11 0LL**

18/10/2023

PROJECT NO.

610496

ISSUE NO.

2

STATUS

For Information



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.

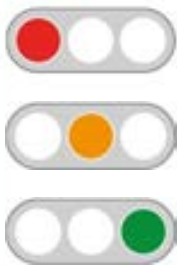
The report is based on the information provided by the client about the location of the search area and the information provided by the utilities about their existing plant and networks. The information contained in this report is based on desk research only.

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

Max Allfrey

Samantha Brooker



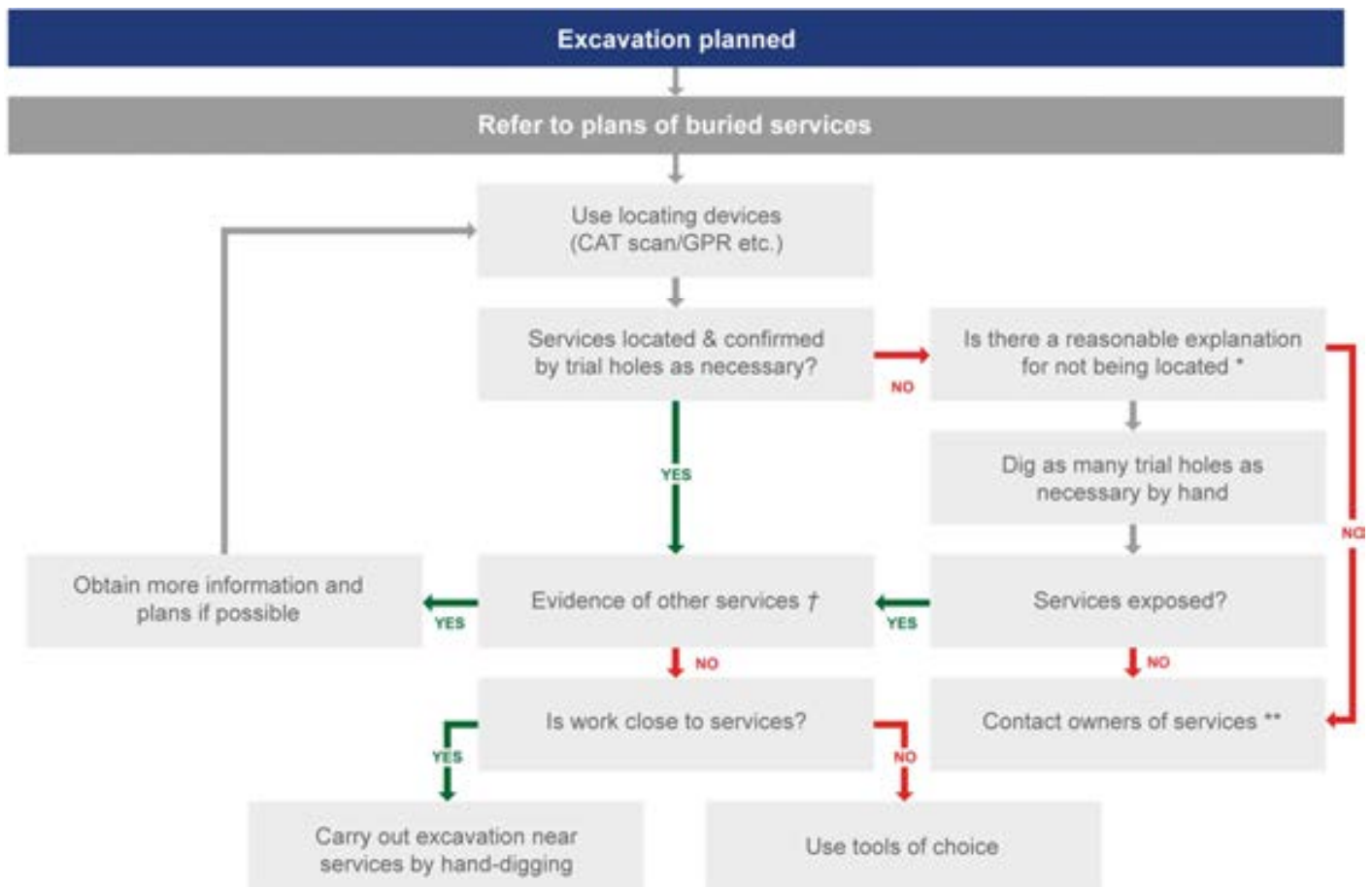
Premier Energy Services Ltd has taken all reasonable steps, within the timescales, to obtain the most robust information in this report but accepts no liability for the accuracy of such information or report and in addition to any limitation of liability under its Standard Terms and Conditions. These 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 | Southern Water | | | |
| Drainage | Thames Water | | | |
| Gas | SGN | | | |
| Openreach | Openreach | | | |
| Virgin Media | Virgin Media | | | |
| Independents | GTC | | | |
| | ESP Utilities | | | |
| | Other independents | | ✓ | |
| Linesearch (LSBUD) | UKPN, SGN | | | |
| | EXA Infrastructure | | | |
| | Zayo Group | | | |
| | euNetworks | | | |
| Comms. | Vodafone | | | |
| | Colt | | | |
| | SKY Telecommunications | | | |
| | Lumen Technologies | | | |
| | Verizon | | | |
| | SOTA | | ✓ | |
| | KCOM | | ✓ | |



| Type | Company | In Vicinity | Desk Research | Awaiting Response |
|---------------------|----------------------------|-------------|---------------|-------------------|
| | Arelion | | ✓ | |
| | CityFibre | | | |
| | Mast Data/MBNL | | | |
| Tunnels & Pipelines | Onshore Cables | | ✓ | |
| | EQUANS (formerly ENGIE) | | ✓ | |
| | ElecLink Interconnector | | ✓ | |
| Transport | Network 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.premiereenergy.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.



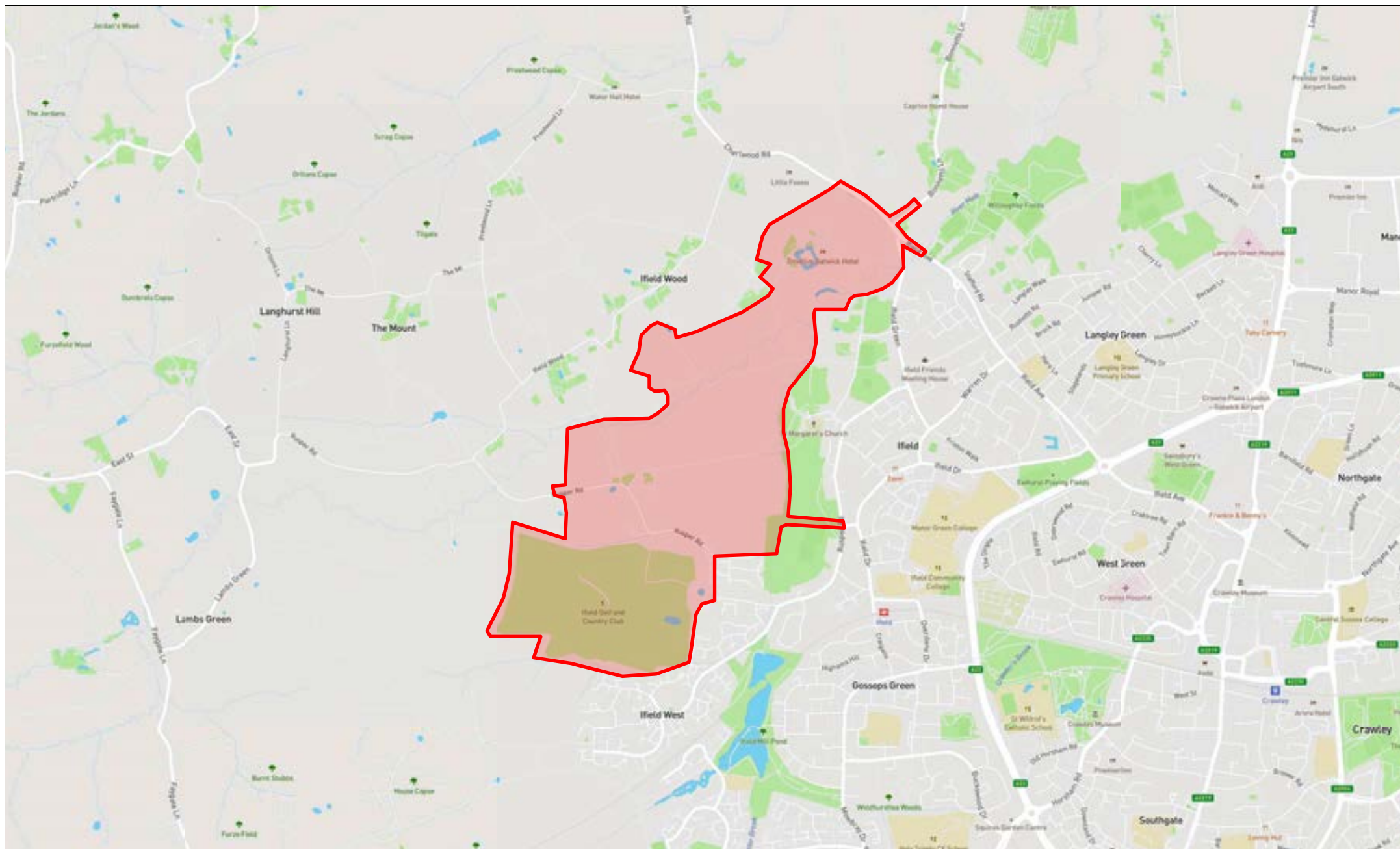
Project Support

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

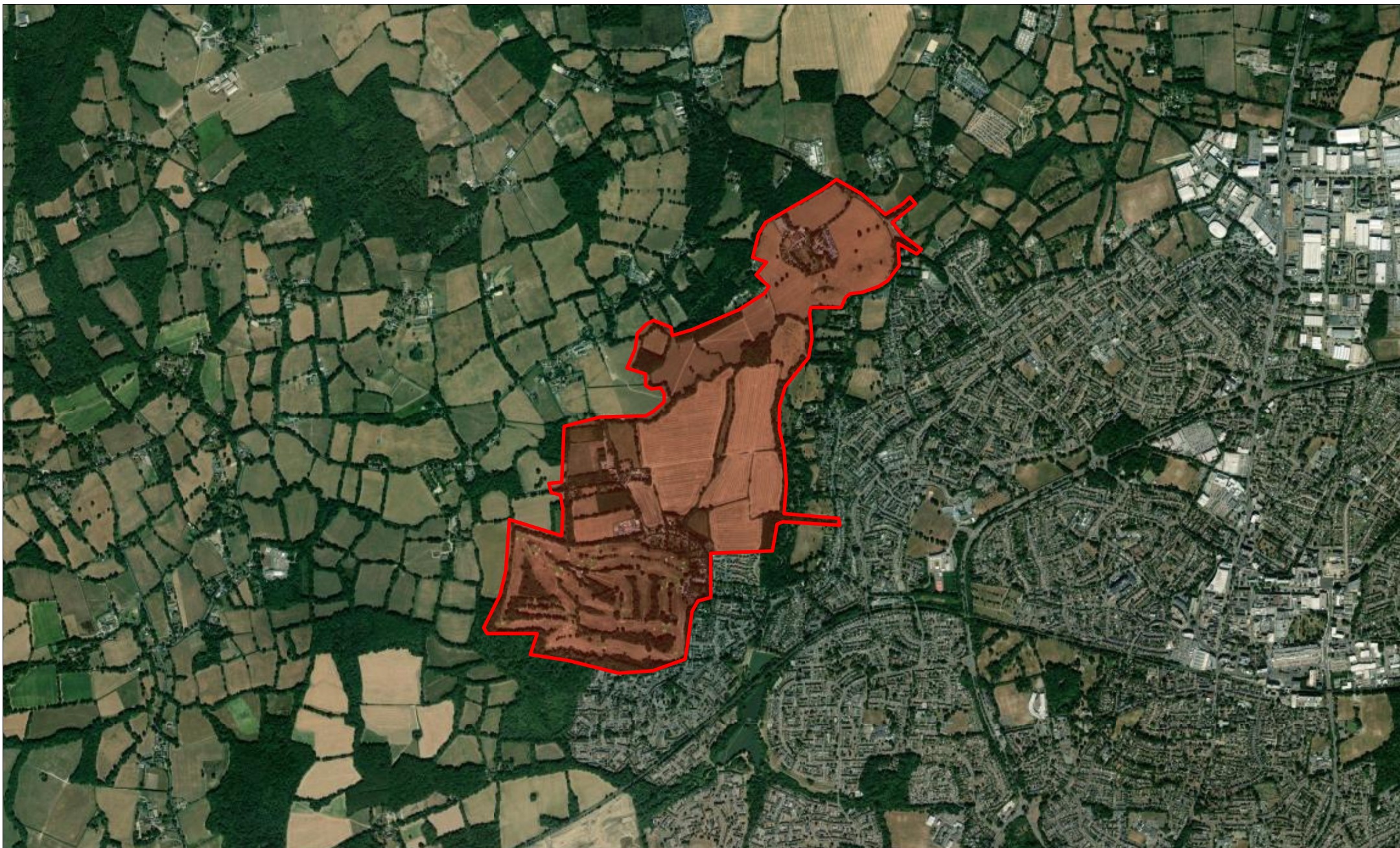
We offer a bespoke commercial meter installation and energy supply contract service. Together with our partners we assist with coordinating the connection of metering and sourcing of energy supply contracts on commercial installations.



Request Ref: 513121

Rusper Road, Rusper, Horsham, West Sussex RH11 0LL
Eastings 524120, **Northings** 137387

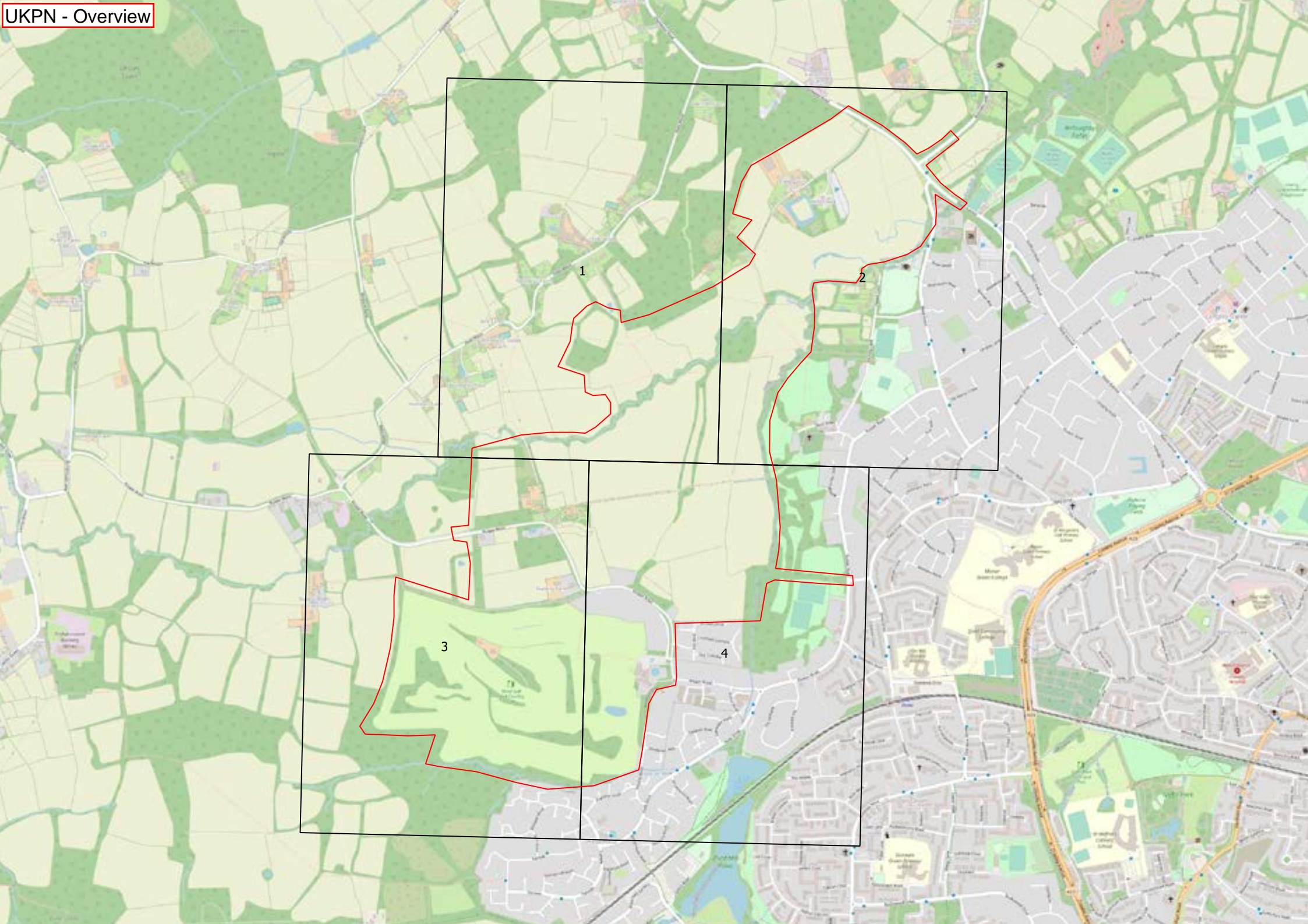
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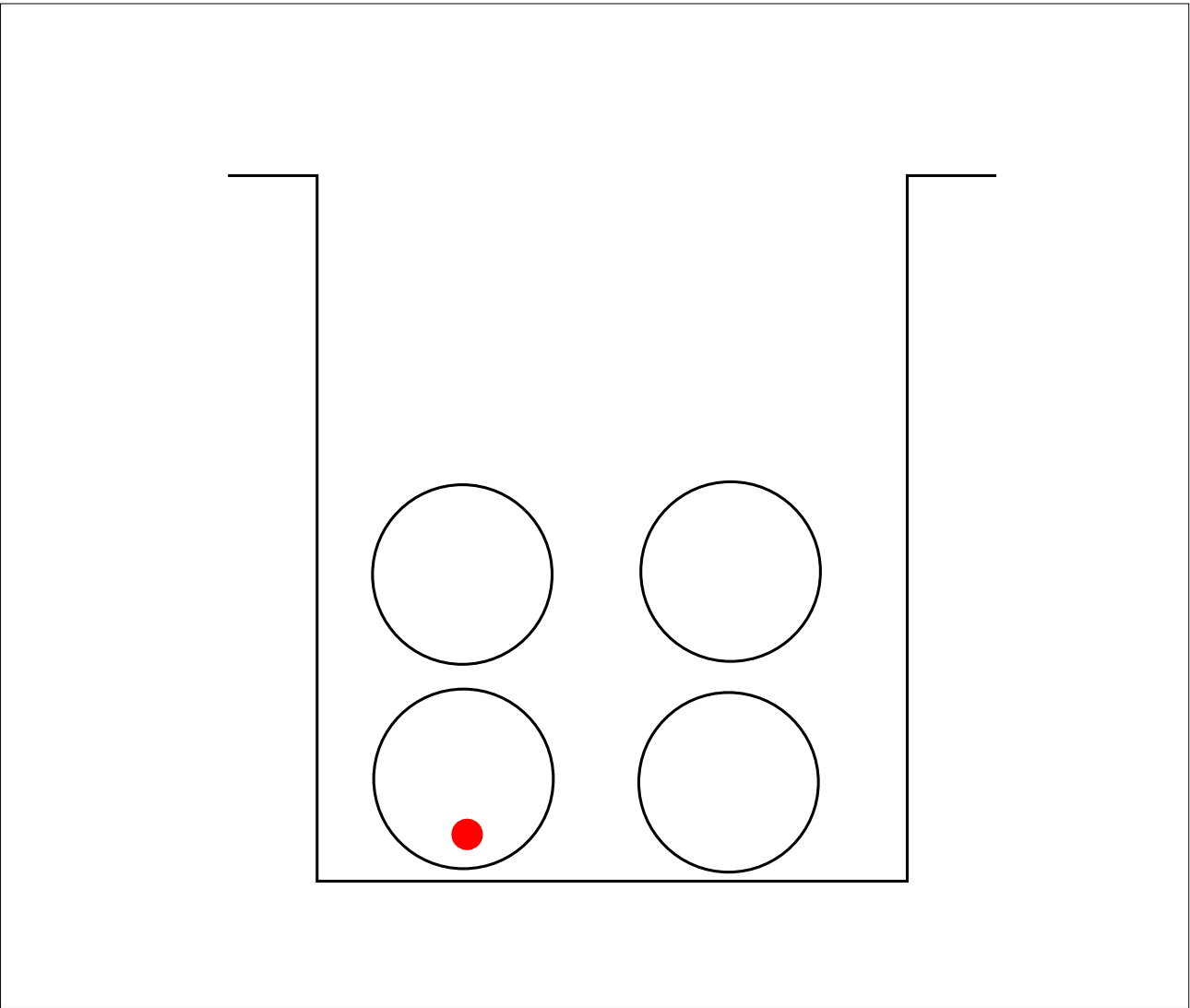


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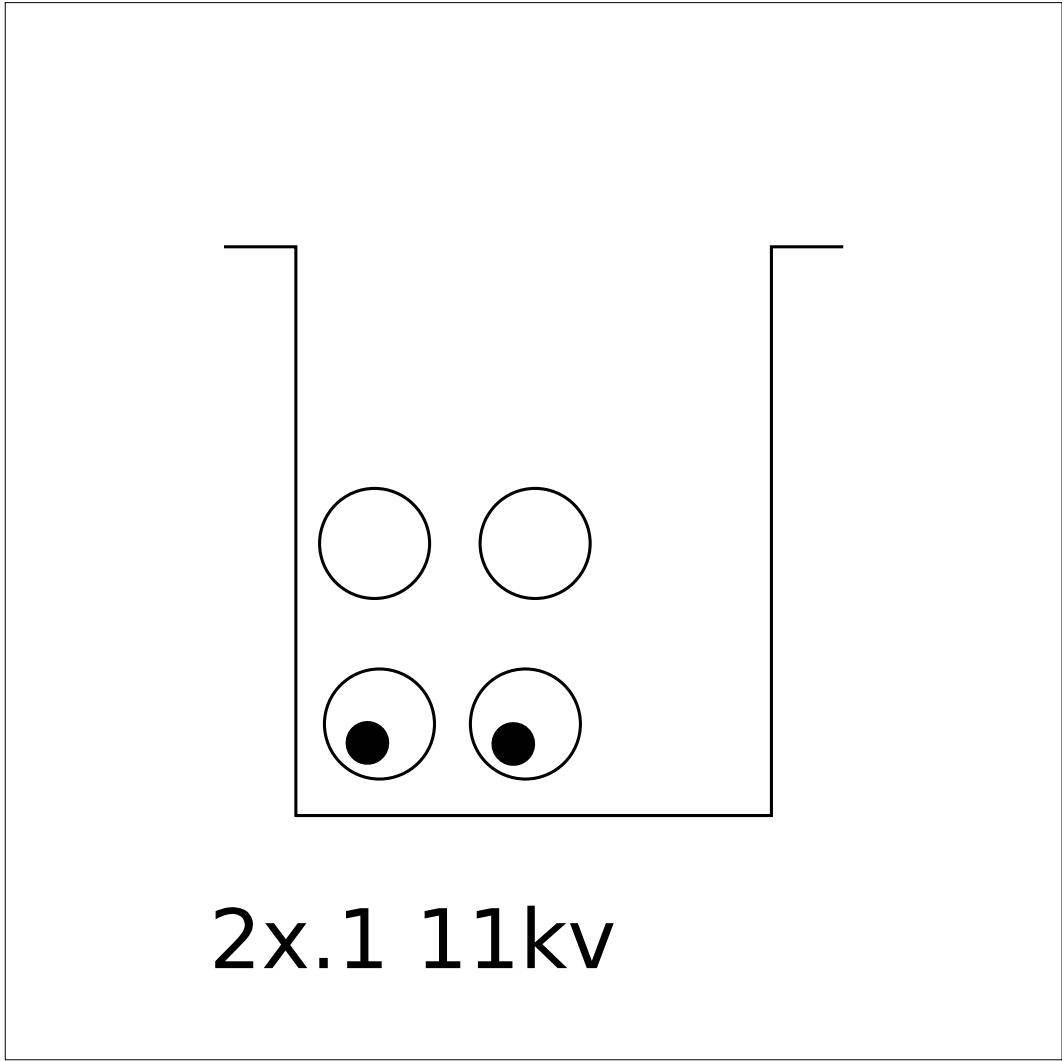
Imagery sourced from ArcGIS World Imagery



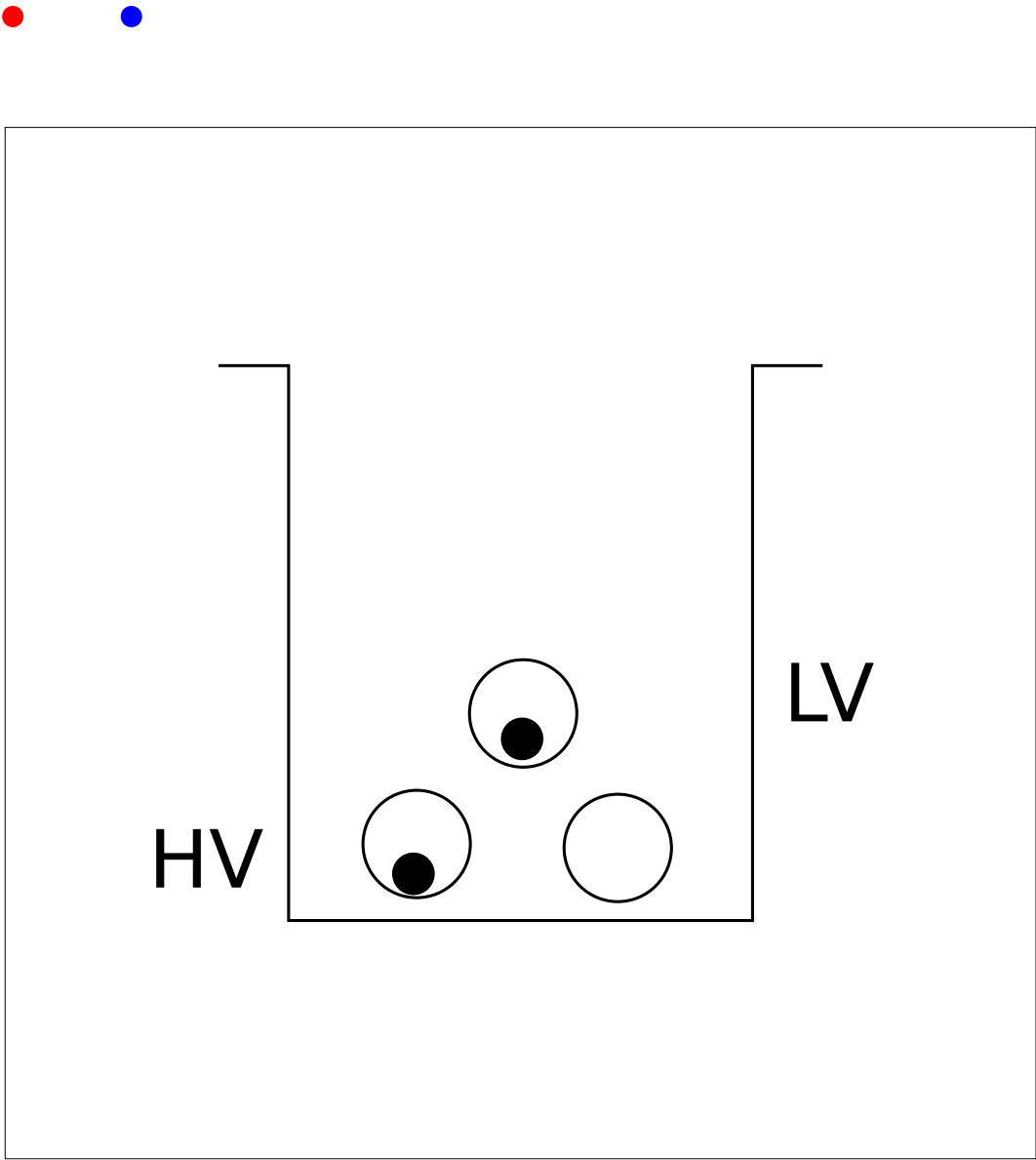


Cross Section

D



Cross Section B



Cross Section A