

## 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**

**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.**

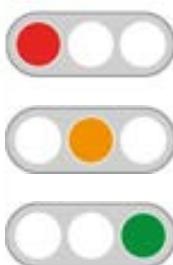
The report is based on the information provided by the client about the location of the search area and the information provided by the utilities about their existing plant and networks. The information contained in this report is based on desk research only.

## 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;



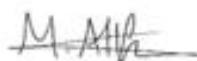
Red – site constraints exist due to the presence of utility apparatus.

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



Max Allfrey

Samantha Brooker



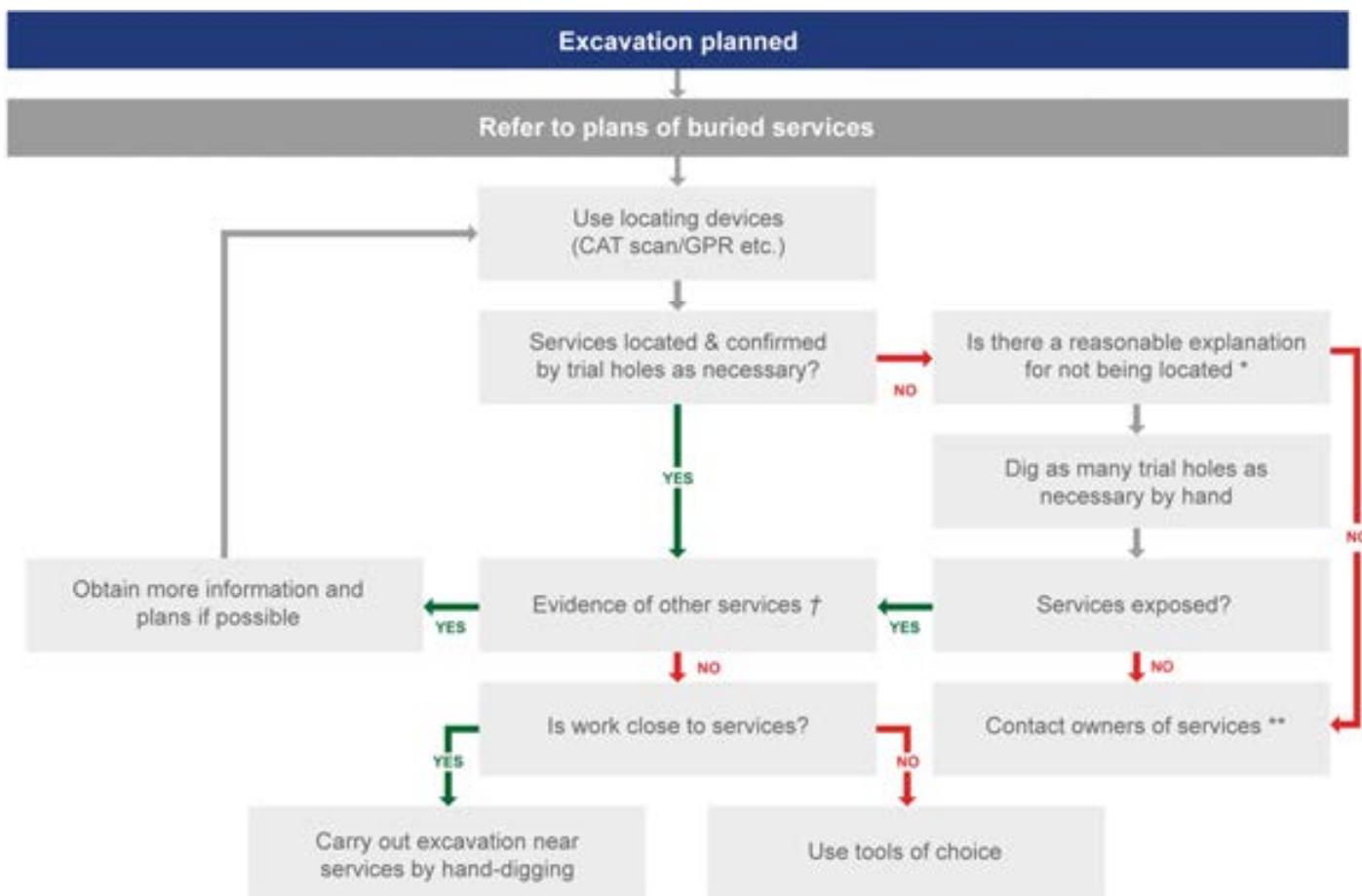
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# Important Information

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		<input checked="" type="checkbox"/>	
	CityFibre			
	Mast Data/MBNL			
Tunnels & Pipelines	Onshore Cables		<input checked="" type="checkbox"/>	
	EQUANS (formerly ENGIE)		<input checked="" type="checkbox"/>	
	ElecLink Interconnector		<input checked="" type="checkbox"/>	
Transport	Network Rail			
	Genesys		<input checked="" type="checkbox"/>	
	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.



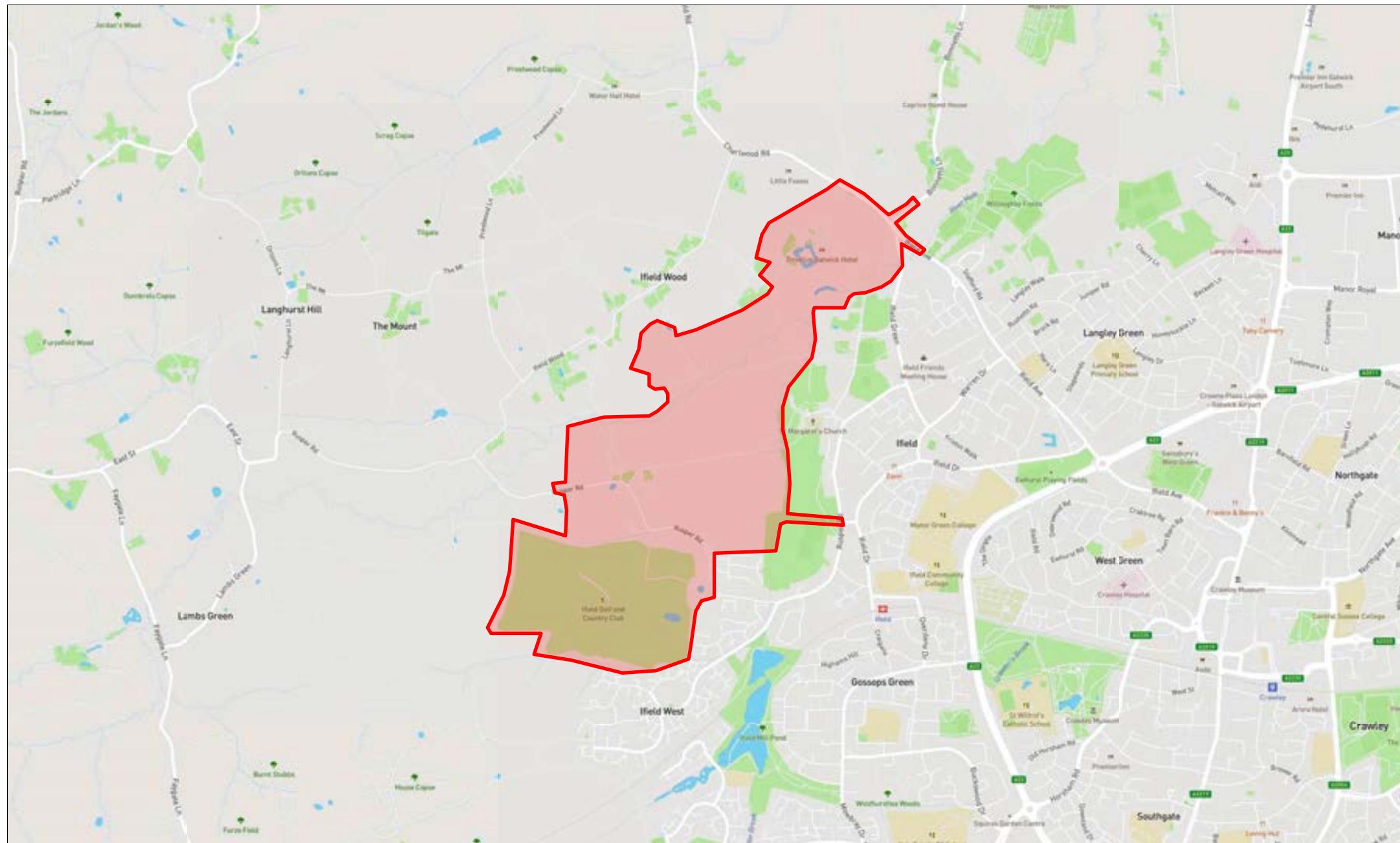
## Project Support

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

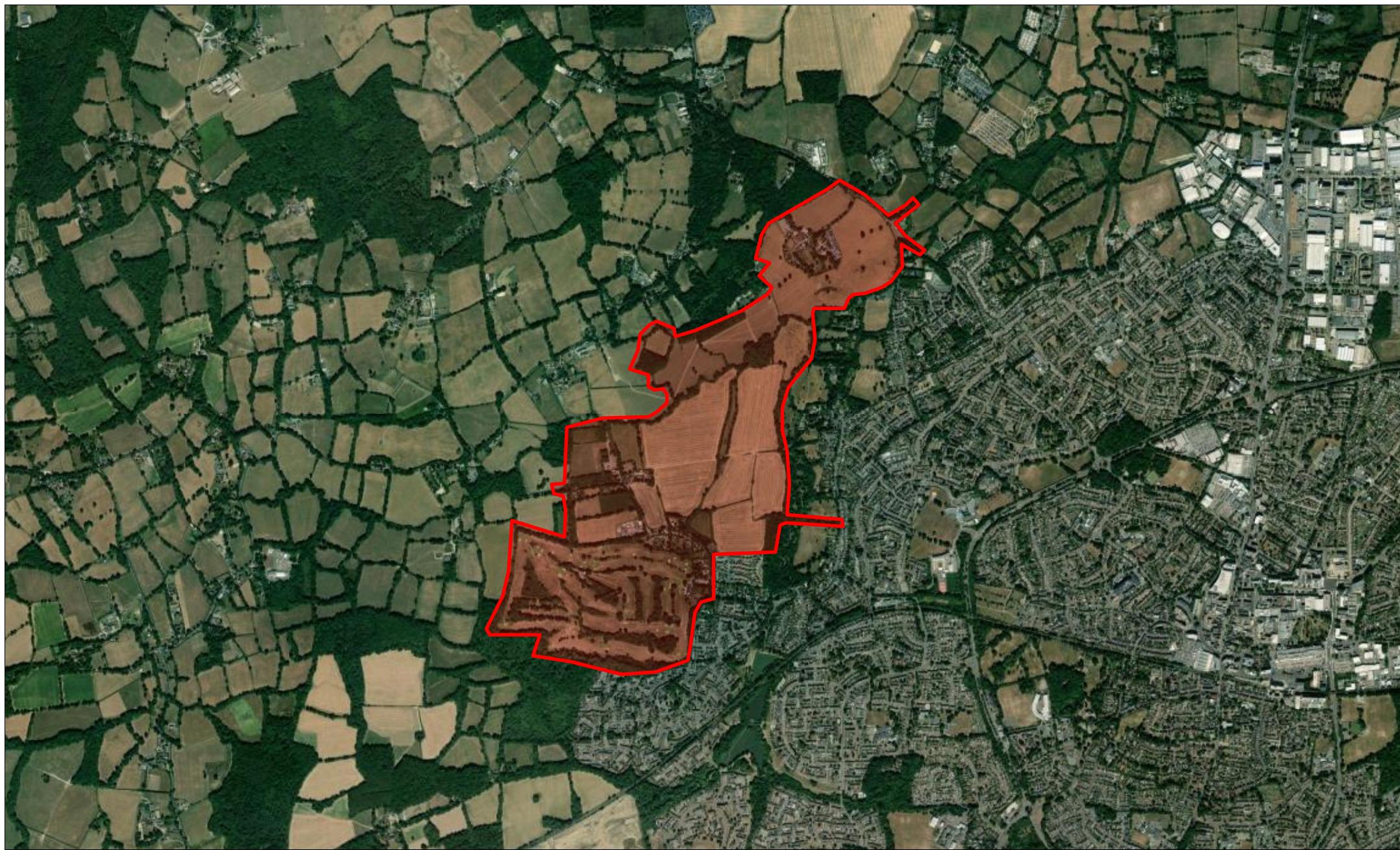
We offer a bespoke commercial meter installation and energy supply contract service. Together with our partners we assist with coordinating the connection of metering and sourcing of energy supply contracts on commercial installations.



**Request Ref: 513121**

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

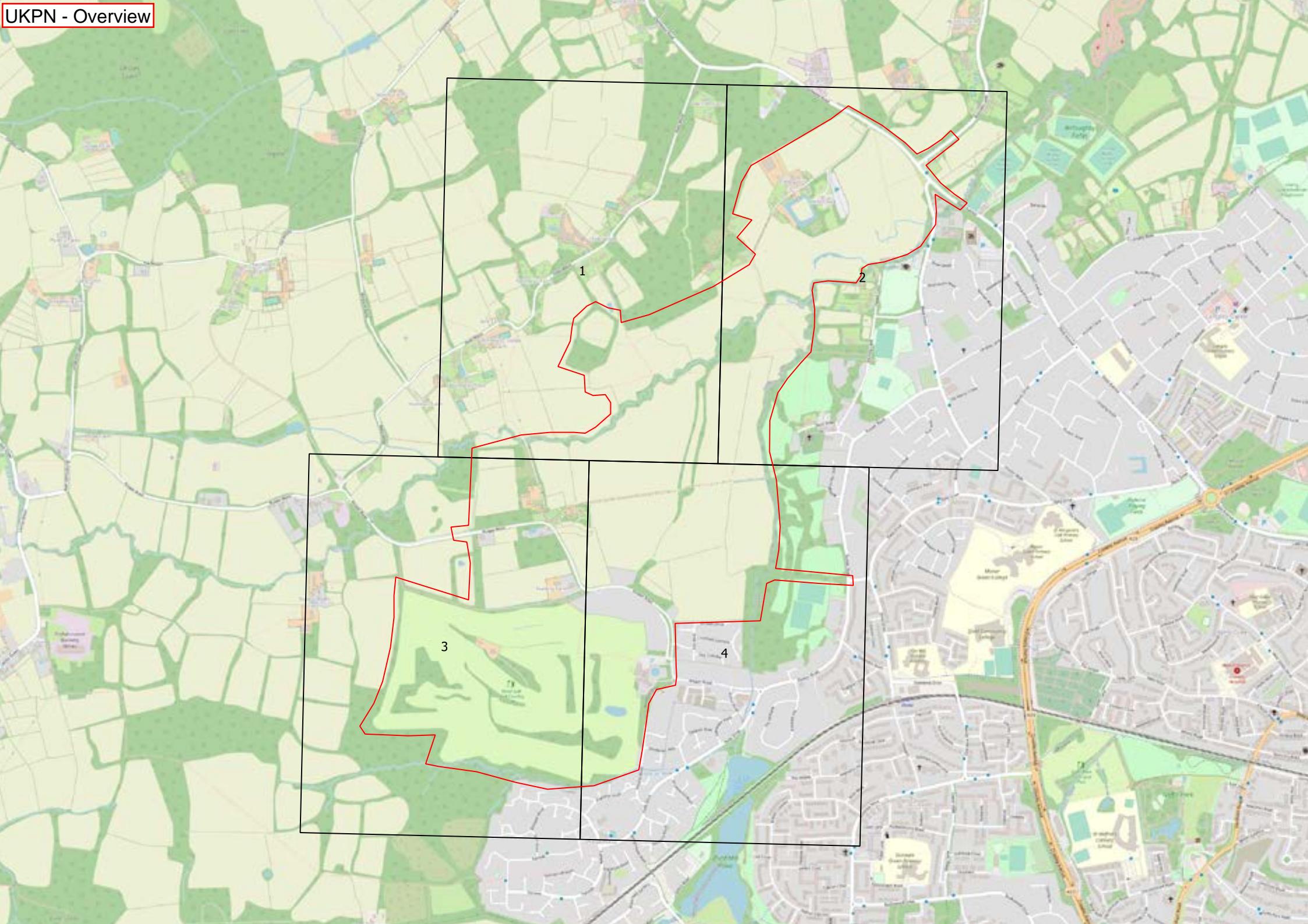
Imagery sourced from Open Street Maps



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Imagery sourced from ArcGIS World Imagery



Title:

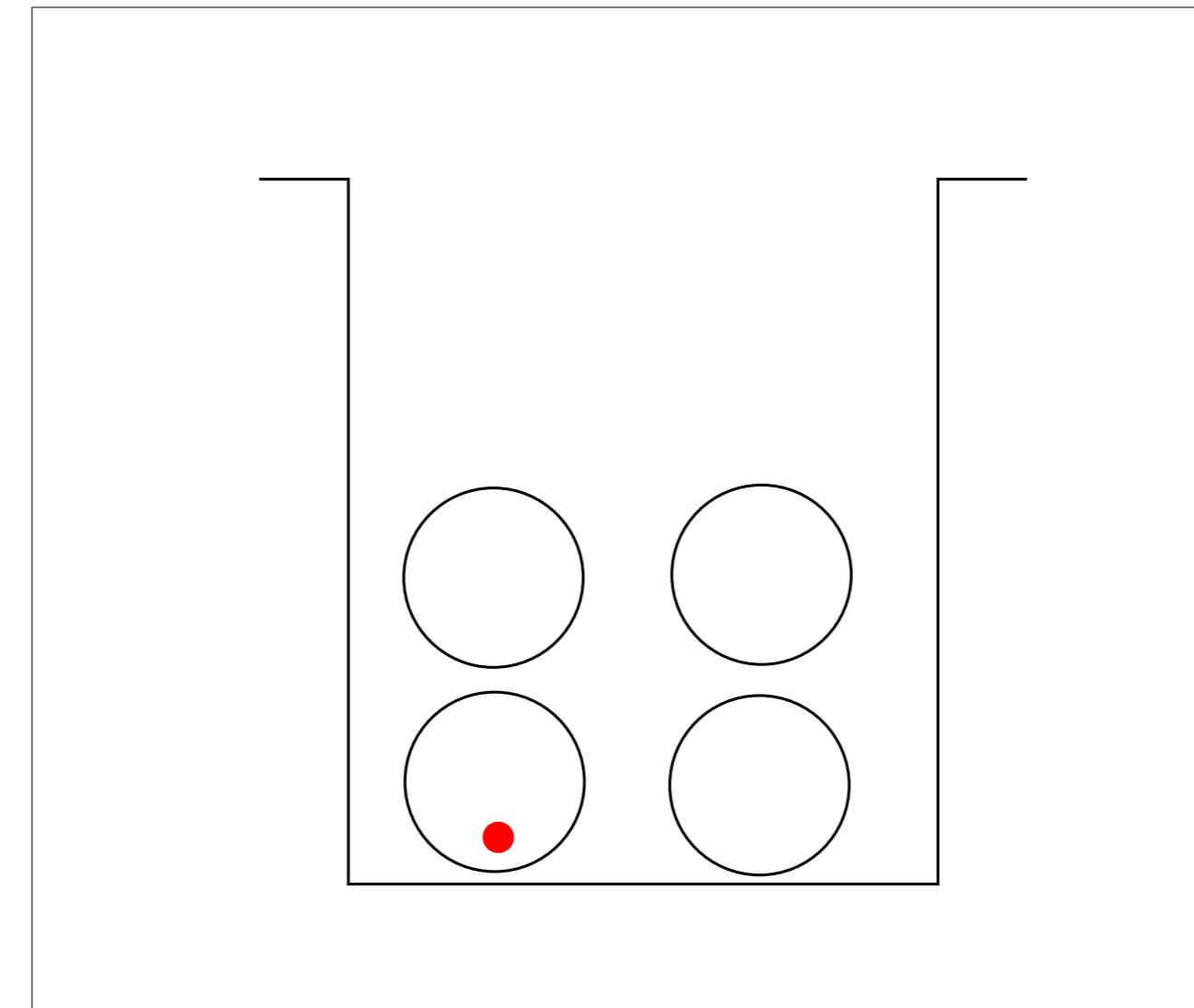
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## STANDARD PLOT

Title:

JOB NO:

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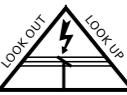
# Cross Section

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.  
 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.  
 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.  
 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 proved 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.  
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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.

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 GS6



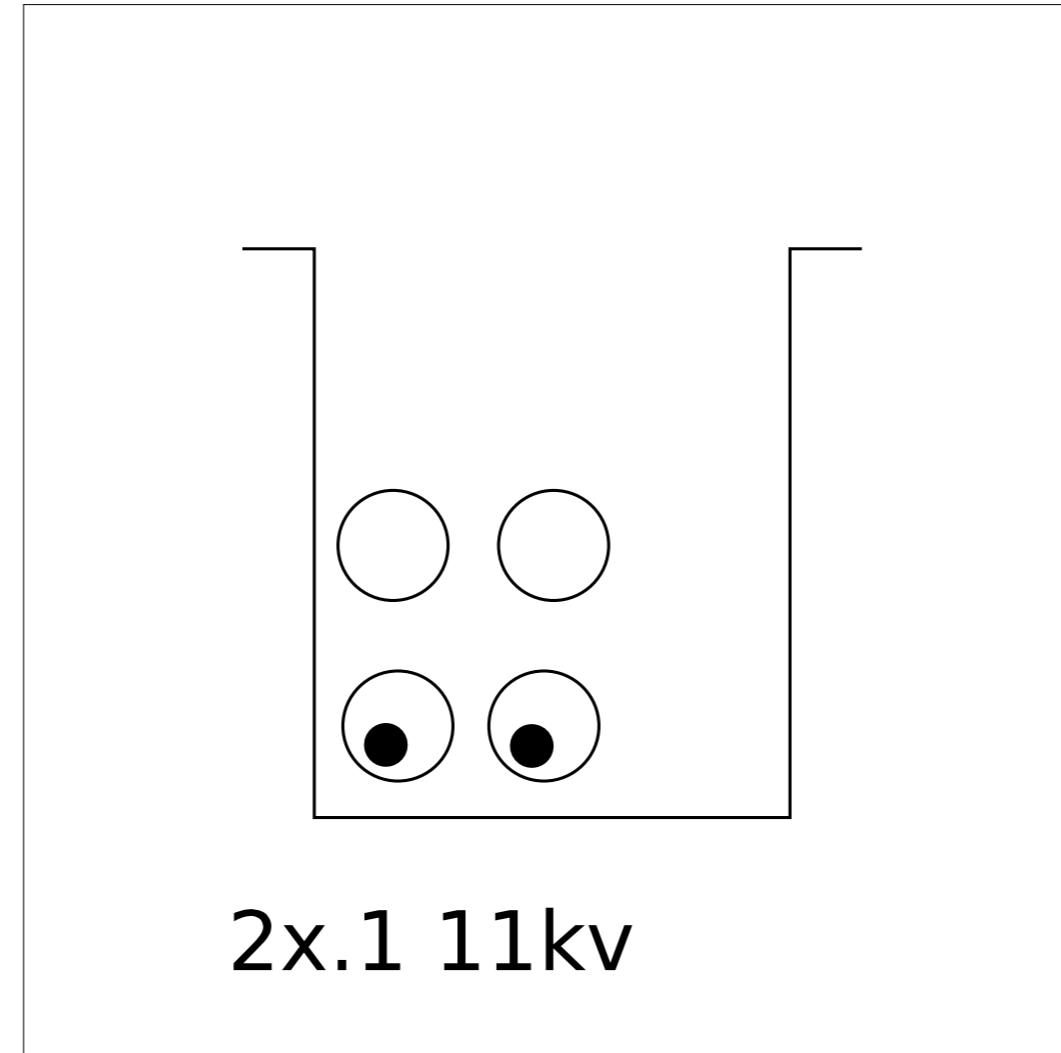
Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some case all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

title:

Cable cross section

Title: B

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## Cross Section B

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## STANDARD PLOT

Legend:

- LV Cable or Line
- HV Cable or Line
- Approx. Position
- Substation & Link Box

Warning:

- The position of the apparatus shown on this drawing is believed to be correct, but the original landmarks may have been altered since the apparatus was installed.
- It is essential that true holes are carefully made avoiding the use of mechanical tools to pick out the exact location of all cables known to be present.
- It must be assumed that each property and item of street furniture has an electricity supply. Service cables shown only were known to be present.
- It is the responsibility of the excavator to have the cables located otherwise by UK Power Networks, plant or equipment, do not use plans more than 3 months after the issue date for excavation purposes.
- The information provided must be given to all people working near UK Power Networks' plant or equipment.
- It is your responsibility to identify their location.

Scale: 0m, 100m, 200m, 300m, 400m

North arrow

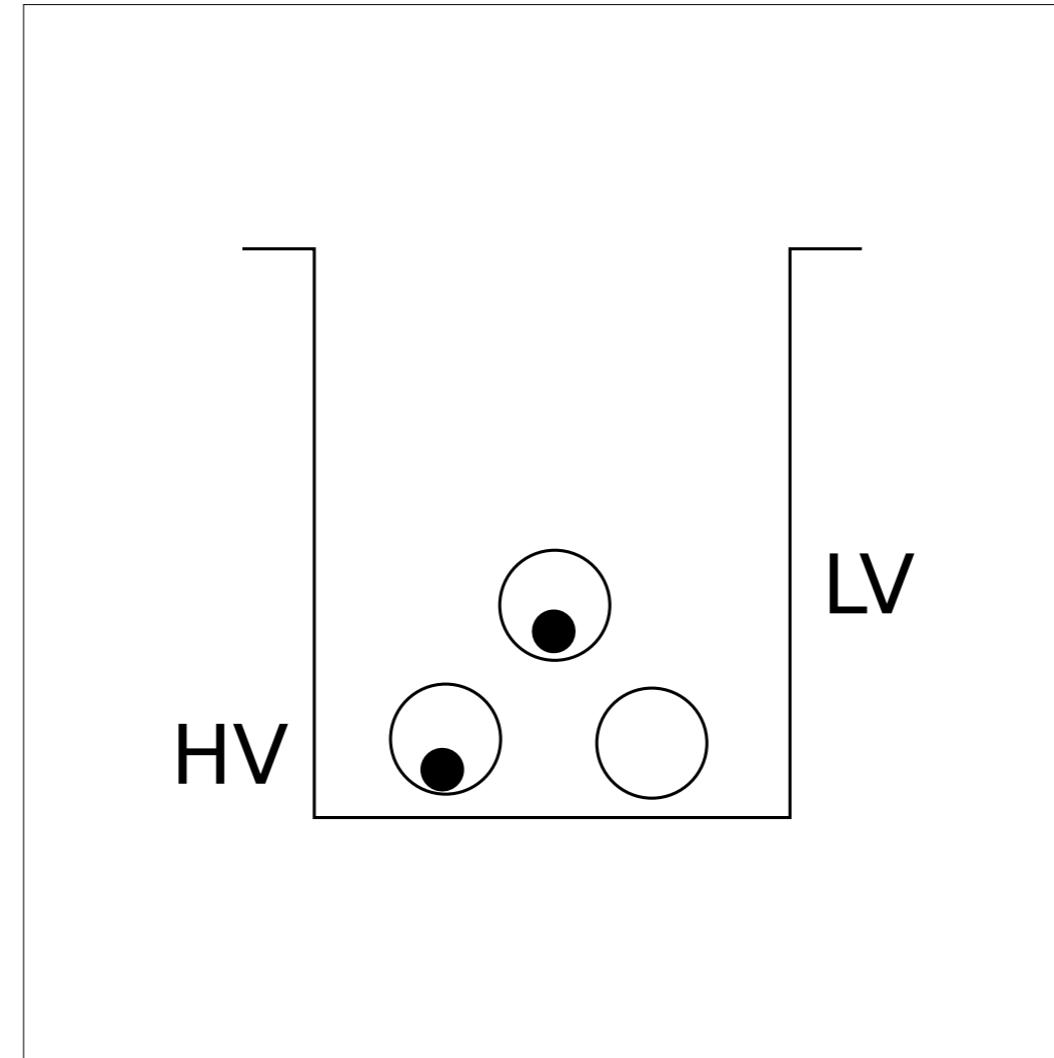
UK Power Networks

Title:

JOB N

ANDAR

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# Cross Section A

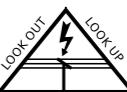
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Plotted On : 13/10/2023  
Plotted by: sw-cloud-user

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