

**LAND TO THE WEST OF WORTHING ROAD,
SOUTHWATER, WEST SUSSEX**

UTILITY STATEMENT

Phase 5

Planning Application

November 2019

INTRODUCTION

Outline planning approval was received on 25 June 2015 for residential development of up to 540 dwellings and 54 retirement living apartments (DC/14/0590).

This planning application is for Phase 5 of the proposed development consisting of 80 units, which is the balance of units remaining under the outline planning consent.

This is a full planning application.

ELECTRICITY

The existing electricity network is owned and operated by UKPN.

An on-site point of connection has been confirmed by UKPN to supply the entire development of 594 dwellings without the need for any off-site reinforcement.

All proposed cabling will be underground as part of the Phase 5 works. The existing overhead HV lines across the site from the rear of Ash Road to Shaw's Lane are to be diverted underground.

All houses will be fitted with SMART metering as a minimum.

Onsite street lighting will be installed to current standards and adopted by West Sussex County Council

GAS

The existing gas network is owned and operated by SGN. The intermediate pressure main crossing the site has been diverted to facilitate the Phase 1 development. SGN have confirmed minor reinforcement works are required to provide capacity to supply the entire development of 594 dwellings and this will be funded by Berkeley as part of the new on-site works.

New mains serving Phase 5 will be installed to supply the 80 proposed units.

WATER

The existing water network is owned and operated by Southern Water. New water mains have been installed as part of the initial phase.

New mains serving Phase 5 will be requisitioned from Southern Water under Section 41 of the Water Industry Act 1991 and will be installed to current regulations by Southern Water to feed the 80 proposed units.

TELECOMMUNICATIONS

The existing network is owned and operated by BT Openreach who in recent years has improved the local infrastructure to accommodate ultrafast broadband.

It is intended to extend the fibre network into the site to enable all future occupiers, whether in a house or an apartment, to benefit from ultrafast broadband with internet speeds of up to 300Mb.

CONCLUSION

There will be no detrimental impact whatsoever on existing or proposed utility infrastructure as a result of this planning application.