

## **Mowbray, Horsham – Phase 1 – RM Area 11 (the Moathouse)**

### **Utilities Statement**

#### **Introduction**

TriConnex Limited have been employed by Legal & General (Strategic Land North Horsham) Limited to provide a multi-utility package for the Mowbray scheme which includes the provision of the appropriate capacities and supplies for gas (phase 1 & employment land only), electric, water & high-speed fibre to all residential & non-residential units on the development.

#### **Description of Development**

Application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping and associated infrastructure.

#### **Location of Development**

The wider Mowbray development at North Horsham is currently under construction with various applications for the approval of reserved matters for individual infrastructure elements and sub-phases, both under consideration and determined. Prior to development, the wider Mowbray site had a mix of uses, including agricultural land and associated buildings, and dwellings.

The approximate centre of the application site is located 3.5km kilometres to the northeast of Horsham town centre. The application site currently comprises previously developed land used in the past as a single residential dwelling surrounded by farmland.

The site is in the middle of Mowbray Phase 1, with Moat Park to the south, Mowbray Community Centre to the east, and residential development to the north and west. The site is accessed from Moat Way.

#### **Capacity**

TriConnex Limited can confirm that the whole of Phase 1, which includes the application site RM Area 11 can be fed from the newly installed infrastructure and will not disrupt any existing supplies to properties in and around the local area, and that adequate capacity has already been provided and mains installed.

#### **Existing and Proposed Mains serving RM Area 11 (the Moathouse)**

##### **Gas**

Whilst Moat Way has existing gas infrastructure (installed in 2023 to supply the Community Centre), due to changes in Building Regulations gas is currently not proposed to be extended into the application site; however given the refurbishment element of RM Area 11 and that Building

Regulations can differ when converting old properties of a higher heritage status, gas is available should it be deemed necessary at detailed design stage.

## Electric

Eight new substations have been consented and constructed at Mowbray to date, one of which will supply RM Area 11.

A low voltage (LV) main has been installed beneath Moat Way and this will be extended into the application site to supply all 11 proposed residential dwellings. No new substations nor HV mains are required for this load.

All residential plots will be individually metered.

All residential properties can benefit from electric vehicle charging (EVC) and there is capacity for this based upon the following criteria:

- The EVC (parking bay) is allocated to a specific dwelling; and
- The EVC is 7.2kw or less; and
- The EVC has 'smart-charger' capability.

Any ancillary supplies, such as lamp columns, will also be connected to the new LV mains.

## Potable Water

A water main was installed in 2023 beneath Moat Way and this will be extended into the application site and will supply all plots in RM Area 11.

All residential properties will be individually metered.

There is already a fire hydrant at the end of Moat Way, but nevertheless WSCC Fire & Rescue Service will be consulted during the water design and approval stage and any additional fire hydrant(s) will be installed to meet their requirements by TriConnex Limited on behalf of the developer.

## Fibre & Comms

We have installed Open Fibre Networks Limited (OFNL) apparatus beneath the footway to Moat Way in 2023 and this infrastructure will be extended to supply all plots in RM Area 11. The existing Moathouse is already connected to this network.

All residential properties will have its own connection to this infrastructure and will benefit from Fibre to the Premise (FTTP) and internet speeds of up to 1Gbps. Furthermore, properties will not require their own TV aerial or satellite dish as its connected to the on-site convergence point (OSCP) thereby removing unsightly fixtures from the elevations and improving the street scene.

**22nd July 2026**