

Mowbray, Horsham – Phase 2 – RM12 – 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 12 comprising 278 (C3 Use) residential units, car and cycle parking, play area, drainage, internal roads, 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 4.2km kilometres to the northeast of Horsham town centre. The application site currently comprises previously undeveloped land used in the past for agricultural purposes.

The site is bounded to the north by undeveloped agricultural land which will in due course deliver housing as part of Phase 2; to the east by an area of woodland; to the south by undeveloped agricultural land which will in due course form the primary road through Phase 2, known as Bailey Road; to the southwest by Bohunt Horsham school; and to the northwest by retained residential dwellings off Rusper Road.

Capacity

TriConnex Limited can confirm that the whole of Phase 2, which includes the application site RM Area 12 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 12

Gas

Whilst the original section of Bailey Road has existing gas infrastructure (installed in 2021 to supply Bohunt School), due to changes in Building Regulations gas is not being extended into the residential parts of Phase 2.

Electric

Eight new substations have been consented and constructed at Mowbray to date, one of which will supply RM Area 12.

High voltage (HV) and low voltage (LV) mains have been extended from the existing substation on Bailey Road to the boundary of RM Area 12.

The LV mains will supply circa 80no. of the southernmost plots (number subject to size of units) and the HV main will terminate in a new substation in the centre of the application site. The new substation will then supply all remaining plots within the RM Area 12.

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.

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

Potable Water

A water main was installed in 2021 beneath the original section of Bailey Road to the south of Bohunt School. This main will be extended into Phase 2 and will supply all plots in RM Area 12.

Under the government's desire to increase competition in the water industry, on 21st May 2026 Ofwat granted a NAV Licence to Advanced Water Independent Networks (AWIN) to supply potable water to Phases 2 & 3 at Mowbray. As such, the water & sewerage company on these phases will no longer be Southern Water, but AWIN.

All residential properties will be individually metered.

WSCC Fire & Rescue Service will be consulted during the water design and approval stage and 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 both footways to Bailey Road in 2021 and this infrastructure will be extended to supply all plots in RM Area 12.

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.

04th June 2026