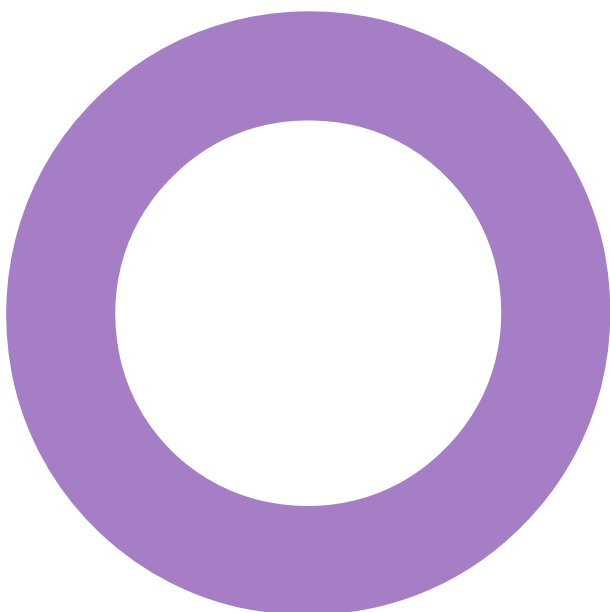


Mowbray. Horsham. Legal and General.

MEP ENGINEERING
UTILITIES REPORT

REVISION 3 – 20 JULY 2026



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
0	23 January 2026	First issue	PC/ST	MW	MW
1	03 February 2026	Minor updates	PC/ST	MW	MW
2	23 March 2026	Updated issue	PC/ST	MW	MW
3	20 July 2026	Updated issue	PC/ST	MW	MW

This document has been prepared for Legal and General only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 0422133
Document reference: 260720-Mowbray - Utility Report.docx

Contents.

Audit sheet.	2
1. Introduction	4
2. New supplies	5
3. Summary	5
Appendix 1 – Site electrical load and distribution strategy drawing.	6
Appendix 2 – Masterplan capacity summary.	7

1. Introduction

This report has been prepared by Hoare Lea to provide an overview of the utilities required to service the new planned development at the site pictured below, which forms part of a wider masterplan. The site is situated on land bounded by the existing A264 road and adjacent trainline in North Horsham.



This report covers the requirements of major utilities of electricity, gas, water and communications, which can all be provided from the allowances secured for the wider masterplan.

2. New supplies

General

The new site utility requirements have been assessed and all can be provided for within the allowances secured for the wider masterplan by triconnex. The details below provide an indication of the requirements for the redevelopment.

Electricity

A new site supply of capacity of 5.8MVA has been agreed with the local distribution network operator and is available in the capacity secured for the wider masterplan. Refer to appendix 1 for the site electrical load and distribution strategy drawing.

Gas

No gas is envisaged for this part of the development although a separate supply has been obtained as part of the wider masterplan and significant capacity exists to serve the leisure facility if required.

Water

Water supplies to serve the development would be in the order of 90,000l/day and again could be served from the infrastructure provided as part of the wider masterplan.

Telecoms

New telecoms services will be required. Existing OFNL services provide the site with fibre.

3. Summary

The information detailed within the report is based on initial assessment of the development proposals and end uses. The requested new supply connections would be able to be provided to serve the new development as part of the infrastructure secured for the wider masterplan.

Appendix 1 – Site electrical load and distribution strategy drawing.



Site Electrical Loads
Leisure Centre - 615kVa
Health Centre - 200kVA
Landlord - 50kVA
HGV EV Allowance - 2000kVA (infrastructure to allow option either side of road)
Office A - 678kVA + 220kVA EVC/Ext Ltng = 898kVA
Office B - 678kVA + 220kVA EVC/Ext Ltng = 898kVA
Building 1 - 88kVA + 34kVA EVC/Ext Ltng = 122kVA
Building 2 - 66kVA + 26kVA EVC/Ext Ltng = 92kVA
Building 3 - 81kVA + 32kVA EVC/Ext Ltng = 113kVA
Building 4 - 70kVA + 28kVA EVC/Ext Ltng = 98kVA
Plot 2 Warehouse 1 - 90kVA + 33kVA EVC/Ext Ltng = 123kVA
Plot 3 Warehouse 1 - 123kVA + 43kVA EVC/Ext Ltng = 166kVA
Plot 3 Warehouse 2 - 123kVA + 44kVA EVC/Ext Ltng = 167kVA
Plot 3 Warehouse 3 - 110kVA + 39kVA EVC/Ext Ltng = 149kVA
Plot 3 Warehouse 4 - 85kVA + 31kVA EVC/Ext Ltng = 116kVA
Plot 3 Warehouse 5 - 74kVA + 27kVA EVC/Ext Ltng = 101kVA
Total - 5,908kVA
Total excluding leisure centre and health centre - 5,093kVA

OPTION 03 WAREHOUSE LEAD plus COMMERCIAL OFFICE MASTERPLAN APPROACH

Appendix 2 – Masterplan capacity summary.



Mowbray, North Horsham – Employment Land – Utilities Note

TriConnex have been employed by Legal & General to provide utility infrastructure including Gas, Electric, Water & high-speed Fibre to the Mowbray, North Horsham scheme. This note has been prepared to confirm that TriConnex have worked with Hoare Lea and have agreed the capacities allocated to this area as per their report entitled “260114-Mowbray – Utility Report”.

TriConnex will be delivering these works onsite alongside Legal & General and their chosen contractor accordingly.



+44 1202 654 600

HOARELEA.COM

Enterprise House
Old School Close
Ferndown
Bournemouth
BH22 9UN
England

