Mowbray, Horsham – Phase 2 – RM15 – 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 electric, water & high-speed fibre to all residential units on Phase 2 of 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 15 comprising 128 (C3 Use) residential units, car and cycle parking, landscaping, 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 4.4km 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; to the east by Wimland Road and a handful of neighbouring residential dwellings and smallholdings; and to the south and west by undeveloped agricultural land which will in due course form future residential parcels of Mowbray.

Capacity

TriConnex Limited can confirm that the whole of Phase 2, which includes the application site RM Area 15 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 secured.

Existing and Proposed Mains serving RM Area 15

Gas

Gas is not being extended into these residential parts of Phase 2.

Electric

Ten new substations have been consented and eight constructed at Mowbray to date. A further two new substations have been submitted for approval in the Sub-Phase 2C primary road application DC/26/0731 due to be determined in September 2026, and it is from these two new substations where the LV mains that supply the whole of RM Area 15 will be taken from.

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

RM Area 15 can be supplied via water mains from either the south (coming from the employment land) or from the west (coming from Bailey Road outside Bohunt School) depending on programme and sequencing.

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 instead.

All residential properties will be individually metered.

WSCC Fire & Rescue Service will be consulted during the water main design and approval stages, and fire hydrant(s) will be installed to meet their requirements by TriConnex Limited on behalf of the developer.

Fibre & Comms

Triconnex has installed Open Fibre Networks Limited (OFNL) apparatus beneath both Bailey Road outside Bohunt School, and at the new Left-in / Left-out junction on the A264 (recently called Barbican Avenue) and like water, this infrastructure can be extended from either end to supply all plots in RM Area 15.

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.

24th August 2026