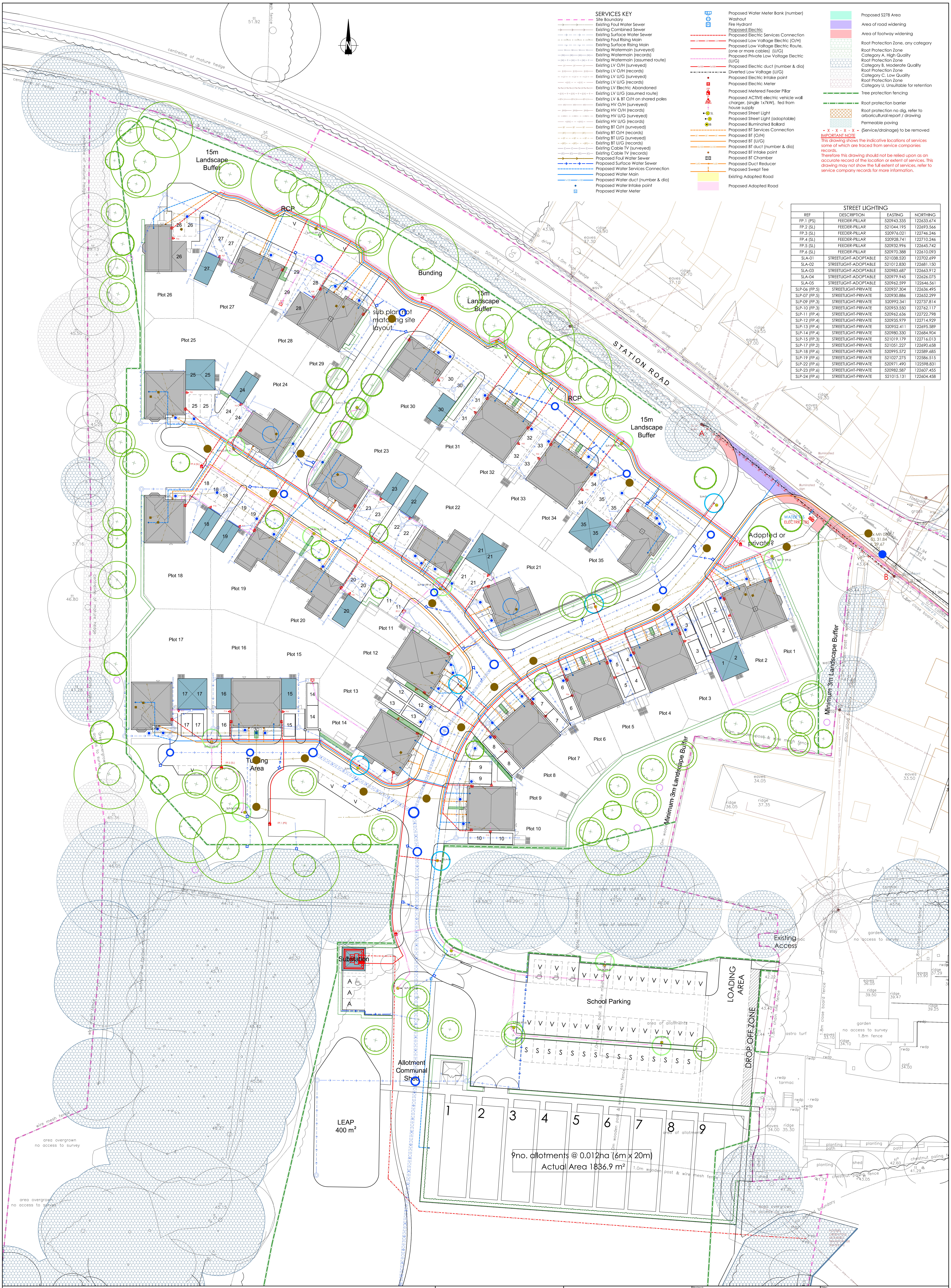
15m Landscape Buffer
RCP
Bunding
15m Landscape Buffer
sub plan not matching site layout
STATION ROAD
RCP
15m Landscape Buffer
Adopted or private?
Minimum 3m Landscape Buffer
Minimum 3m Landscape Buffer
Turning Area
Substation
Existing Access
School Parking
LOADING AREA
DROP OFF ZONE
Allotment Communal Shed
LEAP 400 m²
1
2
3
4
5
6
7
8
9
9no. allotments @ 0.012ha (6m x 20m)
Actual Area 1836.9 m²
Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 10
Plot 11
Plot 12
Plot 13
Plot 14
Plot 15
Plot 16
Plot 17
Plot 18
Plot 19
Plot 20
Plot 21
Plot 22
Plot 23
Plot 24
Plot 25
Plot 26
Plot 27
Plot 28
Plot 29
Plot 30
Plot 31
Plot 32
Plot 33
Plot 34
Plot 35
centreline of mature hedge
1.0m high hedge
drive
ridge 39.90
eaves 37.30
ridge 39.70
eaves 37.10
ridge 39.55
eaves 37.00
ridge 39.30
eaves 36.75
eaves 34.05
ridge 36.05
ridge 37.35
eaves 33.50
50mph
30mph
A
B
area overgrown no access to survey
garden no access to survey
1.8m close board fence
astro turf
planting
chestnut paling fence
wire mesh fence
POTTERS GREENPOLE MOUNTED TRANSFORMER

SERVICES KEY

- Site Boundary
- Existing Foul Water Sewer
- Existing Combined Sewer
- Existing Surface Water Sewer
- Existing Foul Rising Main
- Existing Surface Rising Main
- Existing Watermain (surveyed)
- Existing Watermain (records)
- Existing Watermain (assumed route)
- Existing LV O/H (surveyed)
- Existing LV O/H (records)
- Existing LV U/G (surveyed)
- Existing LV U/G (records)
- Existing LV Electric Abandoned
- Existing LV U/G (assumed route)
- Existing LV & BT O/H on shared poles
- Existing HV O/H (surveyed)
- Existing HV O/H (records)
- Existing HV U/G (surveyed)
- Existing HV U/G (records)
- Existing BT O/H (surveyed)
- Existing BT O/H (records)
- Existing BT U/G (surveyed)
- Existing BT U/G (records)
- Existing Cable TV (surveyed)
- Existing Cable TV (records)
- Proposed Foul Water Sewer
- Proposed Surface Water Sewer
- Proposed Water Services Connection
- Proposed Water Main
- Proposed Water duct (number & dia)
- Proposed Water Intake point
- Proposed Water Meter
- Proposed Water Meter Bank (number)
- Washout
- Fire Hydrant

Proposed Electric

- Proposed Electric Services Connection
- Proposed Low Voltage Electric (O/H)
- Proposed Low Voltage Electric Route, (one or more cables) (U/G)
- Proposed Private Low Voltage Electric (U/G)
- Proposed Electric duct (number & dia)
- Diverted Low Voltage (U/G)
- Proposed Electric Intake point
- Proposed Electric Meter
- Proposed Metered Feeder Pillar
- Proposed ACTIVE electric vehicle wall charger, (single 1x7kW), fed from house supply
- Proposed Street Light
- Proposed Street Light (adoptable)
- Proposed Illuminated Bollard
- Proposed BT Services Connection
- Proposed BT (O/H)
- Proposed BT (U/G)
- Proposed BT duct (number & dia)
- Proposed BT Intake point
- Proposed BT Chamber
- Proposed Duct Reducer
- Proposed Swept Tee
- Existing Adopted Road
- Proposed Adopted Road
- Proposed S278 Area
- Area of road widening
- Area of footway widening
- Root Protection Zone, any category
- Root Protection Zone Category A, High Quality
- Root Protection Zone Category B, Moderate Quality
- Root Protection Zone Category C, Low Quality
- Root Protection Zone Category U, Unsuitable for retention
- Tree protection fencing
- Root protection barrier
- Root protection no dig, refer to arboricultural report / drawing
- Permeable paving
- - X · X · X · X - {Service/drainage} to be removed

IMPORTANT NOTE

This drawing shows the indicative locations of services some of which are traced from service companies records.
Therefore this drawing should not be relied upon as an accurate record of the location or extent of services. This drawing may not show the full extent of services, refer to service company records for more information.

STREET LIGHTING

REF	DESCRIPTION	EASTING	NORTHING
FP.1 (PS)	FEEDER-PILLAR	520943.335	122633.674
FP.2 (SL)	FEEDER-PILLAR	521044.195	122693.566
FP.3 (SL)	FEEDER-PILLAR	520976.021	122746.246
FP.4 (SL)	FEEDER-PILLAR	520928.741	122710.246
FP.5 (SL)	FEEDER-PILLAR	520932.996	122645.742
FP.6 (SL)	FEEDER-PILLAR	520970.388	122610.093
SLA-01	STREETLIGHT-ADOPTABLE	521038.520	122702.699
SLA-02	STREETLIGHT-ADOPTABLE	521012.830	122681.150
SLA-03	STREETLIGHT-ADOPTABLE	520983.687	122663.912
SLA-04	STREETLIGHT-ADOPTABLE	520979.945	122626.075
SLA-05	STREETLIGHT-ADOPTABLE	520962.599	122646.561
SLP-06 (FP.5)	STREETLIGHT-PRIVATE	520937.304	122636.495
SLP-07 (FP.5)	STREETLIGHT-PRIVATE	520930.886	122652.299
SLP-09 (FP.3)	STREETLIGHT-PRIVATE	520992.341	122737.814
SLP-10 (FP.3)	STREETLIGHT-PRIVATE	520953.550	122762.117
SLP-11 (FP.4)	STREETLIGHT-PRIVATE	520962.636	122722.798
SLP-12 (FP.4)	STREETLIGHT-PRIVATE	520935.979	122714.929
SLP-13 (FP.4)	STREETLIGHT-PRIVATE	520952.411	122695.589
SLP-14 (FP.4)	STREETLIGHT-PRIVATE	520980.330	122684.904
SLP-15 (FP.3)	STREETLIGHT-PRIVATE	521019.179	122716.013
SLP-17 (FP.2)	STREETLIGHT-PRIVATE	521051.227	122690.658
SLP-18 (FP.6)	STREETLIGHT-PRIVATE	520995.572	122589.685
SLP-19 (FP.6)	STREETLIGHT-PRIVATE	521027.275	122586.515
SLP-22 (FP.6)	STREETLIGHT-PRIVATE	520971.490	122598.831
SLP-23 (FP.6)	STREETLIGHT-PRIVATE	520982.587	122607.455
SLP-24 (FP.6)	STREETLIGHT-PRIVATE	521015.131	122604.458

Rev:	Date:	Description:	Chk:	Apd:
A	29/01/2026	First Issue	DAH	RSB

WORK IN PROGRESS
NOT TO BE USED FOR CONSTRUCTION PURPOSES

tds
technical & development services

Technical & Development Services (Southern) Ltd
Hillreed House, 54 Queen Street
Horsham, West Sussex, RH13 5AD
Tel 01403 276 888

Project:
LAND OFF STATION ROAD, COWFOLD

Client:
DEVINE HOMES PLC
builders of fine homes

Title:
EXISTING SERVICES LAYOUT

Scale:	Size:	Drawn:	Approved:	Date:
1:250	A0	DAH	TAB	January 2026

Drawing Number: DEV/U/05/XS/01
Rev: A