



**PROPOSED RESIDENTIAL DEVELOPMENT,  
LAND AT BRICKET LODGE SPORT & COUNTRY  
CLUB, LYE LANE, BRICKET WOOD, ST ALBANS**

**UTILITIES ASSESSMENT**

**APRIL 2022**

**REPORT REF: 27038-07-UR-01**



**PROPOSED RESIDENTIAL DEVELOPMENT,  
LAND AT BRICKET LODGE SPORT & COUNTRY CLUB, LYE  
LANE, BRICKET WOOD, ST ALBANS**

**UTILITIES ASSESSMENT**

**APRIL 2022**

**REPORT REF: 27038-07-UR-01**

CLIENT: McPartland Planning Limited

ENGINEER: Mewies Engineering Consultants Ltd  
The Old Chapel  
Station Road  
Hugglescote  
Leicestershire  
LE67 2GB

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## **CONTENTS**

1. INTRODUCTION
2. EXISTING SERVICES SUMMARY TABLE
3. SERVICES SUPPLY
4. DIVERSION AND PROTECTION OF APPARATUS
5. SUMMARY

## **APPENDICES**

- A. SITE LOCATION PLAN AND INDICATIVE PROPOSED LAYOUT PLAN
- B. THAMES WATER - WASTEWATER  
AFFINITY WATER – CLEAN WATER
- C. CADENT GAS
- D. UK POWER NETWORKS
- E. OPENREACH  
VIRGIN MEDIA
- F. GAS TRANSPORTATION COMPANY (GTC)
- G. UTILITY CONSTRAINTS PLAN – 27038\_00\_010\_01

## 1.0 INTRODUCTION

- 1.1 Mewies Engineering Consultants Ltd (M-EC) has been commissioned by McPartland Planning Ltd to undertake a Utilities Assessment for a proposed development at Bricket Lodge Sport & Country Club, Lye Lane, Bricket Wood. A site location and indicative proposed layout plan is provided in **Appendix A**.
- 1.2 The development proposals comprise of up to 125 residential dwellings.
- 1.3 The purpose of this report is to establish how the proposed development will be serviced with key utility supplies, whether diversion or protection of existing apparatus may be required and estimated costs for service connection and diversion works, where available.
- 1.4 Consultation has been undertaken with key Statutory Undertakers to establish:
- Available capacity within existing infrastructure;
  - Required capacity improvement works to accommodate the development;
  - Required diversions of infrastructure to accommodate the proposed development;
  - Any required easements;
  - Service connection locations; and
  - Service connection costs.
- 1.5 Consultation has been undertaken with the following Statutory Undertakers:
- Thames Water (sewage provider for St Albans)
  - Affinity Water (clean water);
  - Cadent Gas;
  - UK Power Networks (electricity);
  - Openreach and Virgin Media (telecommunications);
  - GTC (gas and electricity connections).
- 1.6 Consultation responses received from Statutory Undertakers are included within **Appendices B-F**. A services constraints plan has been produced from the apparatus plans, and is provided in **Appendix G**.
- 1.7 Following this introductory Section of the report, **Section 2.0** details the existing utilities infrastructure in the vicinity of the site, **Section 3.0** details proposed future supply to the site and **Section 4.0** provides details on requisite diversions and easements. A summary of information is provided within **Section 5.0**.

1.8 M-EC has completed this report for the benefit of the organisation referred to in paragraph 1.1 and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from M-EC.

1.9 M-EC accepts no responsibility or liability for:

- The consequence of this documentation being used for any purpose or project other than that for which it was commissioned.
- The issue of this document to any third party with whom approval for use has not been agreed.

## 2.0 EXISTING SERVICES

2.1 Formal requests have been made to relevant utility companies for a copy of their existing asset plans for the proposed development area. The following table summarises the Statutory Undertakers that have been approached, their response and likely requirements for diversion or extra protection measures of any existing apparatus. Further information on the diversion and extra protection of the affected apparatus can be found in **Section 4.0** of this report.

Service	Statutory Undertaker	Response Received	Area Affected	Diversion/ Protection Required
Electricity	UK Power Networks	Yes	Yes – underground LV west of Lye Lane. Underground HV in eastern verge of Lye Lane	Yes – refer to <b>Section 4.0</b>
Electricity	Utility Assets	Yes	No	No
Electricity	National grid	Yes	TBC	TBC
Gas	Cadent Gas	Yes	No	No
Gas	Engie	Yes	No	No
Potable Water	Affinity Water	Yes	Yes – existing 4” CI main in the western verge of Lye Lane	Yes – refer to <b>Section 4.0</b>
Foul and Surface Water	Thames Water	Yes	No	No
Electricity/Gas	GTC	Yes	No	No
Electricity/Gas	Energetics	Yes	No	No
Telecoms	BT Openreach	Yes	Yes	Yes – refer to <b>Section 4.0</b>
Telecoms	Virgin Media	Yes	Yes	No
Telecoms	Lumen	Yes	No	No
Telecoms	Sky	Yes	No	No
Telecoms	Vodafone	Yes	No – Nearest apparatus is in Park Street Lane and within the site boundary supplying existing buildings	No
Telecoms	Colt	Yes	No	No
Telecoms	Verizon	Yes	No	No
Telecoms	Mobile Broadband Network	Yes	No	No
Telecoms	Sota	Yes	No	No
Telecoms	City Fibre	Yes	No	No
Highway Structures	Hertfordshire County Council	No	TBC	TBC

### 3.0 SERVICES SUPPLY

#### Foul Water

3.1 Thames Water (TW) have confirmed that there is sufficient sewerage capacity in the adjacent foul water network to serve the development, therefore reinforcement is not required. The sewer connection can be taken from the existing 150mm foul gravity sewer within the site boundary. A copy of the developer enquiry can be found in **Appendix B**.

3.2 The waste infrastructure charge for this development will be £365.00 per plot based on TW published 2021/2022 charging arrangements. The total waste infrastructure charge for this development is therefore calculated as £45,625.00.

#### Clean Water

3.3 Affinity Water (AW) have confirmed that there is sufficient capacity to supply the proposed development with clean water, therefore, reinforcement works are required. AW have advised that they are in the design stage and the works will be scheduled for completion prior to construction of the proposed development. The reinforcement will be completed at no additional cost to the developer. The connection for the proposed development can be taken from the existing 4" CI main in Lye Lane.

3.4 AW have advised a new connection cost of £78,339.75 for new mains and service connections. It is to be noted that this cost does not include the current infrastructure charge which is calculated at £431,125.00 for clean water for this development. This will be reduced by an income offset value of -£48,407.50. The net infrastructure charge is therefore calculated at -£17,282.50. The Affinity Water clean water enquiry can be found attached within **Appendix B**.

#### Gas

3.5 Cadent Gas have confirmed that there is sufficient capacity in the local low pressure gas network to supply the development site and therefore reinforcement is not required. Connections are to be made to the 4" CI Low Pressure gas main located 197 metres from the site boundary. It is to be noted that the offsite route includes the crossing of a bridge over the M25 motorway. If gas supplies are required for the development further investigation is recommended to ensure there is sufficient space and cover for a new gas main. A developer enquiry response and a connection plan showing the connection point can be found within **Appendix C**.

#### Electricity

3.6 UK Power Networks (UKPN) have advised that capacity in the area is limited and load requirements above 1000kVA (8kVA per plot) would require reinforcement at the primary substation to allow for the new connections.

3.7 UKPN have provided budget quotes for two possible arrangements as follows:

- Option 1 – 1250kVA (10kVA per plot) would require upgrade work at the primary substation and 1.6km offsite excavation. UKPN have included allowance for 3 substations on site and the installation of LV network from the transformers to supply the development.
- Option 2 – 999kVA (8kVA per plot) would require an HV connection 337m from the proposed development. UKPN have included allowance for 1 substation on site and the installation of the necessary LV network to supply the proposed dwellings.

3.8 It is anticipated that 8kVA per plot is likely to be sufficient for Air Source Heat Pumps (ASHPs) and Electric Vehicle Charging Points (EVCPs) at each dwelling subject to careful selection of units with relatively low power consumption. Upon confirmation of the proposed housing types and sizes further review is recommended to confirm capacity requirements.

3.9 The typical plot of land required for a UKPN GRP substation enclosure is 5x6m and 24/7 vehicle access will be required. A minimum of 10m clearance should be maintained between the substation and the nearest residential dwelling in order to mitigate the risk of noise disturbance. UKPN correspondence can be found within **Appendix D**.

#### **Telecommunications**

3.10 Openreach will deploy Fibre to the Premises (FTTP) free of charge, into all new housing developments of 20 or more homes. Openreach will supply all of the materials such as ducts and joint boxes required to build and install the network free of charge, however, it is the responsibility of the developer or their appointed contractor to install the on-site ducts and joint boxes to Openreach's specification. An asset map showing Openreach infrastructure within the area of the proposed development site is included in **Appendix E**.

#### **Multi Utility**

3.11 GTC is an independent distribution network operator who has supplied a budget cost of £134,897.66 to supply electricity, fibre, clean water and wastewater connections to the proposed development. This includes a rebate associated with fibre connections and if fibre is provided by other the cost will increase to £181,772.66. Correspondence is included in **Appendix F**.

3.12 GTC have assumed water and waste connection points at the site entrance and not included any allowance for barrier pipe for the new clean water mains. Infrastructure charges will also apply as per Section 3.2 and 3.4 above. Clean water service connections are included.

3.13 GTC have allowed for an assumed point of connection to the HV electricity network 10m from the site boundary and have included an allowance for 1 substation within the development. This is based on a total capacity of 403kVA which would be sufficient for ASHP heated dwellings with EVCPs. It is to



be noted that GTC do not calculate residential loads in the same way as UKPN and do not require additional capacity for EVCPs of 7.2kW or less.

## 4.0 DIVERSIONS AND PROTECTION OF APPARATUS

### Foul Water

- 4.1 TW records show a foul water gravity sewer crossing the western portion of the development. No diversions are anticipated but there must be no building, structure or change in ground levels within 3m either side of the public sewer (6m total). The sewers must remain in open access areas with unrestricted access for TW to repair and maintain. Private gardens and drives must not be designed over the statutory easement. The approximate route of the sewer is shown on the Utilities Constraints Plan (drawing 2738\_07\_010\_01) within **Appendix G** of this report.

### Electricity

- 4.2 The UKPN plans shows an underground HV cable within the eastern footway of Lye Lane running parallel with the proposed site boundary. UKPN have advised that this cable has been disconnected therefore no diversions are anticipated. This will need to be proven and additional fees will incur. Extra Care should be taken when working in this area and all cables should be treated as live until proven dead. The approximate route is shown on the constraints plan with **Appendix G** of this report.

### Telecommunications

- 4.3 A review of the Openreach apparatus plan indicates that there are numerous overhead lines within the site boundary and in the vicinity of the proposed access. Further survey work by Openreach is recommended to confirm the cost of any necessary diversion and disconnection works. Openreach have advised that the estimated cost to provide a detailed estimate and specification for the proposed development is £1,902.00 (inclusive of VAT). The approximate route is shown on the constraints plan within **Appendix G**.

## 5.0 SUMMARY

5.1 This report has been produced to support a proposed residential development at Land at Bricket Lodge Sport & Country Club, Lye Lane, Bricket Wood. A summary of all findings to date is provided in the below table

Service and/or Provider	Capacity Available?	Point of connection	Budget Costs Provided?	Are Diversions/ Extra Protection Measures Required?	Additional Comments
Foul Drainage (Thames Water)	Yes	Sewer 150mm within the boundary	Developer to construct and offer up for adoption.  <u>Infrastructure charges</u> £45,625.00	6m easement (3m either side) required over the 150mm foul sewer within the site boundary	The west of the site Thames water has confirmed there is sufficient capacity within the foul sewer adjacent to the proposed development.
Clean Water (Affinity Water)	Yes	Existing 4" CI main in Lye Lane	<u>New Connections</u> £78,339.75 <u>Infrastructure Charges</u> £17,282.50	No	Affinity Water have confirmed that there is sufficient capacity in the existing network therefore there are no requirements for reinforcement works.
Gas (Cadent Gas)	Yes	Existing 4" CI Low Pressure gas main, located 197 metres from proposed development site.	Capacity check only	No	Offsite route includes the crossing of a bridge over the M25 motorway
Electricity Networks (UK Power Networks)	Option 1 – Reinforcement required  Option 2 – Capacity available	Option 1 – HV (11kV) connection 1.6km from site  Option 2 - Underground HV (11kV) cable within Hazel Road 337m from site	<u>New Connections</u> Option 1 £1,500,000.00  Option 2 £540,000.00	Yes – Decommissioned HV cable located to the west of the development running parallel to the boundary. Extra care required when working in vicinity	Option 1 - 1250kVA (10kVA per plot)  Option 2 - 999kVA (8kVA per plot)  Further consultation is recommended upon confirmation of accommodation schedule.  UKPN need to attend site to prove existing cable is dead.  Capacity has been included for EVCPs and ASHPs

Service and/or Provider	Capacity Available?	Point of connection	Budget Costs Provided?	Are Diversions/ Extra Protection Measures Required?	Additional Comments
Telecoms (Openreach/Virgin Media)	N/A	Openreach apparatus within proposed development	<u>New Connections</u> £0.00  <u>Diversion survey fee</u> £1,902.00	Yes – overhead cables within the site boundary	Openreach have detailed a cost of £1,902.00 to provide a detailed investigation.
Multi Utility (GTC)	Yes	Water & fibre - Assumed at site entrance.  Electricity - Assumed 10m from site entrance.	<u>New Connections</u> <u>Water, Electricity &amp; Fibre</u> £134,897.66  <u>Water &amp; Electricity</u> £181,772.66		GTC have provided a budget cost to supply clean water and electricity to the proposed development with an option to provide fibre.

## **APPENDIX A**

Proposed development site

Development site 3.2ha  
Woodland 3.3ha

Development site

Approx 125 units (density 39 per ha)  
Mix predominately 2 & 3 bed Units.  
40% Affordable units - of which min 40%  
Social Housing for rent

Toddler Play area + direct contribution to  
Woodbury Field Play Area.

Highway improvements inc West Riding -  
Oak Ave Junct. Footpath improvements  
linking to Bricket Wood

Retain and strengthen hedge to Lye Lane  
Planted zone to N & E site boundary

Woodland

Public Access to Woodland area

Restoration of woodland habitat

New footpaths / bridleway  
/ cycle route to Park Street Lane

Improved pedestrian and cycle  
access to West Riding - inc  
discreet low level lighting

Improve road with culverted ditch  
and path to corner of West Riding /  
Oak Avenue - Include road  
junction and visibility.

Proposed Development Site  
1:1250



Existing Site  
1:2500

A. 22-10-21 Initial layout

<b>adpractice ltd</b>		
2 Mill Walk, Wheathampstead, Herts. AL4 8DT		
+44 (0)1582 834361	enq@adpractice.co.uk www.adpractice.co.uk	
Client:-	Bricket Lodge Residential Property Investments	
Job:-	Bricket Lodge, Sport & Country Club and Paintball Site Lye Lane Bricket Wood	
Detail:-	Development Proposals - Masterplan	
Scale:- As Shown	Date:- Feb 2021	Drawn by:-
Drawing No:- 2503 - 01	Rev:- A	

**APPENDIX B**

# Asset location search



## Property Searches

M-EC  
The Old Chapel  
Station Road  
HUGGLESCOTE  
LE67 2GB

**Search address supplied** 292  
Park Street Lane  
Park Street  
St. Albans  
AL2 2AG

**Your reference** 27038

**Our reference** ALS/ALS Standard/2022\_4570641

**Search date** 14 January 2022

### Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0800 009 4540



**Search address supplied:** 292, Park Street Lane, Park Street, St. Albans, AL2 2AG

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

## Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

## Waste Water Services

**Please provide a copy extract from the public sewer map.**

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Clean Water Services

**Please provide a copy extract from the public water main map.**

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Affinity Water Ltd  
Tamblin Way  
Hatfield  
AL10 9EZ  
Tel: 0345 3572401

# Asset location search



## Property Searches

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

### **Payment for this Search**

A charge will be added to your suppliers account.

## Further contacts:

### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

Asset Location Search Sewer Map - ALS/ALS Standard/2022\_4570641



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 513524,202780

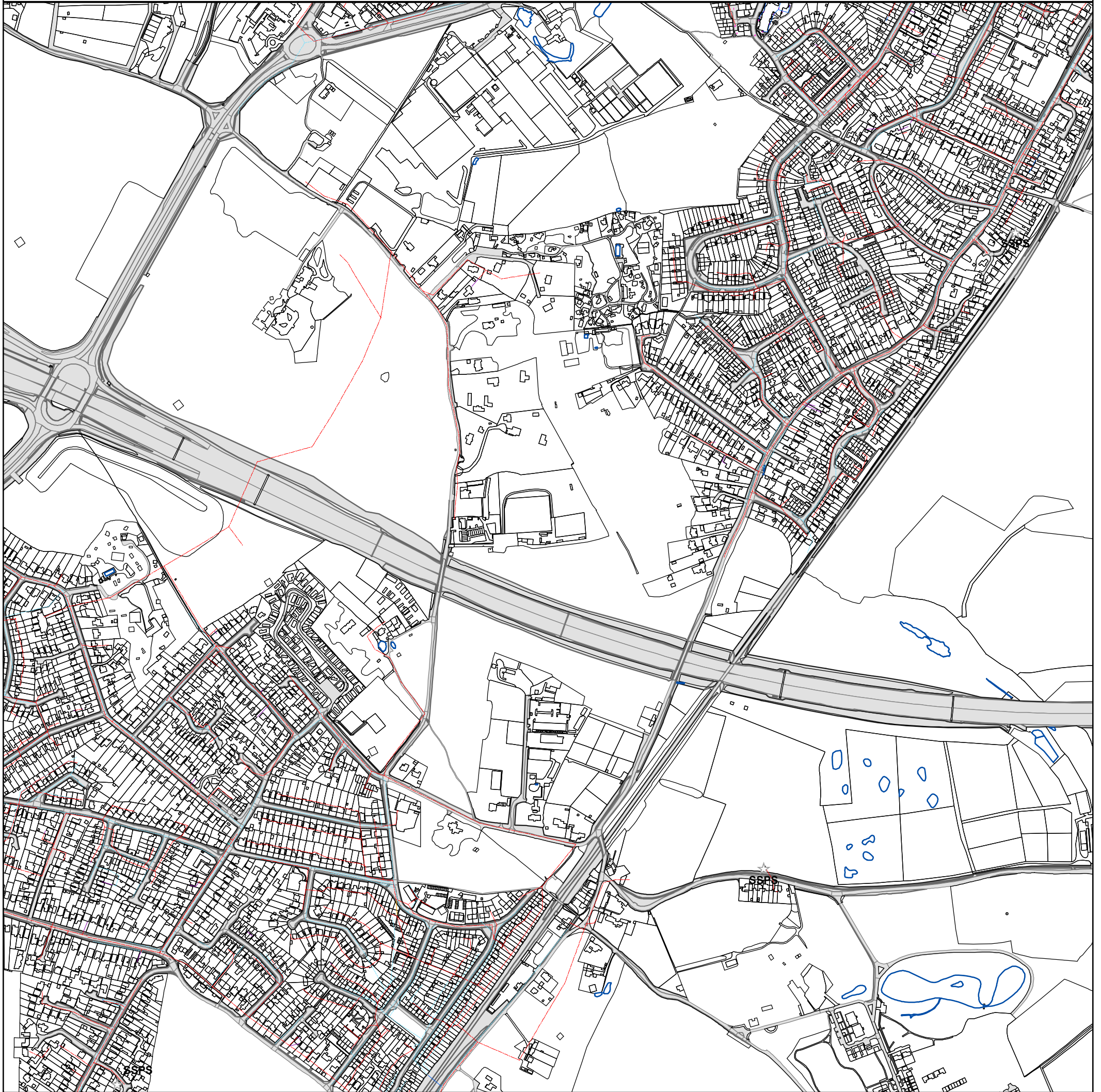
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

<b>Manhole Reference</b>	<b>Manhole Cover Level</b>	<b>Manhole Invert Level</b>
3900	85.89	83.94
3902	85.21	82.9
3901	85.51	83.39
3800	86.87	85.22
3802	86.69	84.81
3801	86.49	84.51

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



0 45 90 180 270 360  
Meters

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

**Scale:** 1:7161  
**Width:** 2000m  
**Printed By:** Rveldhur  
**Print Date:** 14/01/2022  
**Map Centre:** 513524,202780  
**Grid Reference:** TL1302NE

**Comments:**



# Asset Location Search - Sewer Key

## Public Sewer Types (Operated and maintained by Thames Water)

- Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
- Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
- Storm Sewer
- Sludge Sewer
- Foul Trunk Sewer
- Surface Trunk Sewer
- Combined Trunk Sewer
- Foul Rising Main
- Surface Water Rising Main
- Combined Rising Main
- Vacuum
- Thames Water Proposed
- Vent Pipe
- Gallery

## Other Sewer Types (Not operated and maintained by Thames Water)

- Sewer
- Culverted Watercourse
- Proposed
- Decommissioned Sewer
- Content of this drainage network is currently unknown
- Ownership of this drainage network is currently unknown

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Dam Chase
- Fitting
- Meter
- Vent

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Ancillary
- Drop Pipe
- Control Valve
- Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet
- Outfall
- Undefined End

## Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator
- Public / Private Pumping Station
- Invert Level
- Summit

## Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

## Ducts or Crossings

- Casement
  - Conduit Bridge
  - Subway
  - Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
<p>Call <b>0800 009 4540</b> quoting your invoice number starting CBA or ADS / OSS</p>	<p>Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a></p>	<p>By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number</p>	<p>Made payable to '<b>Thames Water Utilities Ltd</b>' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b></p>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



**Bricket Lodge Sport & Country Club, Lye Lane, Bricket Wood**



X513584.Y202837

14/01/2022

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1:1,250



This map was created by the Affinity Water Asset Information Team, Tamblin Way, Hatfield, AL10 9EZ  
Page Size = A2

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		



Claire Hosford

Mewies Development Technical Consultants Ltd  
The Old Chapel  
Station Road  
Hugglescote  
LE67 2GB



27 January 2022

## Pre-planning enquiry: Confirmation of sufficient capacity

**Site: Bricket Lodge Sport & Country Club, Lye Lane, Bricket Wood, St Albans, AL2 2AG**

Dear Claire,

Thank you for providing information on your development.

*Proposed site: general housing (125 units)*

*Proposed foul water discharge by gravity to foul sewer in Lye Lane.*

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

### Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

**You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.**

### Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:



1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Please see the attached 'Planning your wastewater' leaflet for additional information.

### **Diversion**

There are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

### **Source Protection Zone**

The development site boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources, this may potentially affect your drainage or surface water strategies where deep or infiltration systems are proposed. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the full implications for their development with a suitably qualified environmental consultant.

### **What happens next?**

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

### **Kind Regards,**

Leigh Khan  
Developer Services – Adoptions Engineer  
Tel: 0800 009 3921

[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

**Get advice on making your sewer connection correctly at [connectright.org.uk](http://connectright.org.uk)**

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at [developers.thameswater.co.uk](http://developers.thameswater.co.uk)



## Planning your wastewater

We've put together some information on sewerage to help you plan your new development.

### How long does it take to get consent to connect to a sewer?

If you're applying for consent to connect to a sewer under Section 106 of the Water Industry Act 1991, you'll need to give us 21 days' notice.

### I think I'll need to connect to a trunk sewer – is that possible?

Connecting directly to trunk sewers can be complex and dangerous, and we won't permit this at all in London. If you're considering a trunk sewer as a point of connection, please contact us as soon as possible to discuss.

### How do I handle trade effluent and groundwater discharges?

You mustn't discharge non-domestic waste to our sewers without a valid trade effluent consent - doing this is an offence under Section 109(1) of the Water Industry Act 1991. You can call our trade effluent team on 0203 577 9200 to get help with trade effluent consents and ground water discharge permits.

### Where can I discharge surface water?

The Lead Local Flood Authority, or if you are in a London Borough, 'The London Plan', advises that your development should utilise sustainable drainage systems (SuDS) unless there are practical reasons for not doing so. You should aim to achieve greenfield run-off rates and ensure you manage surface water run-off as close to its source as possible in line with the following drainage hierarchy:

- 1 Store rainwater for later use.
- 2 Use infiltration techniques, such as porous surfaces in non-clay areas.
- 3 Attenuate rainwater in ponds or open water features for gradual release.
- 4 Attenuate rainwater by storing in tanks or sealed water features for gradual release.
- 5 Discharge rainwater direct to a watercourse.
- 6 Discharge rainwater to a surface water sewer or drain.
- 7 Discharge rainwater to a combined sewer.

Please note that if you're discharging surface water anywhere other than to a public sewer – such as to a watercourse – you'll need approval from the relevant authority, for example the Environment Agency, the local authority or the Canals and Rivers Trust.

If you don't follow the surface water hierarchy you may not be granted planning permission, and Thames Water may seek to put conditions on the planning application.

There's no right of discharge of highway drainage into the public sewerage system, and we'd need to agree this with the relevant highway authority under Section 115 of the Water Industry Act 1991. You can contact us to discuss this further.

### What can I do about redundant sewers and rising mains on my site?

On brownfield sites where existing sewers or rising mains need to be made redundant or diverted, the developer will need to fund the work, as set out in Section 185 of the Water Industry Act. If there's no practical way of making a diversion, we'll apply the standoff distances in Sewers for Adoption 7<sup>th</sup> edition to assess the width of easement required.

Developer Services  
Tamblin Way  
Hatfield  
Hertfordshire  
AL10 9EZ

Telephone: 0345 357 2428

08/02/2022

## DS0047810 Bricket Lodge

Dear Claire Hosford

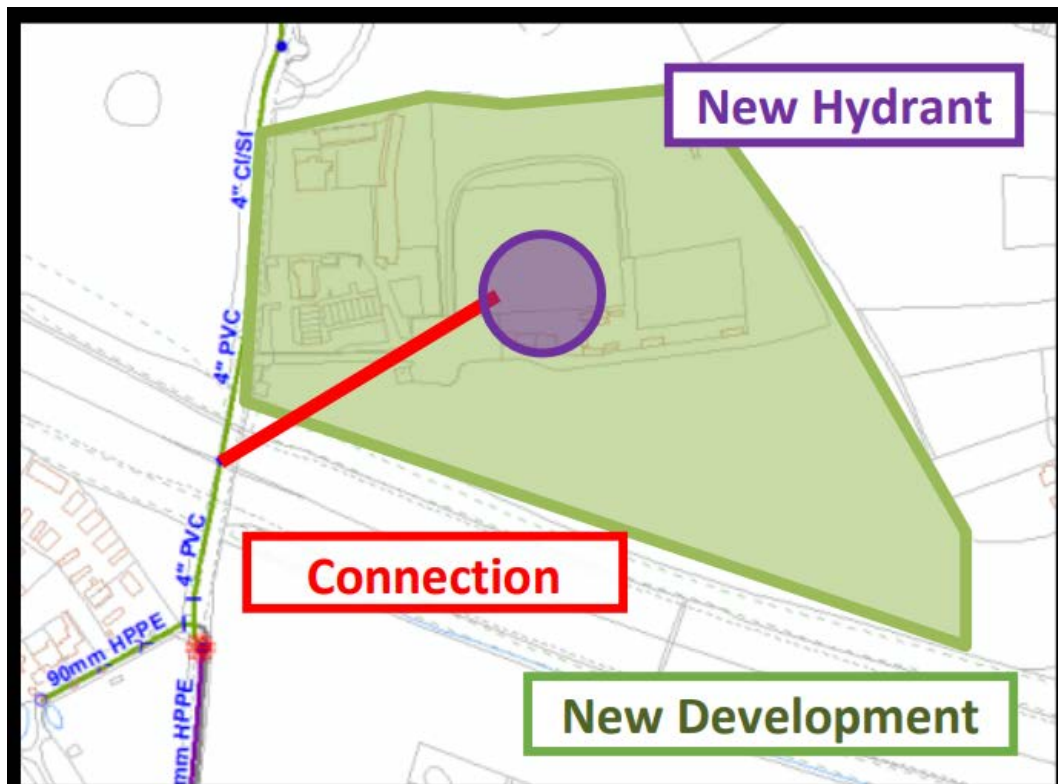
Re: Pre-development report for Bricket Lodge, 292 Park Street Lane, Park Street, St Albans, AL2 2AG

Further to your recent request, I am pleased to enclose a pre-development report for a new water supply to your development. **Please be advised that this is an indicative budget that has been produced based upon the information you have provided at this stage.** Where information has not been provided or is vague, assumptions have been made.

### Estimated Scope of Work

New development of 125 plots. An estimated 500m of 90mm Barrier Pipe are required, with a connection onto the 4" CI Mian on Lye Lane

Please see the diagram attached illustrating the proposed point of connection to your site.



## Budget Estimate

All costs below are outlined in our 'New Connections Charging Arrangements 2021/22' document, published [here](#) on our website. Please refer to this document for information regarding these costs.

### New Water Mains and associated apparatus

Description	Qty	Charges 2021-22 (£)
<b>8.2 Mains Application Fees</b>		
Application Fee for Mains 100+ Properties (per application)	125	<b>£660.00</b> (£550.00+VAT)
<b>8.3 Mains Design Fees</b>		
Design Fee 101+ properties (per scheme/ phase)	125	<b>£1,440.00</b> (£1,200.00+VAT)
<b>8.4 Mains Administration Fees</b>		
Mains Administration Fee 100+ Properties (per application)	125	<b>£1,200.00</b> (No VAT)
<b>Estimated for installation of New Water Mains and associated Apparatus</b>		
Under Pressure Connection/Branch Connection (50-190mm diameter parent main)	x1	<b>£1,300.00</b>
<b>Offsite</b> - Install 10m of 90mm Barrier Pipe Main (with excavation and reinstatement completed by Affinity Water)	10m	<b>£3,105.00</b>
<b>Onsite</b> - Install 490m of 90mm Barrier Pipe Main (with excavation and reinstatement completed by the customer)	490m	<b>£33,246.50</b>
Install Fire Hydrant or Wash Out (End Type)	7	<b>£5,110.00</b>
Install Fire Hydrant or Wash Out (Inline Type)	3	<b>£2,640.00</b>
<b>11.1 Traffic Management Costs</b>		
<i>To be determined during detailed design</i>		<i>TBD</i>
<b>Sub Total (£) Inc VAT</b>		<b>£48,701.50</b>

### New Service Connections

Description	Qty	Charges 2021-22 (£)
<b>9.2 New Connections Application Fees</b>		
Application Fee (per connection)	1	<b>£144.00</b> (£120.00+VAT)
Application Fee (each subsequent property)	124	<b>£5,952.00</b> (£4,960.00+VAT)
<b>9.3 New Connections Administration Fees</b>		
Administration Fee (per property)	125	<b>£10,000.00</b> (No VAT)
<b>Estimate for installation of New Service Connections</b>		
Installation of 25mm Barrier Pipe services (each estimated length of 4m)	125	<b>£62,243.75</b>
<b>11.1 Traffic Management Costs</b>		
<i>To be determined during detailed design</i>		<i>TBD</i>
<i>Note – No traffic management requirements onsite</i>		
<b>Sub Total (£) Inc VAT</b>		<b>£78,339.75</b>

<b>*Budget Estimate Total (Inc VAT)</b>		<b>£127,041.25</b>
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**\*Please be advised that the above values have been provided as an indicative budget and are subject to confirmation during an subsequent connections and mains application.**

### **Assumptions Register**

- All distances are estimated and will be confirmed upon full application & detailed design.
- All onsite works have been priced on the basis that all Excavation and reinstatement will be completed by you. Should you wish Affinity Water to complete this work, please let us know.
- Traffic Management Costs – no traffic management costs have been included in the above costs. These will be confirmed during detailed design. *For information purposes a list of these costs can be found in section 11 of our 'New Connections Charging Arrangements 2021/22' document*
- Services – services have been built up using a cost for parent main connection and 5m of service pipe. Actual quantities will be provided during detailed design/ cost.
- “No Excavation” is assumed for all accessories - the costs are based upon you completing all the onsite excavation and backfill. Should you wish Affinity Water to complete this work, please let us know.

### **Other important information**

#### **Appointing a Self-Lay Provider**

One option you may wish to consider is to appoint a WIRS accredited Self-Lay Provider (SLP) to complete some of the works described above, which is known as Self-Lay. You can find more information on this option on our website, [here](#). You may prefer to use a Self-Lay Provider for a number of reasons, such as:

- SLPs may be able to provide a multi-utility option;
- SLPs may offer a more cost-effective solution when constructing your project;
- SLPs may provide greater flexibility in meeting your construction programmes.

If you'd like to explore this option, and would like to find a WIRS accredited self-lay provider, you can do so at the Lloyd's Register website at the following address: <https://www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search/>.

#### **Infrastructure Charges**

The purpose of an infrastructure charge is to enable a charge to be levied to reflect broadly the expected additional load placed on our network by the connection of premises not previously connected to it. **The infrastructure charge per domestic property for the 2021-22 charging year is £249.00\***. Where a site is redeveloped or a building is converted, and still has a metered supply a credit will be given for each of these properties. These will be calculated based upon the number of properties and size of the incoming, metered supply. Infrastructure charges will be charged upon request for the plot, and not

*\* Where a property is considered to have an abnormally large load, the relevant multiplier calculation will be used. More details of this can be found in section of 16.5 our 'New Connection charging arrangements 2021/22' document.*

NB. Infrastructure charges are also applicable for wastewater services. If you are developing within the Anglian Water area, we will collect this on their behalf however if you are within the Thames Water or Southern Water area, they will collect this from you directly.



### **Income Offset**

An income offset payment under our charging arrangements for all new connections where an infrastructure charge is applicable. The income offset is against the infrastructure charge not the mains requisition cost following the policy change in Ofwat's Charging Rules. We will apply an income offset for each new connection for a supply of water to the premises connected to a water main where an infrastructure charge is applicable. **This is £387.26 per property for the 2021-22 charging year.** For more information on the value of these payments when they are due and who they are paid to please refer to section 16.7 of our 'New Connection charging arrangements 2021/22' document.

### **Water Efficient Development Credits**

(1) Building Regulations include the requirement for all new dwellings to achieve a water efficiency standard of 125 litres of water per person per day.

(2) Building Regulations part G include an optional requirement of 110 litres of water per person per day for new residential development, which should be implemented through local policy where there is clear evidence needed.

(3) We operate in areas of serious water stress and support the inclusion of a water efficiency standard of 110 litres per person per day being included in planning policies.

(4) To help promote the achievement of this objective, we will apply a discount to the infrastructure charge for new homes where there is evidence of water efficiency design to a standard of 110 litres (or less) per person per day. The discount will be £80 per infrastructure charge.

### **Traffic Management**

Where additional costs are payable as a result of traffic management and highway authority charges, we will provide upfront fixed charges which will be highlighted as a separate item in your cost advice. *A list of these costs can be found in section 11 of our 'New Connections Charging Arrangements 2021/22' document*

### **Other Costs**

VAT – will be charged at the applicable rate, however, please note that application and design fees attract the standard rate (20%).

## **Next steps**

Once you are happy to proceed, you will need to proceed with the application by logging onto the portal and progressing this application to a “Connections and Mains” application. To support this application we will need some additional information from you\*. This includes;

- **a CAD site plan that shows your site boundary, road layout, plot information and has some OS background on so our designers can plot the exact location on our system.**
- load information (per plot) for the development,
- Soil report (*as mentioned above, if this is not provided, we will default to the use of a barrier pipe system*).
- Plumbing Schematic Drawing (*only applicable for bulk services – see description above*)

\*If you intend to submit a design for us to review, you will need to provide this to us, along with all other development information.

Due to the nature of some of the information provided within (ie charges applicable in the 2021-22 charging year) it may not be valid after April 2022. If you would like it updated at anytime after this date please let us know.

If you need any further advice, please do not hesitate to contact us.

Yours sincerely

Adam Lainson  
For, and on behalf of Developer Services  
**Affinity Water Ltd**

**[www.affinitywater.co.uk/developing](http://www.affinitywater.co.uk/developing)**

## Claire Hosford

---

**From:** Affinity Water Developer Services <aw\_developerservices@affinitywater.co.uk>  
**Sent:** 08 February 2022 14:03  
**To:** Claire Hosford  
**Subject:** Scheme - DS0047810



Dear Claire,

Please see below for the latest updates to Application DS0047810 - Pre-Planning Enquiry - Bricket Lodge.

**Response By E-mail (Adam Lainson) (08/02/2022 14:03)**

Good afternoon Claire Hosford,

Yes there is reinforcement for the works. The reinforcement is currently in the design stage

As your site is for domestic use, Affinity Water cover the costs for reinforcement at this time

**Do you have an estimated time scale of when the site at Bricket Lodge is going ahead?**

This will then give me an deadline of when the reinforcement needs to be completed

**Do you know what information is required to move the scheme from pre-planning into full design and costs?** I do have a list I can issue if required

If you have any questions or queries then please don't hesitate to contact me

Kind regards  
Adam Lainson  
Affinity Water

**Customer By Service Web (Claire Hosford) (08/02/2022 11:05)**

Thank you for the report - can you please confirm whether any reinforcement will be required to allow for the proposed connection?

**Auto-Response By (Administrator) (08/02/2022 09:44)**

Re: Budget Price Issued - DS0047810 - Bricket Lodge

Dear Hosford,

We would like to inform you that your Pre-Planning Enquiry has been reviewed and your budget cost is now available to view. Please log on to the [portal](#) and visit the attachment tab to view this.

What happens next?

If you are satisfied with the information provided and wish to convert this into a formal application, please log into the portal and go to the 'My application options' section located in the application detail page.

Please be advised that this enquiry is only valid for six months.

If you require any further assistance or require additional information, please log onto our portal for help or contact us on 0345 357 2428.

You may find other useful information [here](#), on our website.

Thank You

Adam Lainson

Auto-Response By (Administrator) (25/01/2022 12:12)

Re: Application Accepted - DS0047810 - Bricket Lodge

Dear Claire Hosford,

We are pleased to confirm that your application for a Pre-Planning Enquiry has been accepted.

What happens next?

We will now begin the process of reviewing your schemes impact on the existing network, our capacity to deliver the scheme & creating an outline budget cost, in line with the information provided in your application. This will be issued to you on or before.

Should we need any further information a member of our team will be in touch.

Thank you.

Adam Lainson

Auto-Response By (Administrator) (21/01/2022 13:55)

Re: Application Under Review - DS0047810 - Bricket Lodge

Dear Claire Hosford,

Please accept this email as acknowledgment of your application. We will look to review and respond to your application within 5 calendar days.

In the meantime, you can track your application status through our Developer Services Online [Portal](#).

Alternatively, you can find general information about all developer services process [here](#), on our website.

Thank you.

---

Thank you,

Affinity Water Developer Services



Affinity Water Ltd  
Tamblin Way, Hatfield, Hertfordshire AL10 9EZ

Registered in England No.02546950

[ds@affinitywater.co.uk](mailto:ds@affinitywater.co.uk)

Office Hours: Mon - Thurs 8.30am - 5pm, Fri 8.30am - 4.30pm

DS Enquiries: 0345 3572428 or Billing Enquiries 0345 357 2401 for Metered Supplies or 0345 357 2402 for Unmetered Supplies.

If your query is an emergency and falls out of our opening times, please call our Operations Line on 0345 357 2407.

**\*Please do not reply to this message. This email is an automated notification, which is unable to receive replies.\***

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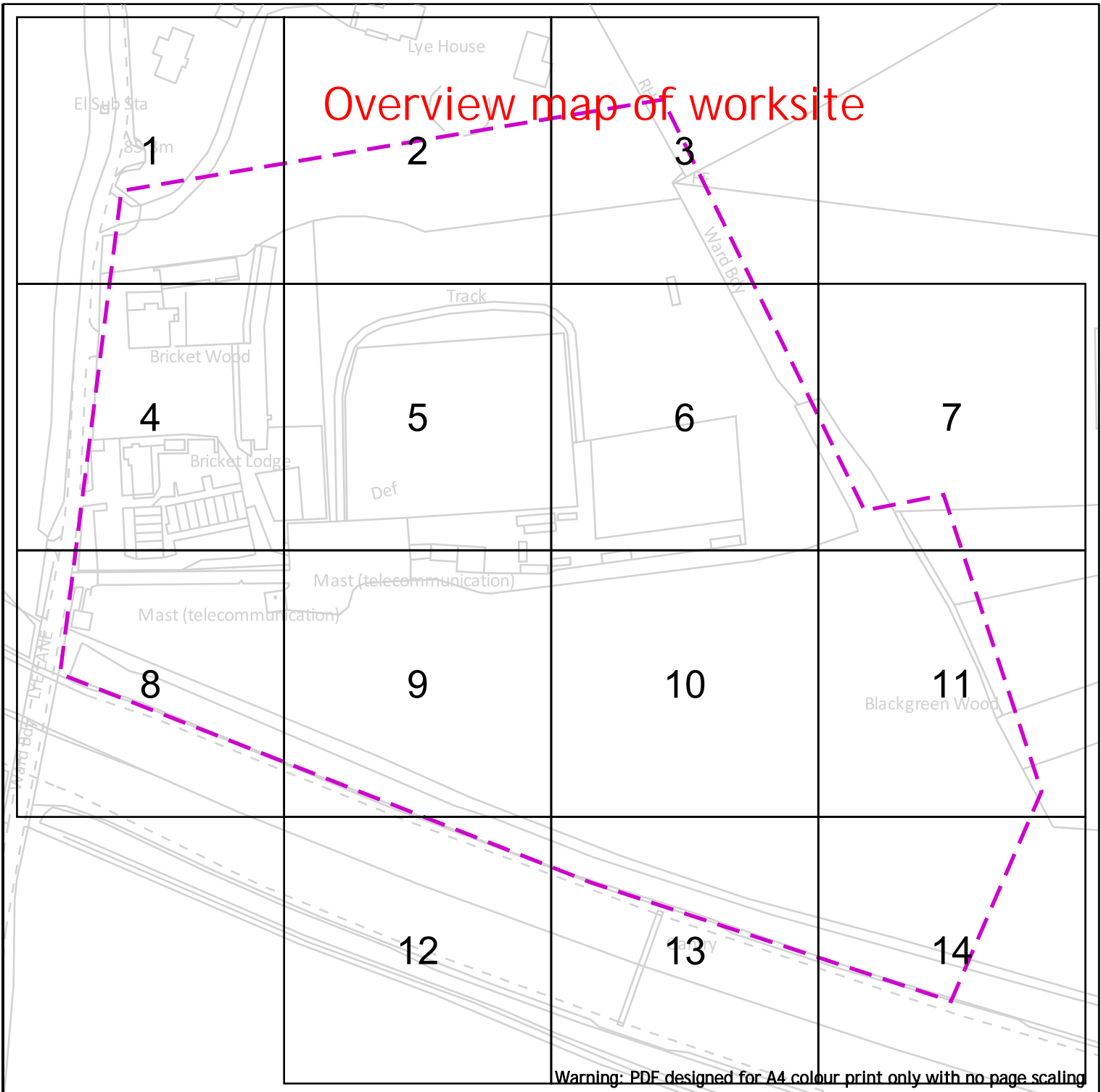
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## **APPENDIX C**

# Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling



### Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038

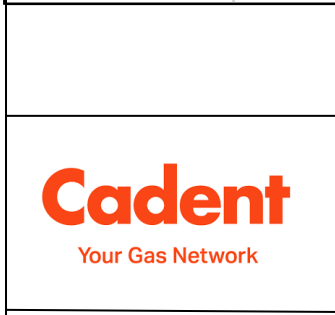
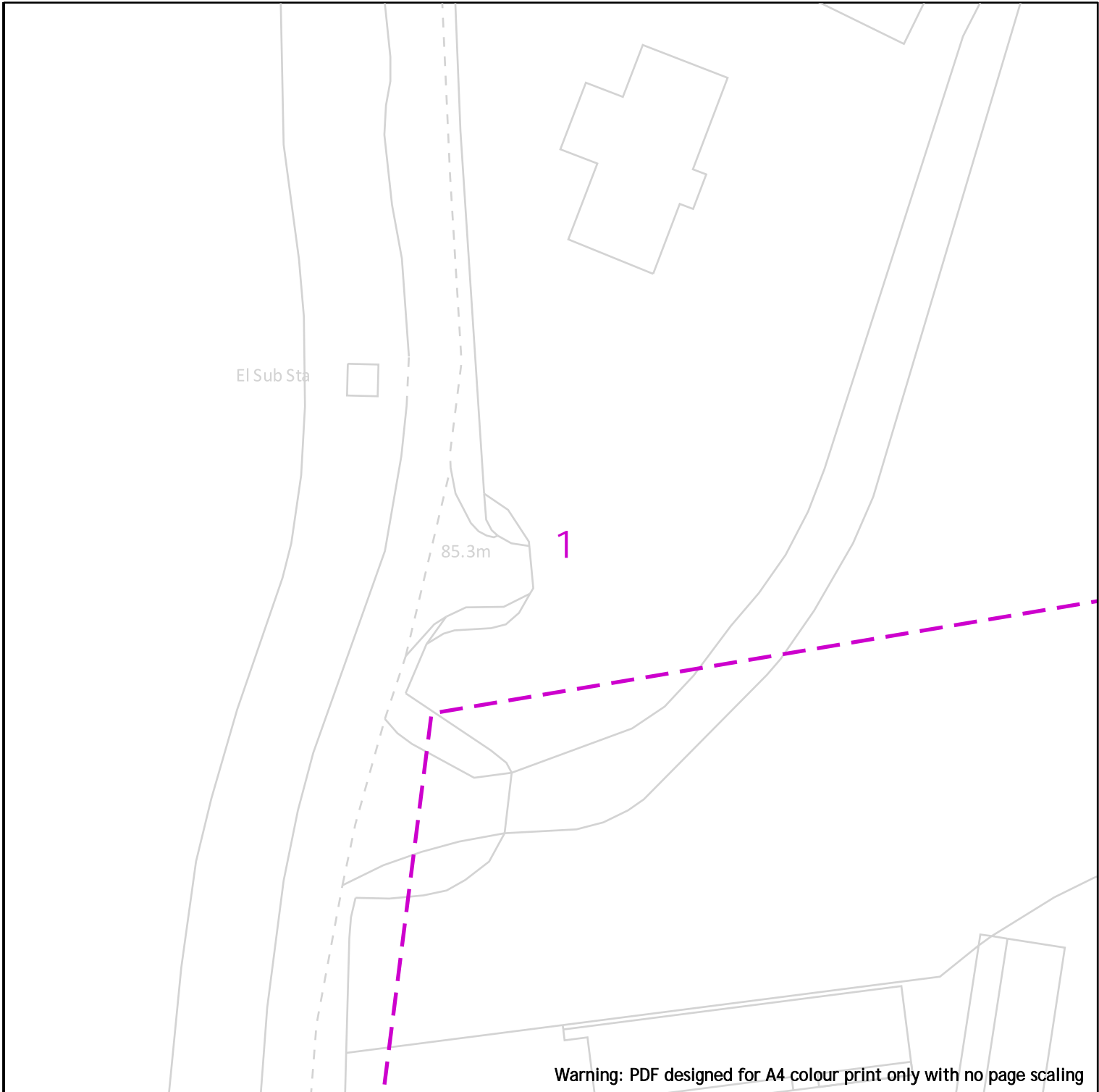
### IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

**In case of emergency call - 0800 111 999**

View extent: 100m, 100m

Scale: 1:2050 (When plotted at A4)



25m		
<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	
	MP Mains	
	IP Mains	
	LHP Mains	

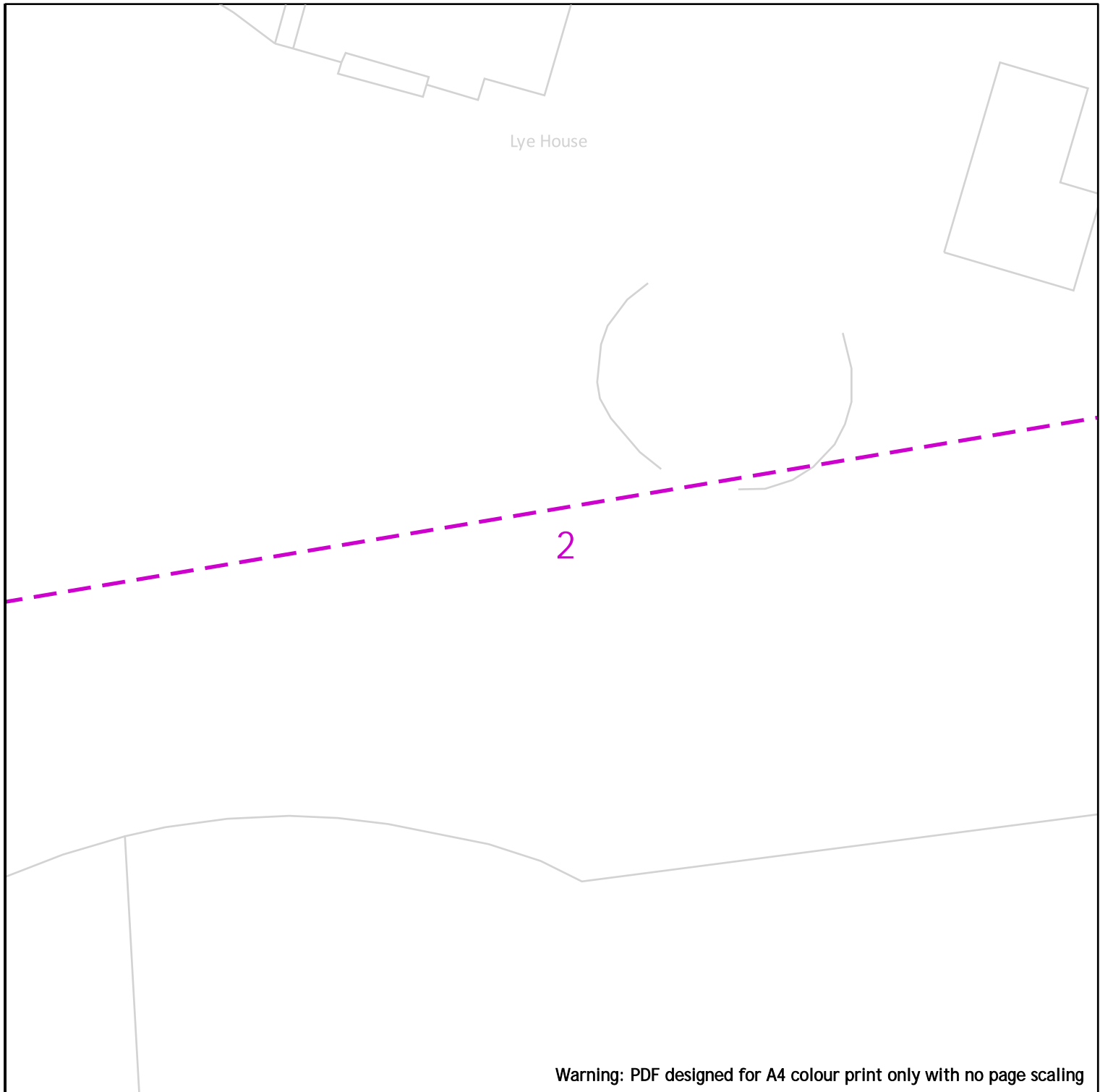
Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038  
 View extent: 100m, 100m

**IMPORTANT NOTICES**

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**In case of emergency call - 0800 111 999**





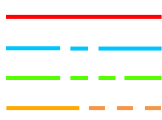
Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area: 

Line: 



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 14/01/2022  
Job Reference: 24397053  
Site Location: 513510 202780  
Requested by: Mrs Amy Hefford  
Your Scheme/Reference: 27038

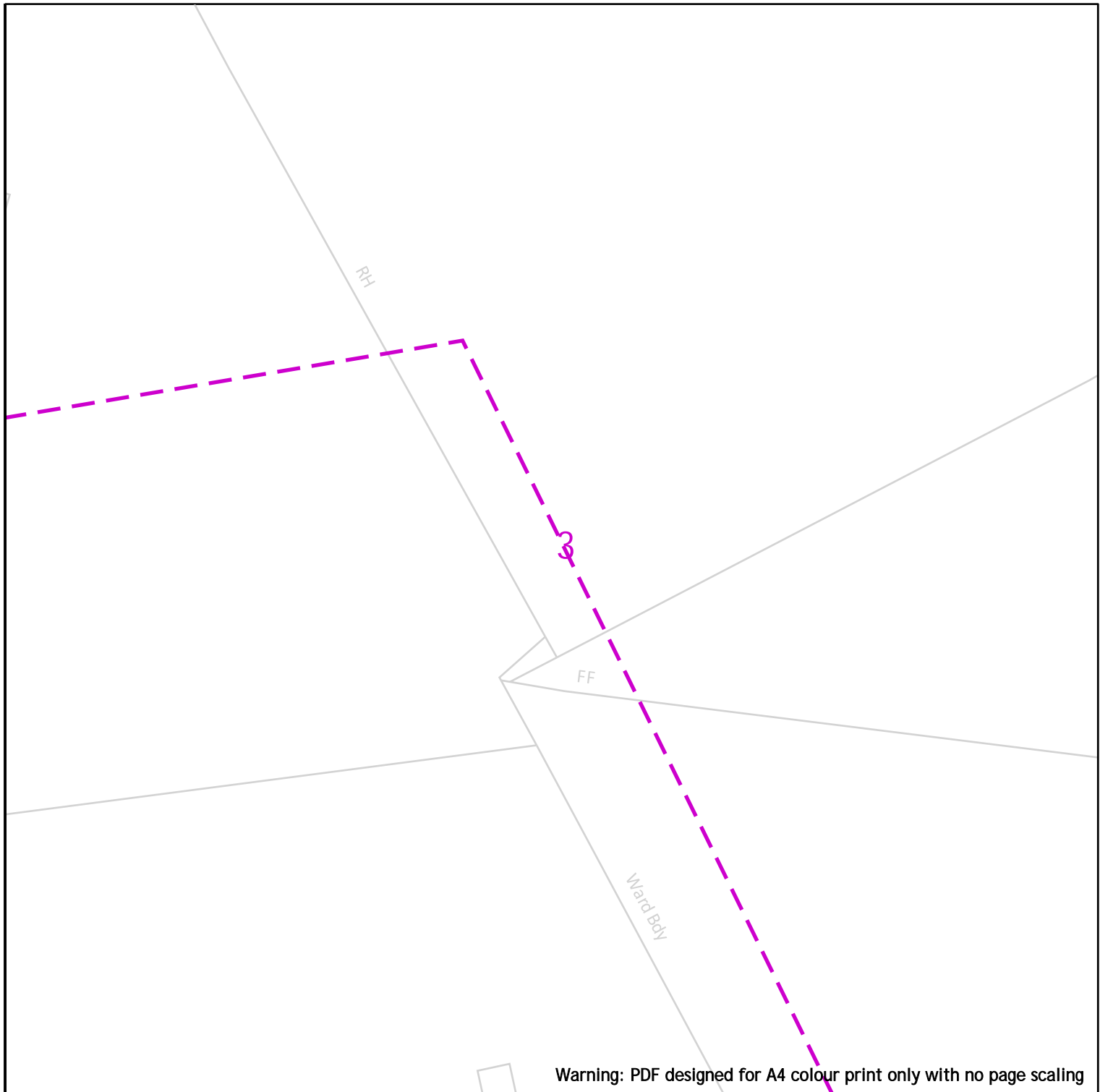
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View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:

Line:



- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

- Diameter Change
- Material Change
- Out of Standard Service

Date Requested: 14/01/2022  
 Job Reference: 24397053  
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 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038

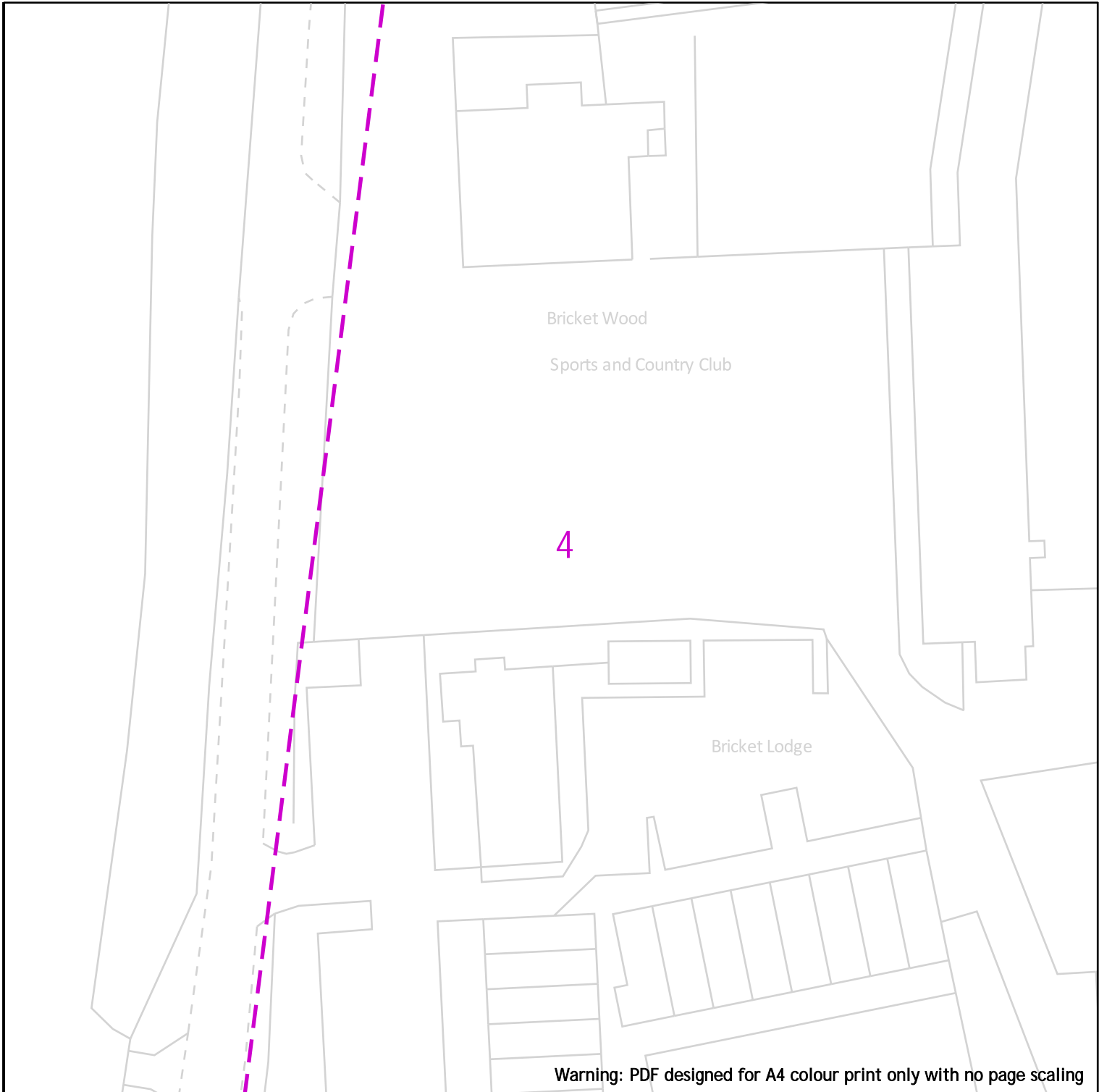
**IMPORTANT NOTICES**

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)



Warning: PDF designed for A4 colour print only with no page scaling

25m

- |                  |           |       |                         |
|------------------|-----------|-------|-------------------------|
| <b>Dig Sites</b> | Area:     | Line: |                         |
|                  | LP Mains  |       | Valve                   |
|                  | MP Mains  |       | Depth of cover          |
|                  | IP Mains  |       | Syphon                  |
|                  | LHP Mains |       | Diameter Change         |
|                  |           |       | Material Change         |
|                  |           |       | Out of Standard Service |



Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038

**IMPORTANT NOTICES**

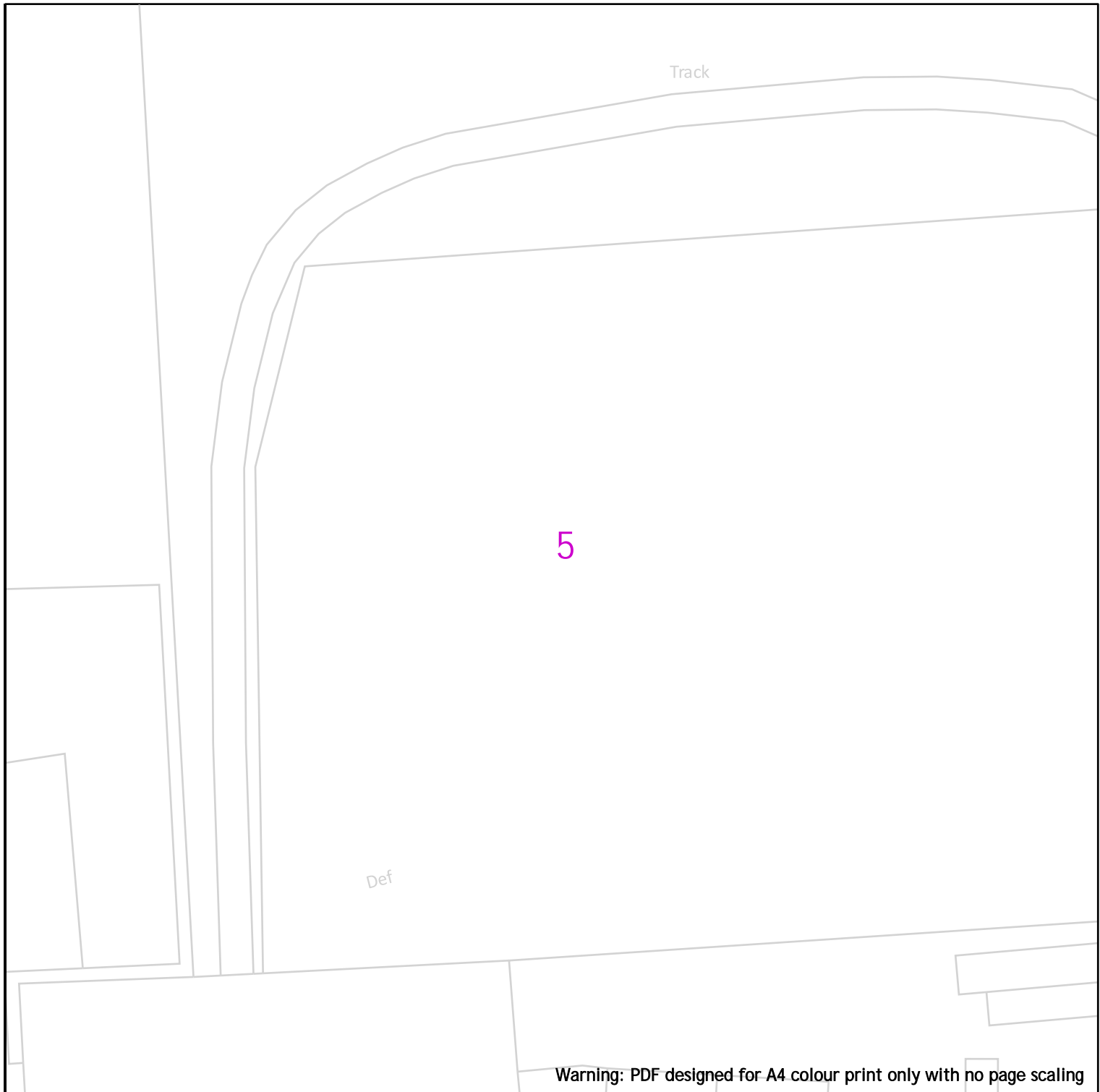
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View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)

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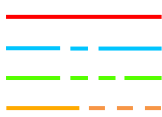
Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 14/01/2022  
Job Reference: 24397053  
Site Location: 513510 202780  
Requested by: Mrs Amy Hefford  
Your Scheme/Reference: 27038

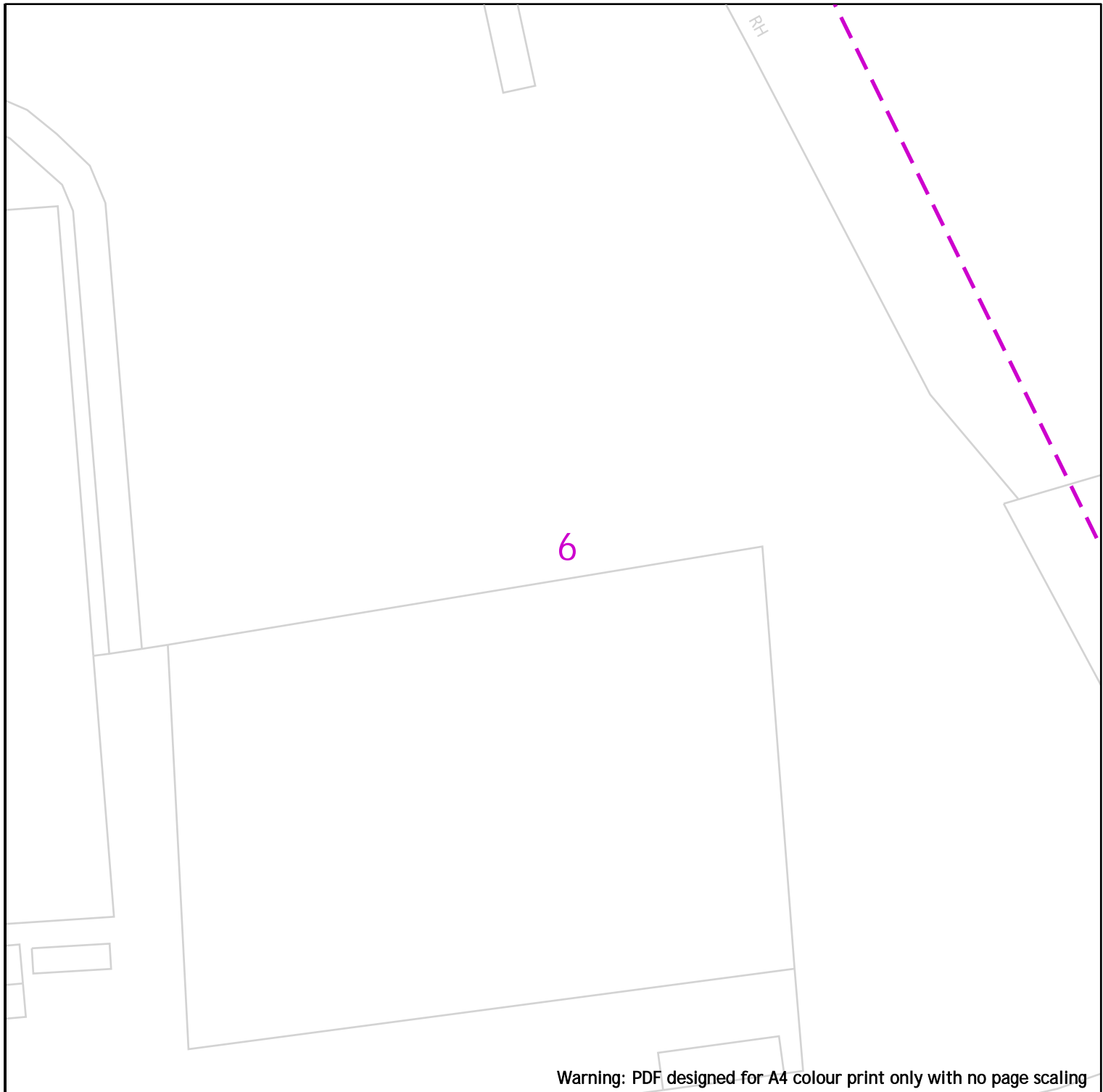
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View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)



Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites

Area:

Line:



- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038

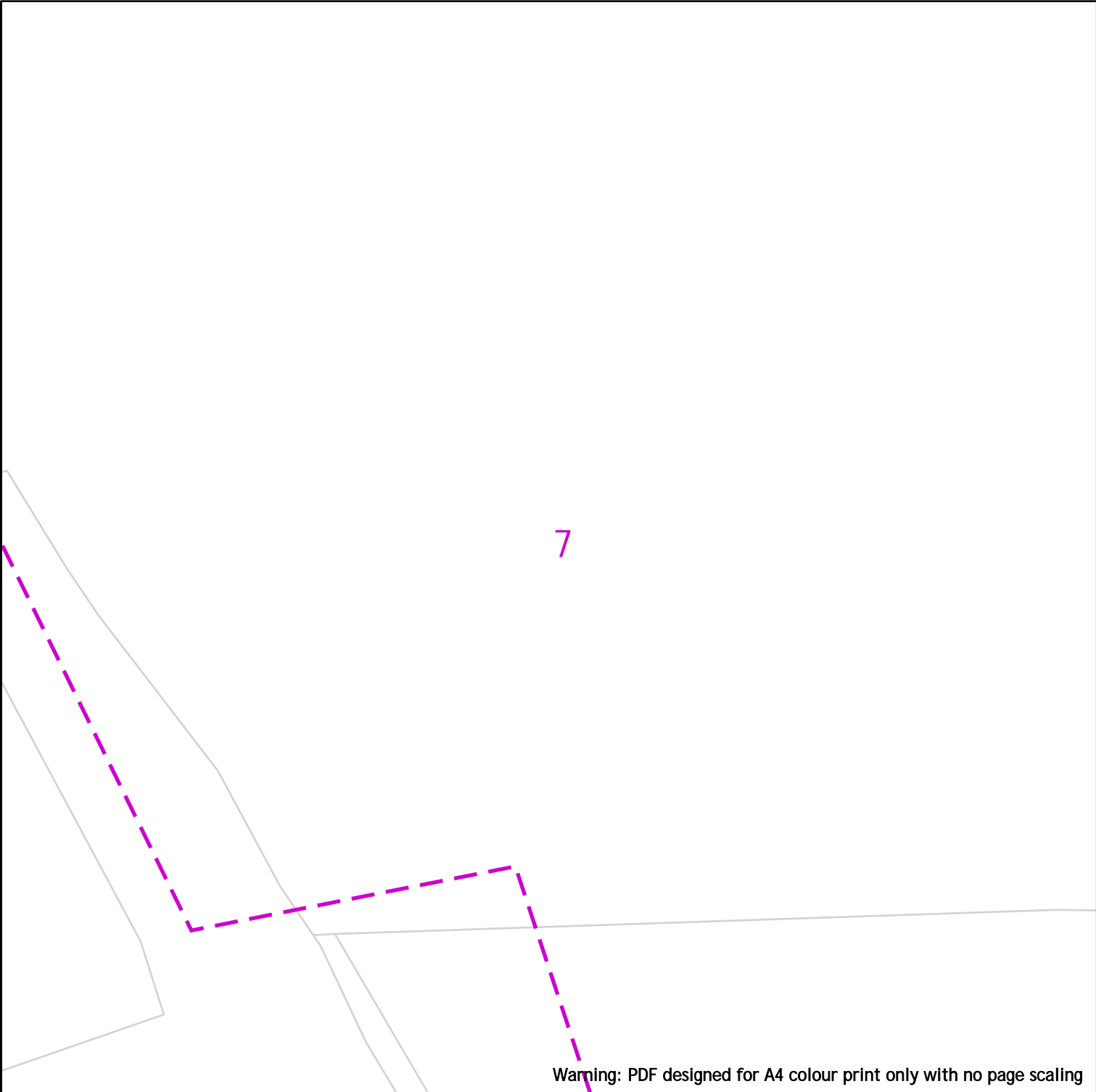
**IMPORTANT NOTICES**

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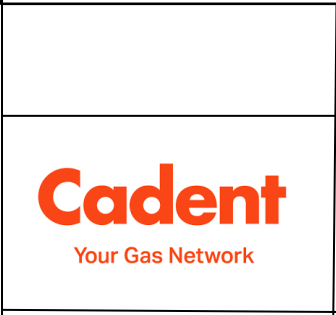
View extent: 100m, 100m













**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)



Warning: PDF designed for A4 colour print only with no page scaling



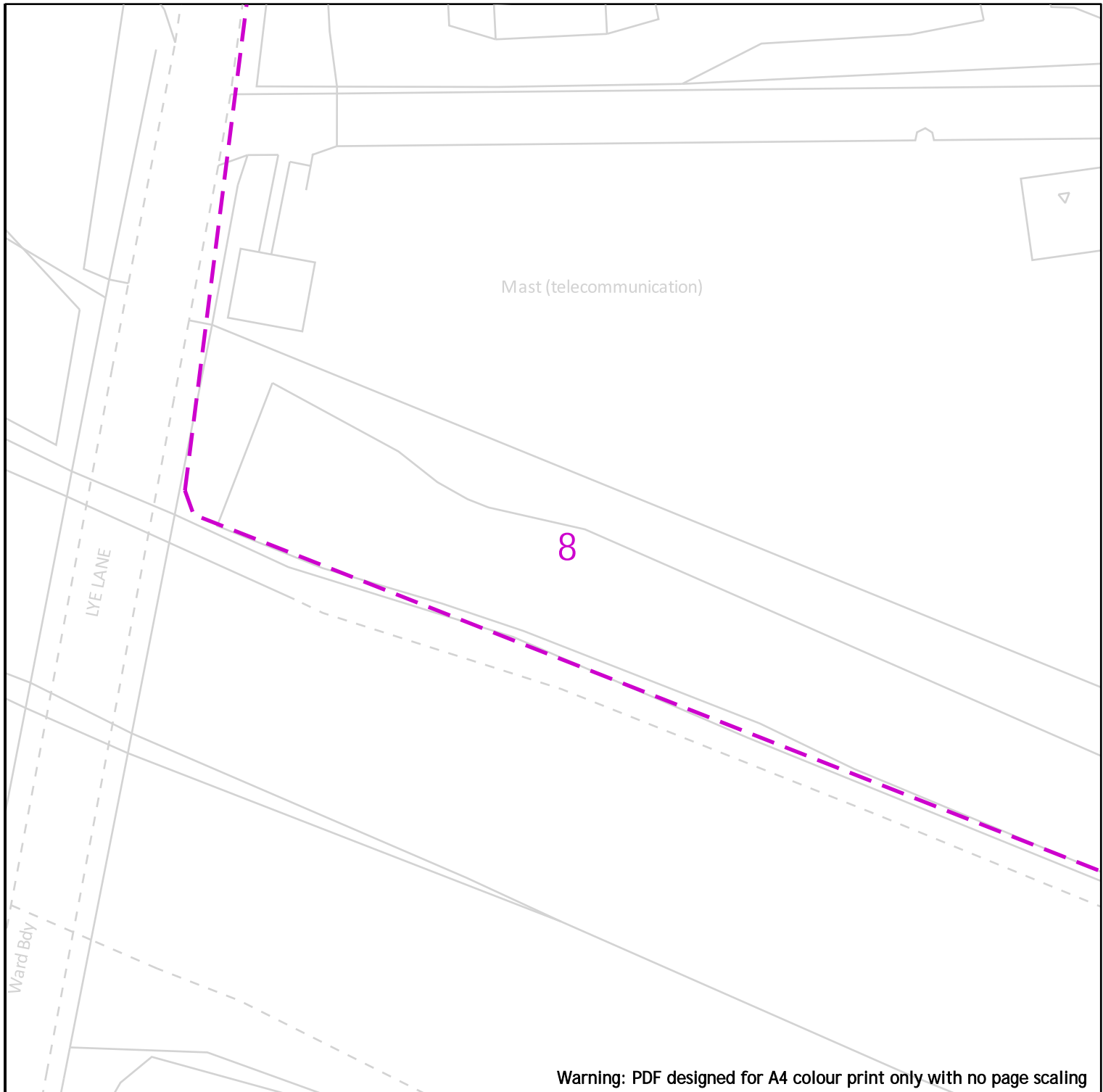
- |   |   |   |
|---|---|---|
| Dig Sites   | Area:  | Line:                      |
|  | LP Mains  |  Valve                   |
|  | MP Mains  |  Depth of cover          |
|  | IP Mains  |  Syphon                  |
|  | LHP Mains   |  Diameter Change         |
|   |   |  Material Change         |
|   |   |  Out of Standard Service |

Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038  
 View extent: 100m, 100m

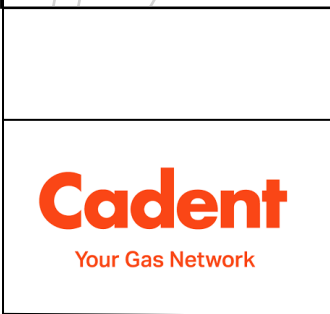
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**In case of emergency call - 0800 111 999**



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Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038  
 View extent: 100m, 100m



- |                  |           |       |                         |
|------------------|-----------|-------|-------------------------|
| <b>Dig Sites</b> | Area:     | Line: |                         |
|                  | LP Mains  |       | Valve                   |
|                  | MP Mains  |       | Depth of cover          |
|                  | IP Mains  |       | Syphon                  |
|                  | LHP Mains |       | Diameter Change         |
|                  |           |       | Material Change         |
|                  |           |       | Out of Standard Service |

**IMPORTANT NOTICES**

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**In case of emergency call - 0800 111 999**

Mast (telecommunication)

9

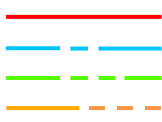
Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area: 

Line: 



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 14/01/2022  
Job Reference: 24397053  
Site Location: 513510 202780  
Requested by: Mrs Amy Hefford  
Your Scheme/Reference: 27038

**IMPORTANT NOTICES**

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View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)







10

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Dig Sites Area:  Line: 



 LP Mains  
 MP Mains  
 IP Mains  
 LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 14/01/2022  
Job Reference: 24397053  
Site Location: 513510 202780  
Requested by: Mrs Amy Hefford  
Your Scheme/Reference: 27038

#### IMPORTANT NOTICES

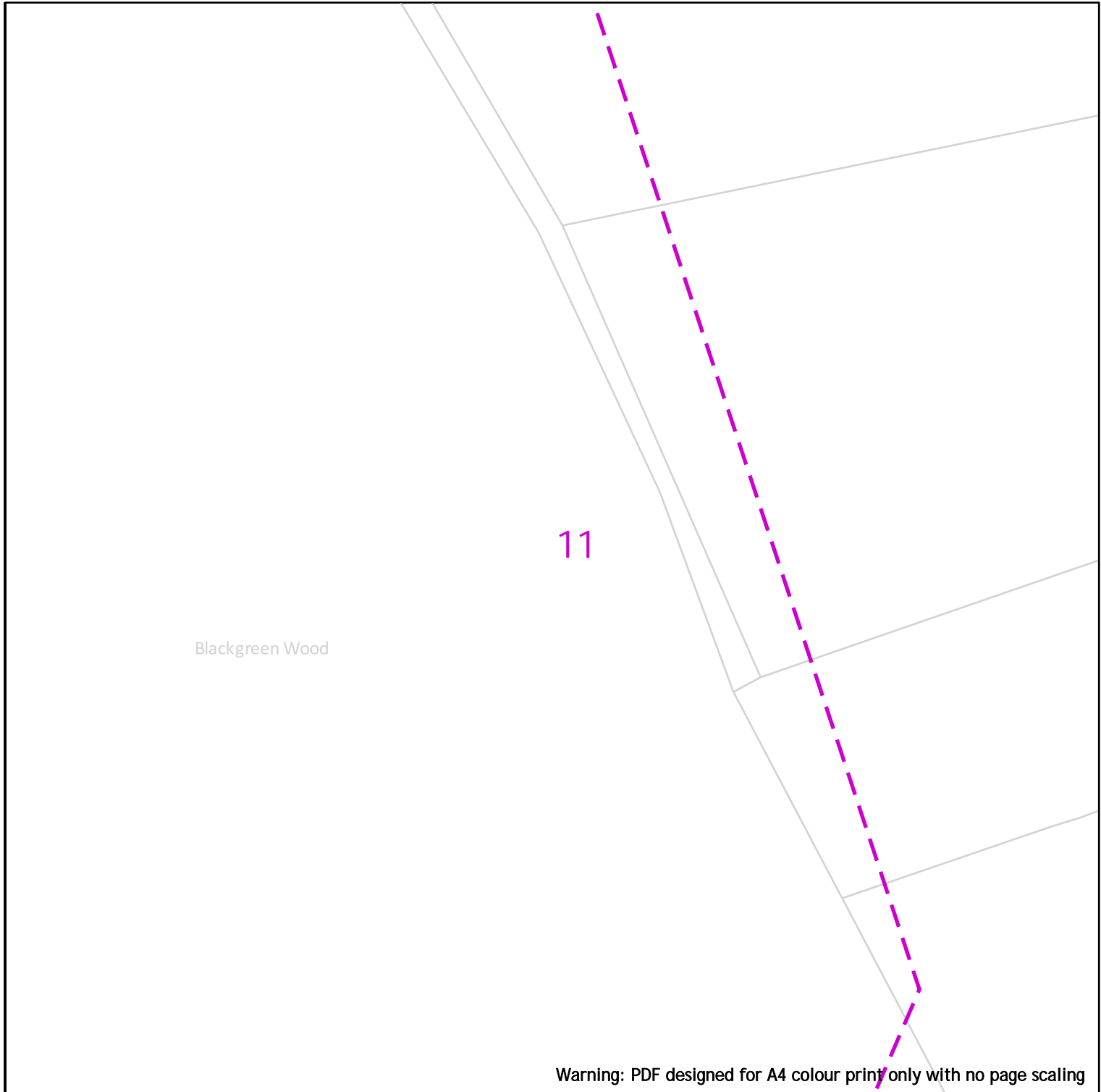
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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

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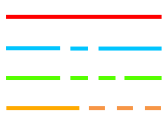
Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 14/01/2022  
Job Reference: 24397053  
Site Location: 513510 202780  
Requested by: Mrs Amy Hefford  
Your Scheme/Reference: 27038

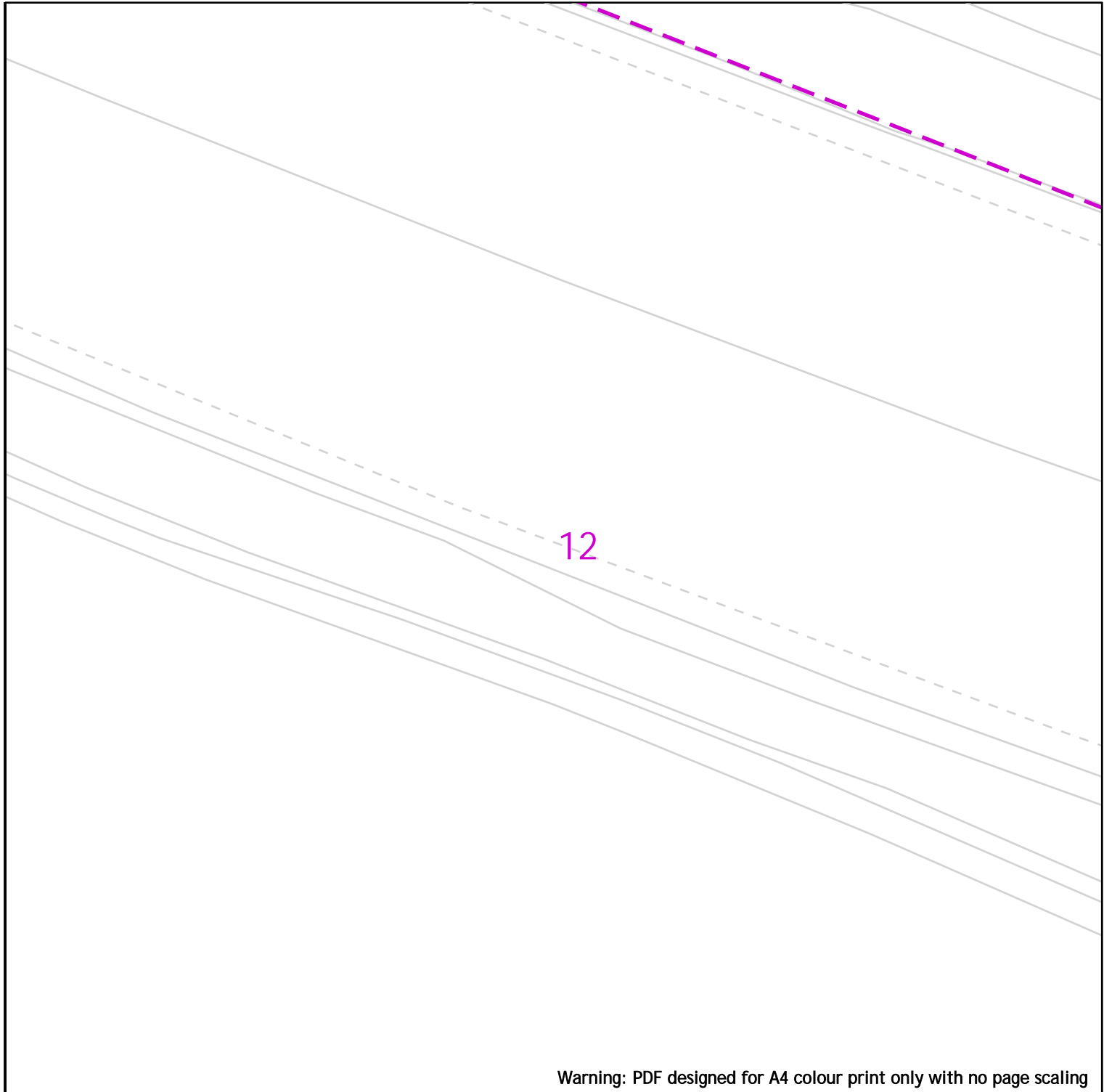
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View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)



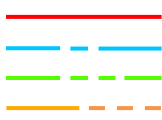
Warning: PDF designed for A4 colour print only with no page scaling

25m

Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 14/01/2022  
Job Reference: 24397053  
Site Location: 513510 202780  
Requested by: Mrs Amy Hefford  
Your Scheme/Reference: 27038

**IMPORTANT NOTICES**

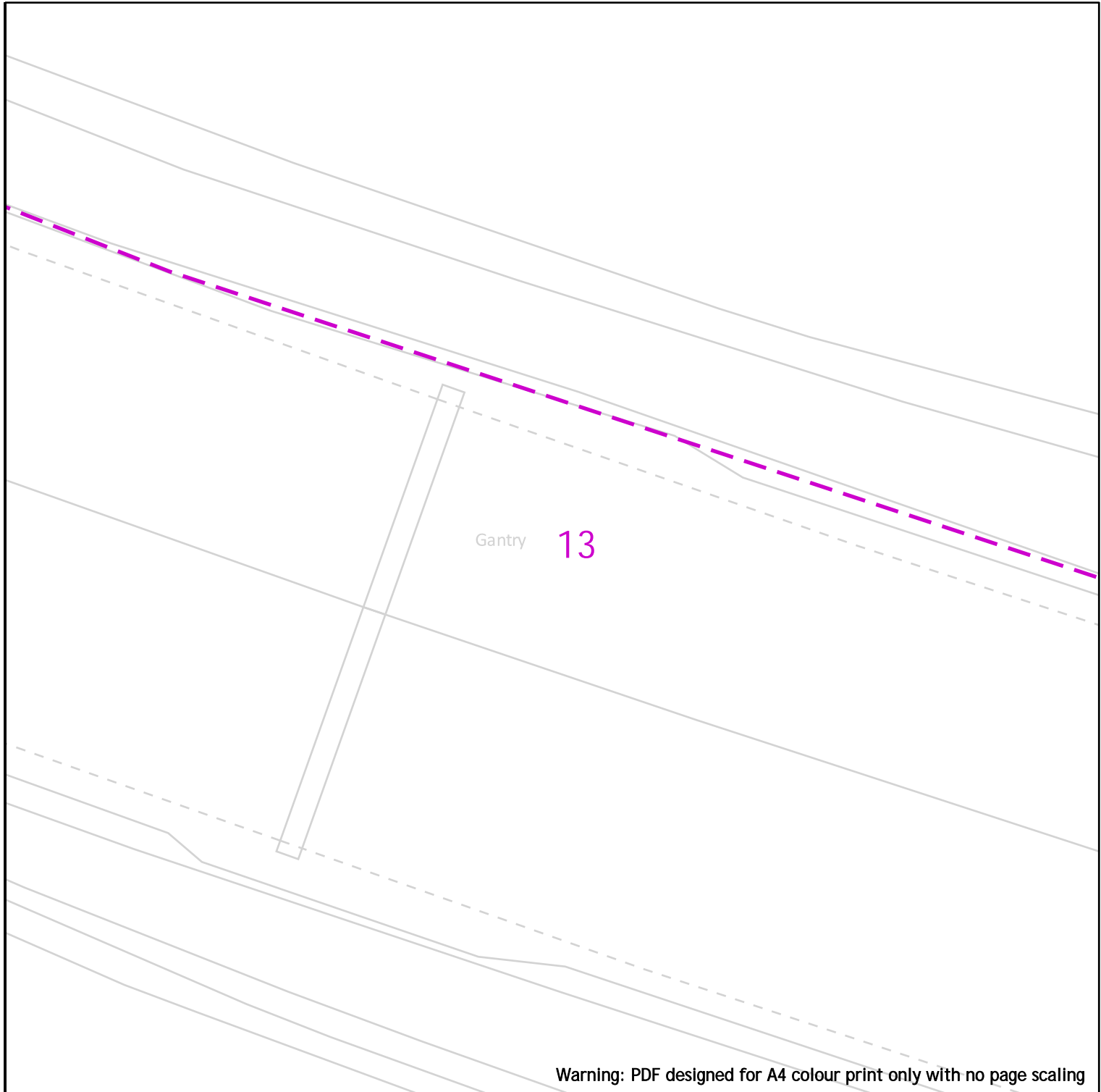
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Dig Sites      Area:       Line: 

	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				



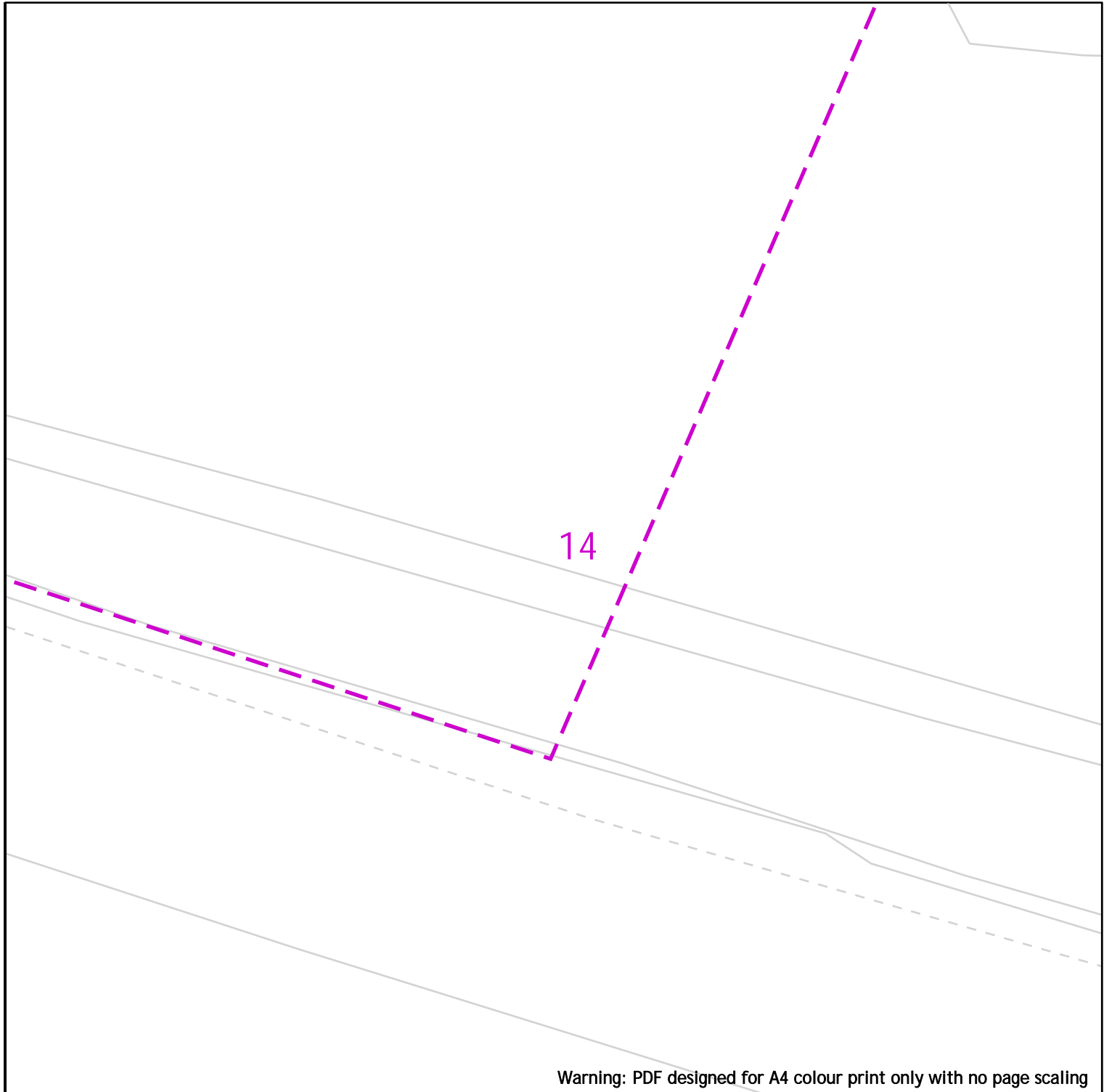
Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
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Scale: 1:500 (When plotted at A4)



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25m

Dig Sites

Area:

Line:



- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

- Diameter Change
- Material Change
- Out of Standard Service

Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513510 202780  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038

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View extent: 100m, 100m

**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)

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**Network Enquiry No** : 180014032  
**Your Reference** : 27038

## Cadent Gas Limited

**National Gas Emergency Service - 0800 111 999\* (24hrs)**  
\*calls will be recorded and may be monitored

Stephanie Gray  
M-EC Consulting Development Engineers  
THE OLD CHAPEL  
STATION ROAD  
HUGGLESCOTE  
LEICESTERSHIRE  
LE67 2GB

**Date** : 26th January 2022  
**Contact** : Performance and Support  
**Direct Tel** : 0845 3666758  
**Email** : networkdesign@cadentgas.com

[www.cadentgas.com](http://www.cadentgas.com)

**Dear Stephanie,**

**Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, BRICKET LODGE SPORT & COUNTRY CLUB, LYE LANE, BRICKET WOOD, AL2 2AG.**

Thank you for your enquiry which we received on 20th January 2022. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 197 metres from the site boundary and it is a Low Pressure main.

This Developer Enquiry response is a reflection of the network at the time delivered and is not a guarantee of gas flow or capacity due to the changing dynamics of the gas distribution network. If you wish to secure capacity and connect to the network please submit quotation Connections Request via the official connections route allowing for further analysis to verify the capability of the network again. Standard design pressures have been used. Refer to [www.Cadentgas.com](http://www.Cadentgas.com)

Plans attached: Yes

A copy of the Cadent Connections Charging Statement referenced in this letter can be found on Cadent's website:

<http://cadentgas.com/Get-connected>

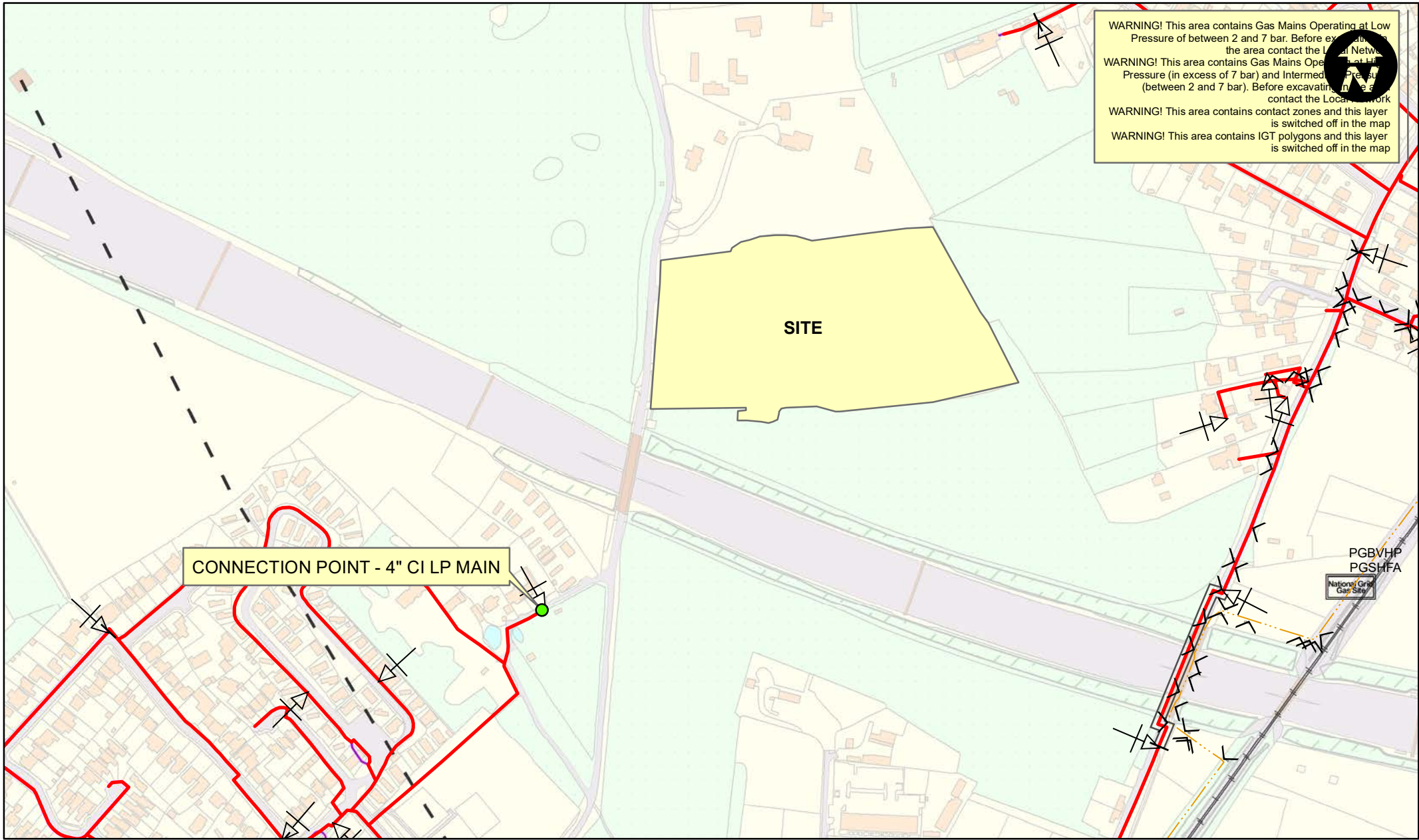
If you require a printed version please contact us on the details provided above.

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Performance and Support on the above number.

Yours sincerely,



Laura Cheshire



WARNING! This area contains Gas Mains Operating at Low Pressure of between 2 and 7 bar. Before excavating in the area contact the Local Network Operator.

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Local Network Operator.

WARNING! This area contains contact zones and this layer is switched off in the map

WARNING! This area contains IGT polygons and this layer is switched off in the map

CONNECTION POINT - 4" CI LP MAIN

PGBVHP  
PGSHFA  
National Grid  
Gas Store

SCALE: 1:500 @ A4  
USER ID: James.Mason  
DATE: 21-Jan-2022 14:48:33  
INTERNAL USE ONLY  
OS Ref: 513393, 202770  
CENTRE: <Centre>

L/P GAS MAIN  
M/P GAS MAIN  
I/P GAS MAIN  
H/P GAS MAIN  
N/H/P GAS MAIN  
PROPOSED PIPE - LP  
PROPOSED PIPE - MP  
PROPOSED PIPE - IP  
ABANDON - LP  
ABANDON - MP  
Out Of Standard Service



SCHEME: <NG GDFO Scheme Name>  
DESIGN: <NG GDFO Design Number>  
REVISION: <NG GDFO Revision>

This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Some examples of Plant Items:  
Valve Syphon Depth of Cover Change of Dia Change of Material

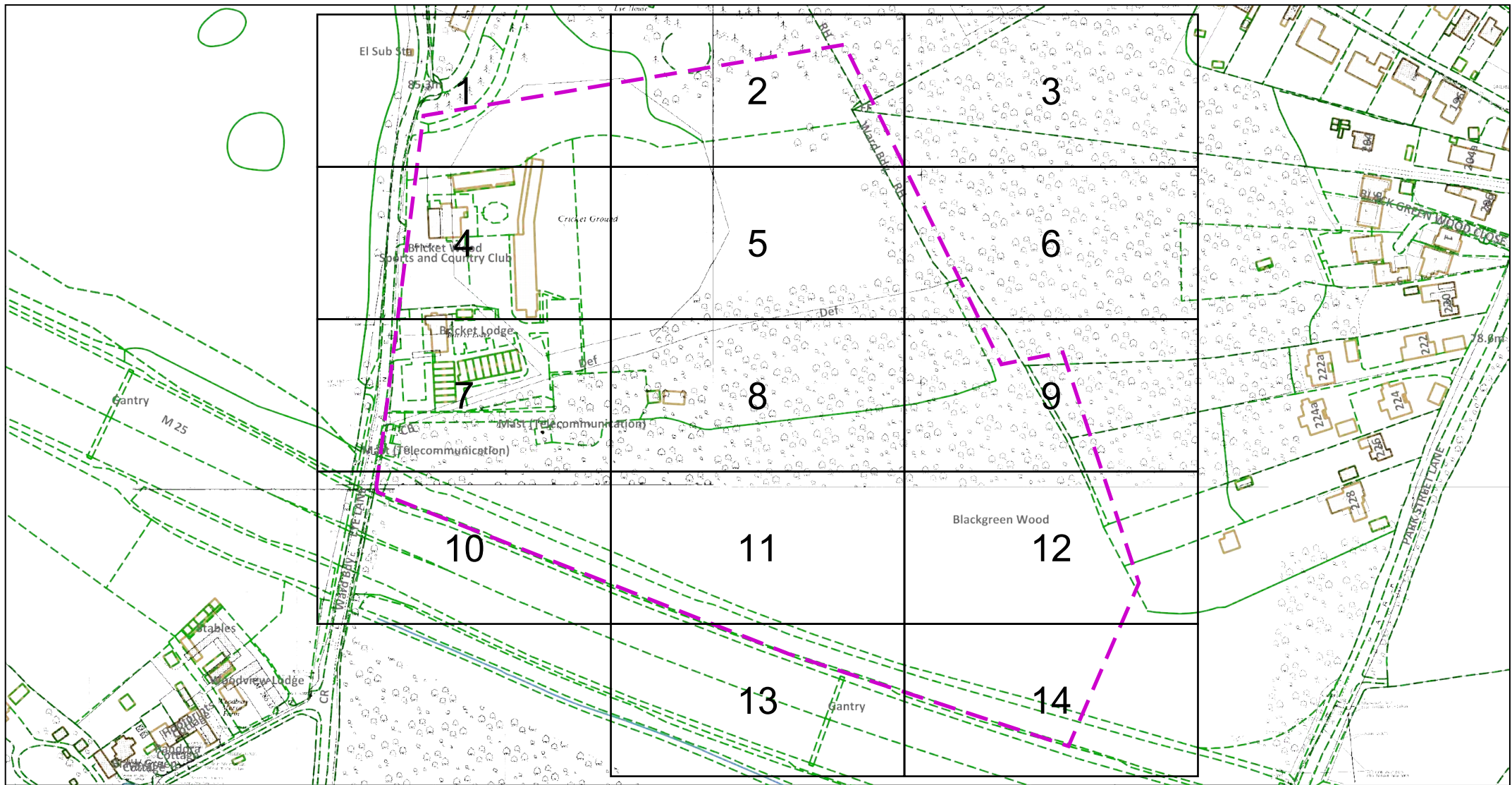
180014032



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**APPENDIX D**





Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

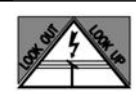


This plan must be used with the attached 'Symbols' document.  
 Date Requested: 14/01/2022  
 Job Reference: 24397053  
 Site Location: 513187 202543  
 Requested by:  
 Mrs Amy Hefford  
 Your Scheme/Reference: 27038  
 Scale: 1:2563 (When plotted at A4)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
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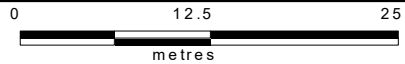
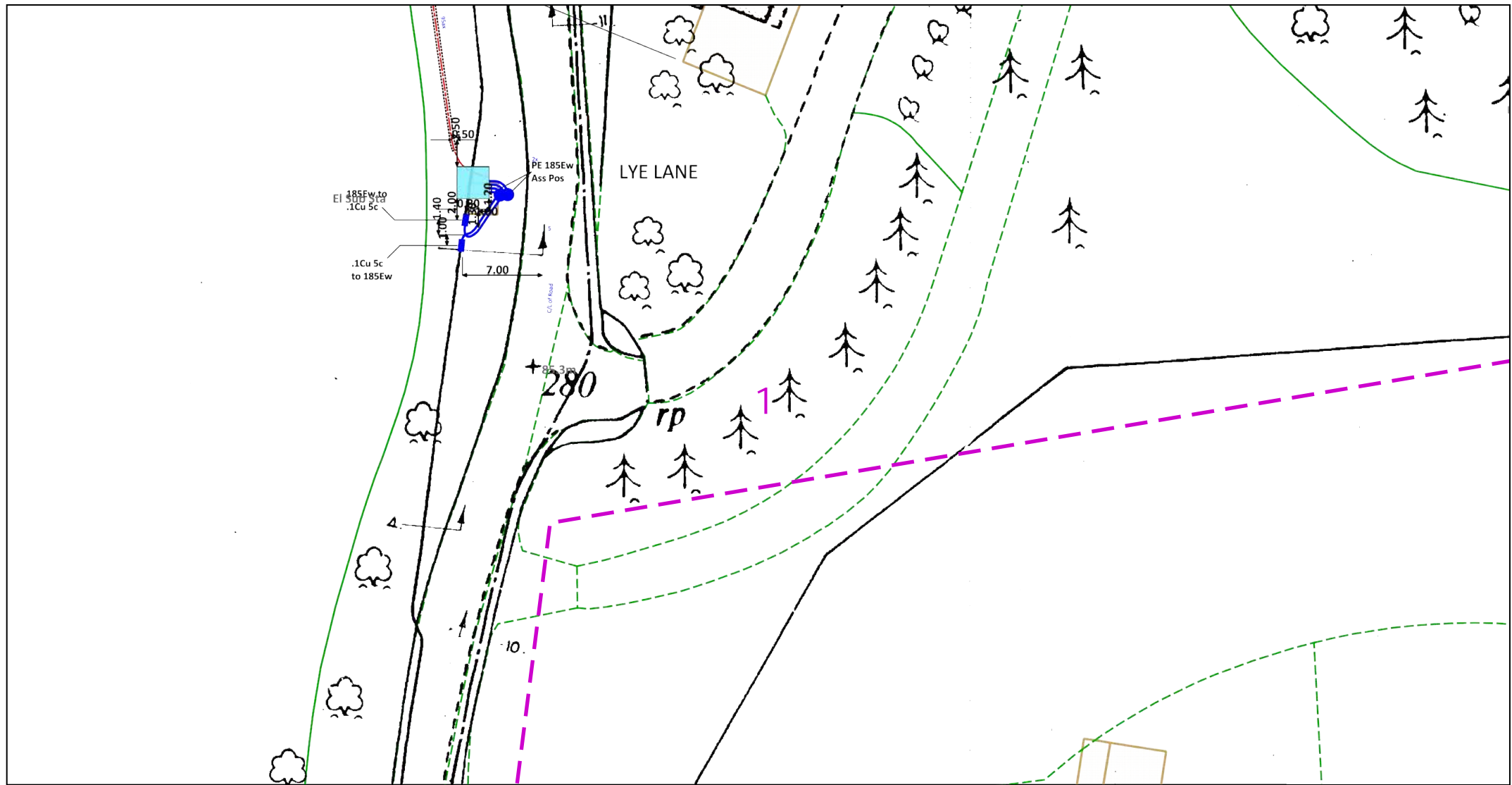
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Dig Sites Area: [dashed pink line] Line: [dashed green line]

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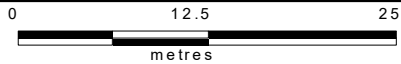
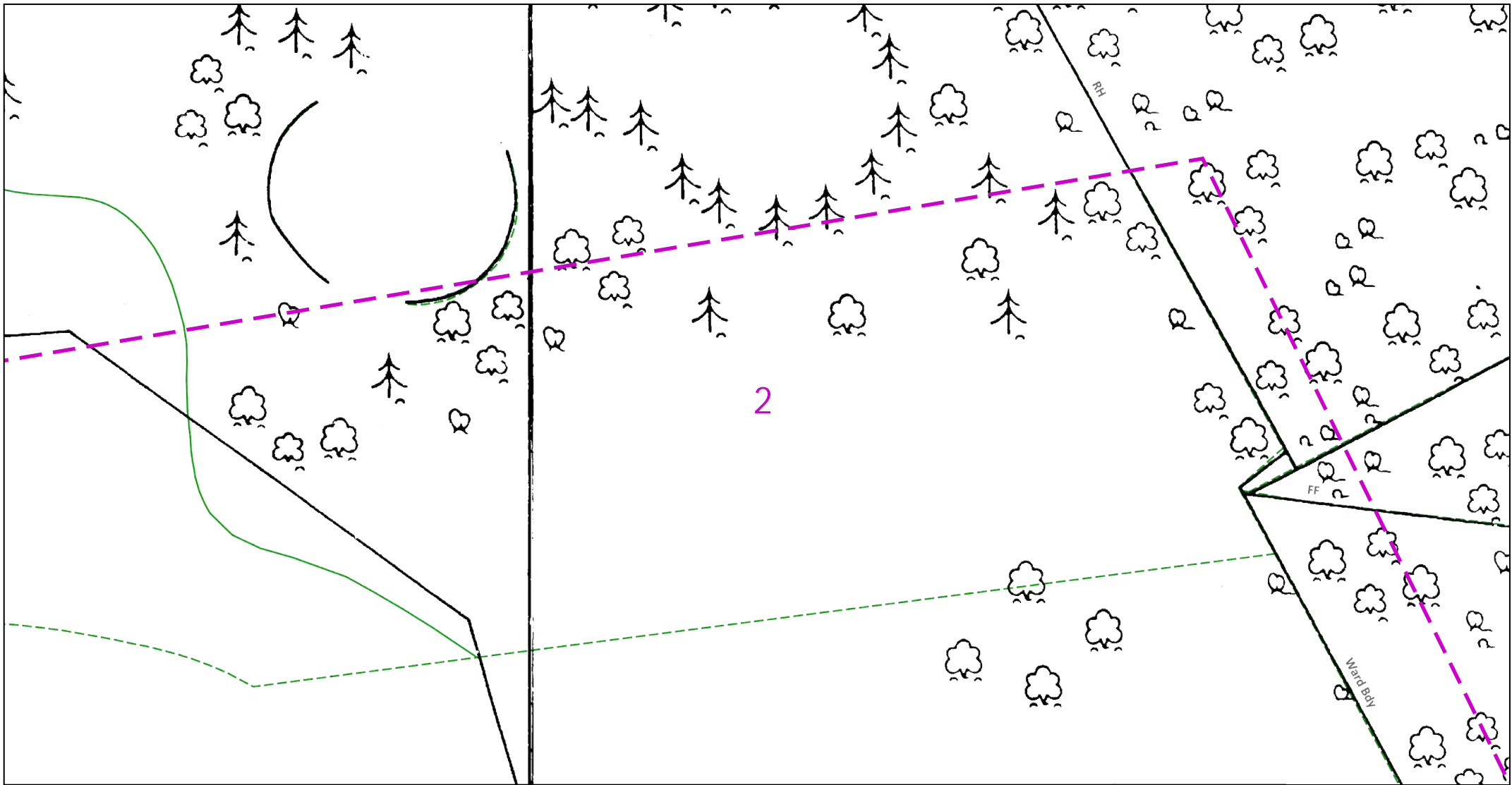
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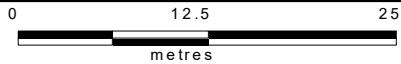
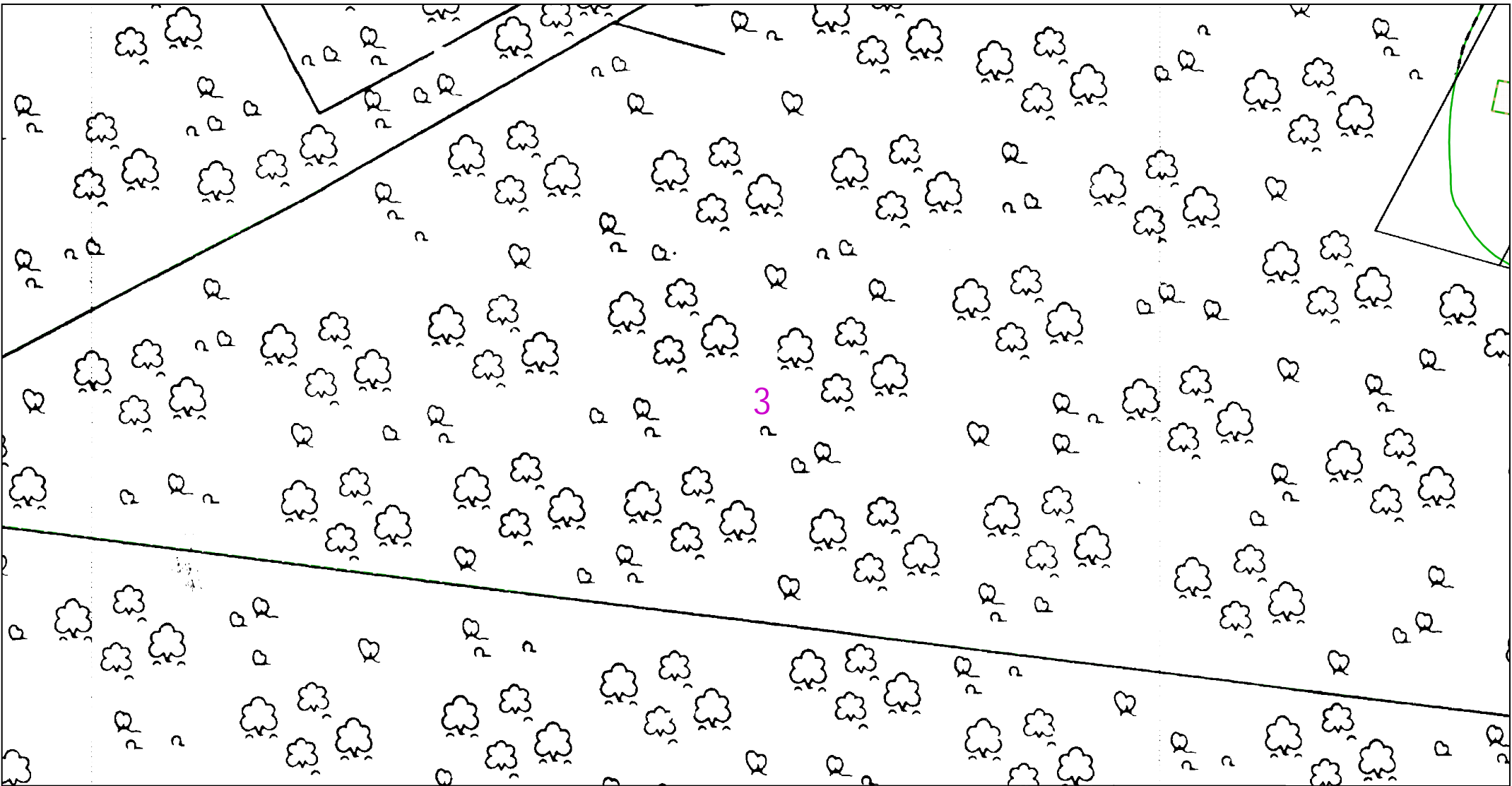
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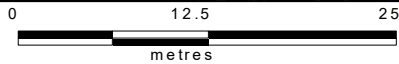
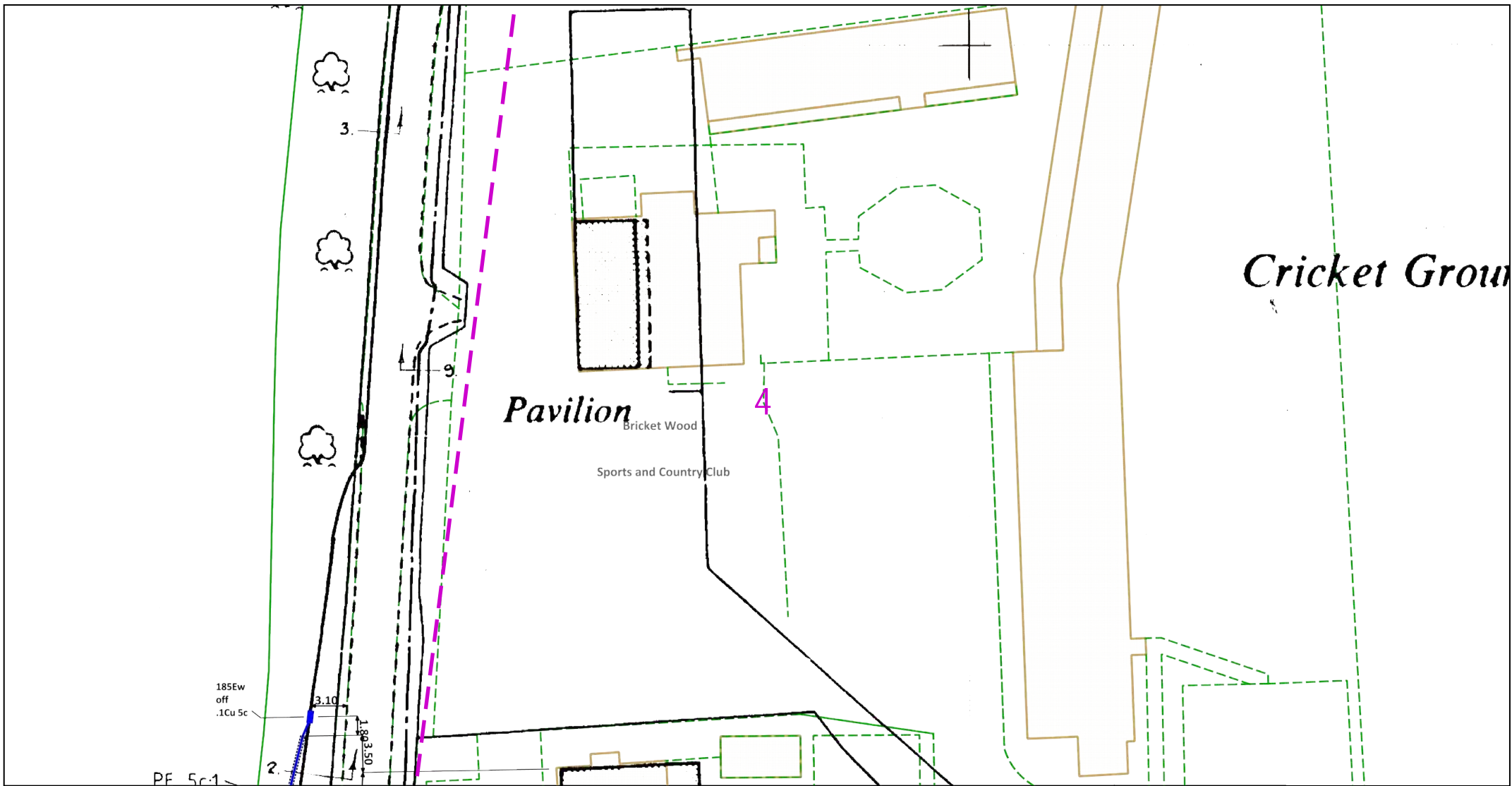


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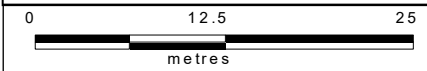
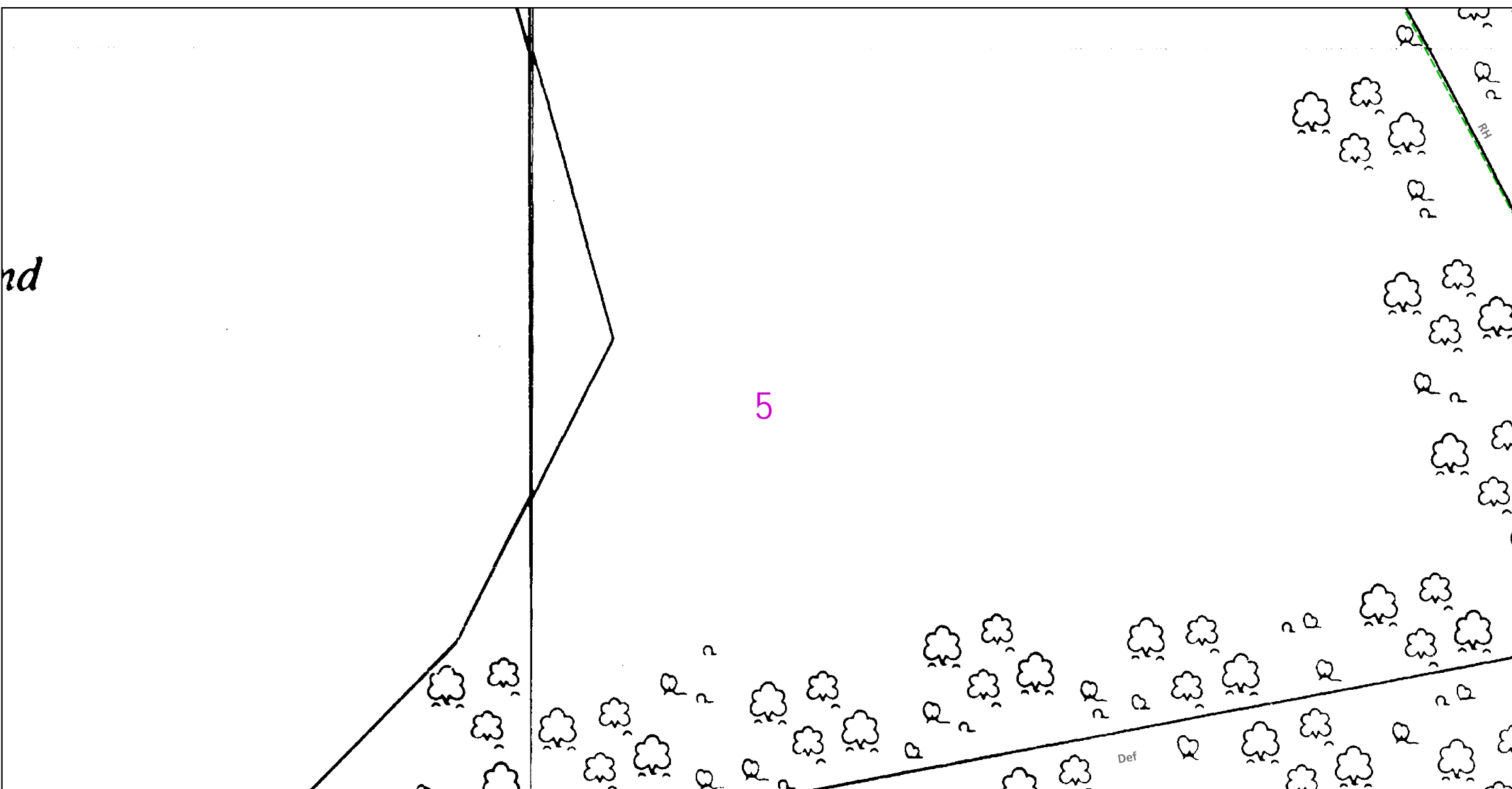
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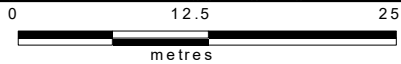
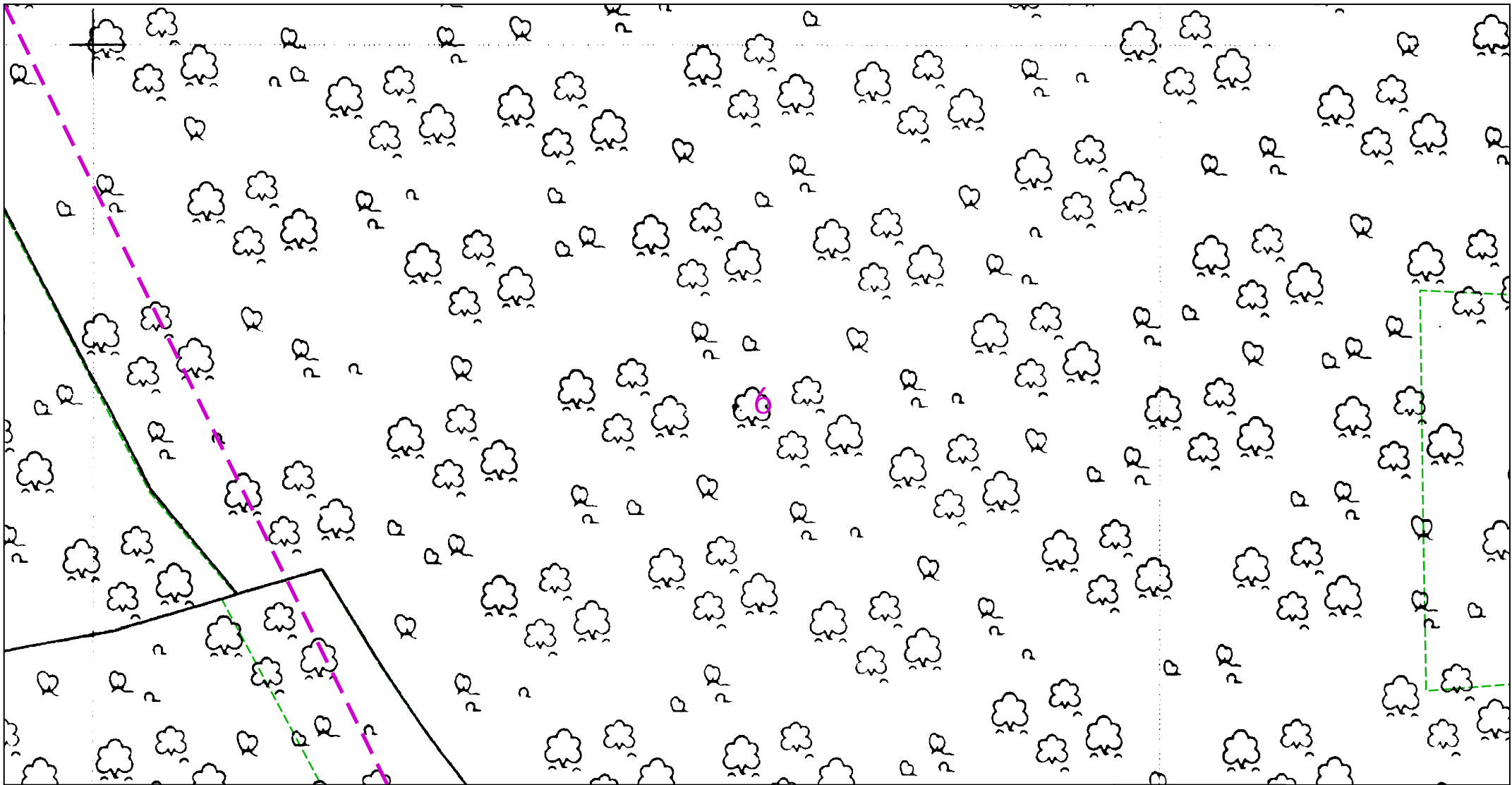
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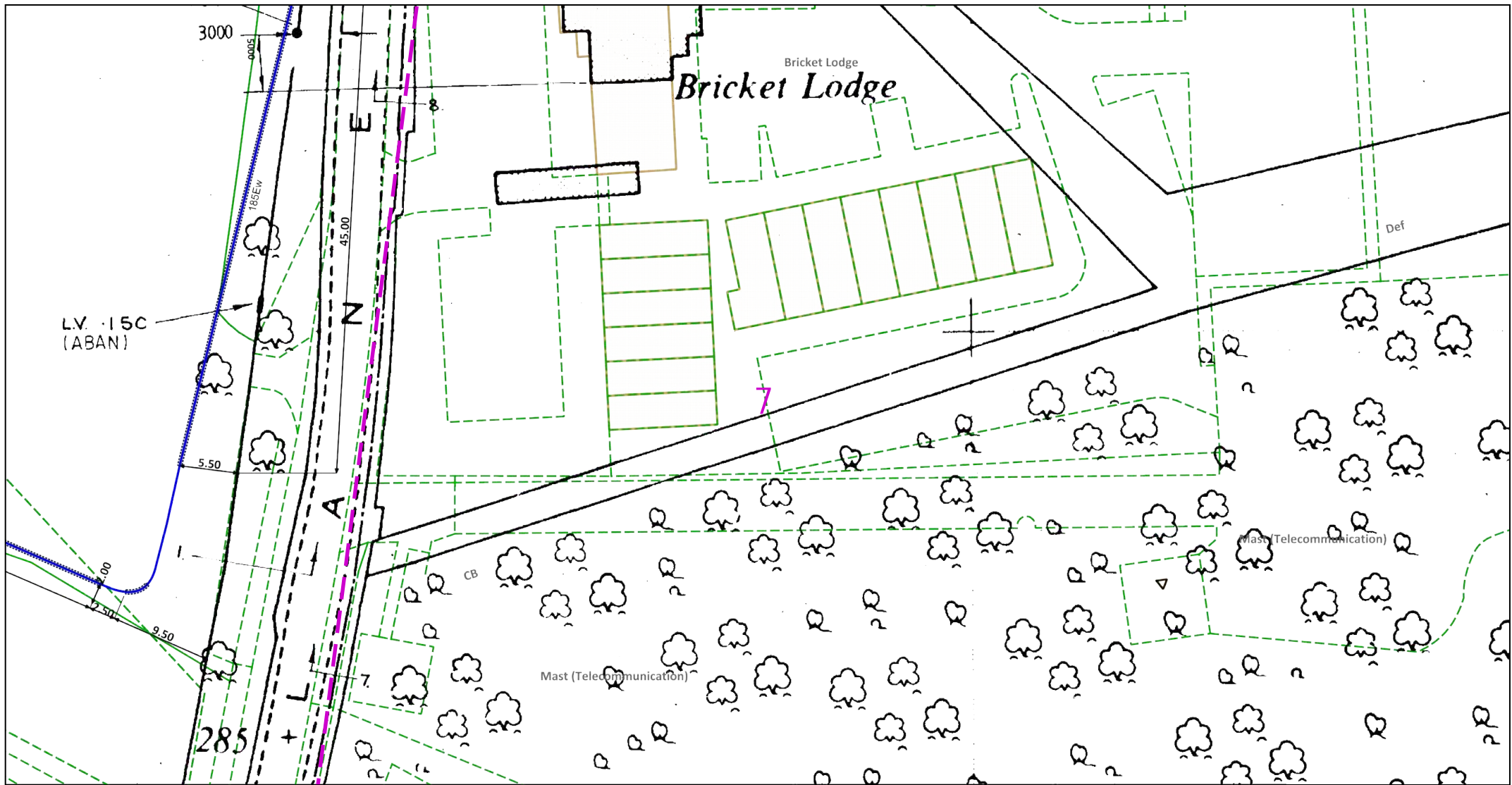


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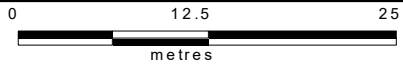
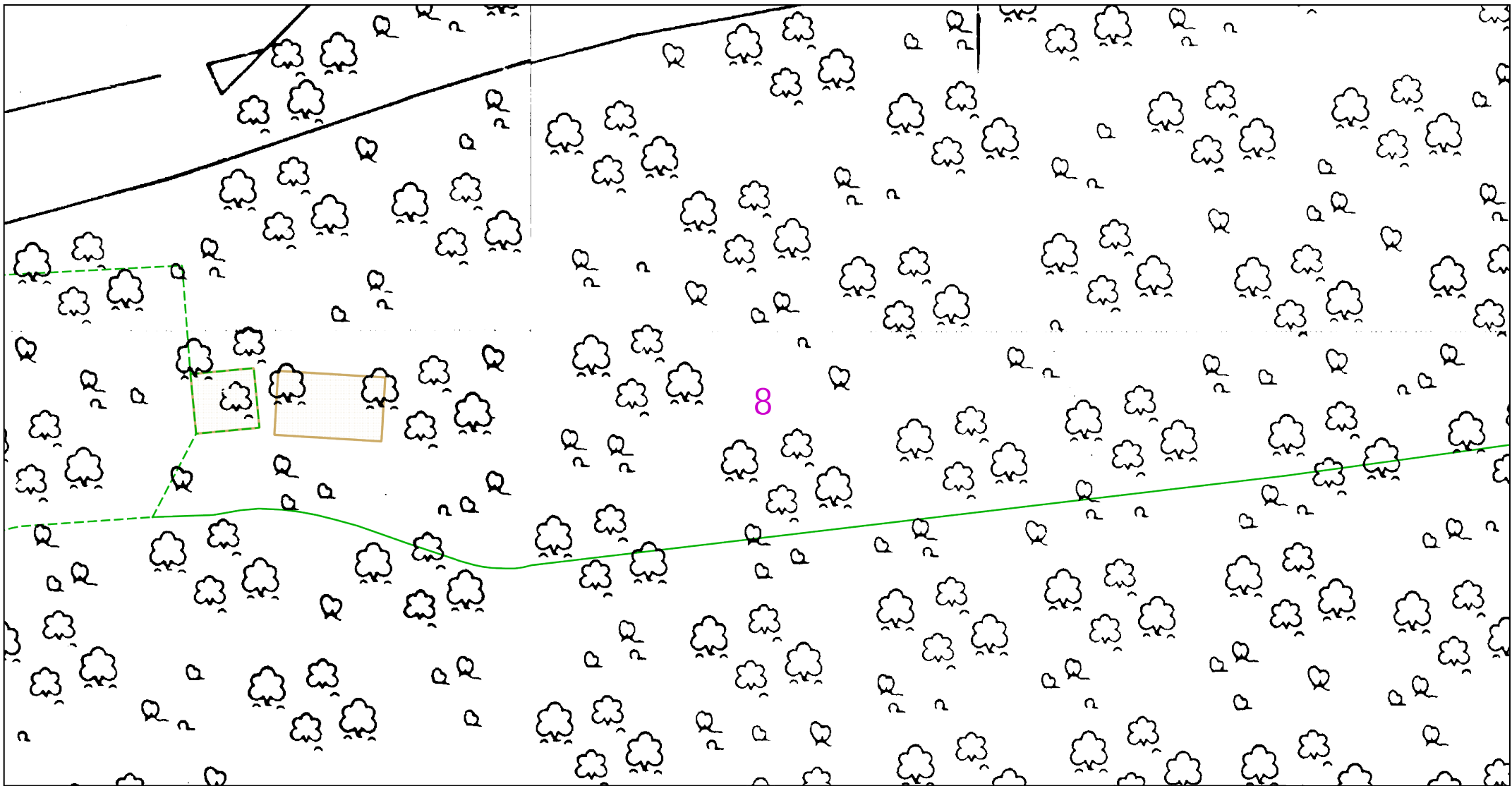
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 Site Location: 513187 202543  
 Requested by: Mrs Amy Hefford  
 Your Scheme/Reference: 27038  
 Scale: 1:500 (When plotted at A4)

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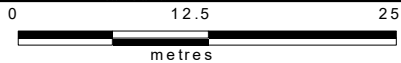
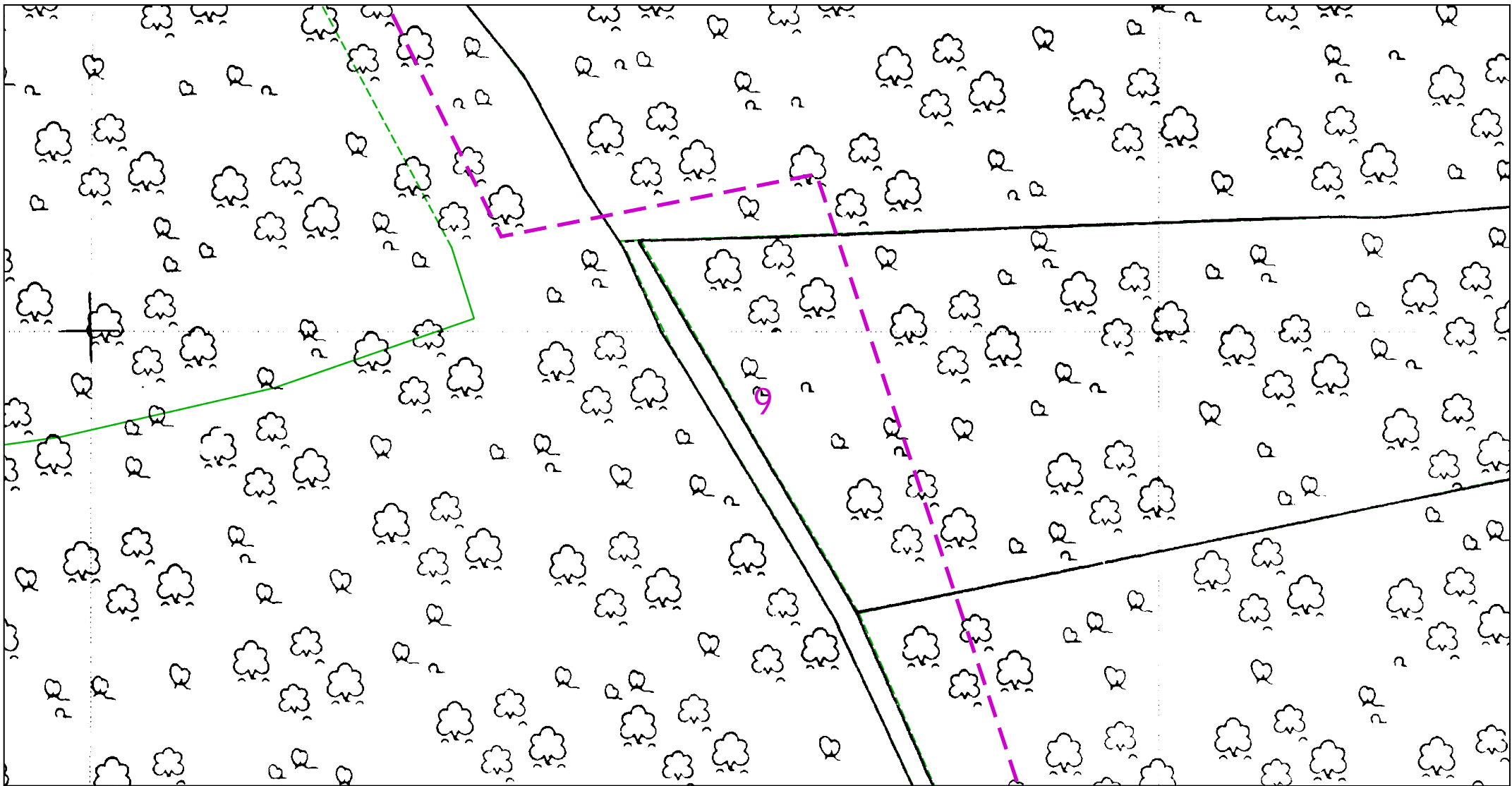
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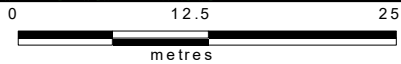
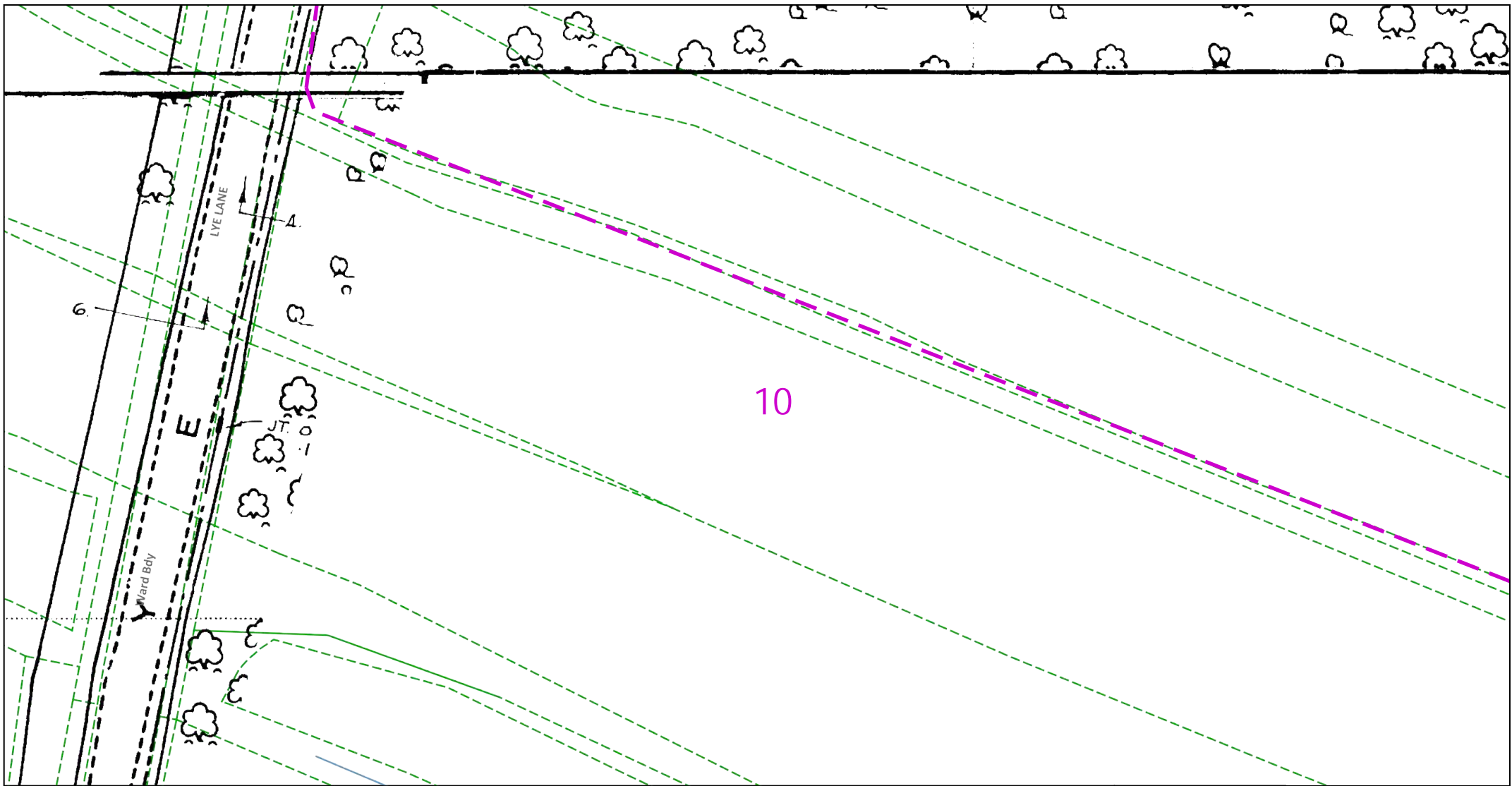


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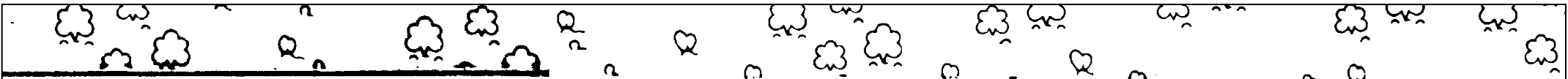


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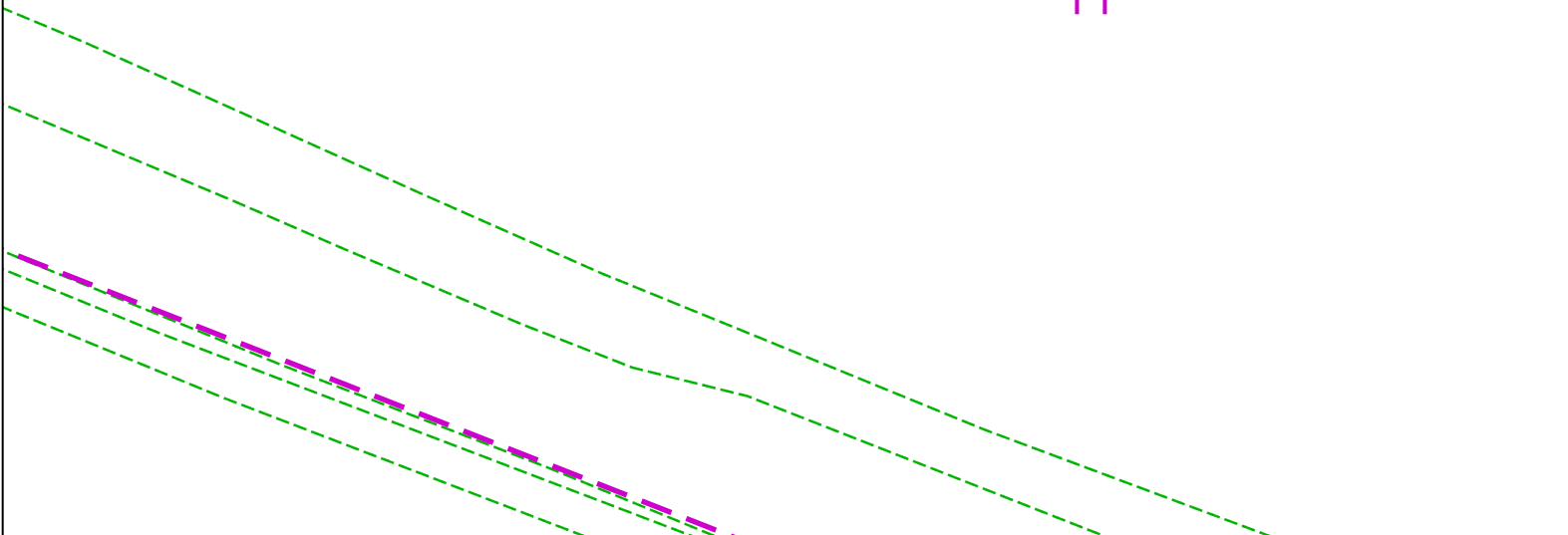


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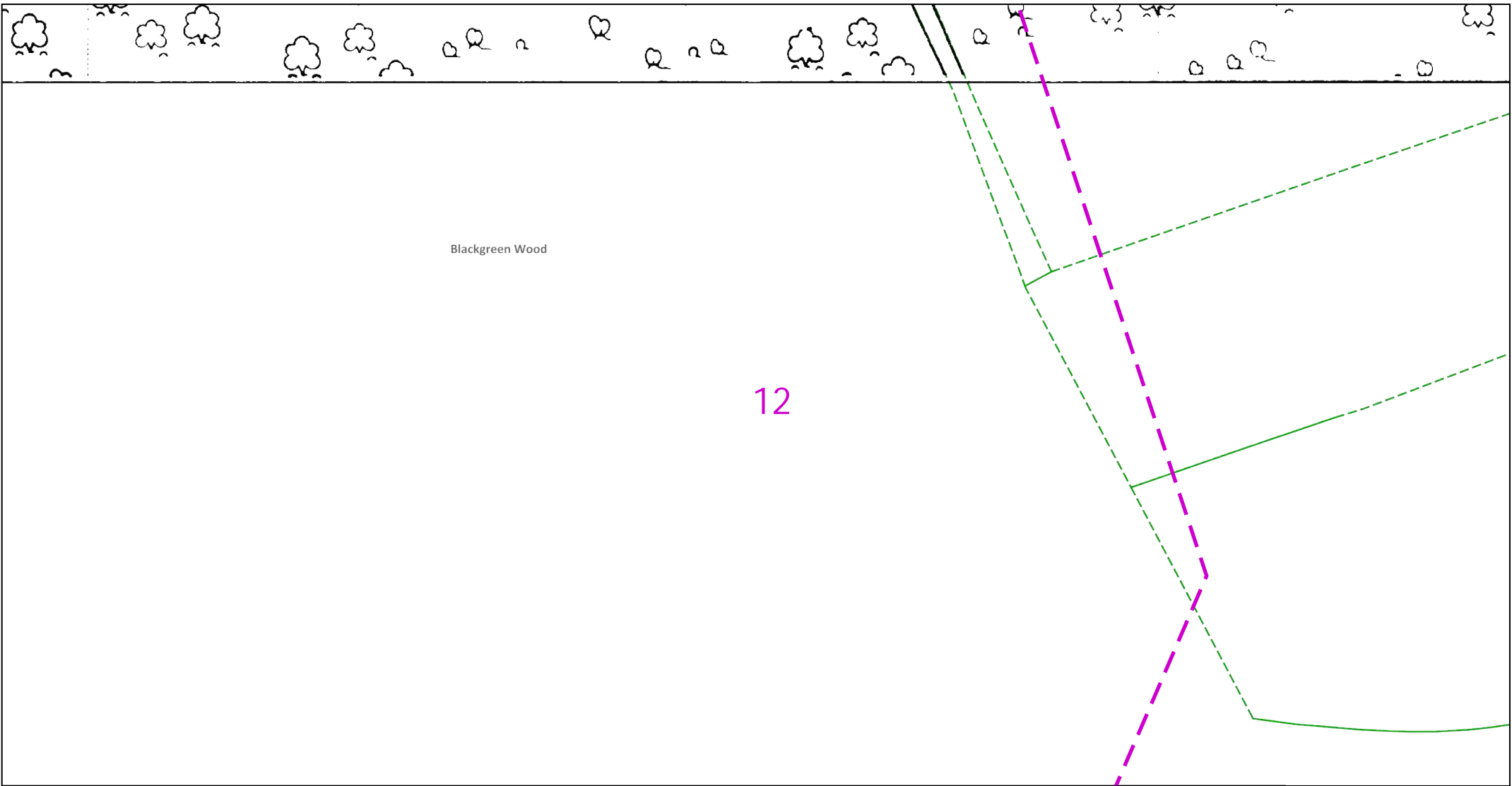
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Blackgreen Wood

12



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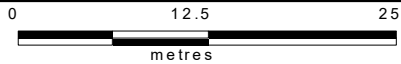
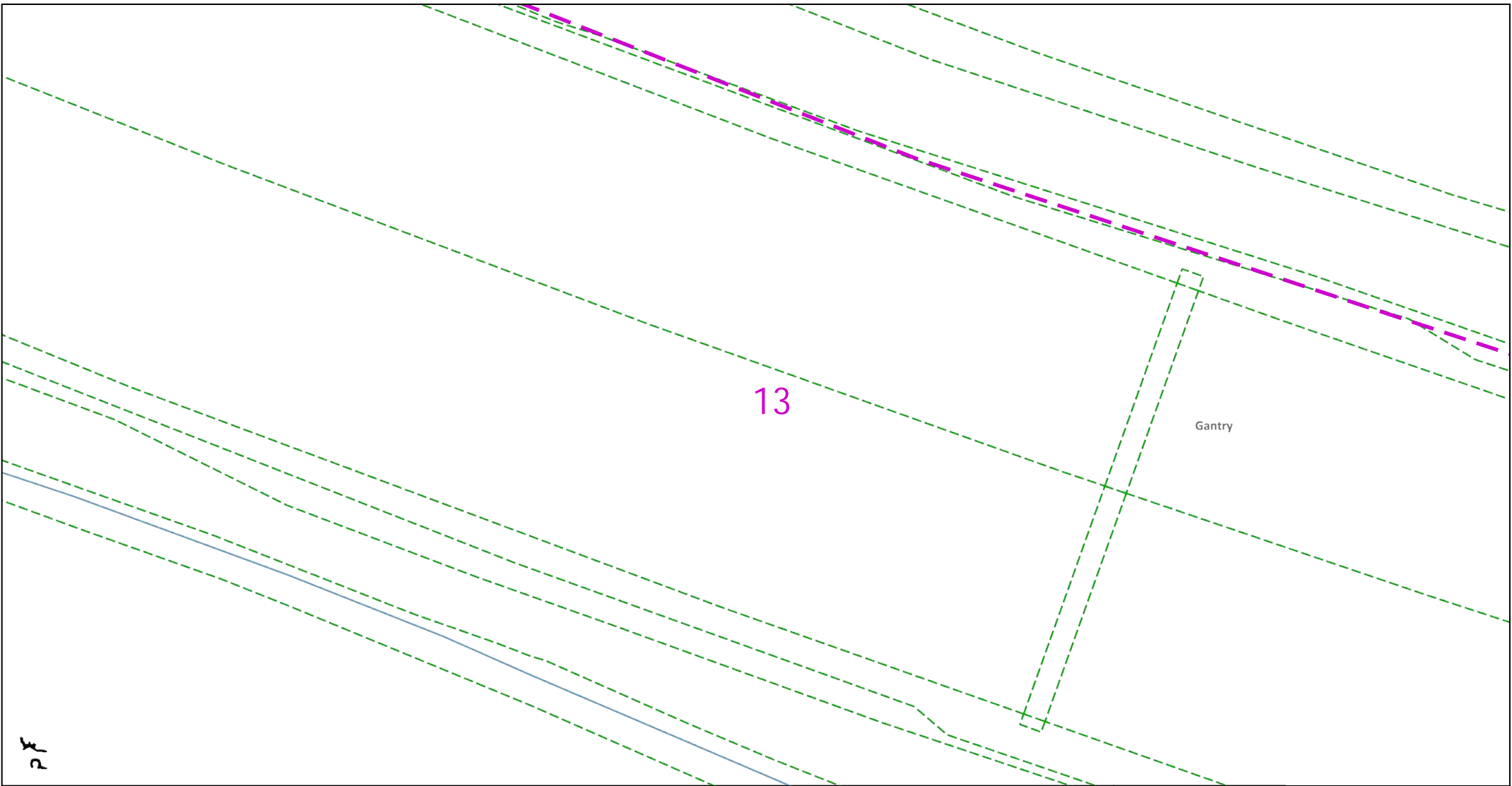
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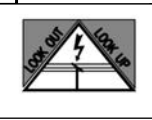


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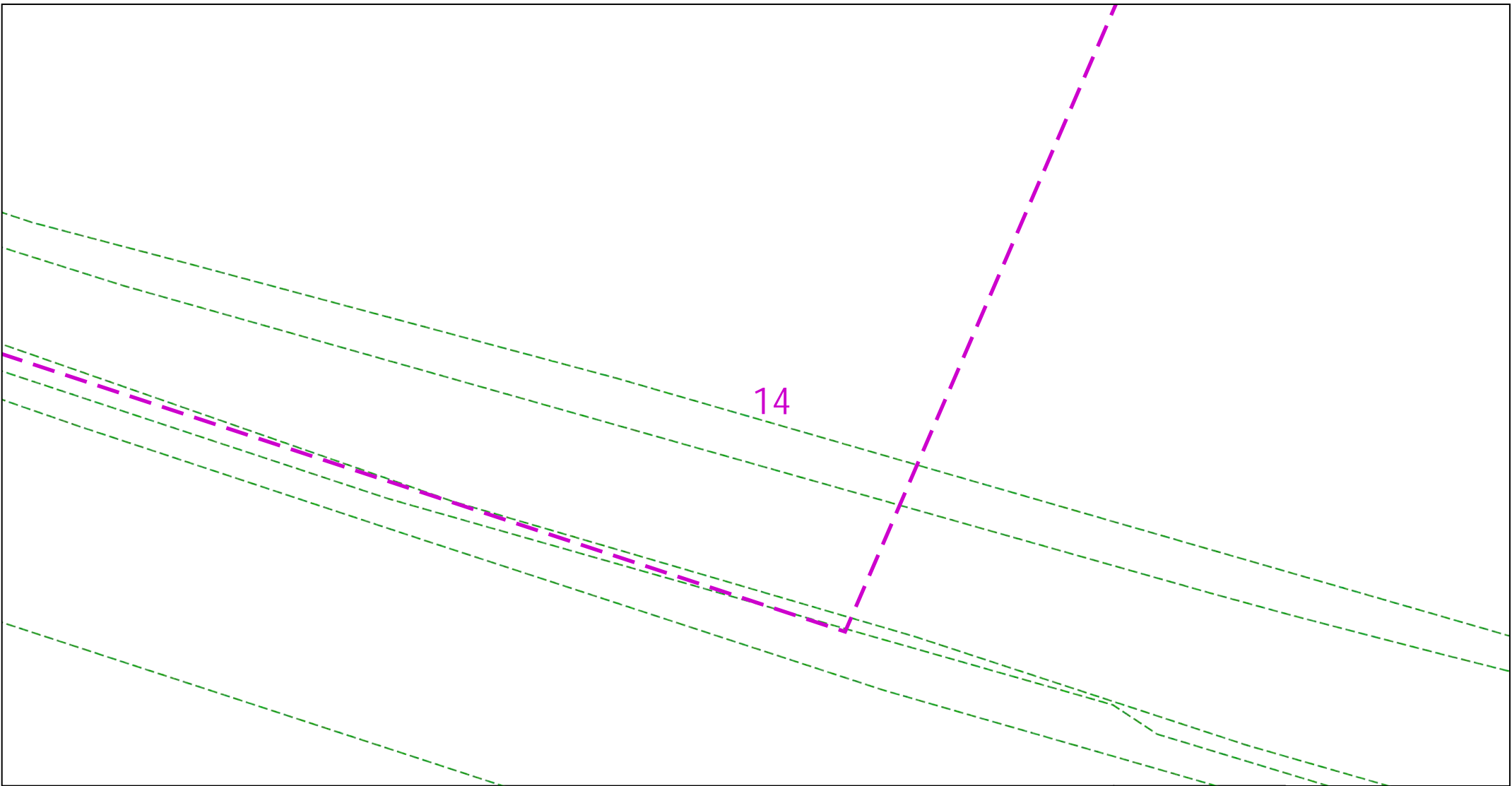
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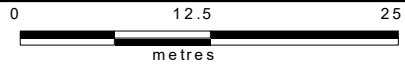


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## UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

All you need to do is:

1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



Thank you for making the area a safer place to dig.

**UK Power Networks, working with LSBUD**



Mr. Claire Hosford  
M-EC  
The Old Chapel  
Station Road  
Hugglescote  
Coalville  
Leicestershire  
LE67 2GB

Date: 08 March 2022

Our Ref: 8500204405 / QID 3000038846

Dear Mr. Hosford

## Site Address: Lye Lane, St. Albans, AL2 2AG

### Budget estimate

I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Quote as "UK Power Networks". Thank you for your recent enquiry regarding the above premises.

I am pleased to be able to provide you with a budget estimate for the Works.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

### Description of work included:

To provide 125 x New connections to new housing development with the inclusion of EV chargers totalling

#### Option 1 - High Voltage Point Of Connection – 1250KVA

£1,500,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network.

Works include to install 2 x RMUs on the existing network to allow the proposed capacity of 1250kVA to site, this will entail approximately 1600m of excavation in the public highway, in both the footpath and road. This will allow capacity to be brought to site, we will then look to install 3 x transformers on site to distribute the proposed power around site. These will be terminated in 125 x 1ph cut outs. Traffic Management fees have not been allowed for within these costs.

#### Option 2 - High Voltage Point Of Connection – 999KVA

£540,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network.

Works include to connect to the nearest suitable HV cable in the footpath of Hazel Road, this will entail approximately 337m of excavation in the public highway, in both the footpath and road. This will allow capacity to be brought to site, we will then look to install 1 x transformer on site to distribute the proposed power around site. These will be terminated in 125 x 1ph cut outs. Traffic Management fees have not been allowed for within these costs. All on site excavations are the responsibility of the customer as well as construction of substation bases.

Please note this offer will be subject to the following conditions.

- This option will need to be agreed by our property and consents team due to the existing substation legal agreements
- It has been assumed that there will be adequate space in the existing enclosures at two UKPN sites to house the proposed new RMUs, If this is not possible additional costs may incur depending on the location of the equipment
- This is on the assumption all LV cables and services on site will be disconnected.
- Our records indicate that the HV cable running in the footpath of the site is no longer in use, this will need to be proved before any works take place, If it is found this is not the correct information additional fees will incur. However all cables should be assumed to be live when digging near – safe digging practices should always be followed

An additional sum may be chargeable if further diversionary or re-enforcement works in the network become necessary.

### Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the Quote.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent Quote. You should note also that UK Power Networks' formal Quote may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

### If you would like to proceed

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website [click here](#) for 'The connection process' which details our application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

### Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to

Speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Lauren Macdonald

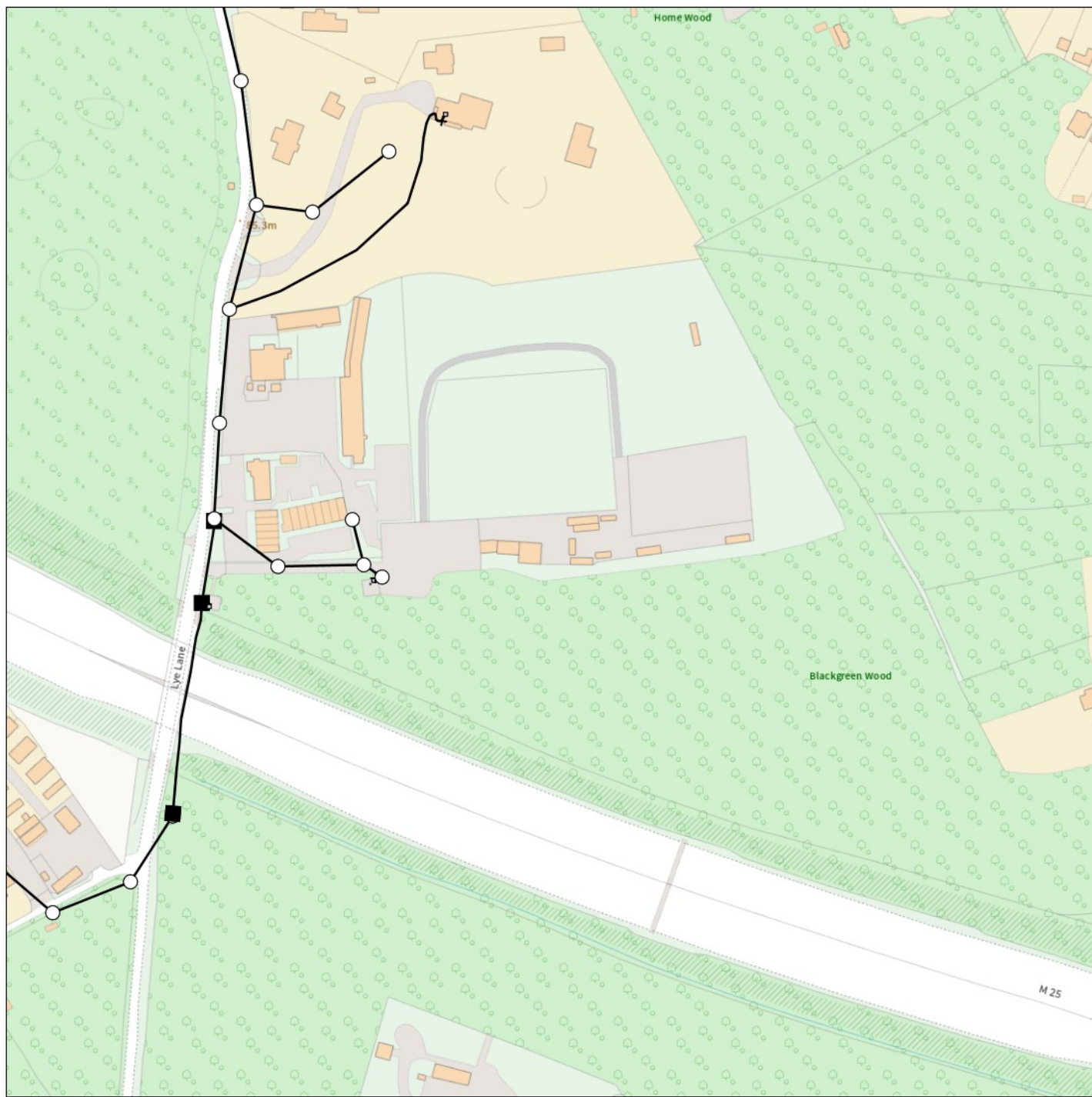
Mobile: 07783 846606  
Email: [Lauren.Macdonald@ukpowernetworks.co.uk](mailto:Lauren.Macdonald@ukpowernetworks.co.uk)



To download your free safety leaflets and resources visit [UK Power Networks - Safety Page](#)

**APPENDIX E**

# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

### KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office

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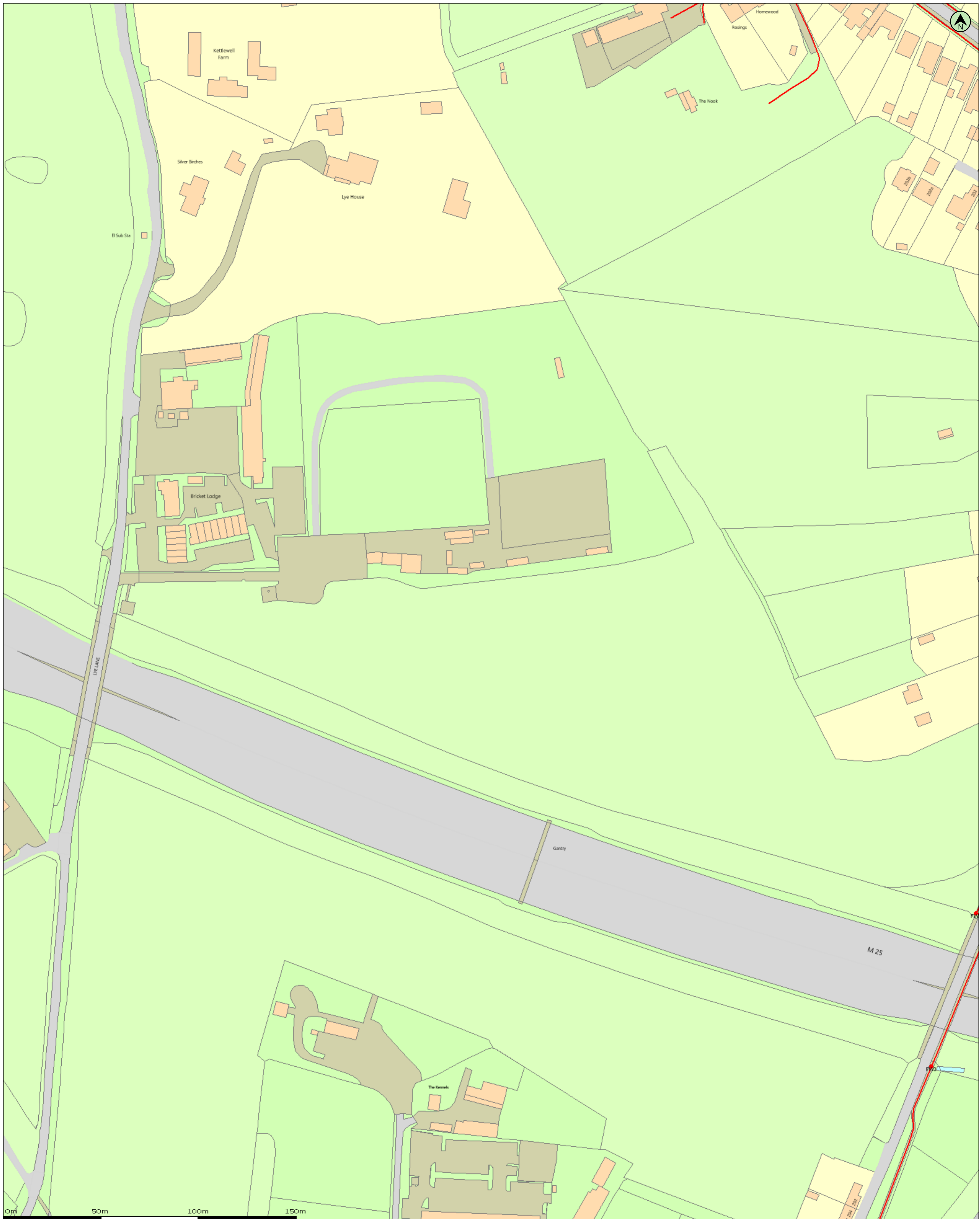
BT Ref : LTM11123W

Map Reference : (centre) TL1350002791

Easting/Northing : (centre) 513500,202791




Issued : 14/01/2022 11:12:52

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**



(c) Crown copyright and database rights 2022 Ordnance Survey 100019209  
Data updated: 01/12/21

Scale: 1:1250  
Map Centre: 513532.202766  
Date: 14/01/22  
Our Ref: 756249 - 1  
Telecoms Plan A2  
Powered by digdat

<b>Duct, Trench</b> 	<b>Chamber / Pole</b> 	<b>Cabinet</b> 
--	--	---

claire.hosford@m-ec.co.uk 27038



Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2022 Ordnance Survey 100019209.

MEC  
The Old Chapel, Station Road  
Hugglescote  
LE67 2GB

Our Ref: 869694  
Your Ref:  
3rd February 2022

**FAO: Claire Hosford**

Dear Madam,

**RE: DEVELOPMENT – BRICKET LODGE SPORTS & COUNTRY CLUB, LYE LANE, BRICKET WOOD AL2 2AG.**

Thank you for your enquiry forwarded from our Openreach Newsites office.

An initial investigation of the above site proposals has been completed, and a detailed survey is now required to confirm that anticipated alterations to Openreach apparatus are the most cost effective means of protecting our network. Your proposals have been registered as works applicable to The Electronic Communications Code ("the 2017 Code"), Schedule 3A of the Communications Act 2003 and in line with Paragraph 16, Schedule 2, Transitional Provisions of the Digital Economy Act 2017

The estimated cost to provide a detailed estimate and specification for this work is **£1,902.00** (inclusive of VAT), which we will require in advance although the actual costs will be charged, whether more or less than this.

Because we consider a detailed investigation is essential to ensure our network is protected, we will contact you within 30 working days if payment has not been received unless you inform us that your proposals or circumstances have changed.

After receipt of payment, we will contact you where necessary and if there is no alternative to the alterations work, we will provide a single detailed estimate of the costs and a specification. However, if your proposals are not suitably detailed, then we may agree to provide a budget costing in advance of this. We would normally expect to complete this within 25 working days when we will also inform you of the next steps. If our expense is likely to exceed the advance payment you have made, particularly if additional or alternative costings are required, then further payments will be requested from you.

After provision of the final detailed estimate and your agreement to the associated specification, we will review our expenditure and provide a final invoice to settle the costs for this work before moving on to the next stage of the project.

If you have not already done so, please ensure you include preferred contact details, detailed plans and any supporting information for your proposals along with the advance payment.

See over for payment details.

Please note that we offer a site visit service to locate and mark the position of Openreach apparatus within your work area. To arrange a site visit from a Plant Protection Officer email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

Openreach also provides a "Maps-by-Email" service to enable you to receive a copy of our plant records. If you haven't used this service before and would like to, please go to the following URL: <http://www.ournetwork.openreach.co.uk/locating-our-network/maps-by-email.aspx>

Please be aware that any duct and poles owned and controlled by Openreach can be used by third party communications providers (CP) for the installation of their cables and apparatus if they have a contract with us for our Physical Infrastructure Access (PIA) product. The CP must, however, place an Order with us for PIA before they install their cables or apparatus. If such CP cables or apparatus are identified in our network within your area of interest, I will identify a contact for the affected CP and advise them of your proposals. I will pass these contact details on to you and liaise with the CP so that they are aware of any diversionary requirements relating to your proposals. You will be contacted directly by the affected third party CP – they will advise you of any associated chargeable costs relating to their cable and apparatus diversions. If you have any queries or concerns relating to this aspect of the Openreach operated network, please don't hesitate in contacting me. Please note Openreach Ltd. will not be held liable for any delays, costs, losses or damage caused by the third party CP.

Yours faithfully



Mem Vural  
Repayments Project Engineer

**Repayments (Alterations)**

PP  
Mill House  
11 Ilford Hill  
Ilford  
IG1 2BZ

**tele:** 002032518260  
**fax:** 0  
**mob:** 0+447802773672  
**email:** mem.vural@openreach.co.uk

**Openreach Limited**  
Registered Office: Kelvin House  
123 Judd Street, London WC1H 9NP  
Registered in England and Wales no. 10690039



## Payment Details

There are three ways to pay the standard charge (£1,902.00 including VAT).

### 1. By Cheque

- This is our preferred method of payment
- Please make cheques payable to **British Telecommunications Plc**
- Send your cheque with your order / letter of authorisation to proceed with the works to the Project Engineer shown below (order not to contain contractual conditions)
- If an invoice is required to make payment, then contact the project engineer shown below, otherwise a retrospective invoice will be dispatched to you.
- Write your cheque number here: \_\_\_\_\_
- Write the cheque amount here: £\_\_\_\_\_

### 2. Using Bank Automated Clearing Services (BACS)

When your order / letter of authorisation to proceed with the works has been received an invoice for payment will be returned with the necessary BACS payment details.

3. Telephone Credit Card Payments, to pay by credit card simply call our dedicated card payment team on Freephone 0808 100 0834, the opening hours are 9am to 4.30pm Monday to Friday.

**Please quote the Openreach reference number / invoice number otherwise payment may not be allocated to your job.**

-----

**N.B. For either method of payment please complete this form and return with your order / letter of authorisation to the Project Engineer, address below. Please remember, however you pay, the works will not commence until this form and your payment have been received.**

<b>Title/Location of Work</b>	<b>BRICKET LODGE SPORTS &amp; COUNTRY CLUB, LYE LANE, BRICKET WOOD AL2 2AG.</b>
<b>Project Engineer Name</b>	Mem Vural
<b>Postal Address</b>	pp.6/41c Mill House 11 Ilford Hill Ilford IG1 2BZ
<b>Openreach Reference</b>	IL/869694/22/MV
<b>Client's Company Name</b>	
<b>Client Billing Address</b>	
<b>Client Contact</b>	
<b>Client Tel</b>	

For advice or assistance in completing this form please call Jane Goodison 0131 345 0016 for all other queries contact the Project Engineer named above.

Our VAT number is **245719348**

## PAYMENT OPTIONS

**Our Openreach reference must be quoted for all methods of payment.**

### 1 Telephone Payments

To pay by credit card or debit card, simply call our dedicated card payments team on **Freephone 0808 100 0834**. Our opening hours are 9am to 4.30pm Monday to Friday.

### 2 Bank Automated Clearing Services (BACS)\* (online through your own bank account)

Our Bank	Barclays Bank, 1 Churchill Place, Canary Wharf, London E14 5HP
Our Bank Sort Code:	20-00-00
Our Bank Account Number:	00835757
Bank Identifier Code (Swift Code)	BARCGB22
IBAN (International Account No)	GB20 BARC 2000 0000 835757
<u>Our Openreach Reference:</u>	<u>Shown on payment counterfoil</u>

**\*For BACS payments, a remittance advice, quoting your details, and our Openreach reference, must be submitted.**

Please send your remittance to:

email: [bacs1.sth@bt.com](mailto:bacs1.sth@bt.com)

Fax: 01908 862290

Post: BT Payments Services Ltd, BT Telephone Centre, Durham. DH98 1BT

### 3 By Cheque

Make cheques payable to British Telecommunications PLC.

Please post the **cheque and the counterfoil** to:

**Openreach Repayments, PP 6/41C Mill House, 11 Ilford Hill, Ilford, IG1 2BZ**

## REFUNDS POLICY

Where appropriate, a refund will be made by cheque, BACS or to the Credit/Debit card from which payment was taken.

## LEGAL COSTS AND INTEREST

Please note that in circumstances where BT plc has issued legal proceedings, this payment may not be accepted in full and final settlement.

Where applicable, legal costs and interest will remain outstanding, and must be paid in full.

## CIS DETAILS

Company Unique TAX Reference (UTR) 93520 03146

Company Name : BRITISH TELECOMMUNICATIONS PLC

Company Trading Name : BT

Company Registration Number : 01800000

**BT VAT REG NO 245719348**

## SPECIAL REQUIREMENTS WHEN WORKING IN THE VICINITY OF OPENREACH APPARATUS

- 1 In this special requirement the following terms shall have these meanings assigned to them:-
  - a) 'Company' means Openreach – a BT Group Company
  - b) 'Company Representative' means the staff of Openreach, or its authorised representatives or Agents
  - c) 'Apparatus' means all boxes, cabinets, poles and plant including any associated cabling and/or ducting owned by Openreach.
- 2 All works in the public highway are subject to the New Roads and Street Works Act 1991, and the Promoter of the work is legally responsible to bear the cost of safeguarding Apparatus. The "highway" includes carriageway, verges, footpaths, etc.
- 3 Before commencing any work, or moving of heavy plant or equipment over any portion of the site the contractor shall confirm details of Apparatus, owned, leased or rented by the Company, within the site, with the Company Representative, who can be contacted for free on site assistance during office hours, prior to commencement of works :-

E-mail : [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

Seven working days notice is required.  
(Office hours : Monday to Friday 08:00 to 17:00)

Further information is available at:

<http://www.ournetwork.openreach.co.uk/locating-our-network/letting-us-know-about-streetworks.aspx>

Compliance with the above requirements does not relieve the Contractor of any of his obligations under the Contract.

- 4 Apparatus maps are also available, for further information please go to:  
<http://www.ournetwork.openreach.co.uk/locating-our-network/maps-by-email.aspx>
- 5 Where such details show that the works or the movement of plant or equipment may endanger the Apparatus, the Contractor must give the Company Representative at least 7 days notice of the date on which it is intended to commence such works or the movement of plant or equipment in order that the presence of any sub-surface Apparatus can be indicated by markers to be supplied by the Company and placed by the Contractor under supervision of the Company Representative. The Contractor shall ensure that all Apparatus, particularly surface running cable, is adequately protected from damage and the Engineer shall approve such protective measures.
- 6 In the event of a Company marker being disturbed for any reason it shall not be replaced other than in the exact position and to its former depth unless the repositioning is carried out at the direction and under the supervision of the Company Representative.
- 7 The Contractor shall take particular care in relation to the protection of Apparatus, where such Apparatus includes the presence within the site of optical fibre and/or co-axial cabling. The Contractor shall make every effort to avoid the disturbance of the Company's network which, if damaged, can prove costly to reinstate. The Contractor shall make every effort to avoid the disturbance of Apparatus more than is absolutely necessary for the completion of the works in accordance with the Contract.

When excavating, or backfilling around Apparatus, the Company Representative shall be given adequate notice, which should be not less than 7 days, of the Contractor's intentions in order that he may supervise the works. The Contractor should note that the normal depth of cover for Apparatus and ducts is as follows :-

- a) in footways 350mm, which is to be maintained
- b) in carriageways 600mm, which is to be maintained.

Where the 350/600mm depth of cover cannot be maintained the Contractor shall carry out the instructions of the Company Representative for the protection of the Apparatus. Where the required depth of cover cannot be maintained over cabling, such cables may have to be diverted.

- 8 All excavation adjacent to Apparatus is to be carried out by hand until the exact extent and/or location of Apparatus is known. Mechanical borers and/or excavators shall not be used within 1.0 metre of Apparatus or 2.0 metres of any pole without the supervisory presence of a Company Representative. To prevent any movement of Apparatus during excavation, complete shuttering shall be used as directed by the Engineer if :-
- a) excavation is deeper than the depth of cover of adjacent Apparatus
  - b) excavation is within 1.0 metre of Apparatus in stable soil
  - c) excavation is within 5.0 metres of Apparatus in unstable soil

If for completion of the works the Contractor intends using any of the following: -

- a) pile driving equipment within 10.0 metres of Apparatus
- b) explosives within 20.0 metres of Apparatus
- c) laser equipment within 10.0 metres of Apparatus

- the Contractor shall advise the Company Representative, in writing, in order that any special protective measures for the Apparatus affected may be arranged.

- 9 All Company manhole, joint box and/or other access points and chambers within the site shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and/or any further equipment required by the Company for the maintenance of its Apparatus must be maintained at all reasonable times. The Contractor should particularly note the footway type chambers are not specified for carriageway loading and will need to be adequately protected and/or demolished and rebuilt under supervision of a Company Representative where such chambers are likely to be placed at risk, either temporarily or permanently, from the movement of plant and/or equipment on the site. The Company Representative shall be given reasonable access to all Apparatus and chambers when required. Where OPENREACH installs Apparatus during the works this new Apparatus shall be treated as existing Apparatus for the purpose of these Special Requirements.
- 10 For Frame and Covers that necessitate a change in level please contact the local office. If you wish to provide recessed frames and covers they will have to be supplied by the Company's agreed supplier. The Contractor must be prepared to supply and install such frames and covers in future, and must supply names of who will be liable for future maintenance.
- 11 In the event of any damage whatsoever to Apparatus the Contractor must immediately inform BT and report the occurrence as follows :-

**Call Openreach fault reporting on: 0800 0232023**

### **WARNING**

**Entry into all Openreach underground structures is prohibited to all unauthorised personnel.**

**APPENDIX F**



GTC Ref: East Midlands/34137785/459333

GTC Contact: Paul Summers

07826 947199 / paul.summers@gtc-uk.co.uk

01359 240154 / sales@gtc-uk.co.uk

22 February 2022



**Electric, Fibre, Water and Wastewater Quotation**

**Lye Lane, Bricket Wood, ST ALBANS, Hertfordshire, AL2 1AJ**

Prepared for McPartland Planning Ltd (c/o M-EC)



## 1.0 INTRODUCTION

### Summary of Offer

Following your request for a utility networks quotation for the development at Lye Lane, Bricket Wood, ST ALBANS, Hertfordshire, AL2 1AJ GTC has used the information provided to produce a budget costing to meet your requirements. GTC's offer is inclusive of Electric, Fibre and Water infrastructure and adoption of the wastewater network constructed by you (based on the terms of offer set out in this quotation).

### Breakdown of Offer

<b>On-site works</b>	
You pay GTC	<b>£99,685.37</b>
<b>Off-Site Works</b>	
You pay GTC	<b>£7,212.30</b>
<b>Upstream Network Operator Costs</b>	
Electricity:	£8,000.00
Water:	£20,000.00
Wastewater:	£0.00
<b>Total</b>	
You pay GTC	<b>£134,897.66</b>



## 2.0 GTC ADDED VALUE



### Fibre

#### Fibre Rebate Information

GTC's offer above is inclusive of a fibre rebate of **£375.00 per plot** (£100 of which is conditional upon you pre-wiring the plot to enable the resident to receive Sky Q television services, via satellite dish or communal Fibre Integrated Reception System (FIRS), in accordance with the enclosed Sky Approved Developer Terms). This rebate has been deducted upfront from the on-site total giving the advantage of no administration burden for you to claim the individual plot rebates as they are connected.

#### Additional Fibre Network Value to Help with Comparison to Other Provider's Quotes

In addition to the rebate, this offer is based on GTC's innovative fibre installation method which means you will no longer have the cost or hassle of building the full duct and chamber network. Instead, GTC will install the duct network with the other utilities and free issue preformed chambers to be installed by you. GTC estimates that this gives a further construction cost saving to M-EC of £130.00 per plot which you may need to take in to account when comparing to other quotes.

Estimated Value to McPartland Planning Ltd of Construction Costs Saved	
125 plots with £130.00 per plot saving	<b>£16,250.00</b>



### Water and Wastewater

#### Infrastructure Charge and Income Offset Credits

Infrastructure Charges and Income Offset Credits are a pass through from the incumbent water and wastewater company which are subject to annual review by the incumbent and approval by Ofwat. Following an Ofwat consultation, Income Offset Credits will cease from April 2025. As these charges and payments change over the duration of your development, it can provide uncertainty on the costs included within the original quotation. GTC has therefore excluded these charges and will apply the approved and published Infrastructure Charge and Income Offset published by the incumbent water company as the plots on your development are connected. The values shown below are the default values given by the incumbent for the current charging period.

Charges and Credits	Per Plot	Site Total
Water Infrastructure Charge:	£249.00	£31,125.00
Water Income Offset Credit:	-£387.26	-£48,407.50
Wastewater Infrastructure Charge:	£365.00	£45,625.00
Wastewater Income Offset Credit:	-£15.00	-£1,875.00
<b>Net Infrastructure Charge:</b>	<b>£211.74</b>	<b>£26,467.50</b>

GTC will apply for any discounts to infrastructure charges offered by incumbent water or wastewater companies subject to you or subsequent housebuilder providing evidence that the specific conditions for any discount has been achieved.

Based on the current values, the total cost for your development is shown below.

Provisional Total Project Cost	
GTC Quotation and Net Infrastructure Charge (at current rates):	<b>£161,365.16</b>





### Charges Often Levied by the Water Company Included in GTC's Standard Offer

GTC's water offer is an all-inclusive offer based on the terms set out in this quotation. This offer also includes the items below that can often be excluded by others resulting in unforeseen additional costs. For comparison purposes, please check that these are also included in the offers from other providers.

Description	Included in GTC's Offer
Supply and Fit of Meter	Yes
Service connection to boundary box / manifold	Yes
Chlorination and testing	Yes
Design Fees / Deposits / Vetting	Yes
Inspections	Yes
Costs for Abortive visits	Yes
Additional Visits	Yes



### 3.0 SITE DETAILS

#### Schedule of Domestic Plots

Property Type	1BF	2BF	2BS	2BT	3BD	3BS	3BT	4BD	4BS	4BT	5BD	Total
Electricity	2	12	13	8	8	36	10	21	8	2	5	125
Fibre	2	12	13	8	8	36	10	21	8	2	5	125
Water	2	12	13	8	8	36	10	21	8	2	5	125
Wastewater	2	12	13	8	8	36	10	21	8	2	5	125

### 4.0 TERMS OF OFFER



#### Electric Terms

This quotation includes indicative electric point of connection (PoC) and off-site costs. Costs associated with the PoC are therefore subject to change.

Please note: PoC and off-site costs will be provided when the upstream DNO has provided these details in full. However, PoC and non contestable charges will be the same regardless of who is to own the network.

GTC has assumed a High Voltage (HV) connection. Due to the size of the site 1 substation will be required and the costs are included in this quote. GTC has assumed that the Developer will carry out all civil works associated with the substation at their own cost.

This quotation includes the excavation and reinstatement costs in public highway (10m road), which will be carried out by GTC.

GTC has assumed that the Developer will construct a brick-built housing for the substation to GTC specifications.

If the development is in an area that the environment agency consider to be susceptible to a risk of flooding, then any electrical plant and equipment will need to be established at a level 600mm above the 1 in 100 year predicted flood level, or the Developer will need to guarantee that they have mitigated the risk of flooding by incorporating suitable flood defences.

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream DNO.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC has assumed all mains and services feeding 125 Plots will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 125 Plots having electric heating (ASHP).

GTC has calculated the total load for the site to be 403kVA.

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards GE-TGI-IG-0015, details of which will need to be confirmed by the Developer.



GTC's quotation excludes meter boxes and hockey sticks. GTC can supply these at an additional charge of £23.10 each for standard meter boxes.

This quotation includes sufficient capacity on each domestic 100A service for an Electric Vehicle Charging Point (EVCP) of up to 7.2kW (32A) installed downstream of the meter on each domestic plot (excluding multi-occupancy dwellings). Larger EVCPs or multiple EVCPs may require a 3-phase arrangement, as well as a requirement for additional capacity, and costs for this arrangement have not been included in this quotation.

Based on the information you have provided GTC has not included for any lift motors, pumping stations or other disturbing electric loads (such as welders, motors, heat pumps or air conditioning equipment) in this quotation.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £1,670.00, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board; the meter location is less than 25m from GTC's installed and energised mains; demand does not exceed 24kVA for single phase TBS or 69kVA for three phase TBS. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these for an additional charge, the current price for this work is £316.00 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the street lights, in this cost GTC has assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the street lights you will need to have appointed an electricity supplier for the supply of the street lights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.

GTC's Technical Guidelines for Electricity can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



## Fibre Terms

This quotation includes any off-site excavation and reinstatement works required to be completed for a connection from the on-site fibre duct network on the development at the site entrance to the appointed Backhaul Provider. These works will be carried out by GTC.

This quotation is based on GTC installing the duct and chamber infrastructure and fibre network as detailed in GTC document GF-TGI-IG-0393. All the Developer will need to install is the 54mm fibre service duct and complete installation of the chambers.

The Developer shall be responsible for all on-site excavation and reinstatement associated with the installation of the fibre network, including the mains, services and On-Site Convergence Point (OSCP).

The Developer shall be responsible for preparation within the Plots to ensure a Plot is ready to receive a fibre service. GTC will liaise with you on the specific requirements during the design stages and brief out final requirements at a fibre construction pre-start meeting.

To ensure that the homeowners moving into their new property can enjoy the maximum benefit from GTC's Ultra-Fast Fibre Optic Distribution Network, GTC strongly recommend the Developer follows the minimum in-home technical requirements as specified within the appropriate Fibre Technical Guidelines.

The Developer shall be responsible for ensuring that each Plot is pre-wired to enable the resident to receive Sky Q television services (via satellite dish or communal FIRS) in accordance with the enclosed Sky Approved Developer Terms and will highlight to purchasers of its Plots Sky Triple Play (being a phone, broadband and TV service offering provided by or on behalf of Sky) as well as the fact that Sky are the Developer's preferred solution for TV, broadband and phone services. The Developer will be required, in addition to (and separately from) GTC's Standard Terms and Conditions, to enter into (and to comply with) the Sky Approved Developer Terms. Sky pre-wiring specification documents can be found on GTC's website and via the link below.

If Virgin Media O2 confirm there is connectivity available for this site, they will require a minimum of two points in the home for TV services to be installed by the Developer. Virgin Media O2 supplied cable must be used. These must be installed between the GTC fibre entry point and likely TV locations. At the fibre entry point the two cables will need to be coiled (min. 150mm) in a Virgin Media O2 supplied housing unit. At the two selected TV locations, the cable will need to be coiled (min. 150mm) in a standard, Developer supplied single 25mm



back box fitted with a Virgin Media O2 supplied branded faceplate. All terminations will be at the point of customer connection. All Virgin Media O2 supplied materials will be free of charge.

Where available, Virgin Media O2 will deliver an independent offsite network and the capacity required to serve every home on the development. A New Build Account Manager (NBAM) will work with Taylor Wimpey and assign a New Site Representative (NSR) to the development. The NSR will conduct regular site visits to coordinate all Virgin Media O2 works, onsite material deliveries along with any sales and marketing requirements.

This offer includes the option of FIRS. If selected, a FIRS signal survey will be performed following acceptance of the proposal to finalise the positioning of the aerials and dish. The FIRS aerials and dish will require a solid mounting within visibility of the terrestrial transmitters and satellite. This mounting would typically be on the wall of a substation, roof top of an apartment block or similar solid object. The mounting must be within approximately 20 metres of the OSCP or cabinet housing the FIRS equipment. If no such object is available an additional charge may be necessary to provide a mast or similar. Should a mast be required you will need to seek the appropriate planning permission for its deployment. Where FIRS equipment is deployed within an apartment block riser it must be fed using a landlord supply and accessible to Open Fibre Networks Ltd (OFNL) to inspect, maintain, adjust and repair.

The Developer will need to ensure each Plot is correctly wired to ensure a Plot is ready to receive a FIRS service. Details on all in home requirements and all associated on-site build requirements can be found in the GTC FIRS Technical Standards GF-CIC-ES-0059.

<b>Additional Developer contribution for FIRS</b>	
McPartland Planning Ltd pays GTC	<b>£42,730.20</b>

GTC's Technical Guidelines for Fibre and FIRS and Sky Q Pre-wiring Technical Specifications can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



### **Water Terms**

This quotation is based on an assumed point of connection (PoC) to the Incumbent Water Company's network. GTC has assumed that a suitable PoC for the whole development is available at the site entrance and has included provisional costs for a connection at this location. Once the Incumbent Water Company has provided a formal offer for these works GTC will pass this through for payment by the Developer.

The costs of carrying out any necessary diversions to the existing water network are excluded from this quotation. Please contact the Incumbent Water Company if required.

The Developer shall be responsible for all on-site excavation and reinstatement. GTC shall supply and install water infrastructure inclusive of the main, communication pipe, meter box and meter. The Developer shall complete installation of the meter boxes to the final finished level. Please refer to GTC technical guidelines GW-TGI-IG-0017 for further details and definitions.

This quotation is based on all water meters located in the footpath or publicly accessible metalled surface in an individual or multiple meter boundary box. Water meters may also be located internally within each property (at the water service entry location) subject to approval by INWL.

This quotation excludes the costs for any fire hydrants. The cost for these will be chargeable upon confirmation from the local Fire Authority on the quantity and location of hydrants required.

This quotation does not include any landlords supplies or bin store services. A quotation for these can be provided after acceptance. The standard price for these supplies is £354.00 (excluding VAT) for each connection. This assumes a 25mm service and 15mm inline meter located in a boundary box within 10m of a laid or proposed IWNL main. All excavation and reinstatement to be completed by the Developer.

This quotation does not include for the construction or adoption of any booster pumps by IWNL. Should these be required, this quotation is based on the assumption that these will be adopted by the Incumbent Water Company.

This quotation assumes there is no contamination onsite and therefore all pipe has been costed as standard polyethylene (PE) pipe. No allowance has been made for any barrier pipe in this quotation.



The Developer is to supply, free of charge, suitable concrete for thrust blocks as necessary for the water mains.

Any works in respect of the water distribution network will be conditional upon IWNL having been granted a NAV by Ofwat and acceptance by IWNL of a formal offer from the Incumbent Water Company to: (i) connect the Network to the Host Water Company's network; (ii) convey water from the Host Water Company's network; and (iii) perform any tasks ancillary to those contemplated in (i) or (ii) above.

Infrastructure charges for water are payable on a per plot basis and will be chargeable in-line with the charges applicable at the time the water service connection is made to the building. Water infrastructure charges are revised on an annual basis and are regulated by OFWAT, for clarity this offer excludes these charges. GTC will apply for any discounts to infrastructure charges offered by the Incumbent Water Company subject to the Developer or subsequent housebuilder providing evidence that the specific conditions for any discount have been achieved.

GTC's Technical Guidelines for Water can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



## Wastewater Terms

This quotation is based on an assumed connection to the Incumbent Wastewater Company's network. GTC has assumed that a suitable wastewater point of discharge (PoD) for the whole development is available at the site entrance. Once the Incumbent Wastewater Company has provided a formal offer for these works GTC will pass this through for payment by the Developer. This quotation assumes the Developer will undertake all civils work for the wastewater connection.

The costs of carrying out any necessary diversions to the existing Incumbent's wastewater network are excluded from this quotation and will be arranged and undertaken through the Incumbent Wastewater Company by the Developer.

The Developer shall design, supply and install all wastewater infrastructure. The Developer shall be responsible for all on-site excavation and reinstatement. Please refer to GTC technical guidelines GW-TGI-IG-0575 for further details and definitions.

This quotation assumes a pumping station is not required for the development and therefore does not include for the construction or adoption of any pumping stations by IWNL. Should any pumping stations be required, this quotation is based on the assumption that these will be adopted by the Incumbent Wastewater Company. GTC reserves the right to amend this quotation should the adoption of pumping stations not be agreed with the Incumbent Wastewater Company. Any temporary pumping station will be the responsibility of the Developer to design, construct and maintain and will not be adopted by IWNL.

This quotation does not include for the adoption of any of the attenuation components included as a part of the surface water sustainable drainage system (SuDS). This offer includes for the adoption of the surface water pipework only.

Where the surface water discharge terminates into a third party water course, canal, drainage ditch, water body or similar, the wastewater element of this quotation is conditional upon IWNL entering into any necessary agreements (on terms acceptable to IWNL) in respect of surface water discharge with any relevant third party (including, without limitation, the Canal & River Trust). GTC reserves the right to: (i) amend this quotation to reflect, or otherwise recover from the Developer, any amounts which IWNL is required to pay to any third party in respect of surface water discharge; (ii) withdraw this quotation (in so far as it relates to wastewater) if IWNL does not reach agreement in respect of surface water discharge with any relevant third party; and/or (iii) pass through to the Developer any costs incurred by IWNL in seeking to reach agreement in respect of surface water discharge with any relevant third party.

The site wastewater drainage design is assumed to include for separate systems for sewage and surface water drainage. The separate foul sewer system will extend to the Incumbent owned public sewer and the surface water network may terminate with a connection to the Incumbent's network. A discharge application will be made by the Developer to the Incumbent Water Company for the discharge of sewage and possibly the surface water. The sewage discharge application will be for domestic wastewater only, IWNL must be consulted in respect of any proposed trade effluent discharge to the public sewer. Land and highway drainage have no right



of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; for instance, if SuDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, you will be required to enter into a formal agreement with IWNL under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network. GTC reserves the right to request the Developer provides a surety (e.g., an independent bank or financial institution such as NHBC) not exceeding 10% of the estimated construction value of the works (minimum value of the indemnity being £5,000 or the value of the works if less than £5,000).

All wastewater design approvals and network inspections as deemed necessary by GTC (both those undertaken during construction works and for final adoption of the network) are included within this offer, this is for design submissions and construction of the works that are of a conventional nature and are in accordance with the recommendations set out in the latest version of the Sewerage Sector Guidance, Design and Construction Guidance. In the event that submissions or construction of the works falls below these standards GTC reserves the right to recover any additional costs incurred as a result of such occurrence. The Developer shall provide detailed CCTV coverage and as built drawings for the wastewater networks before adoption can be made by IWNL, as well as proving the satisfactory operation of all network components through the Developer's maintenance period.

Any works in respect of the wastewater network will be conditional upon IWNL having been granted a NAV by Ofwat and acceptance by IWNL of a formal offer from the Incumbent Wastewater Company to: (i) connect the Network to the Host Water Company's network; (ii) convey wastewater to the PoD on the Host Water Company's network; and (iii) perform any tasks ancillary to those contemplated in (i) or (ii) above.

Infrastructure charges for wastewater are payable on a per plot basis and will be chargeable in-line with the charges applicable at the time the water service connection is made to the building. Wastewater infrastructure charges are revised on an annual basis and are regulated by OFWAT, for clarity this offer excludes these charges. GTC will apply for any discounts to infrastructure charges offered by the Incumbent Wastewater Company subject to the Developer or subsequent housebuilder providing evidence that the specific conditions for any discount have been achieved.

GTC's Technical Guidelines for Wastewater can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

## 5.0 CONFIDENTIALITY

This quotation and associated documentation is confidential between GTC, McPartland Planning Ltd and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

## 6.0 PROGRESSING THIS QUOTATION

Should you be successful in obtaining and developing this site, GTC will be pleased to supply a firm quotation. Please return a detailed site plan and a completed quotation request form. GTC trust that this budget costing will be acceptable and look forward to receiving your instructions.

This quotation is given on the basis that it does not create any legal relationship between you and GTC and no agreement will come into force between us until GTC dispatches an acknowledgement of the Acceptance and Appointment of Transporters. To the fullest extent permitted by law, GTC will have no liability in contract, tort (including negligence and negligent misstatement) or otherwise for any matter set out or referred to in this quotation unless and until such an agreement comes into force (in which case any such liability will be governed by GTC's Standard Terms and Conditions).

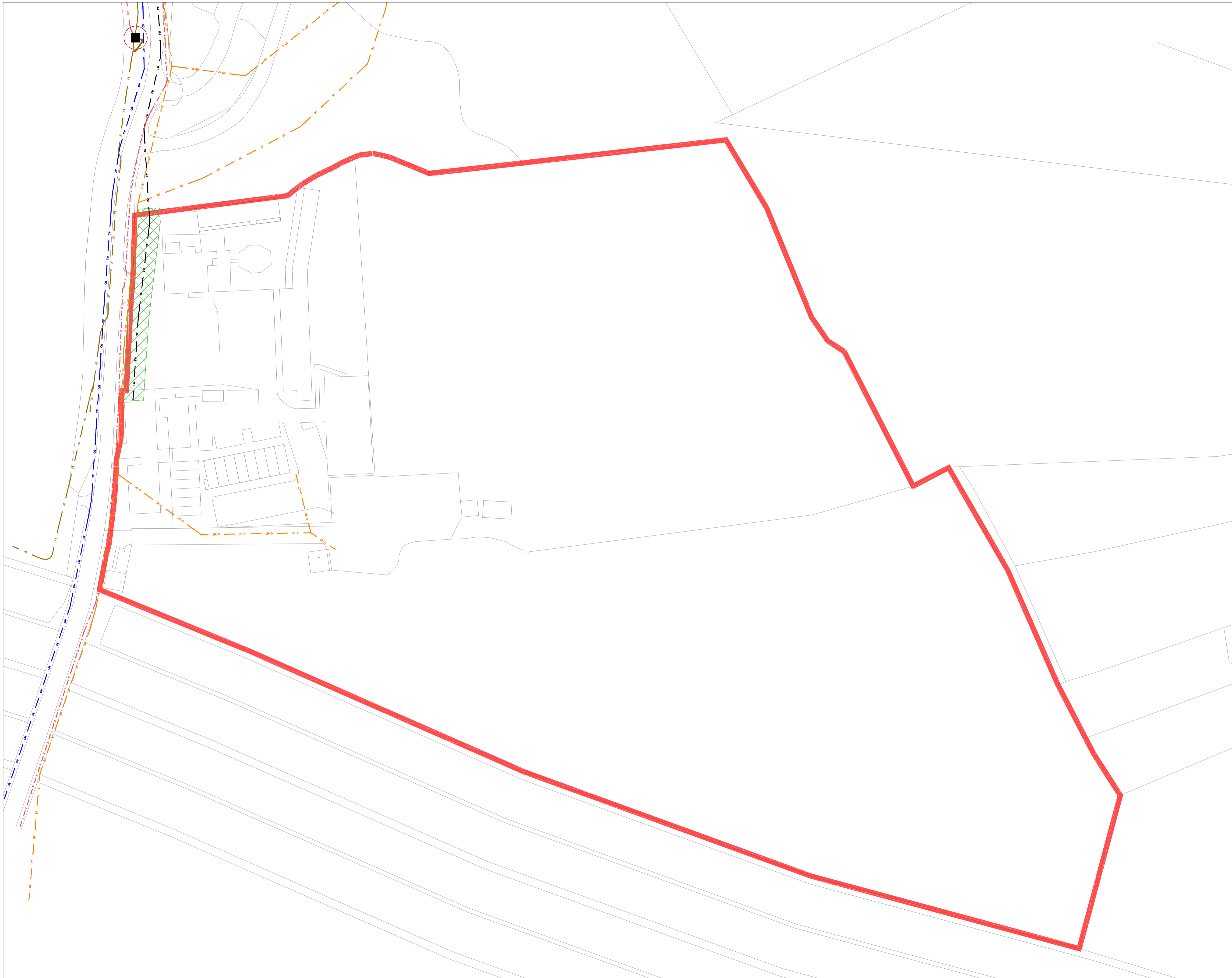
## 7.0 CONTACT DETAILS



Should you require further details please do not hesitate to contact your GTC Sales Contact, Paul Summers (07826 947199 / paul.summers@gtc-uk.co.uk) or the Sales Support Team (01359 240154 / sales@gtc-uk.co.uk) to discuss further.

**APPENDIX G**





- NOTES:**
- DO NOT SCALE THIS DRAWING.
  - ALL LEVELS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
  - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
  - SERVICE LOCATIONS SHOWN ON THIS PLAN ARE DERIVED FROM RECORDS OBTAINED FROM STATUTORY UNDERTAKERS. THIS DRAWING CAN NOT BE RELIED UPON FOR ACCURACY. THE SIZE, MATERIAL & DEPTH OF BURIED SERVICES ARE NOT SHOWN ON THIS DRAWING. SUCH INFORMATION MUST BE OBTAINED FROM STATUTORY UNDERTAKERS OR INTRUSIVE INVESTIGATION.
  - IT IS ESSENTIAL THAT NEW STATUTORY UNDERTAKER ENQUIRES ARE UNDERTAKEN BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION WORKS. CABLE/PIPE DETECTION TECHNIQUES, TRIAL HOLES OR OTHER SIMILAR METHODS MUST BE ADOPTED BY THE CONTRACTOR TO VERIFY THIS DRAWING AND ANY SUBSEQUENT PLANS OBTAINED FROM STATUTORY UNDERTAKERS.
  - PRIOR TO CONSTRUCTION & ALSO DURING DESIGN IT SHALL BE NECESSARY TO UNDERTAKE HAZARD IDENTIFICATION & RISK ASSESSMENT OF POTENTIAL DAMAGE TO EXISTING SERVICES. ALSO SAFEGUARDS SHOULD BE PUT IN PLACE TO PREVENT EXPLOSION, FLOOD, ELECTRIC SHOCK ETC FOR OPERATIVES & GENERAL PUBLIC.

**KEY:**

	SITE BOUNDARY
	CLEAN WATER MAIN
	FOUL WATER SEWER
	UNDERGROUND LV CABLE
	UNDERGROUND HV CABLE 11kV
	UNDERGROUND OPENREACH CABLE
	OVERHEAD OPENREACH CABLE
	3m THAMES WATER SEWER EASEMENT (6m TOTAL)
	GROUND MOUNTED ELECTRICITY SUBSTATION

REV	INITIAL ISSUE	CH	AB	AB	08.03.22
REV	AMENDMENTS:	DRN	CHK	APP	DATE:

PROJECT: **BRICKET LODGE SPORT & COUNTRY CLUB, LYE LANE, BRICKET WOOD**

DRAWING TITLE: **UTILITIES CONSTRAINTS PLAN**

CLIENT: **McPARTLAND PLANNING**

DRAWING NUMBER: **27038\_07\_010\_01**

REVISION: - SHEET SIZE: **A1** SCALE: **1:500**

STATUS: **PRELIMINARY**

<b>M·EC</b> Consulting Development Engineers	Telephone: 01530 264 753 Email: group@mec.co.uk Website: www.m-ec.co.uk
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File Location: T:\M-EC Job Books\27038\Drawings\27038\_07\_010\_01 Utilities constraints plan.dwg  
Printed: 08/03/2022

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Civil Engineering

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Transport

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Road Safety

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Flood Risk & Drainage

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Structures

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Geo-Environmental

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M-EC Acoustic Air

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Utilities

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Street Lighting

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Expert Witness

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Consulting **Development** Engineers