



Services Appraisal

**Proposed Residential Development
Land off Ashwell Street
Ashwell
Hertfordshire**

**Revision 0: October 2019
Report Reference: 190-SA-01-0**

Report Originator(s)

Martin Andrews MEng (Hons) CEng MICE MCIHT

Director

[Redacted]

Revision Record

Revision	Date	Description	Written	Approved
0	31/10/19	Planning Issue	MJA	MJA

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1.0 Introduction

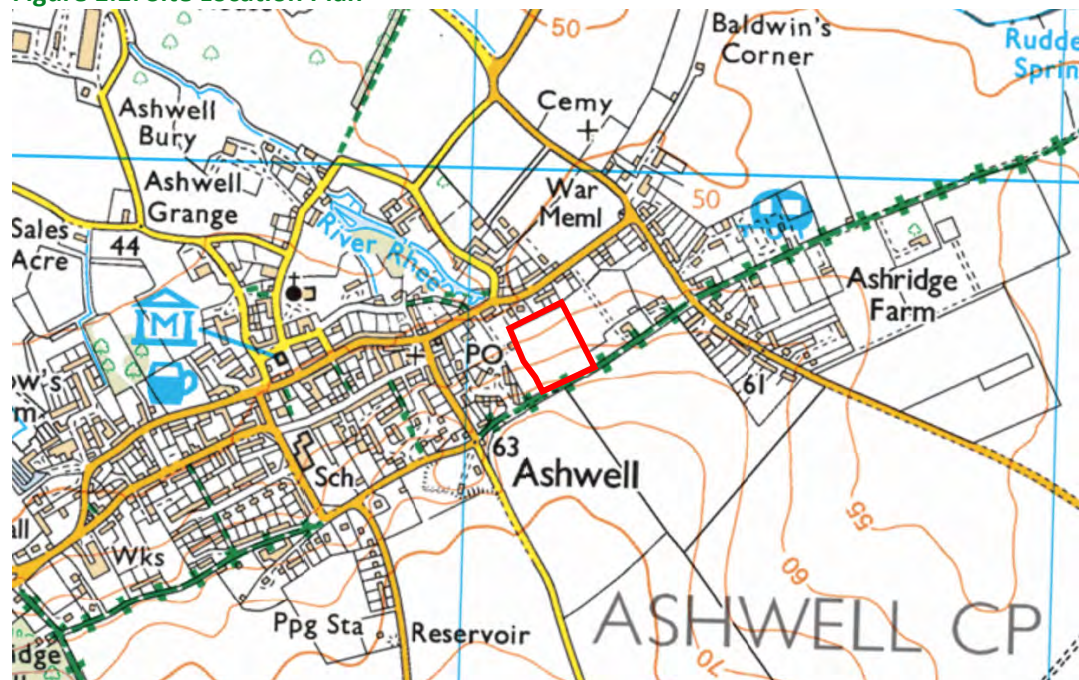
1.1 Instructions

- 1.1.1 This Services Appraisal has been prepared for Manor Oak Homes.
- 1.1.2 The report has been prepared to support the submission of a full planning application.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed residential development is located at land off Ashwell Street, Ashwell, as shown in **Error! Not a valid bookmark self-reference.** below and enclosed in Appendix A. The approximate National Grid Reference for the site is E527142 N239704.

Figure 1.1: Site Location Plan



1.3 Current Use and Description

- 1.3.1 The site currently comprises undeveloped grazing land. The existing site is shown on the topographical survey enclosed in Appendix B.

1.4 Proposed Development

- 1.4.1 The proposed development will comprise 24 dwellings. The proposed development layout is shown on the plan enclosed in Appendix C.

2.0 Existing Assets

2.1 Introduction

- 2.1.1 Several companies have been contacted to determine whether they have any assets within the vicinity of the site. Details of the companies contacted and whether they have assets is set out in Table 2.1 below. If there are assets within the vicinity of the site further details are set out within this section.

Table 2.1: Existing Assets

Type	Company	Asset – yes / no	Appendix
Clean Water	Affinity Water	No	E
Electricity	UK Power Networks	Yes	F
Gas	Cadent	No	G
Telecoms	BT	No	H
Used Water	Anglian Water	No	I
Linesearch	Various – full list set out in Appendix D	No	D

2.2 Clean Water – Anglian Water

- 2.2.1 There are no assets located within the site. The nearest assets are located within Ashwell Street. A copy of the asset plan is enclosed in Appendix E.

2.3 Electricity – UK Power Networks

- 2.3.1 There is an electricity cable located adjacent to the site's western boundary, this would need to be diverted to accommodate the proposed development. A copy of the asset plan is enclosed in Appendix F.
- 2.3.2 UK Power Networks have provided an additional cost of £25,000 to divert the HV cable within the site and both cables crossing the site access, see Appendix K.

2.4 Gas – Cadent

- 2.4.1 There are no assets located within the site. The nearest assets are located within Lucas Lane to the north. A copy of the asset plan is enclosed in Appendix G.

2.5 Telecoms – BT

- 2.5.1 There is a telegraph pole located in the northern most part of the site adjacent to Lucas Lane. Based on the current layout this does not need to be relocated. The nearest assets are located within Ashwell Street. A copy of the asset plan is enclosed in Appendix H.

2.6 Used Water – Anglian Water

- 2.6.1 There are no assets located within the site. The nearest assets are located within the Lucas Lane to the north of the site. A copy of the asset plan is enclosed in Appendix I.

3.0 Capacity Checks

3.1 Introduction

- 3.1.1 Pre-development enquiries have been submitted to the following companies to ascertain whether they have adequate capacity to accommodate the proposed development.

- Clean Water – Affinity Water
- Electricity – UK Power Networks
- Gas – British Gas
- Used Water – Anglian Water

3.2 Clean Water – Affinity Water

- 3.2.1 Affinity Water has confirmed that they have that their infrastructure has adequate capacity to accommodate the proposed development. A copy of their pre-development enquiry is enclosed in Appendix J and sets out the various costs involved. The estimated costs are: Administration £6,586.80 incl. VAT and Construction £4,230.00 excl. VAT.

3.3 Electricity – UK Power Networks

- 3.3.1 UK Power Networks has confirmed that they have that their infrastructure has adequate capacity to accommodate the proposed development. A copy of their pre-development enquiry is enclosed in Appendix K. Based on an After Diversity maximum demand figure of 2kVa per dwelling a low voltage point of connection is estimated to cost £38,000 excl. VAT point of connection charge.

3.4 Gas – British Gas

- 3.4.1 British Gas has confirmed that they have that their infrastructure has adequate capacity to accommodate the proposed development. A copy of their pre-development enquiry is enclosed in Appendix L. There is a £13,585.21 excl. VAT contribution required to the works.

3.5 Used Water – Anglian Water

- 3.5.1 Anglian Water has confirmed that they have that their infrastructure has adequate capacity to accommodate the proposed development. A copy of their pre-development enquiry is enclosed in Appendix M. A Zonal charge of £471 per dwelling or £11,304 is required.

3.6 Summary

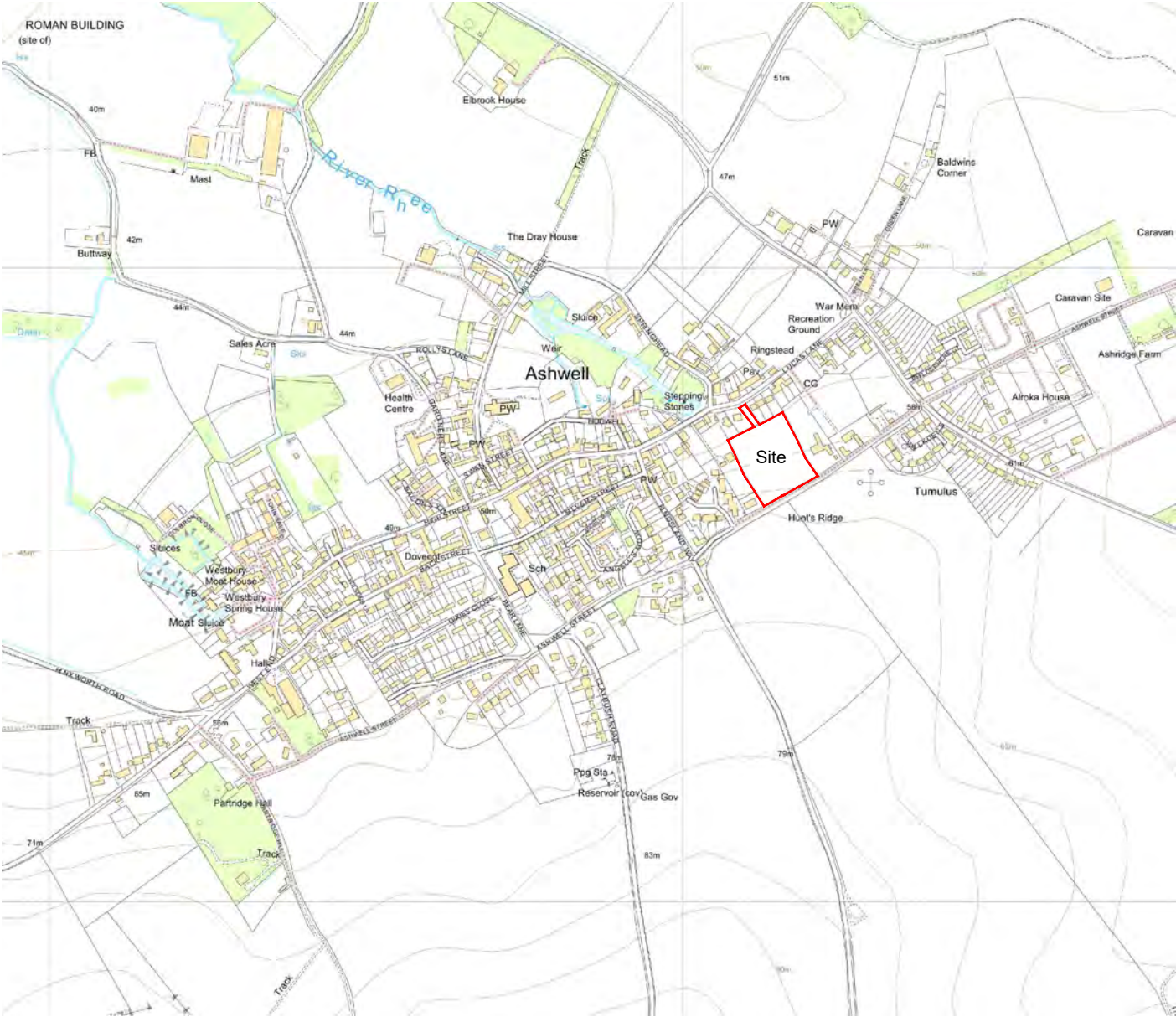
- 3.6.1 The results of the pre-development enquires is summaries below are set out in Table 3.1 below.

Table 3.1: Pre-development Enquiry Summary

Company	Adequate Capacity?	Costs
Clean Water – Affinity Water	Yes	
Electricity – UK Power Networks	Yes	
Gas – British Gas	Yes	
Used Water – Anglian Water	Yes	

Appendix A

Location Plan
MAC drawing no. 190-TA01

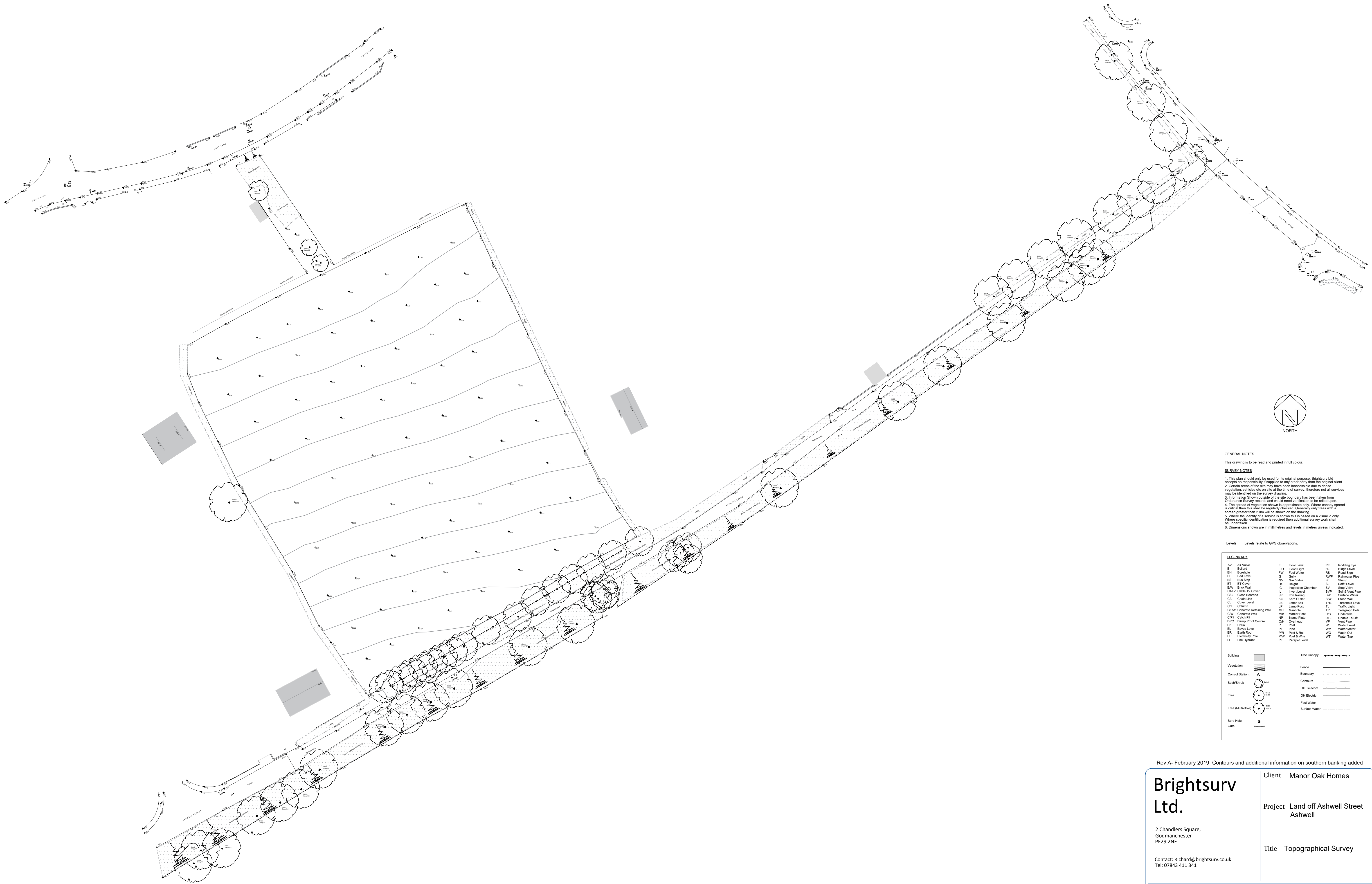


 T: 01604 340544 Northampton Office E: info@mac-ltd.co.uk W: mac-ltd.co.uk Martin Andrews Consulting Ltd	Client: Manor Oak Homes		Project: Residential Development Land off Ashwell Street Ashwell, Hertfordshire	Date: 08/04/19
	Title: Site Location Plan			Drw: MJA
				Chk: MJA
				Scale: 1:10,000
				Size: A4
Drawing No. 190-TA01		Revision -	• Transport Assessments • Flood Risk Assessments • Highway Advice • Drainage Strategies	



Appendix B

Topographical Survey
Brightsurv drawing no. BRI106-T01



GENERAL NOTES
This drawing is to be read and printed in full colour.

- SURVEY NOTES**
1. This plan should only be used for its original purpose. Brightsurv Ltd accepts no responsibility if supplied to any other party than the original client.
 2. Certain areas of the site may have been inaccessible due to dense vegetation, vehicles etc on site at the time of survey, therefore not all services may be identified on the survey drawing.
 3. Information shown outside of the site boundary has been taken from Ordnance Survey records and would need verification to be relied upon.
 4. The spread of vegetation shown is approximate only. Where canopy spread is critical then this shall be regularly checked. Generally only trees with a spread greater than 2.0m will be shown on the drawing.
 5. Where the identity of a service is shown this is based on a visual id only. Where specific identification is required then additional survey work shall be undertaken.
 6. Dimensions shown are in millimetres and levels in metres unless indicated.

Levels Levels relate to GPS observations.

LEGENDARY		
AV Air Valve	FL Floor Level	RE Rooding Eye
B Ballard	FL Flood Light	RL Ridge Level
BH Borehole	FW Fuel Water	RB Rode Light
BL Bed Level	G Gully	RWP Rainwater Pipe
BS Bus Stop	GV Gas Valve	SL Slump
BT BT Cover	HL Height	SL Soft Level
BW Brick Wall	IC Inspection Chamber	SV Stop Valve
CATV Cable TV Cover	IL Invert Level	SVP Soil & Vent Pipe
CB Close Boarded	IR Iron Railing	SW Surface Water
CL Chain Link	KO Kerb Outlet	SW Stone Wall
CL Corner Level	LP Lamp Post	TAL Telegraph Pole
CL Column	Mir Marker Post	TL Traffic Light
CPW Concrete Retaining Wall	MP Marker Post	UL Underdrain
CW Concrete Wall	NP Name Plate	UL Underdrain To Lit
DPC Damp Proof Course	OH Overhead	VP Vent Pipe
D Drain	P Post	WL Water Level
EL Eaves Level	PI Pipe	WM Water Meter
ER Earth Road	PR Post & Rail	WO Wash Out
EP Electricity Pole	PW Post & Wire	WT Water Tap
FA Fire Hydrant	PL Parapet Level	

Building	Tree Canopy
Vegetation	Fence
Control Station	Boundary
Bush/Shrub	Contours
Tree	OH Telecom
Tree (Multi-Bolt)	Pond Electric
Bore Hole	Surface Water
Gate	

Rev A- February 2019 Contours and additional information on southern banking added

Brightsurv Ltd. 2 Chandlers Square, Godmanchester PE29 2NF Contact: Richard@brightsurv.co.uk Tel: 07843 411 341	Client	Manor Oak Homes		
	Project	Land off Ashwell Street Ashwell		
	Title	Topographical Survey		
	Scale at A1	1:500	Drawn by	RB
Status	For Information	Project ref	BRI106	Revision
			T01	A
		Checked by	RB	Date
				January 2019

Appendix C

Proposed Site Plan
AT Architecture drawing no. A_1906 PL100 C



NOTES:

AT ARCHITECTURE LIMITED
WWW.ATARCHITECTURELTD.COM
26 THE RIDE, THE GRANGE, DESBOROUGH, NN14 2HZ
ASHLEY.THOMPSON@AT-ARCHITECTURE.UK

NO DIMENSIONS TO BE SCALED FROM DRAWING
ALL DIMENSIONS ARE APPROXIMATE AND TO BE
CHECKED ON SITE

THIS DRAWING IS FOR PLANNING PURPOSES ONLY
SUBJECT TO BUILDING CONTROL STANDARDS
AND COMMENTS

COPYRIGHT RESERVED

C	AJT	23.10.2019	SCHEME AMENDED FOLLOWING PUBLIC EXHIBITION
B	AJT	09.10.2019	SCHEME AMENDED FOLLOWING LPA COMMENTS
A	AJT	02.04.2019	SCHEME AMENDED
REV:	BY:	DATE:	DETAILS:



PROJECT:

**Ashwell Street
ASHWELL**

DRAWING TITLE:

Proposed Site Plan

SCALE: 1:1000 (A3) Planning
STAGE: March 2019
DATE:

DRAWING NO: A_1906 PL100
REVISION: C

Appendix D
Linesearch Results

Enquirer

Name	Mr Martin Andrews	Phone	01604 340544
Company	Martin Andrews Consulting Ltd	Mobile	
Address	8 Corn Kiln Close Cogenhoe Northamptonshire NN7 1 NX		
Email			

Enquiry Details

Scheme/Reference	190-Ashwell		
Enquiry type	Planned Works	Work category	Development Projects
Start date	05/06/2020	Work type	Housing
End date	16/07/2021	Site size	15593 metres square
Searched location	XY= 527142, 239704	Work type buffer*	25 metres
Confirmed location	527141 239704		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Not Supplied		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map


Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")
3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
UK Power Networks	08000565866	08000565866	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CLH Pipeline System Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Ltd	DIO (MOD Abandoned Pipelines)	Drax Group
E.ON UK CHP Limited	EirGrid	Electricity North West Limited
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
Fulcrum Pipelines Limited	Gamma	Gateshead Energy Company
Gigaclear Ltd	Gtt	Hafren Dyfrdwy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Murphy Utility Assets	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Northumbrian Water Group
NPower CHP Pipelines	Oikos Storage Limited	Ørsted
Perenco UK Limited (Purbeck Southampton Pipeline)	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Premier Transmission Ltd (SNIP)	Prysmian Cables & Systems Ltd (c/o Western Link)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	Severn Trent (Chester area only)
SGN	Shell (St Fergus to Mossmorran)	Shell Pipelines
SSE (Peterhead Power Station)	SSE Enterprise Telecoms	Tata Communications (c/o JSM Construction Ltd)
Total (Colnbrook & Colwick Pipelines)	Total Finaline Pipelines	Transmission Capital
Uniper UK Ltd	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Wales and West Utilities	Western Power Distribution

The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

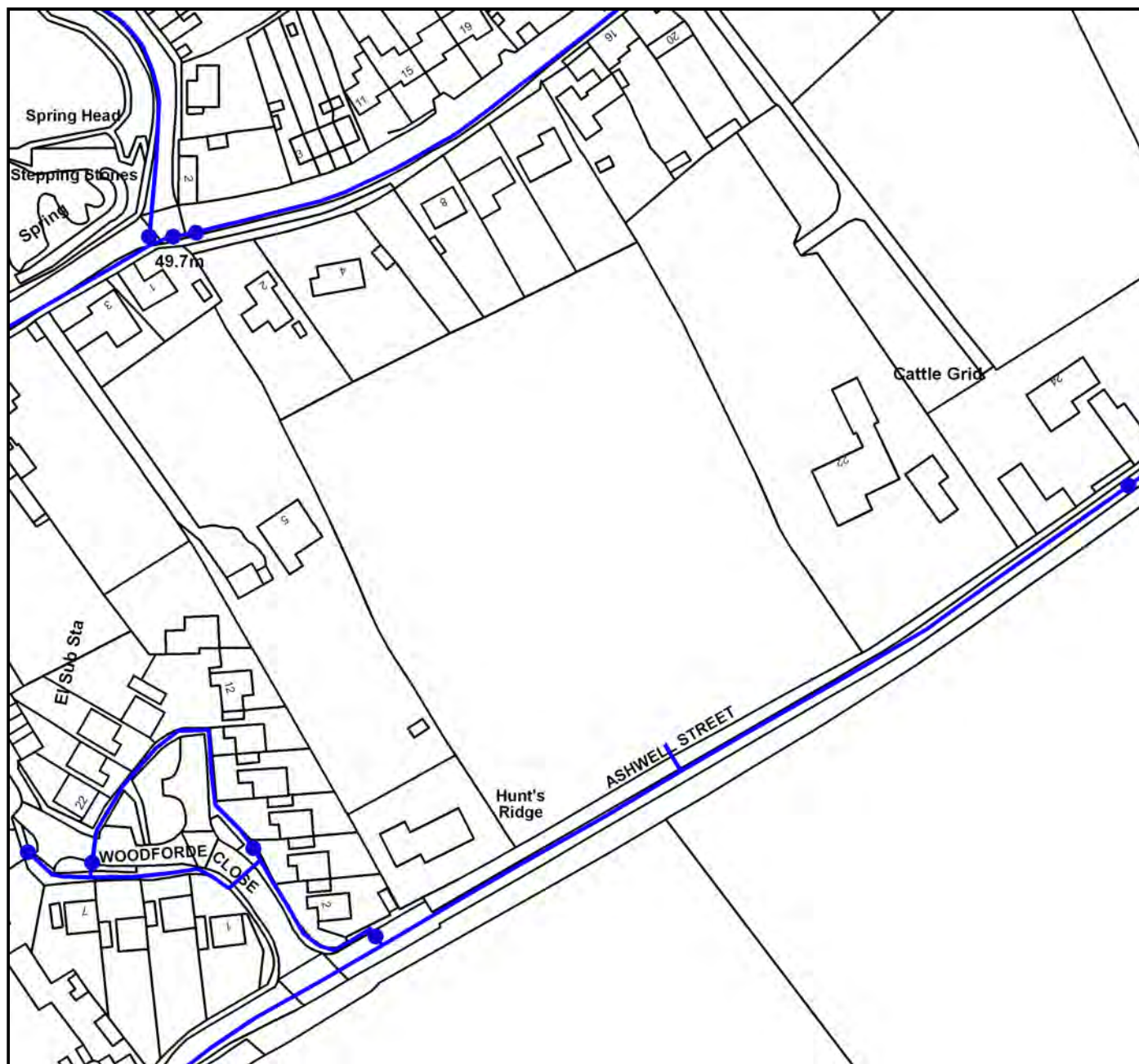
Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Affinity Water			Not Notified
Anglian Water			Not Notified
BT			Not Notified
Cadent Gas			Not Notified
CenturyLink Communications UK Limited			Not Notified
CityFibre			Not Notified
Colt			Not Notified
Energetics Electricity			Not Notified
ENGIE			Not Notified
GTC			Not Notified
Hertfordshire County Council			Not Notified
KPN (c/-Instalcom)			Not Notified
Mobile Broadband Network Limited			Not Notified
Sky UK Limited			Not Notified
Sota			Not Notified
Utility assets Ltd			Not Notified
Verizon Business			Not Notified
Virgin Media			Not Notified
Vodafone			Not Notified

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The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineSearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineSearchbeforeUdig, including but not exclusively those set out above. Therefore, LineSearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineSearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Appendix E
Clean Water Asset Plans



This map is centred upon Ordnance Survey grid reference 527144,239700



1:1500

01/11/2018

Copyright Affinity Water Ltd. Based upon the Ordnance Survey Map by Affinity Water by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright and database rights 2017 Ordnance Survey 100022432

It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy

For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk/central

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Ms. Makala Jefferies
York Place
Elizabeth House
Queen Street
Leeds
LS1 2TW

Our Ref: 2018/2277561
Your Ref: YP1195383
01/11/2018

Dear Sir/Madam

LAND ON NORTH SIDE OF, ASHWELL STREET, ASHWELL, BALDOCK, SG7 5QU

Thank you for your letter of 01/11/2018 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (EPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

This information is made available to you on the terms set out below.

- 1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. **Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.**
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. **The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are NOT definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.**
6. **Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.**

7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only**. Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040

- 9 **Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.**

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
 - your name, address and telephone number; and
 - the date, time and place at which such damage was caused; and
 - a description of the electric line and/or electrical plant to which damage was caused; and
 - the name of the person whom it appears to you is responsible for that damage; and
 - the nature of the damage

In the East of England or London 0800 780078 (24 Hours).

12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO NOT ACCEPT AND/OR DO NOT UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

The enclosed plans normally only show the mains electricity cables. Service cables are not usually shown in the East of England. A service cable is the cable that takes the electricity from the mains cable to your property and ends at the main fuse close to the meter.

I shall be pleased to supply you with further assistance if you require it.

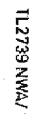
Yours sincerely

A black rectangular box redacting the signature of Mark Ellis.

Mark Ellis - 
Plan Provision

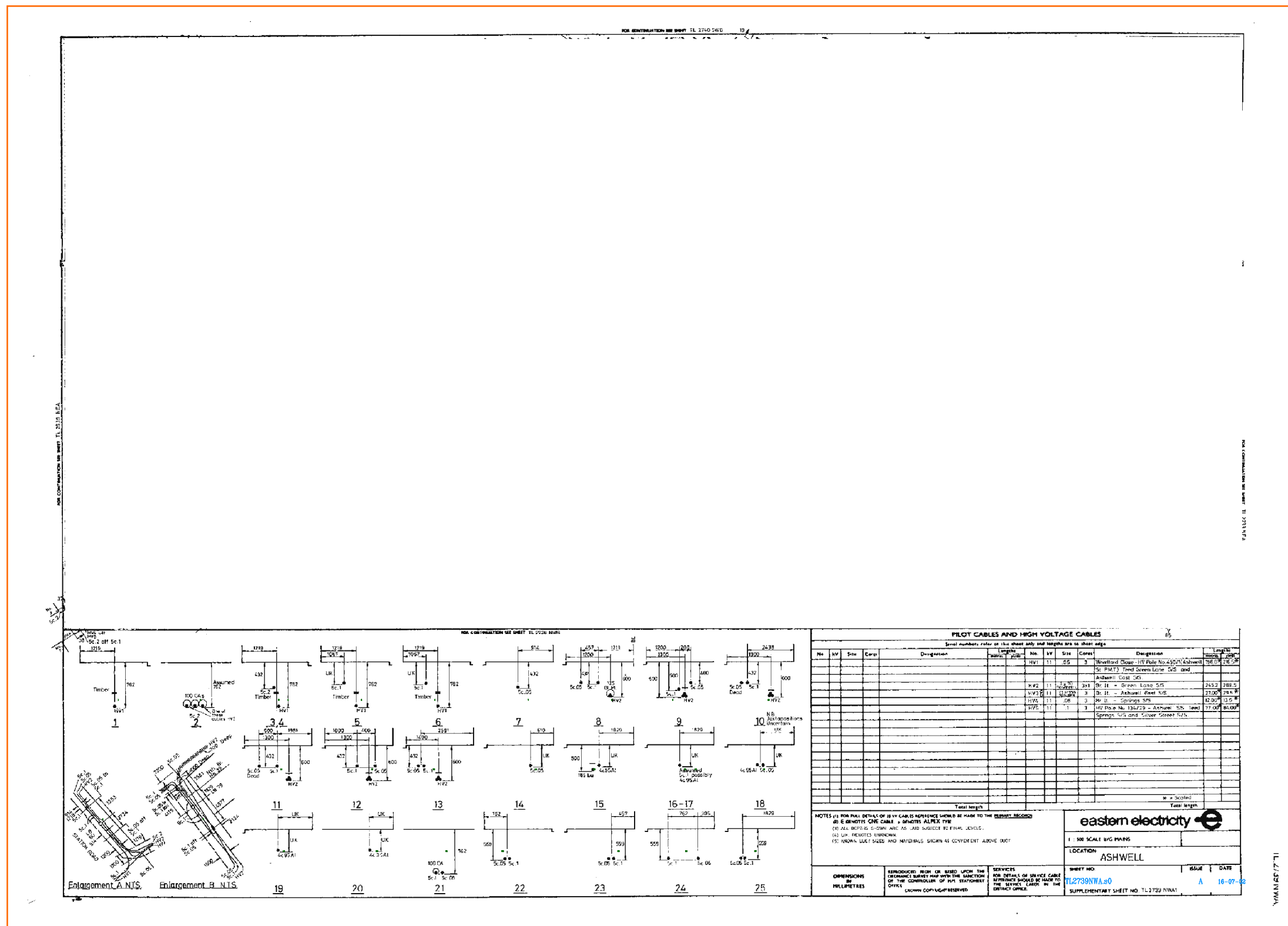
UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866. Fax: 0870 1963782.

UK Power Networks Registered in England and Wales Registered No 7290590.
Registered office: Newington House, 237 Southwark Bridge Road London, SE1 6NP.



TL2739NWA 1:500 LV

SO



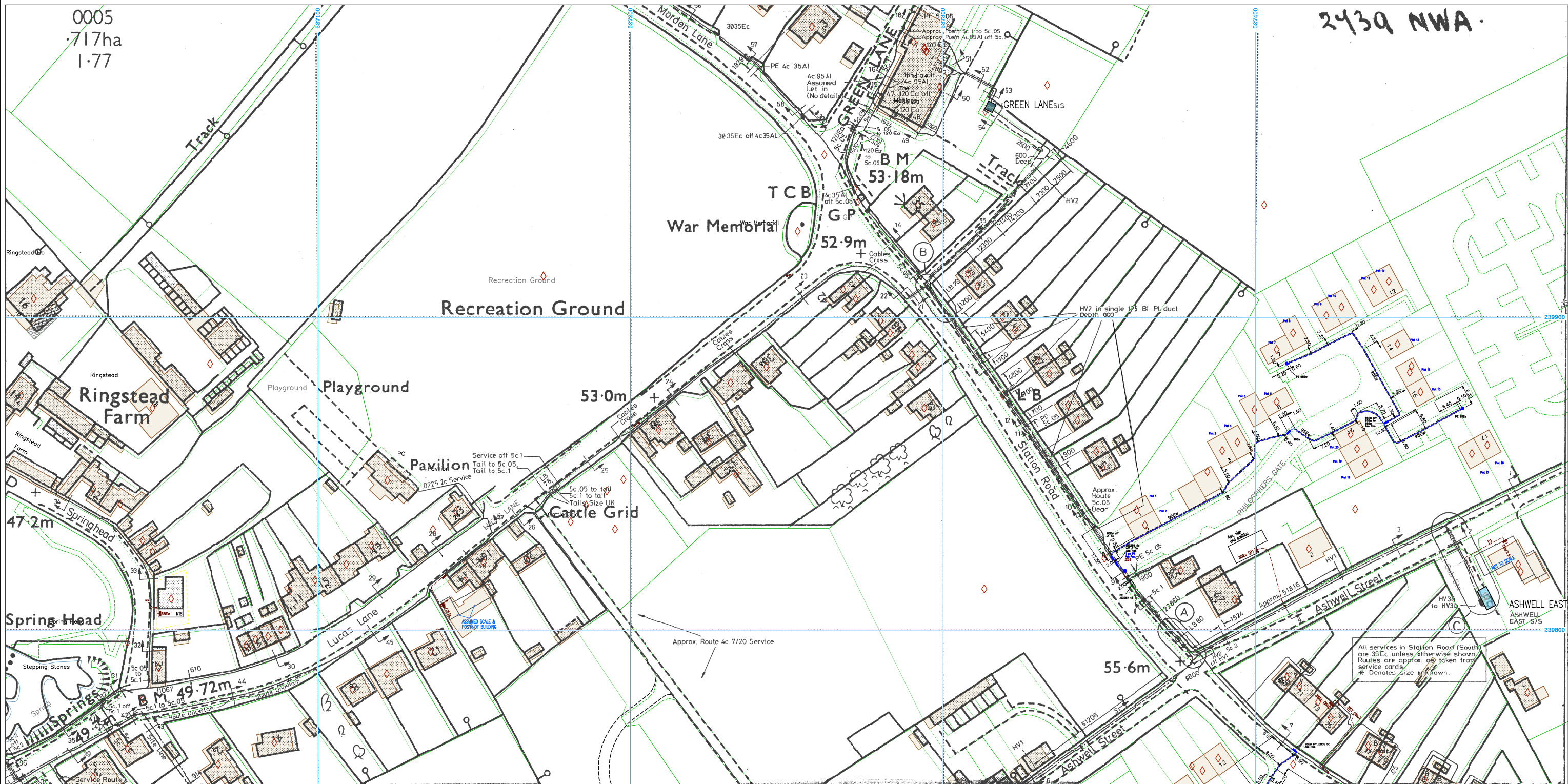
Plotted By: Mark Ellis

2018/2277561

Plotted On 01/11/2018

TL2739NWA





Plotted On : 01/11/2018

Plotted By : Mark Ellis

Plot Description: LAND ON NORTH SIDE OF, ASHWELL STREET, ASHWELL, BALDOCK, SG7 5QU

2018/2277561/ug_mains

Map Centre : TL2739NW



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



For details of the symbology please refer to
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

PRIMARY CABLES EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.
Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

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 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 provided must be given to all people working near UK Power Networks' plant & 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.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

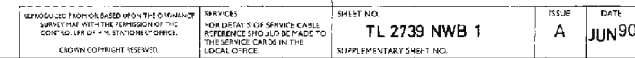
- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT - ASK! PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

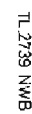
These basic safety precautions are explained in detail in the HSE booklet, HS(G)47 - Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

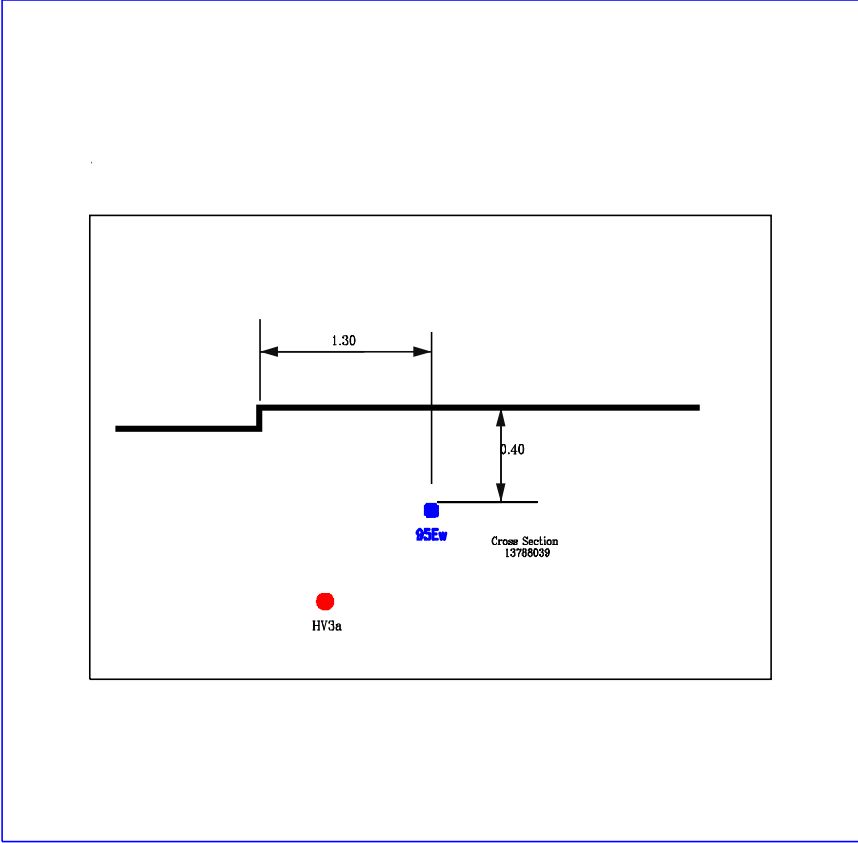
TL 2739 NWB



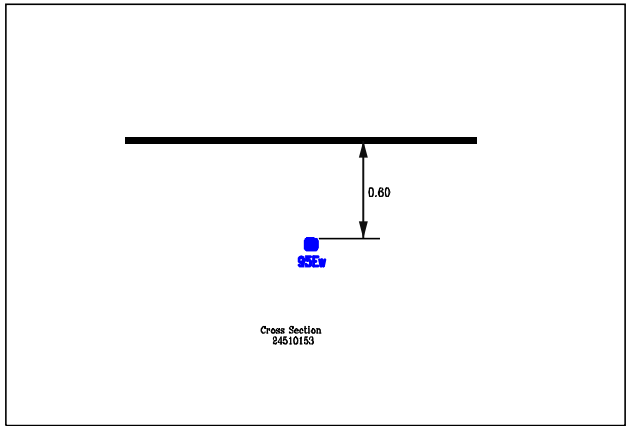
SO



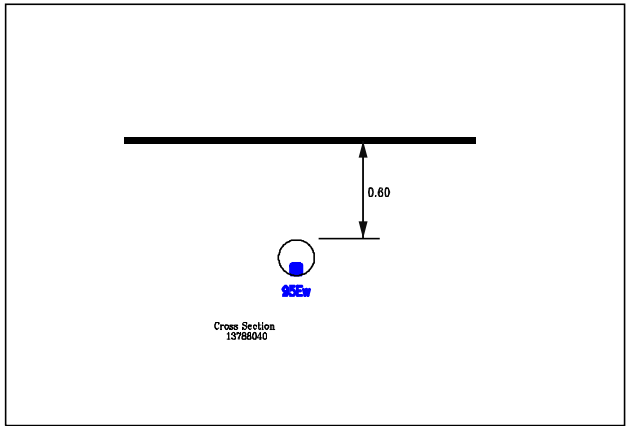
Cross Section (13788039)



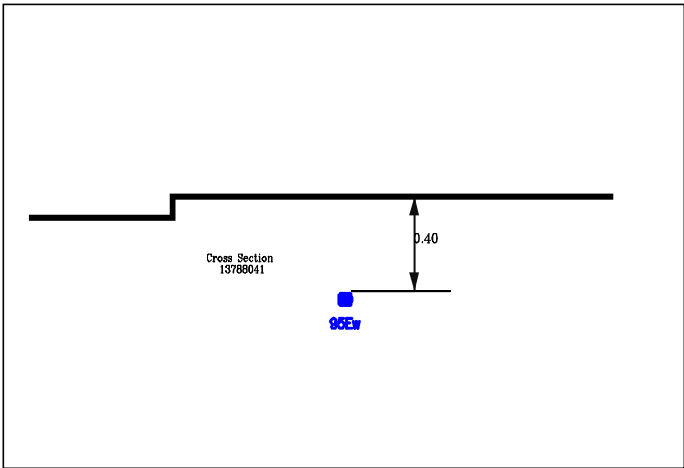
Cross Section (24510153)



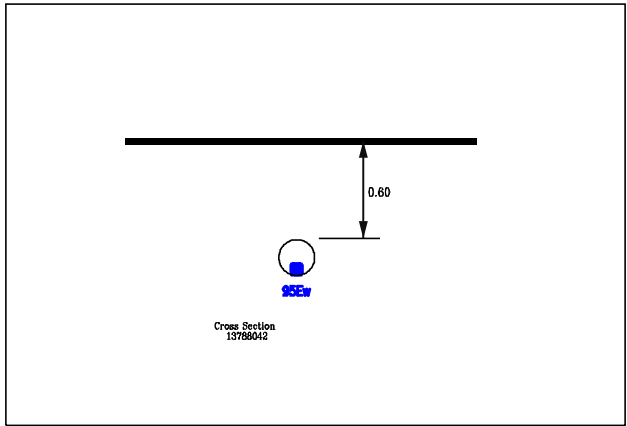
Cross Section (13788040)



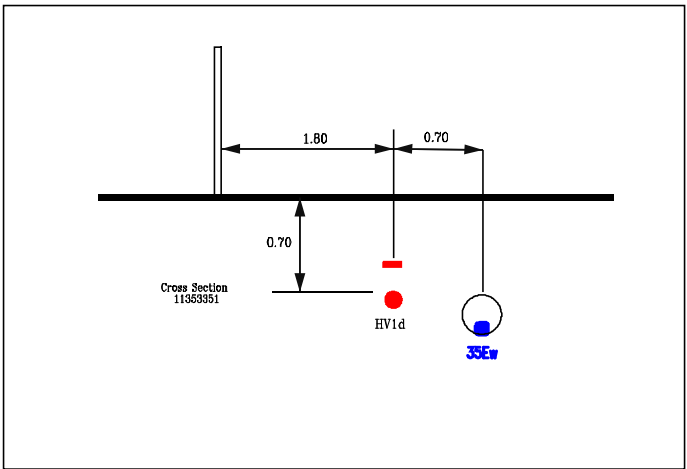
Cross Section (13788041)



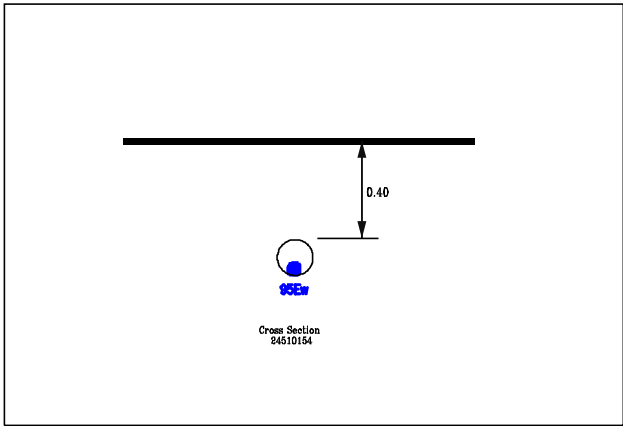
Cross Section (13788042)

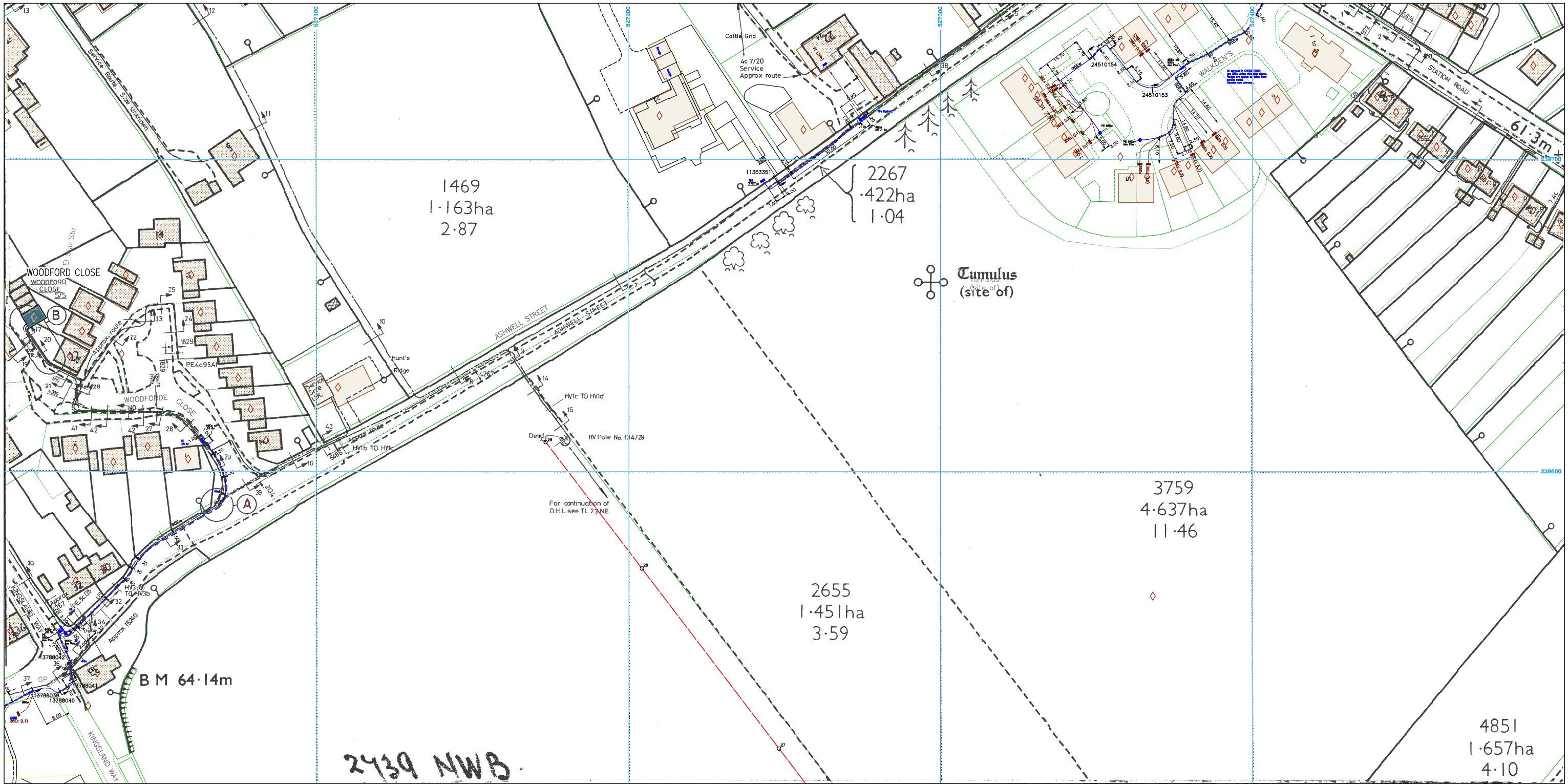


Cross Section (11353351)



Cross Section (24510154)





Plotted On : 01/11/2018

Plotted By : Mark Ellis

Plot Description: LAND ON NORTH SIDE OF, ASHWELL STREET, ASHWELL, BALDOCK, SG7 5QU

2018/2277561/ug_mains

Map Centre : TL2739NW



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



For details of the symbology please refer to
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

PRIMARY CABLES EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located
on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY
CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS
COMPANY.

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 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 provided must be given to all people working near UK Power Networks' plant & 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.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the excavation.
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- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
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IF IN DOUBT – ASK! PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet. HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.



SCALE: 1:1250

USER ID: James.Hulbert

DATE: 11/2/2018

NRSA RESPONSE

MAP REF: TL2739

CENTRE: 527121,239701

LP MAINS

MT MAINS

HT MAINS

NHT MAINS

HATCHERY MAINS

OUT OF STANDARD SURVEY

OTN

0

10

20 m

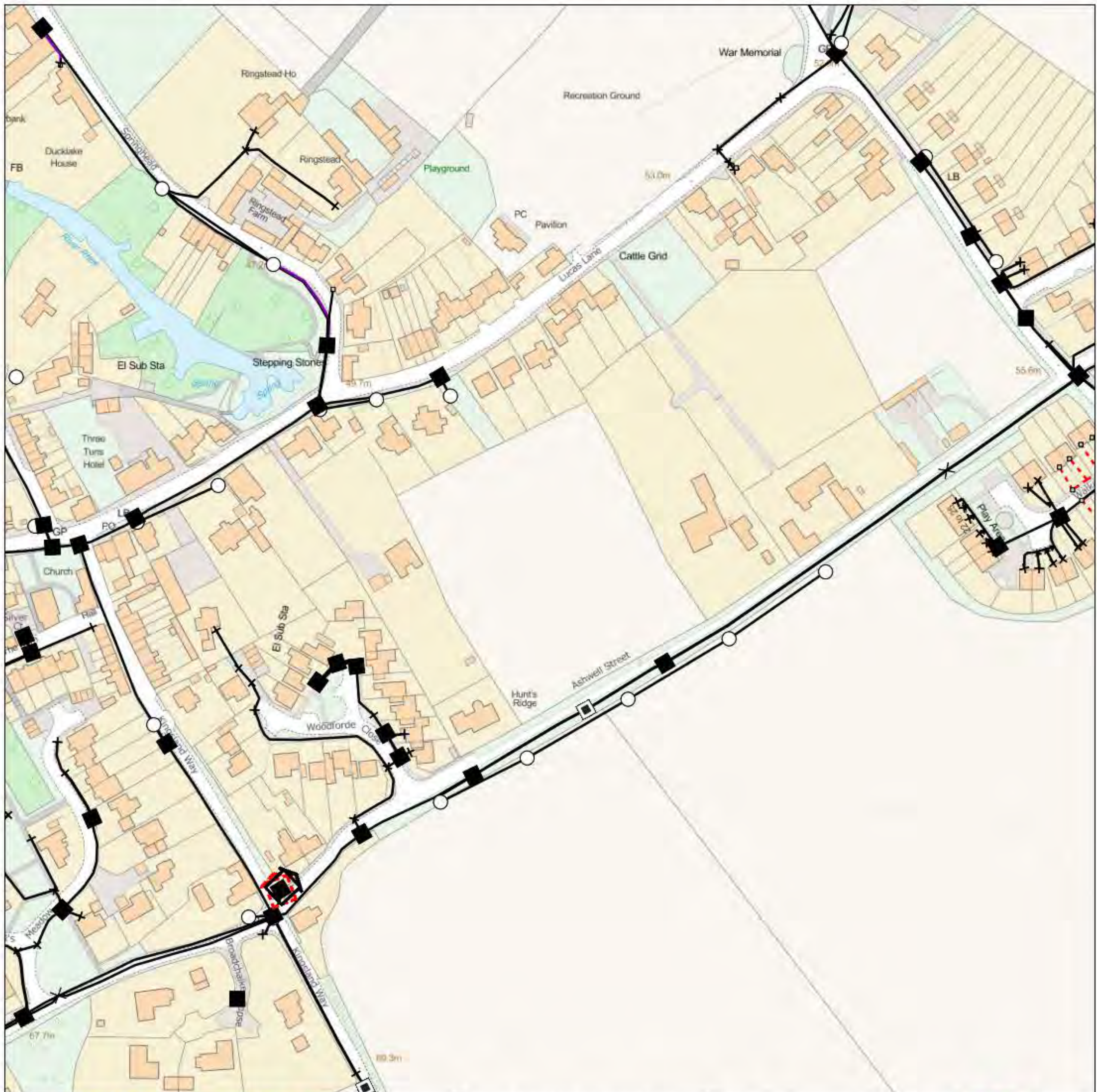
Approximate scale 1:1250 printed on A4 Colour Portrait

This plan shows those pipes owned by Cadent Gas Limited in their 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 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.

Cadent

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved

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

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
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

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KEY TO BT SYMBOLS

KEY TO BT SYMBOLS			Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						

	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>
Power Cable				
Power Duct				N/A

BT Ref : BBB035950

Map Reference : (centre) TL2714239704

Easting/Northing : (centre) 527142,239704

Issued : 21/10/2019 15:59:28

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

Appendix I
Used Water Asset Plans



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Date: 31/10/18 Scale: 1:1000 Map Centre: 527144,239700 Title: G2384754-1

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

- Foul Sewer
- Surface Sewer
- Combined Sewer
- Final Effluent

- Decommissioned Sewer (colour denotes effluent type)
- Private Sewer (colour denotes effluent type)
- Rising Main (colour denotes effluent type)

- Manhole (colour denotes effluent type)
- Public Pumping Station
- Private Pumping Station
- Decommissioned Pumping Station

- Public Sewage Treatment Works
- Private Sewage Treatment Works
- Outfall
- Inlet



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Appendix J
Clean Water Pre-development Enquiry

Date of this notice: 23.04.2019

Your Scheme Reference: DS0025611
Please quote this on all correspondence

Dear Martin Andrews,

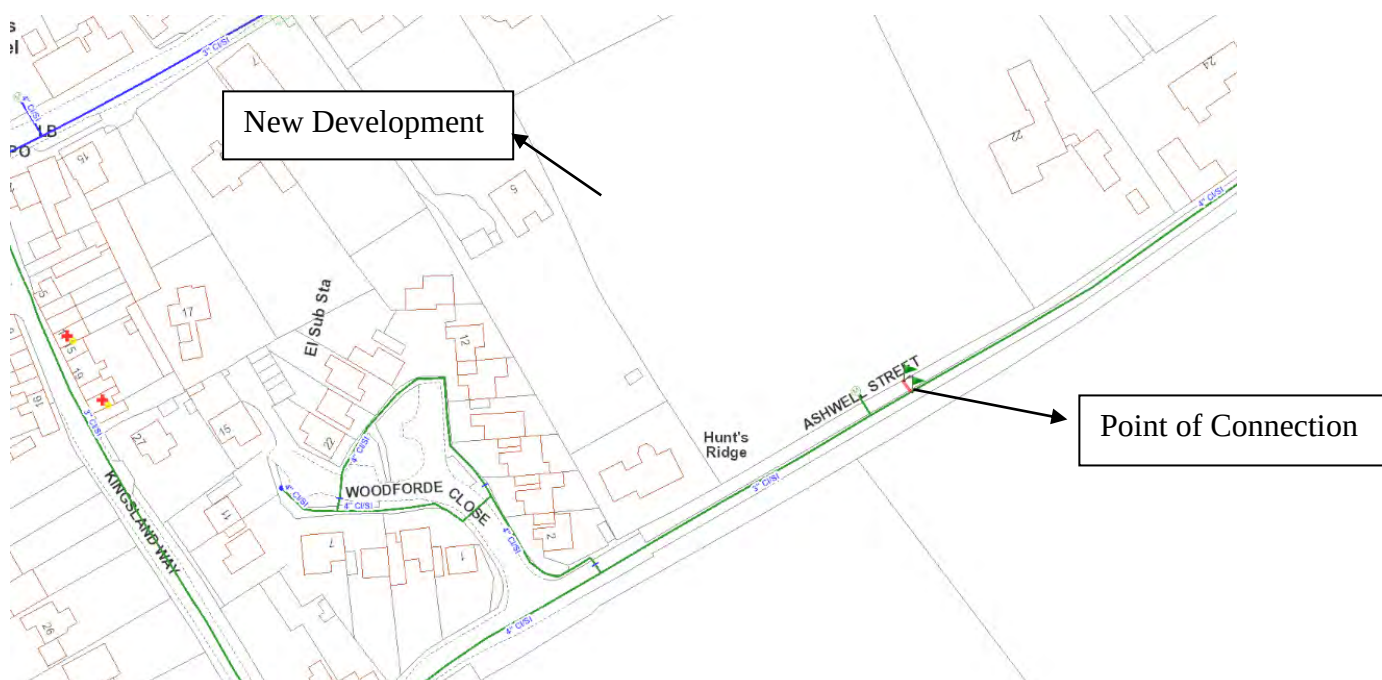
Re: Request for a Budget Price for Water Infrastructure – Ashwell, Ashwell Street, Ashwell SG7 5RU

We are pleased to enclose this information in response to your request for a budget estimate to supply your development. This is an indicative budget based on the information you have provided us at this point and does not include the cost of on-site mains, as these are subject to a detailed design.

So that that you can choose who provides your connections services, we have indicated which services are contestable. Contestable work is open to competition and can be provided by alternative connections providers rather than the water company. Work that the water company must carry out is referred to as non-contestable, and this includes some works on the existing network, for example.

Point of Connection

Please see the diagram below illustrating the point of connection to your site. The proposed development should connect to the 4" CI main located on Ashwell with a 63mm PE Barrier pipe. Please note that the 63mm PE Barrier main might need to be upsized to a 90mm main should the fire department demand a hydrant is required. This will also require for local reinforcement works to be completed to our network to achieve the suitable amount of pressure to your site. This reinforcement will be completed at the cost of Affinity Water however this will cause delays during the construction stage.



Your Budget

Application and Design Fees

Mains Requisition

As you have requested this pre-development report, if you decide to apply for a new mains requisition then we will charge you an application fee of **£471.60** (£393.00 + VAT) as per table **6.2** of our Charging Arrangements.

From your site plan, we understand that you will be building your development in 1 phase, therefore, we will produce one design per phase, as described in table **6.3** of our Charging Arrangements.

Phase 1 – design fee for 25 dwellings - **£944.40** (£787.00 + VAT)

The design work is a *contestable* activity and you can provide this pre-development report to a Self-Lay Provider of your choosing to use as a Point of Connection Report.

Connections

You have indicated that you will be connecting 25 new properties in total. We have calculated that the application fee for the new connections will be **£1,081.20** (£901.00 + VAT), as per table **7.2** of our Charging Arrangements.

Administration Fees

Please note that the administration fees only apply if you choose Affinity Water to build the water mains and connections to your site. It may be more economical and more suitable to your requirements to engage a qualified Self-Lay Provider.

Mains Requisition

The administration fee for the mains requisition depends on the total length of mains, both on-site and off-site. While we can estimate the off-site mains, we will need to carry out the detailed designs to determine the length of on-site mains.

If you would like to estimate the administration fee for mains, a good rule of thumb is to use the length of roads being built in your development which will be adopted as public highway.

The calculation of the administration fee for mains is described in table **6.4** of our Charging Arrangements.

Our estimate is that **5m** of 63mm PE Barrier main will need to be installed. The cost for this is **£914.40** (£762 + VAT)

Connections

You have indicated that you will be connecting 25 new properties. We have calculated that the administration fee for the new connections will be **£3,175.20** (£2,646.00 + VAT), as described in table **7.3** of our Charging Arrangements.

Construction Costs

Mains Requisition

Based on the information you have provided we can only estimate the cost of the off-site infrastructure:

Description	
Connection on 4" CI Parent Main and 1m of 63mm pipe at £1,134.00	
4m of 63mm PE Barrier pipe, at £294.00 per metre , on the assumption that barrier pipe will be required and the connection is in the highway. (The cost per metre of main can reduce to £279.00 per meter if a soil report which demonstrates that the soil is not contaminated is provided)	
1 x Sluice Valve at £0.00 on the assumption that it is required in the highway	
1 x Temporary Fire Hydrant Removal and piece through at £0.00	
1 x Fire Hydrant or Wash Out (In-line Type) at £710.00 on the assumption that site is to excavate and reinstate.	
2 x Fire Hydrant or Wash Out (End Type) at £605.00 on the assumption that site is to excavate and reinstate.	

- Estimate costs for administration fee a

- Estimate costs for construction works -

As you have not provided details of the lengths of road on your development, we cannot offer an estimate on the on-site cost. However, you can refer to our Charging Arrangements document for more information.

When estimating the cost of the on-site infrastructure, please keep following in mind:

- The cost of the onsite infrastructure can be roughly estimated by using the "No Excavation" rates on table 6.5 of our Charging Arrangements document as we do not provide excavation and reinstatement on-site.
- We usually install new mains along the route of new roads which will become public highway.
- We expect to place a minimum of 1 valve on every junction of the new roads.
- We expect to place a fire hydrant every 100 metres and a washout at the end of every main. The location of the fire hydrants is subject to review and approval from the local fire authority.

Connections for single properties

New onsite service connections with an inline meter in Barrier Pipe up to 32mm outside diameter are approximately £539 each (reduced to £453 where a soil report showing that the land is not contaminated) where the following conditions are met:

- The supply pipe is laid to the correct depth;
- The trench for the communication pipe is fully excavated by the developer;
- The distance between the property boundary and water main is 5 metres. This length is subject to change for each supply pipe once a detailed design is carried out;
- The connection point to the onsite water main is exposed by the developer.

Infrastructure charges become due on new service connections. Please check our website for the current infrastructure charge (search for Affinity Water's Charges Scheme).

Connections for multiple or large properties

Connections to blocks of flats or large properties such as office buildings, hotels, and commercial follow the same principle as above, varying only the size of the supply pipe. In the case of blocks of flats an

additional cost of installing internal meters applies as described in table 10.4c of our Charging Arrangements.

Infrastructure charges due on large diameter service connections for commercial premises are calculated using the Relevant Multiplier method, set out in our Charges Scheme. Please note that infrastructure charges are not included in the budget costs in this letter.

Please note the cost information provided in this letter is for budgetary purposes only and is subject to change.

Income Offset / Asset Payment

The income offset is the discount we provide in recognition of the future income we expect to receive once the connections have been made. As per our Charging Arrangements, we apply an income offset of 90% of the cost of infrastructure.

If you choose to use an alternative connections provider, such as a Self-Lay Provider for all or part of the work, then you may be entitled to an asset payment up to the amount of the income offset. Customers considering self-lay should contact an appropriate Self-Lay Provider for more details about the Asset Payment.

Other costs

In addition to the above, the following items may be required and have not been included in the above budget estimate:

- Infrastructure charges (refer to Affinity Water's current Charges Scheme);
- Any costs incurred due to exceptional circumstances, including exceptional traffic management, as described in section 6.10 of our Charging Arrangements.
- Building water charges and Value Added Tax.

Please note that the cost information provided is an estimate and the actual costs may differ. Detailed design (including consultation with statutory bodies, e.g. fire authority and local authorities to establish traffic management requirements) and costs are supplied to the developer on correct completion of the appropriate application process on the My Developments Portal.

Other useful information

We have provided the cost information in good faith for your budgetary purposes.

Our Charging Arrangements, reference throughout this report can be found on <https://www.affinitywater.co.uk/docs/charging-arrangements-for-new-connections-201819.pdf>

We require completion of the appropriate application process on the My Developments Portal (<https://www.affinitywater.co.uk/developer-services.aspx>) and submission of supporting documentation to provide more accurate costs. Please note we cannot proceed if the application form is incomplete and you should estimate items such as loading units and build rates if the actual figures are currently unknown to you.

The start of mains and service connections works on your site is dependent upon our current programme of works, although every effort will be made to accommodate your timetable. It should be noted that construction in the public highway is governed by statutory regulation and under certain circumstances commencement of offsite works may be delayed by up to three months from the receipt of your payment to gain permission from the Local Authority.

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

Yours sincerely

Luca Smaldone
For and on behalf of Developer Services
Affinity Water Ltd

Appendix K
Electricity Pre-development Enquiry

Mr. Martin Andrews
Martin Andrews Consulting Ltd
8, Corn Kiln Close
Cogenhoe
Northamptonshire
NN7 1NX

Date: 24 April 2019

Our Ref: 8500116923 / QID 3000019081

Dear Mr. Andrews

Site Address: Ashwell Street, Ashwell, Hertfordshire, SG7 5RU

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

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

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.

Budget estimate:

To cater for a site load of 375kVA it will be necessary to establish a new substation on site. New LV mains and service cables will then be laid throughout the site to provide connections to 25 gas heated houses.

The budget estimation for this work is:

High Voltage Point Of Connection

[Redacted]

Please Note: The above budget estimate is based on your specified load of 15kVA per dwelling. This figure is high for gas heated dwellings for which we would usually allow an After Diversity maximum Demand figure of 2kVA per dwelling. Based on an ADMD of 2kVA per dwelling it is possible the connections could be made off the existing LV network by extending the LV along Ashwell Street from Woodforde Close.

The budget estimation for this work would be:

Low Voltage Point Of Connection

[Redacted]

Close.

[Redacted]

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 formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer 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 should apply for a quotation. 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.

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



Helen Cardoza
Metropolitan House
Potters Bar, Herts
EN6 1AG

Appendix L
Gas Pre-development Enquiry

4 Callaghan Square
Tresillian Way
Cardiff
CF10 5BT

Mr Martin Andrews
Martin Andrews Consulting Ltd
8 Corn Kiln Close
Cogenhoe
Northampton
Northamptonshire
NN7 1NX

Our Ref : P1489222/1 ECNA
11 April 2019

Re: Ashwell Street, Plots 1 - 24, Ashwell, Baldock, Hertfordshire, SG7 5QD

Dear Mr Andrews

Thank you for your enquiry regarding gas supplies and infrastructure to this proposed development, I am pleased to enclose the following:

- ❖ The budget quotation to provide gas mains, services and meters to the above development from the information you have provided
- ❖ A schedule detailing the indicative properties on the development where gas is to be supplied
- ❖ This budget quotation excludes any costs associated with traffic management, local authority permits or lane rentals

If you wish to proceed with the quotation would you please:

- ❖ Complete a full application form or provide information detailed in the "general" section of the budget quotation.

When your acceptance has been received I will arrange for your scheme to be mobilised with our service providers. Also a developer's pack will be sent to you, which includes our full proposals, a developer's guide and key contact details.

British Gas can also assist you by arranging for the installation of your electricity meters. If you would like to take advantage of this, please contact our dedicated Electricity Meter Installation Team on 08457 125 011 and select option 2 when prompted.

Please do not hesitate to contact me if you require any additional information or assistance.

Yours sincerely

Gary Pugh


Your one stop shop for:

- Siteworks
- Gas & Electricity
Meter Installation
- Homewarm Central
Heating Care
- Plumbing care

Call Us: 0333 202 9580

Fax: 0845 678 2388

Lines are open 8am – 6pm,
Mon to Thu and Fri 8am –
5pm.

Your call may be monitored and
recorded for quality assurance.

New Housing Connections

British Gas is the trading name of British Gas Trading Ltd, a Centrica company
Registered in England & Wales No 3078711. Registered Office: Millstream, Maidenhead Road, Windsor, Berkshire, SL4 5GD

britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html

Quotation

To provide gas site services for your development

(Budget Quote Only - Not for Acceptance)

Our Ref: P1489222/1 ECNA **Site Ref:** PPS73160 **Date:** 11 Apr 2019
Site Address: Ashwell Street, Plots 1 - 24, Ashwell, Baldock, Hertfordshire, SG7 5QD



Quotation Details

Off-site mainlaying

British Gas will undertake all excavations, connections, installations and reinstatement for the gas mains within the public highway (as identified on the attached drawing, from section A to C) whilst complying with relevant legislation.

On-site installations - Developer (also known as 'the Customer') excavates on-site

British Gas will install all gas mains and connect all gas services within the boundary of the development.

As you have requested you will undertake all excavation and reinstatement for mains, services and connections, this includes the provision of approved finefill material, backfill and re-instatement, all to comply with relevant legislation.

This quotation is subject to the following:-

- ❖ The Terms and Conditions for the Provision of Gas Site Services for your development
- ❖ The Terms and Conditions for the supply of Gas and Electricity
- ❖ Specification of Works
- ❖ British Gas is nominated by the developer as the gas supplier to all gas meter installations on this development
- ❖ Schedule of Properties as detailed
- ❖ This quotation is open until the expiry date, 10 June 2019

The gas network and meters shall be owned and operated by GTC Pipelines

British Gas reserves the right to modify this quotation and apply additional charges if the number or types of property or build rate are changed from the 'schedule' of properties attached.

Any amendments or revisions to the siteworks request information already provided by you are notified to British Gas as soon as you become aware.

Specification Of Works

Our Ref: P1489222/1 ECNA **Site Ref:** PPS73160 **Date:** 11 Apr 2019
Site Address: Ashwell Street, Plots 1 - 24, Ashwell, Baldock, Hertfordshire, SG7 5QD

Description of Works

Connection(s) to existing Gas Network

- represented by section A to B on the attached drawing

British Gas will arrange installation and commissioning of a suitable connection(s) to the existing gas transporter's network.

Public Highway works, off-site mainlaying and connections in the public highway

- represented by section B to C on the attached drawing

British Gas will excavate and re-instate all trenches in the public highway and will install the off-site gas mains to the site. Where no B to C is indicated on the plan the responsibility for excavating from point B onwards is with the Developer

Services/Meter Boxes

Unless agreed otherwise in writing all materials including service pipe and meter boxes will be delivered direct to site by British Gas or its agents. The developer will install the meter boxes in accordance with 'British Gas New Housing Connections Developer Guide'.

Meters

Generally, the gas meter will be installed when the service pipe is connected to the gas main. The gas meter will be left fully commissioned and purged of air. The meter outlet connection will be left blanked-off in readiness for your chosen Gas Safe™ registered gas installer to connect to the internal pipework.

Commencement of Works and Notices to be given by the developer

We will always endeavour to satisfy your requirements. Typically we require 6 to 8 weeks notice for the commencement of works, following which normally 10 days notice is required for any further on-site works.

General

Quotation is a 'Budget Costing' only as requested and not for acceptance. Customer to provide a detailed scaled site layout with compliant meter positions to enable a firm quotation to be provided.

Please note that there is no drawing to accompany this quotation.

Quotation excludes any additional traffic management, weekend working & lane rental charges that may be deemed necessary by the local authority post acceptance. All additional costs will be charged directly to the developer as a contract variation.

Quotation is conditional on the universal meter boxes being positioned on the front elevations only and they must be in landscaped areas. They must not be positioned on, or obstruct footpaths, passage ways, drives or be a trip hazard.

Schedule of Properties

Our Ref: P1489222/1 ECNA **Site Ref:** PPS73160 **Date:** 11 Apr 2019
Site Address: Ashwell Street, Plots 1 - 24, Ashwell, Baldock, Hertfordshire, SG7 5QD

Schedule of Properties

Property Types

Number of Properties	Property and Meter Box Types
2	1 Bedroom with Smart - Unibox meter box
3	2 Bed Bungalow with Smart - Unibox meter box
4	2 Bed Semi with Smart - Unibox meter box
7	3 Bed Detached with Smart - Unibox meter box
4	3 Bed Semi with Smart - Unibox meter box
4	4 Bed Detached with Smart - Unibox meter box

Total Planned
Gas Load (kWh) : 268543

Total Number of
Planned Properties : 24

Build Rate

	Development of Properties on Site									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of Properties	24	0	0	0	0	0	0	0	0	0

Appendix M
Used Water Pre-development Enquiry

Martin Andrews

From: no-reply-InFlow@anglianwater.co.uk
Sent: 05 September 2019 16:33
To: Martin Andrews
Subject: Response for the FurtherQuestion



Dear Martin Andrews,

Please find attached our response to your further question Used Water .

I've recently reviewed your report, you have provided advice based on a FW connection to Woodforde Close. This would require a FW pumping station. The site can access Lucas Lane to the north via a finger of land which is marked on the attached. Can you please advise whether a FW connection to the sewer located in Lucas Lane is acceptable? This was the preferred discharge point on the completed application form.

Anglian Water Response

Good afternoon and thank you for your correspondence. I can confirm that a foul gravity connection for 25 dwellings can be made to manhole no. 0702`in Lucas Lane on the 150mm sewer at NGR TL2709339790. Please accept my apology for your preferred connection location not being assessed in your original report..

Please do not hesitate to contact the Pre-Development Team on 0345 606 6087 option 1 or via the portal should you have any questions related to our response.

__*____*____*____*____*____*____*____*____*____*____*____*____*____*____*____*____*

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Anglian Water Services Limited

Registered Office: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

Registered in England No 2366656

Please consider the environment before printing this email.

**Pre-Planning
Assessment Report**
LAND OFF ASHWELL STREET, ASHWELL
146099/903883043/1/0056190

Section 1: Proposed development

Thank you for submitting a pre-planning enquiry. This has been produced for Martin Andrews Consulting Ltd. Your reference number is **146099/903883043/1/0056190**. If you have any questions upon receipt of this report, please contact the Pre-Development team on 03456 066087 or email planningliaison@anglianwater.co.uk.

The response within this report has been based on the following information which was submitted as part of your application:

List of planned developments	
Type of development	No. Of units
Dwellings	25

The anticipated residential build rate is:

Year	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12
Build rate	25	0	0	0	0	0	0	0	0	0	0	0

Site grid reference no.

TL2714139699

Development type

Greenfield

Planning application status

Unknown

The comments contained within this report relate to the public water mains and sewers indicated on our records. Your attention is drawn to the disclaimer in the useful information section of this report.

Section 2: Assets affected

Our records indicate that there are no public water mains/public sewers or other assets owned by Anglian Water within the boundary of your development site. However, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3: Water recycling services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

Water recycling centre

The foul drainage from the proposed development is in the catchment of Ashwell Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used water network

Our assessment has been based on development flows connecting to the nearest foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. This connection point has been determined in reference to the calculated discharge flow and on this basis, a 150mm internal diameter pipe is required to drain the development site. The nearest practicable connection is to the 150mm diameter sewer at manhole 0608 in Woodforde Close at National Grid Reference NGR TL2707739605. Anglian water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

It is assumed that the developer will provide the necessary infrastructure to convey flows from the site to the network. Consequently, this report does not include any costs for the conveyance of flows.

Surface water disposal

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network. Therefore a capacity assessment has not been made on the public surface water network.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and

in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at: <http://www.anglianwater.co.uk/developers/suds.aspx>

The proposed method of surface water disposal is not relevant to Anglian Water; we suggest that you contact the relevant Local Authority, Lead Local Flood Authority, the Environment Agency or the Internal Drainage Board, as appropriate.

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

As a result of the recent charging rules published by Ofwat, our charging regime has changed. Your development site will be required to pay a Zonal charge for each new property connecting to the public sewer that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to the public sewer. More information on the Zonal charge can be found at <http://www.anglianwater.co.uk/developers/charges>

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Sewerage:

In most circumstances zonal charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non-household premises, the fixed element is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge. Details of the relevant multiplier for each fitting can be found at our web-page: <http://www.anglianwater.co.uk/developers/charges/>

The total Zonal charge payable for your site for Sewerage is:

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application.

It is recommended that you also budget for connection costs. Please note that we offer alternative types of connections depending on your needs and these costs are available at our website.

Section 4: Map of Proposed Connection Points



Figure 1: Showing your used water point of connection

Section 5: Useful Information

Used water

Water Industry Act – Key Used Water Sections:

Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

Section 185:

This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at <http://www.anglianwater.co.uk/developers> or via our Development Services team on 03456 066087.

Sustainable drainage systems:

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We also recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for the area to discuss your application.

Private sewer transfers:

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

Encroachment:

Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at

<http://anglianwater.co.uk/developers/encroachment.aspx>

Locating our assets:

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from . All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: <http://www.anglianwater.co.uk/developers/our-assets/>

Summary of charges:

A summary of this year's water and used water connection and infrastructure charges can be found at <http://www.anglianwater.co.uk/developers/charges>

Disclaimer:

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water, or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content. Furthermore in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

This report is valid for the date printed and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s).