

11539 - Land off Station Road, Ashwell

Technical Note Rv3: Utilities Assessment

Date: October 2025

1 Introduction

- 1.1 Planning permission will be sought for the following development.
- 1.2 The development proposals are for up to 36 homes including a mix of dwellings type and sizes. This will include affordable homes.
- 1.3 The purpose of this note is to outline the utility infrastructure review works undertaken to date.

2 Site Location

- 2.1 The Site is shown to lie in the East of Ashwell. The Site is bound by the Senuna Park development to the West, playing fields to the North and the green field to the East and South.
- 2.2 Beck Homes have provided the below proposed site extents (blue boundary), which will provide circa 36no. residential dwellings, adjoining the residential development, indicated by the red boundary, at land off Station Road, Ashwell. Figure 2.1 shows the proposed development site:



Figure 2-1: Site Location Plan



Figure 2-2: Site Masterplan

Sources of Information

The following bodies have been consulted whilst completing this summary:

- | | | |
|---------------------------|---|--------------------|
| • UK Power Networks | - | Electricity |
| • Cadent Gas | - | Gas |
| • Essex and Suffolk Water | - | Potable Water |
| • Anglian Water | - | Foul Water |
| • BT Openreach | - | Telecommunications |

3 Electricity Infrastructure

- 3.1 UK Power Networks (UKPN)** own and operate the electricity network within the vicinity of the site. Location details of their existing infrastructure has been provided.

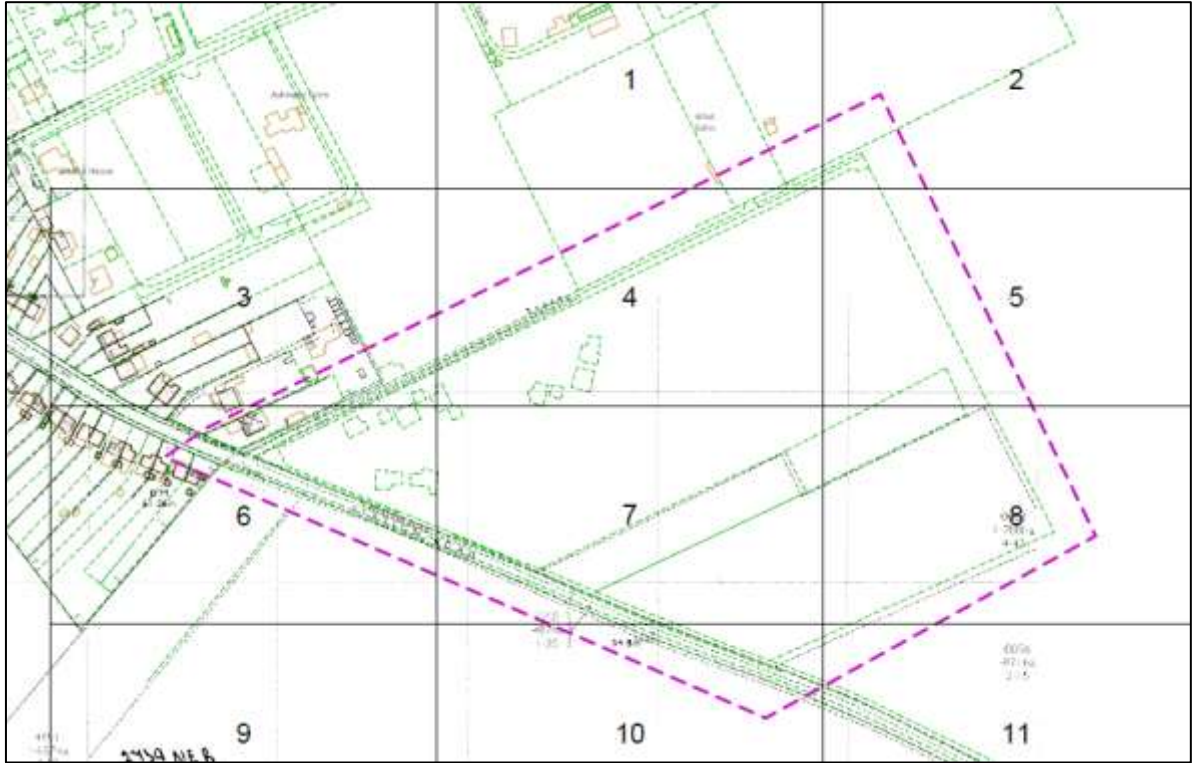


Figure 3-1: Electricity Asset Plans

- 3.2 UKPN** operate low voltage cables to the west of the proposed development, however these terminate outside number 103 Station Road and do not reach the boundary of the site.

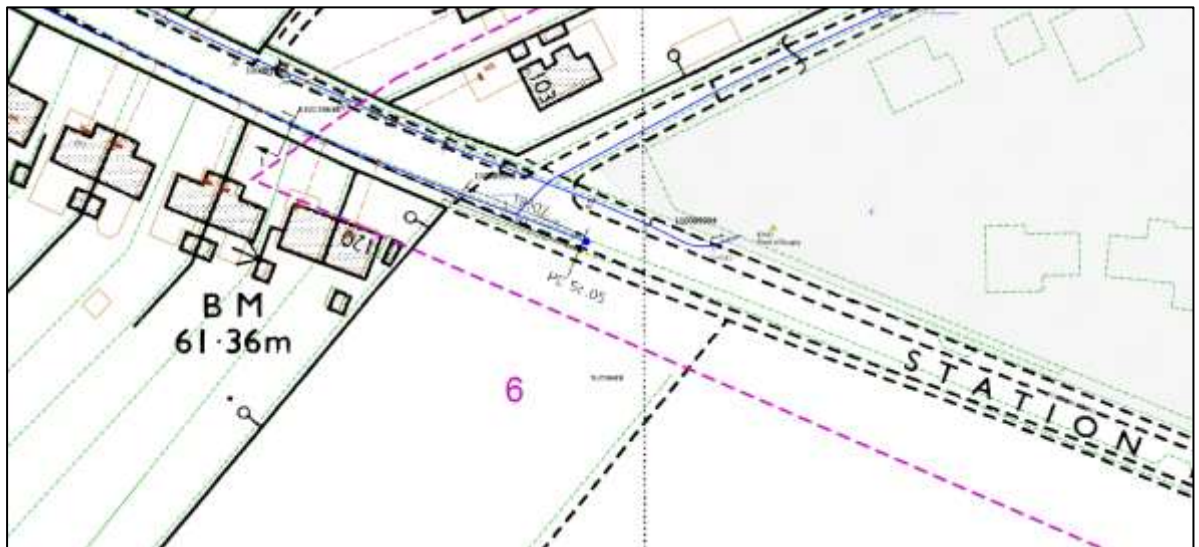


Figure 3-2: Electricity Asset Plans

- 3.3** To assist **UKPN** in their capacity assessment of their existing network, a total Electricity Demand of 133kVA was requested in an Independent Network Operator (IDNO) Point of Connection application. A response was received 24th September 2025, reference 8200079786 confirming that a connection can be taken from the 11,000V High Voltage network 450m from the site boundary on Station Road.

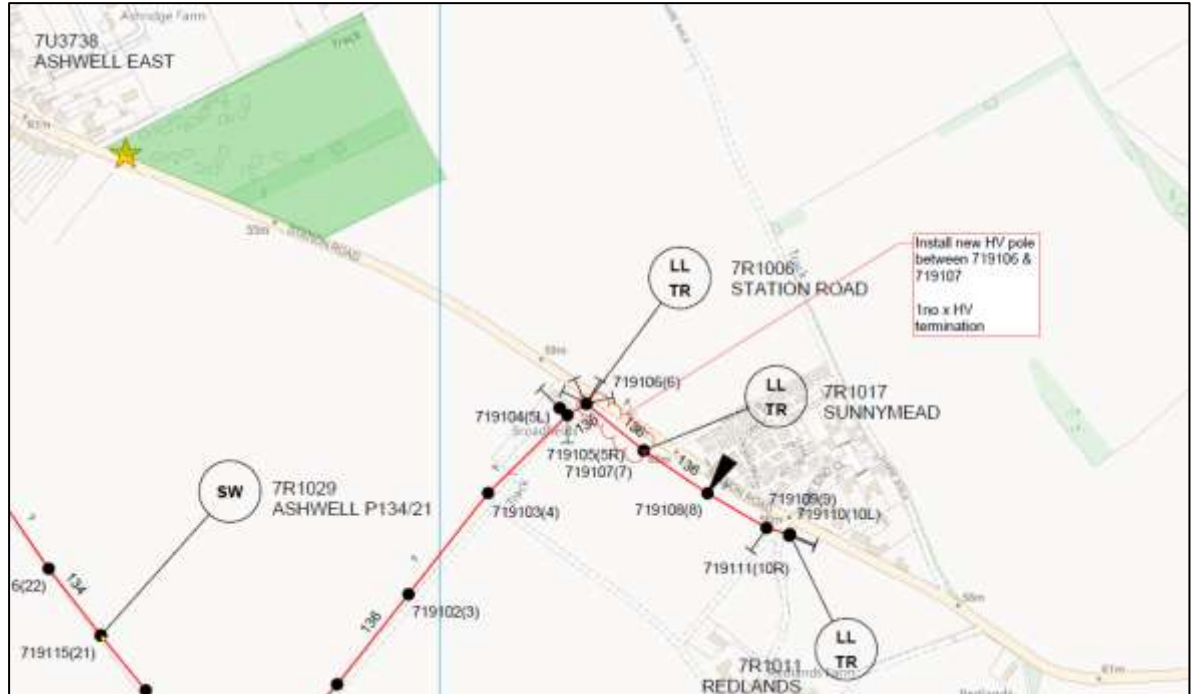


Figure 3-3: UKPN Point of Connection

- 3.4** A substation will be required onsite. Allow a space of 4.8m x 4.8m for the secondary substation onsite.
- 3.5** An additional application has been made to GTC to determine whether a closer point of connection can be made. We are awaiting a response.

4 Gas Infrastructure

- 4.1** **Cadent Gas** own and operate the gas network within the vicinity of the site. Location details of their existing infrastructure has been provided.

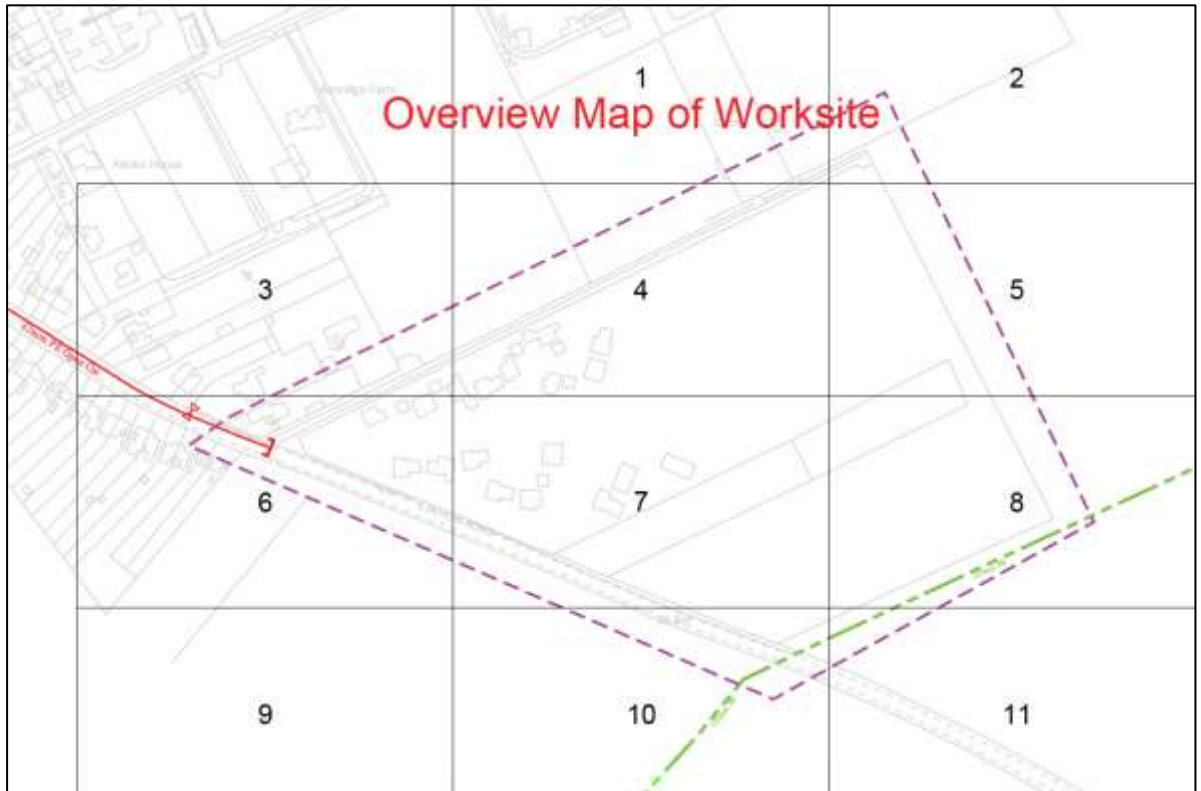


Figure 4-1: Cadent Gas Asset Plans

- 4.2** **Cadent Gas** have a 63mm PE Low Pressure gas main to the West of the site within Station Road. This main cuts off before the proposed development and does not affect the site. Outside the south-eastern boundary, there is a 125mm PE Intermediate pressure main.
- 4.3** There are no gas diversions anticipated for the proposed development.
- 4.4** With changes to Future Homes Standards and the introduction of Part L and Part S of the Building Regulations, it has been assumed that gas will not be utilised for this development, and therefore an all-electric heating option is utilised.

5 Potable Water Infrastructure

- 5.1** **Affinity Water** own and operate the potable water network within the vicinity of the site. Location details of their existing infrastructure has been provided.

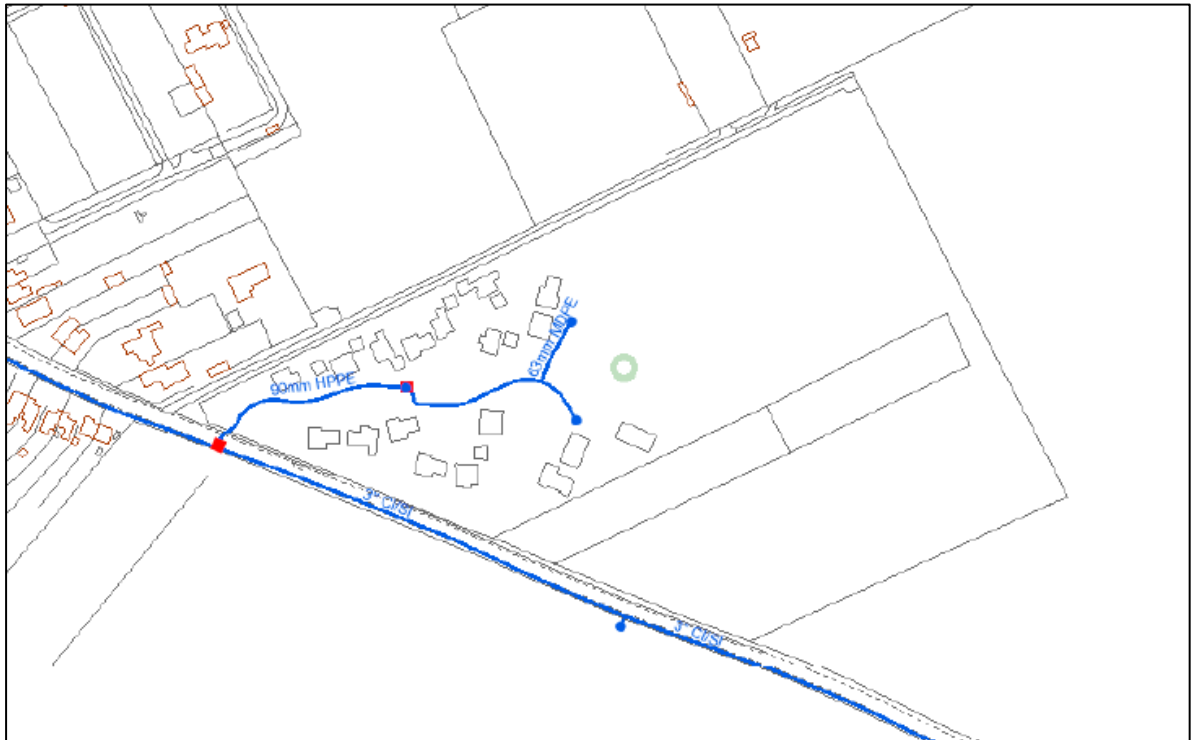


Figure 5-1: Affinity Water Asset Plan

- 5.2** Affinity Water have a 3" Cast Iron main within the far side footpath.
- 5.3** A Pre-Development Enquiry request has been submitted to Affinity Water for their requirements to supply the proposed development. We are awaiting a response, reference DS0065161. It is assumed that a connection can be provided from the 3" Cast Iron main approximately 5m from the site entrance.

6 Foul Water Sewerage

6.1 Anglian Water own and operate the foul/sewer water network within the vicinity of the site. Location details of their existing infrastructure has been provided.

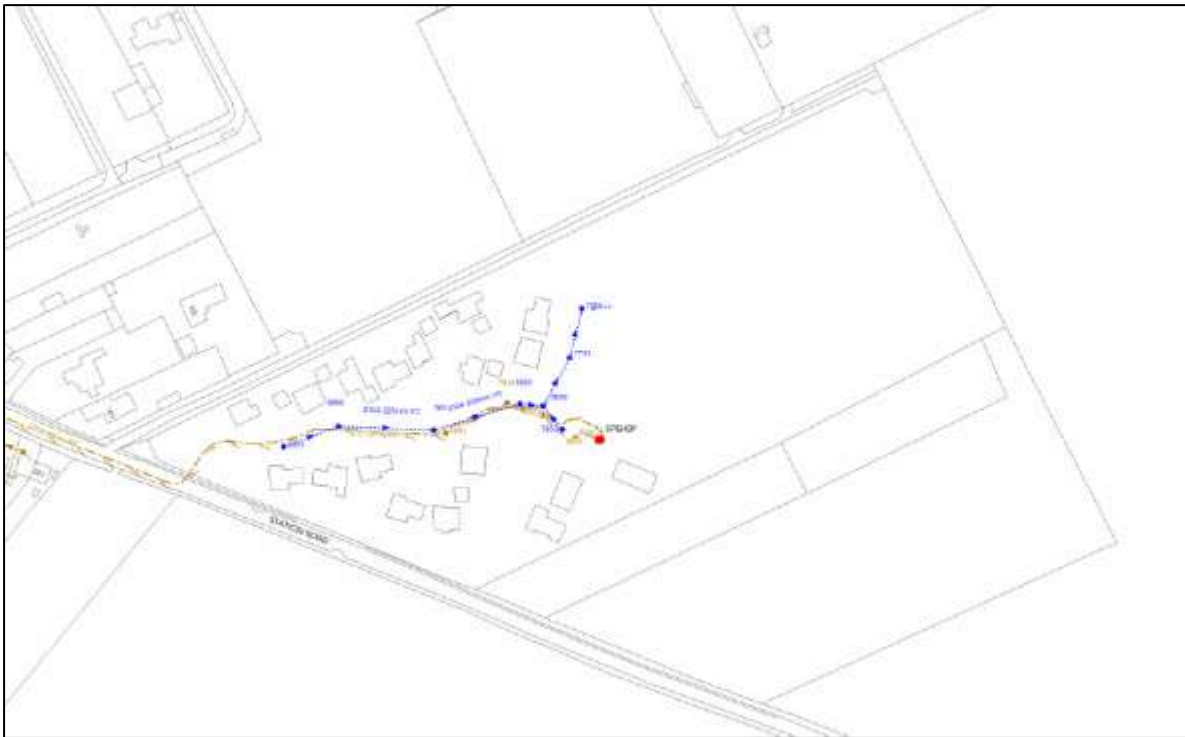


Figure 6-1: Anglian Water Asset Plan

6.2 The asset plans show a 90mm PE Foul water main within the carriageway of Station Road. Within the Senuna Park development, there is a Surface Water sewer.

6.3 Legal rights have been secured to connect into the Senuna Park infrastructure, including the foul pump station.

7 Telecommunications

- 7.1** The main incumbent telecommunications provider is **BT Openreach**. Location details of their existing infrastructure has been provided.

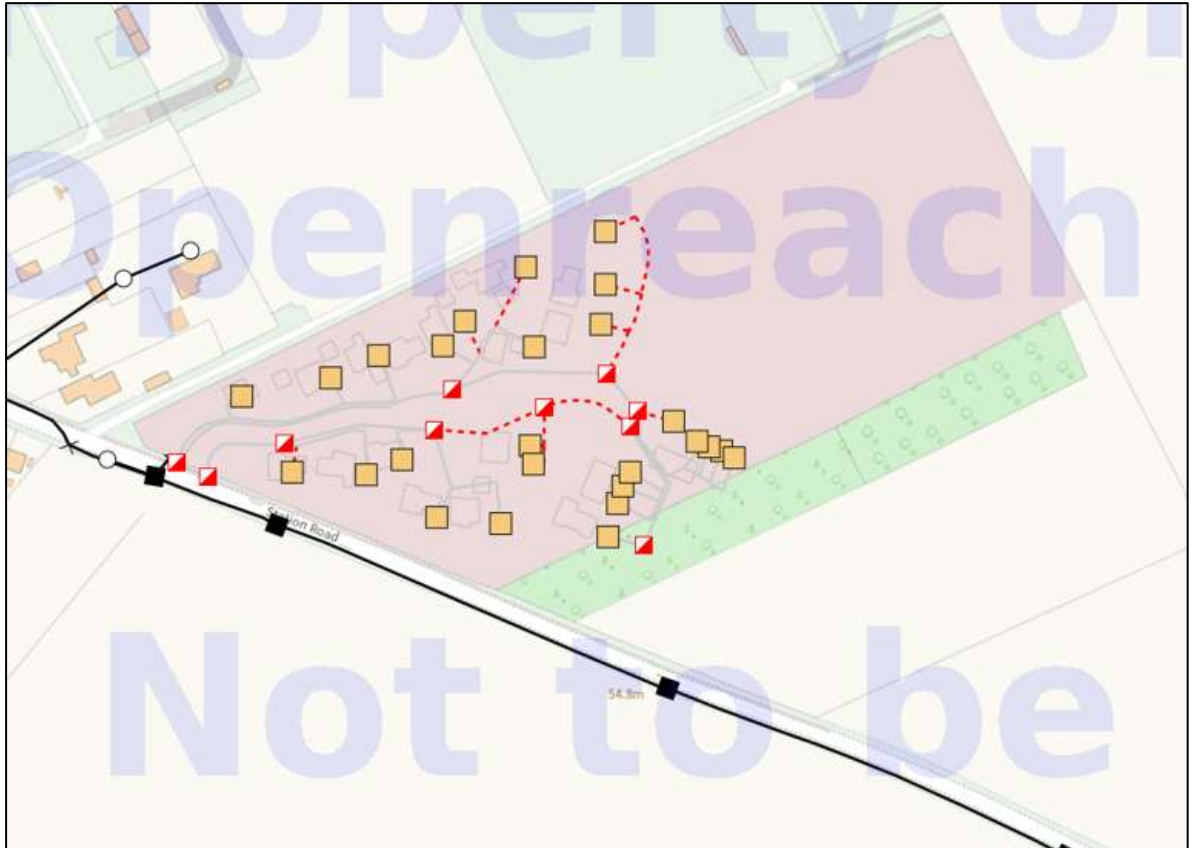


Figure 7-1: BT Openreach Asset Plans

- 7.2** There is an underground cable with multiple boxes within the far side footpath of Station Road.
- 7.3** New infrastructure to proposed developments is now almost exclusively Fibre to the Premises, offering consumers speeds of over 1Gbps depending on their chosen Internet Service Provider (ISP) and Contract. For developers, there are a range of infrastructure providers, offering a range of financial opportunities including traditional rebates and less prevalent profit-sharing models. Infrastructure providers can usually be separated into two types:
- **Open Network** – A network that offers customers the ability to choose their ISP offering flexibility on speed, cost and contract terms. Examples of these kind of infrastructure providers are BT Openreach and GTC.
 - **Closed Network** – A network where customers can only use the Infrastructure Providers ISP. Examples of these kind of infrastructure providers are Virgin Media, Grain, Hyperoptic.
- 7.4** The proposal for this development is an open network, allowing greatly choice for the end users.

8 Diversions

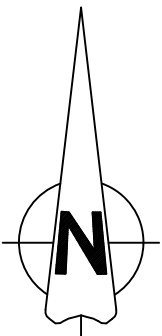
- 8.1 The existing constraints were reviewed to assess the implication of any infrastructure within the development boundary.
- 8.2 Key findings are highlighted below:
- No diversions have been identified within the proposed development boundary.

9 Summary

- 9.1 **UK Power Networks** has confirmed that capacity is available within the existing network to power the development site. An additional application has been made to GTC to investigate whether a closer point of connection can be used.
- 9.2 We have assumed that **Affinity Water** can supply a connection from the current potable water network to cater for the new proposed development.
- 9.3 The telecoms network has ample connectivity to provide fibre to all premises within the development boundary.

10 Limitations

- 10.1 The conclusions and recommendations contained herein are limited to those given the general availability of background information and the planned usage of the Site.
- 10.2 Third Party information has been used in the preparation of this report, which Brookbanks, by necessity assumes is correct at the time of writing. While all reasonable checks have been made on data sources and the accuracy of data, Brookbanks accepts no liability for the same.
- 10.3 The benefits of this report are provided solely to Beck Homes, for the proposed development on the Site only.
- 10.4 Brookbanks excludes third party rights for the information contained in the report.



Construction Design and Management (CDM)
Key Residual Risks
Contractors entering the site should gain permission from the relevant land owners and/or principle contractor working on site at the time of entry. Contractors shall be responsible for carrying out their own risk assessments and for liaising with the relevant services companies and authorities. Listed below are Site Specific key risks associated with the project.
1) Overhead and underground services
2) Street Lighting Cables
3) Working adjacent to water courses and flood plain
4) Soft ground conditions
5) Working adjacent to live highways and railway line
6) Unchartered services
7) Existing buildings with potential asbestos hazards

- NOTES:**
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- LP Gas (Cadent)
- IP Gas (Cadent)
- LP Gas (gic)
- Distribution Main (Affinity water)
- Foul sewer (Anglian water)
- Surface water sewer (Anglian water)
- Telecoms (BT)
- Live cable (gic)
- LV Electricity (UKPN)

- First Issue ES NH DLJ 31.10.25

**BROOKBANKS**

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Beck Strategic Land

Station Road, Ashwell

Constraints plan

Status		Status Date
Draft		Oct 25
Drawn	Checked	Date
ES	DLJ	31.10.2025
Scale	Number	Rev
1:500	11529-CU-01	01
01020304050 METRES		

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