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Legend

-  Access Chamber.Location Active Footway Chamber
-  Underground Route.Route Act. - Owned
-  Underground Route.Route Act. - Leased



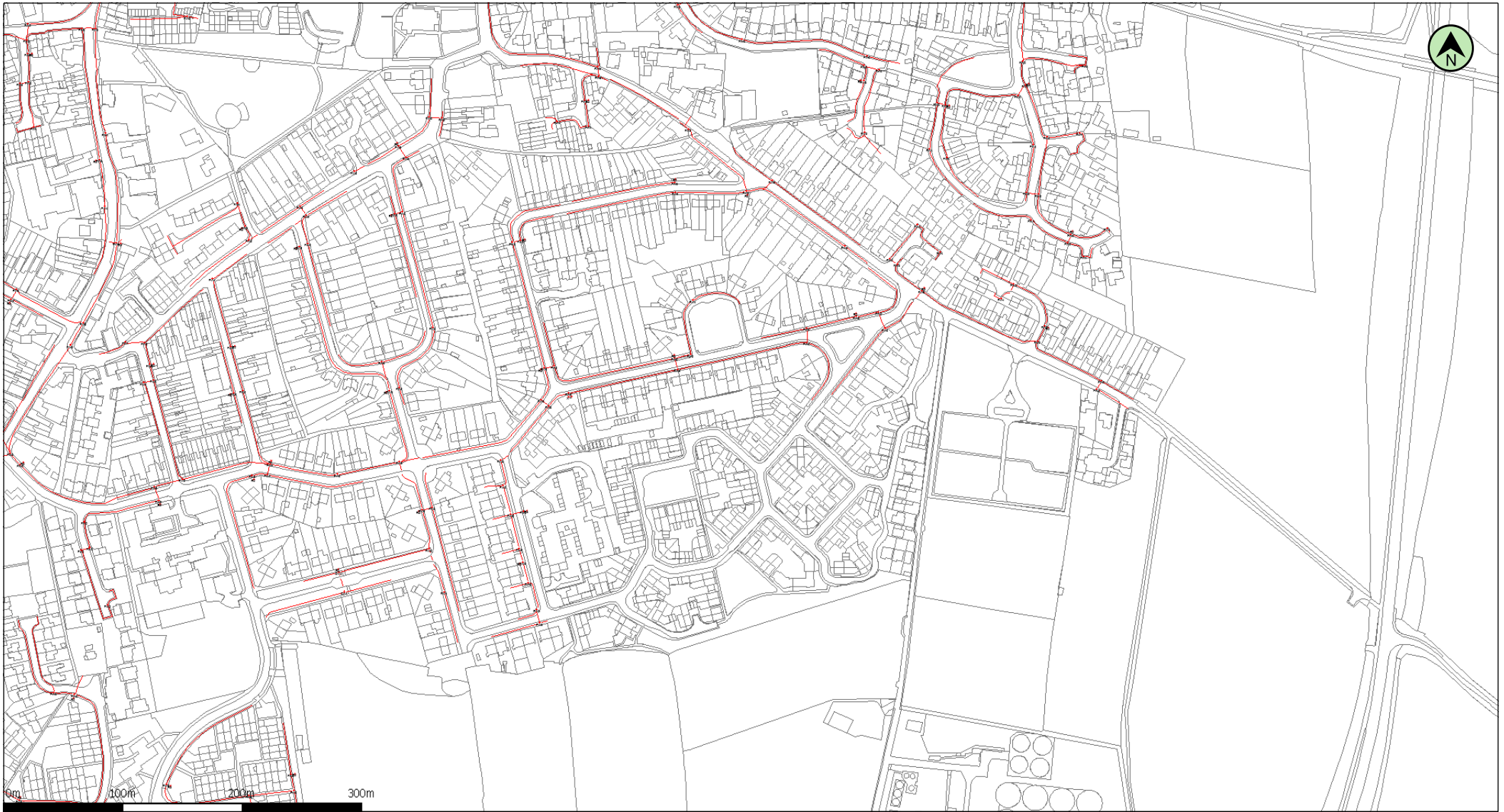
Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 16/03/2020

Scale : 1:1250

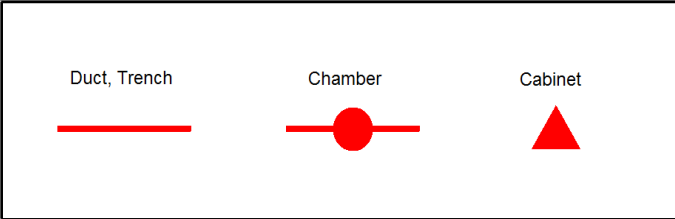
This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.



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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 2020 Ordnance Survey 100019209.



bharath.gowda@virginmedia.co.uk
42523 Earl Shilton





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Duct, Trench



Chamber



Cabinet



bharath.gowda@virginmedia.co.uk

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Duct, Trench



Chamber



Cabinet



bharath.gowda@virginmedia.co.uk

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LEGEND

- EXISTING PLANT
- EXISTING PLANT

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Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE
Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH
Email: asset.team@cityfibre.com

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 13/03/2020

Drawing No.

CFH_EP_000001

Revision

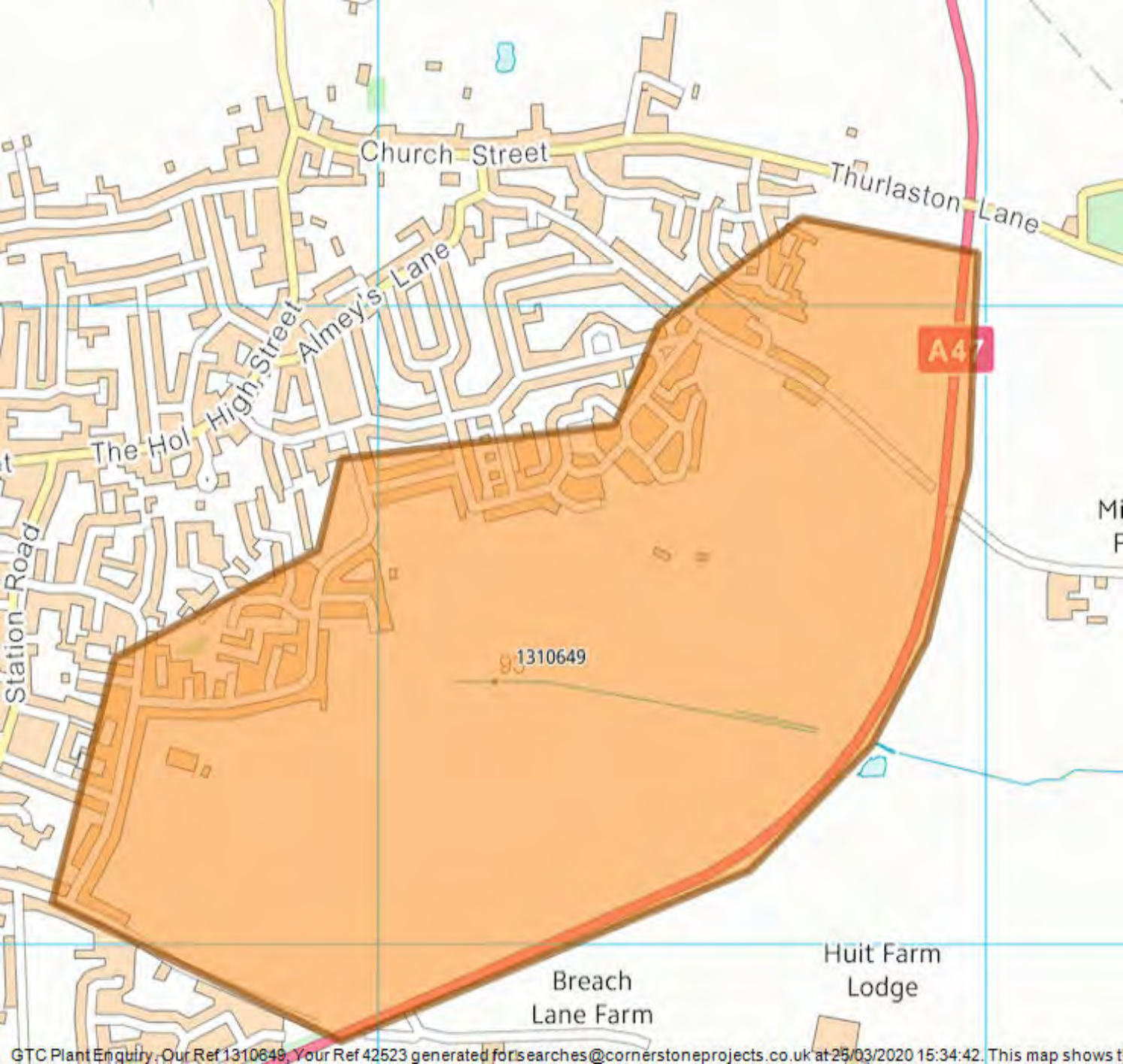
001

Scale: 1:1250

A4



INDEPENDENT UTILITIES



Church Street

Thurlaston Lane

Almey's Lane

High Street

The Hol

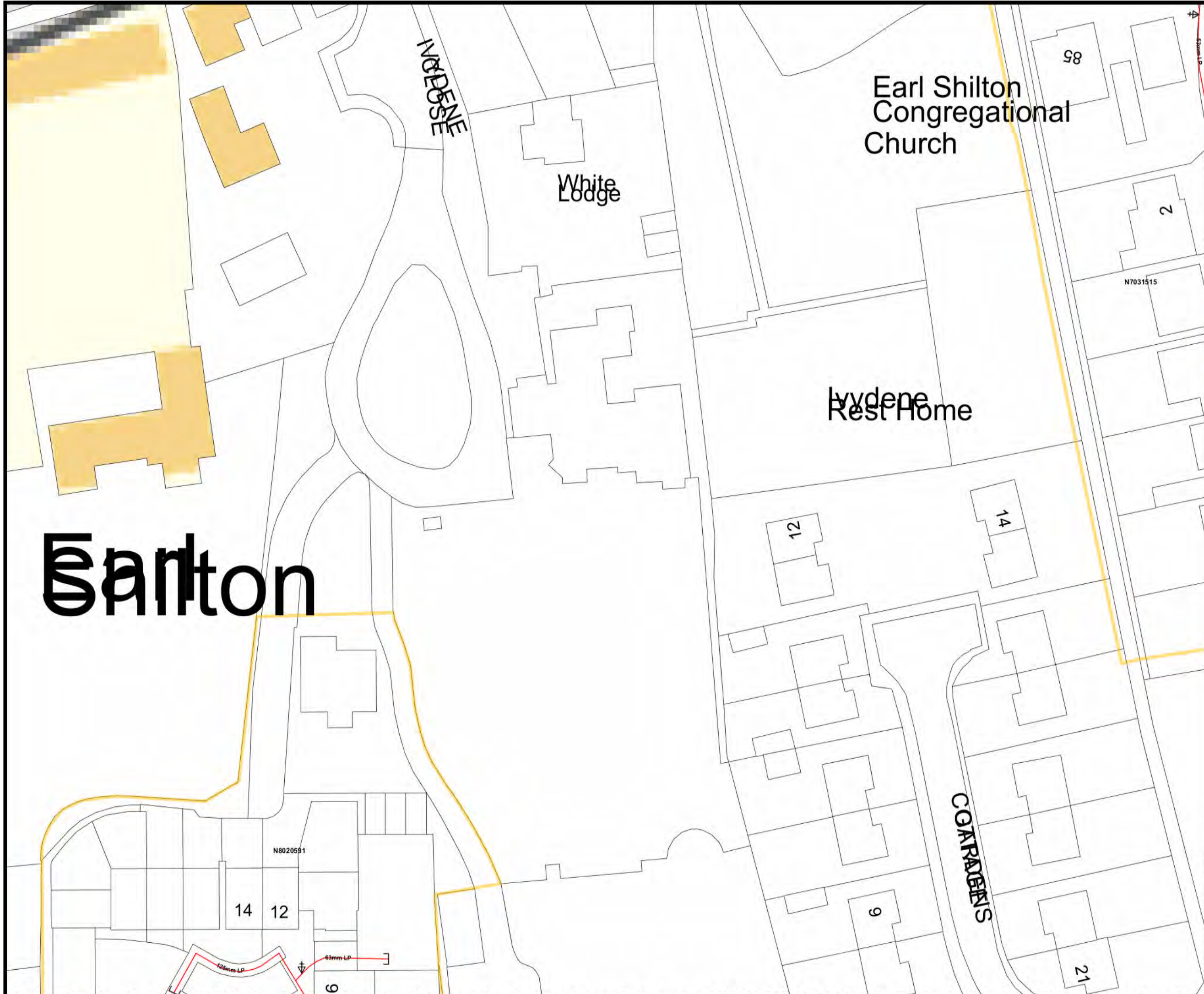
Station Road

1310649

A47

Breach Lane Farm

Huit Farm Lodge



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Legend

- Gas Pipe**
 - LP Pipe
 - MP Pipe
 - IP or Service Pipe
- Gas Node**
 - Connection Point
 - Reducer
 - Capend
- Gas PRI**

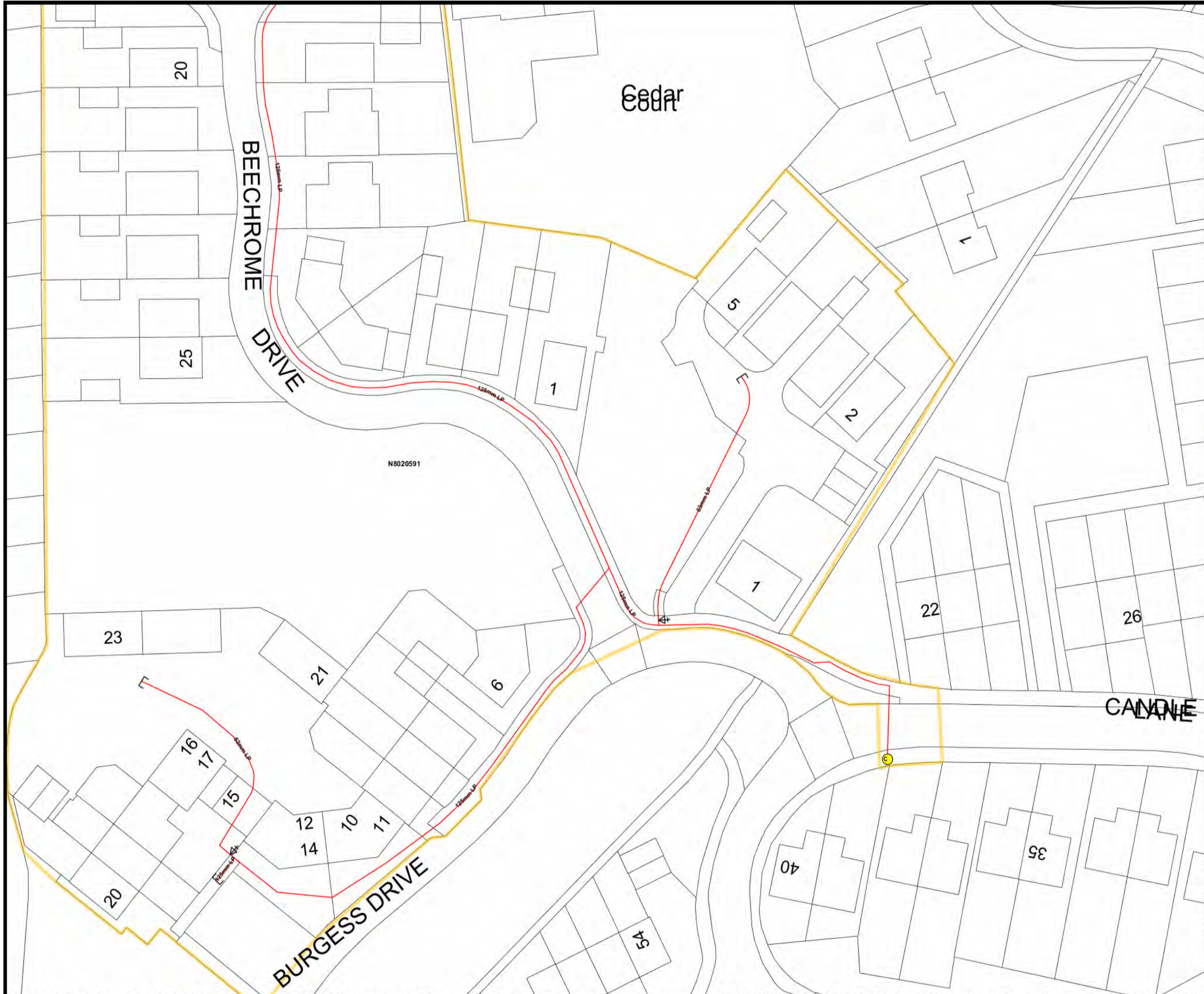
0 21.6m

SCALE: 1:500
O.S. REF: 446745, 297712
N8020591_3_of_3 Gas
Date: 02-08-2014

A3

A group member of
Brookfield Utilities UK
Energy House
Woolpit Business Park
Woolpit
Suffolk IP30 9UP





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Legend

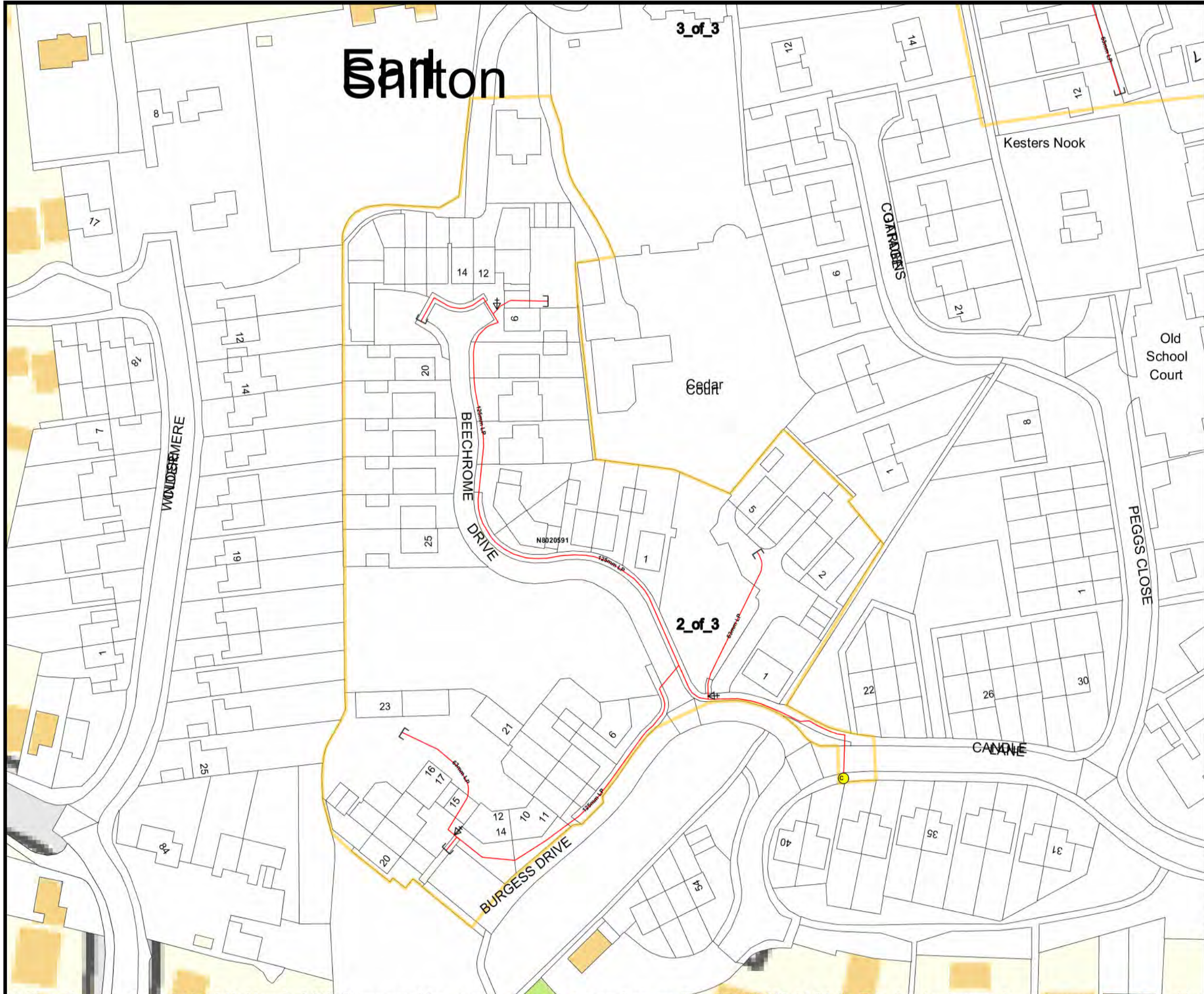
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 - LP Pipe
 - MP Pipe
 - IP or Service Pipe
- Gas Node**
 - Connection Point
 - Reducer
 - Capend
- Gas PRI**

0 21.6m

SCALE: 1:500
O.S. REF: 446745, 297570
N8020591_2_of_3 Gas
Date: 02-08-2014

A3

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Woolpit
Suffolk IP30 9UP
gta...
Leading utility networks



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Legend

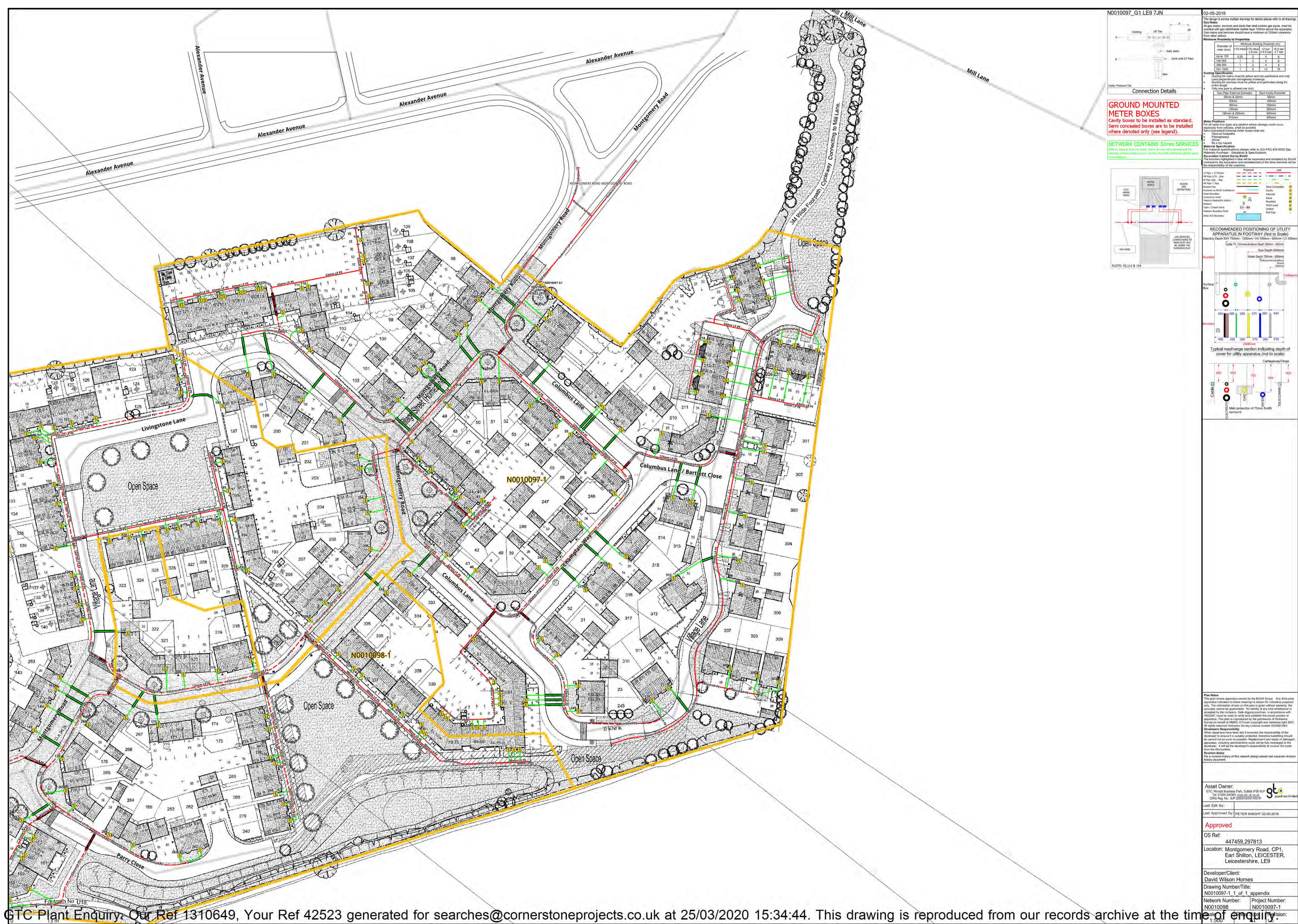
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 - MP Pipe
 - IP or Service Pipe
- Gas Node**
 - Connection Point
 - Reducer
 - Capend
- Gas PRI**

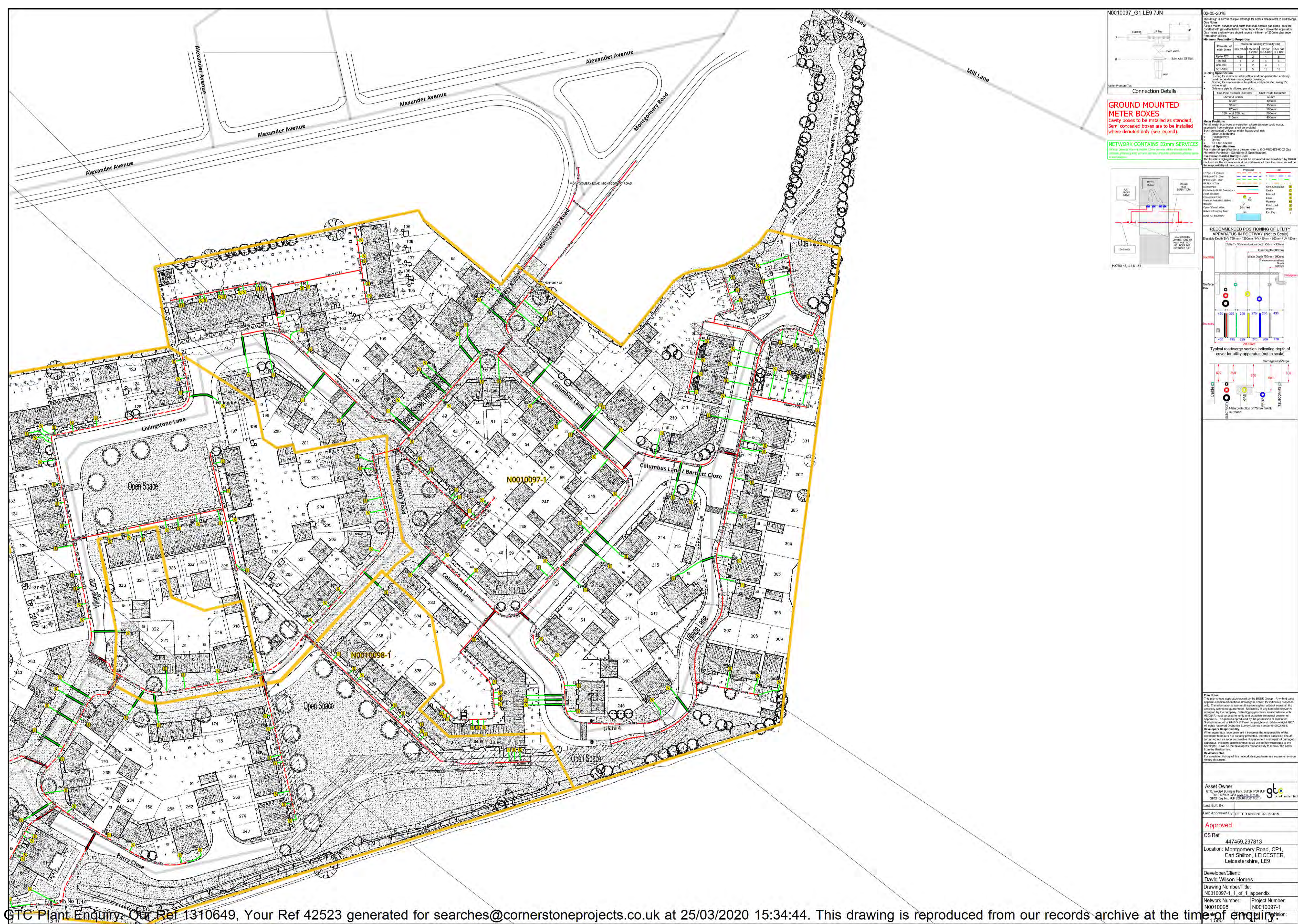


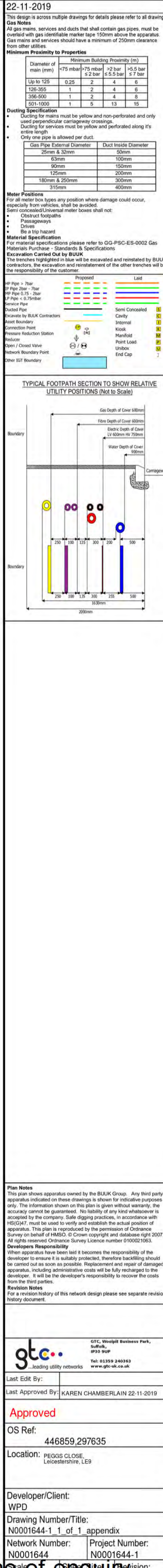
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N8020591_1_of_3 Gas
Date: 02-08-2014

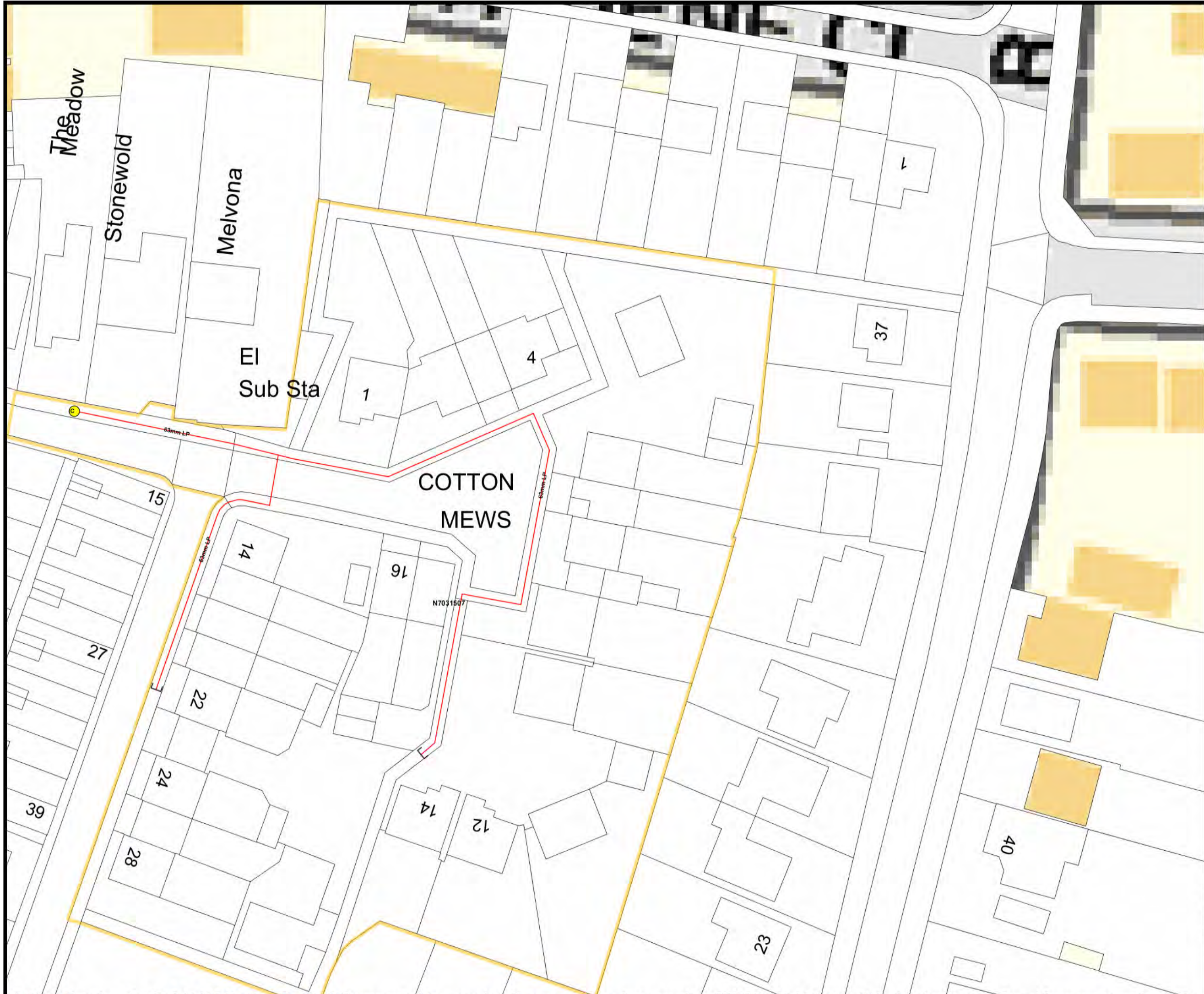
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Leading utility networks









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Legend

- Gas Pipe**
 - LP Pipe
 - MP Pipe
 - IP or Service Pipe
- Gas Node**
 - Connection Point
 - Reducer
 - Capend
- Gas PRI**



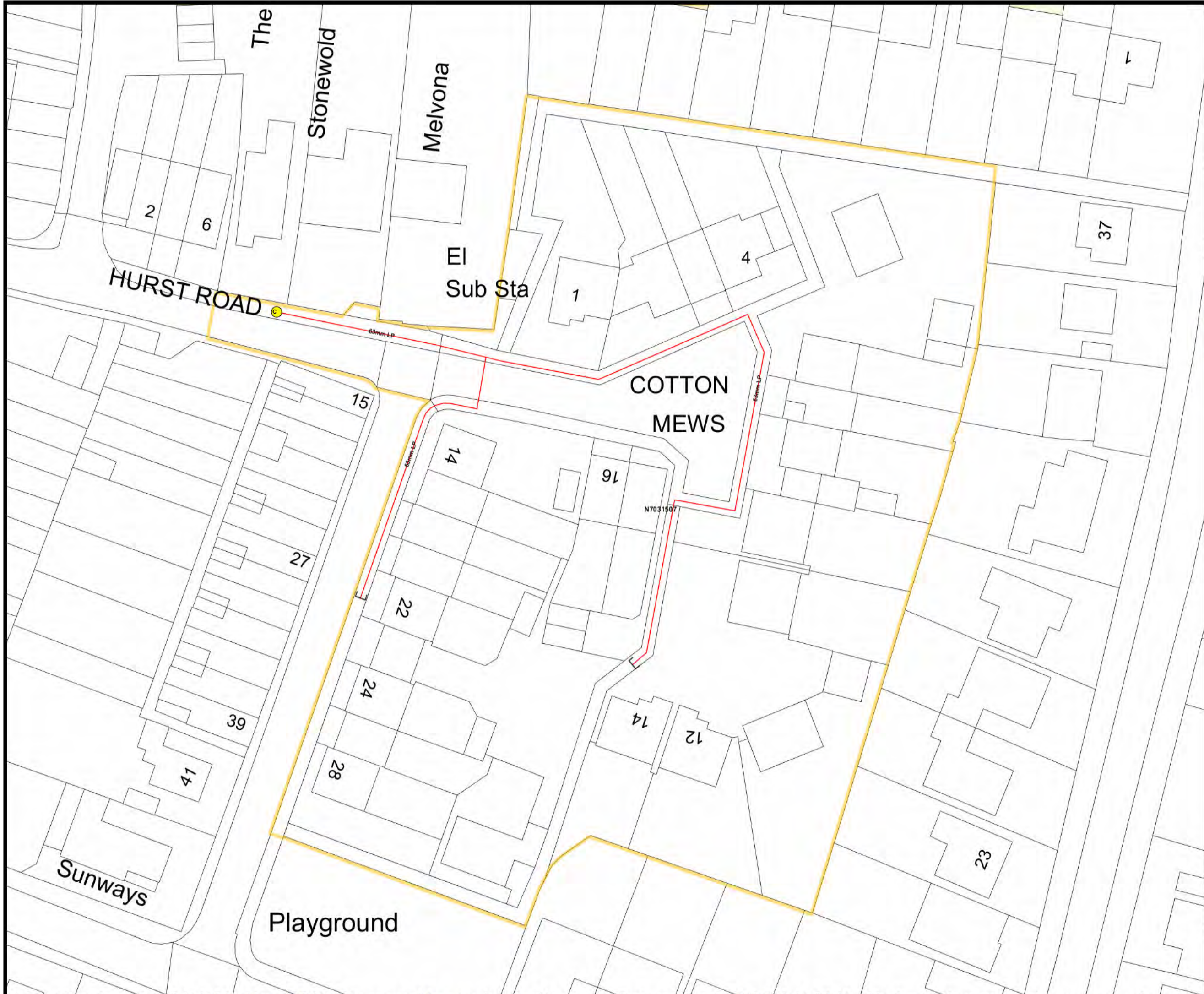
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N7031507_2_of_2 Gas
Date: 02-08-2014

A3

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 - Reducer
 - Capend
- Gas PRI



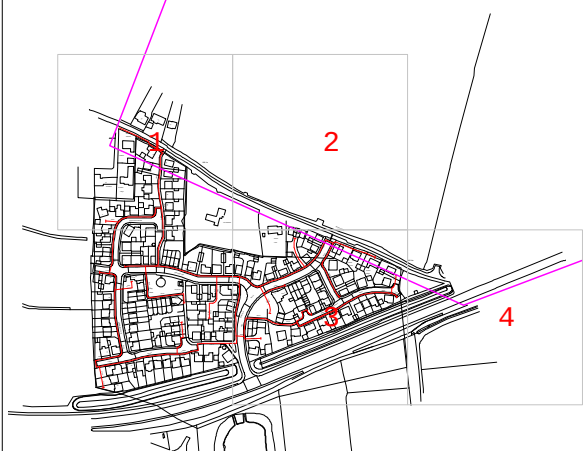
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N7031507_1_of_2 Gas
Date: 02-08-2014

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Suffolk IP30 9UP

Leading utility networks



Overview



Date Requested: 13/03/2020

Requested by: Duncan Phillips

Job Reference: 17959939

Company: Cornerstone Projects

Your Scheme/Reference: 42523

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



Existing MP mains or services operating between 75 millibar and 2 bar gauge



Existing IP mains or services operating between 2 bar and 7 bar gauge

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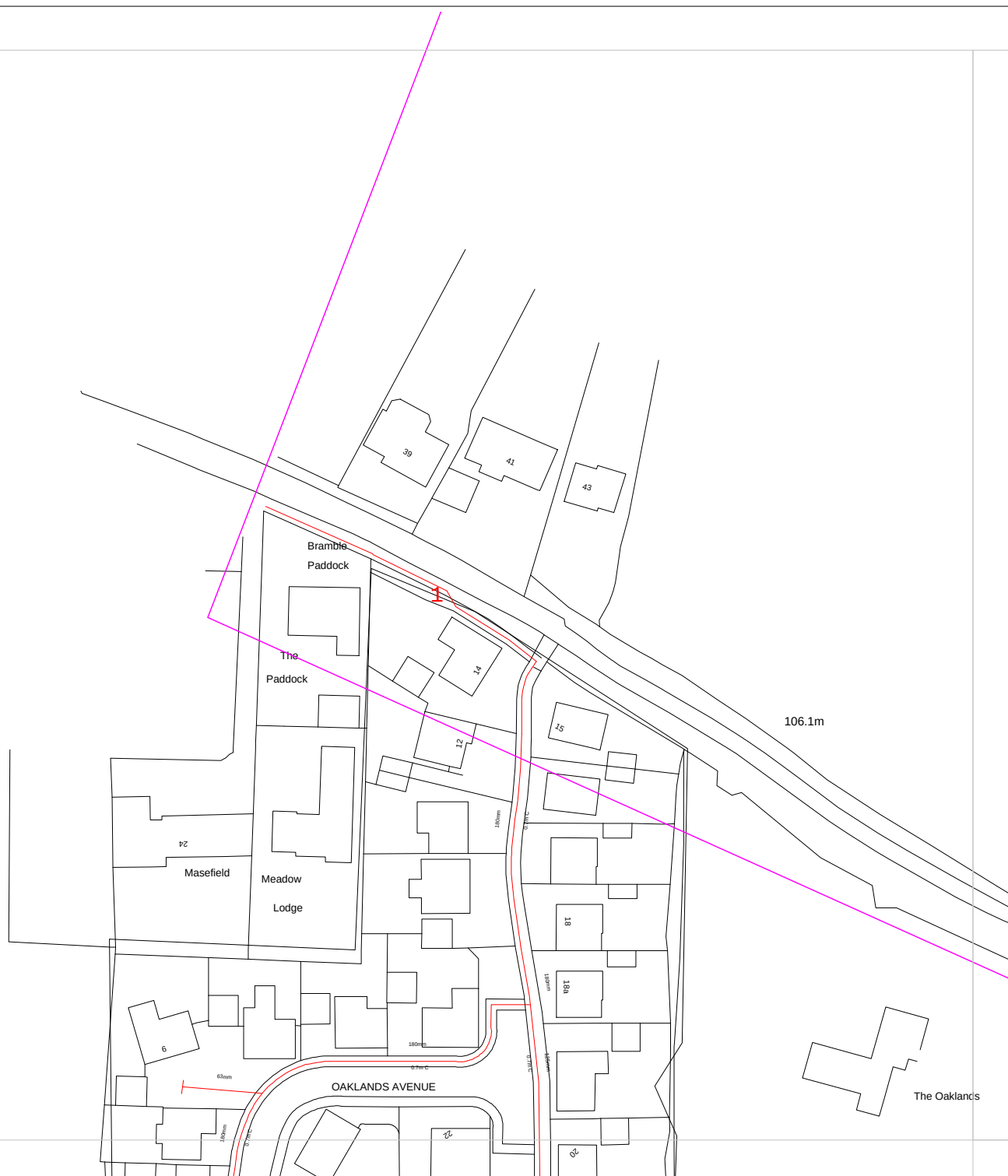


ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA
Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000
(excluding Overview map)



Date Requested: 13/03/2020

Requested by: Duncan Phillips

Job Reference: 17959939

Company: Cornerstone Projects

Your Scheme/Reference: 42523

Key for Mains & Service Pipework

	Existing LP mains or services operating up to 75 millibar gauge
	Existing MP mains or services operating between 75 millibar and 2 bar gauge
	Existing IP mains or services operating between 2 bar and 7 bar gauge

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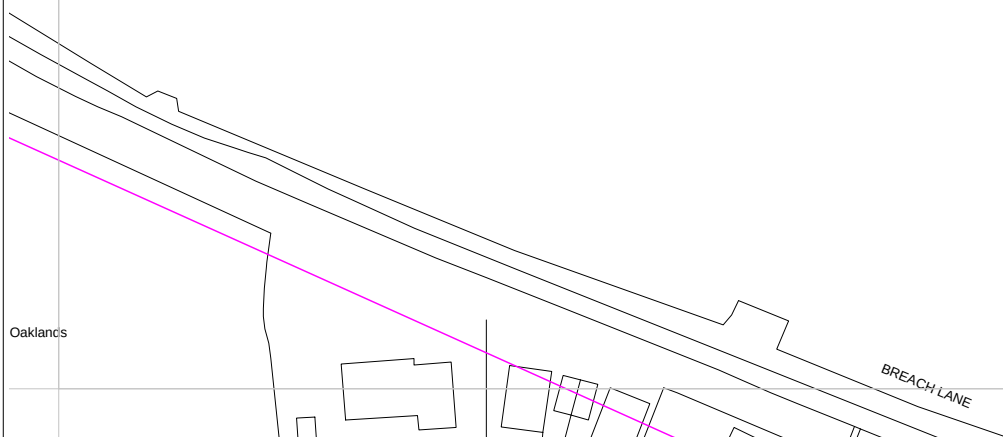


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Leatherhead
Surrey
KT22 7BA
Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area  Line 
Approx scale on A4 paper: 1:1000
(excluding Overview map)

2



Date Requested: 13/03/2020

Requested by: Duncan Phillips

Job Reference: 17959939

Company: Cornerstone Projects

Your Scheme/Reference: 42523

Key for Mains & Service Pipework

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	Existing MP mains or services operating between 75 millibar and 2 bar gauge
	Existing IP mains or services operating between 2 bar and 7 bar gauge

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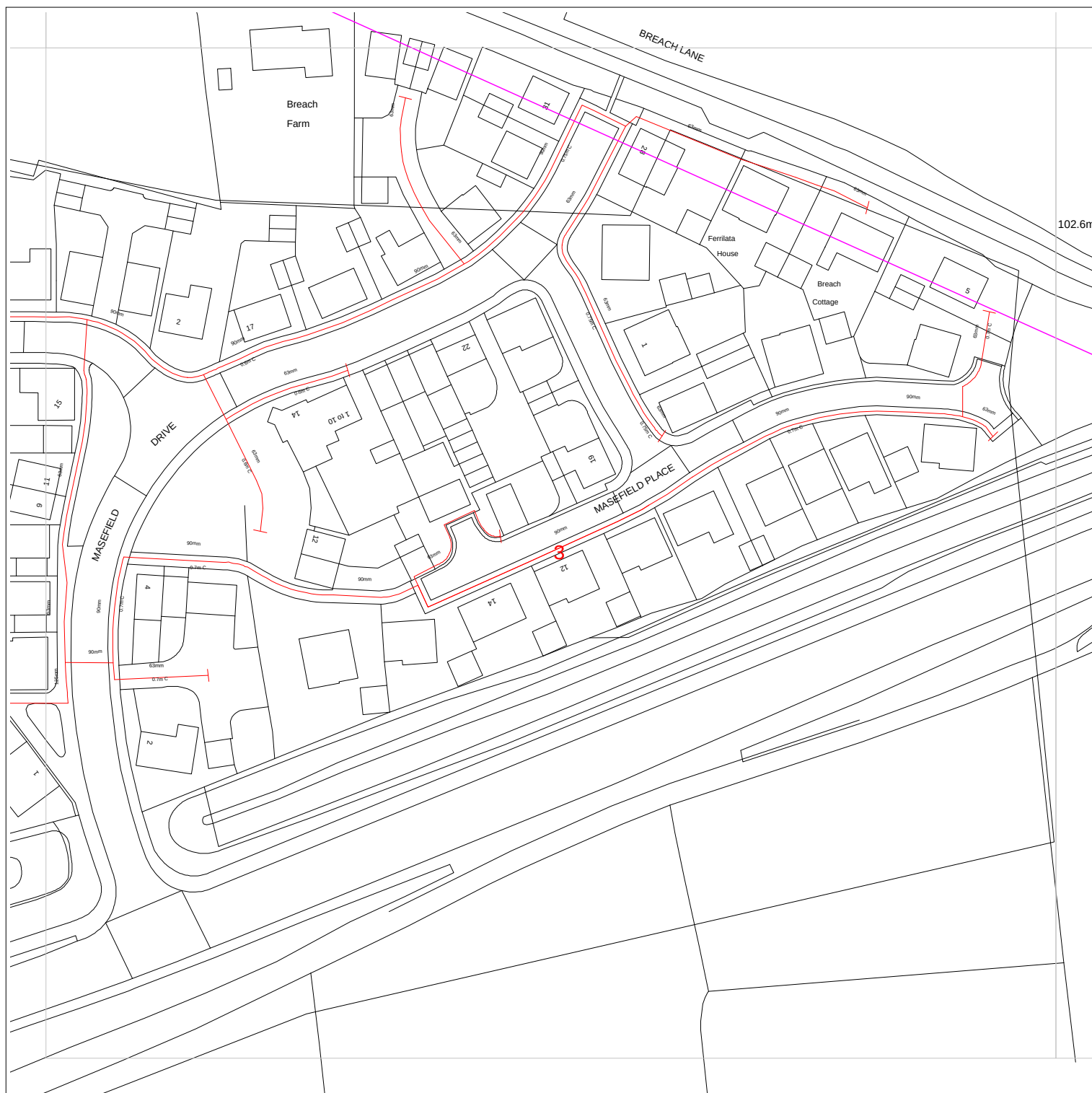
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Email: PlantResponses@espug.com

Dig Sites:

Area  Line 
Approx scale on A4 paper: 1:1000
(excluding Overview map)



Company: Cornerstone Projects
Your Scheme/Reference: 42523

Key for Mains & Service Pipework

	Existing LP mains or services operating up to 75 millibar gauge
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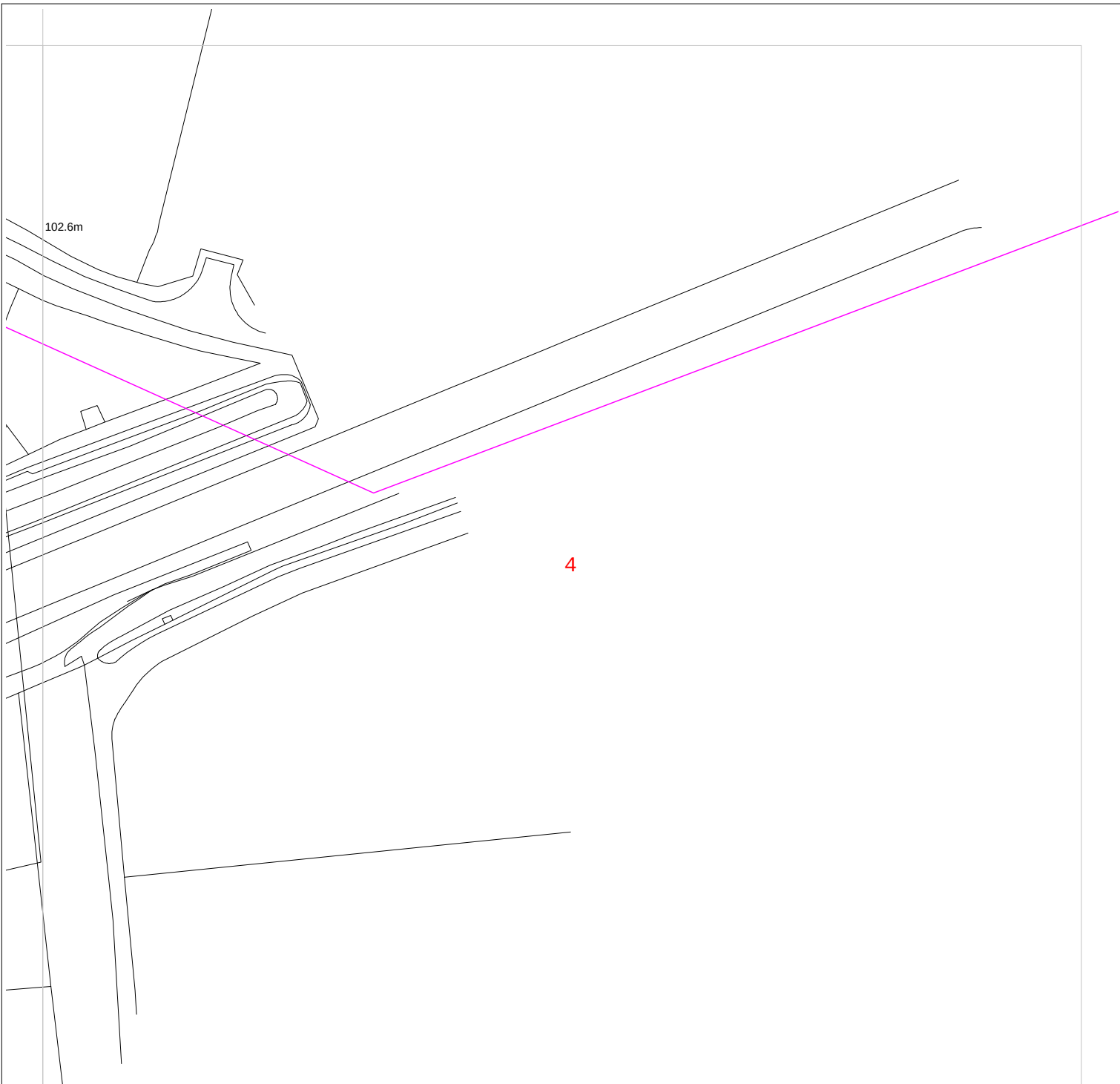


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Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000
(excluding Overview map)



Date Requested: 13/03/2020

Requested by: Duncan Phillips

Job Reference: 17959939

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Email: PlantResponses@espug.com

Dig Sites:

Area Line
Approx scale on A4 paper: 1:1000
(excluding Overview map)



Mr Duncan Phillips
Cornerstone Projects
91 Market Street
Hoylake Merseyside
CH47 5AA

2 Europa View
Sheffield Business Park
Sheffield S9 1XH

Web: fulcrum.co.uk
Email: enquiries@fulcrum.co.uk

Our Reference: 17959939
Your Reference: 42523

Dear Mr Duncan Phillips,

Asset Network Plans

Thank you for your request regarding the position of our pipelines received through the LinesearchbeforeUdig service.

We can confirm that Fulcrum Pipelines Limited currently has or is planning to have gas pipes in the vicinity of your proposed works. I have enclosed a copy of our drawings and site location to help you to locate them.

If you are proposing to carry out an excavation on or near a valve, please refer to the "Appendix 1 - Safe working practices in the vicinity of metallic valves" attached.

We will do everything we can to assist you in your safe working procedures, however, it's worth bearing in mind that we are not responsible for any incidents or accidents that may occur whilst working around our pipe network.

With this in mind, we'd recommend the following practices are adhered to maintain the integrity of the pipeline:-

- Trial Holes to find our pipes.
- Hand Digging to find our pipes and their vicinity once found.
- Adequate protection of the pipe if exposed and once your work is completed i.e. sand covering

It is essential to refer to the HSE document HSG47 for information regarding trial holes and safe digging practice when working near our pipes. A copy of this document can be downloaded from the following HSE website link - <http://www.hse.gov.uk/pubns/books/hsg47.htm>



Additional costs may be incurred if our plant has to be relocated due to your proposed works.

Please note that other gas transporters may have plant in the area which could be affected by your proposed works.

If you need any help or information simply contact Fulcrum on 03330 146 455.
In case of an emergency please phone 0800 111 999.

Yours Sincerely,

Fulcrum Pipelines Limited

03330 146 455

FPLSupplyPointEnquiries@fulcrum.co.uk

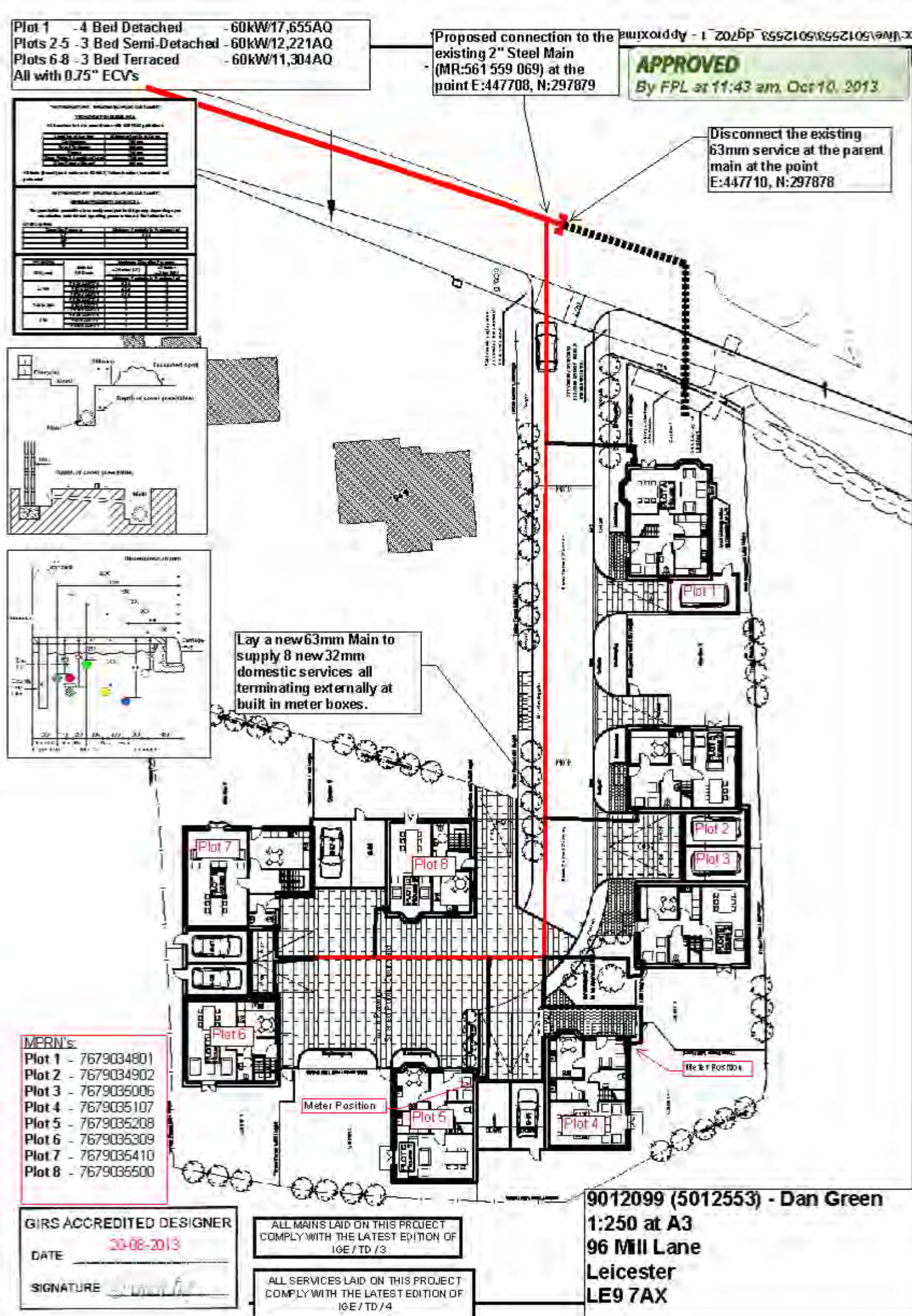
Disclaimer

Plans provided by Fulcrum Pipelines Limited only primarily show those pipes owned by Fulcrum Pipelines Limited in its role as a Licensed Independent Gas Transporter ("iGT"). The plan may show future pipework, plant or other assets or existing pipework, plant or other assets which may be removed or abandoned by Fulcrum Pipelines Limited from its gas network at any time in the future. Apparatus installed within the last 90 days and other apparatus including (but not limited to) service pipes, valves, siphons and stub connections may be present in the area but may not be shown on the plan, however, their presence should be anticipated. Gas pipes owned by any other Gas Transporters, or otherwise privately owned, may also be present in this area but may not be shown. Areas of operation or facilities operated by any other Gas Transporter may be shown on the plan, however, such information is based on information provided by such Gas Transporters. Information with regard to such third party pipes, operations or facilities should be obtained from the relevant owners.

The information shown on this plan is given without warranty or representation by Fulcrum Pipelines Limited as to its completeness, accuracy or as to its up to date representation of any geography or pipework or other assets. Save for any matter for which it is not permitted by law to exclude or limit its liability, neither Fulcrum Pipelines Limited nor its affiliates, nor any agents, servants or contractors of the same, shall have any liability arising out of or in connection with the information provided in the plan (whether present or future), whether in contract, tort, misrepresentation (excluding fraudulent misrepresentation), under statute or otherwise, howsoever caused including (without limitation) by negligence. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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Registered in England No. 604062 Registered Office: 6 St Andrew Street, 3th Floor, London EC4A 3AE Incorporated in England and Wales





Approximate scale 1 mm = 0.250 metres

AS LAID TEMPLATE

PROJECT REFERENCE: 5012553

DESIGNED BY: Dan Green

SITE ADDRESS:

96 Mill Lane
Leicester
LE9 7AX

SCALE: 1:250 at A3

MAP/GRID REF:

COMMENTS:

PLOT 5 - 8.6m x 32mm

PLOT 6 - 6.3m x 32mm

PLOT 7 - 6.1m x 32mm

PLOT 8 - 3.8m x 32mm

DRAWN BY: F. MEANWELL

COMPANY: MC NICHOLAS

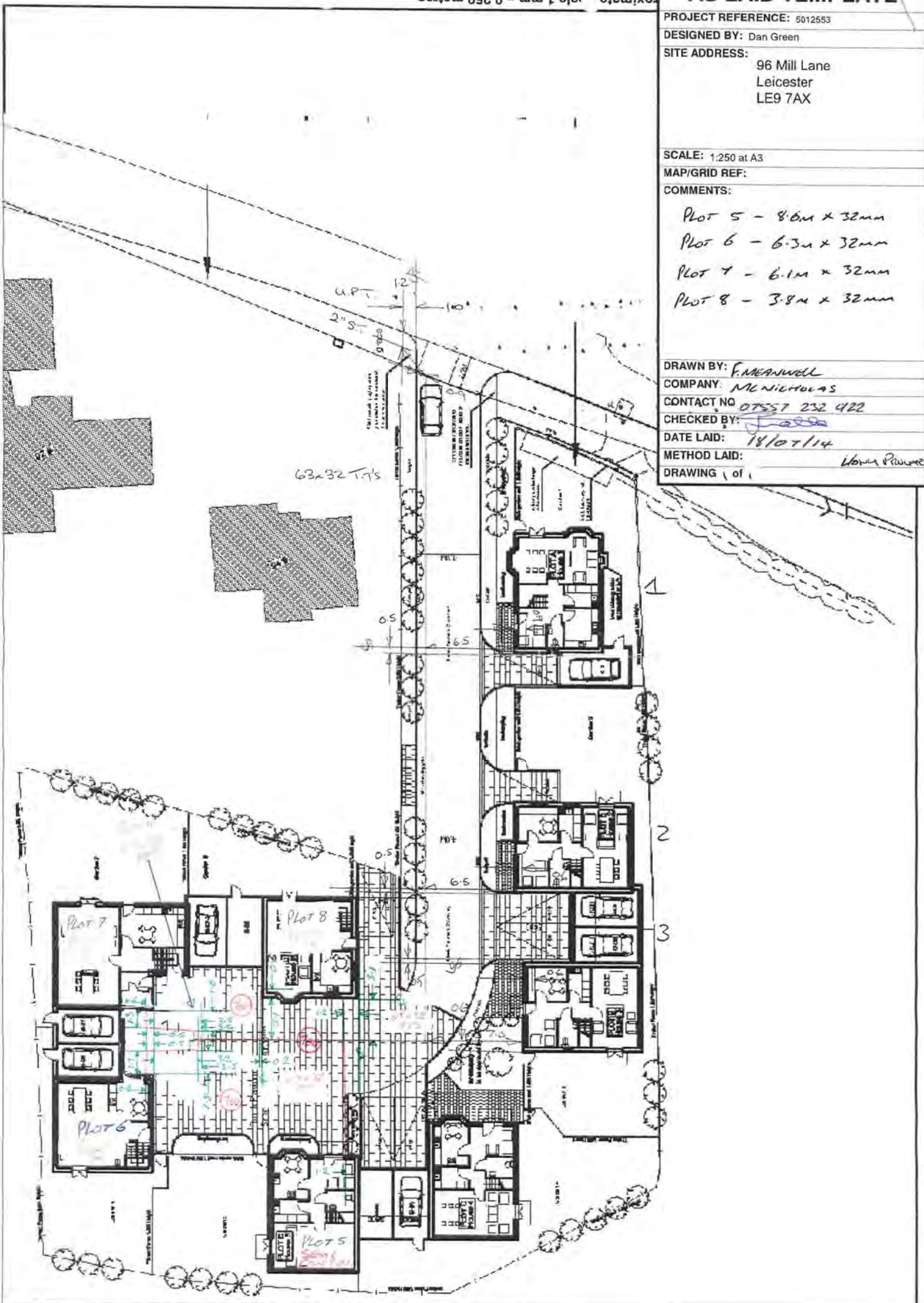
CONTACT NO: 07557 232 422

CHECKED BY: *[Signature]*

DATE LAID: 18/07/14

METHOD LAID: *[Signature]*

DRAWING 1 of 1



Proximate scale 1 mm = 0.250 metres

AS LAID TEMPLATE

PROJECT REFERENCE: 5012553

DESIGNED BY: Dan Green

SITE ADDRESS:
96 Mill Lane
Leicester
LE9 7AX

SCALE: 1:250 at A3

MAP/GRID REF:

COMMENTS:

71mtr x 63m PE

Plot 1 - 9mtr

2 - 8.5mtr

3 - 8.5mtr

DRAWN BY: F. MEANWELL

COMPANY: CARILLION

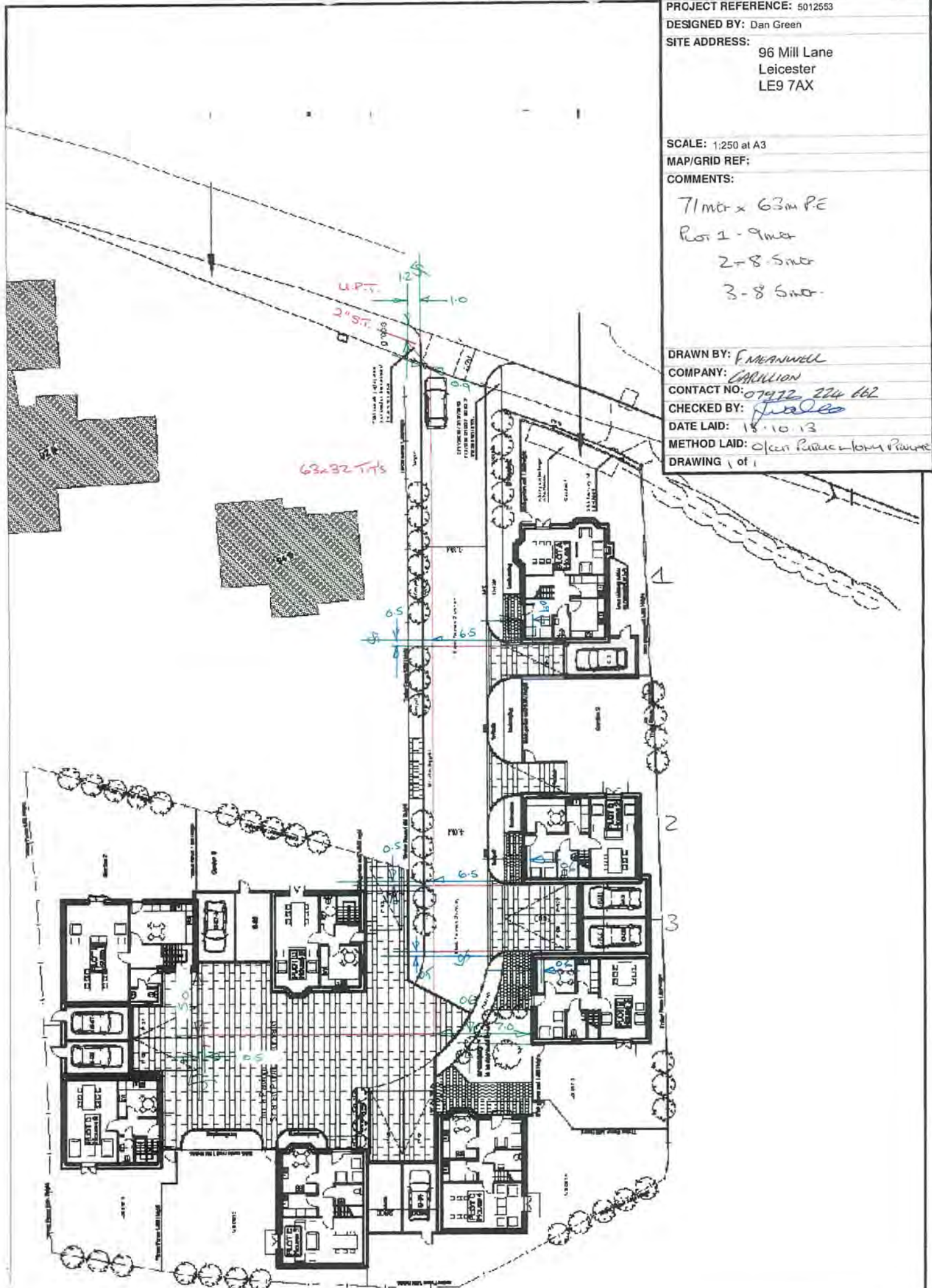
CONTACT NO: 07972 224 662

CHECKED BY: *[Signature]*

DATE LAID: 15.10.13

METHOD LAID: Office Publication Project

DRAWING 1 of 1



AS LAID TEMPLATE

PROJECT REFERENCE: 5012553

DESIGNED BY: Dan Green

SITE ADDRESS:

96 Mill Lane
Leicester
LE9 7AX

SCALE: 1:250 at A3

MAP/GRID REF:

COMMENTS:

Plot 4

14-2 m x 32mm
L.P SERVICE.

DRAWN BY: F. MEANWELL

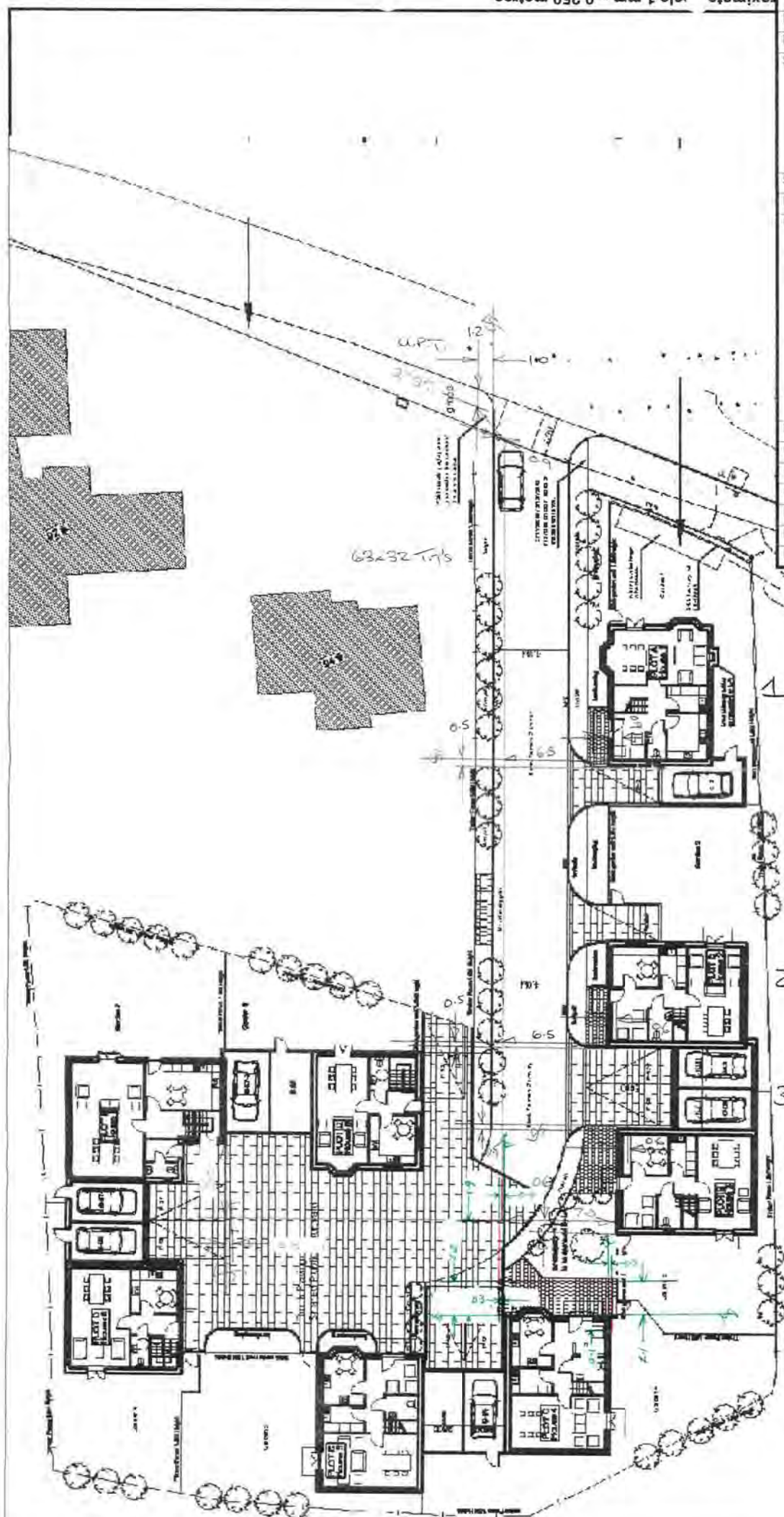
COMPANY: MONTICELLO

CONTACT NO: 07557 232 922

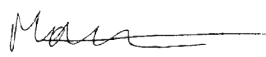
CHECKED BY: *[Signature]*

DATE LAID: 7-7-14

METHOD LAID:

DRAWING 1 of 1 LONGY PRISON

QUALITY CHECK

Checked and issued by:	
Name:	Matthew Nolan
Date:	26/03/20
Plans are valid until:	24/06/20
Unless noted otherwise plans are valid for three months from date of issue - please note the date shown above is approximate. After the above date please contact us to arrange a refreshed utility search pack at www.cornerstoneprojects.co.uk Please refer to www.cornerstoneprojects.co.uk/terms.html for full Terms and Conditions.	

Cornerstone Projects Ltd is a UK wide desktop underground utility search expert:

- Market leading pricing and response times
 - Comprehensive utility database
 - 15 Years plus experience
 - Over 50,000 completed searches
 - Over 2750 registered businesses
- Searches to PAS 128 survey level D
 - ISO9001 certified company



Appendix C

WPD Correspondence

Budget Estimate



MRS C CRANER
WOOD PLC
NICHOLLS HOUSE HOMER CLOSE
TACHBROOK PARK
WARWICK
WARWICKSHIRE, CV34 6TT

Western Power Distribution
Hammonds Way
Hinckley
Leicestershire
LE10 3EQ

Tel: 01455 232266
e-mail: nmodhvadiya@westernpower.co.uk
Date: 01/09/2020

Our ref: 3717766

Dear Cassie,

Budget Estimate for electricity connection works by Western Power Distribution (South West/South Wales/East Midlands/West Midlands) plc ("WPD") for 1500 x domestic plots plus commercial load at Earl Shilton Development, Meadow Ct Road, Earl Shilton, Leicester, LE9 7FF

Thank you for your recent enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the connection works for you ("the Budget Estimate").

Our estimate for this work is based upon the information you have provided and is shown below.

Estimated Connection Charge

Non-Contestable works	£1,209,000.00
Contestable works	£5,141,000.00
VAT at 0%	£ 0
Total	£6,350,000.00

Non-Contestable works are those works that only WPD can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website: <https://westernpower.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage: 230 Volts
Phase: SinglePhase
Agreed Import
Capacity:10.14MVA
Agreed Export
Capacity:0

Please note that the proposed works and estimated connection charge is for **guidance purposes** only and has been derived from a desk-top design exercise. It is non-binding and subject, in particular, to any legal permission, wayleaves

and any other consents being successfully obtained. It is based on present day prices. It does not include the cost of any necessary on-site civil works, which should be provided by you at your expense.

Enclosures

Please also find enclosed:

- Our summary document entitled "Your Budget Estimate explained - A guide outlining your options for obtaining an offer to connect to WPD's Distribution System"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development. (CROWN NUMBER 3717766)

Competition in Connections

The Budget Estimate is based upon WPD undertaking both the contestable and non-contestable connection works. You are able to seek competitive prices for some or all of the contestable elements.

You have the option to appoint an independent Connection Provider (ICP) or Independent distribution network operator (IDNO) to carry out some of the connection works, referred to as the Contestable Connection Works. Any connection works that can only be undertaken by WPD are referred to as Non-contestable Connection Works. See our enclosed Budget Estimate guide for more information.

Proposed Connection Works

Our estimate of the connection charge is for providing the following works:

Install 9/10 x package substations to provide maximum import capacity of 10.4MVA for 1500 x domestic plots plus I & C load (e.g. warehouses, EVC, retail, school etc). This will require approximately 24000m of 11,000V underground cable which includes PoC from Berkswell Primary Substation, respective LV mains and services on site to supply the connections. Customer to complete all onsite excavation and reinstatement works to install cable and plant. WPD to install substations and complete all offsite civils, onsite/offsite cable install and make all LV/HV Joints and Terminations. Customer to provide Plinth and Housing for substations.

Costs Include Upgrade and reinforcement of 33kV Barwell Primary Substation.

This Connection Offer maybe subject to a Modification Application request to National Grid Electricity Transmission plc ("NGET"). This allows NGET to ascertain the effect of the Customer's proposed load/demand on their transmission system.

Due to the large number of accepted schemes in this area, it is anticipated that further applications including your own may trigger 275kV reinforcement in Coventry.

If NGET confirms the need for reinforcement then your full connection requirements cannot be connected before completion of this work. This work would typically take up to 5 years to complete. If this work is triggered WPD will consider connecting smaller/interim loads prior to the completion of this work.

The Connection Charge is exclusive of all fees and/or costs charged or incurred by NGET in relation to any modification application. The Customer shall be responsible for all fees and/or charges associated with the modification application and any additional fees and/or costs as required by NGET. WPD will confirm any fees and/or costs payable by the Customer in writing as soon as practicable after WPD receives confirmation of these from NGET and will issue an invoice for the same to the Customer which the Customer shall pay within 28 days of the date of the invoice. All fees and/or costs associated with the modification application request are payable by the Customer in advance of WPD submitting the request to NGET.

Additional cost for the Modification Application is £28,000 + VAT, this is in addition to the WPD Connection Charge. Modification Application Process takes up to 3 months from clock start.

Please note that these proposals are based upon a desk top provisional investigation and no site visit or detailed study has been carried out.

The estimate does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Progression to Connection Offer stage

This Budget Estimate is not a legally binding contract, but sets out the amount we reasonably estimate we would require you to pay for the connection works under a formal Connection offer.

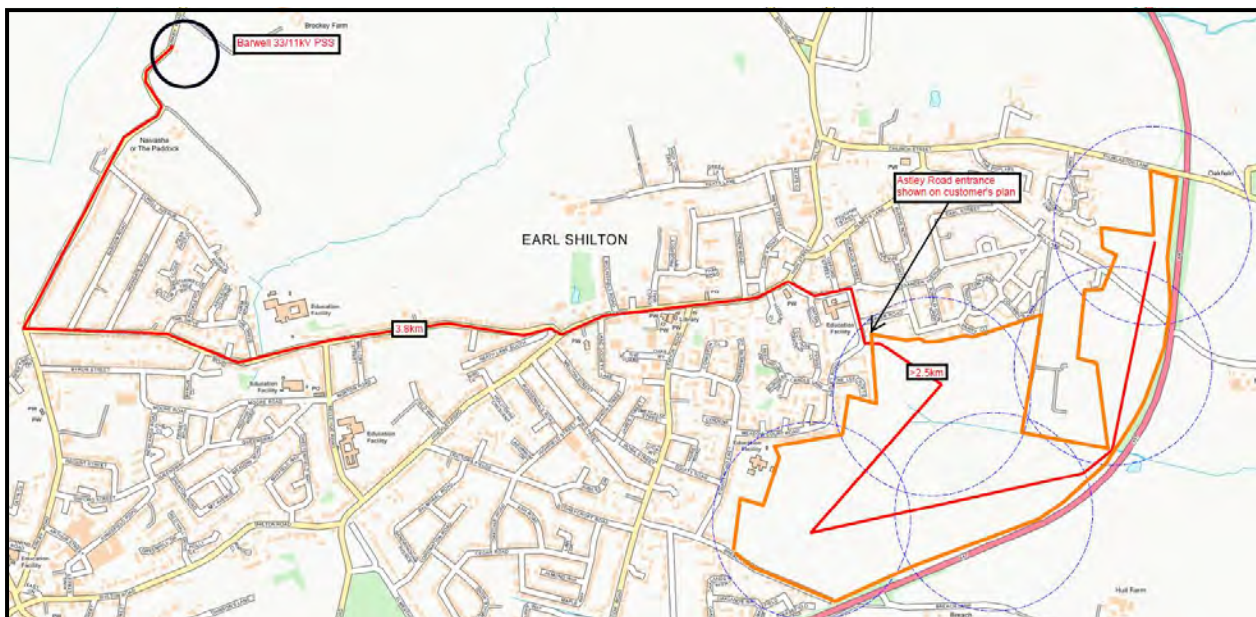
If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

Upon receipt of your application we will carry out detailed network studies to finalise the design of the connection works (and any associated reinforcement works), and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection.

If you have any queries regarding this Budget Estimate please do not hesitate to contact me via the contact details at the top of this letter.

Yours sincerely,

Nilesh Modhvadiya
Planner - Hinckley & Nuneaton
Hinckley





Appendix D

Cadent Gas Correspondence

Network Enquiry No : 180012745
Your Reference : LE9 7FF

Cadent Gas Limited

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

Cassie Craner
WOOD PLC
62 GABLES LODGE
KENILWORTH ROAD
LEAMINGTON SPA
CV32 6JX

Date : 20th August 2020
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

Dear Cassie,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, MEADOW COURT ROAD, EARL SHILTON, LE9 7FF.

Thank you for your enquiry which we received on 30th July 2020. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main is 1241 metres from the site boundary and it is a Medium Pressure main. However this main has insufficient capacity for the requested demand and will require reinforcement.

The Connection Charging Point indicated on the drawing creates the financial distinction between Connection Costs, that are fully chargeable and upstream reinforcement costs.

Following the submission of a quotation request from your preferred connection provider the reinforcement costs will be subject to the economic test to determine the amount of Cadent and / or Customer contribution in line with Cadent's Connections Charging Statement.

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.

Reinforcement will be required to support the proposed load. This response is based on network analysis carried out at the time of request, there is no validity period and is for indicative purposes only.

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,

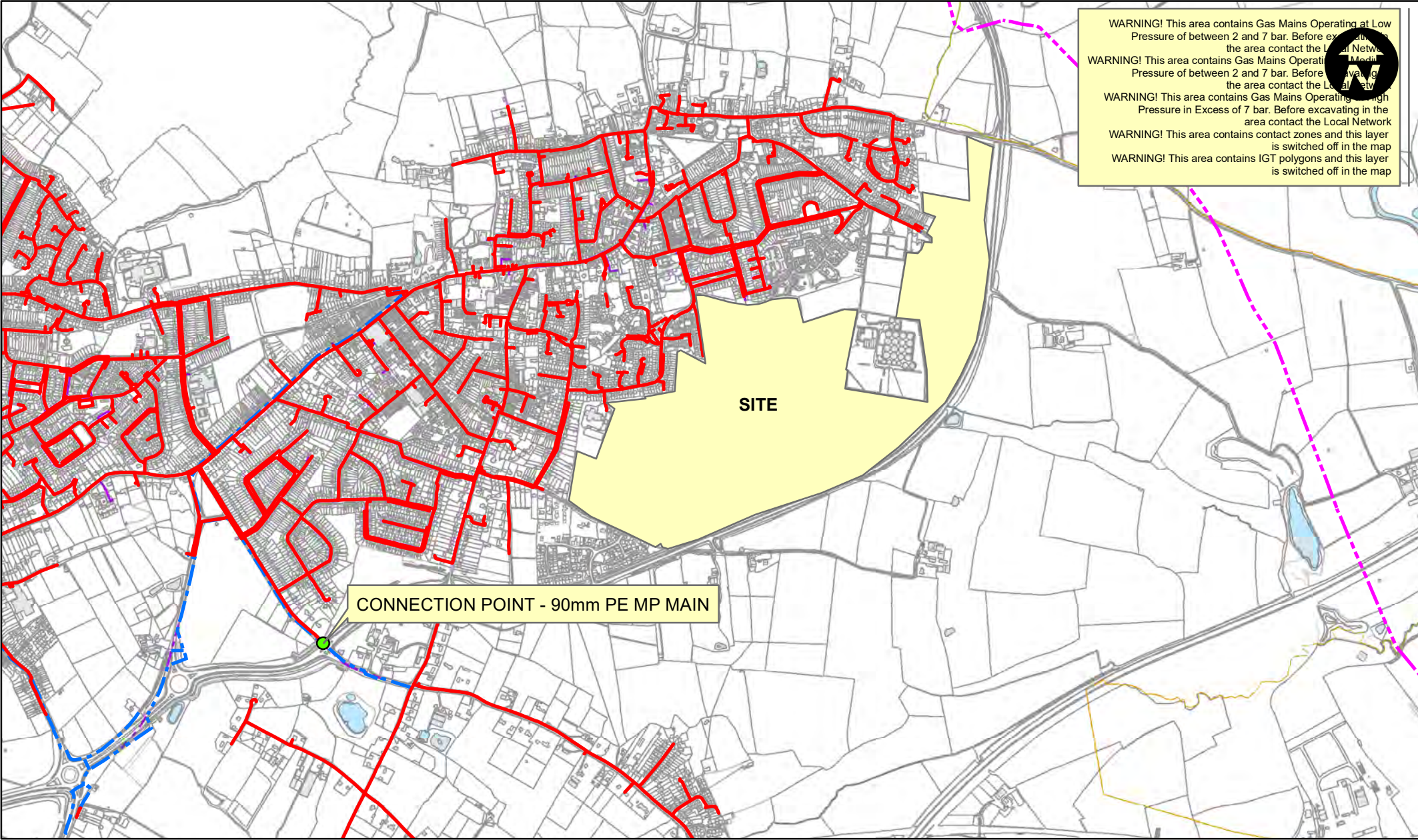


Laura Cheshire



Cadent Gas Limited
Registered No.10080864
Registered Address Ashbrook Court, Prologis Park, Coventry, CV7 8PE

Letter Id: CRM013
Page 1 of 1



SCALE: 1:500 @ A4
USER ID:james.mason
DATE: 07-Aug-2020 12:58:27
INTERNAL USE ONLY
OS Ref:447047, 297277
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.

180012745



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..



Appendix E

STW Clean Water Correspondence

Wood PLC
Nicholls House
Homer Close
Tachbrook Park
Leamington Spa
CV3 6TT

Severn Trent
PO Box 5311
Coventry
CV3 9FL
stwater.co.uk
0800 7076 600

Reference no: 8423173

We're here if you need us:

Name: Dan Blockley
Telephone: 07866037249
Email: waterdesign@severntrent.co.uk

27 August 2020

Clean water development enquiry for Meadow Court Rd Earl Shilton

Dear Wood PLC,

Thank you for your recent development enquiry regarding the above site. Please find enclosed a copy of our records which show the approximate position of our existing water mains. The water mains shown would normally be laid to a cover of 900mm and our services (which aren't shown on the plan are normally laid at right angles to the main) must be laid to a minimum of 750mm. When excavating, care should be taken to accurately locate our mains and services, as they may be found at shallower or deeper depths than indicated. There may also be private pipework crossing the site.

About your application

Based on the details provided in your application, I am pleased to confirm that we can supply your proposed development of 1500 domestic properties & 6 Commercial properties from our existing mains. There are two supply options:

- A) Lay 900m x 315mm main extension from the existing 450mm main to the east, south of Thurlaston Lane in private land (preferred)
- B) Lay 1.4km x 315mm main extension from the existing 15" main in Leicester Road

There is also a temporary supply temporary supply option from the existing 180mm main in Breach Lane to supply the first 130 properties, this assumes that the development will start in the Breach Lane area.

I have completed the costs and assessment below based on the preferred option A.

Please note there are several existing mains that runs in existing roads that may require a diversion if access or road layout changes are to occur. Before any construction for the site starts the development, proposals will need to be assessed, in detail, to confirm any diversionary requirements. No permanent structures are to be built within the protective easement of the existing main and there will be restrictions on tree planting/hedgelaying (please see the attached 'General Conditions' leaflet for further information).

As the length of main to be diverted will be dependent on the layout progressing to construction and the depths/methods of construction, costs cannot be estimated for these works at this time. The price of the work will be provided alongside your formal application and design. The true line and level of the existing main will need to be determined via surveys or trial holes. It's recommended that your diversion application is submitted ahead of your mains application to avoid any delays during design and build. No construction is to take place within the area of the existing main until the diversion works have been agreed to avoid the risk of damaging the asset.

Please note that it is now Severn Trent's policy that all sites that will have new water mains installed must be assessed for contamination, prior to approving the use of MDPE pipework. Regardless of the site history if you wish to investigate the use of MDPE pipework we'll need a ground investigation report to be provided with your application. The information from this report will be required to determine whether MDPE is suitable for your site. If you don't provide a ground investigation report, you'll be required to lay barrier pipe to supply your development.

As your site proposals include industrial/process water/commercial requirements, details of this will need to be submitted as part of your application to determine if the future use of the site will put the network at risk if MDPE pipework is installed. Barrier pipework must be installed within 50m of any potential contamination such as petrol stations, factories etc.

Supply proposals

Based on the site layout and proposals, new distribution main(s) will be required to supply the properties on this site.

Developers have two options available to them for mainslaying, Requisition and Self Lay. When mains are requisitioned, Severn Trent will complete the required work, which will vary depending on which mains laying option you choose. This charge will also vary depending on which mains laying option you choose and will need to be paid before we'll carry out any work.

If a Developer chooses to progress down the self-lay route, they will choose a Water Industry Regulation Scheme (WIRS) accredited installer operating as a self-lay provider (SLP) to lay the water mains and/or service connections. With this option the developer employs a SLP to complete the **contestable** works. Severn Trent will provide the charges for completing any works defined as **non-contestable**, along with any contestable works that the SLP as us to do. Further details and a list of registered contractors can be found at <https://www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/>.

Cost Estimates

Please note that the following is a **budget estimate only** based on a desktop assessment of your site and the information you've provided. These costs will be subject to change upon receipt, assessment and design of your formal application.

As no ground investigation report has been included, the below estimate has been calculated on the assumption that all pipework will be in barrier material. Please ensure a full ground investigation report is included when making your formal application so we can confirm what pipework is required on your site.

Due to the size of your development you may wish to split the scheme and applications into phases. If this is the case an application will then need to be submitted per phase as they are required, with costs to be calculated as part of your formal application and design

The **budget** cost (exclusive of VAT) for Severn Trent constructing the new water main(s) is:

Description of charge	Charge
New water mains (inclusive of connection costs) Unmade	£758,261.92
New water mains (inclusive of connection costs) No Excavation	£714,166.75
New water mains Self-Lay (Source of water only)	£65,364.01

Service connection charges aren't included in the cost of mains laying or your agreement and would be issued under separate cover once your mains terms have been accepted. The charges will vary depending on the work being carried out for each connection.

In recognition of the future income that companies will benefit from as a result of newly connected properties, a reduction will be applied to the charges for the majority of new connections. Please note that if we've used a multiplier to calculate your infrastructure charge then the income offset will also be calculated using the same method.

The following estimate has been provided based on the number of properties on your site and the estimated infrastructure charges and income offset. This estimate **doesn't** include the cost of this individual service connection work or take into account any infrastructure credits or environmental discounts that may be applicable. For further details please refer to our latest [Charging Arrangement Document](#) which can be found on our website.

Description of charge	Charge
Water infrastructure charge *Domestic only*	£592,500.00
Waste infrastructure charge *Domestic only*	£437,385.00
Water income offset *Domestic only*	-£718,680.00
Waste income offset * Domestic only*	-£135,000.00

What happens next?

If you wish to proceed with obtaining water infrastructure for the development, you'll need to submit a formal water mains application form for the design and quotation. Should you wish to progress with a self-lay mains on this site, your chosen SLP will be required to submit a self-lay application form with a water mains design by a WIRS accredited company.

If you require a temporary building supply ahead of mains construction, a separate standard application will need to be submitted. Alternatively a standpipe can be hired from Aquam.

Our application forms can be completed and submitted online, downloaded from our website (www.stwater.co.uk/developers), or can be emailed or posted.

If you wish to discuss this scheme further prior to submitting your application, please contact myself on the details provided at the head of this letter.

WONDERFUL ON TAP

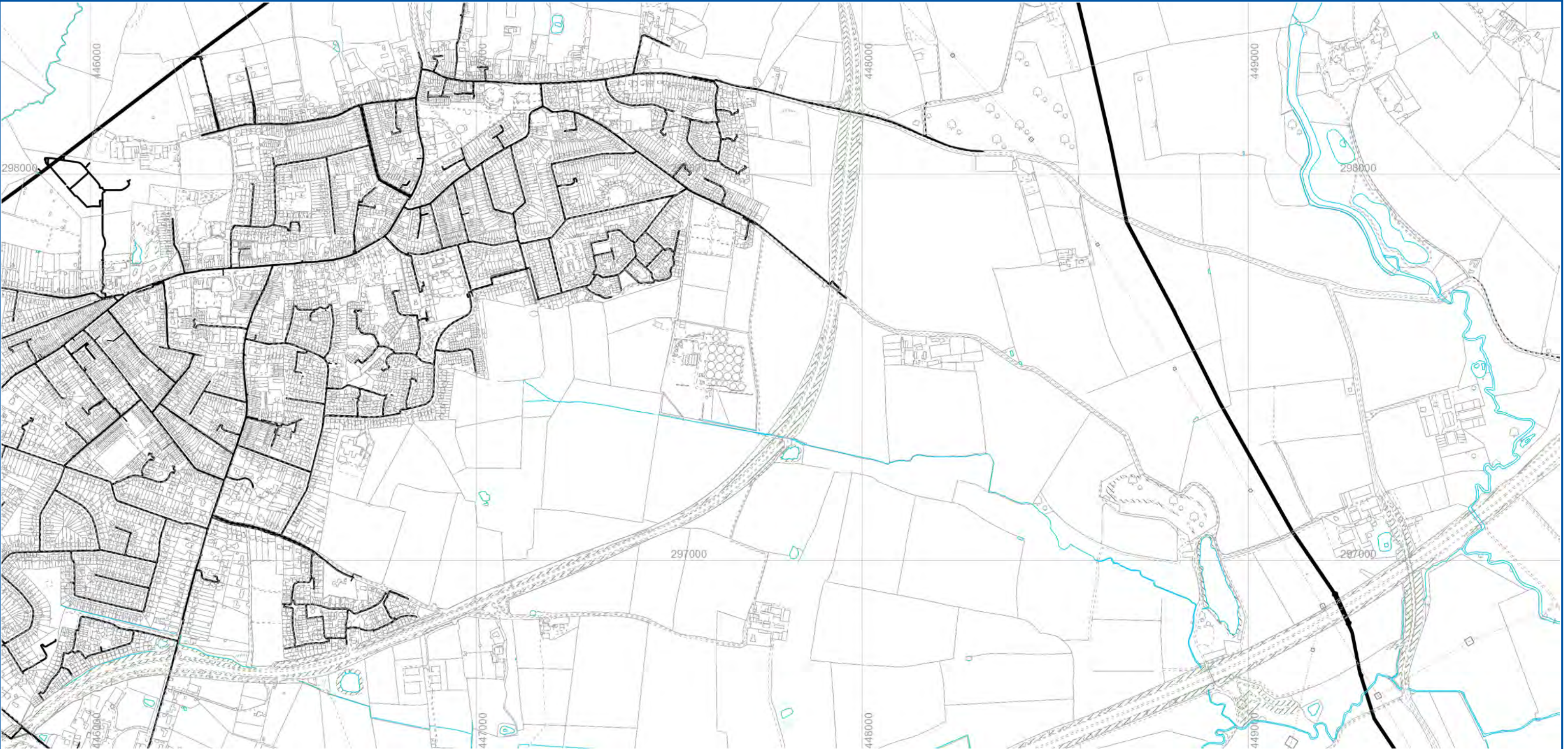


Yours sincerely,

Dan Blockley
Design Technician
Developer Services

Useful numbers:

- For general enquiries about water or waste connections please call 0800 707 6600.
- For all emergencies, such as a leak or sewer flooding, please call our 24/7 Operations department on 0844 783 4444.



LEGEND

LandlineLine	General Surface Natural Line	Intermediate Trunk	+	Cross Piece
Polygon Closing Line	Building Overhead Line	Local Trunk	]	End Cap
Property Closing Line	Landform Natural Line	Water Internal Site Pipe	-	Flange Adapter Plate
Bottom Of Slope	Historic Interest Line	Water Siphon	-	Reducer / Taper
Top Of Slope	Landform Manmade Line	Water Tap Pipe	-	Stepped Coupling
Step	Unclassified	Service Pipe	-	Tee Piece
Mean High Water	LandlineArea	Company Service Pipe	-	Y Branch
Traffic Calming	Other	Domestic Customer Service Pipe	-	Hydrant
Standard Gauge Track	Mixed Woodland Fill	Fire Main	-	Wash Out
Bottom Of Cliff	Nonconiferous Tree Fill	Fire Supply Main	-	Hydrant
Top Of Cliff	Coniferous Tree Fill	Fire Sprinkler System	-	Meter
Mean Low Water	Orchard Fill	Non-Domestic Customer Service Pipe	-	Data Logger
Path	Coppice Or Osiers Fill	Transmission Pipe	-	Flow Meter
Overhead Construction	Scrub Fill	Resource Main	-	Insertion Flow Meter
Culvert	Boulders Fill	Strategic Trunk	-	Revenue Meter
Pylon	Rock Fill	Flow Control	-	Pipe Connection
Ridge Or Rock Line	Scree Fill	Float Valve	▣	Air Bleed Tap
Narrow Gauge Track	Rough Grassland Fill	Closed Water Isolation Valve	⊖	Discharge
Railway Buffer	Heath Fill	Fully Opened Water Isolation Valve	⊕	Facility Connector
Tunnel Edge	Saltmarsh Fill	Partially Closed Water Isolation Valve	⊖	Motive Water Point
Line Of Posts	Marsh Fill	Water Non Return Valve	⊖	Pressure Tapping
Drain	Reeds Fill	Flow Regulating Water Regulating Valve	⊖	Quality Sample Point
Default Line	Slope Fill	Pressure Reducing Water Regulating Valve	⊖	Strainer
Building Outline	Cliff Fill	Pressure Sustaining Water Regulating Valve	⊖	Water Air Valve
Edge Line	Distribution Pipe	Fitting	⊖	Water Chemical Injection point
Road Or Track	Discharge Pipe	Bend / Elbow	⊖	Water Hatch Box
Building Division	Distribution Main	Coupler	⊖	Water Open Pipe
Inland water Line				

MATERIALS

AC	- ASBESTOS CEMENT
AK	- ALKATHENE
C	- CONCRETE
CI	- CAST IRON
CU	- COPPER
DI	- DUCTILE IRON
GF	- GLASS FIBRE
GR	- GLASS REINFORCED CONCRETE
GRP	- GLASS REINFORCED PLASTIC
HDPE	- HIGH DENSITY POLY
HPPE	- HIGH PERFORMANCE POLY
LDPE	- LOW DESITY POLY
MDPE	- MEDIUM DENSITY POLY
O	- OTHER
PC	- PRE-STRESSED CONCRETE
PF	- PITCH FIBRE
PP	- POLY PROPYLENE
PSC	- PLASTIC STEEL COMPOSITE
PVC	- POLY VINYL CHLORIDE
RPM	- REINFORCED PLASTIC MATRIX
SI	- SPUN IRON
SST	- STAINLESS STEEL
ST	- STEEL
UPVC	- UNPLASTICISED PVC

LINING

BI	- BITUMEN
CL	- CEMENT
PL	- PLASTIC
RL	- FLAP VALVE
O	- OTHER



Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0345 601 6616

WATER MAINS RECORD

O/S Map Scale: 1:10,000	This map is centred upon:	
Date of Issue: 27-08-20	X: 447788.74	Y: 297478.69
Disclaimer Statement:		
1 Do not scale off this Map.		
2 This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems.		
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Appendix F

STW Wastewater Correspondence

WONDERFUL ON TAP

Wood Plc,
Nicholls House,
Homer Close,
Tachbrook Park,
Leamington Spa,
CV3 6TT.

FAO: Cassie Craner

26th August 2020

Dear Cassie,

Proposed Residential Development (1500 Houses, B1 Offices, B2 Industry, B8 Warehouses, Primary School, Community Hall, Retail Unit) at: Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicester, LE9 7FF.

X: 460808 / Y: 336640

I refer to your Development Enquiry Request submitted in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) referred to below.

Public Sewers in Site – Required Protection

Sewer records show a 225mm surface water public sewer crossing the proposed site. This sewer will require a 6m easement (3m each side) about the pipes centreline line where no building or planting of trees shall be permitted. There are also a number of 300mm and a 825mm surface water sewers crossing the site, together with a 375mm combined sewer. These sewers shall require an easement of 10m (5m each side). It should be noted there is also a combined sewer draining eastwards to the Earl Shilton Works of undisclosed diameter. It is advised to undertaken your own investigations to determine the side of this sewer and to adhere to the appropriate easement requirements for this sewer.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake



Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

Tel: 0345 266 7930
www.stwater.co.uk

Email:
Net.Dev.East@SevernTrent.co.uk

Our ref: 8423296

WONDERFUL ON TAP



those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

On 1st October 2011 many private sewers were transferred into the ownership of Severn Trent Water as public sewers, where two or more properties in separate ownership are served by those sewers. Most of these former private sewers will not be shown on the public sewer records, therefore a full site survey should be carried out prior to any layout design or construction works to identify where these sewers may be and to avoid later delays and possible added costs.

Foul Water Drainage

Sewer records show the closest point of connection for foul flows is at the combined sewers within the site which ultimately discharge at Earl Shilton STW.

Due to the large size of the proposed development & the complexity of the downstream network with sensitive assets (Earl Shilton STW), I am concerned that there may be operational issues or lack of capacity during high rain fall events the combined network. There is a record of surcharging along the combined network prior to the works which suggests incapacity. As such, sewer modelling will be required to determine the impact this development will have on the network.

Please note in a change to our previous process, we no longer charge developers for the hydraulic modelling service. We will liaise with you over time with regard to the outcome of our investigations and any impact that may have on the planning status, occupation, or phasing of the site. However while we can provide a brief summary of our findings if you need us to, we will no longer provide the full external capacity assessment report.

Note STW will not commit to funding any modelling without planning submission. Please inform us as and when the site has been submitted for planning as this will prioritise and determine how quickly we carry out modelling exercise. In the meantime the site

will be added to our modelling tracker and reviewed regularly till such time the site can be passed for modelling.

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and no watercourse is available as an alternative, the use of sewerage should be considered. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

If these are found to be unsuitable, satisfactory evidence will need to be submitted. The evidence should be either percolation test results or by the submission of a statement from the SI consultant (extract or a supplementary letter).

Sewer records show a number of local watercourses/drainage ditches within the site. It is assumed all flows will outfall to these watercourses. It is advised to contact the LLFA regarding SW discharge connections, where discharges to a watercourse, culverted watercourse, drainage ditches or to a public sewer close to a river outfall are being considered. Please refer to "Severn Trent Surface Water Guidance Notes" submitted with this response for further information.

Any flows exceeding the proposed rates would need to be appropriately attenuated on site and discharged at a controlled rate. Please submit surface water drainage proposals based on these comments for review when available.

No surface water shall enter the foul/combined network under any circumstance.

New Connections

For any new connections including the use, reuse and indirect to the public sewerage system, the developer will need to submit Section 106 application. Our Developer Services department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 707 6600 or download from www.stwater.co.uk

WONDERFUL ON TAP



Please quote the above reference number in any future correspondence (including e-mails) with STW Limited. Please send **all correspondence** to the net.dev.east@severntrent.co.uk email inbox address, a response will be made within 15 days.

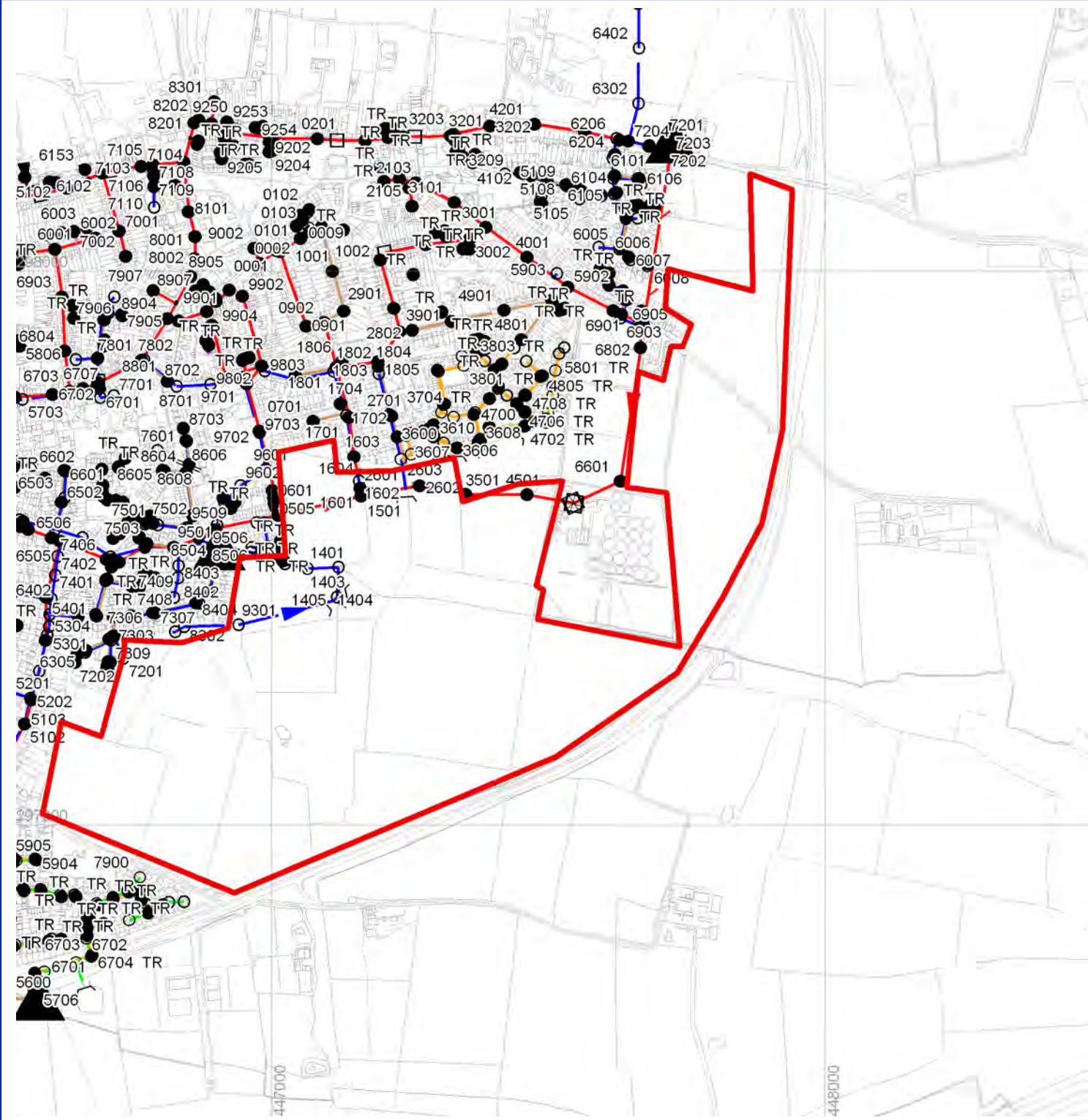
If you require a VAT receipt for the application fee please email MISCINCOME.NC@SEVERNTRENT.CO.UK quoting the above Reference Number.

Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Emma Nowak".

Emma Nowak.
Asset Protection East.
Asset Management.
Wholesale Operations.



Sewer Node

Sewer Pipe Data

REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP46965700	97.54	93.01	92.54	F	CO	C	525	525	37.37	2008
SP46965705	96.94	93.13	93.01	F	VC	C	225	nil	123.97	2008
SP46965706	nil	92.54	nil	F	VC	C	525	525	0.11	2008
SP46965707	97.39	93.74	93.56	S	CO	C	750	nil	335.07	2008
SP46965802	101.42	99.06	98.94	F	U	C	150	nil	231.83	nil
SP46965900	103.66	101.30	101.07	F	U	C	150	nil	163.26	nil
SP46965904	103.64	101.70	101.58	S	U	C	375	nil	298.37	nil
SP46965905	104.29	101.58	101.54	S	U	C	375	nil	216.56	nil
SP46966700	98.17	93.56	93.36	S	CO	C	750	nil	200.00	2008
SP46966702	99.46	97.50	96.50	S	CO	C	450	nil	34.40	2008
SP46966703	98.38	96.50	93.86	S	CO	C	450	nil	10.73	2008
SP46966704	98.44	95.20	93.13	F	VC	C	225	nil	52.44	2008
SP46966705	99.62	96.94	95.28	F	VC	C	150	nil	20.72	2008
SP46967900	104.72	100.91	99.30	S	U	C	225	nil	0.00	nil
SP46975102	107.68	106.14	105.74	S	VC	C	225	nil	123.70	nil
SP46975103	107.63	105.54	105.39	C	VC	C	225	nil	304.07	nil
SP46975201	107.44	105.74	104.86	S	VC	C	225	nil	58.76	nil
SP46975202	107.42	105.38	104.17	C	VC	C	225	nil	92.41	nil
SP46975204	106.58	104.85	104.08	S	VC	C	225	nil	86.00	nil
SP46975301	105.90	104.08	103.32	S	VC	C	225	nil	21.50	nil
SP46975302	105.87	104.15	nil	C	VC	C	225	nil	0.00	nil
SP46975303	105.29	103.31	102.96	S	VC	C	225	nil	62.91	nil
SP46975304	104.66	102.95	102.28	S	VC	C	225	nil	40.99	nil
SP46975401	103.64	101.84	99.39	C	VC	C	225	nil	42.57	nil
SP46975503	102.04	100.64	99.93	S	CO	C	675	nil	93.27	nil
SP46975504	101.93	99.59	99.34	C	CO	C	750	nil	69.96	nil
SP46975505	102.14	99.67	99.56	C	CO	C	525	nil	135.18	nil
SP46975509	102.01	99.56	99.16	C	CO	C	525	nil	113.05	nil
SP46975606	104.59	102.73	102.53	S	VC	C	225	nil	165.10	nil
SP46975703	110.42	107.77	107.11	S	VC	C	300	nil	121.68	nil
SP46975806	115.52	114.38	113.98	F	VC	C	150	nil	26.83	nil
SP46975807	115.52	114.52	114.65	S	VC	C	150	nil	0.00	nil
SP46975808	115.94	114.58	114.16	S	VC	C	150	nil	51.90	nil
SP46975809	115.74	113.98	nil	F	VC	C	225	nil	0.00	nil
SP46976201	104.33	103.58	103.36	F	VC	C	150	nil	66.18	nil
SP46976301	105.78	104.42	102.99	S	VC	C	150	nil	35.78	nil
SP46976302	105.79	104.50	nil	F	VC	C	150	nil	0.00	nil
SP46976303	105.40	103.28	100.02	F	VC	C	225	nil	21.08	nil
SP46976304	105.39	103.72	100.85	S	VC	C	225	nil	22.25	nil
SP46976305	104.35	103.14	102.49	F	VC	C	150	nil	74.31	nil
SP46976306	104.33	103.07	102.34	S	VC	C	150	nil	72.29	nil
SP46976307	104.33	103.35	103.16	F	VC	C	150	nil	87.11	nil
SP46976401	103.68	102.26	101.25	S	VC	C	225	nil	42.84	nil
SP46976402	102.21	101.23	99.88	S	VC	C	225	nil	25.10	nil

Abandoned Gravity Sewer

Private Combined Gravity Sewer

Private Foul Gravity Sewer

Private Surface Water Gravity Sewer

Public Combined Gravity Sewer

Public Foul Gravity Sewer

Public Surface Water Gravity Sewer

Trunk Combined Gravity Sewer

Trunk Foul Use Gravity Sewer

Trunk Surface Water Gravity Sewer

Combined Use Pressurised Sewer

Foul Use Pressurised Sewer

Surface Water Pressurised Sewer

Highway Drain

Combined Lateral Drain (SS)

Foul Lateral Drain (SS)

Surface Water Lateral Drain (SS)

Culverted Watercourse

Cable, Earthing

Cable Junction

Cable, Optical Fibre/Instrumentation

Cable, Low Voltage

Cable, High Voltage

Cable, Other

Housing, Building

Housing, Kiosk

Disposal Site

Sewage Treatment Works

Housing, Other

Pipe Support Structure

Sewage Pumping Facility

Sewer Facility Connection Inlet / Outlet

Blind Shaft

Combined Use Manhole

Flushing Chamber

Foul Use Manhole

Grease Trap

Head Node

Hydrobrake

Lamphole

Outfall

Overflow

Penstock

Petrol Interceptor

Sewer Chemical Injection Point

Sewer Junction

Sewerage Air Valve

Sewerage Hatch Box Point

Sewerage Isolation Valve

Soakaway

Surface Water Manhole

Vent Column

Waste Water Storage

Pre-1937 Properties

MATERIALS

- NONE
AC - ASBESTOS CEMENT
BR - BRICK
CC - CONCRETE BOX CULVERT
CI - CAST IRON
CO - CONCRETE
CSB - CONCRETE SEGMENTS (BOLTED)
CSU - CONCRETE SEGMENTS (UNBOLTED)
DI - DUCTILE IRON
GRC - GLASS REINFORCED CONCRETE
GRP - GLASS REINFORCED PLASTIC
MAC - MASONRY IN REGULAR COURSES
MAR - MASONRY RANDOMLY COURSED
PE - POLYETHYLENE
PF - PITCH
PP - POLYPROPYLENE
PSC - PLASTIC STEEL COMPOSITE
PVC - POLYVINYL CHLORIDE
RPM - REINFORCED PLASTIC MATRIX
SI - SPUN (GREY) IRON
ST - STEEL
U - UNKNOWN
VC - VITRIFIED CLAY
XXX - OTHER

CATEGORIES

W - WEIR
C - CASCADE
DB - DAMBOARD
SE - SIDE ENTRY
FV - FLAP VALVE
BD - BACK DROP
S - SIPHON
HD - HIGHWAY DRAIN
S104 - SECTION 104

PURPOSE

C - COMBINED
E - FINAL EFFLUENT
F - FOUL
L - SLUDGE
S - SURFACE WATER

TABULAR KEY

A. Sewer pipe data refers to downstream sewer pipe.

B. Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.

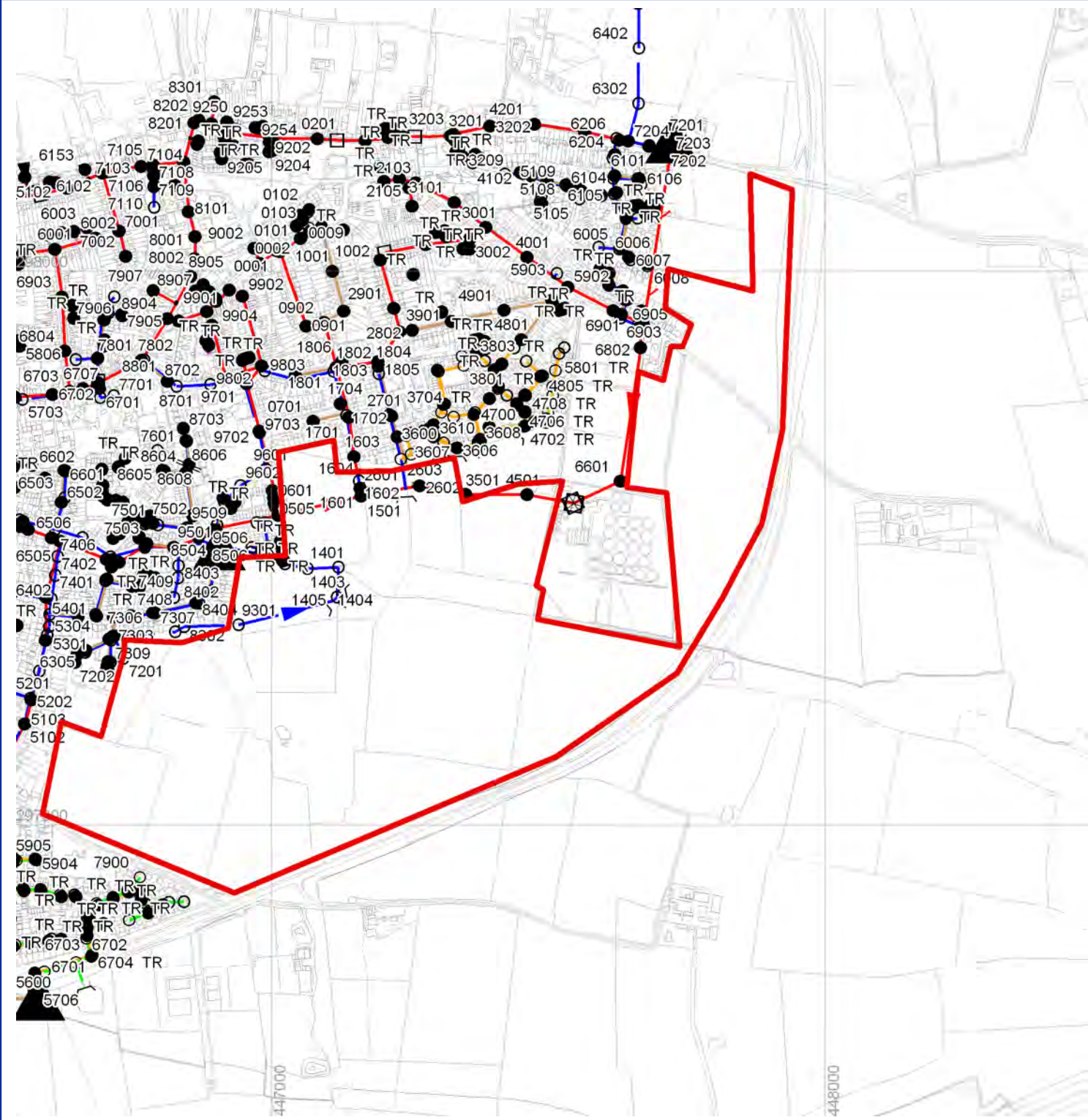
C. Gradient is stated a 1 in...

Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0845 601 6616

SEWER RECORD (Tabular)

O/S Map scale:	1:10000	This map is centred upon:	
Date of issue:	26.08.20	O / S Grid reference:	
Sheet No.	1 of 13	x :	447507
		y :	297473

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Sewer Node

Sewer Pipe Data

REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP46976403	101.50	99.82	nil	S	CO	C	375	nil	0.00	nil
SP46976500	nil	nil	nil	F	U	C	150	nil	0.00	nil
SP46976501	101.28	99.91	nil	S	CO	C	675	nil	0.00	nil
SP46976502	101.71	100.03	99.45	F	VC	C	225	nil	114.62	nil
SP46976503	101.97	100.55	100.28	S	CO	C	300	nil	220.30	nil
SP46976504	101.29	99.16	99.03	C	CO	C	525	nil	124.31	nil
SP46976505	101.36	99.03	nil	C	VC	C	525	nil	0.00	nil
SP46976506	nil	nil	97.63	S	CO	C	825	nil	0.00	nil
SP46976600	nil	nil	nil	F	U	C	150	nil	0.00	nil
SP46976601	104.06	101.69	100.04	F	VC	C	225	nil	35.28	nil
SP46976602	104.45	102.34	100.62	S	VC	C	225	nil	27.93	nil
SP46976603	nil	nil	nil	F	U	C	150	nil	0.00	nil
SP46976604	nil	nil	nil	F	U	C	150	nil	0.00	nil
SP46976701	113.74	112.87	112.65	S	VC	C	150	nil	72.86	nil
SP46976702	111.71	108.52	107.53	C	VC	C	300	nil	69.96	nil
SP46976703	112.62	109.93	108.55	C	VC	C	300	nil	22.88	nil
SP46976704	112.76	110.18	108.71	S	VC	C	300	nil	63.20	nil
SP46976705	114.26	112.25	nil	C	VC	C	300	nil	0.00	nil
SP46976706	113.48	111.21	110.01	C	VC	C	300	nil	20.62	nil
SP46976707	114.06	112.63	nil	C	VC	C	150	nil	0.00	nil
SP46976801	116.82	115.03	114.48	S	VC	C	150	nil	73.09	nil
SP46976802	117.18	114.47	nil	S	VC	C	150	nil	0.00	nil
SP46976803	117.18	115.52	112.64	F	VC	C	225	nil	14.24	nil
SP46976804	117.28	114.79	110.04	C	VC	C	225	nil	15.25	nil
SP46976806	nil	nil	nil	F	U	U	nil	nil	0.00	nil
SP46976807	nil	nil	nil	F	U	U	nil	nil	0.00	nil
SP46976901	119.79	118.25	115.60	F	VC	C	225	nil	26.37	nil
SP46976902	120.21	117.57	115.94	S	VC	C	150	nil	52.38	nil
SP46976903	120.10	117.57	114.83	C	VC	C	225	nil	35.81	nil
SP46977201	103.23	102.21	101.84	S	VC	C	225	nil	118.05	nil
SP46977202	103.72	102.95	102.49	F	VC	C	150	nil	91.41	nil
SP46977203	103.70	102.78	102.34	S	VC	C	150	nil	95.48	nil
SP46977204	104.29	103.09	102.95	F	VC	C	150	nil	58.93	nil
SP46977205	104.28	103.20	102.81	S	VC	C	150	nil	37.33	nil
SP46977206	104.33	nil	103.14	F	nil	nil	nil	nil	0.00	nil
SP46977301	104.62	101.90	101.44	F	VC	C	225	nil	69.87	nil
SP46977302	103.85	101.78	99.30	S	VC	C	300	nil	44.72	nil
SP46977303	103.84	102.31	101.94	F	VC	C	225	nil	97.32	nil
SP46977304	103.39	101.40	99.61	F	VC	C	225	nil	22.52	nil
SP46977305	103.49	101.75	100.00	S	VC	C	225	nil	23.65	nil
SP46977306	101.90	99.61	96.28	F	VC	C	225	nil	24.04	nil
SP46977307	101.81	99.96	96.75	S	CO	C	300	nil	25.66	nil
SP46977308	104.09	102.31	101.84	S	VC	C	225	nil	18.38	nil
SP46977309	104.08	102.48	102.38	F	VC	C	150	nil	72.10	nil

Abandoned Gravity Sewer

Private Combined Gravity Sewer

Private Foul Gravity Sewer

Private Surface Water Gravity Sewer

Public Combined Gravity Sewer

Public Foul Gravity Sewer

Public Surface Water Gravity Sewer

Trunk Combined Gravity Sewer

Trunk Foul Use Gravity Sewer

Trunk Surface Water Gravity Sewer

Combined Use Pressurised Sewer

Foul Use Pressurised Sewer

Surface Water Pressurised Sewer

Highway Drain

Combined Lateral Drain (SS)

Foul Lateral Drain (SS)

Surface Water Lateral Drain (SS)

Culverted Watercourse

Cable, Earthing

Cable Junction

Cable, Optical Fibre/Instrumentation

Cable, Low Voltage

Cable, High Voltage

Cable, Other

Housing, Building

Housing, Kiosk

Disposal Site

Sewage Treatment Works

Housing, Other

Pipe Support Structure

Sewage Pumping Facility

Sewer Facility Connection Inlet / Outlet

Blind Shaft

Combined Use Manhole

Flushing Chamber

Foul Use Manhole

Grease Trap

Head Node

Hydrobrake

Lamphole

Outfall

Overflow

Penstock

Petrol Interceptor

Sewer Chemical Injection Point

Sewer Junction

Sewerage Air Valve

Sewerage Hatch Box Point

Sewerage Isolation Valve

Soakaway

Surface Water Manhole

Vent Column

Waste Water Storage

Pre-1937 Properties

TABULAR KEY

A.

B.

C.

Sewer pipe data refers to downstream sewer pipe.

Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.

Gradient is stated a 1 in...

MATERIALS

- NONE
- AC - ASBESTOS CEMENT
- BR - BRICK
- CC - CONCRETE BOX CULVERT
- CI - CAST IRON
- CO - CONCRETE
- CSB - CONCRETE SEGMENTS (BOLTED)
- CSU - CONCRETE SEGMENTS (UNBOLTED)
- DI - DUCTILE IRON
- GRC - GLASS REINFORCED CONCRETE
- GRP - GLASS REINFORCED PLASTIC
- MAC - MASONRY IN REGULAR COURSES
- MAR - MASONRY RANDOMLY COURSED
- PE - POLYETHYLENE
- PF - PITCH
- PP - POLYPROPYLENE
- PSC - PLASTIC STEEL COMPOSITE
- PVC - POLYVINYL CHLORIDE
- RPM - REINFORCED PLASTIC MATRIX
- SI - SPUN (GREY) IRON
- ST - STEEL
- U - UNKNOWN
- VC - VITRIFIED CLAY
- XXX - OTHER

SHAPE

- C - CIRCULAR
- E - EGG SHAPED
- O - OTHER
- R - RECTANGLE
- S - SQUARE
- T - TRAPEZOIDAL
- U - UNKNOWN

PURPOSE

- C - COMBINED
- E - FINAL EFFLUENT
- F - FOUL
- L - SLUDGE
- S - SURFACE WATER

CATEGORIES

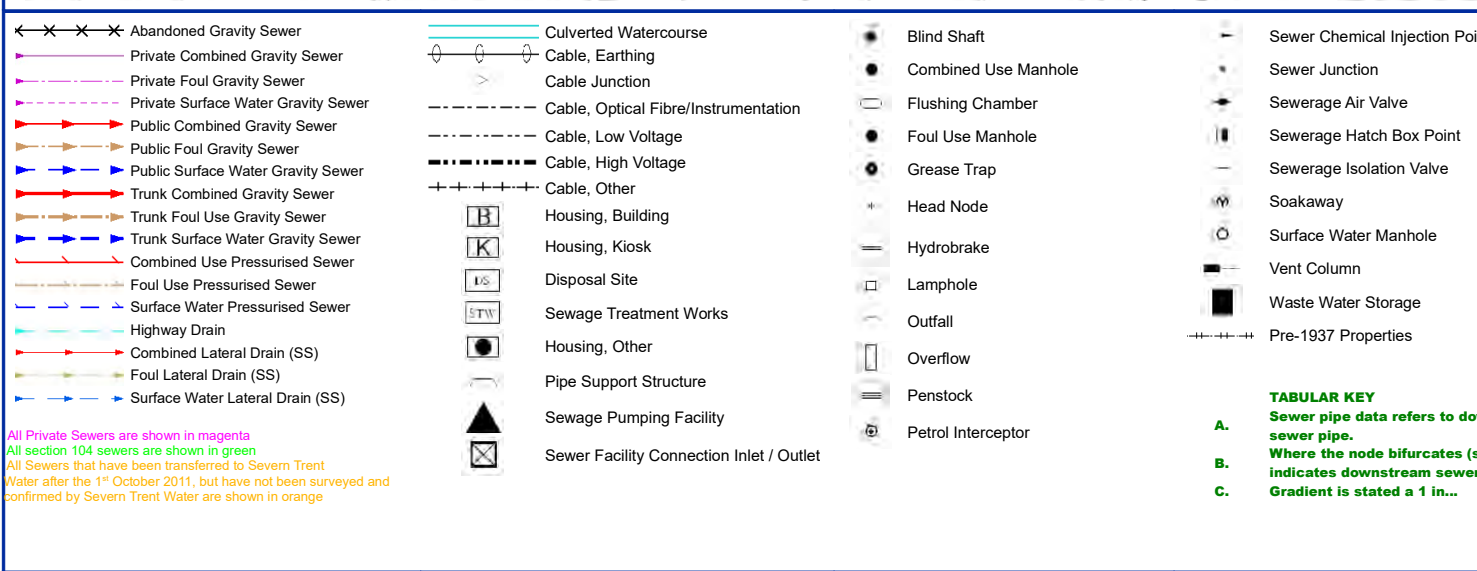
- W - WEIR
- C - CASCADE
- DB - DAMBOARD
- SE - SIDE ENTRY
- FV - FLAP VALVE
- BD - BACK DROP
- S - SIPHON
- HD - HIGHWAY DRAIN
- S104 - SECTION 104

Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0845 601 6616

SEWER RECORD (Tabular)

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		y :	297473

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LS

OS CEMENT

TE BOX CULVERT

ON

TE

TE SEGMENTS (BOLTED)

TE SEGMENTS (UNBOLTED)

IRON

EINFORCED CONCRETE

EINFORCED PLASTIC

Y IN REGULAR COURSES

Y RANDOMLY COURSED

ILENE

OPYLENE

STEEL COMPOSITE

YL CHLORIDE

ENCED PLASTIC MATRIX

REY) IRON

IN

D CLAY

D

AL

CATEGORIES

SEVERN

TRENT

WATER

Severn Trent Water Limited

Asset Data Management

PO Box 5344

Coventry

CV3 9FT

Telephone: 0845 601 6616

W

N

E

S

W

- WEIR

C - CASCADE

DE - DAMBOARD

SE - SIDE ENTRY

FV - FLAP VALVE

BD - BACK DROP

S - SIPHON

HD - HIGHWAY DRAIN

S104 - SECTION 104

PURPOSE

C - COMBINED

E - FINAL EFFLUENT

F - FOUL

L - SLUDGE

S - SURFACE WATER

SEWER RECORD (Tabular)

O/S Map scale:

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Date of issue:

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Sheet No.

3 of 13

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x :

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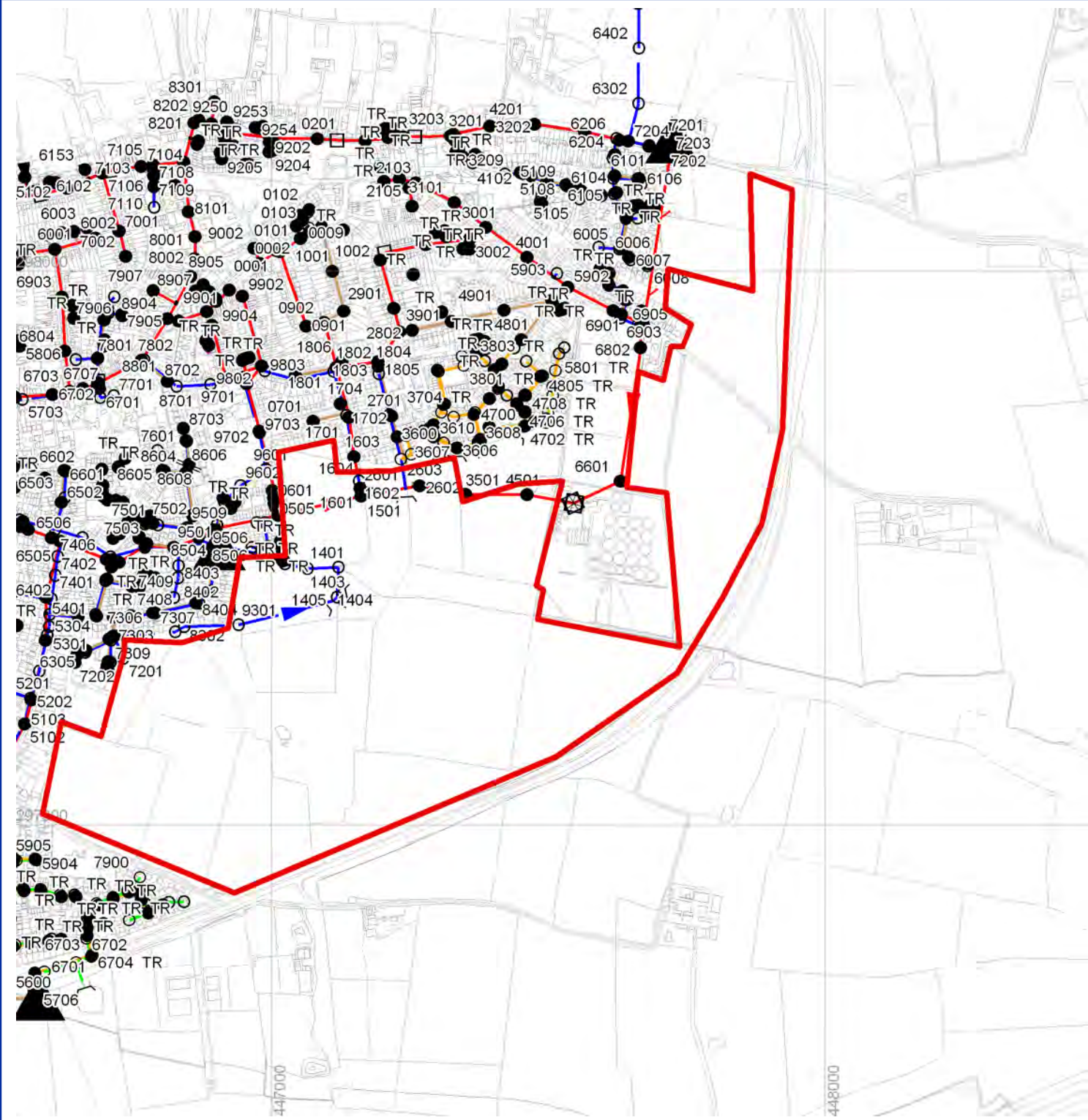
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3. On 1 **October 2011** most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012 (date to be confirmed). Private pumping stations, which form part of these sewers or lateral drains, will transfer to the ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets.

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Sewer Node

Sewer Pipe Data

REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP46978404	98.46	96.27	95.26	F	VC	C	225	nil	30.83	nill
SP46978405	98.44	96.63	95.78	S	CO	C	375	nil	35.86	nill
SP46978406	97.49	95.73	95.64	S	CO	C	450	nil	920.89	nill
SP46978407	97.44	95.24	95.19	F	VC	C	225	nil	1588.20	nill
SP46978501	99.09	96.89	96.07	S	VC	C	300	nil	34.67	nill
SP46978502	99.07	97.51	97.20	F	VC	C	300	nil	80.65	nill
SP46978503	98.43	96.05	95.83	S	VC	C	300	nil	82.00	nill
SP46978504	98.51	97.19	nil	F	VC	C	300	nil	0.00	nill
SP46978505	98.75	96.98	nil	C	CO	R	1675	925	0.00	nill
SP46978506	98.35	95.43	95.30	S	CO	C	825	nil	103.46	nill
SP46978507	97.84	95.13	95.00	F	VC	C	225	nil	50.77	nill
SP46978508	99.69	98.54	97.53	F	VC	C	225	nil	24.46	nill
SP46978509	99.70	97.88	96.99	S	VC	C	300	nil	28.16	nill
SP46978510	98.65	96.76	nil	C	CO	R	1680	920	0.00	nill
SP46978511	98.54	96.04	95.78	S	VC	C	300	nil	104.15	nill
SP46978520	97.79	95.24	94.29	S	CO	C	825	nil	72.25	nill
SP46978601	103.18	101.73	98.57	F	VC	C	225	nil	24.52	nill
SP46978602	103.17	100.84	100.36	S	VC	C	225	nil	27.79	nill
SP46978603	102.22	100.35	97.91	S	VC	C	300	nil	26.55	nill
SP46978604	104.14	102.21	100.86	S	VC	C	225	nil	28.30	nill
SP46978605	104.14	102.44	101.80	F	VC	C	150	nil	66.30	nill
SP46978606	108.42	103.62	101.94	S	CO	nil	750	nil	26.25	2005
SP46978607	104.65	101.93	100.88	S	VC	nil	225	nil	16.67	2005
SP46978608	104.63	103.05	101.80	F	VC	nil	150	nil	12.47	2005
SP46978609	108.03	106.12	103.09	F	VC	nil	150	nil	14.06	2005
SP46978701	114.77	113.28	112.89	S	VC	C	225	nil	159.15	nill
SP46978702	114.16	112.87	111.99	S	VC	C	225	nil	66.43	nill
SP46978703	109.32	107.52	106.12	F	VC	nil	150	nil	16.77	2005
SP46978801	115.41	114.58	114.36	F	VC	C	225	nil	271.23	nill
SP46978901	119.04	117.86	113.77	C	VC	C	225	nil	24.17	nill
SP46978902	119.92	117.78	117.32	C	VC	C	225	nil	115.52	nill
SP46978903	119.47	117.29	117.16	C	VC	C	225	nil	156.92	nill
SP46978904	119.29	117.11	114.34	C	VC	C	300	nil	31.65	nill
SP46978905	120.59	118.60	nil	C	VC	C	225	nil	0.00	nill
SP46978906	49.49	47.74	47.58	F	U	U	150	nil	114.39	nill
SP46978907	49.45	47.58	47.43	F	U	U	150	nil	115.13	nill
SP46978908	49.25	47.43	47.28	F	U	U	150	nil	111.70	nill
SP46979301	96.03	94.78	92.79	S	VC	C	300	nil	87.02	nill
SP46979402	96.95	94.24	nil	S	CO	C	825	nil	0.00	nill
SP46979502	96.98	94.98	nil	F	VC	C	225	nil	0.00	nill
SP46979505	99.00	97.66	96.09	S	VC	C	300	nil	6.38	nill
SP46979506	98.84	97.56	96.71	S	VC	C	300	nil	16.47	nill
SP46979507	98.96	96.69	95.73	S	VC	C	300	nil	45.09	nill
SP46979508	100.00	98.66	97.71	S	CO	C	225	nil	46.28	nill

- Abandoned Gravity Sewer
- Private Combined Gravity Sewer
- Private Foul Gravity Sewer
- Private Surface Water Gravity Sewer
- Public Combined Gravity Sewer
- Public Foul Gravity Sewer
- Public Surface Water Gravity Sewer
- Trunk Combined Gravity Sewer
- Trunk Foul Use Gravity Sewer
- Trunk Surface Water Gravity Sewer
- Combined Use Pressurised Sewer
- Foul Use Pressurised Sewer
- Surface Water Pressurised Sewer
- Highway Drain
- Combined Lateral Drain (SS)
- Foul Lateral Drain (SS)
- Surface Water Lateral Drain (SS)

- Culverted Watercourse
- Cable, Earthing
- Cable Junction
- Cable, Optical Fibre/Instrumentation
- Cable, Low Voltage
- Cable, High Voltage
- Cable, Other
- Housing, Building
- Housing, Kiosk
- Disposal Site
- Sewage Treatment Works
- Housing, Other
- Pipe Support Structure
- Sewage Pumping Facility
- Sewer Facility Connection Inlet / Outlet

- Blind Shaft
- Combined Use Manhole
- Flushing Chamber
- Foul Use Manhole
- Grease Trap
- Head Node
- Hydrobrake
- Lamphole
- Outfall
- Overflow
- Penstock
- Petrol Interceptor

- Sewer Chemical Injection Point
- Sewer Junction
- Sewerage Air Valve
- Sewerage Hatch Box Point
- Sewerage Isolation Valve
- Soakaway
- Surface Water Manhole
- Vent Column
- Waste Water Storage
- Pre-1937 Properties

TABULAR KEY
Sewer pipe data refers to downstream sewer pipe.
Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.
Gradient is stated a 1 in...

MATERIALS

- NONE
- AC - ASBESTOS CEMENT
- BR - BRICK
- CC - CONCRETE BOX CULVERT
- CI - CAST IRON
- CO - CONCRETE
- CSB - CONCRETE SEGMENTS (BOLTED)
- CSU - CONCRETE SEGMENTS (UNBOLTED)
- DI - DUCTILE IRON
- GRC - GLASS REINFORCED CONCRETE
- GRP - GLASS REINFORCED PLASTIC
- MAC - MASONRY IN REGULAR COURSES
- MAR - MASONRY RANDOMLY COURSED
- PE - POLYETHYLENE
- PF - PITCH
- PP - POLYPROPYLENE
- PSC - PLASTIC STEEL COMPOSITE
- PVC - POLYVINYL CHLORIDE
- RPM - REINFORCED PLASTIC MATRIX
- SI - SPUN (GREY) IRON
- ST - STEEL
- U - UNKNOWN
- VC - VITRIFIED CLAY
- XXX - OTHER

SHAPE

- C - CIRCULAR
- E - EGG SHAPED
- O - OTHER
- R - RECTANGLE
- S - SQUARE
- T - TRAPEZOIDAL
- U - UNKNOWN

PURPOSE

- C - COMBINED
- E - FINAL EFFLUENT
- F - FOUL
- L - SLUDGE
- S - SURFACE WATER

CATEGORIES



- W - WEIR
- C - CASCADE
- DB - DAMBOARD
- SE - SIDE ENTRY
- FV - FLAP VALVE
- BD - BACK DROP
- S - SIPHON
- HD - HIGHWAY DRAIN
- S104 - SECTION 104

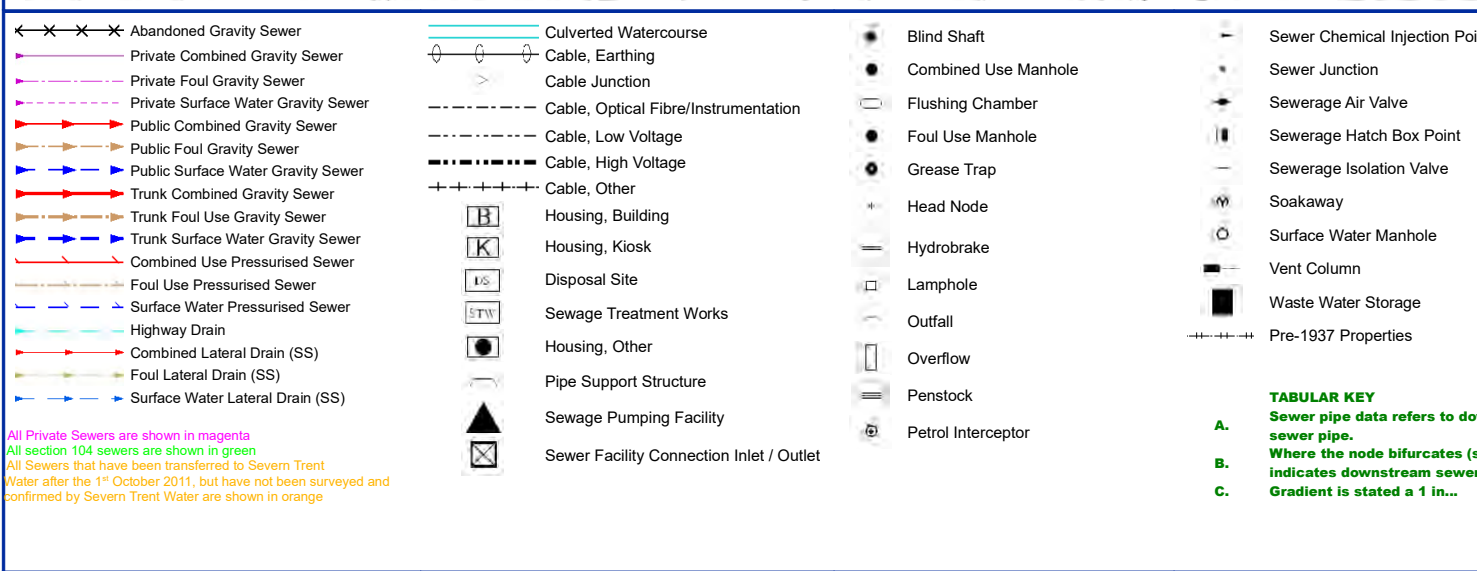


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Asset Data Management
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Coventry
CV3 9FT
Telephone: 0845 601 6616

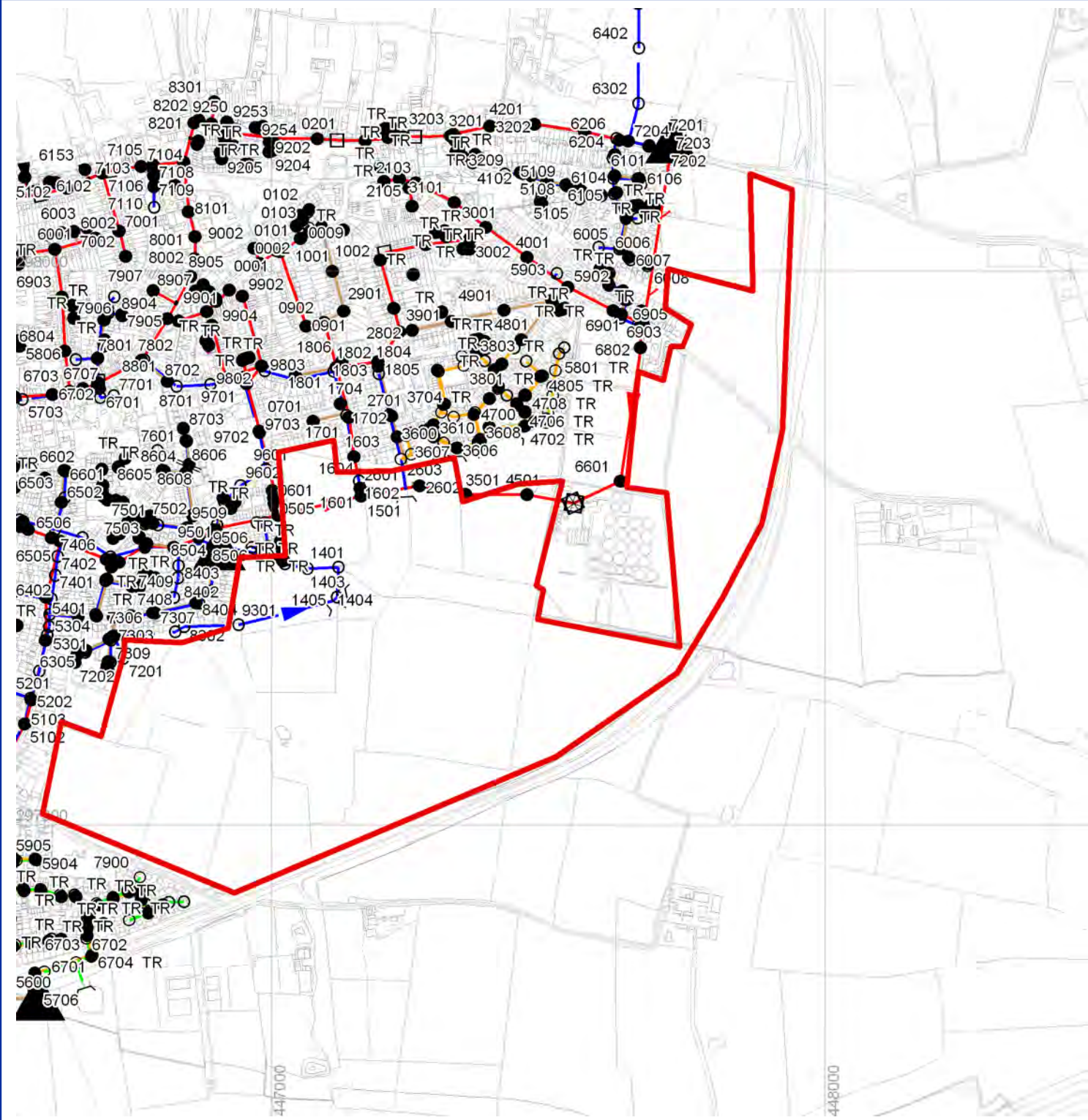
SEWER RECORD (Tabular)

O/S Map scale: 1:10000
Date of issue: 26.08.20
Sheet No. 4 of 13
This map is centred upon:
O / S Grid reference:
x : 447507
y : 297473

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LS CATEGORIES OS CEMENT TE BOX CULVERT ON TE TE SEGMENTS (BOLTED) TE SEGMENTS (UNBOLTED) IRON EINFORCED CONCRETE EINFORCED PLASTIC Y IN REGULAR COURSES Y RANDOMLY COURSED ILENE OPYLENE STEEL COMPOSITE YL CHLORIDE ENCED PLASTIC MATRIX REY) IRON IN D CLAY PURPOSE C - COMBINED E - FINAL EFFLUENT F - FOUL L - SLUDGE S - SURFACE WATER	SEVERN TRENT WATER Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616	SEWER RECORD (Tabular) O/S Map scale: 1:10000 Date of issue: 26.08.20 Sheet No. 6 of 13 Disclaimer Statement: 1. Do not scale off this Map. 2. This map and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of S for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. 3. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as a ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012 (date to be confirmed) Private pumping stations, which form part of these sewers or lateral drains, will transfer to the ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this Map. 4. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2004. All rights reserved. Ordnance Survey lic Document users other than Severn Trent Water business users are advised that this document is provided for reference purpose only and is subject to copyright should be made from it.



Sewer Node		Sewer Pipe Data								
REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP47971701	103.81	102.44	99.60	C	VC	C	300	nil	25.25	nill
SP47971702	nil	nil	97.22	S	VC	C	225	nil	0.00	nill
SP47971704	105.46	103.98	nil	F	VC	C	150	nil	0.00	nill
SP47971801	108.18	106.38	nil	S	VC	C	225	nil	0.00	nill
SP47971802	108.13	106.28	nil	C	VC	C	300	nil	0.00	nill
SP47971803	108.87	106.98	nil	C	VC	C	225	nil	0.00	nill
SP47971804	108.13	105.96	101.31	F	VC	C	150	nil	20.03	nill
SP47971805	107.17	105.59	101.97	S	VC	C	150	nil	21.37	nill
SP47971806	108.03	107.04	nil	F	VC	C	150	nil	0.00	nill
SP47971901	111.61	109.98	109.66	F	VC	C	225	nil	127.56	nill
SP47972602	98.07	96.00	nil	C	CO	R	1700	1000	0.00	nill
SP47972603	99.34	nil	96.76	S	nil	nil	nil	nil	0.00	nill
SP47972604	101.90	99.09	98.95	S	VC	C	nil	nil	141.14	2006
SP47972701	103.97	101.93	nil	S	VC	C	225	nil	0.00	nill
SP47972702	103.45	101.29	nil	F	VC	C	225	nil	0.39	nill
SP47972703	103.28	99.62	99.52	S	VC	C	nil	nil	149.90	2006
SP47972704	103.48	99.52	99.29	S	VC	C	nil	nil	180.65	2006
SP47972705	103.03	103.03	101.38	S	VC	C	nil	nil	6.18	2006
SP47972706	101.42	99.29	99.09	S	VC	C	nil	nil	179.89	2006
SP47972707	103.27	101.30	101.15	S	CO	C	nil	nil	317.40	2006
SP47972708	103.22	101.38	101.30	S	CO	C	nil	nil	165.63	2006
SP47972801	111.96	109.94	107.02	C	VC	C	225	nil	23.09	nill
SP47972802	112.56	111.40	110.43	F	VC	C	150	nil	75.03	nill
SP47972901	114.12	112.27	110.01	C	VC	C	225	nil	19.10	nill
SP47973501	nil	nil	nil	C	nil	nil	nil	nil	0.00	nill
SP47973601	102.50	101.31	101.15	S	VC	C	nil	nil	289.25	2006
SP47973601	102.50	101.31	101.10	S	CO	C	nil	nil	13.29	2006
SP47973602	102.34	102.34	nil	S	VC	C	nil	nil	0.00	2006
SP47973602	102.34	nil	nil	S	VC	C	nil	nil	0.00	2006
SP47973606	103.21	100.88	100.65	F	VC	C	150	nil	199.26	2006
SP47973608	102.20	101.10	101.08	F	VC	C	150	nil	190.37	2006
SP47973609	102.34	102.34	101.15	S	VC	C	nil	nil	21.14	2006
SP47973609	102.34	102.50	101.15	S	CO	C	nil	nil	2.19	2006
SP47973701	105.47	103.68	103.00	S	VC	C	nil	nil	23.94	2006
SP47973702	104.49	102.90	102.37	S	CO	C	nil	nil	73.06	2006
SP47973703	104.47	102.30	101.31	S	CO	C	nil	nil	53.58	2006
SP47973704	104.67	103.00	102.90	S	VC	C	nil	nil	234.00	2006
SP47973709	102.35	101.40	101.31	S	nil	C	nil	nil	311.89	2006
SP47973801	109.35	107.80	107.38	S	VC	C	nil	nil	107.19	nill
SP47973802	109.32	107.38	103.68	S	VC	C	nil	nil	16.19	2006
SP47973803	109.03	107.50	106.40	S	VC	C	nil	nil	22.70	2006
SP47973805	110.08	108.60	107.80	S	VC	C	nil	nil	21.31	2006
SP47973901	112.65	110.38	109.21	F	VC	C	225	nil	82.97	nill
SP47974501	nil	nil	nil	C	nil	nil	nil	nil	0.00	nill

Abandoned Gravity Sewer

Private Combined Gravity Sewer

Private Foul Gravity Sewer

Private Surface Water Gravity Sewer

Public Combined Gravity Sewer

Public Foul Gravity Sewer

Public Surface Water Gravity Sewer

Trunk Combined Gravity Sewer

Trunk Foul Use Gravity Sewer

Trunk Surface Water Gravity Sewer

Combined Use Pressurised Sewer

Foul Use Pressurised Sewer

Surface Water Pressurised Sewer

Highway Drain

Combined Lateral Drain (SS)

Foul Lateral Drain (SS)

Surface Water Lateral Drain (SS)

Culverted Watercourse

Cable, Earthing

Cable Junction

Cable, Optical Fibre/Instrumentation

Cable, Low Voltage

Cable, High Voltage

Cable, Other

Housing, Building

Housing, Kiosk

Disposal Site

Sewage Treatment Works

Housing, Other

Pipe Support Structure

Sewage Pumping Facility

Sewer Facility Connection Inlet / Outlet

Blind Shaft

Combined Use Manhole

Flushing Chamber

Foul Use Manhole

Grease Trap

Head Node

Hydrobrake

Lamphole

Outfall

Overflow

Penstock

Petrol Interceptor

Sewer Chemical Injection Point

Sewer Junction

Sewerage Air Valve

Sewerage Hatch Box Point

Sewerage Isolation Valve

Soakaway

Surface Water Manhole

Vent Column

Waste Water Storage

Pre-1937 Properties

MATERIALS

- NONE

AC - ASBESTOS CEMENT

BR - BRICK

CC - CONCRETE BOX CULVERT

CI - CAST IRON

CO - CONCRETE

CSB - CONCRETE SEGMENTS (BOLTED)

CSU - CONCRETE SEGMENTS (UNBOLTED)

DI - DUCTILE IRON

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GRP - GLASS REINFORCED PLASTIC

MAC - MASONRY IN REGULAR COURSES

MAR - MASONRY RANDOMLY COURSED

PE - POLYETHYLENE

PF - PITCH

PP - POLYPROPYLENE

PSC - PLASTIC STEEL COMPOSITE

PVC - POLYVINYL CHLORIDE

RPM - REINFORCED PLASTIC MATRIX

SI - SPUN (GREY) IRON

ST - STEEL

U - UNKNOWN

VC - VITRIFIED CLAY

XXX - OTHER

CATEGORIES

W - WEIR

C - CASCADE

DB - DAMBOARD

SE - SIDE ENTRY

FV - FLAP VALVE

BD - BACK DROP

SD - SIPHON

HD - HIGHWAY DRAIN

S104 - SECTION 104

SHAPE

C - COMBINED

E - EGG SHAPED

O - OTHER

R - RECTANGLE

S - SQUARE

T - TRAPEZOIDAL

U - UNKNOWN

PURPOSE

C - COMBINED

E - FINAL EFFLUENT

F - FOUL

L - SLUDGE

S - SURFACE WATER

TABULAR KEY

Sewer pipe data refers to downstream sewer pipe.

Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.

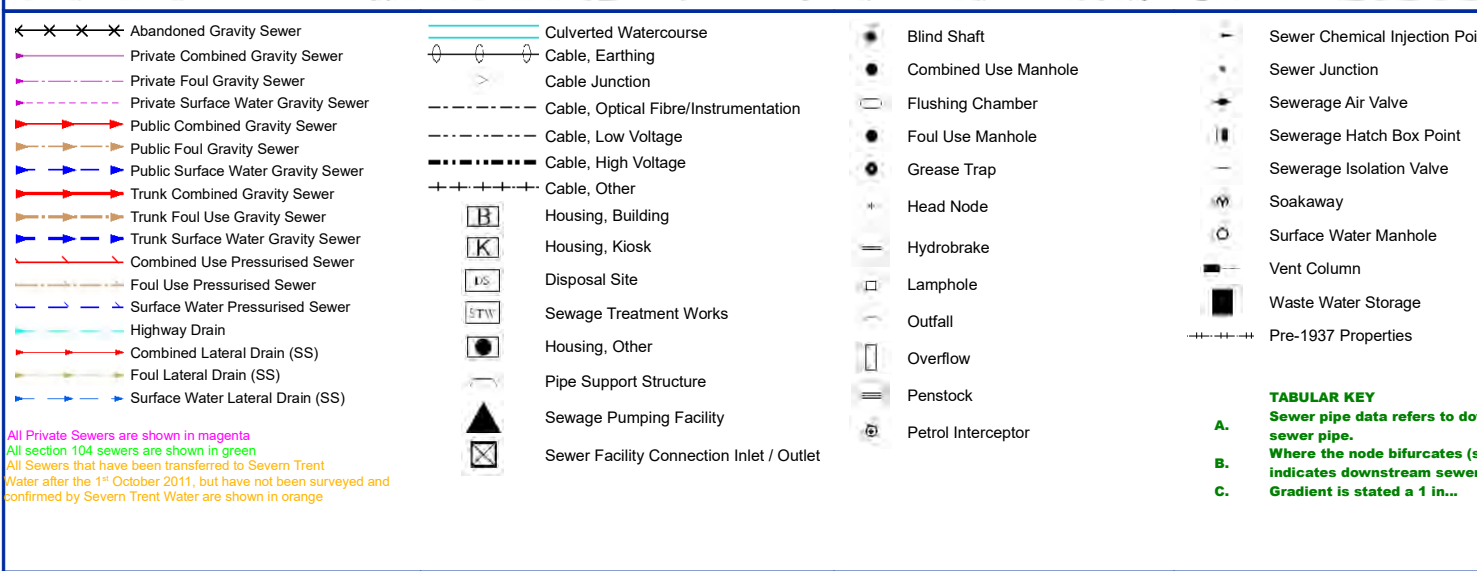
Gradient is stated a 1 in...

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Asset Data Management
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CV3 9FT
Telephone: 0845 601 6616

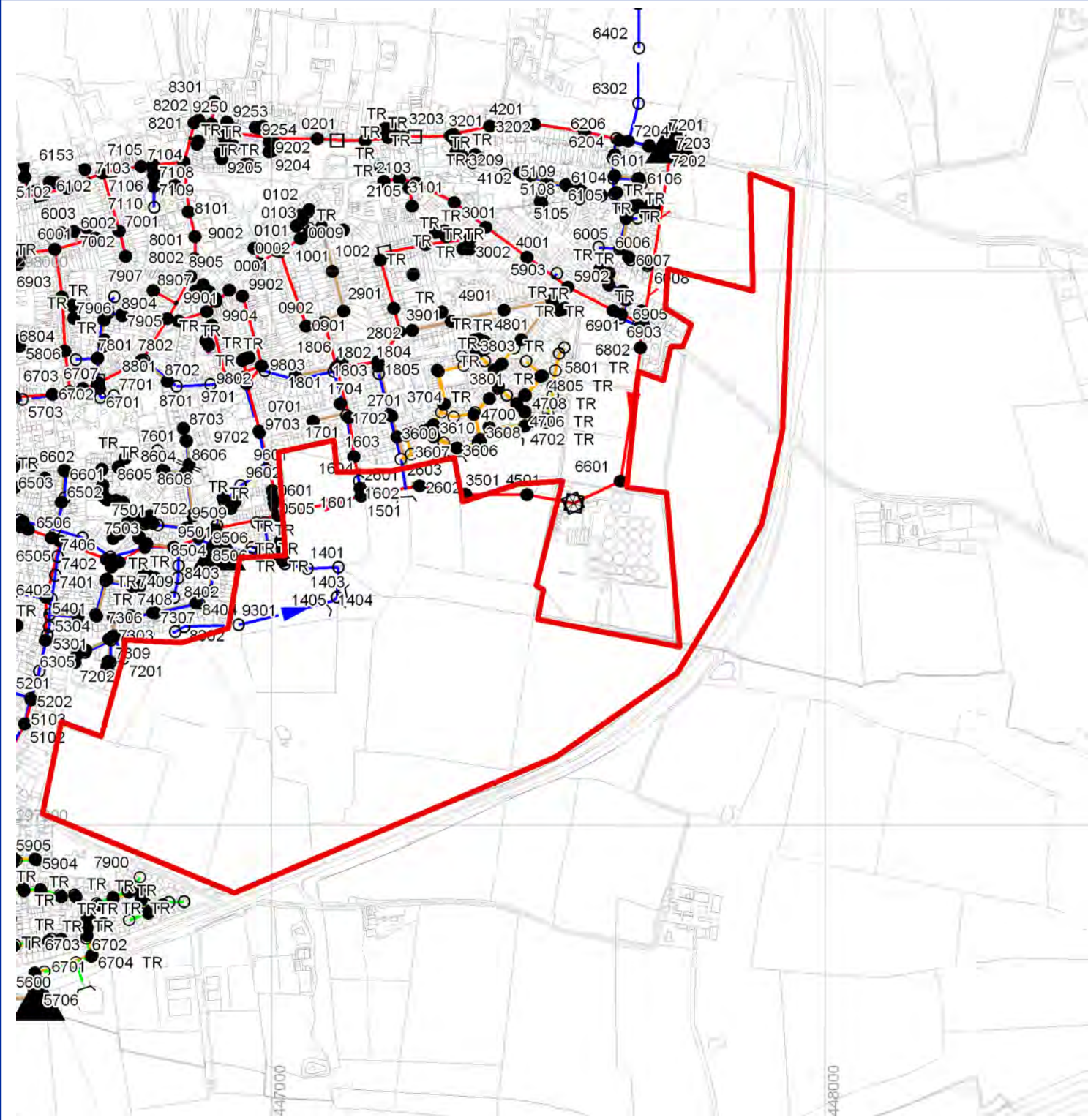
SEWER RECORD (Tabular)

O/S Map scale:	1:10000	This map is centred upon:	
Date of issue:	26.08.20	O / S Grid reference:	
Sheet No.	7 of 13	x :	447507
		y :	297473

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LS	CATEGORIES	SEVERN TRENT WATER Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616
	OS CEMENT	
	TE BOX CURVERT	
	ON	
	TE	
	TE SEGMENTS (BOLTED)	
TE SEGMENTS (UNBOLTED)		
IRON		
EINFORCED CONCRETE		
EINFORCED PLASTIC		
Y IN REGULAR COURSES		
Y RANDOMLY COURSED		
ILENE		
OPYLENE		
STEEL COMPOSITE		
YL CHLORIDE		
NCEED PLASTIC MATRIX		
REY) IRON		
IN		
D CLAY		
PURPOSE	W - WEIR C - CASCADE DB - DAMBOARD SE - SIDE ENTRY FV - FLAP VALVE BD - BACK DROP S - SIPHON HD - HIGHWAY DRAIN S104 - SECTION 104	
D		
E		
AL		



Sewer Node		Sewer Pipe Data								
REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP47980009	127.95	117.77	117.09	F	VC	C	150	nil	35.26	nill
SP47980010	118.49	117.12	117.07	S	U	C	225	nil	140.20	nill
SP47980101	119.27	118.04	117.77	F	VC	C	150	nil	37.55	nill
SP47980102	119.62	118.49	117.71	F	VC	C	nil	nil	26.02	nill
SP47980103	119.90	118.70	118.12	S	U	C	150	nil	20.16	nill
SP47980201	116.47	111.56	111.46	C	VC	C	225	nil	361.20	nill
SP47980202	117.79	115.97	115.71	C	VC	C	150	nil	20.73	nill
SP47980203	118.43	116.84	116.02	C	VC	C	150	nil	20.73	nill
SP47981001	118.01	116.30	109.98	F	VC	C	225	nil	11.63	nill
SP47981002	117.50	115.67	nil	C	VC	C	150	nil	0.00	nill
SP47981201	114.55	110.61	109.81	C	VC	C	225	nil	85.45	nill
SP47982002	116.67	114.39	112.74	C	VC	C	225	nil	48.26	nill
SP47982101	118.69	117.03	nil	C	VC	C	225	nil	0.00	nill
SP47982102	118.11	nil	115.09	C	nil	nil	nil	nil	0.00	nill
SP47982103	117.43	115.09	113.49	C	VC	C	225	nil	48.91	nill
SP47982104	117.99	115.74	115.54	C	VC	C	225	nil	79.05	nill
SP47982105	118.59	116.51	115.76	C	VC	C	225	nil	44.51	nill
SP47982201	112.12	109.78	108.53	C	VC	C	225	nil	16.00	nill
SP47983001	113.36	111.82	nil	C	VC	C	225	nil	0.00	nill
SP47983002	114.72	112.62	112.05	C	VC	C	225	nil	60.37	nill
SP47983101	115.70	113.49	111.87	C	VC	C	225	nil	44.35	nill
SP47983201	108.06	106.01	105.03	C	VC	C	225	nil	5.95	nill
SP47983202	nil	nil	99.84	C	nil	nil	nil	nil	0.00	nill
SP47983203	107.05	105.03	nil	C	VC	C	225	nil	0.00	nill
SP47983204	107.20	105.47	105.15	C	VC	C	225	nil	35.63	nill
SP47983205	108.41	106.55	105.49	C	VC	C	225	nil	20.01	nill
SP47983206	107.15	105.62	105.52	C	VC	C	225	nil	51.00	nill
SP47983207	108.31	106.65	105.64	C	VC	C	225	nil	16.95	nill
SP47983208	111.30	110.04	107.18	C	VC	C	225	nil	4.56	nill
SP47983209	111.08	108.98	106.79	C	VC	C	225	nil	7.15	nill
SP47984001	110.71	nil	nil	C	nil	nil	nil	nil	0.00	nill
SP47984101	110.13	108.53	106.75	S	VC	C	225	nil	17.87	nill
SP47984102	108.53	106.73	105.85	S	VC	C	225	nil	17.28	nill
SP47984103	107.72	105.83	103.81	S	VC	C	225	nil	14.52	nill
SP47984104	106.76	103.79	102.96	S	VC	C	225	nil	45.72	nill
SP47984105	108.00	106.19	103.83	S	VC	C	225	nil	10.94	nill
SP47984106	108.92	107.30	106.21	S	VC	C	225	nil	10.04	nill
SP47984107	109.50	107.93	107.32	S	VC	C	225	nil	24.26	nill
SP47984108	108.60	106.45	105.39	F	VC	C	150	nil	20.09	nill
SP47984109	107.54	105.37	103.25	F	VC	C	150	nil	13.62	nill
SP47984110	106.55	103.23	102.81	F	VC	C	150	nil	82.14	nill
SP47984111	108.91	106.44	103.27	F	VC	C	150	nil	13.08	nill
SP47984201	101.98	99.79	95.46	C	VC	C	225	nil	21.26	nill
SP47985001	105.99	104.15	102.21	S	VC	C	nil	nil	19.70	nill

Abandoned Gravity Sewer

Private Combined Gravity Sewer

Private Foul Gravity Sewer

Private Surface Water Gravity Sewer

Public Combined Gravity Sewer

Public Foul Gravity Sewer

Public Surface Water Gravity Sewer

Trunk Combined Gravity Sewer

Trunk Foul Use Gravity Sewer

Trunk Surface Water Gravity Sewer

Combined Use Pressurised Sewer

Foul Use Pressurised Sewer

Surface Water Pressurised Sewer

Highway Drain

Combined Lateral Drain (SS)

Foul Lateral Drain (SS)

Surface Water Lateral Drain (SS)

Culverted Watercourse

Cable, Earthing

Cable Junction

Cable, Optical Fibre/Instrumentation

Cable, Low Voltage

Cable, High Voltage

Cable, Other

Housing, Building

Housing, Kiosk

Disposal Site

Sewage Treatment Works

Housing, Other

Pipe Support Structure

Sewage Pumping Facility

Sewer Facility Connection Inlet / Outlet

Blind Shaft

Combined Use Manhole

Flushing Chamber

Foul Use Manhole

Grease Trap

Head Node

Hydrobrake

Lamphole

Outfall

Overflow

Penstock

Petrol Interceptor

Sewer Chemical Injection Point

Sewer Junction

Sewerage Air Valve

Sewerage Hatch Box Point

Sewerage Isolation Valve

Soakaway

Surface Water Manhole

Vent Column

Waste Water Storage

Pre-1937 Properties

MATERIALS

- NONE
AC - ASBESTOS CEMENT
BR - BRICK
CC - CONCRETE BOX CULVERT
CI - CAST IRON
CO - CONCRETE
CSB - CONCRETE SEGMENTS (BOLTED)
CSU - CONCRETE SEGMENTS (UNBOLTED)
DI - DUCTILE IRON
GRC - GLASS REINFORCED CONCRETE
GRP - GLASS REINFORCED PLASTIC
MAC - MASONRY IN REGULAR COURSES
MAR - MASONRY RANDOMLY COURSED
PE - POLYETHYLENE
PF - PITCH
PP - POLYPROPYLENE
PSC - PLASTIC STEEL COMPOSITE
PVC - POLYVINYL CHLORIDE
RPM - REINFORCED PLASTIC MATRIX
SI - SPUN (GREY) IRON
ST - STEEL
U - UNKNOWN
VC - VITRIFIED CLAY
XXX - OTHER

SHAPE

C - CIRCULAR
E - EGG SHAPED
O - OTHER
R - RECTANGLE
S - SQUARE
T - TRAPEZOIDAL
U - UNKNOWN

PURPOSE

C - COMBINED
E - FINAL EFFLUENT
F - FOUL
L - SLUDGE
S - SURFACE WATER

CATEGORIES

W - WEIR
C - CASCADE
DB - DAMBOARD
SE - SIDE ENTRY
FV - FLAP VALVE
BD - BACK DROP
S - SIPHON
HD - HIGHWAY DRAIN
S104 - SECTION 104

TABULAR KEY

Sewer pipe data refers to downstream sewer pipe.

Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.

Gradient is stated a 1 in...

A.

B.

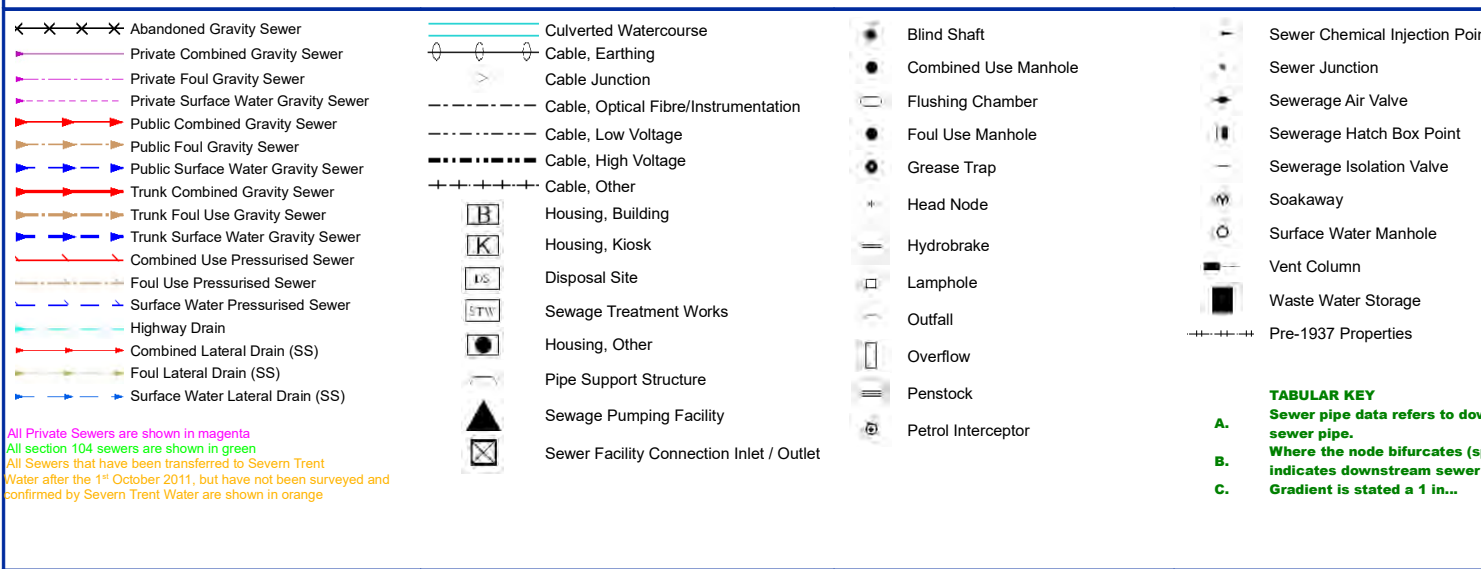
C.

Sewern Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0845 601 6616

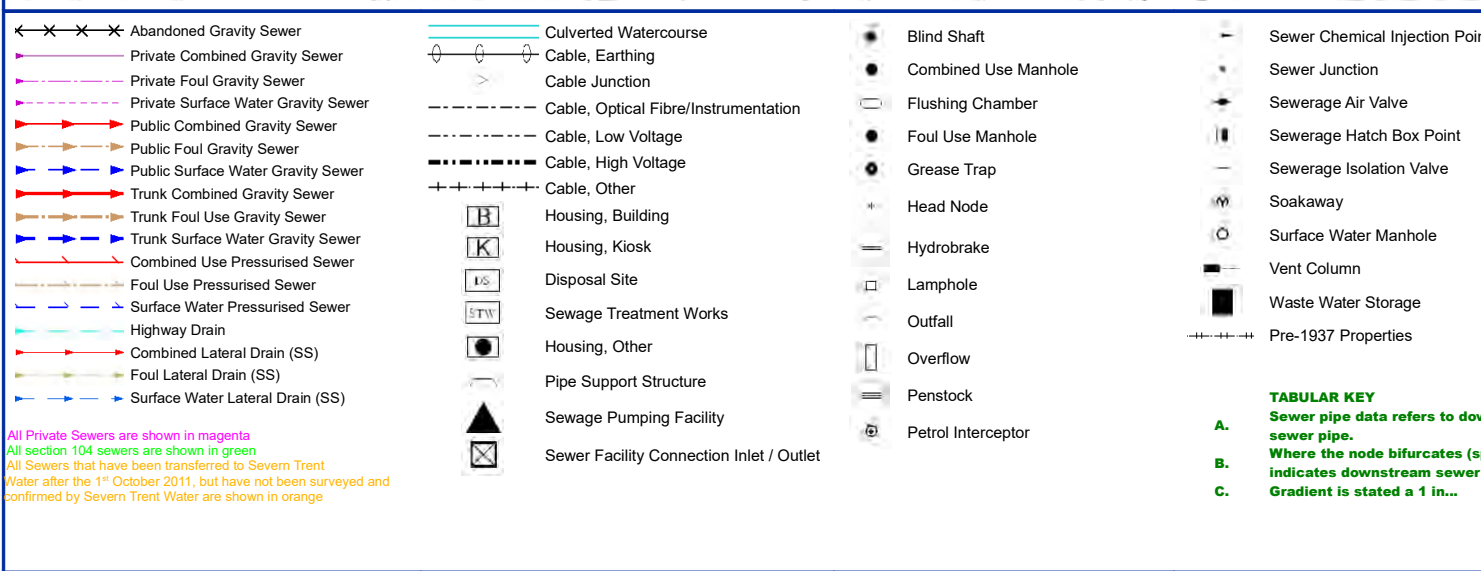
SEWER RECORD (Tabular)

O/S Map scale:	1:10000	This map is centred upon:	
Date of issue:	26.08.20	O / S Grid reference:	
Sheet No.	9 of 13	x :	447507
		y :	297473

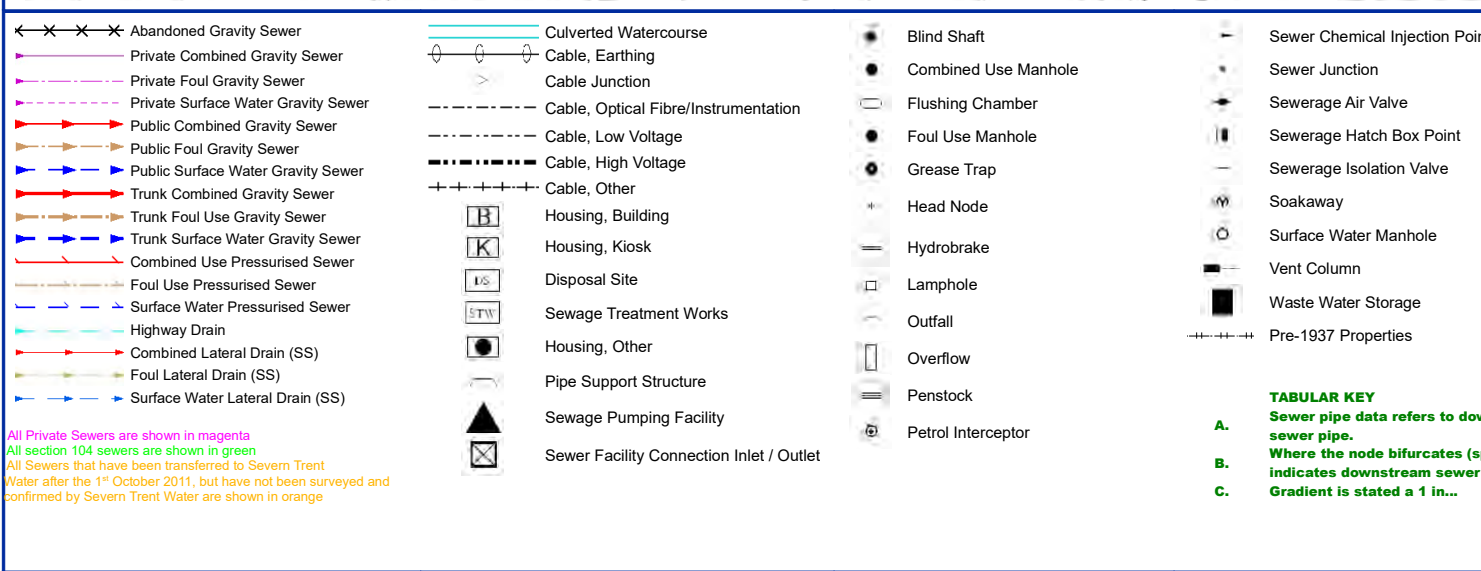
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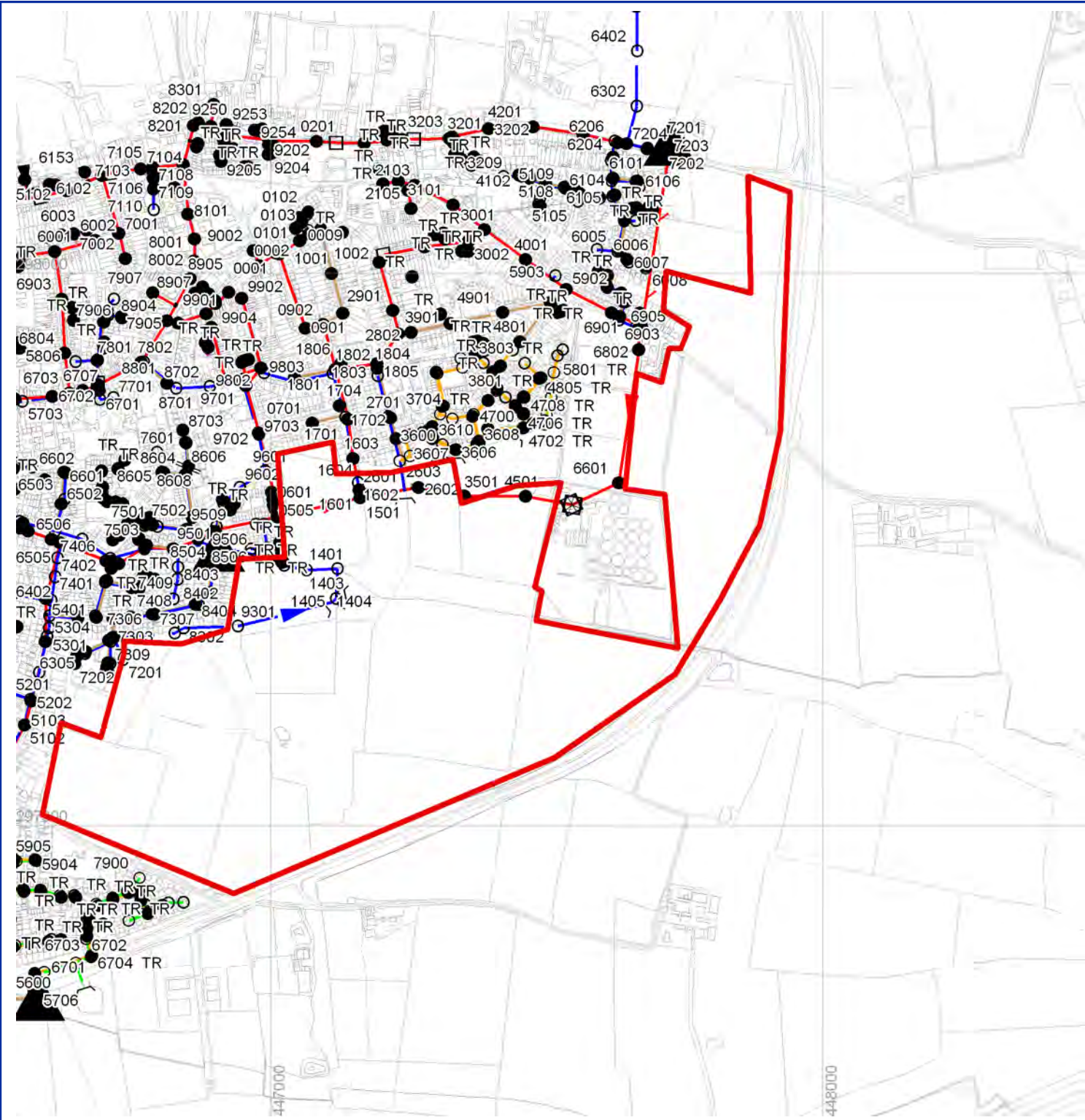
LS CATEGORIES OS CEMENT TE BOX CULVERT TE TE SEGMENTS (BOLTED) TE SEGMENTS (UNBOLTED) IRON EINFORCED CONCRETE EINFORCED PLASTIC Y IN REGULAR COURSES Y RANDOMLY COURSED ELENE OPYLENE STEEL COMPOSITE YL CHLORIDE ANCED PLASTIC MATRIX REY) IRON IN D CLAY W N E S W C DB SE FV BD S HD S104 - WEIR - CASCADE - DAMBOARD - SIDE ENTRY - FLAP VALVE - BACK DROP - SIPHON - HIGHWAY DRAIN - SECTION 104 PURPOSE C - COMBINED E - FINAL EFFLUENT F - FOUL L - SLUDGE S - SURFACE WATER	SEVERN TRENT WATER Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616	SEWER RECORD (Tabular) O/S Map scale: 1:10000 Date of issue: 26.08.20 Sheet No. 10 of 13	This map is centred upon: O / S Grid reference: x : 447507 y : 297473



SEVERN TRENT WATER	Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616
OS CEMENT TE BOX CULVERT ON TE TE SEGMENTS (BOLTED) TE SEGMENTS (UNBOLTED) IRON EINFORCED CONCRETE EINFORCED PLASTIC Y IN REGULAR COURSES Y RANDOMLY COURSED ILENE OPYLENE STEEL COMPOSITE YL CHLORIDE ENCED PLASTIC MATRIX REY) IRON IN D CLAY	SEWER RECORD (Tabular) O/S Map scale: 1:10000 Date of issue: 26.08.20 Sheet No. 11 of 13
W N E S W - WEIR C - CASCADE DB - DAMBOARD SE - SIDE ENTRY FV - FLAP VALVE BD - BACK DROP S - SIPHON HD - HIGHWAY DRAIN S104 - SECTION 104	This map is centred upon: O / S Grid reference: x : 447507 y : 297473
PURPOSE C - COMBINED E - FINAL EFFLUENT F - FOUL L - SLUDGE S - SURFACE WATER	Disclaimer Statement: 1. Do not scale off this Map. 2. This map and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. 3. On 1st October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012 (date to be confirmed). Private pumping stations, which form part of these sewers or lateral drains, will transfer to the ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this Map. 4. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2004. All rights reserved. Ordnance Survey Licence Document users other than Severn Trent Water business users are advised that this document is provided for reference purpose only and is subject to copyright should be made from it.



LS	CATEGORIES			Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616
OS CEMENT				
TE BOX CULVERT				
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TE SEGMENTS (BOLTED)				
TE SEGMENTS (UNBOLTED)				
IRON				
EINFORCED CONCRETE				
EINFORCED PLASTIC				
Y IN REGULAR COURSES				
Y RANDOMLY COURSED				
ILENE				
OPYLENE				
STEEL COMPOSITE				
YL CHLORIDE				
IENCED PLASTIC MATRIX				
REY) IRON				
IN				
D CLAY				



Sewer Node		Sewer Pipe Data								
REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
nil	nil	nil	nil	F	nil	nil	nil	nil	0.00	nil
nil	nil	nil	nil	F	PVC	nil	nil	nil	0.00	nil
nil	nil	nil	nil	F	nil	nil	nil	nil	0.00	nil

Abandoned Gravity Sewer

Private Combined Gravity Sewer

Private Foul Gravity Sewer

Private Surface Water Gravity Sewer

Public Combined Gravity Sewer

Public Foul Gravity Sewer

Public Surface Water Gravity Sewer

Trunk Combined Gravity Sewer

Trunk Foul Use Gravity Sewer

Trunk Surface Water Gravity Sewer

Combined Use Pressurised Sewer

Foul Use Pressurised Sewer

Surface Water Pressurised Sewer

Highway Drain

Combined Lateral Drain (SS)

Foul Lateral Drain (SS)

Surface Water Lateral Drain (SS)

Culverted Watercourse

Cable, Earthing

Cable Junction

Cable, Optical Fibre/Instrumentation

Cable, Low Voltage

Cable, High Voltage

Cable, Other

Housing, Building

Housing, Kiosk

Disposal Site

Sewage Treatment Works

Housing, Other

Pipe Support Structure

Sewage Pumping Facility

Sewer Facility Connection Inlet / Outlet

Blind Shaft

Combined Use Manhole

Flushing Chamber

Foul Use Manhole

Grease Trap

Head Node

Hydrobrake

Lamphole

Outfall

Overflow

Penstock

Petrol Interceptor

Sewer Chemical Injection Point

Sewer Junction

Sewerage Air Valve

Sewerage Hatch Box Point

Sewerage Isolation Valve

Soakaway

Surface Water Manhole

Vent Column

Waste Water Storage

Pre-1937 Properties

TABULAR KEY

A. Sewer pipe data refers to downstream sewer pipe.

B. Where the node bifurcates (splits) X and Y indicates downstream sewer pipe.

C. Gradient is stated a 1 in...

MATERIALS

- NONE

AC - ASBESTOS CEMENT

BR - BRICK

CC - CONCRETE BOX CULVERT

CI - CAST IRON

CO - CONCRETE

CSB - CONCRETE SEGMENTS (BOLTED)

CSU - CONCRETE SEGMENTS (UNBOLTED)

DI - DUCTILE IRON

GRC - GLASS REINFORCED CONCRETE

GRP - GLASS REINFORCED PLASTIC

MAC - MASONRY IN REGULAR COURSES

MAR - MASONRY RANDOMLY COURSED

PE - POLYETHYLENE

PF - PITCH

PP - POLYPROPYLENE

PSC - PLASTIC STEEL COMPOSITE

PVC - POLYVINYL CHLORIDE

RPM - REINFORCED PLASTIC MATRIX

SI - SPUN (GREY) IRON

ST - STEEL

U - UNKNOWN

VC - VITRIFIED CLAY

XXX - OTHER

CATEGORIES

W - WEIR

C - CASCADE

DB - DAMBOARD

SE - SIDE ENTRY

FV - FLAP VALVE

BD - BACK DROP

S - SIPHON

HD - HIGHWAY DRAIN

S104 - SECTION 104

SHAPE

C - CIRCULAR

E - EGG SHAPED

O - OTHER

R - RECTANGLE

S - SQUARE

T - TRAPEZOIDAL

U - UNKNOWN

PURPOSE

C - COMBINED

E - FINAL EFFLUENT

F - FOUL

L - SLUDGE

S - SURFACE WATER



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From: Network Solutions <Network.Solutions@severntrent.co.uk>
Sent: 02 December 2021 14:14
To: Craner, Cassie
Subject: FW: Proposed Earl Shilton Development - Response from Severn Trent Water

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

ST Classification: OFFICIAL PERSONAL

Dear Cassie,

I hope you are well. Firstly, apologies for the delay in our response.

Speaking to our strategic team, this development scores very low on our priority list for improvements investment as the development only scores medium flood risk. To summarise, the treatment works has capacity and the likelihood of significant impacts to the network is low as long as the development is developed as a whole.

I hope this helps, however if you have further queries please do not hesitate to contact me directly on my contact details below.

Kind Regards

Emma Nowak
Senior Evaluation Technician
Network Solutions
Developer Services
Tel: 07970361864
Email: Emma.Nowak@severntrent.co.uk



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From: Craner, Cassie <cassie.craner@woodplc.com>
Sent: 10 November 2021 09:22
To: Nowak, Emma <Emma.Nowak@severntrent.co.uk>
Subject: FW: Proposed Earl Shilton Development - Response from Severn Trent Water

Hi Emma

Further to your email dated 3/2/21, are you able to provide further detail/clarification on the process of having the works included in your growth scheme?

When would these be included and what are the timescales involved? Do we need to have outline planning application for it to go ahead?

Many thanks

Cassie

From: Nowak, Emma <Emma.Nowak@severntrent.co.uk>

Sent: 03 February 2021 17:44

To: Craner, Cassie <cassie.craner@woodplc.com>

Subject: RE: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

ST Classification: OFFICIAL PERSONAL

Hi Cassie, I can confirm that we have now received the proposed SCA results for the site at Meadow Court Road, Earl Shilton.

For this assessment instruction was given to assess 100% of the development build, and if required 75 to 25% of this substantial development proposal (1,500 dwellings and ~69,000m³ commercial)

A Flooding Impact of 'Medium' risk is triggered for all phases (100% to 25%) of this development proposal due to existing surcharge during dry weather of the sewer network along Montgomery Road just upstream of the connection point which is further exacerbated by an increase in flow from this development.

A Pollution Impact of 'Medium' risk is also triggered for all but the 25% phase of the development proposal caused by increased storm spill into the Earl Shilton Brook. In addition there have been multiple pollutions associate to the Earl Shilton STW Storm overflow.

In summary we recommend that network improvements are considered to accommodate anything greater than 25% of the development proposal.

I have contacted our strategic and asset planning team for comment of any proposed capacity works within this area. In the meantime, the development will be added to our growth tracker where any it shall be considered for investment.

If you have any further queries, please do not hesitate to contact me.

Kind Regards

Emma Nowak

Senior Evaluation Technician

Asset Protection East

Wholesale Operations

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From: Craner, Cassie <cassie.craner@woodplc.com>
Sent: 14 January 2021 09:42
To: Nowak, Emma <Emma.Nowak@severntrent.co.uk>
Subject: RE: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

Good morning Emma

I have just been given some additional information about this – see text copied in below:

I don't know if this would make a difference to your work, but thought I'd share it.

Thanks,

Cassie

Purely for modelling purposes though, where we have an employment sq ft total, (we must have set an overall trip generation figure for this), we could use a very indicative range of assumptions? Overall the agreed trip generation (which was based on a trip rate per 100sqm of floor area?) could apply a percentage of delivery per annum?

Eg If we start unit delivery in 2026/27 = 60 dwellings per annum, and 2027/28 @=90 dwellings per annum, we may be delivering employment floorspace commencing in

- 2027/28 = 10% of total employment floorspace,
- 2028/29 = 30% total employment floorspace,
- 2029/2030 = 60% etc
- 2030/31 = 100 % etc?

Cassie Craner BEng (Hons) GMICE

Consultant Civil Engineer

Direct: +44 (0)1926 439134

Mobile: +44 (0)7866 005376

Email: cassie.craner@woodplc.com

Nicholls House, Homer Close,
Tachbrook Park, Leamington Spa, CV34 6TT
www.woodplc.com



From: Craner, Cassie
Sent: 22 December 2020 16:36
To: Nowak, Emma <Emma.Nowak@severntrent.co.uk>
Subject: RE: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

Hi Emma

I've just been advised to assume the employment will take place in the first 3-5 years.

Hope that helps!

Regards,

Cassie Craner BEng (Hons) GMICE

Consultant Civil Engineer

Direct: +44 (0)1926 439134

Mobile: +44 (0)7866 005376

Email: cassie.craner@woodplc.com

Nicholls House, Homer Close,
Tachbrook Park, Leamington Spa, CV34 6TT
www.woodplc.com



From: Nowak, Emma <Emma.Nowak@severntrent.co.uk>
Sent: 22 December 2020 14:02
To: Craner, Cassie <cassie.craner@woodplc.com>
Subject: RE: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

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ST Classification: OFFICIAL PERSONAL

Thanks for this Cassie I shall pass on to our external modellers the information so far and await anything further from yourself.

Kind Regards

Emma Nowak
Senior Evaluation Technician
Asset Protection East
Wholesale Operations

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From: Craner, Cassie <cassie.craner@woodplc.com>
Sent: 22 December 2020 13:46
To: Nowak, Emma <Emma.Nowak@severntrent.co.uk>
Subject: RE: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

Hi Emma

We have assumed a start on site in 2022/2023 with first occupation of residential in 2023/2024.

It is anticipated to be around 9/10 year build out.

At this point I do not have specific indication of the employment timescales, however I have asked for clarification on this and hopefully I will be able to send you further info ASAP.

Many thanks

Cass

Cassie Craner BEng (Hons) GMICE

Consultant Civil Engineer

Direct: +44 (0)1926 439134

Mobile: +44 (0)7866 005376

Email: cassie.craner@woodplc.com

Nicholls House, Homer Close,
Tachbrook Park, Leamington Spa, CV34 6TT
www.woodplc.com

wood.

From: Nowak, Emma <Emma.Nowak@severntrent.co.uk>

Sent: 20 December 2020 19:17

To: Craner, Cassie <cassie.craner@woodplc.com>

Subject: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

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ST Classification: UNMARKED

Hi Cassie, I hope you are well.

I know some time has passed regarding my initial developer enquiry response to the proposed development at Meadow Court Road, Earl Shilton. Sewer Modelling was advised in order to determine whether the receiving network has capacity to accommodate the proposed flows. Our external consultants are now ready to progress with the modelling. However, in order to determine a minimum number of dwellings and other buildings which would be acceptable prior to any capacity works taking place, we will need further information regarding proposed phasing of the commercial development. Please provide the additional information on the phasing i.e. build programme in order to the modelling to take place.

I look forward to your response.

Kind Regards

Emma Nowak

Senior Evaluation Technician

Asset Protection East

Wholesale Operations

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Massey, Karen

From: Nowak, Emma <Emma.Nowak@severntrent.co.uk>
Sent: 03 February 2021 17:44
To: Craner, Cassie
Subject: RE: SCA request at Earl Shilton Development Site, Meadow Court Road, Earl Shilton, Leicestershire (STW ref no - DE-8423296)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

ST Classification: OFFICIAL PERSONAL

Hi Cassie, I can confirm that we have now received the proposed SCA results for the site at Meadow Court Road, Earl Shilton.

For this assessment instruction was given to assess 100% of the development build, and if required 75 to 25% of this substantial development proposal (1,500 dwellings and ~69,000m³ commercial)

A Flooding Impact of 'Medium' risk is triggered for all phases (100% to 25%) of this development proposal due to existing surcharge during dry weather of the sewer network along Montgomery Road just upstream of the connection point which is further exacerbated by an increase in flow from this development.

A Pollution Impact of 'Medium' risk is also triggered for all but the 25% phase of the development proposal caused by increased storm spill into the Earl Shilton Brook. In addition there have been multiple pollutions associate to the Earl Shilton STW Storm overflow.

In summary we recommend that network improvements are considered to accommodate anything greater than 25% of the development proposal.

I have contacted our strategic and asset planning team for comment of any proposed capacity works within this area. In the meantime, the development will be added to our growth tracker where any it shall be considered for investment.

If you have any further queries, please do not hesitate to contact me.

Kind Regards

Emma Nowak
Senior Evaluation Technician
Asset Protection East
Wholesale Operations

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Appendix G

Load Calculations

Proposed Development Description	Units	Area (m2)	Electricity Typical Benchmark (kWh/m2)	Loading kWh/dwelling/yr	Annual Average Loading (kWh/yr)	Anticipated Average Loading (kVA)	Est Peak Loading (x3 average) kVA
B1 Office	-	17,666	95	-	1,678,270	210,7417	832.23
B2 Industry	-	17,666	160	-	2,826,560	354,9333	1,064.80
B8 Warehouse	-	17,666	35	-	618,310	77,6417	232.93
Primary School	-	11,000	40	-	440,000	55,2511	165.75
Community Hall	-	2,500	150.00	-	375,000	47,0890	141.27
Retail	-	2,500	165	-	412,500	51,7979	155.39
Sub Total							2,392.36

CIBSE Energy Benchmarks
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Proposed Development Description	Units	Average Load per Property (kVA)	Total Load (kVA)
Residential Gas heating	600	2.00	1,200.00
Residential - Electric heating	900	2.50	2,250.00
Sub Total			3,450.00

Assumed 600 units built before 2025 - Excludes Electric Heating
Assumed 900 units built after 2025 - Includes electric heating with 50% diversity

EVCP	Quantity	Load/Unit (kW/unit)	Total Load (kVA)
Residential - Fast Charge	1,500	7.40	2,442.00
Communal - Fast Charge	10	7.40	81.40
School/Retail allowance	25	7.40	203.50
B1 - Fast Charge	30	8.40	277.20
B1 - Rapid Charge	10	9.40	103.40
B2/B8 - Fast Charge	60	7.40	488.40
B2/B8 - Rapid Charge	20	43.00	946.00
Sub Total			4,541.90
ELECTRIC TOTAL KVA			10,384.26

Assumed diversity factor of 20% based on the total number of EVCP's
Assumed number to be 10% of remaining residential units (i.e. 400 units)
Estimated 25 charging points for school and retail.
Estimated number of bays based on previous work at SW Rugby
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Proposed Development Description	Units	Area (m2)	Fossil-thermal typical Benchmark (Kwh/m2/yr)	Loadings kWh/dwelling/yr	Annual Average Loading (kWh/yr)	Anticipated Average Loading (kW)	Est Peak Loading (x3 average) kW
B1 Office	-	17,666	120	-	2,119,920	242	726.00
B2 Industry	-	17,666	180	-	3,179,880	363	1,089.00
B8 Warehouse	-	17,666	160	-	2,826,560	323	968.00
Primary School	-	11,000	150	-	1,650,000	188	565.07
Community Hall	-	2,500	420	-	1,050,000	120	359.59
Retail	-	2,500	100	-	250,000	29	85.62
					11,076,360.00	Sub Total	3,793.27

CIBSE Energy Benchmarks
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Proposed Development Description	Units	Peak Hourly Load per Property (kW)	Annual Load per Property (kWh)	Total hourly loading (kW)	Annual Average Loading (kWh)
Residential	600	40	20,000	24,000	12,000,000
				ANNUAL GAS LOADING TOTAL KW =	23,076,360.00
				PEAK GAS LOADING TOTAL KW =	27,793.27

Assumed 600 properties will be gas heated

Proposed Development Description	Units	Area (m2)	Loading (l/day/unit)	Loading (l/d/m2)	Loading (l/sec/ha)	Average Loading (l/s)	Peak Loading (x3 average) l/s
Residential	1,500	-	4000	-	-	11.57	34.722
B1 Office	0	17,666	-	-	0.5	0.88	2.650
B2 Industry	0	17,666	-	-	0.5	0.88	2.650
B8 Warehouse	0	17,666	-	-	0.5	0.88	2.650
Primary School	1000	11,000	80	-	-	1.85	5.556
Community Hall	100	2,500	10	4	-	0.23	0.694
Retail	-	2500	-	4	-	0.23	0.694
						WATER TOTAL L/S	49.616

Assumed 1000 students and staff members
Rates based on 1 l/s/ha from Sewers for Adoption
Rates based on 1 l/s/ha from Sewers for Adoption

Proposed Development Description	Units	Area (m2)	Loading (l/day/unit)	Loading (l/d/m2)	Loading (l/d/m2)	Average Loading (l/s)	Peak Loading (x3 average) l/s
Residential	1,500	-	4000	-	-	11.57	34.722
B1 Office	-	17,666	-	-	0.5	0.88	2.650
B2 Industry	-	17,666	-	-	0.5	0.88	2.650
B8 Warehouse	-	17,666	-	-	0.5	0.88	2.650
Primary School	1000	11,000	80	-	-	1.85	5.556
Community Hall	100	2,500	10	4	-	0.23	0.694
Retail	-	2500	-	4	-	0.23	0.694
						FOUL TOTAL L/S	49.616

Assumed 1000 students and staff members
Rates based on 1 l/s/ha from Sewers for Adoption
Rates based on 1 l/s/ha from Sewers for Adoption