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Legend

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



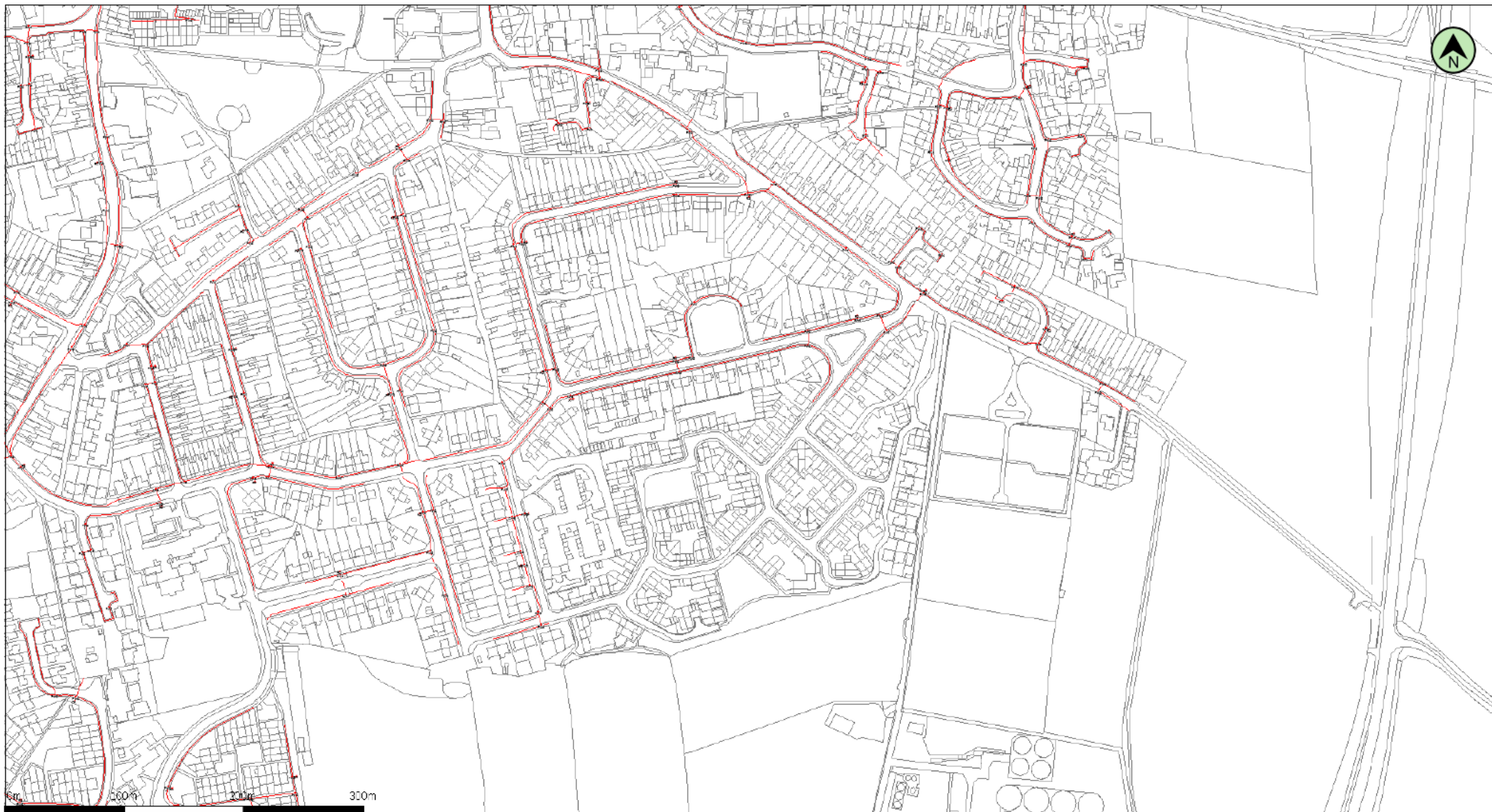
Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

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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Date: 16/03/20

Scale: 1:4523

Map Centre: 447397,297874

Data updated: 02/03/20

Telecoms Plan A4

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.

Duct, Trench



Chamber



Cabinet



bharath.gowda@virginmedia.co.uk

42523 Earl Shilton





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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.

Duct, Trench



Chamber



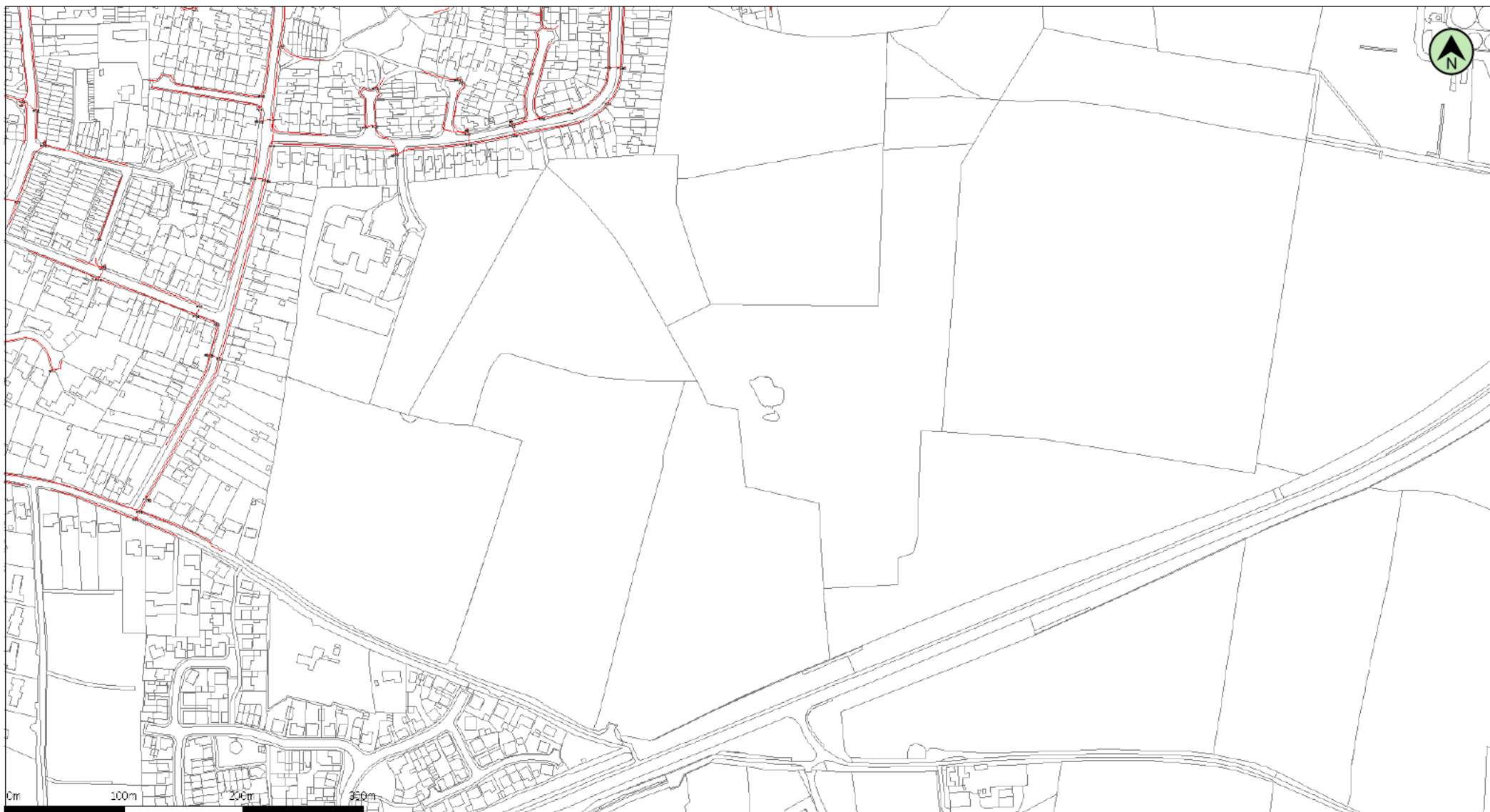
Cabinet



bharath.gowda@virginmedia.co.uk

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Date: 16/03/20

Scale: 1:4523

Map Centre: 447009,297151

Data updated: 02/03/20

Telecoms Plan A4

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Duct, Trench



Chamber



Cabinet



bharath.gowda@virginmedia.co.uk

42523 Earl Shilton



LEGEND

- EXISTING PLANT
- EXISTING PLANT

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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

Disclaimer:

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Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 13/03/2020

Drawing No.

CFH_EP_000001

Revision

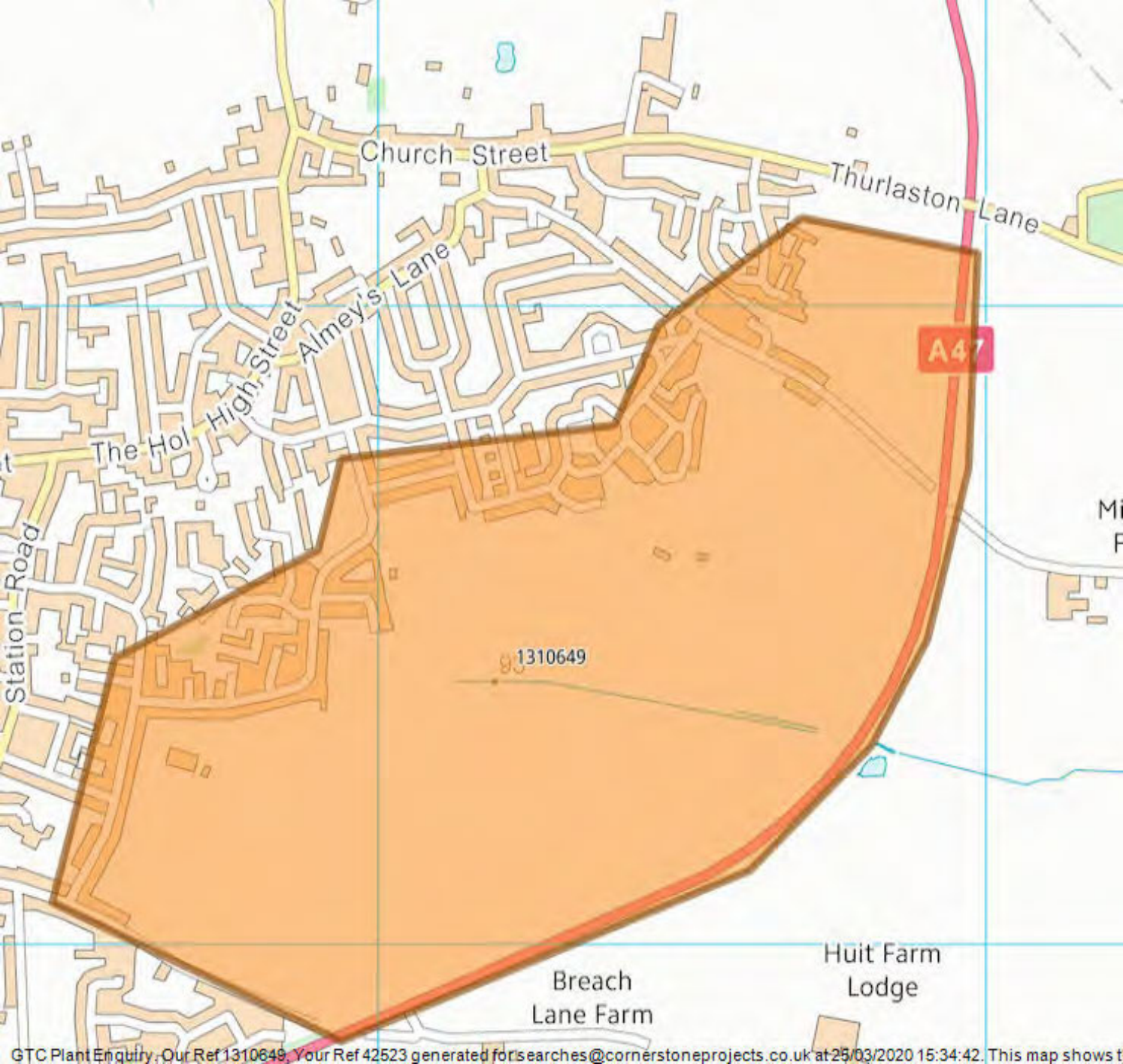
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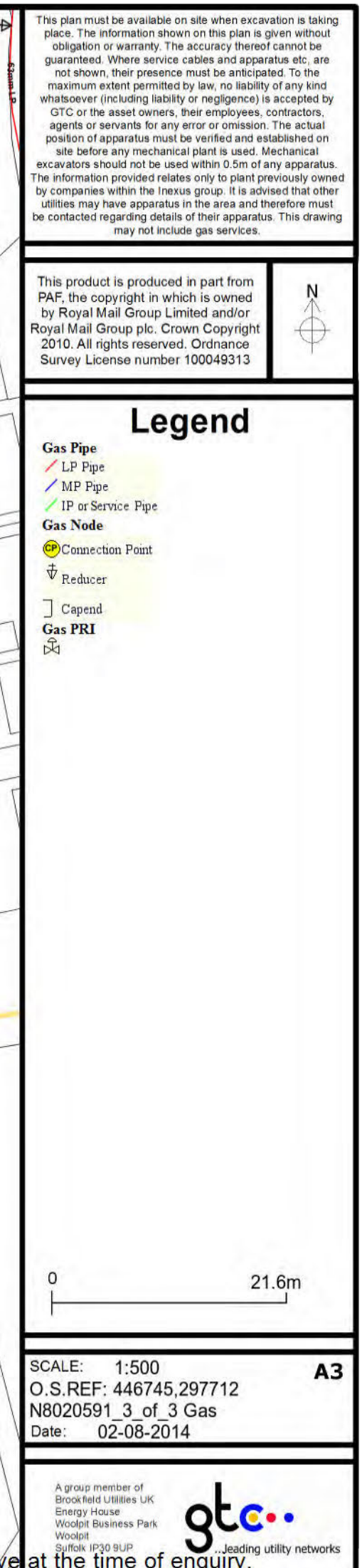
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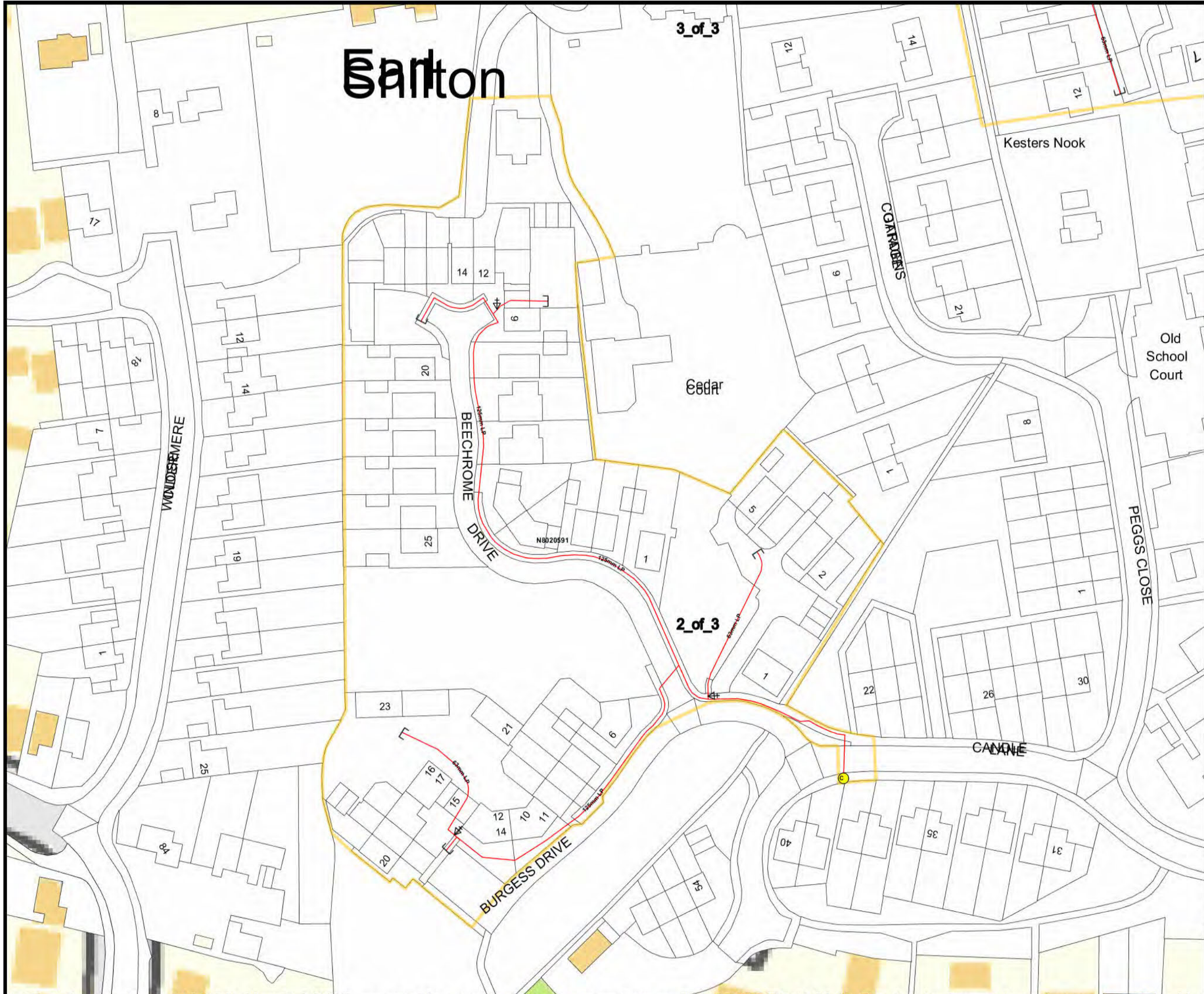
A4



INDEPENDENT UTILITIES







3_of_3

Barton

2_of_3

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Legend

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

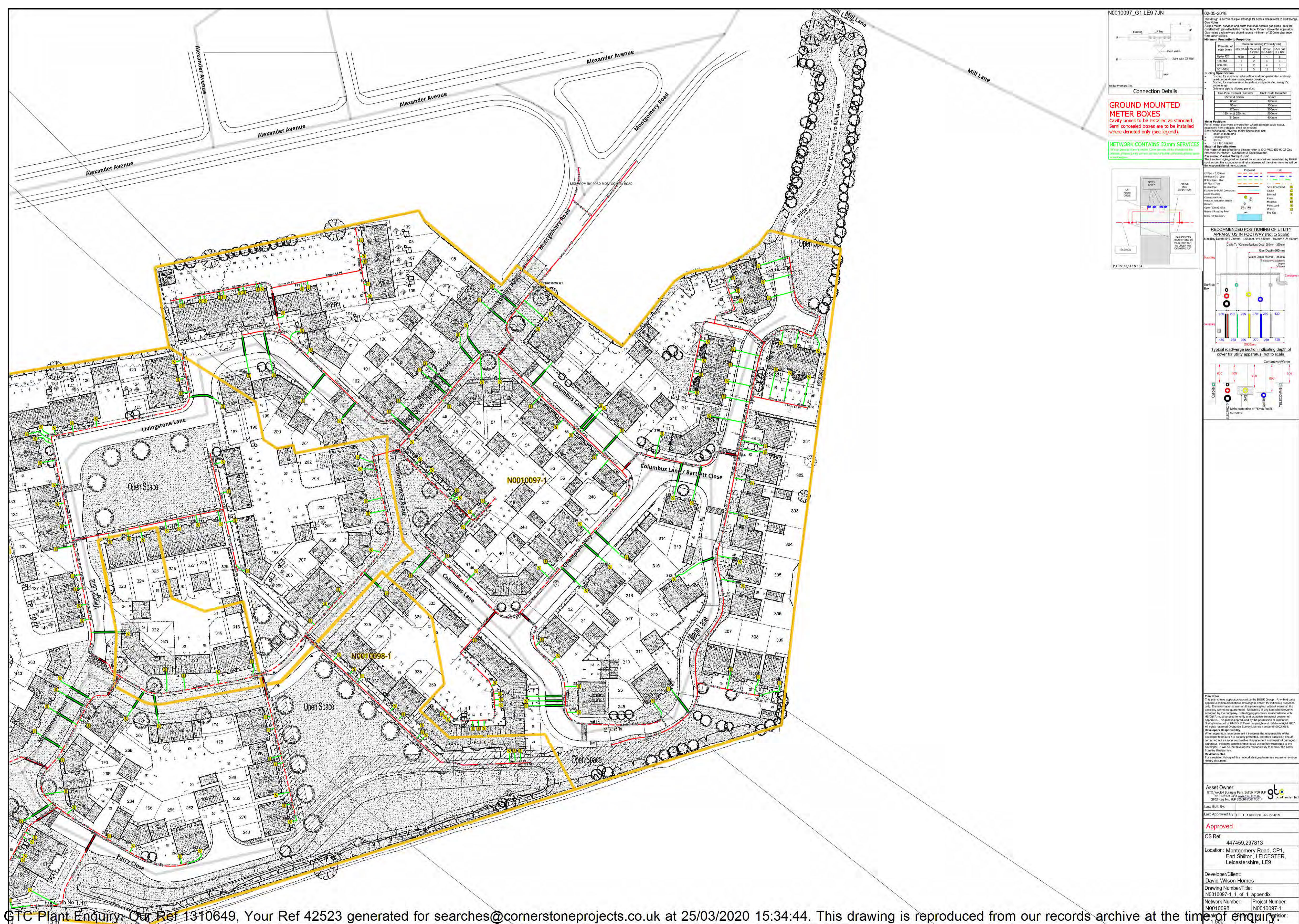


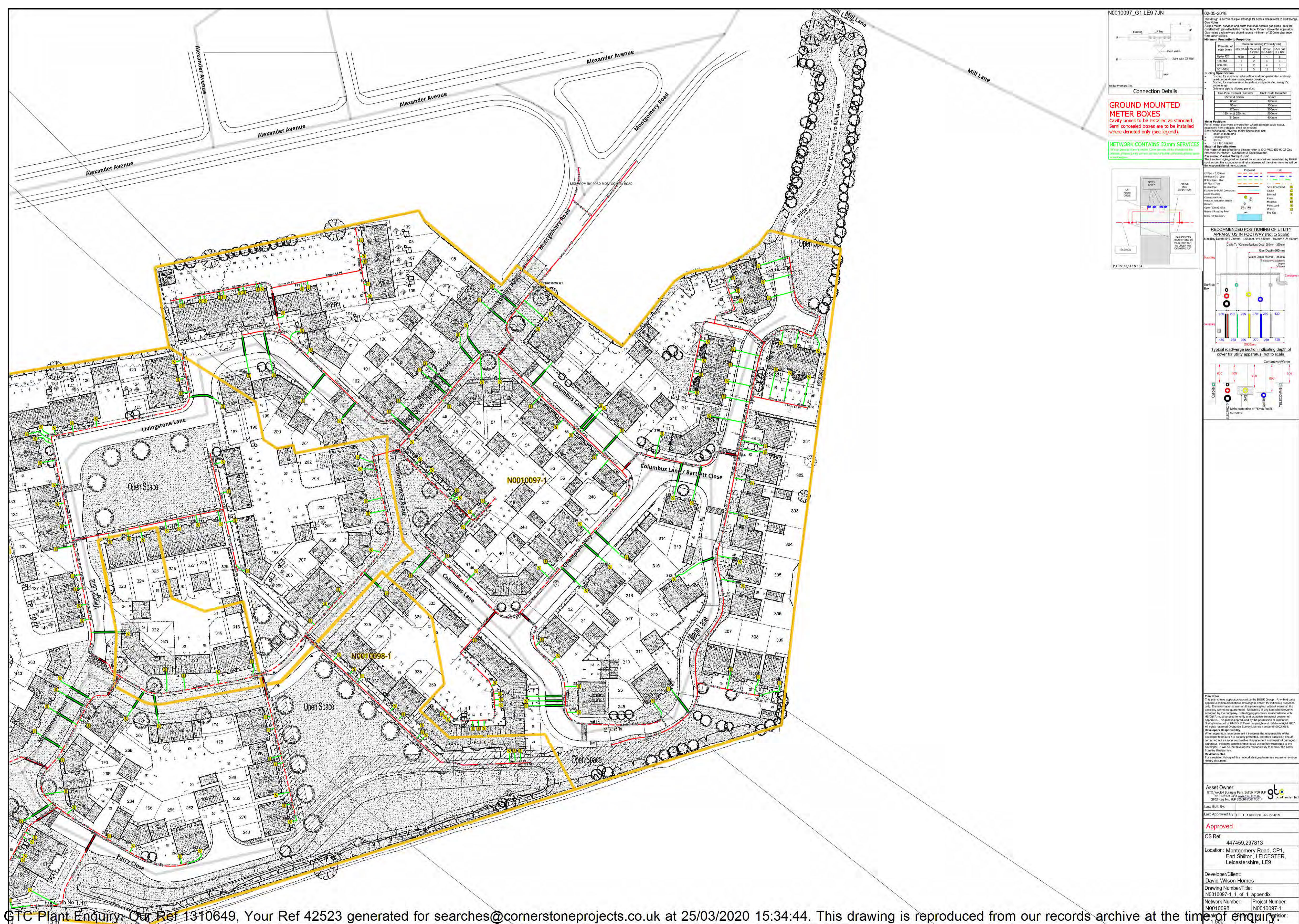
SCALE: 1:844
O.S. REF: 446728,297599
N8020591_1_of_3 Gas
Date: 02-08-2014

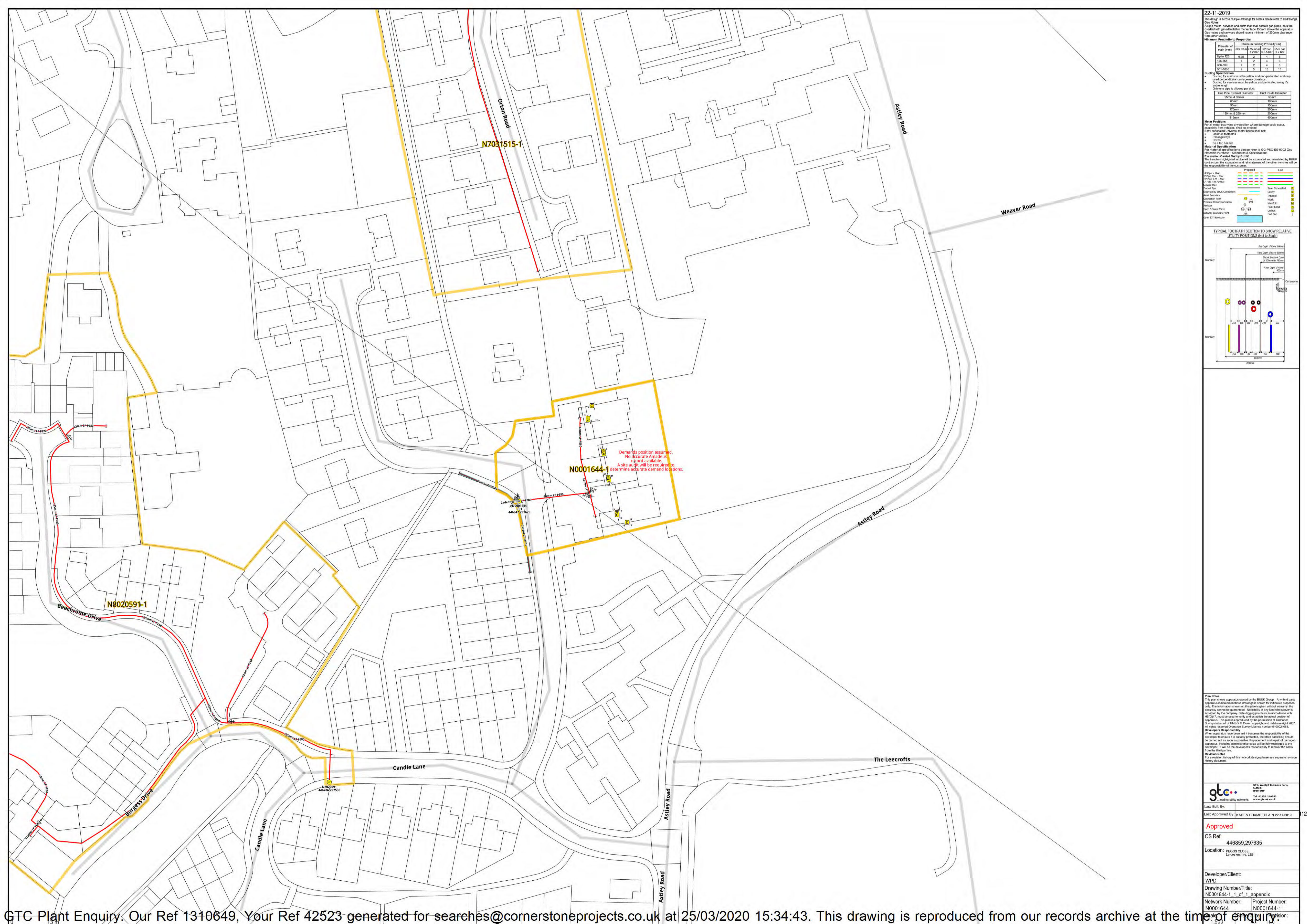
A3

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









22-11-2019

Gas Notes
All gas mains, services and ducts that shall contain gas pipes, must be covered with gas identifiable marker tape 150mm above the apparatus. Gas mains and services should have a minimum of 200mm clearance from other utilities.

Minimum Proximity to Properties

Diameter of main (mm)	Minimum Building Proximity (m)
150-225	0.25
225-300	0.5
300-350	1
350-400	1.5

Ducting Specification
• Ducting for mains must be yellow and non-perforated and only used perpendicular cartage-way crossings.
• Ducting for services must be yellow and perforated along its entire length.
• Only one pipe is allowed per duct.

Gas Pipe External Diameter	Duct Inside Diameter
20mm & 30mm	40mm
40mm	60mm
60mm	80mm
80mm	100mm
100mm	120mm
125mm	150mm
150mm & 200mm	200mm
200mm	250mm

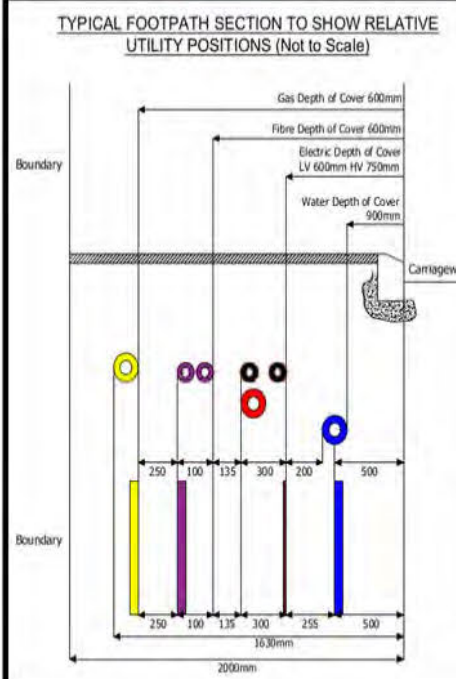
Meat Positions
For all meter box types any position where damage could occur, especially from vehicles, shall be avoided.
• Same concealed/unconcealed meter boxes shall not:
• Overlap
• Be adjacent
• Be a trip hazard

Material Specifications
For material specifications please refer to GQ-PSC-ES-0002 Gas Materials Purchase - Standards & Specifications.

Excavation Carried Out by BUK
The trenches highlighted in blue will be excavated and reinstated by BUK contractors, the excavation and reinstatement of the other trenches will be the responsibility of the customer.

Legend

Proposed	Lead
Gas Pipe	Gas Pipe
Water Pipe	Water Pipe
Electric Cable	Electric Cable
Service Pipe	Service Pipe
Boundary	Boundary
Street	Street
Footpath	Footpath
Drainage	Drainage
Manhole	Manhole
Valve	Valve
Isolation Valve	Isolation Valve
End Cap	End Cap



Plan Notes
This plan shows apparatus owned by the BUK Group. Any third party apparatus indicated on these drawings is shown for indicative purposes only. The information shown on this plan is given without warranty, the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by the company. Safe digging practices, in accordance with HSG247, must be used to verify and establish the actual position of apparatus. This plan is reproduced by the permission of Ordnance Survey on behalf of HMRC. © Crown copyright and database right 2007. All rights reserved. Ordnance Survey Licence number 0100021002.

Developer Responsibility
When apparatus have been laid it becomes the responsibility of the developer to ensure it is suitably protected. Therefore backfilling should be carried out as soon as possible. Replacement and repair of damaged apparatus, including administrative costs will be fully recharged to the developer. It will be the developer's responsibility to recover the costs from the relevant parties.

Revision Notes
For a revision history of this network design please see separate revision history document.

gta
GTC, Revell Road, Park, South, Essex
Tel: 01395 240393
www.gta-uk.co.uk

Last Edit By: KAREN CHAMBERLAIN 22-11-2019

Approved

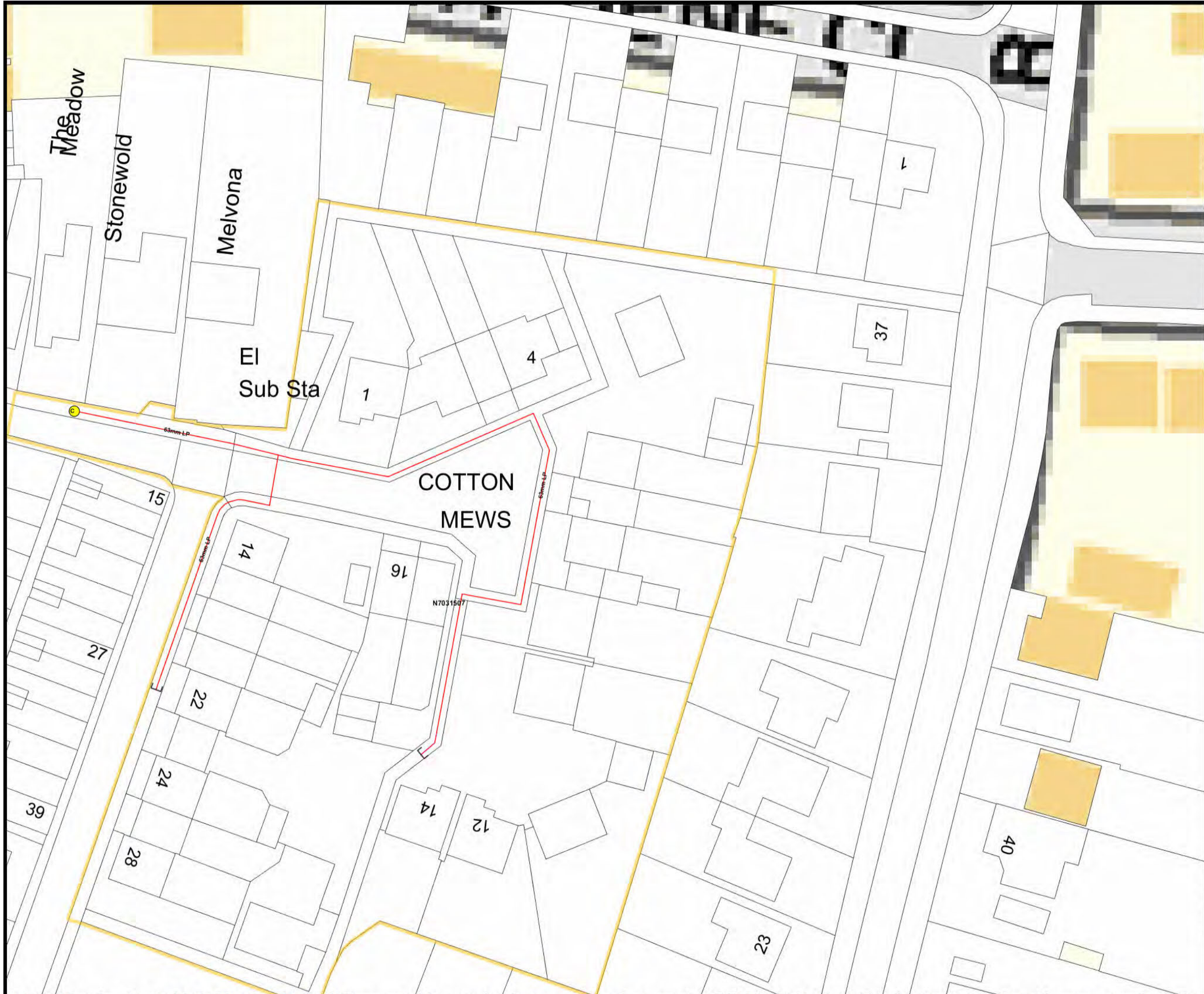
OS Ref: 446859.297635

Location: PEOS CLOSE, Leicestershire, LE9

Developer/Client: WPD

Drawing Number/Title: N0001644-1_1 of 1 appendix

Network Number: N0001644 Project Number: N0001644-1



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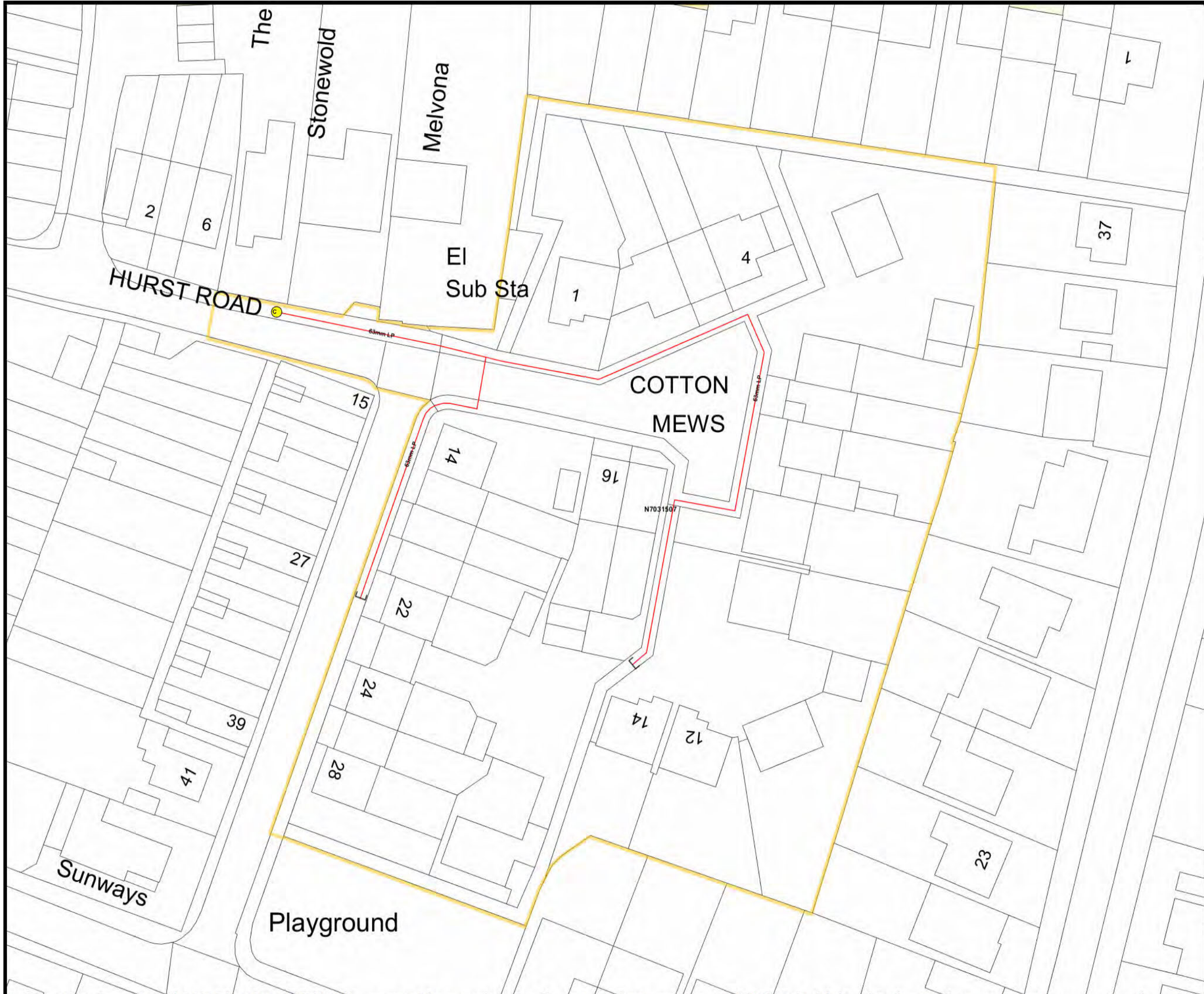
Legend

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



SCALE: 1:500
O.S. REF: 446542.297346
N7031507_2_of_2 Gas
Date: 02-08-2014

A3



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Legend

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 - Connection Point
 - Reducer
 - Capend
- Gas PRI



SCALE: 1:487
O.S.REF: 446512.297333
N7031507_1_of_2 Gas
Date: 02-08-2014

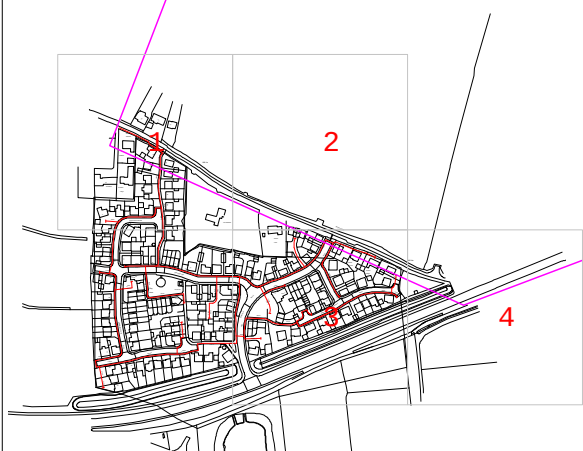
A3

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Brookfield Utilities UK
Energy House
Woolpit Business Park
Woolpit
Suffolk IP30 9UP





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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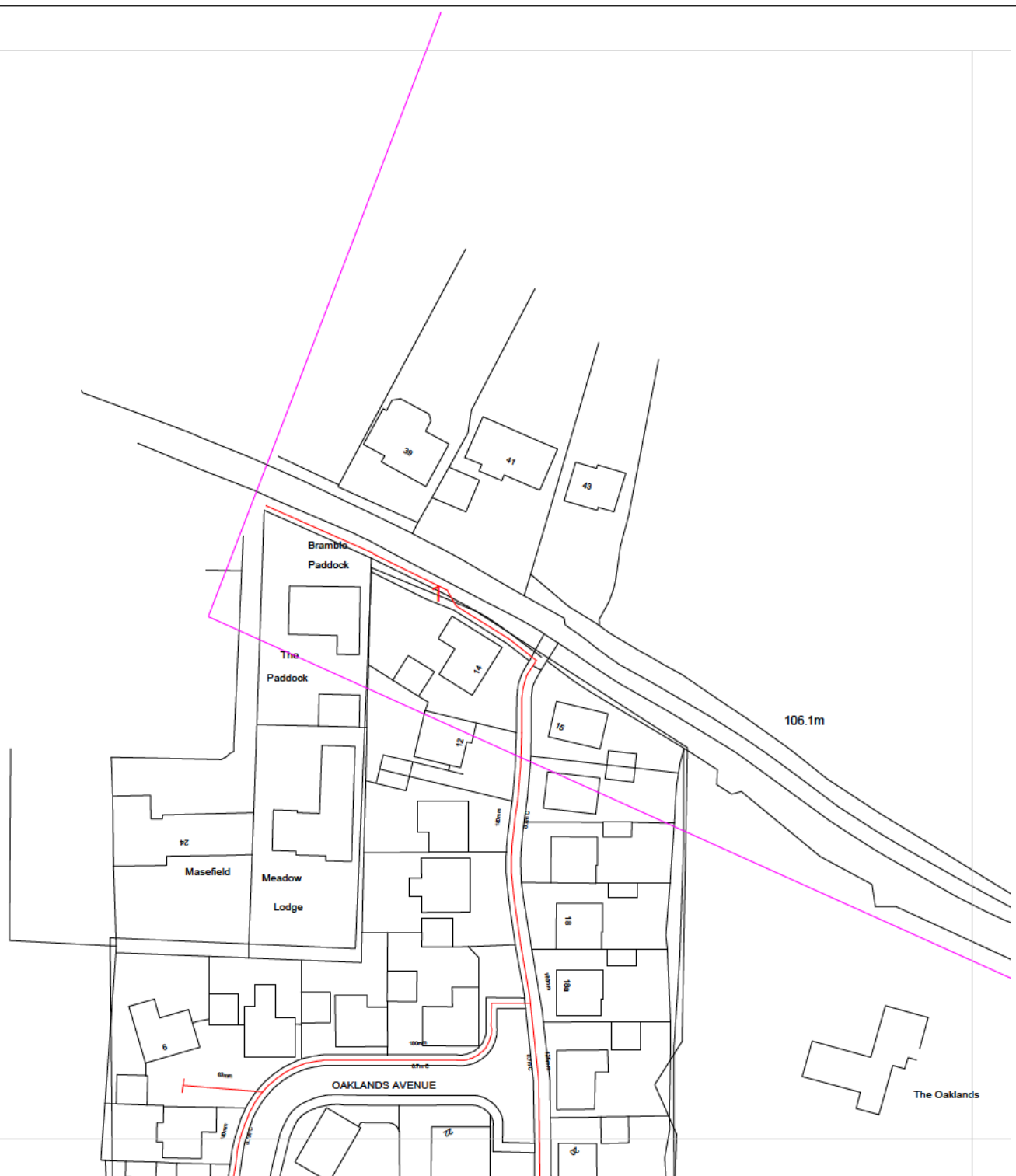


ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA
Phone: 01372 587500
Email: PlantResponses@espug.com

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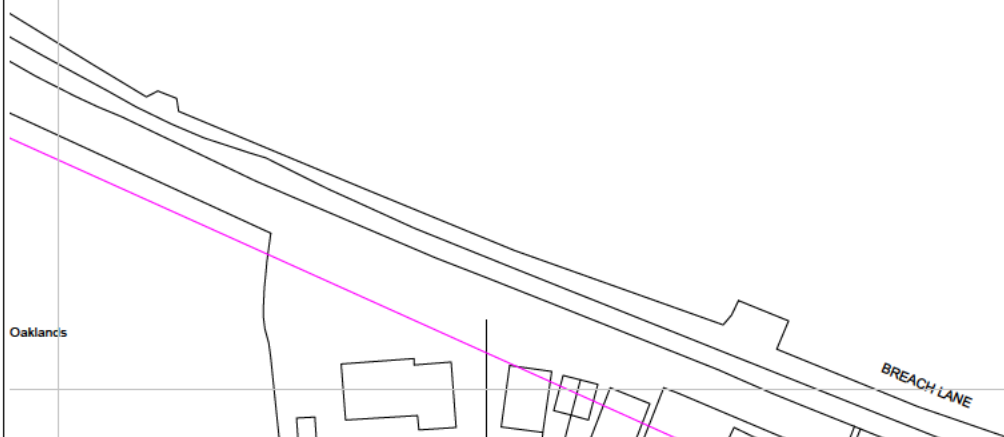
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Surrey
KT22 7BA
Phone: 01372 587500
Email: PlantResponses@espug.com

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



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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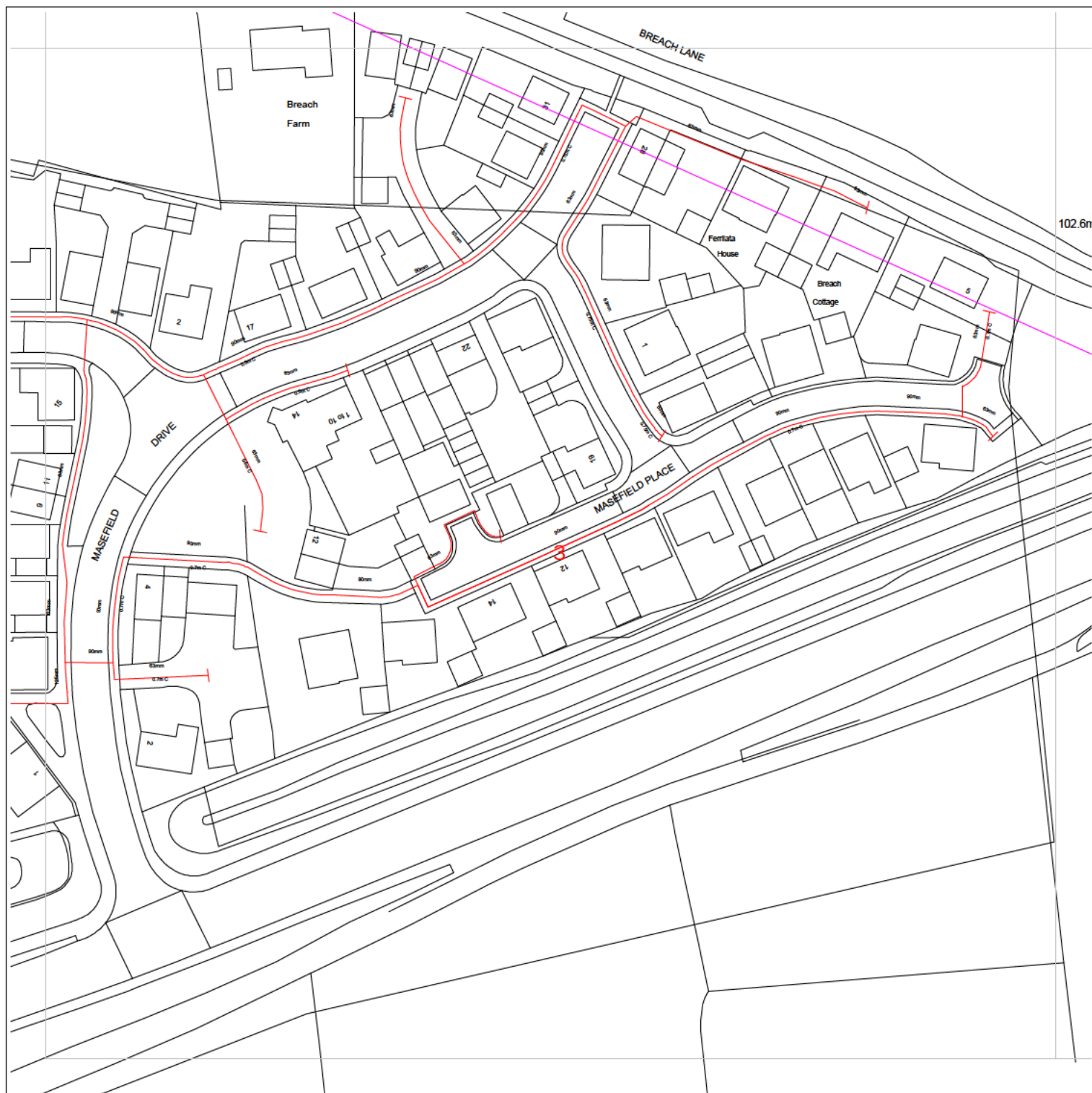
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Phone: 01372 587500
Email: PlantResponses@espug.com

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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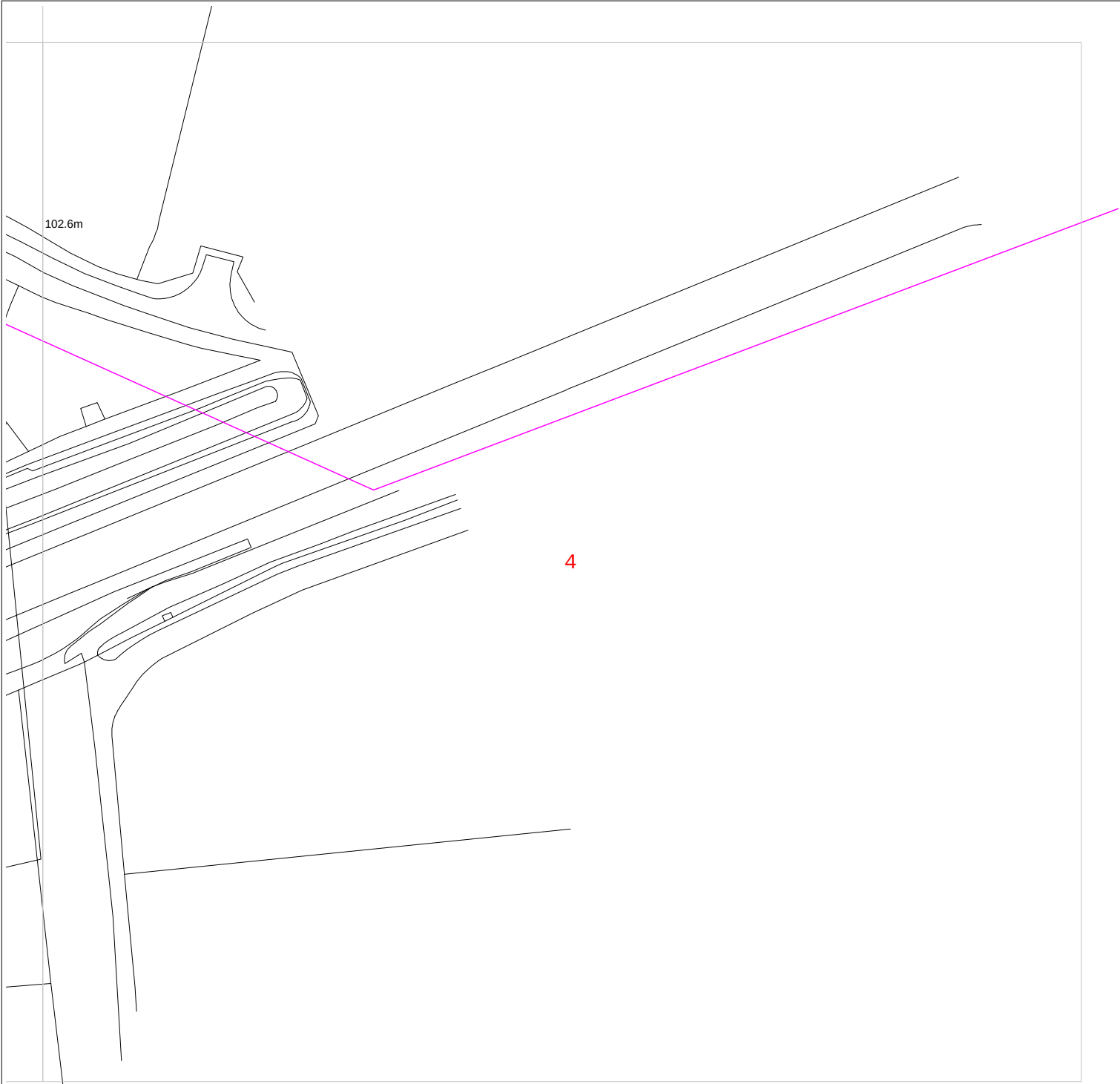
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Phone: 01372 587500
Email: PlantResponses@espug.com

Dig Sites:

Area  Line 

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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.

Fulcrum is a trading name for Fulcrum Pipelines Limited
Registered in England No: 6041092. Registered office: 6 St Andrew Street, 3th Floor, London EC4A 3AE. Incorporated in England and Wales.



Plot 1 - 4 Bed Detached - 60kW/17,655AQ
 Plots 2-5 - 3 Bed Semi-Detached - 60kW/12,221AQ
 Plots 6-8 - 3 Bed Terraced - 60kW/11,304AQ
 All with 0.75" ECV's

Proposed connection to the existing 2" Steel Main (MR:561 559 069) at the point E:447708, N:297879

APPROVED
 By FPL at 11:43 am, Oct 10, 2013

Disconnect the existing 63mm service at the parent main at the point E:447710, N:297878

PROPOSED MAINS LAYOUT

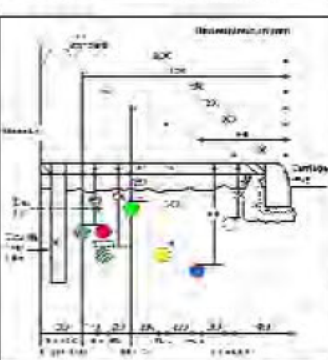
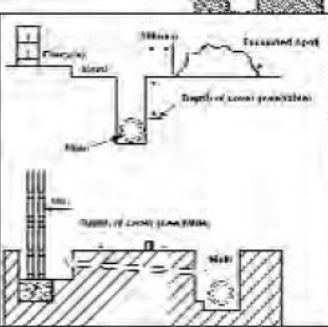
100mm dia. 63mm dia. 32mm dia.

Plot	Service	Size	Material	Depth	Notes
1	Water	32mm	PE	1000mm	See Plot 1
2	Water	32mm	PE	1000mm	See Plot 2
3	Water	32mm	PE	1000mm	See Plot 3
4	Water	32mm	PE	1000mm	See Plot 4
5	Water	32mm	PE	1000mm	See Plot 5
6	Water	32mm	PE	1000mm	See Plot 6
7	Water	32mm	PE	1000mm	See Plot 7
8	Water	32mm	PE	1000mm	See Plot 8

PROPOSED SERVICES LAYOUT

100mm dia. 63mm dia. 32mm dia.

Plot	Service	Size	Material	Depth	Notes
1	Water	32mm	PE	1000mm	See Plot 1
2	Water	32mm	PE	1000mm	See Plot 2
3	Water	32mm	PE	1000mm	See Plot 3
4	Water	32mm	PE	1000mm	See Plot 4
5	Water	32mm	PE	1000mm	See Plot 5
6	Water	32mm	PE	1000mm	See Plot 6
7	Water	32mm	PE	1000mm	See Plot 7
8	Water	32mm	PE	1000mm	See Plot 8



Lay a new 63mm Main to supply 8 new 32mm domestic services all terminating externally at built in meter boxes.

- MPRN's**
- Plot 1 - 7679034801
 - Plot 2 - 7679034902
 - Plot 3 - 7679035006
 - Plot 4 - 7679035107
 - Plot 5 - 7679035208
 - Plot 6 - 7679035309
 - Plot 7 - 7679035410
 - Plot 8 - 7679035500

GIRS ACCREDITED DESIGNER
 DATE **20-08-2013**
 SIGNATURE

ALL MAINS LAID ON THIS PROJECT COMPLY WITH THE LATEST EDITION OF IGE / TD / 3

ALL SERVICES LAID ON THIS PROJECT COMPLY WITH THE LATEST EDITION OF IGE / TD / 4

9012099 (5012553) - Dan Green
1:250 at A3
96 Mill Lane
Leicester
LE9 7AX

scale 1 mm = 0.250 metres

AS LAID TEMPLATE

PROJECT REFERENCE: 5012533

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: MENNIGHOUS

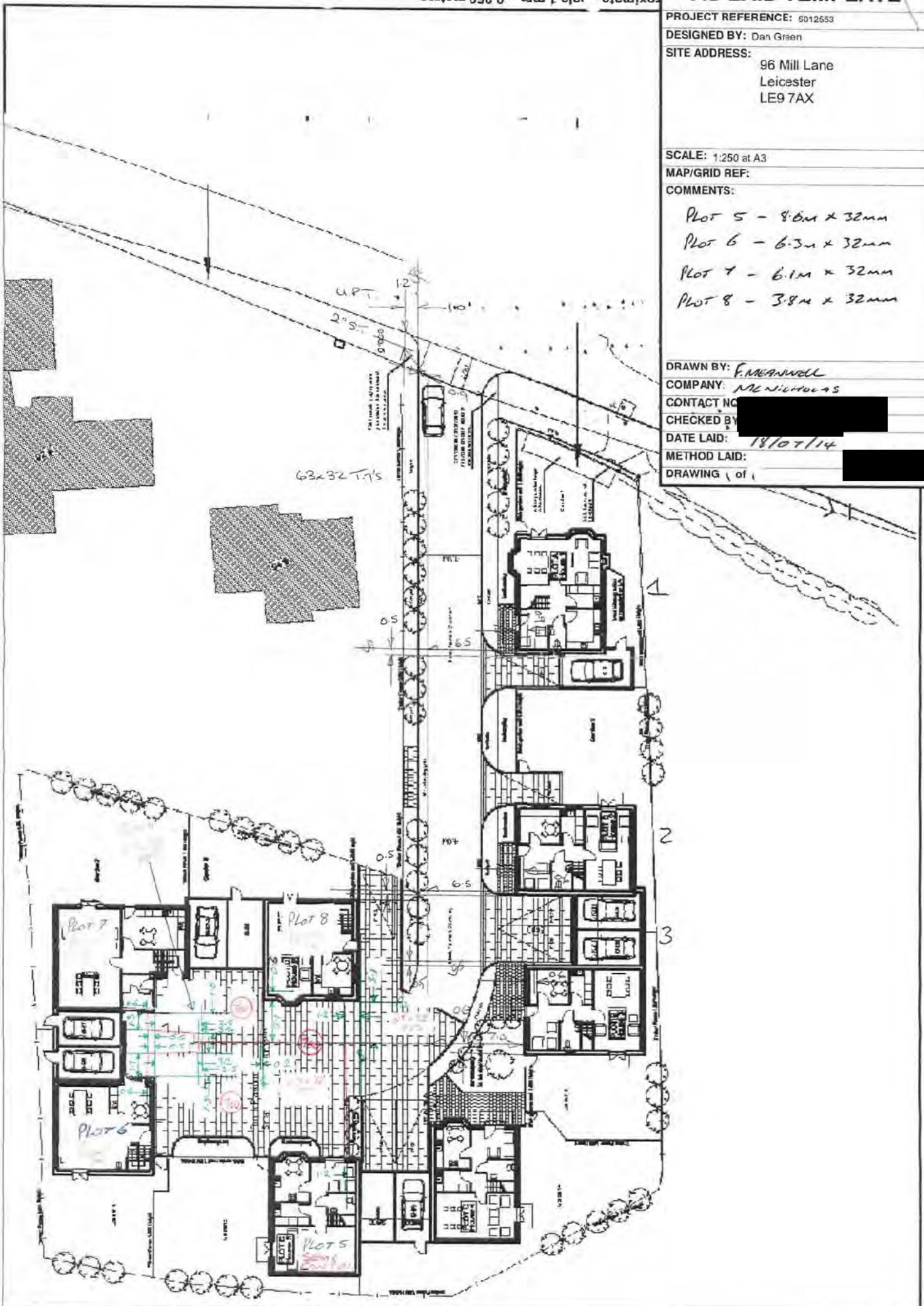
CONTACT NO:

CHECKED BY:

DATE LAID:

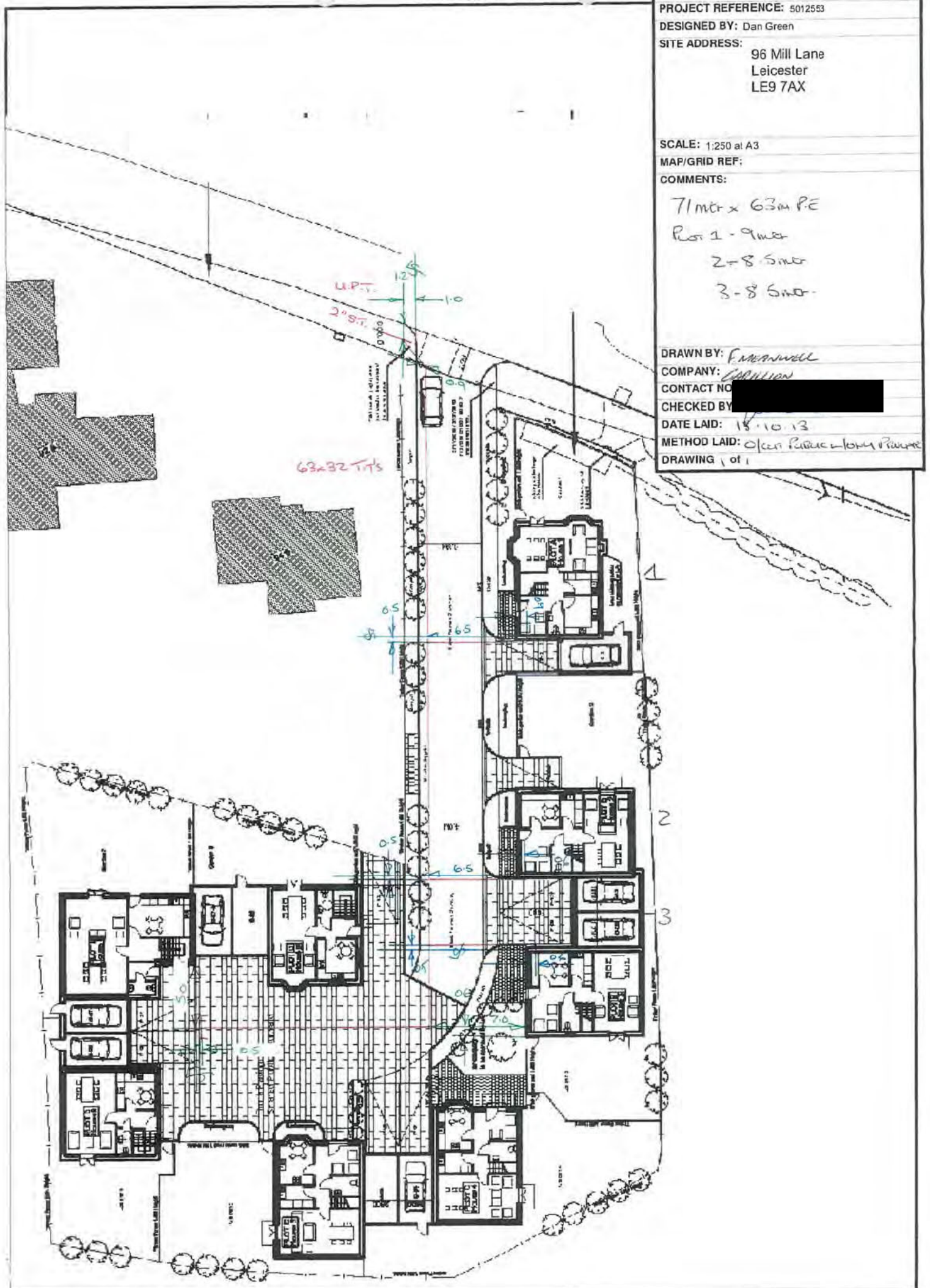
METHOD LAID:

DRAWING 1 of 1



Approximate scale 1 mm = 0.250 metres

DRAWING of



AS LAID TEMPLATE

Scale 1 mm = 0.250 metres

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

14.2m x 32m
L.P. SERVICE.

DRAWN BY: F. McNeill

COMPANY: MCNICOLLAS

CONTACT NO:

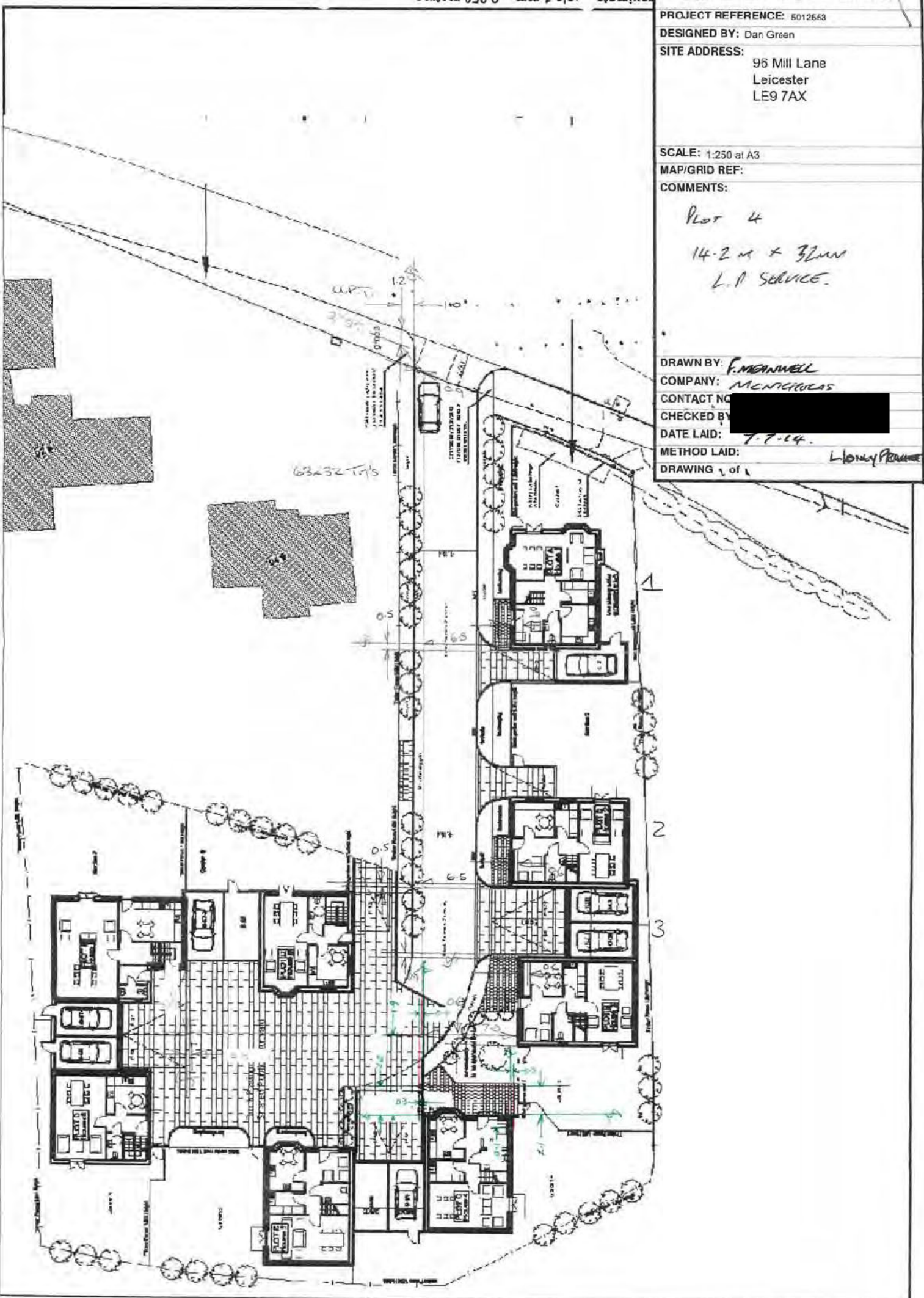
CHECKED BY:

DATE LAID: 7.7.14.

METHOD LAID:

DRAWING 1 of 1

L. McNeill



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.

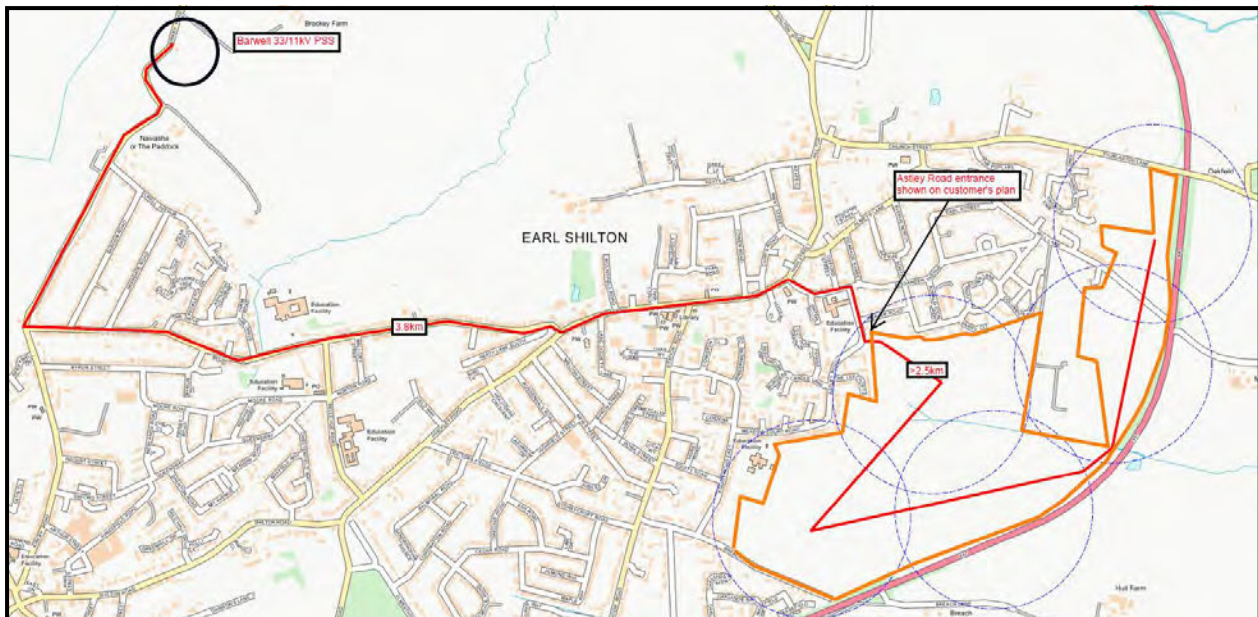
If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

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.

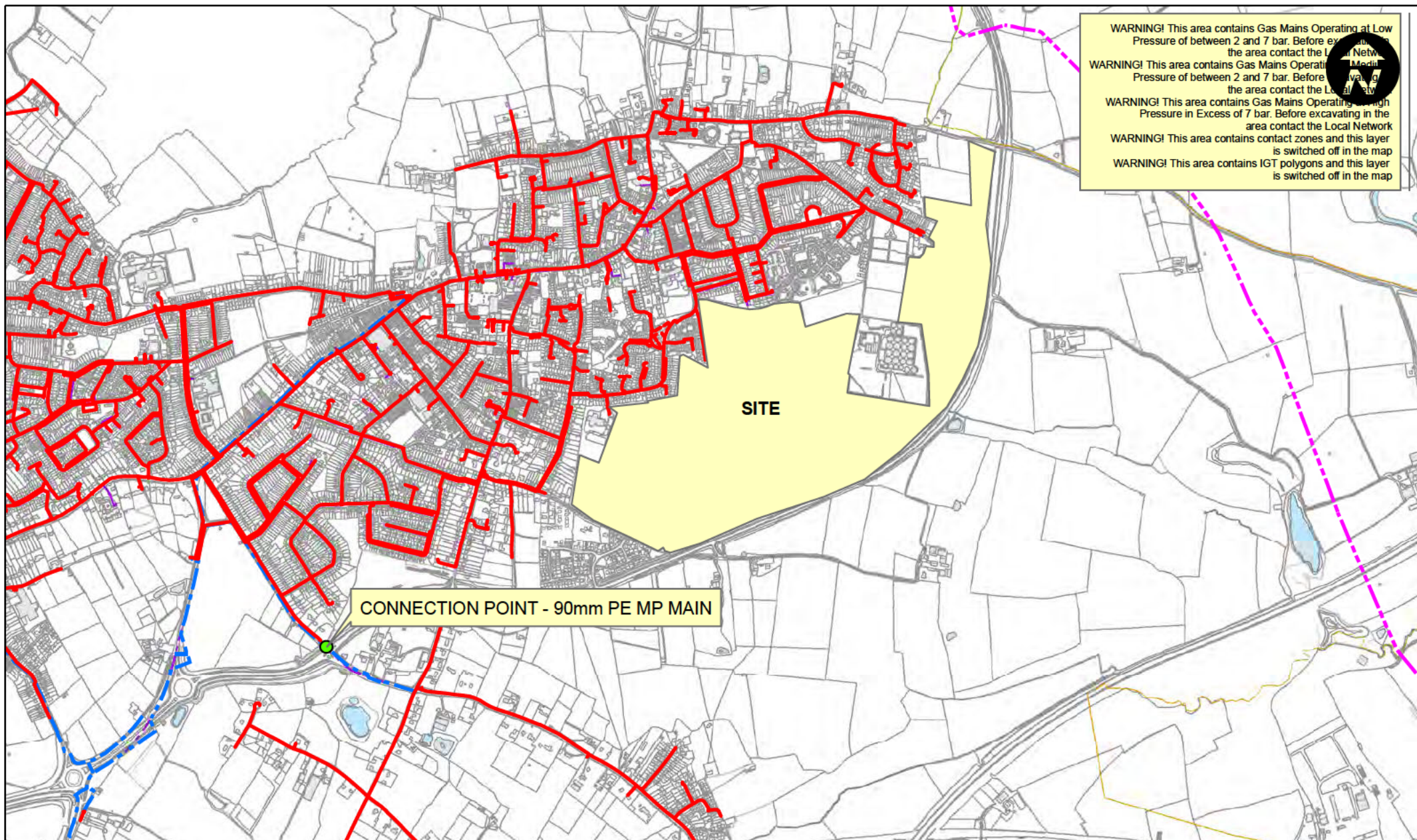
Yours sincerely,

Laura Cheshire



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

Letter Id: CRM013
Page 1 of 1



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

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

WARNING! This area contains Gas Mains Operating at High Pressure in Excess of 7 bar. Before excavating in the area contact the Local Network

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

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

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
MP GAS MAIN
IP GAS MAIN
HP GAS MAIN
N/HP GAS MAIN
PROPOSED PIPE - LP
PROPOSED PIPE - MP
PROPOSED PIPE - IP
ABANDON - LP
ABANDON - MP
Out Of Standard Service

SCHEME: <NG GDO Scheme Name>
DESIGN: <NG GDO Design Number>
REVISION: <NG GDO 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 plans 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

Cadent

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

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

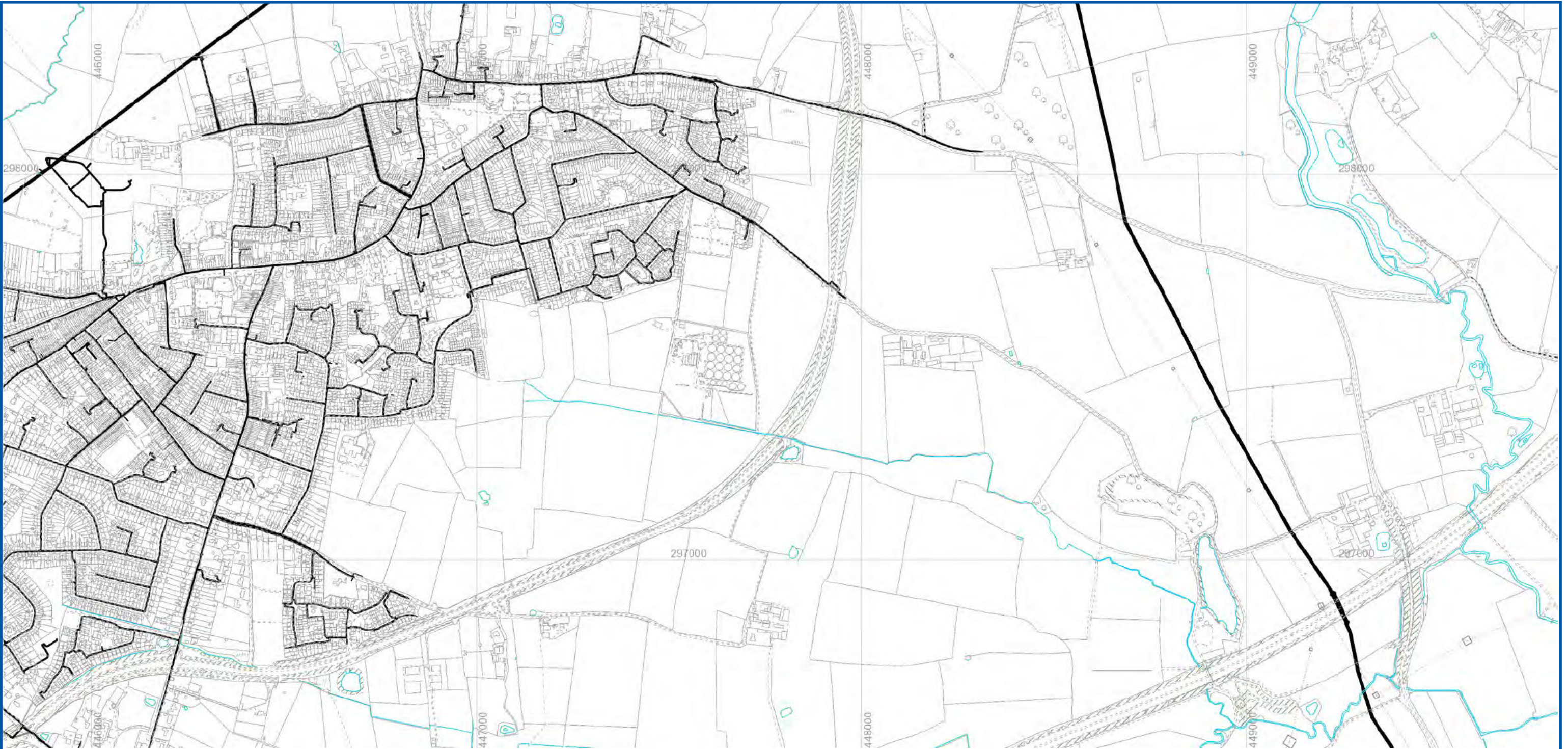


Yours sincerely,

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
Date of Issue: 27-08-20
This map is centred upon:
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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4 Ordnance Survey licence number 100031673

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Appendix F

STW Wastewater Correspondence

WONDERFUL ON TAP



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

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

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

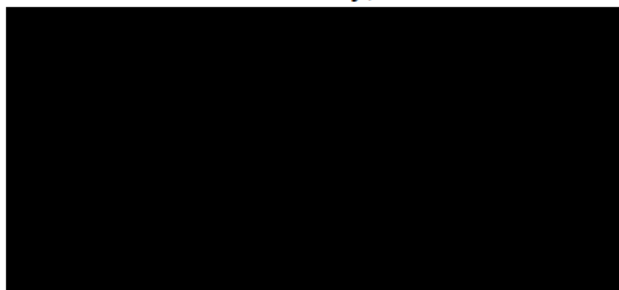


Please quote the above reference number in any future correspondence (including e-mails) with STW Limited. Please send **all correspondence** to the net.dev.east@severntrent.co.uk email inbox address, a response will be made within 15 days.

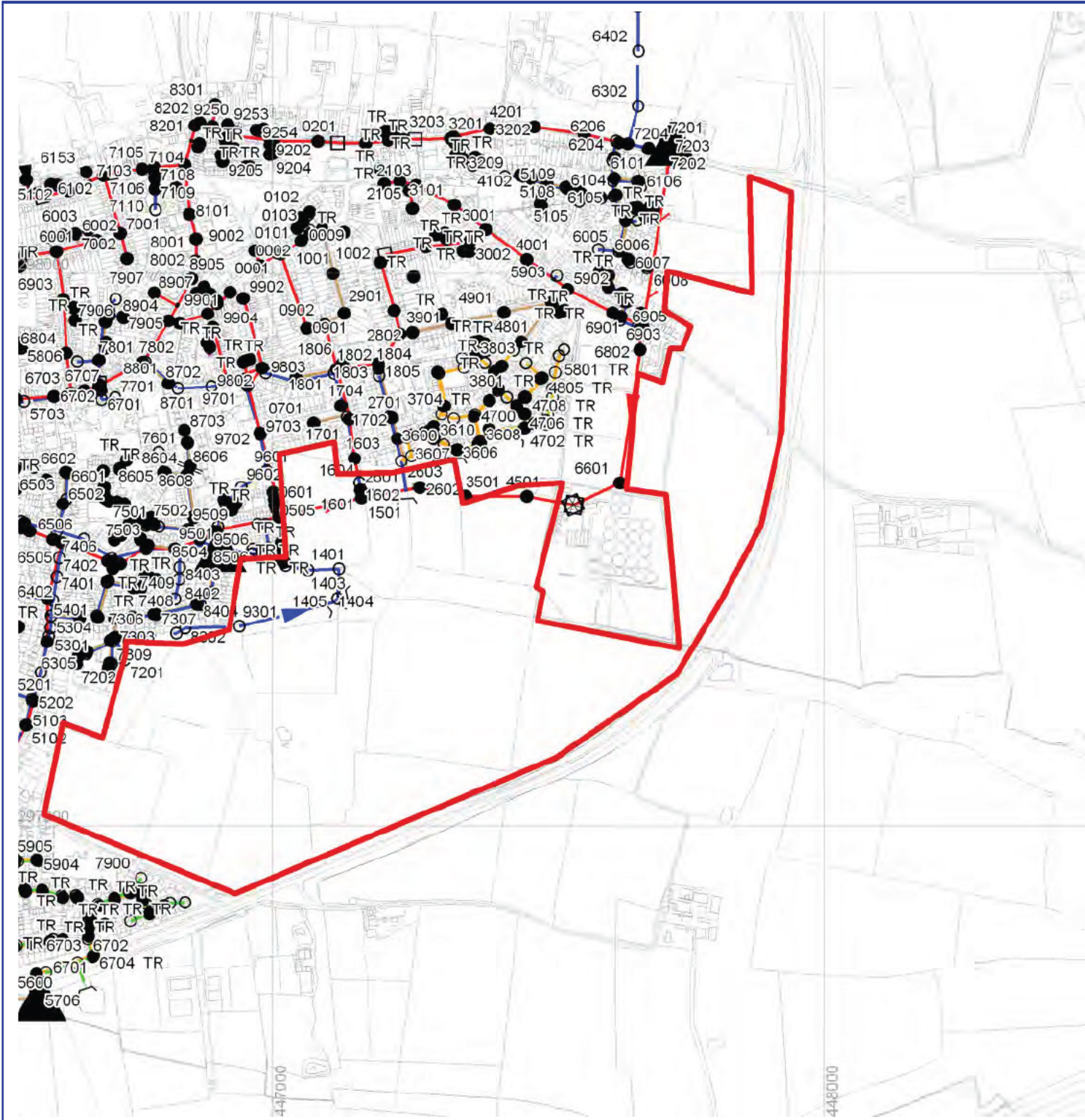
If you require a VAT receipt for the application fee please email MISCINCOME.NC@SEVERNTRENT.CO.UK quoting the above Reference Number.

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

Yours sincerely,



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
SP46978404	98.46	96.27	95.26	F	VC	C	225	nil	30.83	nil
SP46978405	98.44	96.63	95.78	S	CO	C	375	nil	35.86	nil
SP46978406	97.49	95.73	95.64	S	CO	C	450	nil	920.89	nil
SP46978407	97.44	95.24	95.19	F	VC	C	225	nil	1588.20	nil
SP46978501	99.09	96.89	96.07	S	VC	C	300	nil	34.67	nil
SP46978502	99.07	97.51	97.20	F	VC	C	300	nil	80.65	nil
SP46978503	98.43	96.05	95.83	S	VC	C	300	nil	82.00	nil
SP46978504	98.51	97.19	nil	F	VC	C	300	nil	0.00	nil
SP46978505	98.75	96.98	nil	C	CO	R	1675	925	0.00	nil
SP46978506	98.35	95.43	95.30	S	CO	C	825	nil	103.46	nil
SP46978507	97.84	95.13	95.00	F	VC	C	225	nil	50.77	nil
SP46978508	99.69	98.54	97.53	F	VC	C	225	nil	24.46	nil
SP46978509	99.70	97.88	96.99	S	VC	C	300	nil	28.16	nil
SP46978510	98.65	96.76	nil	C	CO	R	1680	920	0.00	nil
SP46978511	98.54	96.04	95.78	S	VC	C	300	nil	104.15	nil
SP46978520	97.79	95.24	94.29	S	CO	C	825	nil	72.25	nil
SP46978601	103.18	101.73	98.57	F	VC	C	225	nil	24.52	nil
SP46978602	103.17	100.84	100.36	S	VC	C	225	nil	27.79	nil
SP46978603	102.22	100.35	97.91	S	VC	C	300	nil	26.55	nil
SP46978604	104.14	102.21	100.86	S	VC	C	225	nil	28.30	nil
SP46978605	104.14	102.44	101.80	F	VC	C	150	nil	66.30	nil
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	nil
SP46978702	114.16	112.87	111.99	S	VC	C	225	nil	66.43	nil
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	nil
SP46978901	119.04	117.86	113.77	C	VC	C	225	nil	24.17	nil
SP46978902	119.92	117.78	117.32	C	VC	C	225	nil	115.52	nil
SP46978903	119.47	117.29	117.16	C	VC	C	225	nil	156.92	nil
SP46978904	119.29	117.11	114.34	C	VC	C	300	nil	31.65	nil
SP46978905	120.59	118.60	nil	C	VC	C	225	nil	0.00	nil
SP46978906	49.49	47.74	47.58	F	U	U	150	nil	114.39	nil
SP46978907	49.45	47.58	47.43	F	U	U	150	nil	115.13	nil
SP46978908	49.25	47.43	47.28	F	U	U	150	nil	111.70	nil
SP46979301	96.03	94.78	92.79	S	VC	C	300	nil	87.02	nil
SP46979402	96.95	94.24	nil	S	CO	C	825	nil	0.00	nil
SP46979502	96.98	94.98	nil	F	VC	C	225	nil	0.00	nil
SP46979505	99.00	97.66	96.09	S	VC	C	300	nil	6.38	nil
SP46979506	98.84	97.56	96.71	S	VC	C	300	nil	16.47	nil
SP46979507	98.96	96.69	95.73	S	VC	C	300	nil	45.09	nil
SP46979508	100.00	98.66	97.71	S	CO	C	225	nil	46.28	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

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



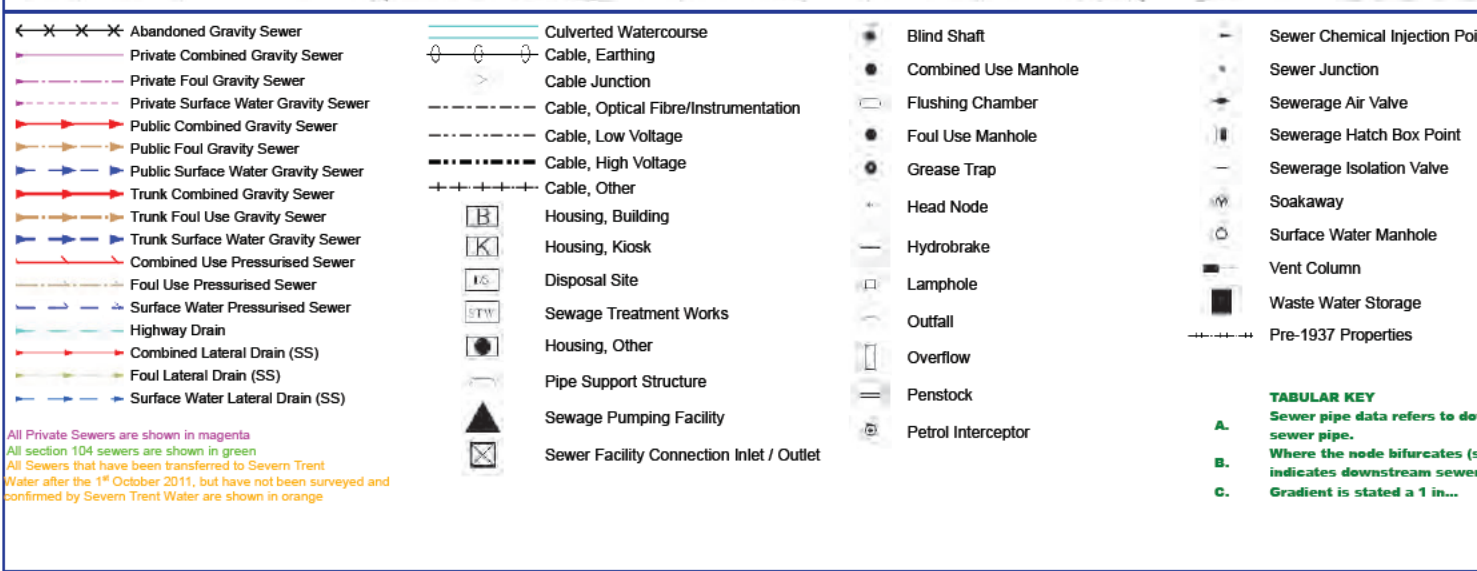
Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0845 601 6616

SEWER RECORD (Tabular)

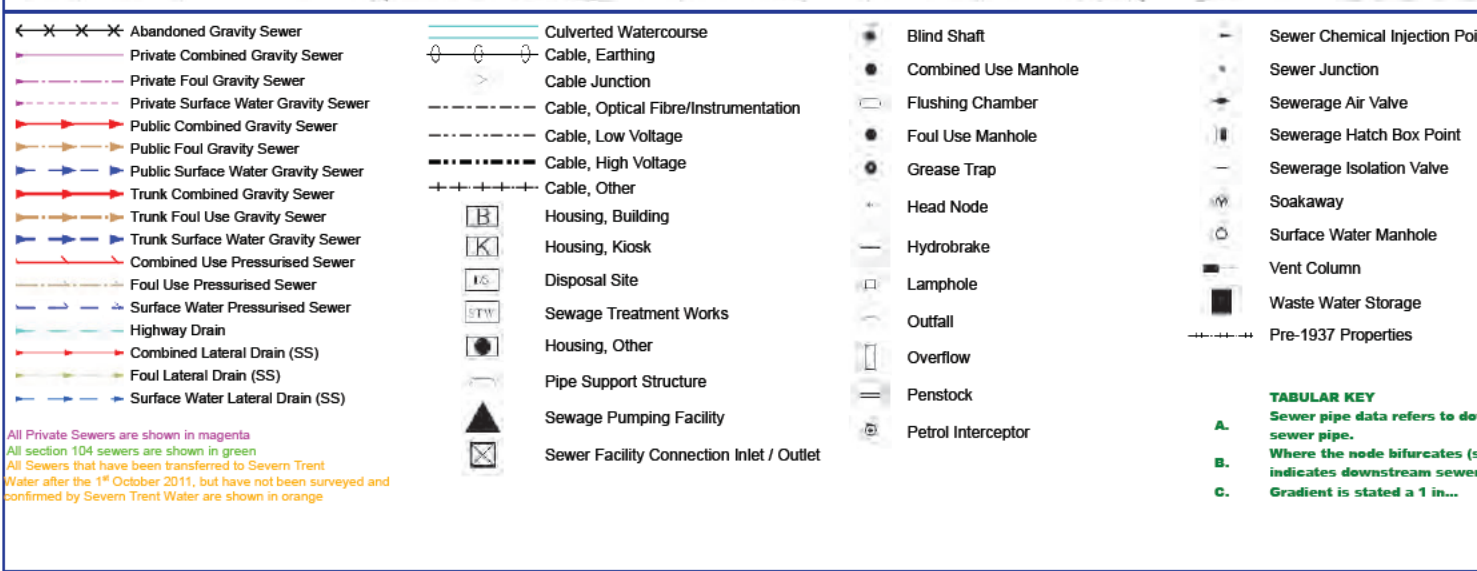
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Date of issue:	26.08.20	x :	447507
Sheet No.	4 of 13	y :	297473

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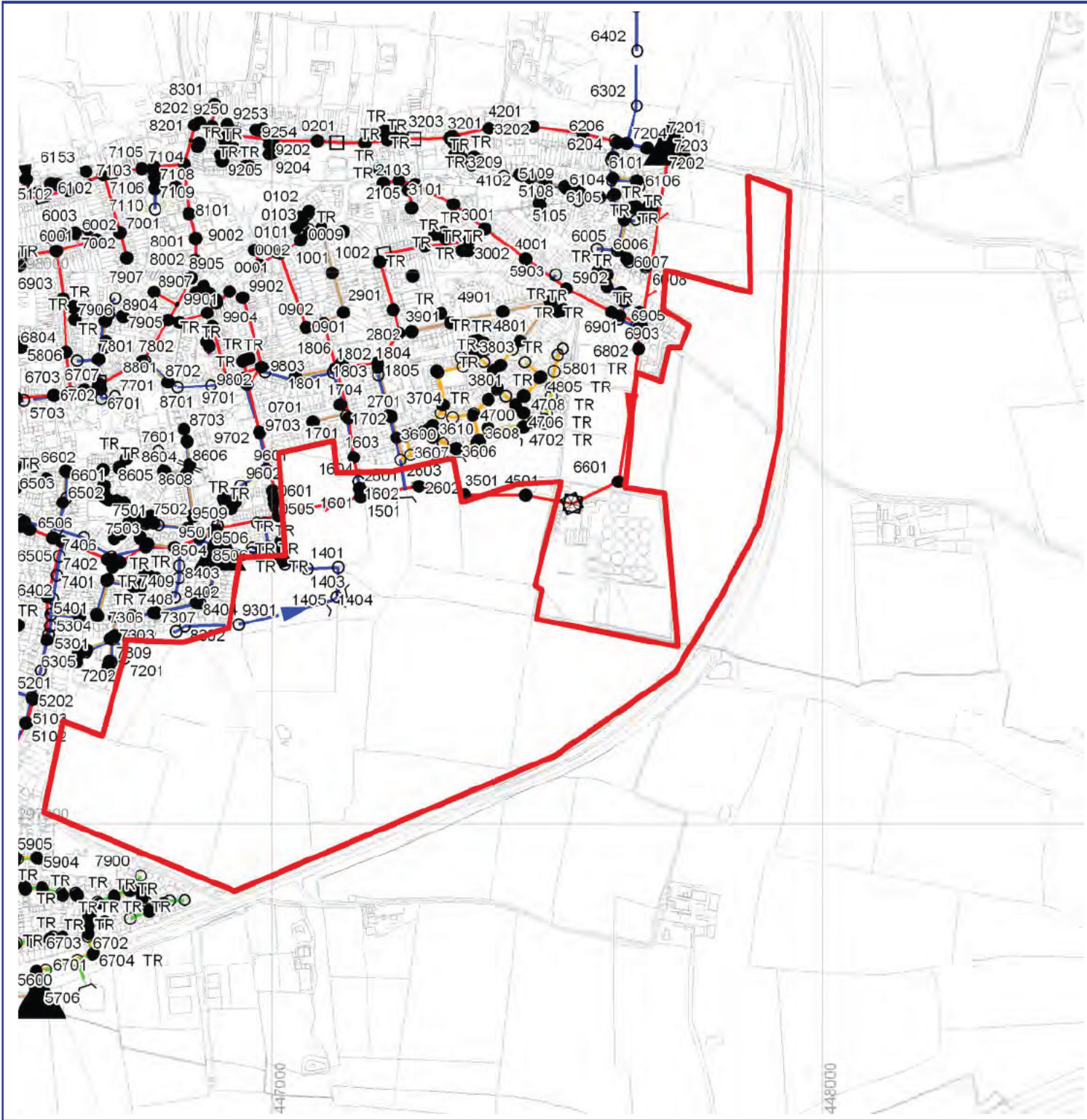
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3. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public 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.
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LS CATEGORIES OS CEMENT ETE BOX CULVERT ON ETE ETE SEGMENTS (BOLTED) ETE SEGMENTS (UNBOLTED) IRON REINFORCED CONCRETE REINFORCED PLASTIC RY IN REGULAR COURSES RY RANDOMLY COURSED HLENE OPYLENE : STEEL COMPOSITE YL CHLORIDE RCED PLASTIC MATRIX REY) IRON WN D CLAY PURPOSE C - COMBINED E - FINAL EFFLUENT F - FOUL L - SLUDGE S - SURFACE WATER	SEVERN TRENT WATER O/S Map scale: Date of issue: Sheet No. N W 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	Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616 SEWER RECORD (Tabular) O/S Map scale: Date of issue: Sheet No. This map is centred upon: O / S Grid reference: x : y :
	1:10000 26.08.20 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 or implied 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. 3. On 1 October 2014 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2014, 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. 4. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2004. All rights reserved. Ordnance Survey Licence 10001901. 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, the reproduction of which should be made from it.	447507 297473



LS CATEGORIES OS CEMENT ETE BOX CULVERT ON ETE ETE SEGMENTS (BOLTED) ETE SEGMENTS (UNBOLTED) IRON REINFORCED CONCRETE REINFORCED PLASTIC RY IN REGULAR COURSES RY RANDOMLY COURSED CHENE OPYLENE STEEL COMPOSITE YL CHLORIDE RCED PLASTIC MATRIX REY) IRON WN 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
	O/S Map scale: 1:10000 Date of issue: 26.08.20 Sheet No. 7 of 13	SEWER RECORD (Tabular) This map is centred upon: O / S Grid reference: 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
SP47974701	103.05	102.02	101.88	S	VC	C	nil	nil	269.07	2006
SP47974702	103.45	101.80	101.40	S	VC	C	nil	nil	156.58	2006
SP47974702	103.45	101.80	101.10	S	nil	C	nil	nil	9.69	2006
SP47974704	106.12	104.62	102.52	S	VC	C	nil	nil	28.66	2006
SP47974705	105.54	104.00	102.08	S	VC	C	nil	nil	13.72	2006
SP47974706	103.66	101.88	101.80	S	CO	C	nil	nil	330.50	2006
SP47974707	104.33	101.92	101.88	S	CO	C	nil	nil	357.20	2006
SP47974708	104.30	102.75	102.10	S	VC	C	nil	nil	37.77	2006
SP47974716	103.13	102.08	102.02	S	nil	C	nil	nil	270.00	2006
SP47974801	109.17	107.54	nil	F	VC	C	225	nil	0.00	nil
SP47974802	108.81	107.30	106.40	S	VC	C	nil	nil	59.93	2006
SP47974803	107.55	106.40	104.70	S	VC	C	nil	nil	20.01	2006
SP47974804	107.88	106.30	103.60	S	VC	C	nil	nil	14.75	2006
SP47974805	105.24	103.60	102.75	S	VC	C	nil	nil	54.86	2006
SP47974901	111.12	109.18	nil	F	VC	C	225	nil	0.00	nil
SP47975701	103.65	102.27	102.08	S	VC	C	nil	nil	178.68	2006
SP47975702	104.10	104.42	102.35	S	VC	C	nil	nil	8.43	2006
SP47975801	106.04	104.62	103.52	S	VC	C	nil	nil	27.89	2006
SP47975802	104.99	103.52	102.42	S	VC	C	nil	nil	26.59	2006
SP47975803	106.18	104.82	104.62	S	VC	C	nil	nil	70.35	2006
SP47975901	nil	nil	nil	F	VC	C	225	nil	0.00	nil
SP47975902	nil	nil	nil	C	VC	C	225	nil	0.00	nil
SP47975903	nil	nil	nil	S	VC	C	150	nil	0.00	nil
SP47976601	nil	nil	nil	C	CO	C	375	nil	0.00	nil
SP47976801	nil	nil	nil	C	CO	C	375	nil	0.00	nil
SP47976802	nil	nil	nil	C	CO	C	375	nil	0.00	nil
SP47976901	nil	nil	nil	C	VC	C	225	nil	0.00	nil
SP47976902	nil	nil	nil	C	VC	C	225	nil	0.00	nil
SP47976903	nil	nil	nil	S	CO	C	900	nil	0.00	nil
SP47976904	nil	nil	nil	F	VC	C	150	nil	0.00	nil
SP47976905	nil	nil	nil	S	VC	C	225	nil	0.00	nil
SP47976906	nil	nil	nil	C	VC	C	225	nil	0.00	nil
SP47976907	nil	nil	nil	S	ST	C	150	nil	0.00	nil
SP47976908	nil	nil	nil	F	VC	C	150	nil	0.00	nil
SP47976909	nil	nil	nil	S	VC	C	225	nil	0.00	nil
SP47976910	nil	nil	nil	F	VC	C	150	nil	0.00	nil
SP47976911	nil	nil	nil	S	VC	C	150	nil	0.00	nil
SP47980001	118.57	116.81	113.59	C	VC	C	225	nil	44.20	nil
SP47980002	118.17	116.90	116.81	C	VC	C	225	nil	499.33	nil
SP47980003	nil	nil	116.36	F	nil	nil	nil	nil	0.00	nil
SP47980004	nil	nil	117.10	C	nil	nil	nil	nil	0.00	nil
SP47980005	118.44	116.92	116.91	C	VC	C	225	nil	608.00	nil
SP47980006	118.25	nil	nil	C	nil	nil	nil	nil	0.00	nil
SP47980007	119.60	118.12	117.12	S	U	C	150	nil	23.60	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

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CO - CONCRETE

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MAR - MASONRY RANDOMLY COURSED

PE - POLYETHYLENE

PF - PITCH

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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

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...

SEVERN

TRENT

WATER

Sewern Trent Water Limited

Asset Data Management

PO Box 5344

Coventry

CV3 9FT

Telephone: 0845 601 6616

SEWER RECORD (Tabular)

O/S Map scale:

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Date of issue:

26.08.20

Sheet No.

8 of 13

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O / S Grid reference:

x :

447507

y :

297473

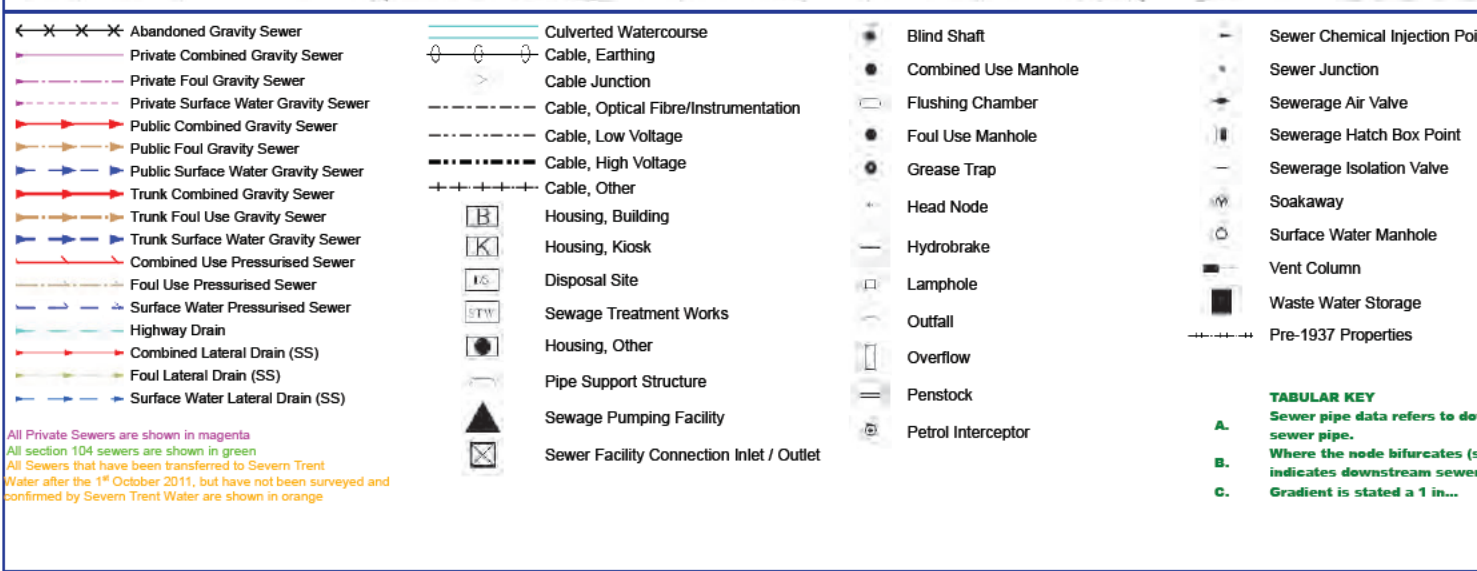
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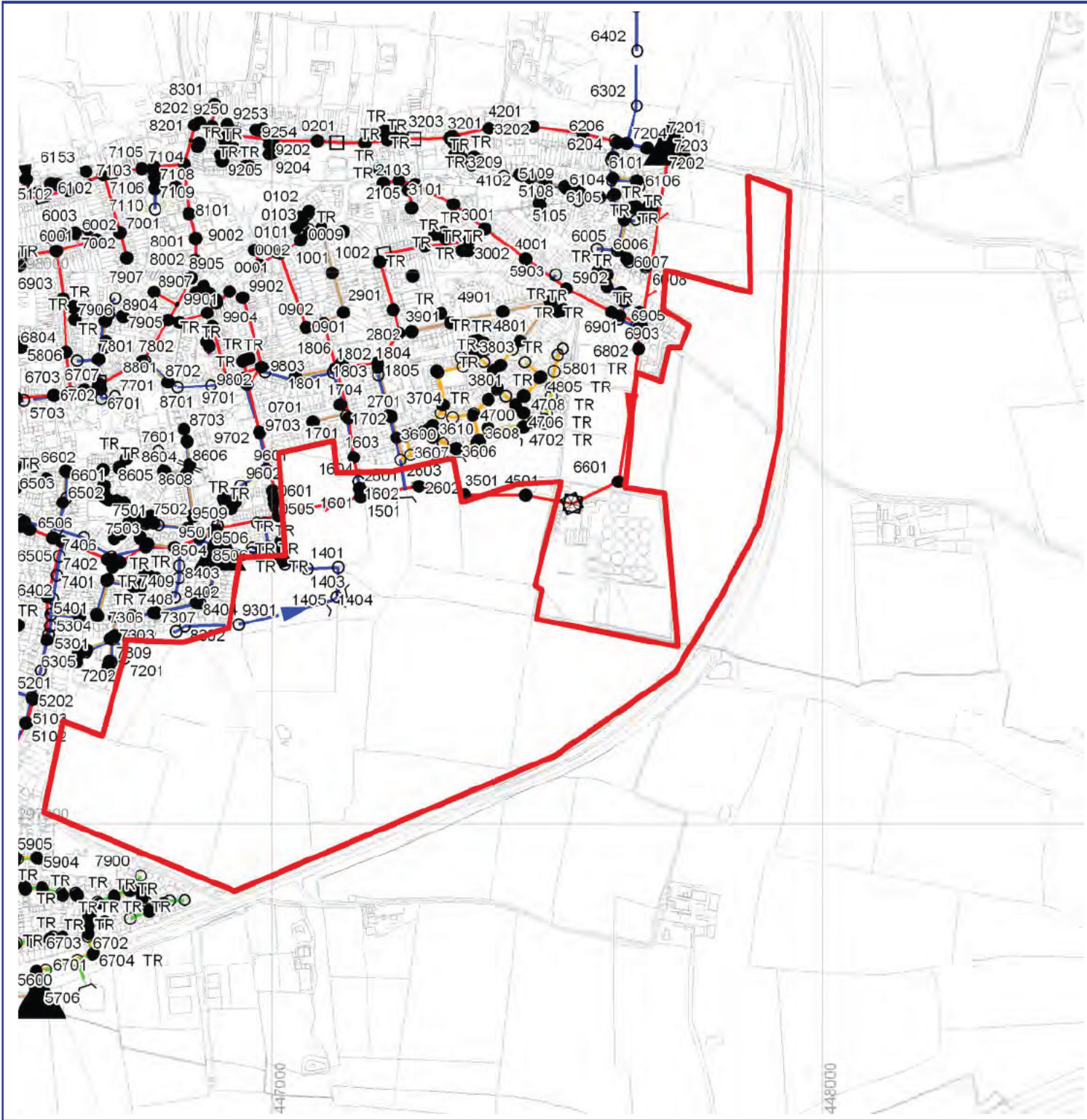
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LS OS CEMENT ETE BOX CULVERT ON ETE ETE SEGMENTS (BOLTED) ETE SEGMENTS (UNBOLTED) IRON REINFORCED CONCRETE REINFORCED PLASTIC RY IN REGULAR COURSES RY RANDOMLY COURSED CHLENE OPYLENE : STEEL COMPOSITE YL CHLORIDE RCED PLASTIC MATRIX REY) IRON WN D CLAY 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 O/S Map scale: Date of issue: Sheet No.	Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0845 601 6616 SEWER RECORD (Tabular) 1:10000 26.08.20 9 of 13 This map is centred upon: O / S Grid reference: x : y : 447507 297473 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 or intended 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 Limited assets for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. 3. On 1 October 2014 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 June 2014, became the 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 number 100019050. 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, the reproduction of which should be made from it.
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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
SP47985101	101.49	98.93	nil	F	VC	C	nil	nil	0.00	nil
SP47985102	101.50	99.73	98.73	S	VC	C	nil	nil	23.18	nil
SP47985103	104.16	101.50	98.96	F	VC	C	nil	nil	15.84	nil
SP47985104	104.07	101.51	99.73	S	VC	C	nil	nil	20.58	nil
SP47985105	104.73	102.26	101.73	S	VC	C	nil	nil	26.32	nil
SP47985108	105.35	nil	101.57	F	nil	nil	nil	nil	0.00	nil
SP47985109	105.51	nil	101.56	S	nil	nil	nil	nil	0.00	nil
SP47985201	97.76	95.45	92.44	C	VC	C	225	nil	21.27	nil
SP47986001	101.52	99.49	98.73	S	VC	C	nil	nil	65.34	nil
SP47986002	101.44	98.62	97.52	F	VC	C	nil	nil	43.22	nil
SP47986003	101.21	99.73	99.56	S	VC	C	nil	nil	124.12	nil
SP47986004	104.04	101.37	98.62	F	VC	C	nil	nil	20.99	nil
SP47986005	104.28	102.16	99.55	S	VC	C	nil	nil	21.57	nil
SP47986006	105.01	101.62	101.43	F	VC	C	225	nil	108.53	nil
SP47986007	105.10	102.52	102.21	S	VC	C	nil	nil	89.00	nil
SP47986008	104.44	101.93	101.63	F	VC	C	nil	nil	123.33	nil
SP47986009	104.58	102.80	102.56	S	VC	C	nil	nil	138.50	nil
SP47986101	98.24	94.72	93.60	F	VC	C	225	nil	33.04	nil
SP47986102	97.31	95.49	94.72	F	VC	C	nil	nil	56.39	nil
SP47986103	97.41	95.95	95.65	S	VC	C	nil	nil	146.70	nil
SP47986104	100.27	97.50	96.04	F	VC	C	nil	nil	21.33	nil
SP47986105	100.38	97.21	95.47	S	CO	C	375	nil	16.13	nil
SP47986106	97.66	96.40	95.98	S	VC	C	nil	nil	27.14	nil
SP47986107	98.48	95.47	94.45	S	CO	C	nil	nil	36.28	nil
SP47986108	nil	nil	nil	F	VC	U	nil	nil	0.00	nil
SP47986201	94.38	90.54	90.21	S	VC	C	nil	nil	219.03	nil
SP47986201	94.38	90.84	90.39	C	CO	C	300	nil	82.47	nil
SP47986202	93.59	90.39	89.94	C	CO	C	nil	nil	69.78	nil
SP47986203	96.17	94.42	93.37	S	CO	C	nil	nil	33.99	nil
SP47986204	96.14	93.60	92.53	F	VC	C	nil	nil	25.71	nil
SP47986205	94.82	92.39	91.68	C	VC	C	nil	nil	22.70	nil
SP47986206	94.91	93.33	nil	S	CO	C	nil	nil	0.00	nil
SP47986207	nil	nil	nil	S	nil	nil	nil	nil	0.00	nil
SP47986302	92.22	90.16	89.47	S	VC	C	300	nil	143.48	nil
SP47986402	91.26	89.47	88.40	S	VC	C	300	nil	74.78	nil
SP47987202	92.59	89.86	nil	C	CO	C	300	nil	0.00	nil
SP47987203	nil	nil	nil	S	nil	nil	nil	nil	0.00	nil
nil	97.50	95.15	94.35	F	U	C	150	nil	39.90	nil
nil	97.51	95.63	95.51	S	U	C	300	nil	277.50	nil
nil	98.64	96.50	95.15	F	U	C	150	nil	24.07	nil
nil	101.45	99.56	99.51	S	U	C	375	nil	414.61	nil
nil	101.61	99.73	99.56	S	U	C	375	nil	189.48	nil
nil	101.64	99.30	99.06	F	U	C	150	nil	248.73	nil
nil	98.72	96.99	95.70	S	U	C	225	nil	26.44	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

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

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 - COMBINED

E - EGG SHAPED

O - OTHER

R - RECTANGLE

S - SQUARE

T - TRAPEZOIDAL

U - UNKNOWN

PURPOSE

C - COMBINED

E - FINAL EFFLUENT

F - FOUL

L - SLUDGE

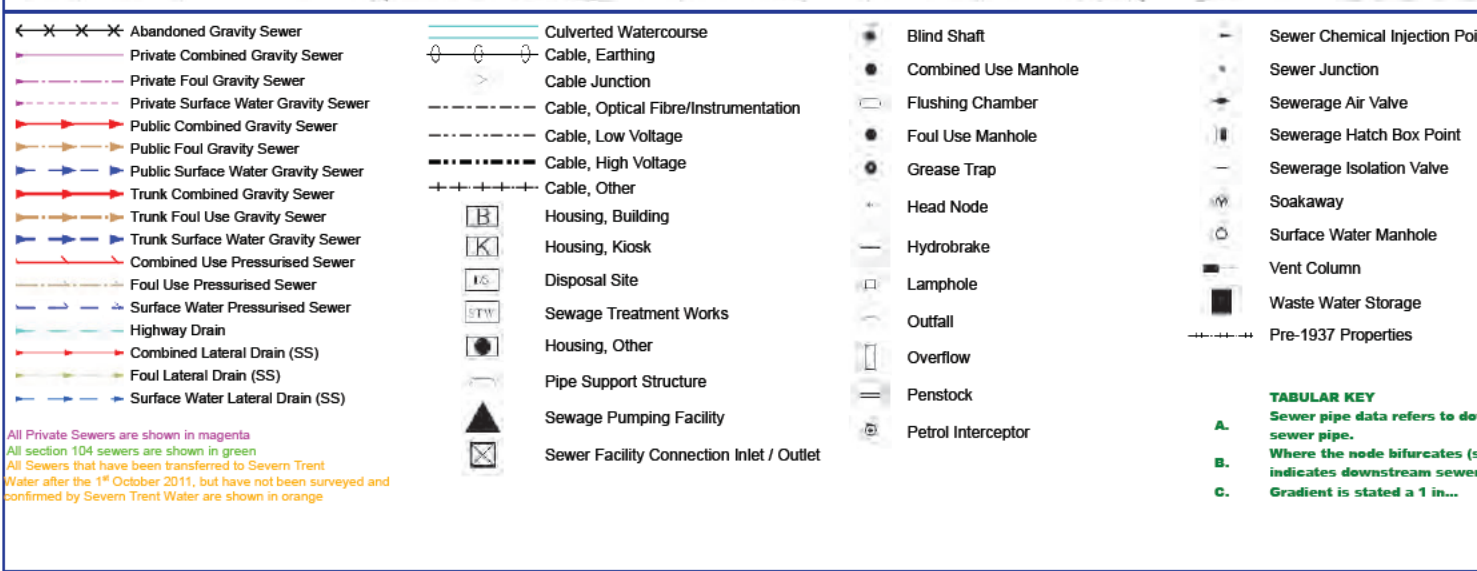
S - SURFACE WATER

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

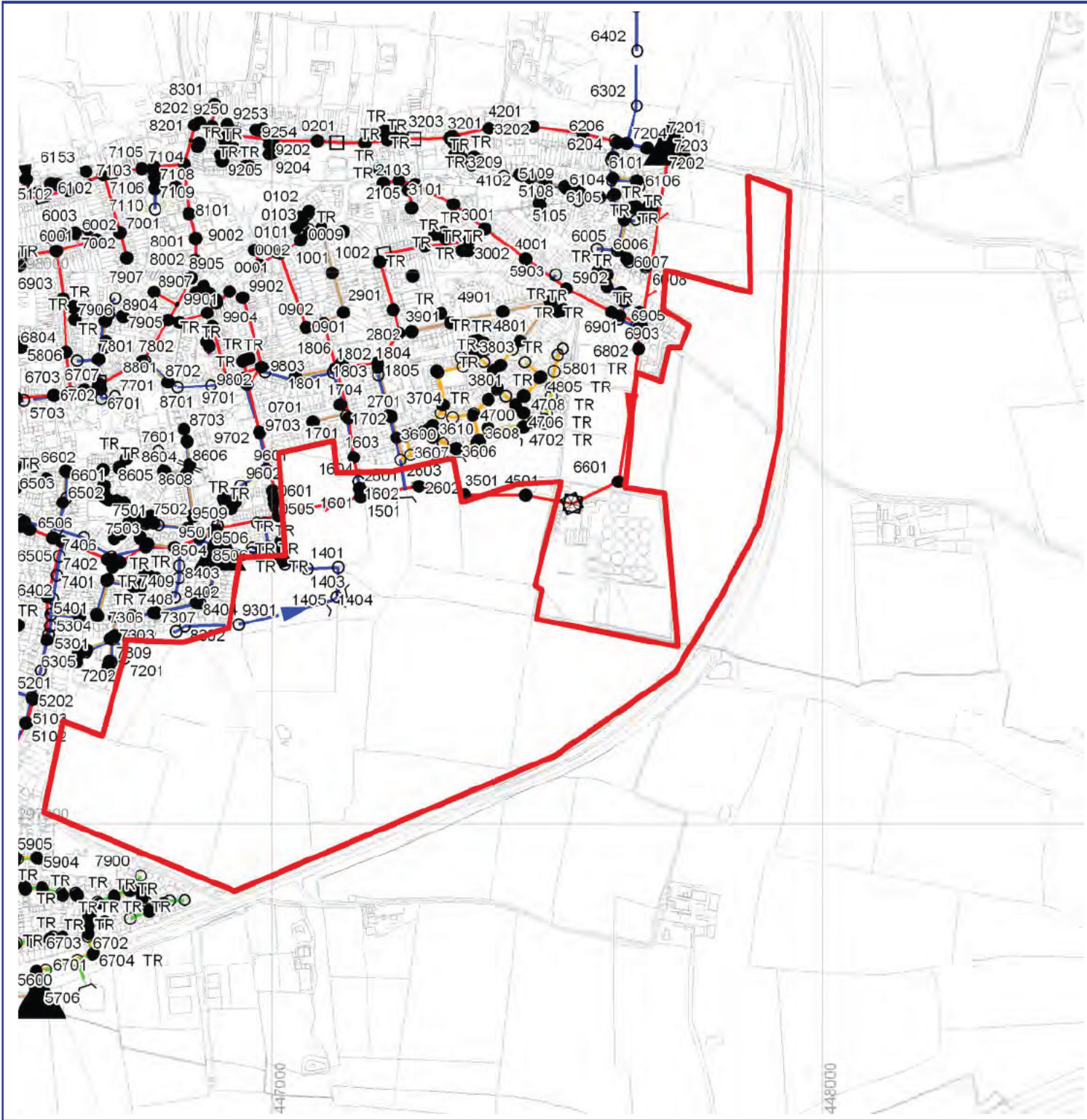
SEWER RECORD (Tabular)

O/S Map scale:	1:10000	This map is centred upon:	
Date of issue:	26.08.20	O / S Grid reference:	
Sheet No.	10 of 13	x :	447507
		y :	297473

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LS CATEGORIES OS CEMENT ETE BOX CULVERT ON ETE ETE SEGMENTS (BOLTED) ETE SEGMENTS (UNBOLTED) IRON REINFORCED CONCRETE REINFORCED PLASTIC RY IN REGULAR COURSES RY RANDOMLY COURSED CHENE OPYLENE STEEL COMPOSITE YL CHLORIDE RCED PLASTIC MATRIX REY) IRON WN D CLAY PURPOSE C - COMBINED E - FINAL EFFLUENT F - FOUL L - SLUDGE S - SURFACE WATER	SEVERN TRENT WATER N W E S W - WEIR C - CASCADE DB - DAM/BARRAGE 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) O/S Map scale: 1:10000 This map is centred upon: O / S Grid reference: x : 447507 y : 297473 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 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. 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 licensed under the Open Government Licence v1.0. 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.
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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
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

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XXX - OTHER

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E - FINAL EFFLUENT

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BD - BACK DROP

S - SIPHON

HD - HIGHWAY DRAIN

S104 - SECTION 104

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.

13 of 13

This map is centred upon:

O / S Grid reference:

x :

447507

y :

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[REDACTED]

From: Network Solutions [REDACTED]
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

[REDACTED]
[REDACTED]
[REDACTED]



Did you know? You can now make full applications online for a variety of our Developer Service offerings including Development Enquiries. Take a look here for more details:

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/>

From: Craner, Cassie [REDACTED]
Sent: 10 November 2021 09:22
To: Nowak, Emma [REDACTED]
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 [REDACTED]
Sent: 03 February 2021 17:44
To: Craner, Cassie [REDACTED]
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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WONDERFUL ON TAP



From: Craner, Cassie [REDACTED]
Sent: 14 January 2021 09:42
To: Nowak, Emma [REDACTED]
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



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 [REDACTED]
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



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



From: Nowak, Emma [REDACTED]
Sent: 22 December 2020 14:02
To: Craner, Cassie [REDACTED]
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

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 [REDACTED]
Sent: 22 December 2020 13:46
To: Nowak, Emma [REDACTED]
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



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



From: Nowak, Emma [REDACTED]
Sent: 20 December 2020 19:17
To: Craner, Cassie [REDACTED]
Subject: 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: 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 [REDACTED]
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