



MEC

Development Technical
Consultants

UTILITIES



Coventry Road, Burbage, Leicestershire
Utilities Assessment
May 2023

Report Ref: 27932-UTIL-0701

Coventry Road, Burbage, Leicestershire

Utilities Assessment

May 2023

REPORT REF: 27932-UTIL-0701

CLIENT: Redrow Homes

ENGINEER: Mewies Engineering Consultants Ltd
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REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
May 2023	-	First issue	Emma Harris Utilities Coordinator	Nathan Allen MEnvSci Senior Environmental Consultant	Alexander Bennett BSc(Hons) MCIHT MTPS Director

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CONTENTS

1.0	INTRODUCTION	4
2.0	EXISTING SERVICES	6
3.0	SERVICES SUPPLY	7
4.0	DIVERSIONS AND PROTECTION OF APPARATUS	9
5.0	SUMMARY	11

APPENDICES

- A. PROPOSED SITE LAYOUT AND MASTERPLAN
- B. SEVERN TRENT WATER – WASTE WATER AND CLEAN WATER
- C. CADENT - GAS
- D. NATIONAL GRID ELECTRICITY DISTRIBUTION – ELECTRICITY
NATIONAL GRID ELECTRICITY TRANSMISSION - ELECTRICITY
- E. OPENREACH – TELECOMS
- F. GTC – MULTI UTILITY

1.0 INTRODUCTION

- 1.1 Mewies Engineering Consultants Ltd (M-EC), has been commissioned by Redrow Homes (hereafter referred to as 'the Client') to undertake a Utilities Assessment for a proposed residential development at land off Coventry Road, Burbage (hereafter referred to as 'the Site'). A site location plan and a sketch masterplan are contained within **Appendix A**.
- 1.2 The development proposals comprise of up to 445 residential dwellings.
- 1.3 This assessment seeks to establish how the proposed development will be serviced with key utility supplies, whether diversion or protection of existing apparatus may be required and estimated costs for service connection and diversion works, where available.
- 1.4 Consultation has been undertaken with key Statutory Undertakers to establish:
- Available capacity within existing infrastructure;
 - Required capacity improvement works to accommodate the development;
 - Required diversions of infrastructure to accommodate the proposed development;
 - Any required easements;
 - Service connection locations; and
 - Service connection costs.
- 1.5 Consultation has been undertaken with the following Statutory Undertakers:
- Severn Trent Water (sewerage and clean water provider for Burbage);
 - Cadent (gas);
 - National Grid Electricity Distribution (electricity);
 - Openreach (telecommunications);
 - GTC (multi utility connections).
- 1.6 Consultation responses received from Statutory Undertakers are included within **Appendices B-E**. A services constraints plan has been produced from the apparatus plans, and is provided in **Appendix F**.
- 1.7 Following this introductory Section of the report, **Section 2.0** details the existing utilities infrastructure in the vicinity of the site, **Section 3.0** details proposed future supply to the site and **Section 4.0** provides details on requisite diversions and easements. A summary of information is provided within **Section 5.0**.

Disclaimer

- 1.8 M-EC has completed this report for the benefit of the individuals referred to in paragraph 1.1 and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from M-EC.
- 1.9 M-EC accepts no responsibility or liability for:
- a) The consequence of this documentation being used for any purpose or project other than that for which it was commissioned;
 - b) The issue of this document to any third party with whom approval for use has not been agreed.

2.0 EXISTING SERVICES

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

Table 2.1 : Existing Services Summary

Service	Statutory Undertaker	Response Received?	Area Affected?	Diversion/Protection Required?
Foul Water	Severn Trent Water	Yes	Yes - 300mm pressurised sewer to the north of the development crossing west to east. In Parallel to the boundary to the west runs a 2100mm combined sewer retention.	Yes – Refer to Section 4.0
Clean Water	Severn Trent Water	Yes	Yes – Clean 180mm MDPE and 4" CI water mains within Gaddesby Lane.	Yes – Refer to Section 4.0
Gas	Cadent	Yes	Yes – Low pressure gas main in carriageway of Coventry Road	Yes – Refer to Section 4.0
Electricity	National Grid Electricity Distribution	Yes	Yes – Overhead HV (11kV) within site. Underground LV cable within Coventry Road.	Yes – Refer to Section 4.0
Electricity	National Grid Electricity Transmission	Yes	Yes – Overhead 400kV cable enters the site from the east crossing to the west	Yes – Refer to Section 4.0
Electricity/Gas	GTC	Yes	No	No
Telecoms	Openreach	Yes	Yes –Overhead and underground supply within the site boundary.	Yes – Refer to Section 4.0
Telecoms	Virgin Media	Yes	No	No
Telecoms	Sky	Yes	No	No
Telecoms	Verizon	Yes	No	No
Telecoms	Mobile Broadband Network	Yes	No	No
Telecoms	Sota	Yes	No	No
Telecoms	CityFibre	Yes	No	No

3.0 SERVICES SUPPLY

Foul Water

- 3.1 Severn Trent Water (STW) has confirmed that a gravity connection is not achievable therefore a pump solution will be required. Connection can be made to MH5701 and will involve crossing 3rd party land. STW have advised that due to surcharge levels and the expected additional flows into the network downstream additional investigation/modelling will be required. The sewer modelling identifies the potential impact of foul flows from the proposed development on the sewerage system. STW have requested further information in order to place the site on their modelling tracker. Confirmation of this can be found within the developer enquiry response attached within **Appendix B**.
- 3.2 The gross infrastructure charges for this development are £131,439.65 for foul water. This will be reduced by an income offset value of -£32,444.95 for waste water. The total net infrastructure charge is calculated at £98,994.70 for waste water for this development. The STW clean water enquiry can be found attached within **Appendix B**.

Clean Water

- 3.3 STW have confirmed that there is insufficient capacity to supply the proposed development with clean water, therefore, reinforcement works are required. STW have confirmed that whilst the work is undertaken up to 100 properties can be supplied from the 5" CI clean water main within Coventry Road.
- 3.4 STW have advised a new water mains connection cost of £233,150.00. This includes an allowance for barrier pipe so costs may be reduced if a ground investigation report confirms there is no contamination present. It has been assumed that all onsite excavation will be carried out by the developer.
- 3.5 The gross infrastructure charges for this development are £161,686.30 for clean water. This will be reduced by an income offset value of -£211,094.65 for clean water. The total net infrastructure charge is calculated at -£49,408.35 for clean water. The STW clean water enquiry can be found attached within **Appendix B**.

Gas

- 3.6 Cadent have confirmed that there is insufficient capacity in the local low pressure gas network to supply the development site and therefore reinforcements are required. Upon completion of the reinforcement works, connections are to be made to the 90mm PE low pressure gas main located within Coventry Road at the site entrance. A developer enquiry response and a plan showing the connection point can be found within **Appendix C**.

Electricity

- 3.7 National Grid Electricity Distribution (NGED) have provided a budget estimate of £6,823,238.00 to connect the proposed development to the network based on 445 residential dwellings allowing a maximum demand of 4MVA. Sufficient capacity is included for Air Source Heat pumps (ASHPs) and Electric Vehicle Charging Points (EVCPs). NGED have advised that a new primary substation will be required on site along with x5

substations. The connection will be from the new primary substation to the centrally located substations. The developer is to provide all on site excavation, ducting and reinstatement and prepare meter locations. A budget quotation developer enquiry response can be found within **Appendix D**.

- 3.8 The typical plot of land required for a primary substation is 40mx40m and 24/7 vehicle and pedestrian access will be required. A minimum of 9m clearance should be maintained between the primary substation and nearest dwelling in order to mitigate the risk of noise disturbance.
- 3.9 The typical plot of land required for a substation is 5x5m and 24/7 vehicle and pedestrian access will be required. A minimum of 9m clearance should be maintained between the substation and nearest residential dwelling in order to mitigate the risk of noise disturbance.

Telecommunication

- 3.10 Openreach will deploy Fibre to the Premises (FTTP), free of charge, into all new housing developments of 20 or more homes. Openreach's FTTP infrastructure is open to all communication service providers to encourage greater adoption and customers can benefit from the faster speeds of up to 1Gbps. Openreach will supply all of the materials such as ducts and joint boxes required to build and install the network free of charge, however, it is the responsibility of the developer or their appointed contractor to install the on-site ducts and joint boxes to Openreach's specification. An asset map showing Openreach infrastructure within the area of the proposed development site is included in **Appendix E**.

Multi Utility

- 3.11 GTC is an independent distribution network operator who has supplied a budget cost of £421,103.68 to supply electricity, clean water, waste water and fibre connections to the proposed development. This includes a rebate associated with the fibre connections and if fibre is provided by others the cost will increase to £478,953.68. A copy of the budget quote is included in **Appendix F**.
- 3.12 GTC have assumed water and waste connection points at the site entrance and have not included any allowance for barrier pipe for the new clean water mains. Infrastructure charges are also excluded and would be applicable as per **Section 3.2 & Section 3.4** above. Clean water service connections are included.
- 3.13 GTC have allowed for a point of connection to the HV electricity network approximately 445m from the site boundary and included allowance for 2 substations within the development. This is based on 445 residential dwellings with a total capacity of 1346kVA which would be sufficient for ASHPs and EVCPs. It is to be noted that GTC do not calculate residential loads in the same way as NGED and do not require additional capacity for EVCPs of 7.2kW or less.

4.0 DIVERSIONS AND PROTECTION OF APPARATUS

Foul Water

- 4.1 The STW waste water records show a 300mm pressurised sewer to the north of the development crossing west to east. There must be no building or structure or change in ground levels within 5m either side (10m total) of the pressurised sewer. There must be unrestricted access for Severn Trent Water to repair and maintain the sewers. Private gardens and drives must not be designed over the statutory easement. Further survey work should be carried out to accurately locate the sewers within the site boundary. Extra care is required when working in this vicinity. To the south west of the site a 2100mm combined sewer that should be incorporated into public open space or highway. This is not within the boundary but runs parallel. The route of the sewers can be found within the utilities constraints plan (drawing number 27932_07_010_01) within **Appendix F**.

Clean Water

- 4.2 The STW clean water records show a clean water main within Flanders Close crossing the proposed access road to the south east of the proposed development. Diversion or extra protection of the existing water main may be required to facilitate the site access and construction activities. Further survey work and trial holes are recommended to determine the exact depth of the mains to determine whether diversions can be avoided. STW recommend a minimum cover of 900mm over their pipes to be maintained within carriageway. The STW asset map also shows a 5" CI main within the carriageway of Coventry Road, diversion is not anticipated but extra precaution should be taken when excavating in the vicinity of the main. The approximate route of the water mains is shown on the utilities constraints plan within **Appendix F**.

Gas

- 4.3 The Cadent asset maps shows a 90mm PE low pressure gas main within the carriageway of Coventry Road. Although a diversion is not anticipated, extra care should be taken when excavating and constructing the proposed access road to the site. The approximate routing of the gas main is shown on the utilities constraints plan within **Appendix F**.

Electricity

- 4.4 National Grid Electricity Transmission (NGET) records show that there is an EHV (400Kv) overhead cable to the south of the proposed development that runs horizontal of the proposed development boundary that requires 15m safety clearance either side of the outermost cables (30m in total). The required clearance from the point where a person can stand to the conductors is 5.3m, this means there should be at least 5.3m from where someone can stand on any structure. The minimum clearance between the conductors of an overhead line and the ground is 7.3m at maximum sag. The approximate routing of the high voltage overhead cable is shown on the utilities constraints plan within **Appendix F**.
- 4.5 NGED asset maps show an overhead HV (11kV) cable that enters the site from east crossing to the west and south. Diversion of this apparatus will be required to allow for construction. NGED have provided a cost of £48,529.15 to carry out the necessary diversion works. NGED asset map also shows underground LV

cable within Coventry Road, diversion is not anticipated but extra care is required when working in this area and all cables should be treated as live until proven dead. The approximate routing of the diversion work is shown within **Appendix D**.

Telecommunication

- 4.6 The Openreach apparatus plans show existing underground services within the site boundary of the proposed development. Openreach have been approached for a quotation for the necessary diversion work and a response is expected in May 2023. It is to be noted that Openreach will charge a fee (typically £1000-£2000) to undertake a site survey and provide a diversion estimate. The approximate location of the Openreach apparatus is shown on the utilities plan within **Appendix F** of this report.

5.0 SUMMARY

5.1 This report has been produced to support a proposed residential use development at Land off Coventry Road, Burbage, Leicestershire. A summary of all findings to date is provided in the below table.

Table 5.1 : Summary

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Foul Drainage (Severn Trent Water)	No – Sewer modelling required	MH5701 to the north west of the development within 3 rd party land	Developer to construct and offer for adoption.	Yes - 300mm pressurised sewer to the north of the development that requires an easement of 5m either side of the sewer (10m in total) and 2100mm combined sewer that requires extra precaution when construction in the vicinity.	STW developer enquiry confirms that sewer modelling is required and a pump solution will be required due to the topography of the site.
Clean water (Severn Trent Water)	No – Reinforcement of the network required	5" CI main within Coventry Road	<u>New Connection</u> £233,150.00 <u>Infrastructure Charge</u> £49,586.35	Yes – Extra precaution of the clean water main within Coventry Road	STW have confirmed that reinforcement work is required and whilst this work is undertaken up to 100 properties can be supplied.
Gas (cadent)	No – Reinforcement required	90mm PE Low pressure main within Coventry Road. Water main within the carriageway of Flanders Close	Capacity Check Only	Yes – Extra precaution of the 90mm PE gas main within Coventry Road when construction the new site access road	Cadent have confirmed that there is insufficient capacity within the local low pressure network therefore reinforcement works will be required.

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Electricity (National Grid Electricity Distribution)	No	New Primary Substation	<u>New Connection</u> £6,823,238.00 <u>Diversion</u> £48,529.15	Yes	NGED have confirmed that there is insufficient capacity within the current network to serve the development therefore a new primary substation will be required on site. 5 centrally located substations will be required on site to serve the development.
Electricity (National Grid Electricity Transmission)	N/A	N/A	N/A	Yes – Extra precaution of the overhead cable that enters the site from the east crossing horizontal to the west.	NGED require an easement of 15m either side of the most outer cable (30m in total). Clearance from the point where a person can stand to the conductors is 5.3m. Clearance between the conductors of an overhead line and the ground is 7.3m at maximum sag
Telecoms (Openreach)	N/A	N/A	<u>Survey</u> TBC	Yes – Underground apparatus enters the site from the north crossing to the south	Openreach will deploy FTTP, free of charge, into all new housing developments of 20 or more homes. No proposals have therefore been sought. A detailed survey cost is expected from Openreach May 2023

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Multi Utility (GTC)	Assumed	Assumed at site entrance	<u>New Connections Inc</u> Fibre £421,103.68 <u>New Connections Exc</u> Fibre £478,953.68	N/A	GTC have provided a budget cost to supply electricity, clean water and waste water to the proposed development with an option to provide fibre.



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APPENDICES



APPENDIX A





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APPENDICES



APPENDIX B

WONDERFUL ON TAP



3rd March 2023

Emma Harris
M_EC
The Old Chapel
Station Road
Hugglescote
LE67 2GB

Severn Trent Water Ltd
Oxley Moor Road
Wolverhampton
WV9 5HN

www.stwater.co.uk

Email:
Network.Solutions@SevernTrent.co.uk

Our ref: 1076003

Dear Emma

Proposed Development: Coventry Rd Burbage

I refer to your 'Development Enquiry Request' of 445 houses and school and commercial sites in respect of the above-named site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) which refer to surface water disposal from development sites.

Protective Strip

Having viewed our statutory sewer records, they demonstrate there are public sewers within the site. The rising main crossing the site, 300mm pressurised sewer. This will carry a 10m protection zone(5m either side) where we do not permit any development. To the south there is a 2100mm combined sewer Retention. The site should be designed that the sewers should run through public open space or highway, If this is not possible then you may wish to apply for a S185 sewer diversion, Due to the nature of the sewer, this would have to be undertaken by our own engineers.

Due to a change in legislation on 1 October 2011, there may be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Ltd, which are not shown on the statutory sewer records, but are located in your client's land. These sewers would also have protective strips that we will not allow to be built over. If such sewers are identified to be present on the site, please contact us for further guidance.

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Foul Water Drainage

Due to site topography, there are no suitable sewers available to accept gravity flows so a pumped solution would most likely be the alternative option. A pumped foul connection into m/h SP43915701 (Would involve crossing third party land, so approval from the relevant landowner must be obtained) but due to surcharge levels and the expected additional flows into the network downstream then additional investigation/modelling will be required.

Due to the performance of the downstream network, modelling will be required to better understand the impact of the additional properties on the public network.

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 regards 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.

From the application you have submitted, I am assuming that the development has not been granted planning approval. In the meantime, the site will be added to our modelling tracker and reviewed regularly until the site can be progressed for sewer modelling. I would therefore be grateful if you would forward as soon as possible the following details:

- Confirmation whether a pumped solution is required (please provide pump rate and frequency, if available)
- Anticipated flow rate from the site
- Proposed planned start and completion date
- Any phasing details of the proposed development
- Confirm how many properties will discharge into each of the connections to the public sewer.
- Planned occupation date

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 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).

Subject to above Severn Trent Water expects all surface water from the development to be drained in a sustainable way to the nearest watercourse(crossing the site) or land drainage channel, including highway drainage etc. subject to the developer discussing all aspects of the developments surface water drainage, with the Local Lead Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA / EA.

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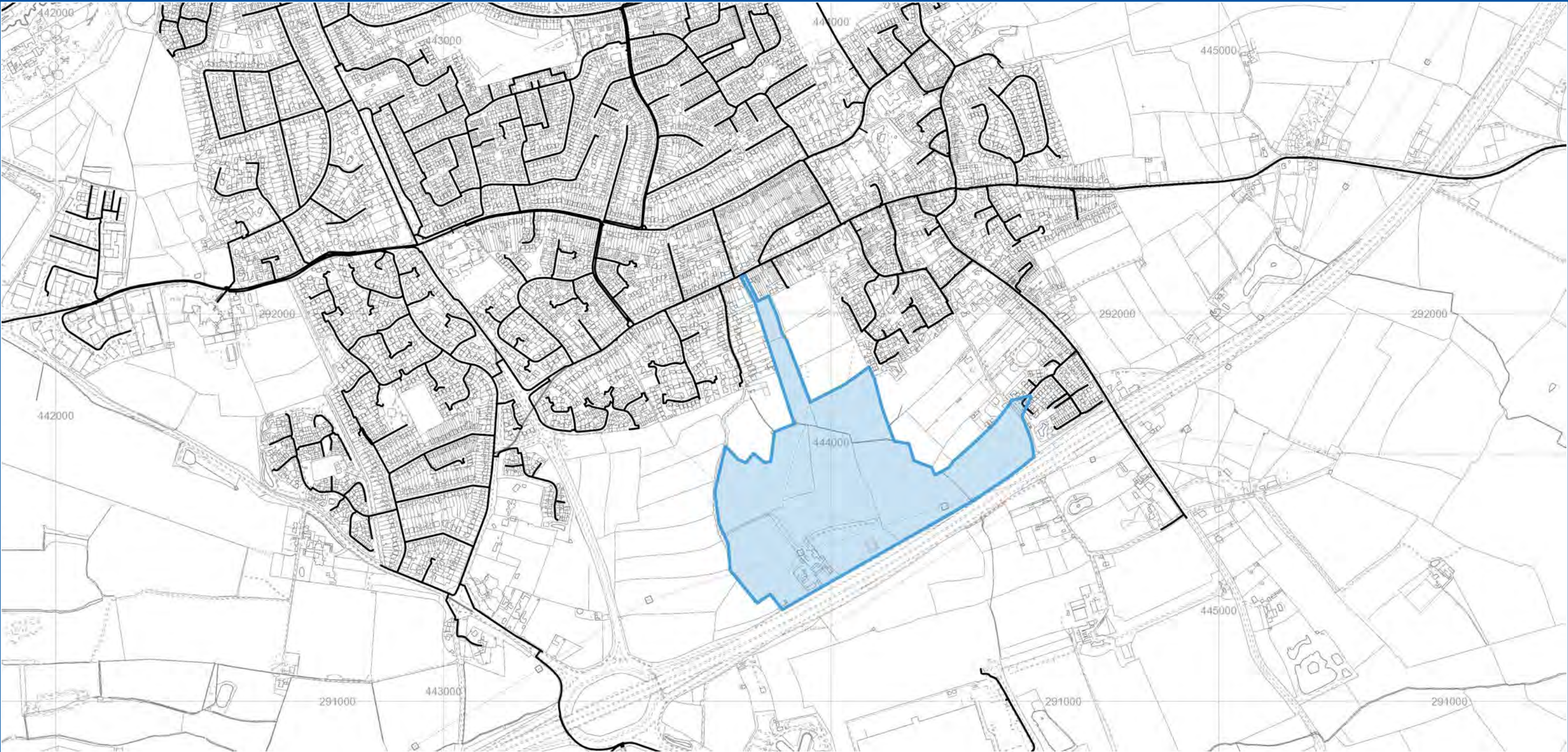
New Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit a Section 106 application form. Our Developer Services department are responsible for handling all new connections 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.

Please quote the reference 1076003 in any future correspondence (including e-mails) with STW Limited. Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely,

Michael Taylor
Network Solutions
Developer Services



LEGEND

Distribution Pipe	Fitting	Water Chemical Injection point
Discharge Pipe	Bend / Elbow	Water Hatch Box
Distribution Main	Coupler	Water Open Pipe
Intermediate Trunk	Cross Piece	ServicePoints
Local Trunk	End Cap	Boundary Box
Water Internal Site Pipe	Flange Adapter Plate	Manifold
Water Siphon	Reducer / Taper	Stop Tap
Water Tap Pipe	Stepped Coupling	Abandoned Water Pipe
Service Pipe	Tee Piece	Company Service Pipe
Company Service Pipe	Y Branch	Conduit
Domestic Customer Service Pipe	Hydrant	Discharge Pipe
Fire Main	Wash Out	Distribution Main
Fire Supply Main	Hydrant	Domestic Customer Service Pipe
Fire Sprinkler System	Meter	Duct
Non-Domestic Customer Service Pipe	Data Logger	Fire Main
Transmission Pipe	Flow Meter	Fire Sprinkler System
Resource Main	Insertion Flow Meter	Fire Supply Main
Strategic Trunk	Revenue Meter	Intermediate Trunk
Flow Control	Pipe Connection	Local Trunk
Float Valve	Air Bleed Tap	Non-Domestic Customer Service Pipe
Closed Water Isolation Valve	Discharge	Resource Main
Fully Opened Water Isolation Valve	Facility Connector	Strategic Trunk
Partially Closed Water Isolation Valve	Motive Water Point	Tunnel
Water Non Return Valve	Pressure Tapping	Water Internal Site Pipe
Flow Regulating Water Regulating Valve	Quality Sample Point	Water Siphon
Pressure Reducing Water Regulating Valve	Strainer	Water Tap Pipe
Pressure Sustaining Water Regulating Valve	Water Air Valve	Abandoned Water Point

Print1000mLine

MATERIALS

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

LINING

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



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

WATER MAINS RECORD

O/S Map Scale:	1:10,000	This map is centred upon:
Date of Issue:	28-02-23	X: 443878.24 Y: 291836.48

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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Reference no: 1075974

We're here if you need us:

Name: Hannah Hewson-Scott
Telephone: 07980962933
Email: waterdesign@severntrent.co.uk

09 March 2023

Clean water development enquiry for COVENTRY ROAD, BURBAGE, LE10 2HS

Dear Emma Harris,

Thank you for your 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 that will not be shown on these records.

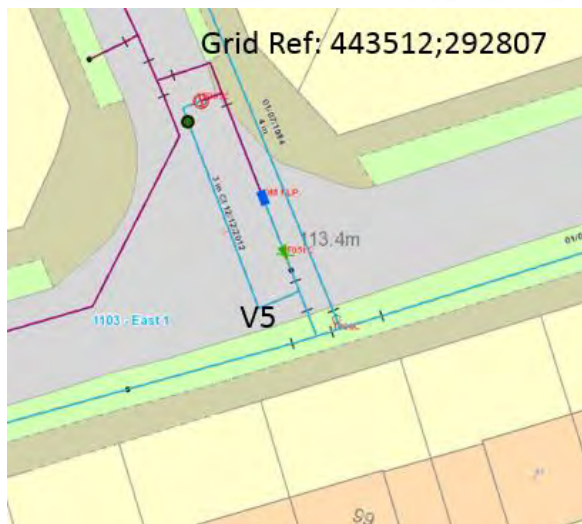
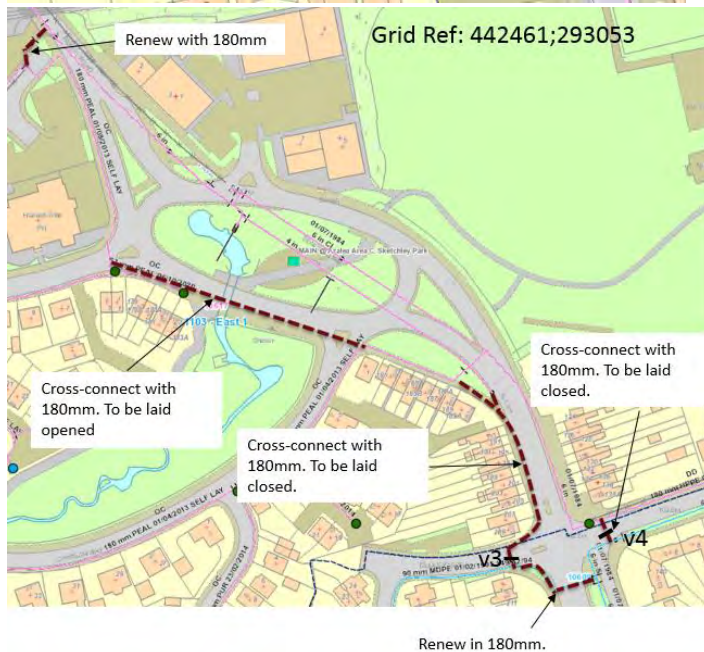
Please note any information provided regarding the location of any Severn Trent assets must be taken as a guide only. In particular this information must not be relied upon during works (including but not limited to excavations) in the vicinity of Severn Trent water or waste assets. Adequate protection must be provided to these assets, for further information on this please see below link to the Asset Protections page of our website.

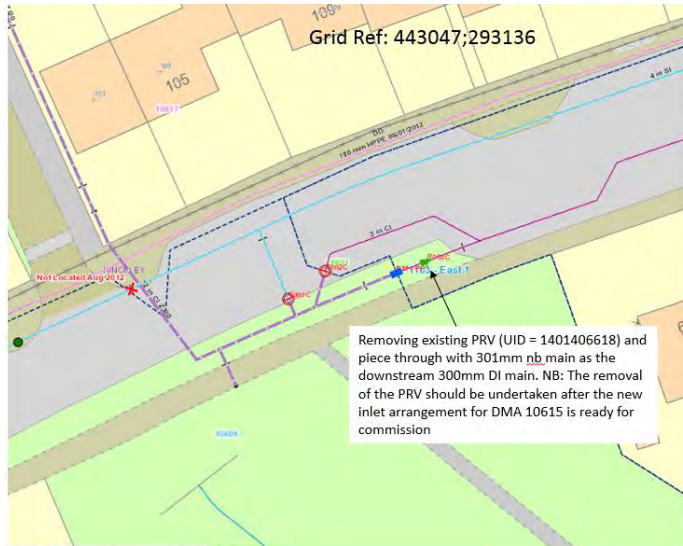
<https://www.stwater.co.uk/building-and-developing/asset-protection/>

If a Severn Trent asset is damaged or at risk of being damaged Severn Trent operations must be informed immediately on Number: 0800 783 4444

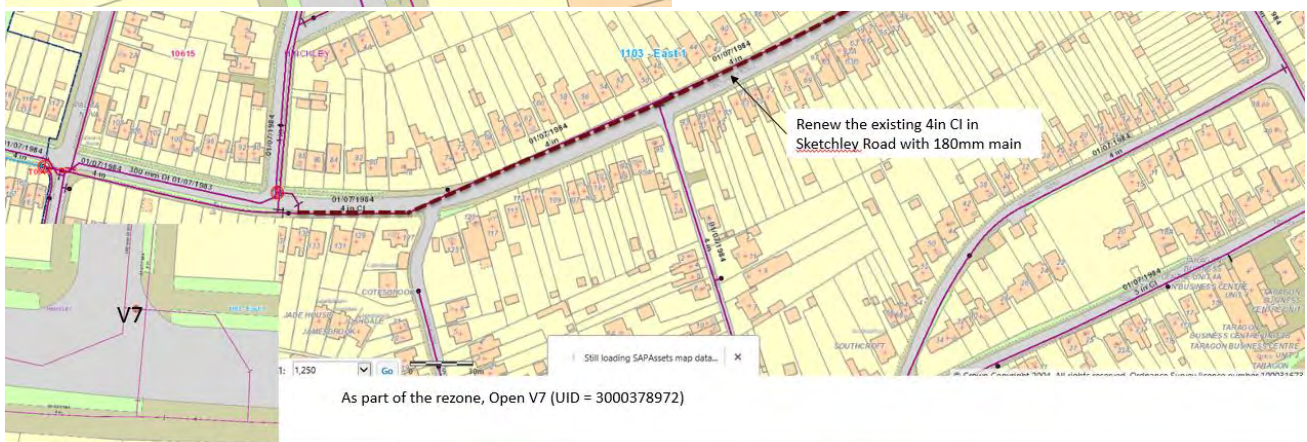
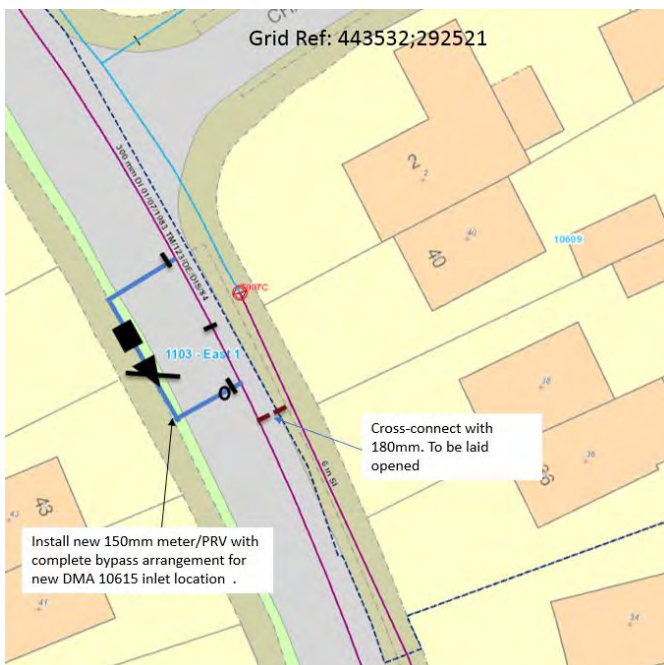
Assessment summary

Based on the details provided in your application, it will be necessary to reinforce our network to supply your proposed development of 445 detached domestic properties. These works will include the below information:





As part of the rezone, close V5 (UID = 1401405480)





While this work is undertaken, up to 100 properties can be supplied from the 5in CI main in Coventry Road to allow construction onsite to start.

As you have not requested any fire fighting flows, these have not been assessed for as part of your enquiry.

As your development proposals do not include process water or private fire fighting requirements, then this reinforcement work will be completed at no additional cost to you. However, it may take longer to deliver your connection due to the additional work required. Timescales for completing this work will be confirmed once your formal quote has been issued.

Protective pipework

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. Barrier pipework must also be installed within 50m of any potential contamination such as petrol stations, factories etc, both existing and new.

Any extended lengths of main installed outside of the site boundary, when applicable, will be assessed separately to your onsite ground investigation report. This will be determined based on the local area contamination events, buildings and existing pipework at draft level. Results will then be determined and finalised on these lengths by STW at construction stage with trial hole investigation. If there is deemed to be a risk with offsite extensions these will be designed in barrier.

As no ground investigation report has been included in your submission for assessment, the evaluation and costs estimates under this application have been under 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.

Supply proposals

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

Based on the size of your site it has been assumed that you will split the scheme into phases. If this is the case your initial application should include a masterplan and overview of the full site proposals. This is to ensure that the future phases are considered as part of the design and construction of your new mains, where loading will follow the same connection point(s). Phases should be designed on schemes that will have a construction break of more than 6 months between sections, or is recommended on larger developments that may be subject to changes throughout the parcel flow during the construction period.

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. When mains are requisitioned, Severn Trent will complete the mains construction and connection(s) on either a lay only or open cut basis. The developer or their contractors will not be permitted to install any water mains.

If you choose to requisition under a lay only agreement you'll need to excavate the trench ahead of mains installation for any works within the site boundary. We'll then lay the water main in the excavated trench and you'll be responsible for the backfill and reinstatement. Severn Trent will complete the mainslaying outside of the site boundary on an excavate, lay and backfill basis unless otherwise agreed. If you choose to requisition under an open cut agreement we'll excavate the trench, lay the water main and backfill the trench both within and outside the site boundary, and reinstate when needed. All backfill will be with the same material unless otherwise agreed.

When mains are progressed as self-lay a developer can 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** for information, along with any contestable works that the SLP as us to do. Please note that should you choose a self-lay provider (SLP), the charges will always be on an excavate and lay basis and charges will be issued for all contestable work to be completed by the SLP unless otherwise agreed.

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.

Following a change in our charges process from April 2020 income offset is now against the service connection charges, so all new water mains are at full cost for construction. Further information on our charges can be found in our latest [Charging Arrangement Document](#) and if you'd like to find out more about the mains processes, please take a look on our [website](#).

The **budget** cost (exclusive of VAT) for Severn Trent constructing the new water main(s) under the options available for requisition and self-lay is:

Description of charge	Charge
New water mains - Lay Only	£233,150.00
New water mains - Open Cut	£281,900.00
New water mains Self-Lay (Source of water to site boundary only)	£10,600.00

Service connection charges are not 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. This amount was previously applied to the cost of a new mains requisition but is now instead applied against the plot connection charges. 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. This charge can also only be applied to connections that are additional demand on the network. If billed services are transferred or infrastructure credits awarded this will affect the income offset charges applied.

The following estimate has been provided based on the number of domestic properties on your site and the estimated infrastructure charges that they could incur. This estimate doesn't take into account any infrastructure credits or environmental discounts that may be applicable.

Type of charge	Description of charge	Quantity	Unit rate	Total charge (net of VAT)
Charges	Water infrastructure charge	445	£363.34	£161,686.30
	Sewerage infrastructure charge	445	£295.37	£131,439.65
Income offset	Water income offset	445	-£474.37	-£211,094.65
	Sewerage income offset	445	-£72.91	-£32,444.95
TOTAL	Total Amount for Infrastructure charges with income offset deducted			£49,586.35

In addition to these base charges, a connection cost will apply for each new plot connection. The following table includes the standard charges involved in new 25/32mm onsite service connections to allow you to calculate estimates on your potential service charge costs. Please note that shared trenches or manifolds will alter your cost estimates and there may be additional charges for variables such as traffic management (offsite connections) barrier pipework or larger connections (50mm and above) where required.

A water for construction charge will also apply to each new connection as standard. If you're building new properties on a development site you'll often need water for construction, e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, we'll charge you a fixed charge for water for construction. VAT is payable.

Water for construction is charged per property when:

1. The water service connection is a 25mm-32mm for any newly built household property.
2. The water service connection is a large diameter connection for a newly built household property.
3. The water service connection is on any non-household property with a 25mm+ connection.

Description of charge	Charge per Plot
Water Connection laid up to 5m – No excavation by STW	£360.19
Water Connection laid between 5m-12m – No excavation by STW	£425.05
Water Connection laid up to 5m – STW to excavate, lay and backfill	£1,253.79
Water Connection laid between 5m-12m – STW to excavate, lay and backfill	£1,804.80
Water for Construction	£89.02

For further details on any of these charges or any potential variables please refer to our latest [Charging Arrangement Document](#) which can be found on our [website](#).

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, further details are available on our website if required.

Our application forms can be completed and submitted online, downloaded from our website (www.stwater.co.uk/developers), or can be emailed or posted upon request. Please contact our general enquiries line below for these to be sent.

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.

Yours sincerely,

Hannah Hewson-Scott
Water Project Coordinator
Developer Services

Useful numbers:

- For general enquiries about new connections and development applications please call our Customer Demand Team on 0800 707 6600.
- For all emergencies, such as a leak or sewer flooding, please call our 24/7 Operations department on 0800 783 4444.



MEC

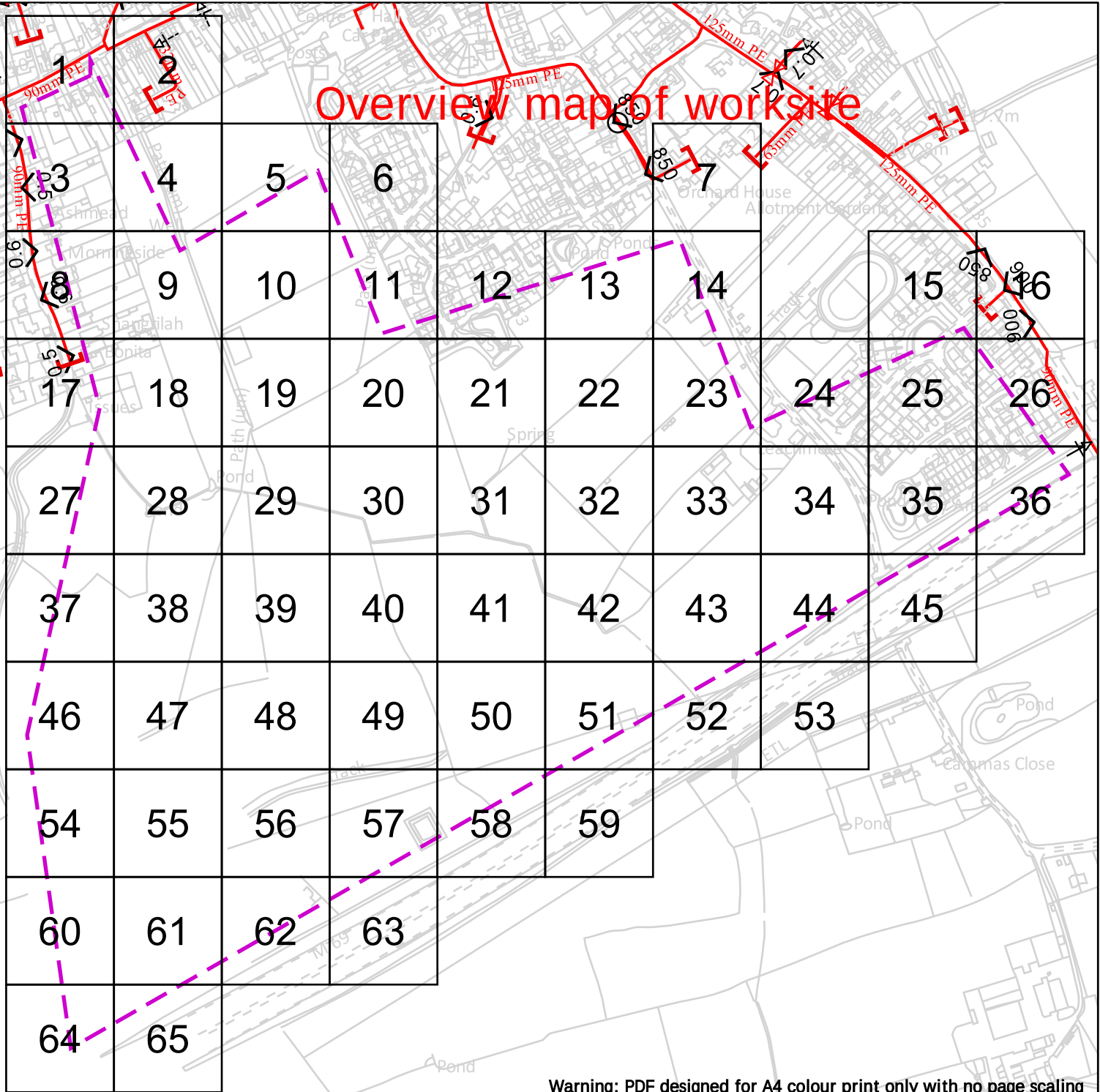
Development Technical
Consultants

APPENDICES



APPENDIX C

Overview map of worksite



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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

IMPORTANT NOTICES

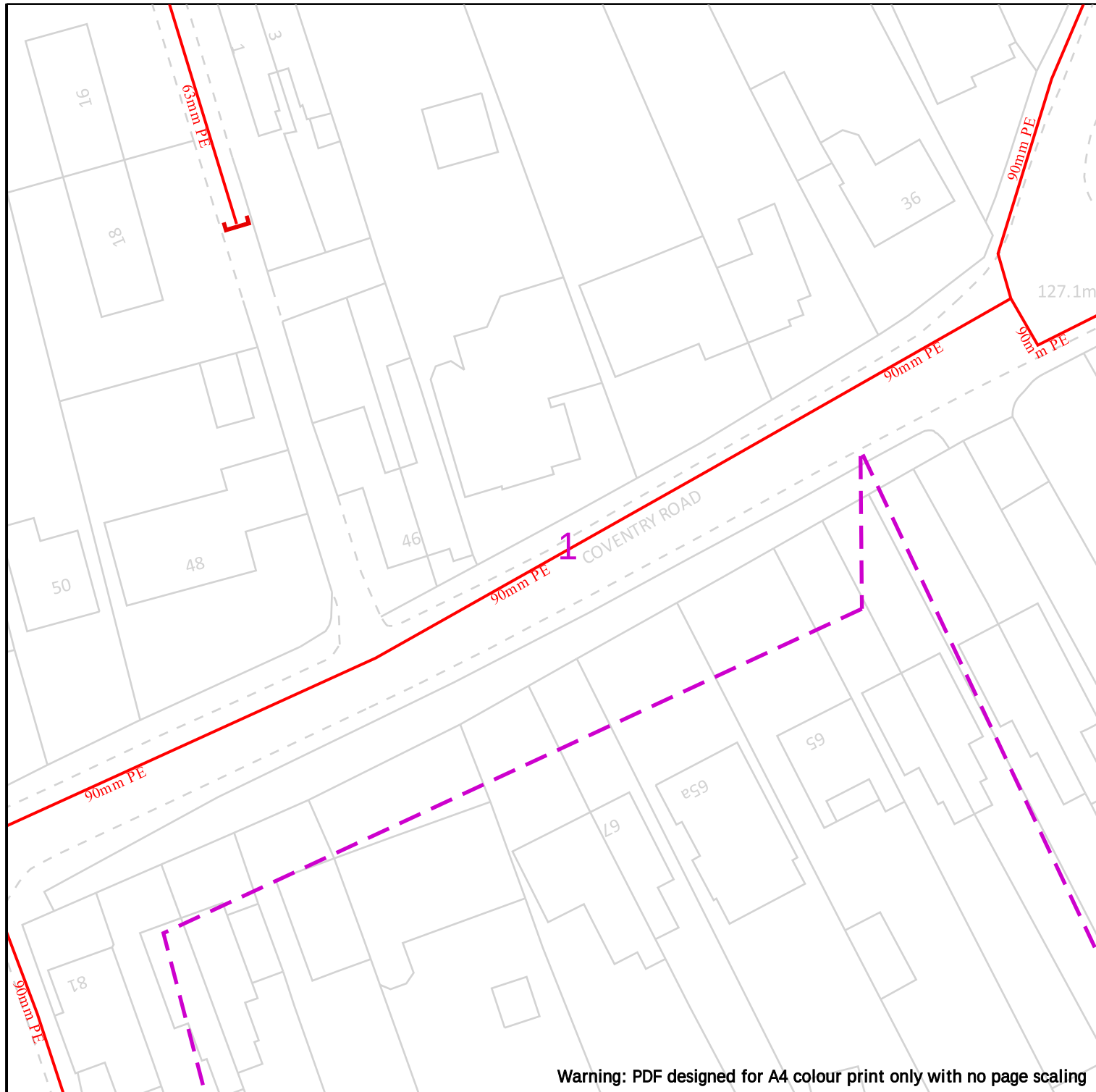
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View extent: 100m, 100m

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25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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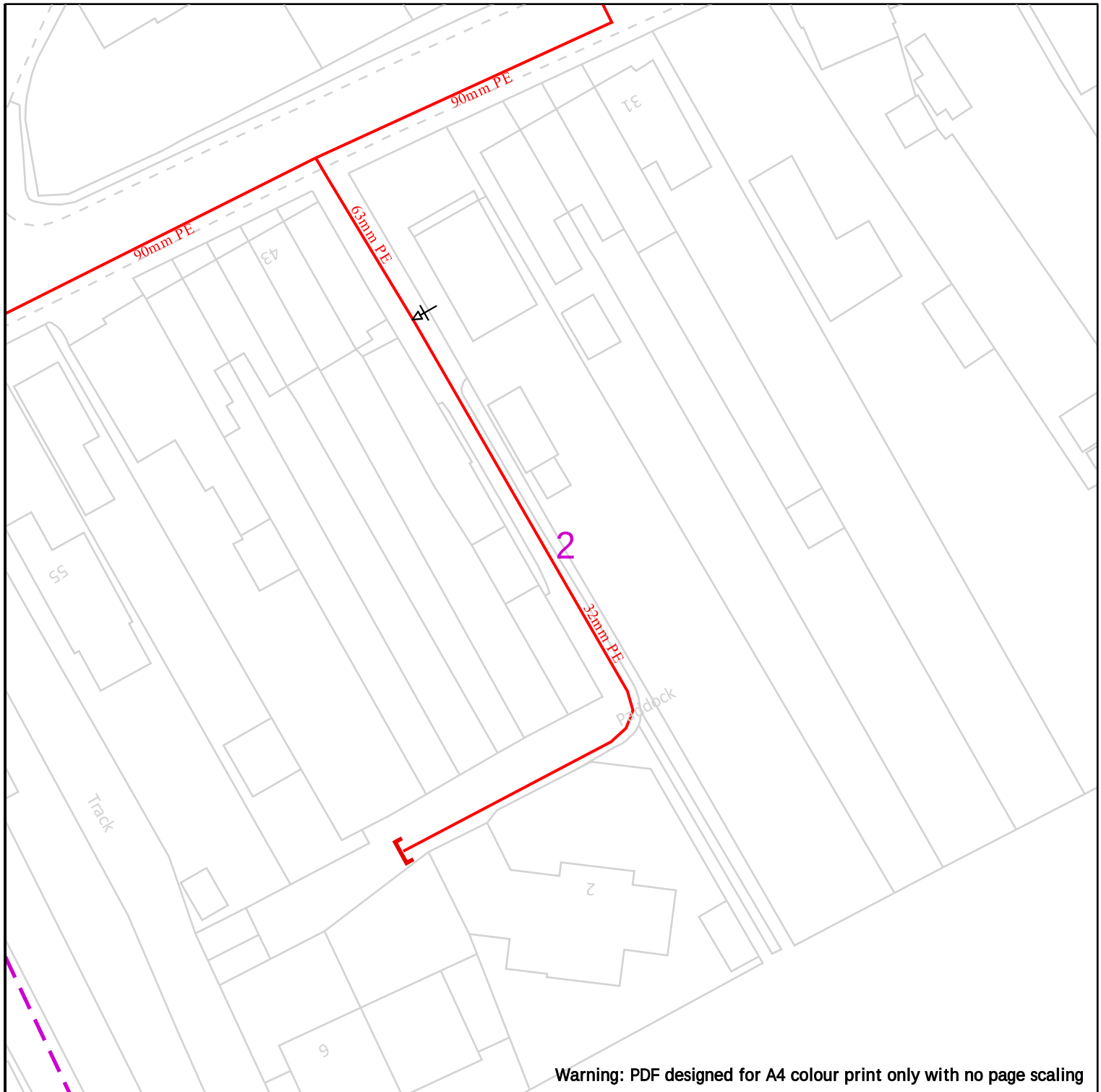
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites Area:  Line: 

 LP Mains

 MP Mains

 IP Mains

 LHP Mains

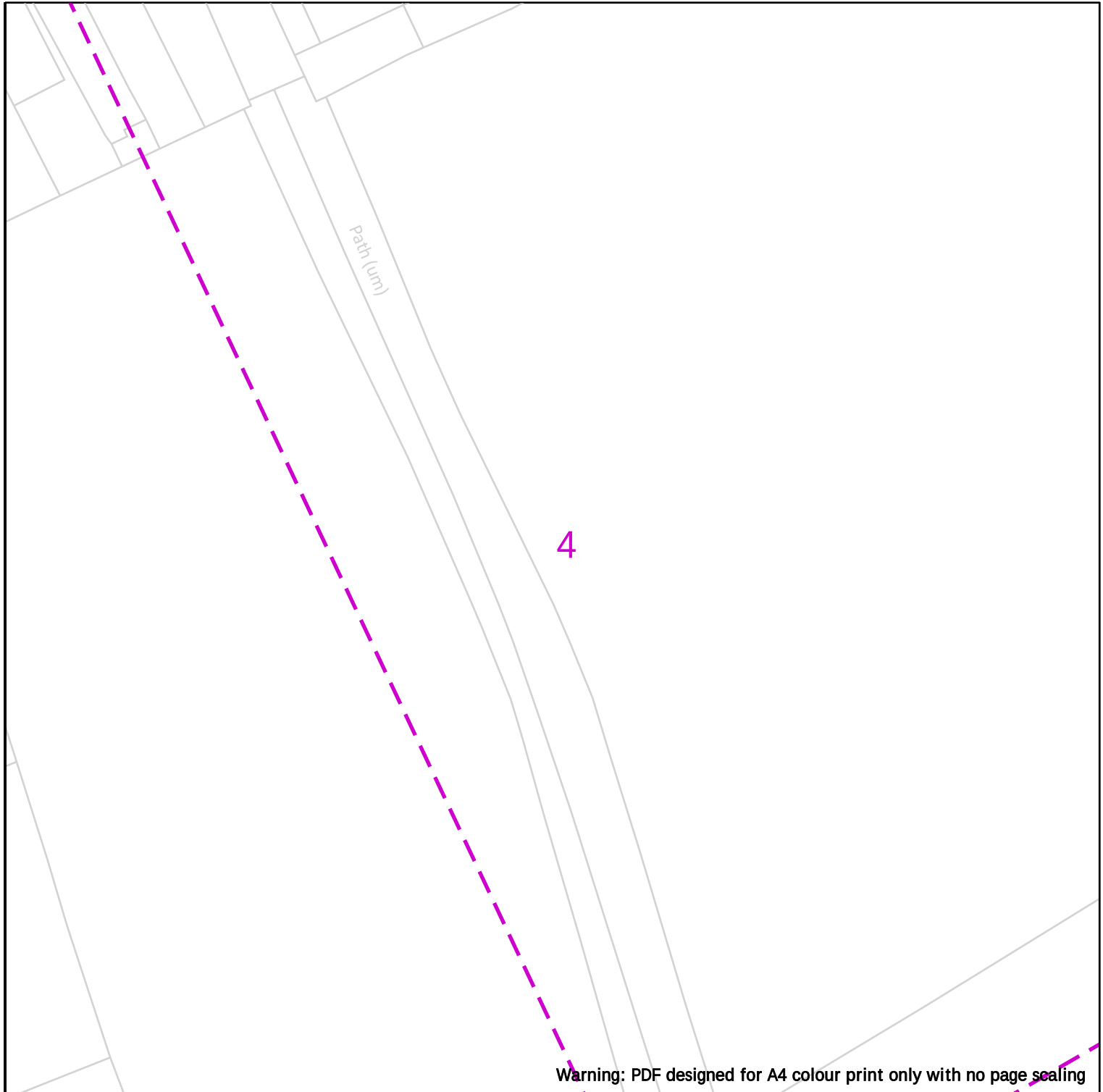
	Valve		Diameter Change
	Depth of cover		Material Change
	Syphon		Out of Standard Service



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Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

View extent: 100m, 100m

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Britannia Recreation Ground

5

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Dig Sites

Area:

Line:



LP Mains
 MP Mains
 IP Mains
 LHP Mains

Valve
 Depth of cover
 Syphon

Diameter Change
 Material Change
 Out of Standard Service

Date Requested: 22/02/2023
 Job Reference: 28608454
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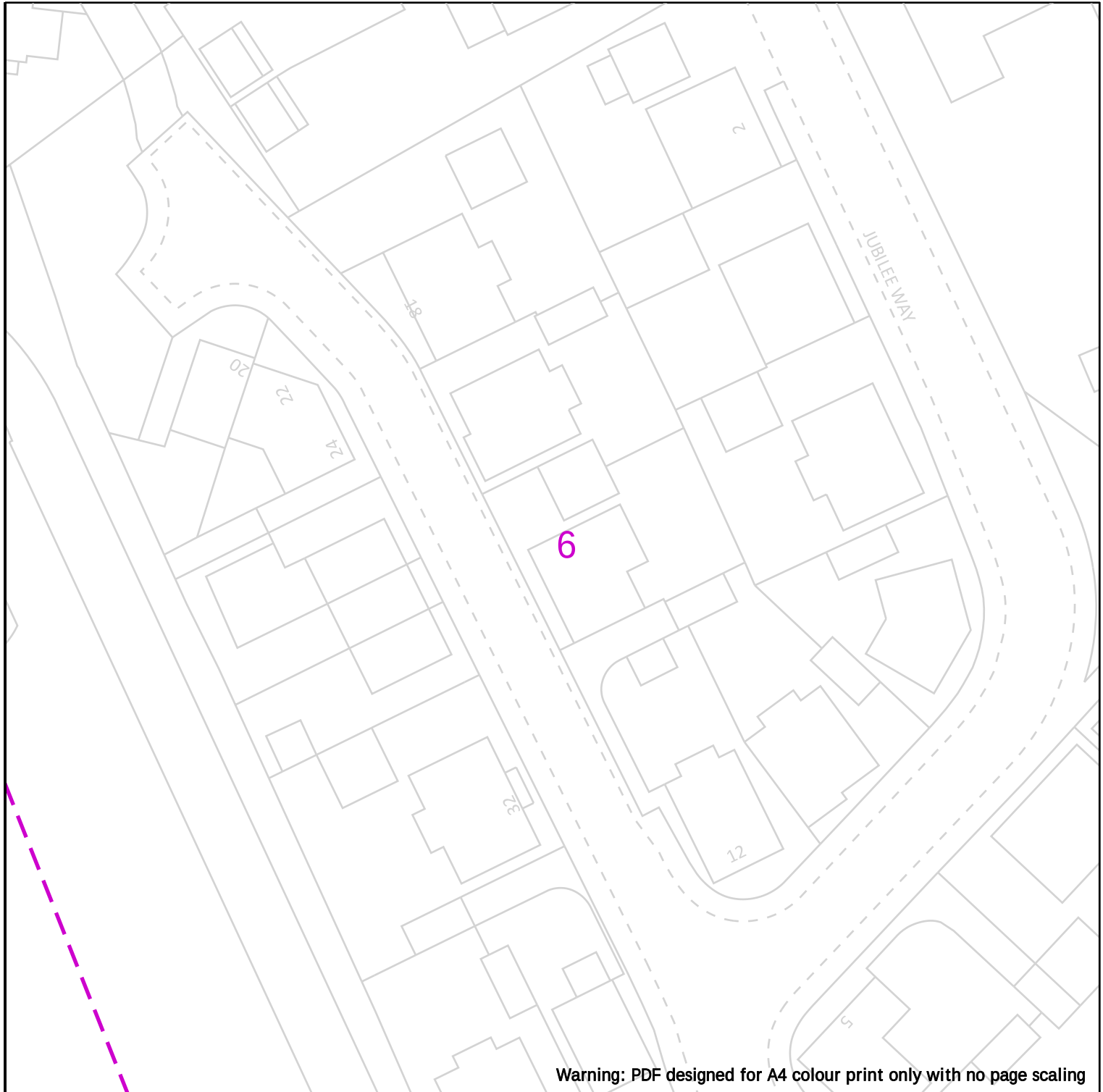
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Dig Sites

Area: 

Line: 



 LP Mains
 MP Mains
 IP Mains
 LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
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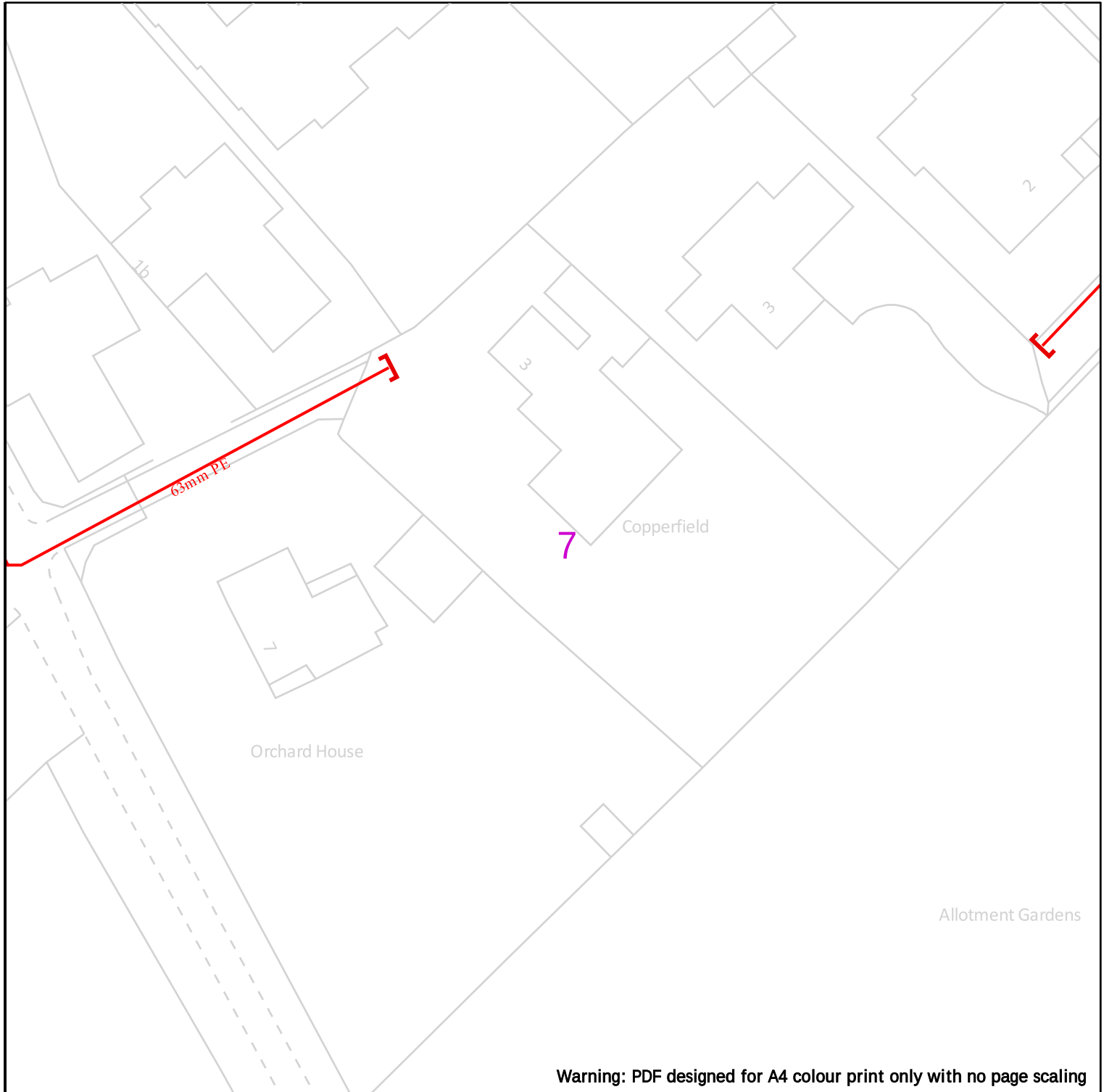
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25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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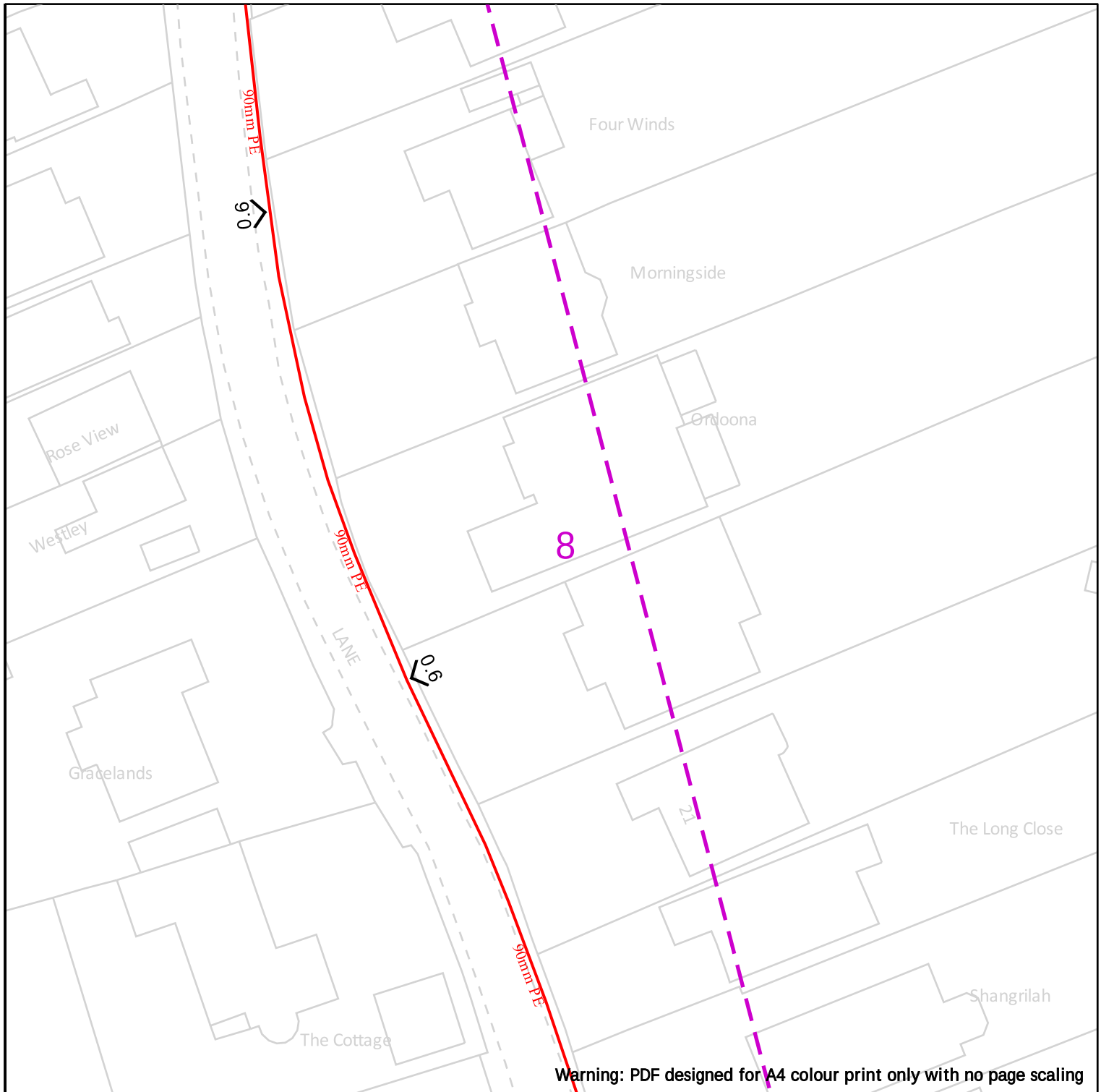
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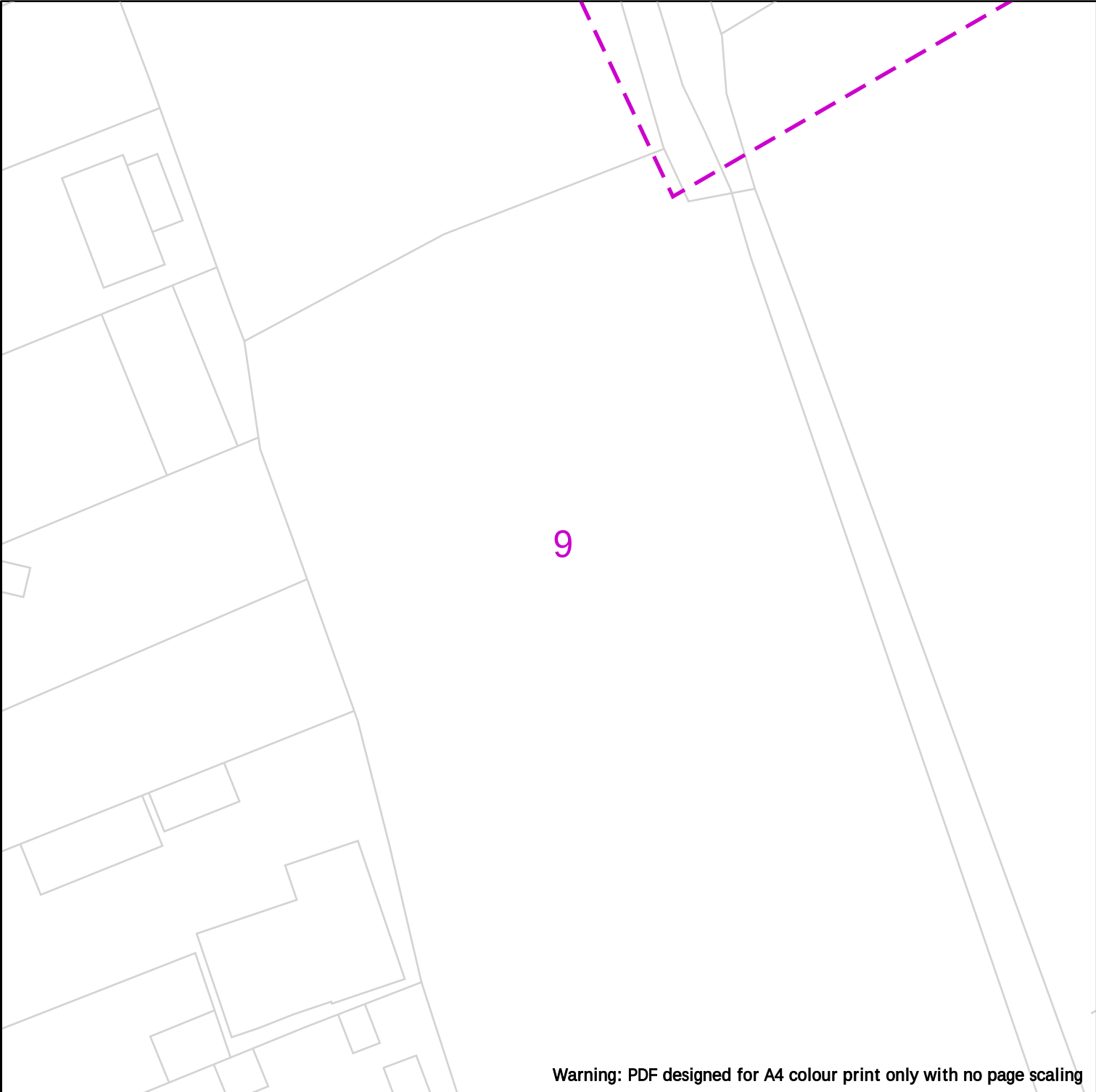
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	25m
Cadent Your Gas Network	Dig Sites LP Mains MP Mains IP Mains LHP Mains Area: Line: Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service
Date Requested: 22/02/2023 Job Reference: 28608454 Site Location: 444128 291609 Requested by: Mrs Emma Harris Your Scheme/Reference: 27932 View extent: 100m, 100m	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

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10

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Dig Sites

Area:

Line:



LP Mains
 MP Mains
 IP Mains
 LHP Mains

Valve
 Depth of cover
 Syphon

Diameter Change
 Material Change
 Out of Standard Service

Date Requested: 22/02/2023
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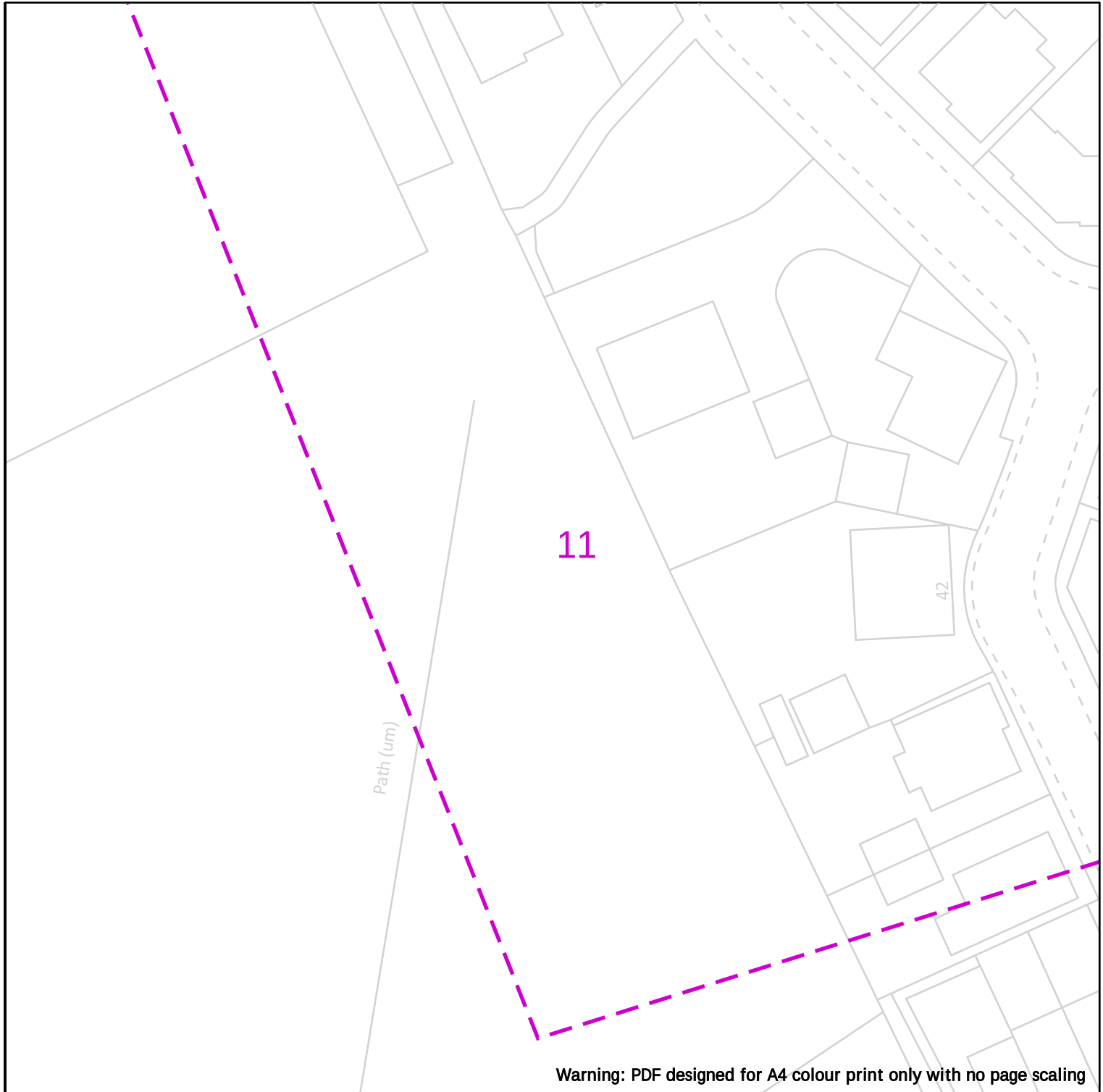
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25m

Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Cadent
Your Gas Network

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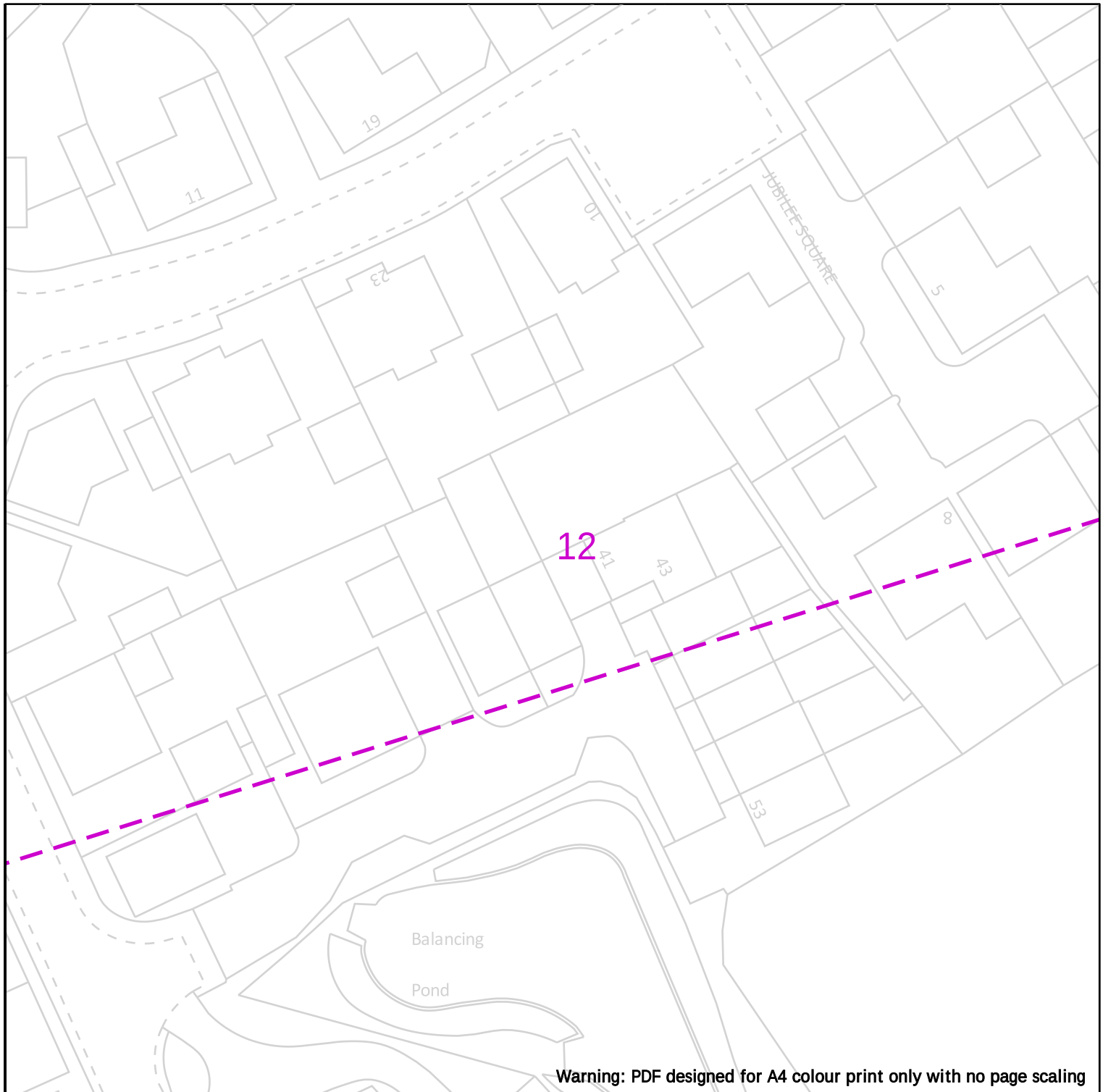
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 25m

Dig Sites

Area: 

Line: 

Cadent
Your Gas Network

 LP Mains

 MP Mains

 IP Mains

 LHP Mains

LP Mains

MP Mains

IP Mains

LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



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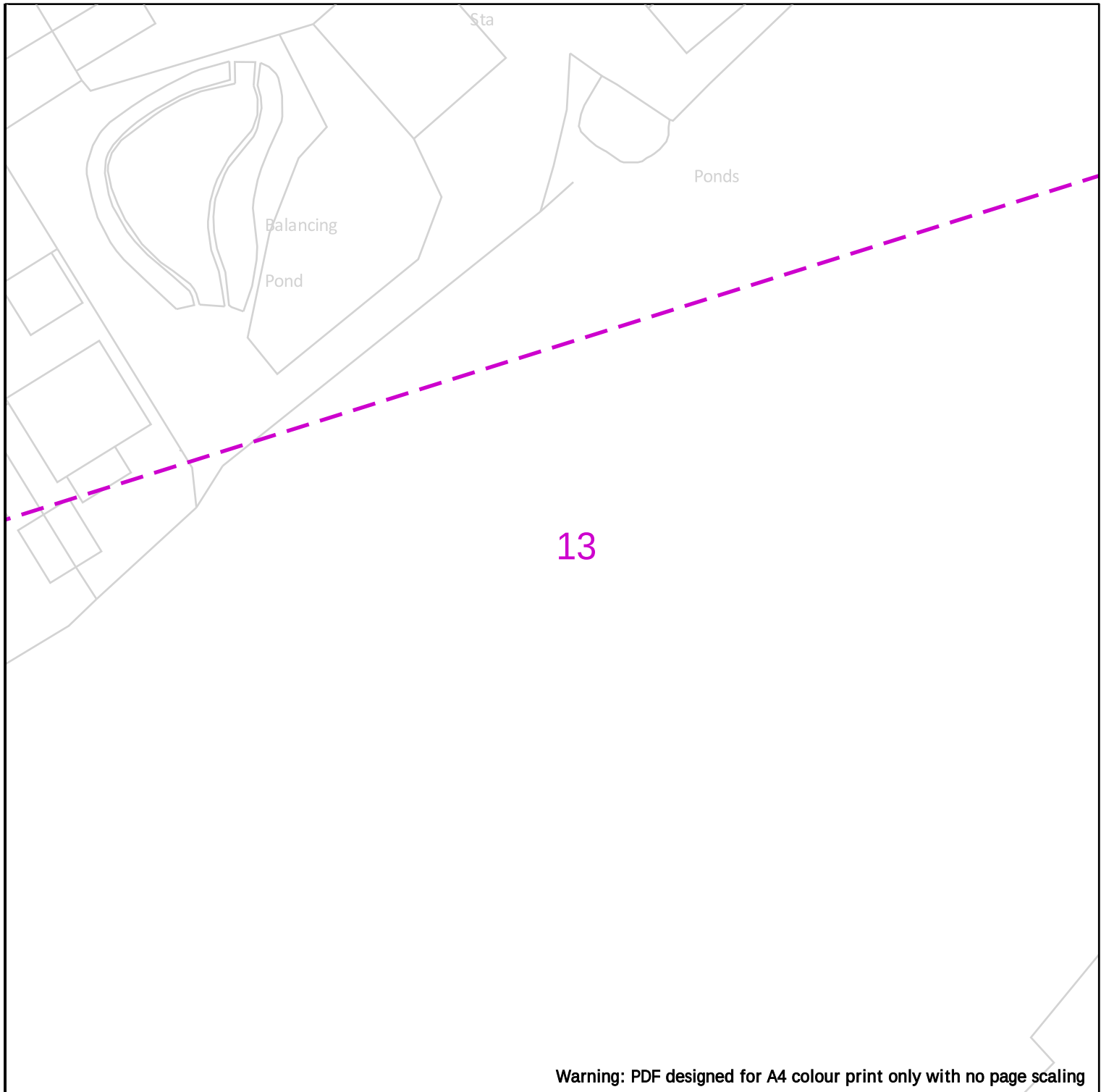
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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

In case of emergency call - 0800 111 999

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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

View extent: 100m, 100m

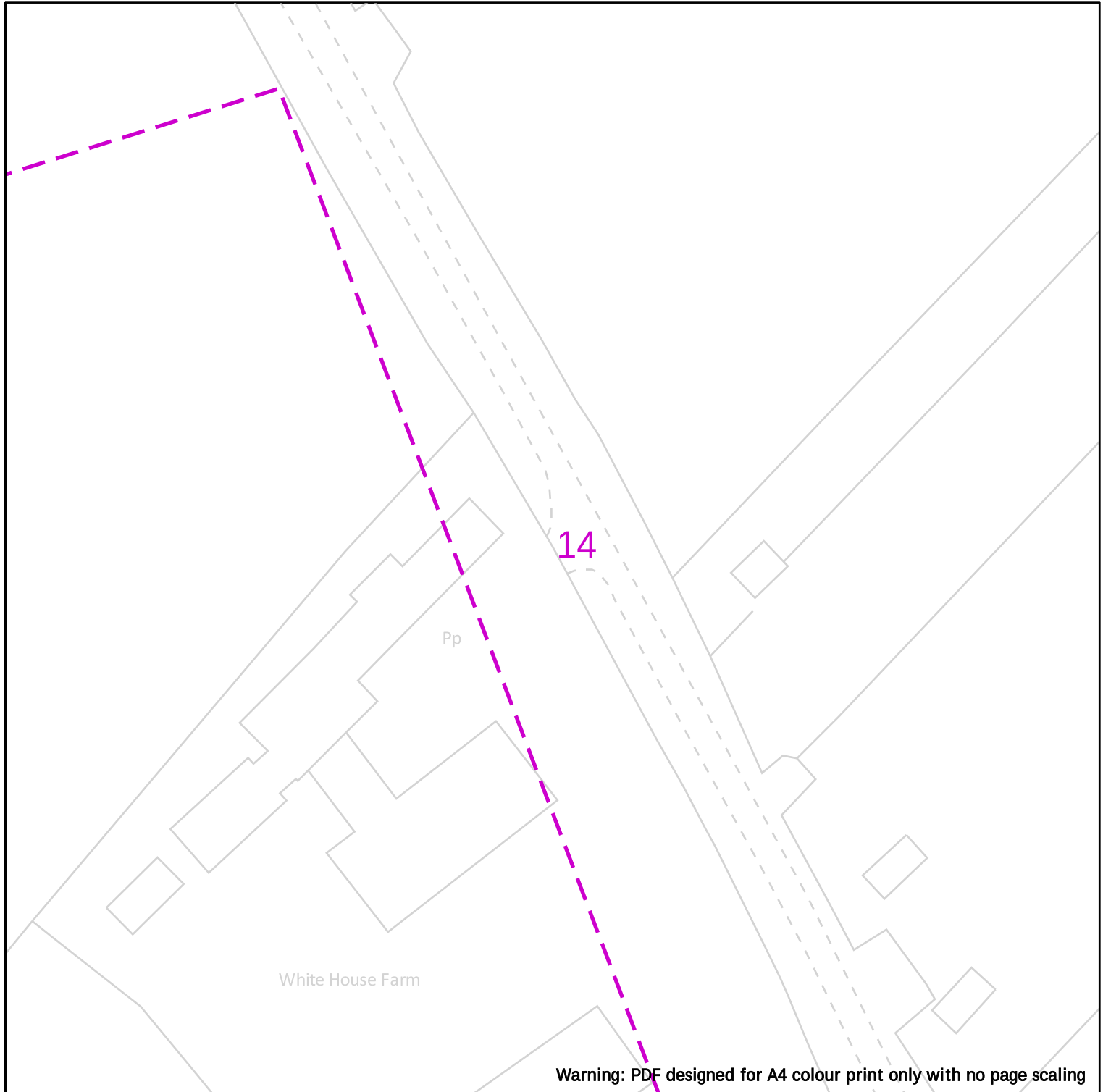
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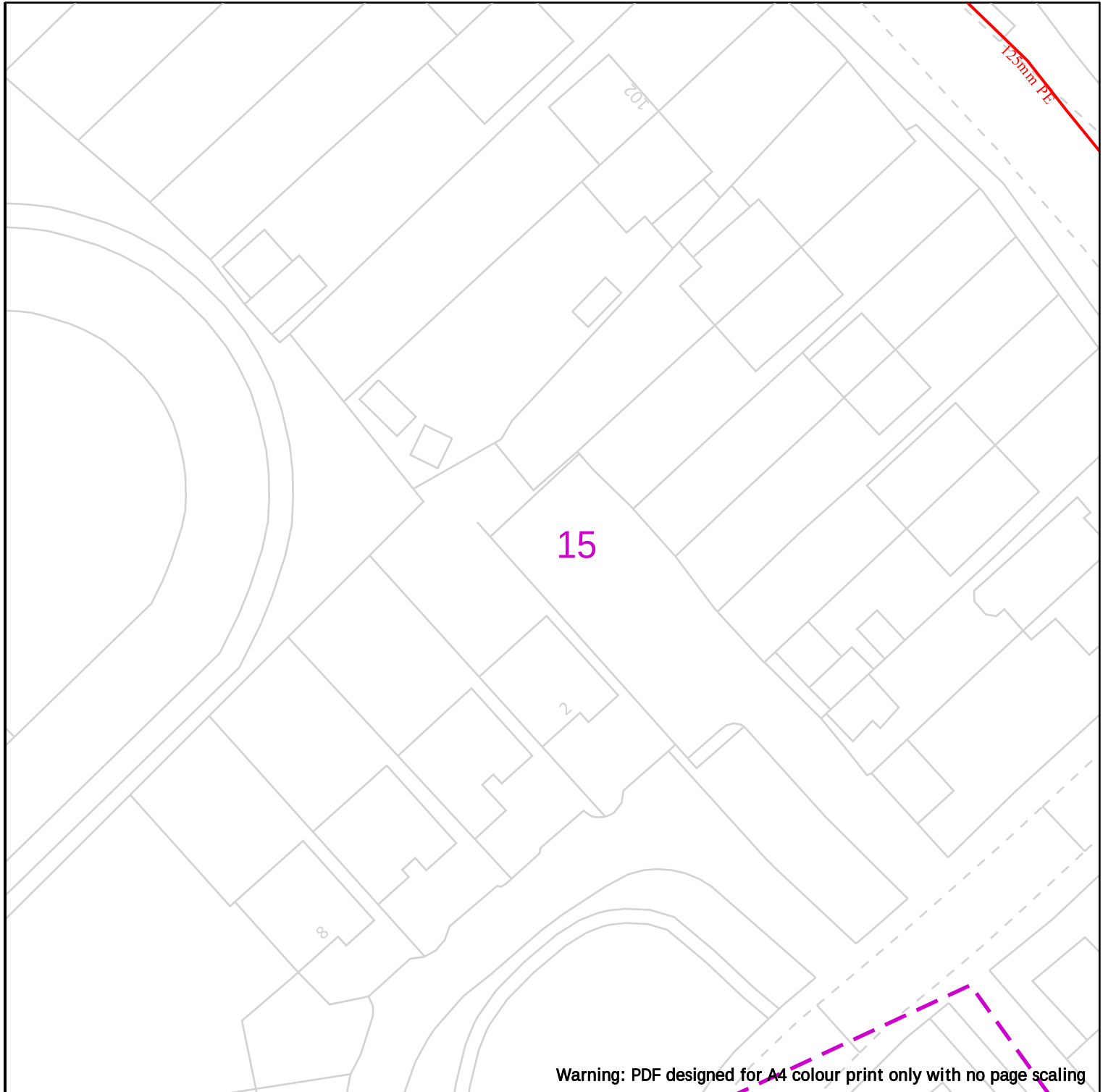
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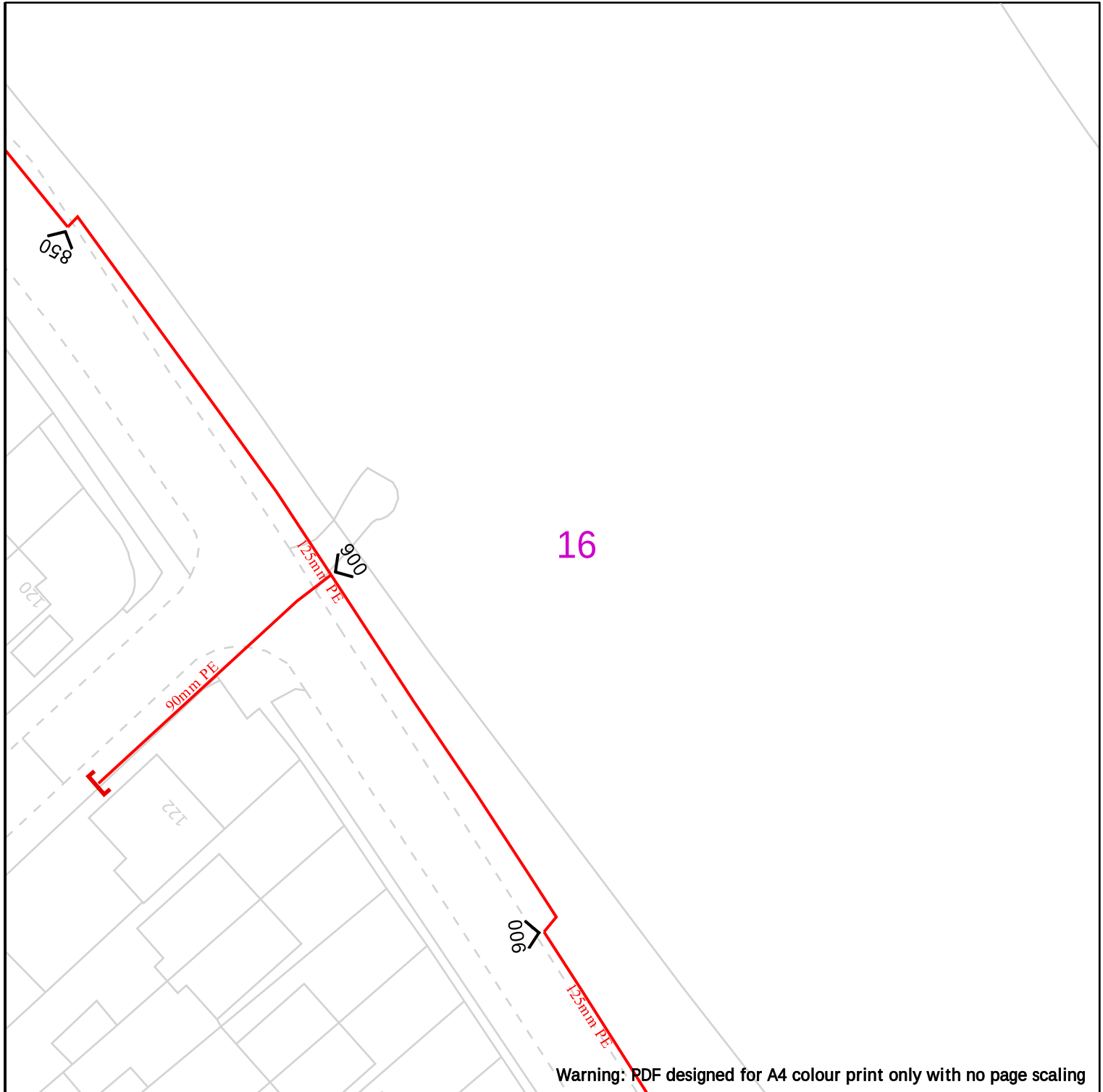
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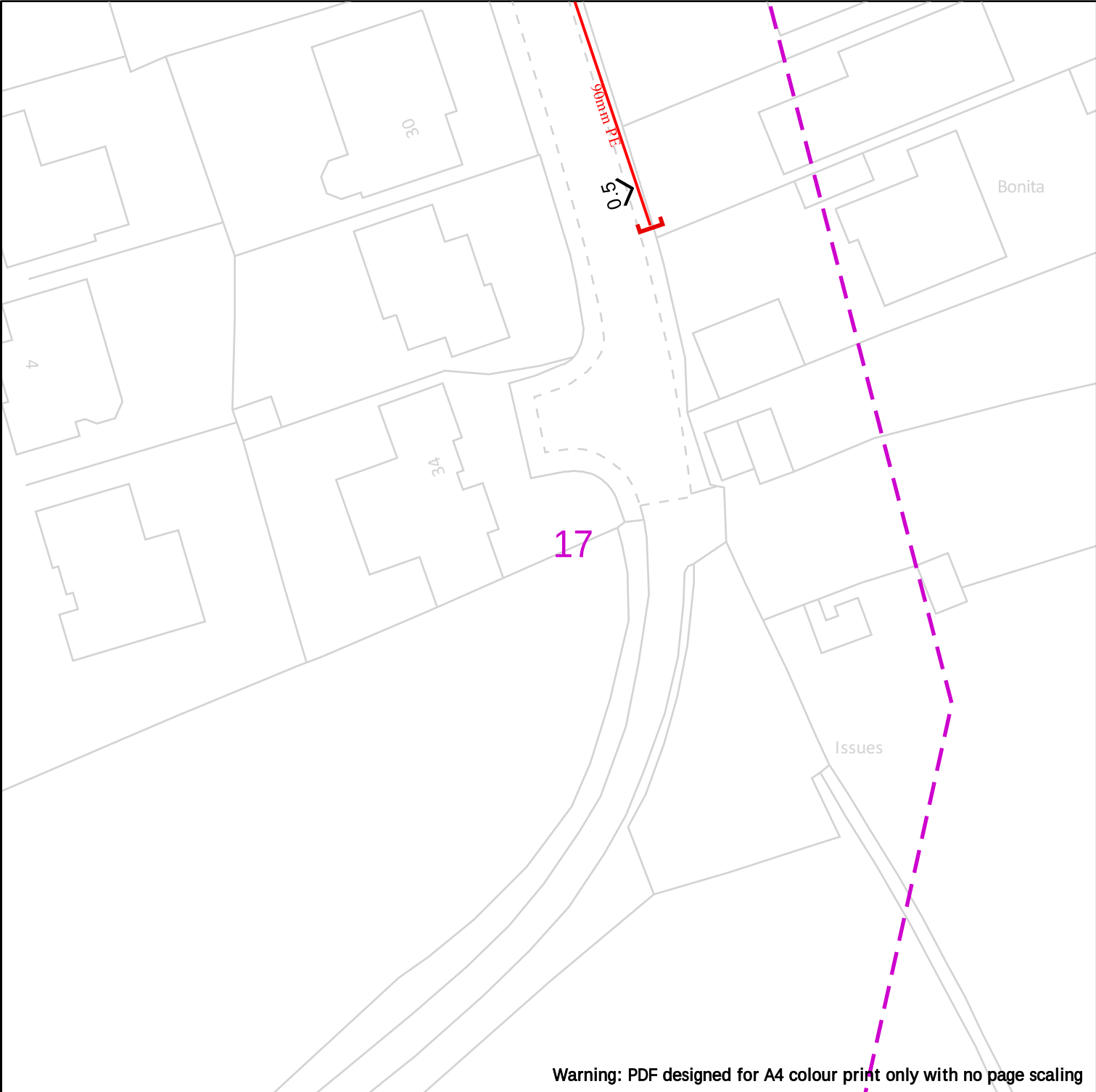
	25m
Cadent Your Gas Network	Dig Sites Area: Line: LP Mains MP Mains IP Mains LHP Mains Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service
Date Requested: 22/02/2023 Job Reference: 28608454 Site Location: 444128 291609 Requested by: Mrs Emma Harris Your Scheme/Reference: 27932 View extent: 100m, 100m	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999
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	 25m <table border="0"> <tr> <td>Dig Sites</td> <td>Area: </td> <td>Line: </td> </tr> <tr> <td></td> <td>LP Mains</td> <td> Valve</td> </tr> <tr> <td></td> <td>MP Mains</td> <td> Depth of cover</td> </tr> <tr> <td></td> <td>IP Mains</td> <td> Syphon</td> </tr> <tr> <td></td> <td>LHP Mains</td> <td> Diameter Change</td> </tr> <tr> <td></td> <td></td> <td> Material Change</td> </tr> <tr> <td></td> <td></td> <td> Out of Standard Service</td> </tr> </table>	Dig Sites	Area: 	Line: 		LP Mains	 Valve		MP Mains	 Depth of cover		IP Mains	 Syphon		LHP Mains	 Diameter Change			 Material Change			 Out of Standard Service
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	 Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service
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Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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View extent: 100m, 100m

18

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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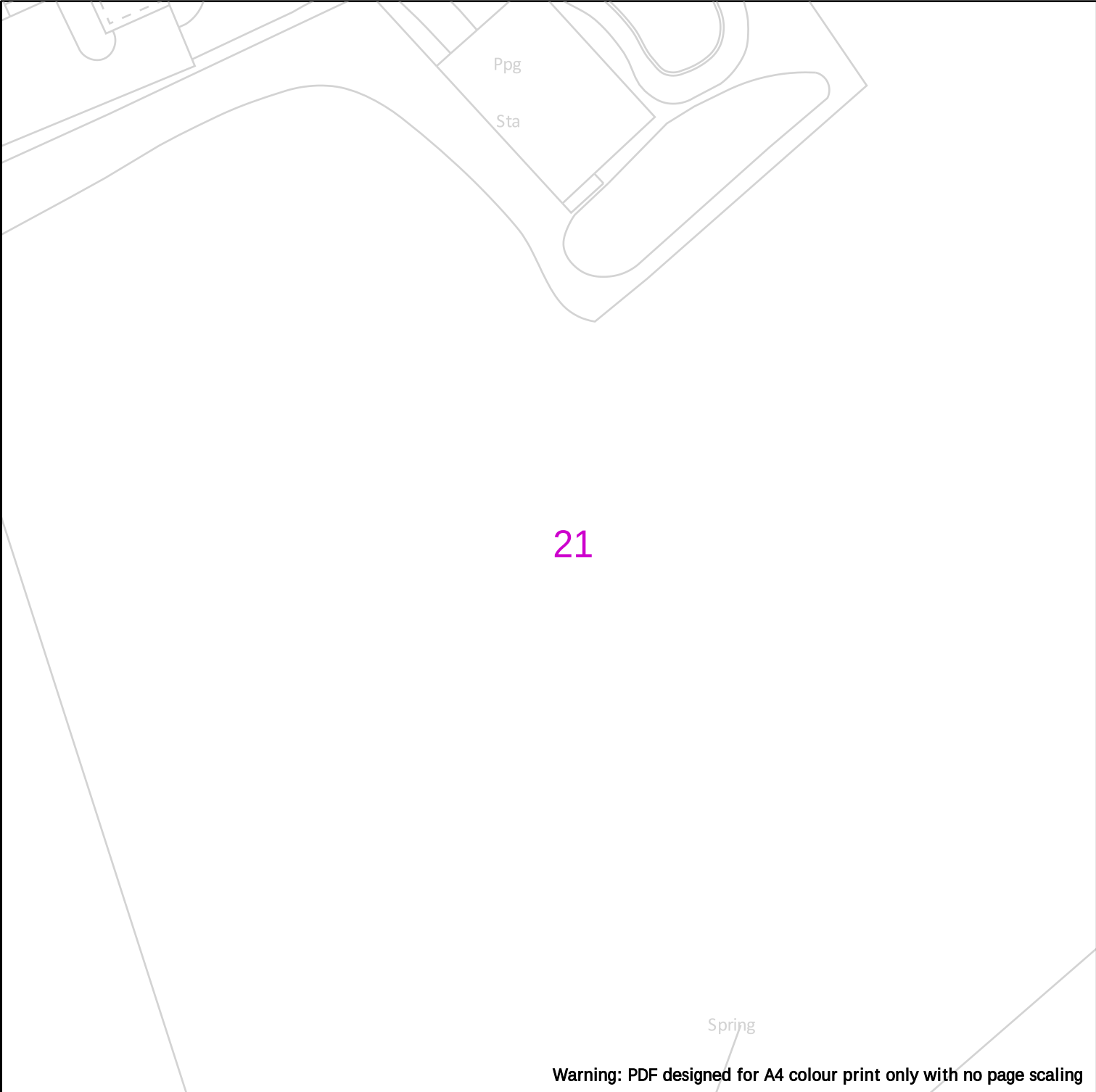
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	 Dig Sites Area: Line:	LP Mains MP Mains IP Mains LHP Mains	Valve Depth of cover Syphon	Diameter Change Material Change Out of Standard Service
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22

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Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
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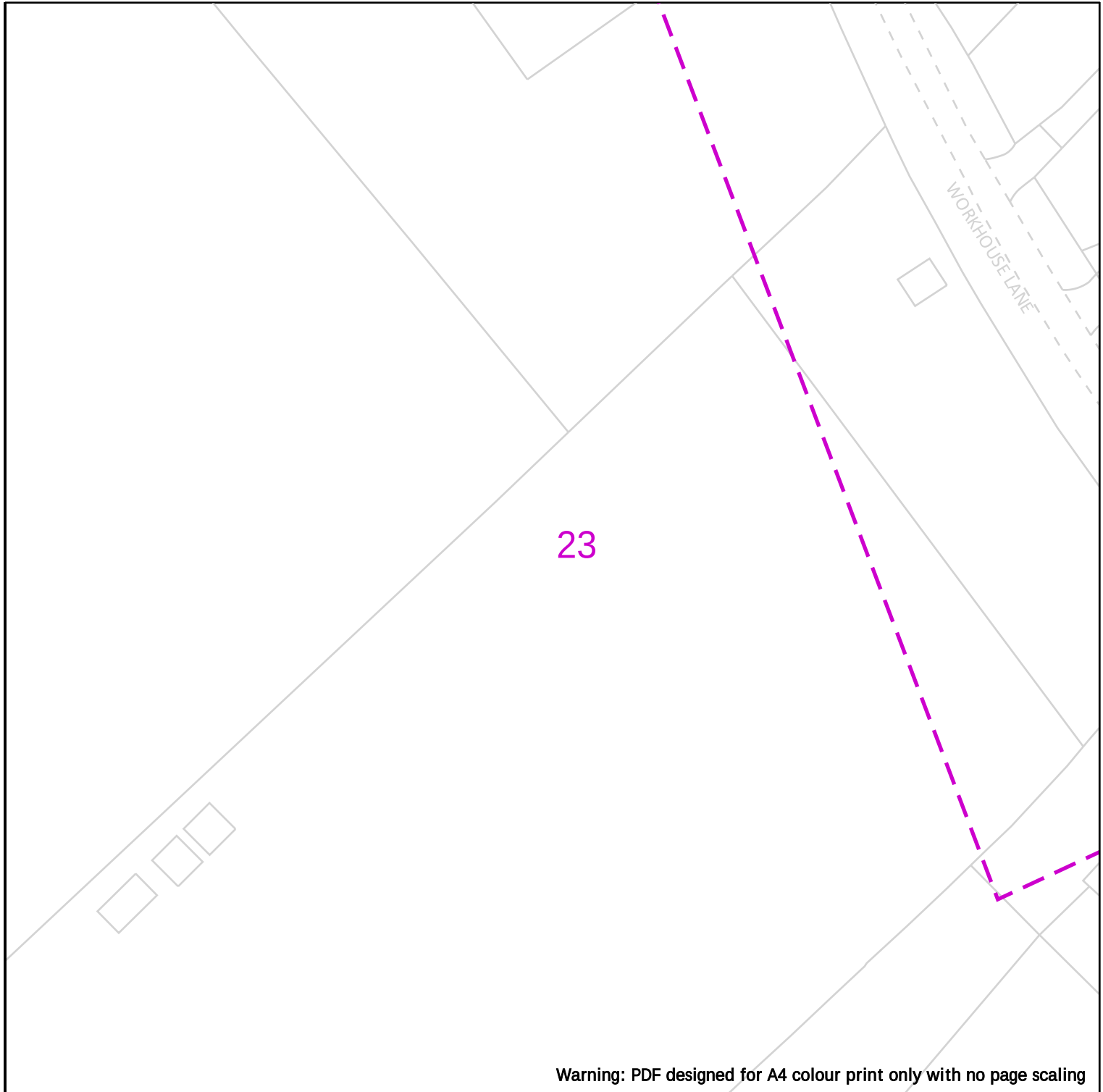
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25m

Dig Sites

Area:

Line:

Cadent
Your Gas Network



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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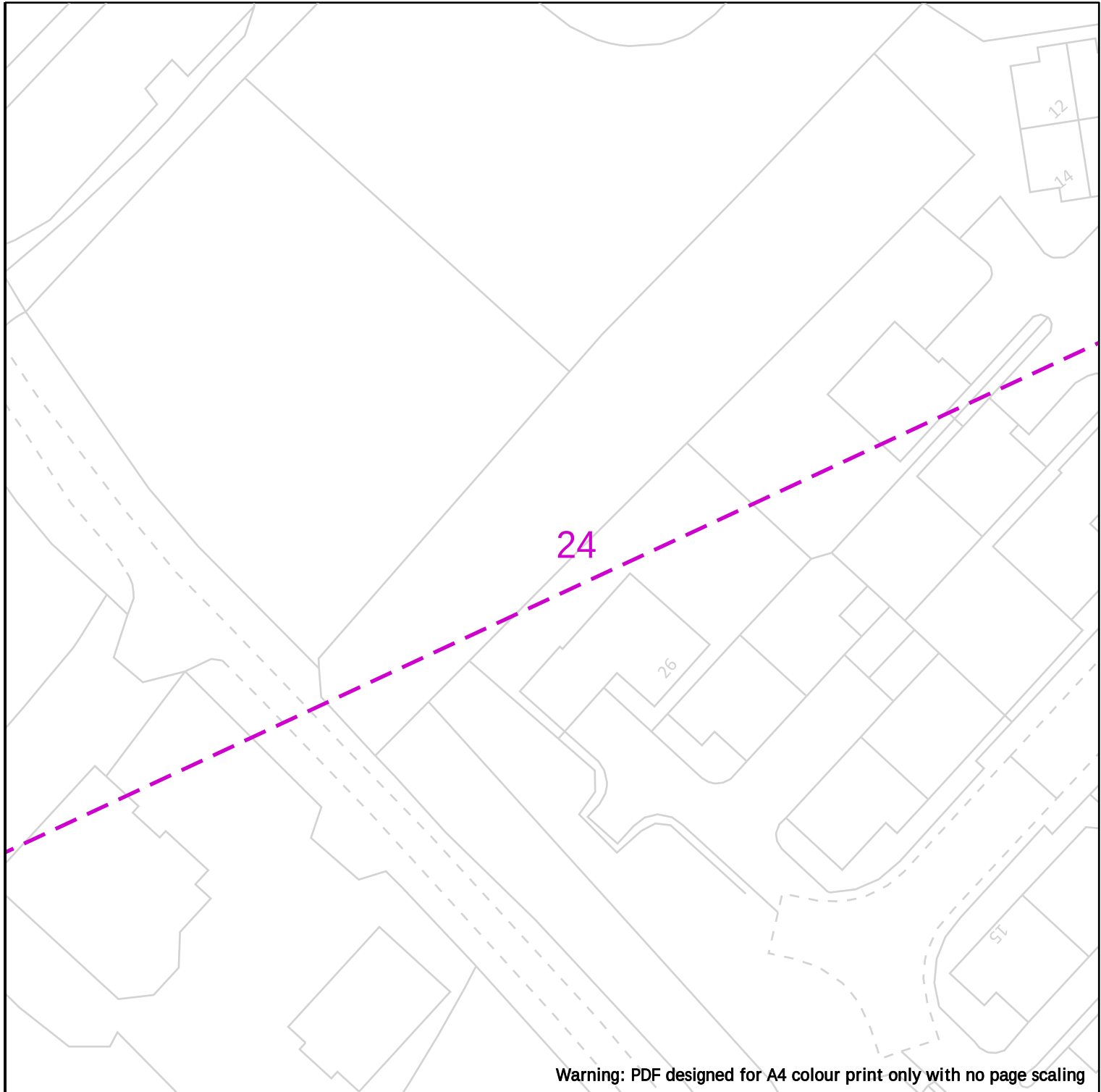
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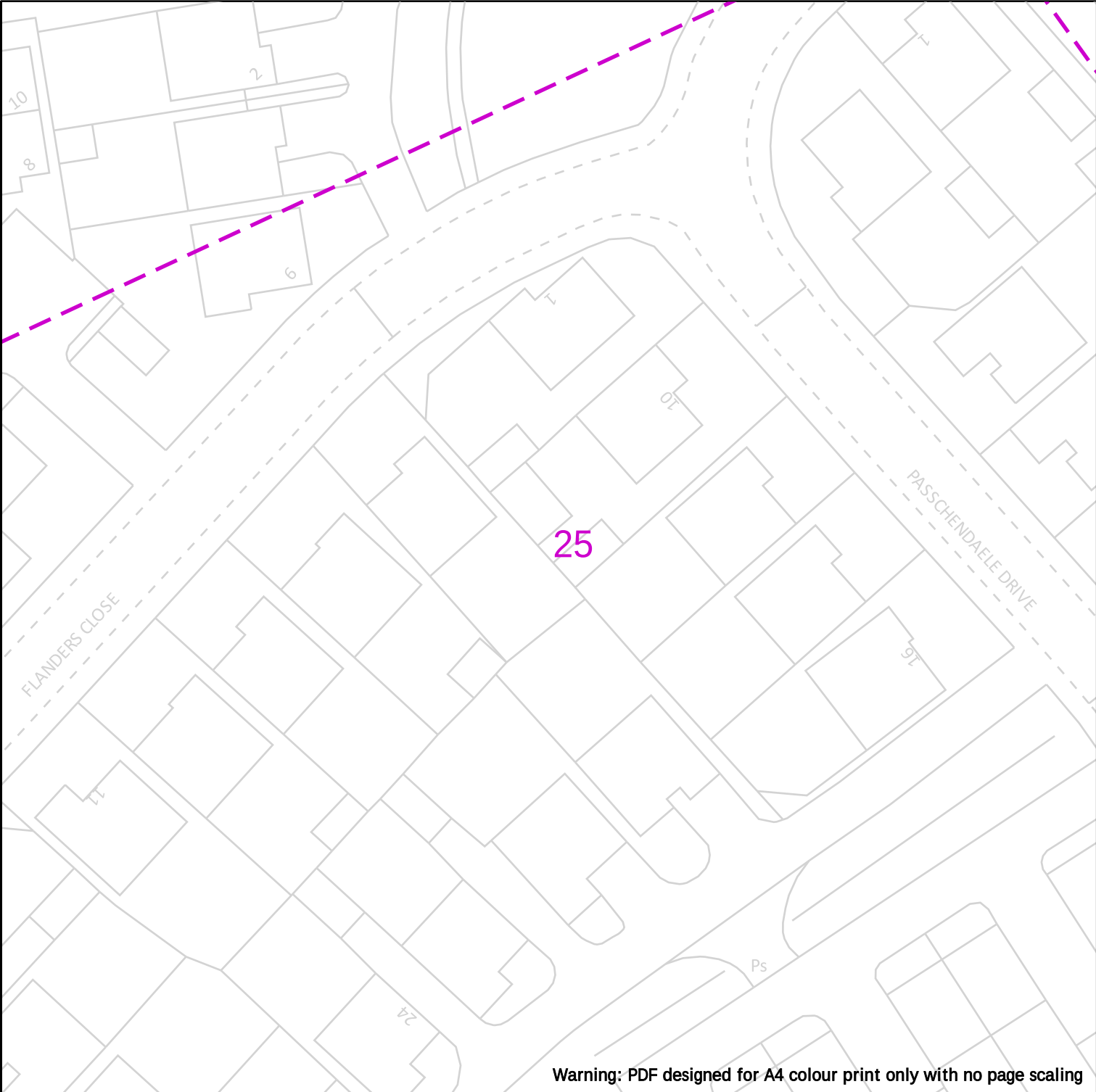
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	Dig Sites Area: Line: <table border="0"> <tr> <td></td> <td>LP Mains</td> <td></td> <td>Valve</td> <td></td> <td>Diameter Change</td> </tr> <tr> <td></td> <td>MP Mains</td> <td></td> <td>Depth of cover</td> <td></td> <td>Material Change</td> </tr> <tr> <td></td> <td>IP Mains</td> <td></td> <td>Syphon</td> <td></td> <td>Out of Standard Service</td> </tr> <tr> <td></td> <td>LHP Mains</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		LP Mains		Valve		Diameter Change		MP Mains		Depth of cover		Material Change		IP Mains		Syphon		Out of Standard Service		LHP Mains				
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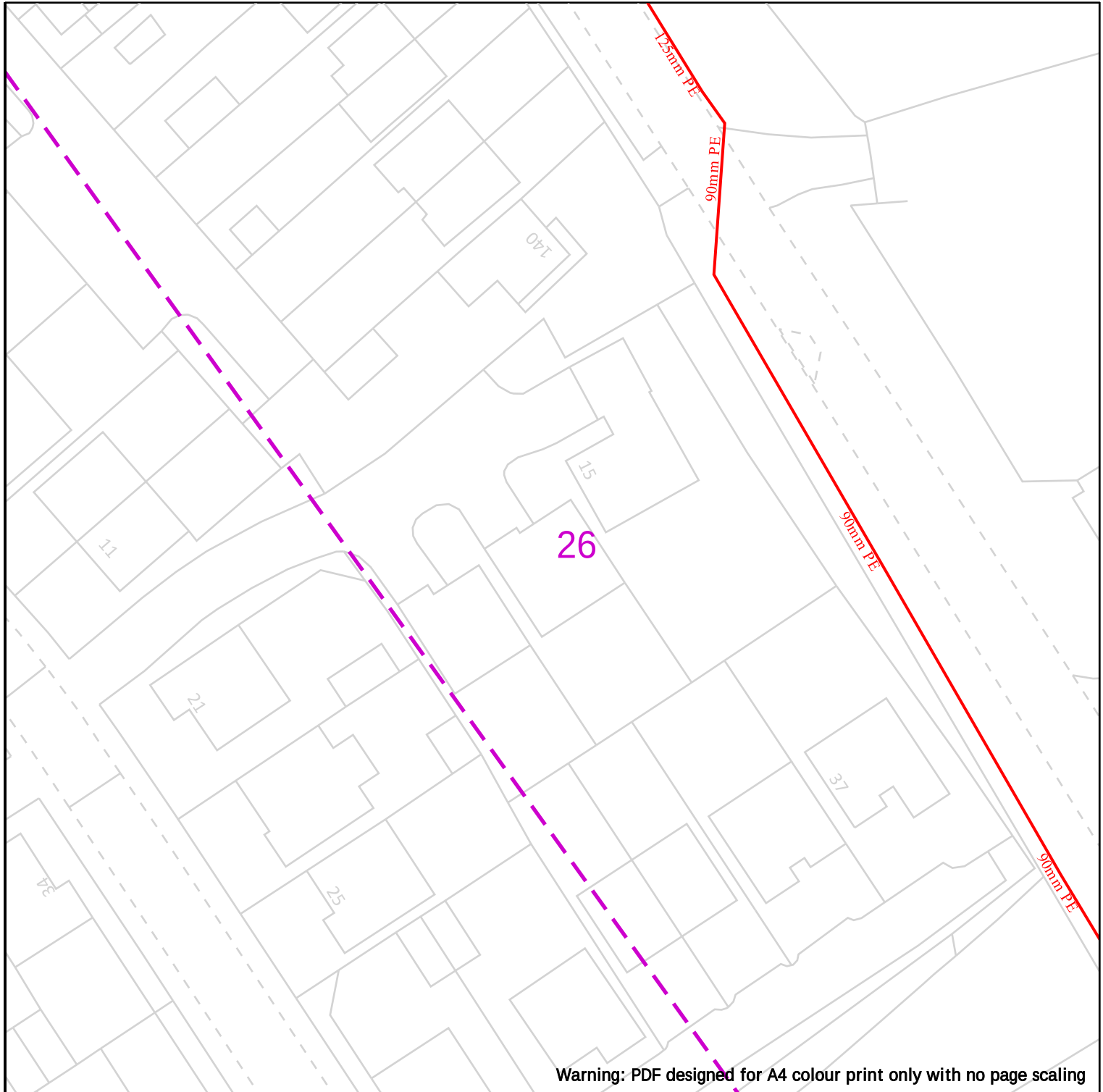
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		Material Change
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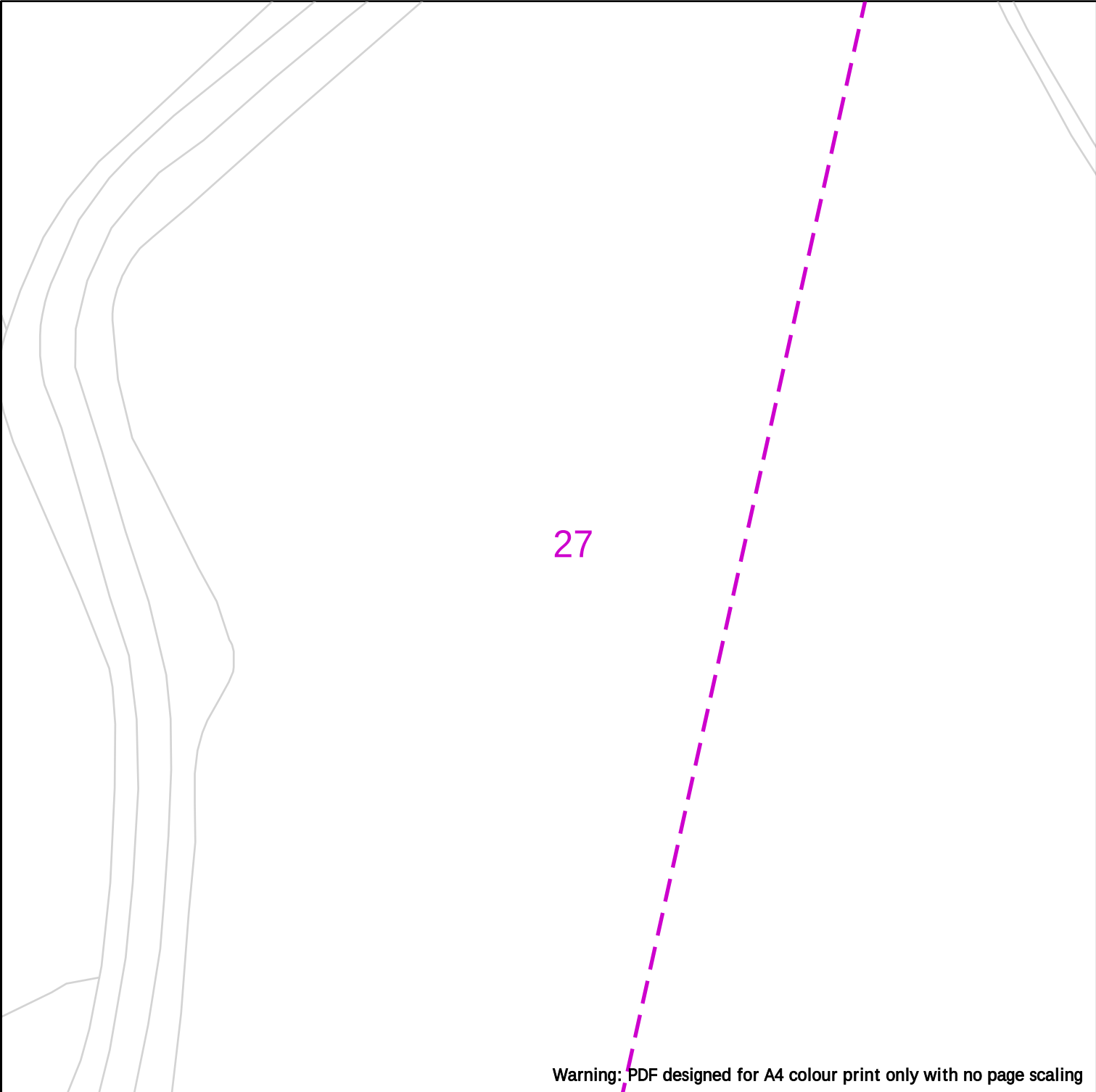
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

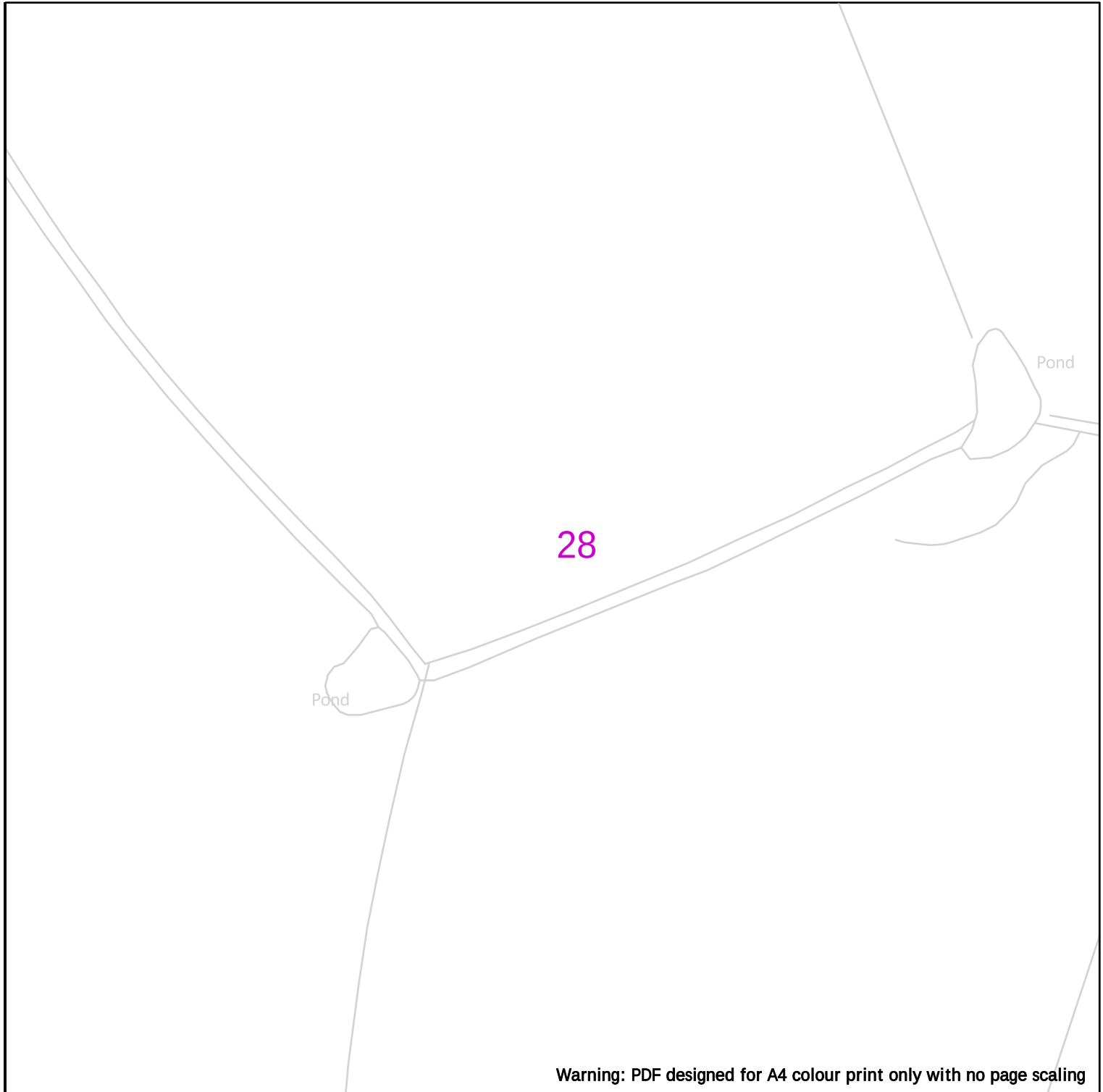
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In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)



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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

View extent: 100m, 100m

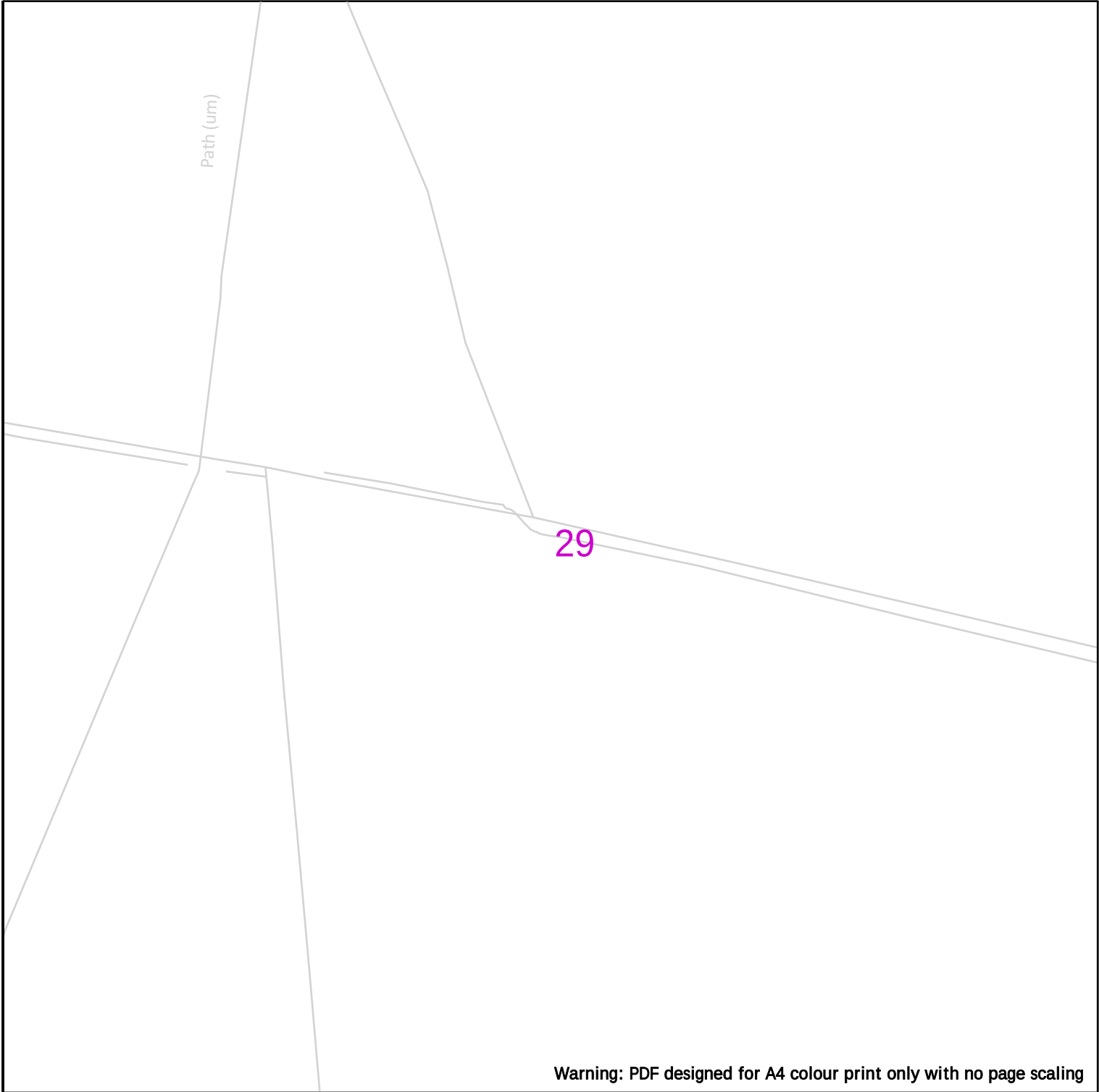
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
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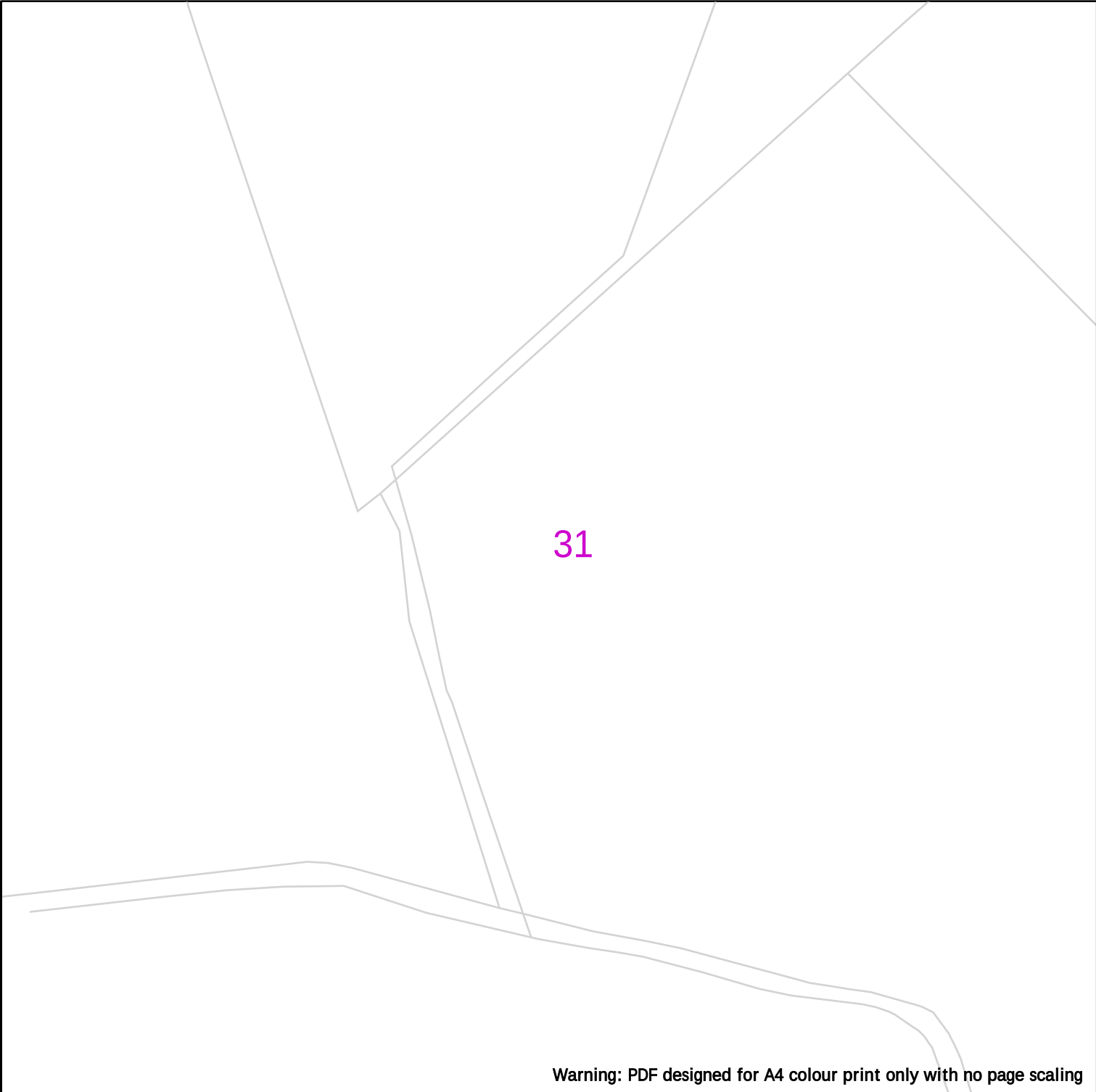
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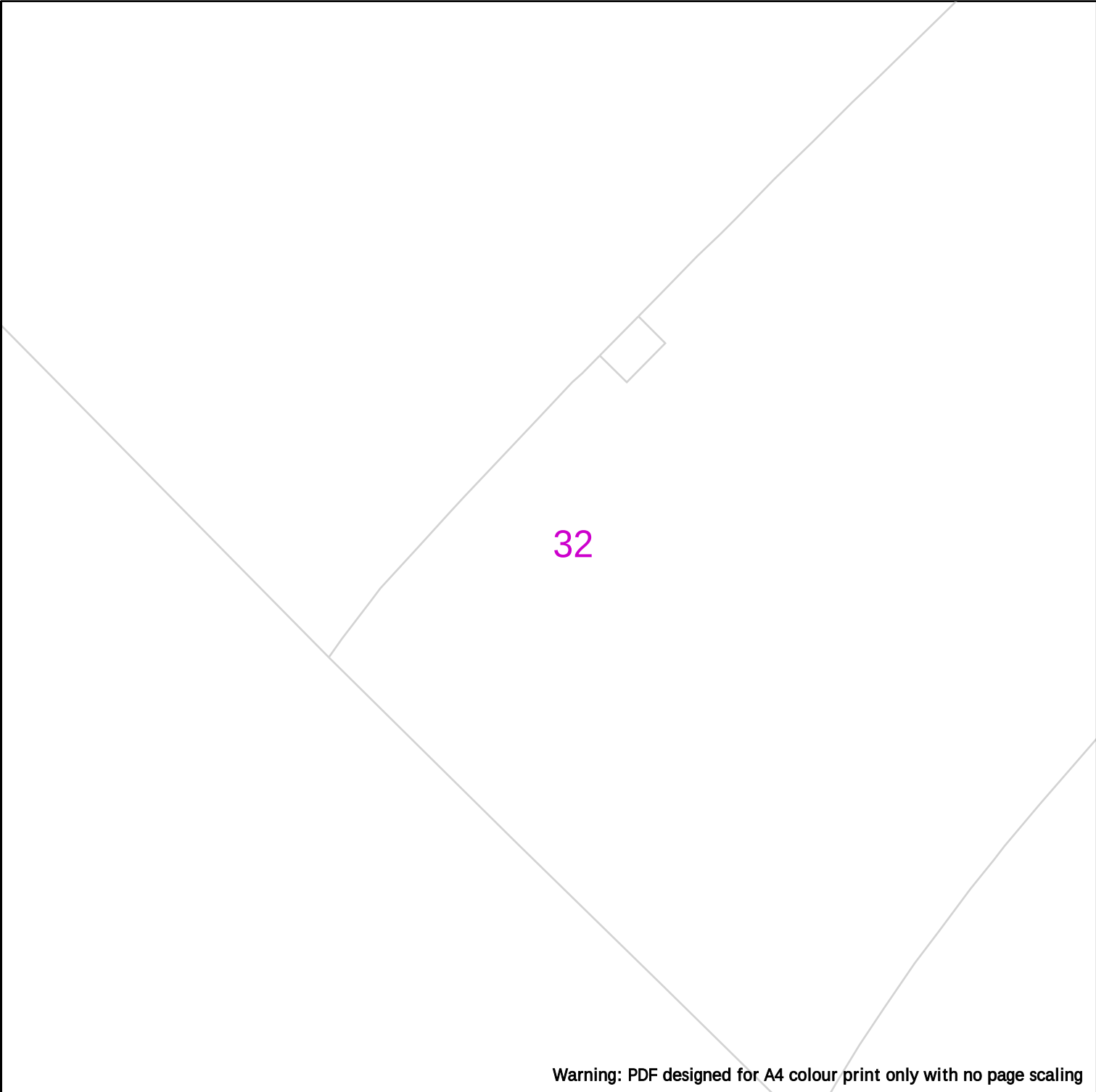
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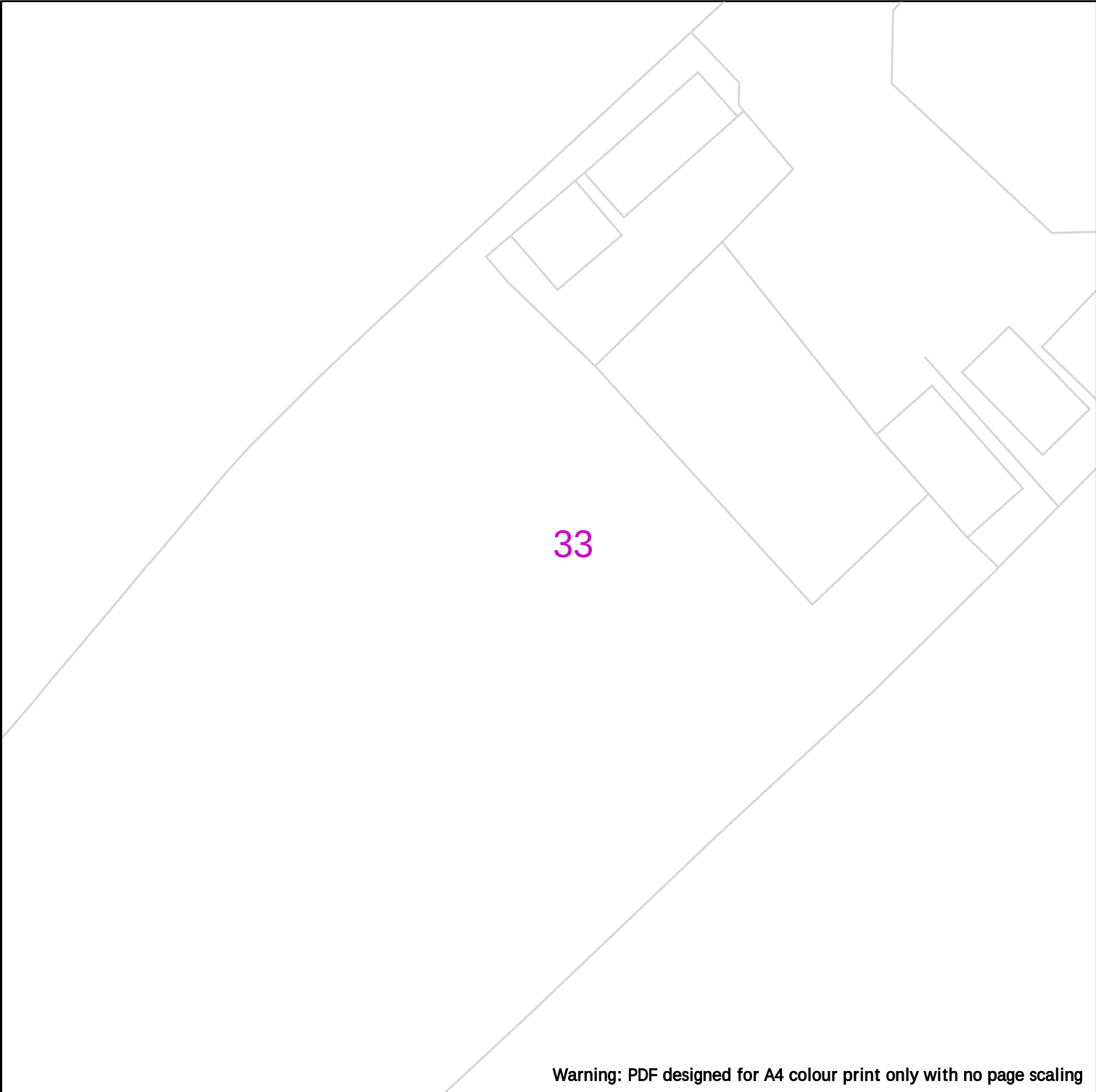
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	 25m																			
	<table><tr><td>Dig Sites</td><td>Area: </td><td>Line: </td></tr><tr><td></td><td>LP Mains</td><td> Valve</td><td> Diameter Change</td></tr><tr><td></td><td>MP Mains</td><td> Depth of cover</td><td> Material Change</td></tr><tr><td></td><td>IP Mains</td><td> Syphon</td><td> Out of Standard Service</td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td></tr></table>	Dig Sites	Area: 	Line: 		LP Mains	 Valve	 Diameter Change		MP Mains	 Depth of cover	 Material Change		IP Mains	 Syphon	 Out of Standard Service		LHP Mains		
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

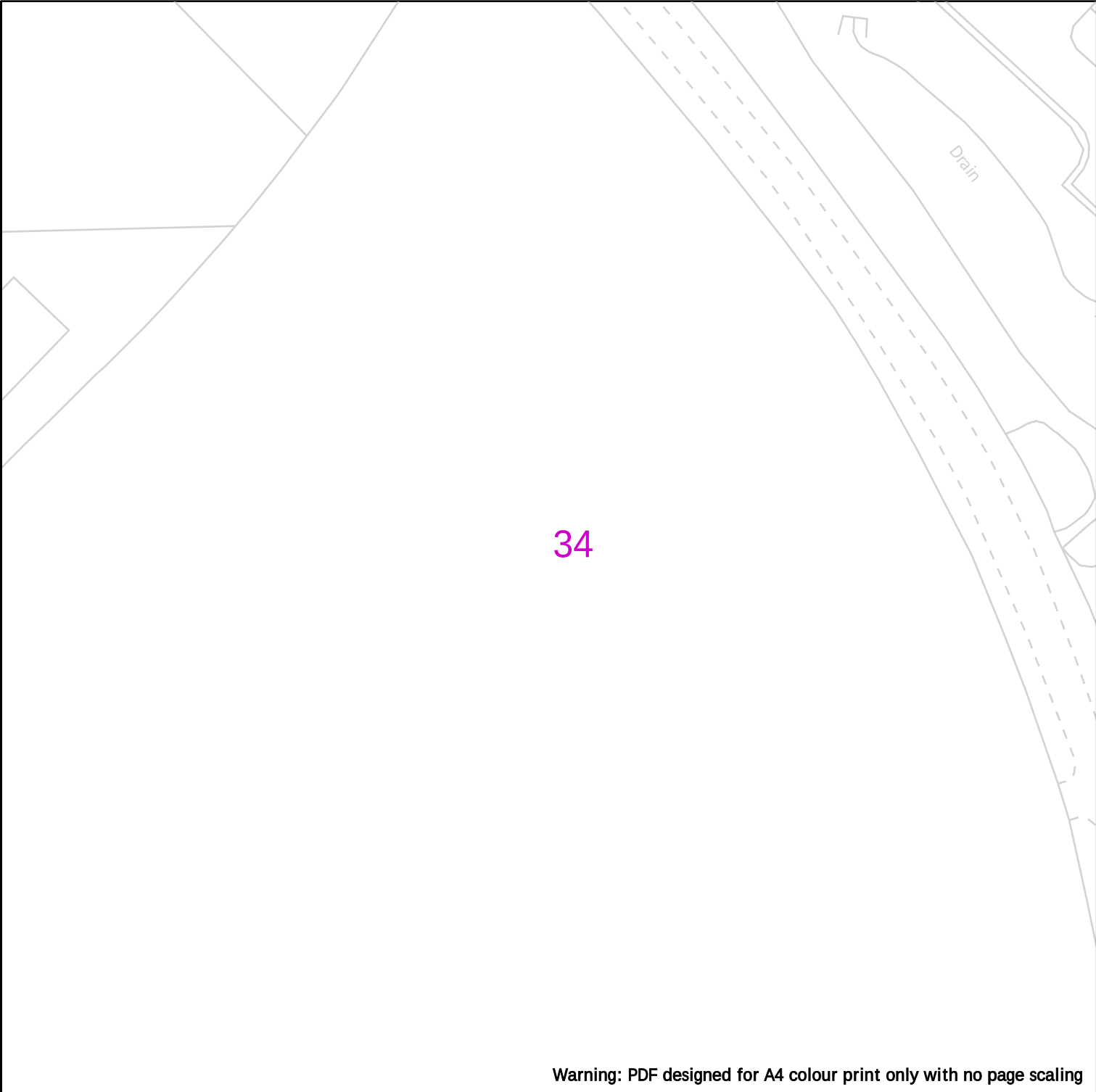
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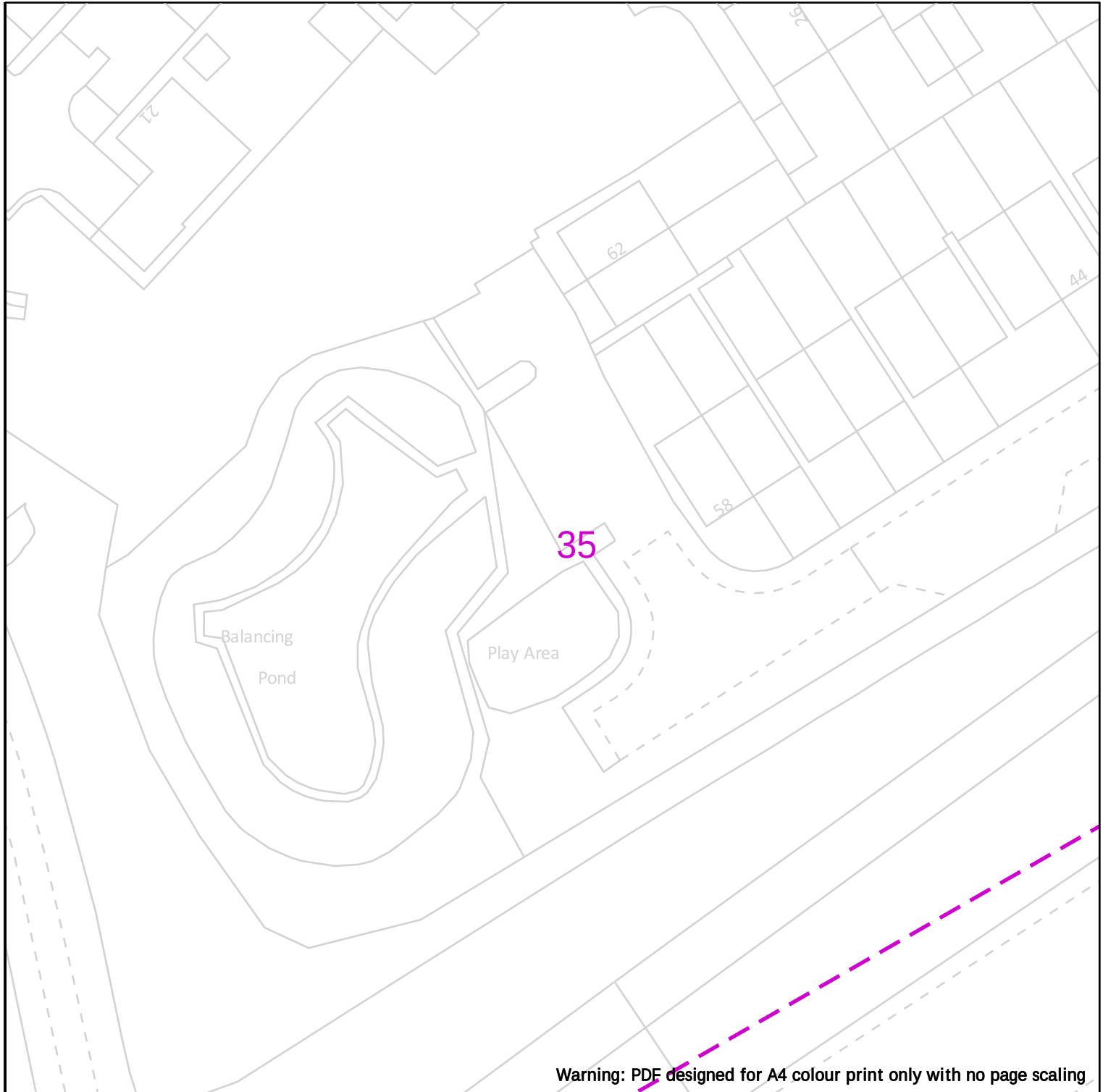
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	25m
Cadent Your Gas Network	Dig Sites Area: Line: LP Mains MP Mains IP Mains LHP Mains Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service
Date Requested: 22/02/2023 Job Reference: 28608454 Site Location: 444128 291609 Requested by: Mrs Emma Harris Your Scheme/Reference: 27932 View extent: 100m, 100m Scale: 1:500 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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25m

Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
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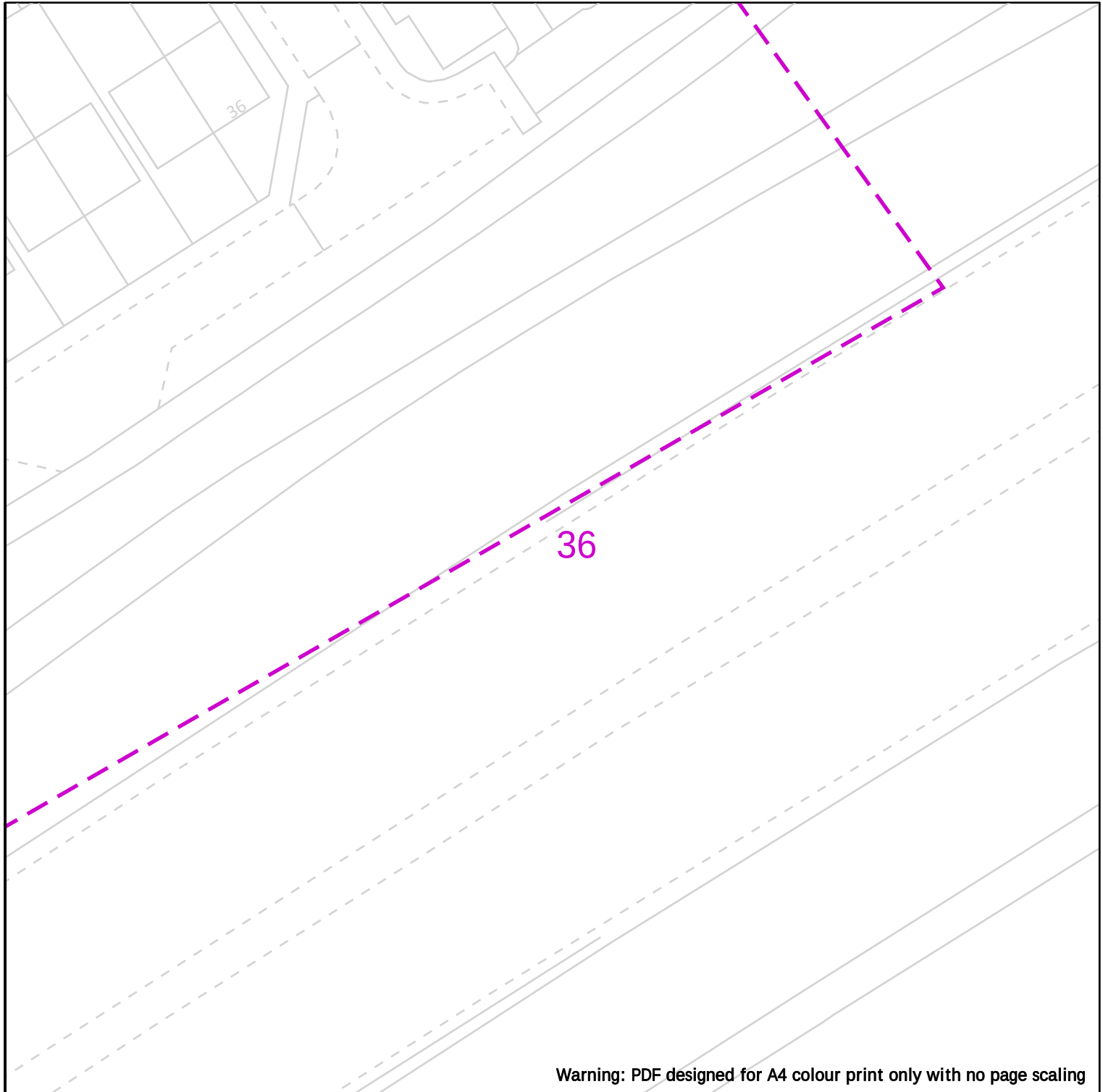
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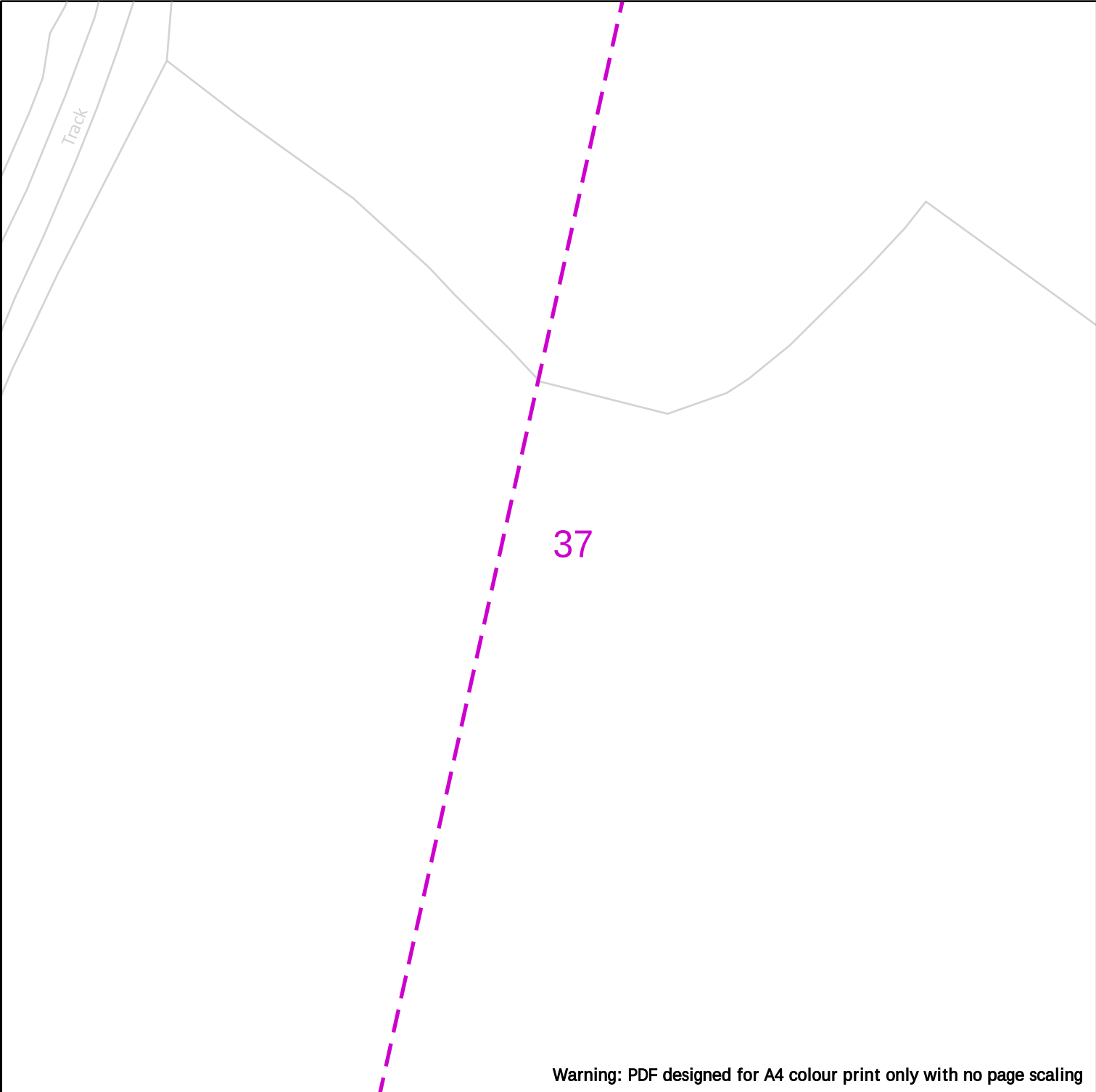
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	Dig Sites  LP Mains  MP Mains  IP Mains  LHP Mains Area:  Line:   Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service
Date Requested: 22/02/2023 Job Reference: 28608454 Site Location: 444128 291609 Requested by: Mrs Emma Harris Your Scheme/Reference: 27932 View extent: 100m, 100m Scale: 1:500 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
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38

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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
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Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



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41

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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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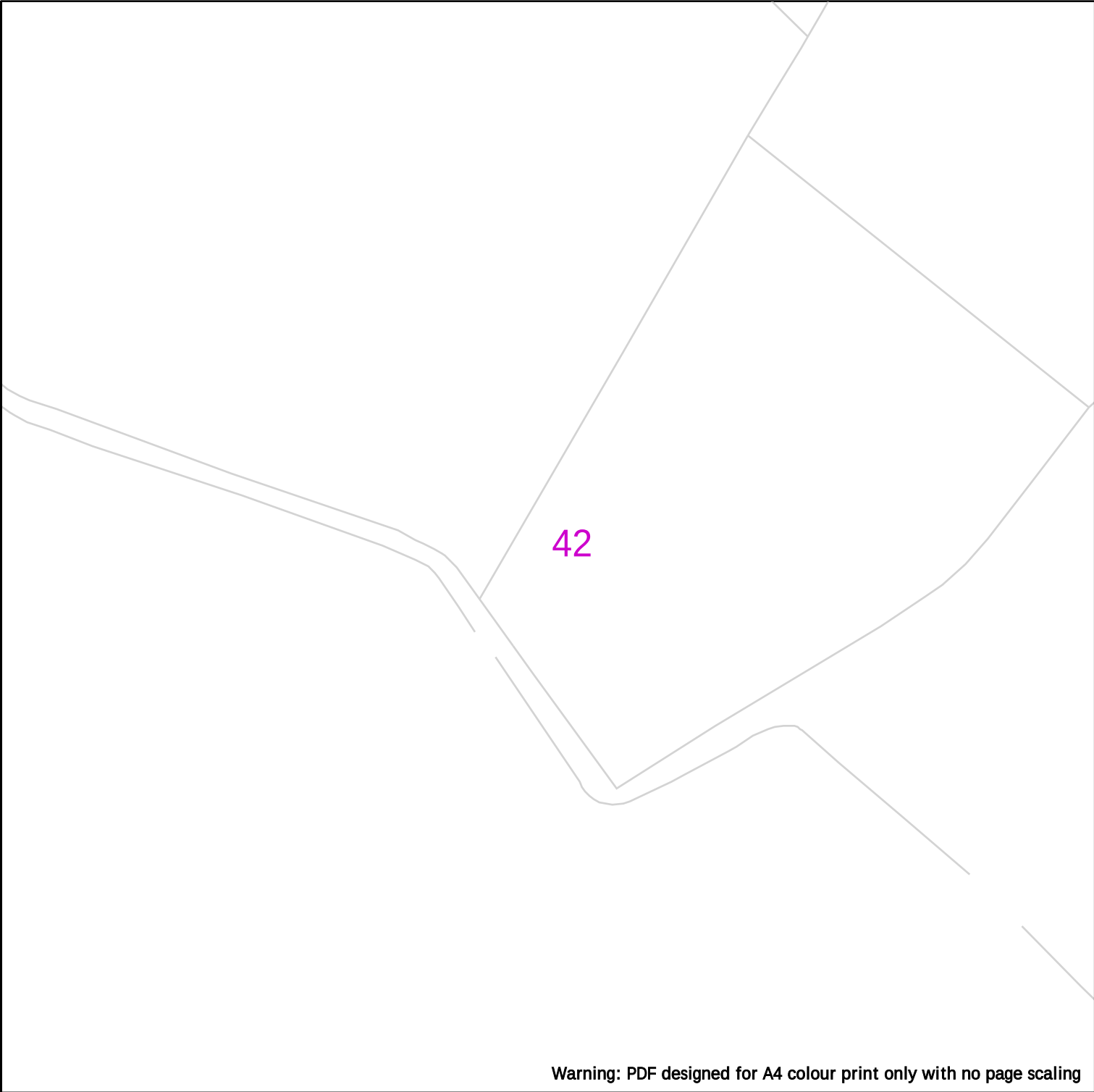
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	 25m																			
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43

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Dig Sites

Area:

Line:



LP Mains
 MP Mains
 IP Mains
 LHP Mains

Valve
 Depth of cover
 Syphon

Diameter Change
 Material Change
 Out of Standard Service

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IMPORTANT NOTICES

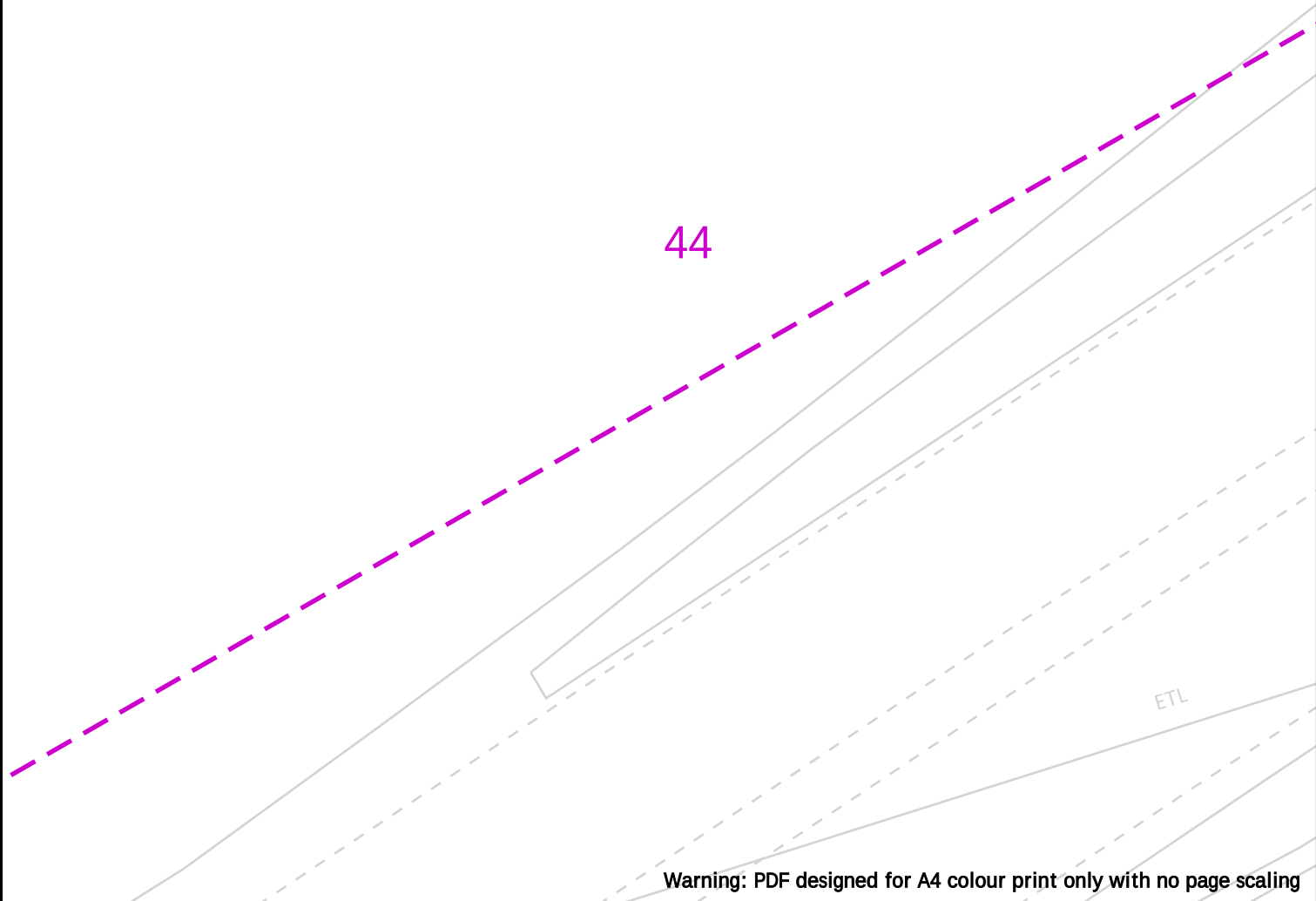
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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

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- | | | |
|-----------|-----------|-------|
| Dig Sites | Area: | Line: |
| | LP Mains | |
| | MP Mains | |
| | IP Mains | |
| | LHP Mains | |

- | | | | |
|--|----------------|--|-------------------------|
| | Valve | | Diameter Change |
| | Depth of cover | | Material Change |
| | Syphon | | Out of Standard Service |

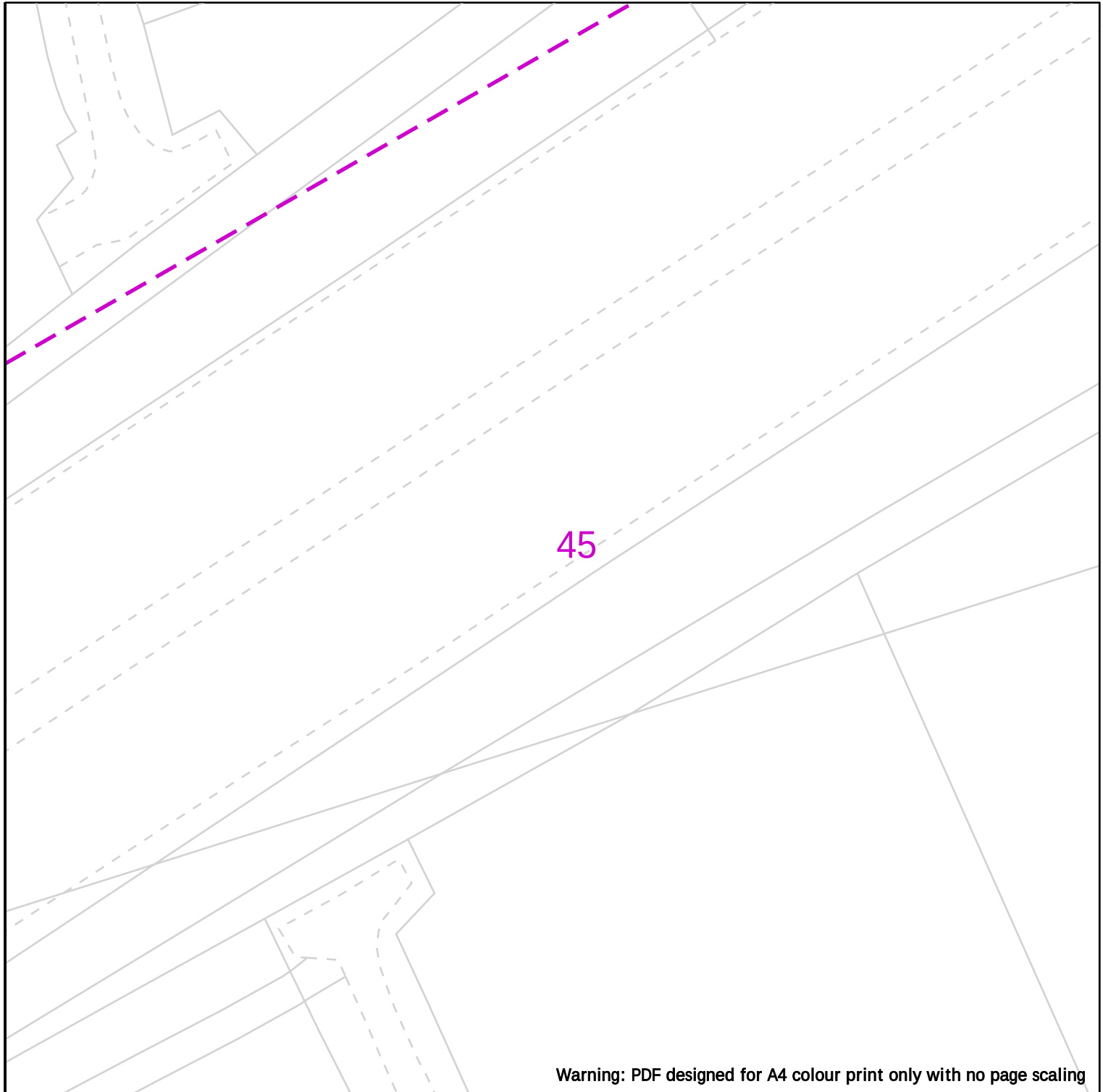
Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

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 25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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46

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Dig Sites

Area:

Line:



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

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

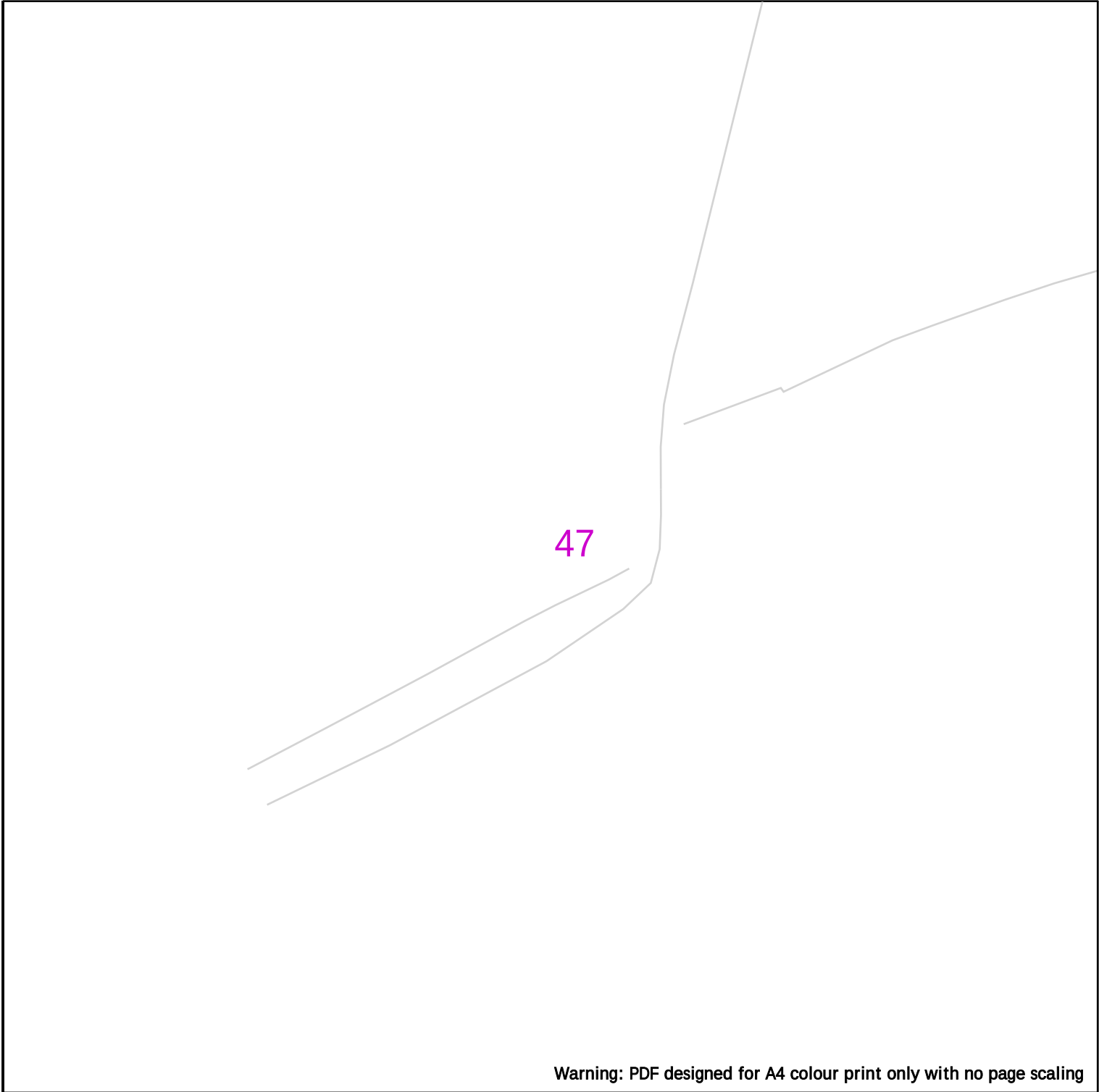
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	 25m
 Your Gas Network	Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service
Date Requested: 22/02/2023 Job Reference: 28608454 Site Location: 444128 291609 Requested by: Mrs Emma Harris Your Scheme/Reference: 27932 View extent: 100m, 100m Scale: 1:500 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

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Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
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Dig Sites

Area:

Line:



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

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

Date Requested: 22/02/2023
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50

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Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
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51

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 25m

Dig Sites

Area: 

Line: 



 LP Mains
 MP Mains
 IP Mains
 LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
 Job Reference: 28608454
 Site Location: 444128 291609
 Requested by: Mrs Emma Harris
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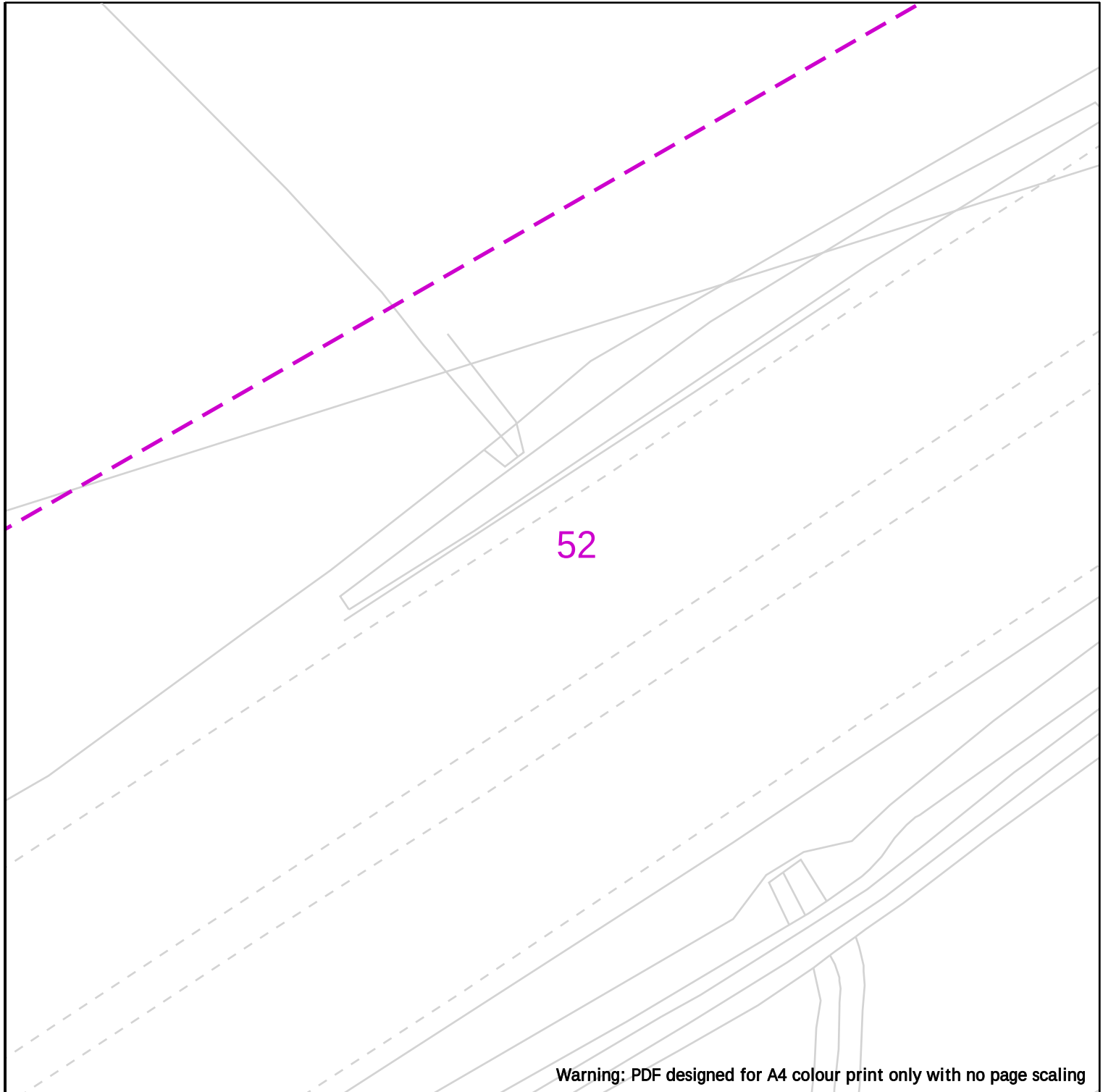
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25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
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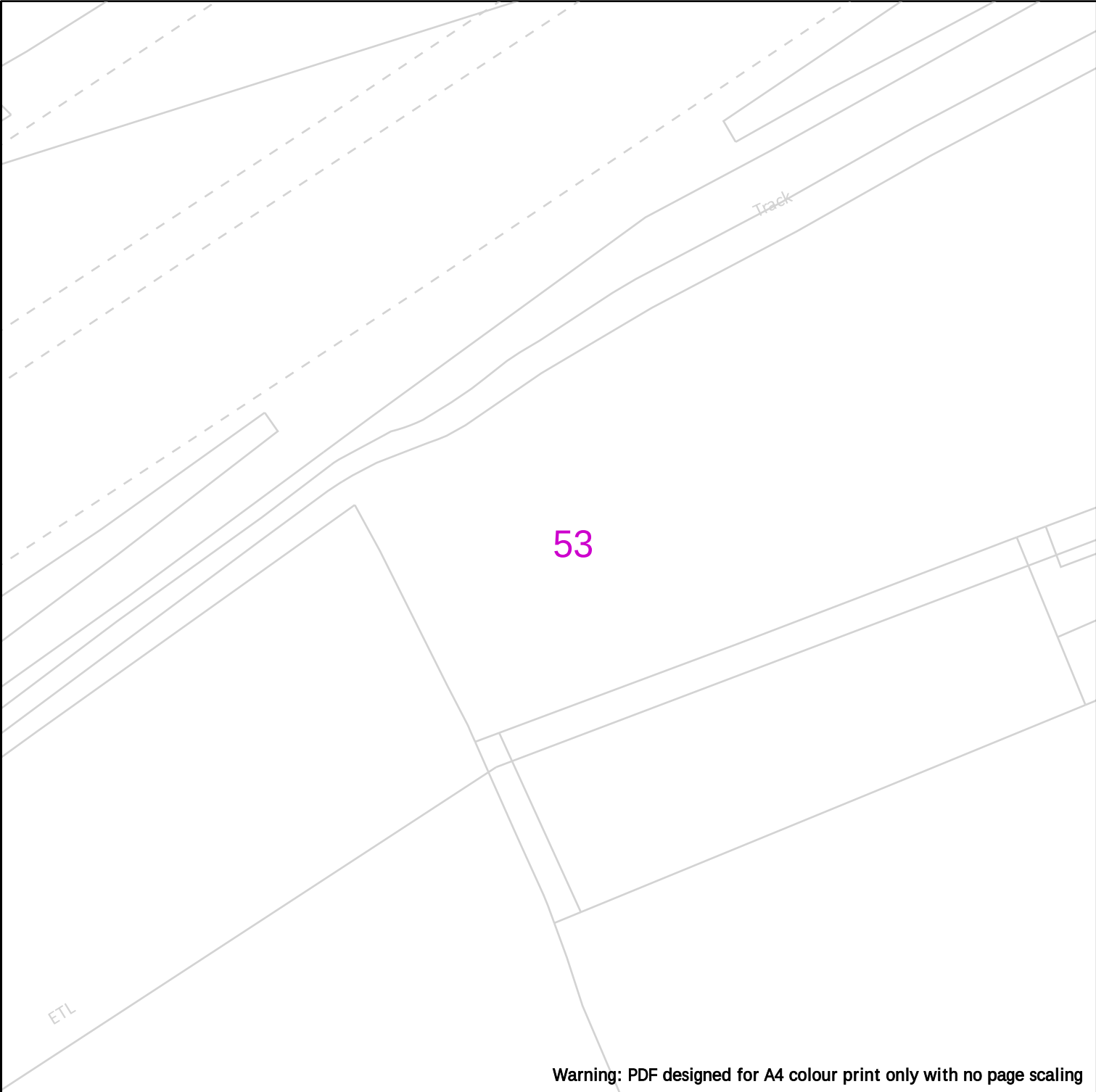
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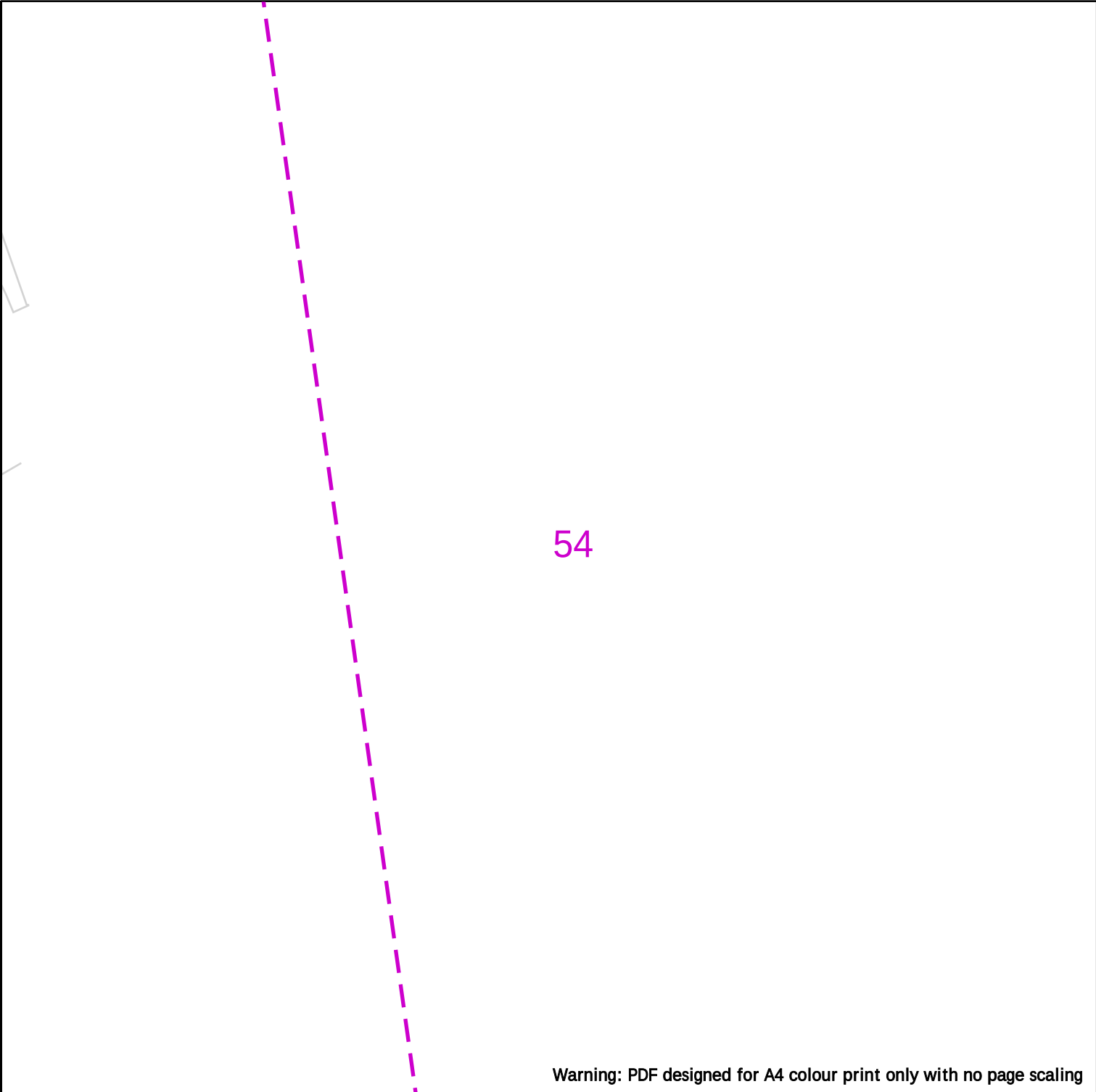
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	Dig Sites Area: Line: LP Mains MP Mains IP Mains LHP Mains Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
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56

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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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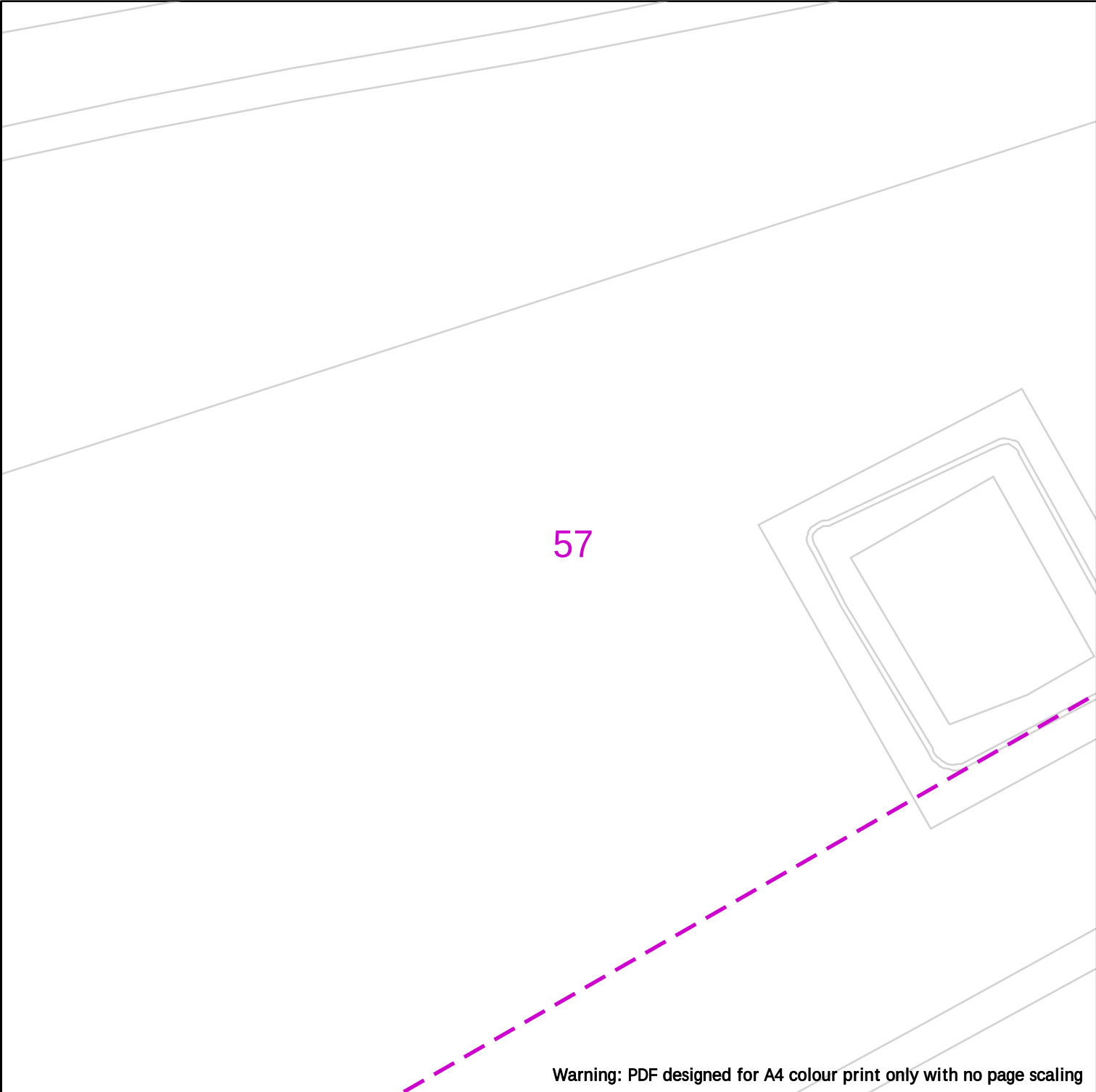
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Dig Sites

Area:



Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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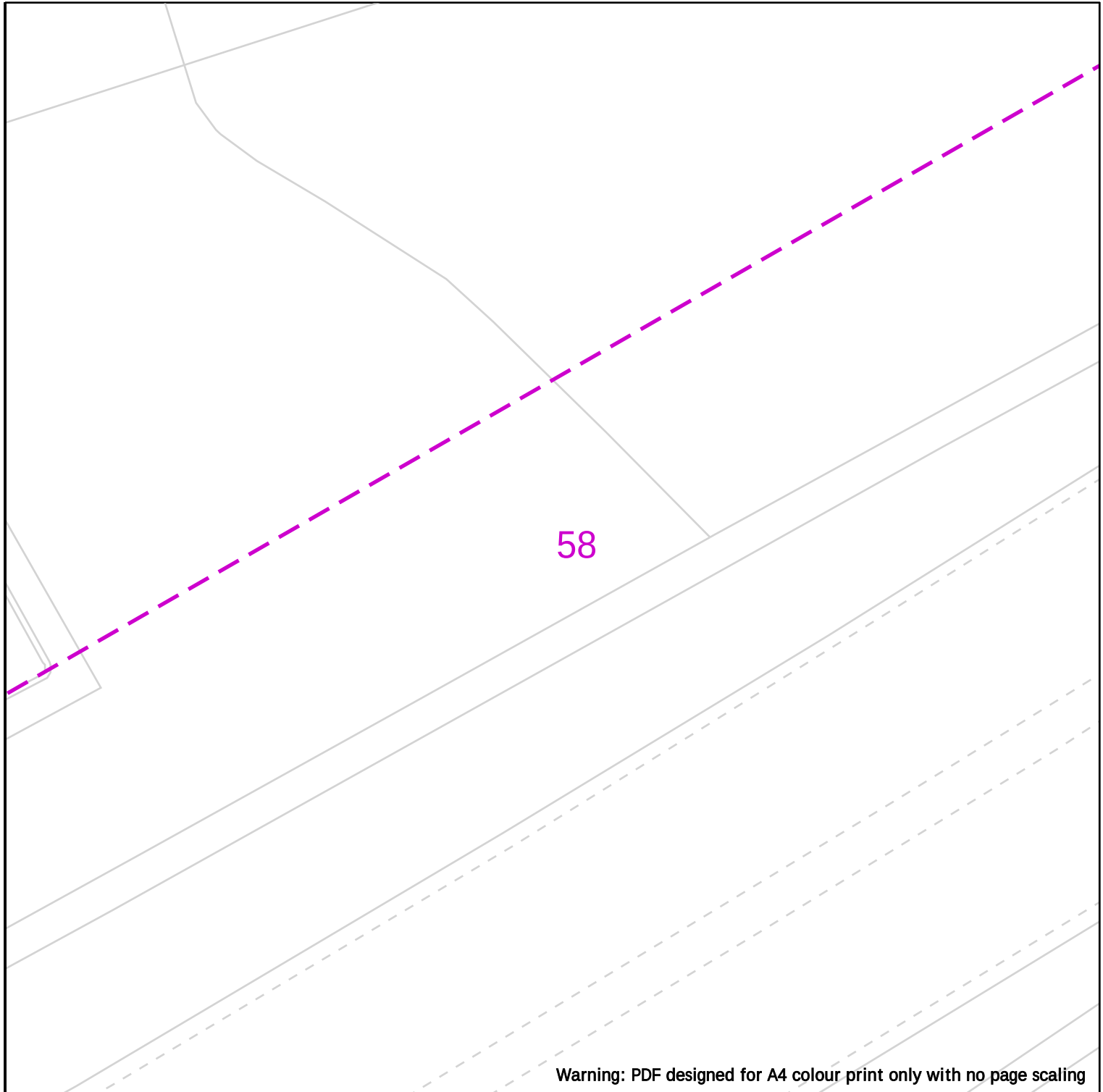
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 25m

Dig Sites

Area:



Line:



Cadent
Your Gas Network



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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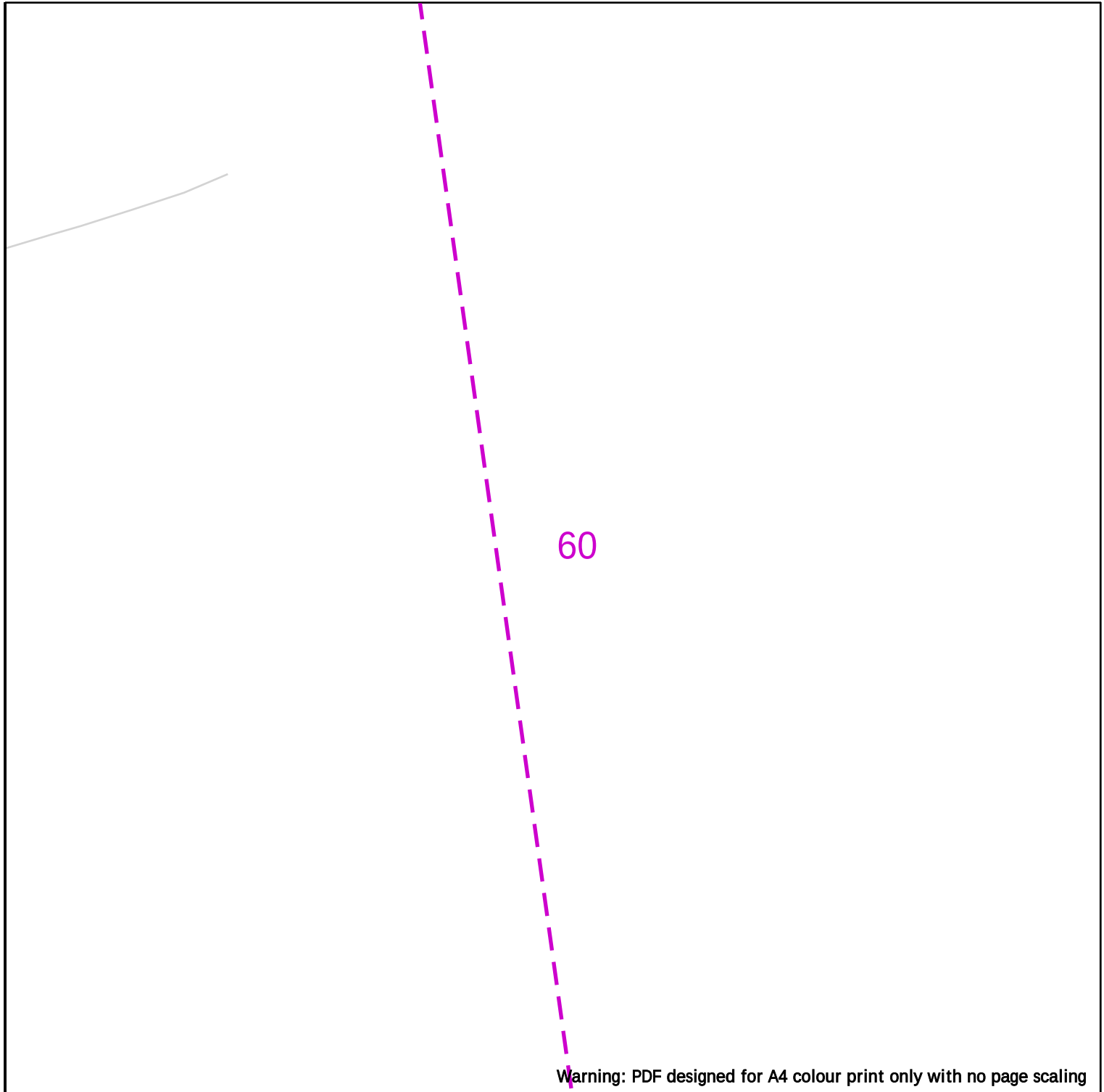
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Dig Sites

Area: 

Line: 



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



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Dig Sites

Area:

Line:



LP Mains

MP Mains

IP Mains

LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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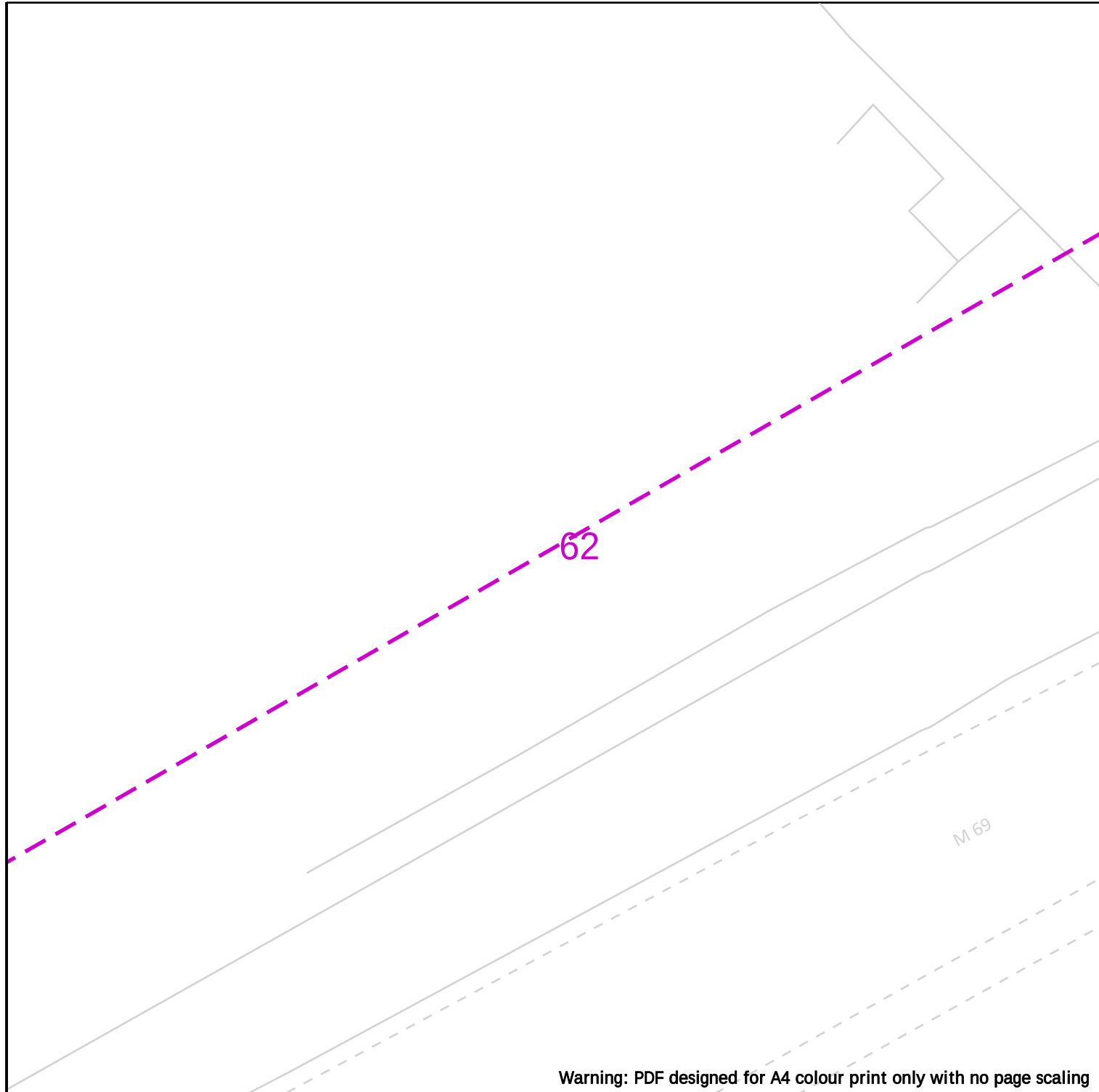
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 25m

Dig Sites

Area: 

Line: 

Cadent
Your Gas Network

 LP Mains
 MP Mains
 IP Mains
 LHP Mains

 Valve

 Depth of cover

 Syphon

 Diameter Change

 Material Change

 Out of Standard Service

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444128 291609
Requested by: Mrs Emma Harris
Your Scheme/Reference: 27932

IMPORTANT NOTICES

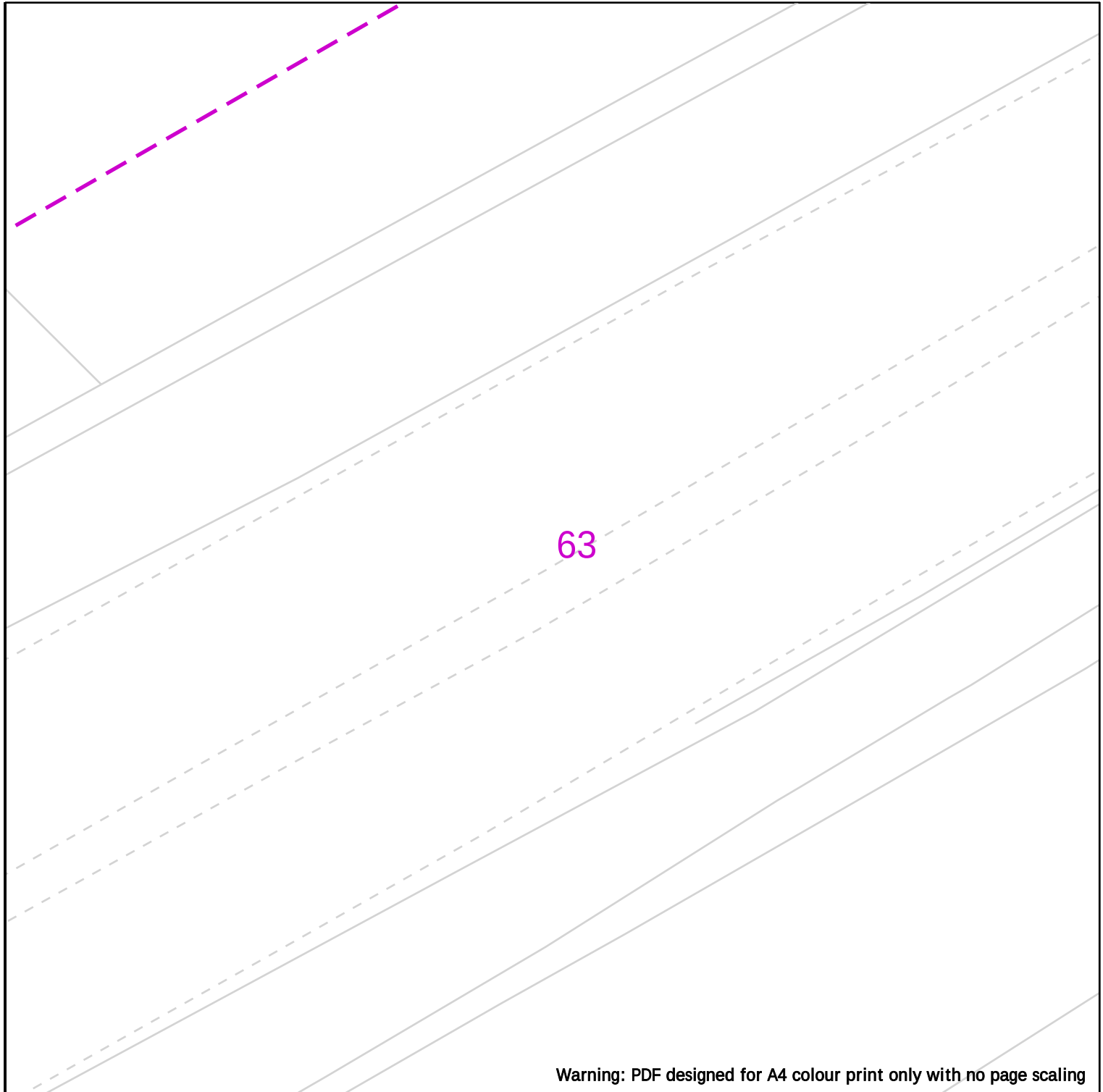
This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on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

View extent: 100m, 100m

In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

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 25m

Dig Sites

Area: 

Line: 



 LP Mains
 MP Mains
 IP Mains
 LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 22/02/2023
 Job Reference: 28608454
 Site Location: 444128 291609
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64

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Dig Sites

Area:

Line:



LP Mains
 MP Mains
 IP Mains
 LHP Mains

Valve
 Depth of cover
 Syphon

Diameter Change
 Material Change
 Out of Standard Service

Date Requested: 22/02/2023
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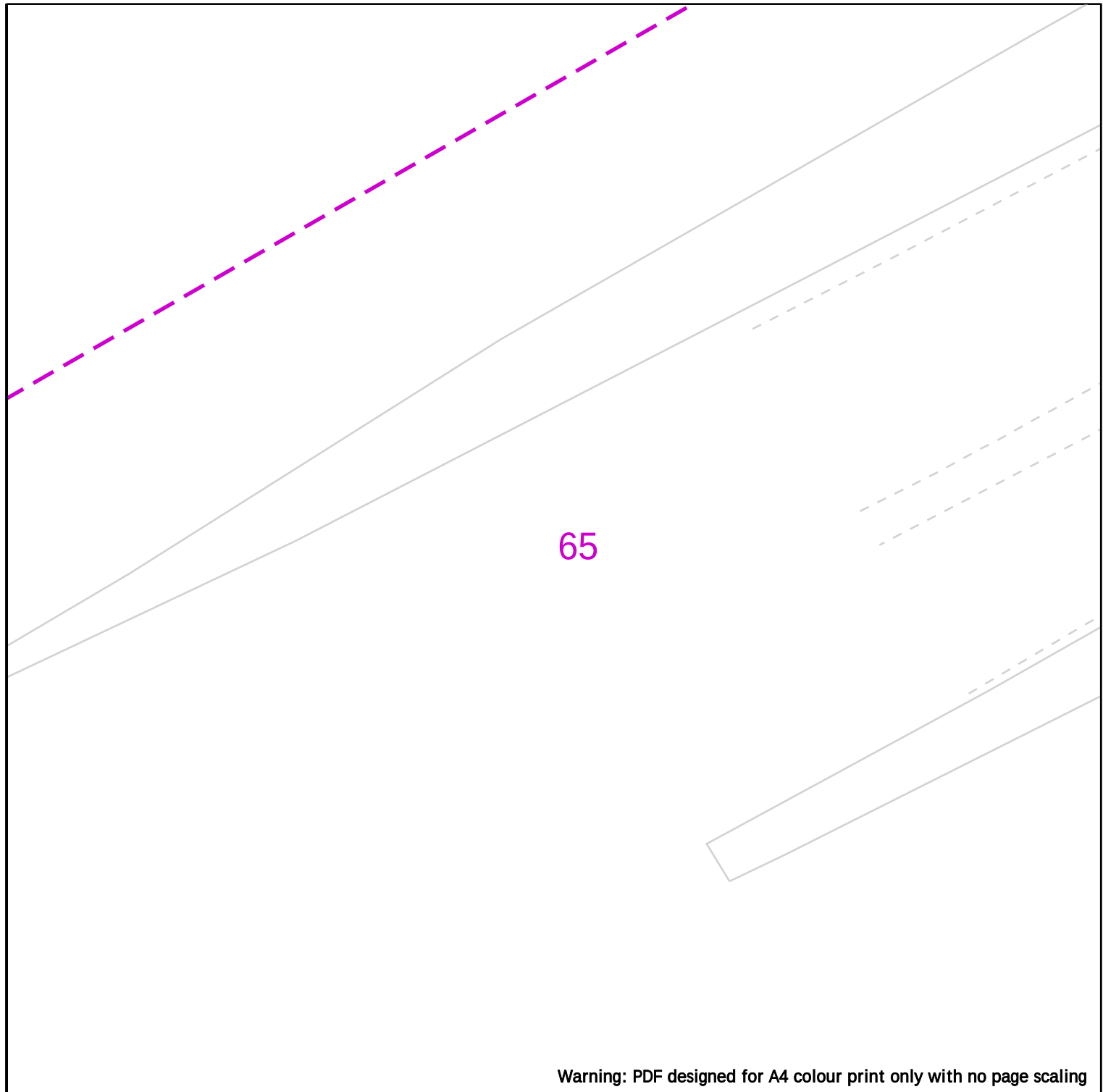
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	Dig Sites  LP Mains  MP Mains  IP Mains  LHP Mains Area:  Line:   Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service
Date Requested: 22/02/2023 Job Reference: 28608454 Site Location: 444128 291609 Requested by: Mrs Emma Harris Your Scheme/Reference: 27932 View extent: 100m, 100m Scale: 1:500 (When plotted at A4)	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. In case of emergency call - 0800 111 999 Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

Network Enquiry No : 180014576
Your Reference : 27932

Cadent Gas Limited

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

Emma Harris
M-EC Consulting Development Engineers
Station Road
The Old Chapel
Hugglescote
LE67 2GB

Date : 27th February 2023
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

Dear Emma,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, COVENTRY ROAD, BURBAGE, LE10 2HS.

Thank you for your enquiry which we received on 23rd February 2023. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main is 20 metres from the site boundary and it is a Low 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.

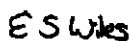
A copy of the Cadent Connections Charging Statement referenced in this letter can be found on Cadent's website:

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

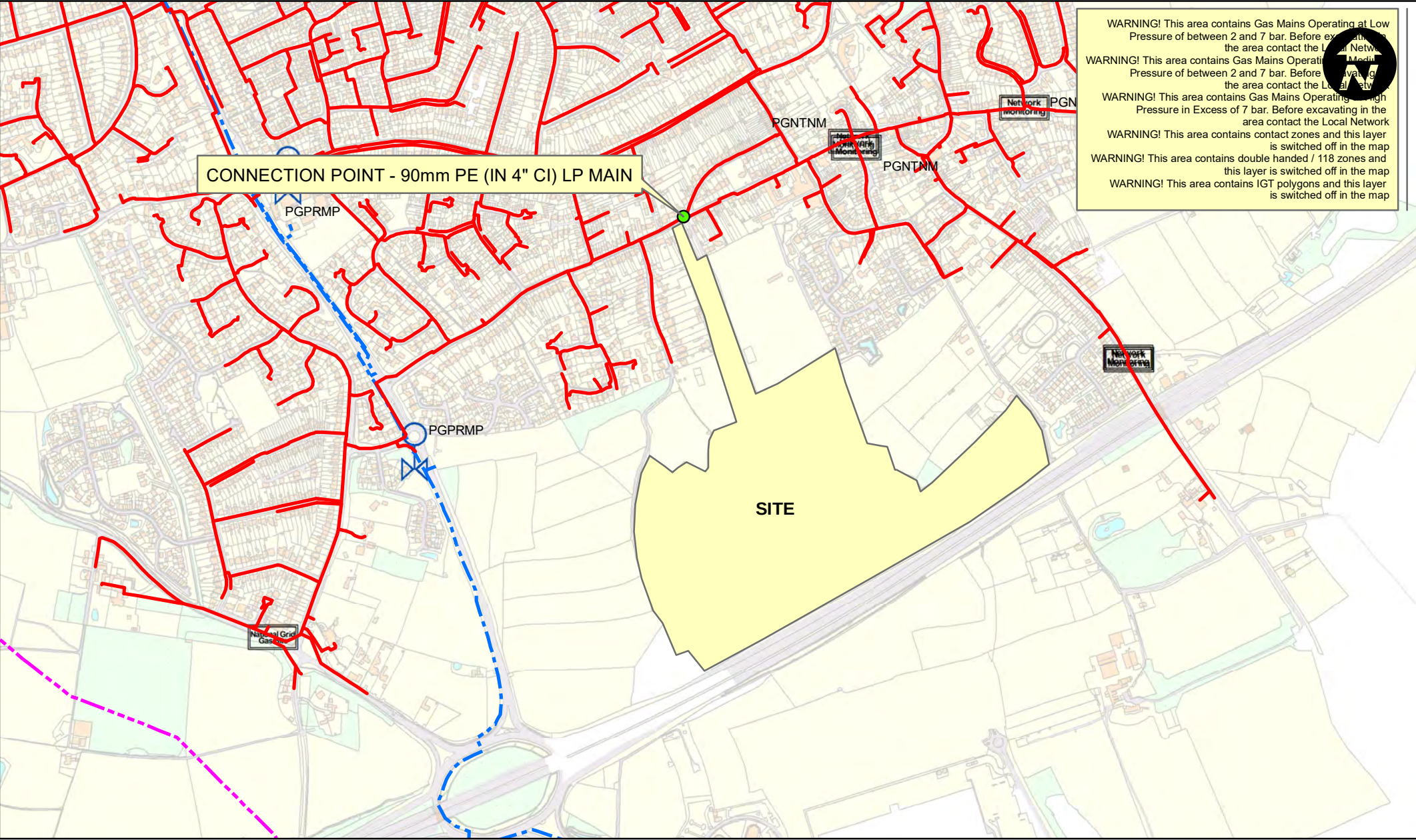
If you require a printed version please contact us on the details provided above.

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,



Emma Wiles
Design Specialist



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 Medium 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 double handed / 118 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	L/P GAS MAIN M/P GAS MAIN I/P GAS MAIN H/P GAS MAIN N/H/P GAS MAIN PROPOSED PIPE - LP PROPOSED PIPE - MP PROPOSED PIPE - IP ABANDON - LP ABANDON - MP Out Of Standard Service		SCHEME: <NG GDFO Scheme Name> DESIGN: <NG GDFO Design Number> REVISION: <NG GDFO Revision>	This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.
USER ID: James.Mason DATE: 27-Feb-2023 13:28:58 INTERNAL USE ONLY OS Ref: 443848, 291720 CENTRE: <Centre>	Some examples of Plant Items: Valve Syphon Depth of Cover Change of Dia Change of Material			

180014576

Cadent

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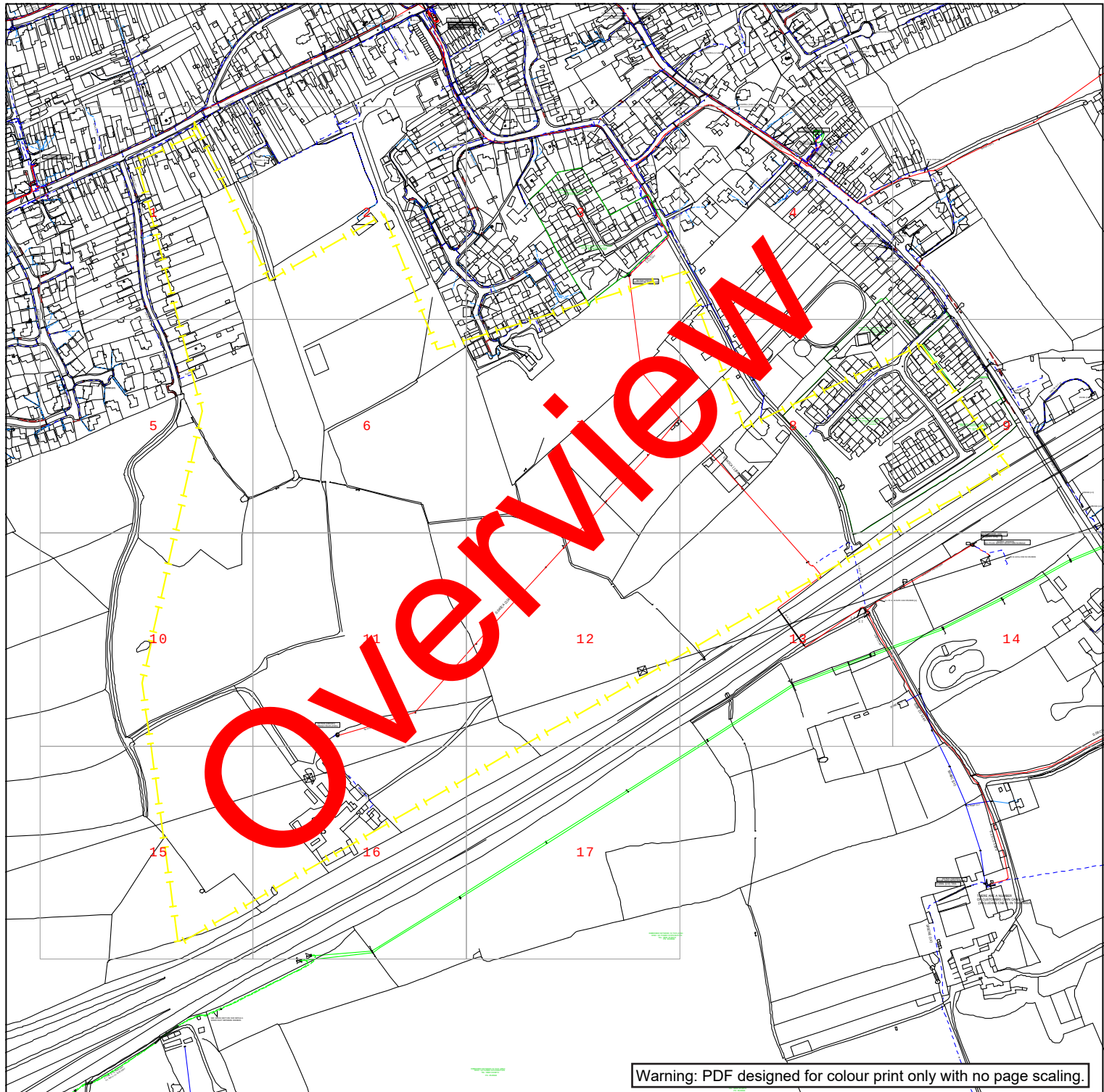
MEC

Development Technical
Consultants

APPENDICES



APPENDIX D



nationalgrid Electricity Distribution

Contact Us

Mapping Enquiries:

All areas 0121 623 9780

General Enquiries:

All areas 0800 096 3080

Date Requested: 22/02/2023

Job Reference: 28608454

Site Location: 444215 291656

Requested by:

Mrs Emma Harris

Your Scheme/Reference:
27932

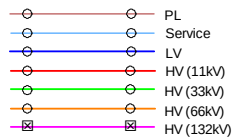
Link Box



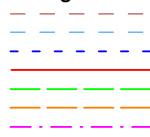
Site Location Line/Area



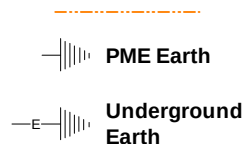
Overhead Line



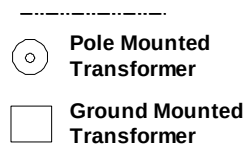
Underground Cable



National Grid Telecoms



Pilot Cables

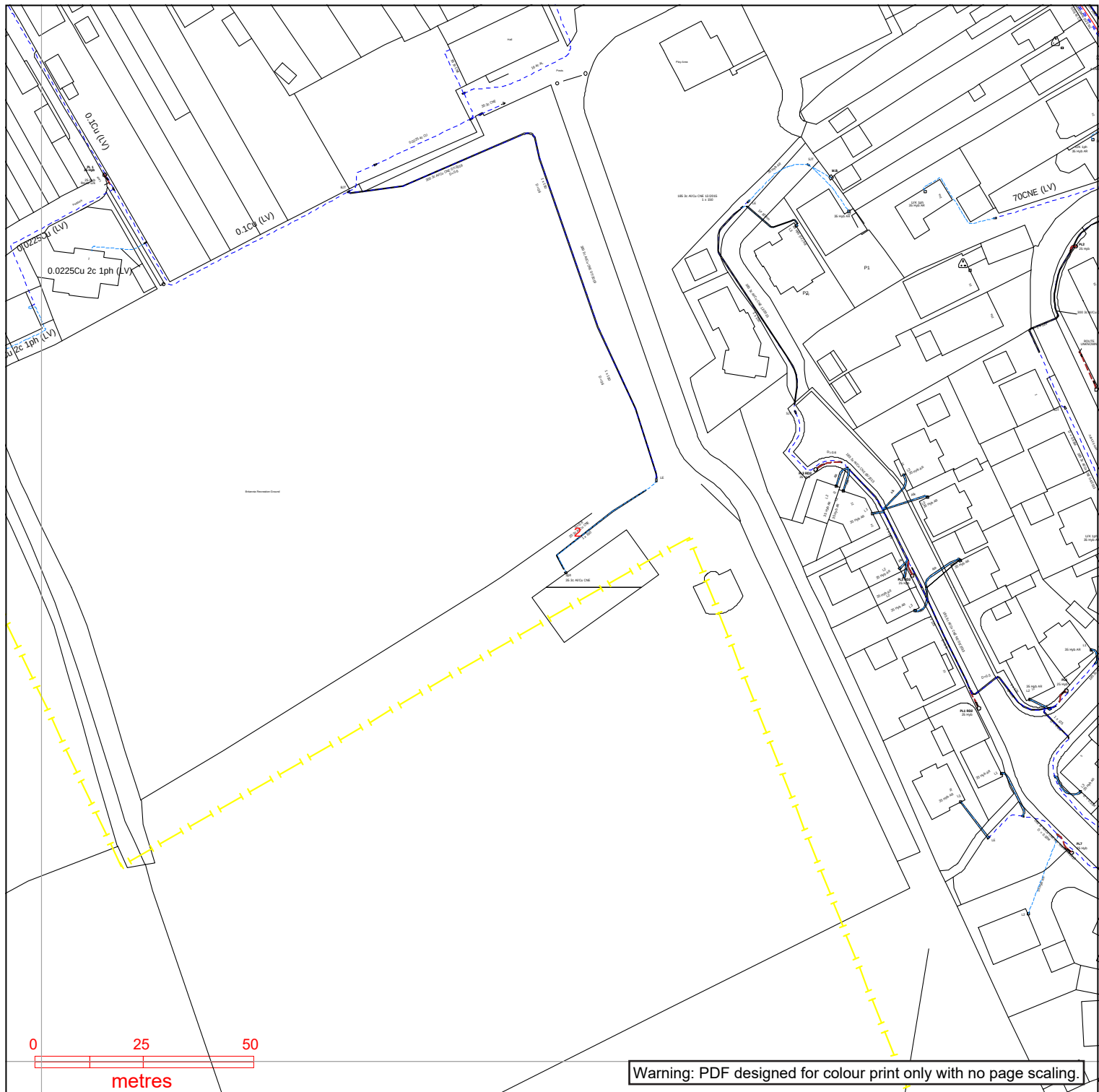


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- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our General Enquiries number.
- Advice should be sought from the National Grid Electricity Distribution General Enquiries team for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

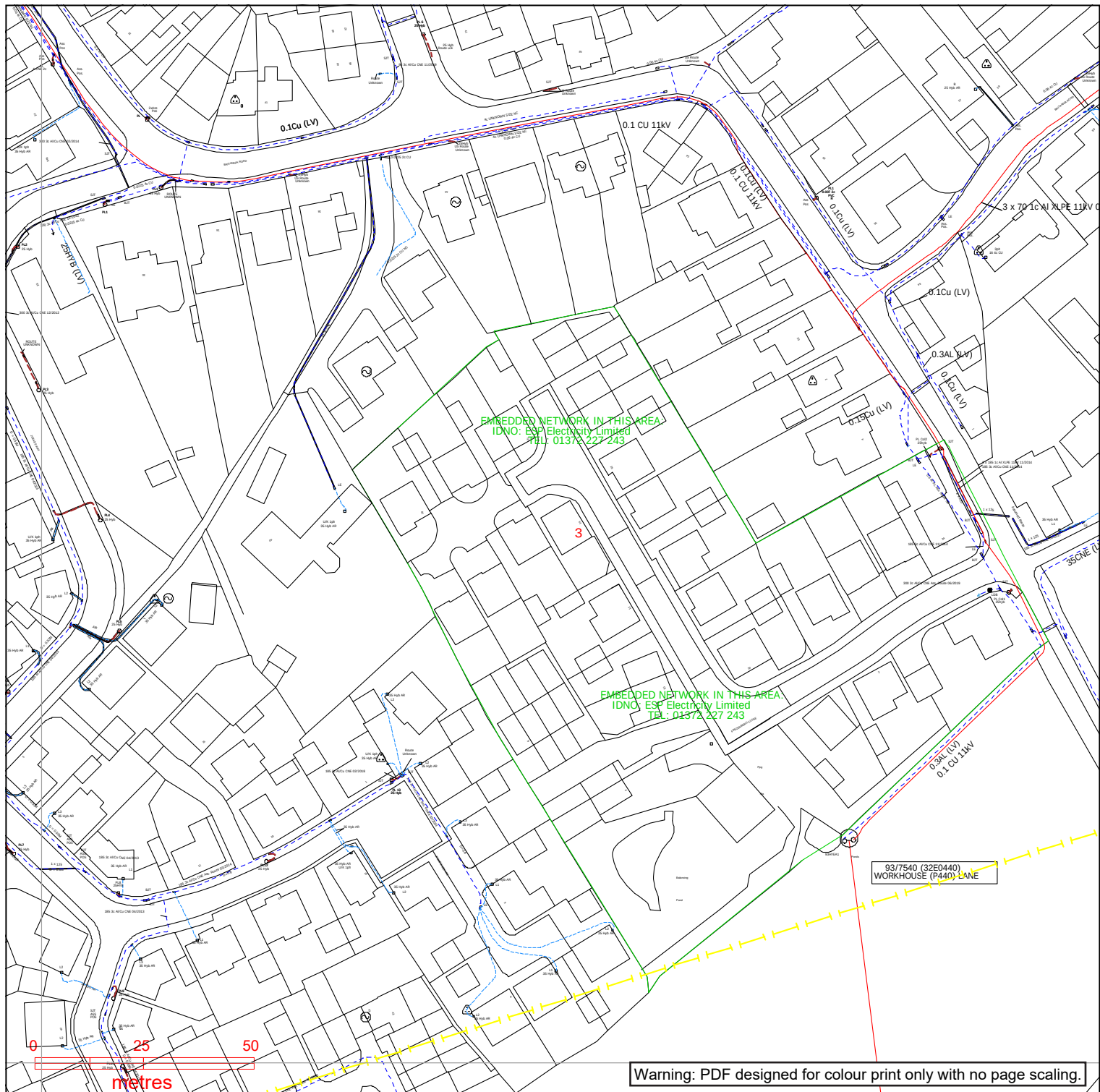
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	<table border="0"><tr><td>Link Box ●</td><td>Overhead Line —○— PL —○— Service —○— LV —○— HV (11kV) —○— HV (33kV) —○— HV (66kV) —○— HV (132kV)</td><td>Underground Cable ---○--- PL ---○--- Service ---○--- LV ---○--- HV (11kV) ---○--- HV (33kV) ---○--- HV (66kV) ---○--- HV (132kV)</td><td>National Grid Telecoms ---○--- PME Earth ---○--- Underground Earth</td><td>Pilot Cables ○ Pole Mounted Transformer □ Ground Mounted Transformer</td></tr></table>	Link Box ●	Overhead Line —○— PL —○— Service —○— LV —○— HV (11kV) —○— HV (33kV) —○— HV (66kV) —○— HV (132kV)	Underground Cable ---○--- PL ---○--- Service ---○--- LV ---○--- HV (11kV) ---○--- HV (33kV) ---○--- HV (66kV) ---○--- HV (132kV)	National Grid Telecoms ---○--- PME Earth ---○--- Underground Earth	Pilot Cables ○ Pole Mounted Transformer □ Ground Mounted Transformer
Link Box ●	Overhead Line —○— PL —○— Service —○— LV —○— HV (11kV) —○— HV (33kV) —○— HV (66kV) —○— HV (132kV)	Underground Cable ---○--- PL ---○--- Service ---○--- LV ---○--- HV (11kV) ---○--- HV (33kV) ---○--- HV (66kV) ---○--- HV (132kV)	National Grid Telecoms ---○--- PME Earth ---○--- Underground Earth	Pilot Cables ○ Pole Mounted Transformer □ Ground Mounted Transformer		
Contact Us Mapping Enquiries: All areas 0121 623 9780 General Enquiries: All areas 0800 096 3080	IMPORTANT NOTICES • This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown. • Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown. • You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47. • When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6. • For further advice on working near our electricity cables or lines, call our General Enquiries number. • Advice should be sought from the National Grid Electricity Distribution General Enquiries team for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines. Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA 0800 6783 105 Crown Copyright © All Rights Reserved. Ordnance Survey Licence numbers: 100022432 NGED Copyright: This copy has been made by or with the authority of National Grid Electricity Distribution (NGED) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner.					

Date Requested: 22/02/2023
Job Reference: 28608454
Site Location: 444215 291656
Requested by:
Mrs Emma Harris
Your Scheme/Reference:
27932

Exact Scales:
1:1250 Area or Circle dig site
1:500 Line dig site



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All areas 0121 623 9780

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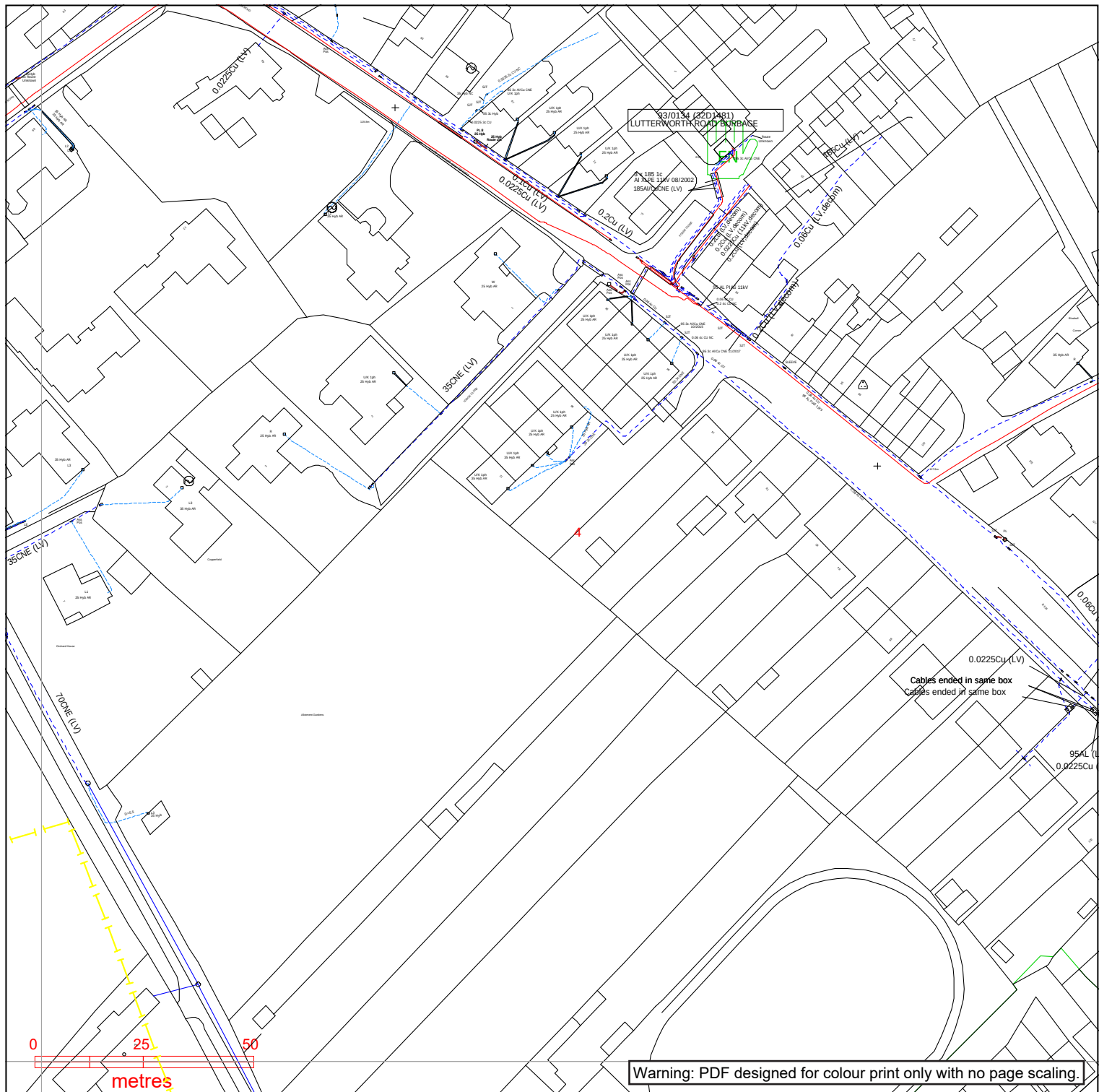
Link Box	Overhead Line	Underground Cable	National Grid Telecoms	Pilot Cables
●	○ ○ ○ ○ ○ ○	--- --- --- --- --- ---	--- ---	○ □
Site Location Line/Area	○ ○ ○ ○ ○ ○		--- ---	○ □
	PL Service LV HV (11kV) HV (33kV) HV (66kV) HV (132kV)		PME Earth Underground Earth	Pole Mounted Transformer Ground Mounted Transformer

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nationalgrid Electricity Distribution

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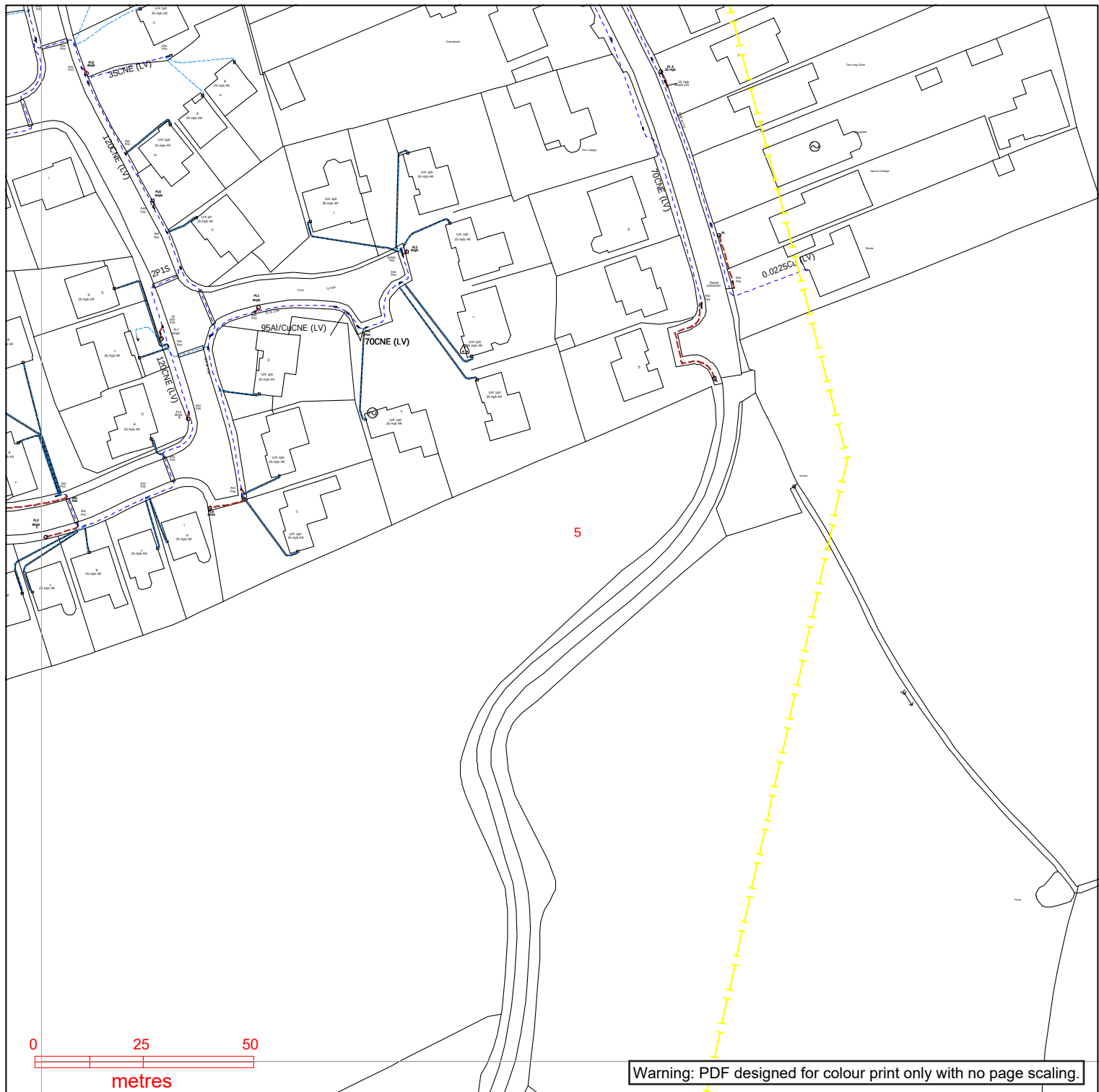
Link Box	Overhead Line	Underground Cable	National Grid Telecoms	Pilot Cables
●	○ PL ○ Service ○ LV (11kV) ○ HV (33kV) ○ HV (66kV) ○ HV (132kV)	— PL — Service — LV (11kV) — HV (33kV) — HV (66kV) — HV (132kV)	— PME Earth — Underground Earth	○ Pole Mounted Transformer □ Ground Mounted Transformer

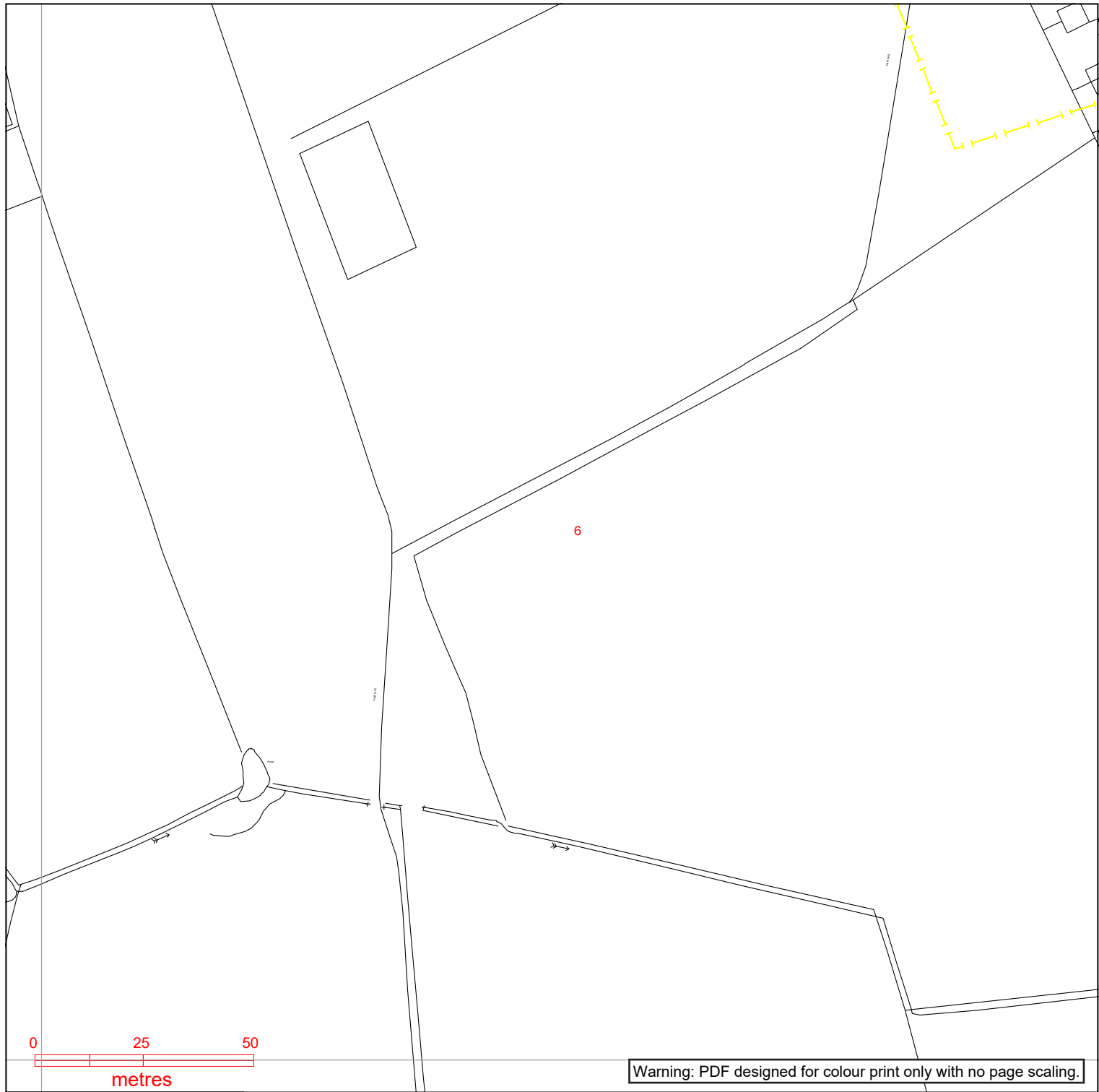
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1:1250 Area or Circle dig site

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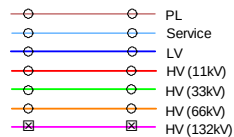
Link Box



Site Location Line/Area



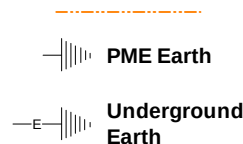
Overhead Line



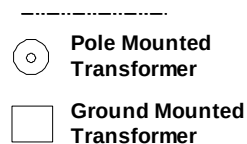
Underground Cable



National Grid Telecoms



Pilot Cables

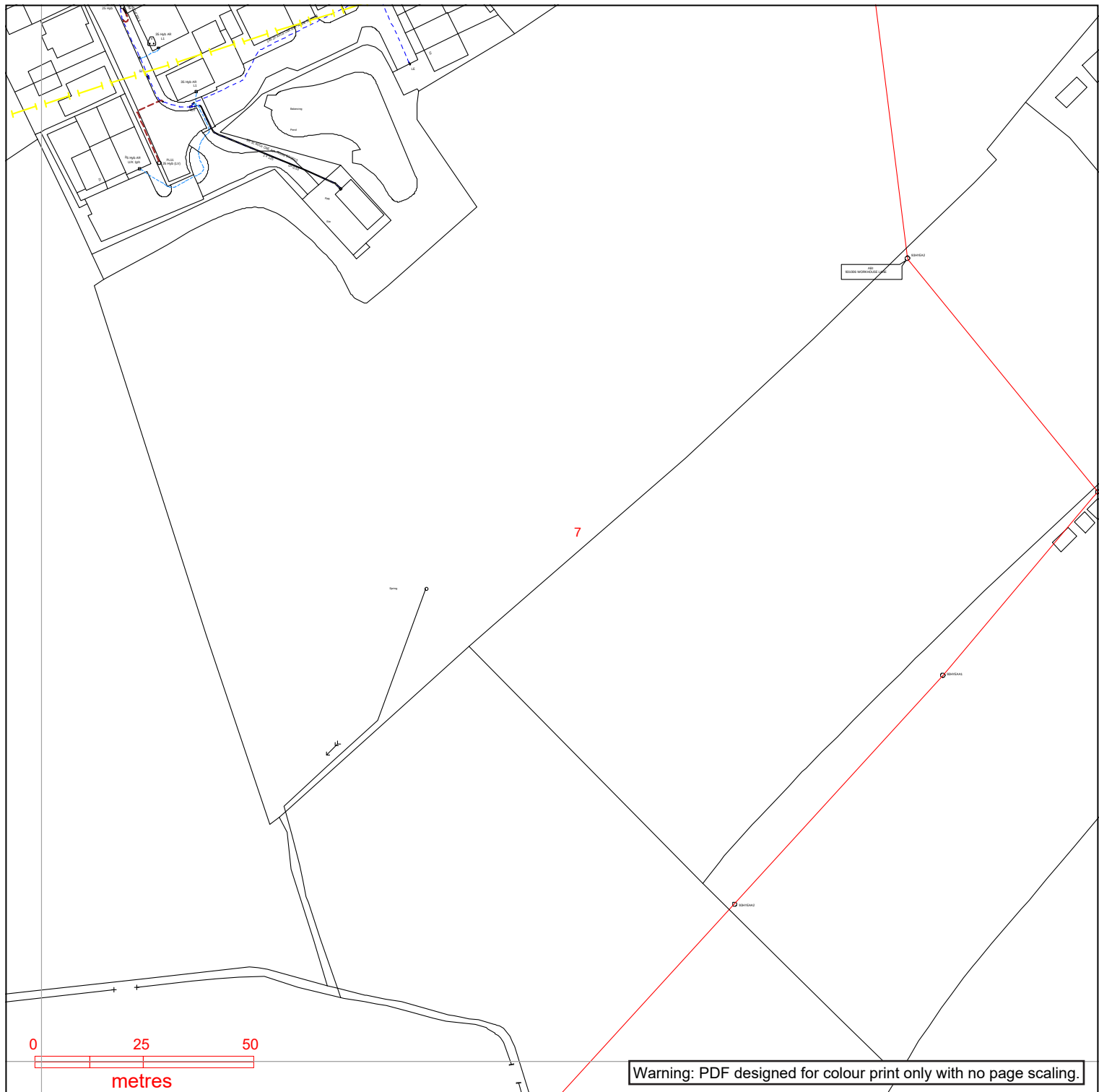


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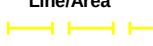
1:1250 Area or Circle dig site

1:500 Line dig site

Link Box



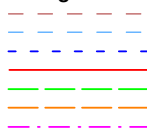
Site Location Line/Area



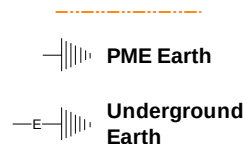
Overhead Line



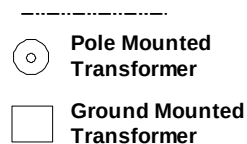
Underground Cable



National Grid Telecoms



Pilot Cables



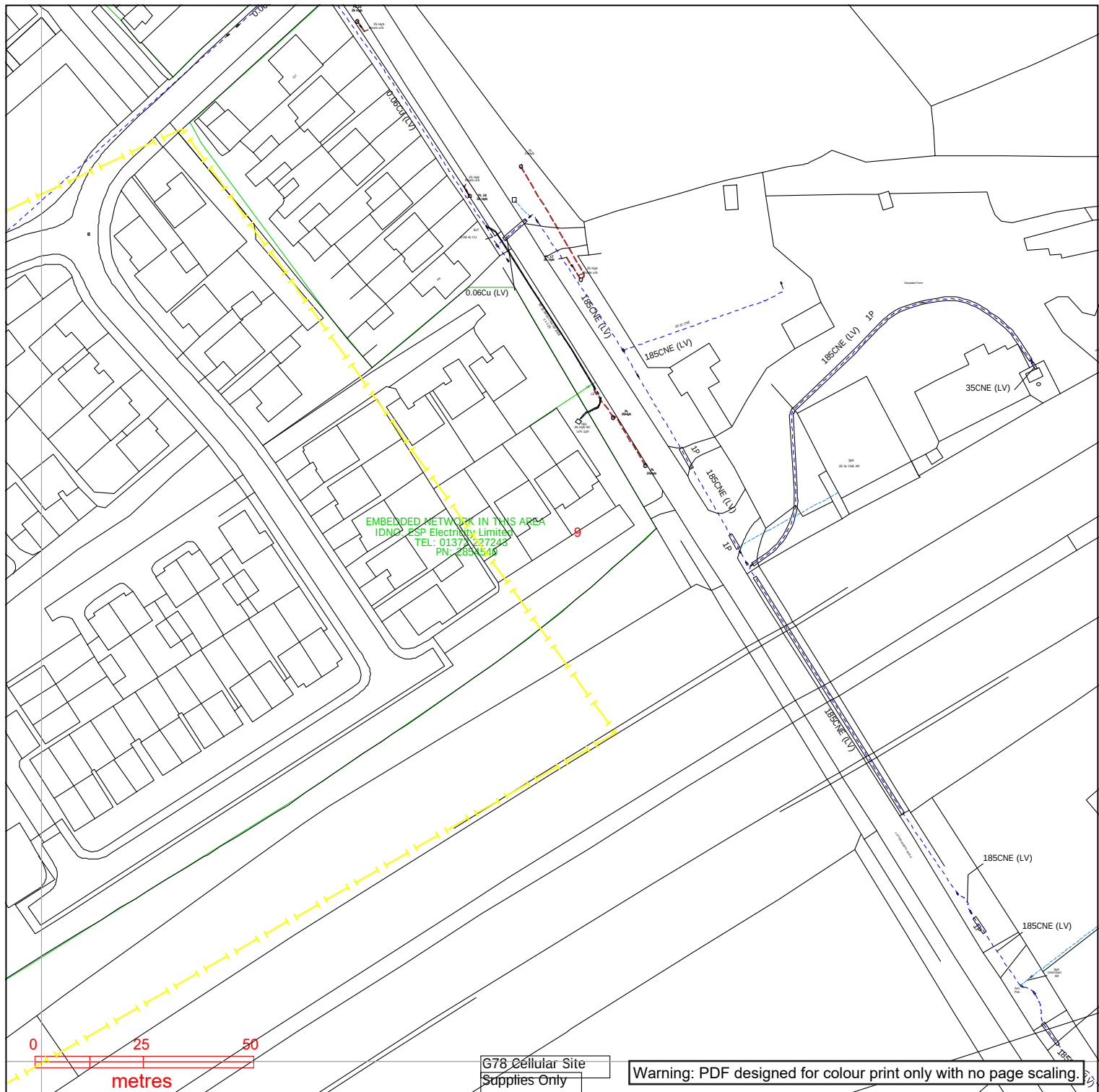
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Contact Us

Mapping Enquiries:

All areas 0121 623 9780

General Enquiries:

All areas 0800 096 3080

Date Requested: 22/02/2023

Job Reference: 28608454

Site Location: 444215 291656

Requested by:

Mrs Emma Harris

Your Scheme/Reference:

27932

Exact Scales:

1:1250 Area or Circle dig site

1:500 Line dig site

Link Box



Site Location Line/Area



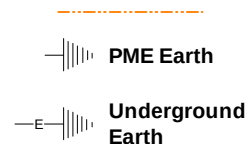
Overhead Line



Underground Cable



National Grid Telecoms



Pilot Cables



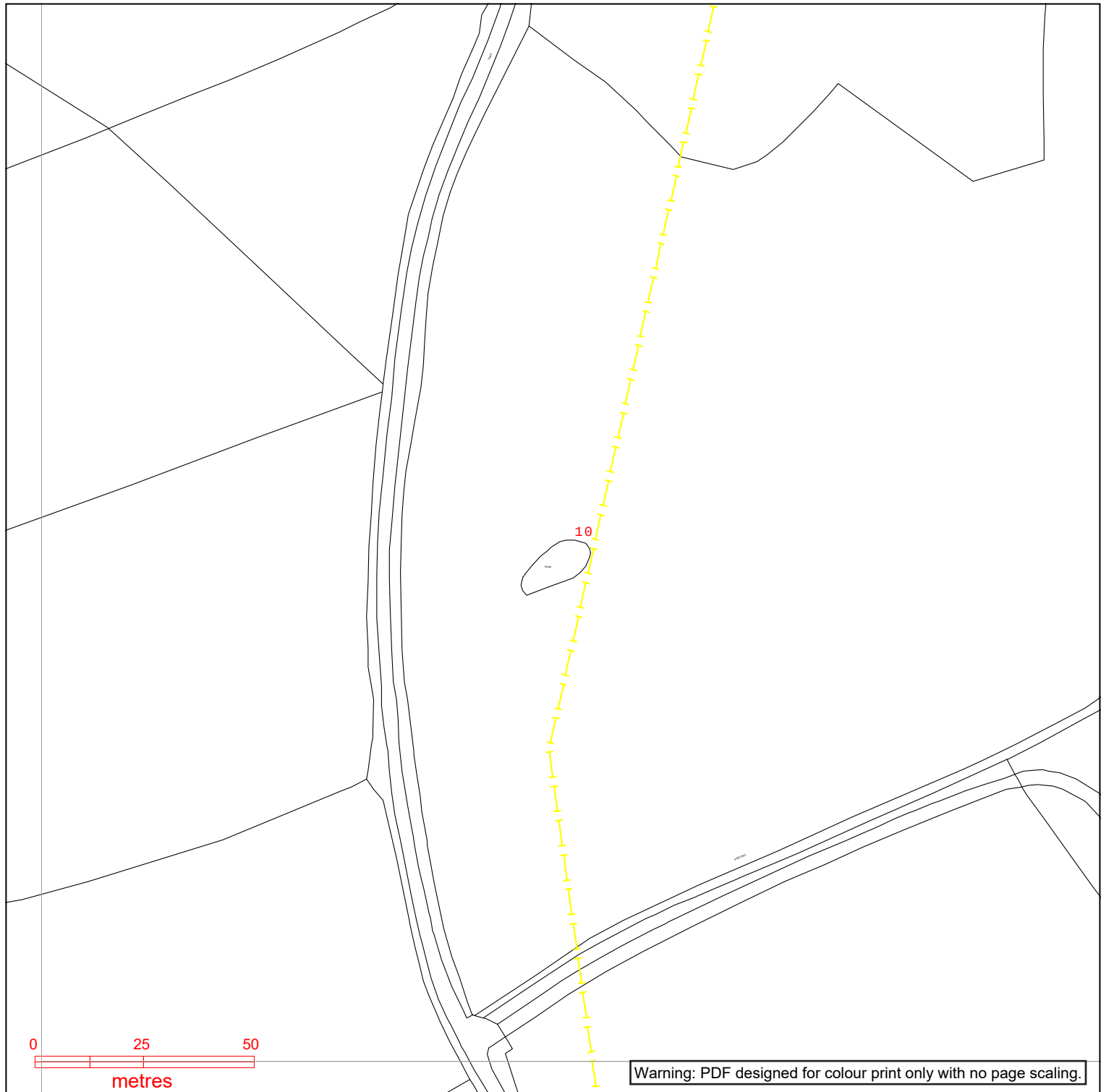
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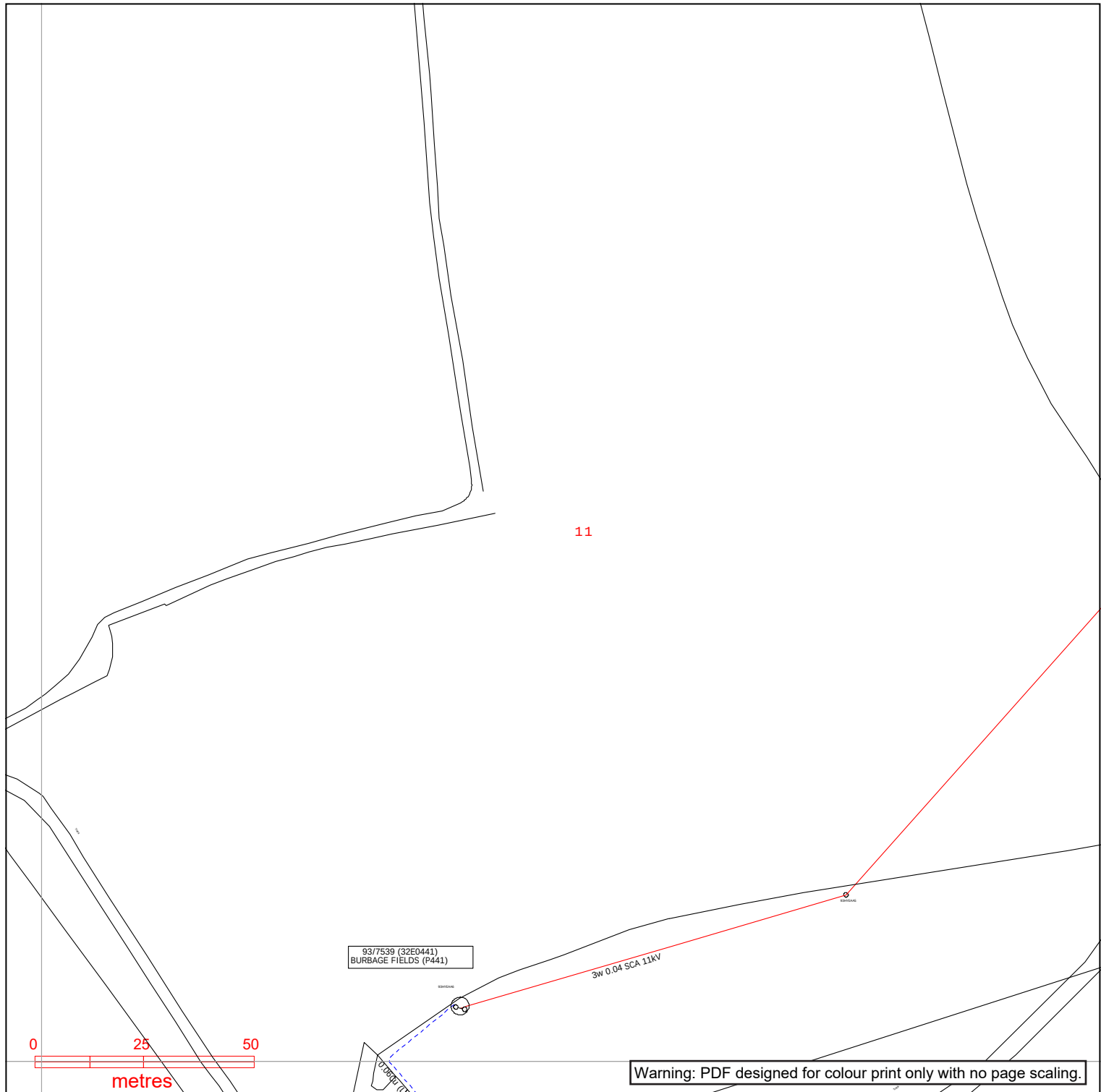
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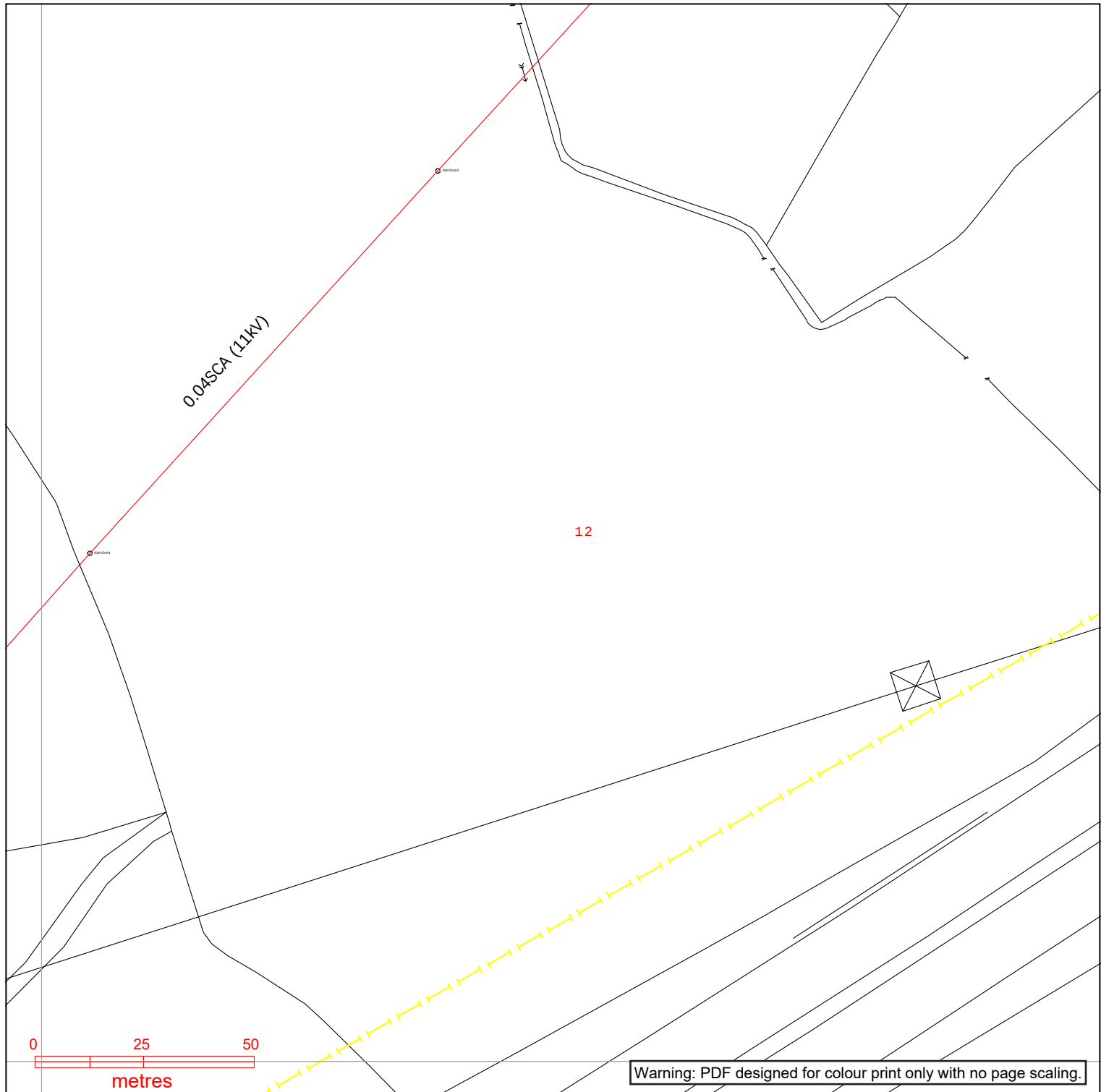


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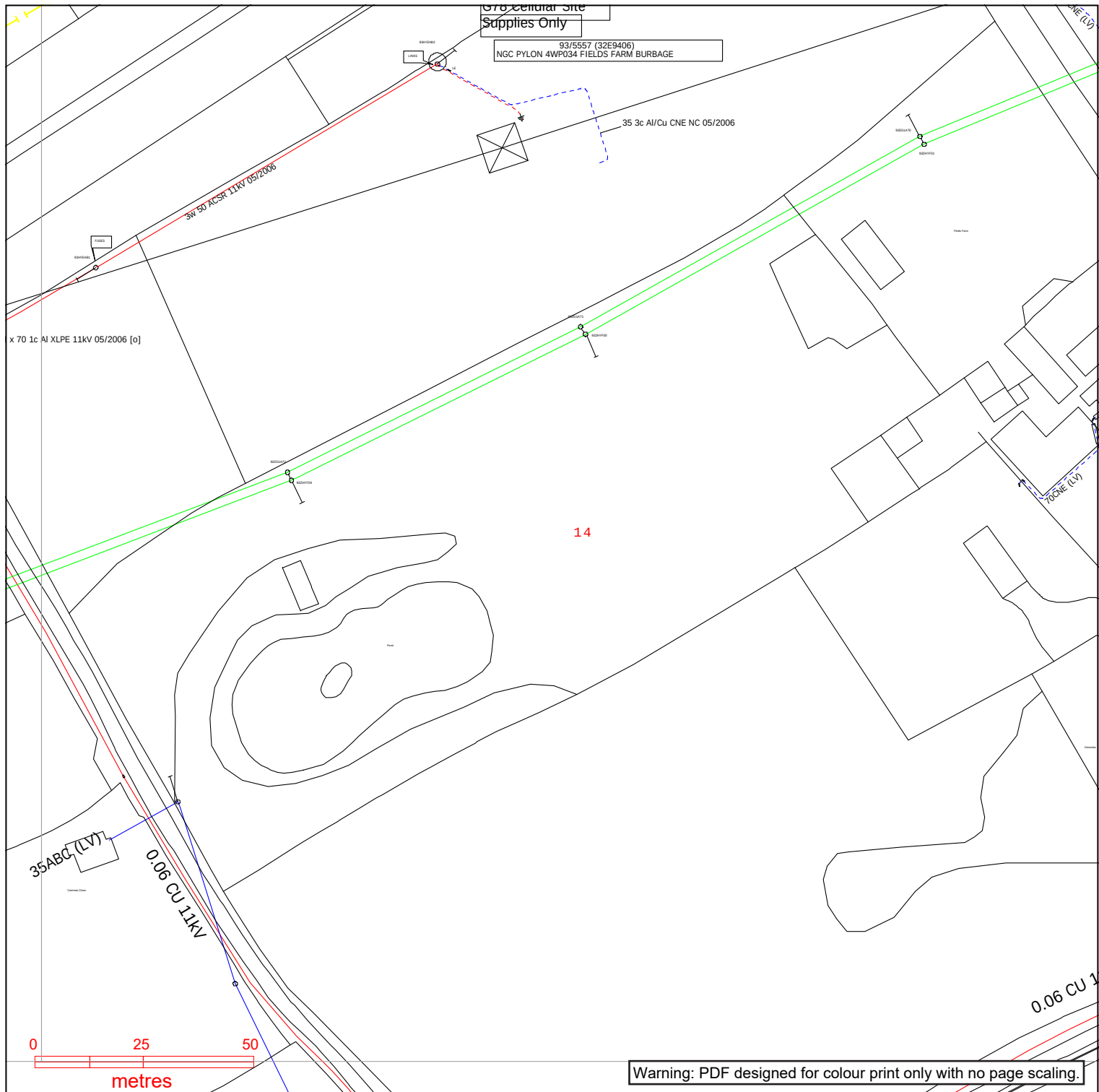
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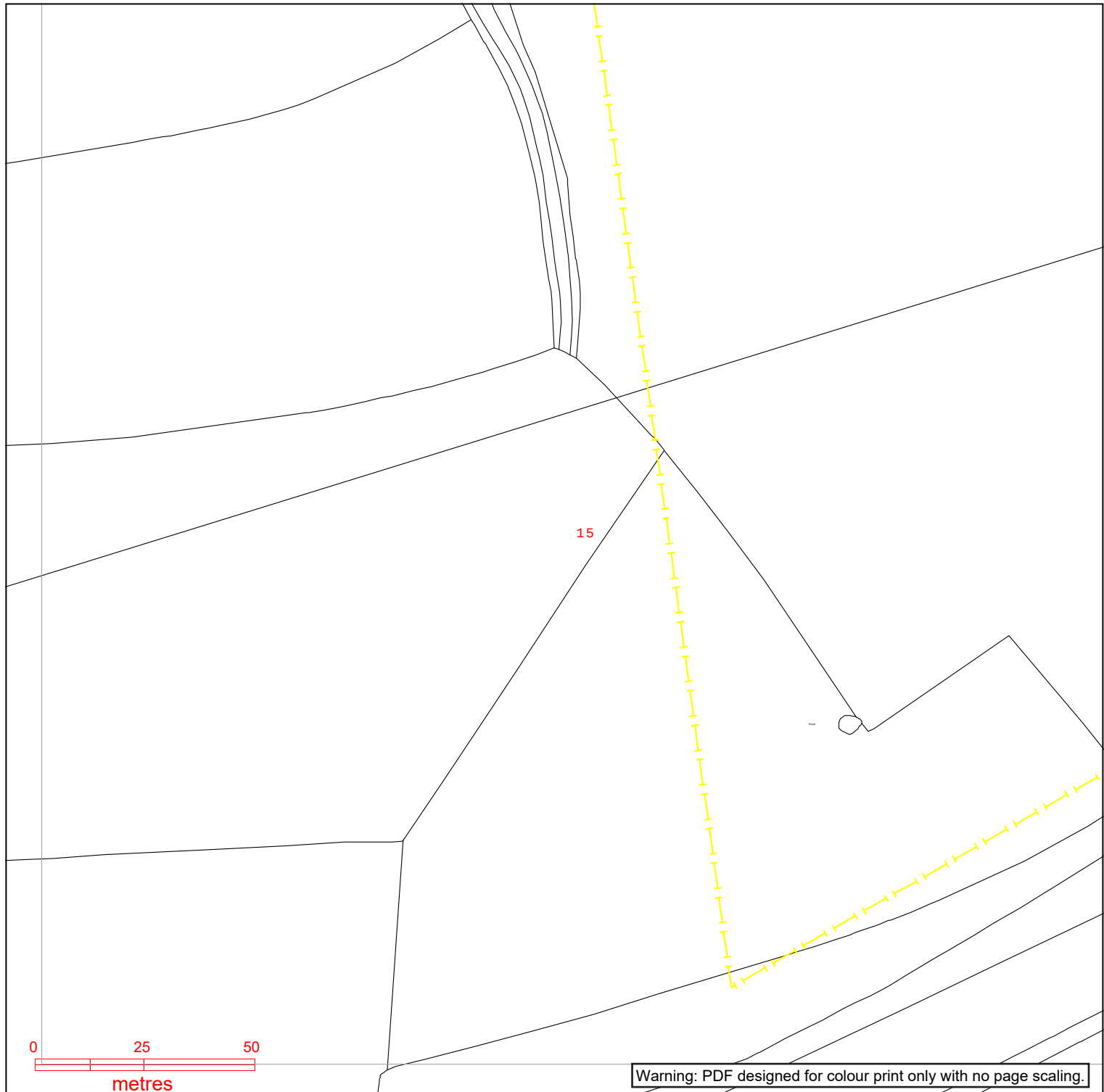
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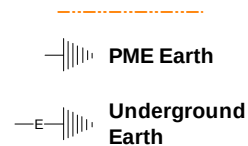
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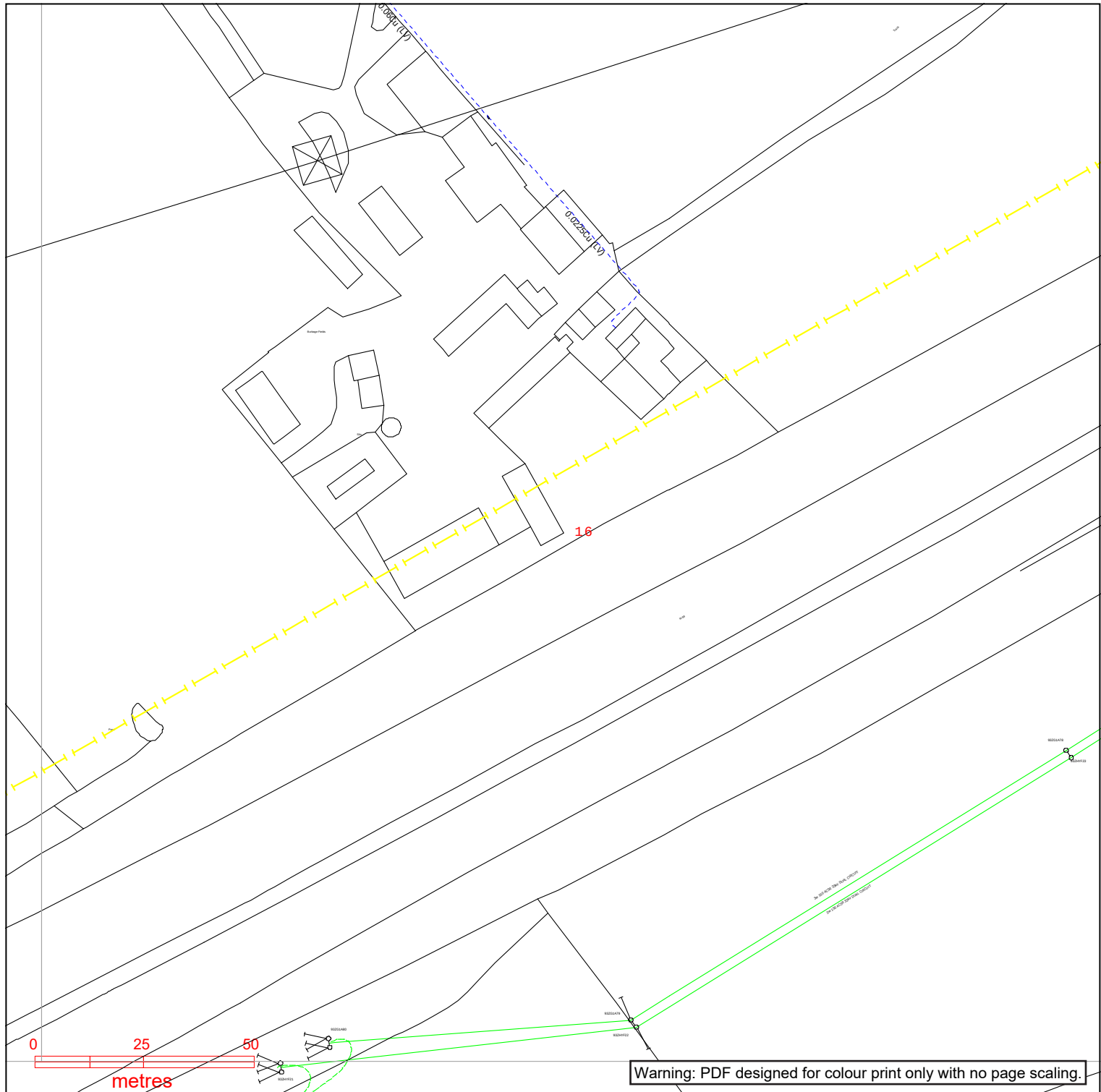
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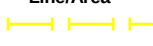
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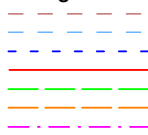
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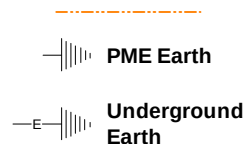
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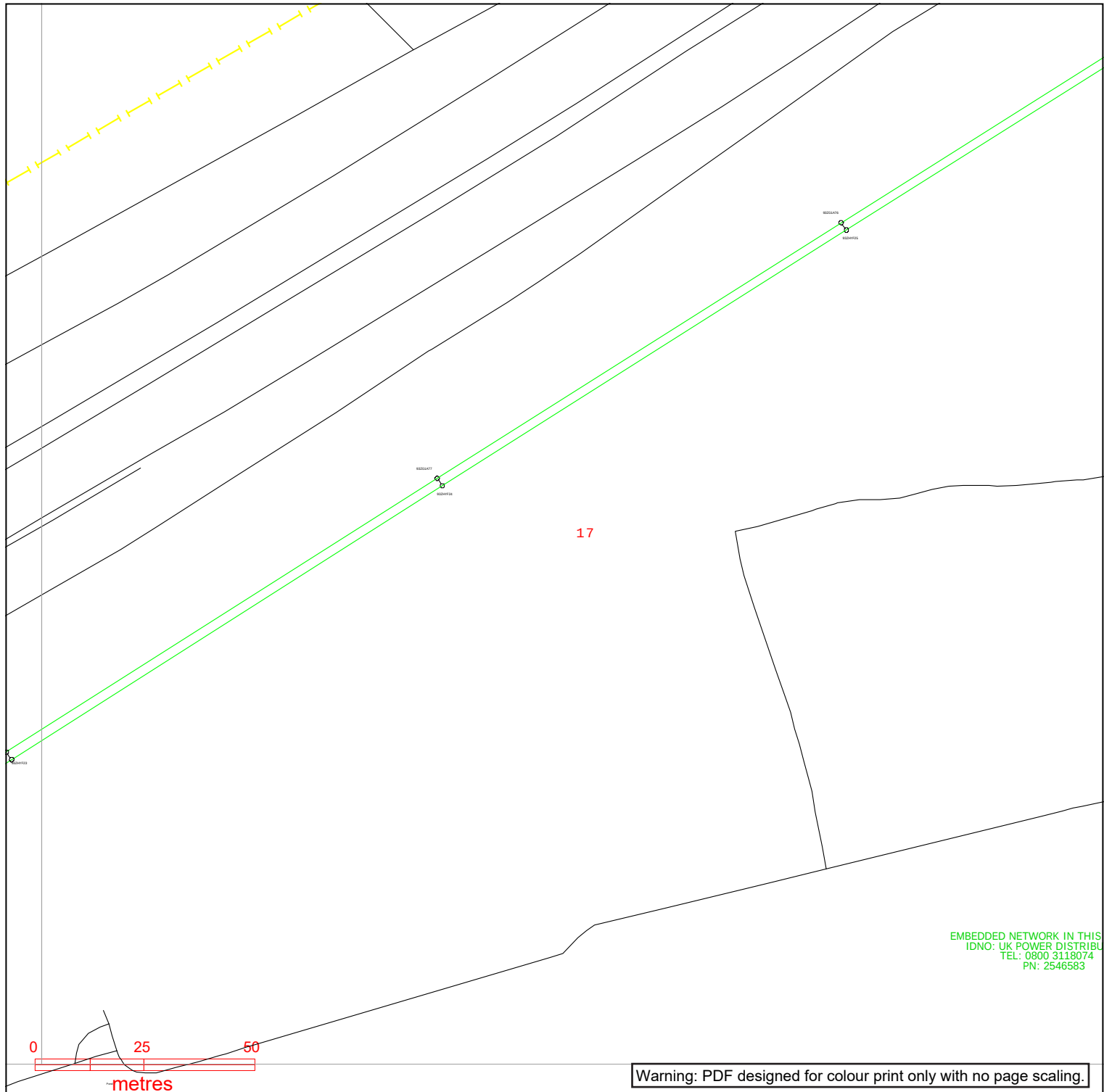


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Budget Estimate

Mrs E Harris
M-EC
The Old Chapel
Station Road
Hugglescote
Coalville
LE67 2GB

National Grid Electricity Distribution
Hammonds Way
HINCKLEY
Leicestershire
LE10 3EQ

Telephone: 01455 232261
Email: agarrett@nationalgrid.co.uk

Our ref
4640795

Date
21/03/2023

Dear Mrs E Harris,

Budget Estimate for electricity connection works by National Grid Electricity Distribution (East Midlands) plc ("NGED") for a 4MW Connection at 27932, Coventry Road, Burbage, Hinckley. LE10 2HS.

Thank you for your recent enquiry. I am pleased to provide an indication of NGED'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	Contestable works	£ 6,814,321.00
	Non-Contestable works	£ 8,917.00
	VAT at 0 %	£ 00.00
	Total	£ 6,823,238.00

Non-Contestable works are those works that only NGED 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://nationalgrid.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage	230 / 400 Volts
Phase	Three Phase
Agreed Import Capacity	4000kVA
Agreed Export Capacity	0kVA

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 "Budget Estimates - Your Budget Estimate Explained"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development. Plan Number: 4640795 Design Doc

Competition in Connections

The Budget Estimate is based upon NGED 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 NGED 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:

- 4,000 MVA for 445 supplies
- install approx 8,500m of 33 kV cable
- install a new 33 kV/11 kV primary substation on site
- install approx 2,000 m of 11 kV cable
- install 5x 1 MVA 11kV substations
- install approx 5,000 m of LV cable
- install approx 6,750 m of three phase service cable
- install 445x 100A 3ph cut outs
- provide service ducting & meter boxes for customer to install
- off site excavation by NGED, on site by customer
- customer to provide concrete plinths for the 5x 11 kV substations to be installed on

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, 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,

Ash Garrett
Planner

