



MEC
Consulting Group

UTILITIES

**Land off Ashby Road and Normandy Way,
Hinckley**
Utilities Assessment
April 2026

Report Ref: 28420-UTIL-0703



Land off Ashby Road and Normandy Way, Hinckley

Utilities Assessment

April 2026

REPORT REF: 28420-UTIL-0703

CLIENT: Miller Homes

ENGINEER: MEC Consulting Group Ltd
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REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Approved By
April 2026	-	First issue	Emma Harris Senior Utilities Coordinator	Alexander Bennett BSc (Hons) MCIHT MTPS Managing Director

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1.0 INTRODUCTION

1.1 MEC Consulting Group Ltd, has been commissioned by Miller Homes (hereafter referred to as 'the Client') to undertake a Utilities Assessment for a proposed residential development at Land off Ashby Road and Normandy Way, Hinckley (hereafter referred to as 'the Site'). A site location plan is provided in **Appendix A** and a planning layout is contained within **Appendix B**.

1.2 The development proposals comprise:

Full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, comprising development across two parcels including:

- *the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route;*
- *the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure.*

Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure

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 Hinckley);
- 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 C-G**. A services constraints plan has been produced from the apparatus plans, and is provided in **Appendix H**.
- 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 MEC 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 MEC.
- 1.9 MEC 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 - Foul sewer located within the eastern verge of Ashby Road	No
Clean Water	Severn Trent Water	Yes	Yes – 12" CI clean water main within carriageway of Ashby Road	Yes – refer to Section 4.0
Gas	Cadent	Yes	Yes – 140mm PE low pressure gas main located within eastern verge of Ashby Road	No
Electricity	National Grid Electricity Distribution	Yes	Yes – Overhead HV (33kV) enters the site boundary from the north crossing to the south west. Overhead HV (11kV) enters the site boundary from the east crossing to the west. Underground LV within the western verge of Ashby Road.	Yes – refer to Section 4.0
Electricity/Gas	GTC	Yes	No	No
Telecoms	Openreach	Yes	Yes –Overhead supply within the site boundary to the south. Overhead and underground apparatus within the site boundary to the north. Underground apparatus within northern verge of Normandy Way	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

2.2 All apparatus is shown on the utilities constraints plan (drawing number 28420_07_010_03) in **Appendix H** and is based on the records supplied by the statutory undertakers. The asset records are an approximate location and can be inaccurate, based on this it is recommended that a utilities survey is completed at an appropriate time.

3.0 SERVICES SUPPLY

Foul Water

Northern Parcel

- 3.1 Severn Trent Water (STW) have confirmed that their nearest sewer is the 400mm combined sewer within Rogues Lane to the north of the site. STW have advised that there is limited spare capacity to accept a discharge of foul flows from the development and as such sewer modelling is required. The sewer modelling identifies the potential impact of foul flows from the proposed development on the sewerage system and the most suitable discharge point. STW have added the site to their modelling tracker.
- 3.2 The cost for the sewer modelling is entirely funded by STW and a copy of the developer enquiry can be found in **Appendix C**.
- 3.3 The gross infrastructure charges for this development are £49,730.60. This will be reduced by an income offset value of -£16,864.40. The total net infrastructure charge is calculated at £32,866.20.

Southern Parcel

- 3.4 STW has confirmed that the nearest connection achievable is the 225mm foul sewer in Drakes Way to the south of the site. No improvement works are required and therefore the foul flows generated from the proposed development can be accommodated in the local sewer network. Confirmation of this can be found within the developer enquiry response attached within **Appendix C**.
- 3.5 The gross infrastructure charges for this development £7,852.20. This will be reduced by an income offset value of -£2,662.80. The total net infrastructure charge is calculated at £5,189.40.

Clean Water

Northern Parcel

- 3.6 STW have confirmed that there is insufficient capacity to supply the proposed development with clean water, therefore, reinforcement works are required. The connection for the proposed development can be taken from the existing 12" CI main within Ashby Road at the proposed entrance to the development.
- 3.7 STW have advised a new water mains connection cost of £75,300.00. 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.
- 3.8 The gross infrastructure charges for this development are £181,716.00. This will be reduced by an income offset value of -£78,732.20. The total net infrastructure charge is calculated at £102,983.80. The STW clean water enquiry can be found attached within Appendix C.

Southern Parcel

- 3.9 STW have confirmed that there is sufficient capacity to supply the proposed development with clean water, therefore, reinforcement works are not required. The connection for the proposed development can be taken from the existing 8" UPVC main in Normandy Way.

- 3.10 STW have advised a new water mains connection cost of £40,000.00. 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.
- 3.11 The gross infrastructure charges for this development are £28,692.00. This will be reduced by an income offset value of -£12,431.40. The total net infrastructure charge is calculated at £16,260.60. The STW clean water enquiry can be found attached within **Appendix C**.

Gas

Northern Parcel

- 3.12 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. Following submission of a formal quote with confirmed development numbers, the reinforcement costs will be subject to an economic test to determine the amount of Cadent Gas/Customer contribution towards the reinforcement. Upon completion of the reinforcement works, connections are to be made to the 140mm PE low pressure gas main located within Ashby Road which is c10m to the east of the site boundary. A land enquiry response and a plan showing the connection point can be found within **Appendix D**.

Southern Parcel

- 3.13 Cadent have confirmed that there is sufficient capacity in the local low pressure gas network to supply the development site and therefore reinforcements are required. Connections are to be made to the 250mm DI low pressure gas main located within Normandy Way which is c21m to the south of the site boundary. A land enquiry response and a plan showing the connection point can be found within **Appendix D**.

Electricity

Northern Parcel

- 3.14 National Grid Electricity Distribution (NGED) have provided a budget estimate of £2,466,058.00 to connect the proposed development to their existing high voltage network based a total capacity of 3400kVA which is sufficient for Air Source Heat Pumps (ASHPs) and Electric Vehicle Charging Points (EVCPs) at each dwelling. NGED have advised that an upgrade to the Primary Transformer will be required, NGED will fund the upgrade therefore no costs will be passed to the customer. The point of supply will be from the Primary Substation located within Wheatfield Way, NGED will lay new HV cable from this point to 4 centrally located substations within the development. NGED have advised timescales up to 2030 for the upgrades to the Primary Transformer. A budget quotation developer enquiry response can be found within **Appendix E**.
- 3.15 The typical plot of land required for a substation is 5m x 5m 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.

Southern Parcel

- 3.16 NGED have provided a budget estimate of £337,464.00 to connect the proposed development to their existing high voltage network based on a total capacity of 540kVA which is sufficient for Air Source Heat

Pumps (ASHPs) and Electric Vehicle Charging Points (EVCPs) at each dwelling. NGED have advised that the point of supply will be from the passing HV underground cable within the southern verge of Normandy Way. NGED will lay a new HV mains cable from this point of connection to 1 centrally located substation within the development. 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 E**.

- 3.17 The typical plot of land required for a substation is 5m x 5m 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.

Telecommunications

- 3.18 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 F**.

Multi Utility

Northern Parcel

- 3.19 GTC is an independent distribution network operator who has supplied a budget cost of £299,581.91 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 £495,281.91. A copy of the budget quote is included in **Appendix G**.
- 3.20 GTC has supplied a second budget cost of £199,681.55 to supply gas, 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 £395,281.55. A copy of the budget quote is included in **Appendix G**.
- 3.21 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 & 3.5 above. Clean water service connections are included.
- 3.22 The budget quote assumes capacity and for a point of connection to the LP gas network adjacent to 243 Ashby Road approximately 173m from the site.
- 3.23 GTC have assumed a point of connection to the HV electricity network at the site boundary and included allowance for 2 substations within the development. This is based on a total capacity of 1162kVA which would be sufficient for ASHPs and EVCPs at each dwelling. GTC second quotation includes for gas heated dwelling with a total capacity of 576kVA which is sufficient for EVCPs at each dwelling. 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. GTC assumes capacity therefore no reinforcement requirements have been considered.

Southern Parcel

- 3.24 GTC is an independent distribution network operator who has supplied a budget cost of £135,132.15 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 £166,032.15. A copy of the budget quote is included in **Appendix G**.
- 3.25 GTC is an independent distribution network operator who has supplied a budget cost of £71,777.35 to supply gas, 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 £102,677.35.
- 3.26 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 & 3.5 above. Clean water service connections are included.
- 3.27 The budget quote assumes for a point of connection to the LP gas network within Normandy Way at the site boundary.
- 3.28 GTC have assumed for a point of connection to the HV electricity network within Normandy Way at the site boundary and included allowance for 1 substation within the development. This is based on a total capacity of 174kVA which would be sufficient for ASHPs and EVCPs at each dwelling. GTC second quote option allows for a point of connection the LV network within Normandy Way with a total capacity of 89kVA which is sufficient for gas heated dwellings with EVCPs. It is to be noted that GTC do not calculate residential loads in the same way as WPD and do not require additional capacity for EVCPs of 7.2kW or less.

4.0 DIVERSIONS AND PROTECTION OF APPARATUS

Foul Water

- 4.1 For the Northern Parcel, the STW records show a foul sewer located within the eastern verge of Ashby Road, diversion of this sewer is not anticipated but extra precaution should be taken when excavating the new site access road. The approximate location of the sewer is shown on the constraints plan (drawing number 28420_07_010_01) located in **Appendix H**.

Clean Water

- 4.2 For the Northern Parcel, the STW records show a 12" cast iron clean water main within the carriageway of Ashby Road. 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 to determine whether diversions can be avoided. STW recommend a minimum cover of 750mm over their pipes to be maintained within carriageway. If sufficient depth cannot be maintained, STW require construction details and a diversion plan with a formal application in order to provide costs for the diversion. The approximate route of the main is shown on the constraints plan located in **Appendix H**.

Gas

- 4.3 For the Northern Parcel, the Cadent asset map shows a 140mm PE low pressure gas main located within eastern verge of Ashby Road; diversion of this gas main is not anticipated but anticipated but extra precaution should be taken when excavating the new site access road. The approximate location of the sewer is shown on the constraints plan located in **Appendix H** of this report.

Electricity

- 4.4 For the Northern Parcel, the NGED asset map shows an overhead HV (33kV) cable enters the site boundary from the north crossing to the south west there is also an overhead HV (11kV) that enters the site boundary from the east crossing to the west. The asset map also shows an underground LV cable within the western verge of Ashby Road. This apparatus will require diverting to facilitate the proposed new residential development and access road, NGED have provided a cost of £481,786.34 to divert the overhead cables underground within the development roads. Whilst the cables remain in situ an easement of 1.5m either side of the cables (3m in total) is required. Extra care is required when working in this area and all cables should be treated as live until proven dead. The approximate location of the overhead and underground cables is shown on the constraints plan located in **Appendix H**.

Telecommunication

- 4.5 For the Northern Parcel, the Openreach apparatus plans show overhead apparatus to the south of the development along the site boundary and underground apparatus within the eastern verge of Ashby Road. Diversion of this apparatus is not anticipated but extra precaution should be taken when excavating in this area. The approximate route of the apparatus is shown on the constraints plan located within **Appendix H**.

- 4.6 For the Southern Parcel, Openreach apparatus map shows underground apparatus within the norther verge of Normandy Way to the east and west and of the proposed new site access. Diversion of this apparatus is not anticipated but extra precaution should be taken when excavating in this area. The approximate location of the Openreach apparatus is shown on the constraints plan located in **Appendix H**.



5.0 SUMMARY

5.1 This report has been produced to support a proposed residential development at Land off Ashby Road and Normandy Way, Hinckley. 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)	Northern – No, sewer modelling required Southern - Yes	Northern Parcel - 400mm combined sewer within Rogues Lane to the north of the site Southern Parcel - 225mm foul sewer in Drakes Way to the south of the site	Developer to construct and offer for adoption. <u>Northern Parcel Infrastructure Charge</u> £32,866.20 <u>Southern Parcel Infrastructure Charge</u> £5,189.40	Yes - Foul sewer located within the eastern verge of Ashby Road	STW developer enquiry confirms that there is insufficient capacity within the local network for the northern parcel of the development. STW have confirmed there is capacity within the local network for the southern parcel of the development.
Clean water (Severn Trent Water)	Northern – No – Reinforcement work required Southern - Yes	Northern - 12" CI main within Ashby Road Southern - 8" UPVC main in Normandy Way	<u>Northern Parcel New Connection</u> £75,300.00 <u>Infrastructure Charge</u> £102,983.80 <u>Southern Parcel New Connection</u> £40,000.00 <u>Infrastructure Charge</u> £16,260.60	Yes – 12" CI clean water main within carriageway of Ashby Road	STW developer enquiry confirms that there is insufficient capacity within the local network for the northern parcel of the development. STW have confirmed there is capacity within the local network for the southern parcel of the development

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Gas (Cadent)	Northern – No – Reinforcement required Southern - Yes	Northern - 140mm PE low pressure gas main located within Ashby Road. Southern - 250mm DI low pressure gas main located within Normandy Way	Capacity Check Only	Yes – 140mm PE low pressure gas main located within eastern verge of Ashby Road	Cadent have confirmed that there is insufficient capacity within the local network for the northern parcel of the development. Cadent have advised that there is sufficient capacity in the local network for the southern parcel of the development.
Electricity (National Grid Electricity Distribution)	Northern – Reinforcement at Primary required Southern - Yes	Northern Parcel - Primary Substation located within Wheatfield Way Southern Parcel - passing HV (11kV) underground cable within the southern verge of Normandy Way	<u>Northern Parcel New Connection</u> £2,466,058.00 <u>Northern Parcel Diversion</u> £481,786.34 <u>Southern Parcel New Connection</u> £337,464.00	Yes – Overhead HV (33kV) enters the site boundary from the north crossing to the south west. Overhead HV (11kV) enters the site boundary from the east crossing to the west. Underground LV within the western verge of Ashby Road.	NGED have confirmed that reinforcement at the Primary Substation is required for the northern parcel. NGED have confirmed that there is capacity within the local network for the southern parcel of the development.
Telecoms (Openreach)	N/A	N/A	N/A	Yes –Overhead supply within the site boundary to the south. Overhead and underground apparatus within the site boundary to the north. Underground apparatus within northern verge of Normandy Way	Openreach will deploy FTTP, free of charge, into all new housing developments of 20 or more homes. No proposals have therefore been sought.

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Multi Utility (GTC)	N/A	Assumed at site entrance	<u>Northern Parcel</u> <u>New Connections Inc</u> <u>Fibre (exc Gas)</u> £299,581.91 <u>New Connections Exc</u> <u>Fibre (exc Gas)</u> £495,281.91 <u>New Connection inc</u> <u>Fibre (inc Gas)</u> £199,681.55 <u>New Connections Exc</u> <u>Fibre (inc Gas)</u> £395,281.55 <u>Southern Parcel</u> <u>New Connections Inc</u> <u>Fibre (exc Gas)</u> £135,132.15 <u>New Connections Exc</u> <u>Fibre (exc Gas)</u> £166,032.15 <u>New Connection inc</u> <u>Fibre (inc Gas)</u> £71,777.35 <u>New Connections Exc</u> <u>Fibre (inc Gas)</u> £102,677.35	N/A	GTC have provided a budget cost to supply gas, electricity, clean water and waste water to the proposed development with an option to provide fibre.



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APPENDICES

Appendix A



M-EC
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MEC
Development Technical
Consultants

SITE LOCATION PLAN

Project: Land off Ashby Road and Normandy Way, Hinckley
File Ref: 28420
Postcode: LE10 1SJ





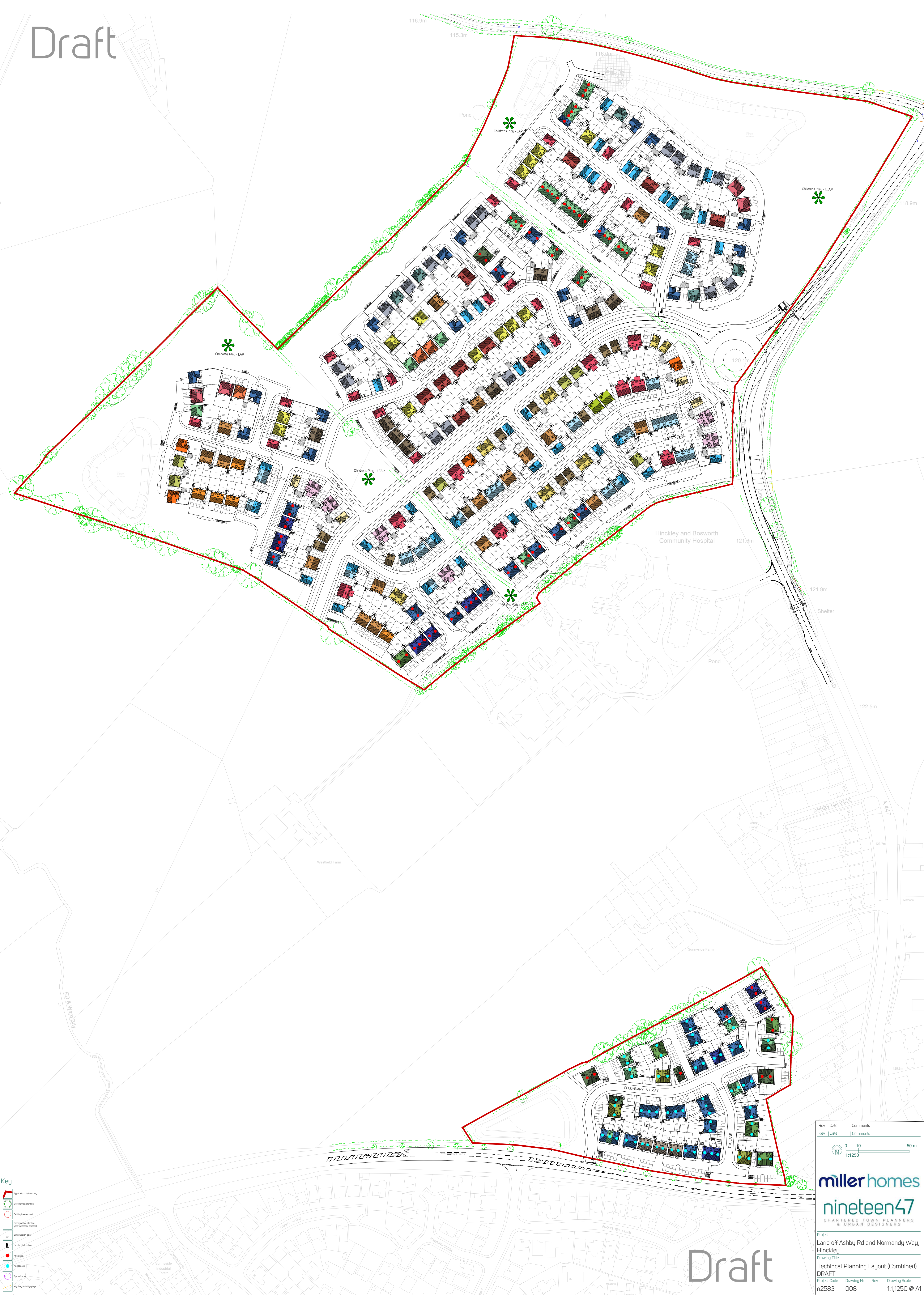
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APPENDICES

Appendix B



Draft



Key

- Application site boundary
- Existing tree retention
- Existing tree removal
- Proposed tree planting (over 100mm dbh)
- On plot parking
- On plot parking
- Accessibility
- Additional
- Corner fence
- Highway visibility triangle

Rev	Date	Comments

0 10 50 m
1:1250

miller homes
nineteen47
CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
Land off Ashby Rd and Normandy Way, Hinckley

Drawing Title
DRAFT

Technical Planning Layout (Combined)

Project Code	Drawing Nr	Rev	Drawing Scale
n2583	008	-	1:1,250 @ A1

Draft

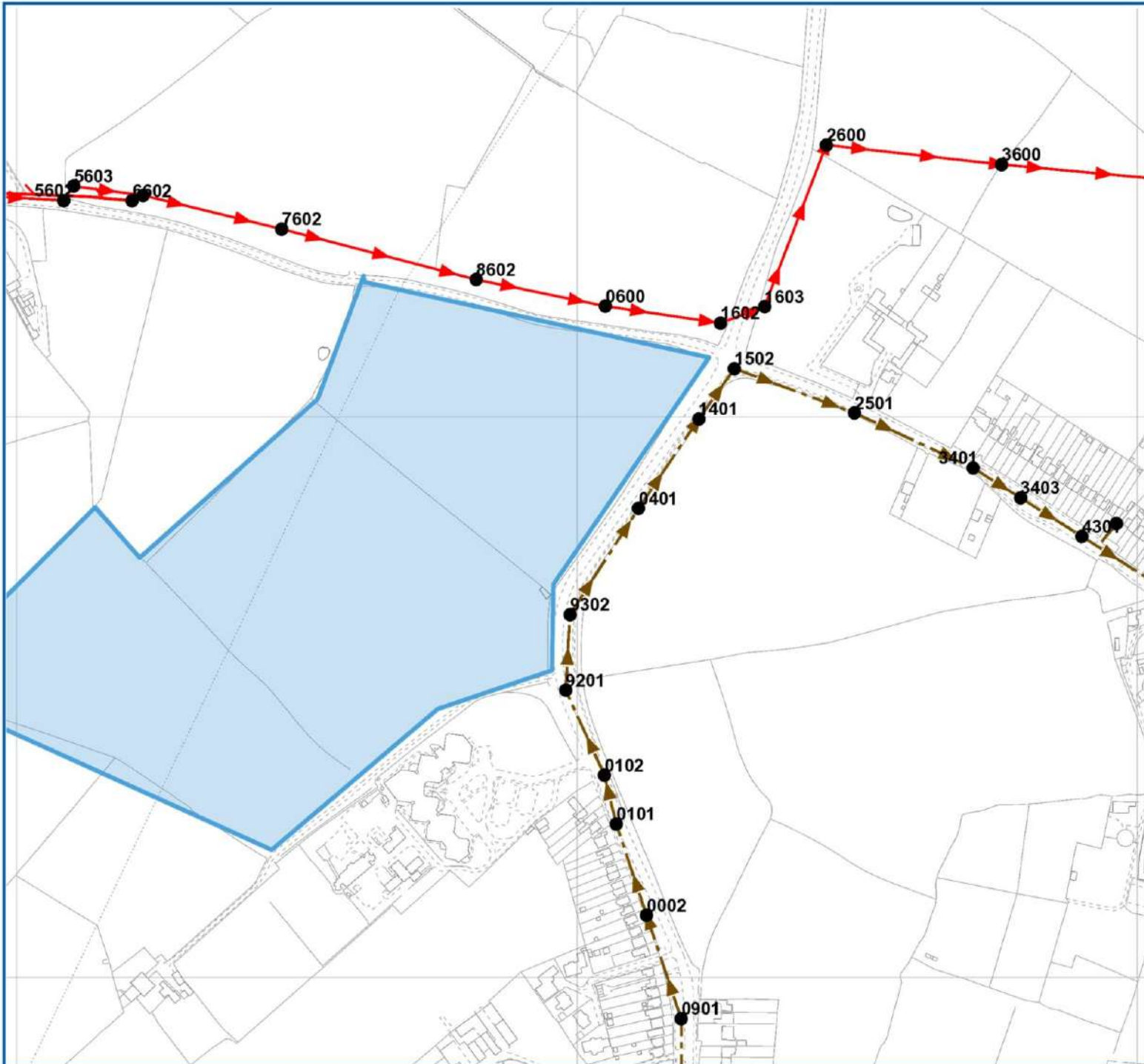


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APPENDICES

Appendix C





Reference	Cover Level	Invert Level Upstream	Invert Level Downstream	Purpose	Material	Pipe Shape	Max Size	Min Size	Gradient	Year Laid
SP43961401	118.8199	<UNK>	<UNK>	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP42969302	<UNK>	<UNK>	<UNK>	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP42968602	115.1429	112.633	112.272	C	CO	C	<UNK>	<UNK>	326.29	01/06/2010 00:00:00
SP42966602	117.5059	115.847	113.714	C	CO	C	<UNK>	<UNK>	5.15	01/06/2010 00:00:00
SP43963403	<UNK>	<UNK>	<UNK>	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP43961602	118.194	112.056	111.63	C	CO	C	<UNK>	<UNK>	98.22	01/06/2010 00:00:00
SP42965602	117.472	114.743	114.58	C	PE	C	150	0	96.13	01/06/2010 00:00:00
SP43963600	115.151	110.372	108.617	C	CO	C	<UNK>	<UNK>	113.11	01/06/2010 00:00:00
SP43960102	121.91	119.45	118.51	F	VC	C	<UNK>	<UNK>	89.54	31/12/1899 00:00:00
SP43962501	116.8	113.65	<UNK>	F	VC	C	<UNK>	<UNK>	0	31/12/1899 00:00:00
SP43964301	<UNK>	<UNK>	109.73	F	VC	C	<UNK>	<UNK>	0	31/12/1899 00:00:00
SP42969201	121.15	<UNK>	<UNK>	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP43961603	117.732	111.63	111.114	C	CO	C	<UNK>	<UNK>	299.22	01/06/2010 00:00:00
SP43961502	<UNK>	<UNK>	<UNK>	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP42965603	117.1699	114.58	113.954	C	PE	C	150	0	99.9	01/06/2010 00:00:00
SP43960401	119.23	116.92	115.96	F	VC	C	<UNK>	<UNK>	99.68	31/12/1899 00:00:00
SP43960101	122.2099	119.85	119.45	F	VC	C	<UNK>	<UNK>	110.95	31/12/1899 00:00:00
SP43962600	116.428	111.114	110.372	C	CO	C	<UNK>	<UNK>	211.99	01/06/2010 00:00:00
SP43963401	115.0599	<UNK>	<UNK>	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP43960002	<UNK>	63.659	119.88	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP42966700	117.499	113.714	113.254	C	CO	C	<UNK>	<UNK>	276.7	01/06/2010 00:00:00
SP43960600	116.939	112.272	112.056	C	CO	C	<UNK>	<UNK>	480.88	01/06/2010 00:00:00
SP43950901	<UNK>	<UNK>	63.659	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP42967602	116.706	113.254	112.633	C	CO	C	<UNK>	<UNK>	288.55	01/06/2010 00:00:00
<UNK>	<UNK>	<UNK>	<UNK>	F	VC	<UNK>	<UNK>	<UNK>	<UNK>	01/06/2021 00:00:00

LEGEND



MATERIALS

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

CATEGORIES

W	- WEIR
C	- CASCADE
DB	- DAMBOARD
SE	- SIDE ENTRY
FV	- FLAP VALVE
BD	- BACK DROP
S	- SIPHON
D	- HIGHWAY DRAIN
S104	- SECTION 104
SHAPE	
C	- CIRCULAR
E	- EGG SHAPED
O	- OTHER
R	- RECTANGLE
S	- SQUARE
T	- TRAPEZOIDAL
U	- UNKNOWN
PURPOSE	
C	- COMBINED
E	- FINAL EFFLUENT
F	- FOUL
L	- SLUDGE
S	- SURFACE WATER



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

SEWER RECORD (Tabular)

O/S Map Scale: 1:5,000
Date of Issue: 27-08-24
This map is centred upon:
X: 442999.57 Y: 296393.20

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 - On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on the map.
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WONDERFUL ON TAP



Severn Trent Water Ltd

Oxley Moor Rd
Wolverhampton
WV9 5HN

www.stwater.co.uk

Network.Solutions@severntrent.co.uk

Contact: Michael Taylor

Your ref:

Our ref: 1125009

Emma Harris
MEC Consulting Group Ltd
The Old Chapel
Station Road
Hugglescote
LE67 2GB

28th August 2024

Dear Emma

Proposed Redevelopment at: I/a Ashby Rd/Rogues Ln

I refer to your 'Development Enquiry Request' for 380 property development in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes which refer to surface water disposal from development sites.

Public Sewers in Site – Required Protection

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 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.

Foul Water Drainage

The new development would generate additional foul flows approx. 5.9l/s 2xdwf gravity. The nearest point of connection is m/h 8602/0600 on the 400mm combined sewer north of Rogues Lane.

Due to the nature of the development, the additional flows and existing flood and surcharge levels, there is insufficient capacity within the Severn Trent network at present and further modelling will be required, which may show that improvements are required to the Severn Trent network and receiving treatment works.

We are undergoing a prioritisation process of all investment requirements and emerging risks from growth on our network and treatment works as we build our plan for the coming Asset Management Plan period (2025-2030) and beyond.

WONDERFUL ON TAP



We will pass details of your site over for consideration and feedback if anything arises which is of concern. We will let you know as soon as possible if anything will affect your connection points and timescales, should we need to make representation to the Planning Authority to apply conditions relating to phasing or occupation of the site. It's more to allow us to understand whether what system improvements will be required because of your proposed development drainage scheme.

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), all adoptable pump stations must pump min of 3.8l/s minimal
- 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

Please be advised that a new / indirect connection to this sewer would only be considered subject to a formal S.106 sewer connection approval (see later).

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2010, the disposal of surface water by means of soak ways should be considered as the primary method.

If following testing, it has been demonstrated that soakaways would not be possible on the site; satisfactory evidence will need to be submitted from the SI consultant (extract or a supplementary letter).

If soak way is proven not possible then a connection to the watercourse to the east, Due to capacity issues we can receive any surface water flows into the combined sewer, under any circumstances.

This would satisfy SGN1 (enclosed), in accordance with Leicestershire Council SUDS Policy as the Lead Local Flood

WONDERFUL ON TAP



Authority (LLFA) for the area and statutory consultee in the planning process. Please see the guidance notes attached for further information.

New Connections

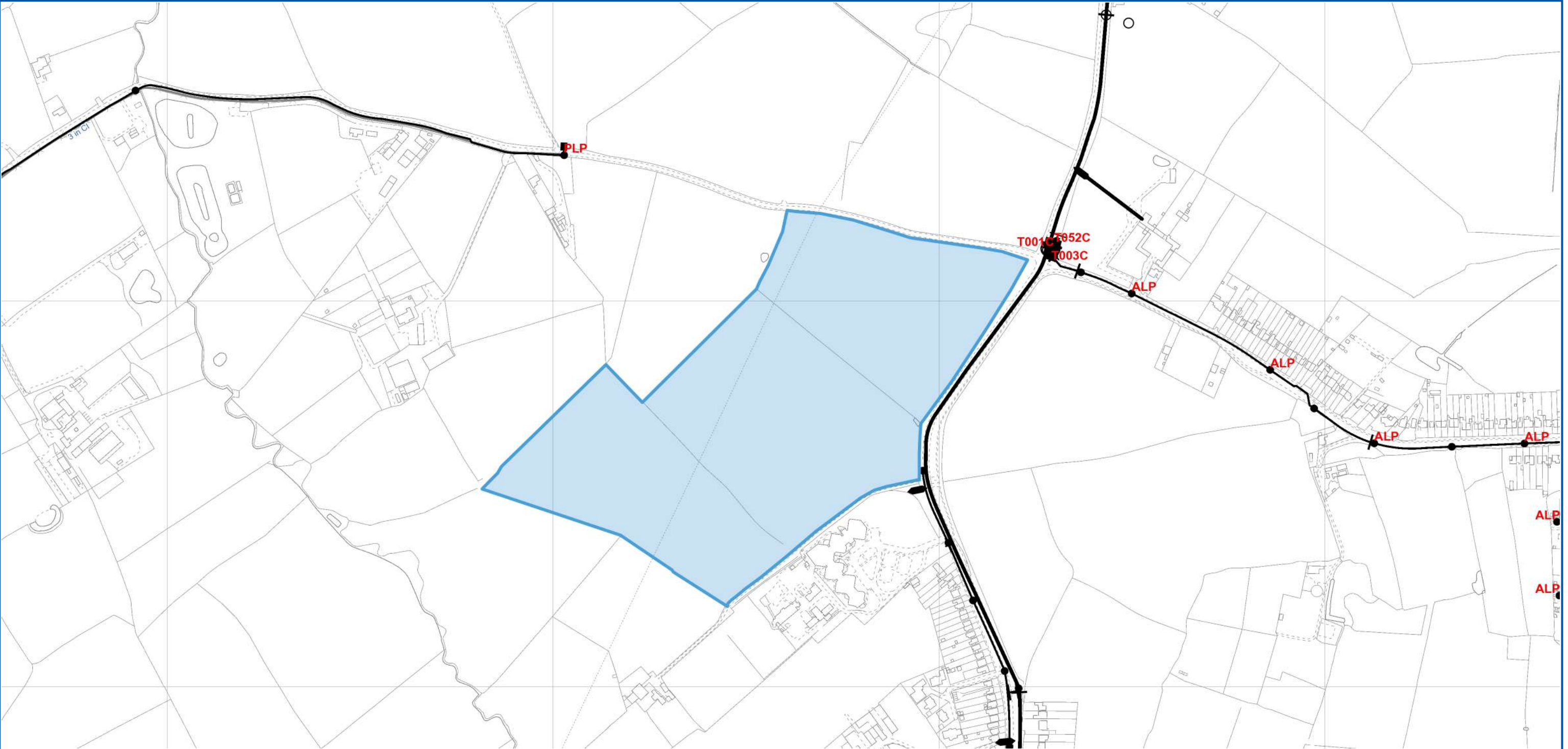
For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit Section 106 application forms. Our New Connections department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote 1125009 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read "M. Taylor".

Michael Taylor
Network Solutions



LEGEND

Flow Control	Pipe Connection	Fire Main	Print500mLine
Float Valve	Air Bleed Tap	Fire Supply Main	
Closed Water Isolation Valve	Discharge	Fire Sprinkler System	
Fully Opened Water Isolation Valve	Facility Connector	Non-Domestic Customer Service Pipe	
Partially Closed Water Isolation Valve	Motive Water Point	Transmission Pipe	
Water Non Return Valve	Pressure Tapping	Resource Main	
Flow Regulating Water Regulating Valve	Quality Sample Point	Strategic Trunk	
Pressure Reducing Water Regulating Valve	Strainer	Abandoned Water Pipe	
Pressure Sustaining Water Regulating Valve	Water Air Valve	Company Service Pipe	
Fitting	Water Chemical Injection point	Conduit	
Bend / Elbow	Water Hatch Box	Discharge Pipe	
Coupler	Water Open Pipe	Distribution Main	
Cross Piece	ServicePoints	Domestic Customer Service Pipe	
End Cap	Boundary Box	Duct	
Flange Adapter Plate	Stop Tap	Fire Main	
Reducer / Taper	Distribution Pipe	Fire Sprinkler System	
Stepped Coupling	Distribution Main	Fire Supply Main	
Tee Piece	Intermediate Trunk	Intermediate Trunk	
Y Branch	Local Trunk	Local Trunk	
Hydrant	Water Internal Site Pipe	Non-Domestic Customer Service Pipe	
Wash Out	Water Siphon	Resource Main	
Hydrant	Water Tap Pipe	Strategic Trunk	
Meter	Service Pipe	Tunnel	
Data Logger	Company Service Pipe	Water Internal Site Pipe	
Flow Meter	Domestic Customer Service Pipe	Water Siphon	
Insertion Flow Meter		Water Tap Pipe	
Revenue Meter		Abandoned Water Point	

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: 1:5,000	This map is centred upon:	
Date of Issue: 21-08-24	X: 442794.89	Y: 296403.23
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The Old Chapel
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Hugglescote
LE67 2GB

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

Reference no: 1124948

We're here if you need us:

Name: Muhammed Zulfqar

Telephone: 07974584894

Email: waterdesign@severntrent.co.uk

30 August 2024

Clean water development enquiry for DEV W L/A Normandy Way, Ashby Road

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.

Assessment summary

Based on the details provided in your application, it will be necessary to reinforce our network to supply your proposed development of 380 detached houses. The DMA 10635 is large with 3000 props. DMA split will be considered during the main application stage. Can connect to the 12in CI in Ashby Road.

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.

It has been assumed that your site will be built as a single phase due to its size. A phase can consist of numerous visits with a construction break of no more than 6 months between sections. If you did wish to discuss options of phasing please provide proposals alongside your formal application for assessment and comment.

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.

As you have advised that you will split the scheme into phases please note 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	£75,300.00
New water mains - Open Cut	£88,00.00
New water mains Self-Lay (Source of water to site boundary only)	£15,400.00

Service connection charges are not included in the cost of mains laying. These charges will vary depending on the work being carried out for each connection and they will be quoted separately after the terms of your mains agreement are accepted. An account for each service connection is required to be set up to collect water and waste charges. Occupier details would need to be provided as part of the formal application process, or the account(s) will default to the person or company named as the Customer, or Developer if a new main is installed. They will then be liable for all water and waste charges until the occupier details are provided.

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	380	£478.20	£181716.00
	Sewerage infrastructure charge	380	£130.87	£49730.60
Income offset	Water income offset	380	-£207.19	-£78732.20
	Sewerage income offset	380	-£44.38	-£16,864.40
TOTAL	Total Amount for Infrastructure charges with income offset deducted			£135,850.00

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	£332.23
Water Connection laid between 5m-12m – No excavation by STW	£355.45
Water Connection laid up to 5m – STW to excavate, lay and backfill	£2,071.37
Water Connection laid between 5m-12m – STW to excavate, lay and backfill	£2,952.04
Water for Construction	£110.34

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.

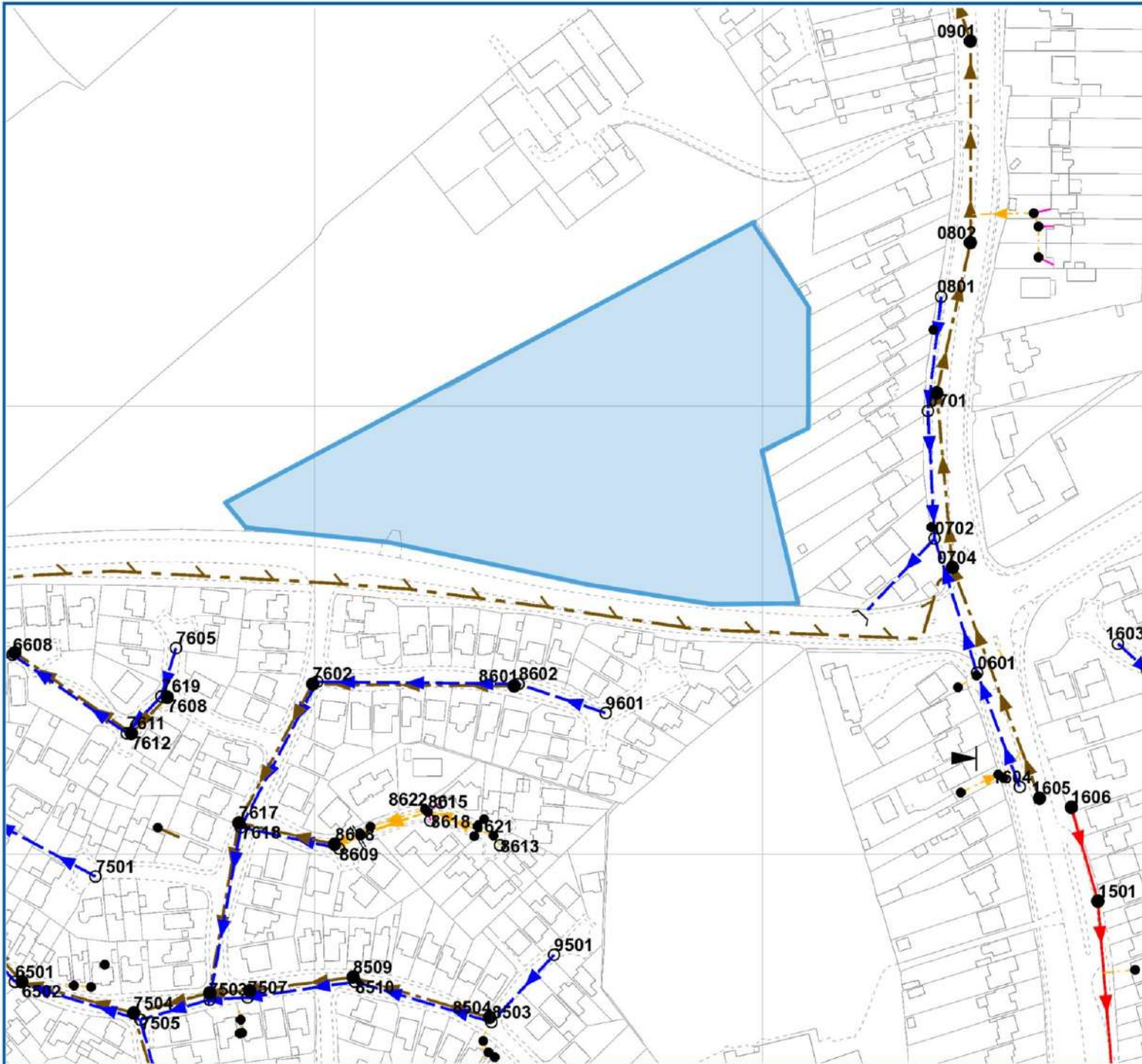
If you wish to discuss this scheme further prior to submitting your application, please contact myself on the details provided at the head of this letter.

Yours sincerely,

Muhammed Zulfqar
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.
-



Reference	Cover Level	Invert Level Upstream	Invert Level Downstream	Purpose	Material	Pipe Shape	Max Size	Min Size	Gradient	Year Laid
SP42957502	114.54	111.96	110.98	F	VC	C	225	<UNK>	35.89	31/12/1899 00:00:00
SP42957612	113.0299	110.9	109.74	F	VC	C	150	<UNK>	54.53	31/12/1899 00:00:00
SP43951604	125.8899	124.45	<UNK>	S	VC	C	225	<UNK>	0	31/12/1899 00:00:00
SP42959601	120.54	118.56	116.99	S	VC	C	150	<UNK>	26.18	31/12/1899 00:00:00
SP42958614	<UNK>	<UNK>	<UNK>	S	U	U	225	<UNK>	<UNK>	05/07/2007 00:00:00
SP42958612	115.3199	113.36	112.75	S	CO	C	375	<UNK>	120.26	31/12/1899 00:00:00
SP43951603	125.4899	124.1	124.01	S	VC	C	225	<UNK>	196.56	31/12/1899 00:00:00
SP42958504	119.6699	117.27	114.67	F	VC	C	150	<UNK>	24.46	31/12/1899 00:00:00
SP43950704	126.2699	123.54	122.71	F	VC	C	<UNK>	<UNK>	94.35	31/12/1899 00:00:00
SP42957506	115.19	112.93	112.14	F	VC	C	150	<UNK>	22.82	31/12/1899 00:00:00
SP42958601	119.05	116.6	113.14	F	VC	C	150	<UNK>	26.01	31/12/1899 00:00:00
SP42958620	49.075	47.875	<UNK>	F	U	U	150	<UNK>	<UNK>	05/07/2007 00:00:00
SP42957608	113.55	111.51	110.93	F	VC	C	150	<UNK>	39.02	31/12/1899 00:00:00
SP43950601	<UNK>	<UNK>	123.77	S	VC	<UNK>	<UNK>	<UNK>	0	31/12/1899 00:00:00
SP43951605	126.2399	123.76	123.57	F	VC	C	<UNK>	<UNK>	579.68	31/12/1899 00:00:00
SP43950901	<UNK>	<UNK>	63.659	F	VC	C	<UNK>	<UNK>	<UNK>	28/04/2019 00:00:00
SP42957605	113.75	<UNK>	111.35	S	VC	C	150	0	<UNK>	31/12/1899 00:00:00
SP42956607	111.8899	109.62	108.74	F	VC	C	<UNK>	<UNK>	59	31/12/1899 00:00:00
SP42958602	119.05	116.95	113.53	S	VC	C	225	<UNK>	26.32	31/12/1899 00:00:00
SP43951501	125.8499	122.23	121.29	C	VC	C	225	<UNK>	143.03	31/12/1899 00:00:00
SP42958622	<UNK>	<UNK>	<UNK>	F	U	U	150	<UNK>	<UNK>	05/07/2007 00:00:00
SP42958510	117.16	115.11	112.24	S	VC	C	225	<UNK>	16.9	31/12/1899 00:00:00
SP42958609	46.27	44.6	112.98	S	VC	C	225	<UNK>	<UNK>	31/12/1899 00:00:00
SP42957503	114.58	111.35	110.26	S	CO	C	375	<UNK>	29.61	31/12/1899 00:00:00
SP42958617	0	<UNK>	<UNK>	S	U	U	150	<UNK>	<UNK>	05/07/2007 00:00:00
SP42958618	<UNK>	<UNK>	<UNK>	S	U	U	150	<UNK>	<UNK>	05/07/2007 00:00:00
SP42958613	49.5	<UNK>	<UNK>	S	U	U	150	<UNK>	<UNK>	05/07/2007 00:00:00
SP43950803	125.36	122.68	122.12	F	VC	C	<UNK>	<UNK>	122.61	31/12/1899 00:00:00
SP42958509	117.19	114.62	112.94	F	VC	C	150	<UNK>	27.61	31/12/1899 00:00:00

LEGEND

MATERIALS

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

CATEGORIES

W	- WEIR
C	- CASCADE
DB	- DAMBOARD
SE	- SIDE ENTRY
FV	- FLAP VALVE
BD	- BACK DROP
S	- SIPHON
D	- HIGHWAY DRAIN
S104	- SECTION 104
SHAPE	
C	- CIRCULAR
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Severn Trent Water Limited
Asset Data Management
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SEWER RECORD (Tabular)

O/S Map Scale: 1:2,500

This map is centred upon:

Date of Issue: 27-08-24

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Y: 295742.25

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WONDERFUL ON TAP



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Contact: Michael Taylor

Your ref:

Our ref: 1125055

Emma Harris
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Hugglescote
LE67 2GB

28th August 2024

Dear Emma

Proposed Redevelopment at: I/a Normandy Way Ashby Rd

I refer to your 'Development Enquiry Request' for 60 property development in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes which refer to surface water disposal from development sites.

Public Sewers in Site – Required Protection

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 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.

Foul Water Drainage

The new development would generate additional foul flows approx. 0.96l/s 2xdwf gravity. The nearest point of connection is m/h 7602 on the 225mm foul sewer Drakes Way to the south. No adverse effect on the network, so connection would be acceptable.

Please be advised that a new / indirect connection to this sewer would only be considered subject to a formal S.106 sewer connection approval (see later).

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2010, the disposal of surface water by means of soak ways should be considered as the primary method.

WONDERFUL ON TAP



If following testing, it has been demonstrated that soakaways would not be possible on the site; satisfactory evidence will need to be submitted from the SI consultant (extract or a supplementary letter).

If soak way is proven not possible then a connection to the watercourse to the east, if this is not possible then a connection to our surface water network m/h 8612 to the south Drakes Way @greenfield rates 5l/s/ha would be acceptable,.

This would satisfy SGN1 (enclosed), in accordance with Leicestershire Council SUDS Policy as the Lead Local Flood Authority (LLFA) for the area and statutory consultee in the planning process. Please see the guidance notes attached for further information.

New Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit Section 106 application forms. Our New Connections department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote 1125055 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read "M Taylor".

Michael Taylor
Network Solutions



LEGEND

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

	Fire Main		Fire Supply Main
	Fire Supply Main		Fire Sprinkler System
	Fire Sprinkler System		Non-Domestic Customer Service Pipe
	Non-Domestic Customer Service Pipe		Transmission Pipe
	Transmission Pipe		Resource Main
	Resource Main		Strategic Trunk
	Strategic Trunk		Abandoned Water Pipe
	Abandoned Water Pipe		Company Service Pipe
	Company Service Pipe		Conduit
	Conduit		Discharge Pipe
	Discharge Pipe		Distribution Main
	Distribution Main		Domestic Customer Service Pipe
	Domestic Customer Service Pipe		Duct
	Duct		Fire Main
	Fire Main		Fire Sprinkler System
	Fire Sprinkler System		Fire Supply Main
	Fire Supply Main		Intermediate Trunk
	Intermediate Trunk		Local Trunk
	Local Trunk		Non-Domestic Customer Service Pipe
	Non-Domestic Customer Service Pipe		Resource Main
	Resource Main		Strategic Trunk
	Strategic Trunk		Tunnel
	Tunnel		Water Internal Site Pipe
	Water Internal Site Pipe		Water Siphon
	Water Siphon		Water Tap Pipe
	Water Tap Pipe		Abandoned Water Point
	Abandoned Water Point		

	LandlineSymbol
	Culvert Symbol
	Direction Of Flow Symbol
	Boundary Half Mereing Symbol
	Bench Mark Symbol
	Railway Switch Symbol
	Road Related Flow Symbol
	Print50mLine

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:	1:1,250	This map is centred upon:	
Date of Issue:	21-08-24	X:	442939.10
		Y:	295782.39

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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Emma Harris
MEC Consulting Group Ltd
The Old Chapel
Station Road
Hugglescote
LE67 2GB

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

Reference no: 1125061

We're here if you need us:

Name: Muhammed Zulfqar
Telephone: 07974584894
Email: waterdesign@severntrent.co.uk

30 August 2024

Clean water development enquiry for DEV W L/A Normandy Way, Ashby Road

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.

Assessment summary

Based on the details provided in your application, I am pleased to confirm that we can supply your proposed development of 60 detached houses from our existing 8" UPVC main in Normandy Way.

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

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.

It has been assumed that your site will be built as a single phase due to its size. A phase can consist of numerous visits with a construction break of no more than 6 months between sections. If you did wish to discuss options of phasing please provide proposals alongside your formal application for assessment and comment.

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	£40,000.00
New water mains - Open Cut	£43,900.00
New water mains Self-Lay (Source of water to site boundary only)	£16,700.00

Service connection charges are not included in the cost of mains laying. These charges will vary depending on the work being carried out for each connection and they will be quoted separately after the terms of your mains agreement are accepted. An account for each service connection is required to be set up to collect water and waste charges. Occupier details would need to be provided as part of the formal application process, or the account(s) will default to the person or company named as the Customer, or Developer if a new main is installed. They will then be liable for all water and waste charges until the occupier details are provided.

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	60	£478.20	£28692.00
	Sewerage infrastructure charge	60	£130.87	£7852.20
Income offset	Water income offset	60	-£207.19	-£12431.40
	Sewerage income offset	60	-£44.38	-£2,662.80
TOTAL	Total Amount for Infrastructure charges with income offset deducted			£21,450.00

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	£332.23
Water Connection laid between 5m-12m – No excavation by STW	£355.45
Water Connection laid up to 5m – STW to excavate, lay and backfill	£2,071.37
Water Connection laid between 5m-12m – STW to excavate, lay and backfill	£2,952.04
Water for Construction	£110.34

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,

Muhammed Zulfqar
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.
-

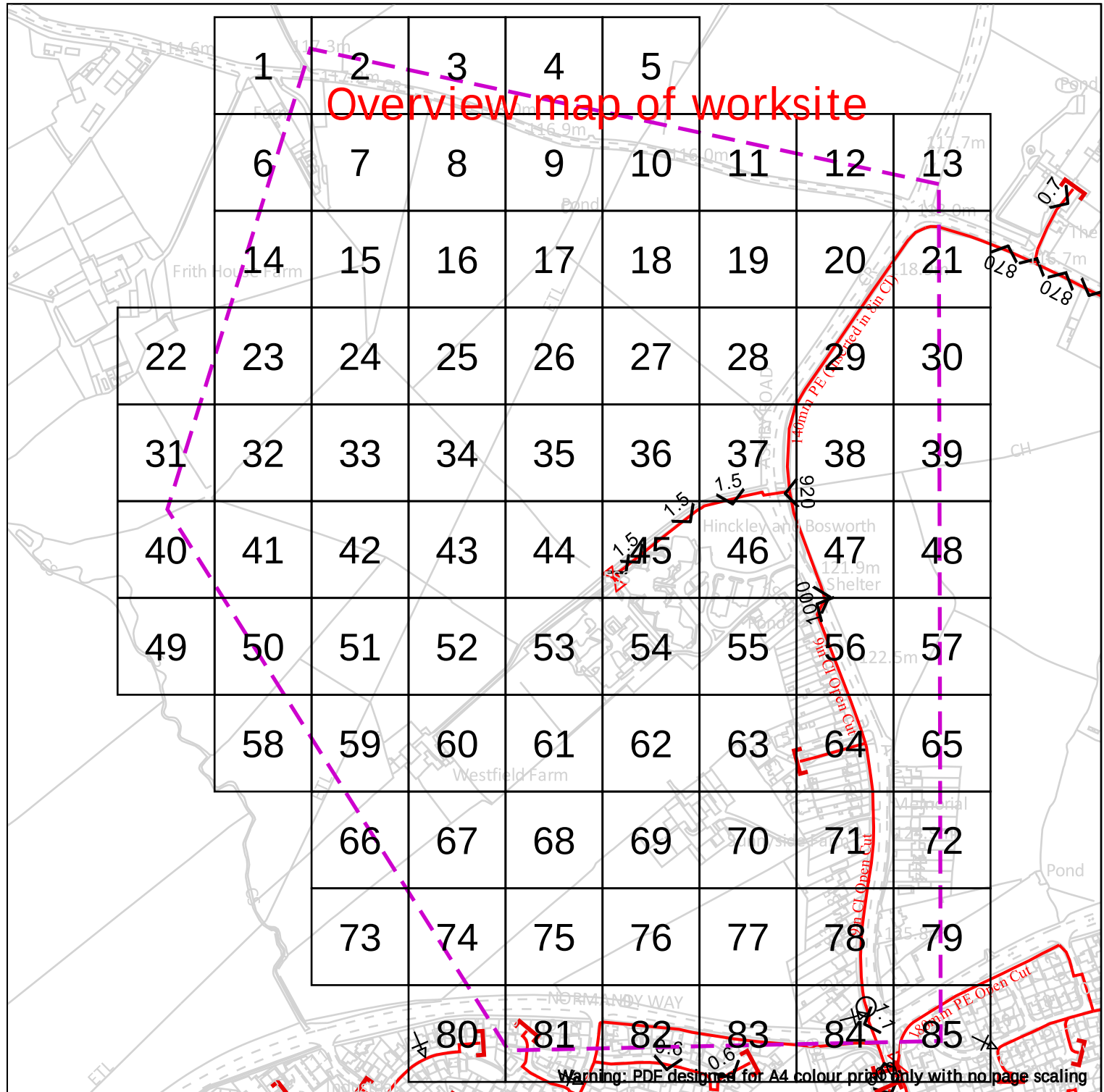


MEC
Consulting Group

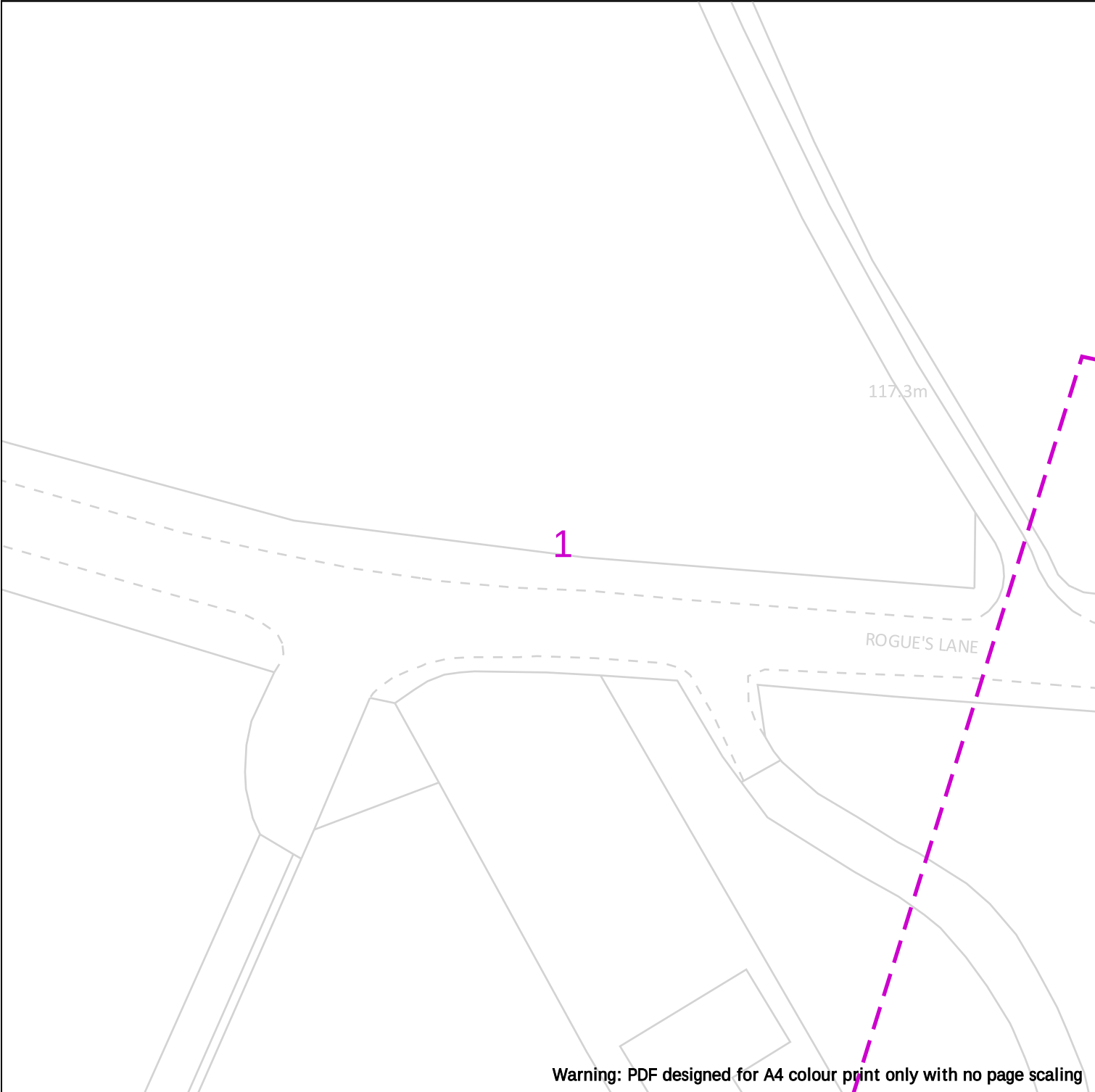
APPENDICES

Appendix D





	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 Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
Date Requested: 14/08/2024 Job Reference: 34392346 Site Location: 442848 295972 Requested by: Mrs Emma Harris Your Scheme/Reference: 28420 View extent: 100m, 100m Scale: 1:5637 (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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Cadent
Your Gas Network

Date Requested: 14/08/2024
Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



Dig Sites

Area:  Line: 

	LP Mains			Diameter Change
	MP Mains			Material Change
	IP Mains			Out of Standard Service
	LHP Mains			

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

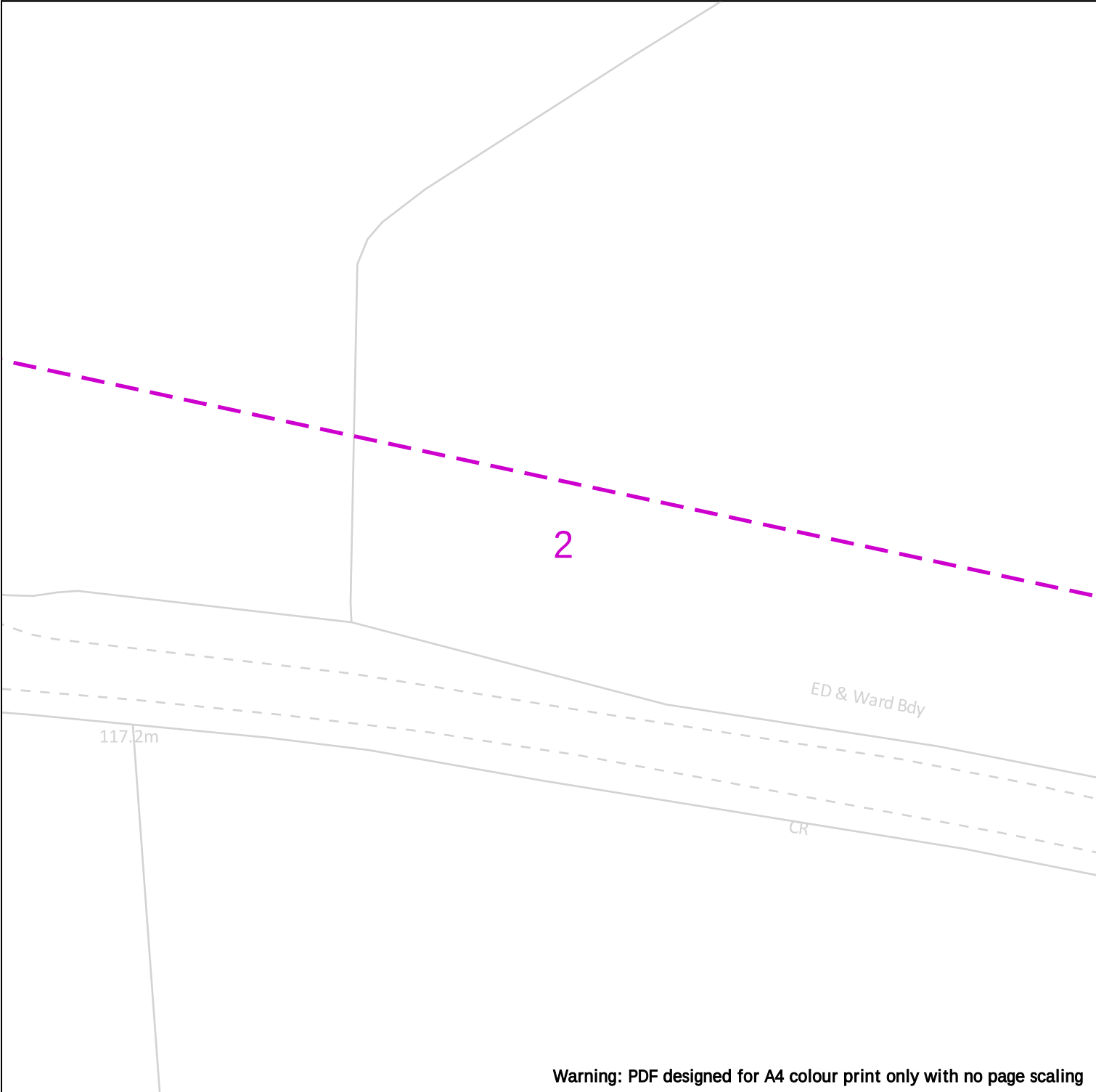
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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 Your Gas Network	 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	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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Dig Sites

Area:



Line:



LP Mains



MP Mains



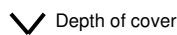
IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

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- Identification of dual services
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Date Requested: 14/08/2024
Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

IMPORTANT NOTICES

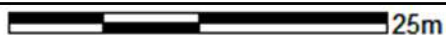
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Dig Sites

Area:



Line:



LP Mains



MP Mains



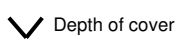
IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

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

Depth of cover

Syphon



Diameter Change



Material Change



Out of Standard Service

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IMPORTANT NOTICES

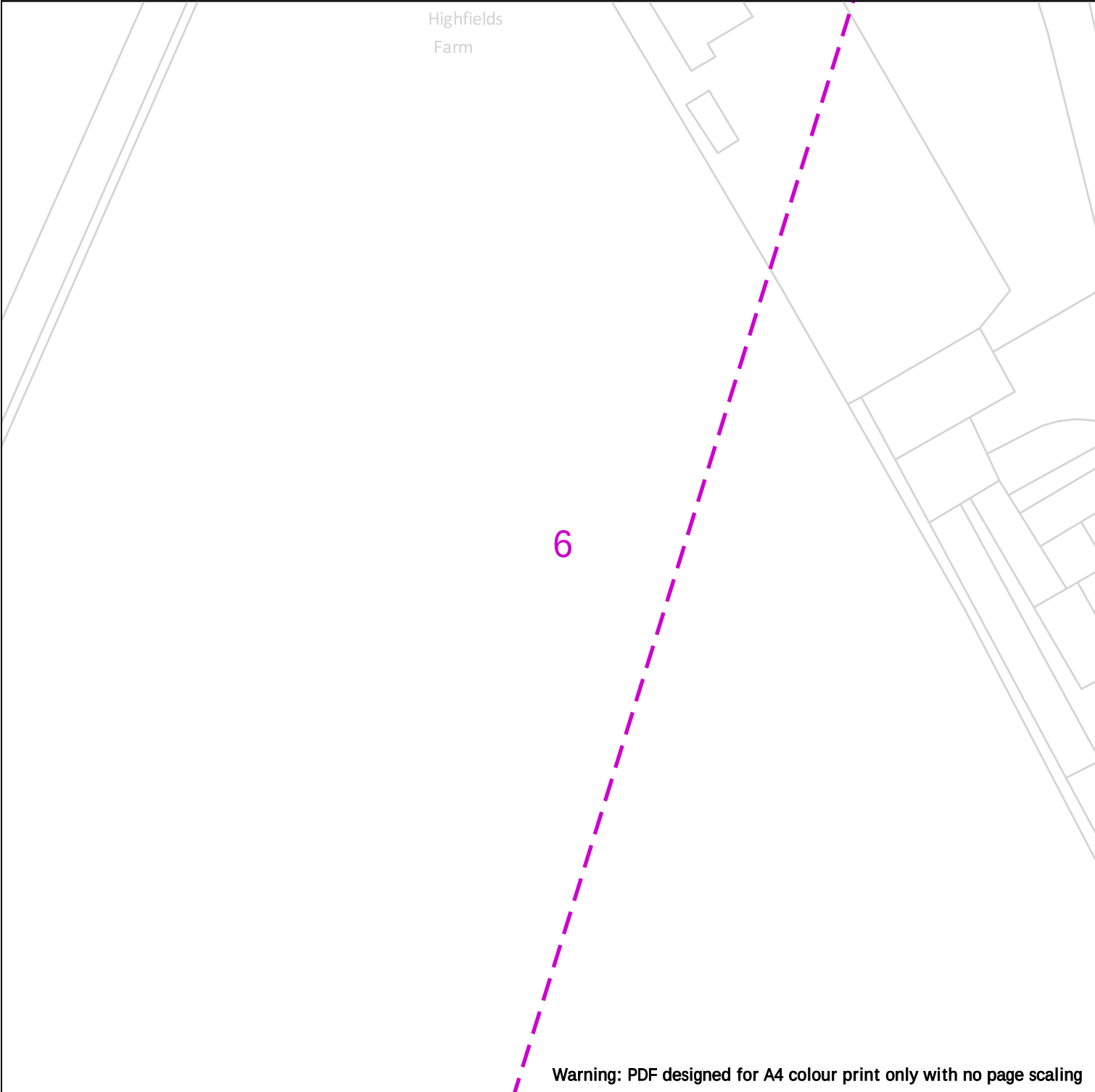
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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

In case of emergency call - 0800 111 999

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Cadent
Your Gas Network

25m

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		

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Date Requested: 14/08/2024
Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

View extent: 100m, 100m

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Dig Sites

Area:

Line:



LP Mains



MP Mains



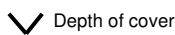
IP Mains



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		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
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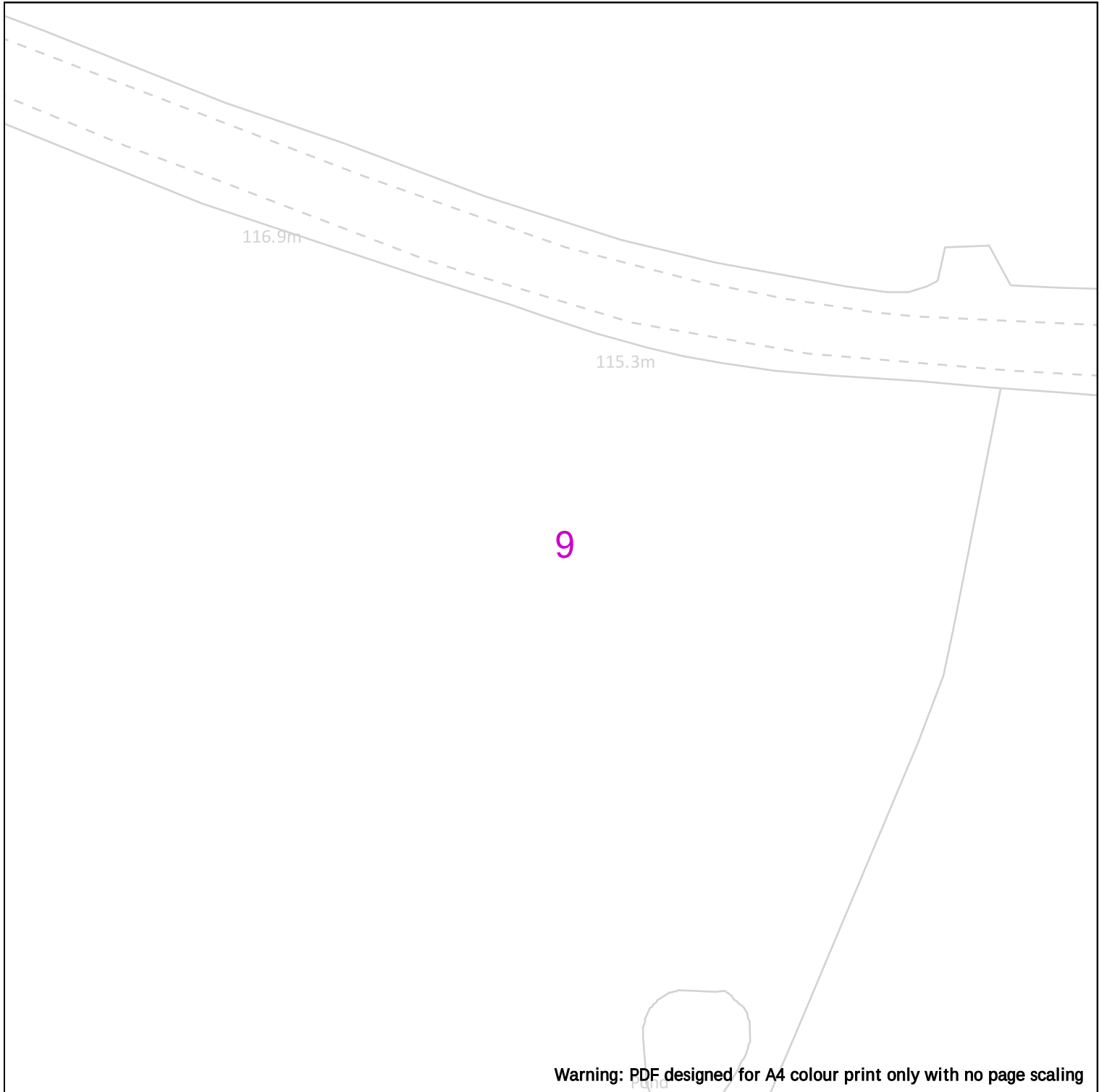
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 25m

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

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Your Gas Network

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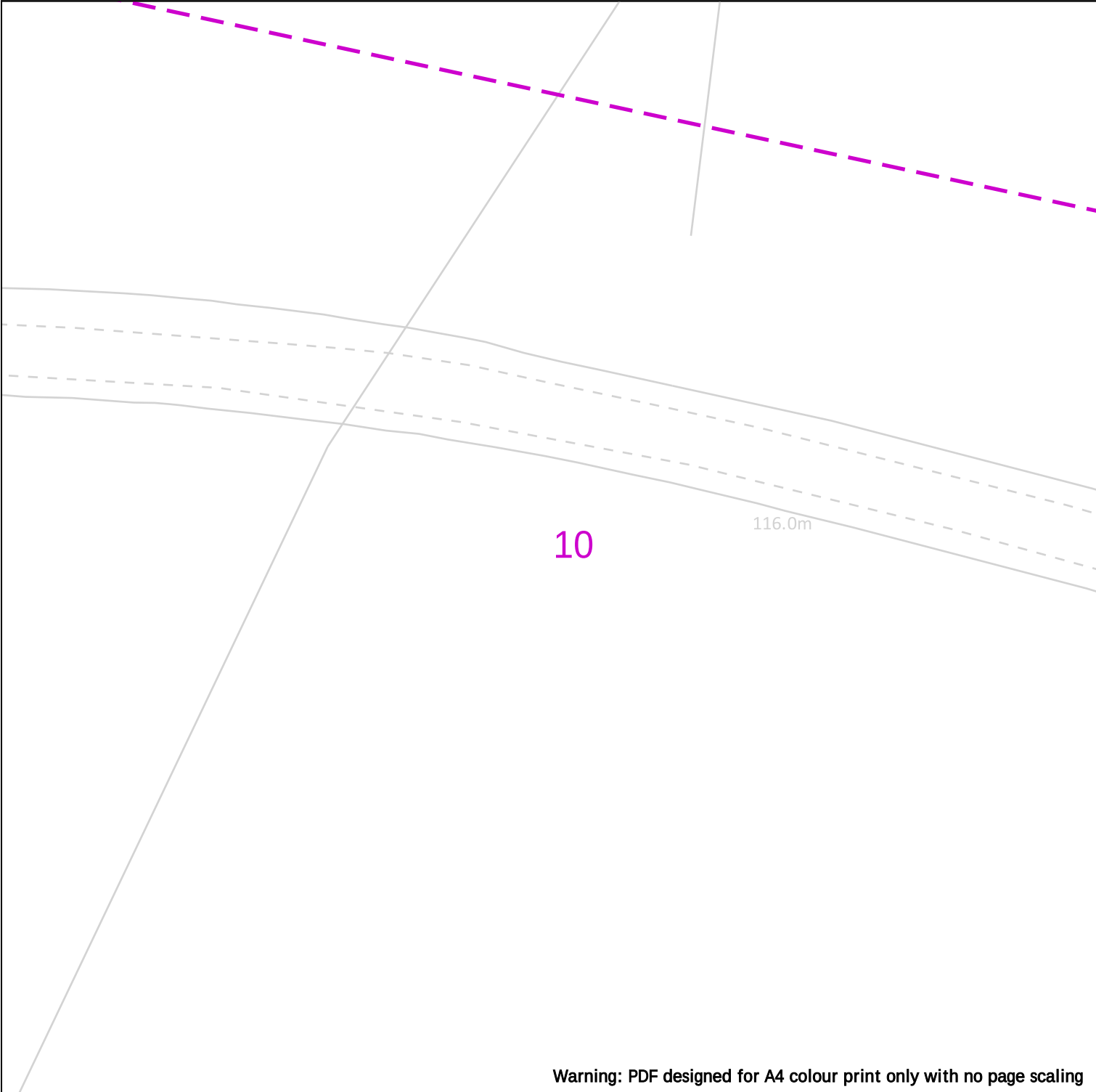
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IMPORTANT NOTICES

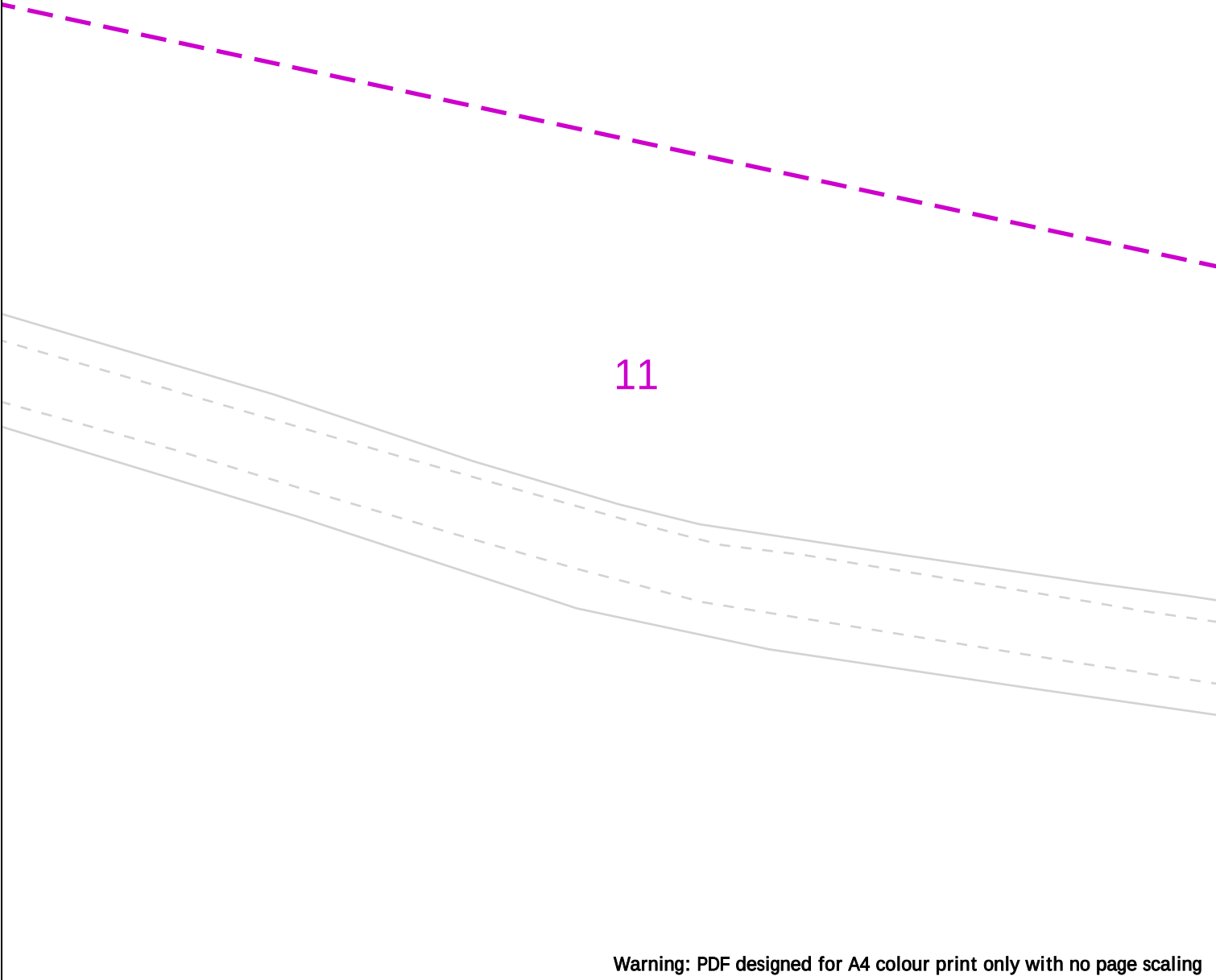
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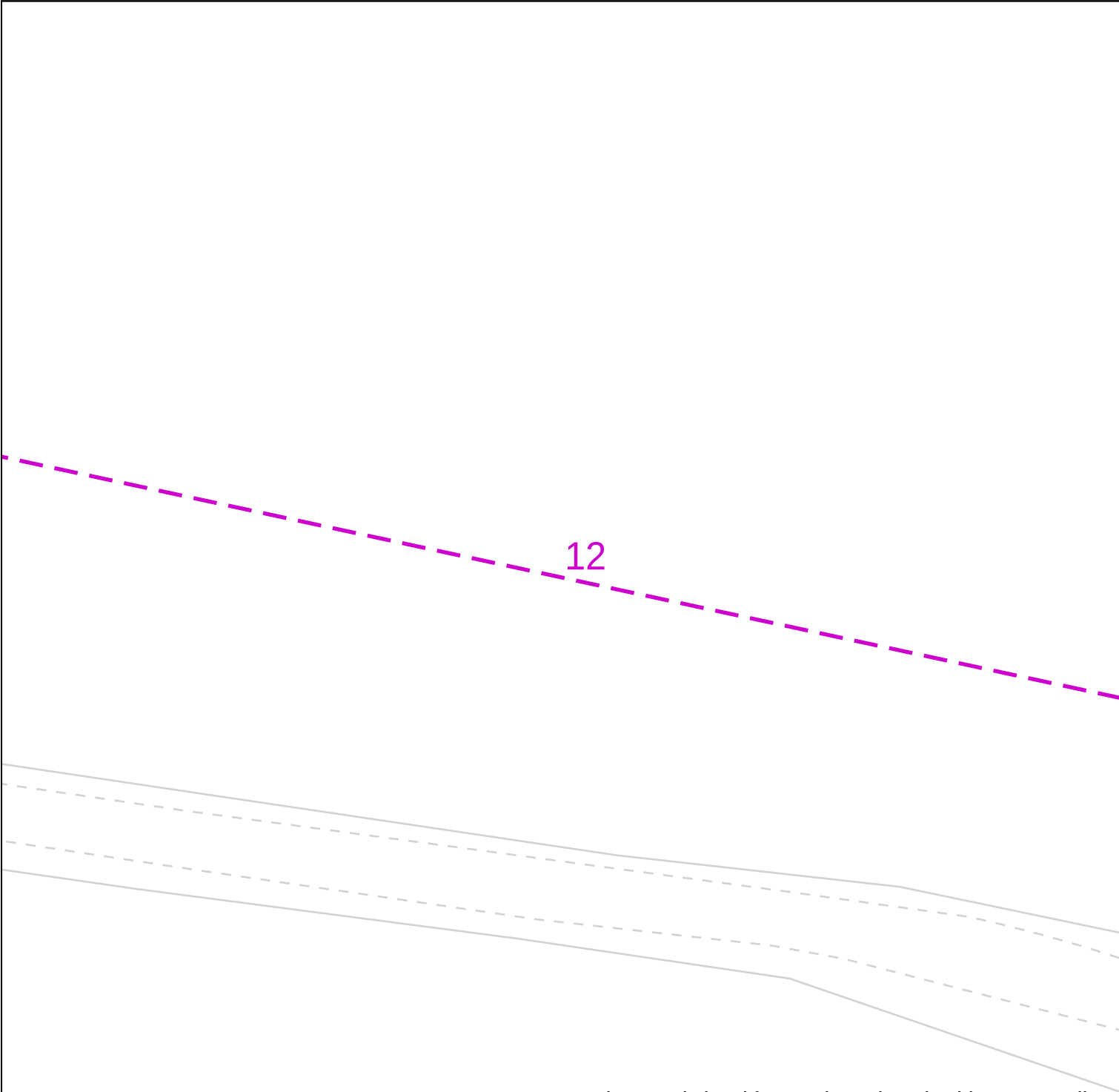


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	Dig Sites Area: Line: <table><tr><td></td><td>LP Mains</td><td></td><td></td></tr><tr><td></td><td>MP Mains</td><td></td><td></td></tr><tr><td></td><td>IP Mains</td><td></td><td></td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td></tr></table>		LP Mains				MP Mains				IP Mains				LHP Mains				
		LP Mains																	
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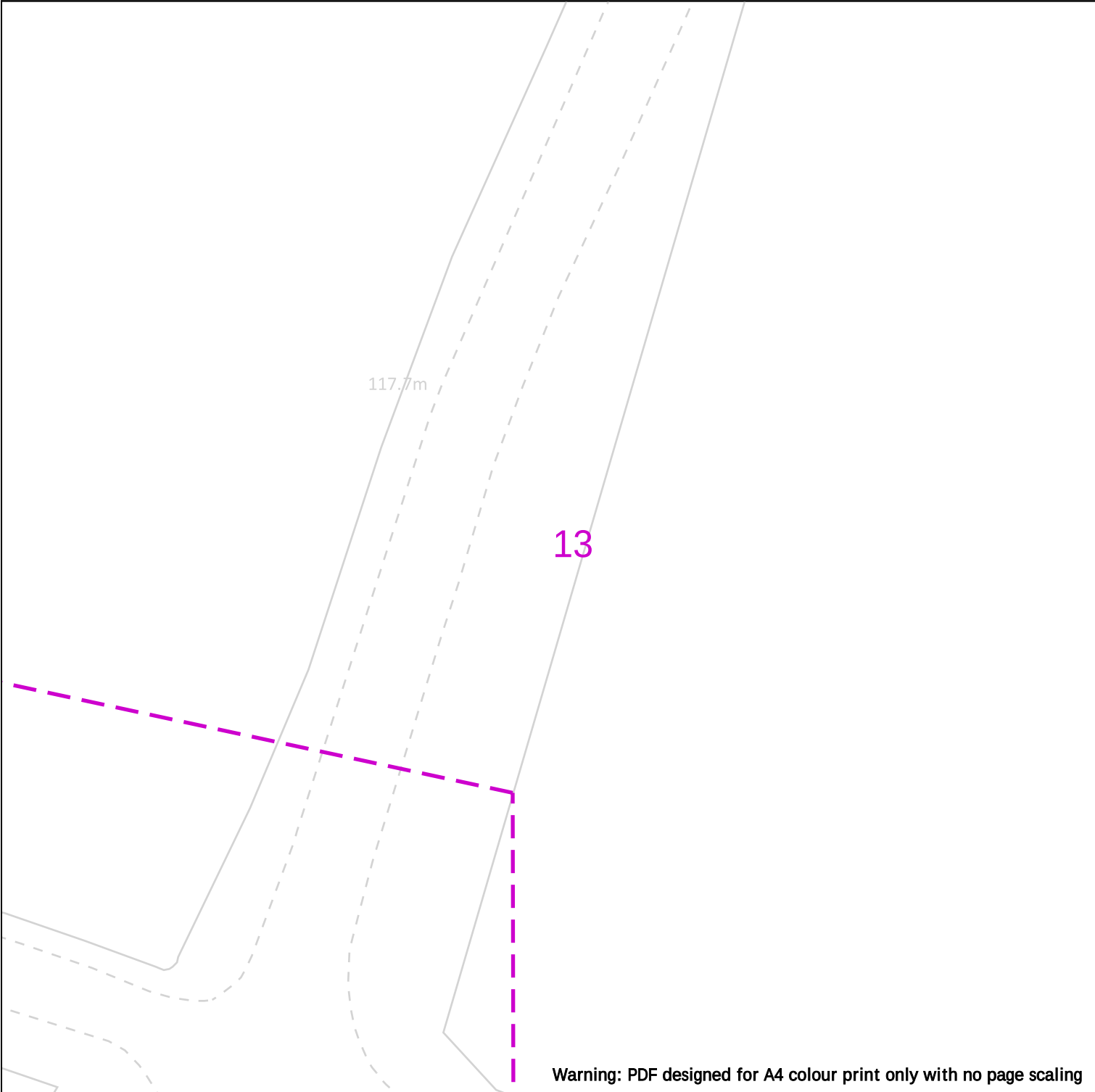
Warning: PDF designed for A4 colour print only with no page scaling

 Your Gas Network	 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	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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 Cadent Your Gas Network	 Dig Sites Area:  Line:  <table><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					Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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Cadent
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Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



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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14

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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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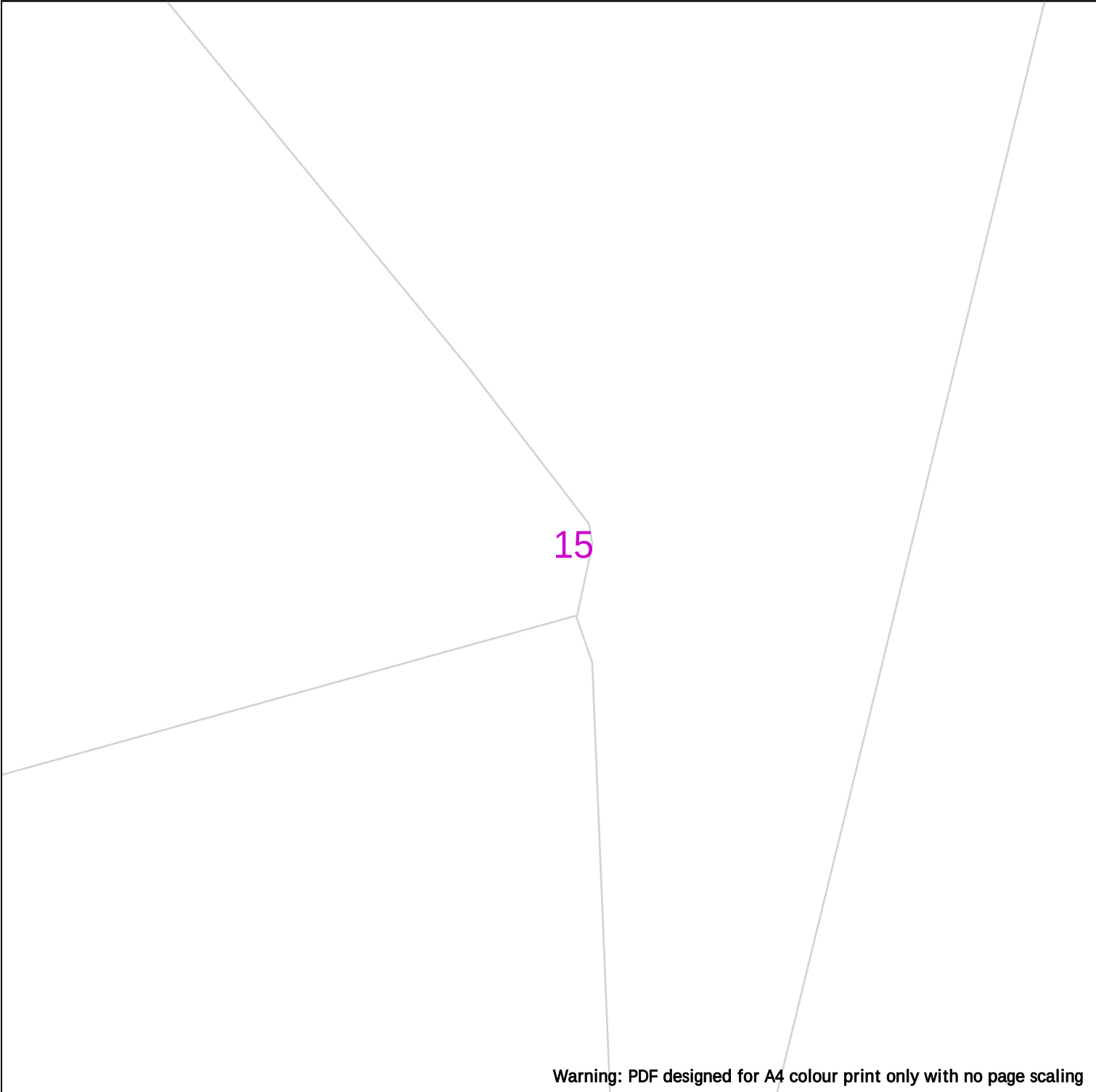
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25m

Dig Sites	Area:	Line:
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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

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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

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Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
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Date Requested: 14/08/2024
Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

In case of emergency call - 0800 111 999

20

ED & Ward Bdy

CR

140mm PE (Inserted in 8in CI)

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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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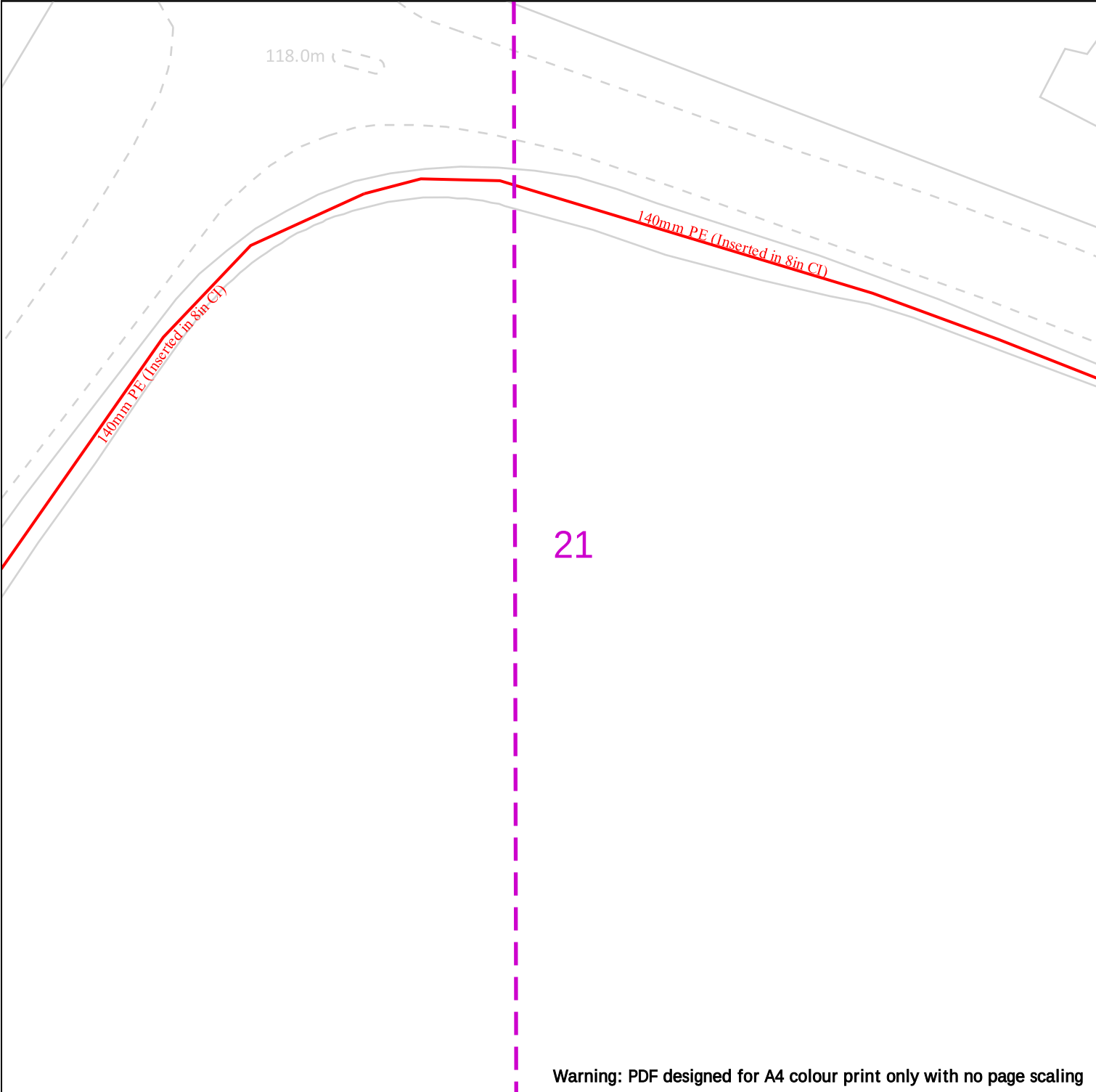
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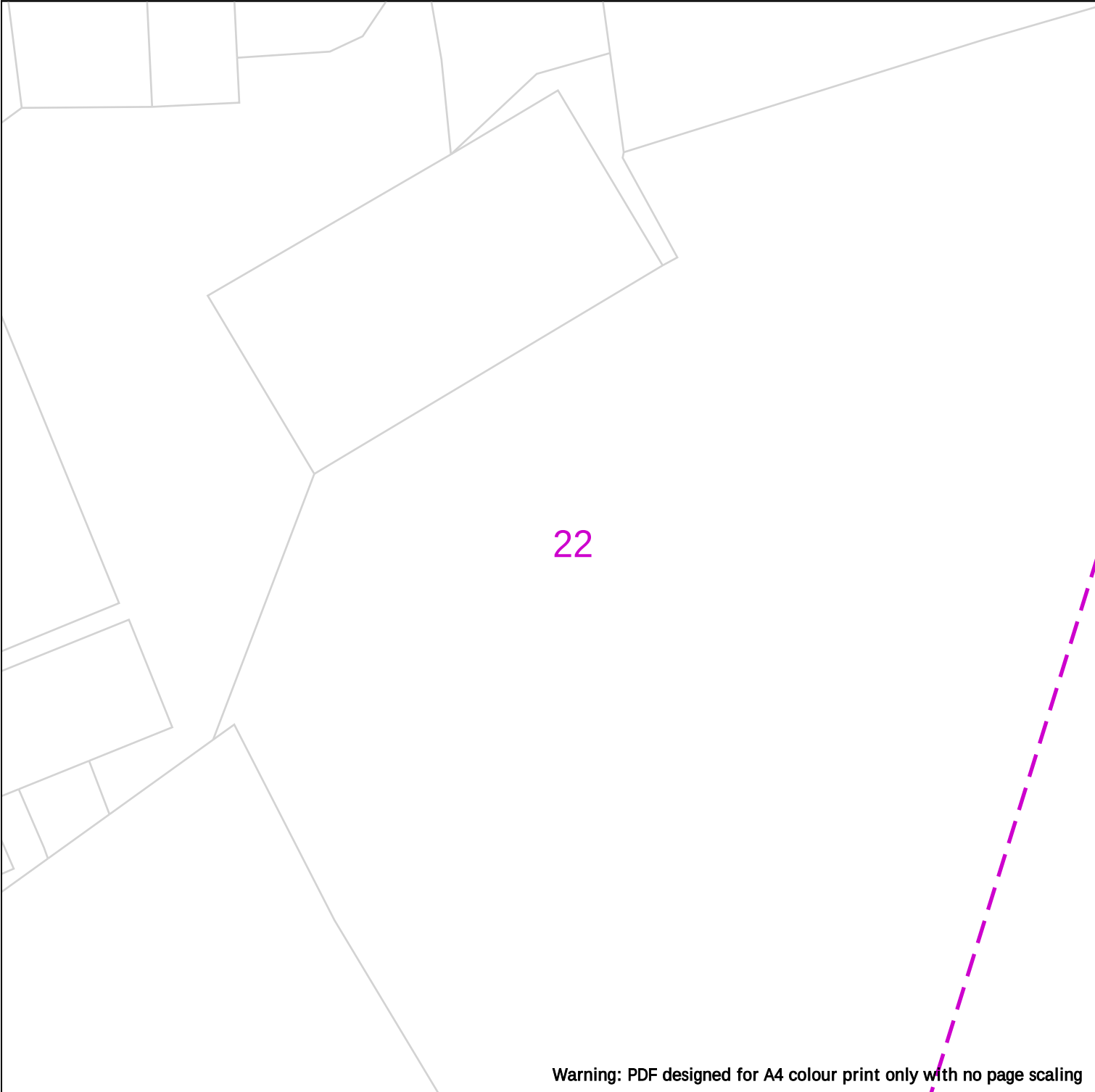
In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)



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 Your Gas Network	 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	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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Cadent
Your Gas Network

Dig Sites

Area:  **Line:** 

	LP Mains			Diameter Change
	MP Mains			Material Change
	IP Mains			Out of Standard Service
	LHP Mains			

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Job Reference: 34392346
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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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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



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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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Scale: 1:500 (When plotted at A4)

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Cadent
Your Gas Network

Dig Sites

Area:



Line:



LP Mains



MP Mains



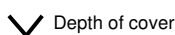
IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



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Job Reference: 34392346
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View extent: 100m, 100m

IMPORTANT NOTICES

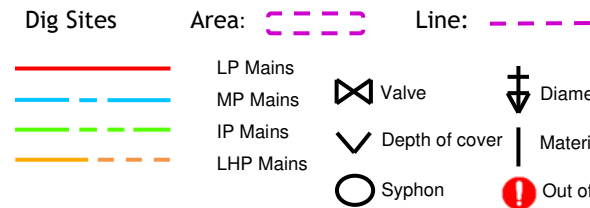
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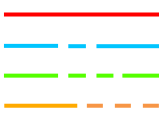
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Dig Sites

Area:

Line:



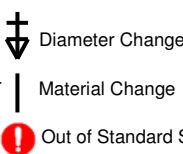
LP Mains
MP Mains
IP Mains
LHP Mains



Valve

Depth of cover

Syphon



Diameter Change

Material Change

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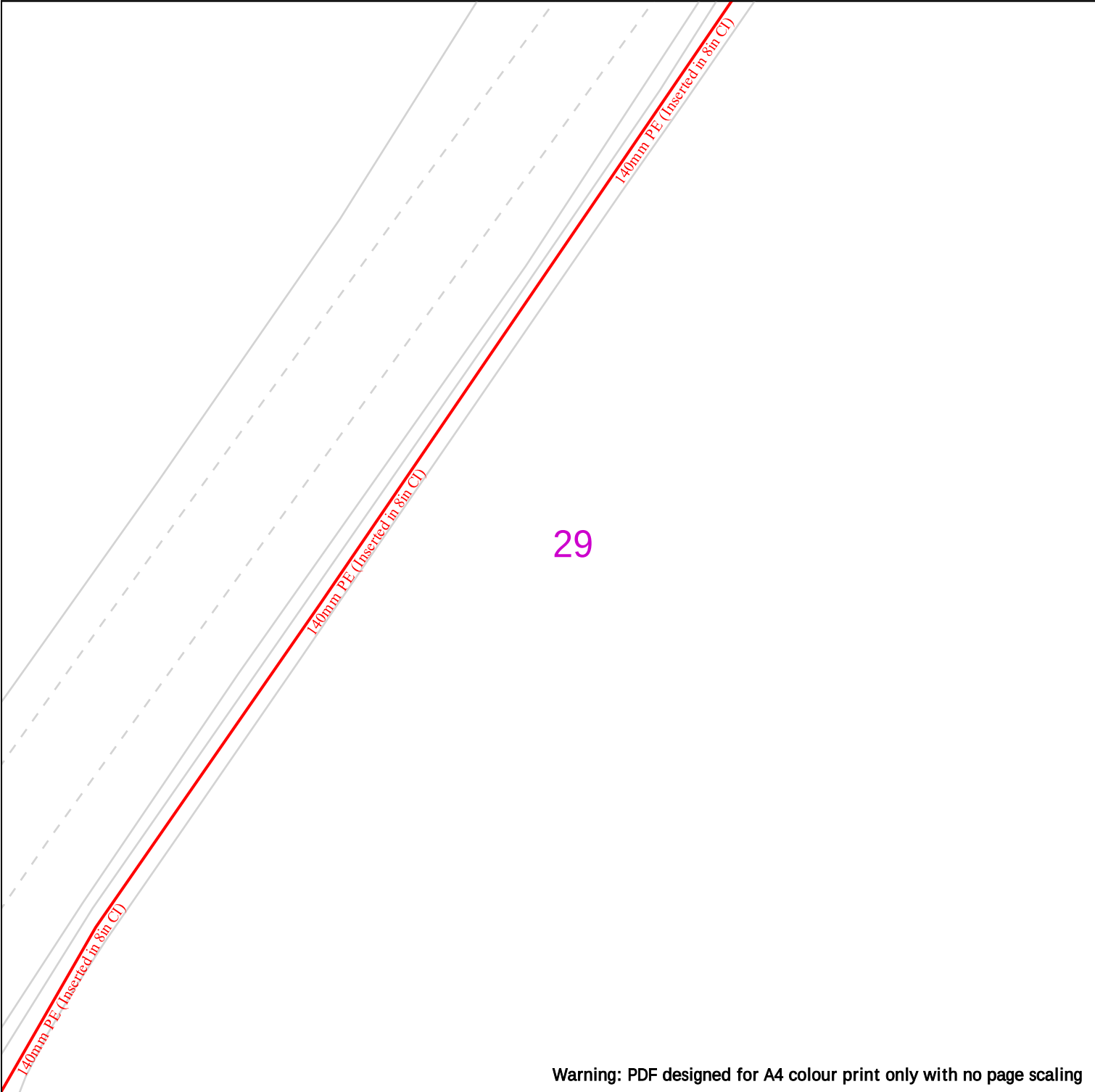
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 Your Gas Network	 Dig Sites Area:  Line:   LP Mains  Valve  Diameter Change  MP Mains  Depth of cover  Material Change  IP Mains  Syphon  Out of Standard Service  LHP Mains	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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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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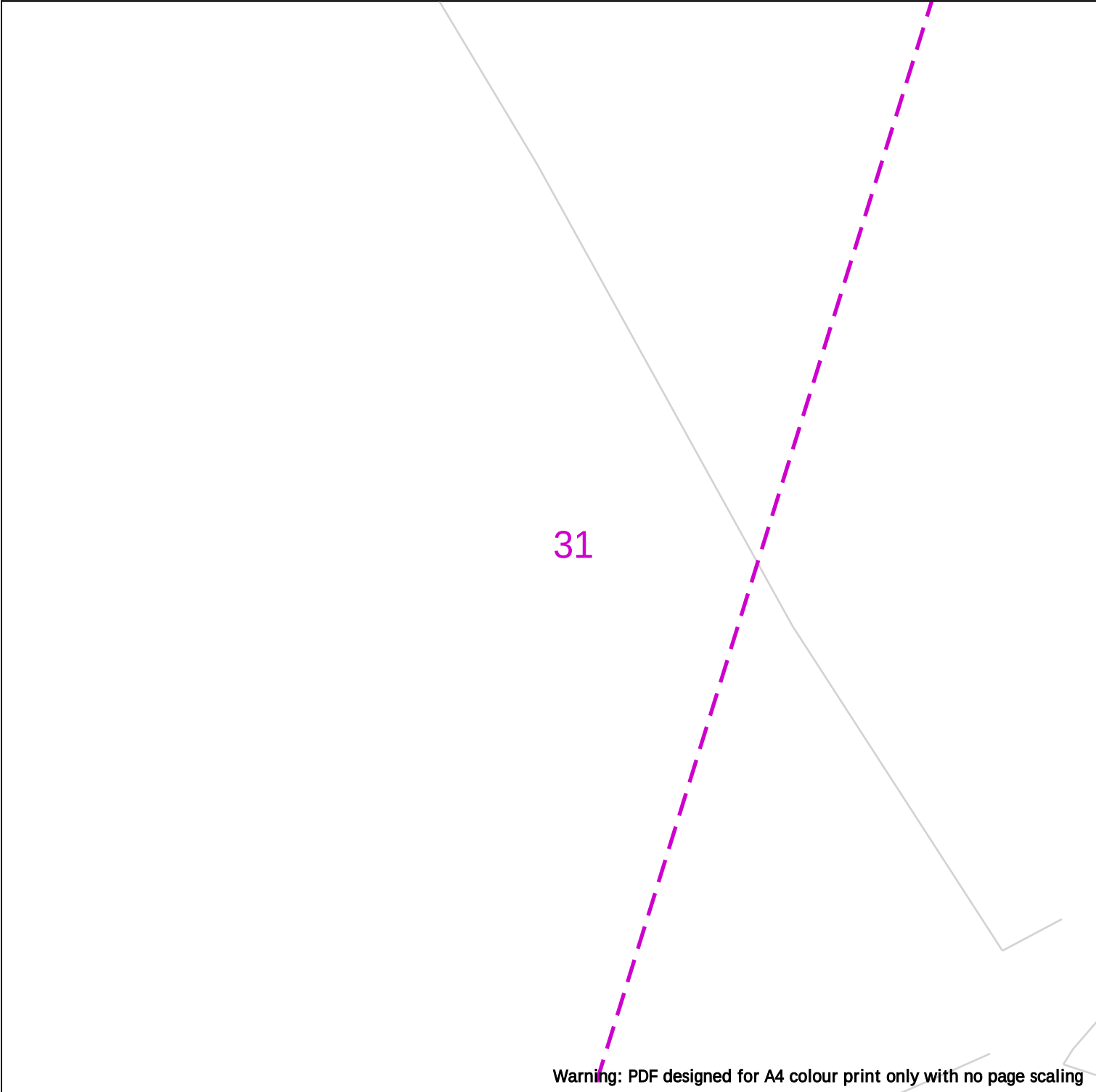
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Cadent
Your Gas Network

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Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

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



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IMPORTANT NOTICES

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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

In case of emergency call - 0800 111 999



Out of Standard Service

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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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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Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Cadent
Your Gas Network

Date Requested: 14/08/2024
Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

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



Depth of cover



Syphon



Diameter Change



Material Change



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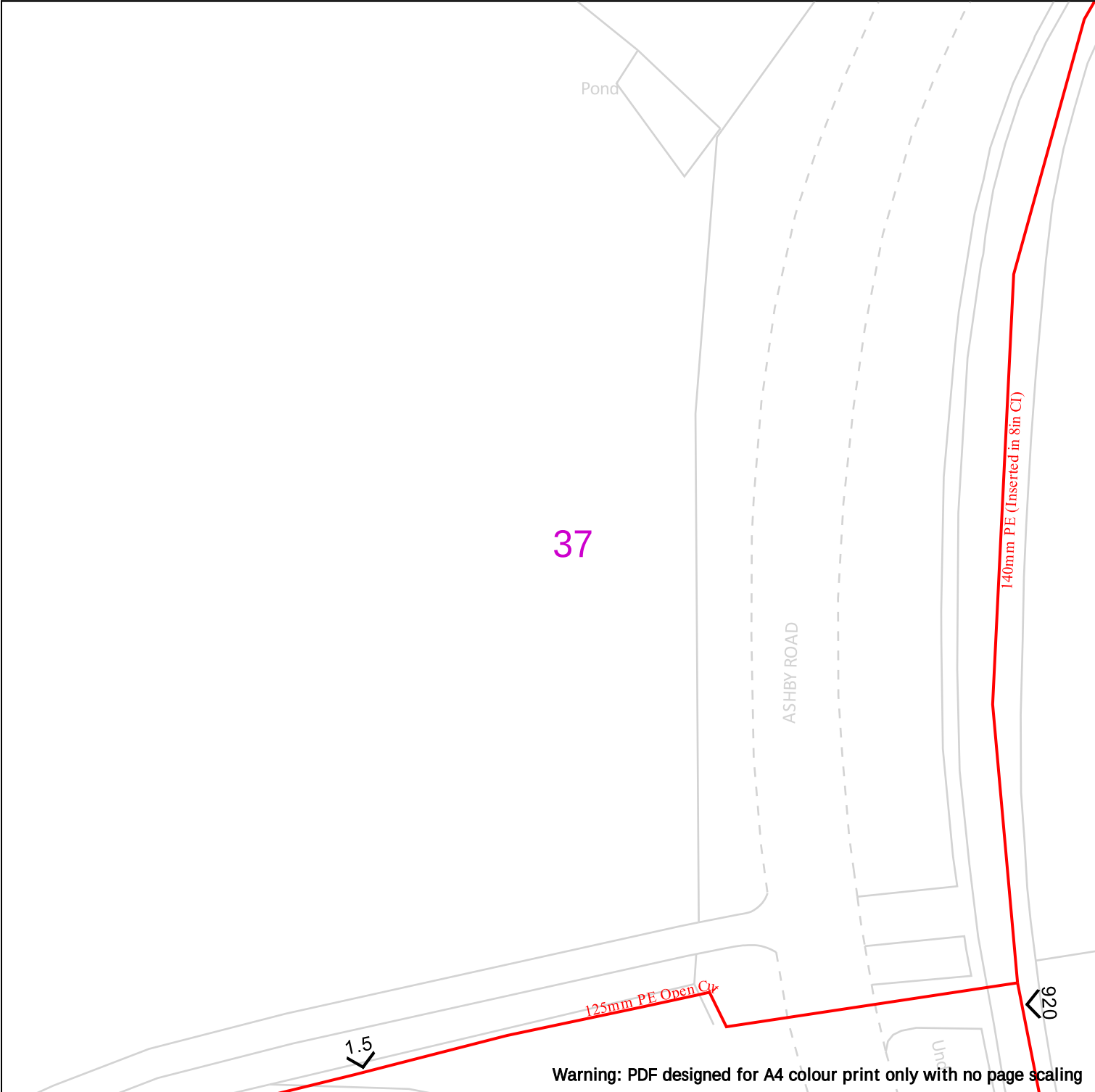


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Dig Sites

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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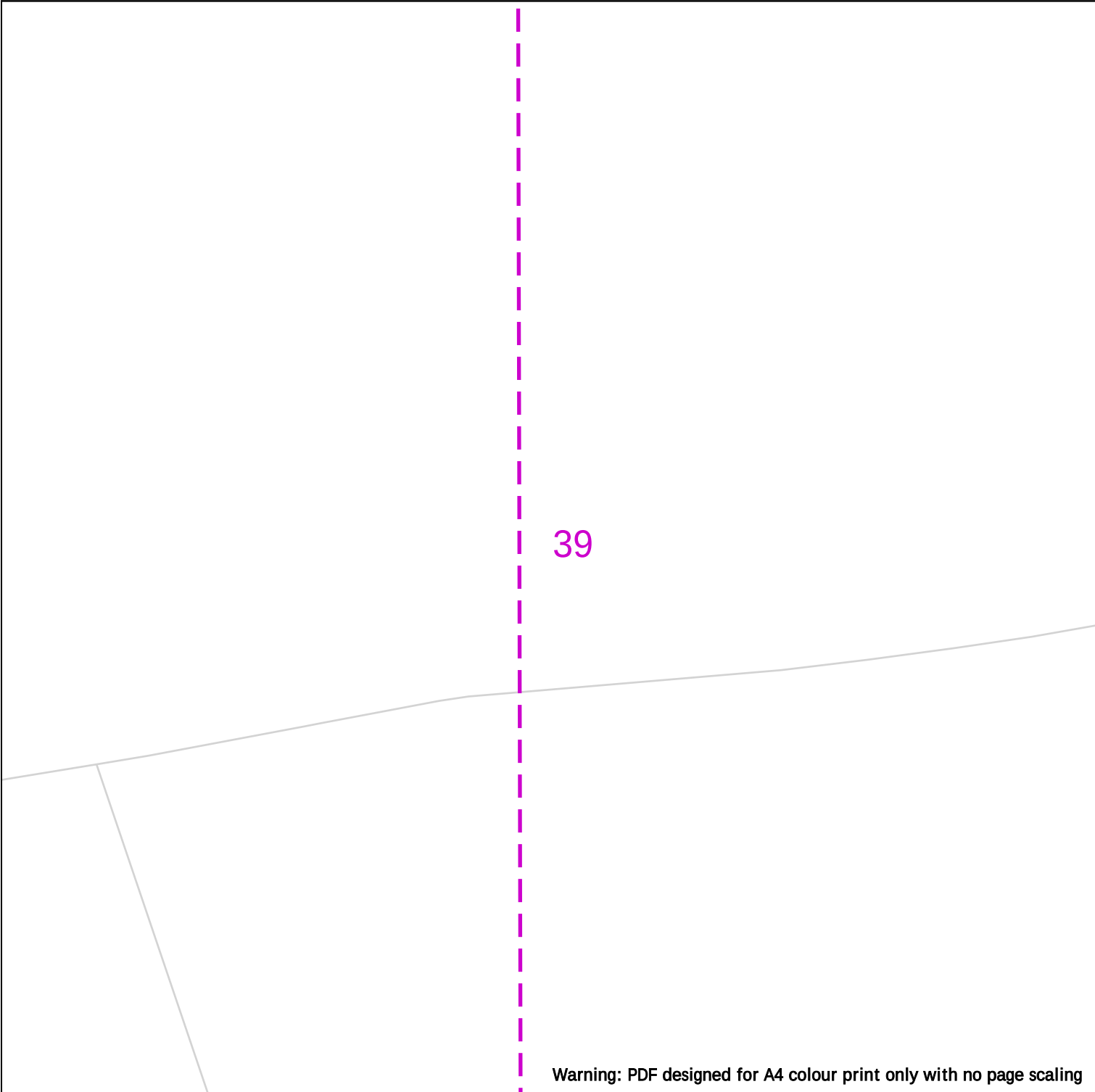
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Cadent
Your Gas Network

25m

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

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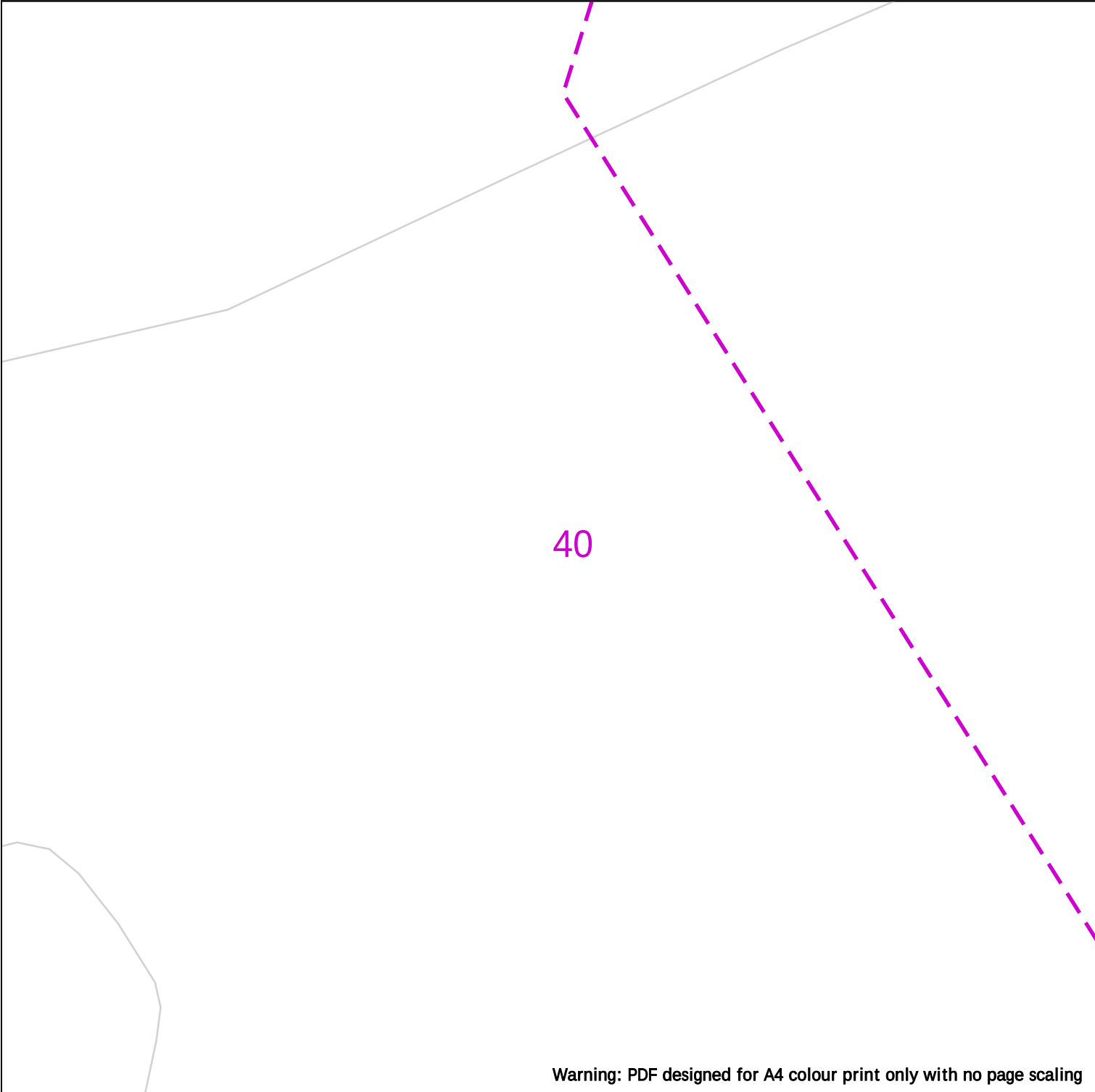
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Cadent
Your Gas Network

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Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



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

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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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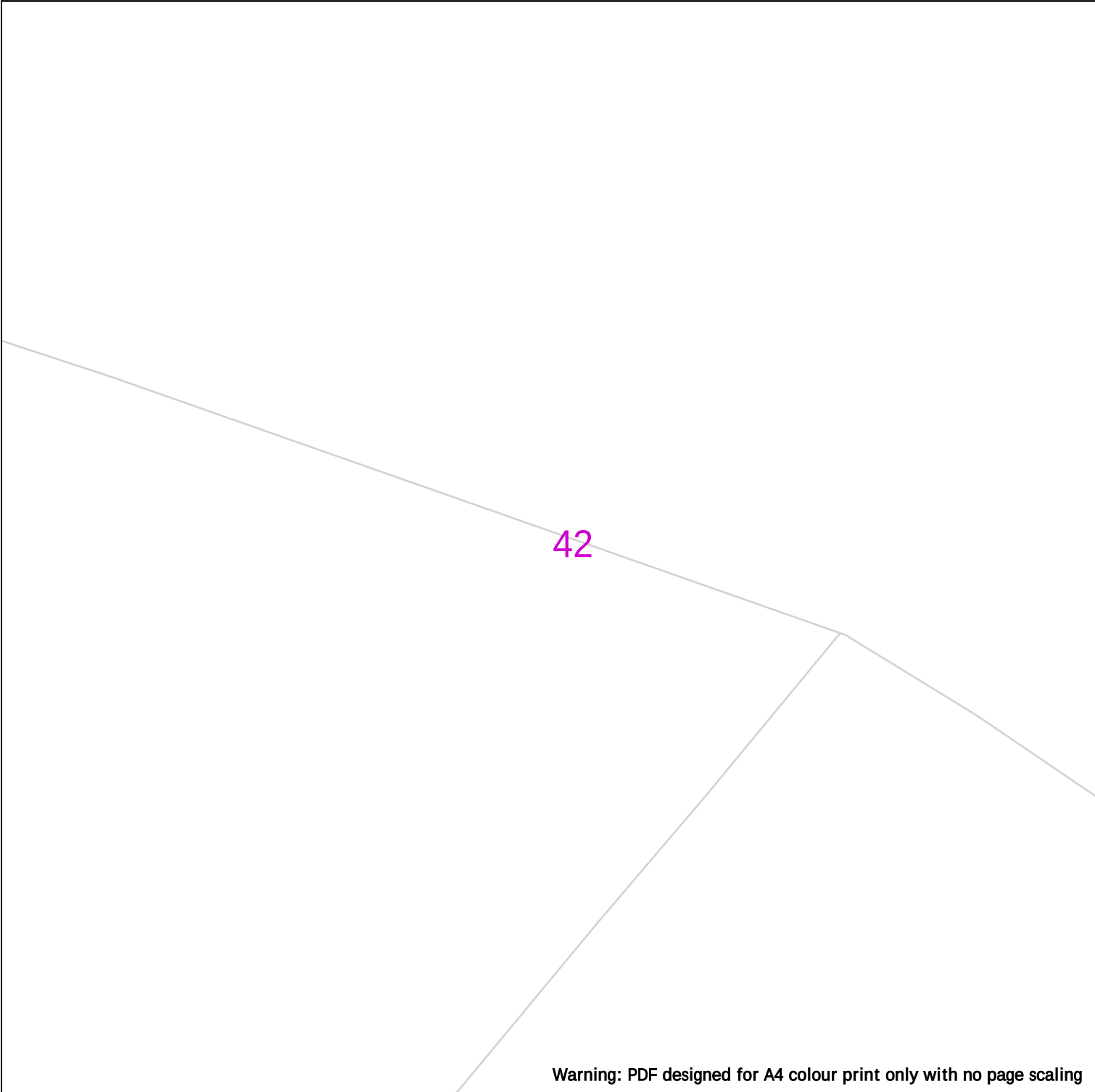
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Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

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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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

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44

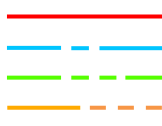
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Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve
Depth of cover
Syphon



Diameter Change



Material Change



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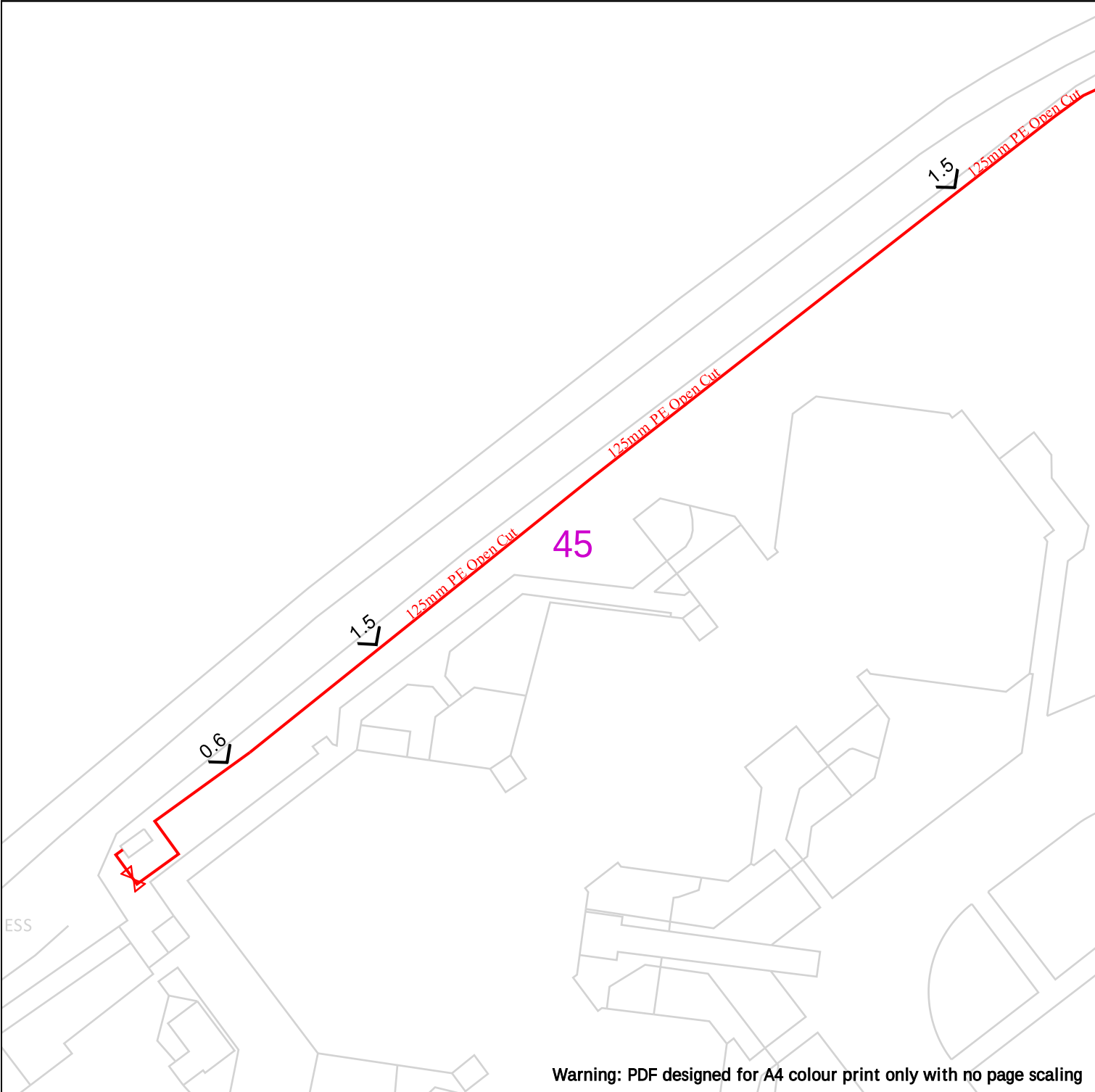
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Legend

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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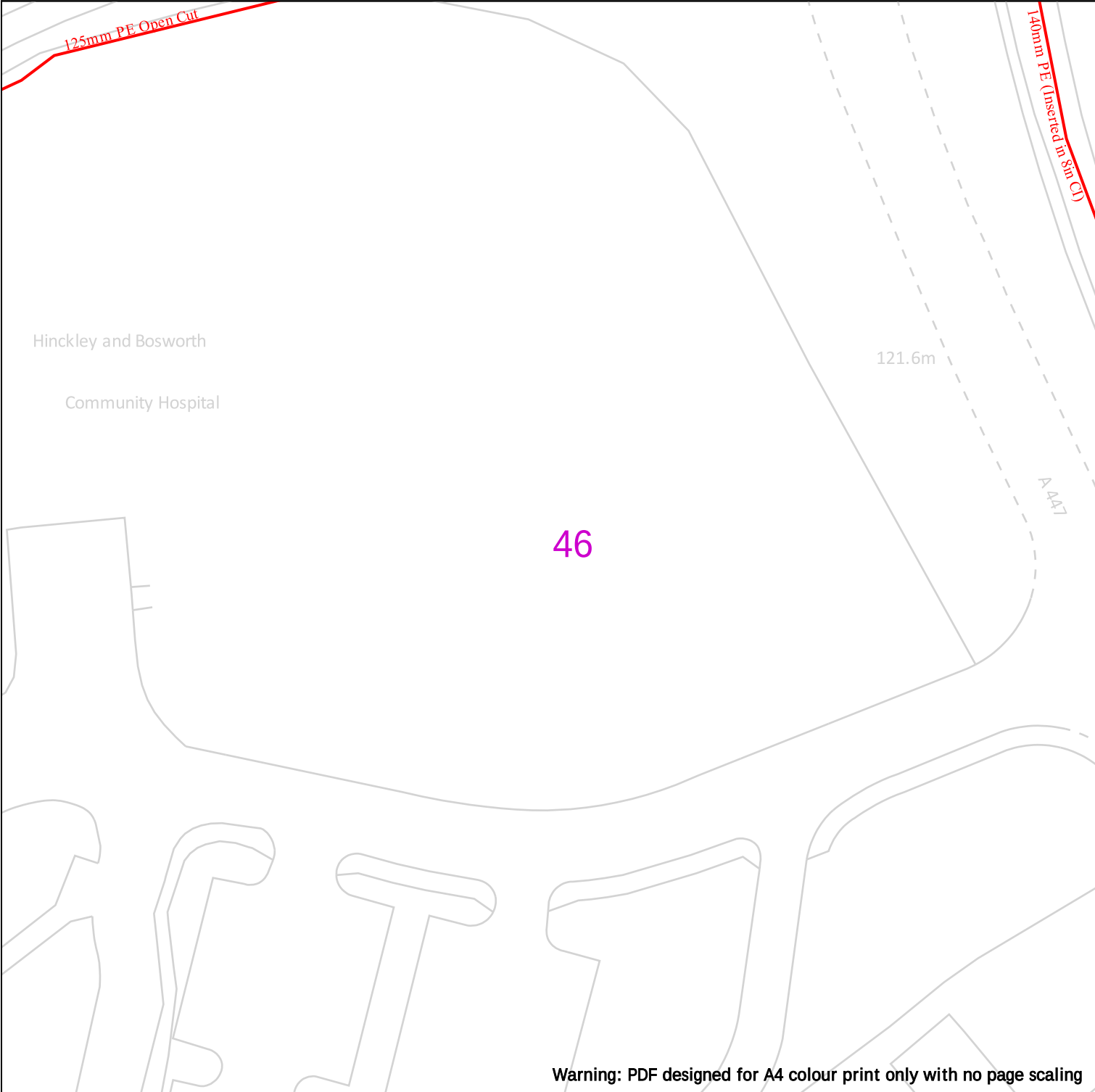
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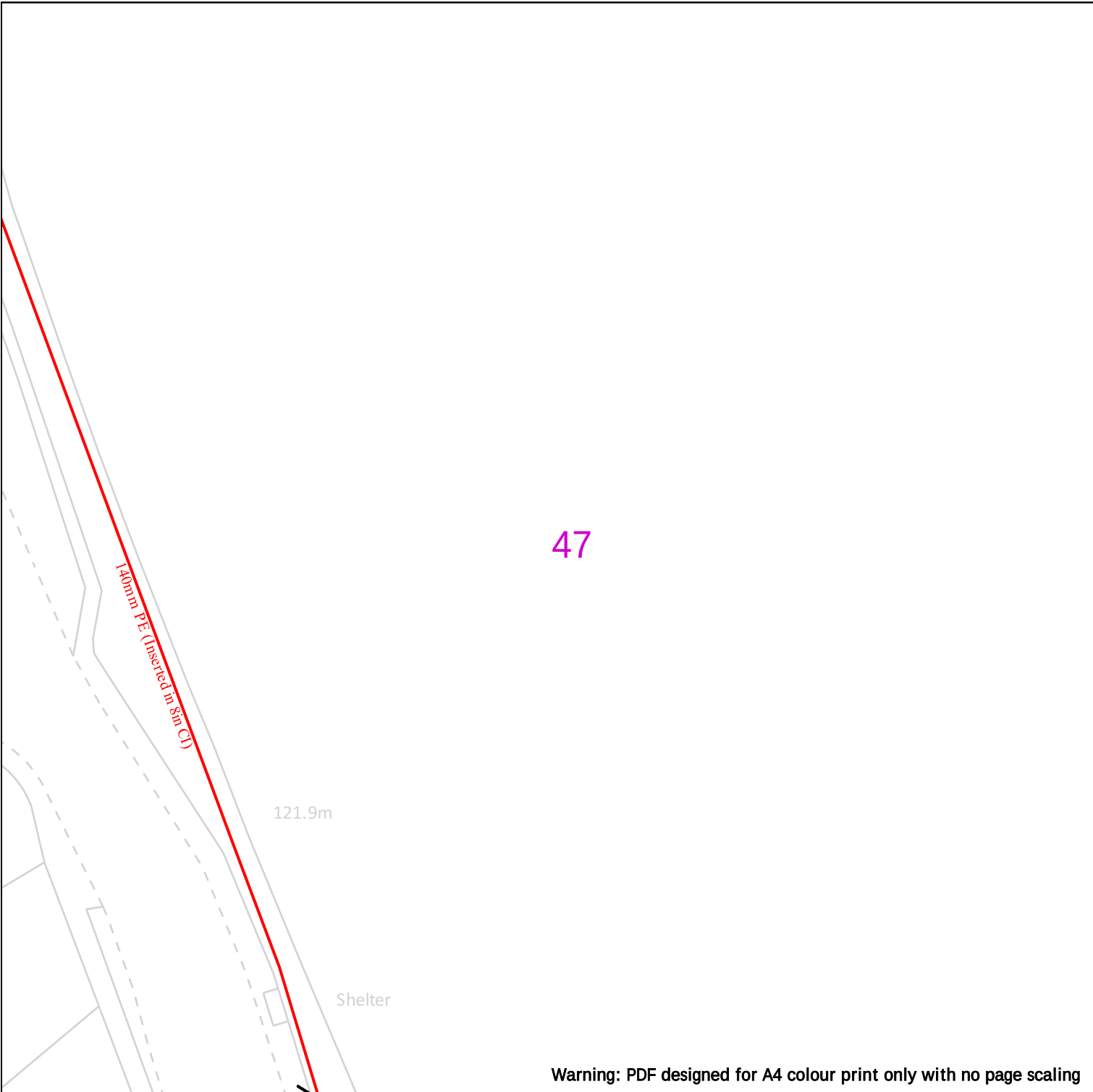
View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



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 Your Gas Network	 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	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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Your Gas Network

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In case of emergency call - 0800 111 999

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Legend:

	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				

Scale: 1:500 (When plotted at A4)

View extent: 100m, 100m

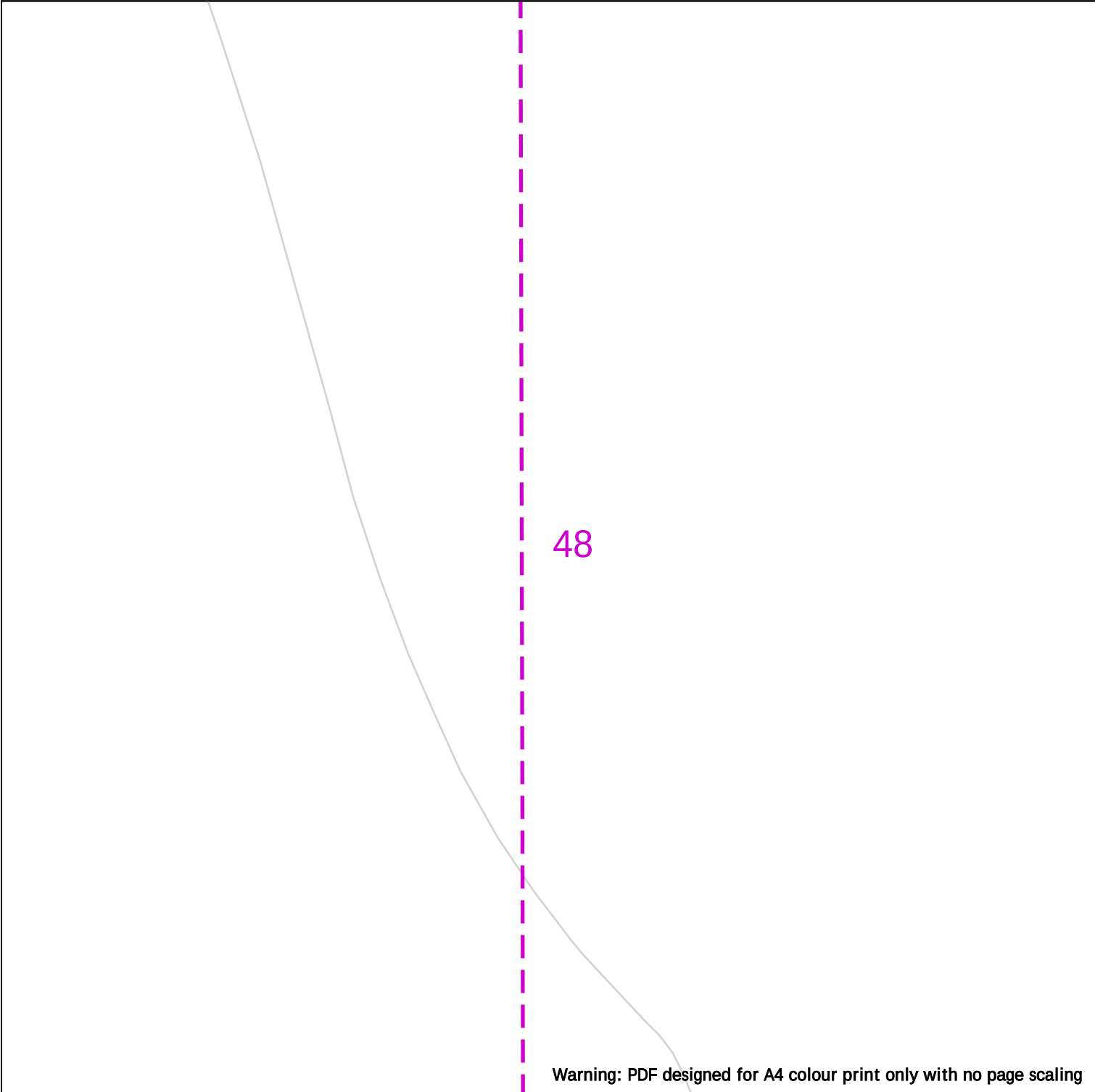
Date Requested: 14/08/2024
Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.





Cadent
Your Gas Network

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25m

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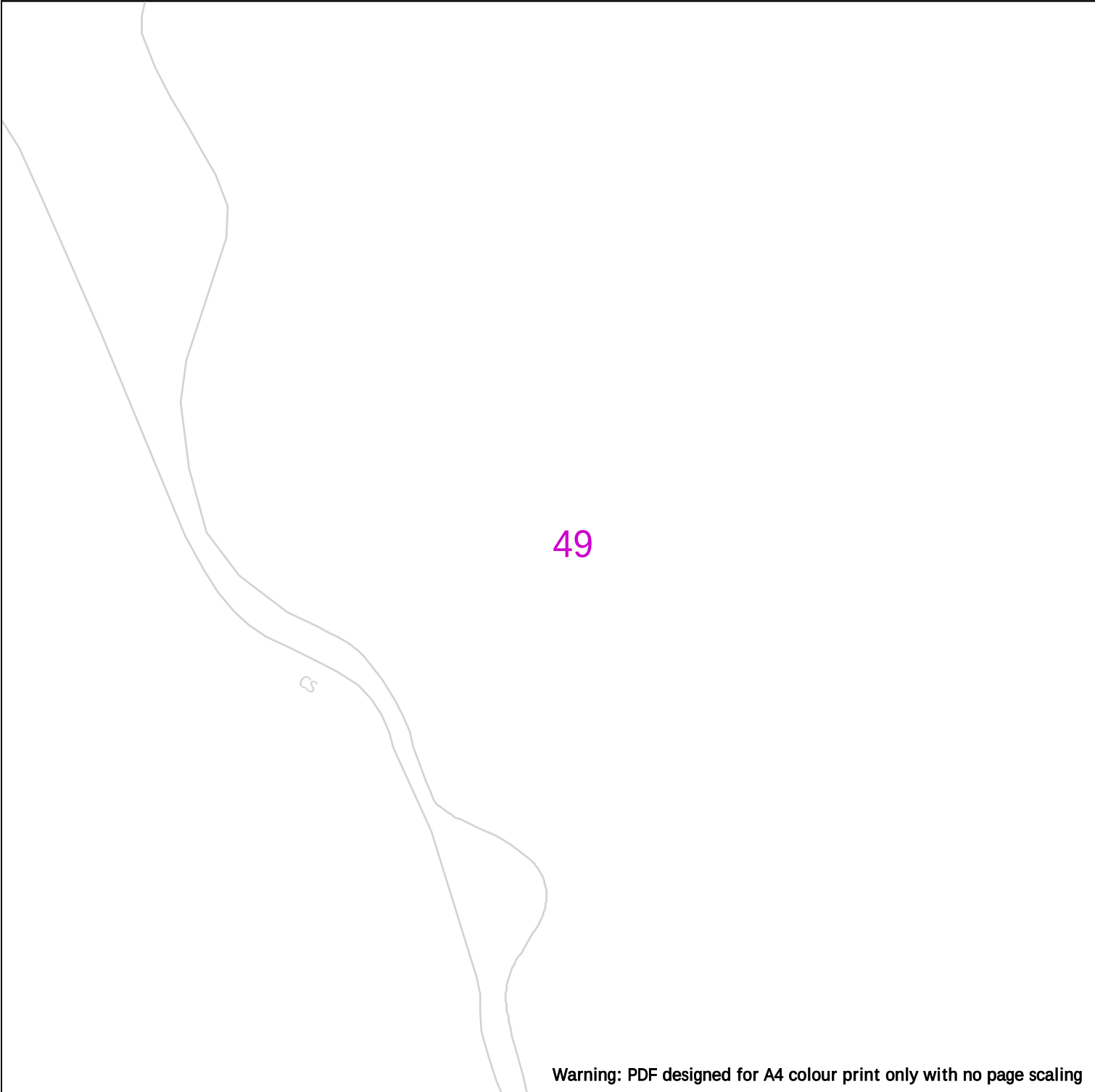
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25m

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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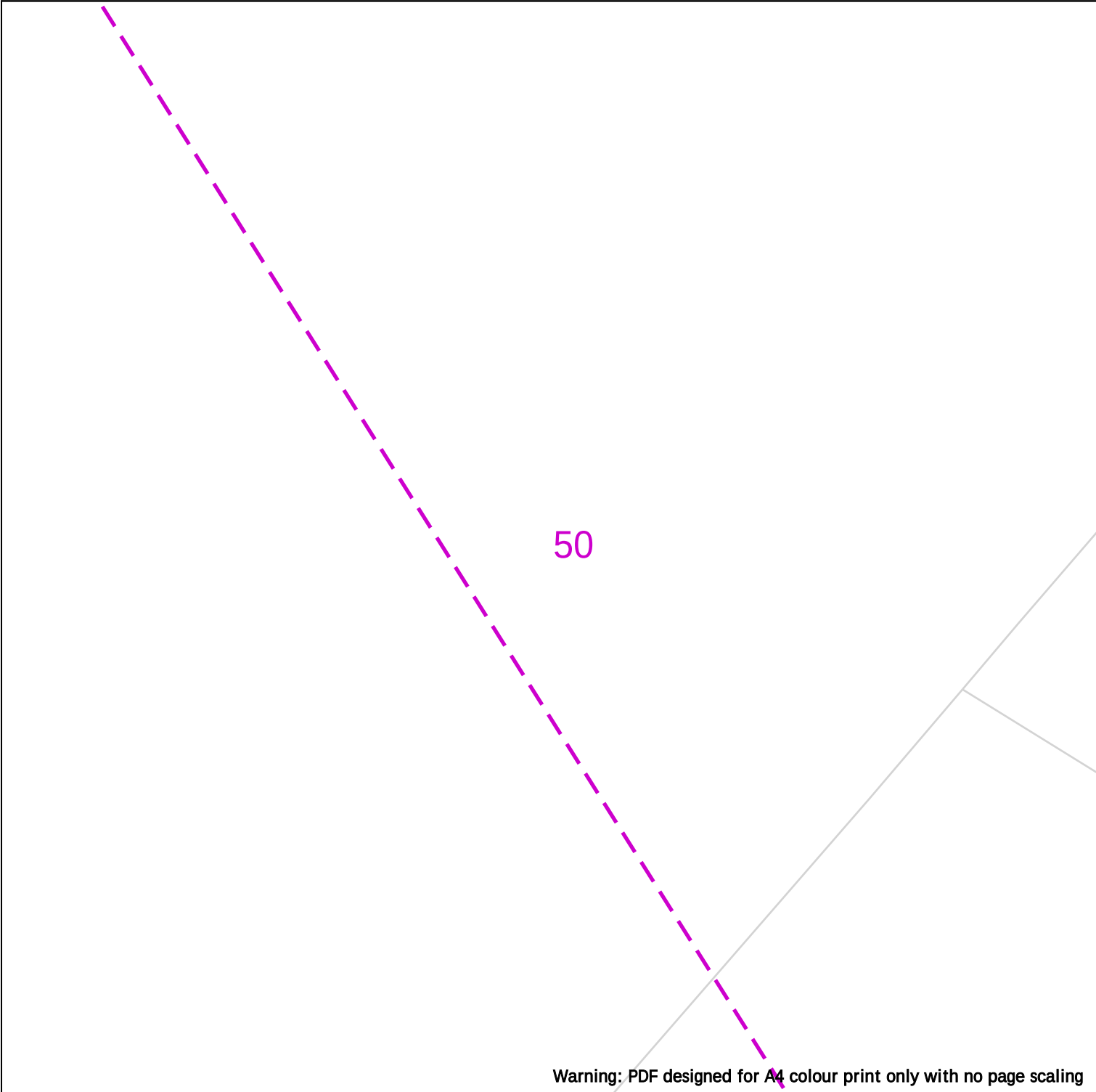
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 Your Gas Network	 Dig Sites Area:  Line:   LP Mains  Valve  Diameter Change  MP Mains  Depth of cover  Material Change  IP Mains  Syphon  Out of Standard Service  LHP Mains	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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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:

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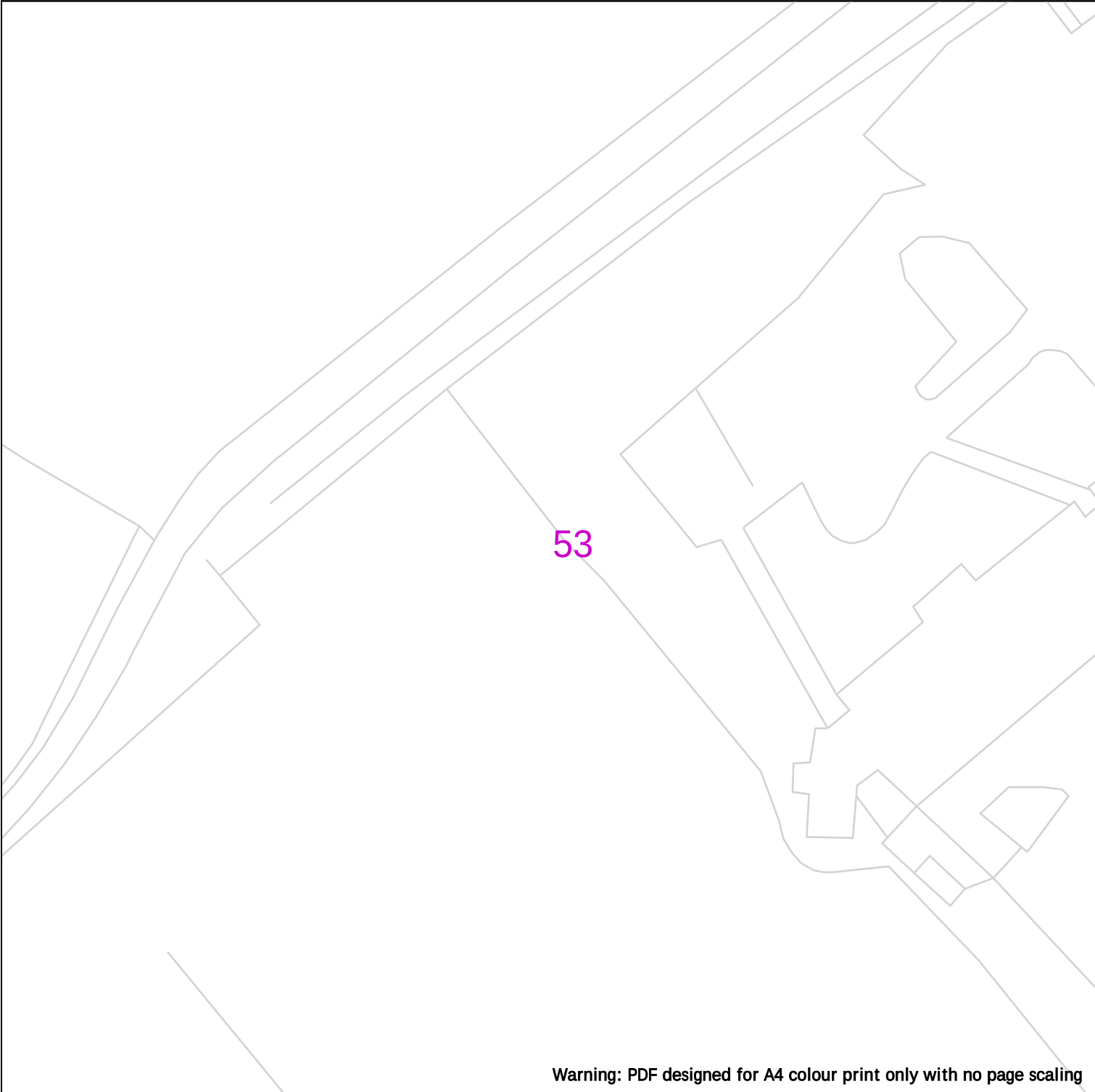
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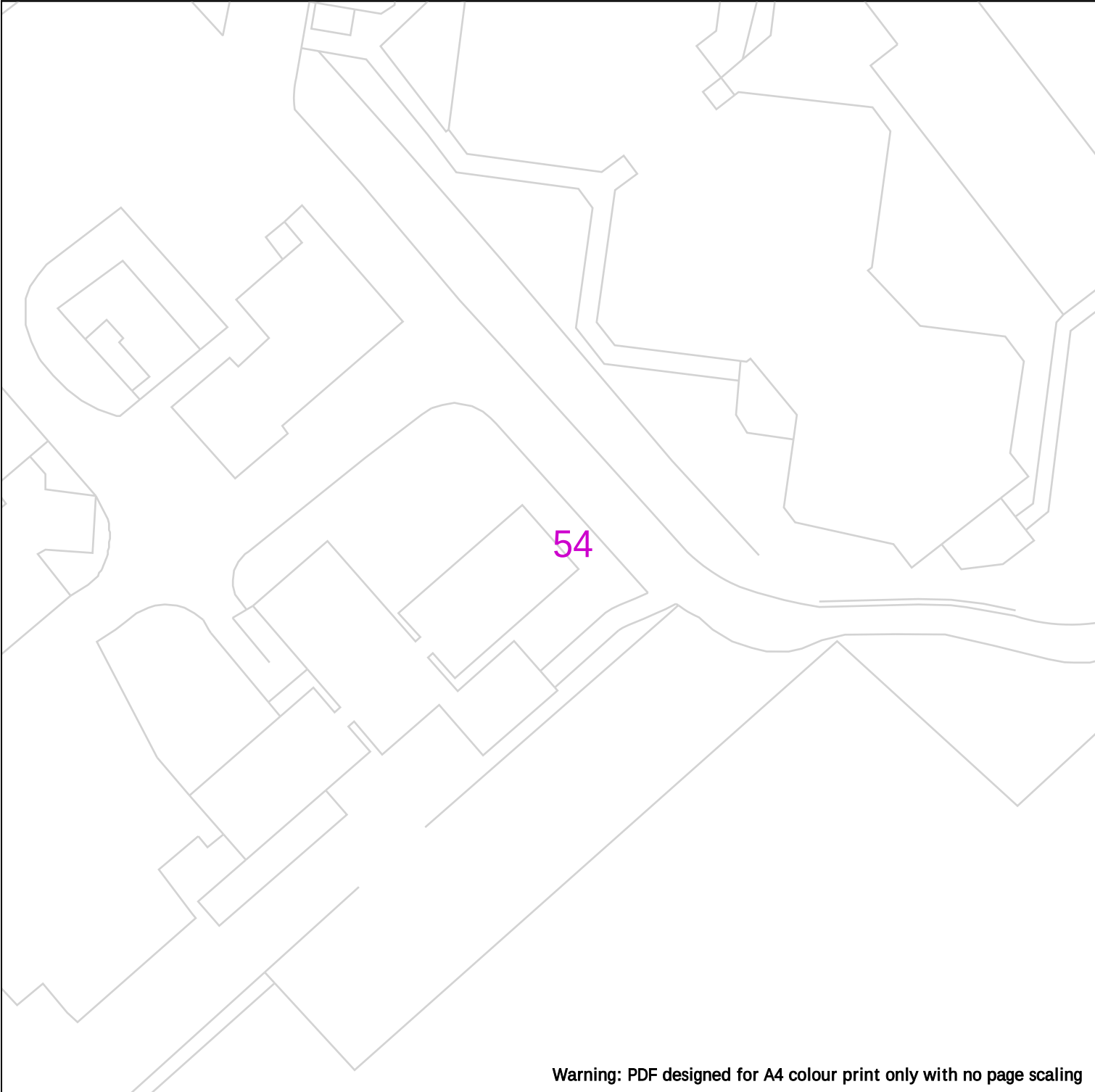
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 Cadent Your Gas Network	 25m <table><tr><td>Dig Sites</td><td>Area: </td><td>Line: </td></tr><tr><td> LP Mains</td><td> MP Mains</td><td> Valve</td><td> Diameter Change</td></tr><tr><td> IP Mains</td><td> LHP Mains</td><td> Depth of cover</td><td> Material Change</td></tr><tr><td></td><td></td><td> Syphon</td><td> Out of Standard Service</td></tr></table>	Dig Sites	Area: 	Line: 	 LP Mains	 MP Mains	 Valve	 Diameter Change	 IP Mains	 LHP Mains	 Depth of cover	 Material Change			 Syphon	 Out of Standard Service	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
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25m

Dig Sites	Area:	Line:
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	IP Mains	
	LHP Mains	

	Valve		Diameter Change
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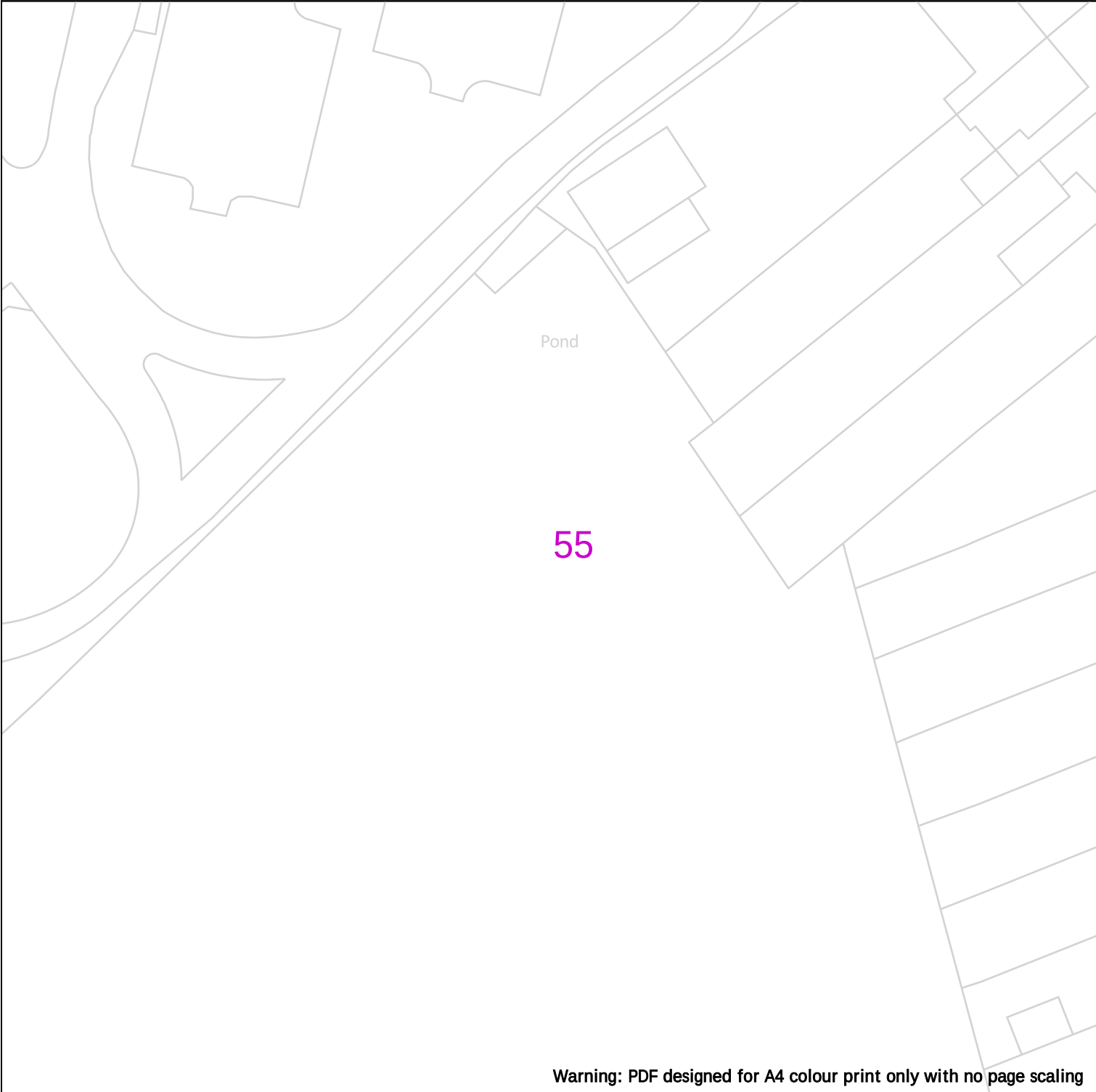
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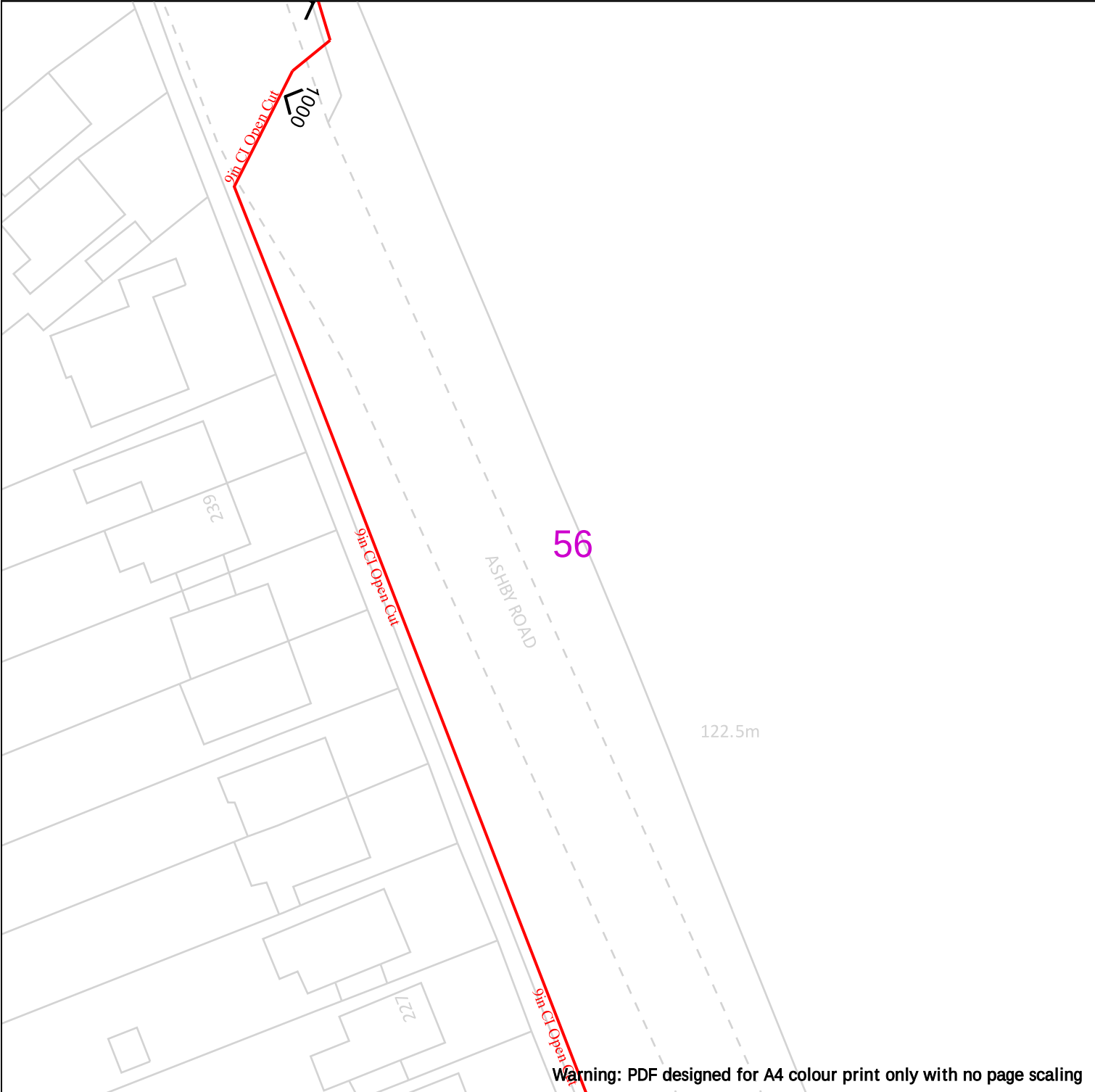
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25m

Dig Sites

Area: 

Line: 



LP Mains
MP Mains
IP Mains
LHP Mains



Valve
Depth of cover
Syphon



Diameter Change



Material Change



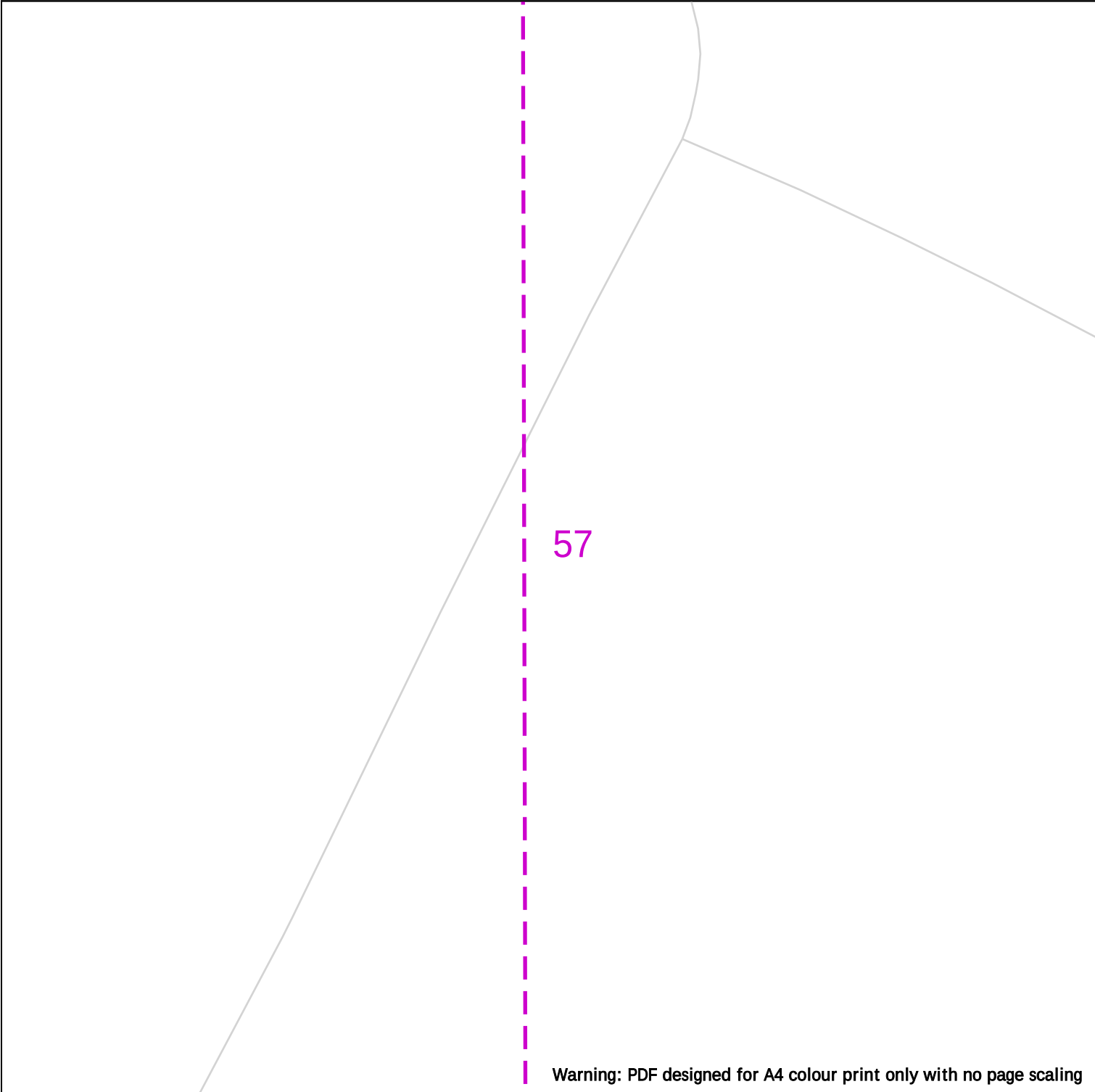
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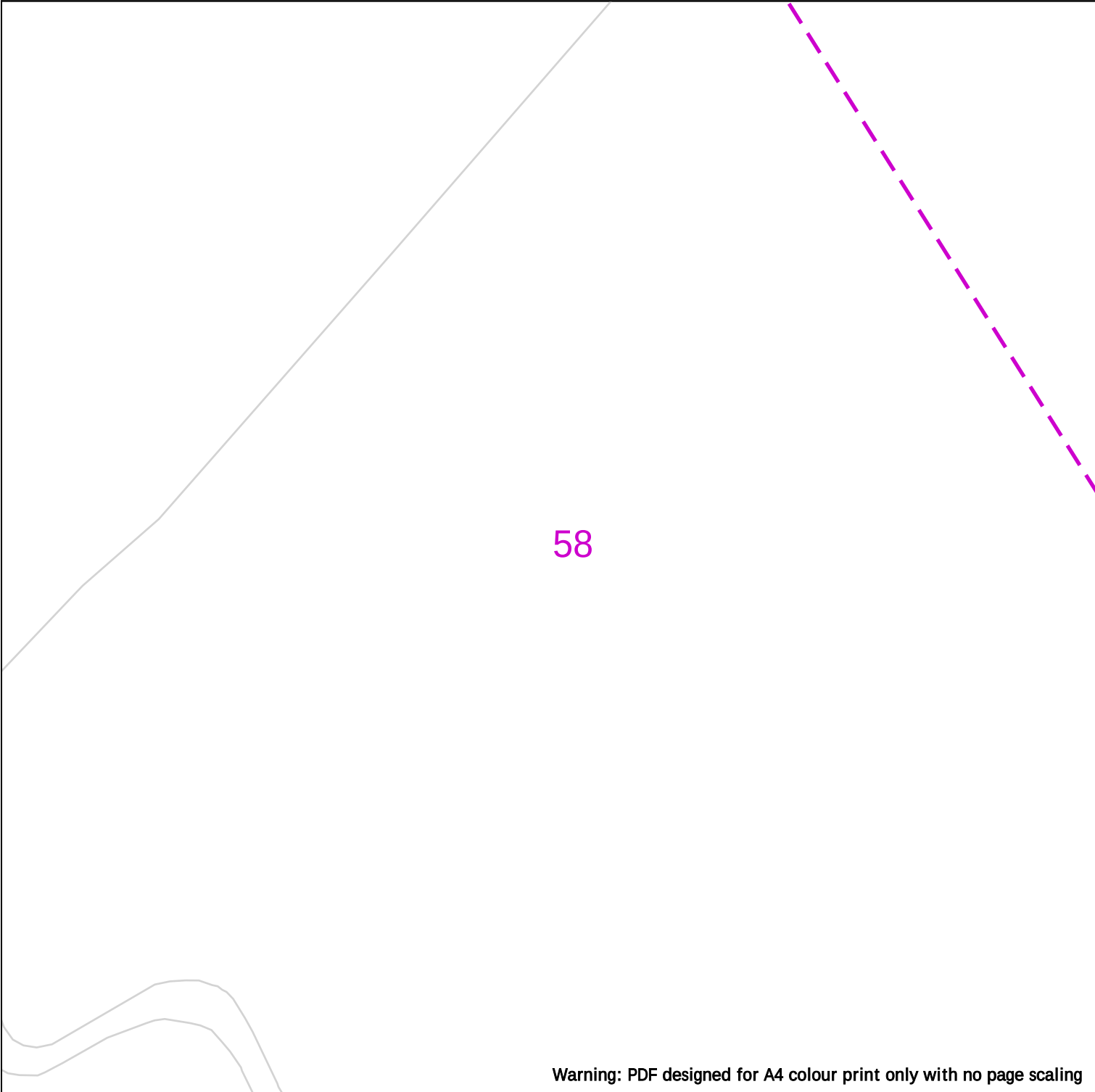
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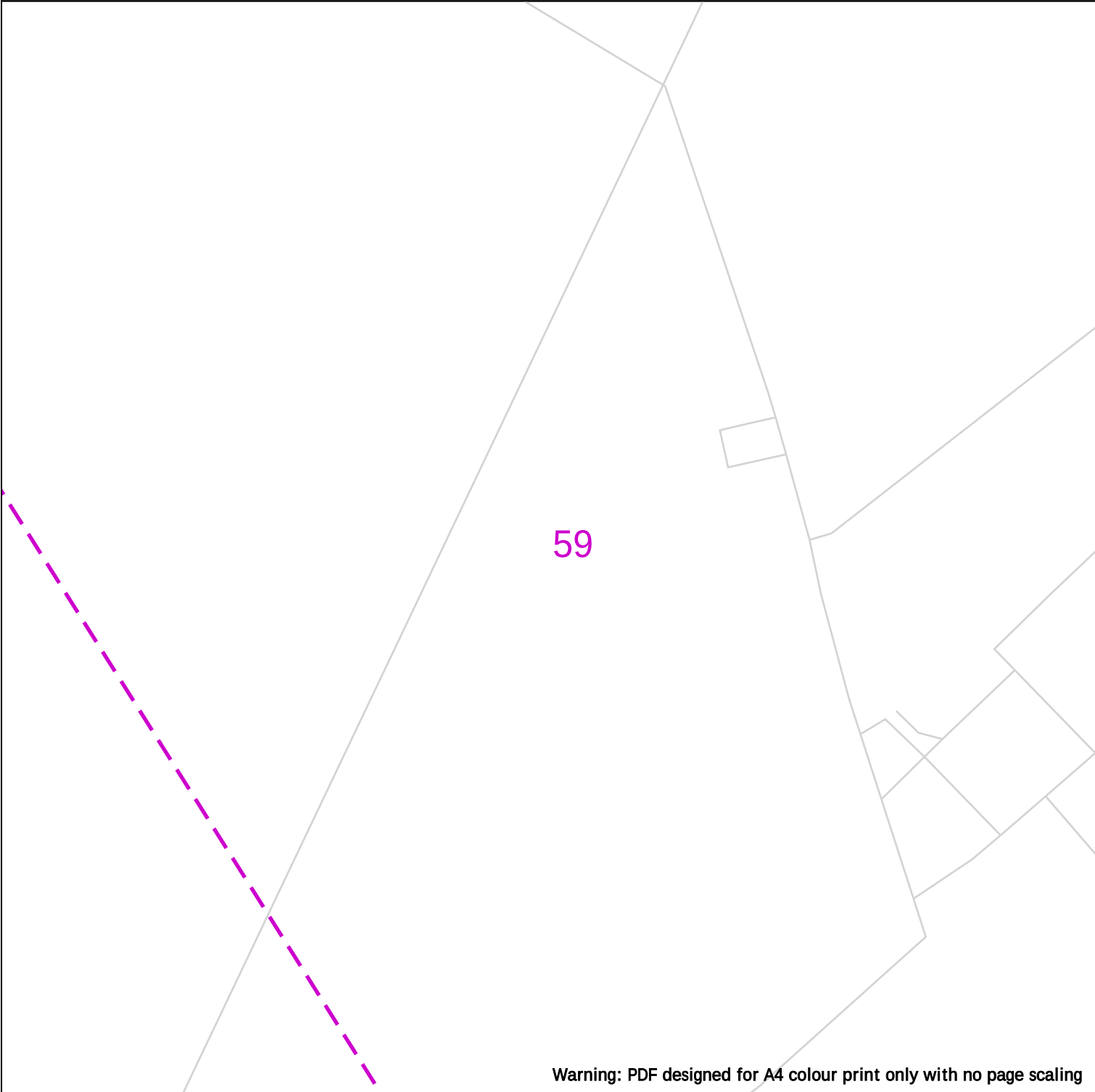
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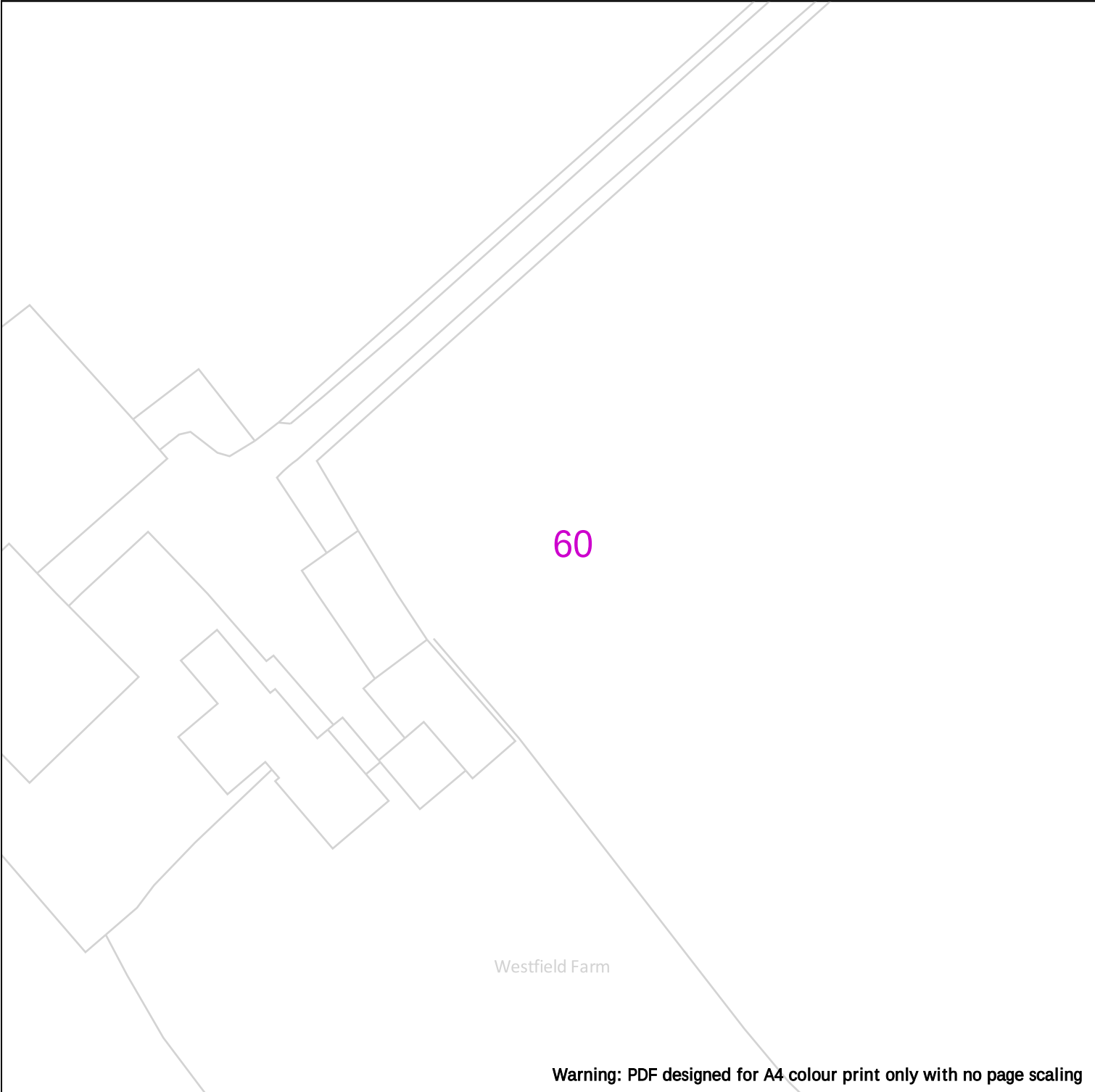
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 Your Gas Network	 Dig Sites Area:  Line:   LP Mains  Valve  Diameter Change  MP Mains  Depth of cover  Material Change  IP Mains  Syphon  Out of Standard Service  LHP Mains	Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following: • Identification of shallow services • Identification of dual services • Recording of non-perpendicular services A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.
	Date Requested: 14/08/2024 Job Reference: 34392346 Site Location: 442848 295972 Requested by: Mrs Emma Harris Your Scheme/Reference: 28420 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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Cadent
Your Gas Network

Area:  **Line:** 

	LP Mains			Diameter Change
	MP Mains			Material Change
	IP Mains			Out of Standard Service
	LHP Mains			

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Job Reference: 34392346
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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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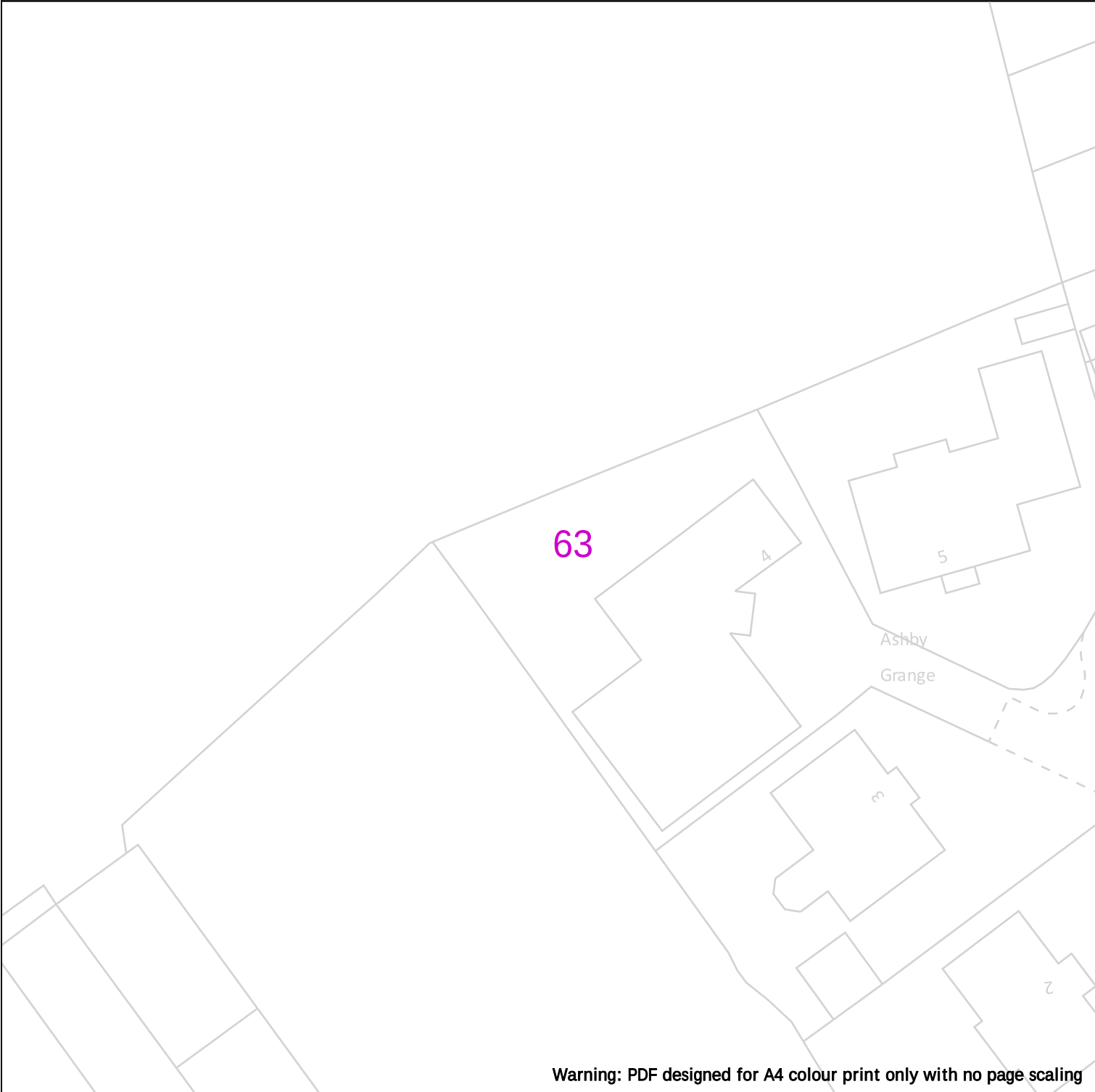
View extent: 100m, 100m

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Your Gas Network

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Job Reference: 34392346
Site Location: 442848 295972
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

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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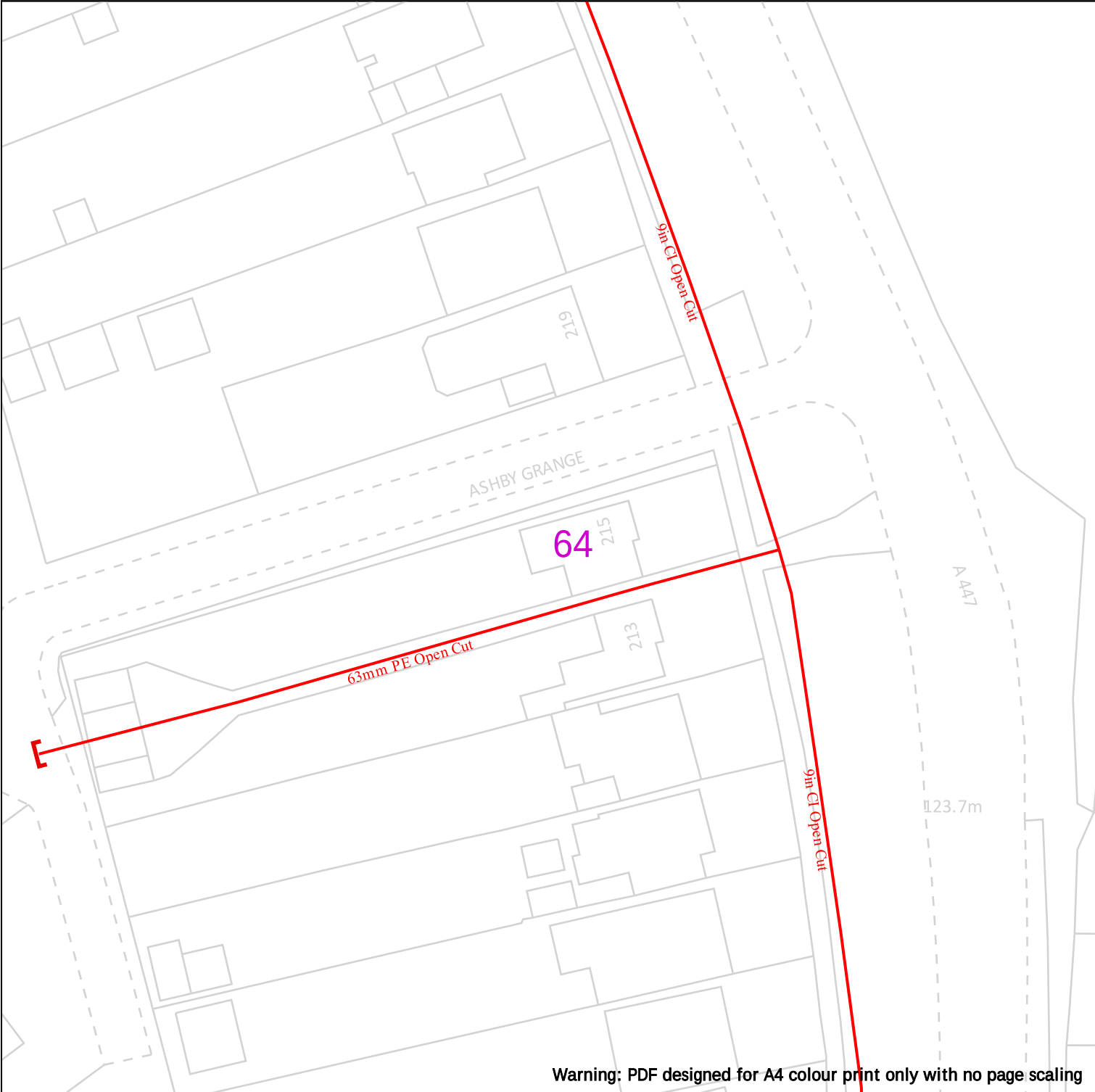
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Your Scheme/Reference: 28420

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



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

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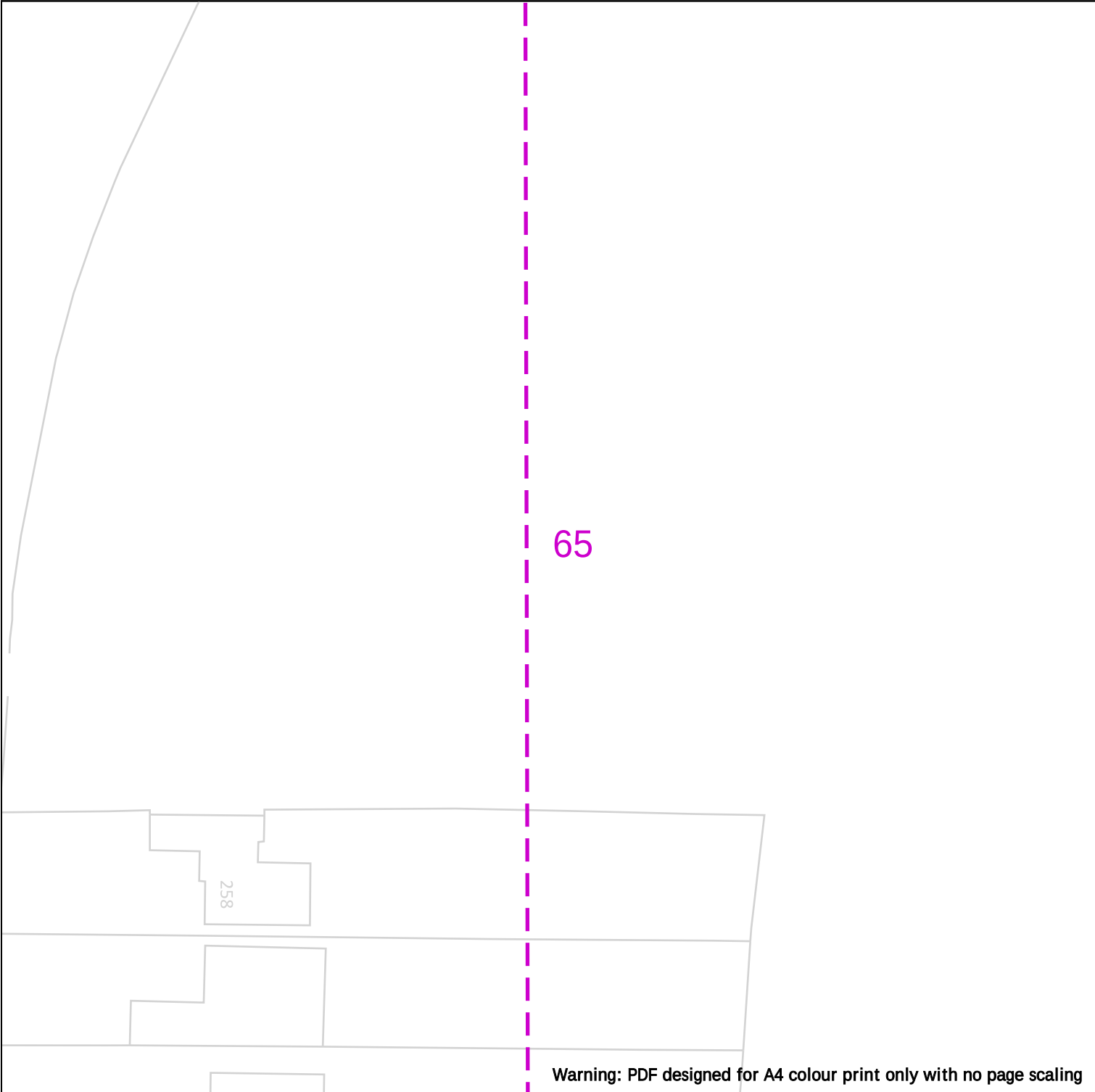
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Cadent
Your Gas Network

Dig Sites

Area:  Line: 

	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
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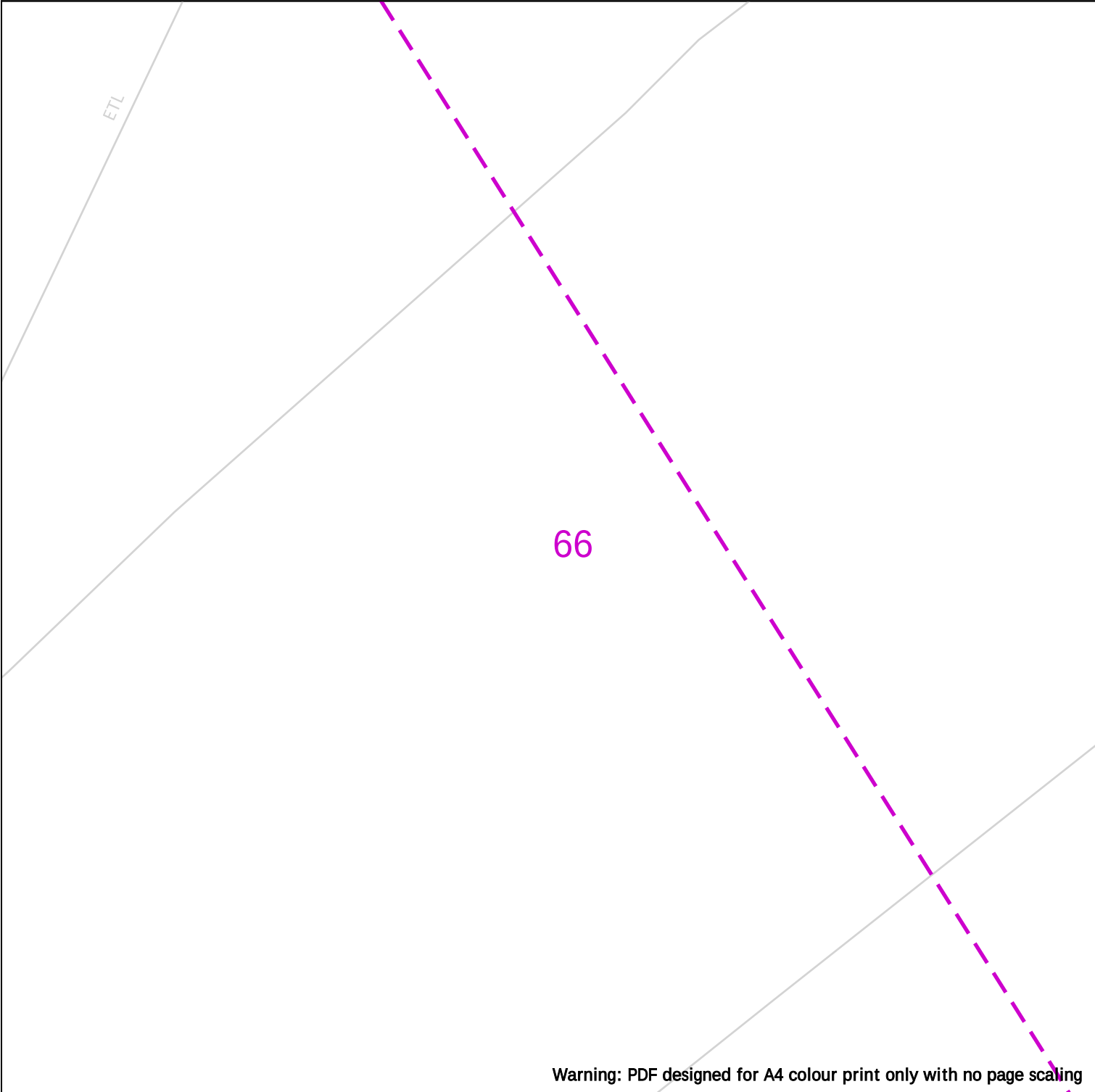
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Dig Sites

	LP Mains
	MP Mains
	IP Mains
	LHP Mains

Area:

Line:

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

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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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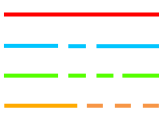
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Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



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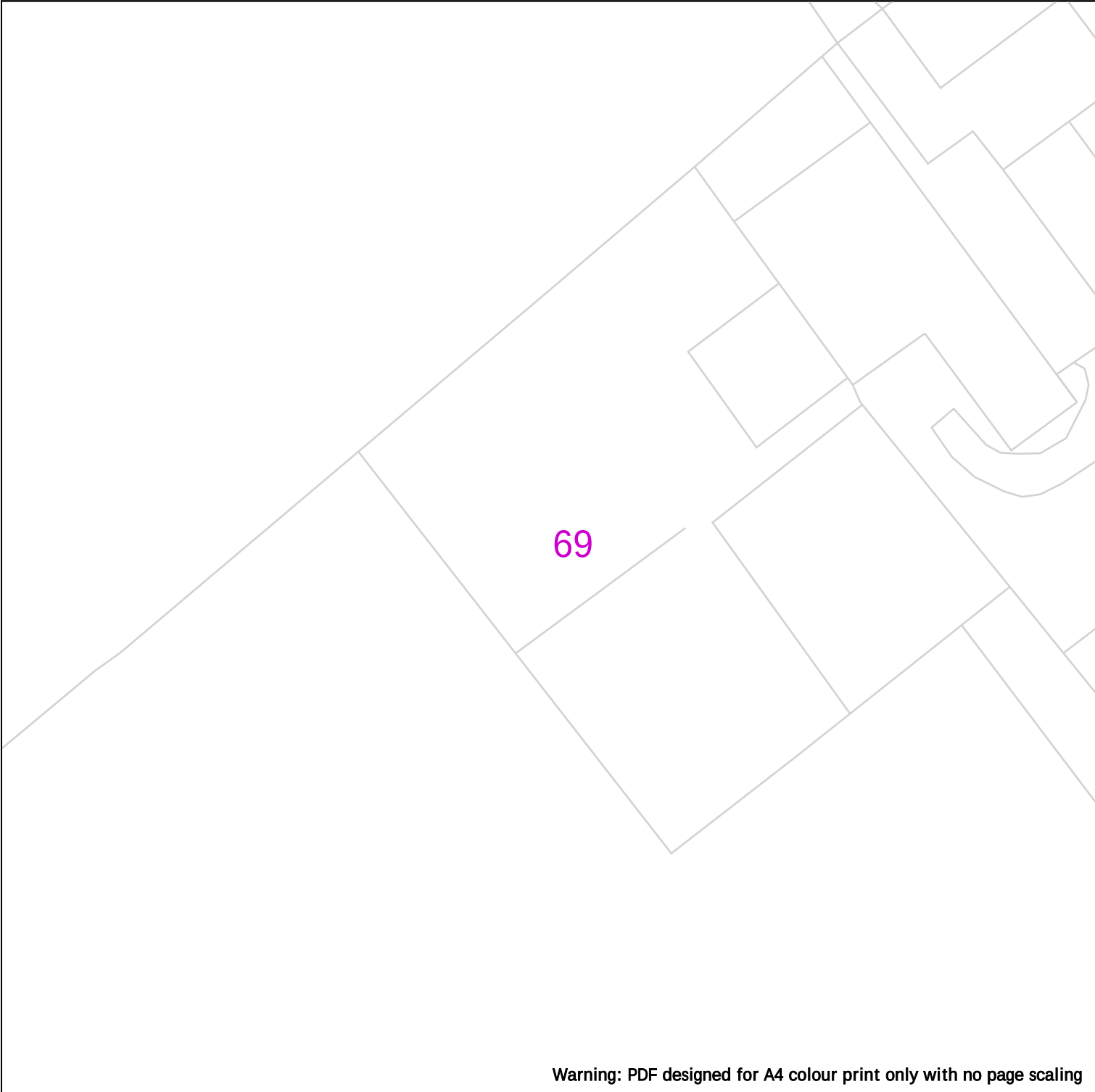
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25m

Dig Sites	Area: 	Line: 	
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