





















ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Trunk Surface Water
-  Trunk Foul
-  Storm Relief
-  Trunk Combined
-  Vent Pipe
-  Bio-solids (Sludge)
-  Proposed Thames Surface Water Sewer
-  Proposed Thames Water Foul Sewer
-  Gallery
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Sludge Rising Main
-  Proposed Thames Water Rising Main
-  Vacuum

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir





End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

Symbols used on maps which do not fall under other general categories








-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or 'D' on a manhole level indicates that data is unavailable.

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0800 009 4540.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
<p>Call 0800 009 4540 quoting your invoice number starting CBA or ADS / OSS</p>	<p>Account number <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> Sort code <div style="background-color: black; width: 50px; height: 15px; display: inline-block;"></div> A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email <div style="background-color: black; width: 100%; height: 15px; margin-top: 5px;"></div> </p>	<p>By calling your bank and quoting: Account number <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> Sort code <div style="background-color: black; width: 50px; height: 15px; display: inline-block;"></div> and your invoice number</p>	<p>Made payable to 'Thames Water Utilities Ltd' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13</p>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Joe Shawyer

From: nrswa.uk@engie.com
Sent:
To:
Subject: Automatic reply:

ENGIE

Thank you for your enquiry. This mail box is monitored constantly

ENGIE owns and operates district energy networks in the following areas and have buried pipework either inside or very close to the area codes listed below:

- Birmingham - B1-B9, B15-B19
- Coventry - CV1, CV2 & CV3
- Eastleigh - SO50
- Hatfield - AL10
- Leicester - LE1-LE5
- Leeds - LS2
- London
 - Bloomsbury - W1, WC1, WC2, NW1 & N1C
 - Olympic Site - E3, E7, E9-E11, E13, E15 & E20
 - Whitehall -SW1A, SW1E, SW1H, SW1P, SW1V & SW1Y
 - ExCel Exhibition Centre - E16
 - Embassy Quarter - SW8, SW11
- Southampton - SO14, SO15 & SO17

Due to the volume of enquiries, ENGIE is only able to respond to enquiries which fall within the above Areas of Interest.

If your enquiry falls within these areas, ENGIE will respond with a further email containing details of buried assets which may or may not affect your work.

However, if no response is forthcoming please take this automated reply as evidence that ENGIE have no assets within the areas. In accordance with the NRSWA 1991 legislation, please allow 10 days a response.

ENGIE Document Control

Urban Energy
UK & Ireland
NRSWA.UK@engie.com

Cofely GDF SUEZ is now ENGIE
engie.co.uk

Kings Yard,
1 Waterden Road,
Queen Elizabeth Olympic Park
London E15 2GP - UK

Please consider the environment before printing this message

ENGIE Mail Disclaimer: [REDACTED]

Joe Shawyer

From: Utilities Stats <Utilities.Stats@essexhighways.org>
Sent: 01 October 2021 17:04
To: Joe Shawyer
Subject: RE: 29311JS

Dear Sir/Madam

Although it may be possible that we have apparatus within the vicinity that you have specified, we do not hold any cabling information.

We would therefore ask that you please hand dig this area with care.

Kind Regards

Stats Team



Safer, greener, healthier

Utilities.stats@essexhighways.org

From: Joe Shawyer [REDACTED]
Sent: 23 September 2021 14:27
To: Utilities Stats <Utilities.Stats@essexhighways.org>
Subject: 29311JS

Request for plans & information showing the location of any council owned assets within the vicinity of the following site:

- **Street Lighting apparatus/columns**

Ref: 29311JS
Site: Elsenham, Bishop's Stortford CM22 6LX *(site outlined red)*
Easting/Northing: 553622,227045
Requests:

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the council holds any drawings/plans showing any cabling or apparatus in the immediate vicinity of this site. The reason we need the information is so our client can avoid digging through cables, or can investigate the potential for connecting with networks in the area. We have also contacted a number of utility companies for their information.

GROUNDWISE

Groundwise Searches Ltd Terms & Conditions

1. Definitions

"Client" means any company or other person or body placing an Order with Groundwise;

"Equipment" means pipes wires cables and other plant or equipment;

"Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;

"Groundwise" means Groundwise Searches Limited;

"Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form;

"Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy;

"Report" means a written report provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the date of the Report;

"Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report;

"Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;

"Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres;

"Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

2. Agreement

2.1 The Terms of an Order together with these Terms and Conditions constitute the terms of a contract ("Contract") between Groundwise and a Client for the carrying out of a Search.

2.2 A Contract shall come into effect when Groundwise notifies a Client that it has accepted an Order. Where such notification is by email it shall be deemed to have occurred as soon as Groundwise has sent the email to the Client, where such notification is by letter, upon the posting of the letter to the Client, or where there is a verbal acceptance when Groundwise verbally confirms acceptance of an Order to the Client.

3. Payment and Refunds

3.1 Other than in the case of Clients who have set up an account with Groundwise, when placing an Order a Client shall provide Groundwise with credit card details sufficient to enable Groundwise to debit that credit card with the Fee and by such notification and subject to accepting the relevant Order Groundwise is authorised to debit that credit card with the Fee.

3.2 In the case of Clients who have an account with Groundwise the Fee shall be paid within 30 days of the delivery of the Report.

3.3 Groundwise shall be entitled to terminate any account set up with it by a Client any time without notice and to require payment in accordance with paragraph 3.1.

3.4 Where a Client cancels an Order :

3.4.1 within three hours of that Order being accepted by Groundwise, Groundwise shall promptly refund the Fee paid plus Value Added Tax in full, or where no fee has been paid no fee shall be payable;

3.4.2 within three days but after the elapse of three hours of an Order being accepted by Groundwise, Groundwise shall promptly refund 50% of the Fee paid plus Value Added Tax or where no fee has been paid 50% of the fee plus Value Added Tax shall be payable and in either such case following such reimbursement or where no payment has been made upon making any payment due the relevant Contract shall terminate without further liability on the part of Groundwise or of the Client.

4. Limitation of Liability

4.1 Groundwise shall use its reasonable endeavours to provide a Search within the period referred to in the Order and shall not be liable for any delay arising because of any act omission or delay of any Utility Company.

4.2 Without limiting the liability of Groundwise in the case of death or personal injury Groundwise shall have no liability to a Client:

4.2.1 for the information contained in a Report to the extent that any errors or omissions reflect the errors or omissions of a Utility Company in providing or omitting to provide information to Groundwise and to the extent that that Utility Company has no liability to Groundwise in relation to the provision of such information, or the omission to provide relevant information;

4.2.2 in relation to any Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, or any special indirect consequential or pure economic loss, costs, damages, charges or expenses and subject as earlier provided Groundwise's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation restitution or otherwise in relation to the performance or contemplated performance of the Services shall be limited £5,000,000.00.

4.2.3 In the absence of express written agreement to the contrary, Groundwise shall have no liability to any third party for any errors or omissions contained in or omitted from a Report.

5. Copyright

5.1 The copyright in the Report is the property of Groundwise and the Report may not be copied or reproduced in whole or in part nor communicated or divulged to any third party without the prior written consent of Groundwise save as set out below.

5.2 The Report may, without further charge, be made available to the owner of the Site at the date of the Report, their agents, consultants and professional advisors, any person who purchases the whole of the Site, any person who provides funding secured on the whole of the Site, and prospective buyers of the Site, and any of their respective agents, consultants and professional advisors. The Report may also be published on a local authority planning portal in relation to a proposed development of the site.

5.3 The provisions concerning liability in Clause 4 shall apply to any of the third parties mentioned above in the same manner as they do to the Client.

6. Data Protection

In processing any personal data received from a Client or potential Client, Groundwise will comply with its privacy policy a copy of which can be viewed at [address] on its website.

7. Force Majeure

Groundwise will have no liability to the Client if it is prevented from or delayed in performing its obligations under a Contract by acts events omissions or accidents beyond its reasonable control, including strikes, lock-outs and other industrial disputes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order rule regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or sub-contractors.

8. Severance

8.1 If any provision or part of any provision in these terms and conditions or of any Contract is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions will remain force.

8.2 If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some of it were deleted that provision will apply with whatever modification is necessary to make it valid, enforceable and legal.

8.3 The parties agree, in the circumstances referred to in paragraph 8.1 above to attempt to substitute for any invalid, unenforceable or illegal provision a valid, enforceable and legal provision which achieves to the greatest extent possible the same effect as would have been achieved by the invalid, unenforceable or illegal provision.

9. Status of Pre-Contractual Statements

Each of the parties acknowledges and agrees that in entering into a Contract it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether in writing or not) of any person (whether party to these terms and conditions or not) relating to the subject matter of a Contract, provided that without prejudice to the generality of the foregoing, any revision to the Terms and Conditions agreed in writing by Groundwise and a Client or a potential Client (including any express written agreement relating to the assignment of copyright or licensing of all or part of the contents of a Report) shall apply to the Contract to which it has been agreed that it will apply.

10. Assignment

A Client shall not, without the prior written consent of Groundwise, assign transfer charge sub-contract or deal in any other matter with any of its rights under a Contract.

11. Third Party Rights

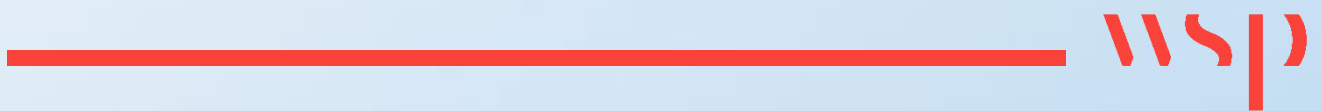
For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is not intended that the rights of either of the parties shall be contractually enforceable by any third party.

12. Governing Law and Jurisdiction

These terms and conditions and any Contract are governing by and construed in accordance with the laws of England and Wales and the parties irrevocably agree that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these terms and conditions or any Contract.

Appendix B

ELECTRICITY INFORMATION



Mr. Andrew Smith
WSP UK Ltd
Level 2 The Mailbox
100 Wharfside Street
Birmingham
B1 1RT

Date: 12 October 2021

Our Ref: 8500192775 / 3000036393

Dear Mr. Smith

Site Address: (BE) Old Mead Road, Elsenham, Bishop's Stortford CM22 6UE

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Quote as "UK Power Networks".

I am pleased to be able to provide you with a budget estimate for the work.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks electricity distribution system.

Budget Estimate Costs

The budget estimation for this work is: £950,000, inclusive of an estimate figure for traffic management along Elsenham Road, to be confirmed during a formal quotation assessment

Budget Estimate Description

UK Power Networks will extend new High Voltage mains approximately 500m from the Point of Connection on B1051 High Street, opposite Old Hall House, to the site entrance off Elsenham Road. The new mains will need to pass through the unmade ground to the south of the site, marked as Consented Development, to reach the site. Connection off Old Mead Road is significantly more costly, due to needing to cross the railway close to the existing level crossing. Lead times and costs for this route would be significantly worse than the proposed.

The mains on site are provisional, due to there not being a site layout plan, and are therefore assumed to be approximately 2300m. The works allow for installation of 1/2 substations to feed the development, dependant on the site layout for new Low Voltage mains.

Please note that the cost of the works are provisional due to the speculative nature of the development layout and as the majority of the off-site works are proposed to be excavated following footpaths, which are assumed to be congested with other utilities. I have assessed this route as viable, however we will need to confirm this with our specialist civils contractors at the formal quotation.

It should also be noted that only an initial assessment of the traffic management requirements have been made as part of this budget estimate, and these will need to be fully considered and agreed with the local highways authority, who will only engage with us at the formal quotation stage. You should provisionally budget for approximately £50,000 to £100,000 for the traffic management and welfare facilities. These issues will be fully considered and discussed during a full site meeting on a formal quotation, including a route walk with relevant parties.

Please note that the cost of the works are very much provisional as no site layout plan has been provided and thus the substation positions have been assumed. The works are also likely to be interactive with other known applications in the same area, which depending on the order or formal application, could lead to a revised Point of Connection for this scheme.

High Voltage Point Of Connection

£950,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along B1051 High Street opposite Old Hall House. UK Power Networks will extend the High Voltage network to and around the proposed development, passing through the Consented Development to the south of the site, including required substation(s) depending on the layout of the site, and provide low Voltage connections to 200 domestic dwellings, totalling **1000kVA**.

Each domestic dwelling will be provided with a 100A single-phase supply, with capacity of 5kVA. This is subject to change depending on the heating method, and inclusion or otherwise of Low Carbon Technologies.

Budget Estimate Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

Post estimate call

I will contact you within the next few days to discuss your estimate, to ensure you understand the work we will do for the estimated price, your responsibilities, any dependencies and the likely timescales for the work. UK Power Networks are always looking to improve our service offering and as such, the post estimate call may be recorded for training purposes. We will not share the recorded call with anyone outside of our connections business and it will be deleted as soon as we have completed the training review. However, if you do not want us to record the call please let me know at the beginning of the call.

If you would like to proceed

If you would like to proceed to a formal offer of connection then you should apply for a quotation. Please refer to our website [redacted] for 'The connection process' which details our application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



James Whitehead

Mobile:



Email:



To download your free safety leaflets and resources visit



Andrew Smith
WSP

Julie-Anne Casey
Tel: 01279 824 984

Networks / EPN / 8500194347 / 3000005
Your Ref:

Date 15/12/2021

Dear Andrew,

Re: NTR Elsenham Scheme CM22 6UE
Project Reference Number: 8500194347

Thank you for your recent enquiry regarding the diversionary work at the above site.

BUDGET ESTIMATE FOR DIVERSIONARY WORK

Based upon the information provided with your enquiry, a preliminary assessment of the work required to meet your requirements has been made. Based on this assessment, it is possible that the following assets may be affected:

- Overhead line(s) crossing the site or on/near the boundary of the site.

The budget estimate for altering the above apparatus is £20,000.00 exclusive of VAT.

Work Included in This Budget Estimate

Divert/Remove one HV overhead and replace underground, install new poles and stays as required. Please note that this budget does not include any costs for carrying out work on Third Party Land.

Work NOT Included in This Budget Estimate

The Budget Estimate shown above does not include the price of providing any electricity connections. If requested, the cost of these works will be provided separately.

Please note that the Budget Estimate provided has been created from a quick desk top assessment, and is intended as a guide only. If the price of the diversionary work is critical to your decisions or financial commitment to this project, you are strongly advised to consider the option of asking UK Power Networks to provide an estimate for the work.

Should the work proceed, UK Power Networks reserves the right to charge an amount based on the actual cost of the work carried out, and this may vary from any estimate provided.

Application for an Estimate

If you decide to proceed with this project, UK Power Networks will be pleased to provide an estimate for the diversionary work on receipt of your detailed plans indicating your exact requirements.

Important Information

The position of UK Power Networks' existing apparatus shown on any drawings is believed to be correct. UK Power Networks accepts no responsibility in the event of any inaccuracy and should any other cables be discovered on site they must be considered LIVE and DANGEROUS at all times and must not be cut, re-sited, suspended or generally interfered with unless specifically authorised on site by UK Power Networks' Project Manager.

All the cables are UK Power Networks property and remain so even when made dead and abandoned and any such cable exposed should be reported to my Engineering Department for collection and authorised disposal.

In the interest of safety to personnel, equipment, and UK Power Networks apparatus, it is imperative that the approximate position of the underground cables is established before any excavation is commenced. The positions are to be obtained by the use of electronic cable locators and to then be confirmed by careful trial holing, using hand held tools. UK Power Networks CANNOT UNDERTAKE THIS WORK FOR CONTRACTORS. UK Power Networks CableWatch team will be able to advise you in this respect and they can be contacted on free phone 0800 056 5866.

As you are aware the responsibility for site safety of your employees, your contractors and other site visitors rests with the manager on site. All works must be carried out in accordance with the Health & Safety at Works Regulations 1974 and its relevant Regulations, including the Electricity at Work Regulations 1989. It is recommended that you obtain H.S.E. booklet HS(GS)47 which deals with safe digging practises.

Where overhead equipment is either evident on site or shown on UK Power Networks' plans it must be considered live and dangerous at all times. All work in the locality should be carried out in accordance with Document GS6, issued by the Health and Safety Executive, and the Electricity at Work Regulations 1989 must be observed. Work must not be commenced on site until UK Power Networks have attended and agreed the necessary precautions.

Where 132,000 volt cables are present a site meeting will be required to agree the safe method of working in the vicinity of these cables.

UK Power Networks does not have details of equipment owned by National Grid, British Rail, other utilities or Companies or local authorities, and you should contact them to obtain about other cables and lines which may be in the vicinity.

CDM

The Construction (Design and Management) Regulations 2015 apply to most construction work. Before UK Power Networks provide a detailed price, please advise who will be the CDM Coordinator for this development. This information, with details of any particular site hazards, must be provided before UK Power Networks can start design work on this project. Further information about the role of the Client under this legislation is contained in Approved Code of Practice “Managing Health and Safety in Construction” – ISBN 978-0—7176-6223-4.

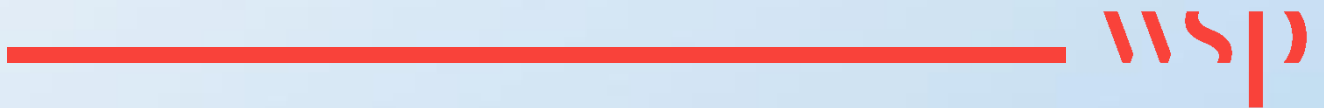
Should you require any further information or advice, please contact me on the number shown above.

Yours Sincerely

Julie-Anne Casey
Project Designer
PrelimsEPN@ukpowernetworks.co.uk

Appendix C

POTABLE WATER INFORMATION



Developer Services
 Tamblin Way
 Hatfield
 Hertfordshire
 AL10 9EZ

Telephone: 0345 357 2428

18/10/2021

DS0046060 – Elsenham Scheme

Dear Mr, A Smith

Re: Pre-development report for Elsenham Scheme

Further to your recent request, I am pleased to enclose a pre-development report for a new water supply to your development. **Please be advised that this is an indicative budget that has been produced based upon the information you have provided at this stage.** Where information has not been provided or is vague, assumptions have been made.

Estimated Scope of Work

Lay 3m of offsite 125mm Barrier Main, onsite meterage to be determined

200x metered service connections 25mm/32mm presumed for residential site

Reinforcement works Required- please note this cost is not payable by yourselves but needs to be factored into your timescales.

**Lay 125km of 180mm main in Chickney Road
 Increase our PRV – Further investigation required on this**

Please see the diagram attached to portal the proposed point of connection to your site.

Budget Estimate

All costs below are outlined in our 'New Connections Charging Arrangements 2021/22' document, published [\[redacted\]](#) on our website. Please refer to this document for information regarding these costs.

New Water Mains and associated apparatus

Description	Qty	Charges 2021-22 (£)
8.2 Mains Application Fees		
Application Fee for Mains 100+ Properties (per application)	1	£550.00
8.3 Mains Design Fees		
Design Fee 101+ properties (per scheme/ phase)	1	£1,200.00
8.4 Mains Administration Fees		
Mains Administration Fee 100+ Properties (per application)	1	£1200.00

Estimated for installation of New Water Mains and associated Apparatus		
Description of Work		
1x Branch connection to the existing network,		£1764.00
Approximately 3m of 125 Barrier water main		£1016.40
Onsite Meterage TBD		TBD
No of Fire Hydrants TBD		TBD
11.1 Traffic Management Costs		
To be determined during detailed design		TBD
Sub Total (£) Exc VAT		£TBD

New Service Connections

Description	Qty	Charges 2021-22 (£)
9.2 New Connections Application Fees		
Application Fee	200	£8000.00(£40 per prop)
9.3 New Connections Administration Fees		
Administration Fee (per property)	200	£16,000(£80 per prop)
Estimate for installation of New Service Connections		
Construction of 200 services (based on meterage of 5m each)	200	£107,410.00
11.1 Traffic Management Costs		
To be determined during detailed design		TBD
Sub Total (£) Exc VAT		£131,410.00
*Budget Estimate Total (Exc VAT)		£TBD

***Please be advised that the above values have been provided as an indicative budget and are subject to confirmation during an subsequent connections and mains application.**

Assumptions Register

- All distances are estimated, and will be confirmed upon full application & detailed design.
- All onsite works have been priced on the basis that all Excavation and reinstatement will be completed by you. Should you wish Affinity Water to complete this work, please let us know.
- Traffic Management Costs – no traffic management costs have been included in the above costs. These will be confirmed during detailed design. *For information purposes a list of these costs can be found in section 11 of our 'New Connections Charging Arrangements 2021/22' document*
- Services – services have been built up using a cost for parent main connection and 5m of service pipe. Actual quantities will be provided during detailed design/ cost.
- "No Excavation" is assumed for all accessories - the costs are based upon you completing all the onsite excavation and backfill. Should you wish Affinity Water to complete this work, please let us know.

Other important information

Appointing a Self-Lay Provider

One option you may wish to consider is to appoint a WIRS accredited Self-Lay Provider (SLP) to complete some of the works described above, which is known as Self-Lay. You can find more information on this option on our website, [REDACTED]. You may prefer to use a Self-Lay Provider for a number of reasons, such as:

- SLPs may be able to provide a multi-utility option;
- SLPs may offer a more cost-effective solution when constructing your project;
- SLPs may provide greater flexibility in meeting your construction programmes.

If you'd like to explore this option, and would like to find a WIRS accredited self-lay provider, you can do so at the Lloyd's Register website at the following address: [REDACTED]

Infrastructure Charges

The purpose of an infrastructure charge is to enable a charge to be levied to reflect broadly the expected additional load placed on our network by the connection of premises not previously connected to it. The infrastructure charge per domestic property for the 2021-22 charging year is £249.00*. Where a site is redeveloped or a building is converted, and still has a metered supply a credit will be given for each of these properties. These will be calculated based upon the number of properties and size of the incoming, metered supply. Infrastructure charges will be charged upon request for the plot, and not

** Where a property is considered to have an abnormally large load, the relevant multiplier calculation will be used. More details of this can be found in section of 16.5 our 'New Connection charging arrangements 2021/22' document.*

NB. Infrastructure charges are also applicable for wastewater services. If you are developing within the Anglian Water area, we will collect this on their behalf however if you are within the Thames Water or Southern Water area, they will collect this from you directly.

Income Offset

An income offset payment under our charging arrangements for all new connections where an infrastructure charge is applicable. The income offset is against the infrastructure charge not the mains requisition cost following the policy change in Ofwat's Charging Rules. We will apply an income offset for each new connection for a supply of water to the premises connected to a water main where an infrastructure charge is applicable. This is £387.26 per property for the 2021-22 charging year.

For more information on the value of these payments, when they are due and who they are paid to please refer to section 16.7 of our 'New Connection charging arrangements 2021/22' document.

Water Efficient Development Credits

(1) Building Regulations include the requirement for all new dwellings to achieve a water efficiency standard of 125 litres of water per person per day.

(2) Building Regulations part G include an optional requirement of 110 litres of water per person per day for new residential development, which should be implemented through local policy where there is clear evidence needed.

(3) We operate in areas of serious water stress and support the inclusion of a water efficiency standard

of 110 litres per person per day being included in planning policies.

(4) To help promote the achievement of this objective, we will apply a discount to the infrastructure charge for new homes where there is evidence of water efficiency design to a standard of 110 litres (or less) per person per day. The discount will be £80 per infrastructure charge.

Traffic Management

Where additional costs are payable as a result of traffic management and highway authority charges, we will provide upfront fixed charges which will be highlighted as a separate item in your cost advice. A *list of these costs can be found in section 11 of our 'New Connections Charging Arrangements 2021/22' document*

Other Costs

VAT – will be charged at the applicable rate, however, please note that application and design fees attract the standard rate (20%).

Next steps

Once you are happy to proceed, you will need to proceed with the application by logging onto the portal and progressing this application to a "Connections and Mains" application. To support this application we will need some additional information from you*. This includes;

- a CAD site plan that shows your site boundary, road layout, plot information and has some OS background on so our designers can plot the exact location on our system.
- load information (per plot) for the development,
- Soil report (*as mentioned above, if this is not provided, we will default to the use of a barrier pipe system*).
- Plumbing Schematic Drawing (*only applicable for bulk services – see description above*)

*If you intend to submit a design for us to review, you will need to provide this to us, along with all other development information.

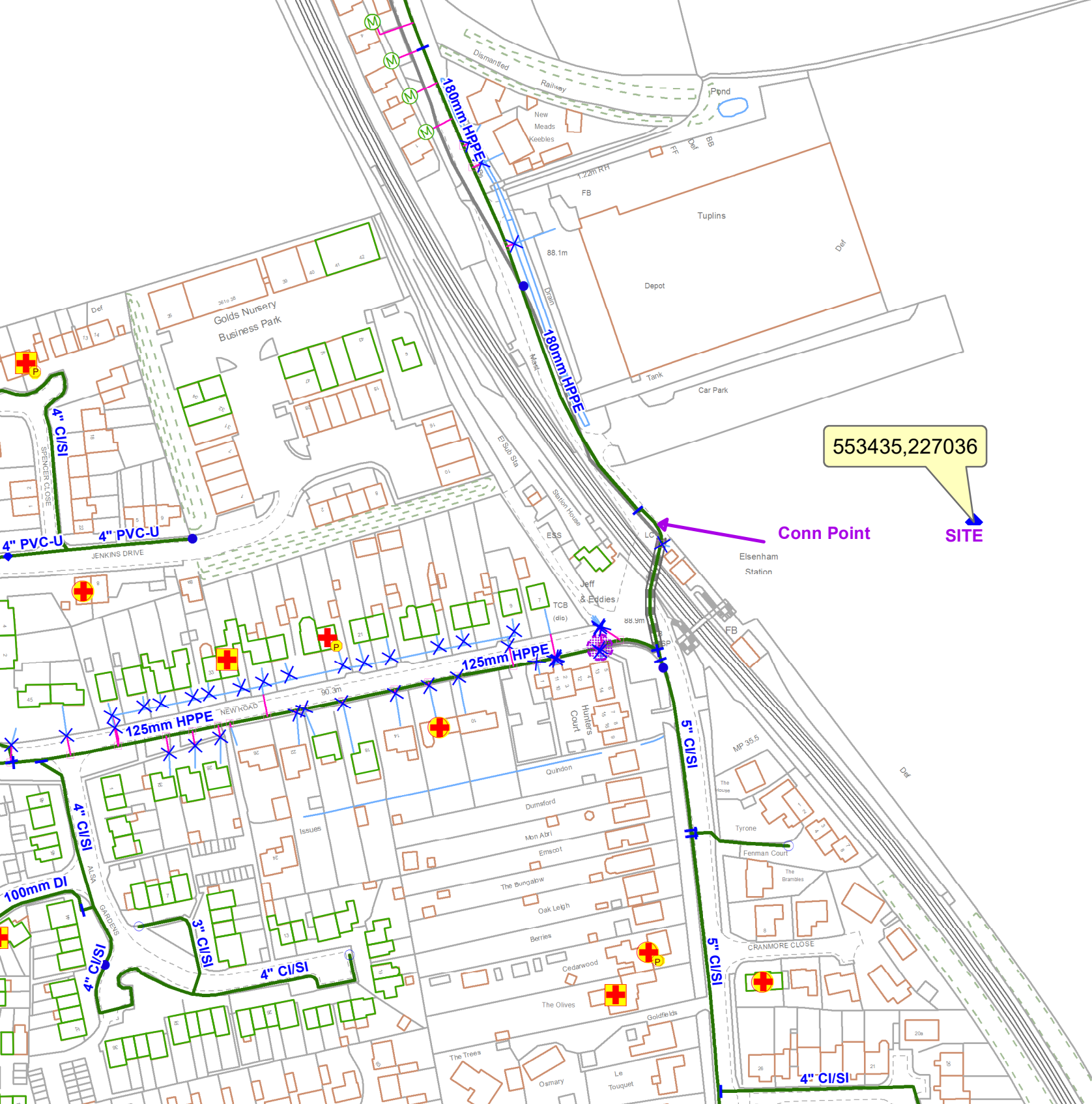
Due to the nature of some of the information provided within (ie charges applicable in the 2021-22 charging year) it may not be valid after April 2022. If you would like it updated at anytime after this date please let us know.

If you need any further advice, please do not hesitate to contact us.

Yours sincerely

Rachel Robson
For, and on behalf of Developer Services
Affinity Water Ltd

www.affinitywater.co.uk/developing



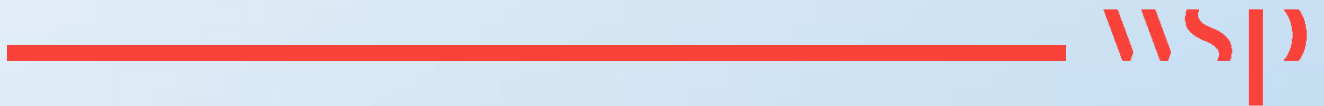
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Conn Point

SITE

Appendix D

TELECOMMUNICATIONS INFORMATION



New Sites rate cards

Full Fibre connections on sites with fewer than 20 premises

We want everyone in the country to benefit from an ultrafast Fibre to the Premises (FTTP) connection, and providing new build homes with the infrastructure needed to deliver this service is something we offer to every housebuilder regardless of the size of your site. Although we can offer a free Full Fibre install to sites with 20 homes or more, we aim to make sites below 20 as affordable as possible. We've reworked our existing rate card to offer an improved pricing structure all the way down to two homes, lowering the amount you as a developer needs to contribute to enable a Full Fibre install. The more homes you build the lower your contribution will be, but we believe that every size of site will benefit from installing a Full Fibre network.

Benefits of Full Fibre infrastructure for smaller builders

Improved house value

Studies have shown that a high quality broadband connection can increase the value of a house by up to 1% by providing the connectivity modern homebuyer demand. With bandwidth usage in modern homes increasing by 40% year on year, providing a modern fibre network will fulfil the data needs of potential buyers and provide an attractive benefit for your sales pitch.

Future proof infrastructure for the modern home

We're not the only ones who believe fibre is the future for connectivity in the UK. The government has recently outlined its plan to reduce traditional copper cable usage, with the existing copper network eventually being removed and the nation's phone calls and broadband running exclusively on fibre. Installing Full Fibre in your new builds means your houses will be futureproofed ready for the UK to be a fibre nation. Our fibre cables are also ready to take the products communications providers will be offering in the years to come, meaning homeowners can upgrade to brand new services quickly and easily.

Open access with great choice

An Openreach Full Fibre network is open access, which means that any communications provider can run their broadband service over the fibre we install. Numerous providers have already signed up to provide ultrafast broadband, with more on the way as demand for faster speeds and greater data usage increases. This gives your potential buyers a wide range of product choices ready to order on the day they move in.

2-19 plot site rate card

Plots	Developer contribution per plot	Developer contribution per site
2	£2,000	£4,000
3	£2,000	£6,000
4	£2,000	£8,000
5	£1,800	£9,000
6	£1,600	£9,600
7	£1,400	£9,800
8	£1,200	£9,600
9	£1,000	£9,000
10	£747	£7,470
11	£662	£7,282
12	£588	£7,056
13	£524	£6,812
14	£467	£6,538
15	£415	£6,225
16	£369	£5,904
17	£328	£5,576
18	£290	£5,220
19	£255	£4,845

New Site refurbishment rate card

Plots	Developer contribution per plot	Developer contribution per site
2	£2,500	£5,000
3	£2,500	£7,500
4	£2,500	£10,000
5	£2,300	£11,500
6	£2,100	£12,600
7	£1,900	£13,300
8	£1,700	£13,600
9	£1,500	£13,500
10	£1,247	£12,470
11	£1,162	£12,782
12	£1,088	£13,056
13	£1,024	£13,312
14	£967	£13,538
15	£915	£13,725
16	£869	£13,904
17	£828	£14,076
18	£790	£14,220
19	£755	£13,345
20+	£500	Dependent on site size

From: Hallam, Steven [REDACTED]
Sent: 02 December 2021 13:01
To: Smith, Andy
Subject: RE: Elsenham Scheme, Land off Old Mead Road, Henham, CM22 6UE

Hi Andy,

I can confirm that Virgin Media network will be available to your client at the above site. This is subject to formalising the offer after completing a full design process once the plans are available. There would be no charge from Virgin Media for this, although the developer will be responsible for installing our duct/chamber network on site to a design provided by us. There is also a possibility that a per home rebate may be payable to the developer but this cannot be confirmed until completion of the full design.

If you need to discuss this any further, please give me a call.

Kind Regards

Steven Hallam
Virgin Media | New Build Account Manager – Cambridge, Norfolk, Suffolk & Essex
Mobile: [REDACTED]
E-mail: [REDACTED]
Website: [REDACTED]

From: Smith, Andy [REDACTED]
Sent: 16 November 2021 16:24
To: Hallam, Steven [REDACTED]
Subject: RE: Elsenham Scheme, Land off Old Mead Road, Henham, CM22 6UE

Hi Steven

Apologises missed your call

We are trying to establish whether Virgin Media could be available for the above development

Kind regards

Andy

Andrew Smith
Senior Engineer



T+ 44 (0)121 352 4700
M+ [REDACTED]
WSP,
The Mailbox
Level 2
100 Wharfside Street
Birmingham
B1 1RT

wsp.com

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From: Hallam, Steven [REDACTED]
Sent: 16 November 2021 15:00
To: Smith, Andy [REDACTED]
Subject: RE: Elsenham Scheme, Land off Old Mead Road, Henham, CM22 6UE

Hi Andy,

I have tried to call you earlier to discuss the above site. I am trying to ascertain whether you are just looking to establish if Virgin Media could be available to the above scheme or if Bloor homes have requested the installation of VM to the site.

The site will be connectable to Virgin Media network, but I do not want to proceed further with any design proposal until I know the intentions of the developer,

Could you kindly advise.

Thanks

Steven Hallam
Virgin Media | New Build Account Manager – Cambridge, Norfolk, Suffolk & Essex
Mobile [REDACTED]
E-mail [REDACTED]
Website [REDACTED]

From: Hallam, Steven
Sent: 04 October 2021 15:10
To: [REDACTED]
Subject: Elsenham Scheme, Land off Old Mead Road, Henham, CM22 6UE

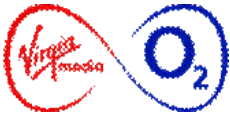
Hi Andy,

I can confirm receipt of your enquiry to connect Virgin Media at the above site. This is now with our planning team to carry out a 1st pass assessment and I will update you in the next 10/14 days.

If you need anything else in the meantime, please let me know.

Thanks

Steven Hallam
Virgin Media O2 | New Build Account Manager – Cambridge & Anglia
Mobile [REDACTED]
E-mail [REDACTED]
Website [REDACTED]



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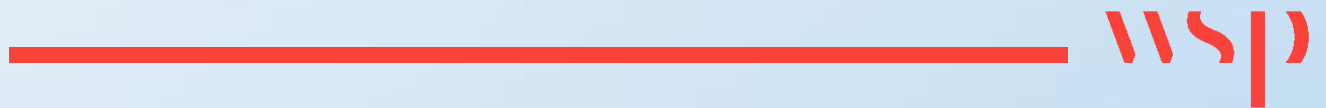
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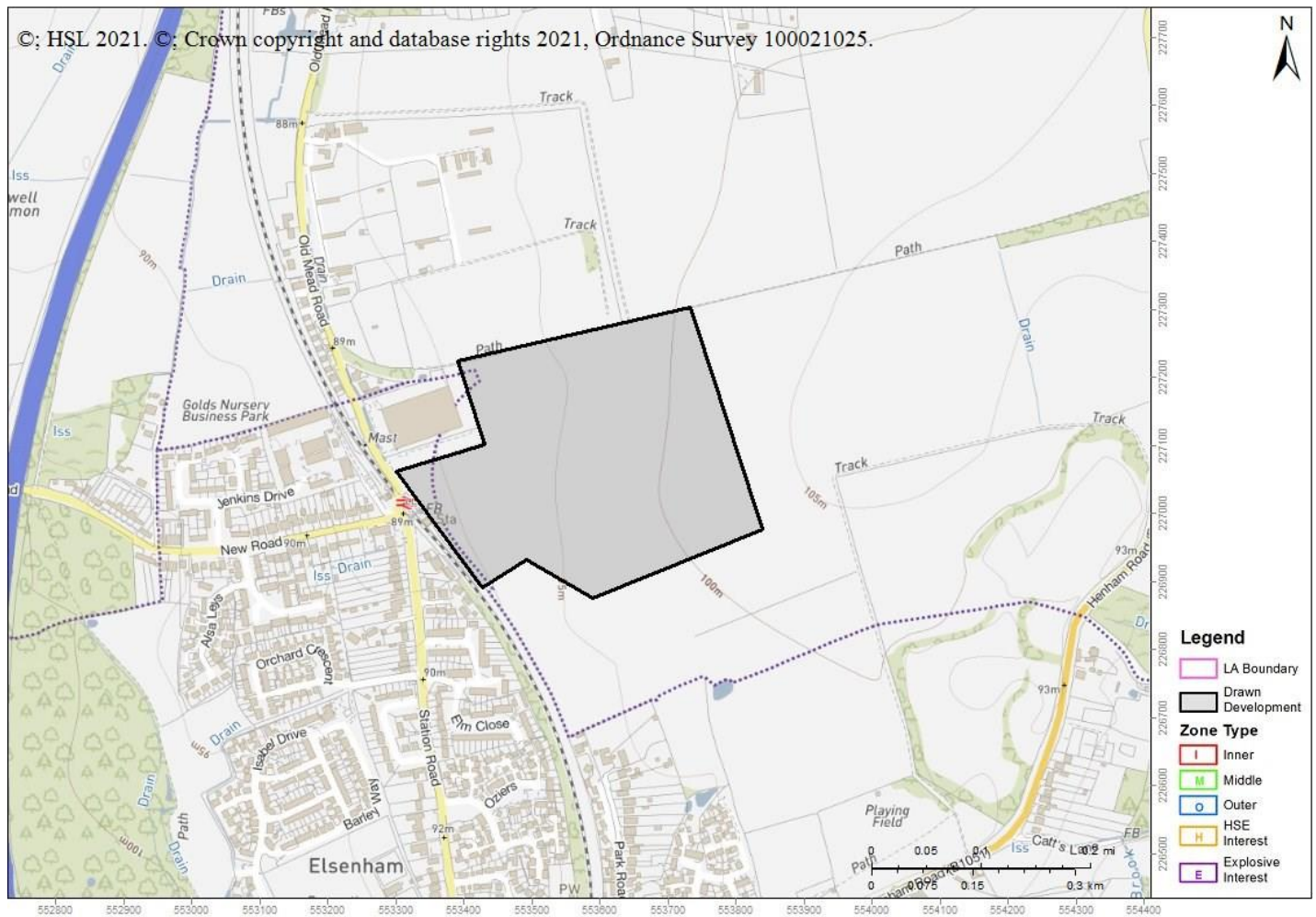
Appendix E

HSE INFORMATION



Advice : HSL-211215142302-411 Does Not Cross Any Consultation Zones

Your Ref: Elsenham Scheme
Development Name: Elsenham Scheme
Comments:

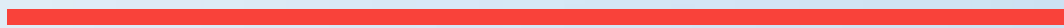


The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by Andrew Smith at W S P Group on 15 December 2021.

Appendix F

UTILITY LOADING ANALYSIS



WSP Utility Load Analysis

Project: Elsenham Scheme
 Project Number: 70084697
 Date: 24/09/2021
 Rev: 00
 Rev Date:
 Rev comments:
 Prepared by: AS
 Checked by: AG



Development Zone	Land Use	No. of Units	Area (m ²)	Peak Electrical Load (kVA)	Peak Gas Load (kWh)	Annual Gas Load (kWh/annum)	Peak Potable Water (l/s)	Fire Fighting Requirement (l/s)	Comments/Assumptions/Clarifications
Site Wide	C3 Residential	200	18,335	1,000	N/A	N/A	3.06	8.00 - 35.00	<p>The area is based on the suggested minimum standards for new housing as per the RIBA : The Case for Space (2011). If the development profile alters from the above assumptions the loading figures will need to be re-evaluated. Provision made for the use of electric heat pumps 200 x 1.27kVA totalling 254kVA included within the total electrical loading. The electrical figures presented assume an ADMMD 4.75kW/unit. Provision allowed for 100% of the total residential units allowing for 200 electric car charging points x 3.73kVA totalling 746kVA included within the total loading of 1,000kVA. Gas heating and hot water are assumed at this stage and is to be provided directly from the gas network. Diversified peak gas load presented is based on guidance provided in IGE/GL/1 Edition 2. If heating and hot water is derived from an Energy Centre making use of CHP the gas loads will need to be re-evaluated. If heating and hot water is derived from electrical sources the electrical loads will need to be re-evaluated. Peak potable water load provided is the anticipated morning peak based on; each property using 125m³ per annum and 50% on-site storage and also satisfying the storage requirements of BS EN 806. Peak potable water demand excludes any associated irrigation/firefighting requirements.</p> <p>Fire Fighting requirements TBC for development by Fire Engineer. Figures provided for guidance only high risk units may require greater flows. Fire requirement will not be based on sum of the anticipated flows, typically the largest of the requirements will apply.</p>
Total		200	18,335	1,000	0	0	3.06		



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