

**Land West of Robin Hood Road, Elsenham**

**Foul Sewage and utilities Statement**



**November 2023**

## 1.0 Introduction

This Foul Sewage and Utilities Statement has been produced by Rosconn Strategic Land Limited to assist with the delivery of the proposed residential development of up to 40 dwellings at land to the West of Robin Hood Road, Elsenham.

A Landmark Utility searches has been undertaken on the property and developer enquiries have historically been carried out with the following statutory providers for the extant up to 40 property scheme accessed from Rush Lane (UTT/19/0437/OP).

The report is separated out into three sections:

- On site utilities
- Foul Sewage
- Utility Connection Offers

## 2.0 On Site Utilities

Search records indicate the presence of the following utilities on site:

- BT Overhead cables – running broadly north east to south west through the site.
- Two Thames Water surface water sewers
- One Thames Water foul sewer



Fig. 1 BT Overhead cable

It is proposed to ground the BT overhead cable as part of the proposal. The illustrative masterplan proposes that the three Thames Water Sewers are accommodated as part of the proposal with the exception of a section of the foul sewer in the south west corner of the site which is proposed to be diverted to accommodate the surface water attenuation basin.

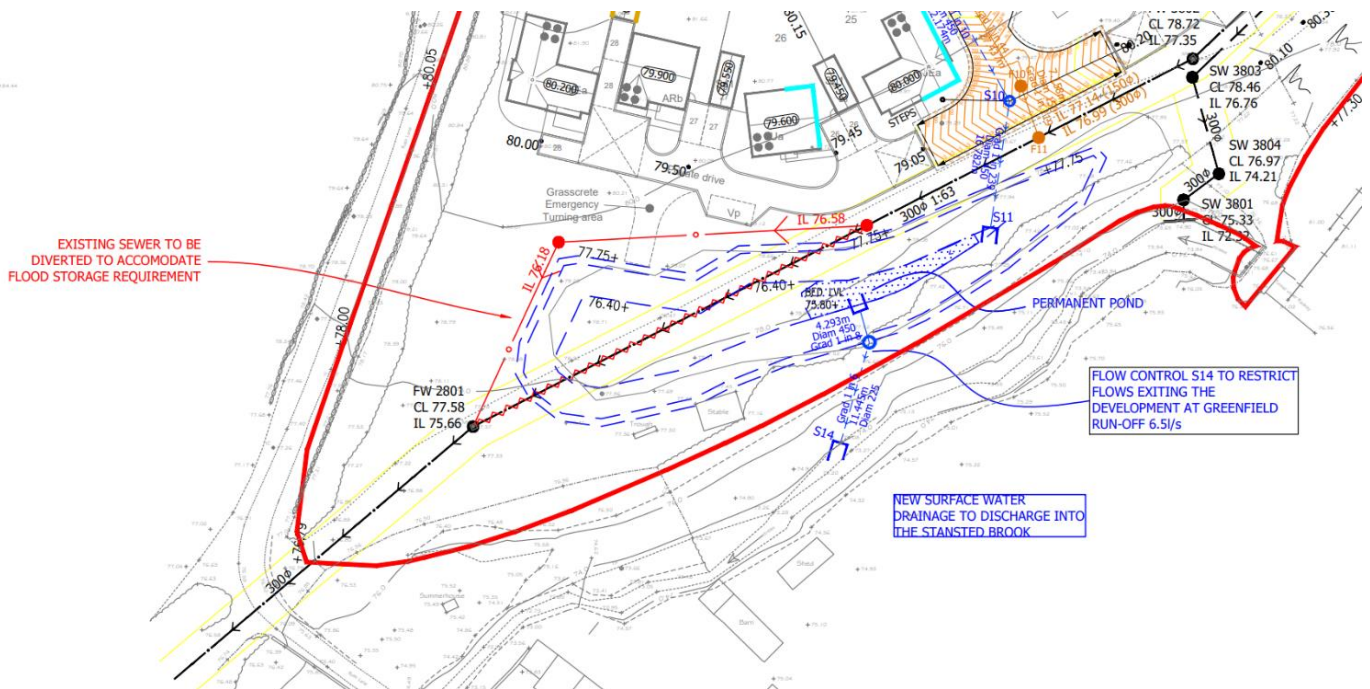


Fig. 2 Extract from Indicative Drainage Strategy showing Proposed diversion of existing sewer.

### 3.0 Foul Sewage

As per section two an existing foul water sewer run across the site from the north eastern corner along to the south western corner of the site. A pre-development enquiry has been made to Thames Water to identify the ideal point of connection for the foul water strategy. Thames Water have stated that the foul drainage can connect into the 300mm dia public foul water sewer crossing the site.

The final connection point is proposed on line with the existing sewer between chamber references 3802 and 2801, but will be confirmed at detailed design stage. A copy of the predevelopment enquiry is included within Appendix VII of the Flood Risk Assessment and DRAINAGE Strategy prepared by Travis Baker.

All new connections are subject to the approval of Thames Water under Section 106 of the Water Industry Act.



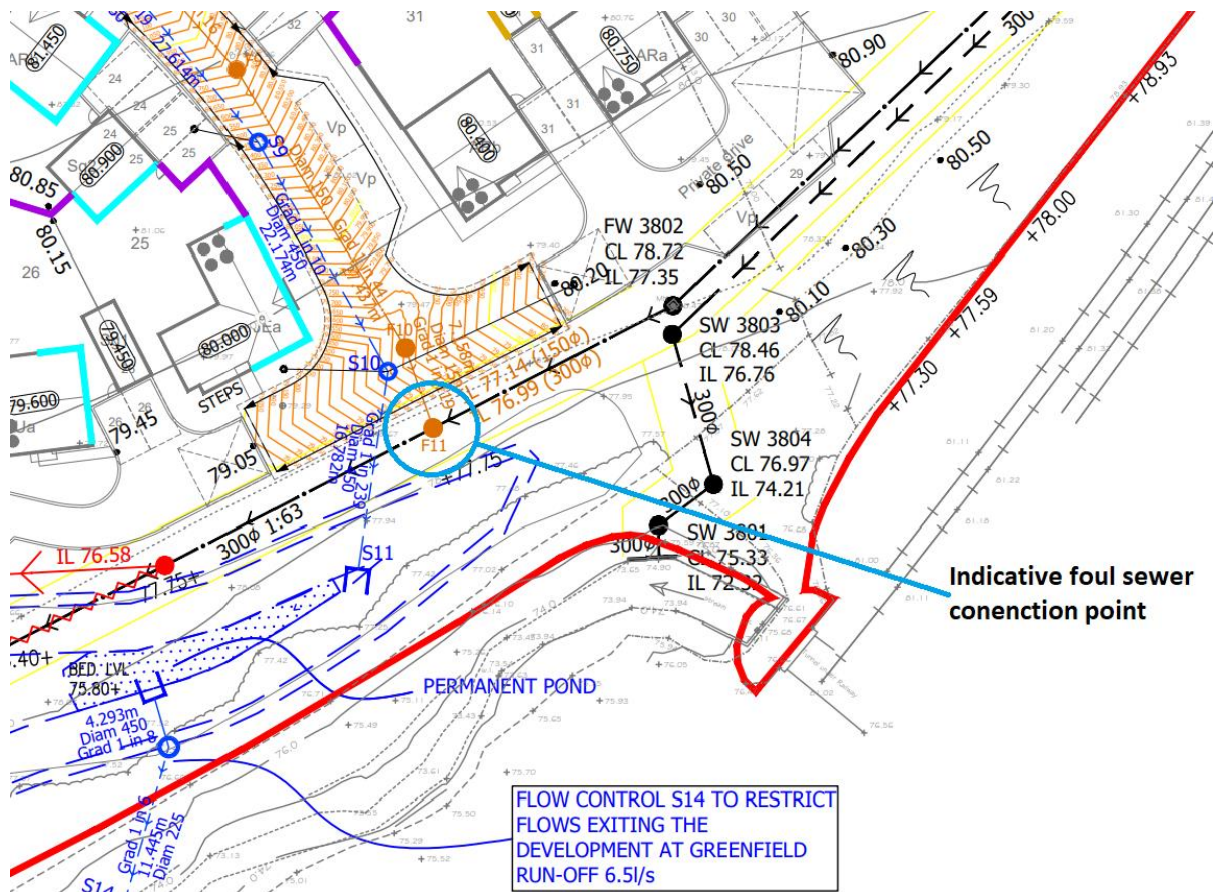


Fig. 3 Extract from Indicative Drainage Strategy with indicative foul sewer connection point annotated.

#### 4.0 Utility Connection Offers

Over and above foul drainage, in connection with the extant outline permission on the site (UTT/19/0437/OP), Utility Connection offers have been sought from the following providers

- Affinity Water
- Cadent
- UK Power Networks.

UK Power Networks Budget estimate letter is enclosed at appendix 1. The proposed connection points for Affinity Water and Cadent were identified as follows:

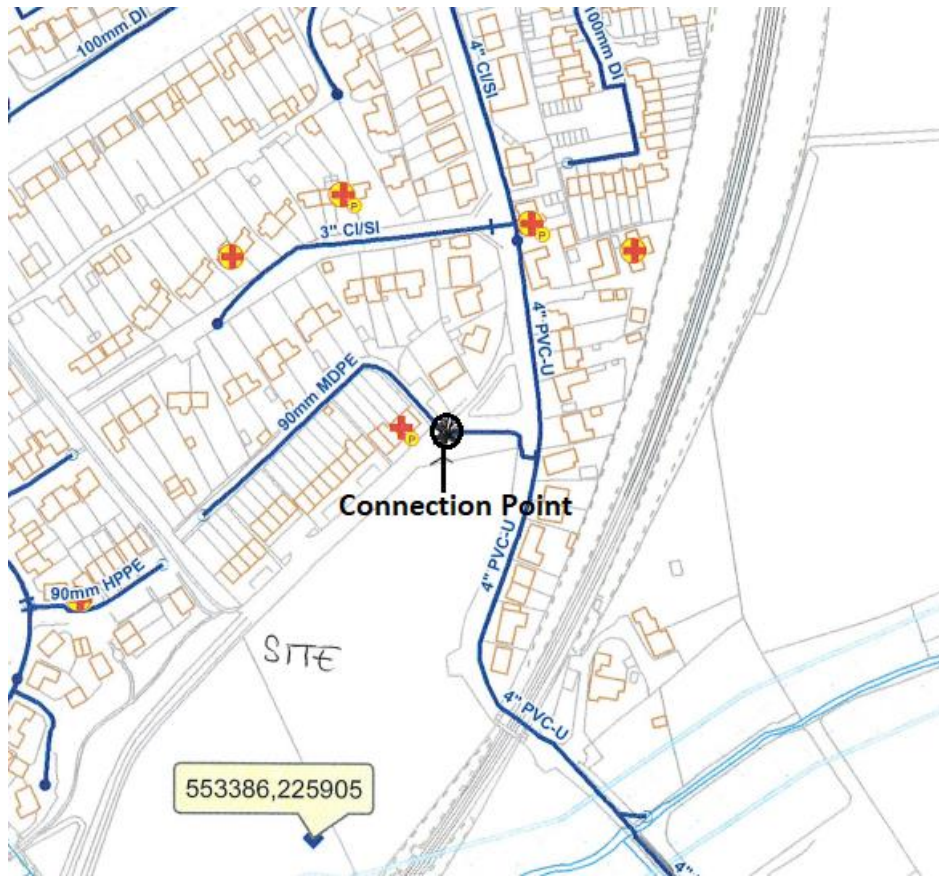


Fig. 4 Affinity Water Connection Point for application UTT/19/0437/OP

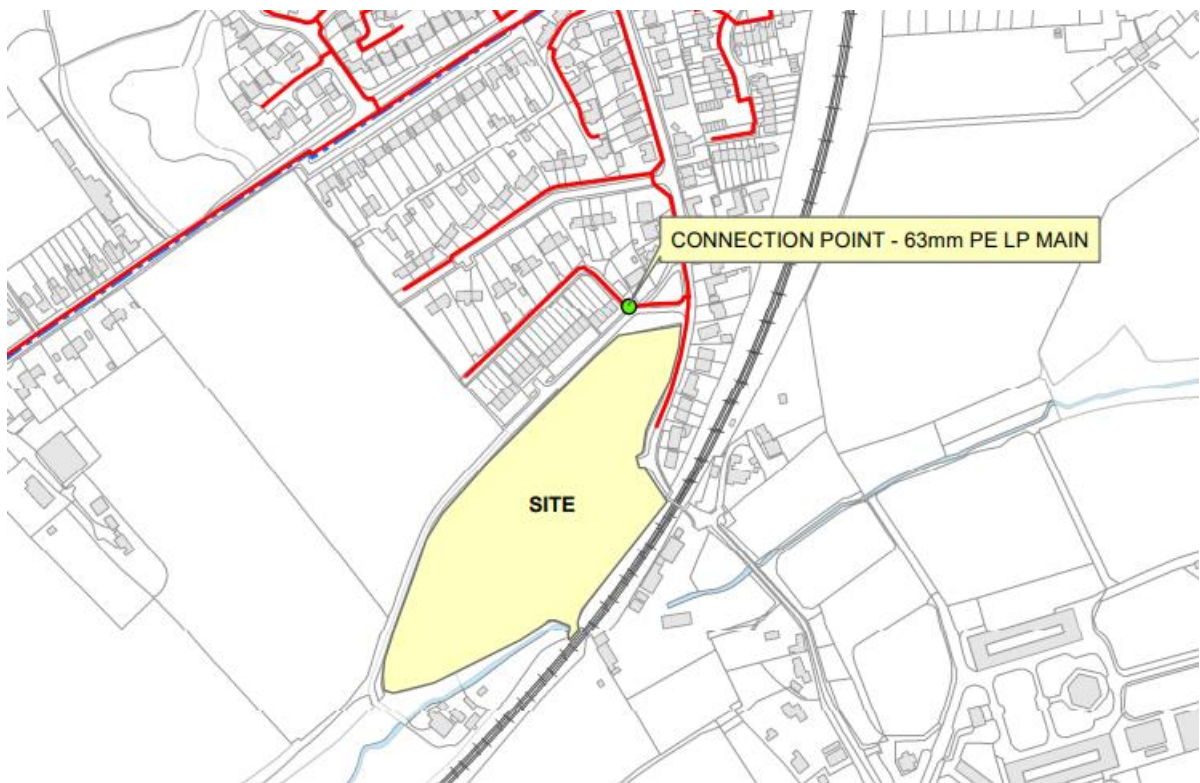


Fig. 5 Cadent Gas Connection Point for application UTT/19/0437/OP

## **Appendix 1: UK Power Networks Budget Estimate**



Mr. [REDACTED]  
Rosconn Strategic Land  
1 Rosconn House  
Grove Road  
STRATFORD-UPON-AVON  
Warwickshire  
CV37 6PE

Date: 04 November 2019

Our Ref: 8500130269 / QID 3000022736

Dear Mr. [REDACTED]

### Site Address: Land at Robin Hood, CM22 6EB

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 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:

The budget estimation for this work is £55,000.00.

#### Description

This budget estimation is for the connection of 40 gas heated houses at the above site. Jointing work will be carried out on the existing LV network and a new single phase service will be installed on site to each house.

#### Low Voltage Point Of Connection

£55,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our Low Voltage network on site.

An additional sum may be chargeable if further diversionary or re-enforcement works in the network become necessary.

#### Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line 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 [click here](#) 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.

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

2019.11.04

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Emma Cox  
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