Land off Sacombe Rd, Bengeo, Herts

Utilities Appraisal

March 2017

On behalf of

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Client Name: Kler Group
Document Reference: WIE12528-1-1-3-Utilities Appraisal
Project Number: WIE12528

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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Comments

Issue 1 – Report issued and amendments made following comments provided by East Herts Council

Comments

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Document Reference: WIE12528
WIE12528-1-1-3-Utilities Appraisal

1. Introduction

Waterman Infrastructure & Environment Ltd (Waterman) has been commissioned by Kler Group to undertake a Utilities Appraisal for the development of 150 residential dwellings at land situated off Sacombe Road in Bengeo, a suburb of Hertford, Hertfordshire (hereafter referred to as 'the Site').

The Local Planning Authority for the area is East Hertfordshire District Council. The County Council is Hertfordshire County Council.

1.1 Site Description

1.1.1 Location and Access

The existing Site is on the northern fringe of Hertford, a county town and civil parish in Hertfordshire. The Site lies just to the north of the junction of Wadesmill Road and Sacombe Road, and spans across 4 land parcels. A site location plan is included in Figure 1.

Central Hertford lies approximately 1.6km to the south of the Site, Hatfield 10.7km to the south-west, Stevenage 12.8km to the north, and Stansted approximately 24km to the north-east. The Site is located approximately 33.5km from central London, and is centred on National Grid Reference (NGR) 532296, 214390.

1.1.2 Site Topography and Features

The total Site area is 7.16ha. The Site will be developed in 2 phases:

- Phase 1, occupies the southernmost land parcel, and is clearly defined on all sides by field boundaries comprised of mature hedgerows and trees. The current land use is a plant nursery. The Phase 1 site area is 1.83ha.
- Phase 2, occupies land to the north of Phase 1. The Phase 2 site boundary is irregular in shape and includes three clearly defined land parcels. The current land use is agricultural. The Phase 2 site area is 5.33ha.

A topographical survey is not currently available for the Site. Ordnance Survey mapping shows a predominantly easterly slope towards the nearby River Ribble.

Levels of approximately 70 to 80mAOD to the west fall away to the east with an approximate low point in the north-east corner of 50mAOD. Approximately 25m of topographical variation is therefore likely to occur across the Site between the highest recorded point and the lowest.

1.2 Development Proposals

The development proposals (hereafter referred to as the 'Development') currently comprises up to 150 residential dwellings. Access to the whole Site would be via Sacombe Road, to the south-west of the Site, and this would be developed as part of the Phase 1 works.

1.3 Scope of Report

The purpose of this Utilities Appraisal is to identify the existing services near the Site and to comment upon the feasibility of service supply to the Development.

An initial estimate of required utility loadings and demands have been made based on an assumed residential development of 150 dwellings. Initial connection estimates have been requested based on these assumed loadings. Where no responses have been received to date, preliminary discussions have been held with the utility companies to discuss connection and supply to the Site.

The report is divided into each of the primary service disciplines; water (including supply, foul disposal and surface water disposal), gas, electricity and telecommunications. The foul water and surface water provision is also covered. In each of these chapters the existing utility network and drainage constraints are described and one or more solutions are proposed.

2. Assumptions and Methodology

The statutory undertakers / utility companies were consulted for their service record plans. In addition, the primary service providers were requested to provide an assessment of current capacity, connection points and estimated costs of connection. For the latter, an initial estimate of required utility loadings and demands were made based on an assumed residential development of 150 dwellings.

The statutory undertakers / utility providers for the Site were contacted to request their service record plans. The responses from the following confirmed apparatus near the Site:

- Affinity Water
- Thames Water
- National Grid Gas
- UK Power Networks
- BT Openreach
- Environment Agency
- Hertfordshire County Council
- SSE
- Virgin Media

Meanwhile, the responses from the following indicated no apparatus near the Site:

- McNicholas (TATA Communications & KPN International)
- Energetics-UK
- City Fibre
- GTC
- KCOM
- Linesearch Before U Dig members
- Network Rail
- Interoute
- Sky Telecommunications Ltd
- TrafficMaster
- Verizon
- Vodafone

The formal responses from each utility company have been used in preparation of this report and are included in Appendices A to F.

The results within this report are subject to variation, as network capacity is dynamic and changes as new investment or other new connections are undertaken.

3. Water

3.1 Existing Water Apparatus

Affinity Water are the regional water supply company. Copies of their record plans, which are included in Appendix A, show that:

- a 3'' CL water main passes within Sacombe Road to the west of the Site, serving residential dwellings to the west. Water supply infrastructure is also shown within a newly developed Site situated adjacent to the Phase 1 site
- a 12'' CL water main passes within Wadesmill Road (B158), to the east of the Site
- no water mains are shown to lie within the Site itself

3.2 Water Supply

3.2.1 Connection

A pre-planning enquiry was submitted to Affinity Water regarding the availability of water supply assets near the Site. Their response, dated 27th January 2017 states that:

- 'In the absence of a scaled site plan we cannot determine the extent of the onsite mains.
- There is no reinforcement required for this developer based on 150 domestic properties.
- The proposed connection point is off the 12" main in Wadesmill Road'

3.2.2 Cost

Affinity Water have provided an estimate of costs for supplying potable water to the Site. The costs, so far as they are known, are included in Table 1 below.

Table 1: Affinity Water - Table of Service Costings

Item	Excavation	Approx. Unit Cost	Approx Scope	Budget Price	Estimated Developer Contribution
Water Supply					
Onsite (developer) water mains	Not included	£130/m	TBD	TBD	10-30%
Onsite (development) service connections	Not included	£400 ea	150	**£60,000**	100%
Onsite large diameter (>63mm) services.	Not included	£3,000 ea	N/A	-	100%
Off-site (in public highway) (>63mm services)	Included	£4000	N/A	-	100%
Offsite water mains laying (e.g. reinforcement)	Included	£270/m	N/A	-	100%
Offsite (in public highway) service connections	Not included	£2000 ea	TBD	TBD	100%

The costs in Table 1 above do not include the following:

- Infrastructure charges (refer to Affinity Water's current Charges Scheme)
- Traffic management costs (charges vary considerably between Local Authorities)
- Service connections to the existing network, e.g. show home supplies to water mains in the public highway (where Affinity Water is to excavate and reinstate)
- Disconnections of existing water mains and / or service pipes
- Building water charges and Value Added Tax

With respect to the water infrastructure charge, Affinity Water's standard charge for 2016/17 is £354 per connection (excl. VAT).

3.3 Diversions

No public water mains cross within the Site and therefore no diversionary works are anticipated.

4. Gas

4.1 Existing Gas Apparatus

The Gas Distribution Network (GDN) for the region is owned and managed by National Grid Gas Distribution Ltd (NGG). A copy of their record plans is included in Appendix B.

The plans show that a 4" CI low pressure (LP) gas main passes within Sacombe Road and nearby residential areas, to the west of the Site. LP mains are also situated within Wadesmill Road to the south-east of the Site, and within all highways and residential roads to the south of the Site.

Of the Independent Gas Transporters (IGTs), Scottish and Southern Energy (SSE) have, through Indigo Pipelines, apparatus near the Site. A copy of their record plans is also included in Appendix B. Indigo Pipelines own gas apparatus on the new development immediately to the west of the development (Buckwells Field).

No gas mains lie within the Site boundary.

4.2 Gas Supply

4.2.1 Connection

An enquiry was submitted to NGG to identify an appropriate connection point for gas supply to the proposed development. The response from NGG, dated 2nd December 2016, is included in Appendix D.

The NGG response confirms that NGG have capacity available within the surrounding low pressure (LP) network to supply the proposed development of 150 residential dwellings. NGG confirmed that the 4'' CI LP Main in Sacombe Road has sufficient capacity to provide a gas supply to the proposed development.

4.2.2 Cost

A budget connection estimate has not been provided at this stage. NGG will be able to supply a financial offer when more specifics regarding the Site are submitted alongside a detailed application form.

4.3 Diversions

No gas mains cross the Site and therefore no diversionary works are anticipated.

5. Electricity

5.1 Existing Electricity Apparatus

UK Power Networks (UKPN) are the regional Distribution Network Operator (DNO) who own and operate the electricity distribution network in the region. A copy of their record plans is included in Appendix C.

The plans show:

An 11kV (HV) overhead power line passing within the western footway of Sacombe Road. The 11kv line feeds the residential estate via Buckwells Field, situated to the south-west of the Site.

- An 11kV overhead cable also lies within the western footway of Wadesmill Road. Opposite Wadesmill Road, the overhead cable passes towards the Site via the small track that passes in a north-westerly direction between Revels Croft Farm and the southern 'Phase 1' land parcel, where it powers a telecommunications mast.
- There are no cables documented as passing within the boundaries of the Phase 1 or Phase 2 land.

5.2 Electricity Supply

5.2.1 Connection

An enquiry has been submitted to UKPN for supply of electricity to the proposed development of up to 150 gas-heated residential dwellings. A copy of the UKPN response is included in Appendix C.

The UKPN response is based on a phased approach to construction. Details of the proposed connections, in terms of the points of connection and the works required, are as follows:

- **Phase 1**: 'The proposed point of connection being the high voltage overhead network that passes between Revels Croft Farm and the Phase 1 land. This estimate includes the removal of the existing pole mounted transformer and pole. New High Voltage cable will then be laid approximately 200m onsite and terminated into a new substation positioned within the central Site.

  This estimate also includes various low voltage cable being laid across site and terminating into 50x single phase 100amp (2kVA) cut-outs located within phase 1 and reconnecting existing supplies previously fed from the redundant Pole Mounted Transformer.'
- **Phase 2**: 'If the Point of Connection (POC) is to our Low Voltage network on site upon completing Phase 1. This estimate includes various Low Voltage cable being laid across site from the newly installed Substation outlined above and terminating into 100x Single Phase 100amp (2kVA) Cut-outs located within Phase 2

5.2.2 Connection Cost

UKPN have provided estimates for the cost of the proposed phased construction, as described above, as follows:

- **Phase 1**: £90,000 (excl. VAT)
- **Phase 2**: £65,000 (excl. VAT)

The budget estimates are based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable route exists along the route we have assumed between the Point of Connection (POC) and the Site.
- In cases where the Point of Connection is to be at high voltage, that a substation can be located within the Site at or close to the position that has been assumed.
- Where electricity lines are to be installed in private land, UKPN will require and easement in perpetuity for its electric lines, without charge and before any work commences.
- All civils works within the Site boundary will be carried out by the developer. This includes 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 it be proposed that equipment be installed that may cause disturbances to the UKNP electricity distribution system (e.g. motors, welders, etc.) this may affect the estimate considerably.
- All UKPN works 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.

If any of the above assumptions prove to be incorrect, this may have a significant impact on the price of any subsequent quotation.

To proceed to a formal offer of connection, UKPN require that a detailed application form to be submitted (which should naturally follow the budget submission). An application form labelled 'Application for an Electricity Connection for Works over 70kVA' has been provided by UKPN.

5.3 Diversions

The asset location plans show an overhead high voltage (230/400V and up to 11kV) cable close to the Site. The HV overhead line passes from Wadesmill Road, along the small access track (adjacent to the Phase 1 land) that serves Revel Croft Farm, to a telecommunication mast. As per the UKPN budget supply response, it is proposed to utilise this HV feed to provide power to both the Phase 1 and Phase 2 Site.

As the HV cable is situated outside of the Phase 1 and Phase 2 Site boundaries, with no proposals for access designs or associated infrastructure works beyond, it is considered unlikely that a diversion of this overhead line will be necessary.

Should a diversion be required then a diversionary enquiry will need to be submitted to UKPN for their consideration. Following receipt of this enquiry, UKPN will be able to provide anticipated costings for the works.

6. Telecoms

6.1 Existing Telecoms Apparatus

6.1.1 BT Openreach

BT Openreach own and maintain the current network of fibres, wires and cables that make up the national broadband and telephone network. A copy of their record plans is included in Appendix D. The plans show the following apparatus lies within the vicinity of the Site:

- **Near the Site**: Apparatus is present within Sacombe Road to the west/south-west of the Site. Two joint boxes are located at the current access point to the Phase 1 land with BT cables serving the Bengeo Nursery (the current occupier of the Phase 1 Site) and the nearby new-build housing estate. The infrastructure continues along the western side of Sacombe Road, running adjacent to the Phase 2 land. A residential internet feed is also present along The Wick, serving the western residential areas.
- Apparatus is located within the eastern carriageway of Wadesmill Road, situated to the east of the Site. The underground BT cable passes along the eastern footway before passing beneath Wadesmill (to the north of the Phase 2 land) and running along the eastern carriageway. The BT plant is situated along the extent of Wadesmill Road (B158) as it passes the Site.
- BT underground plant is situated within all surrounding public road infrastructure to the Site.
- **Within Site boundary**: BT apparatus is shown within the Phase 1 Site boundary serving the Bengeo Nursery (the current occupier of the Site). As the project is still at a preliminary 'scoping' stage, diversionary applications have not been made, but are likely be required as the development progresses.

6.1.2 Virgin Media

Virgin Media own and operate an independent fibre-optic cable network. A copy of their record plans is included in Appendix D.

As can be seen from the record plans, Virgin media apparatus is located within the Phase 1 Site boundary serving the Bengeo Nursery with further apparatus located in Wadesmill Road. As the project is still at a preliminary 'scoping' stage, diversionary applications have not been made, but are likely be required as the development progresses.

6.2 Telecoms Supply

6.2.1 Connection

The most suitable connection point to the Site is likely to be achieved from Sacombe Road, via the proposed vehicular access point serving the Phase 1 development and the wider Site.

Once the Development has received planning permission and is due to commence onsite, BT NewSites (via BT Openreach) will provide a standard network drawing indicating an adoptable ducting/cable design for the provision of new telephone/broadband connections.

6.2.2 Cost

BT Openreach will calculate the network reinforcement charges necessary to extend their network to provide telecommunications and broadband services to the Site.

An application should be made to BT Openreach following the planning stage to obtain further information on whether any reinforcement charges will be made for the Site.

Should diversions of Virgin media apparatus be required, the diversion and specification of the works must be agreed and a detailed estimate would be provided.

6.3 Diversions

As stated above, BT apparatus is shown within the Phase 1 Site boundary serving the Bengeo Nursery (the current occupier of the Site). As the project is still at a preliminary 'scoping' stage, diversionary applications have not been made, but are likely be required as the development progresses.

Diversionary applications are required to:

- Facilitate diversion of the BT apparatus that is currently serving the current occupier of the Phase 1 Site (Bengeo Nursery).
- To assess whether a diversion is required to facilitate construction of the proposed Site access road (which is currently proposed onto Sacombe Road via the Phase 1 land). As the BT cable passes along the eastern carriageway, it is important that any necessary diversionary/reinforcement options and associated costings are considered.

7. Foul Drainage

7.1 Existing Foul Water Sewers

Thames Water (TW) are the regional water supply and sewerage undertaker. Copies of their record plans are included in Appendix E. The plans show the following:

- A southerly flowing 150mm diameter public foul water sewer is present within Sacombe Road, to the west of the Site. This sewer originates just to the south of The Wick (residential road) and flows in a southerly direction along Sacombe Road towards central Bengeo.
- In addition, a 225mm foul water sewer is present within the southern extents of Wadesmill Road, passing away from the Site in a southerly direction before joining with the 150mm Sacombe Road foul sewer at the Sacombe Road / Wadesmill Road / Bengeo Street junction.
- A 150mm diameter foul water sewer is present within Watermill Lane N, situated to the east of the Phase 1 land. This foul sewer flows west towards nearby residential areas.

The plans do not show any sewers within the Site.

7.2 Development Foul Drainage

7.2.1 Connection

A pre-planning enquiry response from Thames Water, dated 14th February 2017, is included in Appendix E. The key points from the response, pertaining to foul drainage, are as follows:

- '…the sewerage network capacity in this area as it is unlikely to be able to support the demand anticipated from this development. It will therefore be necessary for us to undertake investigations into the impact of the development by means of a developer funded impact study to determine possible connection points on the existing system or what upgrades to the existing network are required before the site can be connected to it.'

With respect to connection points, the TW response suggests the following options:

- 'Pumping to achieve a connection to manhole reference 2201 within Sacombe Road (Manhole 2201 Cover Level: 66.8mAOD Invert Level: 65.11mAOD)
- A gravity connection to manhole reference 4101 within Watermill Lane North (Manhole 4140 Cover Level: 63.64mAOD Invert Level: 61.50mAOD)
- A gravity connection to manhole reference 3102 within Wadesmill Road (Manhole 3102 Cover Level: 65.26mAOD Invert Level: 63.03mAOD'

7.2.2 Developer Impact Study

With respect to the investigation required, the Thames Water response states:

- 'Firstly, we will require the full drainage strategy for our Modelling Group in order to scope what is required as part of the impact study. A development pro forma will be created specifically for your site. At this point the modelling team require 10-12 working days in order to produce the scope of works which details the total cost of the impact study and the time in which the study may take.

- Impact study costs can vary from £6,000 to £20,000+ pending the complexity of the proposed drainage system and size of the development. Subsequently Impact studies can range from 15 - 30 weeks for completion.
- Once the impact study has been paid for we may invite you for a meeting in Reading at our Clearwater Court office to discuss your development in more detail. This meeting will include modelling team and asset planning team representatives.'

7.2.3 Cost

The budget costs for Development foul water connection are unknown until the Developer Impact Study has been completed by Thames Water. As stated above, the cost of this study will be in the range of £6,000 - £20,000.

The sewer infrastructure cost, levied by Thames Water is £357.50 (excl. VAT) per standard new connection. Therefore, for a development of 150 dwellings, a total cost of £53,625 (excl. VAT) will be incurred.

7.3 Diversions

Thames Water asset location plans do not document any sewers crossing within the Site and therefore diversions will be unnecessary.

8. Surface Water Drainage

8.1 Overview

Thames Water are the regional water supply and sewerage undertaker. Copies of their record plans are included in Appendix G.

Part H of the Building Regulations 2002 recommends that surface water run-off shall discharge to one of the following, listed in order of priority:

i) an adequate soakaway or some other adequate infiltration system, or where that is not reasonably practicable

ii) a watercourse, or, where that is not reasonably practicable

iii) a sewer

8.2 Surface Water Disposal Options

8.2.1 Soakaways

The use of soakaways would be subject to the results of in-situ infiltration testing in accordance with BRE Digest 365 'Soakaway Design'.

CIRIA Report 156 'Infiltration Drainage – Manual of Good Practice' (page 45) states the infiltration coefficient cut-off point for most infiltration drainage systems is 0.001 mm/hr (10^{-6} m/hr). Therefore, if rates are found more than this, incorporation into the design should be considered.

8.2.2 Existing Watercourses

There are no watercourses adjacent to, or within, the Site. No topographical survey is presently available; therefore, this is based on a review of available mapping.

The River Ribb lies some 700m to the east of the Site. It is classified as Main River by the Environment Agency. It runs in a southerly direction until its confluence with the River Lee approximately 1km to the south-east of the Site.

The River Beane lies some 800m to the west of the Site. It is also classified as Main River, and it too runs in a southerly direction until its confluence with the River Lee approximately 1km to the south-east of the Site.

The Site lies within Flood Zone 1 and therefore has a negligible flood risk from fluvial or tidal sources. The Site is approximately 20m above the floodplains of the two main rivers to the east and west.

Unless better information (e.g. a topographical survey) presents evidence to the contrary, it would not be feasible to discharge surface water from the Development to a watercourse.

British Geological Survey (BGS) maps show a watercourse lies on the eastern boundary of the Site, along Wadesmill Road. The BGS mapping is inconclusive, but it suggests that it is a field ditch that ultimately drains to the River Ribb.

8.2.3 Existing Surface Water Sewers

Anglian Water records show the closest public surface water to the Site is some 130m to the south, in Bengeo Street. Whilst there are public sewers in the roads surrounding the Site, the records show these to be foul/combined in nature.

8.3 Proposed Surface Water Drainage

8.3.1 Connection

In accordance with Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method for surface water discharge. Should soakaways prove unfeasible, then discharging to the watercourse would be the next best option.

The Site's topography slopes from west to east, towards the watercourse. Therefore, this watercourse would offer a potential discharge location, and it is likely that a gravity connection would be feasible.

It is recommended that a topographical survey is commissioned, and the nature and course of the watercourse along the eastern boundary of the Site is determined.

The Site is currently entirely greenfield, with no hardstanding or paved areas. Discharge from the Development should be limited to existing greenfield rates.

8.3.2 Cost

A budget cost for the surface water sewers and attenuation features can be obtained once a detailed development layout has been finalised.

Attenuation storage costs are dependent on the method and quantity of storage required. For budgeting purposes, indicative storage costs are provided below:

- **Below ground reinforced concrete tanks** at £449-£518 per m^3 of storage[1].
- **Detention basin** (i.e. above ground and usually dry) at £15-£20 per m^3 of storage[2].
- **Retention pond** (i.e. above ground and usually wet) at £15-£25 per m^3 of storage[3].

[1] Stovin & Swan 2007. Retrofit SuDS – cost estimates and decision-support tools
[2] CIRIA 2007.The SuDS Manual (CIRIA C697). London.
[3] CIRIA 2007.The SuDS Manual (CIRIA C697). London.

9. Financial Summary

The budget costs presented in this report are an indication of the capital sums required to bring new utility services to the boundary of the Site and notional onsite mains and new service connections. All costs should be reviewed at each stage of the design and once a detailed development masterplan has been prepared.

All findings in this report have been based on the utility asset information from TW, UK Power Networks, Southern Gas Networks, and BT telecommunications. Where options have been provided in the text, only one option is provided in the summary. Caveats might be provided in the main body text so the table should be read in conjunction with this text.

The budget figures presented in **Table 1** below do not include Design, Project Management and Construction Supervision fees. The budget figures also do not include for onsite excavation and backfilling of trenches for the services. It should also be noted that some budget costs include for provision of the onsite utility network whilst others do not (refer to main body text for clarification).

Table 2: Budget Costs

Utility Costs	Capital Cost	Comments	Total
Water Supply			
Offsite reinforcement	£0	-	£0
Onsite mains	TBC	-	TBC
Onsite service connection	£60,000	-	£60,000
Water infrastructure charge	£53,100	-	£53,100
Foul Drainage			
Offsite reinforcement construction	TBC	Awaiting developer impact study	TBC
Onsite construction	TBC	-	TBC
Sewerage infrastructure charge	£53,625	-	£53,625
Surface Water Drainage			
Offsite construction	TBC	-	TBC
Onsite construction	TBC	-	TBC
Electricity			
Onsite & offsite construction	£155,000	Inc phases 1 & 2	£155,000
Diversion (optional)	N/A	N/A	N/A
Gas			
Offsite gas main to point of connection *	TBC	N/A	TBC
Onsite gas mains and services	TBC	N/A	TBC
Telecommunications			
BT cables and connections	TBC	TBC	TBC

10. Conclusions

Waterman Infrastructure & Environment Ltd (Waterman) has been commissioned by the Kler Group to undertake a Utilities Appraisal for the development of 150 residential dwellings at land situated off Sacombe Road in Bengeo, Hertford, Hertfordshire.

The aim of this study is to assess the availability of existing utility infrastructure to meet the anticipated demand of the proposed development and to identify constraints associated with existing service wayleaves / easements and diversion requirements. The report also provides indicative costs for the new infrastructure connections, diversions and any off-site network reinforcement requirements

The Site occupies approximately 7.16ha of open agricultural land.

10.1 Existing Utilities

Existing utilities within residential areas and public road networks present near the Site include electricity cables, gas mains, water supply mains, BT Openreach cables and foul drainage.

No utilities cross the access points to the Site and therefore no diversionary works are anticipated to be required.

10.2 Service Diversions

UKPN have indicated that the Development would be connected via the existing overhead cables, and therefore no diversionary works are required.

BT Openreach have stated that diversionary works are likely to be required, since the current occupier of the Phase 1 site, Bengeo Nurseries, has an existing connection. The extent of the works required will be determined when more detailed plans for the development are known.

Affinity Water plans indicate that a 3" water main passes along Salcombe Road, just beyond the Site's western boundary. Since the proposed access road will be along this boundary, a diversion may be necessary.

No other utilities have apparatus on the existing Site.

10.3 Proposed New Connections

Development enquires for new utility connections have been made for each utility service. The findings are summarised as follows

- **Water supply:** Affinity Water have confirmed that no offsite reinforcement of the water supply network will be necessary. The Development can be supplied from the 12" main in Wadesmill Road.
- **Foul Drainage:** Thames Water have confirmed that a Development Impact Study will be required to assess whether the current sewerage network near the Site has sufficient capacity to receive anticipated flows from the proposed development, or whether network improvements will be necessary.

- **Surface Water Drainage:** It is recommended that infiltration testing be undertaken to assess whether the Site will be suitable for soakaways. Should soakaways prove not feasible, then discharge of surface water runoff from the Development will be to the existing watercourse (ditch) on the eastern boundary of the Site. This too would be subject to a survey of its current condition and/or topographical survey.
- **Electricity:** UK Power Networks have confirmed that the Development can be supplied by from the high voltage overhead network that passes between Revels Croft Farm and the Phase 1 land. No offsite improvements will be required.
- **Gas:** NGG has confirmed that the 4'' CI LP main in Sacombe Road has sufficient capacity to supply gas to the new Development.
- **Telecommunications:** BT Openreach have confirmed that they have apparatus near the Site capable of providing a connection to the Development. The most likely point of connection will be from apparatus in Salcombe Road. Virgin Media have also confirmed they have apparatus near the site, and as shown on the records this apparatus also extends into the Bengeo Nursery site.

Programme and lead in times for services can be extensive and this should be borne in mind as part of the Development.

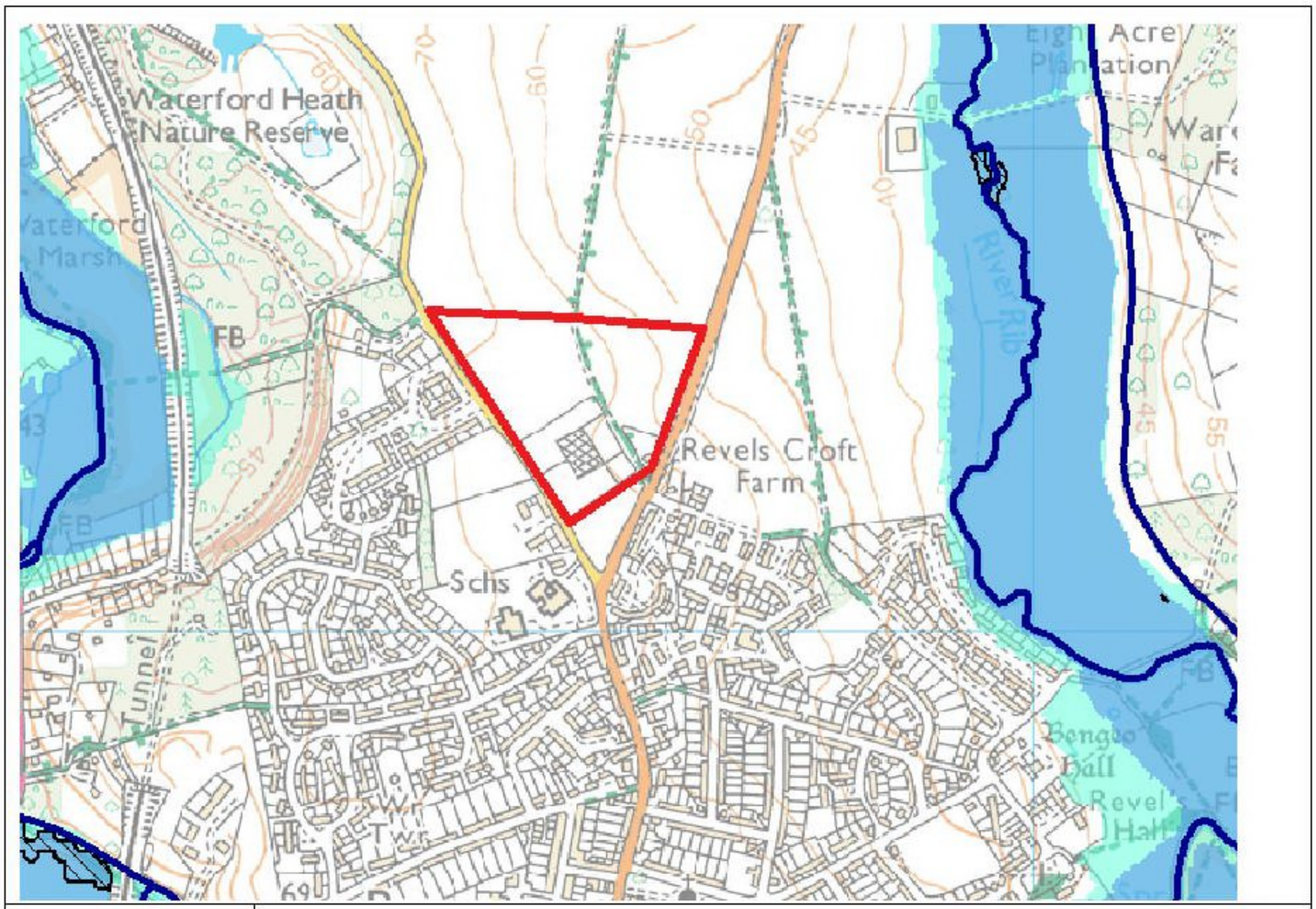
The budget costs presented in this report are indicative only, and have been formulated without detailed design layout for the Development. It is recommended that the findings are refined once a detailed design layout at reserved matters application stage has been produced and that the costs are updated at all stages of design.

FIGURES

Figure 1: Phase 1 Illustraive Site Layout

Figure 2: Phase 2 Illustrative Site Layout

Figure 3: Environment Agency Flood Zone Map



APPENDICES

A. Water Supply Asset Records & Correspondence

Appendices

Land off Sacombe Rd, Bengeo, Herts

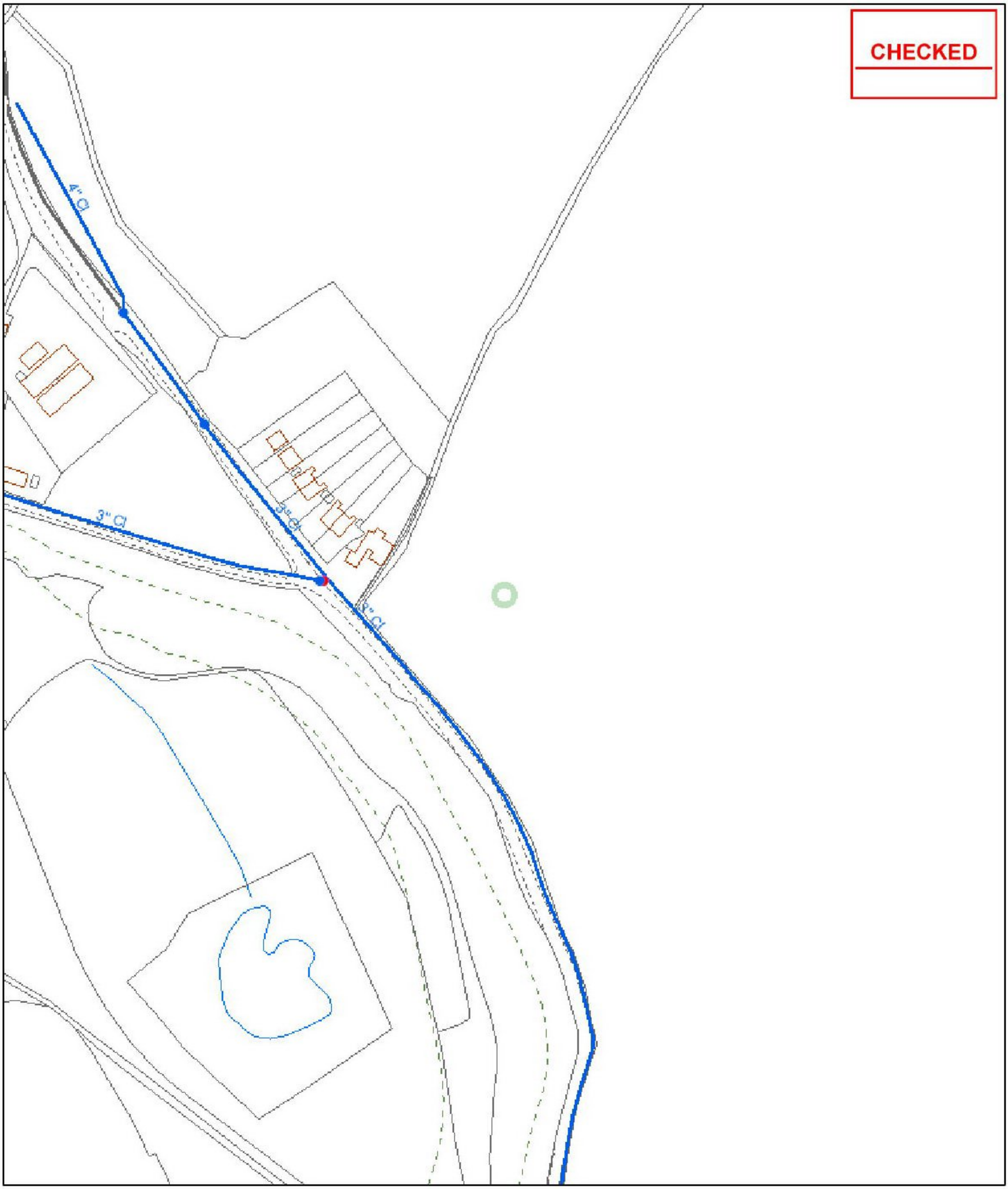
Document Reference: WIE12528

WIE12528-1-1-3-Utilities Appraisal

LM 51078-1

Created on - 06/12/2016

CHECKED



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Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act 1991 to operate or interfere with any valves, hydrants or other apparatus vested in Affinity Water.

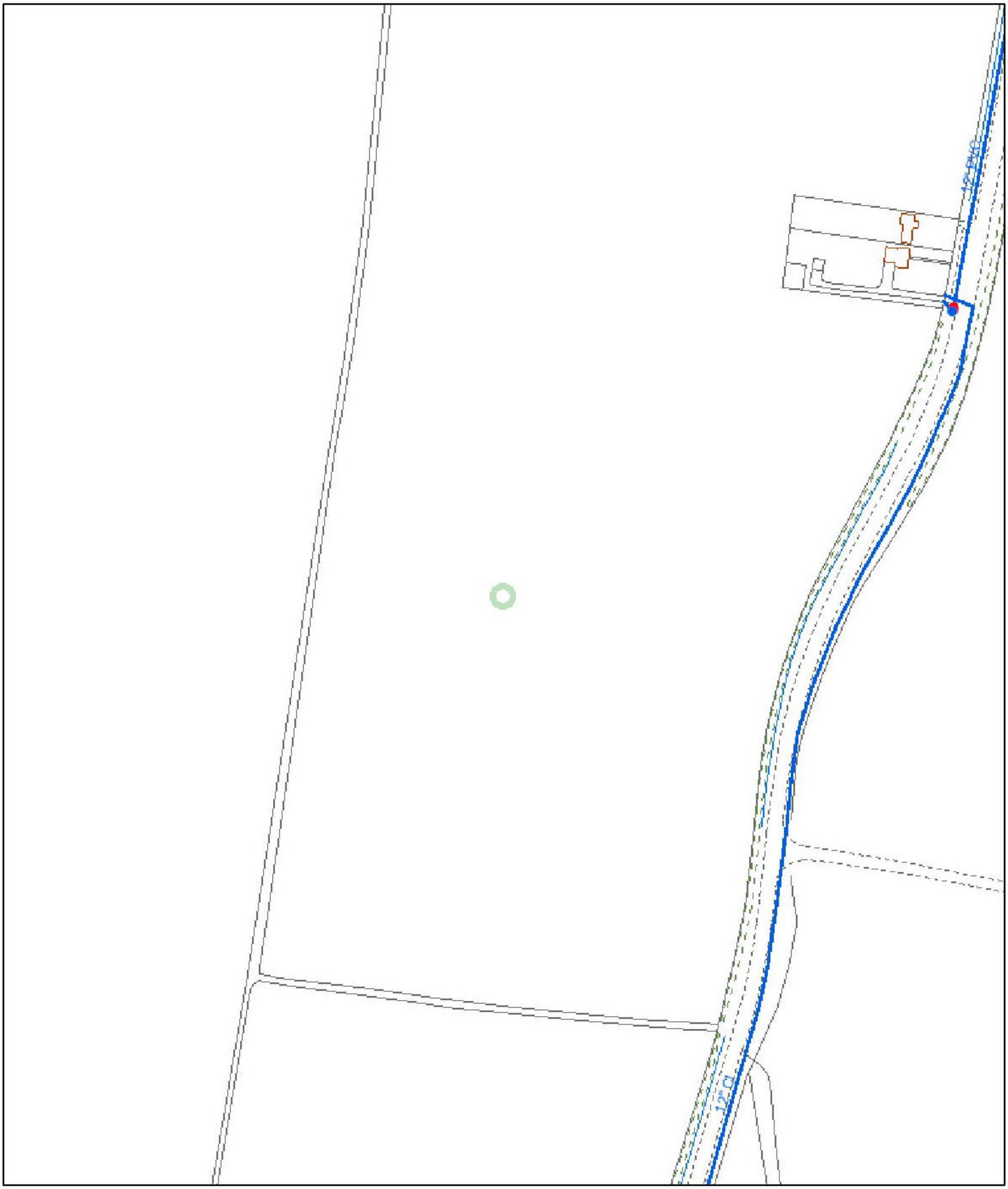
N

1:2,500

- Distribution Main
- Asbestos Distribution Main
- Abandoned Main
- Asbestos Abandoned Main
- Adit / Tunnel
- Cable
- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

LM 51078-2

Created on - 06/12/2016



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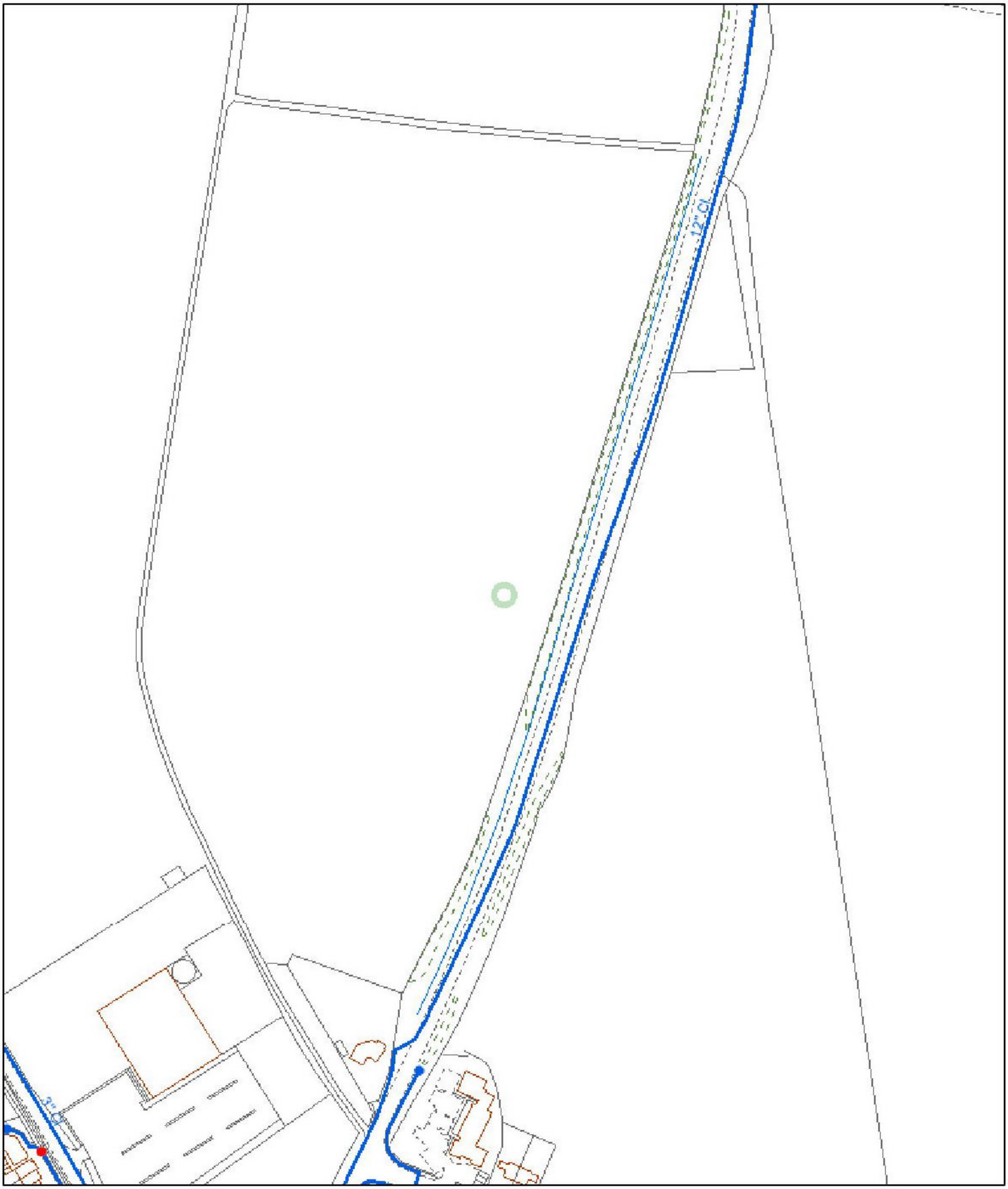
- Cable
- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

LM 51078-3

Created on - 06/12/2016



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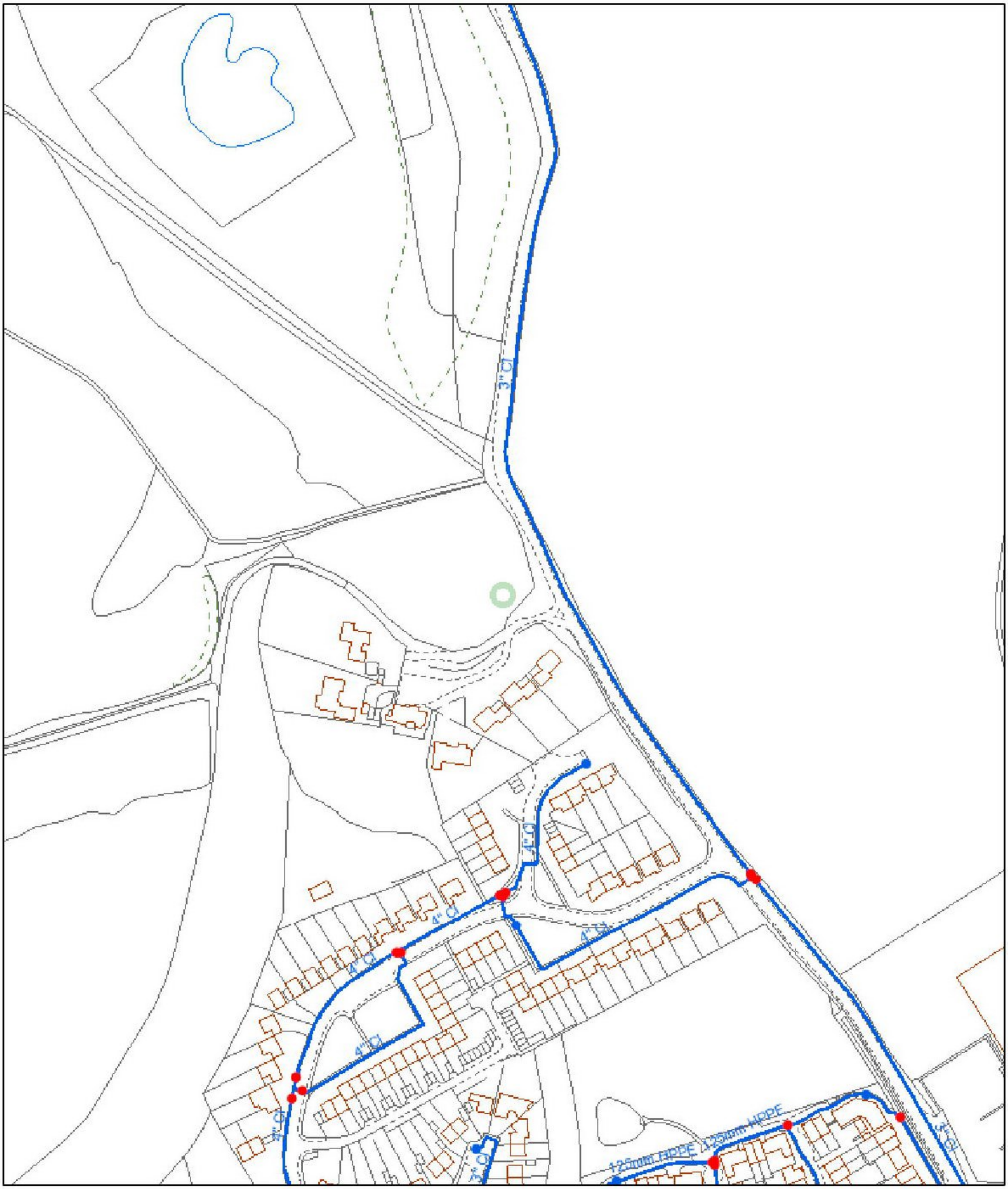
- Abandoned Main
- Asbestos Abandoned Main
- Adit / Tunnel
- Cable
- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

LM 51078-4

Created on - 06/12/2016



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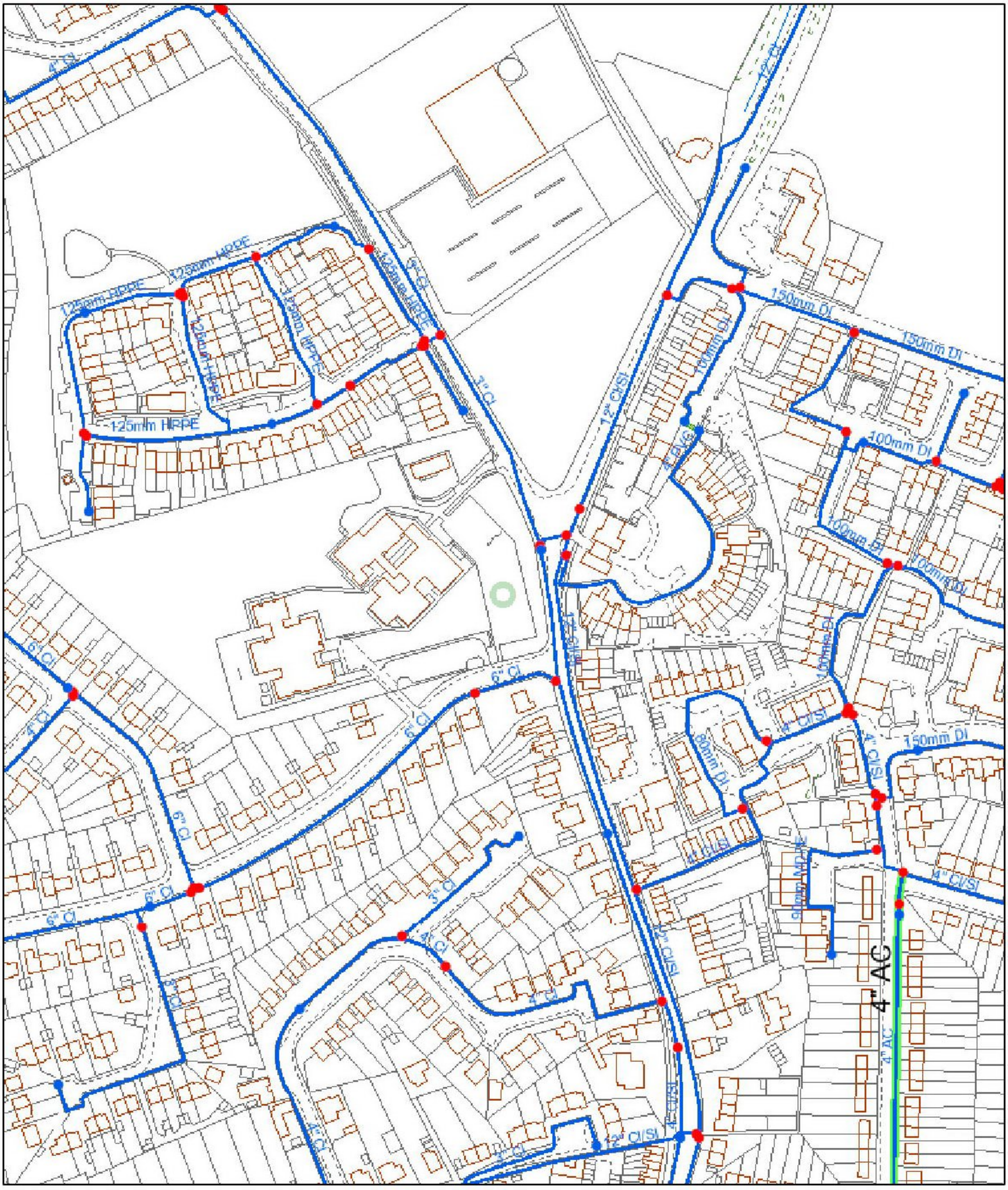
- Asbestos Distribution Main
- Abandoned Main
- Asbestos Abandoned Main
- Adit / Tunnel
- Cable
- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

LM 51078-5

Created on - 06/12/2016



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- Asbestos Abandoned Main
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- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

From: Robson, Rachel
To: Nick Page
Subject: FW: NC58901
Date: 27 January 2017 12:03:28
Attachments: Budget Cost.pdf
GIS.pdf

Nick,

Please see attached budget costs for land off Sacome road, Wadesmill road, Bengeo.

I apologise for the length of time this has taken to reach you.

Regards

Rachel

_____
This e-mail (including any attachments) is confidential and may also be legally privileged or otherwise protected from disclosure. If you are not the intended recipient of this e-mail or any parts of it please notify us by reply e-mail or by telephone on 01707 268 111 immediately on receipt and then delete the message from your system. You should not disclose the contents to any other person, nor take copies nor use it for any purposes and to do so could be unlawful. The presence of this footnote indicates: this email message has been tested for the presence of known computer viruses, unless the email has been encrypted (in part or full) wherein the email will not be checked for computer viruses. All incoming and outgoing emails may be monitored in line with current legislation. Affinity Water Limited (Company Number 02546950) is registered in England and Wales having their registered office, at Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk

Developer Services
3rd Floor
Tamblin Way
Hatfield, Herts.
AL10 9EZ

Telephone: 03453572428
Fax: 01707 679206

Date of this notice: 27.1.17

Your Scheme Reference: NC58901
Please quote this on all correspondence

Dear Nicholas Page

Re: Request for a Budget Price for Water Infrastructure @ Land off Sacombe Road/Wadesmill Road, Bengeo

We are pleased to enclose this information in response to your request for a budget estimate to supply your development. As there is no scaled site layout plan with the layout of the properties, this is an indicative budget.

Your Budget

In the absence of a scaled site plan we can not determine the extent of the onsite mains.

There is no reinforcement required for this developer based on 150 domestic properties.

The proposed connection point is off the 12" main in Wadesmill Road

Item	Excavation	Approx. Unit Cost	Approx. Scope	Budget Price	Estimated Contribution
Onsite (development) water mains	Not included	£130/m	TBD		**20%**
Onsite (development) service connections	Not included	£400 ea	150	**£60,000**	**100%**
Onsite large diameter (>63mm) services	Not included	£3,000 ea	N/A		**100%**
Off Site (in public Highway) (>63mm) services	**Included**	£4000	N/A		**100%**
Offsite water mains laying (e.g. reinforcement)	**Included**	£270/m	N/A		**100%**
Offsite (in public highway) Service connections	**Not included**	£2000 ea	TBD		**100%**

Please note the cost information provided in this letter is for budgetary purposes only and is subject to change.

The developer's contribution for onsite water mains is usually much less than the cost of installation. This is in accordance with the legislation set out by the Water Industry Act 1991 for the recovery of water company costs. The contribution varies significantly from scheme to scheme but **typically ranges from 10 – 30%**. It is not possible to give a more accurate figure without a full water mains requisition, so we would advise using a contribution figure of 30%.

In addition to the above, the following items may be required and **have not been included in the above budget estimate**:

- Infrastructure charges (refer to Affinity Water's current Charges Scheme);
- Traffic management costs (charges vary considerably between Local Authorities);
- Service connections to the existing network, e.g. show home supplies to water mains in the public highway (where Affinity Water is to excavate and reinstate);
- Disconnections of existing water mains and / or service pipes;
- Building water charges and Value Added Tax.

Please note that the cost information provided is an estimate and the actual costs may differ significantly. Detailed design (including full hydraulic analysis to size the water pipes, consultation with statutory bodies, e.g. fire brigades, and local authorities to establish traffic management requirements) and costs are supplied to the developer on correct completion of the appropriate application form(s), available on our website.

Summary

We enclose a record plan which shows the approximate positions of our existing water main distribution network in the vicinity of your development. This plan will help give you an indication of the likely connection points to serve your proposed development.

Our budgetary analysis considers whether your development requires any of the following:

- Onsite works: **new water mains**
- Onsite works: **new service connections**
- Onsite works: **large diameter service connections** (greater than 63mm diameter)
- Offsite works: **diversion** of existing assets
- Offsite works: **reinforcement** (upgrade) of the existing network
- Offsite works: **new service connections**

Onsite works

New onsite water mains laid in High Density Polyethylene (HPDE) up to 180mm outside diameter are typically **£130 per linear metre** where the following conditions are met:

- The trenches for the new water mains are fully excavated by the developer in accordance with the Affinity trench specification (enclosed);
- Other onsite utilities are laid in accordance with NJUG regulations, maintaining the necessary access to the new water mains and safe distances from other utilities.

The approximate scope of works is based on the information you supplied with your budget request. We have indicated our proposal for onsite mains on the record plan enclosed.

For developments with complex proposals, we strongly suggest you complete a full mains requisition to allow us to review in detail and schedule a meeting to discuss your needs.

New onsite service connections with an inline meter in Medium Density Polyethylene (MDPE) up to 32mm outside diameter are approximately **£400 each** where the following conditions are met:

- The supply pipe is laid to the correct depth in the material specified by us;
- The trench for the communication pipe is fully excavated by the developer;
- The distance between the property boundary and water main is less than 10 metres;

- The connection point to the onsite water main is exposed by the developer Infrastructure charges are be due on new service connections. Please check our website for the current infrastructure charge (search for Affinity Water's Charges Scheme).

Onsite works: Large diameter service connections

Some types of developments require larger supplies, for example blocks of flats or offices, hospitals, industrial units or a new hotel. The approximate cost of a **single large diameter connection is £3,000**.

Infrastructure charges due on large diameter service connections for commercial premises are calculated using the Relevant Multiplier method, set out in our Charges Scheme. Please note that infrastructure charges are not included in the budget costs in this letter.

Offsite works

Where our assessment indicates that **diversion and / or reinforcement of the existing water mains network** is required to support your development, mains laid in High Density Polyethylene (HPDE) up to 180mm outside diameter are typically **£270 per linear metre** (including all excavation and reinstatement) where the following conditions are met:

- All works in the public highway (not A roads or motorways);
- Other utilities do not prevent access to the existing network (laid in accordance with NJUG).

The decision to undertake offsite works to support development activity is not taken lightly. The costs for the works are directly proportional to the extra demand required, i.e. we do not charge the developer for anything not related to his development. A basic hydraulic study is undertaken to assess the existing capacity of the network and is considered in our budget cost provided on Page 1 of this letter.

Where offsite reinforcement or diversions are required, it is because at least one of the following criteria applies:

- The existing network as currently sized is not capable of supporting any additional properties.
- The proposed development has a detrimental effect on the water supply to our existing customers.
- The development site proposed is on top of an existing asset and needs to be moved.
- New fittings (valves, washouts etc) are required to enable the connection to the new development to be made.

We would ask you to appreciate that the closest water main to your development may not be the most appropriate main to connect into, and at budget stage we cannot guarantee which main will be used. On receipt of a full mains requisition, we will undertake detailed analysis to identify the most cost effective option for your development; taking into account the above points as well as traffic management requirements.

New offsite service connections with an inline meter in Medium Density Polyethylene (MDPE) up to 32mm outside diameter are approximately **£2000 each** where the following conditions are met:

- The supply pipe is laid to the correct depth in the material specified by us to the boundary of the private land;
- The distance between the property boundary and water main is less than 10 metres;

Infrastructure charges are be due on new service connections. Please check our website for the current infrastructure charge (search for Affinity Water's Charges Scheme).

Offsite works: Large diameter service connections

Some types of developments require larger supplies, for example blocks of flats or offices, hospitals, industrial units or a new hotel. The approximate cost of a **single large diameter connection is £4,000 (for bulk supplies with internal meters for flats of 12 or more please allow an extra charge for installing the meter of £109.68 for each property)**.
Infrastructure charges due on large diameter service connections for commercial premises are calculated using the Relevant Multiplier method, set out in our Charges Scheme. Please note that infrastructure charges are not included in the budget costs in this letter.

Other useful information

We have provided the cost information in good faith for your budgetary purposes.

Costs will increase when:

- Working in contaminated ground as a barrier pipe is required to protect water quality. Installations in barrier pipe are typically 30 – 50% more expensive than HDPE pipe.
- Larger diameter pipes (>180mm) are required (whether on and / or offsite), as the excavation is greater and the cost of the materials/fittings increases.
- Affinity Water is required to excavate and reinstate onsite works.
- Above ground asset reinforcement is required (e.g. a booster or new reservoir).

We require completion of the appropriate application form(s) and submission of supporting documentation to provide more accurate costs. Please note we cannot proceed if the application form is incomplete and you should estimate items such as loading units and build rates if the actual figures are currently unknown to you.

The start of mains and service connections works on your site is dependent upon our current programme of works, although every effort will be made to accommodate your timetable. It should be noted that construction in the public highway is governed by statutory regulation and under certain circumstances commencement of offsite works may be delayed by up to three months from the receipt of your payment to gain permission from the Local Authority.

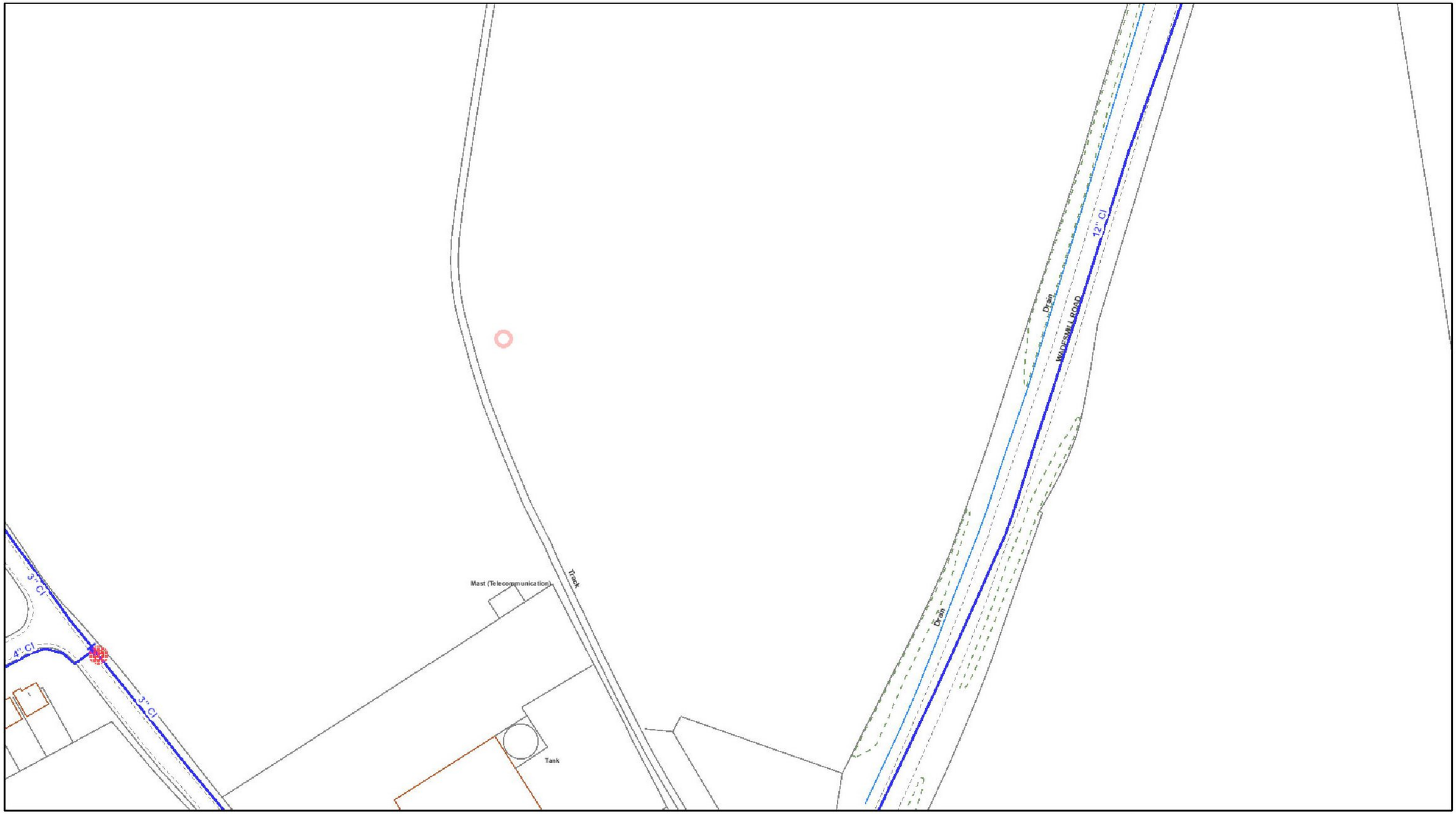
If you need any further advice please do not hesitate to contact us.

Yours sincerely

For and on behalf of Developer Services
Affinity Water Ltd

www.affinitywater/.co.uk

NC58901



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Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. Tel: 0845 782 3333 Web: www.affinitywater.co.uk

N

1:1,250

Map Centre

532,406,214,414

Legend

- Fire Hydrant
- Washout
- Open Valve
- Pressure Reducing Valve
- Closed Valve
- Air Valve
- Main
- Communication Pipe
- Supply Pipe
- District Meter Zone

Created by - WatkinsN

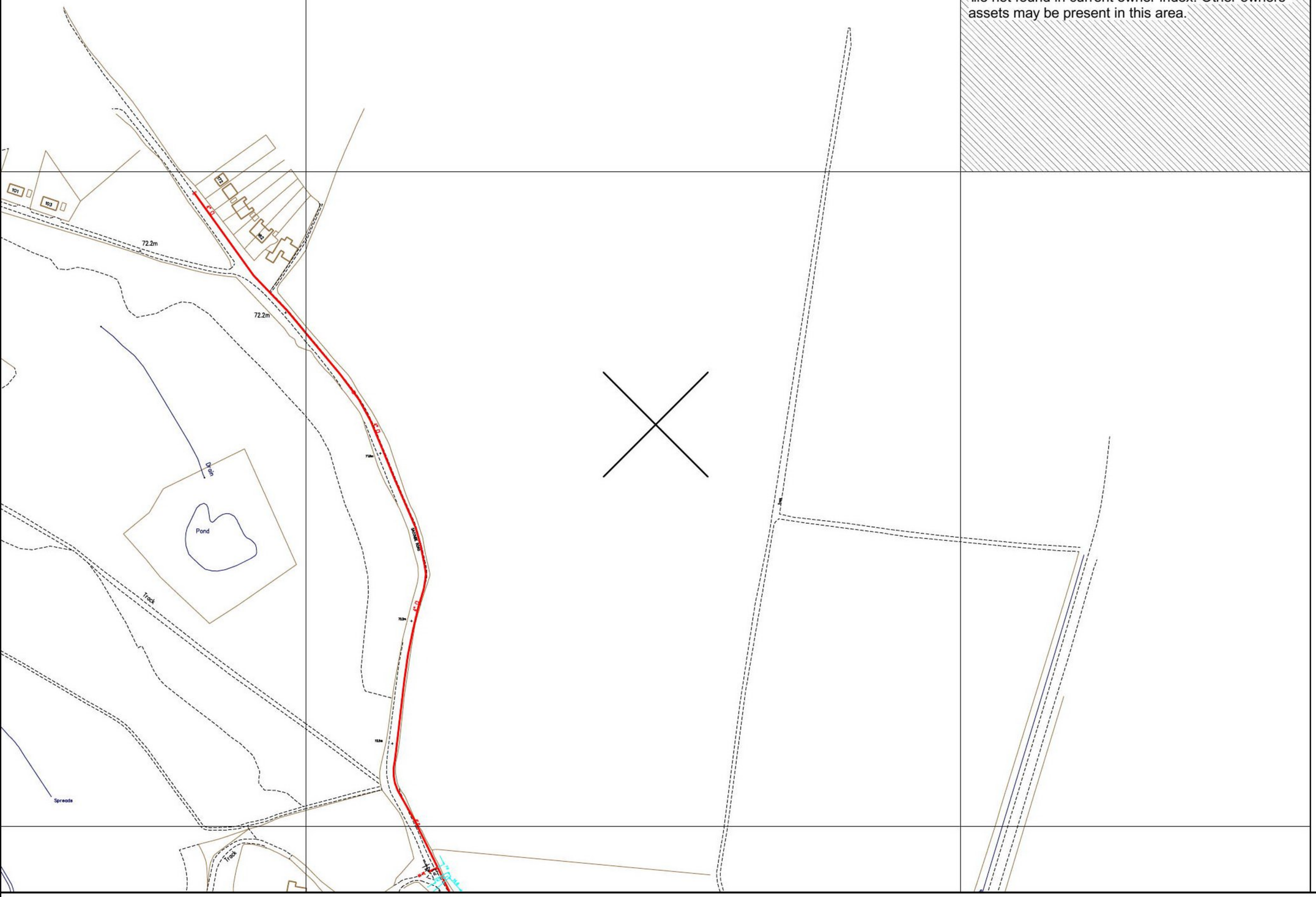
Created on - 28/12/2016 12:12:31

B. Gas Asset Records & Correspondence

Appendices
Land off Sacombe Rd, Bengeo, Herts
Document Reference: WIE12528
WIE12528-1-1-3-Utilities Appraisal

TL3215SE
Tile not found in current owner index. Other owners' assets may be present in this area.

CHECKED



SCALE: Not to scale

USER ID: SAHU4242

DATE: 06/12/2016

EXTRACT DATE: 01/01/1970

MAP REF: TL3214

CENTRE: 532267, 214807

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan shows those pipes owned by National Grid Gas plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and 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. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.6.7.0

Local Machine

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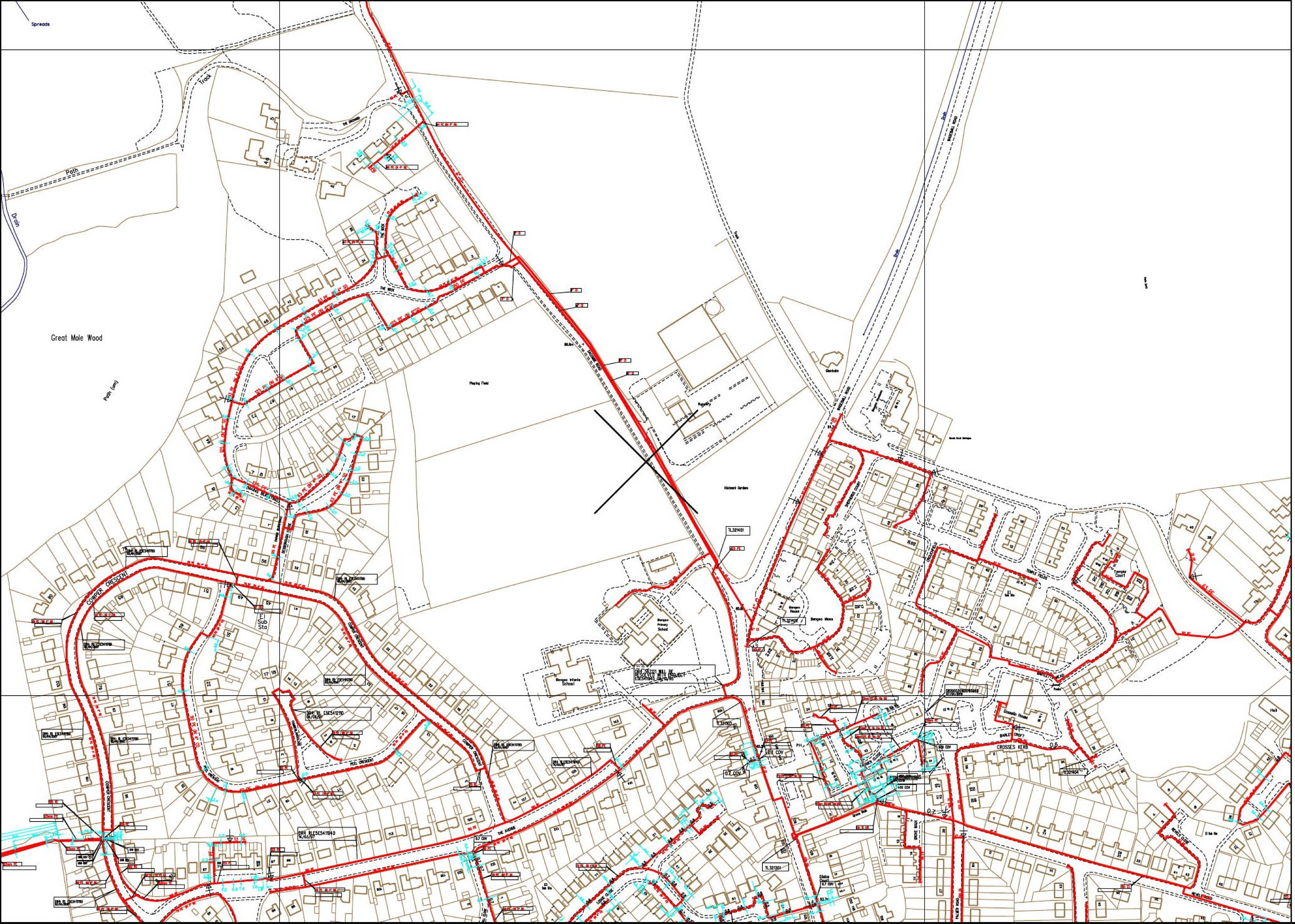

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DATE: 06/12/2016
EXTRACT DATE: 24/08/2016
MAP REF: TL3214
CENTRE: 532284, 214181

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:
Valve
Depth of Cover
Syphon
Diameter Change
Material Change

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MAPS Viewer Version 5.6.7.0

Local Machine

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From: .box.networkdesign
To: Nick Page
Cc: .box.networkdesign
Subject: RE: EXT || FW: Gas Connection - Hertford, Hertfordshire.
Date: 31 January 2017 13:11:29
Attachments: 180005992 letter.pdf
180005992 plan.pdf

Good Afternoon,

Please find attached your land enquiry response. It was sent to you originally on 08.12.2016.

Sorry for any inconvenience caused.

Kind Regards
Olivia Edwards
Administration Assistant
Network Strategy
National Grid Gas Distribution Limited
[redacted]

From: Nick Page [mailto:[redacted]
Sent: 30 January 2017 15:12
To: .box.networkdesign
Subject: EXT || FW: Gas Connection - Hertford, Hertfordshire.

Dear Sir/Madam,

With reference to the email below I am looking to chase a response.

Could you please provide details of an appropriate connection point for provision of gas service to the new development, and details of any off-site reinforcement and related budget costs if applicable?

Please see the attached location plan for details regarding the Site.

The site grid reference is 532330, 214437.

I look forward to receiving a response.
Kind regards,

Nicholas Page
Engineer
Waterman Infrastructure & Environment
Halifax House | Halifax Place | The Lace Market | Nottingham NG1 1QN
[redacted]
www.watermangroup.com | LinkedIn | Twitter

From: Nick Page
Sent: 01 December 2016 17:33
To: networkdesign@nationalgrid.com
Subject: Gas Connection - Hertford, Hertfordshire.

Dear Sir/Madam,

On behalf of our client we are undertaking a utilities assessment for a Site situated to the north of Hertford in Hertfordshire. The proposed development comprises between 150 new dwellings and a Site location plan is enclosed.

Please could you confirm details of an appropriate connection point for provision of a gas service to the new development, and details of any off-site reinforcement and related budget costs if applicable.

If you require any further information please get in touch.

The site grid reference is 532330, 214437.

Regards,

Nicholas Page
Graduate Engineer
Waterman Infrastructure & Environment
Halifax House | Halifax Place | The Lace Market | Nottingham NG1 1QN
[redacted]
www.watermangroup.com | LinkedIn | Twitter

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You may report the matter by contacting us via our UK Contacts Page or our US Contacts Page (accessed by clicking on the appropriate link)

Please ensure you have adequate virus protection before you open or detach any

Network Enquiry No : 180005992
Your Reference : HERTFORD

nationalgrid

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

NICHOLAS PAGE
WATERMAN INFRASTRUCTURE &
ENVIRONMENT
HALIFAX HOUSE
HALIFAX PLACE
THE LACE MARKET
NOTTINGHAM
NG1 1QN

Date : 8th December 2016
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@nationalgrid.com

www.nationalgrid.com

Dear NICHOLAS,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, WADESMILL ROAD, BENGEO HERTFORD, SG14 3HE.

Thank you for your enquiry which we received on 2nd December 2016. I enclose details of National Grid Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is . metres from the site boundary and it is a Low Pressure main.

Standard design pressures have been used. Refer to www.nationalgrid.com.

Plans attached: Yes

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

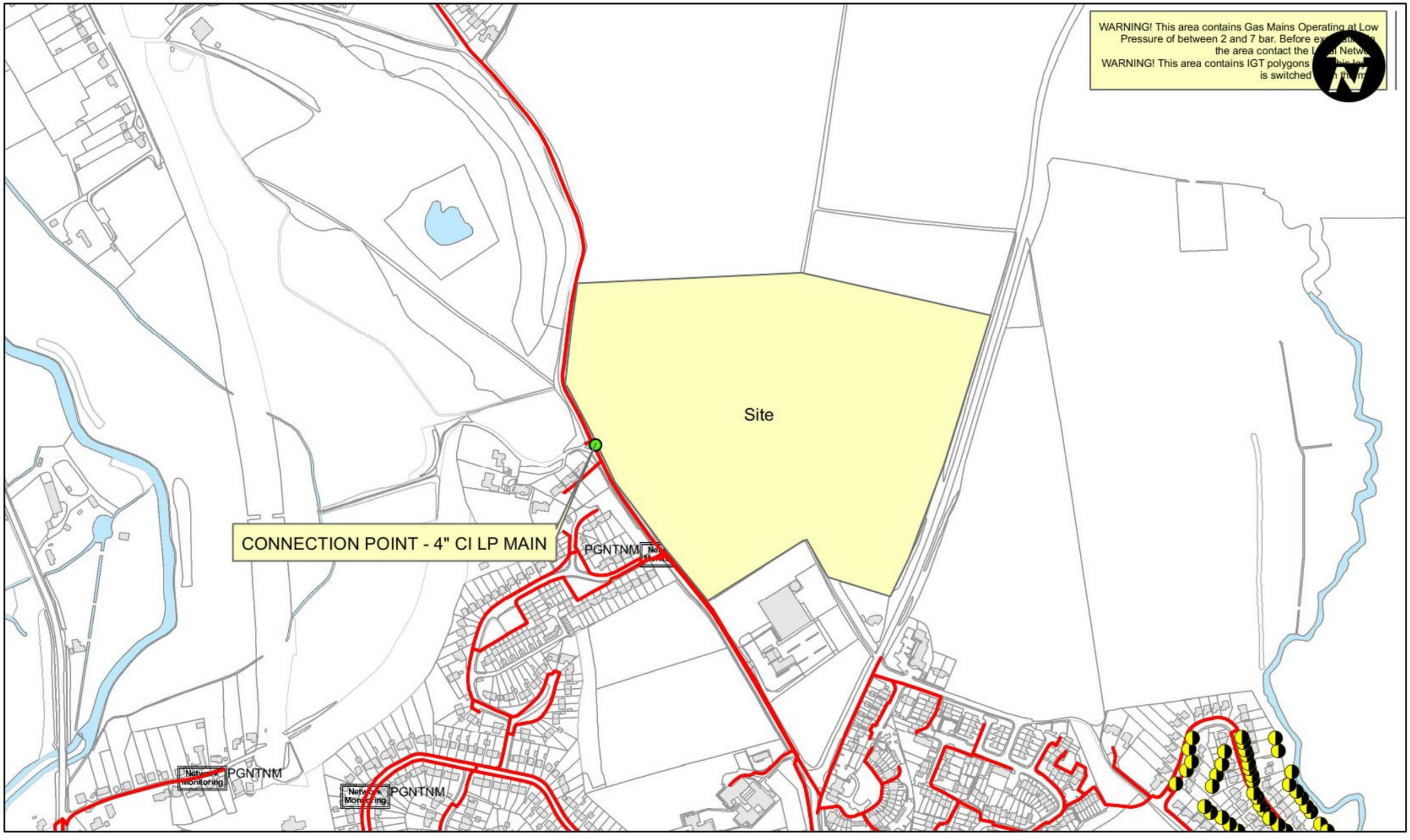
http://www2.nationalgrid.com/uk/services/Gas-distribution-connections/charges/

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

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Performance and Support on the above number.

Yours sincerely,

[redacted]
Claire Wilcox
Design Specialist



SCALE: 1:500 @ A4

USER ID:joanne.bebbington

DATE: 06-Dec-2016 11:02:52

INTERNAL USE ONLY

OS Ref: 532232, 214495

CENTRE: <Centre>

L/P GAS MAIN
M/P GAS MAIN
I/P GAS MAIN
H/P GAS MAIN
N/H/P GAS MAIN
PROPOSED PIPE - LP
PROPOSED PIPE - MP
PROPOSED PIPE - IP
ABANDON - LP
ABANDON - MP
Out Of Standard Service

Some examples of Plant Items:
Valve, Syphon, Depth of Cover, Change of Dia, Change of Material

SCHEME: <NG GDFO Scheme Name>

DESIGN: <NG GDFO Design Number>

REVISION: <NG GDFO Revision>

This plan shows those pipes owned by National Grid in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area.Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plans given without warranty, the accuracy thereof cannot be iguranteed. 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 National Grid Gas Distribution Limited or their agents, servants or contractors for any error or omission. Safe digging practices, inaccordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsability 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.

180005992

nationalgrid

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C. Electricity Asset Records & Correspondence

Appendices
Land off Sacombe Rd, Bengeo, Herts
Document Reference: WIE12528
WIE12528-1-1-3-Utilities Appraisal

CHECKED

Mr. Andy Aitken
Atkins Communications
The Hub
500 Park Avenue
Aztec West
Almondsbury
BS32 4RZ

Our Ref: 2016/2240827
Your Ref: 51078
07/12/2016

Dear Sir/Madam

SHEPHERDS COURT, HERTFORD SG14 3LZ

Thank you for your letter of 06/12/2016 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (EPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

This information is made available to you on the terms set out below.

1. **UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**

2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.

3. **Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.**

4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.

5. **The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are NOT definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.**

6. **Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus**

belonging to others is present. It would be prudent to assume that other apparatus is present.

7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.

8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only**. Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health an Safety Executives website.

   All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

   The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

   Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040

9 **Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations**.

   The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

   If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:

    - your name, address and telephone number; and
    - the date, time and place at which such damage was caused; and
    - a description of the electric line and/or electrical plant to which damage was caused; and
    - the name of the person whom it appears to you is responsible for that damage; and
    - the nature of the damage

    In the East of England or London 0800 780078 (24 Hours).

12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO **NOT** ACCEPT AND/OR **DO NOT** UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

The enclosed plans normally only show the mains electricity cables. Service cables are not usually shown in the East of England. A service cable is the cable that takes the electricity from the mains cable to your property and ends at the main fuse close to the meter.

I shall be pleased to supply you with further assistance if you require it.

Yours sincerely

[redacted]

Martin Johnson - [redacted]
Plan Provision

UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866. Fax: 0870 1963782.

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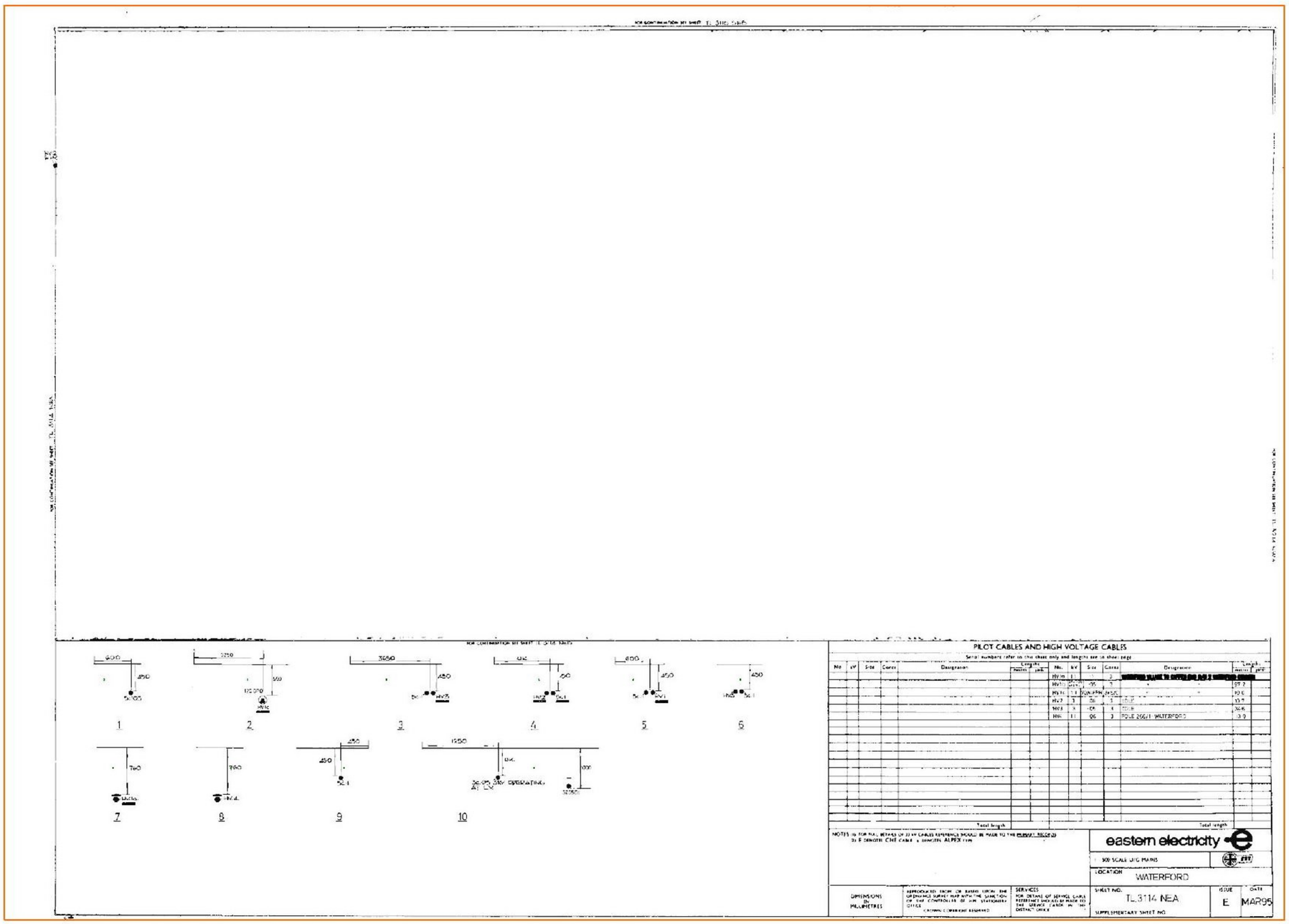
Registered office: Newington House, 237 Southwark Bridge Road London, SE1 6NP.

S0

TL3114NEA 1:500 LV



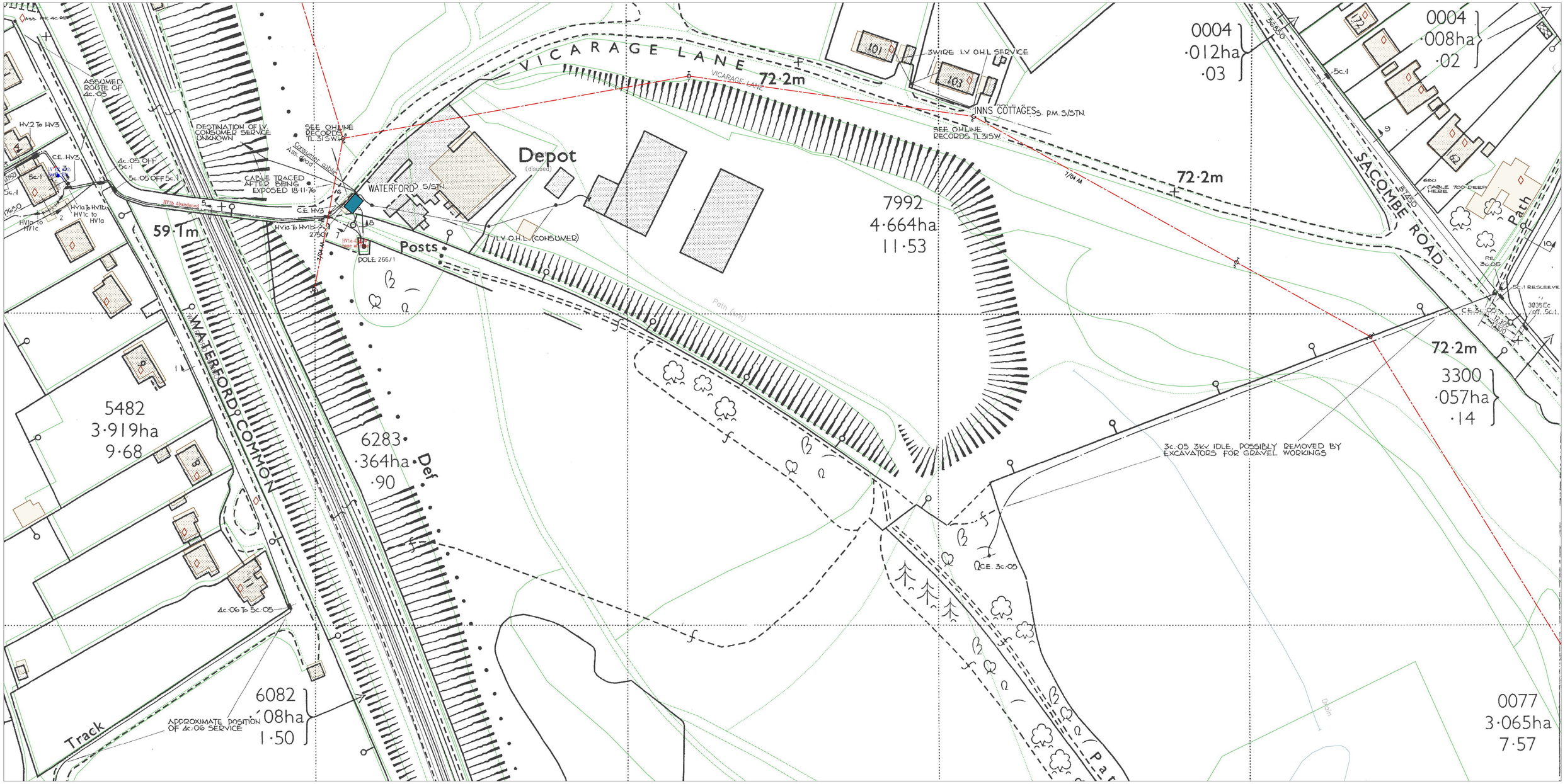
Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3114NEA

UK Power Networks



0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3114NE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

For details of the symbology please refer to
http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml

PRIMARY CABLES
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

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5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

1) Do have cable drawings with you on site and check them before you start the excavation.
2) Do have a cable locator tool on site and use it to help you.
3) Mark out the location of electricity cables.
4) Do not use a mechanical excavator within 0.5m of electricity cables.
5) Use spades and shovels in preference to other tools.
6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT – ASK! PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet. HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

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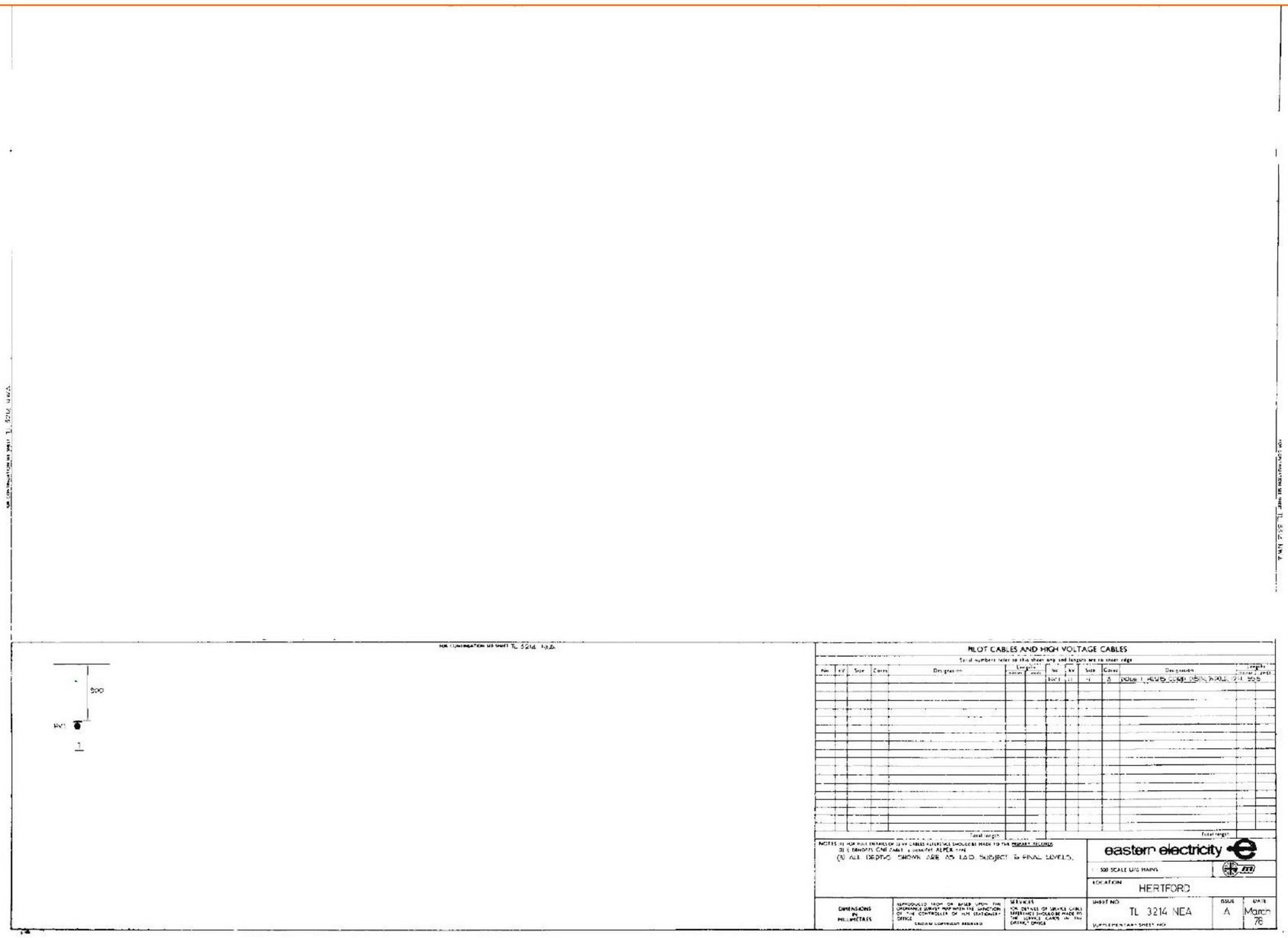
S0

TL3214NEA 1:500 LV



Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3214NEA

UK Power Networks

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214NE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

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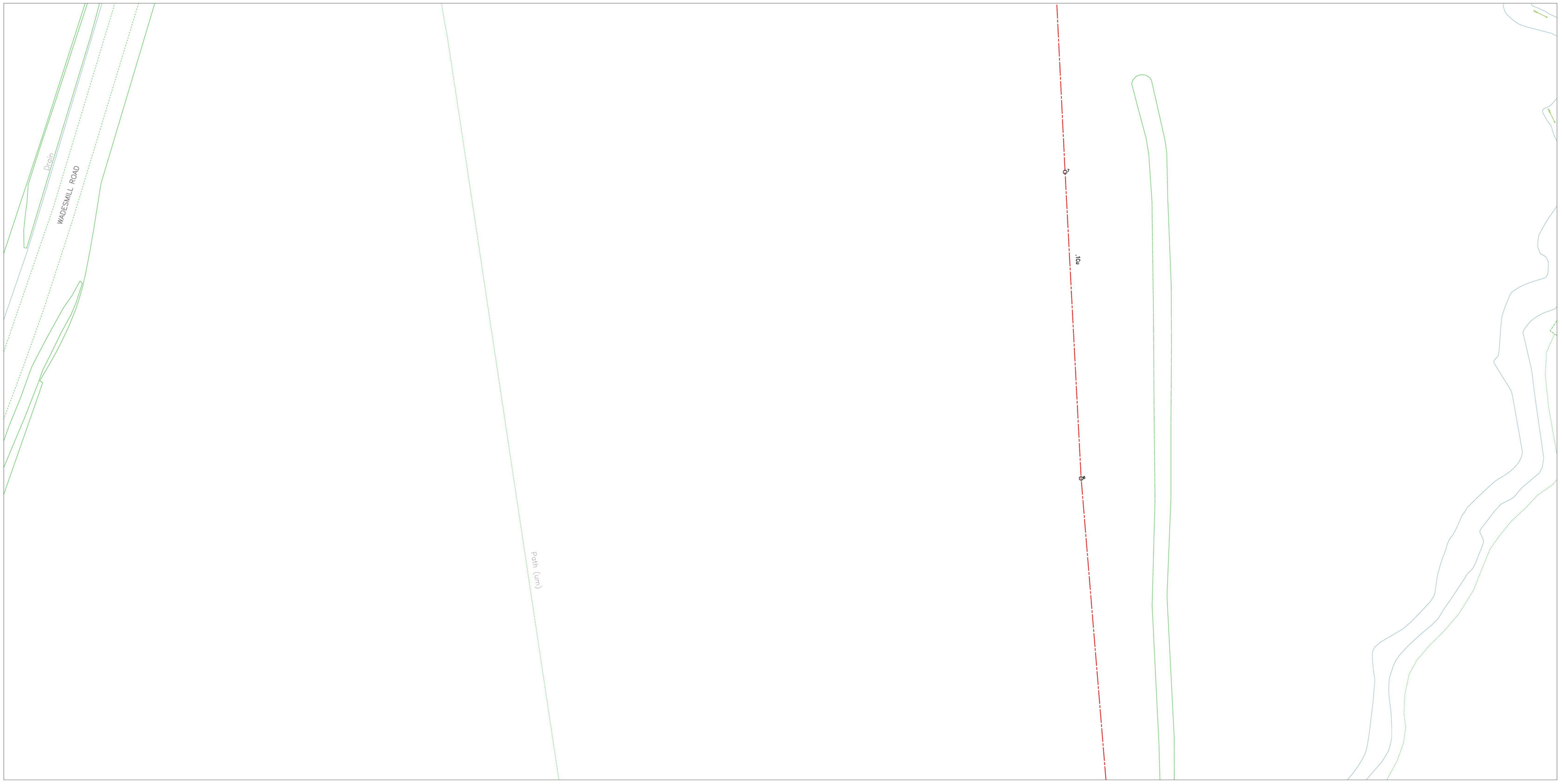

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Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214SE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
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IP3 8AA
Tel 0800 0565 866
Fax 08701 963782

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S1

Plotted By: Martin Johnson

Plotted On 07/12/2016

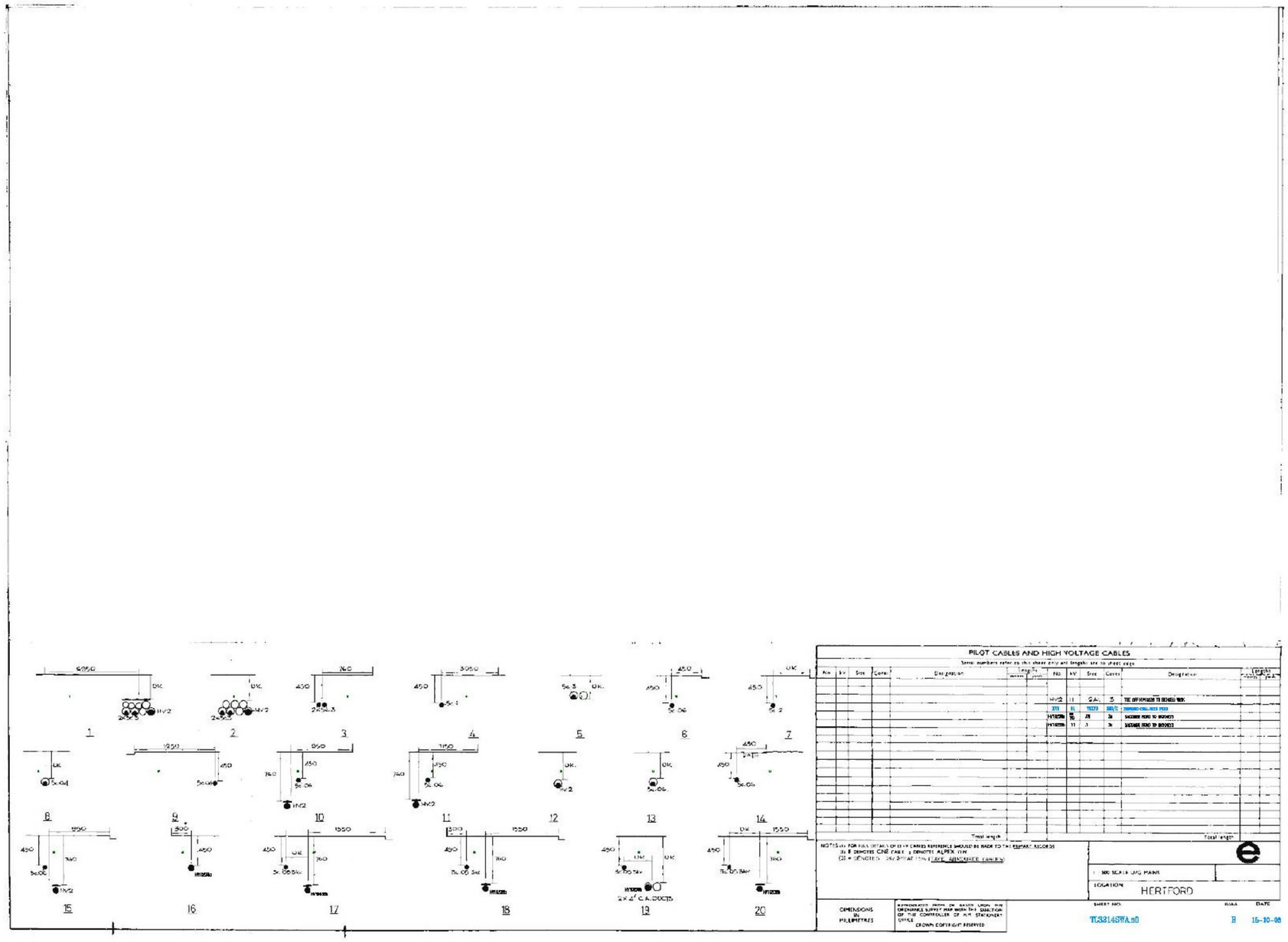
2016/2240827

TL3214SWA

UK Power Networks

S0

TL3214SWA 1:500 LV



Plotted By: Martin Johnson

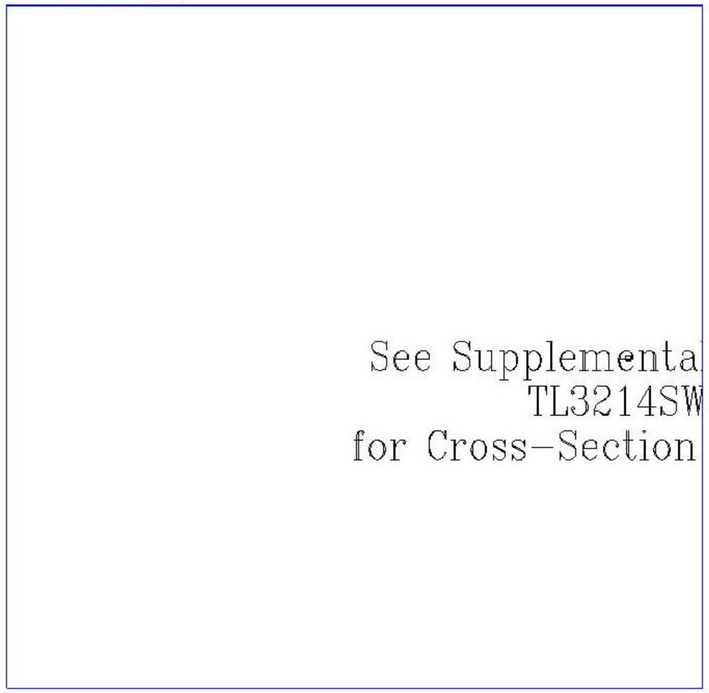
Plotted On 07/12/2016

2016/2240827

TL3214SWA

UK Power Networks

Cross Section (22)



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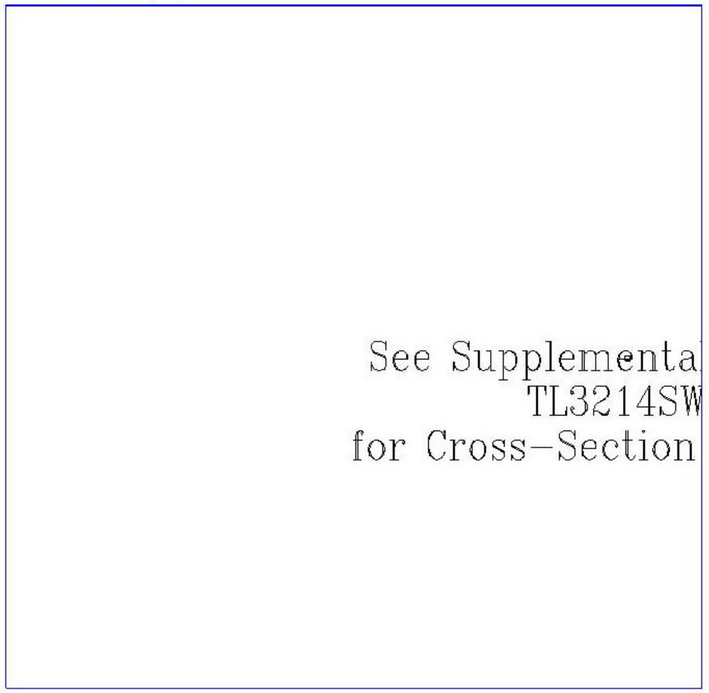

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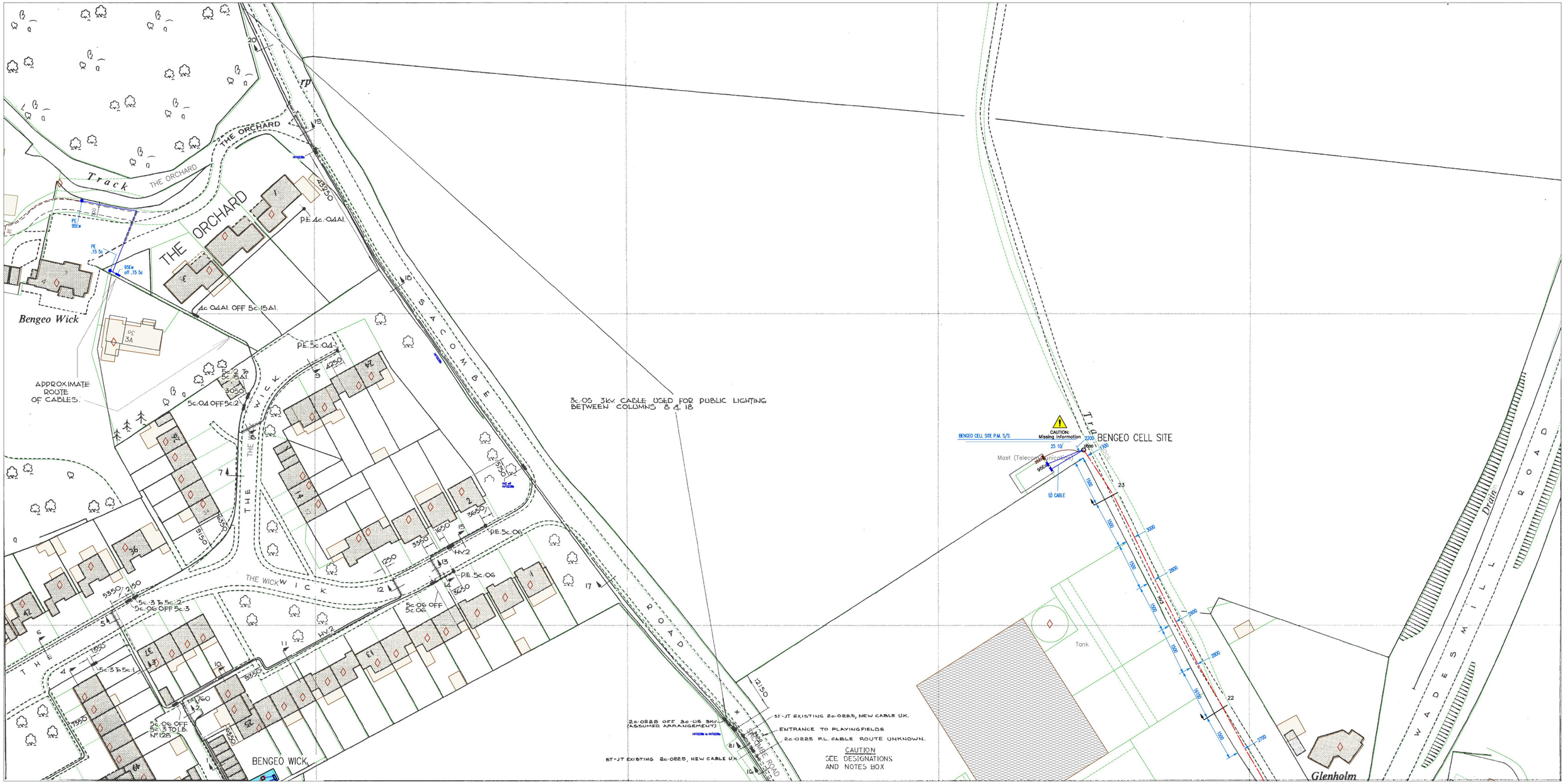
Plotted On 07/12/2016

2016/2240827

TL3214SWA

UK Power Networks



0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214SW

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

For details of the symbology please refer to
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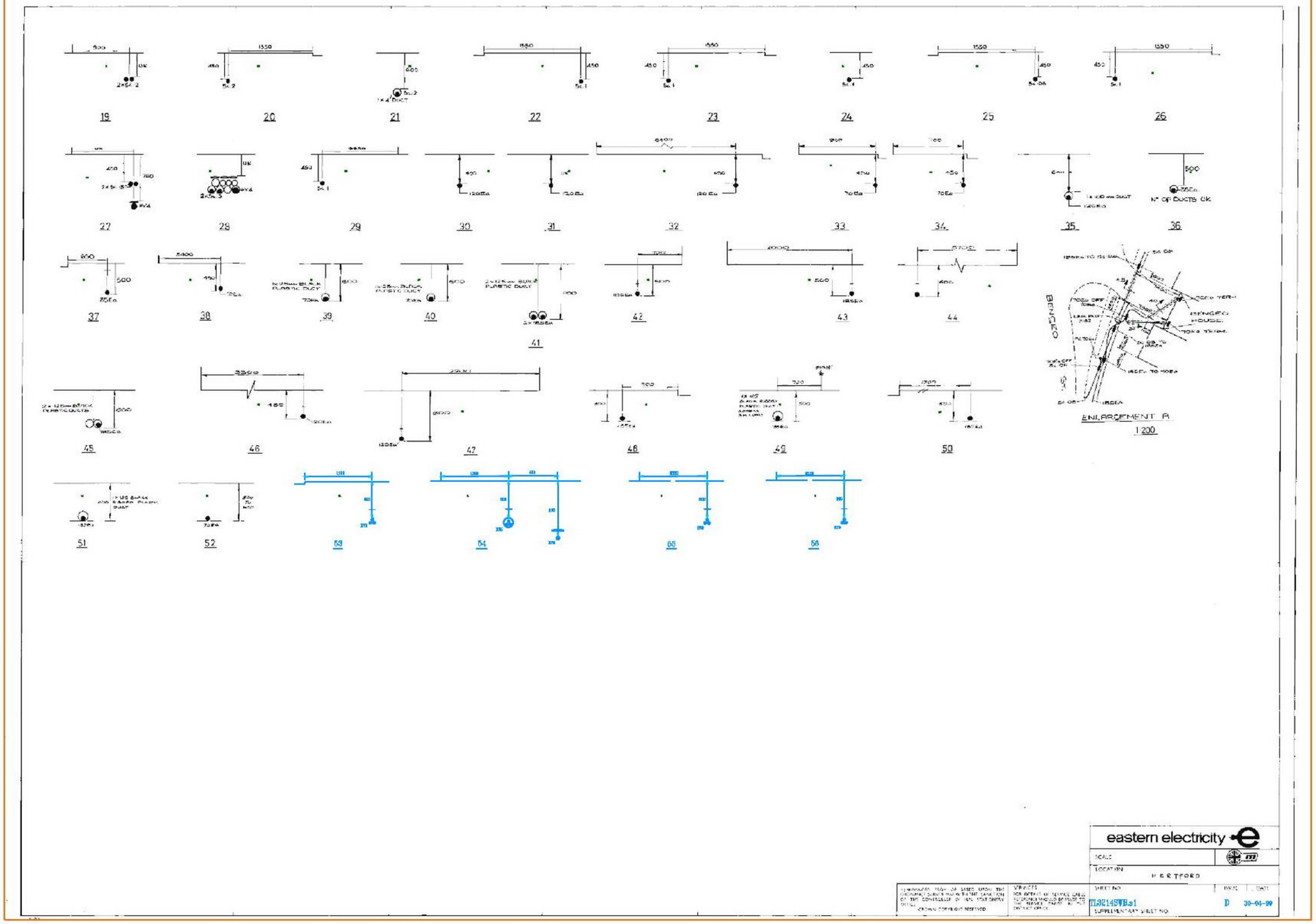
S1



Plotted By: Martin Johnson

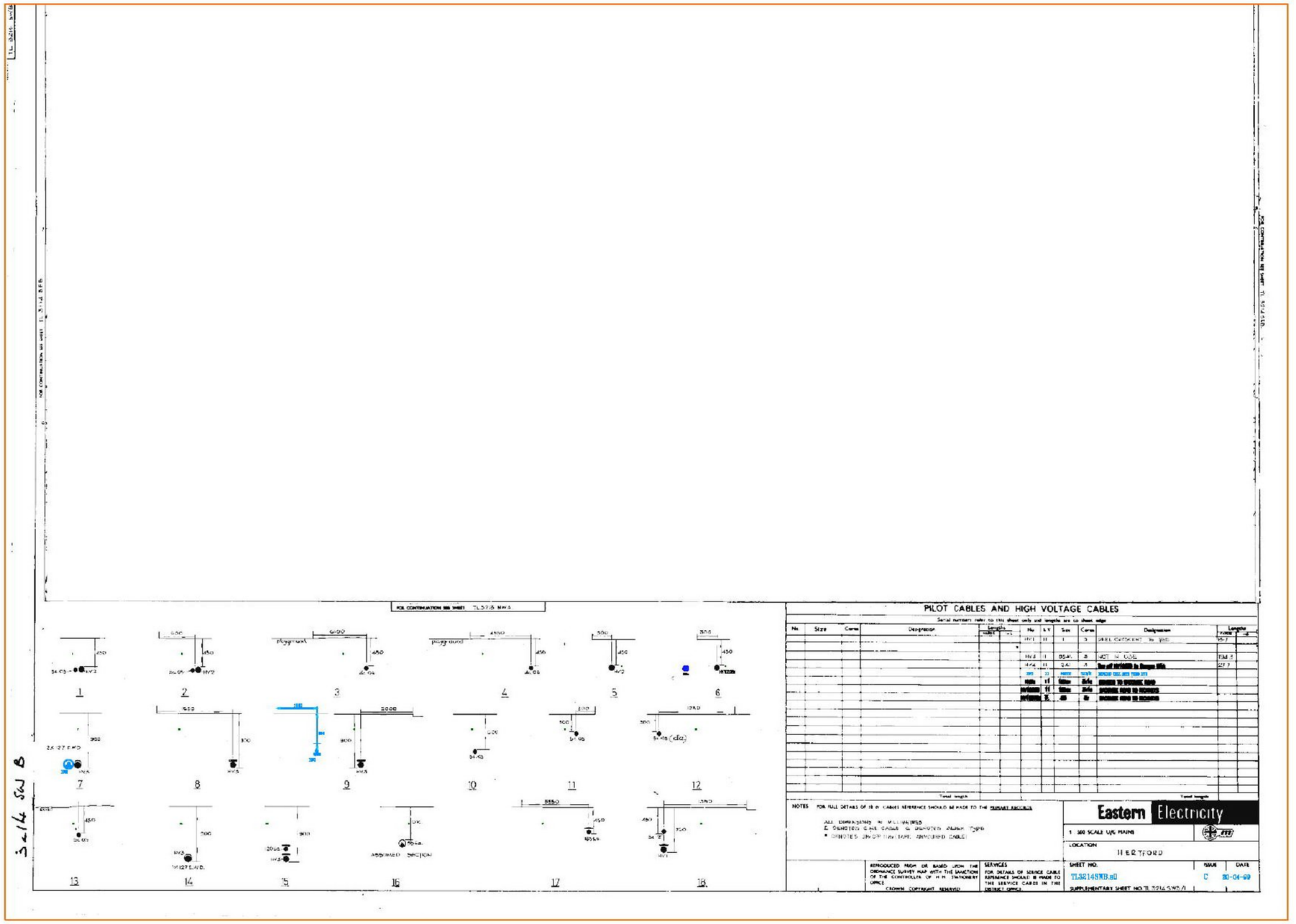
Plotted On 07/12/2016

2016/2240827

TL3214SWB

UK Power Networks

TL3214SWB 1:500 LV



Plotted By: Martin Johnson

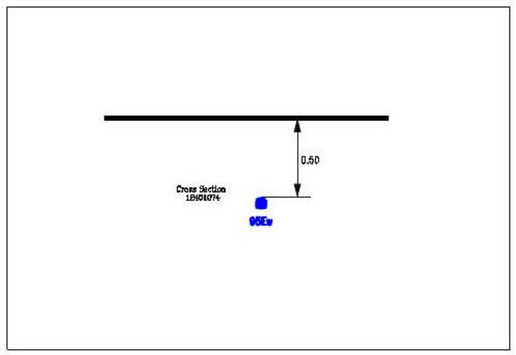
2016/2240827

Plotted On 07/12/2016

TL3214SWB

UK Power Networks

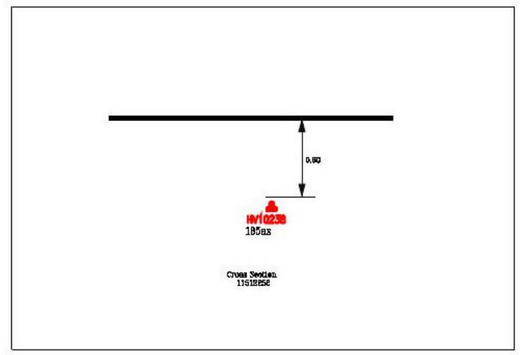
Cross Section (12401074)



Cross Section (54)

See Supplementa
TL3214SW
for Cross-Section

Cross Section (11512252)



Cross Section (56)

See Supplementa
TL3214SW
for Cross-Section

Plotted By: Martin Johnson

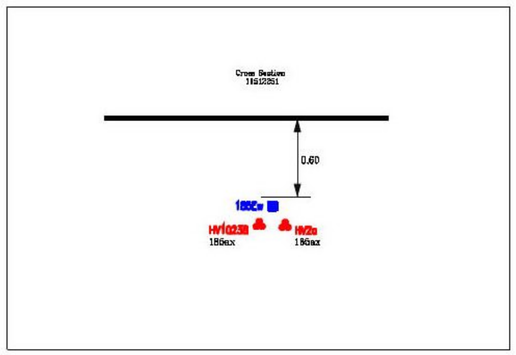
Plotted On 07/12/2016

2016/2240827

TL3214SWB

UK Power Networks

Cross Section (11512251)



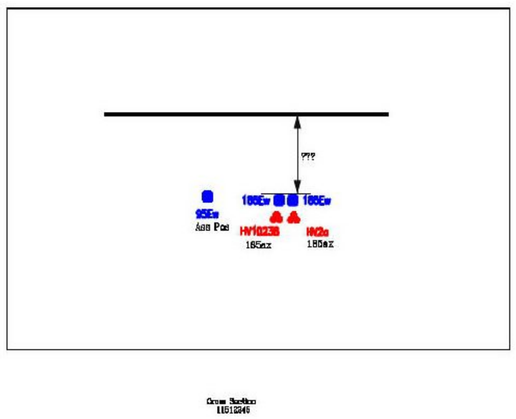
Cross Section (53)

See Supplementa
TL3214SW
for Cross-Section

Cross Section (55)

See Supplementa
TL3214SW
for Cross-Section

Cross Section (11512245)



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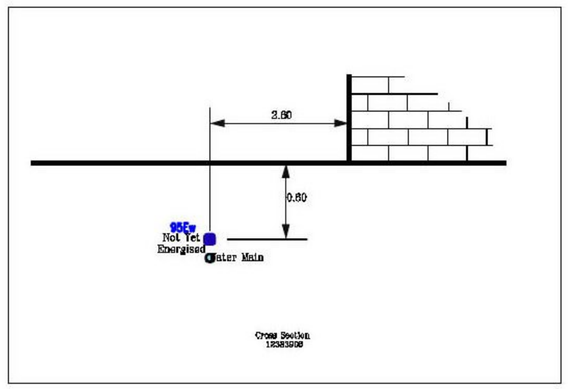

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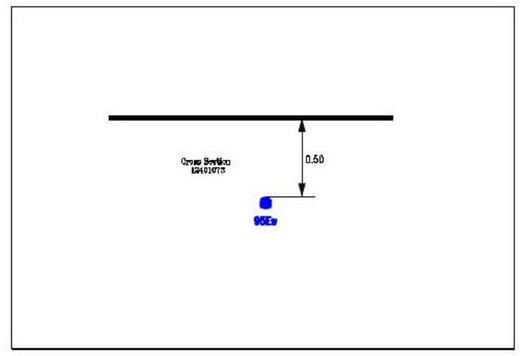


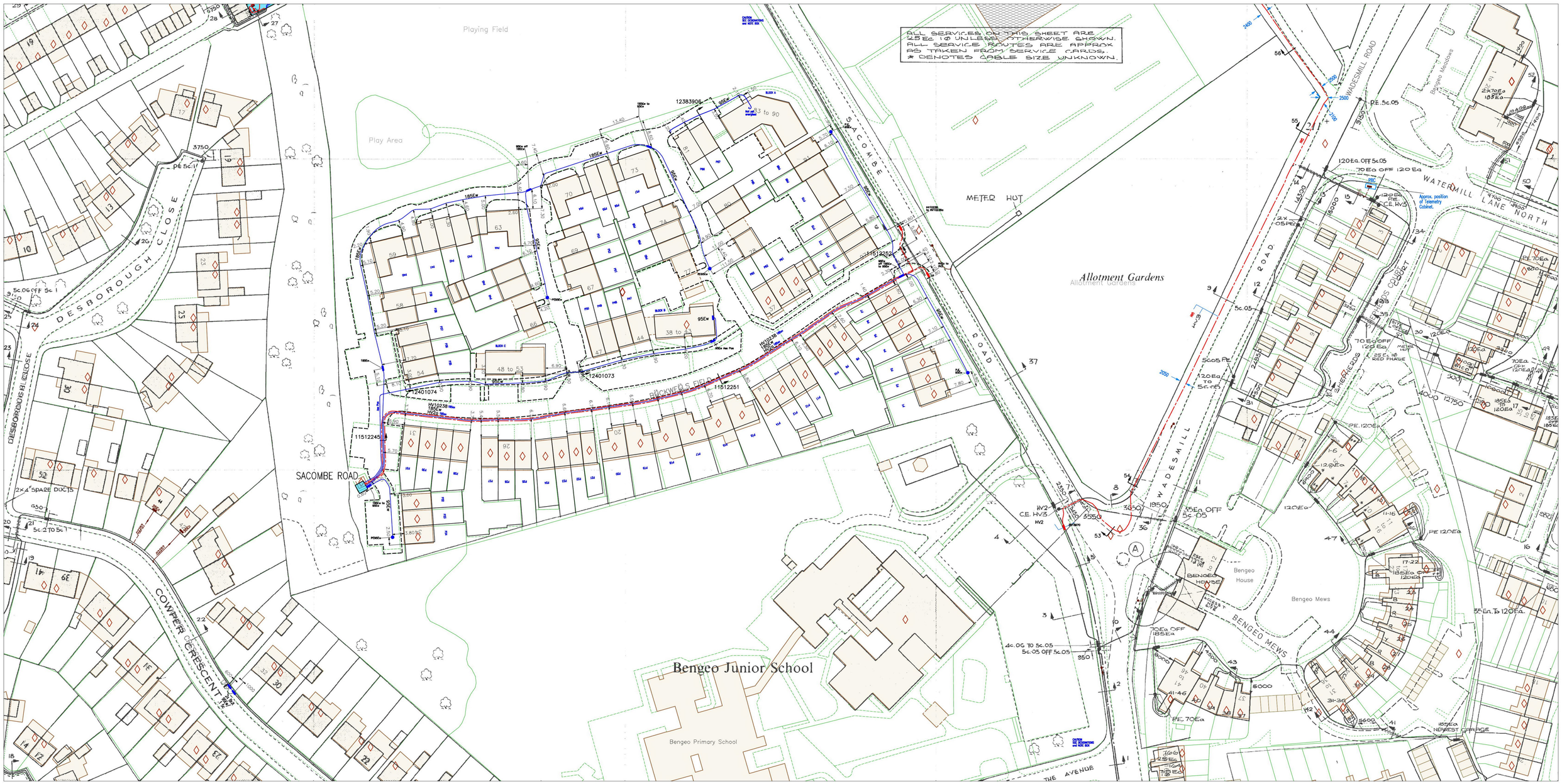
Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3214SWB

UK Power Networks



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Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214SW

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

For details of the symbology please refer to
http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml

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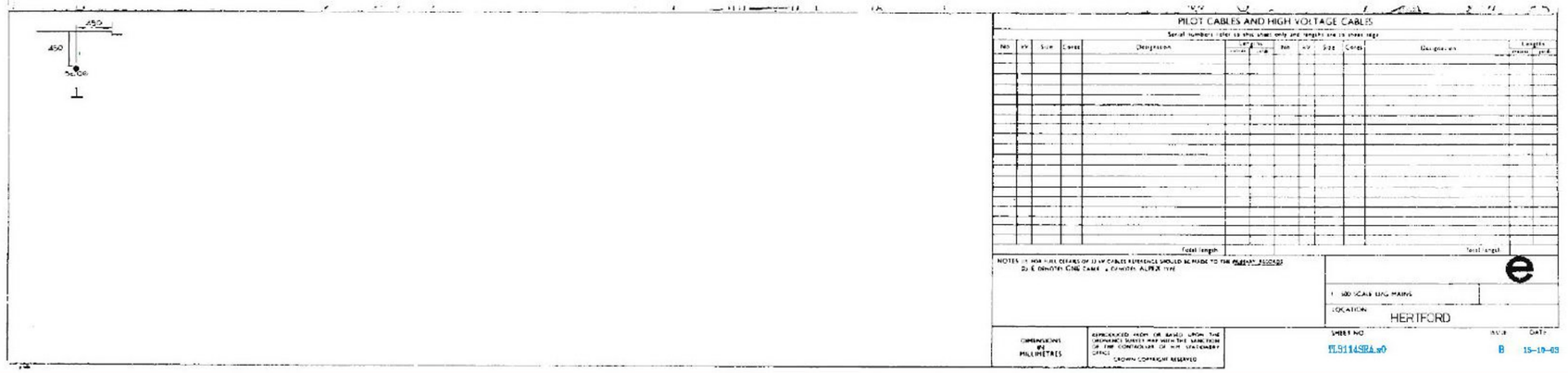
S0

TL3114SEA 1:500 LV



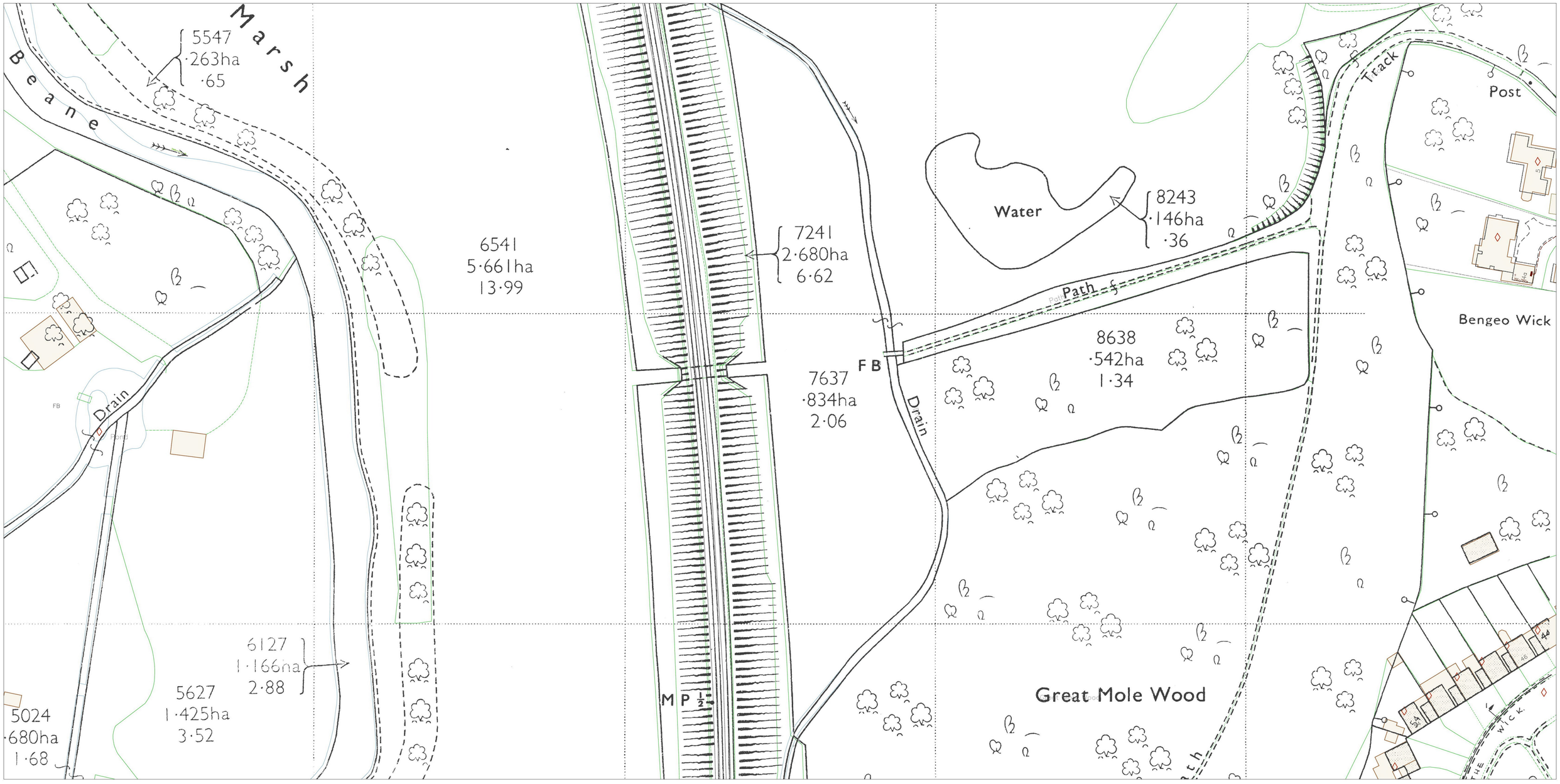
Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3114SEA

UK Power Networks



Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3114SE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

For details of the symbology please refer to
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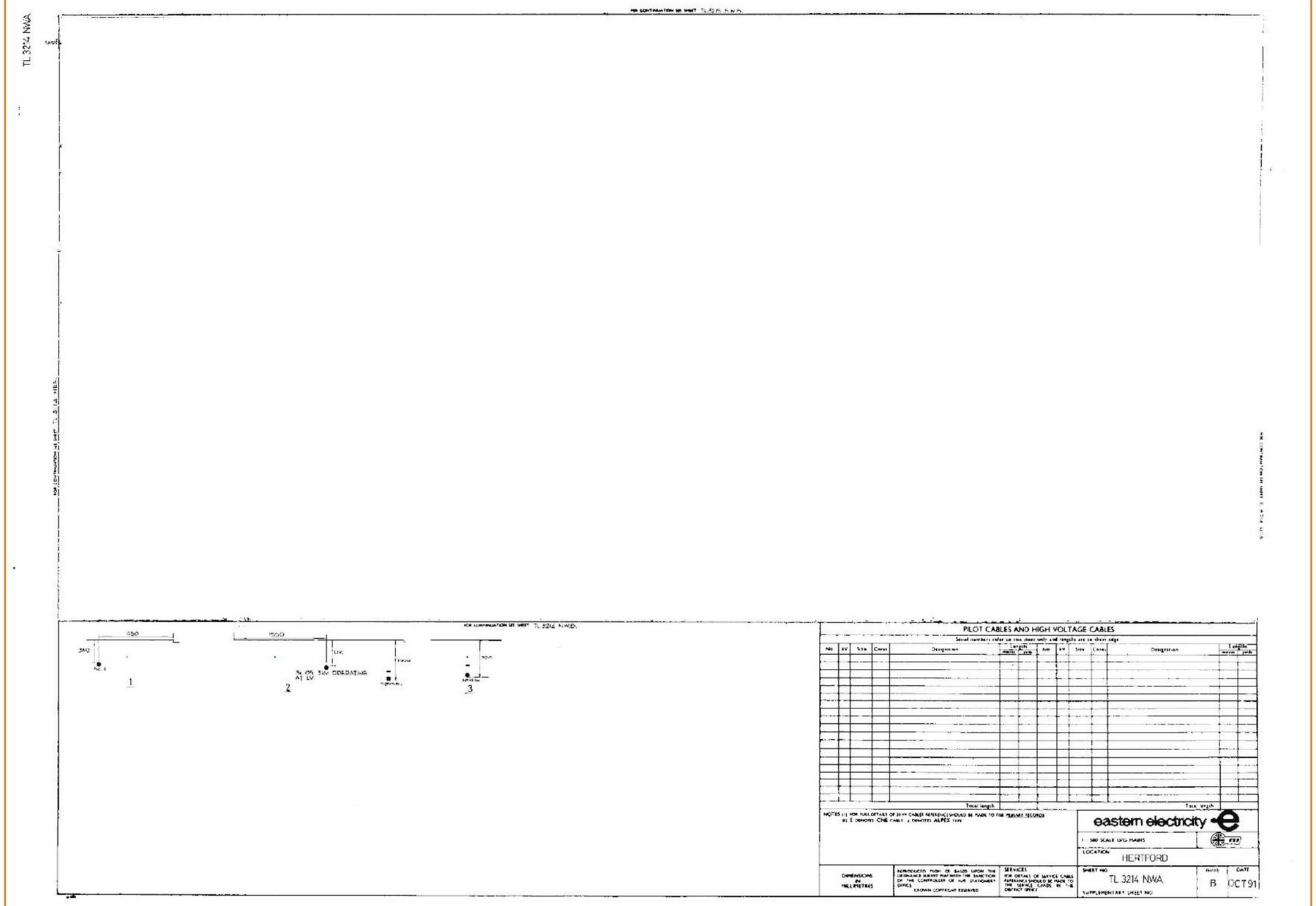
S0

TL3214NWA 1:500 LV



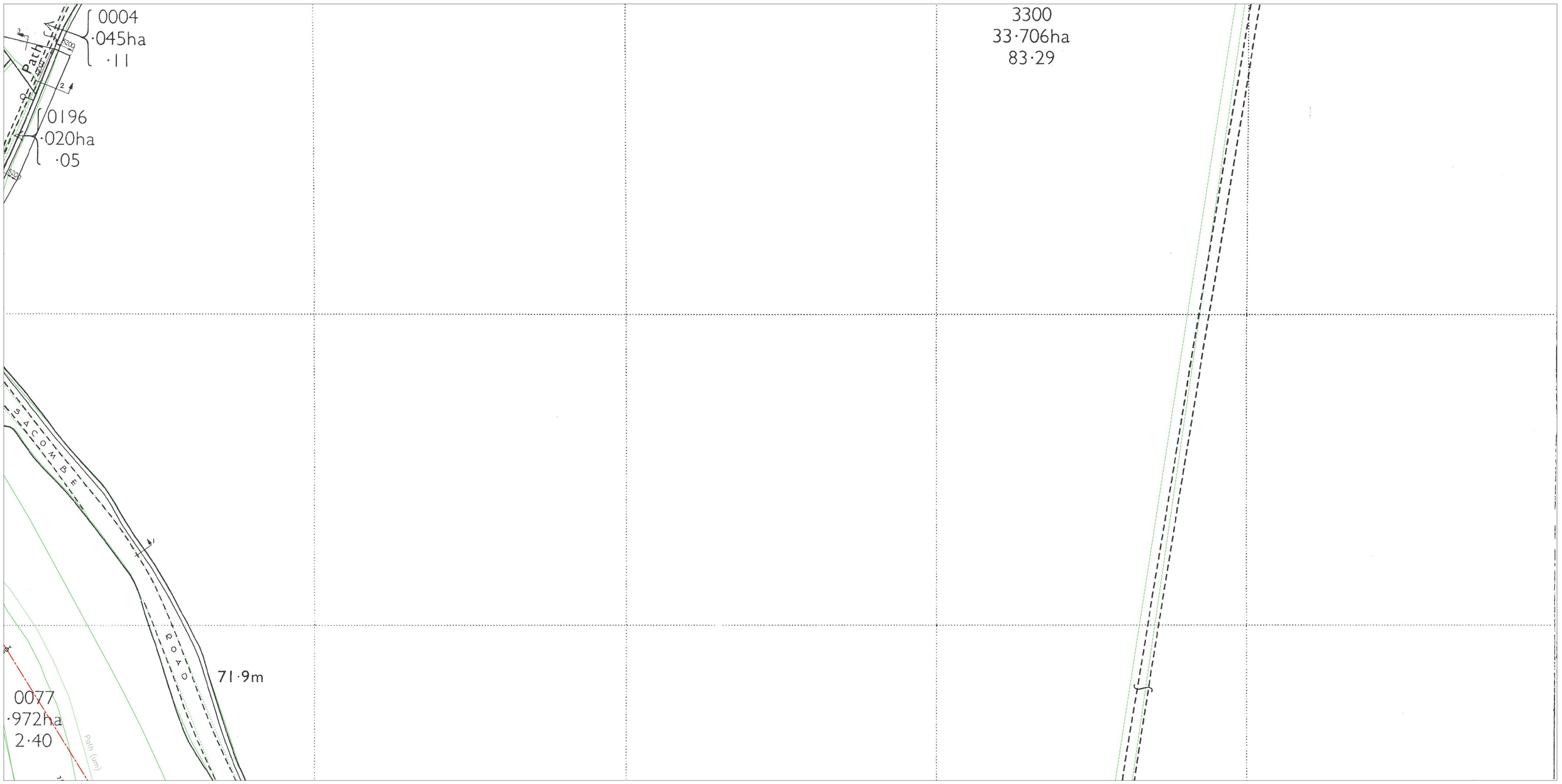
Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3214NWA

UK Power Networks



0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214NW

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

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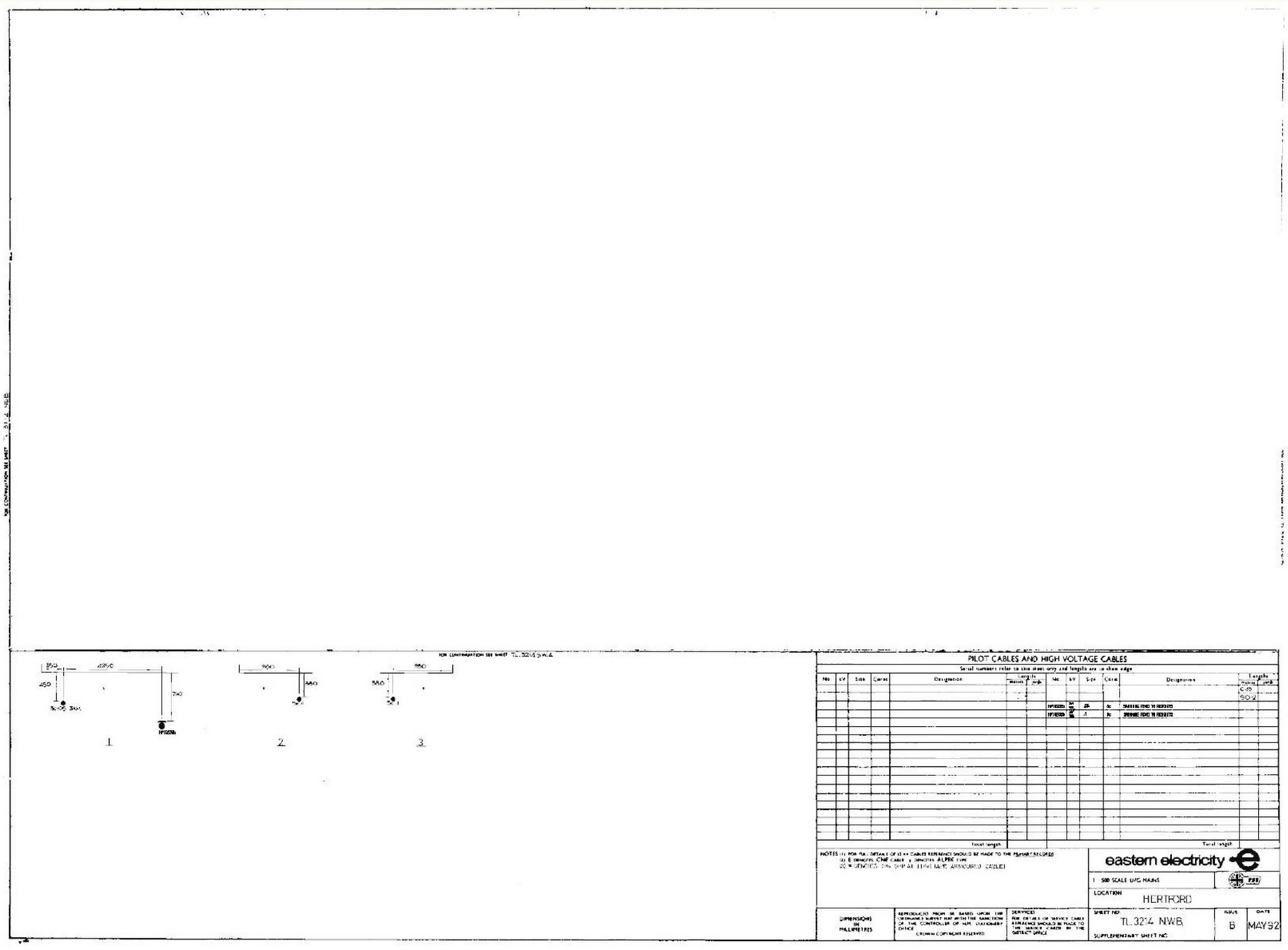
TL3214NWB 1:500 LV

TL3214 NW



Plotted By: Martin Johnson

2016/2240827

Plotted On 07/12/2016

TL3214NWB

UK Power Networks

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214NW

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
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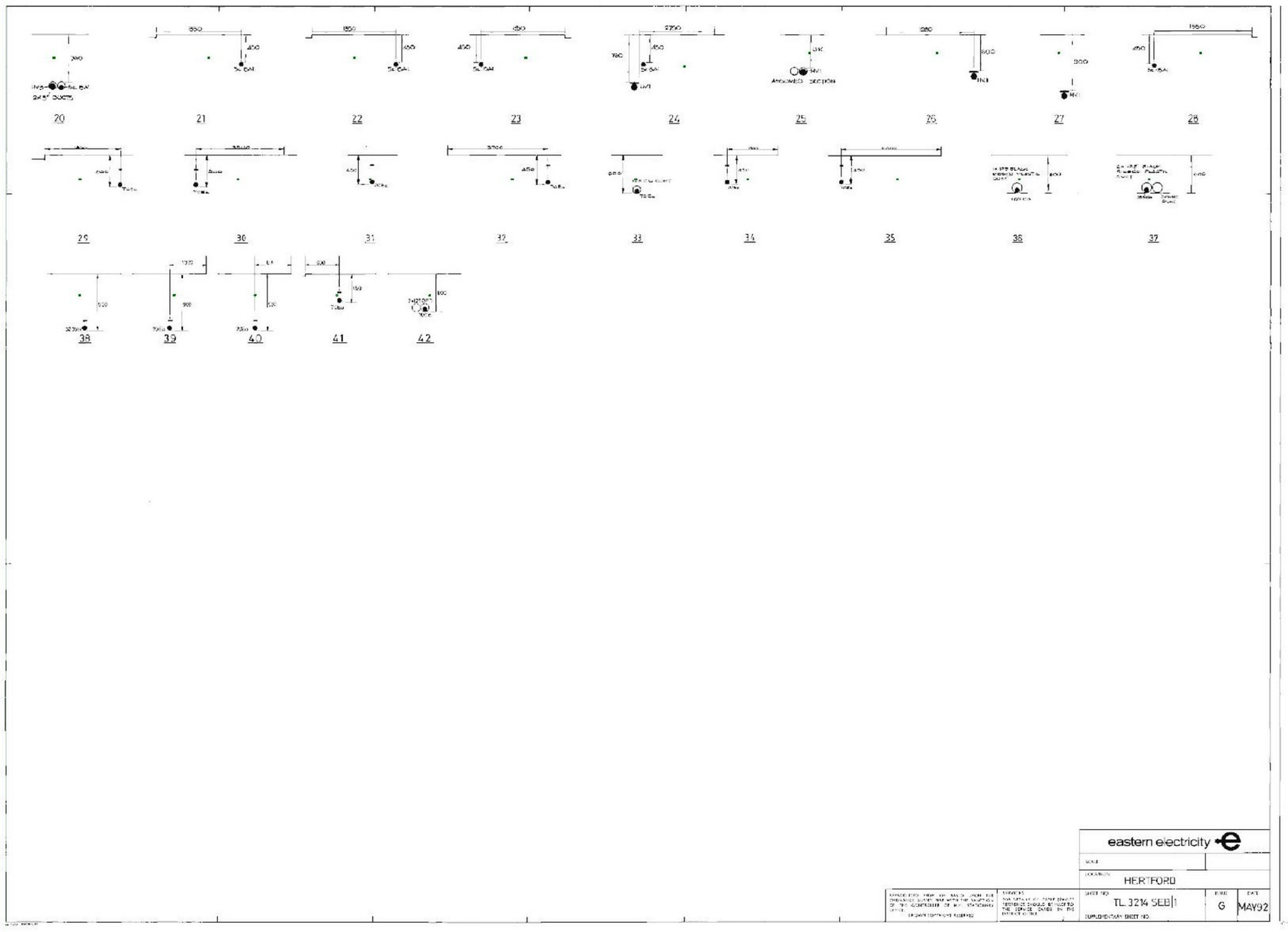
S1



Plotted By: Martin Johnson

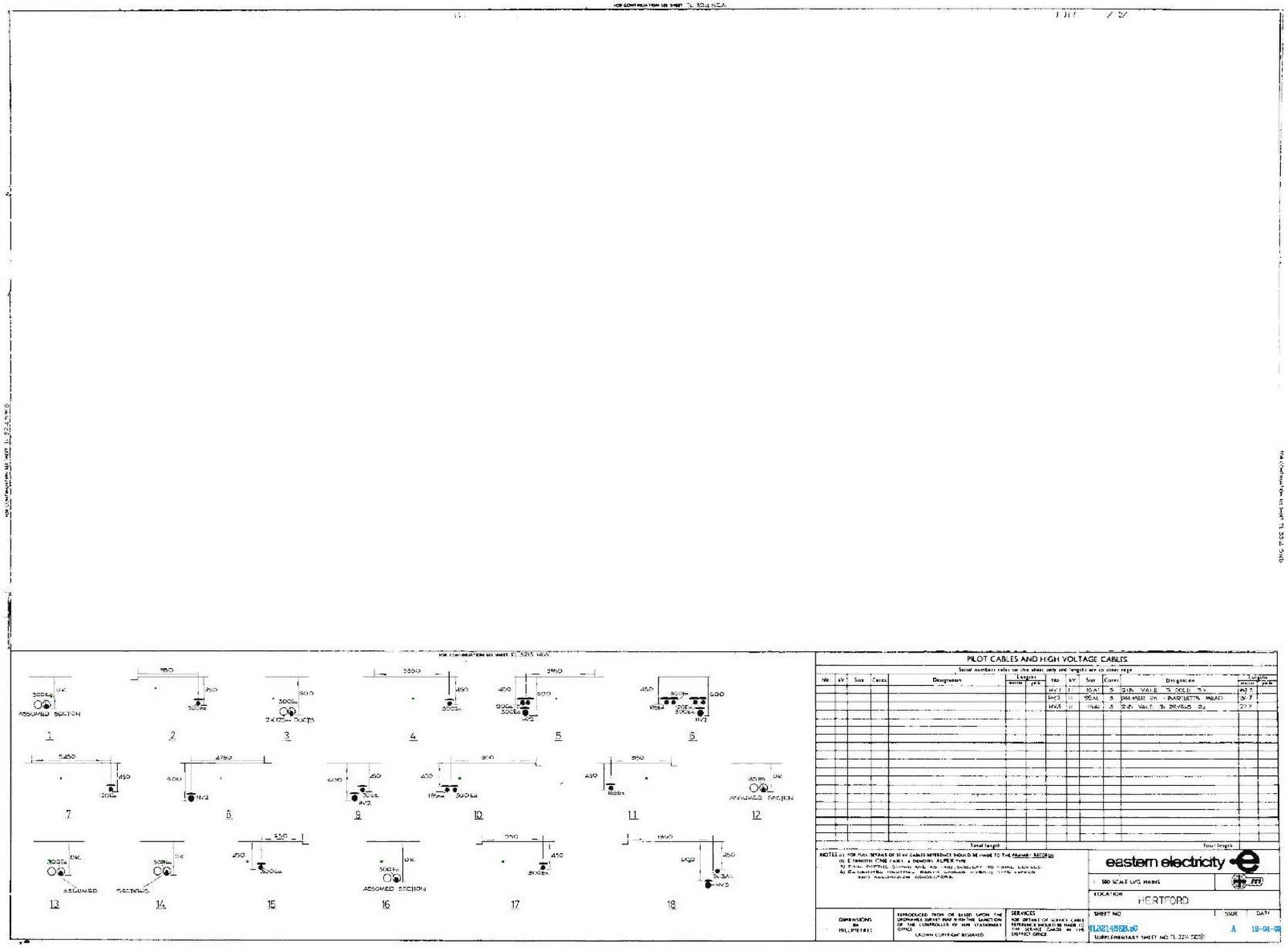
Plotted On 07/12/2016

2016/2240827

TL3214SEB

UK Power Networks

TL3214SEB 1:500 LV



Plotted By: Martin Johnson

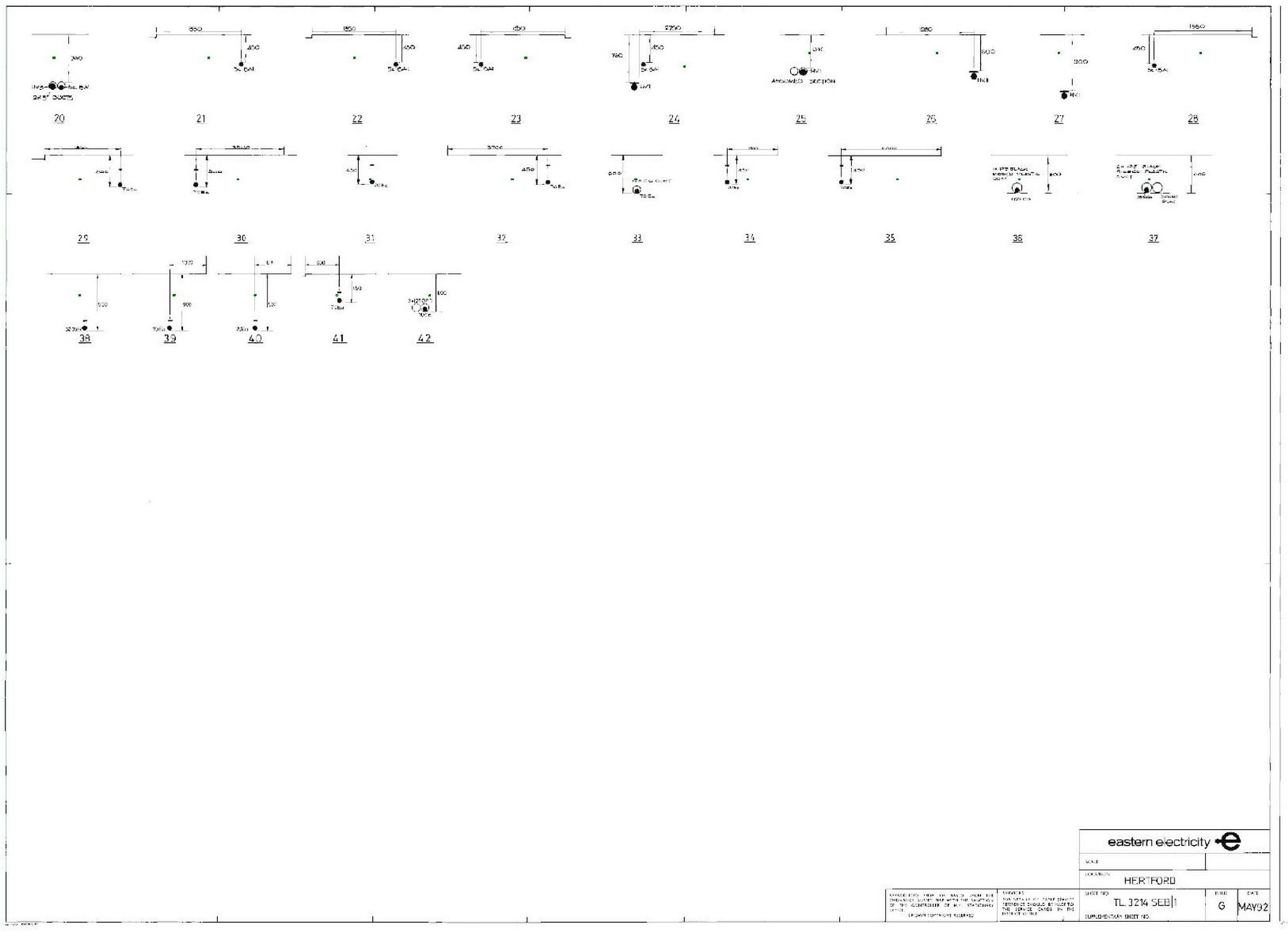
2016/2240827

Plotted On 07/12/2016

TL3214SEB

UK Power Networks

S1



Plotted By: Martin Johnson

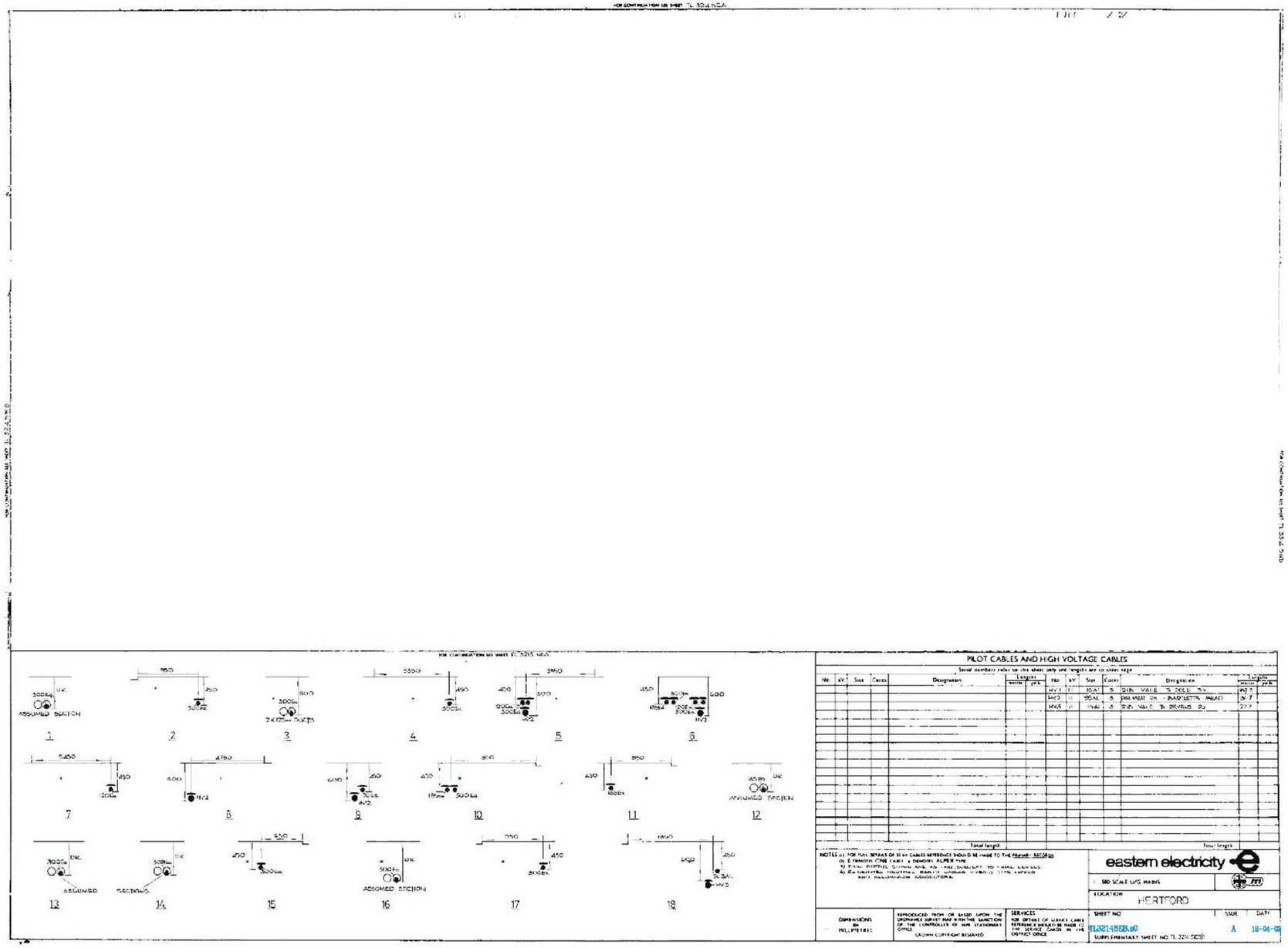
Plotted On 07/12/2016

2016/2240827

TL3214SEB

UK Power Networks

TL3214SEB 1:500 LV



Plotted By: Martin Johnson

2016/2240827

Plotted On 07/12/2016

TL3214SEB

UK Power Networks

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214SE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

For details of the symbology please refer to
http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml

PRIMARY CABLES
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

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2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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EMERGENCY – If you damage a cable or line
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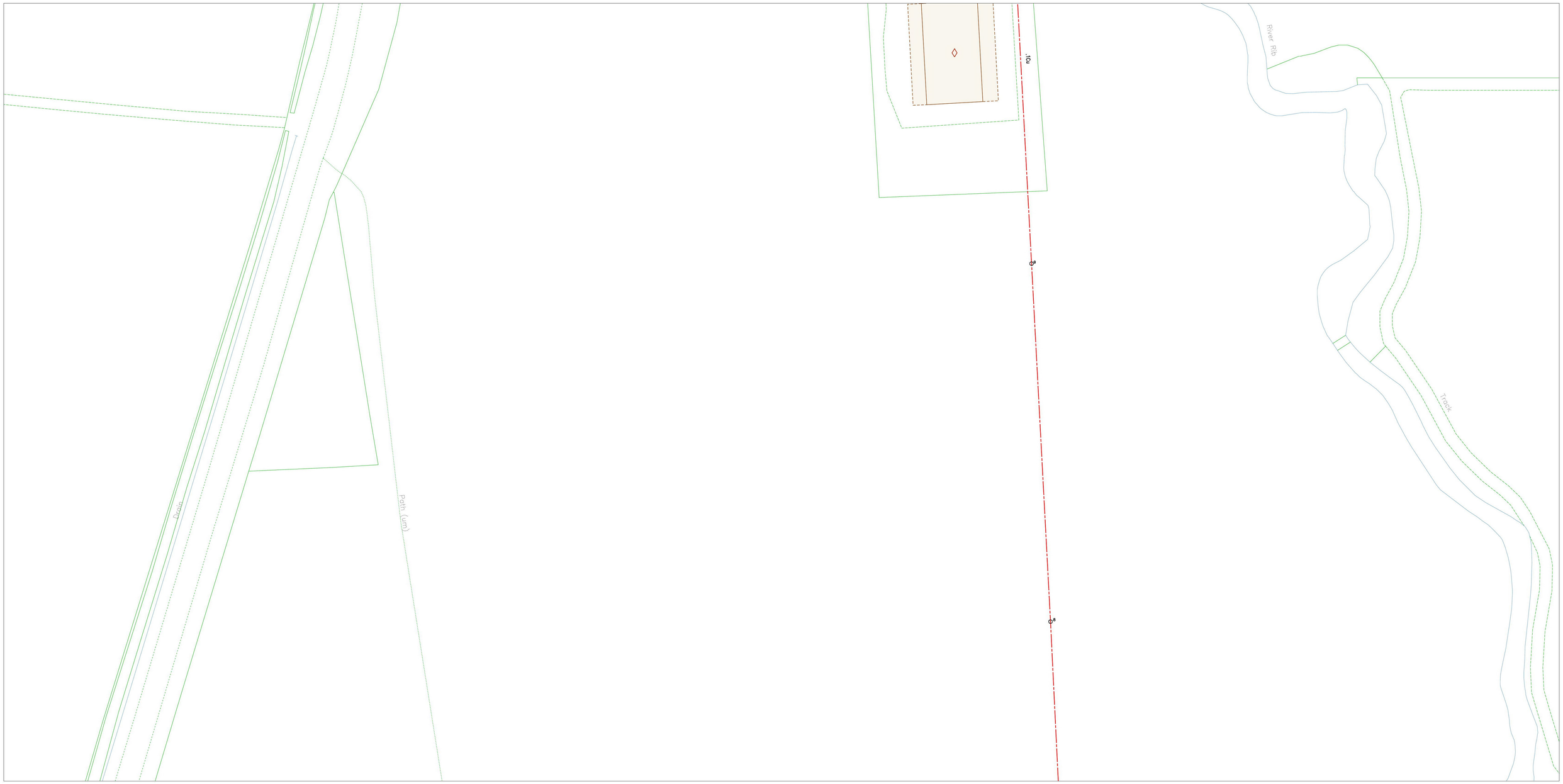

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3214NE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

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3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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S0

TL3114NEB 1:500 LV

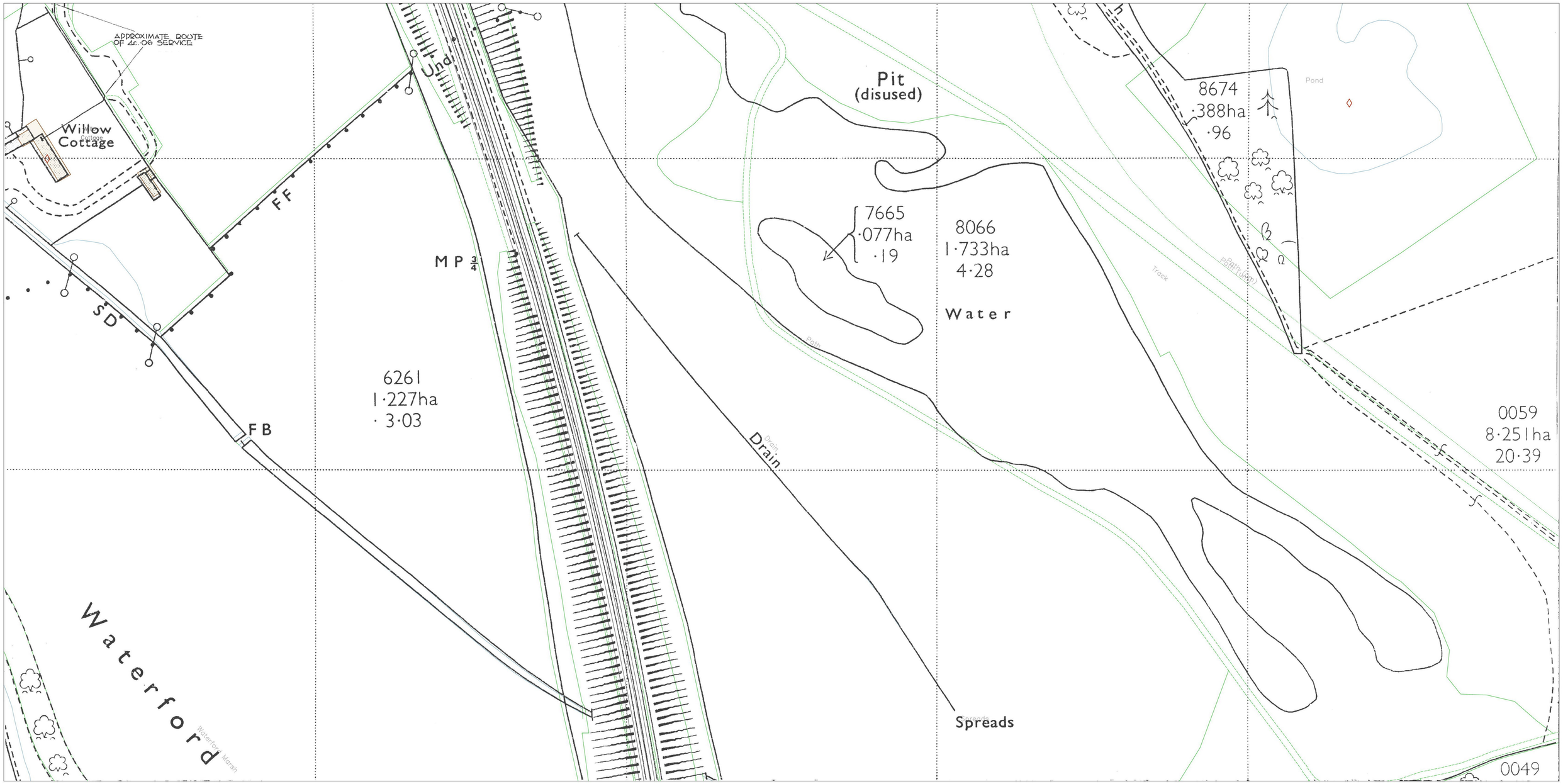
Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3114NEB

UK Power Networks



0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3114NE

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

For details of the symbology please refer to
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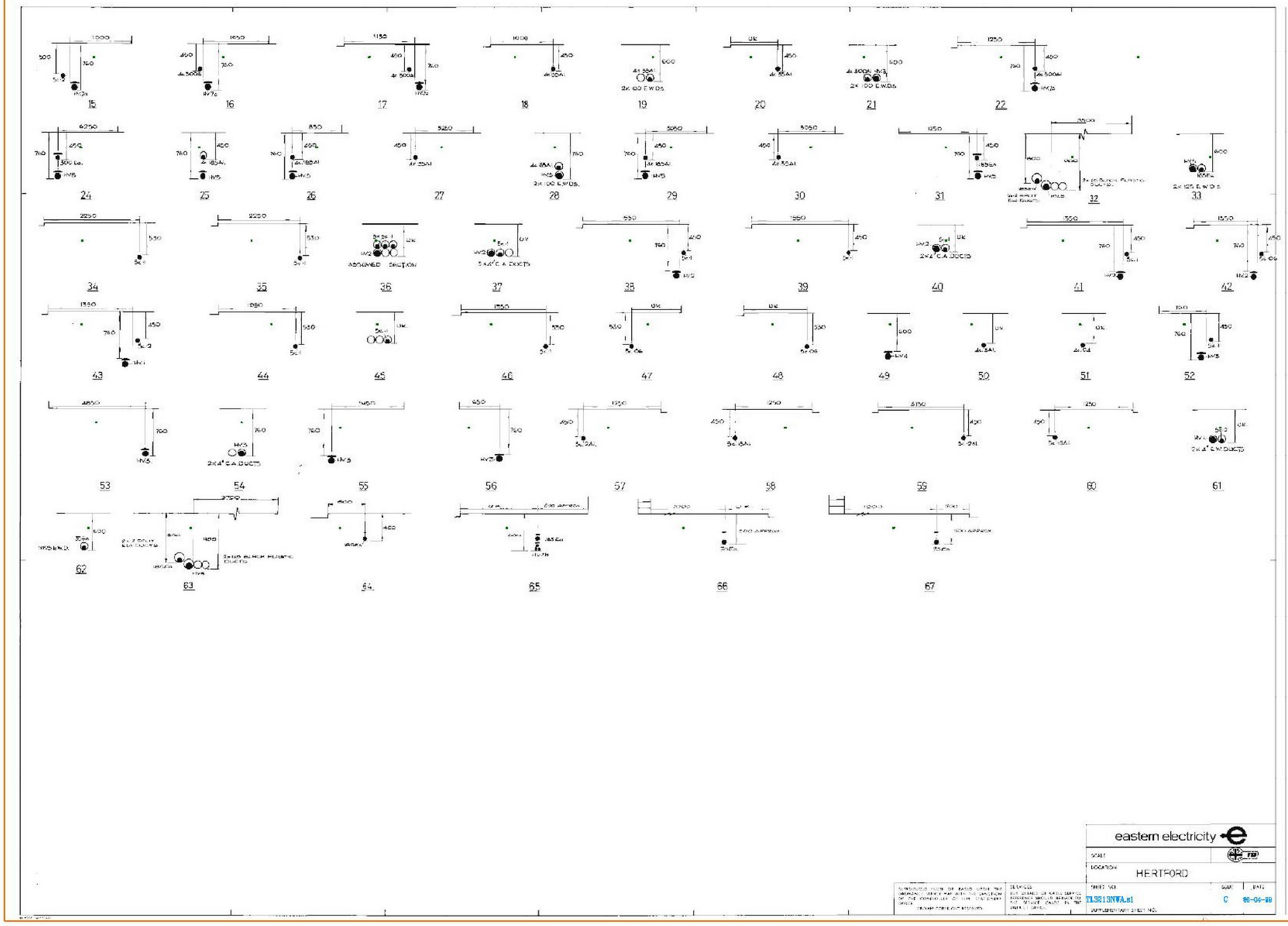
S1



Plotted By: Martin Johnson

2016/2240827

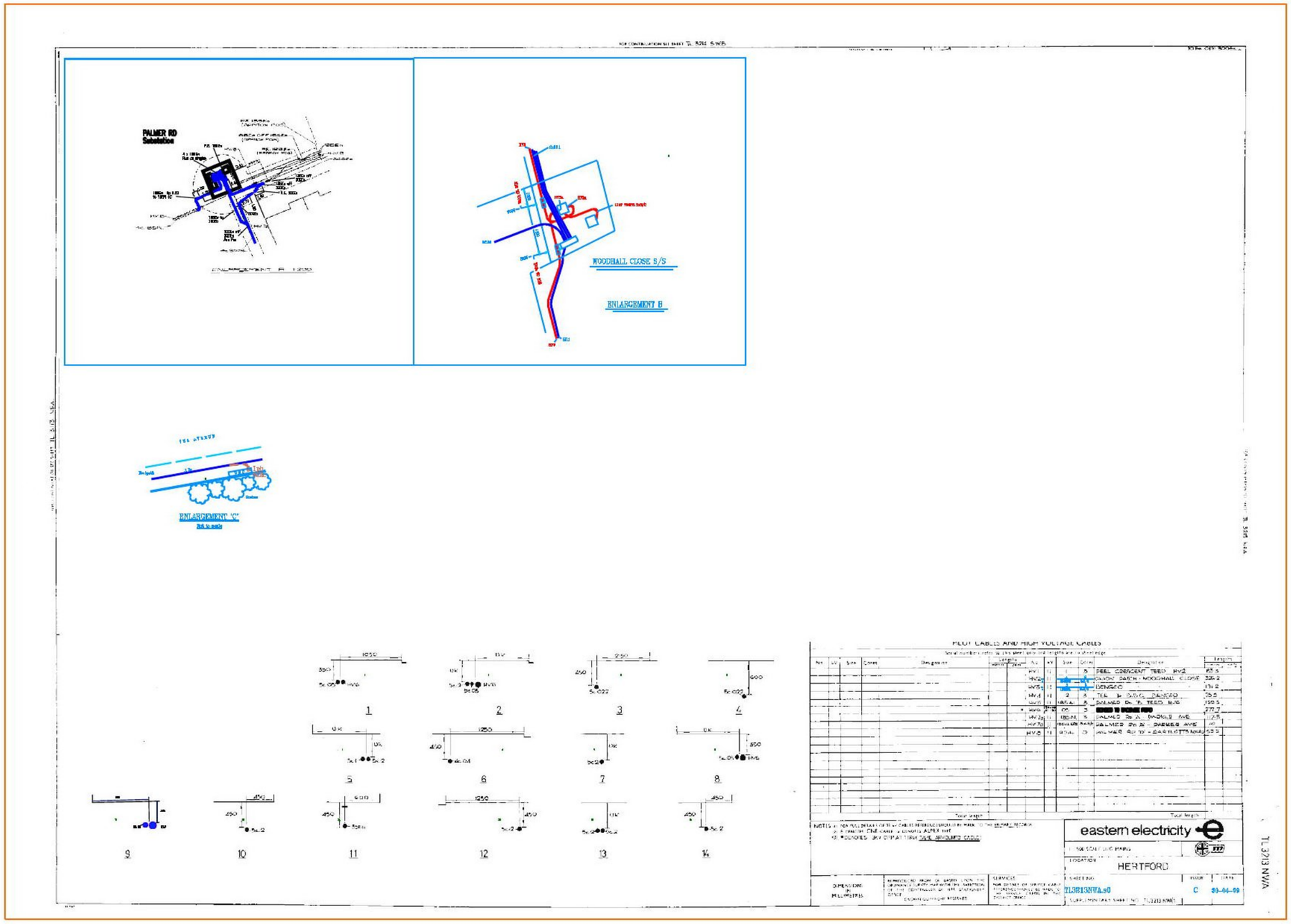
Plotted On 07/12/2016

TL3213NWA

UK Power Networks

s0

TL3213NWA 1:500 LV



Plotted By: Martin Johnson

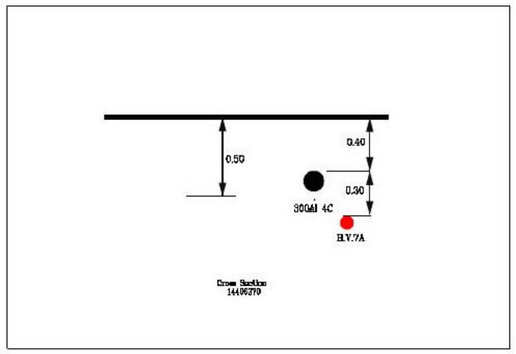
2016/2240827

Plotted On 07/12/2016

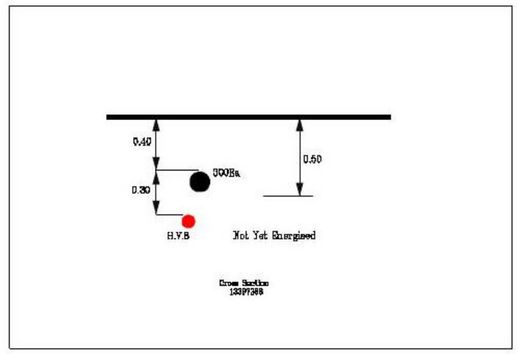
TL3213NWA

UK Power Networks

Cross Section (14406370)



Cross Section (13397368)



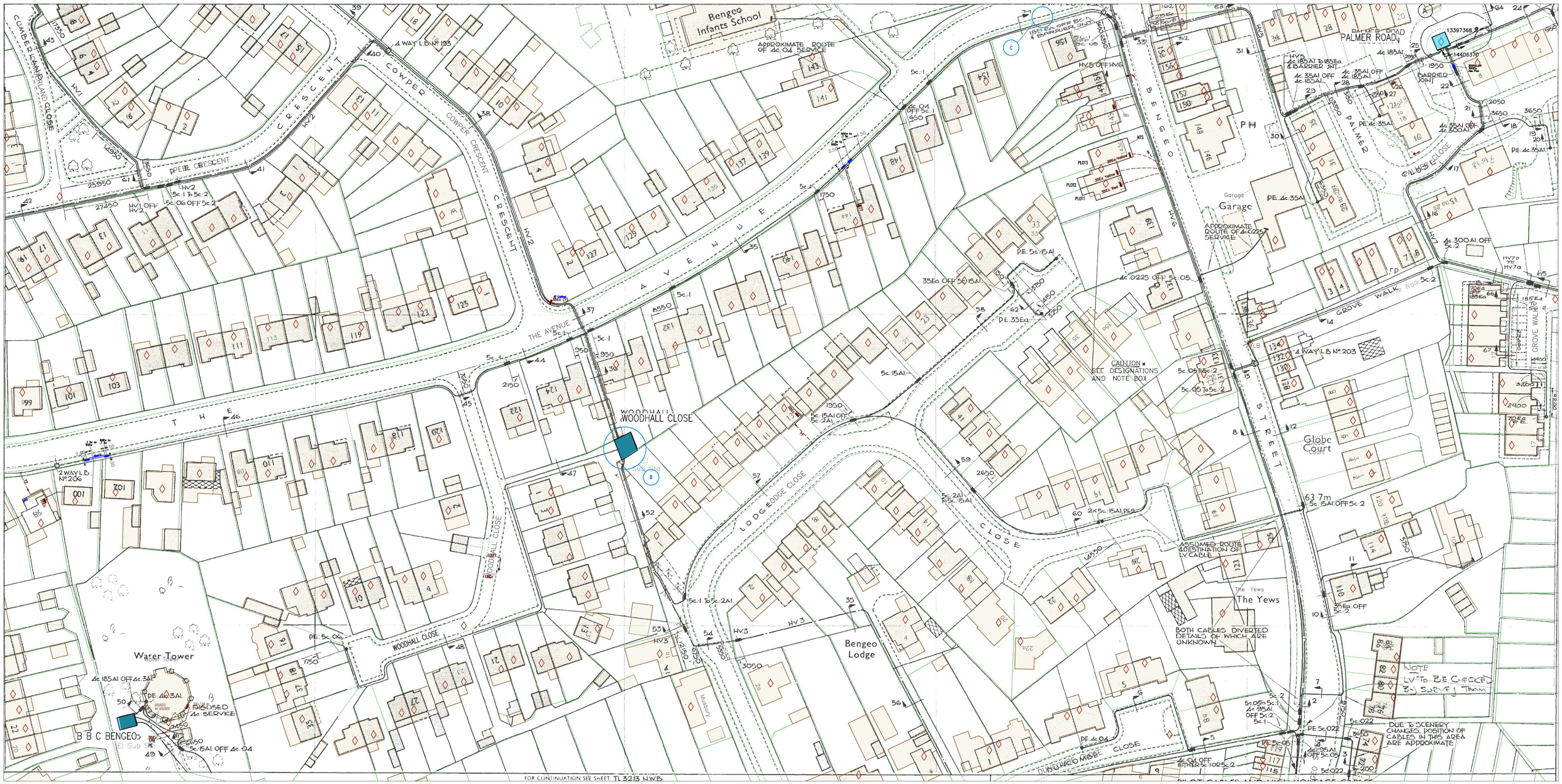
Plotted By: Martin Johnson

Plotted On 07/12/2016

2016/2240827

TL3213NWA

UK Power Networks



0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m

Plotted On : 07/12/2016

Plotted By : Martin Johnson

Plot Description: SHEPHERDS COURT, HERTFORD SG14 3LZ

2016/2240827/ug_mains

Map Centre : TL3213NW

UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
[redacted]

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From: Prelims EPN
To: Nick Page
Subject: 8500048505 Budget Estimate - Land to the North of Hertford SG14 3HE
Date: 15 February 2017 12:16:12
Attachments: 8500048505 Budget Estimate - Land North of Hertford.pdf

---

Good Afternoon Nick,

As discussed please find your estimate attached for the new domestic development consisting of 150x dwellings.

Your feedback is important to us, and we would be grateful if you would complete a short questionnaire to tell us about the service that you have received in relation to this quotation. The customer relations team do contact a small number of customers by telephone as well. You can remain anonymous if you prefer when you provide this feedback. Please follow this link to complete the survey; it will take you only a few minutes. Thank you in advance for your help.

If you have any questions or queries please do not hesitate to contact me.

Many Thanks
Abby

Abby Cardall
Project Designer

UK Power Networks
Metropolitan House | Potters Bar | EN6 1AG
Tel: 01279 824 624
PrelimsEPN@ukpowernetworks.co.uk

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UK Power Networks Holdings Limited
Registered in England and Wales No. 7290590.

Registered Office
Newington House
237 Southwark Bridge Road
London SE1 6NP

Company:
UK Power Networks
(Operations) Limited

Registered in England and Wales No: 3870728

Mr. Nicholas Page
Waterman Building Services Ltd
Halifax House
Halifax Place
NOTTINGHAM
NG1 1QN

14 February 2017

Our Ref: 8500048505 / QID 3000009381

Your Ref:

Dear Mr. Page,

Site Address: Land to the North of Hertford / Hertford SG14 3HE

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.

1. Budget estimate:

The budget estimation for this work is:

Description

New Domestic Development consisting of 150x Gas Heated Dwellings

Phase 1

£90,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network on site. This estimate includes the removal of the existing Pole Mounted Transformer and Pole. New High Voltage cable will then be laid approx. 200m on site and terminated into a new Substation positioned within the centre of site. This estimate also includes various Low Voltage cable being laid across site and terminating into 50x Single Phase 100amp (2kVA) Cut-outs located within Phase 1 and reconnecting existing supplies previously fed from the redundant Pole Mounted Transformer.

Phase 2

£65,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our Low Voltage network on site upon completing Phase 1. This estimate includes various Low Voltage cable being laid across site from the newly installed Substation outlined above and terminating into 100x Single Phase 100amp (2kVA) Cut-outs located within Phase 2.

****This estimate is based on the new Substation being positioned within Phase 2 Site and on the basis that a roadway is already constructed****

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.

If you would like to proceed to a formal offer of connection then you should apply for a quotation,
Please refer to our website
http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf 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

[redacted]

Abby Cardall
METROPOLITAN HOUSE
Potters Bar
HERTS
EN6 1AG
01279 824 624
PRELIMSEPN@UKPOWERNETWORKS.CO.UK

D. Telecoms Asset Records & Correspondence

CHECKED

openreach
a BT Group business
BT

Our Ref: Ref shown on map

Date of issue shown on map

email: DBYD@openreach.co.uk
Phone: 0800 023 2023. Option 5

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods
Email Dial before you dig DBYD@openreach.co.uk
Visit the website www.dialbeforeyoudig.com

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

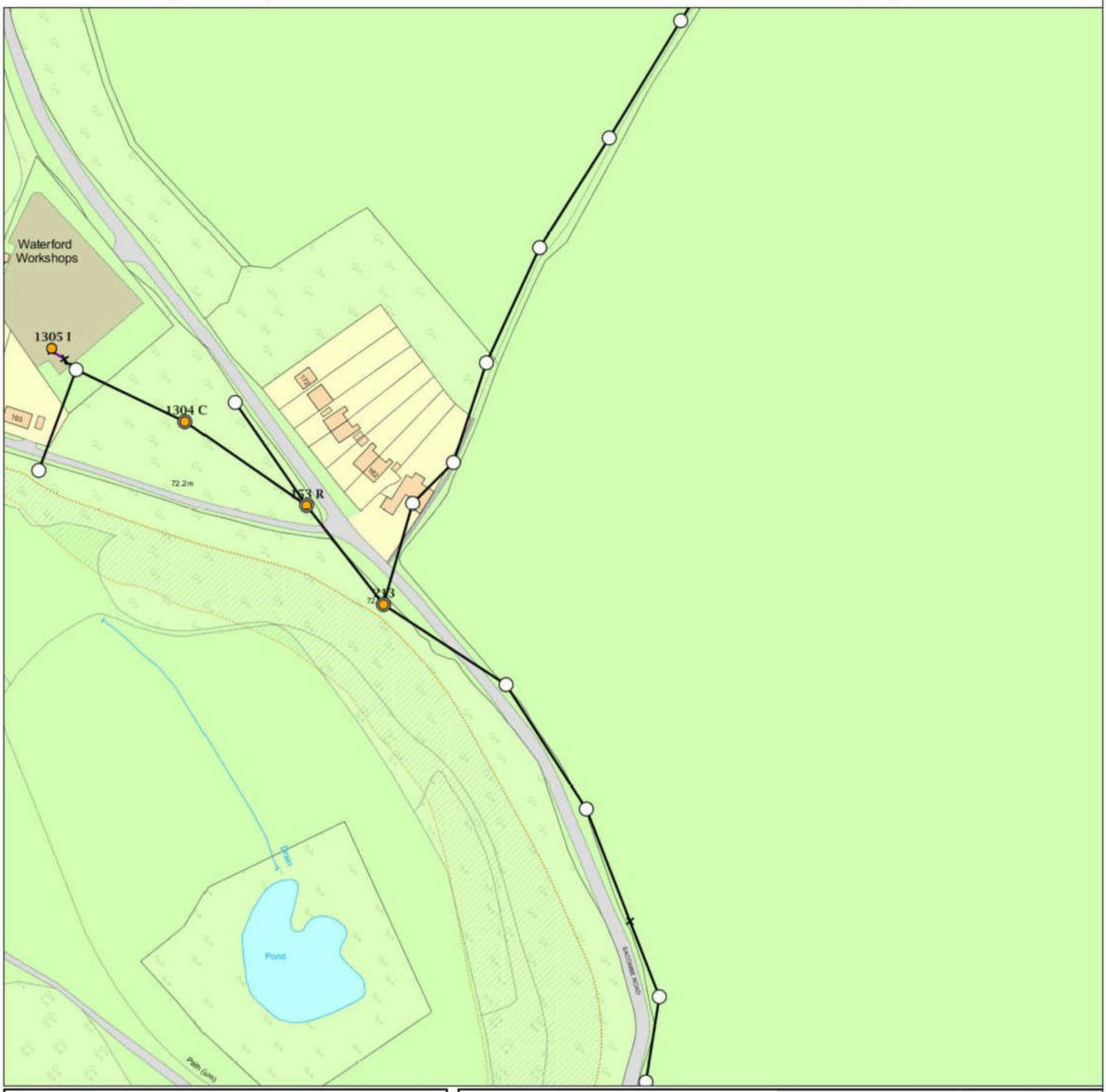
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only.
No guarantee is given of its accuracy.
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[redacted]

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	+
Built		Split Coupling	X
Planned		Duct Tee	▲
Inferred		Planned Box	
Building		Manhole	
Kiosk	K	Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

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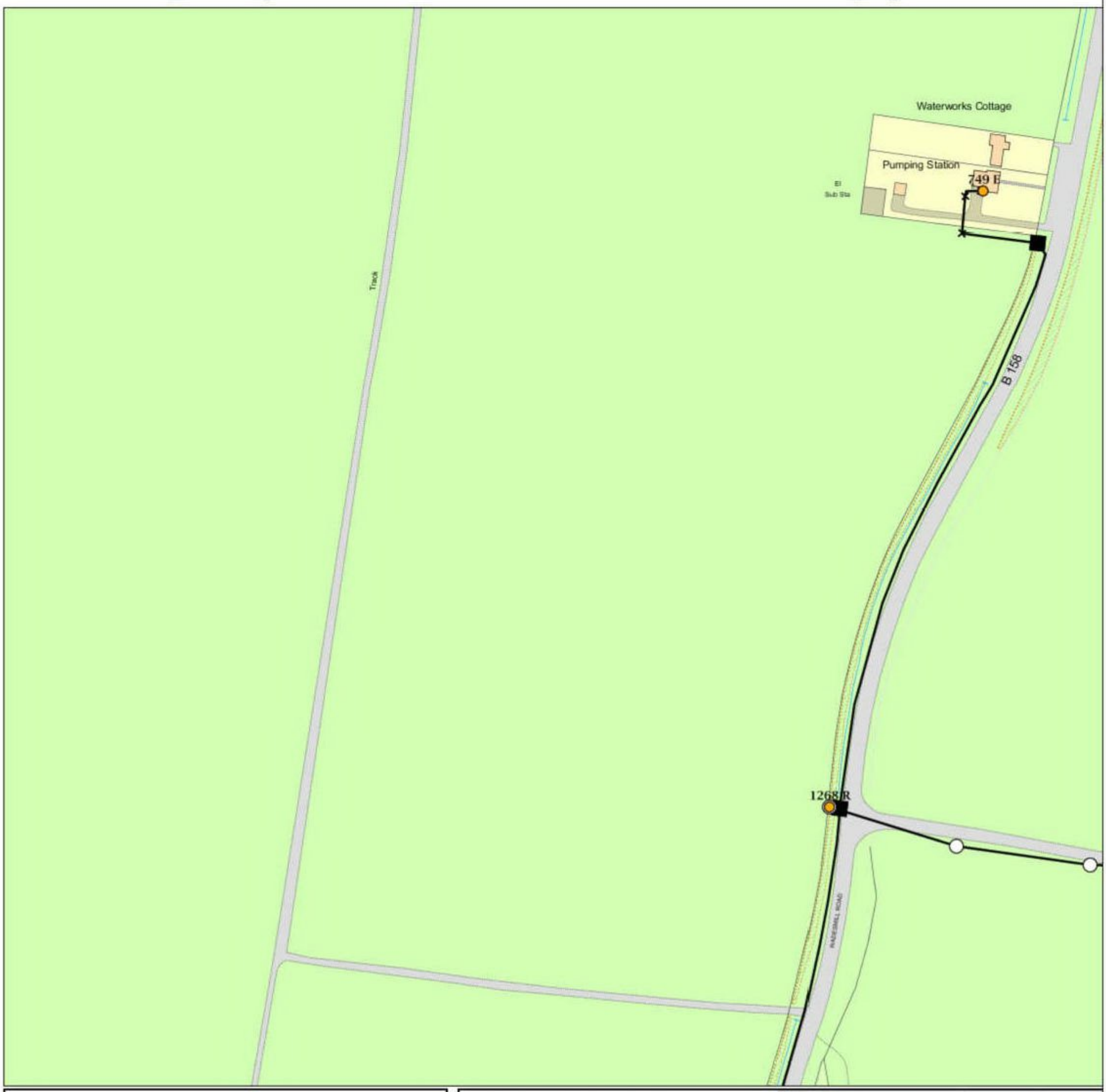
a BT Group business

BT Ref : LKP06386L
Map Reference : (centre) TL3204814916
Easting/Northing : (centre) 532048,214
Issued : 06/12/2016 06:39:08

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only.
No guarantee is given of its accuracy.
It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

[redacted]

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KEY TO BT SYMBOLS

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PCP		Joint Box	
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Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk	K	Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

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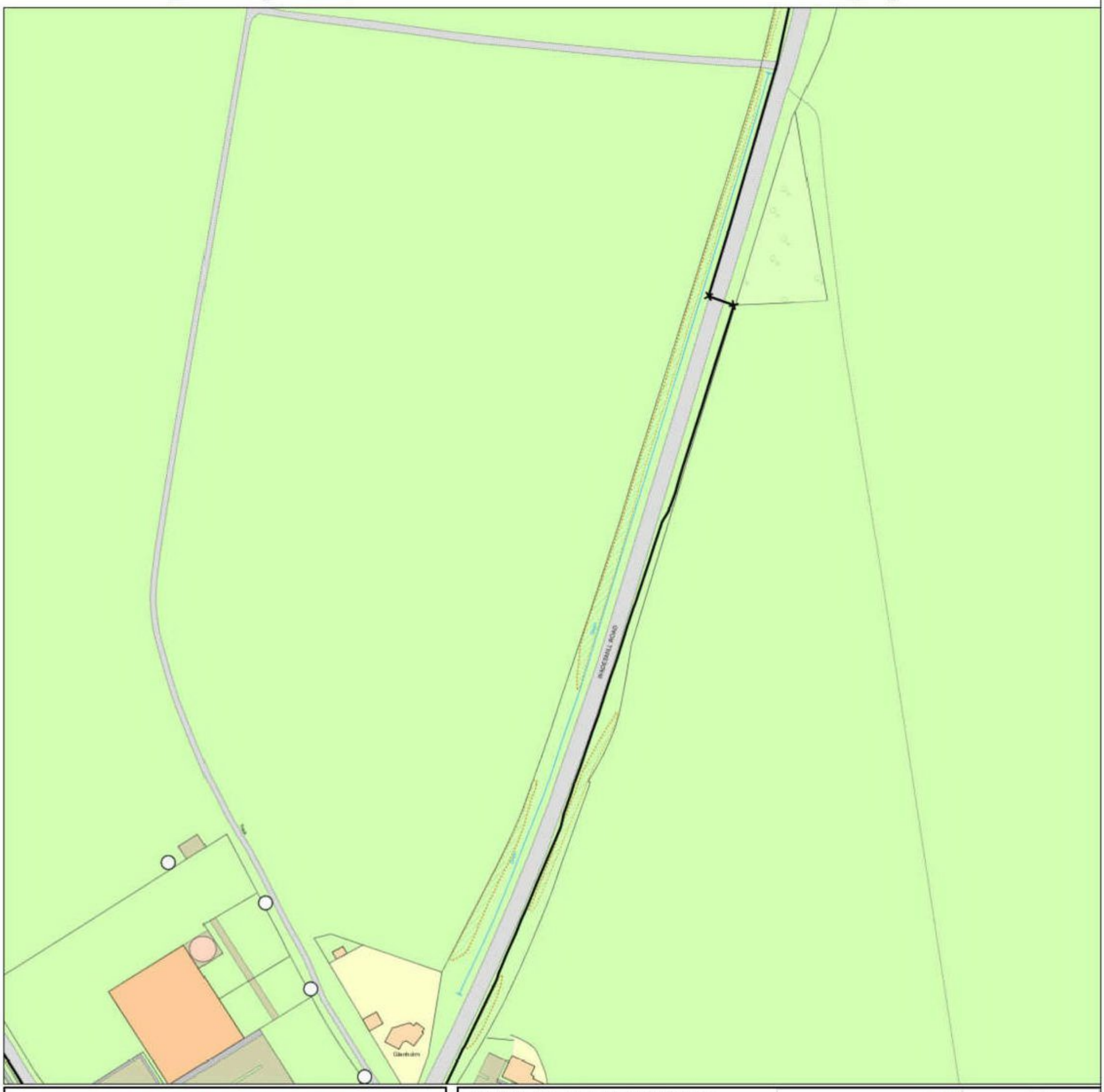
a BT Group business

BT Ref : APJ06409D
Map Reference : (centre) TL324831492[illegible]
Easting/Northing : (centre) 532483,214[illegible]
Issued : 06/12/2016 06:41:02

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



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[redacted]

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	+
Built		Split Coupling	×
Planned		Duct Tee	▲
Inferred		Planned Box	
Building		Manhole	
Kiosk	(K)	Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

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BT Ref : KCC06419Q
Map Reference : (centre) TL3249514488
Easting/Northing : (centre) 532495,214
Issued : 06/12/2016 06:41:15

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply

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[redacted]

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	+
Built		Split Coupling	×
Planned		Duct Tee	▲
Inferred		Planned Box	
Building		Manhole	
Kiosk	(K)	Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

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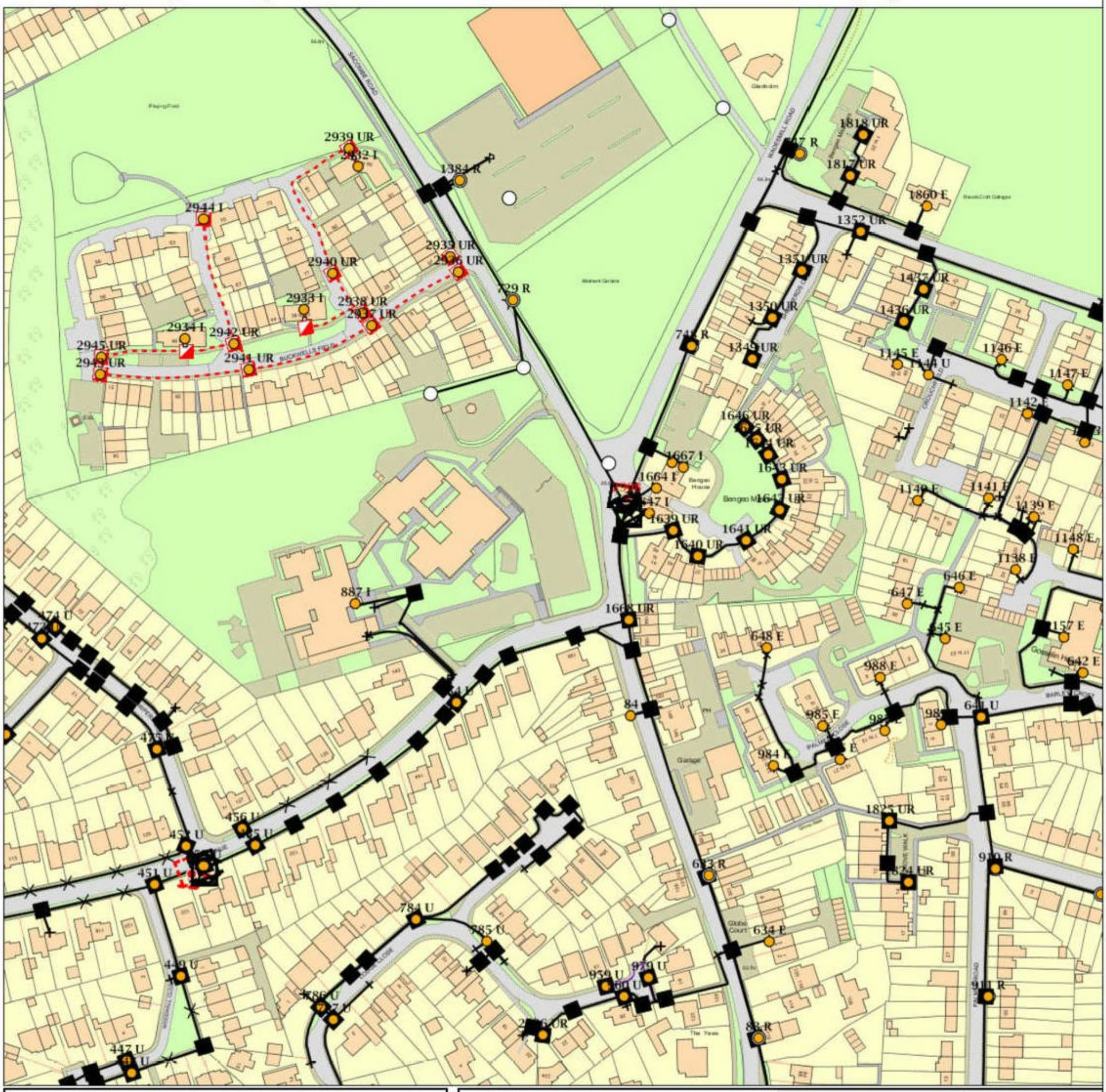
BT Ref : YKB06422D
Map Reference : (centre) TL320661447
Easting/Northing : (centre) 532066,214
Issued : 06/12/2016 06:42:39

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



IMPORTANT WARNING

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It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

[redacted]

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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	K
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	+
Split Coupling	X
Duct Tee	▲
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

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a BT Group business

BT Ref : QUN06422Z
Map Reference : (centre) TL3233214038
Easting/Northing : (centre) 532332,214(
Issued : 06/12/2016 06:43:14

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

CHECKED

ATKINS
The Hub, 500 Park Avenue
Aztec West, Almondsbury
Bristol
BS32 4RZ

Virgin Media
Plant Enquiries
Units 1-12
Mayfair Business Park
Broad Lane, Bradford
BD4 8PW

Tel: 0870 888 3116 Opt 2

Plant Enquiry Ref:	VM.164695
Letter Date	15.12.2016
Your Ref:	51078
Date:	16.12.2016

Dear Sir/Madam,

Enquiry Location: Shepherds Court, HERTFORD

Thank you for your enquiry regarding work at the above location.

I enclose a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Virgin Media.

You will be aware that you have a duty to ensure that no damage results to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optic, Coaxial and/or 240v Power Cables and as such, special care must be taken when excavating this area.

Should you require Virgin Media apparatus to be diverted we must agree a specification of works and provide a detailed estimate of costs. The costs are £720 (Business) or £240 (Residential) Inc VAT and the charge applies to each individual scheme requested.
Both the estimate and specification will be sent to you within 25 working days of when the payment was received.
This initial payment will cover the following: -

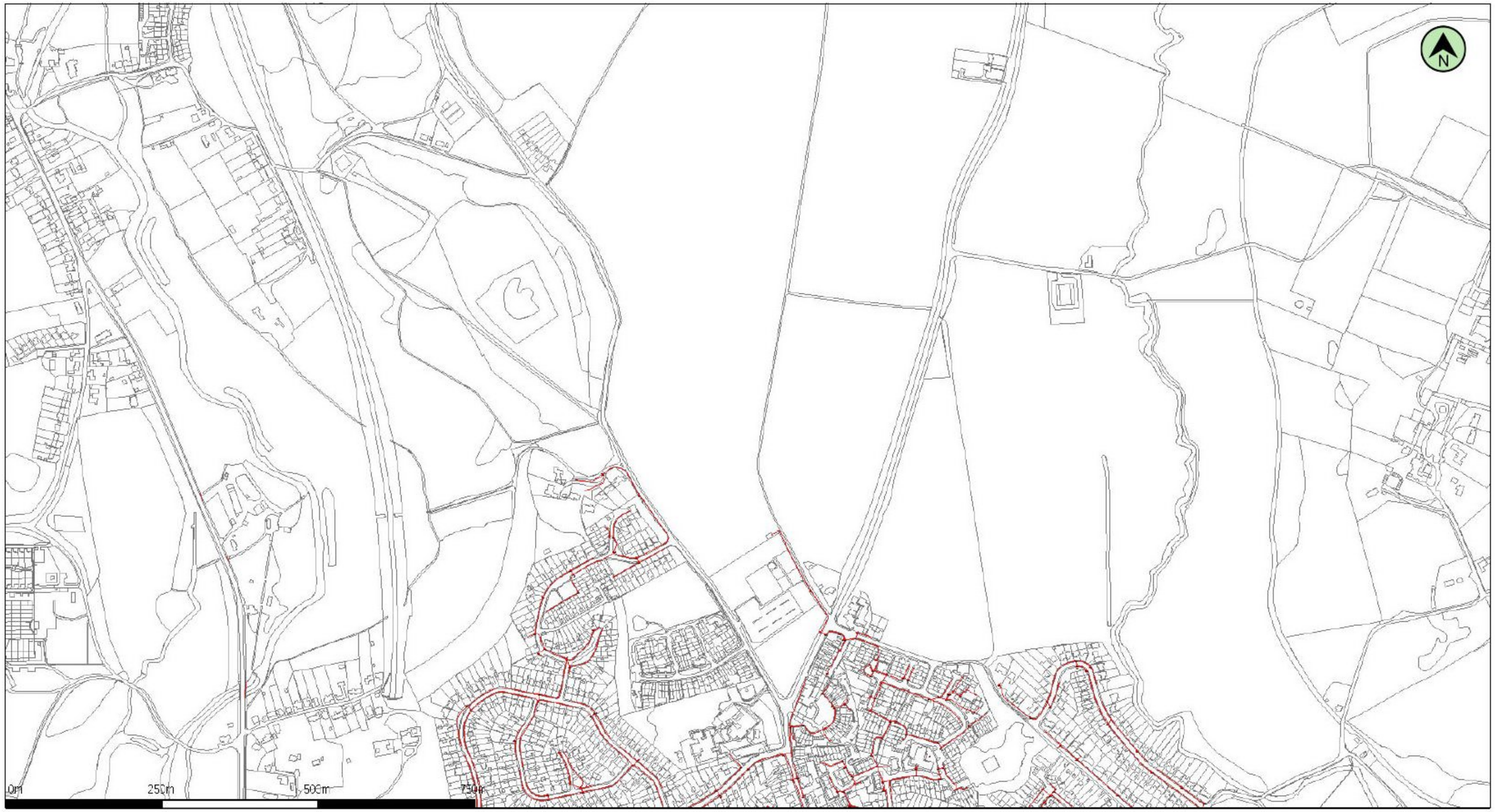
- Detailed site visit by an experienced planning engineer.(Up to 10 hours planning time)
- Detailed specification of works.
- Detailed breakdown of costs.

Payment is required in advance for the estimated cost of detailed design work and the charge applies whether or not your works proceed. Please supply us with your payment and a copy of your plans or drawings and quote 'Our Ref' as above.
The address to send the cheque is:
Diversionary Works, Virgin Media, 1 Dove Wynd, Strathclyde Business Park Bellshill ML4 3AL

Or if you prefer to talk, please call the Diversionary Team on: 0800 408 0088 Option 1

Yours faithfully

National Plant Enquiries Team,



(c) Crown copyright and database rights 2016 Ordnance Survey 100019209 Date: 16/12/16 Scale: 1:8587 Map Centre: 532298,214556 Data updated: 06/11/16 Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2016 Ordnance Survey 100019209.

Duct, Trench Chamber Cabinet

shalini.akshintala@virginmedia.co.uk

Virgin media

E. Sewer Asset Records & Correspondence

Appendices

Land off Sacombe Rd, Bengeo, Herts

Document Reference: WIE12528

WIE12528-1-1-3-Utilities Appraisal

Asset Location Search

Atkins Telecoms
Stats Enquiries Team The Hub
500Park Avenue
BRISTOL
BS32 4RZ

Search address supplied Shepherds Court, HERTFORD
SG14 3HE

CHECKED

Your reference 51078

Our reference ALS/ALS Standard/2016_3469900

Search date 5 January 2017

Notification of Price Changes...

From **1 September 2016** Thames Water Property Searches will be increasing the prices of its Asset Location Searches. This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at

www.thameswater-propertysearches.co.uk

Asset Location Search

Search address supplied: Shepherds Court, HERTFORD, SG14 3HE

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This searchprovides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Asset Location Search

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

TL3214SE
TL3214SW
TL3114NE
TL3213NW

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

The following quartiles have not been printed as they contain no assets:

TL3214NW
TL3214NE

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an ‘as constructed’ record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Asset Location Search

Following examination of our statutory maps, Thames Water has been unable to find any plans of water mains within this area. If you require a connection to the public water supply system, please write to:

New Connections / Diversions
Thames Water
Network Services Business Centre
Brentford
Middlesex
TW8 0EE

Tel: 0845 850 2777
Fax: 0207 713 3858
Email: developer.services@thameswater.co.uk

The following quartiles have not been printed as they are out of Thames' water catchment area. For details of the assets requested please contact the water company indicated below:

TL3214SE	Affinity Water
TL3214SW	Affinity Water
TL3214NW	Affinity Water
TL3114NE	Affinity Water
TL3214NE	Affinity Water
TL3213NW	Affinity Water

Affinity Water Ltd
Tamblin Way
Hatfield
AL10 9EZ

Tel: 0845 7823333

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Asset Location Search

Payment for this Search

A charge will be added to your suppliers account.

Asset Location Search

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0845 850 2777
Email: developer.services@thameswater.co.uk

Asset Location Search Sewer Map - ALS/ALS Standard/2016_3469900	TL3214SE

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 532750,214250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
8101	43.02	39.94
8151	43.08	40.75
8152	40.37	38.39
811A	n/a	n/a
811B	n/a	n/a
501A	n/a	n/a
511A	n/a	n/a
501B	n/a	n/a
5102	61.67	60.33
501C	n/a	n/a
501D	n/a	n/a
5001	58.85	56.3
5101	59.3	57.77
601A	n/a	n/a
6001	57.42	54.26
601C	n/a	n/a
601B	n/a	n/a
6002	55.6	52.45
6003	54.37	51.72
6004	.01	n/a
8051	38.22	36.41
8153	.01	n/a
8001	38.05	37.14
8052	38.01	36.53
8154	.01	n/a
8002	37.99	n/a
8053	37.64	36.84
7051	50.64	49.38
7001	50.44	46.71
7052	48.33	46.19
7101	45.15	42.43
7151	44.87	43.43
701A	n/a	n/a
811C	n/a	n/a
8103	38.25	37.33

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Asset Location Search Sewer Map - ALS/ALS Standard/2016_3469900	TL3214SW

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 532250,214250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
401B	n/a	n/a
401A	n/a	n/a
3005	65.82	64.51
401D	n/a	n/a
401C	n/a	n/a
3102	65.26	63.03
4102	65.25	n/a
4101	63.64	61.5
2201	66.8	65.11
211A	n/a	n/a
2101	66.14	64.43
3101	65.96	63.75
3006	66.34	63.26
3007	66.03	62.67
3008	65.79	62.23
3002	66.09	62.62
3003	65.98	64.23
3004	65.89	64.38
3001	65.74	n/a
101A	n/a	n/a
0001	71.25	66.4
0002	70.87	66.84
0003	70.79	67.18
0101	70.78	67.49
0102	70.64	68.67
0103	71.46	n/a
211B	n/a	n/a
021A	n/a	n/a
021B	n/a	n/a
2301	67.54	65.71
1301	69.04	66.3

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Asset Location Search Sewer Map - ALS/ALS Standard/2016_3469900

TL3114NE

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 531750,214750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
591A	n/a	n/a
5802	.01	n/a
5801	.01	n/a

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Asset Location Search Sewer Map - ALS/ALS Standard/2016_3469900

TL3213NW

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 532250,213750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
391I	n/a	n/a
491F	n/a	n/a
491E	n/a	n/a
491D	n/a	n/a
491C	n/a	n/a
491A	n/a	n/a
491B	n/a	n/a
291E	n/a	n/a
291G	n/a	n/a
291F	n/a	n/a
2901	68.6	64.96
291H	n/a	n/a
291D	n/a	n/a
391C	n/a	n/a
391D	n/a	n/a
3901	68.06	64.7
391B	n/a	n/a
391H	n/a	n/a
391G	n/a	n/a
391F	n/a	n/a
391E	n/a	n/a
3903	64.97	61.89
3950	64.27	62.64
081A	n/a	n/a
081B	n/a	n/a
1803	69.6	66.42
0801	69.98	67.91
1802	69.59	66.25
1801	69.34	65.37
091C	n/a	n/a
191A	n/a	n/a
091A	n/a	n/a
091B	n/a	n/a
0902	71.04	66.95
0901	70.54	66.27
1901	69.81	65.64
1902	70.58	65.84
3750	67.04	66.32
4702	64.96	60.88
371A	n/a	n/a
471C	n/a	n/a
4751	64.33	n/a
471A	n/a	n/a
471B	n/a	n/a
4750	64.09	62.69
4701	64.22	61.14
481B	n/a	n/a
481A	n/a	n/a
381B	n/a	n/a
481C	n/a	n/a
4851	59.85	58.72
4852	61.01	59.96
4853	61.35	59.3
481D	n/a	n/a
4850	63.63	62.09
4854	61.09	59.8
4855	59.66	58.38
3801	63.95	61.55
281A	n/a	n/a
291C	n/a	n/a
291B	n/a	n/a
291I	n/a	n/a
391A	n/a	n/a
0601	69.15	66.27
0650	69.04	67.88
1650	68.81	67.55
1601	68.8	65.83
1651	68.76	67.48
161A	n/a	n/a
1602	68.31	65.42
1750	68.26	67.05
171A	n/a	n/a
271A	n/a	n/a
2701	67.65	65.07
2750	67.64	66.67
2502	67.75	64.8
261A	n/a	n/a
2601	67.27	64.22
3650	67.3	65.75
3701	67.2	64.77
361F	n/a	n/a
361A	n/a	n/a
361B	n/a	n/a
361E	n/a	n/a
361D	n/a	n/a
351C	n/a	n/a
3654	n/a	n/a
3655	n/a	n/a
351D	n/a	n/a
3656	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
3651	67.44	n/a
3602	67.46	n/a
3652	67.24	64.77
3603	67.36	60.37
461G	n/a	n/a
461F	n/a	n/a
461A	n/a	n/a
461D	n/a	n/a
4602	68.09	n/a
461B	n/a	n/a
2501	68.08	65.15
2503	67.76	65.65
251A	n/a	n/a
351A	n/a	n/a
351H	n/a	n/a
351B	n/a	n/a
351G	n/a	n/a
351F	n/a	n/a
351E	n/a	n/a
3550	68.42	66.85
3501	68.45	62.06
0550	69.02	67.62
151A	n/a	n/a
1550	67.92	66.04
1501	67.68	66.04
2550	67.7	66.52

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2016_3469900

0 40 80 160 240 320
Meters

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

Scale:	1:6440
Width:	1799m
Printed By:	Vkumar1
Print Date:	05/01/2017
Map Centre:	532283,214487
Grid Reference:	TL3214SW

Comments:

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

Gulley

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 '0' 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 milimetres. 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 Insight on 0845 070 9148.

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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 him 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.

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

From: Nick Page
To: "DEVELOPER.SERVICES@THAMESWATER.CO.UK"
Subject: FW: IRef:1014794234 DS6029575 PDEV SG14 3HG Land of Sacombe
Date: 15 February 2017 12:17:36
Attachments: Thames Water.pdf
WEI10916 BENGEO ACCESS DRAWING-A3.pdf
Site Location Plan (amended red line).pdf

Hi again David,

Following on from the email below can I please just add the following.

The Site is unlikely to be suitable for a gravity foul water connection. The preferred point of connection is therefore the following (as outlined previously)

- Pumping to achieve a connection to manhole reference 2201 within Sacombe Road (Manhole 2201 Cover Level: 66.8mAOD Invert Level: 65.11mAOD)

Please can you confirm the suitability of connecting foul flows in this location?

With regard to a foul water flow rate, using Sewers for Adoption 7th Edition the anticipated foul flows are likely to be closer to **6.7l/s**

Please can you provide your response based on 6.7l/s?
Kind regards,

Nicholas Page
Engineer
Waterman Infrastructure & Environment
Halifax House | Halifax Place | The Lace Market | Nottingham NG1 1QN
[redacted]
www.watermangroup.com | LinkedIn | Twitter

From: Nick Page
Sent: 15 February 2017 10:15
To: DEVELOPER.SERVICES@THAMESWATER.CO.UK
Subject: RE: IRef:1014794234 DS6029575 PDEV SG14 3HG Land of Sacombe

Hi David,

Thank you for your email and for confirmation that the payment has been received to carry out the pre-developer enquiry.

In response to your questions below:

Surface Water – Based on there being a lack of surface water sewers present across the surrounding area it is likely that other discharge options will be explored in the first instance as an alternative to achieving a public sewer connection.

Infiltration - Based on the recorded ground conditions beneath the Site it has been recommended that infiltration testing is undertaken in the first instance to fully explore for or against the potential for infiltration based SuDS (such as soakaways) being utilised across the

Site. The Site located on a chalk bedrock belonging to the 'Lewes Nodular Chalk Formation and Seaford Chalk Formation'. Chalk strata is often capable of accommodating groundwater and therefore may be suitable for infiltration based SuDS systems. Correspondingly the Site has received a 'Principal' groundwater classification assigned to rock types that have a high intergranular or fracture permeability, meaning that Principal aquifers usually provide a high level of water storage.

Discharge to a Watercourse - There are no large watercourses that directly pass the site with the closest Main River (the River Ribble) situated across third party land to the east. Further investigation may uncover watercourses/ditches that dfirectly pass the Site that may be suitable for a surface water connection.

Foul Water - Please see the attached Asset Location Plans obtained from Thames Water. Please also see the proposed Site access drawing attached, located to the south-west of the Site, positioned onto Sacombe Road. As the Site slopes in a predominantly easterly direction, away from the Site access and foul sewers present within Sacombe Road, the likely foul discharge options are as follows: -

-

- Pumping to achieve a connection to manhole reference 2201 within Sacombe Road (Manhole 2201 Cover Level: 66.8mAOD Invert Level: 65.11mAOD)
- A gravity connection to manhole reference 4101 within Watermill Lane North (Manhole 4140 Cover Level: 63.64mAOD Invert Level: 61.50mAOD)
- A gravity connection to manhole reference 3102 within Wadesmill Road (Manhole 3102 Cover Level: 65.26mAOD Invert Level: 63.03mAOD)

A detailed topographical survey for the Site is required to assess the foul water options in detail. The anticipated foul flows generated by the 150 residential dwellings is **0.26l/s** (Calculated from *'British Water – Flows and Loads 4 – Sizing Criteria, Treatment Capacity for Sewerage Treatment Systems'*)

I hope this helps. Please let me know if I can be of any further assistance.
Kind regards,

Nicholas Page
Engineer
Waterman Infrastructure & Environment
Halifax House | Halifax Place | The Lace Market | Nottingham NG1 1QN
[redacted]
www.watermangroup.com | LinkedIn | Twitter

From: DEVELOPER.SERVICES@THAMESWATER.CO.UK
[mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK]
Sent: 14 February 2017 16:11
To: Nick Page <nick.page@watermangroup.com>
Subject: IRef:1014794234 DS6029575 PDEV SG14 3HG Land of Sacombe

Hi Nick,

We hasve migrated the application to the reference: **DS6029575**

Payment has been logged!

Thank you for your Pre-development application. Please confirm the foul water manhole connection point.

As no surface water flows have been proposed we will assume that surface water will be infiltrated or discharged into a watercourse.

Please confirm if the foul flows will be discharged by gravity or pump and if pump please provide the rate in l/s.

Regards,

David

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From: Nick Page
To: DEVELOPER.SERVICES@THAMESWATER.CO.UK
Subject: RE: IRef:1014794234 DS6029575 PDEV SG14 3HG Land of Sacombe
Date: 15 February 2017 10:14:20
Attachments: Thames Water.pdf
WEI10916 BENGEO ACCESS DRAWING-A3.pdf
Site Location Plan (amended red line).pdf

Hi David,

Thank you for your email and for confirmation that the payment has been received to carry out the pre-developer enquiry.

In response to your questions below:

Surface Water – Based on there being a lack of surface water sewers present across the surrounding area it is likely that other discharge options will be explored in the first instance as an alternative to achieving a public sewer connection.

Infiltration - Based on the recorded ground conditions beneath the Site it has been recommended that infiltration testing is undertaken in the first instance to fully explore for or against the potential for infiltration based SuDS (such as soakaways) being utilised across the Site. The Site located on a chalk bedrock belonging to the 'Lewes Nodular Chalk Formation and Seaford Chalk Formation'. Chalk strata is often capable of accommodating groundwater and therefore may be suitable for infiltration based SuDS systems. Correspondingly the Site has received a 'Principal' groundwater classification assigned to rock types that have a high intergranular or fracture permeability, meaning that Principal aquifers usually provide a high level of water storage.

Discharge to a Watercourse - There are no large watercourses that directly pass the site with the closest Main River (the River Ribble) situated across third party land to the east. Further investigation may uncover watercourses/ditches that dfirectly pass the Site that may be suitable for a surface water connection.

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-

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Systems')

I hope this helps. Please let me know if I can be of any further assistance.

Kind regards,

Nicholas Page
Engineer
Waterman Infrastructure & Environment
Halifax House | Halifax Place | The Lace Market | Nottingham NG1 1QN
[redacted]
www.watermangroup.com | LinkedIn | Twitter

From: DEVELOPER.SERVICES@THAMESWATER.CO.UK
[mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK]
Sent: 14 February 2017 16:11
To: Nick Page [redacted]
Subject: IRef:1014794234 DS6029575 PDEV SG14 3HG Land of Sacombe

Hi Nick,

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Please confirm if the foul flows will be discharged by gravity or pump and if pump please provide the rate in l/s.

Regards,

David

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F. Other Utility / Statutory Undertaker Correspondence

Appendices
Land off Sacombe Rd, Bengeo, Herts
Document Reference: WIE12528
WIE12528-1-1-3-Utilities Appraisal

Tajir,Tanveer

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: 07 December 2016 16:14
To: Statutory Enquiries
Subject: FW: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016
Attachments: 51078-Map.pdf

Dear Customer

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. You can find more information about this at:

https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment or pipelines situated in the public highway.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.

Kind regards

Liam Morris
Environment Agency

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 05 December 2016 06:39
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; Enquiries, Unit <enquiries@environment-agency.gov.uk>; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

Our Reference: 51078
Site Name: Shepherds Court, HERTFORD
Works Description: Utility Works
Site Grid References: 532303 214473,532645 214821,531908 214955,532339 213991

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

It would be greatly appreciated if you could respond to this enquiry by 08/12/2016. Your prompt response will assist with our clients proposals in your interests of plant protection.

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Contact: enquiries@environment-agency.gov.uk 03708 506506

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Highways Fault Reporting

Citizen Login | Business login

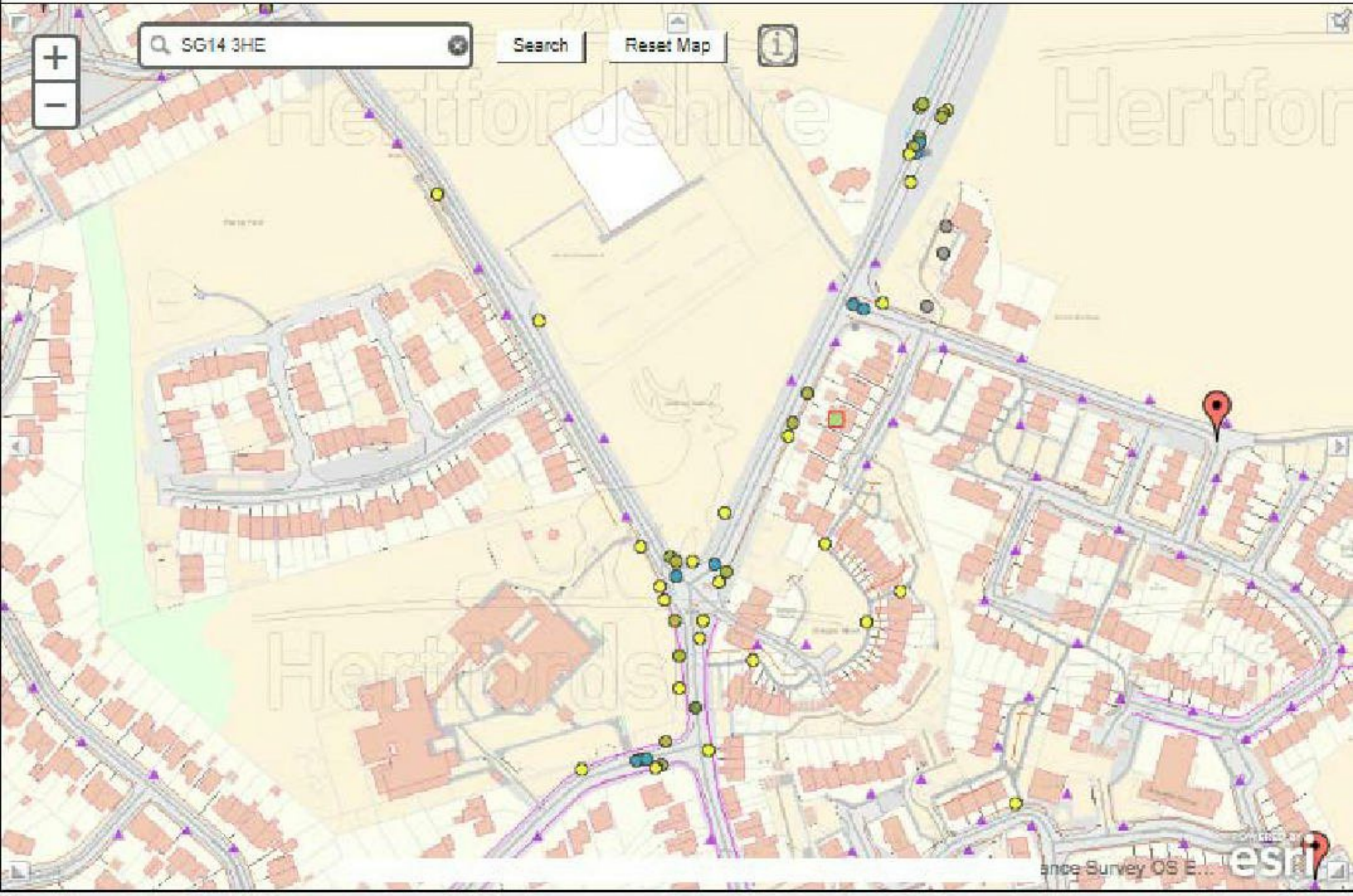
Click on the map to select the fault location You need to zoom in so that you can see symbols for streetlights and other features.

The map shows faults already reported as pins. Click on the pin for details of the fault and you can subscribe to it to receive email updates without needing to log the fault again.

CHAT ONLINE

To log a new fault single click on the map. You can select footways, road/cycleways, streetlights and more. Please check the feature that you are reporting is as accurate as possible from the options that appear in the bottom left. A key is underneath the map.

View quick guide for more help. If you are stuck, please reset the map or try starting again.



Key

▲ - Part night lit street light ● - Lit sign ● - Street or subway light ● - Safety bollard ● - Traffic signal

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Highways Fault Reporting

Click on the map to select the fault location You need to zoom in so that you can see symbols for streetlights and other features.

The map shows faults already reported as pins. Click on the pin for details of the fault and you can subscribe to it to receive email updates without needing to log the fault again.

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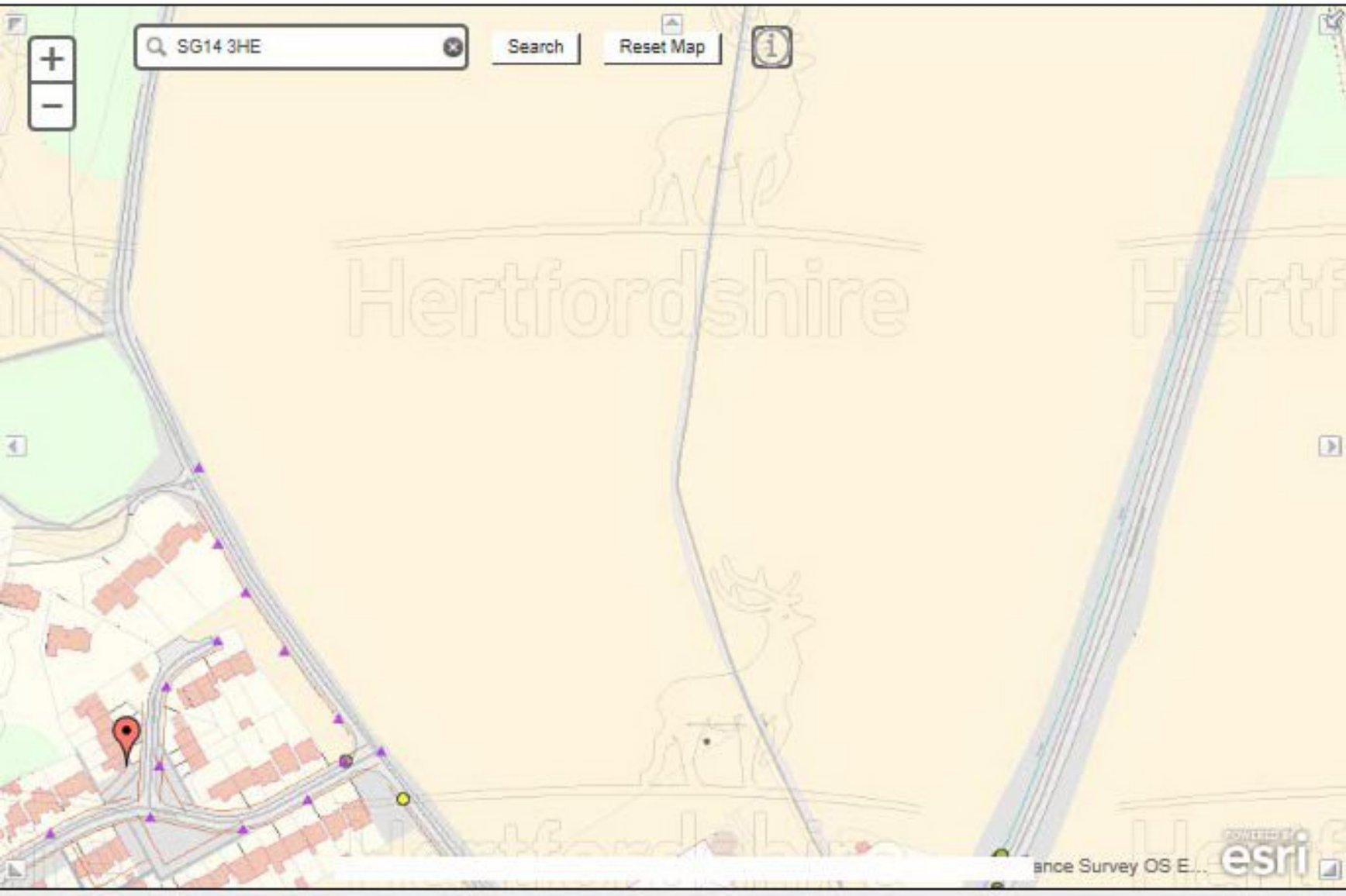
View quick guide for more help. If you are stuck, please reset the map or try starting again.



Key

▲ - Part night lit street light ● - Lit sign ○ - Street or subway light ● - Safety bollard ● - Traffic signal

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Highways Fault Reporting

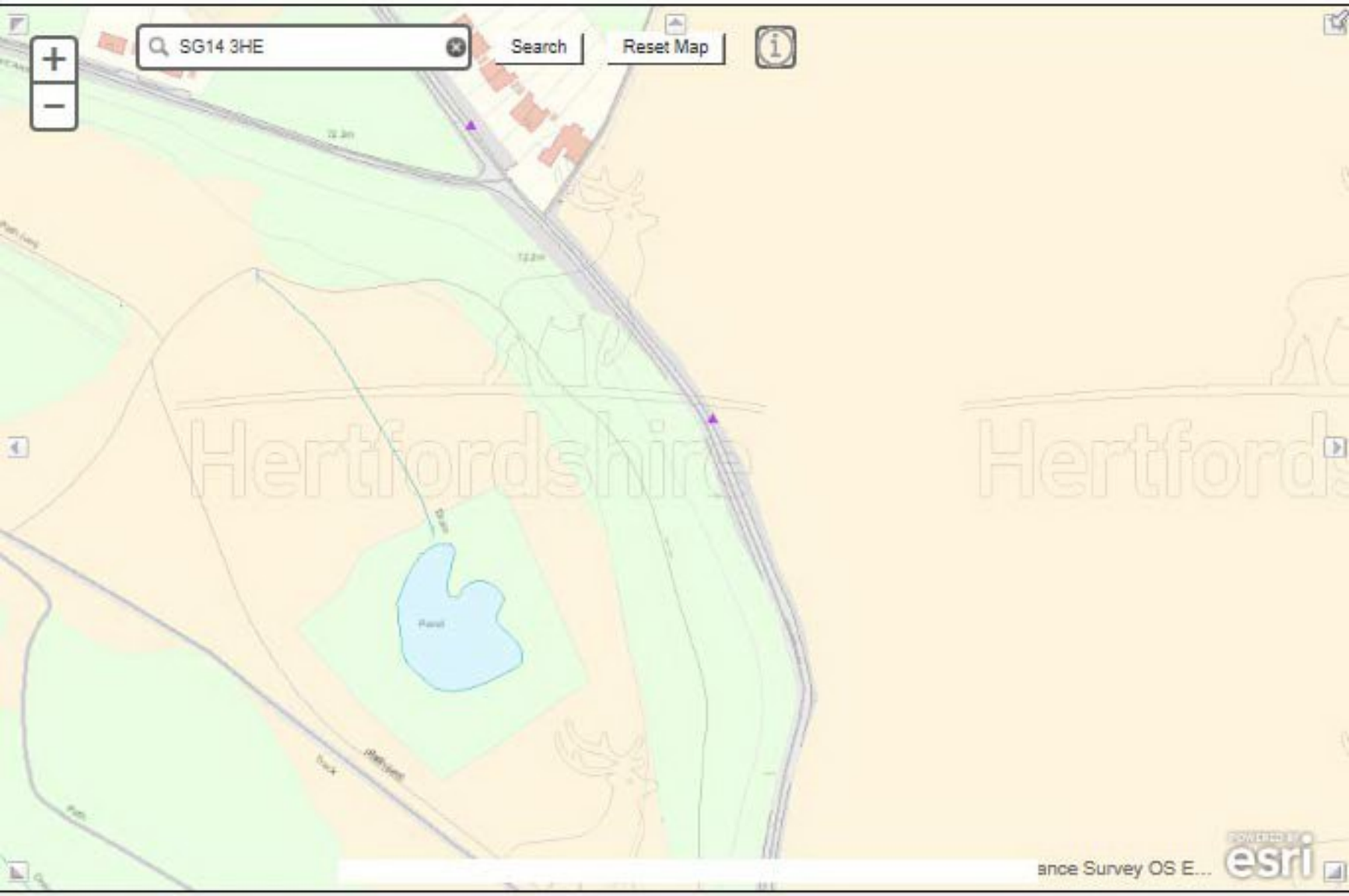
Click on the map to select the fault location You need to zoom in so that you can see symbols for streetlights and other features.

The map shows faults already reported as pins. Click on the pin for details of the fault and you can subscribe to it to receive email updates without needing to log the fault again.

CHAT ONLINE

To log a new fault single click on the map. You can select footways, road/cycleways, streetlights and more. Please check the feature that you are reporting is as accurate as possible from the options that appear in the bottom left. A key is underneath the map.

View quick guide for more help. If you are stuck, please reset the map or try starting again.



Key

▲ - Part night lit street light ● - Lit sign ○ - Street or subway light ● - Safety bollard ● - Traffic signal

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Tajir,Tanveer

From: Nick Sadowsky [redacted] on behalf of Highway Structures <Highway.Structures@hertfordshire.gov.uk>
Sent: 06 December 2016 15:13
To: Statutory Enquiries
Subject: RE: Urgent Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

NO RESPONSE

Hello Atkins,

Thank you for your plant enquiry Ref: 51078. We can confirm there are 'No' HCC structures, either owned or maintained by HCC located in the vicinity of your intended works.

HCC Structures can be contacted directly by email at highway.structures@hertfordshire.gov.uk if you require any further information.

Regards,
Bridges and Structures
Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN
[redacted]

http://www.hertfordshire.gov.uk / twitter / facebook

Hertfordshire - County of Opportunity

From: Statutory Enquiries [mailto:AtkinsStatutory.Enquiries@atkinsglobal.com]
Sent: 05 December 2016 06:38
To: Highway Structures
Subject: Urgent Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016
Importance: High

Urgent- It would be greatly appreciated if you could reply ASAP, where possible by 08/12/2016. Thanks in advance.

NS Printed

Our Reference: 51078
Site Name: Shepherds Court, HERTFORD
Works Description: Utility Works
Site Grid References: 532303 214473,532645 214821,531908 214955,532339 213991

Hussein, Nimo

From: Demi McQueeney [redacted]
Sent: 12 January 2017 09:12
To: Statutory Enquiries
Subject: FW: PLANT ENQUIRY RESPONSES - NOT AFFECTED - KPN & TATA

The locations below are NOT AFFECTED by KPN & TATA apparatus.

51090 Atkins Global Site off Drury Lane, Under Lane and Manchester Road, Oldham
51094 Atkins Global Land off Craylands Lane, Swanscombe, Kent
51095 Atkins Global Site off Harrier Parkway, Magna Park, Lutterworth
51093 Atkins Global Site off Loughborough Road, Mountsorrel, Leicester
51092 Atkins Global Land off Moorside Road, Chapelgarth, Sunderland
51075 Atkins Global High Street, Kingston upon Hull
51074 Atkins Global Woolwich Road, London
51082 Atkins Global 197 Marsh Wall, London
51084 Atkins Global Rutherford Way, Cheltenham, Gloucestershire
51080 Atkins Global Garstang Road, Broughton, Preston
51083 Atkins Global Lymington Road, Milford on Sea, Lymington, Hampshire
51081 Atkins Global Site off Fford Clegir, Caernarfon, Gwynedd
51078 Atkins Global Shepherds Court, Hertford
51077 Atkins Global Site off Edith Street, Seaham
51079 Atkins Global Land surrounding Knotts Lane, North Yorkshire
51076 Atkins Global Beacon Avenue, Kings Hill, West Malling, kent
51085 Atkins Global Crescent Drive, Shenfield, Brentwood
51087 Atkins Global Woodside Avenue, Eastleigh
51088 Atkins Global School Road, Hove, East Sussex
51086 Atkins Global Hitchin Road, Bedfordshire
51089 Atkins Global Land off North Woolwich Road, London
51091 Atkins Global Site off Old Bisley Road, Frimley, Surrey
51074 Atkins Global Woolwich Road, London
51096 Atkins Global Site off Raingate Street, Bury St Edmunds
51097 Atkins Global Site surrounding Main Road, Lowca Lane, Hunter's Drive and Ling Road, Seaton
51101 Atkins Global Site off Cocklebury Road, Chippenham

Please quote these references on any correspondence.

Please note:
McNicholas, on behalf of our client, accept no liability for claims arising from inaccuracies, omissions or errors contained within your plant enquiry request.

If you require further information please do not hesitate to contact us.

Kind Regards,

McNicholas

McNicholas Plant Enquiry Team

Telephone – 0330 055 8466/8469
Facsimile – 01923 802704

Website - www.mcnicholas.co.uk

Our team. Your solution.

Sandra Lakin

Planning, Design & Maintenance Office Manager

[redacted]

www.mcnicholas.co.uk

McNicholas
KEEPING THE NATION CONNECTED

SOURCE
DESIGN SERVICES

Demi McQueeney

Administrator

Part of the McNicholas Group

****

McNicholas Construction Services Ltd. Registered in England No. 1510892. Our registered office is at Lismirrane Ind Park, Elstree Road, Elstree, WD6 3EA

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INFORMATION GROUP

We have checked CityFibre's website and in this instance your area is not affected.

Tajir,Tanveer

From: Plant Enquiries <plantenquiries@energetics-uk.com>
Sent: 05 December 2016 17:10
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics does not have any plant within the area(s) specified in your request.

Please be advised that it may take around 10 working days to process enquiries. In the unlikely event that you have been waiting longer than 10 working days, or require further assistance with outstanding enquiries, please call 01698 404945.

Please ensure all plant enquiries are sent to plantenquiries@energetics-uk.com

Regards

Plant Enquiries

T: 01698 404949
E: plantenquiries@energetics-uk.com
W: www.energetics-uk.com

energetics

International House, Stanley Boulevard, Hamilton International Technology Park, Glasgo

-----Original Message-----
From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 05 December 2016 06:39
To: plantenquiries@catelecomuk.com; Plant Enquiries; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

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Tajir,Tanveer

From: plantenquiryservice@gtc-uk.co.uk
Sent: 05 December 2016 12:00
To: Statutory Enquiries
Subject: GTC Plant Enquiry - Ref- 341568
Attachments: 341568.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 341568
Your Enquiry Ref: LM 51078/BRK

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Independent Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

Your sincerely,

GTC Plant Enquiry Service.

GTC
Energy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

NOTE:
This E-Mail originates from GTC, Energy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
VAT Number: GB688 8971 40. Registered No: 029431.

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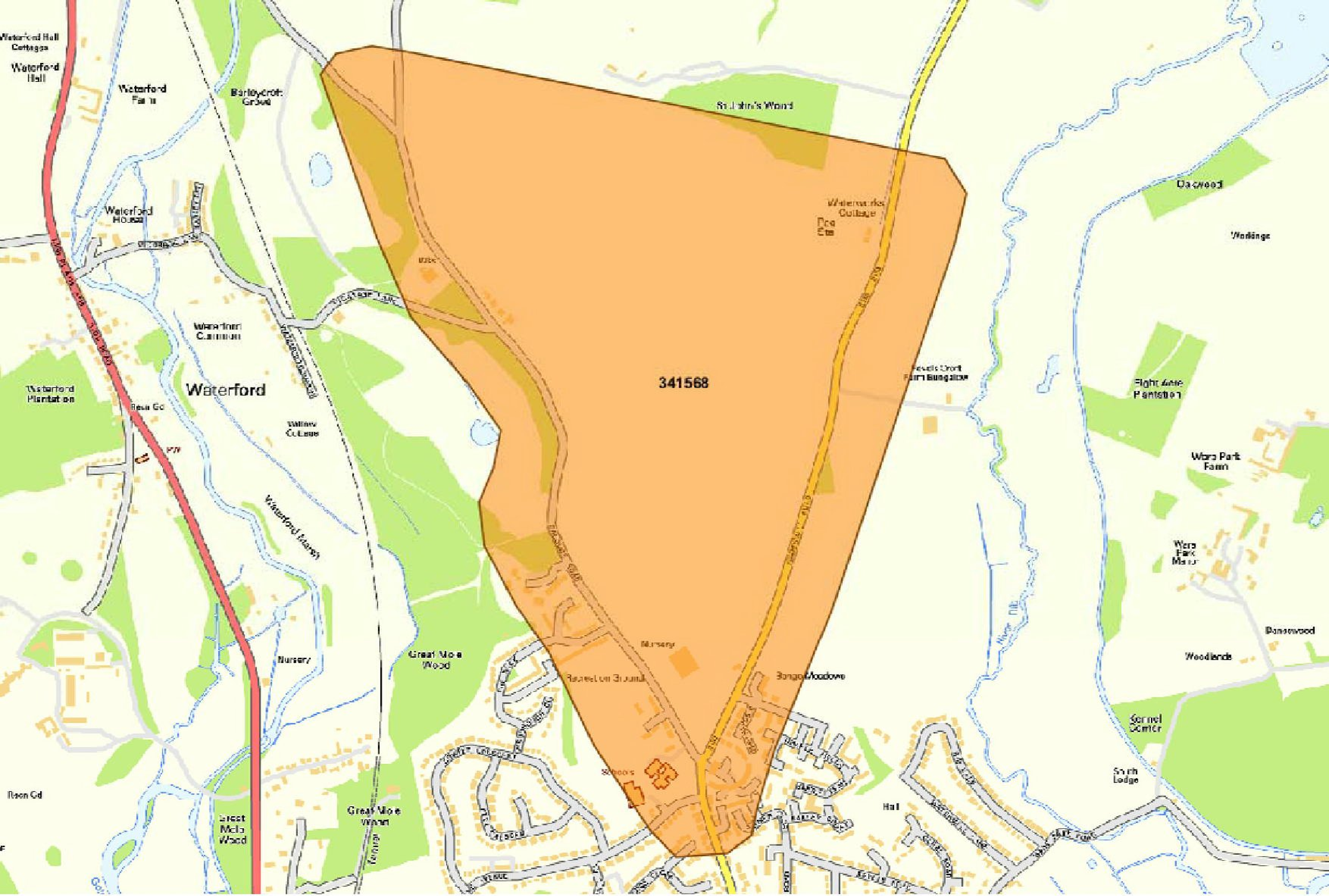
The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended



ant Enquiry. Our Ref 341568, Your Ref LM 51078/BRK generated for AtkinsStatutory.Enquiries@atkinsglobal.com at 05/12/2016 06:29:44. This map shows the search area of your enquiry.

REFERENCE: LM 51078
SITE: Shepherds Court, HERTFORD

KCOM Group PLC
5th Floor Prospect House
Prospect Street
Hull
HU2 8PU

Tel: 01482 603479

Fax:

highwaysadmin@kcom.com

Date:

Our Ref:
Your Ref:

Dear Sirs

Please note this is a standard response made on behalf of the KCOM Group by Atkins.

With regards to your request for details of existing services in the search area supplied, we can confirm that based on the details provided to us, we have no buried plant or equipment in the identified area.

This is valid for 3 months from the date of receipt of this email. If any further information is required, please call 01482 603479, or email our group email address -

highwaysadmin@kcom.com

For clarity, the KCOM group consists of KCOM, Affiniti, Torch Telecom, DRL & Kingston Communications.

Yours faithfully

Enc.

Please quote our reference number in all replies

Enquiry Confirmation

LSBUD Ref: 9531816

Date of enquiry: 05/12/2016
Time of enquiry: 06:32

Enquirer

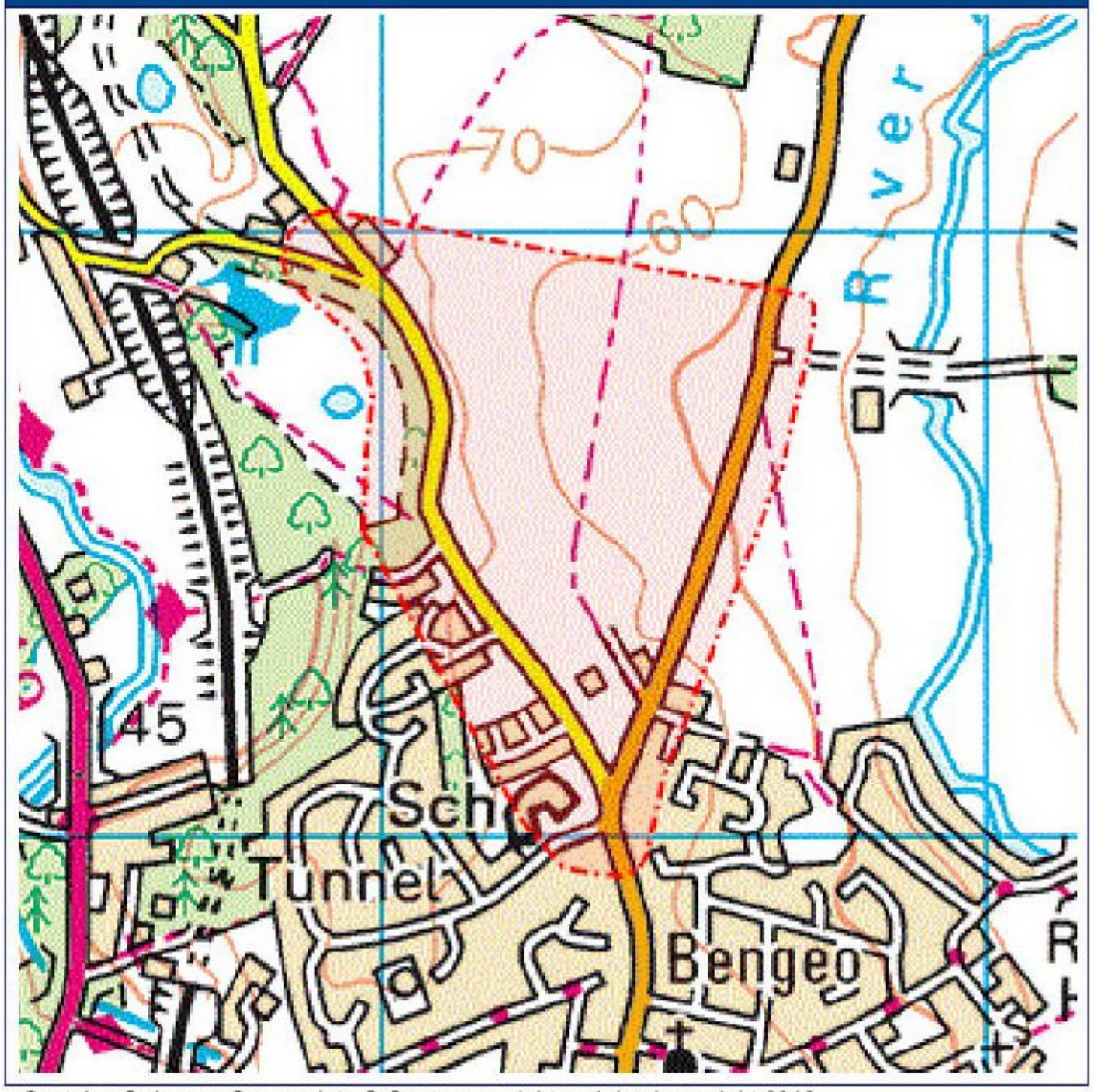
Name	Ms Christina Elliott	Phone	01454 662397
Company	Atkins	Mobile	Not Supplied
		Fax	Not Supplied
Address	500 Park Avenue Aztec West Almondsbury Bristol BS32 4RZ		
Email	stat.enquiries@atkinsglobal.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	LM 51078/BRK		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	08/12/2016	Work type	Single excavation site
End date	08/03/2017	Site size	560908 metres square
Searched location	XY= 532303, 214473 Easting/Northing	Work type buffer*	25 metres
Confirmed location	532311 214358		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



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Enquiry Confirmation

LSBUD Ref: 9531816

Date of enquiry: 05/12/2016
Time of enquiry: 06:32

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members
No LinesearchbeforeUdig Asset Owners within the Zone of Interest

LSBUD members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD members make regular changes to their assets.

List of not affected LSBUD members		
AWE Pipeline	ESSAR	Petroineos
BOC Limited (A Member of the Linde Group)	Esso Petroleum Company Limited	Phillips 66
BP Midstream Pipelines	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BPA	Gamma	Redundant Pipelines - LPDA
Carrington Gas Pipeline	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
CATS Pipeline c/o Wood Group PSN	IGas Energy	SABIC UK Petrochemicals
Cemex	Ineos Enterprises Limited	Scottish Power Generation
Centrica Energy	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	Lark Energy	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Lightsource SPV Limited	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Transmission Capital
Coryton Energy Co Ltd (Gas Pipeline)	Manx Cable Company	Uniper UK Ltd
Dong Energy (UK) Ltd	Marchwood Power Ltd (Gas Pipeline)	Vattenfall
E.ON UK CHP Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Western Power Distribution
EirGrid	Northumbrian Water Group	Wingas Storage UK Ltd
Electricity North West Limited	NPower CHP Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd
ENI & Himor c/o Penspen Ltd	Oikos Storage Limited	
ESP Utilities Group	Perenco UK Limited (Purbeck Southampton Pipeline)	

Tajir,Tanveer

From: Purser Richard [redacted] on behalf of OP Buried Services Enquiries <OPBuriedSE@networkrail.co.uk>
Sent: 05 December 2016 13:59
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

Dear Sir/Madam,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.networkrail.co.uk_aspx_1758.aspx-3Fcd-3D1&d=DgIFAw&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpnr1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5lXI2DtWBcADHfise3Q&m=nMByKKiTo-njoJbSY4ZAbR-_TbMzNYYTNQXCJ3Cv63w&s=wnKtUfFMhDMDlKrgWPEPGEHninhBLda_M4ZDVjfFWw4&e=

If you require any further clarification on any of the information please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Richard Purser
Distribution Administrator (Underground Services), Asset Information Services

Asset Information Services: to inspire & enable through the power of data National Records Group, Audax Road, Clifton Moor York YO30 4US

T: 01904 386 388
E: richard.purser@networkrail.co.uk

-----Original Message-----
From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 05 December 2016 06:39
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; OP Buried

Tajir,Tanveer

From: Interoute Enquiries <interoute.enquiries@plancast.co.uk>
Sent: 05 December 2016 14:40
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

This response does not include Vtesse plant, please continue to use Vtesse details for their enquiries

To whom it may concern

Thank you for your enquiry regarding the above proposals at the above location

We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.

We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

All responses are only vaild for 28 days

Yours faithfully

PLAN*CAST* Plant Enquiry Department

The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

T: 01296 662647
www.plancast.co.uk

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Registered in England and Wales with number 4455025 VAT No. 8567 195 80

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 05 December 2016 06:39
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk;

Tajir,Tanveer

From: NRSWA <NRSWA@sky.uk>
Sent: 07 December 2016 17:18
To: Statutory Enquiries
Subject: Sky Telecommunications Services Ltd Plant Enquiry - PEN-16-12-0415 : ATKINS - 51078

Attention: Ready to Dig - ATKINS

Dear Sir/Madam,

RE: Shepherds Court, HERTFORD

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.
If you would like to submit your plant enquiries electronically, please send them to nrswa@sky.uk

Please be advised that our fax number has changed to 0207 032 3252.

Regards

NRSWA Department
Network Infrastructure and Planning
SKY Telecommunications Services Ltd
70 Buckingham Avenue
SLOUGH
SL1 4PN

T +44 (0) 207 032 3234/250
F +44 (0) 207 032 3252
E nrswa@sky.uk

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INFORMATION GROUP

We have checked Trafficmaster's website and in this instance your area is not affected.

Tajir,Tanveer

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 05 December 2016 13:04
To: Statutory Enquiries
Cc: UK OSP-Team
Subject: RE: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

-----Original Message-----
From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 05 December 2016 06:39
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; UK OSP-Team; UK OSP-Team; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

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Consider the environment. Please don't print this e-mail unless you really need to.

Verizon UK Limited - registered in England & Wales - registered number 2776038 - registered office at Reading International Business Park, Basingstoke Road, Reading, Berkshire, UK RG2 6DA - VAT number 823 8170 33

Tajir,Tanveer

From: Kumar, Krishnaraj
Sent: 06 December 2016 12:27
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
T: 01454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed

This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

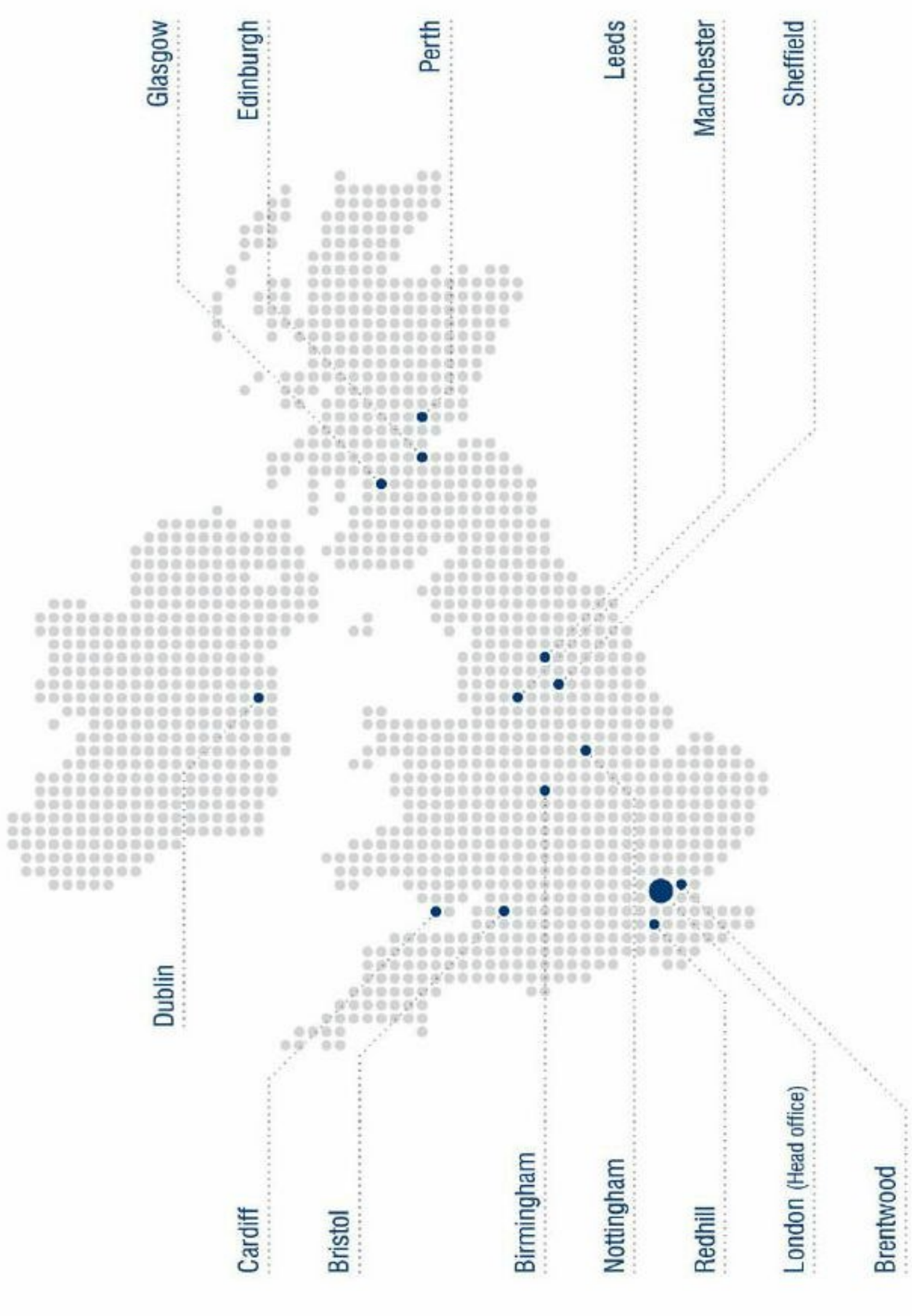
PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:-
Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).

Please consider the environment before printing this e-mail

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 05 December 2016 12:09
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; National Plant Enquiry's <OSM.enquiries@atkinsglobal.com>
Cc: Statutory Enquiries <AtkinsStatutory.Enquiries@atkinsglobal.com>
Subject: Plant Enquiry - 51078 - Shepherds Court, HERTFORD - Please respond by 08/12/2016

Our Reference: 51078

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