



Anwyl Land

**Proposed Development at
Kennell Hill, Sharnbrook.**

Utility Report

Revision V3

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1 Project Description

This Utility Statement has been prepared by Technical and Development Services (Northern) Ltd on behalf of Anwyl Land in relation to a proposed residential development at Kennell Hill, Sharnbrook, Bedford.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water and telecoms infrastructure and provide a tender review of multi-utility connection quotations received.

The site consists of 95 residential dwellings accessed from Kennell Hill. The site is bounded by The Fordham Arms public house and car park to the South East.

The red edge location plan shows the proposed development area which comprises approximately 5.8 hectares.

The grid reference for the centre of the site is: (X: 500134, Y: 259558).



2 Overview

Following a review of the developments effect on existing infrastructure, requirements for proposed infrastructure and relevant applications to utility companies the following overview can be provided. This overview aims to provide clarification of the possible design, programme and cost implications of works required.

Disconnections		
Utility	Item	Budget Cost
Electricity	None Expected	N/R
Gas	None Expected	N/R
Water	None Expected	N/R
BT Openreach	None Expected	N/R
Virgin Media	None Expected	N/R
Diversions		
Utility	Item	Budget Cost
Electricity	Low Voltage Diversion – Site Entrance	Budget £20,000
Electricity	High Voltage 11,000V – Northern Site Boundary	Budget £40,000
Gas	None Expected	N/R
Water	None Expected	N/R
BT Openreach	None Expected	N/R
Virgin Media	None Expected	N/R
Connections		
Utility	Item	Budget Cost
Electricity	Point of Connection	£265,761.13
	Reinforcement	Included above
	Cable Lay to site	N/R
	Substation	£35,000
	Substation Civils	£30,000
Gas	Point of Connection	Included in Connections Cost
	Reinforcement	N/R
	Pipe Lay to site	£24,000
	Gas Governor	N/R
	Gas Governor Civils	N/R
Water	Point of Connection	Included in Connections Cost
	Reinforcement	N/R
	Pipe Lay to site	£10,000
Electricity, Gas and Water Connections on Site	95 Number of Plots at £1800 per plot	£176,400
Total Connection Budget		£541,161.13

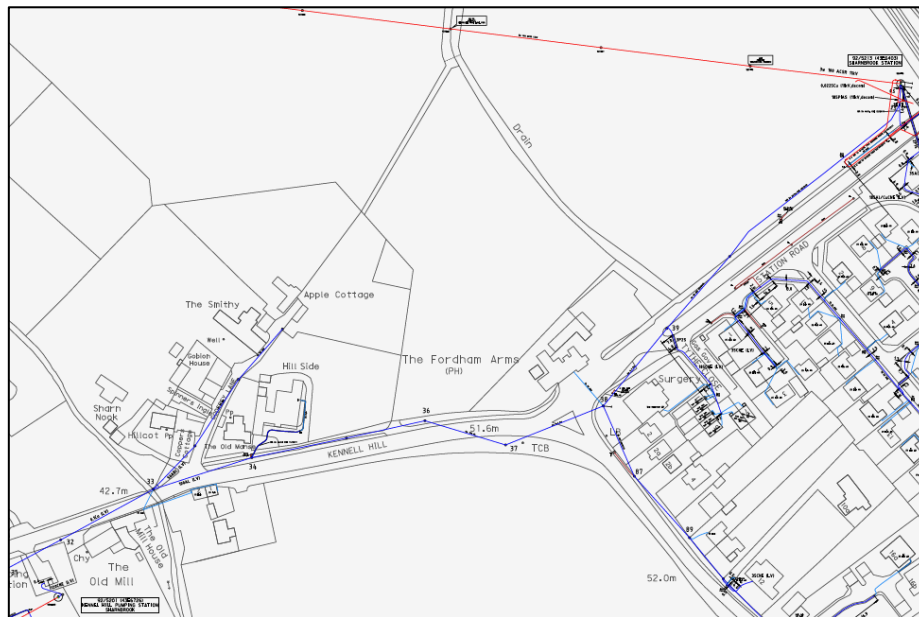
3 Review of Existing Infrastructure

3.1 Electricity

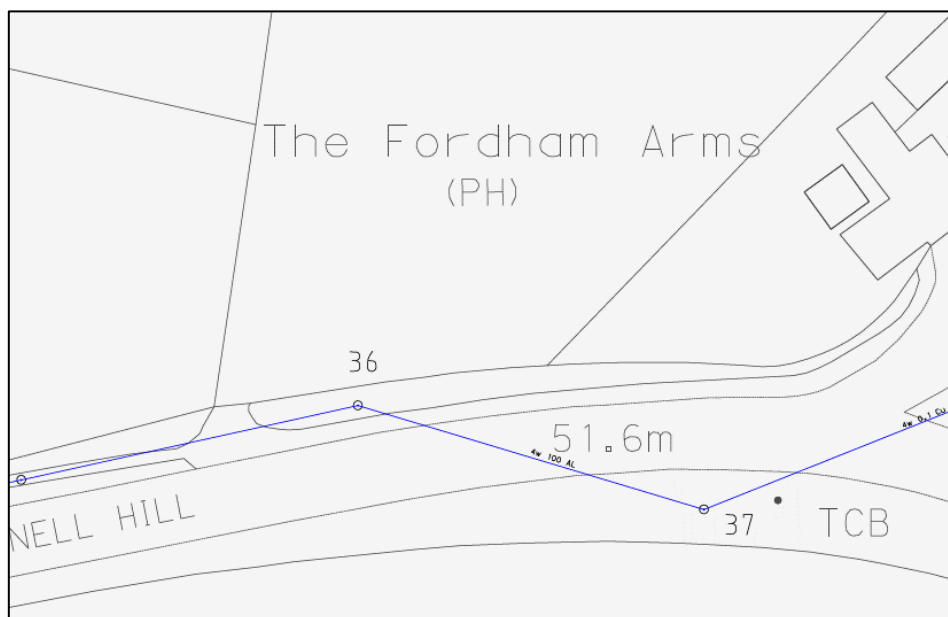
3.1.1 Western Power Distribution

The existing electricity infrastructure within the vicinity of the site is owned and operated by Western Power Distribution as a licenced Distribution Network Operator.

The below plan shows existing Western Power Distribution infrastructure records in the vicinity of the site.



There are High Voltage overhead cables to the North of the site but outside the site boundary. There are also low voltage overhead cables which run along Kennell Hill.



The overhead cables run from West to East in the grass verge on the proposed development side to a pole which is central to the site frontage on Kennell Hill. From that pole the cables run to a pole in the grass verge on the Southern side of Kennell Hill.

Online mapping view from West to East showing overhead low voltage cables on Kennell Hill.

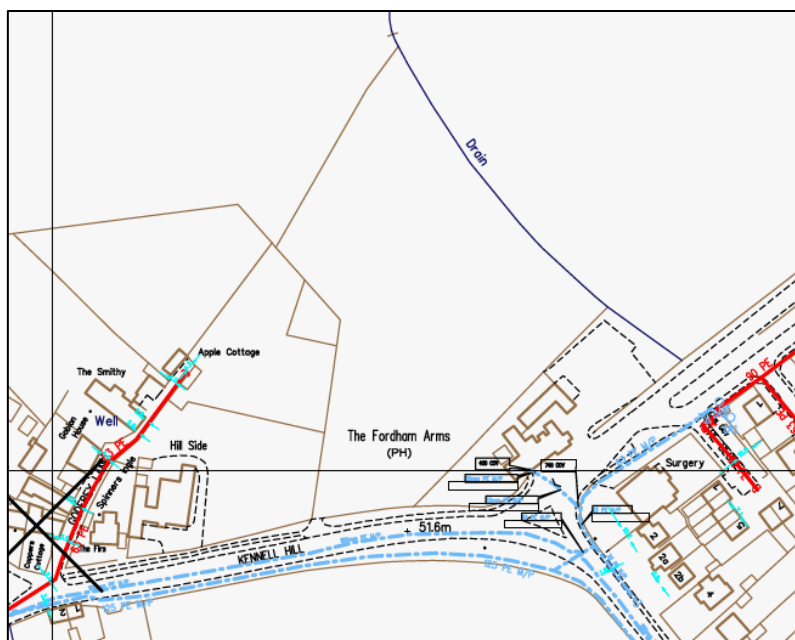


3.2 Gas

3.2.1 Cadent Gas

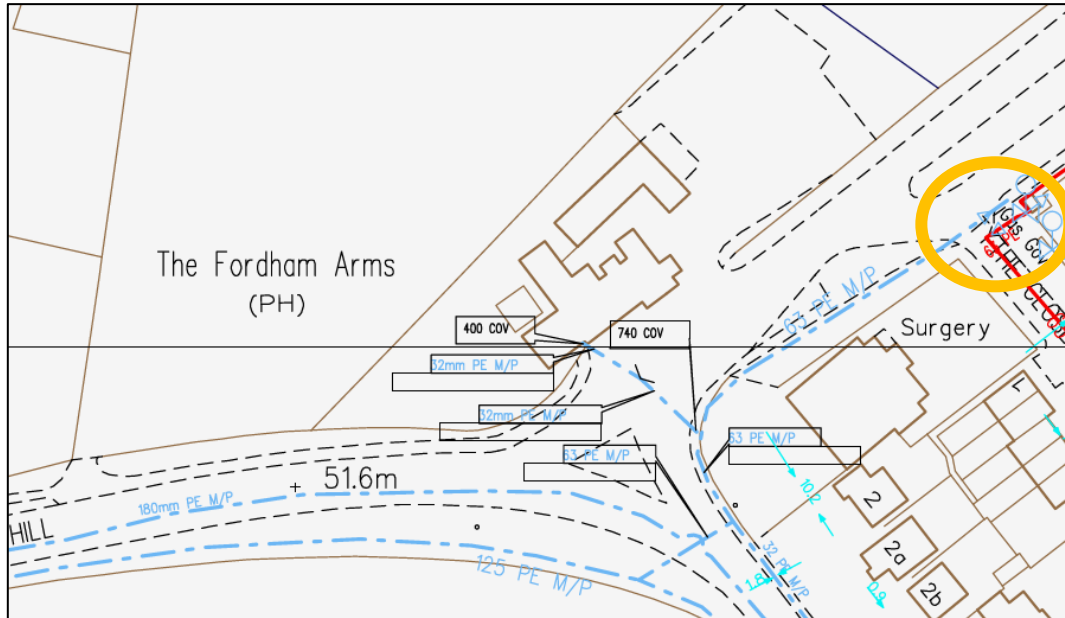
The existing gas infrastructure within the vicinity of the site is owned and operated by Cadent Gas as a licenced Gas Transporter

The below plan shows existing Cadent Gas infrastructure records in the vicinity of the site.



There are no Cadent Gas mains adjoining or within the proposed development area.

The Medium Pressure mains on Kennell Hill are a 180mm PE main (within the carriageway) and a 125mm PE main (within the southern grass verge). Also highlighted in orange is a gas governor on Station Road.



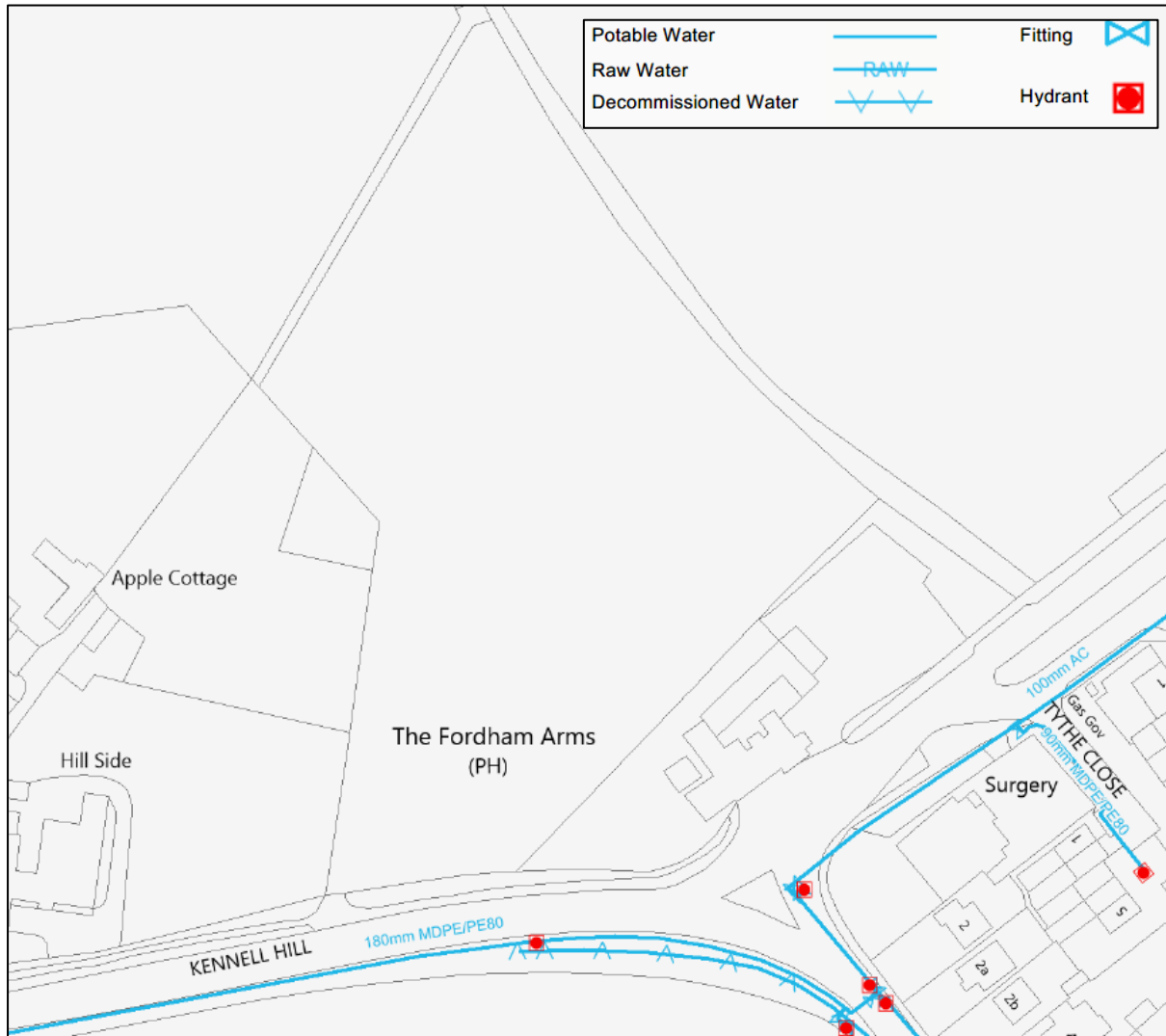
3.3 Water

3.3.1 Anglian Water (Clean)

The existing water infrastructure within the vicinity of the site is owned and operated by Anglian Water as a licenced water network operator.

There is a 180mm MDPE clean water main in the southern grass verge of Kennell Hill.

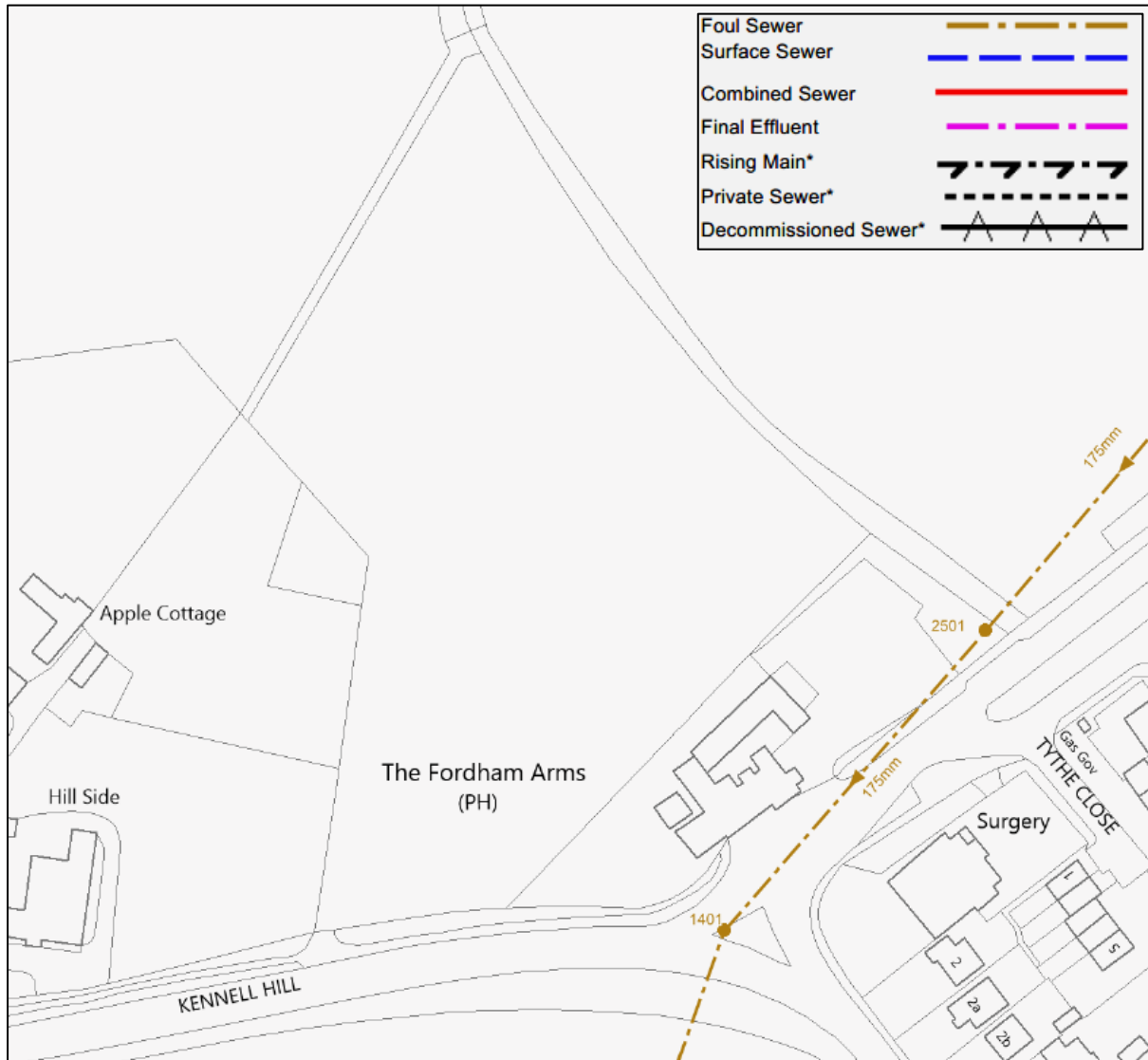
The below plan shows existing Anglian Water infrastructure records in the vicinity of the site.



3.3.2 Anglian Water (Sewers)

The below plan shows existing Anglian Water foul water records in the vicinity of the site.

There are no foul sewers within the proposed development area or the proposed site access road on Kennell Hill.



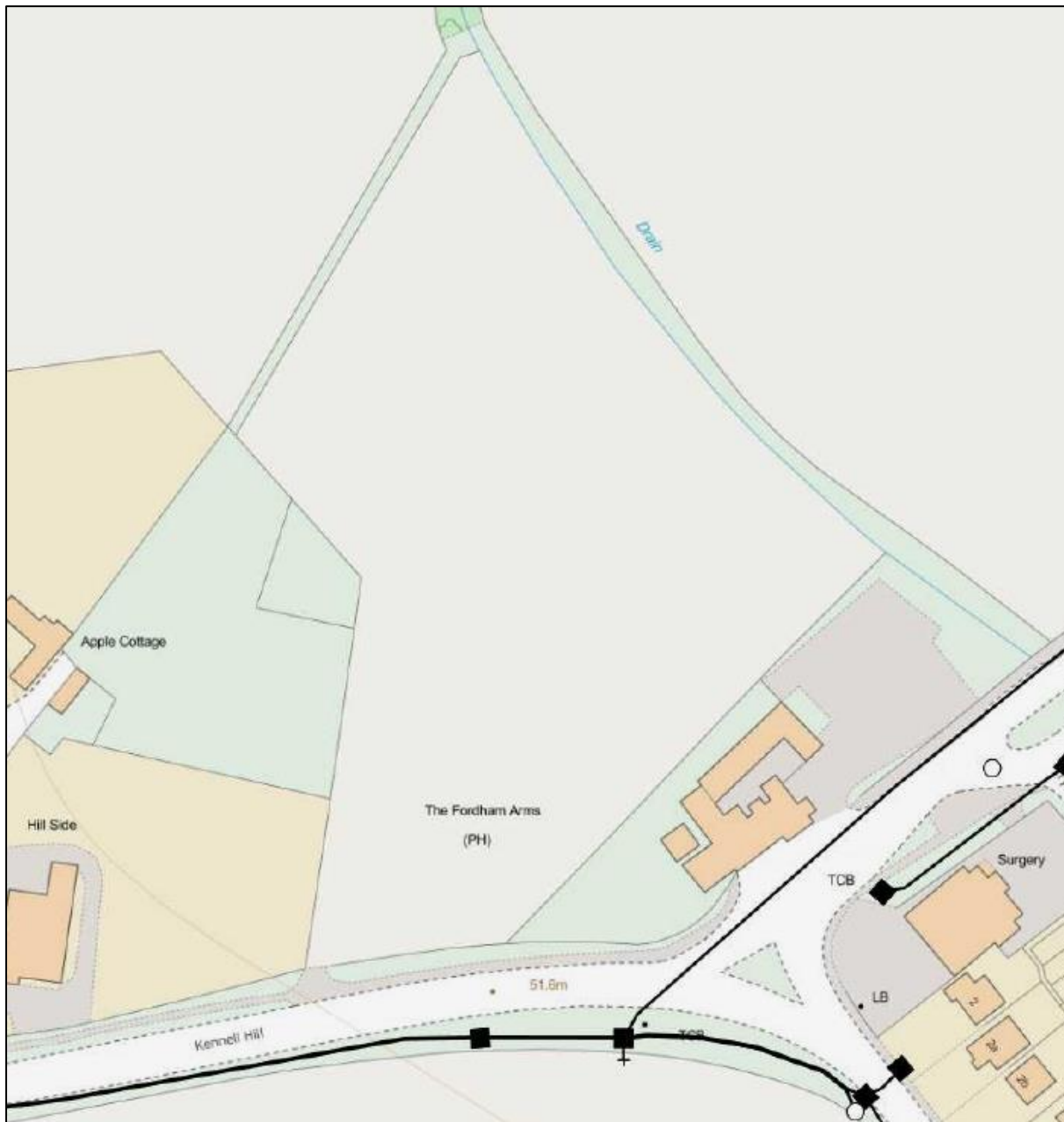
3.4 Telecoms

3.4.1 BT Openreach

BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act.

There are underground cables and chambers which run within the grass verge of Kennell Hill (opposite to the development side).

The below plan shows existing BT Openreach infrastructure records in the vicinity of the site.



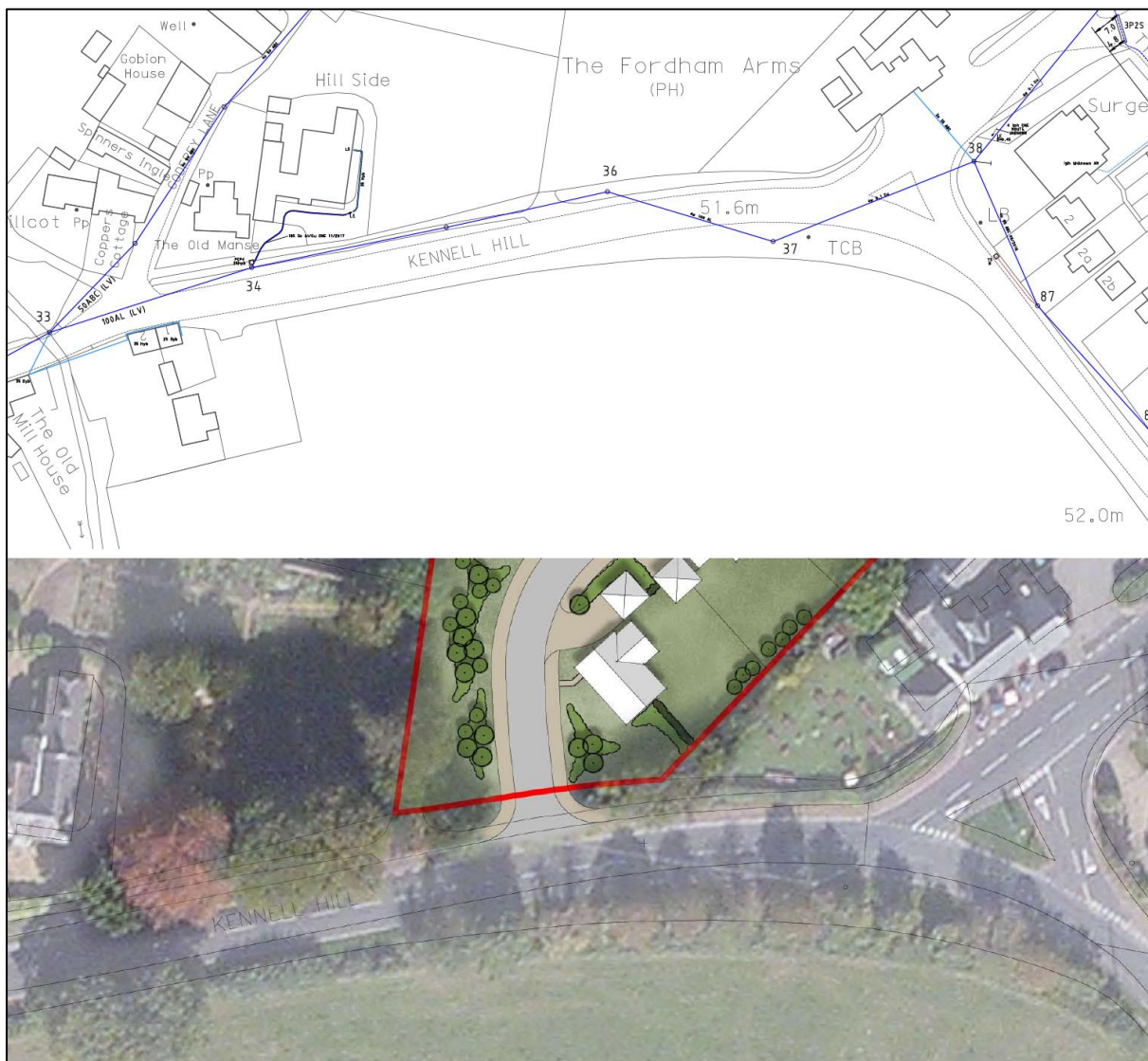
4 Development Impact on Existing Infrastructure

4.1 Electricity

4.1.1 Western Power Distribution

UK Power Networks Low Voltage (415V) infrastructure crossing the site entrance is likely to be affected by the proposed development.

It appears that pole 36 shown below will be positioned within the proposed site entrance and will therefore need to be diverted. Western Power Distribution may choose to relocate pole 36 to the southern side of Kennell Hill or may look to underground two spans of overhead line between poles 35 and 37. Any diversion will result in the need to alter stays on affected poles and its possible that this may result in negotiations with third party land owners. Budget £20,000.



4.2 Gas

4.2.1 Cadent

Cadent Gas infrastructure is unlikely to be affected by the proposed development.

4.3 Water

4.3.1 Anglian Water

Anglian Water infrastructure is unlikely to be affected by the proposed development.

4.4 Telecoms

4.4.1 BT Openreach

BT Openreach infrastructure is unlikely to be affected by the proposed development.

5 Points of Connection

5.1 Electricity

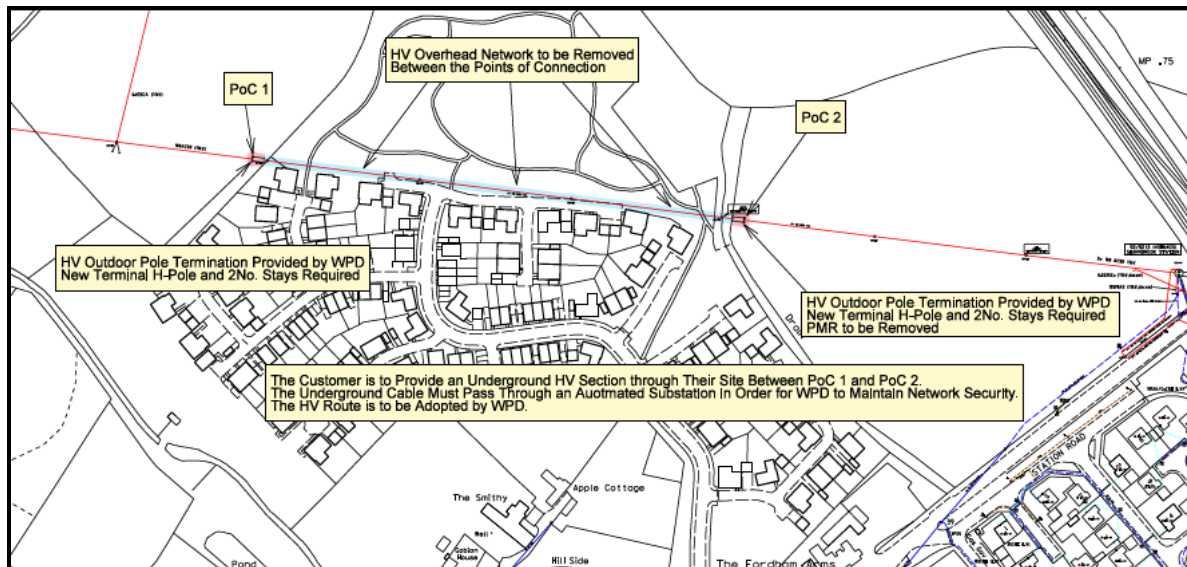
5.1.1 Western Power Distribution

In order to determine the capacity of the local electricity network to service the site, an application was made to Western Power Distribution for a point of connection.

A response was received on the 17th December 2019 (reference 3557402) at a cost of £265,761.13 inc. Vat. This cost includes the following:

- Upstream reinforcement of 11,000V network including contribution to installation of new 11,000V interconnector between Harrold and Sharnbrook Primary Substations.
- Non-Contestable costs associated with the diversion of the existing 11,000V cables crossing the northern boundary.
- Non-Constable costs associated with a point of connection from the diverted 11,000V cable.

The plan below shows the proposed points of connections.



5.2 Gas

5.2.1 Cadent Gas

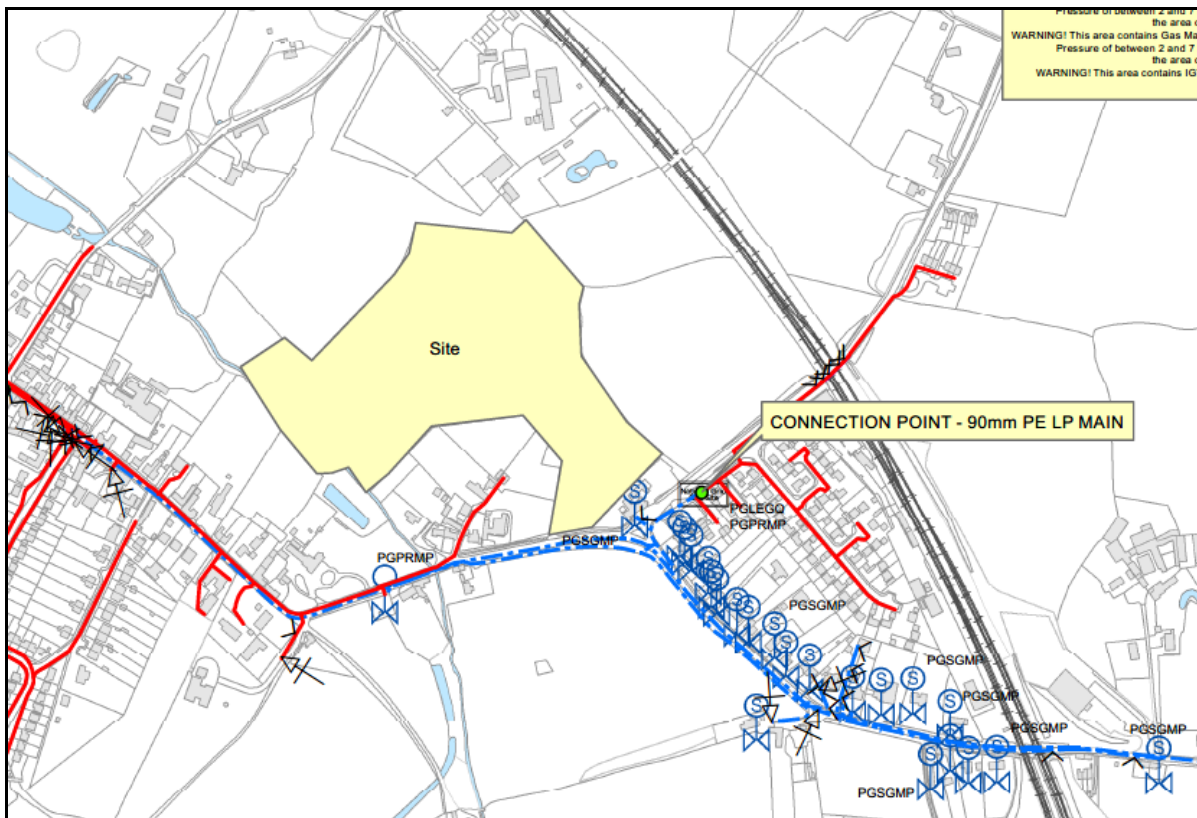
In order to determine the capacity of the local gas network to service the site, an application was made to Cadent Gas on the 28th November 2019 for a land enquiry.

A response was received from Cadent Gas on the 10th December 2019 (reference 180012062).

Cadent Gas has advised that the nearest main with sufficient capacity is 30 metres from the site boundary and it is a Low Pressure main.

The plan below shows the proposed point of connection.

The point of connection is approximately 120 meters from the proposed site entrance on Kennel Hill.



5.3 Water

5.3.1 Anglian Water

In order to determine the capacity of the local water network to service the site, an application was made to Anglian Water on the 28th November 2019 for a pre-development enquiry.

A response was received from Anglian Water on the 9th January 2020 (reference 142864/903959775/1/0074382).

The total Zonal charge payable for the site for Water is £458.50 for the 95 units totalling £43,557.50. For the on site water mains, there would be a cost of £ 6,840.00.

Anglian Water have advised that the nearest water main with sufficient capacity for the connection is to 180mm MDPE in Kennell Hill.

The plan below shows the proposed point of connection.

The point of connection is approximately 50 meters from the proposed site entrance on Kennell Hill.



6 Summary

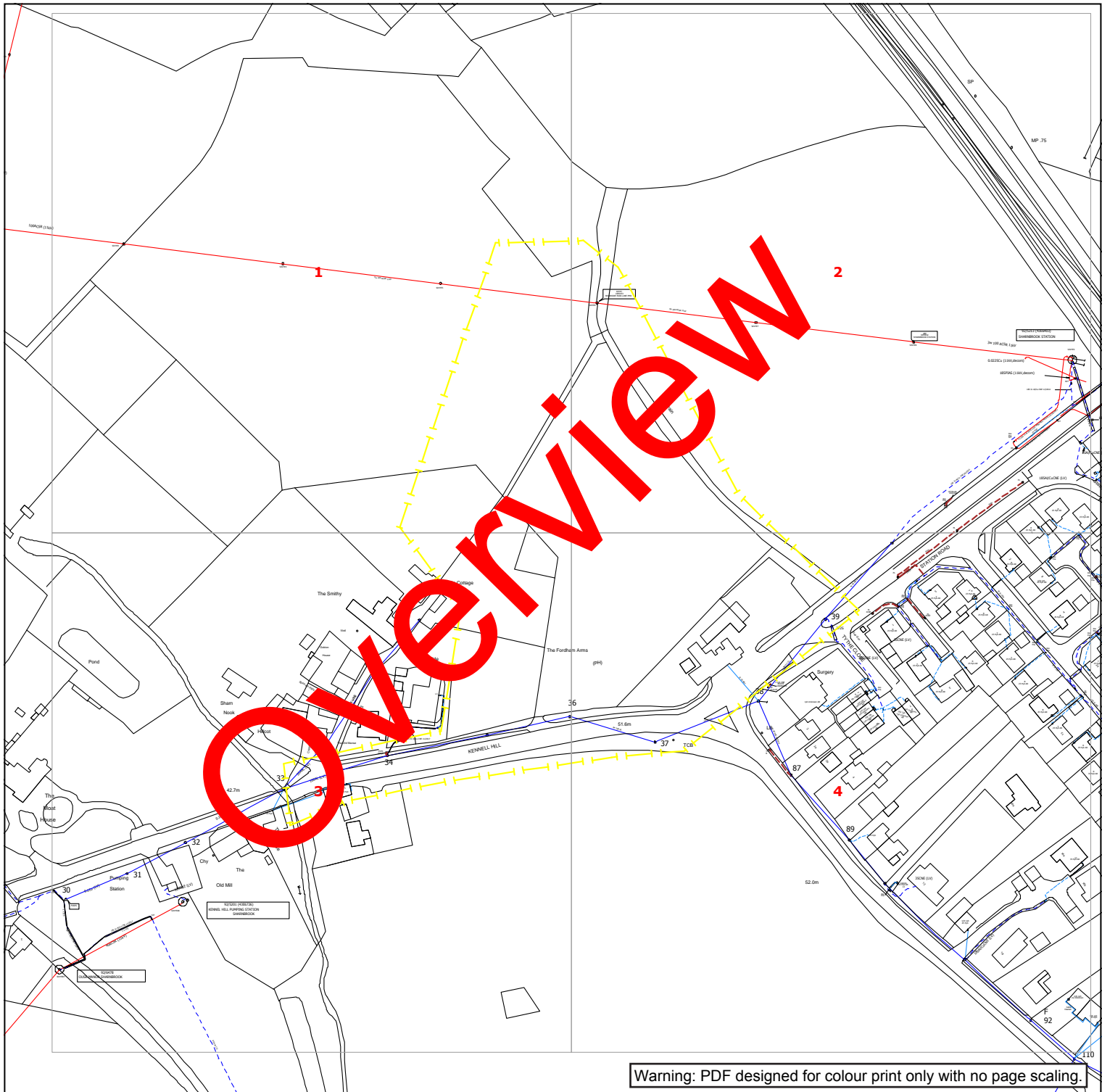
Following a review of the site it can be confirmed that no disconnections will be required to develop within the proposed site boundary. Electricity diversions may be required to facilitate the site entrance and plots along the northern edge of the development.

Western Power Distribution have advised that no. 2 points of connection will be provided which will allow the WPD 11kV overhead line to be undergrounded through site. Reinforcement will be required in order to facilitate the point of connection.

The gas point of connection is 120 metres from the site entrance, and it is a Low Pressure main. No reinforcement will be required.

The water point of connection is to the 180 mm main on Kennell Hill. No reinforcement will be required.

APPENDIX 1 – Existing Infrastructure Records



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Date Requested: 06/11/2019
 Job Reference: 16909988
 Site Location: 500111 259566
 Requested by:
 Mr David Pritchard
 Your Scheme/Reference:
 TDSN ANW LA 2

Link Box



Site Location

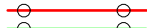
Line/Area



Overhead Line



PL



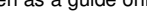
Service



LV (11kV)



HV (33kV)

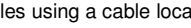
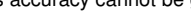
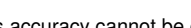


HV (66kV)

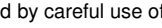
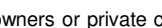
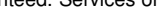
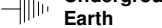
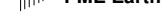


HV (132kV)

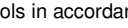
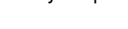
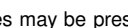
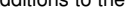
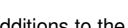
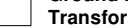
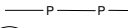
Underground Cable



SURF Telecoms



Pilot Cables

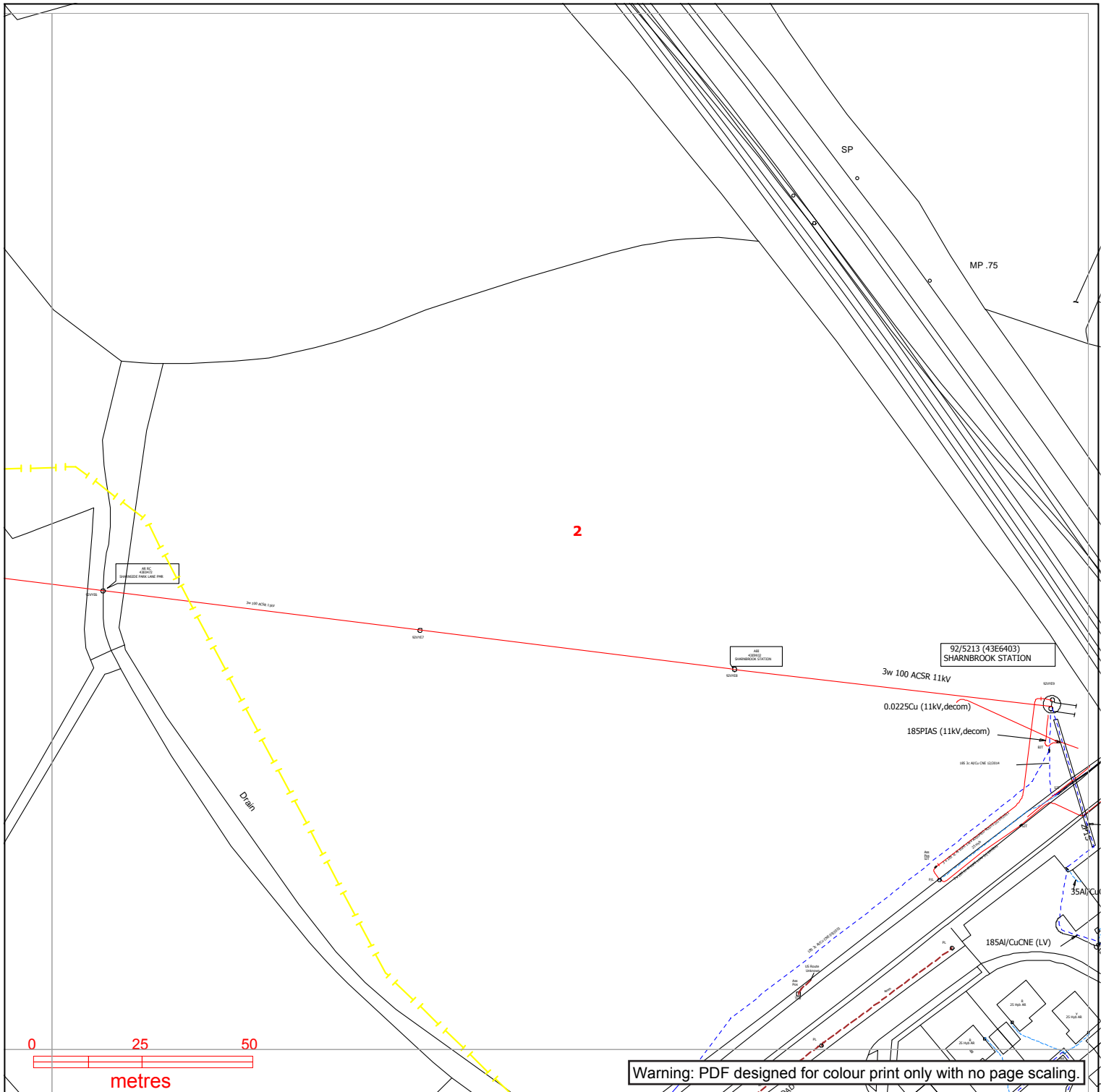


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- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our General Enquiries number.
- Advice should be sought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

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Date Requested: 06/11/2019
 Job Reference: 16909988
 Site Location: 500111 259566
 Requested by:
 Mr David Pritchard
 Your Scheme/Reference:
 TDSN ANW LA 2

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

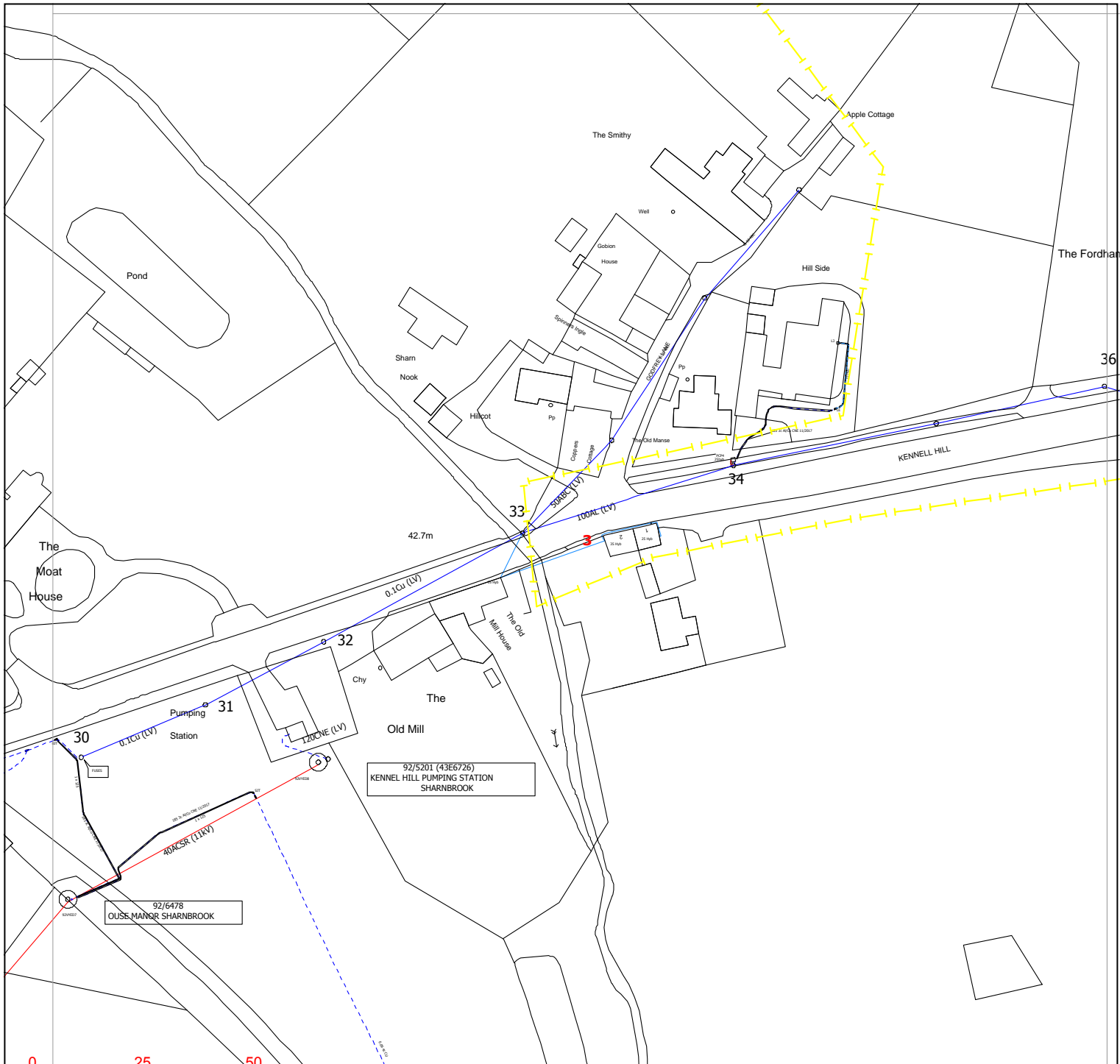
Link Box	Overhead Line	Underground Cable	SURF Telecoms	Pilot Cables
●	○ PL ○ Service ○ LV (11kV) ○ HV (33kV) ○ HV (66kV) ⊠ HV (132kV)	— —	— S — S — PME Earth Underground Earth	— P — P — ○ Pole Mounted Transformer □ Ground Mounted Transformer

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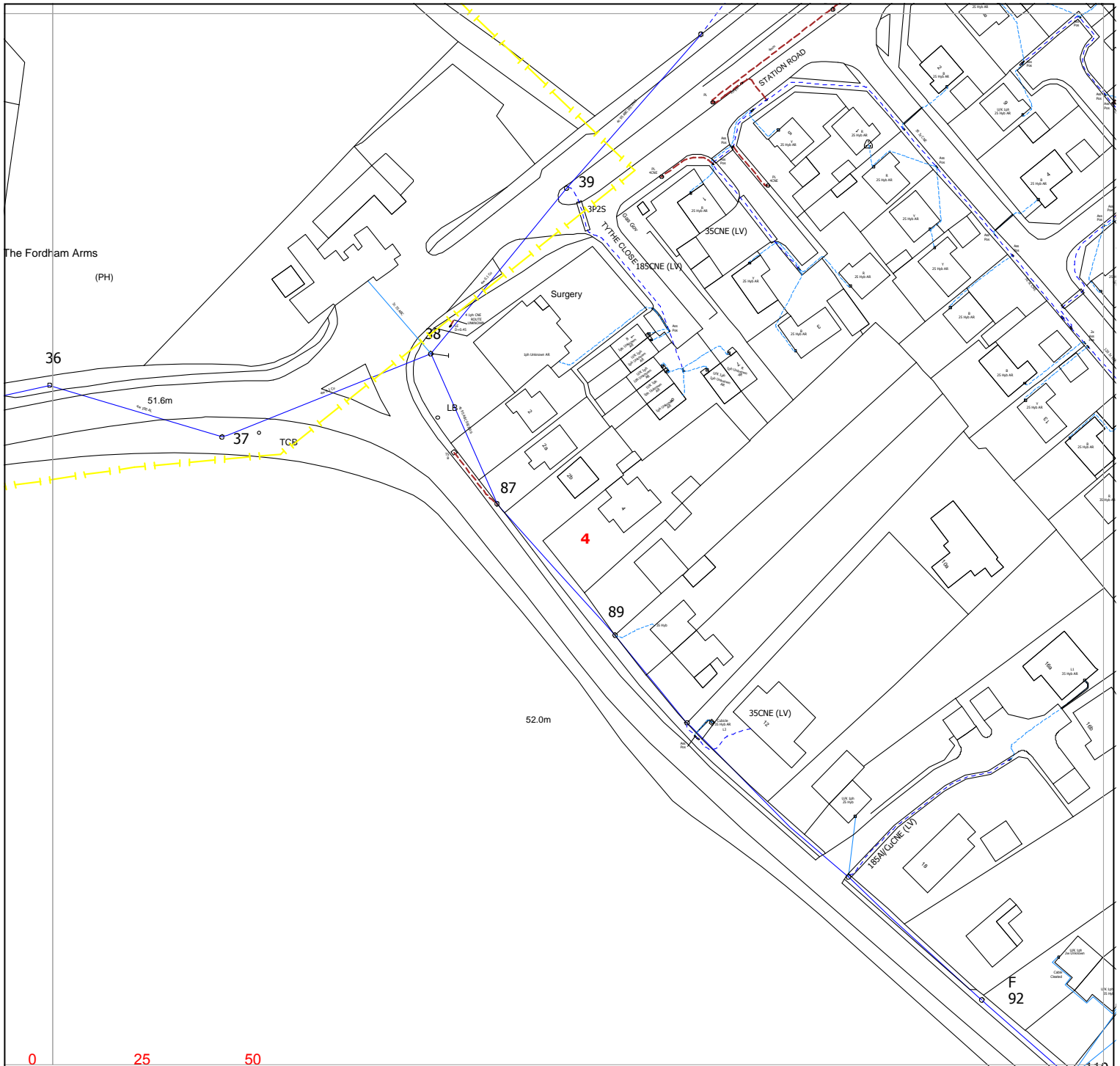
Link Box ●	Overhead Line ○—○ PL ○—○ Service ○—○ LV ○—○ HV (11kV) ○—○ HV (33kV) ○—○ HV (66kV) ○—○ HV (132kV)	Underground Cable —	SURF Telecoms — S — S — PME Earth — E —	Pilot Cables — P — P — Pole Mounted Transformer Ground Mounted Transformer
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 1:1250 Area or Circle dig site
 1:500 Line dig site

Link Box	Overhead Line	Underground Cable	SURF Telecoms	Pilot Cables
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○	○ Service	---	⎓ PME Earth	○ Pole Mounted Transformer
○	○ LV (11kV)	---	⎓ Underground Earth	□ Ground Mounted Transformer
○	○ HV (33kV)	---		
○	○ HV (66kV)	---		
○	○ HV (132kV)	---		
⎓	⎓	---		

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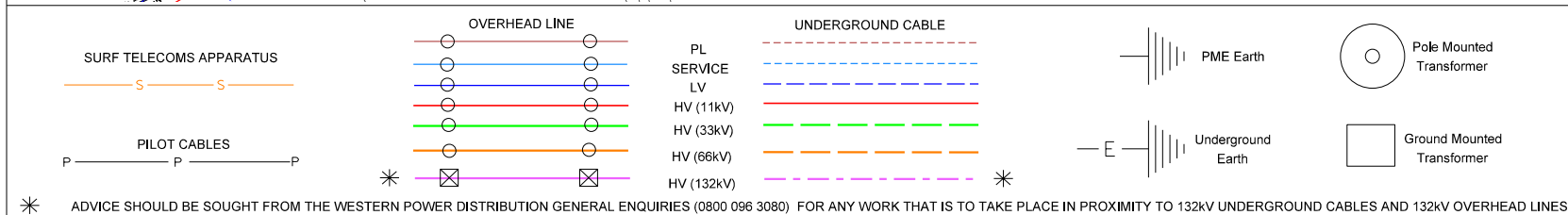
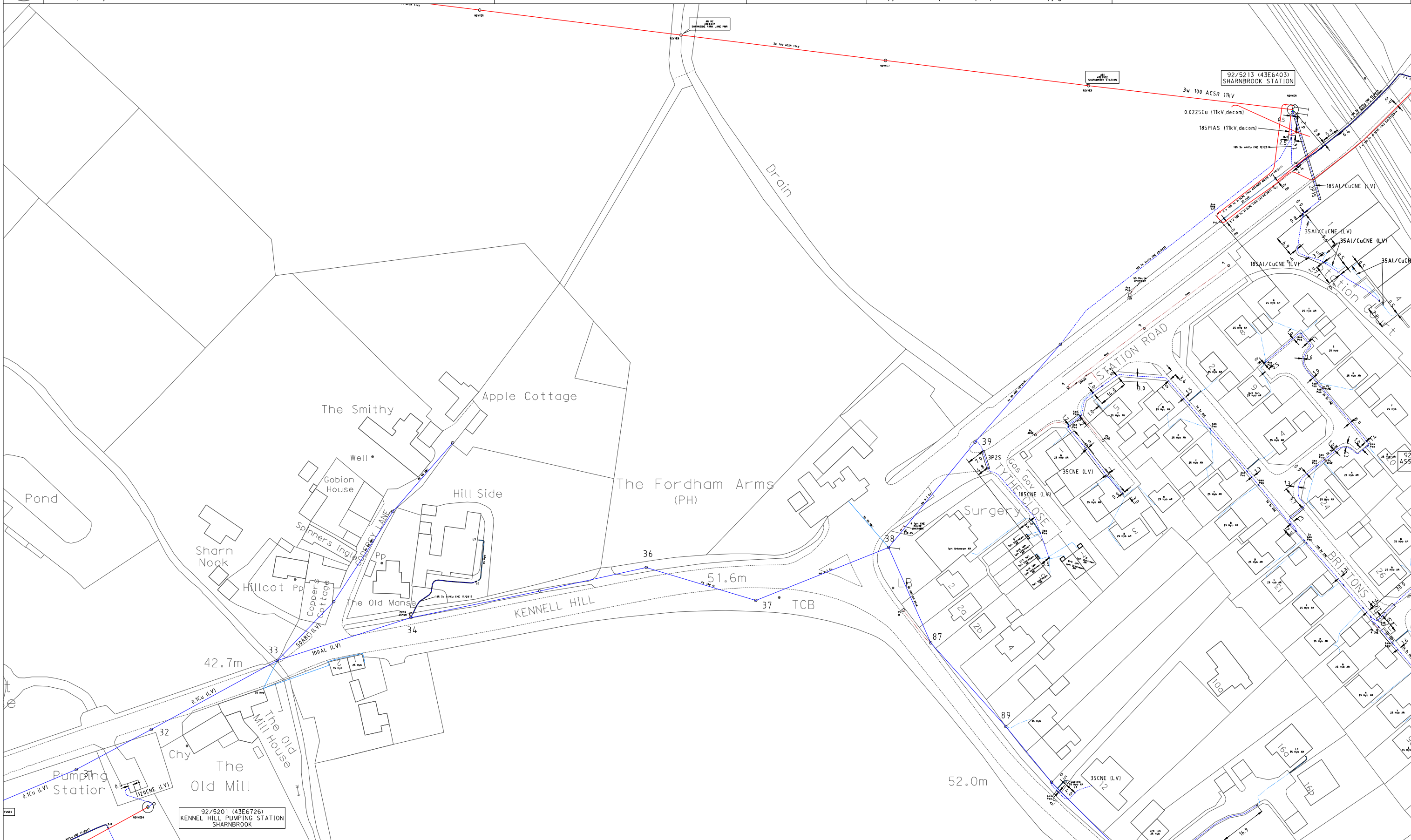


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 PLOT CENTRE: 500132.500,259534.100
 PRODUCED BY: WPD Data Portal - EMU Online

WESTERN POWER DISTRIBUTION

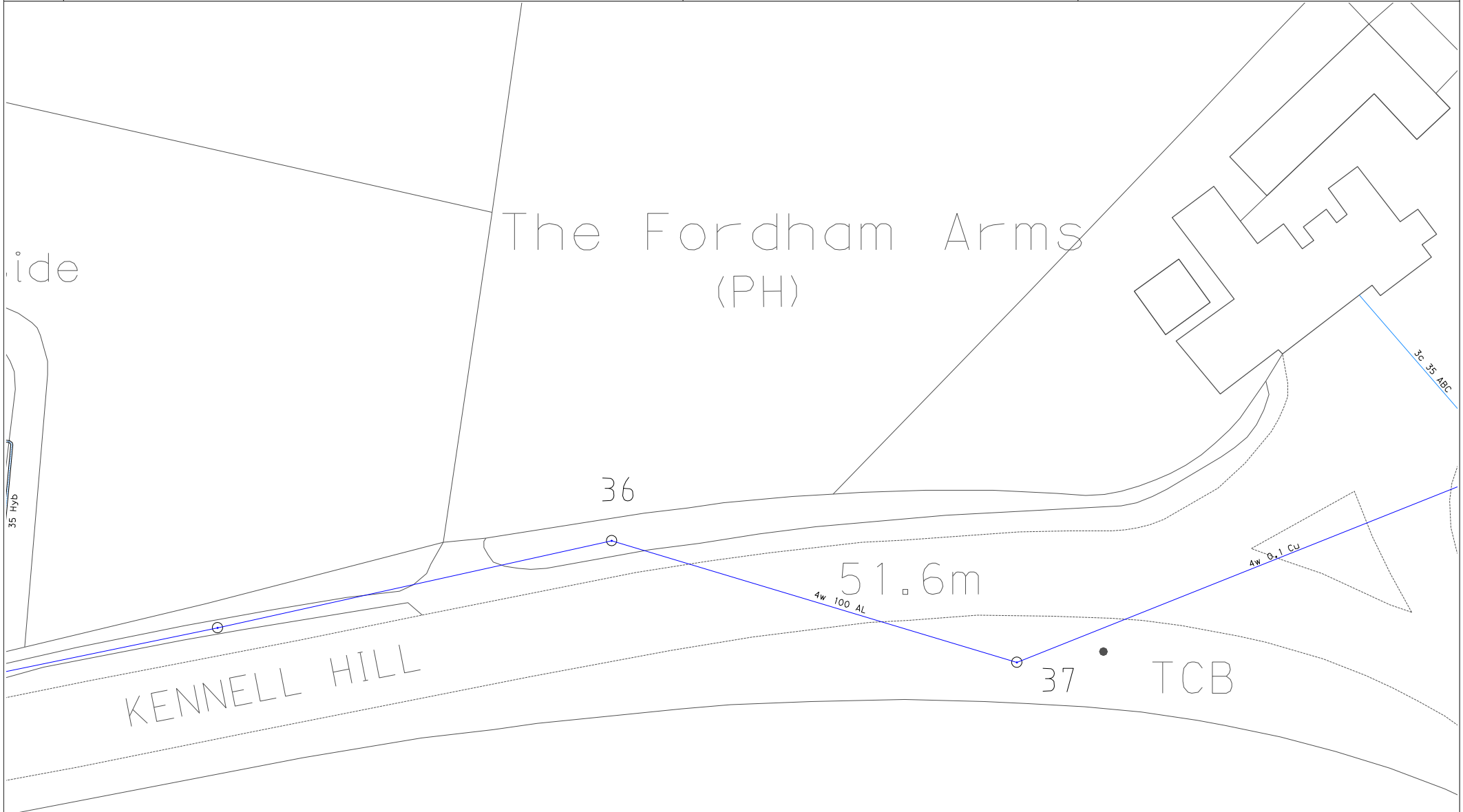
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 Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area.
 Information is given as a guide only and it's accuracy cannot be guaranteed.

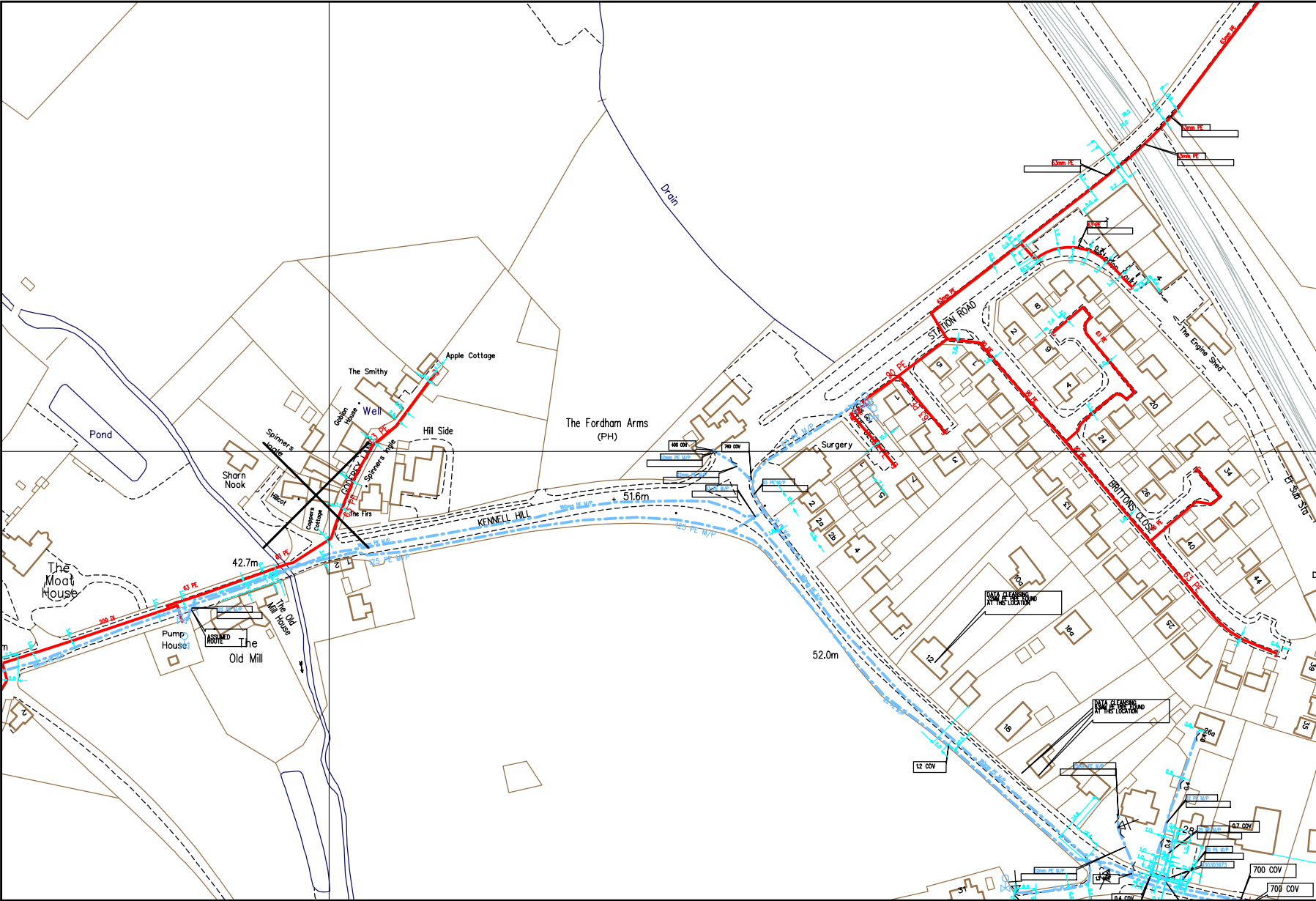
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* ADVICE SHOULD BE SOUGHT FROM THE WESTERN POWER DISTRIBUTION GENERAL ENQUIRIES (0800 096 3080) FOR ANY WORK THAT IS TO TAKE PLACE IN PROXIMITY TO 132kV UNDERGROUND CABLES AND 132kV OVERHEAD LINES

TITLE: EMU Online PDF Print
 PRINTED BY: [REDACTED]
 DATE: 06/11/2019
 SCALE: 1:500 @ A4 Landscape
 PLOT CENTRE: 500122.420,259495.320
 PRODUCED BY: WPD Data Portal - EMU Online





SCALE: Not to scale
USER ID: [REDACTED]
DATE: 06/11/2019
EXTRACT DATE: 02/09/2019
MAP REF: TL0059
CENTRE: 500151, 259500

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

This plan shows those pipes owned by Cadent Gas Ltd 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 Cadent Gas Ltd 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.

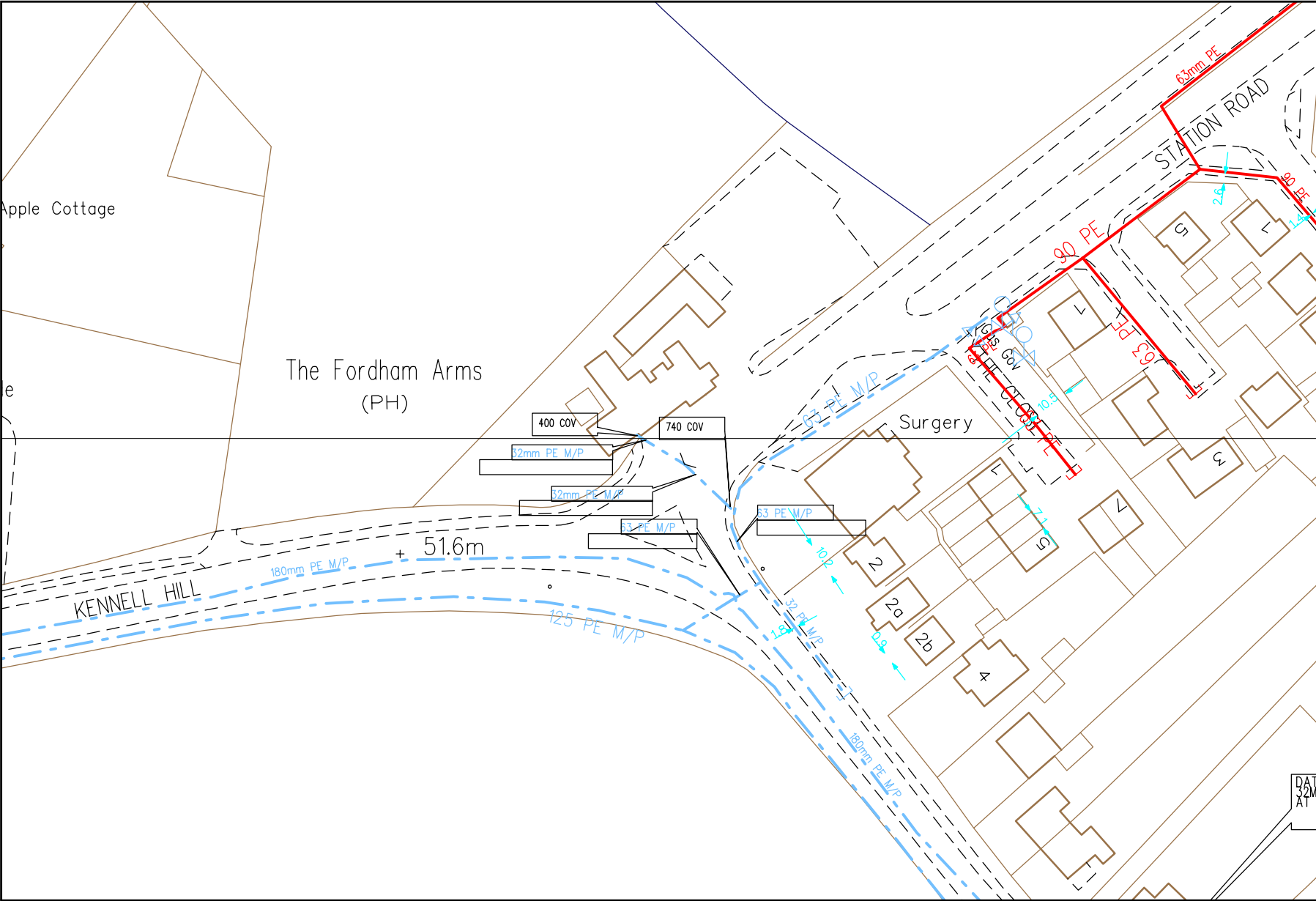
MAPS Viewer Version 5.8.0.1

Local Machine

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Some examples of Plant Items:

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



SCALE: Not to scale
 USER ID: [REDACTED]
 DATE: 06/11/2019
 EXTRACT DATE: 02/09/2019
 MAP REF: TL0059
 CENTRE: 500179, 259498

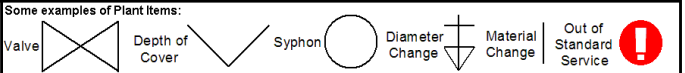
LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

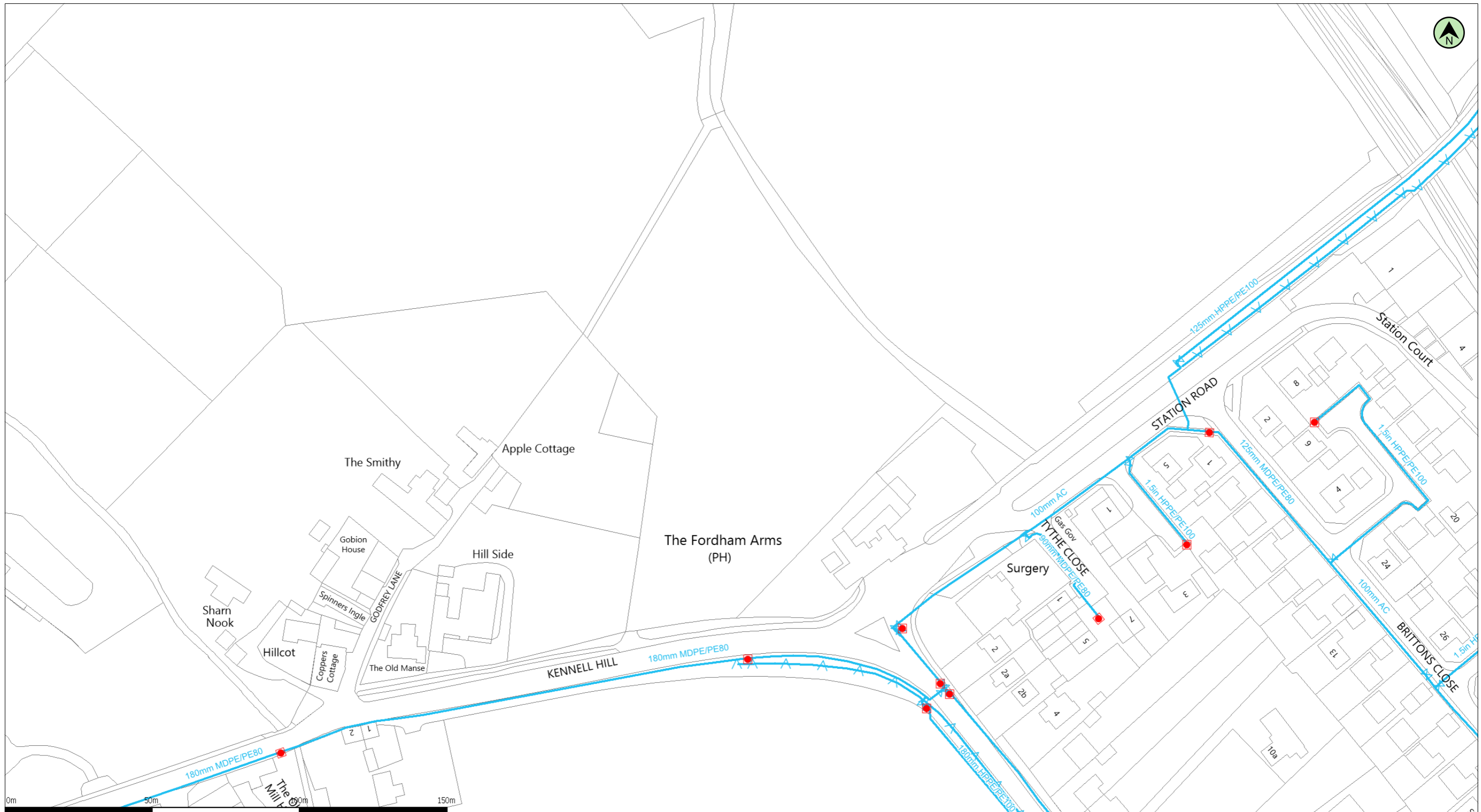
This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this 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 Cadent Gas Ltd 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 5.8.0.1

 Local Machine

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Date: 06/11/19

Scale: 1:1250

Map Centre: 500134,259558

Data updated: 01/10/19

Our Ref: 352081 - 1

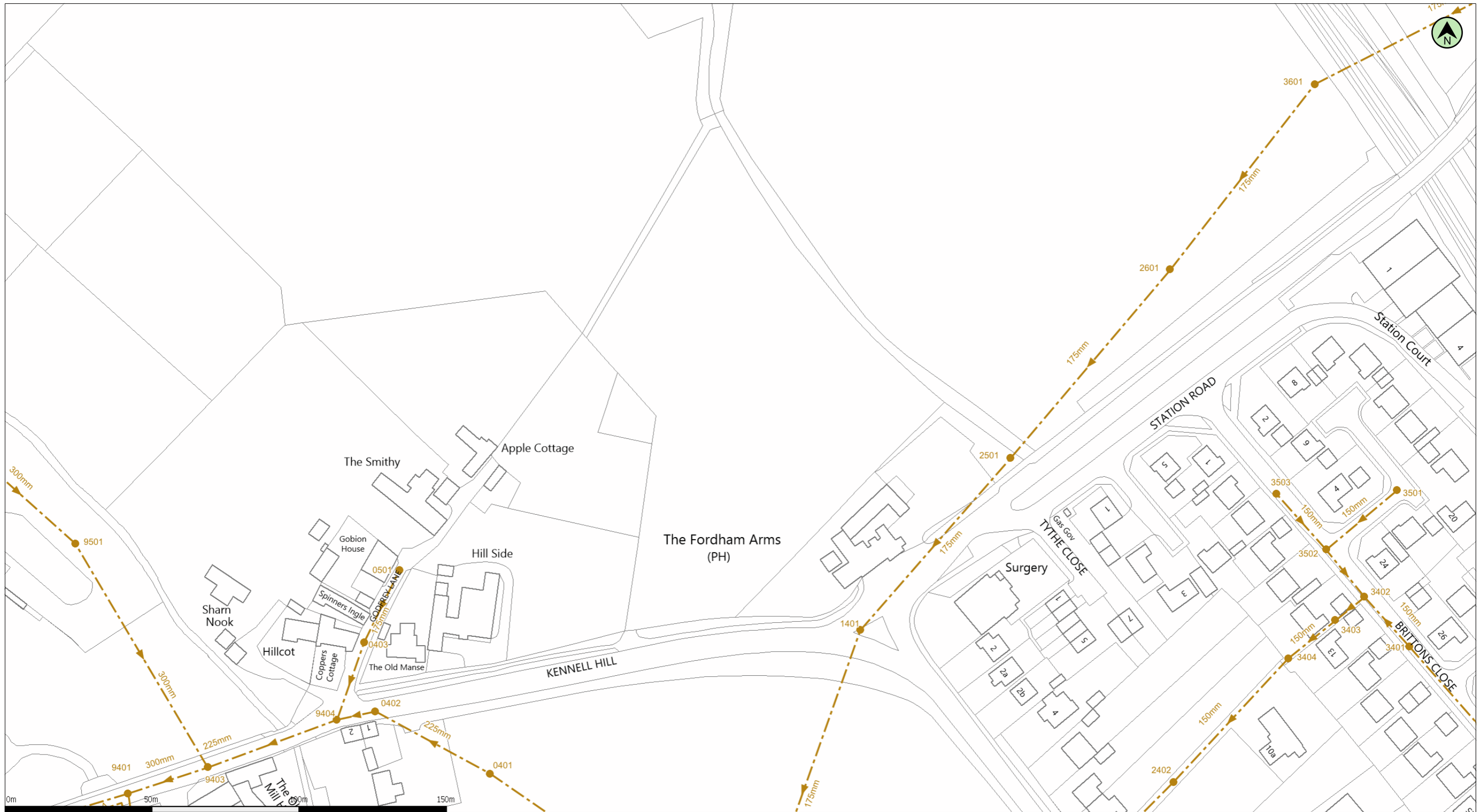
Clean Water Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2019 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

TDSN Anw 1





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Date: 06/11/19

Scale: 1:1250

Map Centre: 500134,259558

Data updated: 01/10/19

Our Ref: 352081 - 2

Wastewater Plan A3

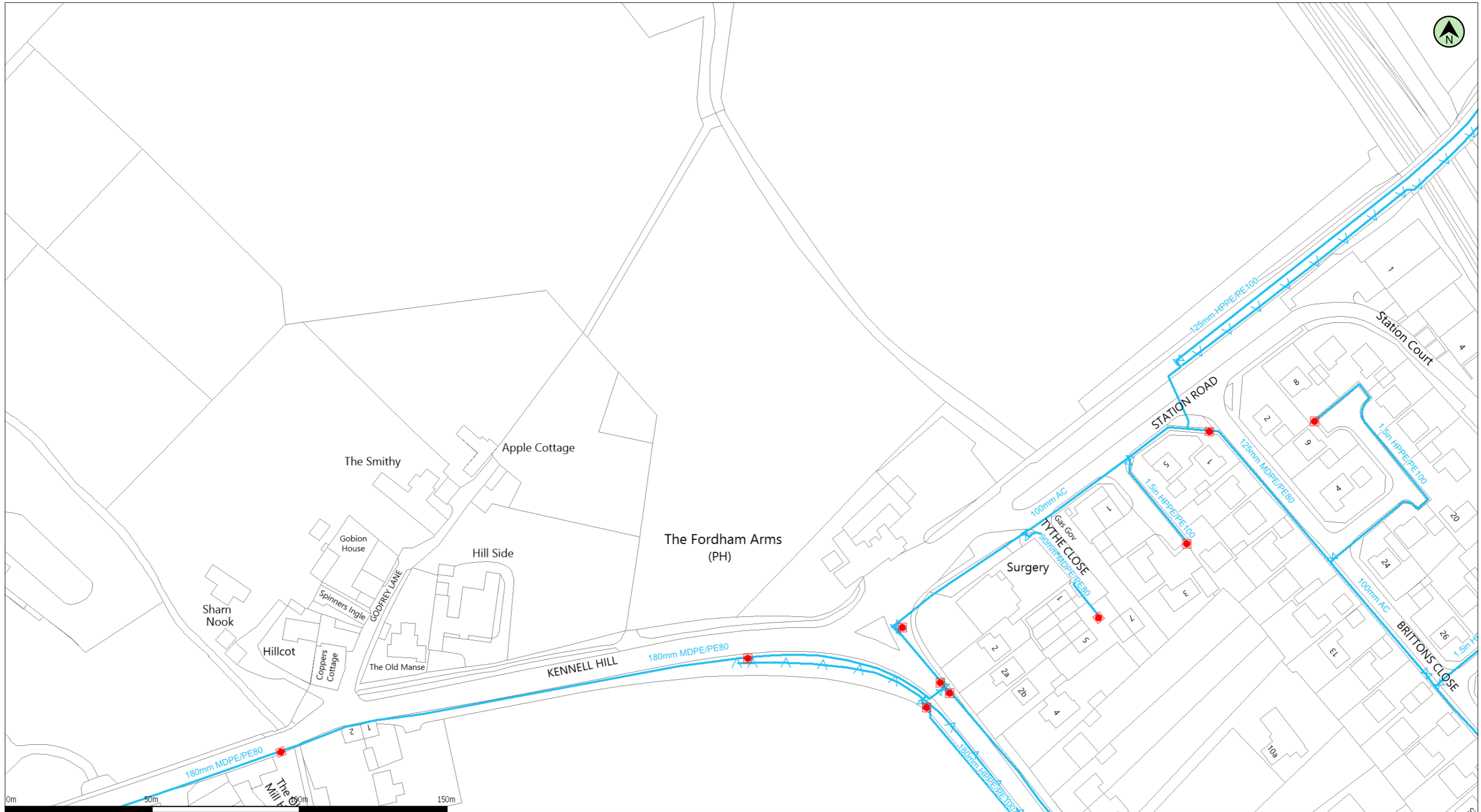
This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2019 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer					
Surface Sewer		Outfall*		Sewage Treatment Works	
Combined Sewer				Public Pumping Station	
Final Effluent		Inlet*		Decommissioned Pumping Station	
Rising Main*					
Private Sewer*		Manhole*			
Decommissioned Sewer*					

*(Colour denotes effluent type)

TDSN Anw 1





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Date: 06/11/19

Scale: 1:1250

Map Centre: 500134,259558

Data updated: 01/10/19

Our Ref: 352081 - 3

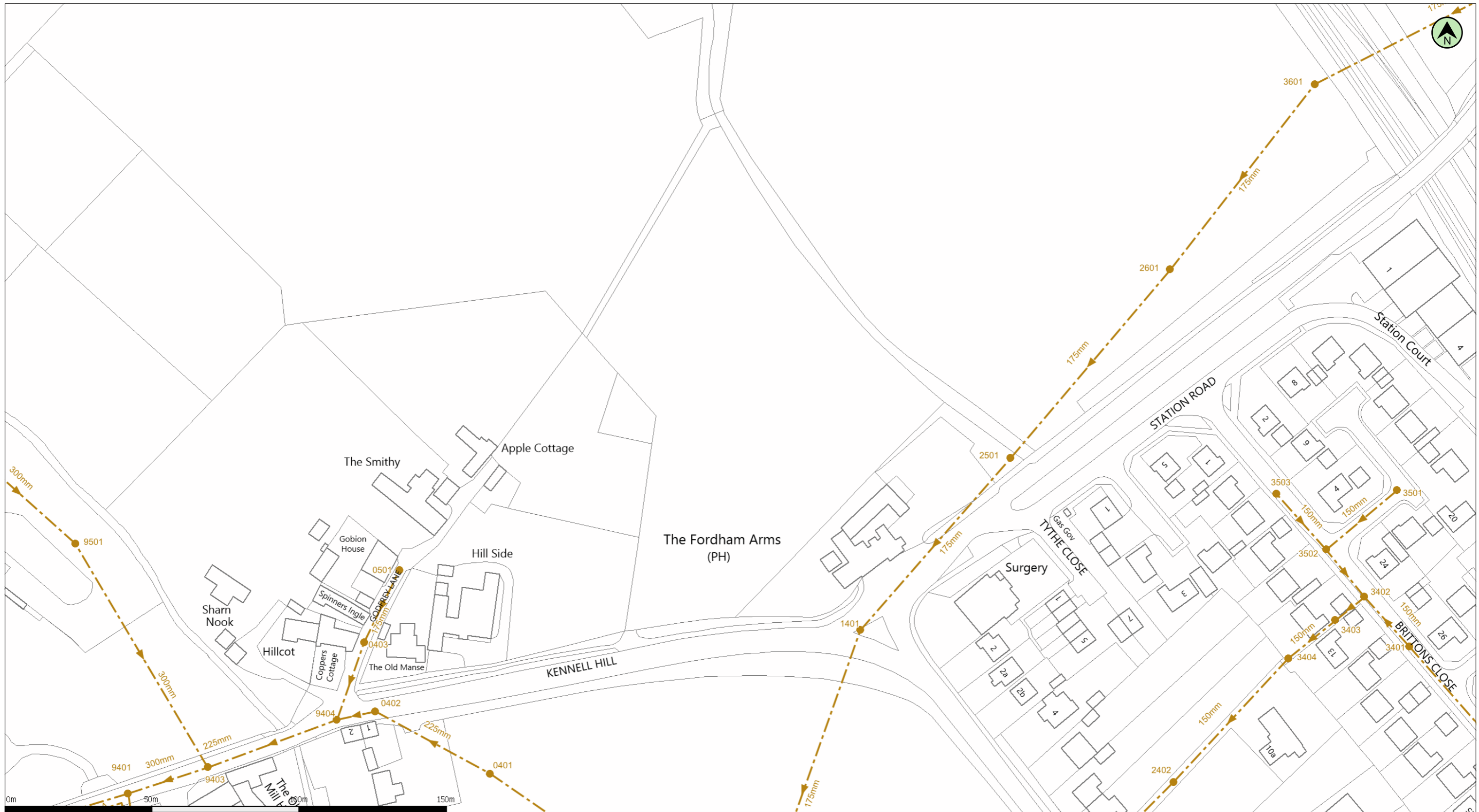
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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

TDSN UA Anw Lan





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Date: 06/11/19

Scale: 1:1250

Map Centre: 500134,259558

Data updated: 01/10/19

Our Ref: 352081 - 4

Wastewater Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2019 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

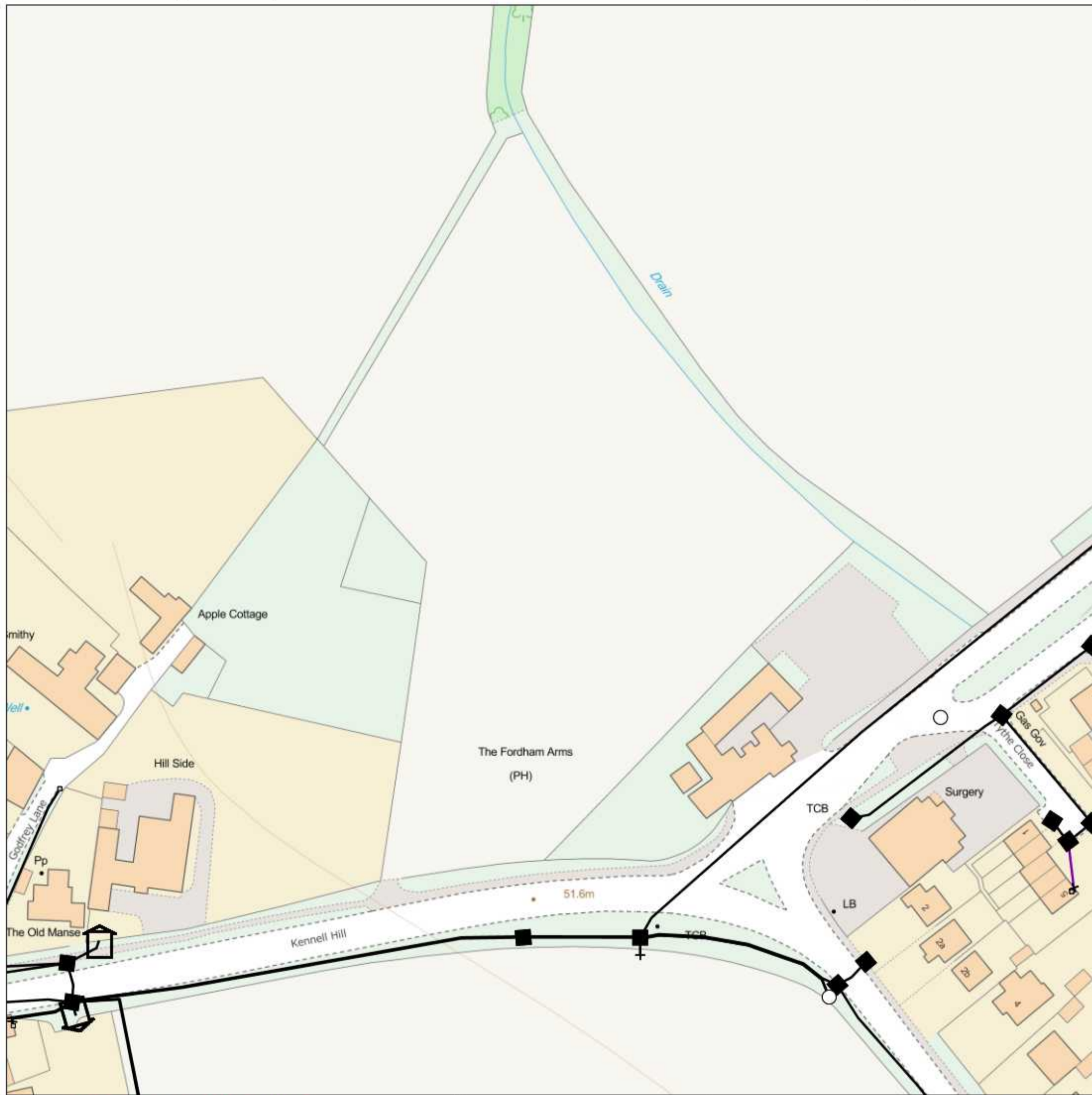
Foul Sewer					
Surface Sewer		Outfall*			
Combined Sewer					
Final Effluent		Inlet*			
Rising Main*					
Private Sewer*		Manhole*			
Decommissioned Sewer*					

*(Colour denotes effluent type)

TDSN UA Anw Lan	



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.



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

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : ODG02198E

Map Reference : (centre) TL0013459558

Easting/Northing : (centre) 500134,259558

Issued : 06/11/2019 14:19:31

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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

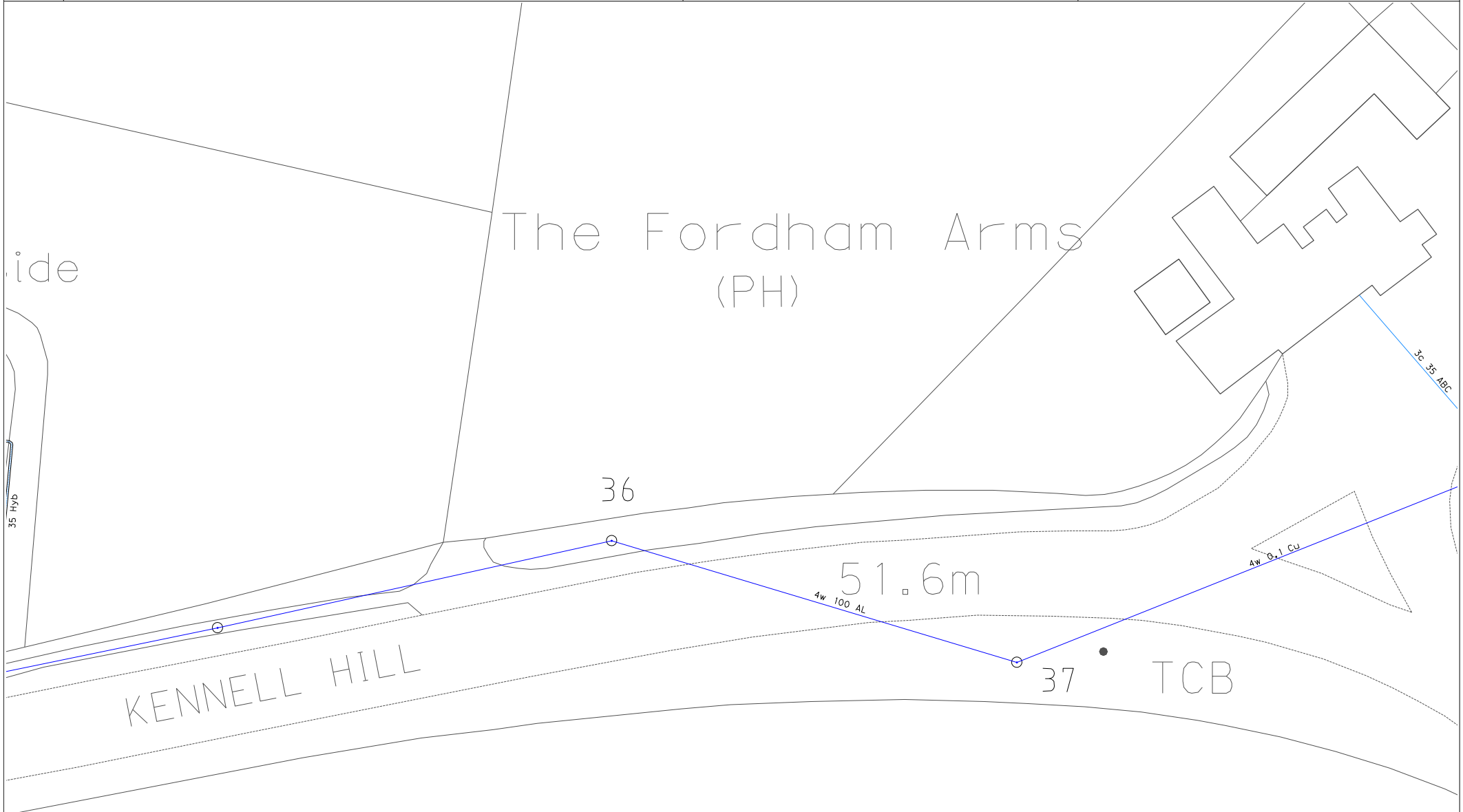
APPENDIX 2 – Assumed Diversions



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 Western Power Distribution, Avonbank, Feeder Road, Bristol. BS2 0TB. Licence Nos. 100022488, 100024877 & 100021807.
 CARE SHOULD BE EXERCISED TO ENSURE THE PRECISE POSITION OF THE WPD APPARATUS IF WORK IS TO BE EXECUTED IN ITS VICINITY. If in doubt, contact your local WPD office.

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution.
 Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area.
 Information is given as a guide only and it's accuracy cannot be guaranteed.

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SURF TELECOMS APPARATUS	<ul style="list-style-type: none"> ○ OVERHEAD LINE ○ PL ○ SERVICE ○ LV ○ HV (11kV) ○ HV (33kV) ○ HV (66kV) ○ HV (132kV) 	<ul style="list-style-type: none"> --- UNDERGROUND CABLE --- PME Earth --- Underground Earth 	<ul style="list-style-type: none"> ○ Pole Mounted Transformer □ Ground Mounted Transformer
<ul style="list-style-type: none"> — P — P — PILOT CABLES 	<p>* ADVICE SHOULD BE SOUGHT FROM THE WESTERN POWER DISTRIBUTION GENERAL ENQUIRIES (0800 096 3080) FOR ANY WORK THAT IS TO TAKE PLACE IN PROXIMITY TO 132kV UNDERGROUND CABLES AND 132kV OVERHEAD LINES</p>		

TITLE: EMU Online PDF Print
 PRINTED BY: [REDACTED]
 DATE: 06/11/2019
 SCALE: 1:500 @ A4 Landscape
 PLOT CENTRE: 500122.420,259495.320
 PRODUCED BY: WPD Data Portal - EMU Online



APPENDIX 3 – Points of Connections

Budget Estimate

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Western Power Distribution
Telford Way Industrial Estate
Robinson Way,
Kettering,
NN16 8PT

Telephone: [REDACTED]
Email: [REDACTED]
Date
17/12/2019

Our ref
3557402

[REDACTED]

Budget Estimate for electricity connection works by Western Power Distribution (South West/South Wales/East Midlands/West Midlands) plc ("WPD") for a 399kVA Connection at Kennel Hill, Sharnbrook, MK44 1PS.

Thank you for your recent enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the connection works for you ("the Budget Estimate").

Our estimate for this work is based upon the information you have provided and is shown below.

Estimated Connection Charge		
	Non-Contestable works	£221,467.61
	Contestable works	£0.00
	VAT at 20 %	£44,293.52
	Total	£265,761.13

Non-Contestable works are those works that only WPD can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website: <https://westernpower.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage	11,000
Phase	3
Agreed Import Capacity	399kVA
Agreed Export Capacity	0kVA

Please note that the proposed works and estimated connection charge is for **guidance purposes** only and has been derived from a desk-top design exercise. It is non-binding and subject, in particular, to any legal permission, wayleaves and any other consents being successfully obtained. It is based on present day prices. It does not include the cost of any necessary on-site civil works, which should be provided by you at your expense.

Enclosures

Please also find enclosed:

- Our summary document entitled "Your Budget Estimate explained - A guide outlining your options for obtaining an offer to connect to WPD's Distribution System"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development. 3557402

Competition in Connections

The Budget Estimate is based upon WPD undertaking both the contestable and non-contestable connection works. You are able to seek competitive prices for some or all of the contestable elements.

You have the option to appoint an independent Connection Provider (ICP) or Independent distribution network operator (IDNO) to carry out some of the connection works, referred to as the Contestable Connection Works. Any connection works that can only be undertaken by WPD are referred to as Non-contestable Connection Works. See our enclosed Budget Estimate guide for more information.

Proposed Connection Works

Our estimate of the connection charge is for providing the following works:

95 Properties to be built in Sharnbrook. Gas heated with no disturbing loads. Poc budget estimate requested for 399kVA.

Some upstream reinforcements are known and are included, this does not mean that other reinforcements are not required.

The increased load requires a second 11kV interconnector to be installed between Harrold and Sharnbrook Primaries. The limiting factor when the interconnector is installed will be the thermal capacity of the 33/11kV transformer, which is 12MVA. Therefore the CAF to be applied to shared use assets will be 3.33%.

2 PoC's will be provided which will allow the WPD 11kV overhead line to be undergrounded through site. This will take care of some of the site diversions that will be required. Other diversions not included.

Please note that these proposals are based upon a desk top provisional investigation and no site visit or detailed study has been carried out.

Please note, we are aware of existing network constraints that mean that reinforcement work may be required in order to support your proposed connection. These reinforcement works are described above. We can provide further details and costs in a feasibility study or formal offer. Please contact me to discuss further

Progression to Connection Offer stage

This Budget Estimate is not a legally binding contract, but sets out the amount we reasonably estimate we would require you to pay for the connection works under a formal Connection offer.

If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

Upon receipt of your application we will carry out detailed network studies to finalise the design of the connection works (and any associated reinforcement works), and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection.

If you have any queries regarding this Budget Estimate please do not hesitate to contact me via the contact details at the top of this letter.

Yours sincerely,

██████████
██████████

Network Enquiry No : 180012062
Your Reference : MK44 1PS

Cadent Gas Limited

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

Date : 10th December 2019
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

[REDACTED]

[REDACTED],

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, SHARNBROOK, BEDFORD, MK44 1PS.

Thank you for your enquiry which we received on 28th November 2019. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 30 metres from the site boundary and it is a Low Pressure main.

This Developer Enquiry response is a reflection of the network at the time delivered and is not a guarantee of gas flow or capacity due to the changing dynamics of the gas distribution network. If you wish to secure capacity and connect to the network please submit quotation Connections Request via the official connections route allowing for further analysis to verify the capability of the network again.

Plans attached: Yes

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

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

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

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

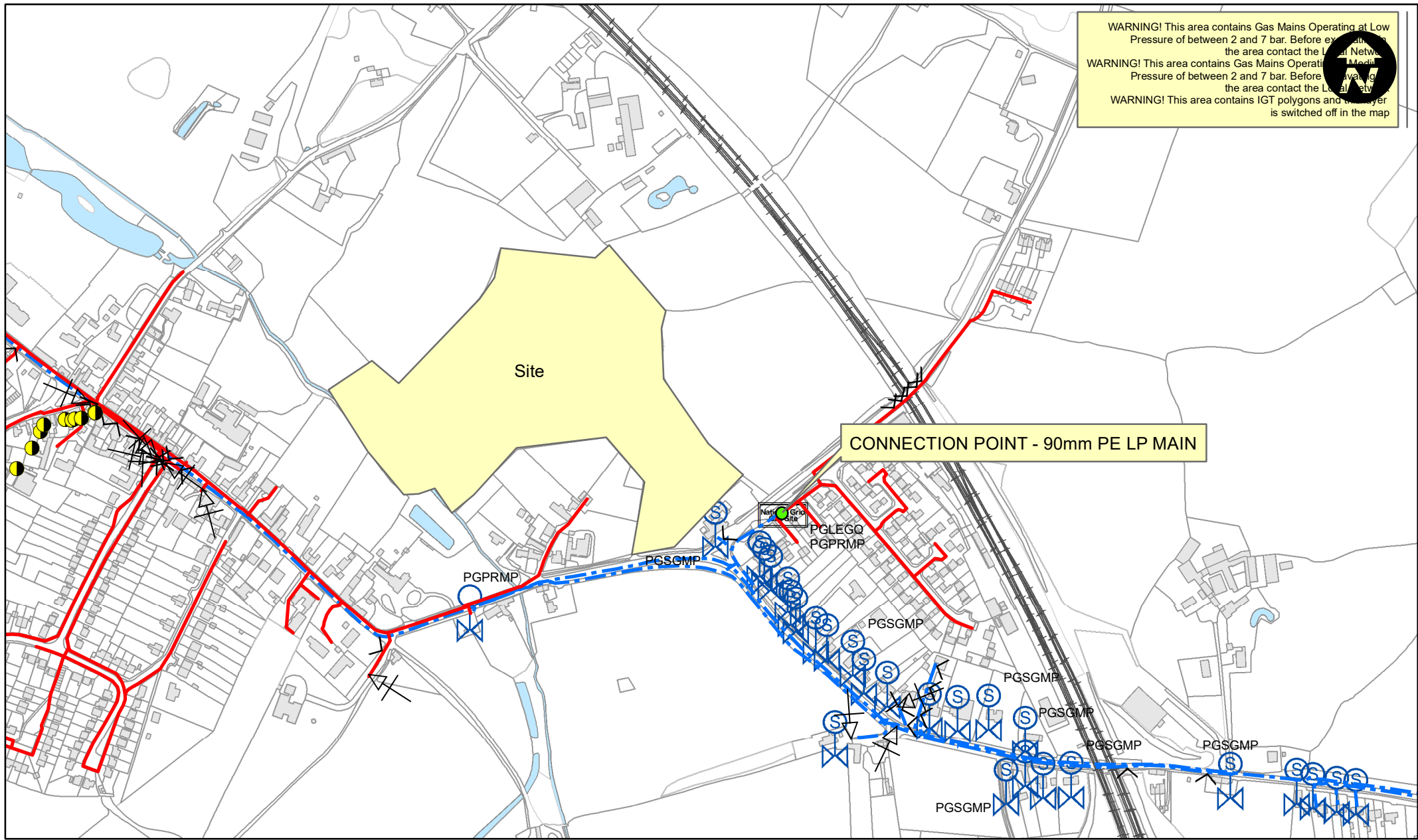
Yours sincerely,

[REDACTED]

[REDACTED]



WARNING! This area contains Gas Mains Operating at Low Pressure of between 2 and 7 bar. Before excavating in the area contact the Local Network Manager.
 WARNING! This area contains Gas Mains Operating at Medium Pressure of between 2 and 7 bar. Before excavating in the area contact the Local Network Manager.
 WARNING! This area contains IGT polygons and the Layer is switched off in the map



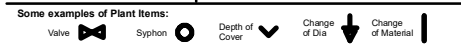
SCALE: 1:500 @ A4
 USER ID: [REDACTED]
 DATE: 10-Dec-2019 09:38:54
 INTERNAL USE ONLY
 OS Ref: 500172, 259613
 CENTRE: <Centre>

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



SCHEME: <NG GDFO Scheme Name>
 DESIGN: <NG GDFO Design Number>
 REVISION: <NG GDFO Revision>

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



180012062



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**Pre-Planning
Assessment Report
YELNOW LANE, SHARNBROOK
142864/903959775/1/0074382**

Section 1: Proposed development

Thank you for submitting a pre-planning enquiry. This has been produced for TDS (Northern) Ltd. Your reference number is **142864/903959775/1/0074382**. If you have any questions upon receipt of this report, please contact the Pre-Development team on 03456 066087 or email planningliaison@anglianwater.co.uk.

The response within this report has been based on the following information which was submitted as part of your application:

List of planned developments	
Type of development	No. Of units
Dwellings	95

The anticipated residential build rate is:

Year	Y1	Y2
Build rate	50	45

Site grid reference no.

TL0001759637

Development type

Greenfield

Planning application status

Unknown

The comments contained within this report relate to the public water mains and sewers indicated on our records. Your attention is drawn to the disclaimer in the useful information section of this report.

Section 2: Assets affected

Our records indicate that there are no public water mains/public sewers or other assets owned by Anglian Water within the boundary of your development site. However, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3: Water supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

Strategic:

These are the offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide of the cheapest solution across a large geographical area.

Local reinforcement:

These are localised reinforcement mains to enable us to provide water to your development site.

On most sites we also have two categories of water mains the Spine Mains and Housing Estate Mains (HEMS). To support your budgeting arrangements we have also examined the estimated cost for delivering the onsite water mains needed for a site of your size.

Water supply network

The water supply to the proposed development site can be provided from the existing mains. Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments. The development should be connected to the 180mm MDPE in Kennell Hill with a 110mm HPPE SDR17 connection and pipework. If 110mm pipe is unavailable then 125mm must be used instead.

Connection point(s)

Connection Point
CP-2119

Address
Kennell Hill Sharnbrook

National Grid Reference (NGR)
TL0010659469

Water Infrastructure & Costs

As a result of the recent charging rules published by Ofwat, our charging regime has changed. Your development site will be required to pay a Zonal charge for each new property connecting to our water supply network that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to our water supply network. More information on the Zonal charge can be found at <http://www.anglianwater.co.uk/developers/charges>

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Water:

Fixed Element	£ 370
Variable Element	£ 88.50

In most circumstances zonal charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non-household premises, the fixed element is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge. Details of the relevant multiplier for each fitting can be found at our web-page: <http://www.anglianwater.co.uk/developers/charges/>

The total Zonal charge payable for your site for Water is:

Zonal charge per new connection - Water	No. Of Units	Total amount payable
£ 458.50	95	£ 43,557.50

The estimated* Onsite Water Mains cost for your site is:

Estimated Onsite Water Mains	
Onsite water mains costs	£ 6,840.00

*A detailed cost breakdown will be provided on receipt of a formal application for a new water main.

In addition, you also have the ability to construct the onsite water mains under a self-lay agreement. In such cases, an Asset Payment is made by Anglian Water following commissioning and adoption of the assets. The Asset Payment is calculated as required in the Water Act 2003. For more information on the self-lay of water mains please see <http://www.anglianwater.co.uk/developers/self-lay>.

You will also need to budget for connection costs. Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from <http://www.anglianwater.co.uk/developers/charges>

Section 4: Map of Proposed Connection Points

Water Industry Act – Key Water Sections:

Section 41:

This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.

Section 45:

This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.

Section 51A - E

This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.

Section 55:

This applies where you request a supply of water for non domestic purposes.

Section 185:

This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense. Details on how to make an application and the s185 form is available on our website at <http://www.anglianwater.co.uk/developers> or via our Development Services team on 03456 066087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on 03456 066087 or via our website at <http://www.anglianwater.co.uk/developers>

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our Development Services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0345 60 66 087 or Email: developerservices@anglianwater.co.uk

Water pressure and flow rate: The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act(1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

Self Lay of Water Mains: A list of accredited Self Lay Organisations can be found at <https://www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search/>

Connection point - PPE-0074382-Yelow Lane, Sharnbrook



