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Development Technical
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UTILITIES



Denford Road, Ringstead, Kettering
Utilities Assessment
December 2023

Report Ref: 28347-UTIL-0701 REV A REV A

Denford Road, Ringstead, Kettering

Utilities Assessment

December 2023

REPORT REF: 28347-UTIL-0701 REV A

CLIENT: Paul Newman New Homes

ENGINEER: MEC
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REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
December 2023	-	First issue	Emma Harris Utilities Coordinator	Nathan Allen MEnvSci Senior Environmental Consultant	Tim Rose BA(Hons) MCIHT MTPS Director
December 2023	A	AW amendment	Emma Harris Utilities Coordinator	Nathan Allen MEnvSci Senior Environmental Consultant	Tim Rose BA(Hons) MCIHT MTPS Director

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1.0 INTRODUCTION

- 1.1 MEC has been commissioned by Paul Newman New Homes (hereafter referred to as 'the Client') to undertake a Utilities Assessment for a proposed residential development at Denford Road, Ringstead (hereafter referred to as 'the Site'). A site location plan is provided in **Appendix A** and a sketch masterplan contained within **Appendix B**.
- 1.2 The development proposals comprise of up to 35 residential dwellings.
- 1.3 This assessment seeks to establish how the proposed development will be serviced with key utility supplies, whether diversion or protection of existing apparatus may be required and estimated costs for service connection and diversion works, where available.
- 1.4 Consultation has been undertaken with key Statutory Undertakers to establish:
- Available capacity within existing infrastructure;
 - Required capacity improvement works to accommodate the development;
 - Required diversions of infrastructure to accommodate the proposed development;
 - Any required easements;
 - Service connection locations; and
 - Service connection costs.
- 1.5 Consultation has been undertaken with the following Statutory Undertakers:
- Anglian Water (sewerage and clean water provider for Kettering);
 - Cadent (gas);
 - National Grid Electricity Distribution (electricity);
 - Openreach (telecommunications);
 - GTC (multi utility connections).
- 1.6 Consultation responses received from Statutory Undertakers are included within **Appendices C-G**. A services constraints plan has been produced from the apparatus plans, and is provided in **Appendix H**.
- 1.7 Following this introductory Section of the report, **Section 2.0** details the existing utilities infrastructure in the vicinity of the site, **Section 3.0** details proposed future supply to the site and **Section 4.0** provides details on requisite diversions and easements. A summary of information is provided within **Section 5.0**.

Disclaimer

- 1.8 MEC has completed this report for the benefit of the individuals referred to in paragraph 1.1 and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from M-EC.
- 1.9 MEC accepts no responsibility or liability for:
- a) The consequence of this documentation being used for any purpose or project other than that for which it was commissioned;
 - b) The issue of this document to any third party with whom approval for use has not been agreed.

2.0 EXISTING SERVICES

2.1 Formal requests have been made to relevant utility companies for a copy of their existing asset plans for the proposed development area. The following table summarises the Statutory Undertakers that have been approached, their response and likely requirements for diversion or extra protection measures of any existing apparatus. Further information on the diversion and extra protection of the affected apparatus can be found in **Section 4.0** of this report.

Table 2.1 : Existing Services Summary

Service	Statutory Undertaker	Response Received?	Area Affected?	Diversion/Protection Required?
Foul Water	Anglian Water	Yes	Yes – 225mm Surface water sewer within southern verge of Spencer Street and 99mm Foul water sewer within the carriageway of Spencer Street.	Yes – Refer to Section 4.0
Clean Water	Anglian Water	Yes	No	No
Gas	Cadent	Yes	No	No
Electricity	National Grid Electricity Distribution	Yes	Yes – overhead HV (11kV) within the site boundary at the existing building. Overhead HV (11kV) within the site boundary to the south.	Yes – Refer to Section 4.0
Electricity/Gas	GTC	Yes	No	No
Telecoms	Openreach	Yes	Yes – Underground supply that enters the site from the north crossing to the south at the existing building.	Yes – Refer to Section 4.0
Telecoms	Virgin Media	Yes	No	No
Telecoms	Sky	Yes	No	No
Telecoms	Verizon	Yes	No	No
Telecoms	Gigaclear Ltd	Yes	Yes – Underground apparatus that enters the site from the north crossing to the south at the existing building.	Yes – Refer to Section 4.0
Telecoms	Sota	Yes	No	No
Telecoms	MBNL	Yes	No	No

3.0 SERVICES SUPPLY

Foul Water

- 3.1 Anglian Water (AW) has confirmed that the proposed development is in the catchment of Islip Water Recycling Centre, which currently does not have the capacity to treat the flows from this development. **AW are obligated to accept flows from the proposed development and therefore will take necessary steps to ensure that there is sufficient treatment capacity once planning permission has been granted.**
- 3.2 The nearest connection achievable is the 300mm public foul water sewer at manhole 8102 in Denford Road at National Grid Reference SP 98847 75119.
- 3.3 The water recycling infrastructure charges for this development is £14,000.00. The AW foul water enquiry can be found within **Appendix C** of this report.

Clean Water

- 3.4 AW have confirmed that there is sufficient capacity to supply the proposed development with clean water, therefore, reinforcement works are not required. The point of connection for the development can be taken from the existing 4" CI water main in Denford Road at National Grid Reference SP 98856 75117.
- 3.5 AW have advised a new water mains connection cost of £28,000.00. It is to be noted that this includes an allowance for barrier pipe so costs may be reduced if a ground investigation report confirms there is no contamination present. It has been assumed that all onsite excavation will be carried out by the developer.
- 3.6 The gross infrastructure charges for this development are £8,155.00. This will be reduced by an income offset value of -£16,485.00. The total net infrastructure charge is calculated at -£8,330.00. The AW developer enquiry can be found within **Appendix C** of this report.

Gas

- 3.7 Cadent have confirmed that there is sufficient capacity in the local low pressure gas network to supply the development site and therefore reinforcements are not required. Connections can be made to the 63mm PE low pressure gas main located within the northern verge of Spencer Street which is c5m to the north of the site boundary. A developer enquiry response and a plan showing the connection point can be found within **Appendix D**.

Electricity

- 3.8 National Grid Electricity Distribution (NGED) have provided a budget estimate of £184,400.00 to connect the proposed development to their existing high voltage network based on a total capacity of 245kVA which is sufficient for Air Source Heat Pumps (ASHPs) and Electric Vehicle charging Points (EVCPs) at each dwelling. NGED have advised that the point of supply will be from the existing HV underground cable within the site to a centrally located substation on site. NGED will lay a new LV mains cable from this point of connection to the furthest building and will supply and install the associated service cables and cut outs into each location.

The developer is to provide all on site excavation, ducting and reinstatement and prepare meter locations. A budget quotation developer enquiry response can be found within **Appendix E**.

- 3.9 The typical plot of land required for a substation is 5x5m and 24/7 vehicle and pedestrian access will be required. A minimum of 9m clearance should be maintained between the substation and nearest residential dwelling in order to mitigate the risk of noise disturbance.

Telecommunications

- 3.10 Openreach will deploy Fibre to the Premises (FTTP), free of charge, into all new housing developments of 20 or more homes. Openreach's FTTP infrastructure is open to all communication service providers to encourage greater adoption and customers can benefit from the faster speeds of up to 1Gbps. Openreach will supply all of the materials such as ducts and joint boxes required to build and install the network free of charge, however, it is the responsibility of the developer or their appointed contractor to install the on-site ducts and joint boxes to Openreach's specification. An asset map showing Openreach infrastructure within the area of the proposed development site is included in **Appendix F**.

Multi Utility

- 3.11 GTC is an independent distribution network operator who has supplied a budget cost of £42,773.26 to supply electricity. A copy of the budget quote is included in **Appendix G**.
- 3.12 GTC have allowed for a point of connection to the LV electricity network within Spencer Street and a second point of connection within Raunds. This is based on a total capacity of 101kVA which would be sufficient for ASHPs and EVCPs at each dwelling. It is to be noted that GTC do not calculate residential loads in the same way as NGED and do not require additional capacity for EVCPs of 7.2kW or less.

4.0 DIVERSIONS AND PROTECTION OF APPARATUS

Foul Water

- 4.1 The STW shows a 225mm surface water sewer within the southern verge of Spencer Street. The asset map also shows a 99mm foul sewer within the carriageway of Spencer Street. Diversion or extra protection of the existing sewers may be required to facilitate the site access and construction activities. Further survey work and trial holes are recommended to determine the exact depth of the cables to determine whether diversions can be avoided. The approximate route of the sewers is shown on the utilities constraints plan (drawing number 28347_07_010_01) located within **Appendix H**.

Electricity

- 4.2 NGED apparatus plans also show that there is existing overhead HV cables located within the site boundary to the south of the site. This apparatus will require diverting to facilitate the proposed new residential development. NGED have provided a diversion cost of £83,781.06 to underground the overhead cable. NGED have advised that this will require third party landowner consents. The diversion correspondence is located within **Appendix E** and the approximate route of the cables is shown within the utilities constraints plan located within **Appendix H**.

Telecommunication

- 4.3 The Openreach apparatus plans show existing underground services within the site boundary of the proposed development. Openreach have provided a fee of £2,167.13 to conduct a site survey and produce a detailed diversion cost. The approximate location of the Openreach apparatus is shown on the utilities constraints plan in **Appendix H** of this report.
- 4.4 Gigaclear Ltd records indicate that there is an underground apparatus within the carriageway of Spencer Street. Although diversion is not anticipated, extra care should be taken when constructing the new site entrance. The approximate route is shown on the utilities constraints plan located within **Appendix H** of this report.

5.0 SUMMARY

5.1 This report has been produced to support a proposed residential use development at Denford Road, Ringstead. A summary of all findings to date is provided in the below table.

Table 5.1 : Summary

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Foul Drainage (Anglian Water)	No – Reinforcement work is required	300mm public foul water sewer at manhole 8102 in Denford Road	Developer to construct and offer for adoption. <u>Infrastructure Charge</u> £14,000.00	Yes - 225mm Surface water sewer within southern verge of Spencer Street and 99mm Foul water sewer within the carriageway of Spencer Street.	AW are obligated to accept flows from the proposed development and therefore will take necessary steps to ensure that there is sufficient treatment capacity once planning permission has been granted.
Clean water (Anglian Water)	Yes	4" CI water main in Denford Road	<u>New Connection</u> £28,000.00 <u>Infrastructure Charge</u> £8,330.00	No	AW developer enquiry confirms that there is capacity to supply the proposed development with clean water.
Gas (Cadent)	Yes	63mm PE low pressure gas main located within the northern verge of Spencer Street	Capacity Check Only	No	Cadent have confirmed that there is sufficient capacity within the local low-pressure network to supply the development with gas.
Electricity (National Grid Electricity Distribution)	Yes	Existing underground HV cable within the site	<u>New Connection</u> £184,400.00 <u>Diversion</u> £83,781.06	Yes – overhead HV (11kV) within the site boundary to the south.	NGED have confirmed that there is capacity within the local HV network to supply the development. One Substation will be required on site

Service and/or Provider	Capacity Available?	Point of Connection	Budget Costs Provided?	Are Diversions / Extra Protection Measures Required?	Additional Comments
Telecoms (Openreach)	N/A	N/A	<u>Site Survey</u> £2,167.13	Yes – Underground apparatus within the site boundary to the north.	Openreach will deploy FTTP, free of charge, into all new housing developments of 20 or more homes. No proposals have therefore been sought.
Multi utility (GTC)	N/A	Assumed POC within Spencer Street and a second POC within Raunds Road	<u>New Connections</u> £42,773.26	N/A	GTC have provided a budget cost to supply electricity to the proposed development



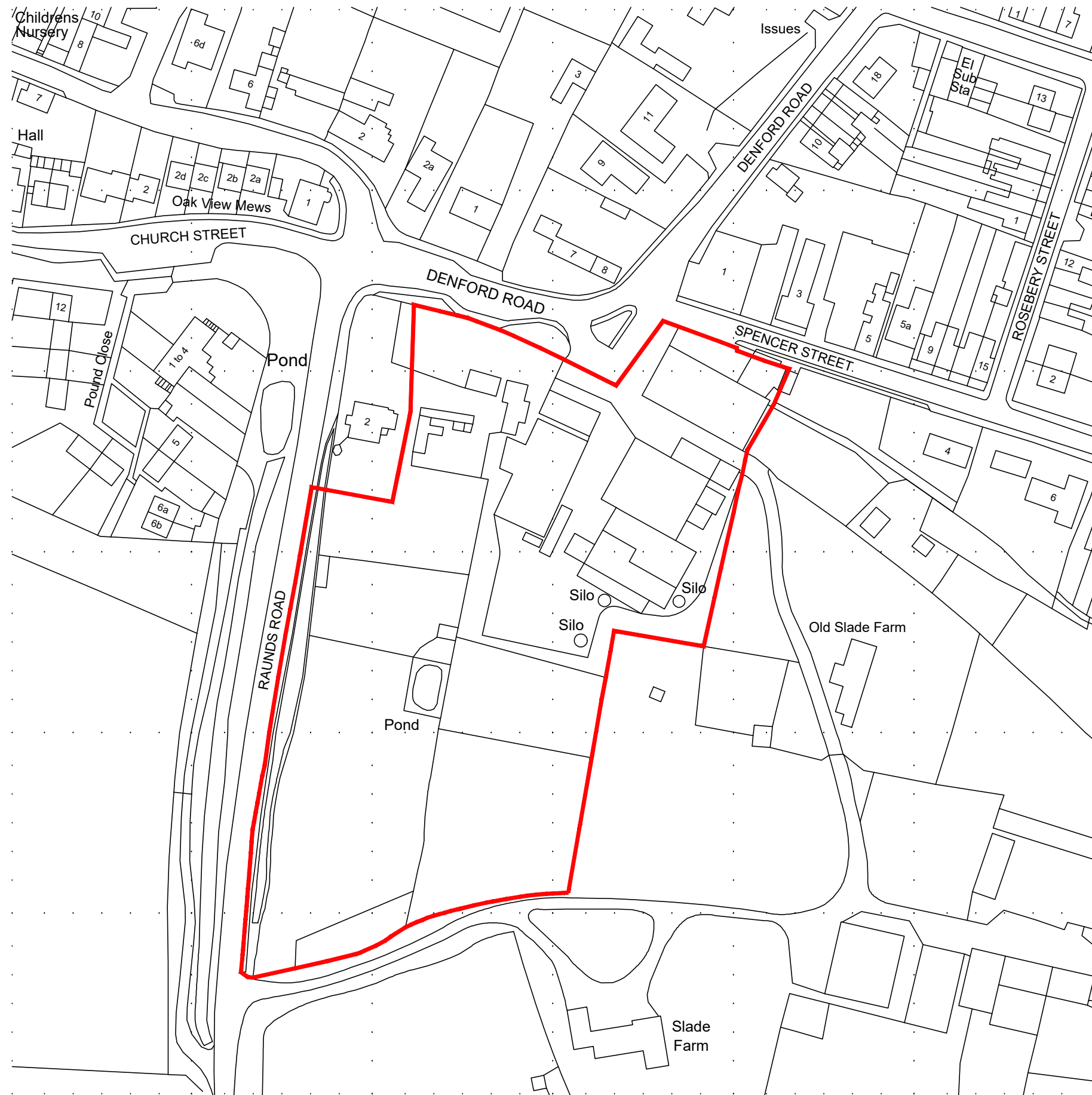
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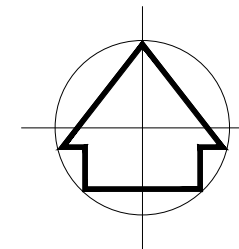
APPENDICES



APPENDIX A



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This drawing is not to be scaled. Use figured dimensions only. All errors and omissions are to be reported to the Technical Department.

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KRT Job Reference Number: 1258

LEGEND:-

- Denotes Application Boundary
- 16,150.83 m²
- 1.61 hectares
- 3.99 acres

Rev	Date	Description

PAUL NEWMAN

NEW HOMES

12 YEARLSTONE SQUARE
 ASHLAND
 MILTON KEYNES MK6 4AT

Tel: 01908 690216
 Web: www.paulnewmanhomes.co.uk

Project:

DEVELOPMENT AT
 RAUNDS ROAD / SPENCER
 STREET,
 RINGSTEAD,
 NORTHAMPTONSHIRE.

Drawing Title:

LOCATION PLAN

Drawn:

I.bates

Date:

AUG 2023

Scale:

1:1250@A3

Drawing No:

1258-41

Revision:

-

Drawing Status:

PLANNING



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APPENDICES



APPENDIX B

Residential Development at Denford Road, Spencer Street, Ringstead
Schedule of Accommodation

Private Dwellings						
House Type	Beds	Storeys	Description	Size (Sqft.)	No.	Total (Sqft)
A	4	2	House	1,755	1	1,755
B	2	1.5	Bungalow	1,468	1	1,468
D	5	2	House	2,685	2	5,370
E	2	1	Bungalow	866	2	1,732
F	3	2	House	1,276	5	6,380
G	2	2	House	915	2	1,830
H	3	2	House	1,170	3	3,510
J	4	2	House	1,426	3	4,278
K	4	2	House	1,760	1	1,760
M	4	2	House	1,771	1	1,771
Private Sub Total					21	29,854

Affordable Dwellings						
House Type	Beds	Storeys	Description	Size (Sqft.)	No.	Total (Sqft)
1B	1	2.5	Flat	552	3	1,656
2B	2	2.5	Flat	696	3	2,088
O	3	2	House	936	4	3,744
P	2	2	House	787	4	3,148
Affordable Sub Total					14	10,636

Grand Total 35 40,490

Gross Site Area 3.99 acres
 Nett Area 3.01 acres
 Cover/acre 13,452 sq.ft./acre

LEGEND:-

- Denotes Application Boundary
- Denotes Affordable Housing Units
- Affordable Tenure Split:
 - First Homes: Plots 2, 3, 14 & 15
 - Shared Ownership: Plots 4, 5, 12 & 13
 - Affordable Rented: Plots 6 to 11 Inclusive
- Denotes Existing Trees to be Retained
- Denotes Existing Hedgerow to be Retained
- Denotes Existing Native Vegetation to be Retained
- Denotes Existing Trees/Vegetation to be Removed
- Denotes Root Protection Area
- Denotes Proposed Tree Planting
- Denotes Proposed Soft Landscaping
- Denotes Proposed Native Hedgerow
- Denotes Rear Garden Bin Storage Area
- Denotes Rear Garden Cycle Storage
- Denotes Rear Garden Access Gate

This drawing is not to be scaled. Use figured dimensions only. All errors and omissions are to be reported to the Technical Department.

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Rev	Date	Description
B	31.08.23	Existing low level wall along Denford Road shown, rear garden fencing to plots 17 & 18 to suit, apartment bin storage area increased.
A	17.08.23	Existing trees / vegetation to be retained and removed updated, roofplan detail added to house types, and affordable tenure added to legend.

PAUL NEWMAN

NEW HOMES

12 YEARLSTONE SQUARE
 ASHLAND
 MILTON KEYNES MK6 4AT

Tel: 01908 690216
 Web: www.paulnewmanhomes.co.uk

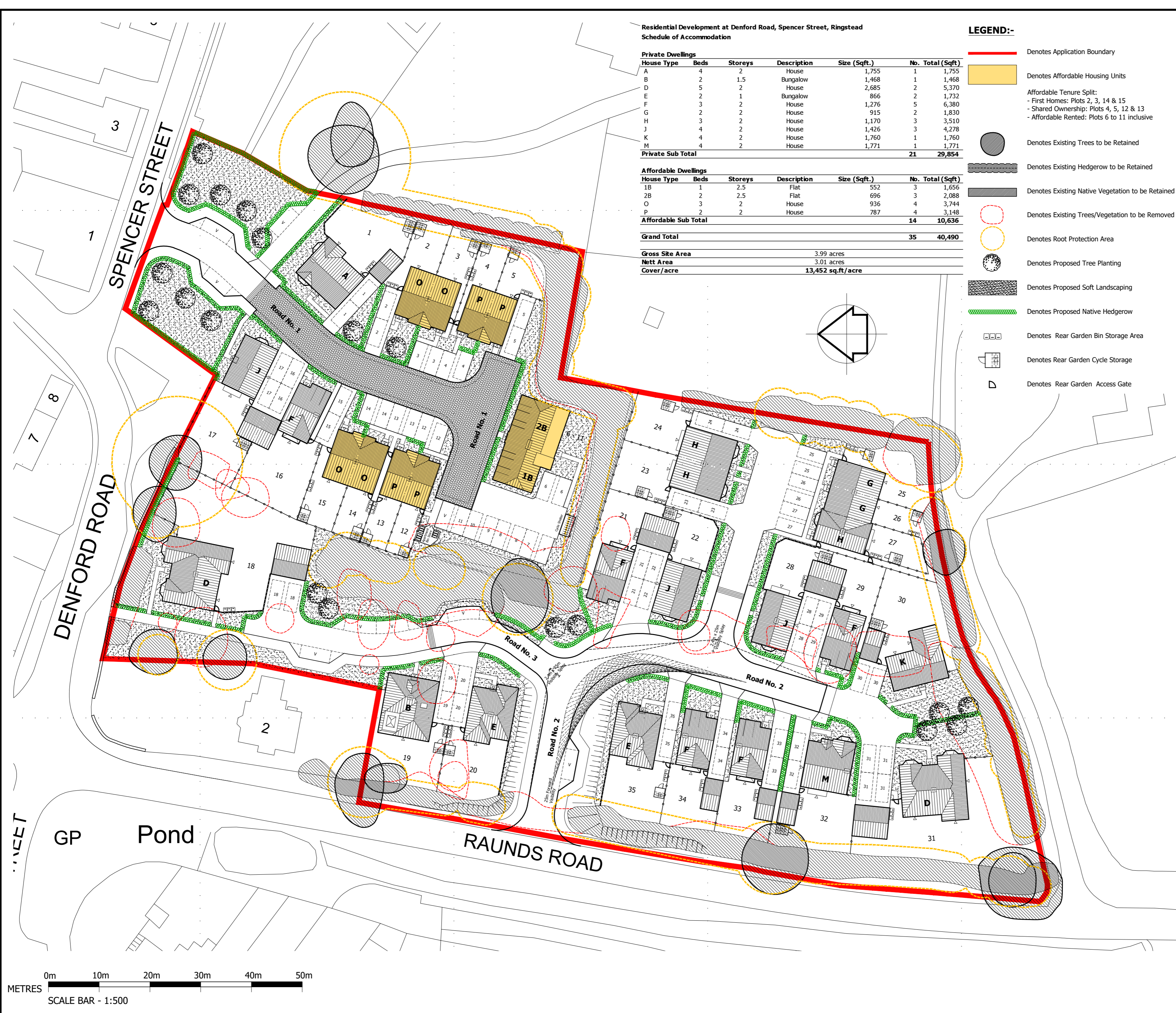
Project:
 DEVELOPMENT AT
 RAUNDS ROAD / SPENCER STREET,
 RINGSTEAD, NORTHAMPTONSHIRE.

Drawing Title:
 SITE LAYOUT

Drawn: d.frost / t.owen	Date: JULY 2023	Scale: 1:500@A2
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Drawing No: 1258-42	Revision: B
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Drawing Status:
 PLANNING



0m 10m 20m 30m 40m 50m
 METRES
 SCALE BAR - 1:500



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APPENDICES



APPENDIX C



Pre-Planning Assessment Report

28347 Denford Road

InFlow Reference: PPE-0197276

Assessment Type: Water & Used Water

Report published: 18/10/2023



Thank you for submitting a pre-planning enquiry.

This has been produced for M-EC.

Your reference number is **PPE-0197276**.

This report can be submitted as a drainage strategy for the development should it seek planning permission.

If you have any questions upon receipt of this report, you can submit a further question via InFlow. Alternatively, please contact the Planning & Capacity team on **07929 786 955** or email planningliaison@anglianwater.co.uk

Section 1 - Proposed development

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	35

The anticipated residential build rate is:

Year	Y1
Build rate	35

Development type: Greenfield
Planning application status: Unknown
Site grid reference number: SP9884175025

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 we have the following types of assets within or overlapping the boundary of your development site as listed in the table below.

Additionally, 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. We are unable to permit development either over or within the easement strip without our prior consent. The extent of the easement is provided in the table below. Please be aware that the existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.

Water and Used water easement information		
Asset type	Pipe size (mm)	Total easement required (m)
Water mains	158	6.00 m overall easement
Sewer mains	1150	5.00 m either side of the centre line
Sewer mains	225	3.00 m either side of the centre line

If it is not possible to avoid our assets then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a formal application if you would like a diversion to be considered.

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 Capacity

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.

It is recommended that you apply for a formal mains connection at the earliest opportunity to allow us to design and plan the delivery of your connection work. Additionally, please note that where offsite reinforcement work has been identified, it could take up to 18 months to complete the necessary offsite reinforcement depending on the level of complexity.

Connection point(s)

Connection Point	Address	National Grid Reference (NGR)
CP-3564	Denford Road, Ringstead	SP9885675117

Budget Water Costs

The costs provided in this report are based on the current information available. These costs are provided as an indicative estimate to help inform you on a budget for supplying water to your site.

Your development site will be required to pay an **infrastructure charge** for each new property connecting to the public water network that benefits from Full planning permission. The infrastructure charge replaces the zonal charge as previously identified.

You will be required to pay an infrastructure charge upon connection for each new plot on your development site. The infrastructure charge are types of charges set out in Section 146(2) of the Water Industry Act 1991

The charge should be paid by anyone who wishes to build or develop a property and is payable upon request of connection.

- The Infrastructure Charge is based on the cost of any reinforcement and upgrades to our existing network (“Network Reinforcements”), whether designed to address strategic or local capacity issues. For more information on our Infrastructure Charge, please see the ‘Useful Information’ section of this report.
- The Site-Specific costs are calculated at a 100% contribution on any new infrastructure that is required to be built to connect the development site to our existing network. This includes new infrastructure from (and including) the point of connection to our network. The development will receive an income offset in accordance with our 23-24 Developer Charging Arrangements on any new domestic or non-household domestic connection made to our network and applied to the water infrastructure charge as a plot connects.

Based on these budgetary costs, the cost to provide onsite water mains have been examined for your household properties and the estimated cost for delivering the onsite water mains needed for a site of your size is below:

Onsite water main	Number of units	Estimated cost
Estimated cost of onsite main delivery	35	£ 28,000.00

Water Infrastructure Charge

Infrastructure 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 infrastructure charges 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 [website](#).

Our 23/24 Developer Charging Arrangements includes an income offset discount on new domestic connections made to our network and is applied when the plot connects to the water network. The associated water infrastructure charge for household plot connections and income offset discount has been provided below.

The Water Infrastructure charge for your dwellings is:

Infrastructure charge	Number of units	Total
£ 233	35	£ 8155

The Infrastructure discount for your dwellings is:

Infrastructure discount	Number of units	Total
-£ 471	35	-£ 16485

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

Alternatively, you may wish to have the onsite main delivered by a Self-lay Provider under terms set out in a self-lay agreement. For more information on water mains and self-lay of water mains, please visit our [website](#).

Please note that you should also budget for infrastructure charges on non-household premises where applicable and these will be calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge and the relevant multiplier will be applied to the figures set out in our 2023-24 Developer Charging Arrangements to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found on our [website](#).

Section 4 - Water recycling services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and effluent quality arising from your development.

Water recycling centre

The foul drainage from the proposed development is in the catchment of Islip Water Recycling Centre, which currently does not have capacity to treat the flows from your development site.

Anglian Water are obligated to accept the foul flows from your development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the planning authority grant planning permission.

Used water network

Our assessment has been based on development flows connecting to the nearest foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. This connection point has been determined in reference to the calculated discharge flow and on this basis, a 150mm internal diameter pipe is required to drain the development site. We have assessed your preferred connection point which is to the 300mm sewer at MH8102 located in Denford Road at National Grid reference SP 98847 75119. The cover level is unavailable for this asset and the invert level is 39.3. Anglian Water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

It is assumed that the developer will provide the necessary infrastructure to convey flows from the site to the network. Consequently, this report does not include any costs for the conveyance of flows.

Surface water disposal

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required. A new surface water sewer can be used as a mechanism to discharge surface water to a watercourse or as part of a Suds scheme where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers For Adoption, the sewer can be put forward for adoption by Anglian Water under Section 104 of the Water Industry Act 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body. Therefore a capacity assessment has not been made on the public surface water network. However, should this situation change and you wish to have a surface water connection assessment on the local network, then we will provide this free of charge if requested within 12 months of this report and you are able to provide the relevant evidence that your original strategy was unviable Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our [website](#). We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating than the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our [website](#)

As the proposed method of surface water disposal is not relevant to Anglian Water; we suggest that you contact the relevant Local Authority, Lead Local Flood Authority, the Environment Agency or the Internal Drainage Board, as appropriate.

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

Your development site will be required to pay an Infrastructure charge for each new property connecting to the public water and sewerage network that benefits from Full planning permission. The infrastructure charge replaces the zonal charge as previously identified.

You will be required to pay an infrastructure charge upon connection for each new plot on your development site. The infrastructure charge are types of charges set out in Section 146(2) of the Water Industry Act 1991.

The charge should be paid by anyone who wishes to build or develop a property and is payable upon request of connection.

- The Infrastructure Charge is based on the cost of any reinforcement and upgrades to our existing network (“Network Reinforcements”), whether designed to address strategic or local capacity issues. For more information on our Infrastructure Charge, please see the ‘Useful Information’ section of this report.

Infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage).

The Water Recycling Infrastructure charge for your dwellings is:

Infrastructure charge	Number of units	Total
£ 400	35	£14,000.00

Please note that you should also budget for infrastructure charges on non-household premises where applicable and these will be calculated according to the number and type of water fittings in the premises. This is called the “relevant multiplier” method of calculating the charge and the relevant multiplier will be applied to the figures set out in our 2023-24 Developer Charging Arrangements to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found on our [website](#).

Section 5 - Map of Proposed Point of Connection(s)

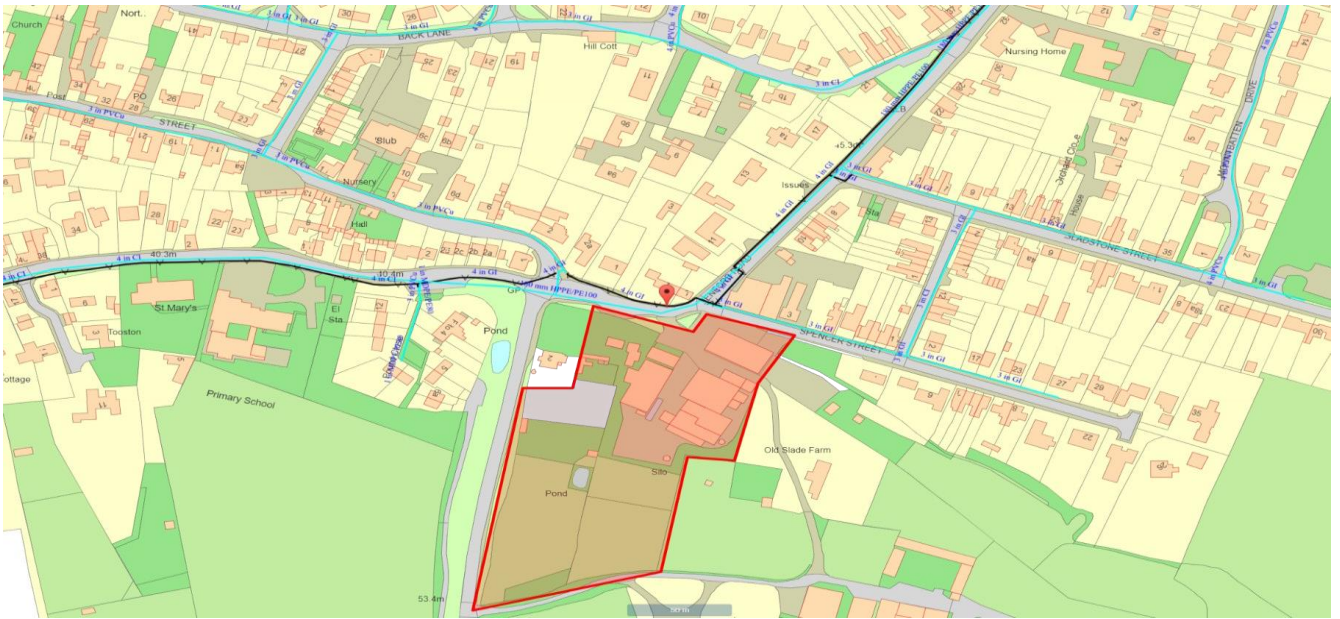


Figure 1: Showing your water point of connection

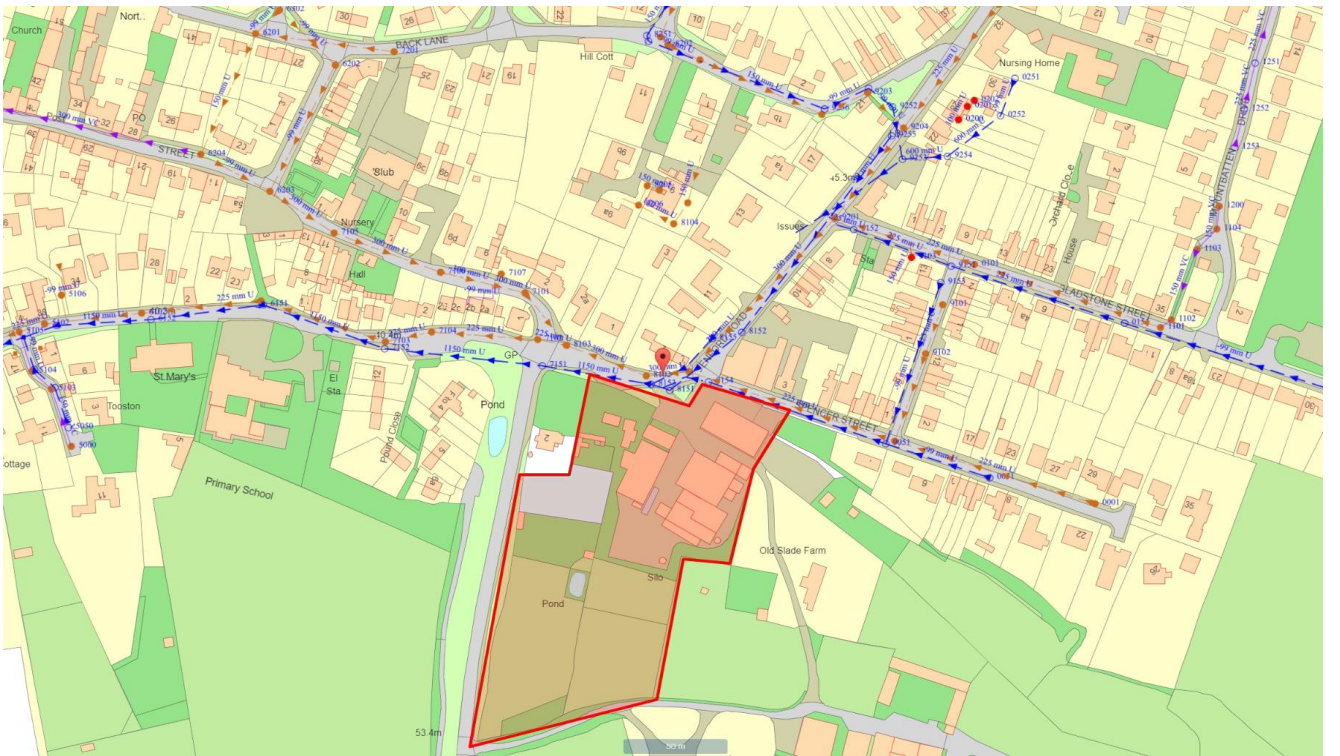


Figure 2: Showing your water recycling foul point of connection

Section 6 - Useful information

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 you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on **0345 60 66 087** or via our [website](#)

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:

Anglian Water
PO Box 495
Huntingdon
PE29 6YY

Telephone: 0345 60 66 087

Email: developmentservices@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 provider organisations can be found on the Lloyds Registrar [website](#)

Water Industry Act – Key used water sections

Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

Section 185

This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our [website](#) or via our Development Services team on **0345 60 66 087**.

Sustainable drainage systems

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. .

Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or SuDS.

SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our [website](#)

We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site to discuss your application.

Private sewer transfers

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

Surface water sewers and lateral drains that do not discharge to the public sewer, e.g. those that discharged to a watercourse.

Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.

Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

It is anticipated that all new sewer applications will need to have an approved Section104 application ahead of a Section 106 connection

Encroachment

Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our [website](#)

Locating our assets

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from [digdat](#)

All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge.

We have more information on our [website](#)

Charging arrangements

Our charging arrangements and summary for this year's water and used water connection and infrastructure charges can be found on our [website](#)

Section 7 - Disclaimer

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content.

Furthermore, in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

This report is valid from the date issued and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s). Our pre-planning reports are valid for 12 months, however please note Anglian Water cannot reserve capacity and 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.



MEC

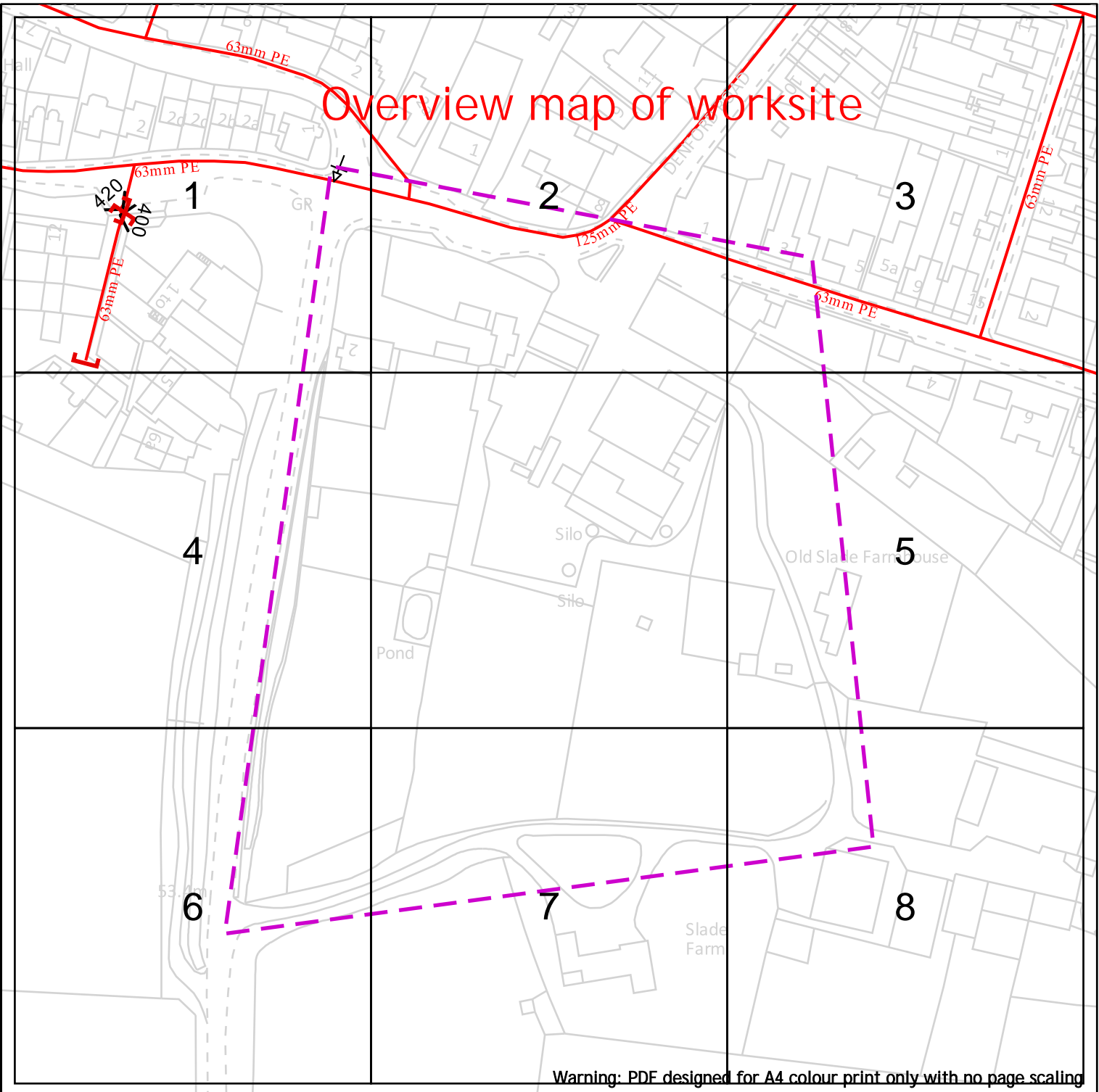
Development Technical
Consultants

APPENDICES



APPENDIX D

Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498926 275113
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 28347

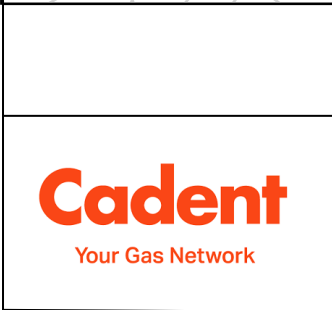
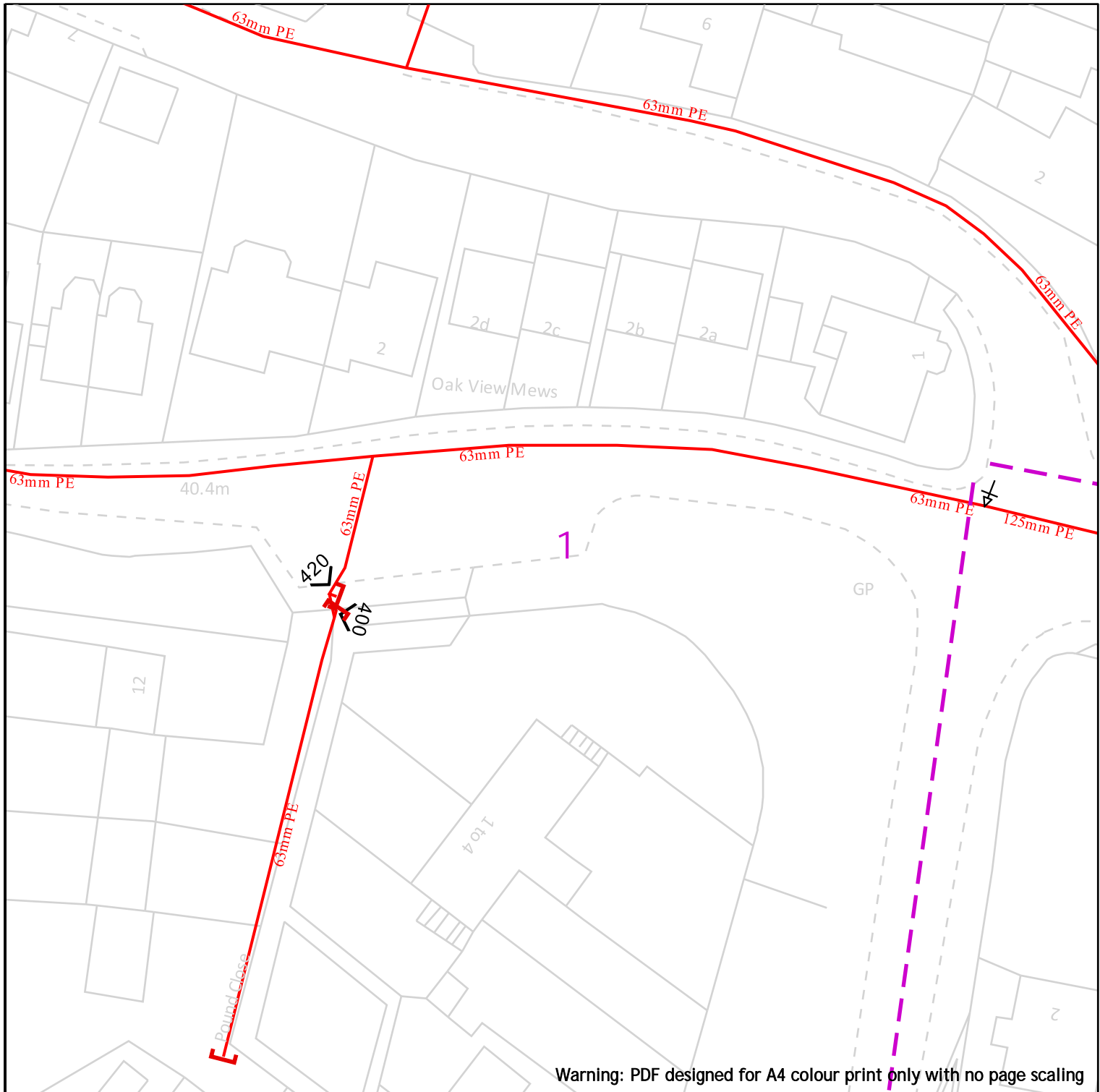
IMPORTANT NOTICES

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

View extent: 100m, 100m

In case of emergency call - 0800 111 999

Scale: 1:1538 (When plotted at A4)



Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498926 275113
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 28347
 View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

25m

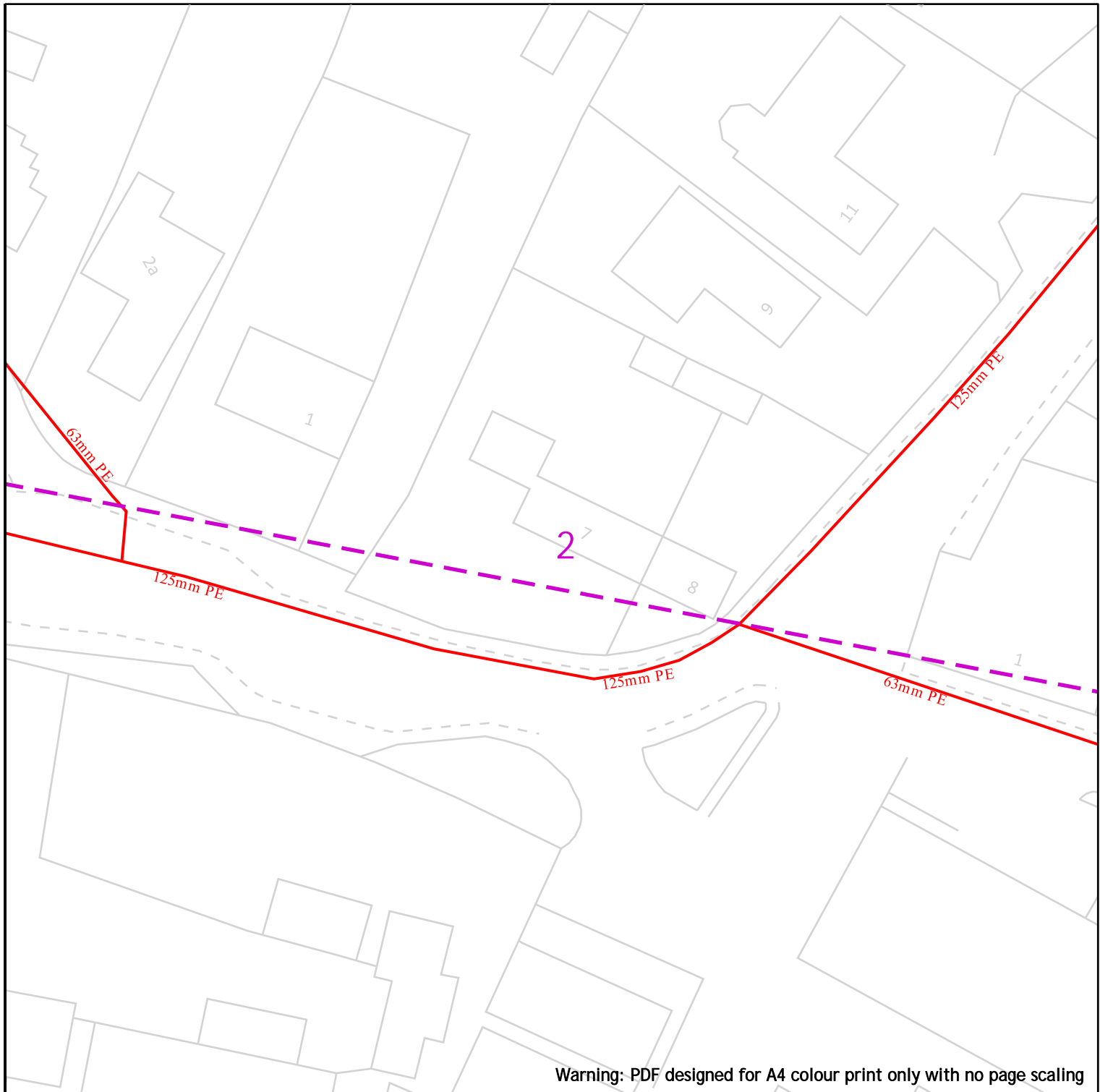
Dig Sites	Area:	Line:		Valve		Diameter Change	
	LP Mains		MP Mains		Depth of cover		Material Change
	IP Mains		LHP Mains		Syphon		Out of Standard Service

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25m

Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service



Date Requested: 03/10/2023
 Job Reference: 31055476
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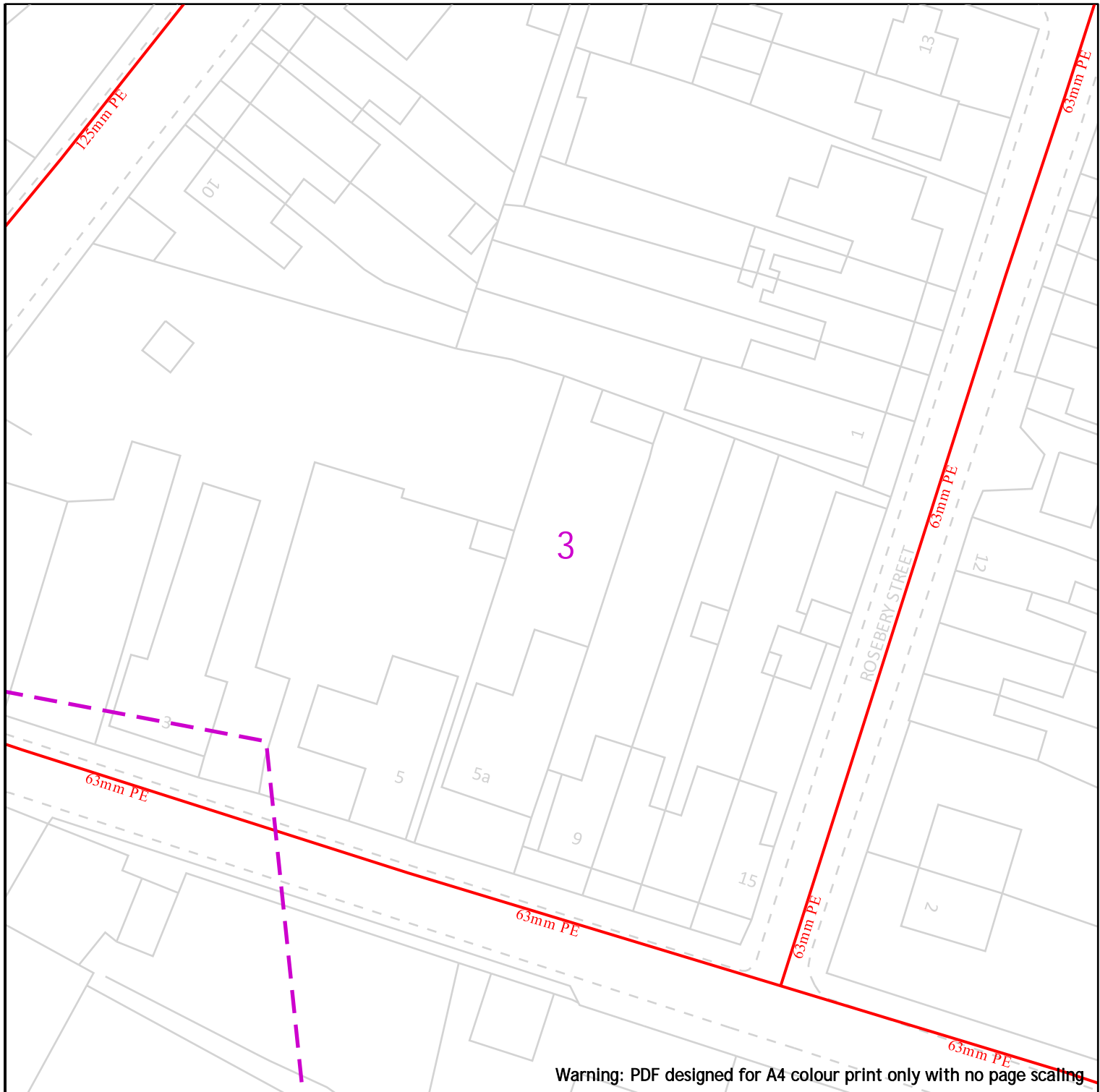
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View extent: 100m, 100m

In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service



Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498926 275113
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 28347

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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



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Dig Sites Area: Line:

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



Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498926 275113
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 28347
 View extent: 100m, 100m

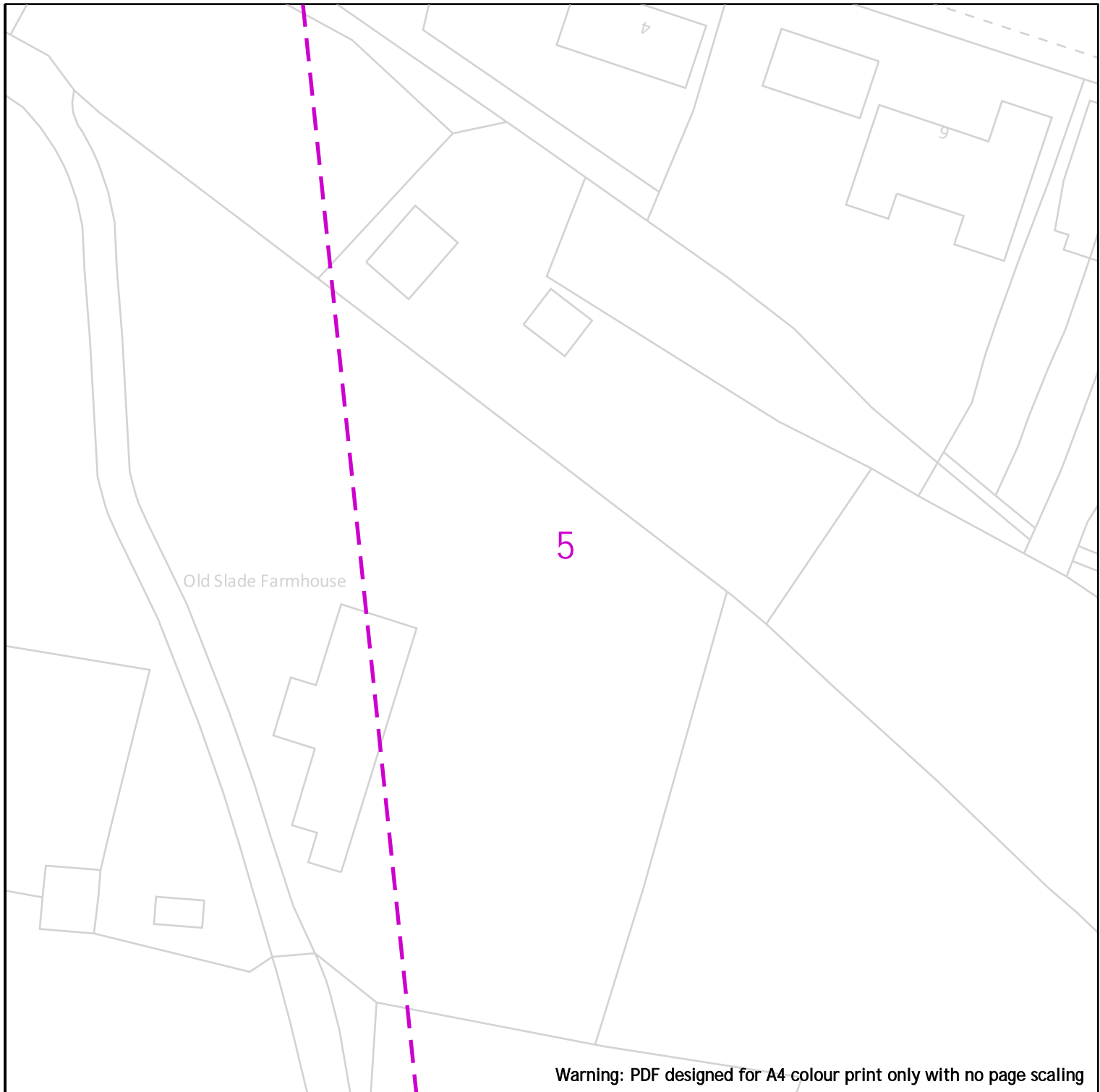
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Scale: 1:500 (When plotted at A4)



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Dig Sites Area: Line:

- | | | | | | |
|--|-----------|--|----------------|--|-------------------------|
| | LP Mains | | Valve | | Diameter Change |
| | MP Mains | | Depth of cover | | Material Change |
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| | LHP Mains | | | | |



Date Requested: 03/10/2023
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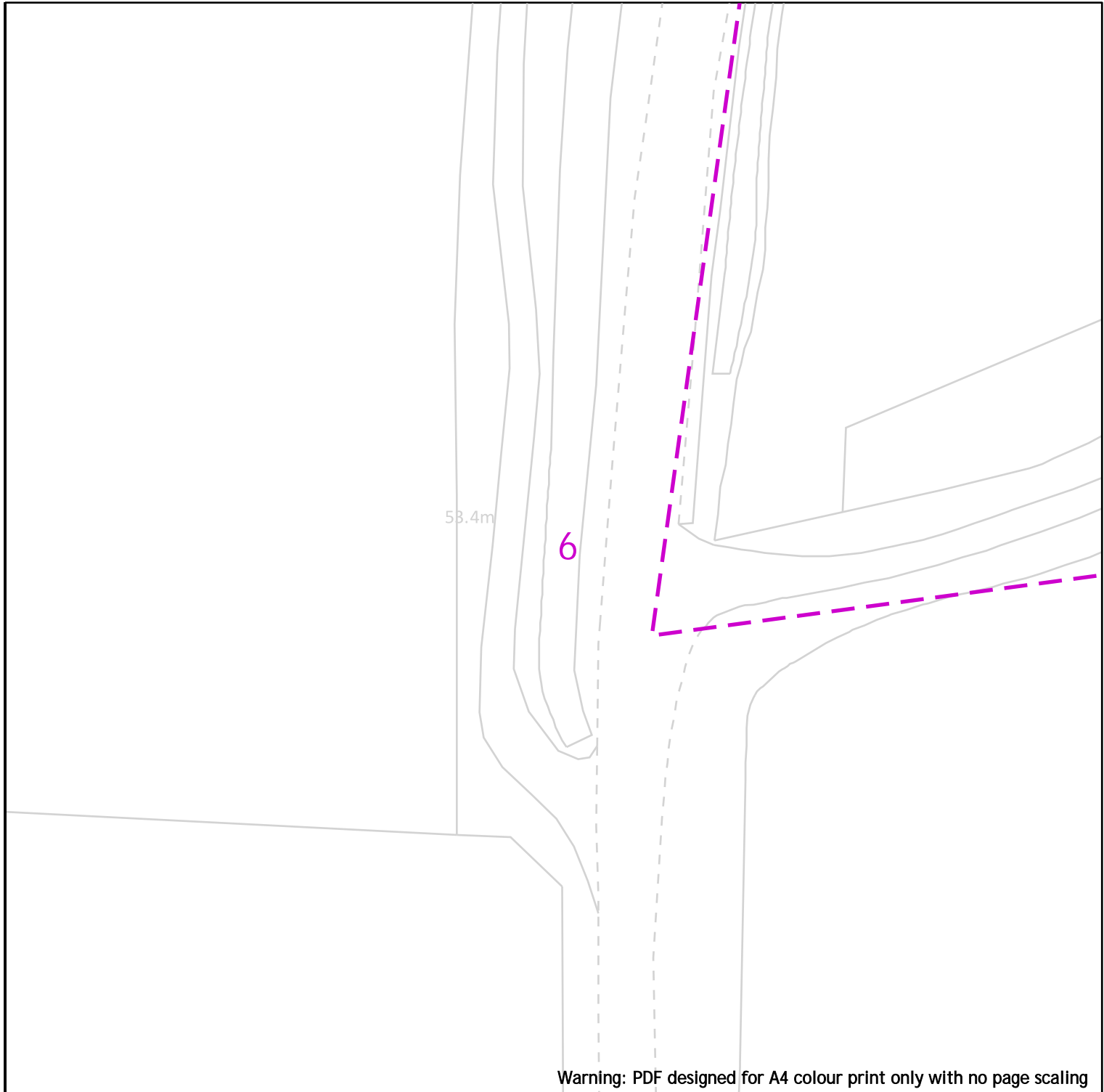
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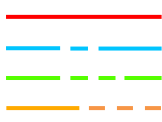
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Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Date Requested: 03/10/2023
Job Reference: 31055476
Site Location: 498926 275113
Requested by: Mrs Emma Harris
Your Scheme/Reference: 28347

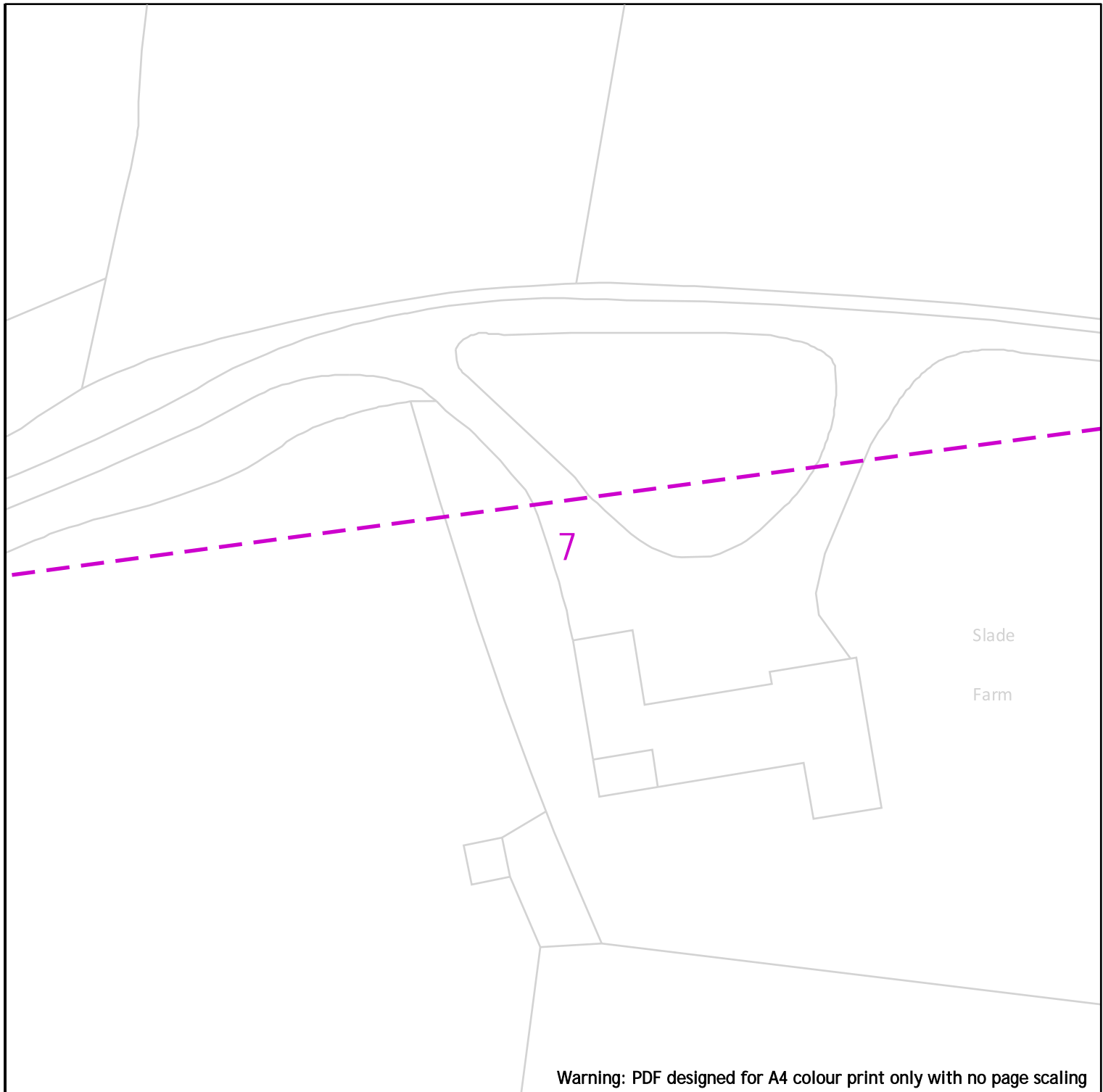
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25m

Dig Sites Area: Line:

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



Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498926 275113
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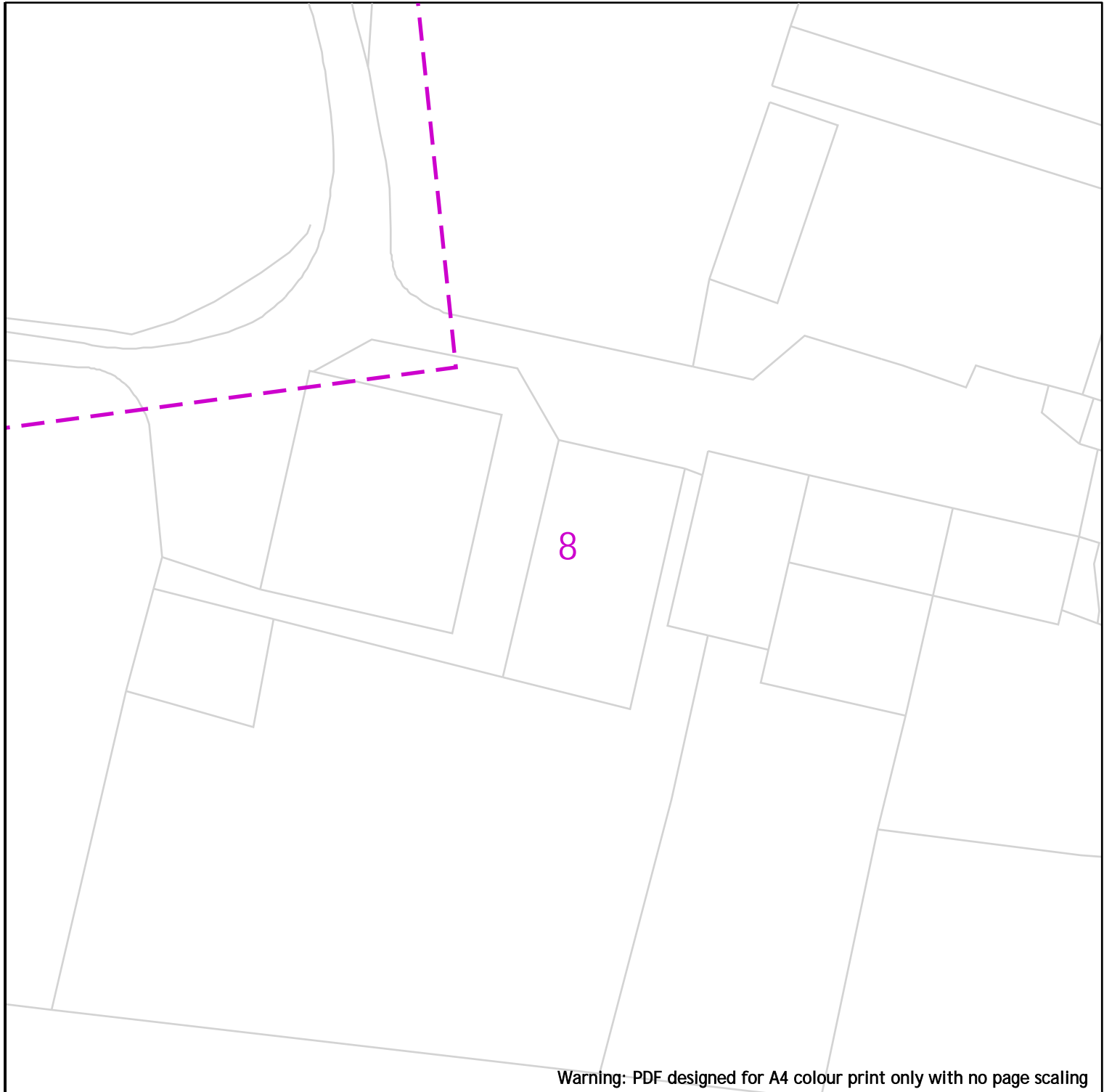
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View extent: 100m, 100m

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Scale: 1:500 (When plotted at A4)



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25m

Dig Sites

Area:

Line:



- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

- Diameter Change
- Material Change
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Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498926 275113
 Requested by: Mrs Emma Harris
 Your Scheme/Reference: 28347

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View extent: 100m, 100m

In case of emergency call - 0800 111 999

Scale: 1:500 (When plotted at A4)

Network Enquiry No : 180014932
Your Reference : 28347

Cadent Gas Limited

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

Emma Harris
M-EC Consulting Development Engineers
THE OLD CHAPEL
STATION ROAD
HUGGLESCOTE
LEICESTERSHIRE
LE67 2GB

Date : 4th October 2023
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

Dear Emma,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, DENFORD ROAD, RINGSTEAD, KETTERING, NN14 4FW.

Thank you for your enquiry which we received on 3rd October 2023. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 5 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. Standard design pressures have been used. Refer to www.Cadentgas.com

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>

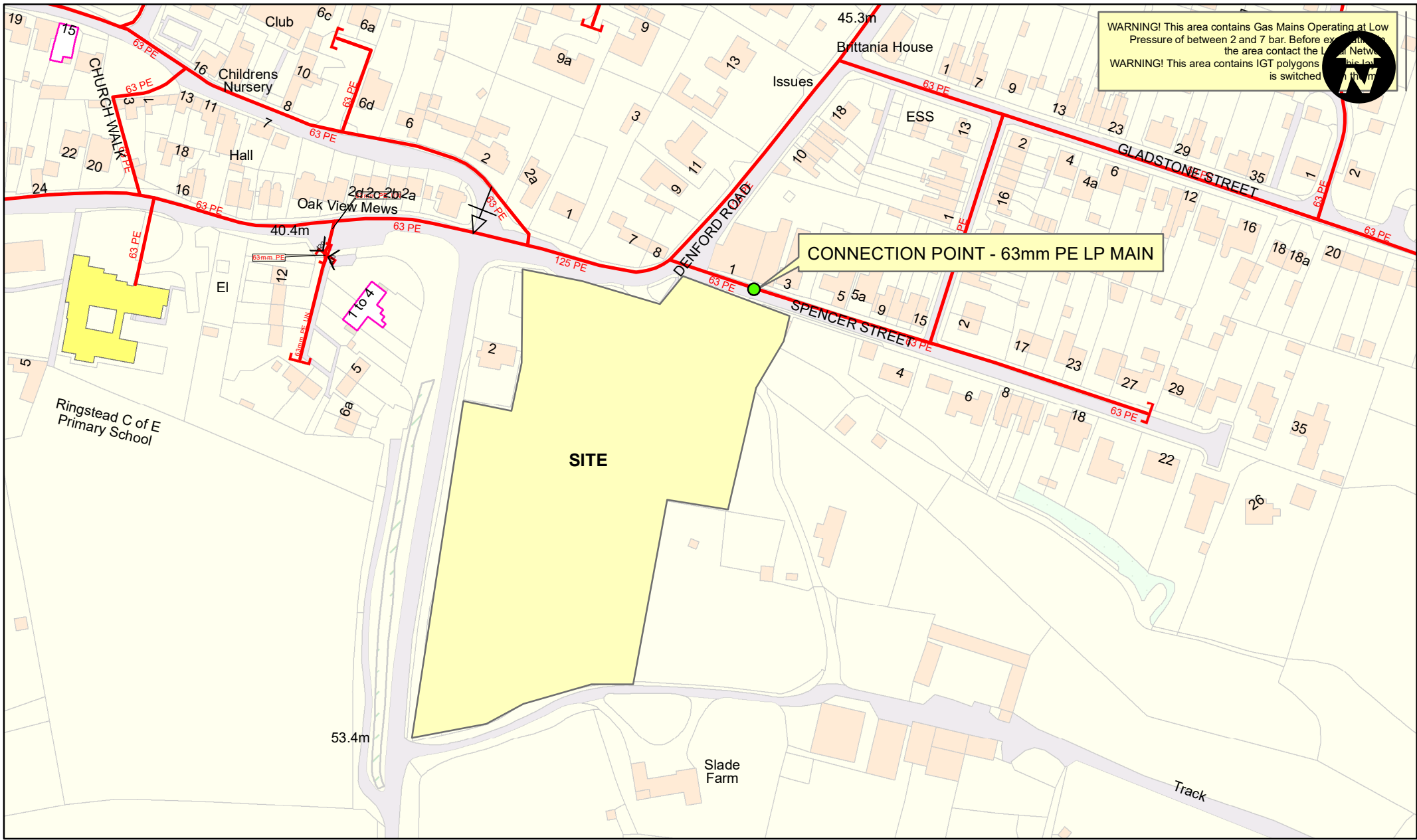
If you require a printed version please contact us on the details provided above.

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,

ES Wiles

Emma Wiles
Design Specialist



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

CONNECTION POINT - 63mm PE LP MAIN

SCALE: 1:500 @ A4
 USER ID: James.Mason
 DATE: 04-Oct-2023 10:37:42
 INTERNAL USE ONLY
 OS Ref: 498885, 275059
 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>

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

180014932



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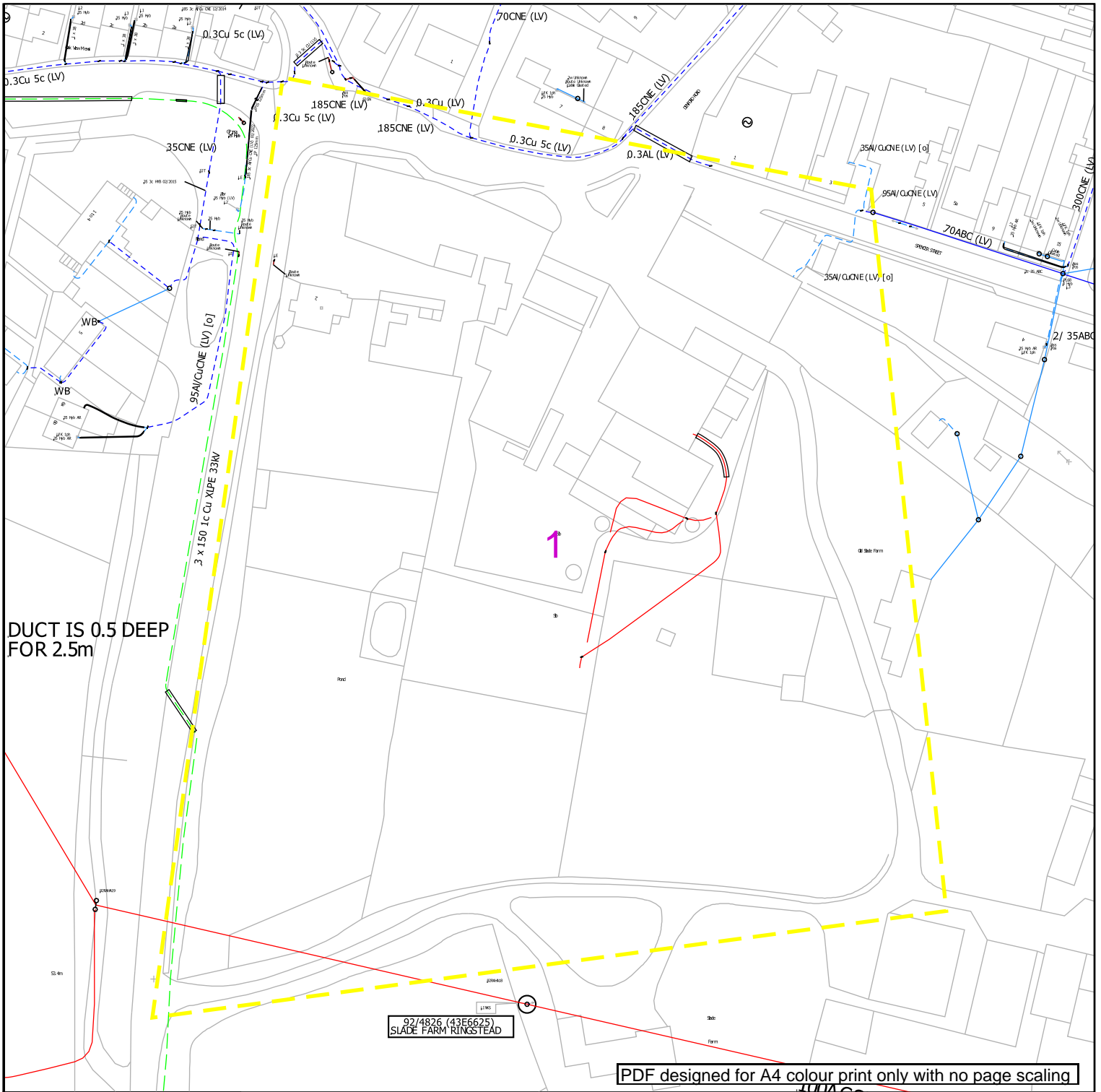
MEC

Development Technical
Consultants

APPENDICES



APPENDIX E



PDF designed for A4 colour print only with no page scaling

nationalgrid Electricity Distribution

Contact Us

Mapping Enquiries:
All areas 0121 623 9780

General Enquiries:
All areas 0800 096 3080

Date Requested: 03/10/2023
Job Reference: 31055476
Site Location: 498926 275113
Requested by: Mrs Emma Harris

Your Scheme/Reference: 28347

Scale: 1:1250 (When plotted at A4)

0 100m

Link Box	Overhead Line	Underground Cable	National Grid Telecoms	Pilot Cables
●	○ PL	---	---	---
	○ Service	---	---	○ Pole Mounted Transformer
Site Location	○ LV	---	⎓ PME Earth	□ Ground Mounted Transformer
Line/Area	○ HV (11kV)	---	⎓ Underground Earth	
	○ HV (33kV)	---		
	○ HV (66kV)	---		
	○ HV (132kV)	---		

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- 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 National Grid Electricity Distribution General Enquiries team for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA: 0800 6783 105

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Budget Estimate

Mrs Emma Harris M-Ec
The Old Chapel
Station Road
Hugglescote
Coalville
LE67 2GB

National Grid Electricity Distribution
National Grid E D
Robinson Way
Telford Way Industrial Estate
KETTERING
NN16 8PT

Telephone: 01536 311171
Email: sdarcy@nationalgrid.co.uk

Our ref
4889704

Date
17/10/2023

Dear Mrs Emma Harris M-Ec,

Budget Estimate for electricity connection works by National Grid Electricity Distribution (East Midlands) plc ("NGED") for a 245.00kVA Connection at 28347, Denford Road, Ringstead, Kettering, NN14 4FW

Thank you for your recent enquiry. I am pleased to provide an indication of NGED'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	Contestable works	£ 162,757.00
	Non-Contestable works	£ 21,643.00
	VAT at 0 %	£ 00.00
	Total	£ 184,400.00

Non-Contestable works are those works that only NGED 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://nationalgrid.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage	230 Volts
Phase	Single Phase
Agreed Import Capacity	245kVA
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 "Budget Estimates - Your Budget Estimate Explained"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development.

Competition in Connections

The Budget Estimate is based upon NGED 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 NGED 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:

2 x 11kV straight joints on to existing 11kV underground cable
2 x 11kV cable from the point of connection to the new substation located on site
1 x new substation (assumed location on Road No. 3 behind parking spaces 7-8)
All LV cables associated with the new connections
35 x 3 phase cut outs - 1 to be located at each property

Customer to carry out all on site excavation and reinstatement
Customer to construct substation plinth to NGED spec
All road crossings to be ducted with spare

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

The estimate does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

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,

Sam D'Arcy
Planner





Budget Estimates

Your Budget Estimate Explained

September 2022

**Electricity
Distribution**

nationalgrid

A guide to help you understand your Budget Estimate and to outline your options for obtaining an offer to connect to NGED's Distribution System

Thank you for requesting a Budget Estimate for a connection to our distribution system. This guide is designed to help you understand the basis upon which the Budget Estimate is prepared and to highlight the options available to you should you wish to proceed to a formal offer for connection (the 'Connection Offer').

Budget Estimate

Provision of a Budget Estimate is a free of charge service, the purpose of which is to give you an indication of the likely cost of your connection(s). We do not carry out any detailed design work and the assessment is carried out as a desktop exercise that does not take account of any site specific considerations. You should note that the estimate that we provide at this stage may vary significantly from the price subsequently calculated in any Feasibility Study or Connection Offer. This is because it does not include the costs for any necessary network reinforcement, changed circumstances, or other influencing factors that come to light when the detailed investigation is undertaken. A Budget Estimate is not a formal offer for connection and cannot be accepted by you.

Exclusions from the Budget Estimate

Costs associated with the following activities are **NOT** included in the Budget Estimate:

- The diversion of our existing assets (if any) or any third party apparatus that is required
- Any associated reinforcement works
- Any on-site excavation and reinstatement
- The inclusion of any payment required in accordance with the Electricity (Connection Charges) Regulations 2017
- Any associated civil works, for example the provision of a substation plinth
- Detailed earthing studies are your responsibility
- Permits required under the Traffic Management Act 2004
- Out-of-hours working
- Legal requirements or consents
- Disturbing loads, for example motors, welders, electric vehicle chargers, heat pumps, etc.
- Any associated disconnections
- Any associated temporary supply

- Final competitive tenders and increases in labour, contract, or material costs
- Any required surveys, including any site survey
- Testing and commissioning (where applicable) that is undertaken in accordance with Engineering Recommendation G99 that must be witnessed by us
- Any impact on the transmission system and/or NGESO requirements arising

Application of the Electricity (Connection Charges) Regulations 2017 (ECCRs)

If your new electricity connection will connect to and utilise assets installed and paid for in respect to a previous connection the ECCRs may come in to effect. The ECCRs empower us to recover from you a proportion of those costs and refund the initial connection customer. Any calculated ECCR payments will be included in your Connection Offer.

Ways to proceed

If you want to take your enquiry further there are a number of ways you can proceed. You can request:

- A Feasibility Study; or
- A formal Connection Offer; or
- A Study & Offer quotation (Distributed Energy Resources (DER) only – limitations apply)

Feasibility Study

A Feasibility Study is generally used for more complex connections and involves a more detailed assessment that may consider a number of connection options. When more than one viable option is available we will provide estimated costs for each option. Once you have decided which option you would like to progress you can apply for a Connection Offer. There is a charge associated for this work; therefore we recommend you speak to your NGED contact first to find out more.

Formal Connection Offer

If you request a Connection Offer we will undertake a more detailed assessment of the network, design the solution, including any reinforcement required and calculate the associated connection charge. The Connection

Offer will include two options for acceptance. The first option will include a price for us to undertake all the connection works.

The second option will include a price for us to undertake just the works that only we are allowed to do; the 'non-contestable works'. You can get a competitive quotation for the remaining works; the 'contestable works' and may appoint an accredited Independent Connection Provider (ICP) to undertake these works. For further information please see our section on Competitions in Connections.

The Connection Offer is open for acceptance for 90 days and includes all our terms and conditions for connection. Once accepted it will become a binding contract between us.

The Connection Offer will include charges for the costs we incur in preparing it. For those Connection Offers that include an element of works at extra high voltage (22kV and above) we will charge you for the costs incurred regardless of whether or not you accept the Connection Offer (see 'Assessment & Design Fees' below).

Study & Offer Process

If you are unsure of the capacity you wish to connect, a Study & Offer quotation allows you to assess the capacity options available without submitting multiple formal applications. Please note that this option is only available for generation connections with export capacity of 5MVA and above.

Each application allows up to three different capacity options you may require. We conduct a Feasibility Study for the approximate cost and works required to connect the generation to our network. This includes an indication of any reinforcement or diversionary works that may be required.

The standard application form should be completed as well as an additional covering form for the Study & Offer process. For more information

www.nationalgrid.co.uk/connections-landing/connection-offers-and-agreements/types-of-connection-offer

Assessment & Design Fees (A&D Fees)

If your proposed electricity connection requires work at 22kV and above we will charge you for the time we spend preparing the connection offer in accordance with the Electricity (Connection Offer Expenses) Regulations 2018, (the 'A&D Fee'). We will require payment even if you do not accept the Connection Offer. The charge covers costs we reasonably incur when assessing the impacts of the proposed connection on the distribution/transmission system, designing the connection (including any

reinforcement works) and preparing the Connection Offer. Further information may be found on our website:

www.nationalgrid.co.uk/connections-landing/connections-regulations-and-policy/electricity-connection-offer-expenses-regulations

How to apply

You can apply in writing via the following addresses:

National Grid Electricity Distribution (East & West Midlands)

Records Team
6th Floor
Toll End Road
Tipton
DY4 0HH

NGED.newsuppliesmids@nationalgrid.co.uk

National Grid Electricity Distribution (South Wales)

Records Team
Phoenix Way
Swansea Enterprise Park
Llansamlet
Swansea
SA7 9HW

NGED.newsupplieswales@nationalgrid.co.uk

National Grid Electricity Distribution (South West)

Records Team
Lostwithiel Road
Bodmin
Cornwall
PL31 1DE

NGED.newsupplies@nationalgrid.co.uk

You can also apply **online**:

www.nationalgrid.co.uk/connections-landing/connecting-dwellings-or-commercial-premises/apply-online-for-a-new-connection

If you are unsure as to how to proceed you can also contact us to discuss your connection proposals further. Please see the 'Connection Appointments' section in this Guide.

Competition in Connections (CiC)

We offer a complete and comprehensive connection service but, if you wish, there are other companies you may ask to undertake some of the work known as the 'contestable' work. ('Non-contestable' works are the elements of the connections work which must be completed by NGED). An Independent Connection Provider (ICP) can build electricity networks for adoption by us or by an Independent Distribution Network Operator (IDNO).

An IDNO is a company that can construct electricity networks, arranges connections to NGED's network or adopt networks built by ICPs then retains ownership of and be responsible for the operation, repair and maintenance of that new network.

The ICP must be registered with Lloyds Register EMEA under the National Electricity Registration Scheme (NERS) and they are required to work in accordance with the national framework and NGED documents that provide specifications for design, material procurement and installation and recording of assets.

The new connection (up to the start of your electrical installation) will be adopted by us (where no IDNO is involved) and become part of our electricity network on satisfactory final inspection, testing and connection. We will own the new connection from that time, and will take responsibility for future operation, repair, maintenance and replacement (subject to any guarantee requirements of the Adoption Agreement).

More information regarding Competition in Connections can be found on our website at www.nationalgrid.co.uk/connections-landing/competition-in-connections

Safety

If you are already on site, or about to move on to site, please remember to take adequate precautions to protect yourself from potential electrical hazards.

Overhead Lines

Particular care must be taken in the handling of mechanical plant, cranes, scaffolding or ladders in the vicinity of our overhead lines. You should always seek guidance before any work takes place on site from your appointed Site Manager, who will ensure that all works are carried out safely and in accordance with Health and Safety Guidance Instruction GS6 – Avoidance of Danger from Overhead Electric Power Lines. (hse.gov.uk/pubns/g6.htm)

Safe Excavation

Obtain the latest copies of our cable records for the site from linesearchbeforeudig.co.uk. You must excavate by hand digging trial holes to establish the actual positions of all cables before any mechanical excavation works commence. Please contact your Site Manager who will help you ensure that all your works are carried out safely and in accordance with Health and Safety Guidance Instruction HSG47 – Avoiding Danger From Underground Services. (hse.gov.uk/pubns/g47.htm)

Legal Permissions and Consents

We have a legal obligation to provide new electricity connections, as well as to maintain and upgrade the existing distribution system in our area. For a new connection we need land rights to install and thereafter use, maintain and renew our equipment on privately owned land. When this is necessary we secure our equipment by legal agreement (Wayleaves and/or Deeds) with landowners. This helps to ensure that the equipment stays where it has been placed and can be maintained when necessary.

All land rights/legal and consents must be in place before we install and energise a new connection to our network. It is important that customers/developers are aware that the statutory process for acquiring compulsory land rights can be time consuming, it is not guaranteed to be successful and could be extremely costly. For this reason you should be prepared and if a third party is involved in the scheme, to start the negotiations before instructing us to pursue the compulsory land rights process.

Please note that we cannot energise our equipment until land rights are legally secured.

Please see the Legal Process on our website – www.nationalgrid.co.uk/connections-landing/legal-permissions-and-consents

National Grid Electricity System Operator (NGESO) – The Electricity Transmission System

Larger installations, (typically generation requiring 1MW of export capacity and above and demand requiring 10MW of import capacity and above) may have an impact on the National Grid Electricity System Operator (NGESO) transmission system. Although we may flag any existing limiting network conditions in your Budget Estimate, it does not take account of any impact of the proposed connection(s) on the transmission system, including the outcome of any modification application that we may be required to submit to NGESO.

We may be required to request a 'Statement of Works' from NGESO in accordance with section 6.5.5, or a Modification in accordance with section 6.9 of the Connection and Use of System Code (the "CUSC") in order to ascertain the effect of the proposed connection on the transmission system. On receipt of this request, NGESO will consider, in accordance with the CUSC, whether or not a formal modification application is required.

For further information concerning the Statement of Works process please see our website – www.nationalgrid.co.uk/our-network/statement-of-works

Further Network Information

We have a large range of network asset data available for access by third party users through a variety of services.

Constraint Maps

The constraint map provides an overview of our EHV networks (33kV and above), highlighting those circuits which are operating at or near their limits for the connection of any further Distributed Generation (DG)

Please see the constraint maps for all four NGED areas on our website –

www.nationalgrid.co.uk/our-network/distributed-generation-ehv-constraint-maps

Network Capacity Maps

The network capacity map provides an indication of the networks capability to connect large-scale developments to major substations. The network capacity map is a guide to show the network where a connection is more likely to be achieved without significant reinforcement.

The map does not replace a full Formal Application in determining network capacity.

Please see the capacity map on our website for a login – www.nationalgrid.co.uk/our-network/network-capacity-map

Alternative Connections

NGED offers alternative connections, which enable customers willing to have their capacity temporarily reduced to connect ahead of the required reinforcement without contribution. The level of curtailment experienced by the

connection can be fixed or dynamic, depending on the type of alternative connection offered.

Please see alternative connections webpage – www.nationalgrid.co.uk/connections-landing/connection-offers-and-agreements/alternative-connections

Flexible Power - Flexibility

DNO's are committed to openly comparing reinforcement and market flexibility, it has become one of the new fast moving areas when it comes to managing electricity distribution networks.

Any significant reinforcement scheme once at feasibility study or formal offer stage will require a flexibility assessment.

For more information, please visit

www.nationalgrid.co.uk/network-flexibility-map

Connection Appointments

Make an appointment with an engineer to discuss your requirements and the connection process ahead of making an actual application for a connection to the network.

To find out more or make an appointment

Call;

South Wales & South West: **0800 028 6229**

East & West Midlands: **0800 121 4909**

Email:

NGED.connectappoint@nationalgrid.co.uk

national**grid**

Mrs Emma Harris
The Old Chapel
Station Road
Hugglescote
Coalville
LE67 2GB

National Grid E D
Robinson Way
Telford Way Industrial Estate
Kettering
NN16 8PT
01536 311171
sdarcy@nationalgrid.co.uk

NGED Reference: 4889707

9th Nov 2023

Dear Mrs Emma Harris

An Offer for Diversion Works by National Grid Electricity Distribution (East Midlands) plc ("NGED") at 28347, Denford Road, Ringstead, Kettering, NN14 4FW

Thank you for your application requesting an offer for the diversion of NGED's apparatus. I am pleased to provide NGED's formal offer to you to provide the Works.

All capitalised words and expressions used in this Offer Letter shall, unless otherwise defined in this Offer Letter or the context otherwise provides, have the same meaning as set out in the Specific Conditions for Works and the General Conditions for Diversion Works.

The terms and conditions on which NGED will carry out the Works you require are set out in the Specific Conditions for Works and General Conditions for Diversion Works. Please ensure that you read both documents carefully.

Competition in Connections

Competition in Connections is the term attributed to the opening up of the market for the design, procurement and installation of new assets necessary to accommodate a new or modified electricity connection. If diversion is related to a development site you have the option to appoint an Independent Connection Provider (an "ICP") to carry out some of the Works, referred to as the "**Contestable Works**". Any works that can only be undertaken by NGED are referred to as "**Non-Contestable Works**". More information regarding Competition in Connections can be found on our website <http://www.nationalgrid.co.uk/connections-landing/competition-in-connections/competition-in-connections-code-of-practice> If you want an ICP to undertake any works, a separate offer will be required.

Provision of the Works

This Works Offer (including the Charge detailed below) is based on NGED undertaking the Non-contestable Works and any Contestable Work detailed in clauses A.3.1 and A.4.1 of the Specific Conditions for Works and the enclosed Customer Breakdown of Charges.

Where you hold the relevant accreditations you will carry out the Contestable Works specified in clause A.5.1 of the Specific Conditions for Works.

This Offer has been divided into the following sections;

A	Specific conditions for works
B	Milestones
C	Payment terms
D	Definitions
E	Acceptance

Also included with this offer:

- Customer breakdown of charges
- Health and Safety Questionnaire
- Plan of Proposed Works

We are here to help:



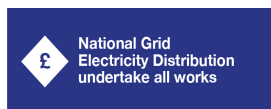
01536 311171



nationalgrid.co.uk

Charge

The Charge for NGED undertaking the Non-contestable Works and specified Contestable Works is set out below:



£69,817.55 (ex VAT) £83,781.06 (inc VAT)

Please note that the Charge may be adjusted following acceptance of, and as set out in, this Works Offer, including as set out in clause 5 of the General Conditions for Diversion Works.

The Charge excludes any contribution required for affording connection to any new Development.

The following provides an overview of the Works Offer based on NGED's understanding of your requirements.

Summary of the Works

Underground and divert the existing 11kV Overhead line to new underground route to allow for new embedded network connection to be constructed

Multiple 3rd party landowner consents required

General Conditions for Diversion Works

As well as the documents enclosed with this Offer Letter, the Works Offer also incorporates and is subject to Version 3 of our General Conditions for Diversion Works. The General Conditions for Diversion Works are a part of the Agreement that is formed between us in accordance with the 'Acceptance' paragraph below. View them here <https://www.nationalgrid.co.uk/connections-landing/connection-offers-and-agreements/types-of-connection-offer> Alternatively, we can send you a copy on request.

Please take the time to read them as they include important provisions setting out, for example, the circumstances in which you may cancel or NGED may terminate the Works Offer. They also set out details of NGED's limits of its liability to you, as well as definitions of terms used in this document that you may find helpful. We are happy to discuss any element of these conditions with you.

Data Protection

NGED take data protection very seriously - details of:

- how NGED collects, stores and uses information that identifies individuals ("Personal Information") in connection with its business activities;
- NGED's legal basis is for processing that Personal Information; and
- your rights in relation to your Personal Information, can be found on NGED's privacy policy, which can be viewed here <https://www.nationalgrid.co.uk/Privacy-Policy.aspx> Alternatively, we can send you a copy on request.

Acceptance

If you would like to accept this Works Offer please return the following completed documents to NGED at the above address:

- the Acceptance Form;
- the Health and Safety Questionnaire.

Unless otherwise agreed with us in writing this Works Offer will automatically expire if NGED do not receive these documents by 8th Feb 2024.

Once NGED have received the documents set out above, and subject to any provisos set out in the Works Offer, NGED will:

- date the Acceptance Form and send you a copy for your records; and
- invoice you for any payments which are due.

The Agreement between you and NGED shall be formed when we date the Acceptance Form. NGED reserve the right to withdraw the Works Offer on written notice at any time prior to formation of the Agreement. Unless otherwise agreed with NGED in writing, the Agreement shall be on the terms and conditions set out in this Works Offer, and any purported acceptance of the Works Offer containing any variation to these terms shall be invalid.

If the Agreement is terminated by you or by NGED as set out in clause 13.3 of the General Conditions for Diversion Works you will be liable for any reasonable costs incurred by NGED as a result as set out in that clause.

Further Information

If you have any queries or are not satisfied with the terms of this Works Offer and, after discussion, you and I are unable to reach agreement, I hope you will take the opportunity of talking to my manager Colin Randle. If we still cannot reach an agreement please contact the Complaints Department on 0800 055 6833 or email complaints@nationalgrid.co.uk. Our complaints procedure is available on our website www.nationalgrid.co.uk If we are unable to resolve your complaint, you will have the right to refer the matter to the independent energy regulator, Ofgem, for a decision.

If you have any questions or wish to discuss any of the above, please do not hesitate to contact me.

Yours Sincerely,

Sam D'Arcy

North East Northants Team

National Grid Electricity Distribution (East Midlands) plc. Registered in England and Wales No. 3600574

Registered Office: Avonbank, Feeder Road, Bristol BS2 0TB

Important:

All rights in the design, specification, plans or drawings or any other document contained or accompanying this Works Offer belong to and remain with NGED and shall not be used or disclosed by the Customer or any other person without NGED's written consent.

All data and information acquired or reviewed by the parties in connection with this Works Offer is confidential and shall not be divulged to any third party without the prior written consent of the other party except insofar as may be required by law.



Specific conditions for connection

A.1 - Basis of the Works Offer

A.1.1 - NGED proposals are based on the information provided by the Customer below;

Underground and divert the existing 11kV Overhead line to new underground route to allow for new embedded network connection to be constructed

A.1.2 - Without prejudice to any other provision in this Works Offer, if any information relating to the Customer's requirements (including as arising out of the results of any surveys, studies or investigations carried out by the Customer or by NGED), modifies or deviates from, or has any other impact on, the requirements as confirmed to NGED prior to issuance of this Works Offer, then NGED may, at its sole option, terminate (with immediate effect by notice) the Agreement or require a variation to the Agreement, including the Charge.

A.1.3 - Where NGED requires a variation to the Agreement (including, where relevant, the Charge) NGED shall give notice of such required variation to the Customer and the Agreement shall be deemed to be varied accordingly as from the date of deemed service of such notice. For the avoidance of doubt, clause 14 of the General Conditions for Diversion Works does not apply to any such variation. If the Customer does not accept (in accordance with its terms) or disputes any variation to this Agreement required by NGED as notified to the Customer, then NGED shall have the option to terminate (with immediate effect by notice) the Agreement.

A.2 - Outline of the Works

A.2.1 - The Works Offer is based on NGED undertaking the Non-contestable Works and any Contestable Works specified below:

A.3 - Non-contestable Works undertaken by NGED

A.3.1 - NGED will provide the Proposed Works by performing the following Non-contestable Works:

- Remove 2 x existing 11kV poles
- Remove 1 x span of 11kV Overhead line
- Supply and install 2 x 11kV H poles + stays
- Terminate new 11kV underground
- Reconnect existing 11kV OHL

A.4 - Contestable Works undertaken by NGED

A.4.1 - NGED will provide the Proposed Works by performing the following Contestable Works:

Supply, install and joint 1 x 11kV underground cable between 2 x new H poles and the existing 11kV underground network

A.5 - Contestable Works undertaken by the Customer where the relevant authorisations are held

A.5.1 - The Customer, shall, at no cost to NGED, undertake the following:

Ensure the area is clear and free from obstruction

A.6 - Customer Works

Ensure the area is clear and free from obstruction

A.7 - Excavations and reinstatement

A.7.1 - All on site excavation and reinstatement. The programme of on-site excavation must be agreed with NGED. Where required, the Customer shall be responsible for the provision of a stone dust bed around cables to NGED's specification.

A.7.2 - Excavations, including the provision of any 3mm to dust bedding around cables and blinding material and/or ducting as may be required by NGED and reinstatement shall be carried out to NGED's approved specification. In any event, draw cords shall be incorporated and the ends marked for ease of location. Subject to the clause below, the required trench depths, widths and minimum cover for various cables and circumstances are specified in the following table. Where cables are not required by NGED to be protected in ducting they must be blinded by 75mm of crushed stone dust and approved yellow "electric cable" marker tape laid above.

Cable Type	Location	Trench Depth	Trench Width Single Cable	Min Cover Over Cable	Two Cables Spacing	Trench Width Two Cables
LV & Services	Pavement Or Private Land	530mm	300mm	450mm	150mm	300mm
LV & Services	Roadway (ducts)	600mm	300mm	520mm	150mm	300mm
HV	Pavement Or Private Land	530mm	300mm	450mm	150mm	300mm
HV	Roadway (ducts)	600mm	300mm	520mm	150mm	400mm

A.7.3 - Notwithstanding the clause above, when installing cables in agricultural land it is necessary that the cable be laid at sufficient depth to allow for deep ploughing and cultivation. The required depth, as agreed with the National Farmers' Union, is 1000mm for all LV and HV cables.

A.7.4 - Where the Customer carries out trenchwork in the public highway they must obtain a licence from the relevant Highway Authority and will be responsible for the issue of Street Works Notices. All work, including reinstatement, must comply with the New Roads and Street Works Act 1991.

A.8 - Safety

A.8.1 - Any work in the vicinity of NGED equipment must be carried out in a safe manner, including, as a minimum, compliance with the relevant Health and Safety Executive Guidance Notes available from HMSO.

A.8.2 - In particular:

- GS6 - Avoidance of danger from overhead electric lines.
- HS (G) 47 - Avoiding danger from underground cables.

A.8.3 - As part of the planning process and before commencement of any site works the Customer should contact NGED's Map Response Team to ascertain the location of any existing NGED apparatus on or in close proximity to the site and to take the necessary precautions to avoid possible danger from that apparatus. The NGED Map Response Team can be contacted on 0121 623 9780 or by email on NGEDMapResponse@nationalgrid.co.uk

A.9 - Stores

A.9.1 - Where the Customer wishes NGED to supply any meter cabinets, ducts and/or service tubing (less draw cords) and the cost of these items have not already been included in the Charge, these may be purchased by arrangement with NGED's local stores office. Store locations and can be found on our website via the following link <https://www.nationalgrid.co.uk/connections-landing/connection-offers-and-agreements/types-of-connection-offer>

B.1 - A detailed programme of Works has not yet been finalised. The programme will be discussed and agreed following acceptance of the Works Offer and depending on the level of Contestable Works to be undertaken by the Customer. By way of a non-binding indication, a scheme of this nature typically has a timescale of approximately 8 week from the date of the Acceptance Form to commencement of the Works.

B.2 - Notwithstanding that a detailed programme of Works is still to be agreed, this Works Offer is made on the understanding that the following milestones are met by the respective milestone dates:

a detailed programme of works is agreed and the Works are commenced within 3 months from the date of the Acceptance Form (save for in the event that this milestone is missed as a direct result of an act or omission of NGED, other than where such act or omission is due to a Condition Precedent not having been, or continuing to be, satisfied or any other reason outside of NGED's reasonable control or any act, default or omission by the Customer, its employees, agents or sub-contractors or the Customer's breach of the Agreement or any statutory duty), in which case such milestone date shall be extended by such period of time as may be reasonable in the circumstances to take account of the act or omission of NGED; and

the Works are completed within 1 year 0 months from the date of the Acceptance Form (save for in the event that this milestone is missed as a direct result of an act or omission of NGED, other than where such act or omission is due to a Condition Precedent not having been, or continuing to be, satisfied or any other reason outside of NGED's reasonable control or any act, default or omission by the Customer, its employees, agents or sub-contractors or the Customer's breach of the Agreement or any statutory duty), in which case such milestone date shall be extended by such period of time as may be reasonable in the circumstances to take account of the act or omission of NGED.

B.3 - Upon request the Customer shall provide evidence to NGED's satisfaction confirming the progress against each of the milestones and that it has met, or reasonably believes it will meet, each one by the dates specified. If a milestone has not been achieved by the relevant date, or will not be (in NGED's opinion, at its absolute discretion) achieved by the relevant date, NGED shall be entitled, at its absolute discretion, to terminate, with immediate effect by notice, the Agreement or to require a variation to the Agreement, including the Charge and the milestones and milestone dates. Where some progress is being made toward the relevant milestone, NGED may, at its absolute discretion, take account of this fact when considering whether to terminate or vary the Agreement.

B.4 - Where NGED requires a variation to the Agreement (including, where relevant, the Charge) pursuant to the terms of clause B.5, NGED shall give notice of such required variation to the Customer and the Agreement shall be deemed to be varied accordingly as from the date of deemed service of such notice. For the avoidance of doubt, clause 14 of the General Conditions for Diversion Works does not apply to variations made pursuant to this clause B.4. If the Customer does not accept (in accordance with its terms) or disputes any variation to the Agreement required by NGED as notified to the Customer, then NGED shall have the option to terminate (with immediate effect by notice) the Agreement.

B.5 - The date of completion is dependent upon the Conditions Precedent set out in the General Conditions for Diversion Works being, and (where relevant) continuing to be, satisfied (including no Works Dispute arising or any such Works Dispute being fully resolved and/or settled), Distribution System access, operational constraints, manpower availability, delivery times for cables, switchgear, transformers and other equipment and no Event of Force Majeure and/or a Distribution System emergency arising. Whilst NGED will use commercially reasonable endeavours to meet the Customer's requested completion date, NGED is not able to guarantee a completion date and shall not be liable to the Customer or any Third Party for any delay in the anticipated date or for any related costs, damages, expenses or losses resulting from any delay caused by any of the above mentioned matters.



Payment terms

C.1 - Payment of the Charge (which may be further adjusted as set out in this Works Offer, including clause 5 of the General Conditions for Diversion Works) is required following acceptance of this Works Offer.

C.2 - NGED may invoice the Initial Payment (if any) set out above or (where a single payment is provided for) the entire payment following the Customer's acceptance of this Works Offer and for any other staged payments (where included) based on the timings set out above, which such invoices must be paid by the Customer within 28 days of the date of that invoice.

C.3 - Without prejudice to any other provision in this Works Offer, NGED shall be under no obligation to commence its Works until the Initial Payment (if any) or (where relevant) the payment set out above has been received.



Definitions

D.1 - All capitalised words and expressions used in these Specific Conditions for Works shall, unless otherwise defined in these Specific Conditions for Works or the context otherwise provides, have the same meaning as set out in the Offer Letter and the General Conditions for Diversion Works.

D.2 - Unless the context otherwise requires, the following words shall have the following meanings:

"Customer" means M-Ec



Acceptance

Please complete Part B and sign Part C of this form and return to:

National Grid E D, Robinson Way, Telford Way Industrial Estate, Kettering, NN16 8PT
FAO: Sam D'Arcy

Or via email to;
sdarcy@nationalgrid.co.uk

The Agreement (including the General Conditions for Works) between the Customer and NGED shall be formed when NGED dates Part C of this Acceptance Form

Part A: Application Details

NGED Ref: 4889707

Premises: 28347, Denford Road, Ringstead, Kettering, NN14 4FW

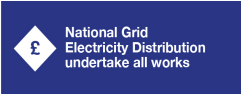
Customer: M-Ec

Company Number (if appropriate):

Customer Address: The Old Chapel, Station Road, Hugglescote, Coalville, LE67 2GB

Part B: to be completed by the Customer

I/We the Customer accept the terms of the Works Offer dated 9th Nov 2023 (including the General Conditions for Diversion Works) and wish to proceed on the basis indicated below;

	Price pre VAT	VAT	Tick
	£69,817.55	20%	Please indicate your method of payment below;
Cheque	Please make cheques payable to National Grid Electricity Distribution and quote the NGED reference on the back		
Debit/Credit Card	Please call our 24/7 secure automated phoneline on 0330 0080 449 . You can pay by Visa, MasterCard or Maestro credit/debit card. Alternatively visit www.nationalgrid.co.uk and use the QuickPay feature		
BACS/CHAPS	Sort Code: 40-14-13 Account Number: 22410923 Please include the NGED Reference so we know which job is being paid		

Part C: to be completed by the Customer and countersigned by NGED

I/We the Customer accept the terms of the Works Offer dated 9th Nov 2023 (including the General Conditions for Diversion Works).

I/We the Customer accept responsibility for any reasonable costs the NGED may incur as a result of any termination in accordance with clause 13.3 of the General Conditions for Diversion Works.

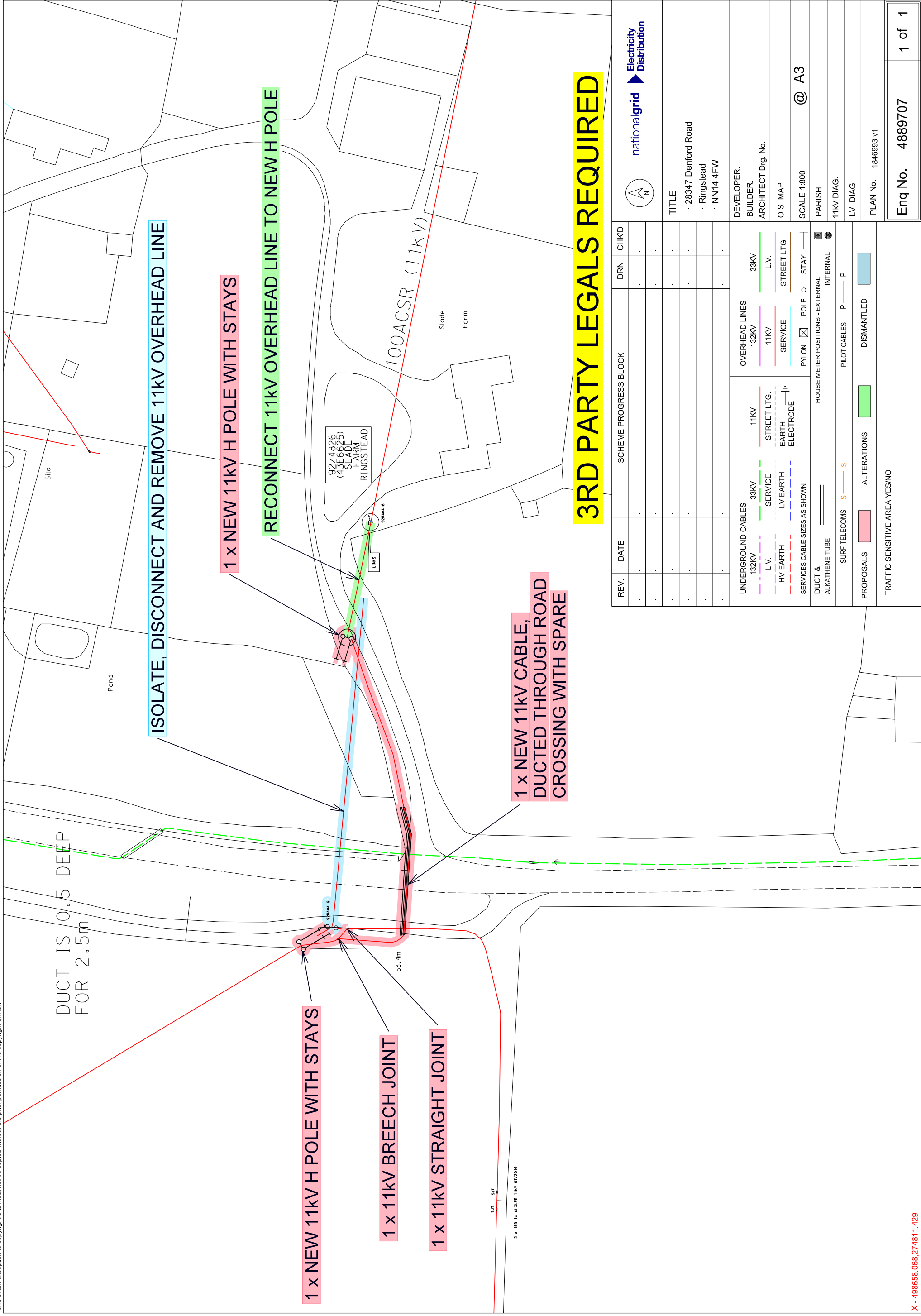
Signed..... **Full Name**.....
For and on behalf of the customer (NOTE THAT THIS MUST BE SIGNED BY AN AUTHORISED PERSON)

Designation.....

To be completed by National Grid Electricity Distribution:

Signed..... **Dated**.....
For and on behalf of National Grid Electricity Distribution (East Midlands) plc
Registered Office: Avonbank, Feeder Road, Bristol BS2 0TB

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



REV.	DATE	SCHEME PROGRESS BLOCK	DRN	CHK'D

UNDERGROUND CABLES	132KV	33KV	11KV
L.V.	SERVICE	STREET LTG.	
HV EARTH	LV EARTH	EARTH ELECTRODE	
SERVICES CABLE SIZES AS SHOWN			
DUCT & ALKATHENE TUBE	HOUSE METER POSITIONS - EXTERNAL	INTERNAL	
SURF TELECOMS	S	S	P
PILOT CABLES	P		P
DISMANTLED			
ALTERNATIONS			
TRAFFIC SENSITIVE AREA YES/NO			

TITLE	28347 Denford Road Ringstead NN14 4FW
DEVELOPER:	
BUILDER:	
ARCHITECT Drg. No.	
O.S. MAP:	@ A3
SCALE	1:800
PARISH:	
11KV DIAG.	
LV. DIAG.	
PLAN No.	1846893 v1
Enq No.	4889707
	1 of 1



MEC

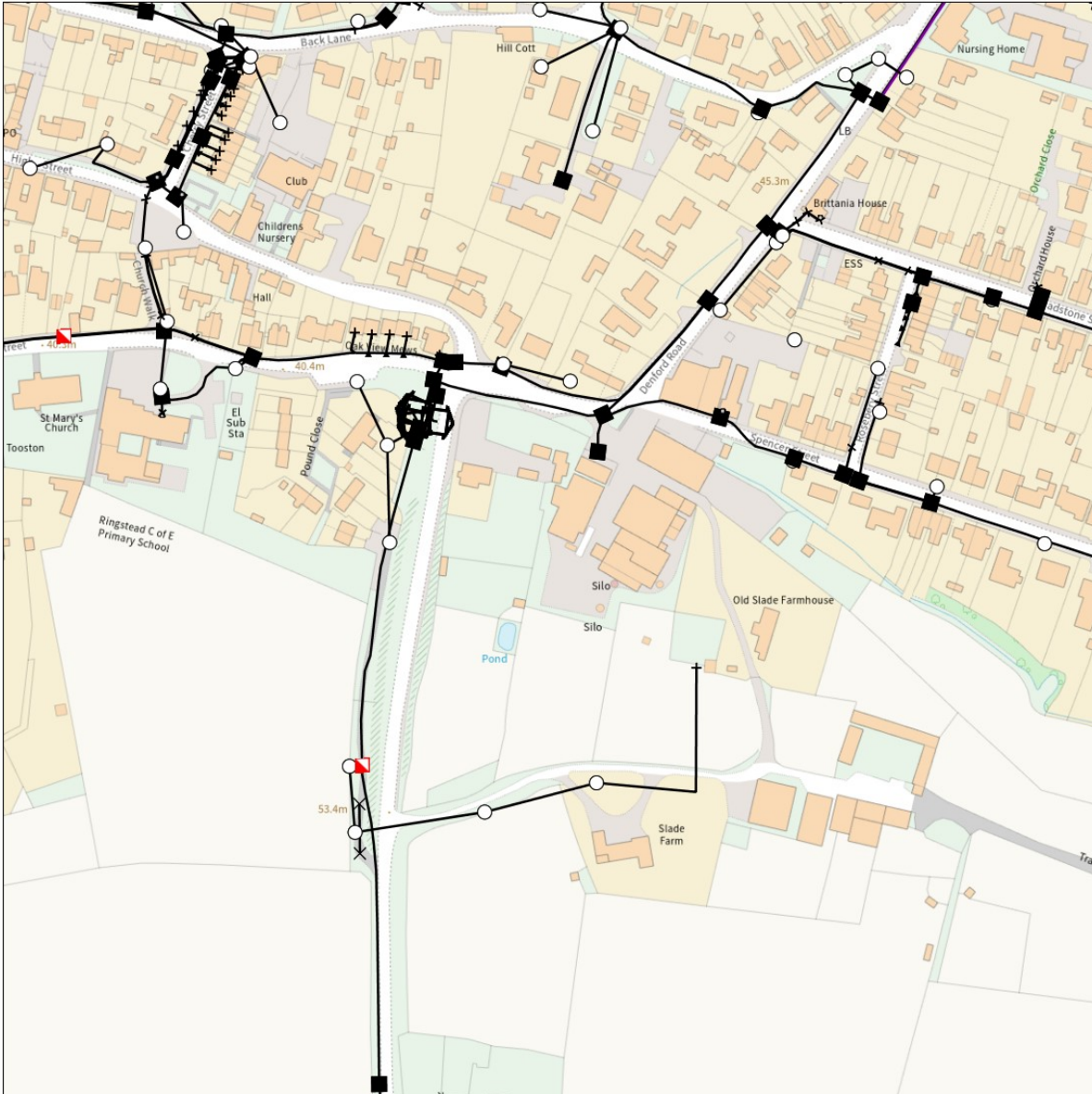
Development Technical
Consultants

APPENDICES



APPENDIX F

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

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(C) Crown Copyright British Telecommunications plc 100028040

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 : FON03154F
Map Reference : (centre) SP9883475052
Easting/Northing : (centre) 498834,275052
Issued : 03/10/2023 15:15:15

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

**MEC Development Technical
Consultants**

The Old Chapel
Station Road
Hugglescote
Coalville
LE67 2GB

FAO: Emma Harris

18th October 2023

Our Ref: 904025/BNER12/RJ

Your Ref: XXXXX

**Diversionary works for new site entrance
Site near Denford Road, Ringstead, NN144FW
The Electronic Communications Code the 2017 Code Schedule 3A of the
Communications Act 2003 and in line with Paragraph 16 Schedule 2 Transitional
Provisions of the Digital Economy Act 2017**

Thank you for your Draft Scheme dated 18th October 2023. I enclose plans showing approximate positions of Openreach apparatus.

It would appear, from your proposals, that alterations to existing Openreach apparatus may be necessary.

A budget estimate of the possible cost of diverting Openreach apparatus is £26,406.85 including VAT.

Prior to any works involving Openreach apparatus, we must agree a Specification and provide a Detailed Estimate of costs to the Principal or Promoter of this project. The costs incurred in producing the Specification and Detailed Estimate are chargeable and for this scheme are estimated to be £2,167.13 including VAT. The charge applies whether or not your works proceed to execution. Your payment in advance, for the estimated cost of the design work, will be required before any works proceed on this scheme.

It is stressed that these figures are estimates, intended as a guide, and the actual amount could be significantly different. The actual costs incurred will be charged whether they are more or less than the estimate.

Repayments (Alterations)

Room 513
Kettering TE
Trafalgar Road
Kettering
NN16 8BA

Tele: 01536 522168
Teams: 0331 623 1364
mob: 07711 439743
email: riki.jenkins@openreach.co.uk

Openreach Limited
Registered Office: Kelvin House
123 Judd Street, London WC1H 9NP
Registered in England and Wales no. 10690039

None of the materials required has a lead time of greater than 3 months and therefore advance ordering should not be required.

In order to avoid potential damage to our apparatus, we offer a free site visit service to locate and mark the position of Openreach apparatus within your work area. To arrange a site visit from a Plant Protection Officer call Fax: Email: cbyd@openreach.co.uk

Please be aware that any duct and poles owned and controlled by Openreach can be used by third party Communications Providers (CP) for the installation of their cables and apparatus if they have a contract with us for our Physical Infrastructure Access (PIA) product. The CP must, however, place an order with us for PIA before they install their cables or apparatus. If such CP cables or apparatus are identified in our network within your area of interest, I will identify a contact for the affected CP and advise them of your proposals. I will pass these contact details on to you and liaise with the CP so that they are aware of any diversionary requirements relating to your proposals. You will be contacted directly by the affected third party CP - they will advise you of any associated chargeable costs relating to their cable and apparatus diversions. If you have any queries or concerns relating to this aspect of the Openreach operated network, please don't hesitate in contacting me. Please note Openreach Limited will not be held liable for any delays, costs, losses or damage caused by the third party CP.

Yours faithfully



Riki Jenkins

Repayments Project Manager

Repayments (Alterations)

Room 513
Kettering TE
Trafalgar Road
Kettering
NN16 8BA

Tele: 01536 522168
Teams: 0331 623 1364
mob: 07711 439743
email: riki.jenkins@openreach.co.uk

Openreach Limited
Registered Office: Kelvin House
123 Judd Street, London WC1H 9NP
Registered in England and Wales no. 10690039

Network Alterations Diversionary Works Payment Details

Please forward your order (free from contractual conditions) and the estimated sum of £2,167.13 (including VAT).

There are two ways to pay:

1. Using Bank Automated Clearing Services (BACS)

When your order / letter of authorisation to proceed with the works has been received an invoice for payment will be returned with the necessary BACS payment details.

2. Telephone Credit Card Payments, to pay by credit card simply call our dedicated card payment team on Freephone 0808 100 0834, the opening hours are 9am to 4.30pm Monday to Friday.

Please quote the Openreach reference number / invoice number otherwise payment may not be allocated to your job.

N.B. For either method of payment please complete this form and return with your order / letter of authorisation to the Project Engineer, address below. Please remember, however you pay, the works will not commence until this form and your payment have been received.

Title/Location of Work	Diversionary works for new site entrance, Site near Denford Road, Ringstead, NN144FW
Project Engineer Name	Riki Jenkins
Postal Address	Room 513, Kettering TE, Trafalgar Road, Kettering, Northants, NN16 8BA
Openreach Reference	904025/BNER12/RJ
Company Name	MEC Development Technical Consultants
Client Contact	Emma Harris
Client Tel	01530 264753

For advice or assistance in completing this form please call Jane Goodison 0131 345 0016
Our VAT number is **245719348**

Repayments (Alterations)

Room 513
Kettering TE
Trafalgar Road
Kettering
NN16 8BA

Tele: 01536 522168
Teams: 0331 623 1364
mob: 07711 439743
email: riki.jenkins@openreach.co.uk

Openreach Limited
Registered Office: Kelvin House
123 Judd Street, London WC1H 9NP
Registered in England and Wales no. 10690039

Possible Diversionary Works: [Appendix A](#)

Works Category: Diversionary works for new site entrance

Openreach Reference

- 904025/BNER12/RJ -

Site location

- Denford Road, Ringstead, NN14 4FW -

Grid reference

- 498834 275052 -

Works Type

- Non S84/143 2023 -

Legend

Underground

Duct existing —————

Duct Proposed - - - - -

Overhead

Cable existing - - - - -

Cable proposed - - - - -

Structure

Joint Box..... [Symbol]

Manhole..... [Symbol]

Cabinet..... [Symbol]

Pole..... [Symbol]

Split Coupling..... [Symbol]

Joint Box Proposed..... [Symbol]

Manhole Proposed..... [Symbol]

Cabinet Proposed..... [Symbol]

Pole Proposed..... [Symbol]

Equipment

Copper DP..... [Symbol] DP XX

Fibre DP..... [Symbol]

Proposed Copper DP..... [Symbol] DP XX

Proposed Fibre DP..... [Symbol]

IMPORTANT WARNING

The Appendix A only gives an indication of plant and a proposed location, it is not to scale and 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.

Existing BT plant may not be recorded. Information valid at time of preparation.

Legend

BT.EQUIPMENT

◆ <all other values >

Broadband Enabling Technology

[Symbol] BET

◆ BET, PCR

◆ BET, IPL

◆ BET, OOU

◆ BET, PDA

◆ BET, POU

◆ BET, PDR

Block Terminal

[Symbol] Block Terminal

◆ Block Terminal, PCR

◆ Block Terminal, IPL

◆ Block Terminal, OOU

◆ Block Terminal, PDA

◆ Block Terminal, POU

◆ Block Terminal, PDR

Box Connexion

[Symbol] Box Connexion

◆ Box Connexion, PCR

◆ Box Connexion, IPL

◆ Box Connexion, OOU

◆ Box Connexion, PDA

◆ Box Connexion, POU

◆ Box Connexion, PDR

Cabinet Cross Connect Point Equipment

[Symbol] CMUX

[Symbol] CMUX, PCR

[Symbol] CMUX, IPL

[Symbol] CMUX, OOU

[Symbol] CMUX, PDA

[Symbol] CMUX, POU

[Symbol] CMUX, PDR

[Symbol] Copper

[Symbol] Copper, PCR

[Symbol] Copper, IPL

[Symbol] Copper, OOU

[Symbol] Copper, PDA

[Symbol] Copper, POU

[Symbol] Copper, PDR

[Symbol] All In One Cabinet, PDA

[Symbol] All In One Cabinet, PDR

[Symbol] Block Terminal (To be Removed)

[Symbol] Block Terminal (To be Removed), PDA

[Symbol] Block Terminal (To be Removed), POU

[Symbol] Block Terminal (To be Removed), PDR

[Symbol] Block Terminal (To be Removed), IPL

[Symbol] Block Terminal (To be Removed), PCR

[Symbol] Block Terminal (To be Removed), OOU

[Symbol] Box CONN

[Symbol] Box CONN, PCR

[Symbol] Box CONN, OOU

[Symbol] Box CONN, POU

[Symbol] Box CONN, PDA

[Symbol] Box CONN, PDR

[Symbol] Box CONN, IPL

[Symbol] DSLAM

[Symbol] DSLAM, PCR

[Symbol] DSLAM, IPL

[Symbol] DSLAM, OOU

[Symbol] DSLAM, PDA

[Symbol] DSLAM, POU

[Symbol] DSLAM, PDR

[Symbol] Cabinet Shell

[Symbol] Cabinet Shell, PCR

[Symbol] Cabinet Shell, OOU

[Symbol] Cabinet Shell, POU

[Symbol] Cabinet Shell, PDA

[Symbol] Cabinet Shell, PDR

[Symbol] Cabinet Shell, IPL

[Symbol] Wireless Cabinets

[Symbol] Wireless Cabinets, IPL

[Symbol] Wireless Cabinets, PDA

[Symbol] Wireless Cabinets, POU

[Symbol] Wireless Cabinets, PDR

[Symbol] Jointing post

[Symbol] Jointing post, IPL

[Symbol] Jointing post, OOU

[Symbol] Jointing post, PDA

[Symbol] Jointing post, POU

[Symbol] Jointing post, PDR

[Symbol] Jointing post, PCR

[Symbol] Fibre Node

[Symbol] Fibre Node, PCR

[Symbol] Fibre Node, IPL

[Symbol] Fibre Node, PDA

[Symbol] Fibre Node, PDR

[Symbol] Fibre Node, OOU

[Symbol] Fibre Node, POU

[Symbol] Customer Comms Equipment Area

[Symbol] Customer Comms Equipment Area, OOU

[Symbol] Customer Comms Equipment Area, POU

[Symbol] Customer Comms Equipment Area, PCR

[Symbol] Customer Comms Equipment Area, IPL

[Symbol] Customer Comms Equipment Area, PDA

[Symbol] Customer Comms Equipment Area, PDR

Jointing Chamber

[Symbol] Generic

[Symbol] Generic, PCR

[Symbol] Generic, PLA

[Symbol] Generic, IPL

[Symbol] Generic, OOU

[Symbol] Generic, PDA

[Symbol] Generic, POU

[Symbol] Generic, PDR

[Symbol] Inferred

[Symbol] Inferred, IPL

[Symbol] Inferred, PDR

[Symbol] Inferred, PLA

[Symbol] Inferred, NSPA

[Symbol] Inferred, OOU

[Symbol] Inferred, PDA

[Symbol] Inferred, POU

[Symbol] Inferred, PCR

[Symbol] Power

[Symbol] Power, IPL

[Symbol] Power, PDA

[Symbol] Power, PCR

[Symbol] Power, PDR

[Symbol] Power, OOU

[Symbol] Power, PLA

[Symbol] Power, NSPA

[Symbol] Power, POU

Outside Plant Span

[Symbol] Aerial Strand

[Symbol] Aerial Strand, PLA

[Symbol] Aerial Strand, PCR

[Symbol] Aerial Strand, IPL

[Symbol] Aerial Strand, PDA

[Symbol] Aerial Strand, PDR

[Symbol] Aerial Strand, NSPA

[Symbol] Aerial Strand, POU

[Symbol] Aerial Strand, OOU

[Symbol] Conduit

[Symbol] Conduit, PLA

[Symbol] Conduit, IPL

[Symbol] Conduit, NSPA

[Symbol] Conduit, OOU

[Symbol] Conduit, PDA

[Symbol] Conduit, POU

[Symbol] Conduit, PDR

[Symbol] Conduit, PCR

[Symbol] Deep Level Tunnel

[Symbol] Deep Level Tunnel, PLA

[Symbol] Deep Level Tunnel, IPL

[Symbol] Deep Level Tunnel, NSPA

[Symbol] Deep Level Tunnel, OOU

[Symbol] Deep Level Tunnel, PDA

[Symbol] Deep Level Tunnel, POU

[Symbol] Deep Level Tunnel, PDR

[Symbol] Inferred

[Symbol] Inferred, IPL

[Symbol] Inferred, PDR

[Symbol] Inferred, PLA

[Symbol] Inferred, NSPA

[Symbol] Inferred, OOU

[Symbol] Inferred, PDA

[Symbol] Inferred, POU

[Symbol] Inferred, PCR

[Symbol] Power

[Symbol] Power, IPL

[Symbol] Power, PDA

[Symbol] Power, PCR

[Symbol] Power, PDR

[Symbol] Power, OOU

[Symbol] Power, PLA

[Symbol] Power, NSPA

[Symbol] Power, POU

[Symbol] Trench

In addition to any emailed drawings/plans, we will require a paper copy of these in **A1** format with any radio/GPS surveys of Openreach assets carried out, overlaid on requested drawings along with relevant new road/pathing depths at or before survey (C3) payment stage. Please send these to the below address:

FAO- Riki Jenkins

Room 513, Kettering TE, Trafalgar Road, Kettering, Northants, NN16 8BA

All works maybe subject to a three month lead time from DCE (C4) payment confirmation prior to a start date. This can be longer depending on the type and scope of works requested.

Any Developer letters, Proximity letters, C3, C4 or DCE plans submitted to customers have a strict 90 day validation period from the day the relevant request was sent out. If this time passes without payment or progress, the enquiry will be closed and the process will have to be re-submitted under a new enquiry through the Openreach 'front door' portal. [For Building Developers and Projects | Openreach](#)

It should be noted that our network is being enhanced on a daily basis, therefore, to make absolutely certain no apparatus exists, we recommend you obtain on-site advice and confirmation of the location of Openreach apparatus by contacting the Openreach "Click-Before-You-Dig" Service:

E-mail: cbyd@openreach.co.uk

(Office hours: Monday - Friday 08:00 to 17:00)

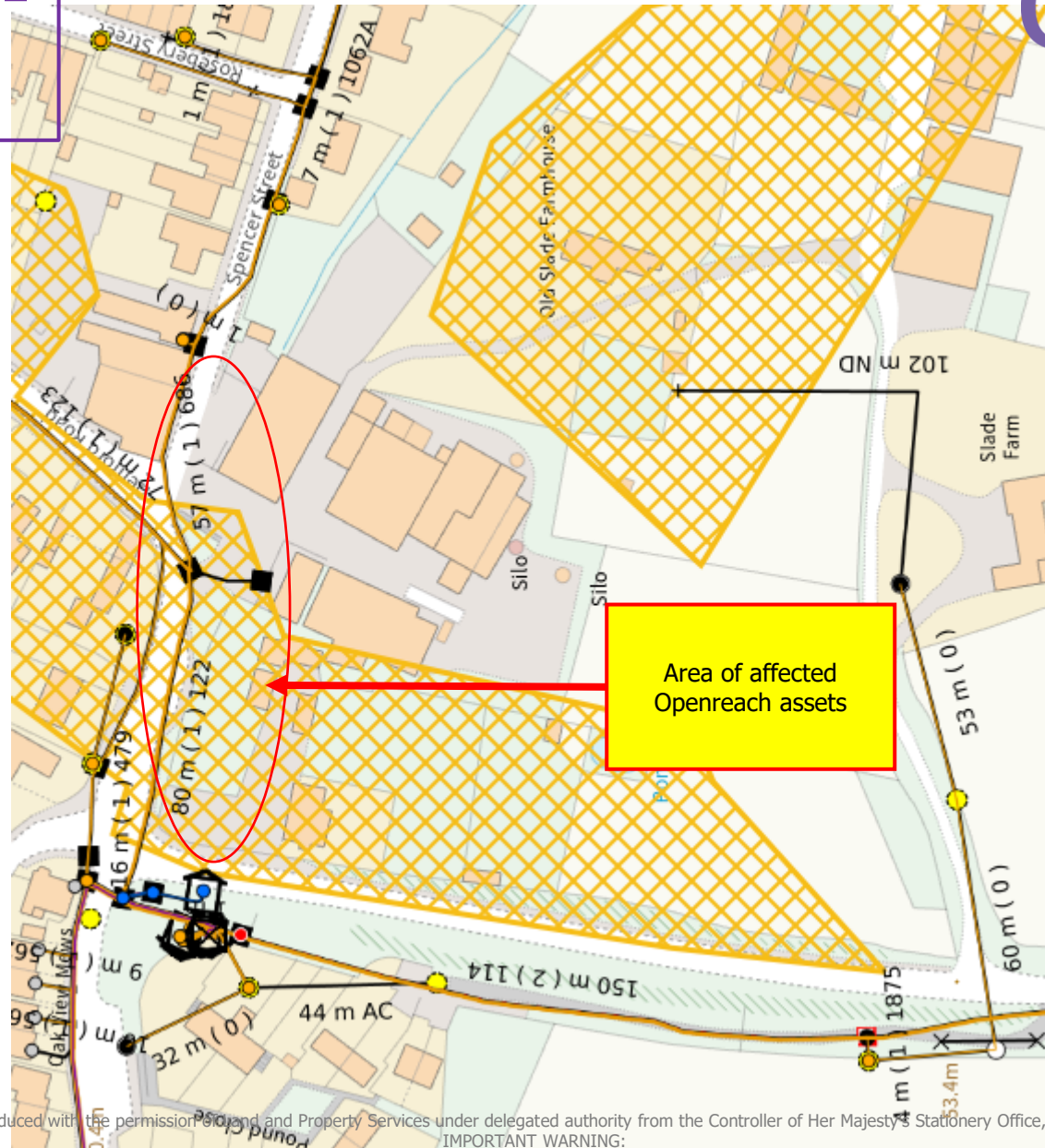
Openreach also provides a "Maps-by-Email" service to enable you to receive a copy of our plant records. If you haven't used this service before and would like to, please go to the following URL: <http://www.ournetwork.openreach.co.uk/locating-our-network/maps-by-email.aspx>

Please be aware that is illegal to interfere, alter, remove or knowingly damage Openreach assets while facilitating any 3rd party works. If in doubt, request an onsite survey. It should further be noted that until express confirmation and authorisation has been given by the Repayments Project Professional/Engineer that any Openreach assets still Insitu at any point in the project, should be regarded as live and serviceable and therefore not be removed, demolished or disconnected until such time as that authorisation has been given.

An initial investigation of the above site proposals has been completed, and a detailed survey is now required to confirm that anticipated alterations to Openreach apparatus are the most cost-effective means of protecting our network. Your proposals have been registered as works applicable to:

The Electronic Communications Code the 2017 Code Schedule 3A of the Communications Act 2003 and in line with Paragraph 16 Schedule 2 Transitional Provisions of the Digital Economy Act 2017

Drawing No: 904025/OR/002
 Revision: A
 Network overview

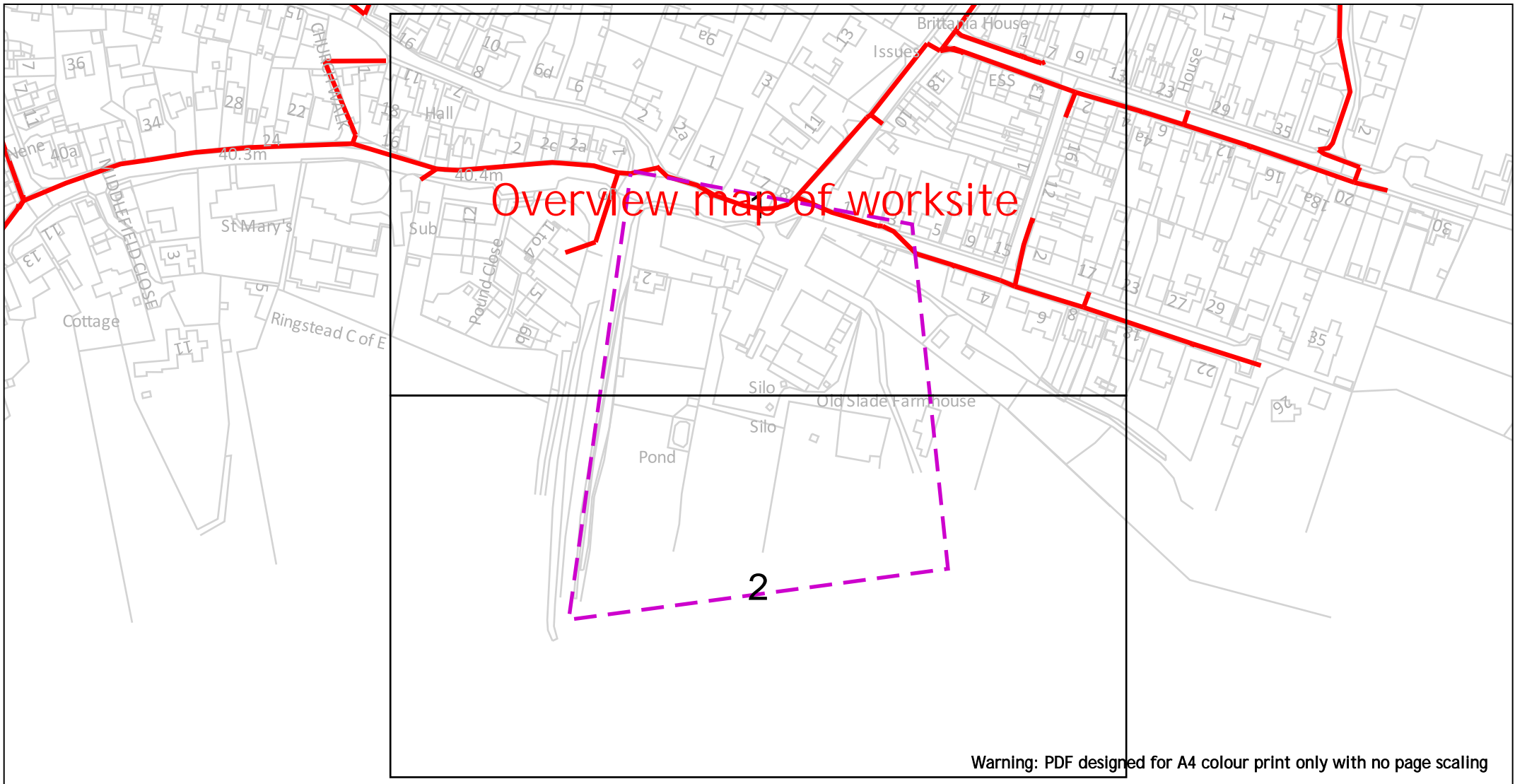


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IMPORTANT WARNING:

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of it's 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,

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Warning: PDF designed for A4 colour print only with no page scaling

Dig Sites Area:  Line: 

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.




Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498761 274923
 Requested by:
 Mrs Emma Harris
 Your Scheme/Reference: 28347

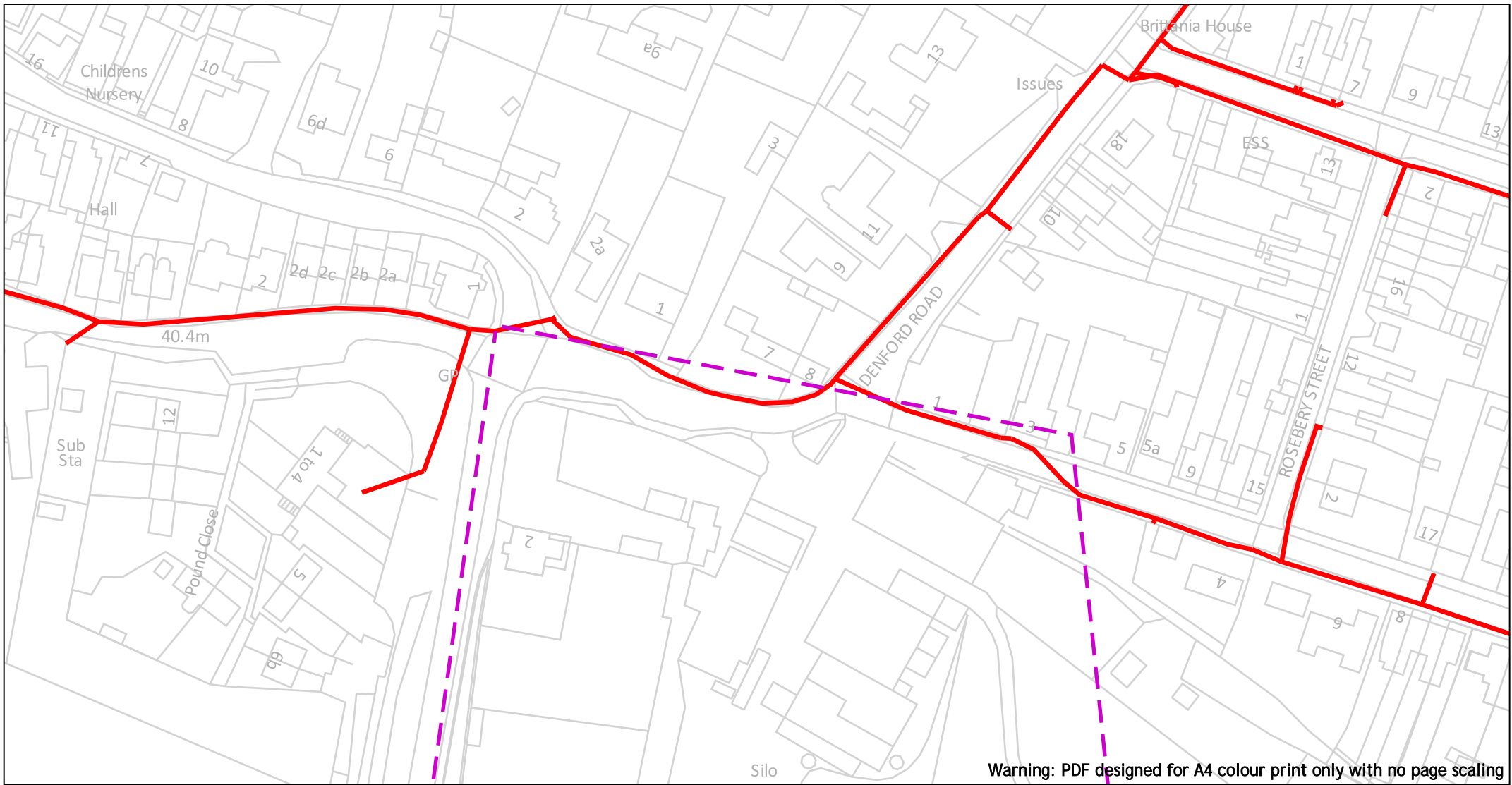
The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Gigaclear Ltd. The location of Gigaclear's apparatus is indicated on the plan for general guidance but the exact location may vary from that shown. Gigaclear Ltd cannot guarantee the accuracy of this document and Safe Digging Practices should always be used to identify the exact location of any utility's plant. Gigaclear Ltd accept no liability for any errors or omissions.

Gigaclear Ltd,
 Building 1, Wyndyke Furlong,
 Abingdon,
 OX14 1UQ
 T: 01865 59 11 21
 diversions@Gigaclear.com

Scale: 1:2562 (When plotted at A4)

 Gigaclear Route

In Emergency Call: 01865 59 11 85

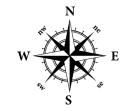


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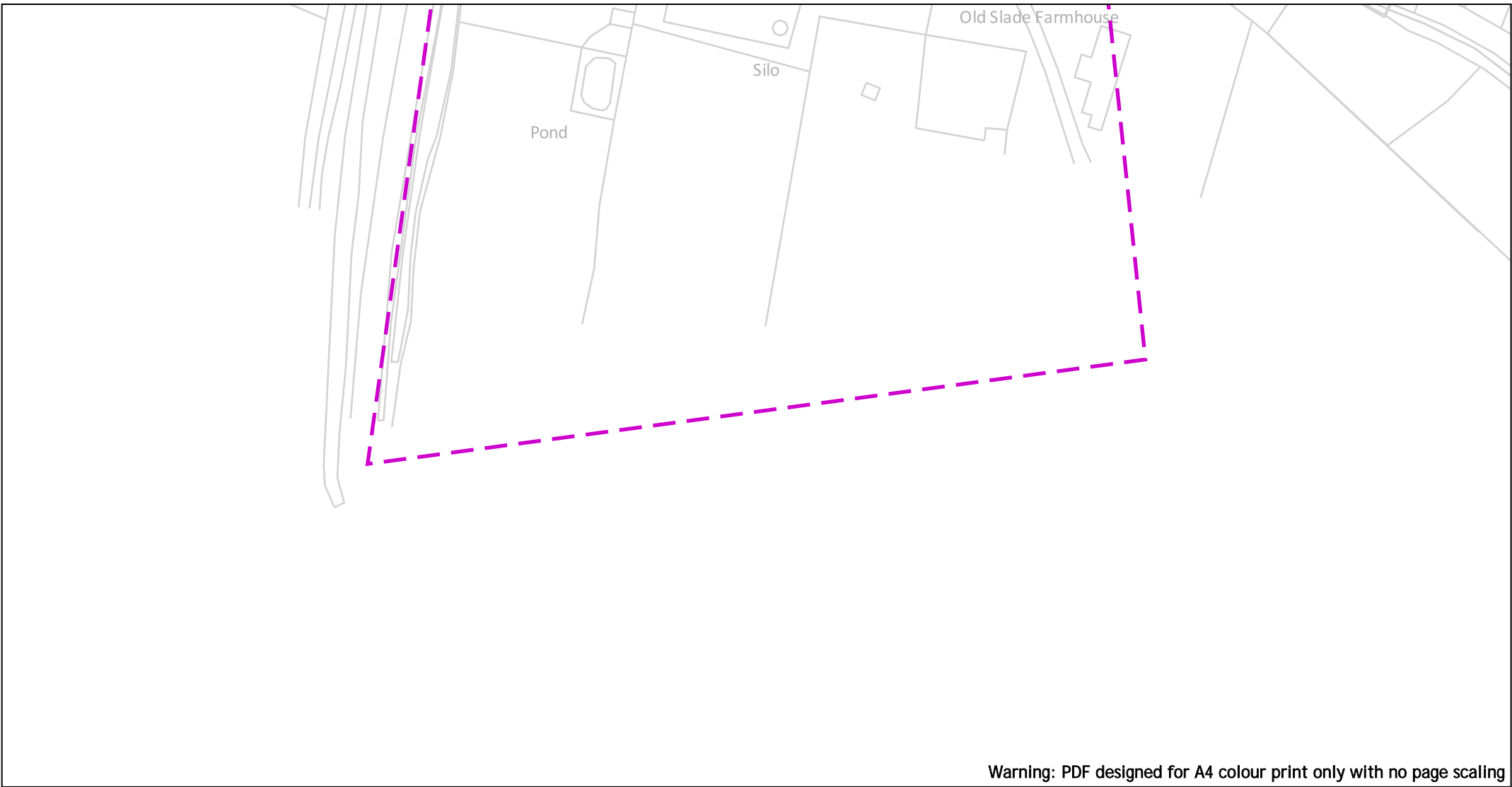
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Gigaclear Ltd,
 Building 1, Wyndyke Furlong,
 Abingdon,
 OX14 1UQ
 T: 01865 59 11 21
 diversions@Gigaclear.com

Scale: 1:1250 (When plotted at A4)

Gigaclear Route

In Emergency Call: 01865 59 11 85



Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.



Date Requested: 03/10/2023
 Job Reference: 31055476
 Site Location: 498761 274923
 Requested by:
 Mrs Emma Harris
 Your Scheme/Reference: 28347

The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Gigaclear Ltd. The location of Gigaclear's apparatus is indicated on the plan for general guidance but the exact location may vary from that shown. Gigaclear Ltd cannot guarantee the accuracy of this document and Safe Digging Practices should always be used to identify the exact location of any utility's plant. Gigaclear Ltd accept no liability for any errors or omissions.

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Scale: 1:1250 (When plotted at A4)

Gigaclear Route

In Emergency Call: 01865 59 11 85



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APPENDICES



APPENDIX G



GTC Ref: East Midlands/34151730/473015

GTC Contact: Christopher Base

07483 082188 / christopher.base@gtc-uk.co.uk

01359 240154 / sales@gtc-uk.co.uk

09 October 2023



Electric Budget Quotation

**Denford Road, Ringstead, KETTERING, Northamptonshire, NN14
4FW**

Prepared for Paul Newman Homes (c/o M-EC)



1.0 INTRODUCTION

Summary of Offer

Following your request for a utility networks quotation for the development at Denford Road, Ringstead, KETTERING, Northamptonshire, NN14 4FW GTC has used the information provided to produce a budget costing to meet your requirements. GTC's offer is inclusive of Electric infrastructure (based on the terms of offer set out in this quotation).

Breakdown of Offer

On-site works	
You pay GTC	£29,309.23
Off-Site Works	
You pay GTC	£7,464.04
Upstream Network Operator Costs	
Electricity:	£6,000.00
Total	
You pay GTC	£42,773.26



2.0 SITE DETAILS

Schedule of Domestic Plots

Property Type	1BF	2BB	2BF	2BS	2BT	3BD	3BS	4BD	5BD	Total
Electricity	3	3	3	5	1	5	7	6	2	35

Schedule of Disturbing Loads

Description	Qty	Starting Current (A)	Maximum Power Rating (kVA)	Total (kVA)
Landlord (single phase)	1	0.00	3	3

3.0 TERMS OF OFFER



Electric Terms

This quotation includes indicative electric points of connection (PoC) and off-site costs. Costs associated with the PoCs are therefore subject to change. However, the PoC and non contestable charges will be the same regardless of who is to own the network.

GTC has assumed 2No. Low Voltage connections due to the size of the site. This quotation includes the excavation and reinstatement costs in the public highway which will be carried out by GTC from the points of connection to the site. GTC has assumed connections adjacent to the site entrances on Spencer Street and Raunds Road, and GTC has allowed for 18 metres of off-site work (13m road, 2m footpath, 3m verge).

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream DNO.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC has assumed all mains and services feeding 35 Plots will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 35 Plots having electric heating (ASHP).

GTC has calculated the total load for the site to be 101kVA.

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards GE-TGI-IG-0015, details of which will need to be confirmed by the Developer.

GTC's quotation excludes meter boxes and hockey sticks. GTC can supply these at an additional charge of £24.90 each for standard meter boxes.

This quotation includes sufficient capacity on each domestic 100A service for an Electric Vehicle Charging Point (EVCP) of up to 7.2kW (32A) installed downstream of the meter on each domestic plot (excluding multi-occupancy dwellings). Larger EVCPs or multiple EVCPs may require a 3-phase arrangement, as well as a requirement for additional capacity, and costs for this arrangement have not been included in this quotation.

GTC has assumed 1 single phase Landlord supply at 3kVA each.

GTC has assumed the electrical intake and meter positions for 6 flats in 1 MSDB, will be in a single centralised location in a communal meter room on the ground floor - GTC will provide LSOH cable to connect from the Multi Service Distribution Board (MDSB) situated on the ground floor to each individual cut-out. The Developer must



provide an unrestricted access route to the intake position and provide suitable space and clearances for GTC's apparatus to be installed and operated in accordance with GTC standards.

Based on the information you have provided GTC has not included for any lift motors, pumping stations or other disturbing electric loads (such as welders, motors or air conditioning equipment) in this quotation.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £1,805.00, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board; the meter location is less than 25m from GTC's installed and energised mains; demand does not exceed 24kVA for single phase TBS or 69kVA for three phase TBS. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these for an additional charge, the current price for this work is £340.25 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the street lights, in this cost GTC has assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the street lights you will need to have appointed an electricity supplier for the supply of the street lights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.

GTC's Technical Guidelines for Electricity can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

4.0 CONFIDENTIALITY

This quotation and associated documentation is confidential between GTC, Paul Newman Homes and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

5.0 PROGRESSING THIS QUOTATION

Should you be successful in obtaining and developing this site, GTC will be pleased to supply a firm quotation. Please return a detailed site plan and a completed quotation request form. GTC trust that this budget costing will be acceptable and look forward to receiving your instructions.

This quotation is given on the basis that it does not create any legal relationship between you and GTC and no agreement will come into force between us until GTC dispatches an acknowledgement of the Acceptance and Appointment of Transporters. To the fullest extent permitted by law, GTC will have no liability in contract, tort (including negligence and negligent misstatement) or otherwise for any matter set out or referred to in this quotation unless and until such an agreement comes into force (in which case any such liability will be governed by GTC's Standard Terms and Conditions).

6.0 CONTACT DETAILS

Should you require further details please do not hesitate to contact your GTC Sales Contact, Christopher Base (07483 082188 / christopher.base@gtc-uk.co.uk) or the Sales Support Team (01359 240154 / sales@gtc-uk.co.uk) to discuss further.



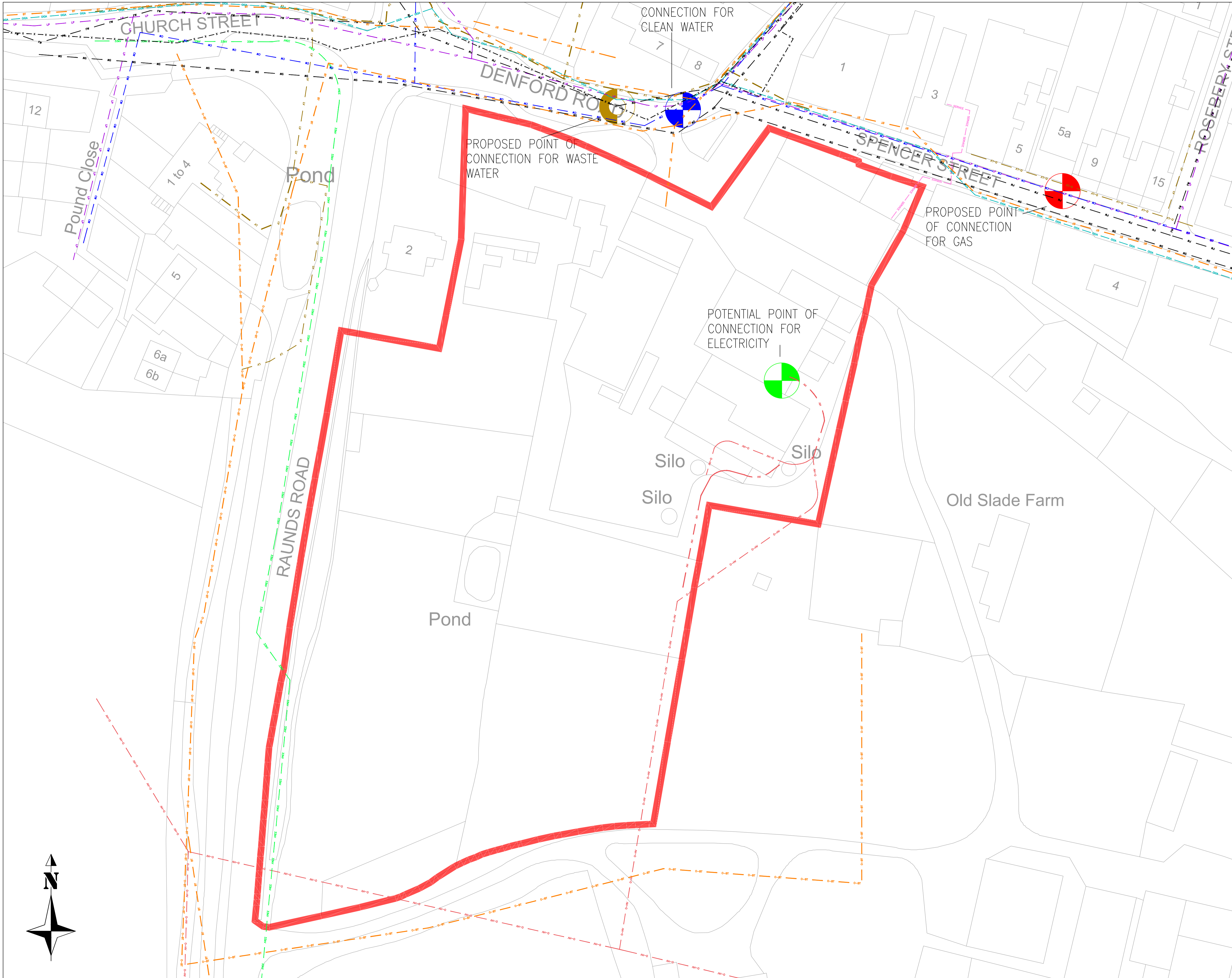
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APPENDICES



APPENDIX H



- NOTES:**
- DO NOT SCALE THIS DRAWING.
 - ALL LEVELS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
 - ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
 - SERVICE LOCATIONS SHOWN ON THIS PLAN ARE DERIVED FROM RECORDS OBTAINED FROM STATUTORY UNDERTAKERS. THIS DRAWING CAN NOT BE RELIED UPON FOR ACCURACY. THE SIZE, MATERIAL & DEPTH OF BURIED SERVICES ARE NOT SHOWN ON THIS DRAWING. SUCH INFORMATION MUST BE OBTAINED FROM STATUTORY UNDERTAKERS OR INTRUSIVE INVESTIGATION.
 - IT IS ESSENTIAL THAT NEW STATUTORY UNDERTAKER ENQUIRES ARE UNDERTAKEN BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION WORKS. CABLE/PIPE DETECTION TECHNIQUES, TRIAL HOLES OR OTHER SIMILAR METHODS MUST BE ADOPTED BY THE CONTRACTOR TO VERIFY THIS DRAWING AND ANY SUBSEQUENT PLANS OBTAINED FROM STATUTORY UNDERTAKERS.
 - PRIOR TO CONSTRUCTION & ALSO DURING DESIGN IT SHALL BE NECESSARY TO UNDERTAKE HAZARD IDENTIFICATION & RISK ASSESSMENT OF POTENTIAL DAMAGE TO EXISTING SERVICES. ALSO SAFEGUARDS SHOULD BE PUT IN PLACE TO PREVENT EXPLOSION, FLOOD, ELECTRIC SHOCK ETC FOR OPERATIVES & GENERAL PUBLIC.

KEY:

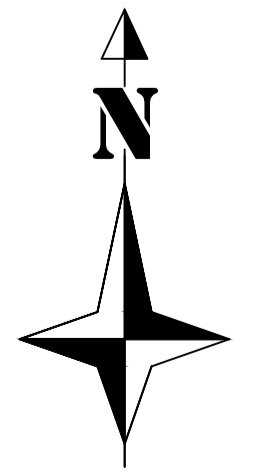
	SITE BOUNDARY
	CLEAN WATER MAIN
	SURFACE WATER SEWER
	FOUL WATER SEWER
	ABANDONED SEWER
	SERVICE CABLE
	UNDERGROUND LV CABLE
	UNDERGROUND HV CABLE 11kV
	OVERHEAD HV CABLE 11kV
	UNDERGROUND HV CABLE 33kV
	LP GAS MAIN
	UNDERGROUND BT CABLE
	OVERHEAD BT CABLE
	GIGACLEAR CABLE
	PROPOSED POINT OF CONNECTION FOR WASTE WATER
	POTENTIAL POINT OF CONNECTION FOR CLEAN WATER
	PROPOSED POINT OF CONNECTION FOR GAS
	POTENTIAL POINT OF CONNECTION FOR ELECTRICITY

REV: INITIAL	EH	NA	AB	31.10.23
AMENDMENTS:	DRN:	CHK:	APP:	DATE:
PROJECT: DENFORD ROAD RINGSTEAD KETTERING				
DRAWING TITLE: UTILITIES CONSTRAINTS PLAN				
CLIENT: PAUL NEWMAN NEW HOMES				
DRAWING NUMBER: 28347_07_010_1				
REVISION: -	SHEET SIZE: A1	SCALE: 1:500		
STATUS: PRELIMINARY				

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Website: www.mec.co.uk

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Printed: 31.10.2023



CIVIL ENGINEERING



ACOUSTIC AIR



TRANSPORT



UTILITIES



FLOOD RISK & DRAINAGE



GEOMATICS



STRUCTURES



LIGHTING



GEO-ENVIRONMENTAL



EXPERT WITNESS



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