



Land West of Buntingford (North of A507), Hertfordshire

Jubb

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1 Project Information

1.1 Project Information

Client Hallam Land Management

1.2 Project Details

Project Name Land West of Buntingford (North of A507)

Location Buntingford, Hertfordshire

Jubb Project Number 23161

1.3 Report Details

Version Five

Status For Submission

Date 15th May 2024

1.4 Project Authorisation

ISSUE HISTORY:

Version	Date	Detail
V1	16.02.24	First Draft
V2	22.02.24	Second Draft – Masterplan included
V3	22.03.24	For Submission
V4	05.04.24	For Submission – Updated Plans
V5	15.05.24	For Submission – Updated Redline

AUTHORISATION:

Prepared By	Approved By
MD	LE
LE	LE
LE	LE
LE	LE
LE	LE

2 Introduction

2.1 Instruction

- 2.1.1 This report has been commissioned by Hallam Land Management to support an outline planning application for the proposed development of land to the west of Buntingford, Hertfordshire.
- 2.1.2 This report may not be relied upon or reproduced by any third party without the written agreement of Jubb Consulting Engineers Ltd.

2.2 Brief

- 2.2.1 This report considers the existing and proposed services for the proposed development of land to the west of Buntingford and north of Baldock Road. Impacts of the proposed development on existing services are considered alongside the new infrastructure requirements needed to meet the demands of the new development.
- 2.2.2 The principal services considered by this report are;

Electric	-	UK Power Networks (UKPN)
Water	-	Affinity Water
Gas	-	Cadent Gas
Telecoms	-	Openreach

3 Site Description

3.1 Site Location

- 3.1.1 The proposed site is located to the west of the A10 and north of Baldock Road (A507), directly west of the town of Buntingford, Hertfordshire. The current site is approximately 50.12Ha in area and has a National Grid reference of 535150E, 229584N.
- 3.1.2 The site boundaries are formed by Baldock Road (A507) to the south, the A10 to the east, Throcking Lane to the north, and arable farmland along its western boundary.
- 3.1.3 Beyond the site boundaries, the surrounding land is predominantly used for agricultural purposes to the north, west, and south, with the existing residential area of Buntingford (and associated infrastructure) located immediately to the east.
- 3.1.4 A Site Location plan is included in Appendix A.

3.2 Existing Site Use

- 3.2.1 The proposed site currently comprises of several large open fields which are used for agricultural purposes.

3.3 Site Topography

- 3.3.1 A detailed topographical survey has been undertaken on the proposed site.
- 3.3.2 The survey shows that there is a steady fall in levels across the northern half of the site, with levels falling from the western boundary in an easterly direction. From the high point of approximately 133mAOD located in the north-west corner of the site, levels fall consistently to the east reaching a low point of approximately 109mAOD on the eastern site boundary.
- 3.3.3 In the southern region of the site, a crest runs from the north-west corner of the field, in a southerly direction, towards Baldock Road. A high point of approximately 130mAOD is located in the north-west corner, with levels falling to 126mAOD on the southern site boundary. From the high point of the crest, levels fall away steeply towards the brook in the south-west corner of the site reaching a low point of approximately 113.5mAOD, with levels also falling in an easterly direction to a low point of 109mAOD on the eastern site boundary.

4 Development Proposals

- 4.1.1 The proposals consist of an outline planning application for development of up to 600 dwellings (C3), elderly accommodation (C3), mixed use local centre (including flexible use E, F and Sui Generis), first school, informal and formal open space, associated works and infrastructure including a new access from the A507 and pedestrian bridge over the A10, with all matters reserved save for access.
- 4.1.2 An extract from the proposed illustrative concept masterplan is shown in Figure 1.0 below, a full-scale plan is included in Appendix B.



Figure 1.0 – Illustrative Concept Masterplan

5 Existing Utilities

Local service providers have been approached to obtain asset information and maps to detail existing plants and its location.

5.1 Electricity

- 5.1.1 UK Power Networks (UKPN) operate and maintain the existing high (HV) and low voltage (LV) networks supplying the existing area of Buntingford and the wider district.
- 5.1.2 UKPN asset plans show there is existing infrastructure located within the proposed site boundaries and throughout the surrounding area. A copy of the UKPN asset plans is included in Appendix C.
- 5.1.3 Within the site, an existing 33kv HV overhead cable has been identified cutting across the eastern region of the site. The cable runs from the north, in a southerly direction through the full length of the site. As the cable reaches Baldock Road it continues beyond the site boundaries in a south-westerly direction.
- 5.1.4 Beyond the site boundaries, a large network of HV and LV cables are shown to run throughout the existing local residential and commercial areas to the east and north-east of the site.
- 5.1.5 No existing apparatus is shown within Baldock Road or Throcking Lane to the north and south of the site. However, an existing HV cable is shown running immediately to the east of the A10, following the route of the road from the north in a southerly direction.
- 5.1.6 In the wider area, a large network of LV and HV cables run throughout the existing area of Buntingford to the east of the site. With a HV network shown within Skipps Meadow and Baldock Road (east of the A10), from which a network of LV cables run throughout the nearby residential areas and across the A10 providing a supply to Buntingford Business Park.
- 5.1.7 Existing 33kv HV overhead cables have been identified within the site, it is anticipated that this existing HV apparatus will be undergrounded and diverted to accommodate the development proposals.

5.2 Gas

- 5.2.1 The existing local gas supply network and apparatus is owned and operated by Cadent Gas.
- 5.2.2 Cadent Gas asset plans show that there is no existing apparatus located within the proposed site. However, a large network of low (LP) and medium (MP) pressure mains are shown to run throughout the existing town of Buntingford to the east of the site. A copy of the Cadent Gas asset plans is included in Appendix D.
- 5.2.3 No existing infrastructure is shown to be present within the A10, Throcking Lane or Baldock Road immediately to the east, north and south of the site. However, beyond the A10 to the east of the site, a large network of LP and MP mains run throughout the local residential area.
- 5.2.4 The nearest MP main to the proposed development is located in Bowling Green Lane, approximately 250m to the east of the site boundary.

5.2.5 To the east of the site, existing LP main networks run throughout the nearby residential streets of Greenways, Skipps Meadow and Baldock Road (east of the A10). These networks form part of the wider LP networks that run throughout the local residential area, serving the existing residential and commercial properties.

5.2.6 Due to the location of the existing infrastructure, it is anticipated that no diversion or alteration works will be required to accommodate the development proposals.

5.3 Telecoms

5.3.1 Openreach own, maintain and operate the primary communications network infrastructure in the area.

5.3.2 Openreach asset plans have not identified any existing infrastructure within the proposed development site. However, a large network of above and below ground apparatus runs throughout Buntingford and the surrounding area to the north, east and south of the site. A copy of the Openreach asset plans is included in Appendix E.

5.3.3 No existing infrastructure is shown within the A10, immediately to the east of the site. However, further to the north of the site, an existing underground network runs within the A10 in a southerly direction, before running to the west within Throcking Lane and terminating at Throcking Flying Club.

5.3.4 Immediately to the south-east of the site, an existing network of underground apparatus is shown to run throughout the adjacent Buntingford Business Park and residential areas. This network continues to the west, running from the business park within Baldock Road immediately to the south of the site.

5.3.5 No existing Openreach apparatus has been identified within the proposed site. It is therefore anticipated that no major diversion or alteration works will be required to accommodate the development proposals.

5.3.6 However, existing apparatus has been identified within Throcking Lane and Baldock Road to the north and south of the site where it is proposed to construct the new access junctions to the site. It is therefore anticipated that some minor diversion/ alteration works may be required to this existing apparatus in order to accommodate the new access proposals.

5.4 Water

5.4.1 The existing potable water mains supply network in the area is owned and operated by Affinity Water.

5.4.2 Affinity Water asset plans confirm there is existing infrastructure located within the proposed site and throughout the surrounding area. A copy of the Affinity Water asset plans are included in Appendix F.

5.4.3 Within the site, an existing 200mm diameter supply main is shown running adjacent to the south-east boundary just within the site. This main runs from the Buntingford reservoir and booster facility located immediately to the south-east of the site, in a northerly direction along the site boundary, before heading in an easterly direction, crossing the A10 and continuing away from the site to the east.

5.4.4 No existing water supply apparatus has been identified within Throcking Lane or the A10, however, an existing 7inch diameter main is shown running within Baldock Road immediately to the south of the site. This main runs from the Buntingford reservoir, in a westerly direction within the carriageway of Baldock Road, running adjacent to the site for the full length of the southern site boundary before continuing to the west.

- 5.4.5 Within the wider area, these distribution mains feed the local network of supply mains which runs throughout the residential areas of Buntingford to the east of the site.
- 5.4.6 A small section of existing Affinity Water apparatus has been identified within the proposed site. Due to the location of the existing apparatus and its proximity to the site boundary, it is anticipated that this apparatus will remain in its current position and will be accommodated as part of the development proposals. Consequently, it is anticipated that no major diversion or alteration works will be required to accommodate the development proposals.
- 5.4.7 Two new site access points are proposed to serve the development from Baldock Road and Throcking Lane. No existing apparatus has been identified within Throcking Lane, however, existing apparatus has been identified within Baldock Road to the south of the site. It is therefore anticipated that some minor diversion/ alteration works may be required to this existing apparatus in order to accommodate the new access proposals.

6 Proposed Services

The individual service providers have been consulted to identify if sufficient capacity exists within the local network to accommodate the demand of the proposed development and if any network reinforcements are required.

The responses provided by the utility suppliers are based on current network information and are intended as a guide only. Capacity is not reserved, and new enquiries and further checks should be submitted to the providers as the development is taken forward.

It is proposed that the new development will be serviced by the existing infrastructure located in the nearby vicinity to the site, which currently serve the nearby residential areas.

6.1 Electricity

- 6.1.1 The proposed development will require a new connection to the existing local UKPN supply network.
- 6.1.2 UKPN have been instructed to undertake an assessment of the existing network to confirm if sufficient capacity is available to accommodate the development proposals, without having a detrimental impact on its existing supply and customers.
- 6.1.3 UKPN have confirmed that the proposed development can be supplied via a connection to the existing HV network at Cheery Green primary substation, assuming that the ARC suppression coil at Cherry Green Primary can be retuned/upgraded. A copy of the UKPN response is included in Appendix G.
- 6.1.4 From this point of connection, UKPN will extend the 11kv HV network onto the development terminating at a new onsite substation and switching station.
- 6.1.5 From the new substation, it is anticipated that individual services will be laid throughout the development to provide the required service to the new residential and commercial premises.

6.2 Gas

- 6.2.1 It is anticipated that the proposed development will be served by an all-electric supply. Consequently, at this stage no further discussions have been held with Cadent Gas regarding the possible supply of the new development.

6.3 Telecoms

- 6.3.1 A new telecoms connection is required to provide the new service to the development. This new network will need to consider providing the development with the latest broadband services, especially the accommodation of high-speed fibre broadband.
- 6.3.2 It is proposed that the new development will utilise the existing Openreach infrastructure located in close proximity to the site as a possible point of connection to supply the new development.
- 6.3.3 The Openreach fibre checker website confirms that Fibre to the Premises (FTTP) technology is not currently available within the area. However, Fibre to the Cabinet (FTTC) technology can be provided which supports speeds of up to 80Mbps.

- 6.3.4 Openreach are constantly upgrading their networks to full fibre, as the development is taken forward discussions should be held with Openreach to determine if FTTP services can be supplied to the development.
- 6.3.5 Openreach has a standard policy of providing FTTP to all new residential developments with 20 premises or more, at no charge to the developer. Openreach will also provide FTTC infrastructure on all developments at no charge to the developer.

6.4 Water

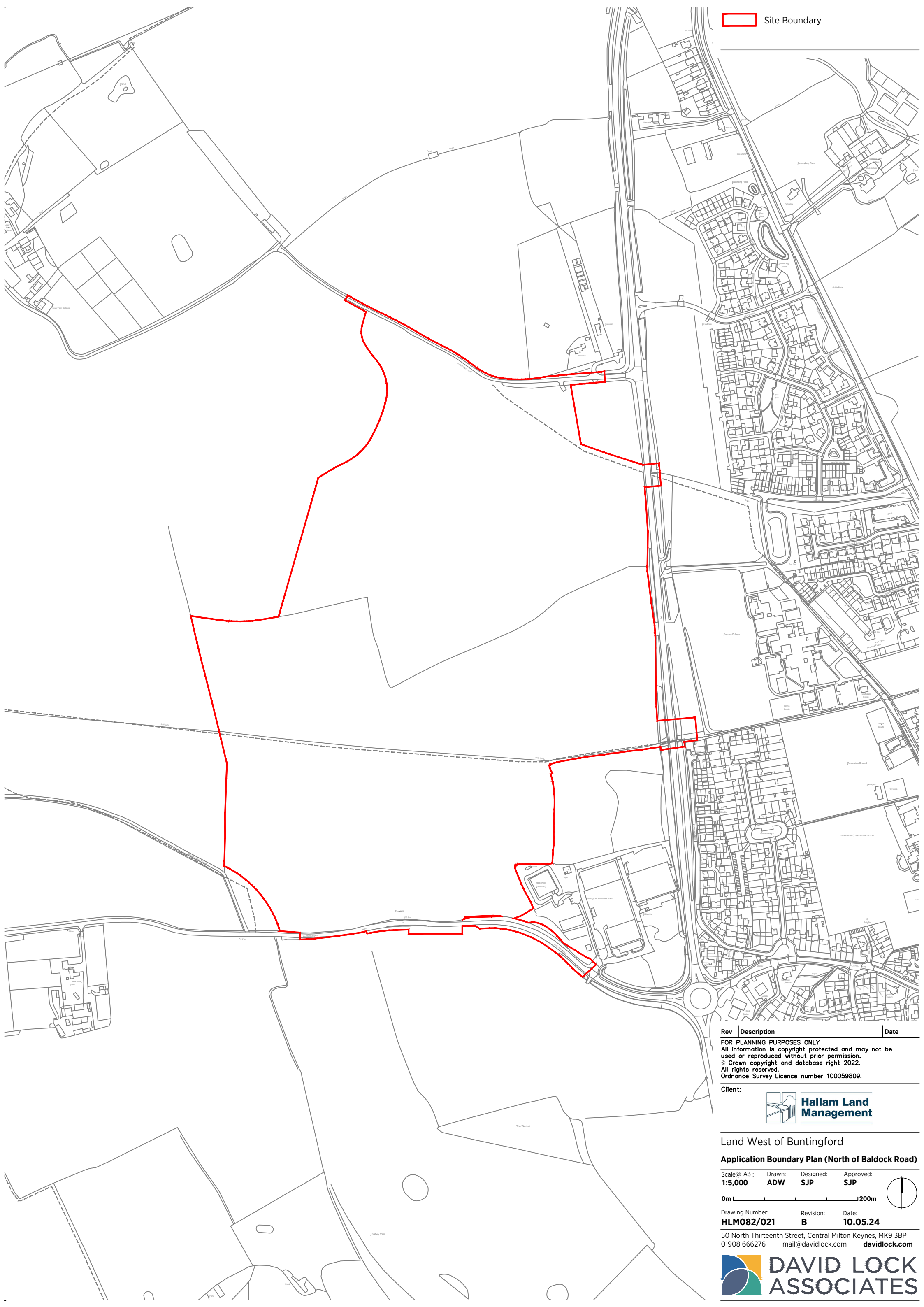
- 6.4.1 A new mains water connection is required to service the proposed development.
- 6.4.2 It is proposed that the new development will be supplied via a new connection to the existing distribution network located in close proximity to the site.
- 6.4.3 A pre-planning enquiry has been submitted to Affinity Water to determine if the existing network has sufficient capacity to supply the site and identify the most practical point of connection.
- 6.4.4 Affinity Water have confirmed that the preferred point of connection for the site is to the existing 7inch main in Baldock Road. However, an assessment of the existing supply network has determined that the network does not currently have sufficient capacity to supply the development proposals, with reinforcement of the upstream network required. A copy of the Affinity Water pre-planning enquiry response is included in Appendix H.
- 6.4.5 In order to accommodate the development, Affinity Water have confirmed that upgrades to the existing Buntingford reservoir and booster facility will be required, this will include installing a new booster and two new sections of 180mm diameter mains within the reservoir compound.

7 Summary

Subject	Conclusions
Existing Site Services	Utility providers asset plans have confirmed there is no existing gas and telecom infrastructure located within the site. However, existing potable water and electrical apparatus has been identified within the site. Beyond the site boundaries all the utility providers have a large existing supply networks located throughout the existing residential and commercial areas of Buntingford.
New Services	All utilities are available at the site. New services will be provided for the new development, making best use of the existing infrastructure located in close proximity to the site. The relevant service providers have been contacted to discuss the potential connection options for the proposed site.
Diversion & Protection	Diversion/ alteration works to the existing electrical apparatus located within the site will be required to accommodate the development proposals while maintaining the existing supplies to the surrounding properties and area. It is anticipated that the existing water main within the site will remain in-situ and accommodated as part of the development proposals. Some minor alterations to the existing apparatus running within Throcking Lane and Baldock Road may also be required to accommodate the proposed new site access.
Service Routes	New service routes are currently being discussed and considered with the utility providers. It is anticipated that the site will be serviced from the existing infrastructure located within Baldock or the nearby vicinity.
Gas Supply	It is proposed that the development will be supplied via an all-electric supply. Consequently, no further discussion have been held with Cadent Gas regarding a new gas supply to the site.
Electrical Supply	UKPN have confirmed that the proposed development can be supplied from the existing local HV supply network. From a point of connection to the existing Cherry Green primary substation, a new HV network will be extended to the site with a new onsite substation and switch station to be provided.
Telecoms	It is proposed to provide the future development with the latest broadband services, especially the accommodation of high-speed fibre broadband.

	It is anticipated that the development will utilise a new connection to the existing supply network located within close proximity to the site.
Potable Water Supply	The proposed development will require a new connection to the existing Affinity Water potable water network. Affinity Water have confirmed that the site can be supplied via a connection to the existing supply main located within Baldock Road. However, in order to supply the development network upgrades will be required to the existing Buntingford reservoir and booster facility.

Appendix A: Site Location Plan



Site Boundary

Rev	Description	Date
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Client:



Hallam Land Management

Land West of Buntingford

Application Boundary Plan (North of Baldock Road)

Scale@ A3 : 1:5,000	Drawn: ADW	Designed: SJP	Approved: SJP
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0m L 200m

Drawing Number: HLM082/021	Revision: B	Date: 10.05.24
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50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com



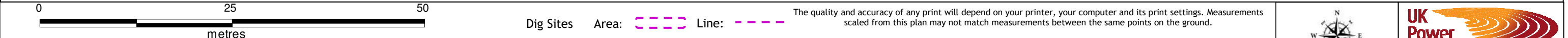
Appendix B: Illustrative Concept Masterplan

- Residential
- Local Centre
- First School
- Play Areas
- Green Space
- SuDS
- Playing Fields
- Structural Planting
- Vegetation
- Existing Woodland



Rev	Description	Date
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Client:		
		
Land West of Buntingford		
Illustrative Masterplan (North of Baldock Road)		
Scale@A3: 1:5,000	Drawn: MG	Designed: SJP
		Approved: SJP
0m ----- 200m		
Drawing Number: HLM082/029	Revision: B	Date: 10.05.24
50 North Thirteenth Street, Central Milton Keynes, MK9 3BP 01908 666276 mail@davidlock.com davidlock.com		
		

Appendix C: UK Power Networks Asset Plans



0 25 50 metres

Dig Sites Area:  Line: 

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 UK Power 

0 25 50 metres

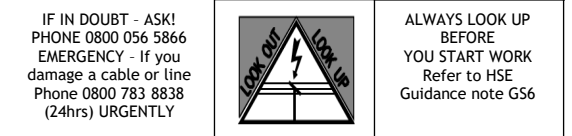
Dig Sites Area:  Line:  The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

 UK Power 



	
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IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY		ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note G56
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Maps produced at 1:2500 scale are Geo-Geomatistics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.		

This plan must be used with the attached 'Symbols' document.	1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
Date Requested: 15/03/2023 Job Reference: 28713833 Site Location: 534694 229104	
Your Scheme/Reference: Buntingford2	
Scale: 1:500 (When plotted at A3)	

This plan must be used with the attached 'Symbols' document.	1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
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Your Scheme/Reference: Buntingford2	
Scale: 1:500 (When plotted at A3)	

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2

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25

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metres

Dig Sites

Area: 

Line: 

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Date Requested: 15/03/2023

Job Reference: 28713833

Site Location: 534694 229104

Your Scheme/Reference:

Buntingford2

Scale: 1:500 (When plotted at A3)

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





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Phone 0800 783 8838
(24hrs) URGENTLY

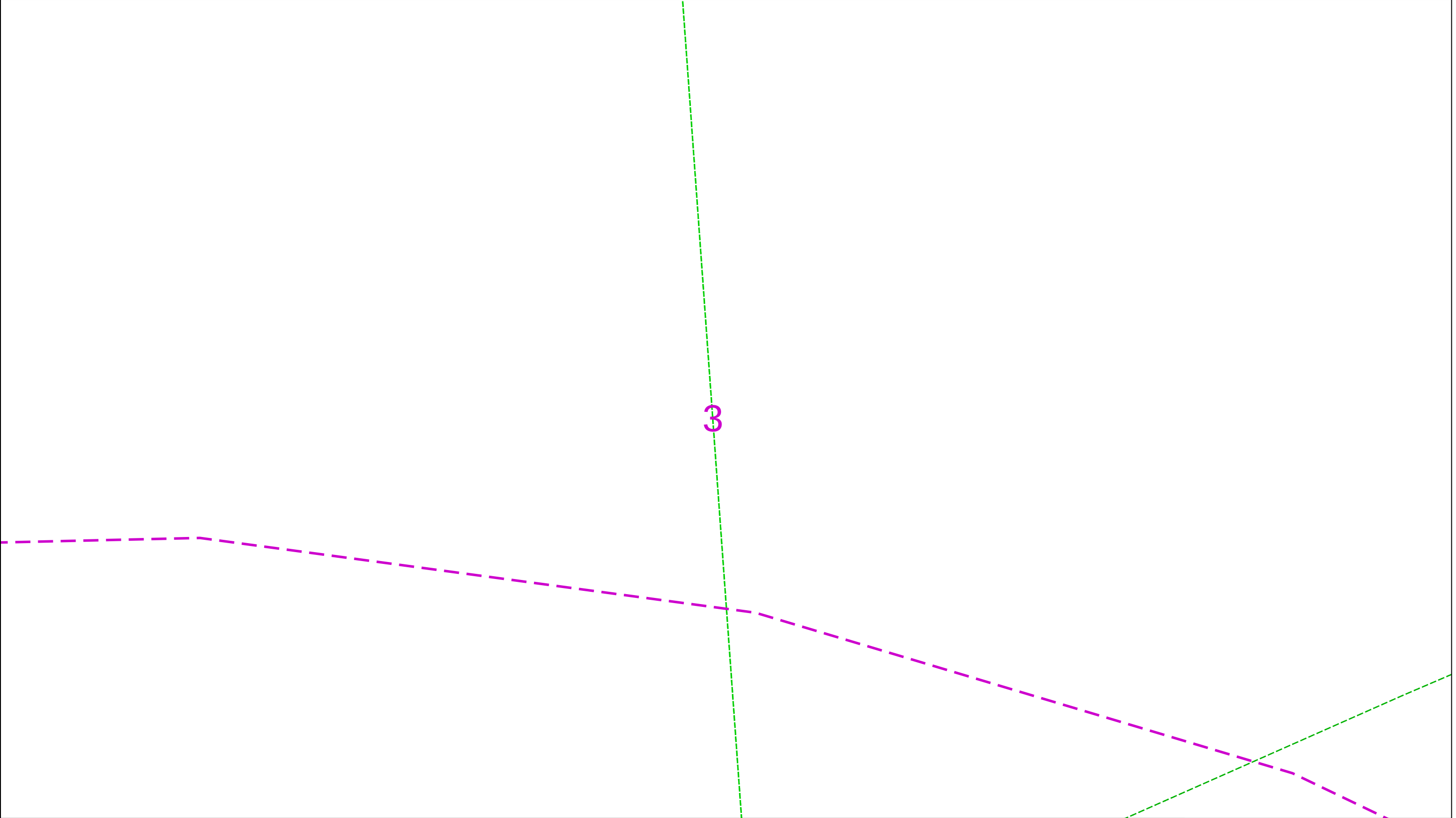


ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



02550metres

Dig Sites

Area: Line:

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This plan must be used with the attached ‘Symbols’ document.

Date Requested: 15/03/2023
Job Reference: 28713833
Site Location: 534694 229104

Your Scheme/Reference:
Buntingford2

Scale: 1:500 (When plotted at A3)

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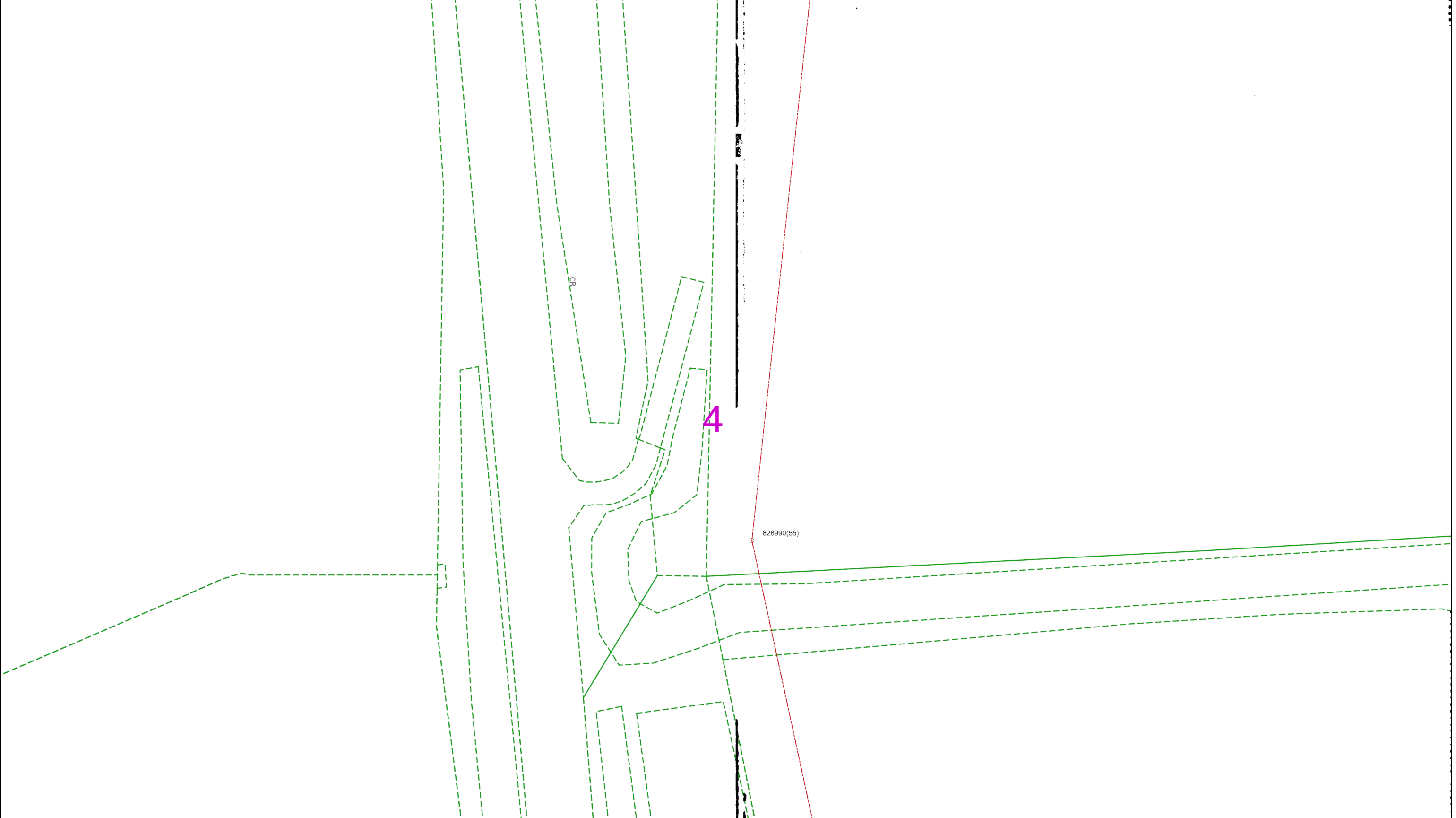
IF IN DOUBT - ASK!
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02550metres

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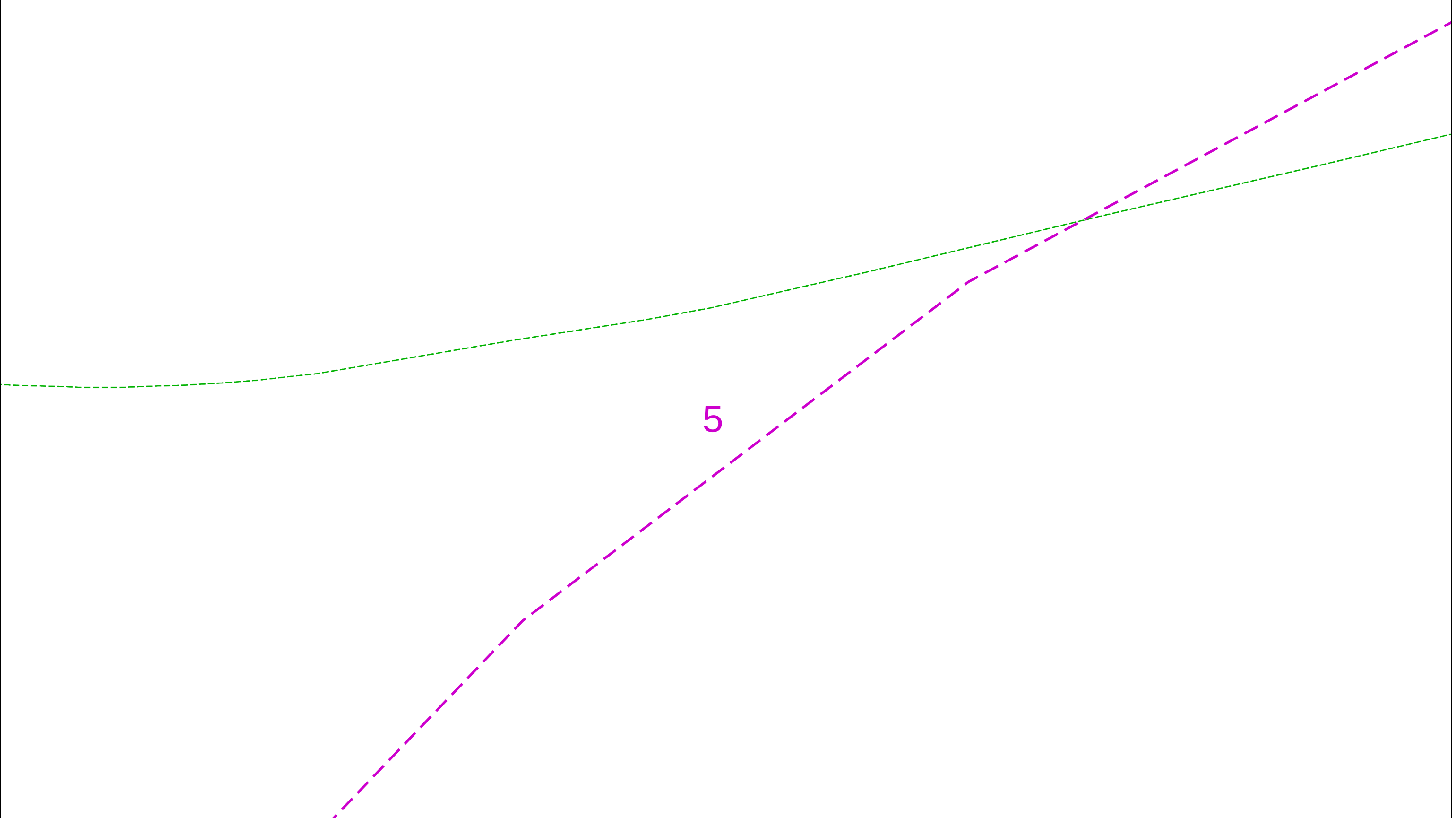
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02550metres

Dig Sites

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Date Requested: 15/03/2023
Job Reference: 28713833
Site Location: 534694 229104

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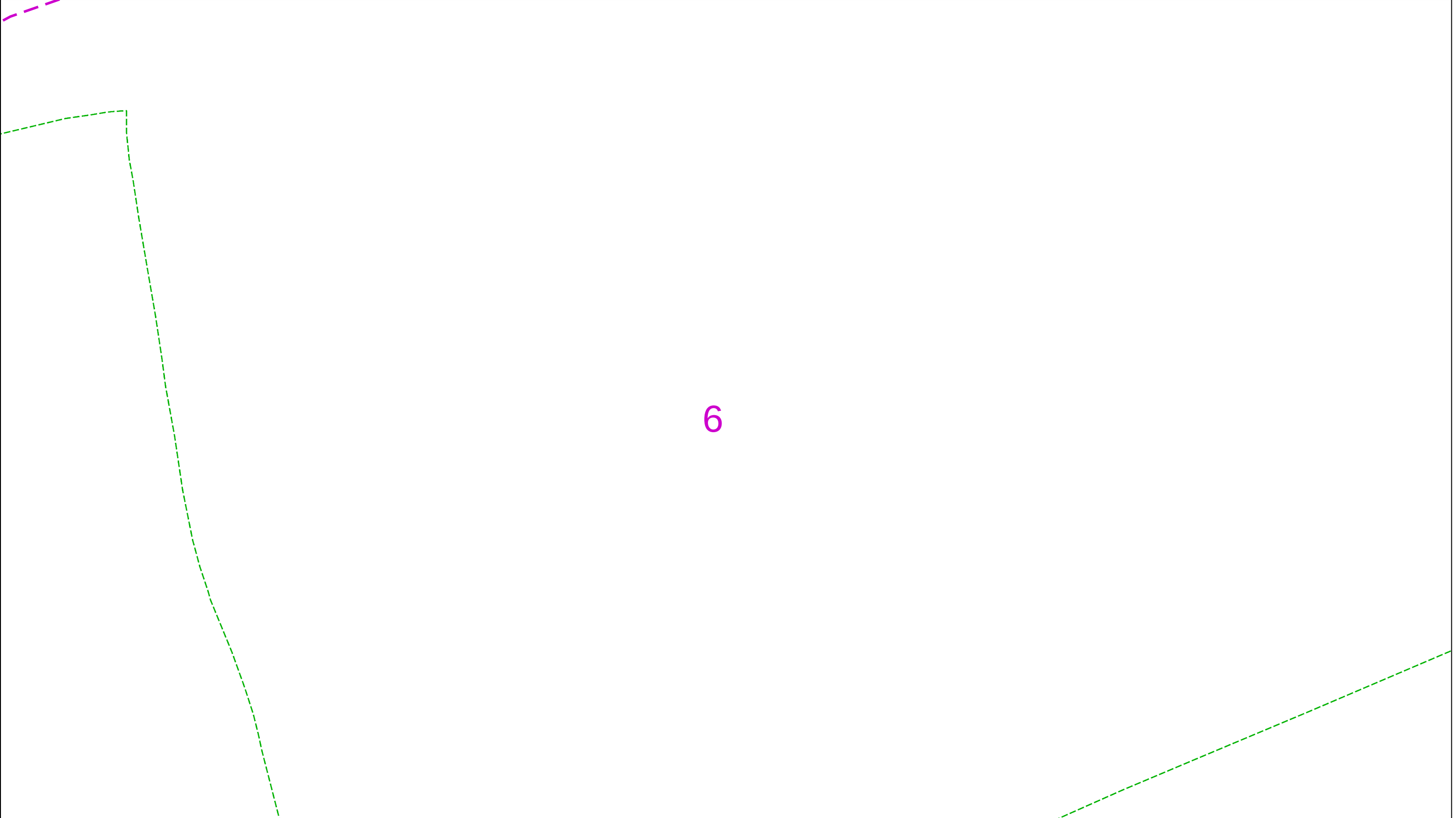
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02550metres

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Date Requested: 15/03/2023
Job Reference: 28713833
Site Location: 534694 229104

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LOOK OUT

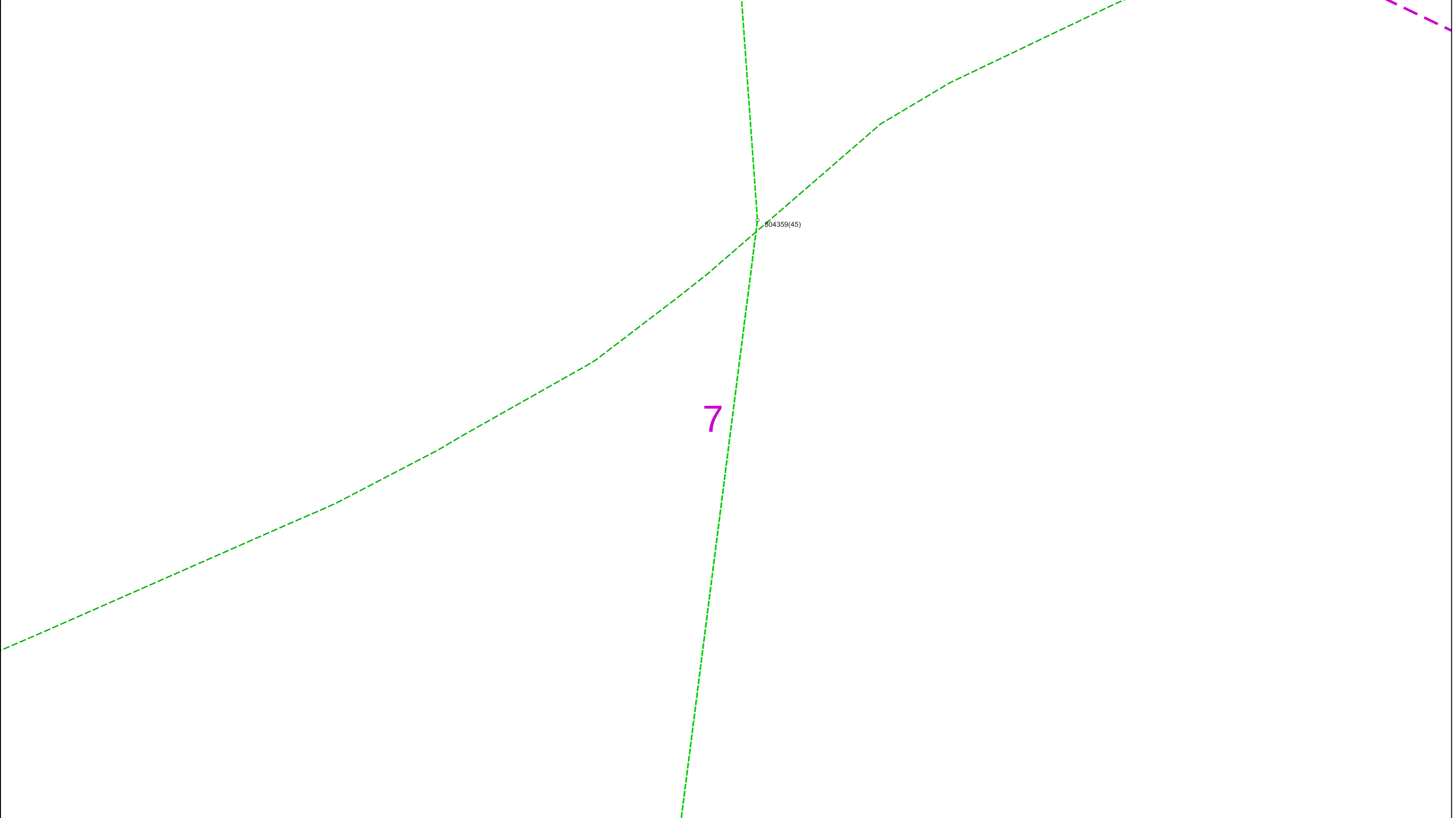
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02550metres

Dig Sites

Area:

Line:

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Date Requested: 15/03/2023
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UK Power Networks

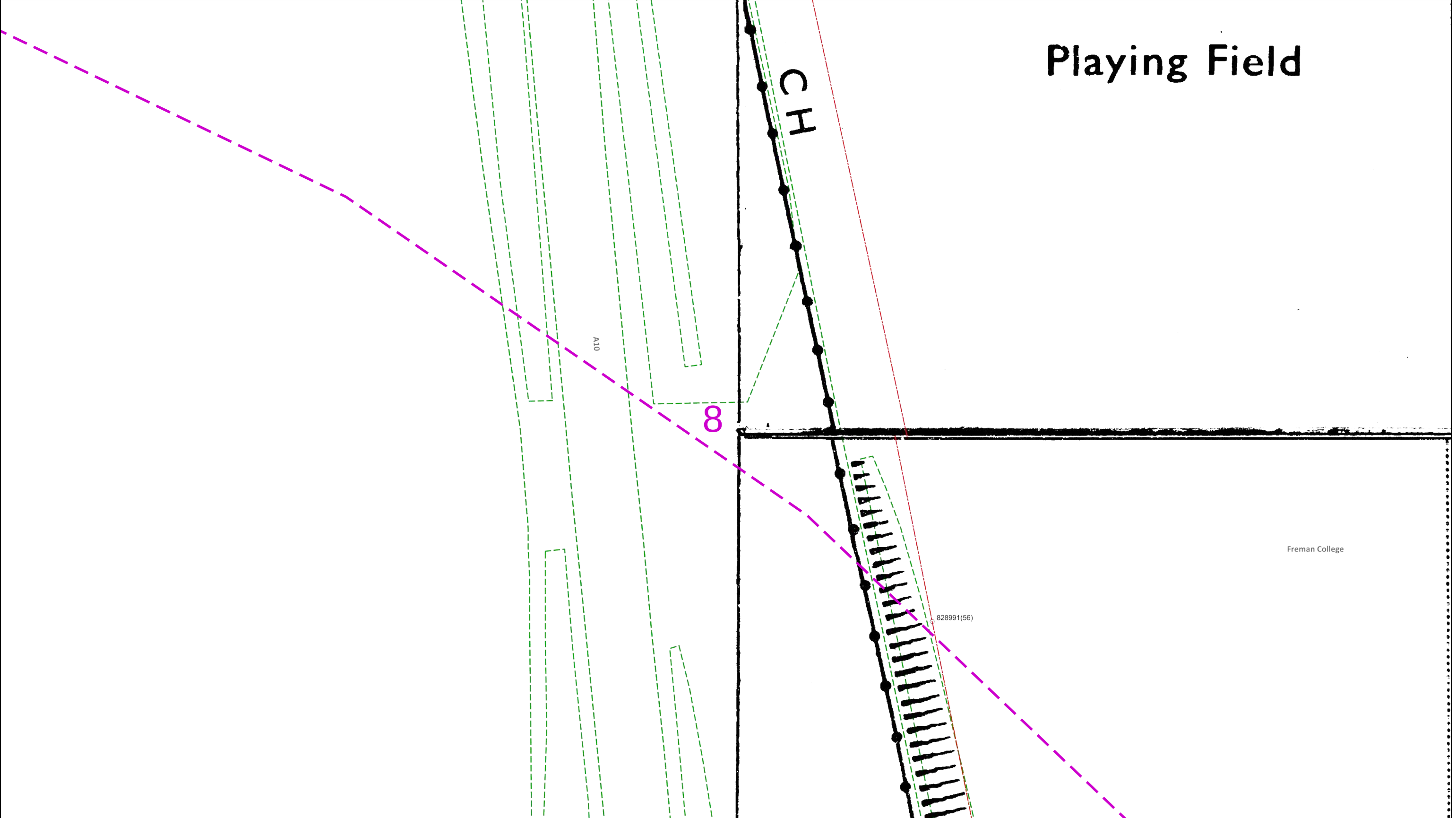
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0

25

50

metres

Dig Sites

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Line:

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Job Reference: 28713833

Site Location: 534694 229104

Your Scheme/Reference:

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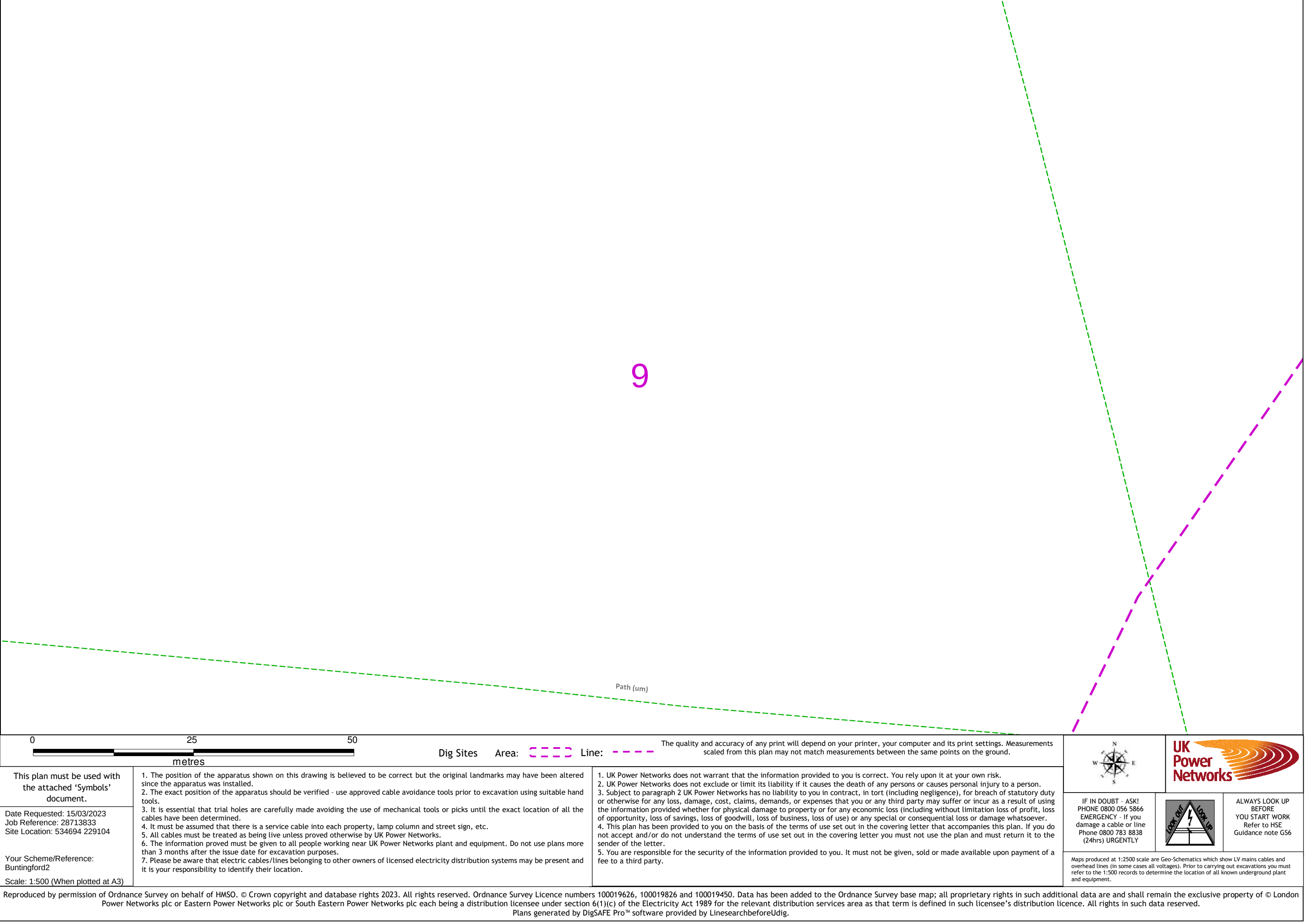
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02550metres

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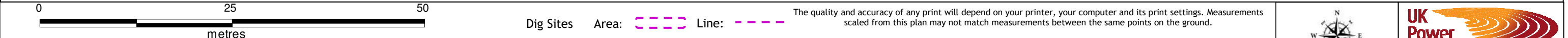
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0 25 50 metres

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 UK Power 

0 25 50 metres

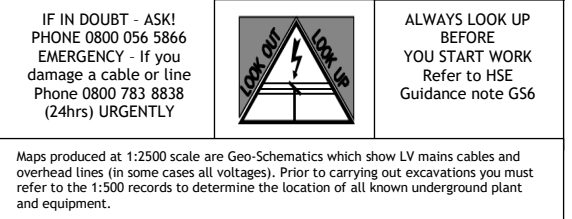
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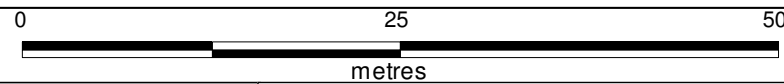
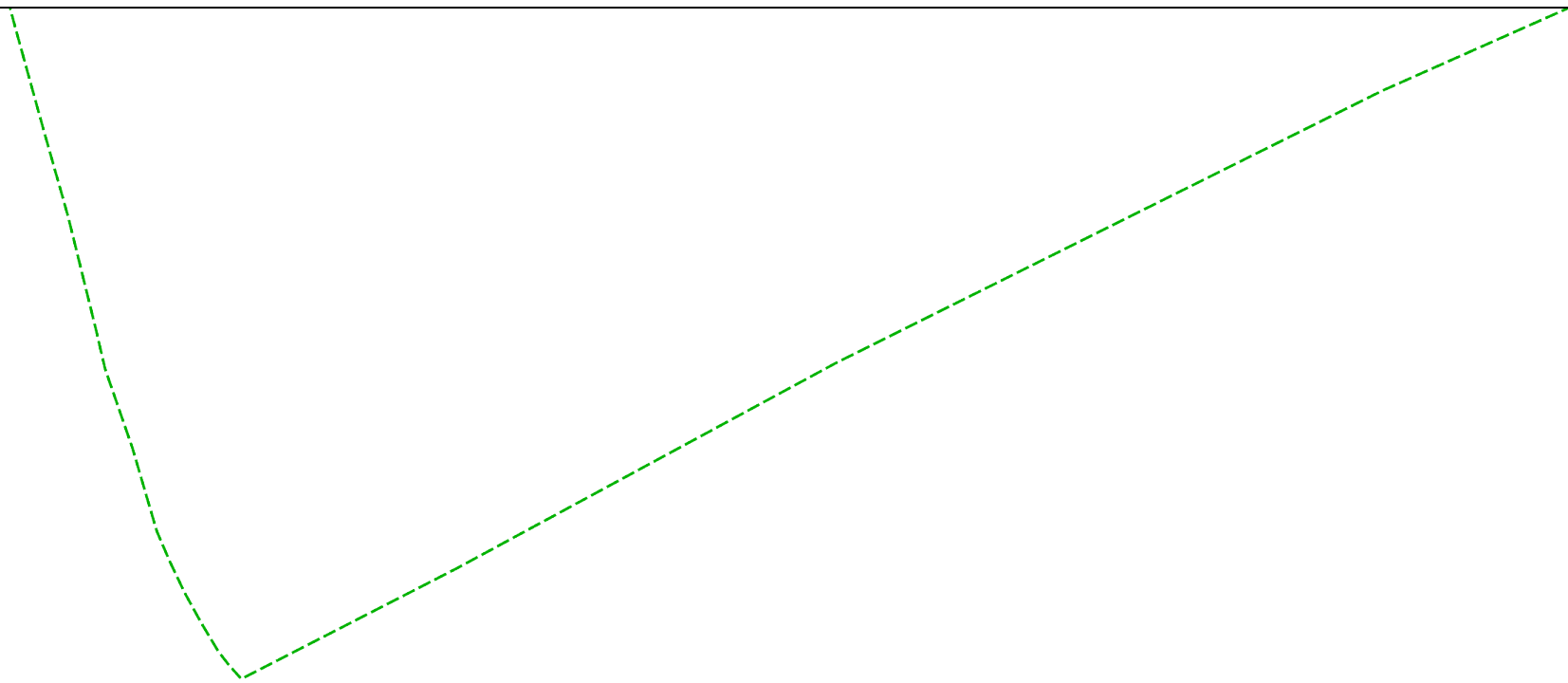
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IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY		ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note G56
Maps produced at 1:2500 scale are Geo-Schematic diagrams which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.		

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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.



This plan must be used with
the attached 'Symbols'
document.

Date Requested: 15/03/2023
Job Reference: 28713833
Site Location: 534694 229104

Your Scheme/Reference:
Buntingford2

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

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Guidance note GS6

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