Utilities Assessment

Land West of Buntingford (South of A507), Hertfordshire

Jubb

PREPARED BY:
Jubb Consulting Engineers Ltd.

FOR:
Hallam Land Management

DATE:
June 2024

REFERENCE:
23161-UTIL(S)-01 v3

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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 (South of A507)
Location	Buntingford, Hertfordshire
Jubb Project Number	23161

1.3 Report Details

Version	Three
Status	For Submission
Date	14th June 2024

1.4 Project Authorisation

ISSUE HISTORY:

AUTHORISATION:

Version	Date	Detail	Prepared By	Approved By
V1	16.02.24	First Draft	MD	LE
V2	22.02.24	Second Draft – Masterplan included	LE	LE
V3	14.06.24	For Submission – Masterplan update	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 south 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 south of Baldock Road (A507), directly west of the town of Buntingford, Hertfordshire. The site is approximately 13.28Ha in area and a National Grid reference of 535256E, 229382N.

3.1.2 The site boundaries are formed by the A507 (Baldock Road) to the north, the A10 to the east, adjacent arable farmland to the west, with a small woodland and further agricultural land to the south.

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 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 existing site currently comprises of a large open field which is 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 there is a crest running centrally through the western region of the site from the north in a southeasterly direction.

3.3.3 From this crest, levels fall away to the east and west towards the A10 and field boundary respectively. The high point of the parcel is shown to be at an approximate level of 125.5mAOD along the top of the crest, with levels falling to a low point of approximately 113.4mAOD and 122.5mAOD on the eastern and western site boundaries respectively.

3.3.4 A copy of the topographical survey is included in Appendix B.

4 Development Proposals

4.1.1 The proposals consist of an outline planning application for development of employment land (flexible use B2, B8, E9c) and E(g)), informal open space, associated works and infrastructure including a new access from A507, with all matters reserved save for access.

4.1.2 An extract from the 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 residential 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 overhead 33kv HV cable is shown to cut across the north-west corner of the site. The cable runs from the north, in a south-westerly direction, cutting across the northern region of the site before continuing away from the site to the south-west.

5.1.4 Beyond the site boundaries, a large network of HV and LV cables is shown to run throughout the existing 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 the A10 immediately to the north and east of the site. However, to the east of the site an existing underground HV cable is shown to run in Baldock Road and Skipps Meadow to the east of the A10. From this network a series of LV cables run throughout the surrounding residential areas and to the Buntingford Business Park to the east and north of the site respectively, providing a supply to the individual residential and commercial premises.

5.1.6 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 confirm 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 or Baldock Road immediately to the east and north of the site. However, to the east of the site beyond the A10, a large network of LP mains run throughout the local residential area, with networks shown within the highways from which individual supplies serve the existing properties.

5.2.4 The nearest MP main is located within Baldock Road near the junction with Bowling Green Lane, approximately 500m to the east of the site.

5.2.5 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 aboveground and underground apparatus is shown to run within close proximity to the site and throughout the surrounding area. A copy of the Openreach asset plans is included in Appendix E.

5.3.3 To the east of the site, no existing infrastructure is shown within the A10, however, further to the east beyond the A10 an existing network is shown to run within Baldock Road, Skipps Meadow and throughout the existing residential areas of Buntingford.

5.3.4 To the north of the site, an existing network of underground apparatus is shown to run within the carriageway of Baldock Road, adjacent to the northern site boundary. This apparatus runs from the east, crossing the A10 and running within the business park to the north of the site. The apparatus continues to run within Baldock Road in a westerly direction from the business park and continuing past the site to the west.

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 Baldock Road to the north of the site where it is proposed to construct the new access junction 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 that there is no existing infrastructure located within the site itself. There is, however, a large network of supply mains which runs within close proximity to the site and throughout the surrounding area. A copy of the Affinity Water asset plans is included in Appendix F.

5.4.3 To the north of the site an existing Affinity Water reservoir (covered) and booster facilities is located immediately to the north of Baldock Road adjacent to Buntingford Business Park.

5.4.4 From this facility a network of supply mains runs throughout the surrounding area, providing a supply to the existing residential and commercial premises in the local area.

5.4.5 Within Baldock Road, a 7inch and 250mm diameter main is shown to run within close proximity to the site. The 250mm main runs within Baldock Road in an easterly direction from the Buntingford reservoir, crossing the A10 and continuing to the east within Baldock Road.

5.4.6 The 7inch main runs from Buntingford reservoir in a westerly direction within Baldock Road, adjacent to the northern site boundary, before continuing to the west.

5.4.7 Within the wider area, these distribution mains feed the local network of supply mains which run throughout the residential areas of Buntingford to the east of the site.

5.4.8 No existing Affinity Water 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.

5.4.9 However, existing apparatus has been identified within Baldock Road to the north of the site where it is proposed to construct the new access junction 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.

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 serves 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 within Baldock Road and the 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 these points 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 layout to provide the required service to the new commercial/ employment premises.

6.1.6 These new supply works are subject to the completion of planned network reinforcement works. These are ongoing and are not triggered by the new development but are being undertaken to the existing network near the existing BP garage to the east of the A10, to facilitate the installation of new vehicle charging points.

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 commercial developments with 20 units or more, at no charge to the developer. If the development consists of less than 20 units, Openreach will contribute an amount per unit towards the cost of the build. 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 250mm 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 potable water, gas and telecom infrastructure located within the site. However, existing electrical apparatus has been identified within the site. Beyond the site boundaries all the utility providers have a large existing supply network 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. Some minor alterations to the existing apparatus running within 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 has 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 HV infrastructure within Baldock Road and to 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, to supply the development network upgrades will be required to the existing Buntingford reservoir and booster facility.

Appendix A: Site Location Plan

Site Boundary (13.28ha)

Path (um)
FB
45 to 90
El Sub Sta
SKEPPS MEADOW
Pond
Mast
Reservoir (covered)
Buntingford Business Park
El Sub Sta
Tire Hill
125.9m
A 507
BALDOCK ROAD
BALDOCK ROAD
A10
Ivy House
Oak View
Fairview
The Old Farmhouse
B 1038
BALDOCK ROAD
A 507
The Thicket
Thistley Vale
Pond

Rev	Description	Date

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Client:

Hallam Land Management

Land West of Buntingford

Application Boundary Plan (South of Baldock Road)

Scale@ A3 :	Drawn:	Designed:	Approved:
1:2,500	ADW	SJP	SJP

0m 100m

Drawing Number:	Revision:	Date:
HLM082/020	C	30.05.24

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DAVID LOCK ASSOCIATES

Appendix B: Illustrative Concept Masterplan

- Employment
- Green Space
- SuDS
- Structural Planting
- Vegetation
- Existing Woodland

A10

Baldock Road

A10

Rev	Description	Date

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Client:

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Land West of Buntingford

Illustrative Masterplan (South of Baldock Road)

Scale@A3:	Drawn:	Designed:	Approved:
1:5,000	**MG**	**SJP**	**SJP**

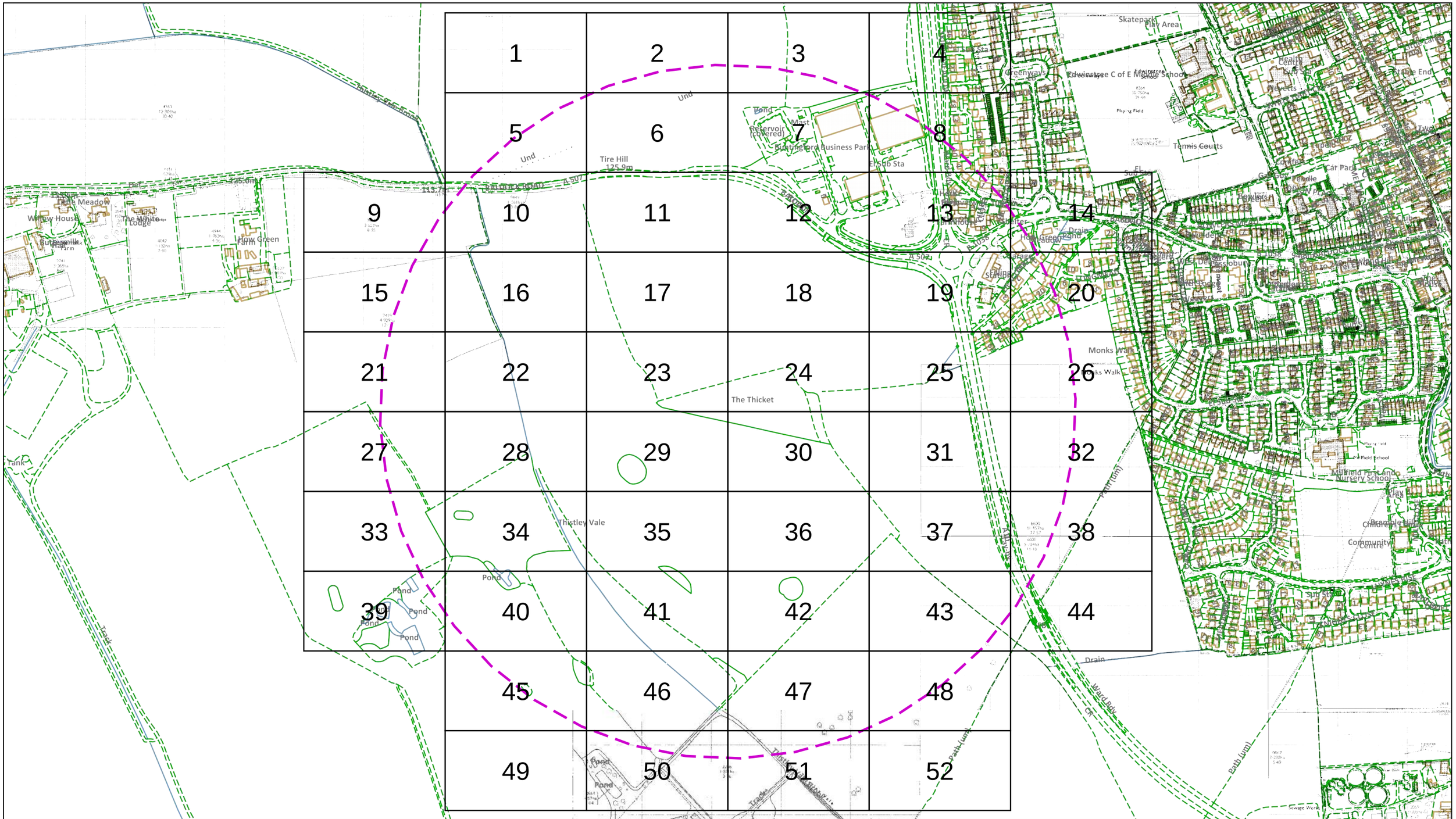
0m — 200m

Drawing Number:	Revision:	Date:
HLM082/030	**C**	**10.06.24**

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Appendix C: UK Power Networks Asset Plans



Dig Sites Area: Line:

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Date Requested: 15/03/2023
Job Reference: 28713839
Site Location: 534723 228680

Your Scheme/Reference: Buntingford3

Scale: 1:5125 (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.
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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.

N W E S

UK Power Networks

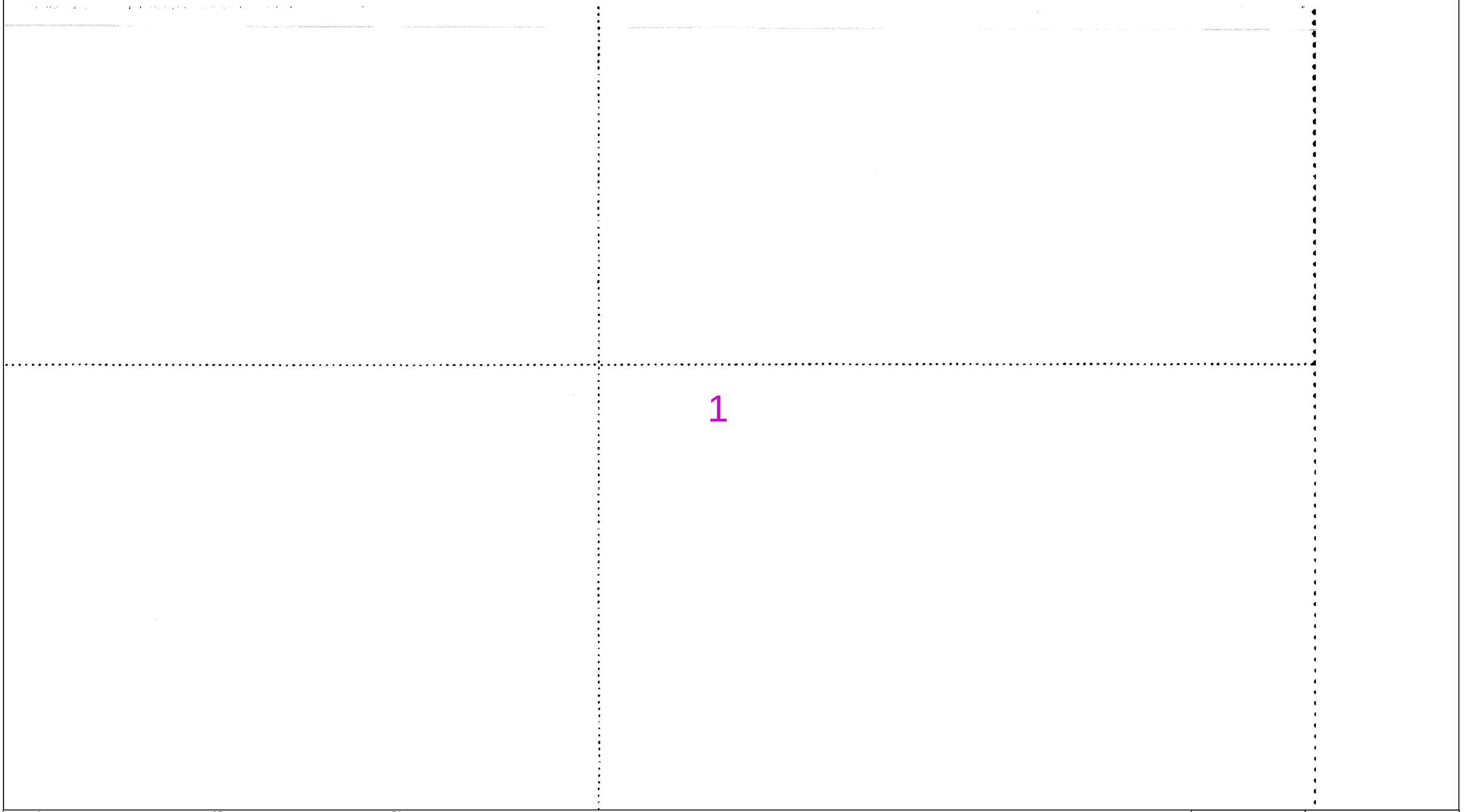
IF IN DOUBT – ASK!
PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY

LOOK OUT LOOK UP

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

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metres

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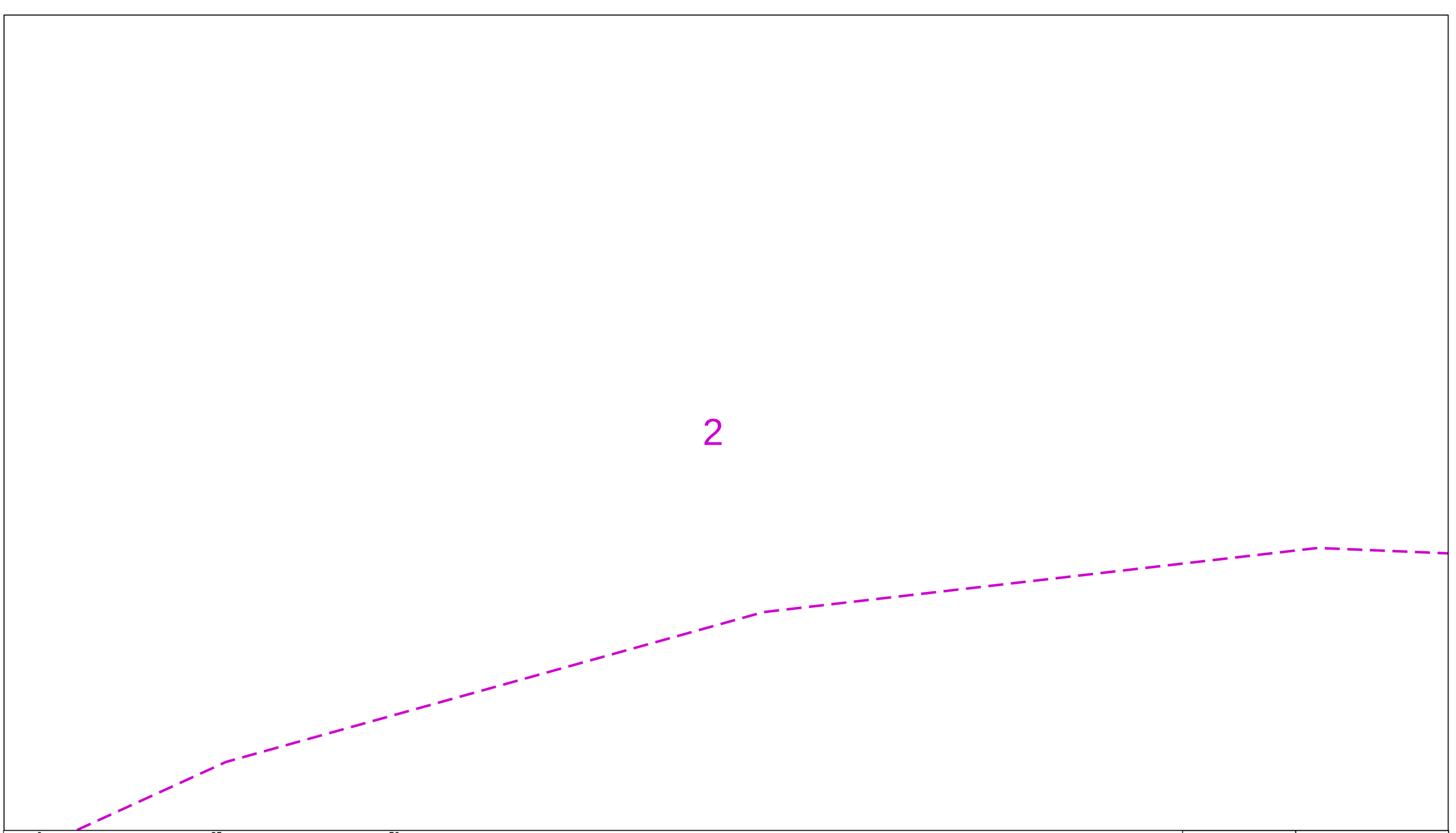
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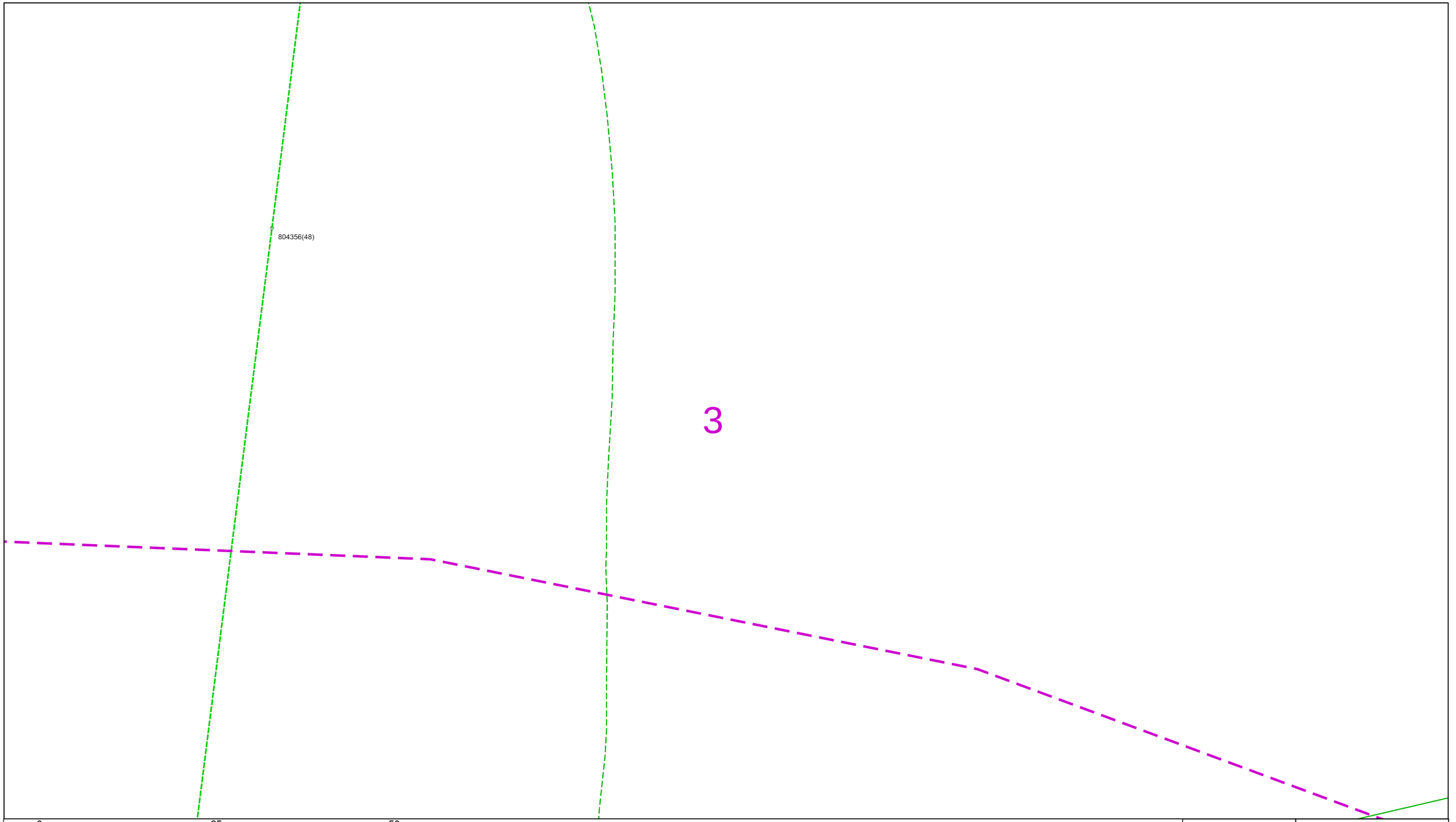
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Job Reference: 28713839
Site Location: 534723 228680

Your Scheme/Reference: Buntingford3

Scale: 1:500 (When plotted at A3)

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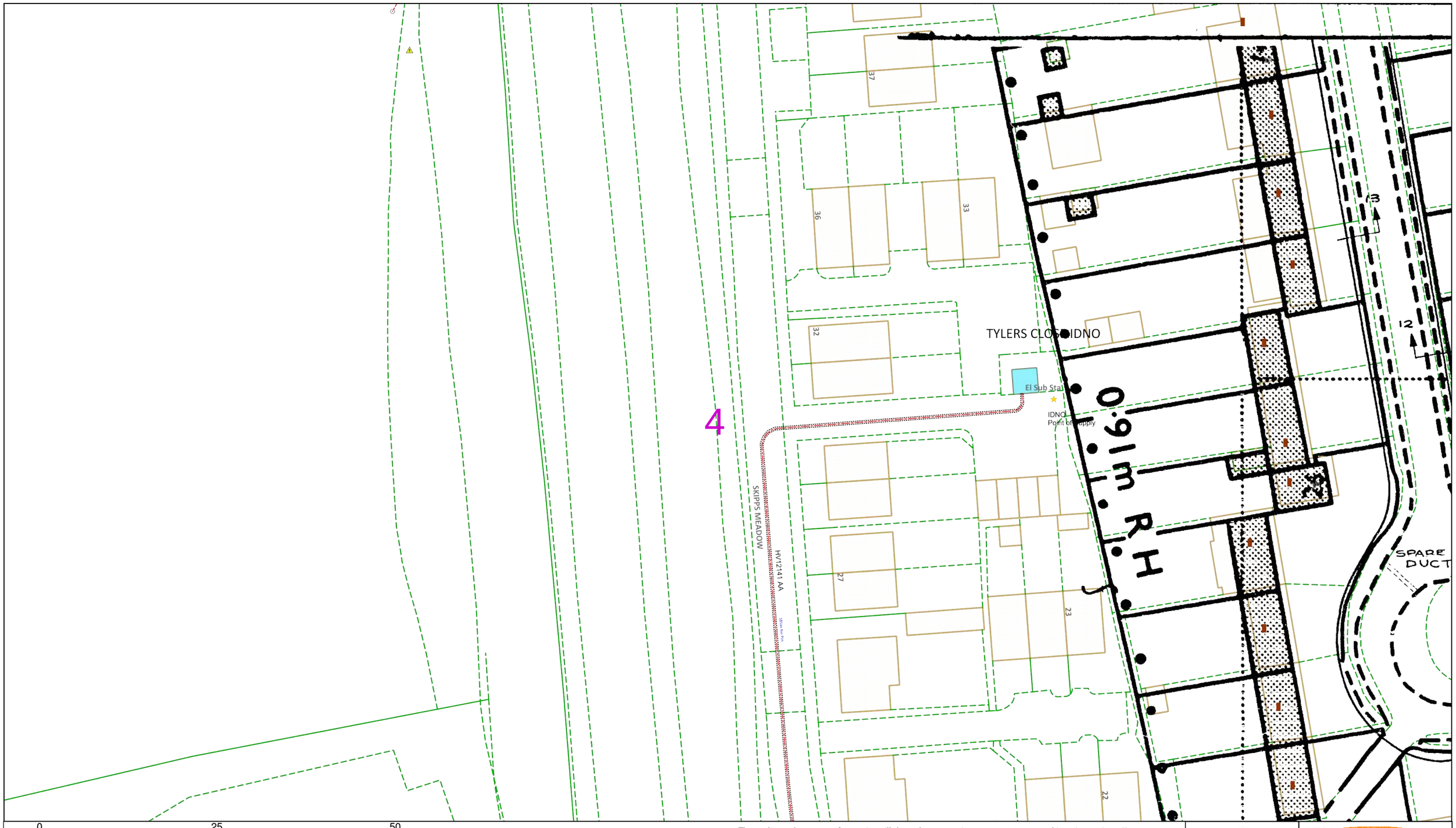
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0 25 50
metres

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Date Requested: 15/03/2023
Job Reference: 28713839
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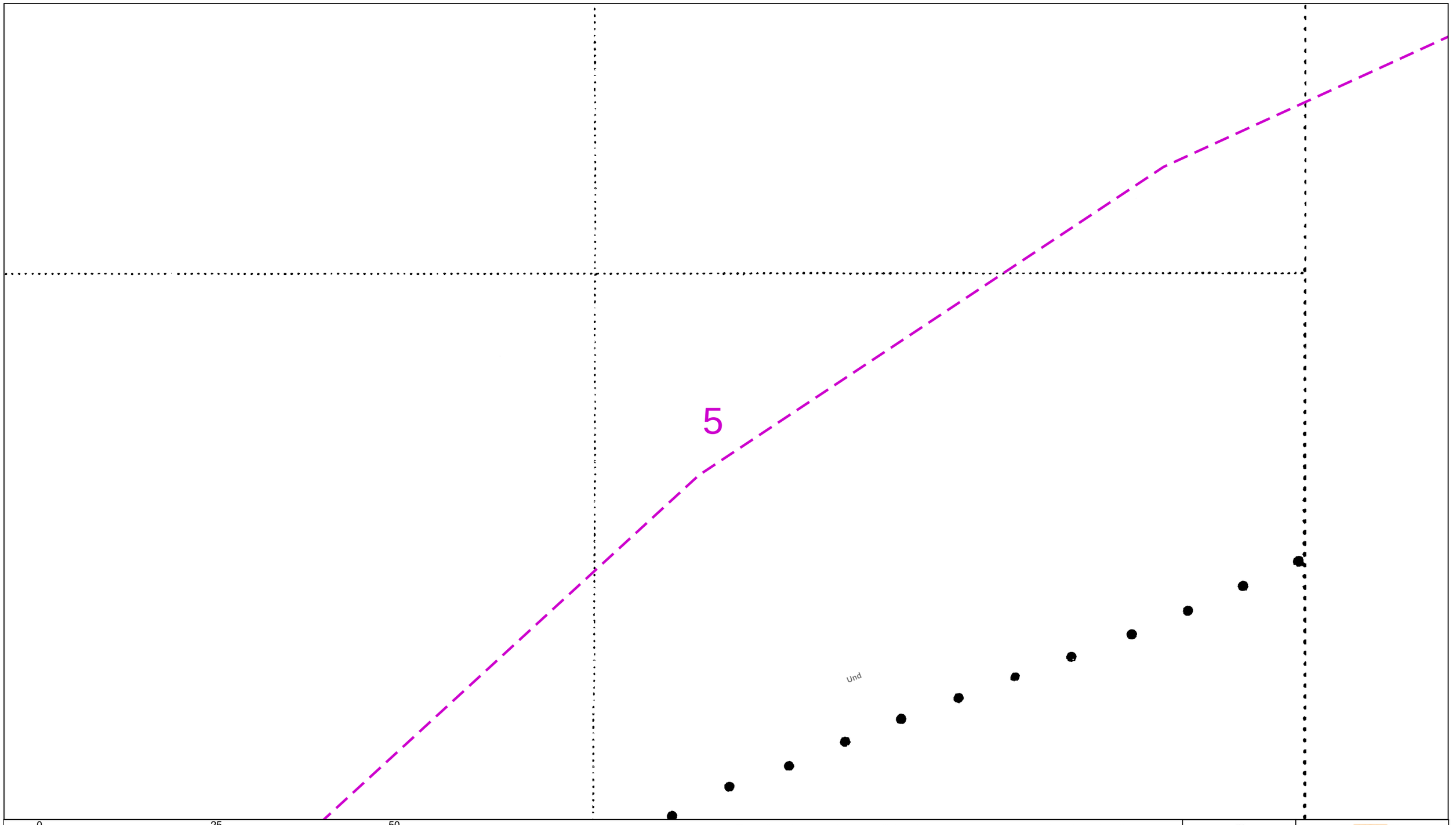
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metres

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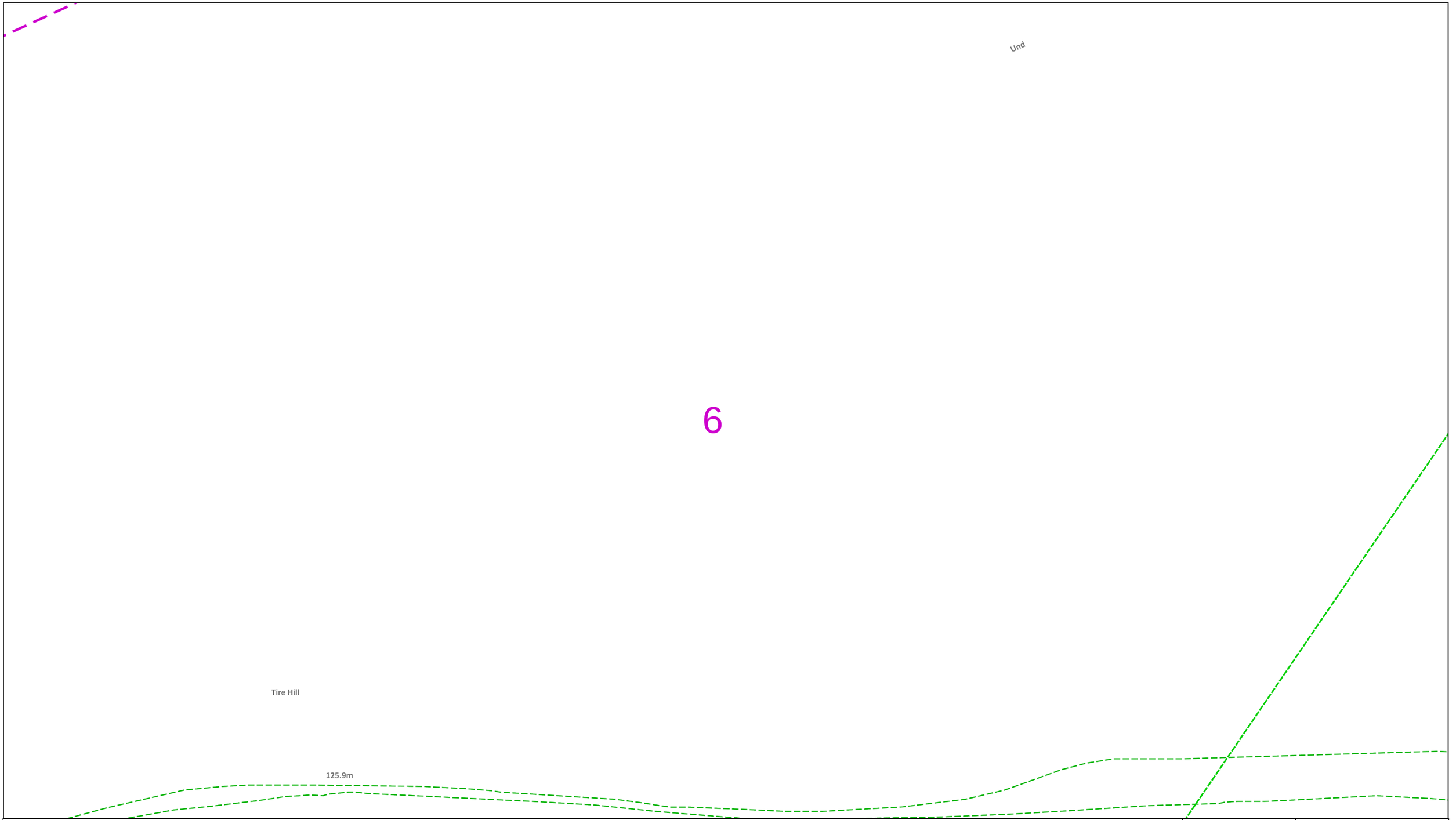
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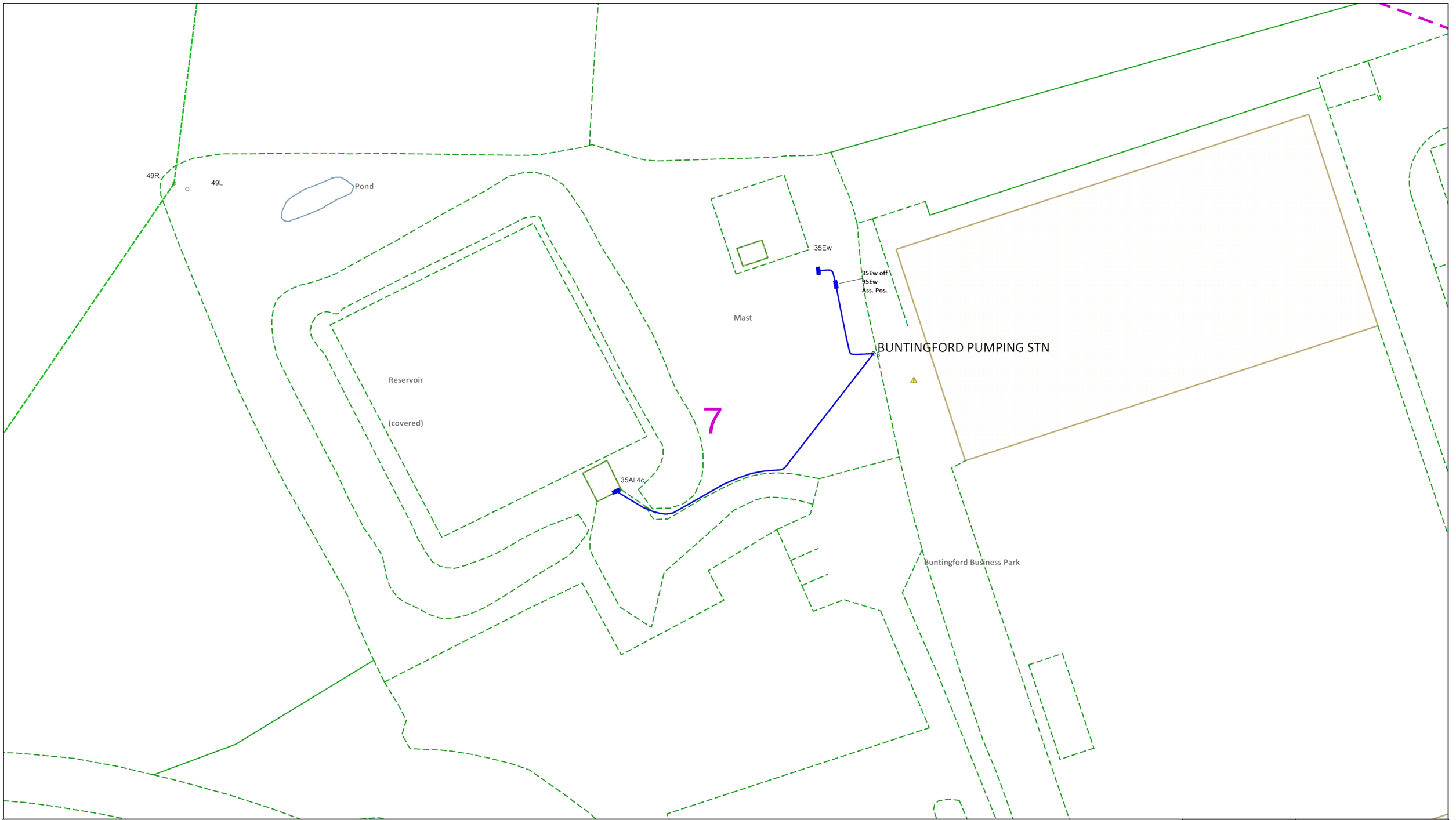
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0 25 50
metres

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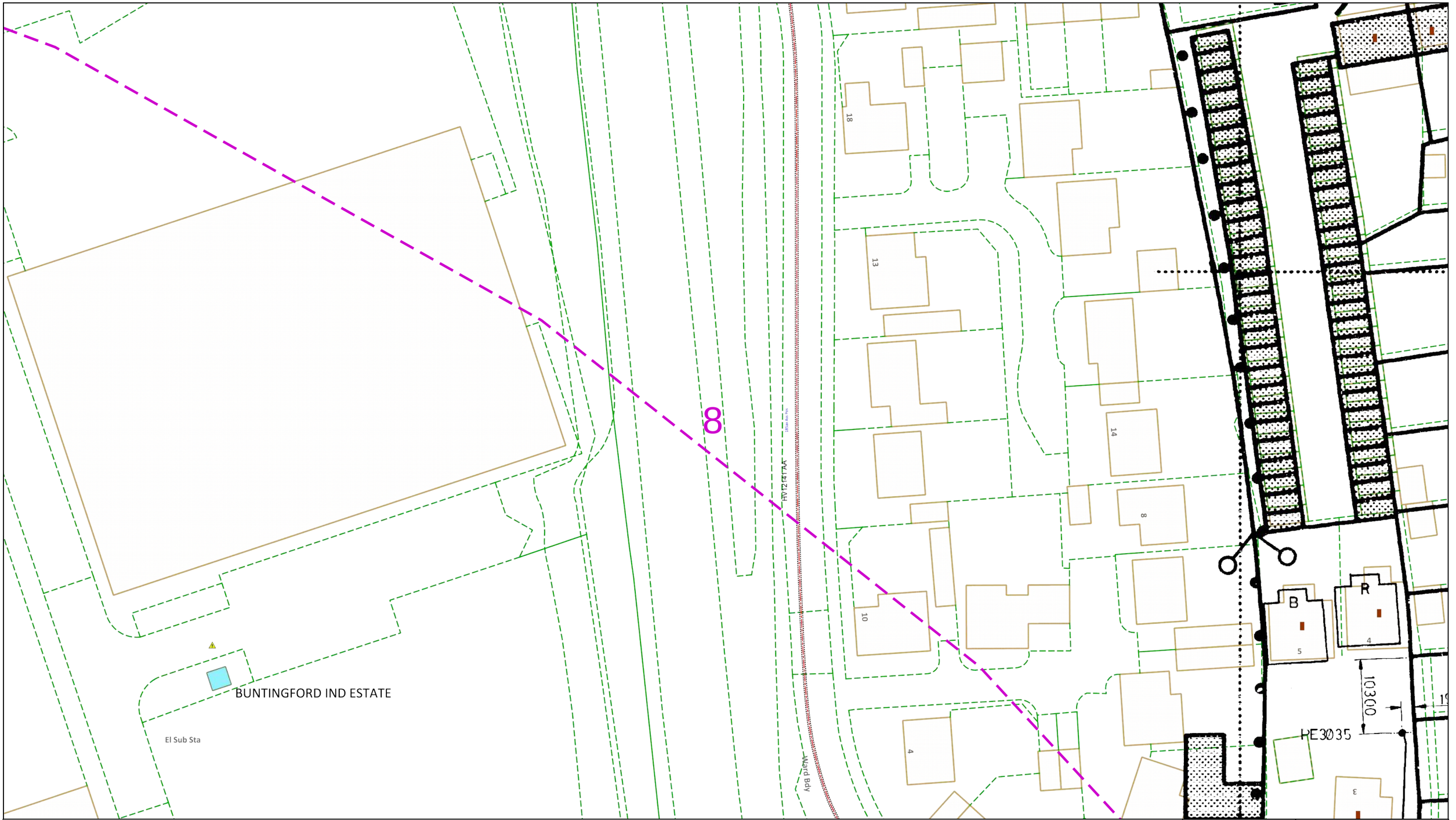
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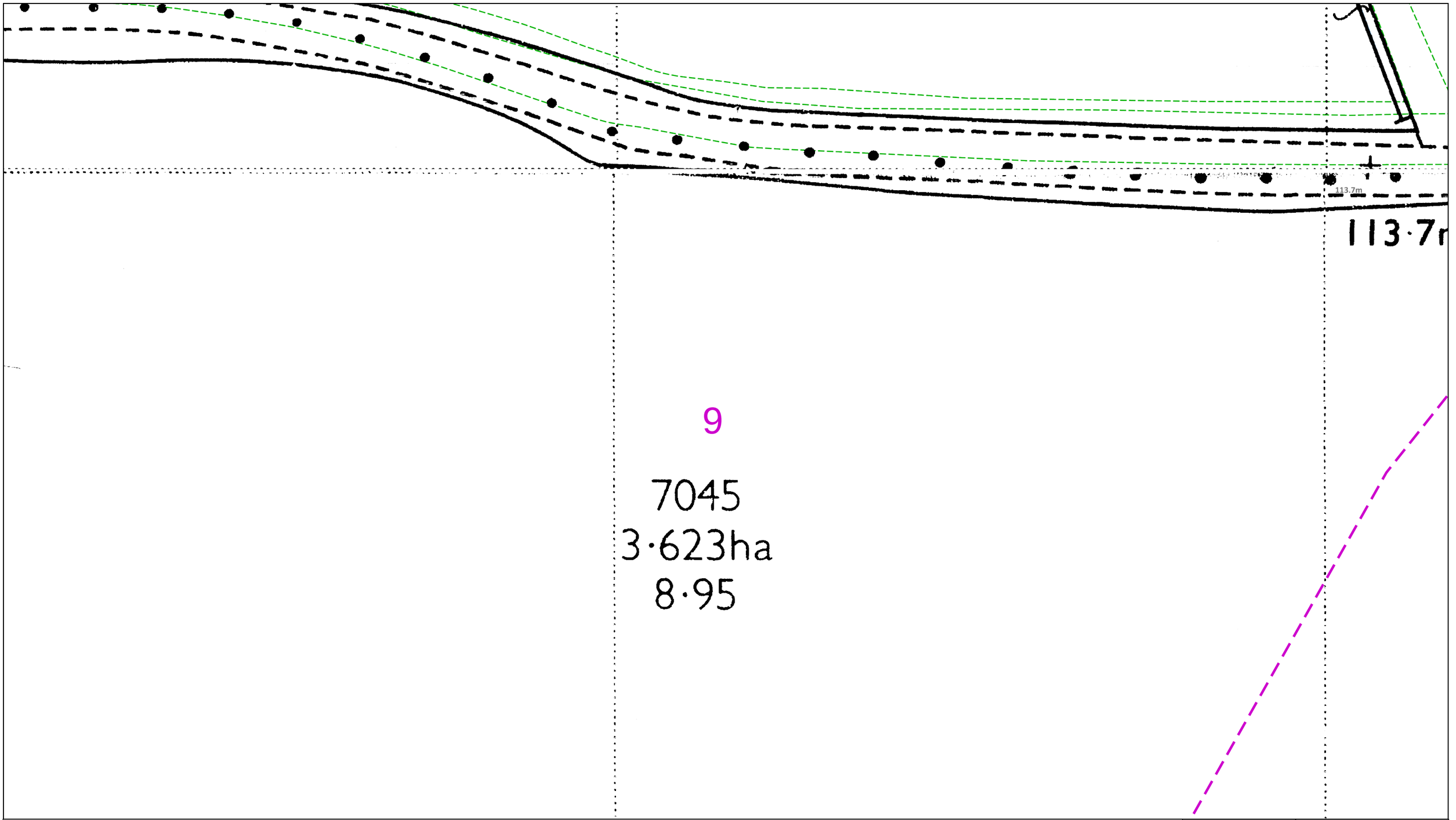
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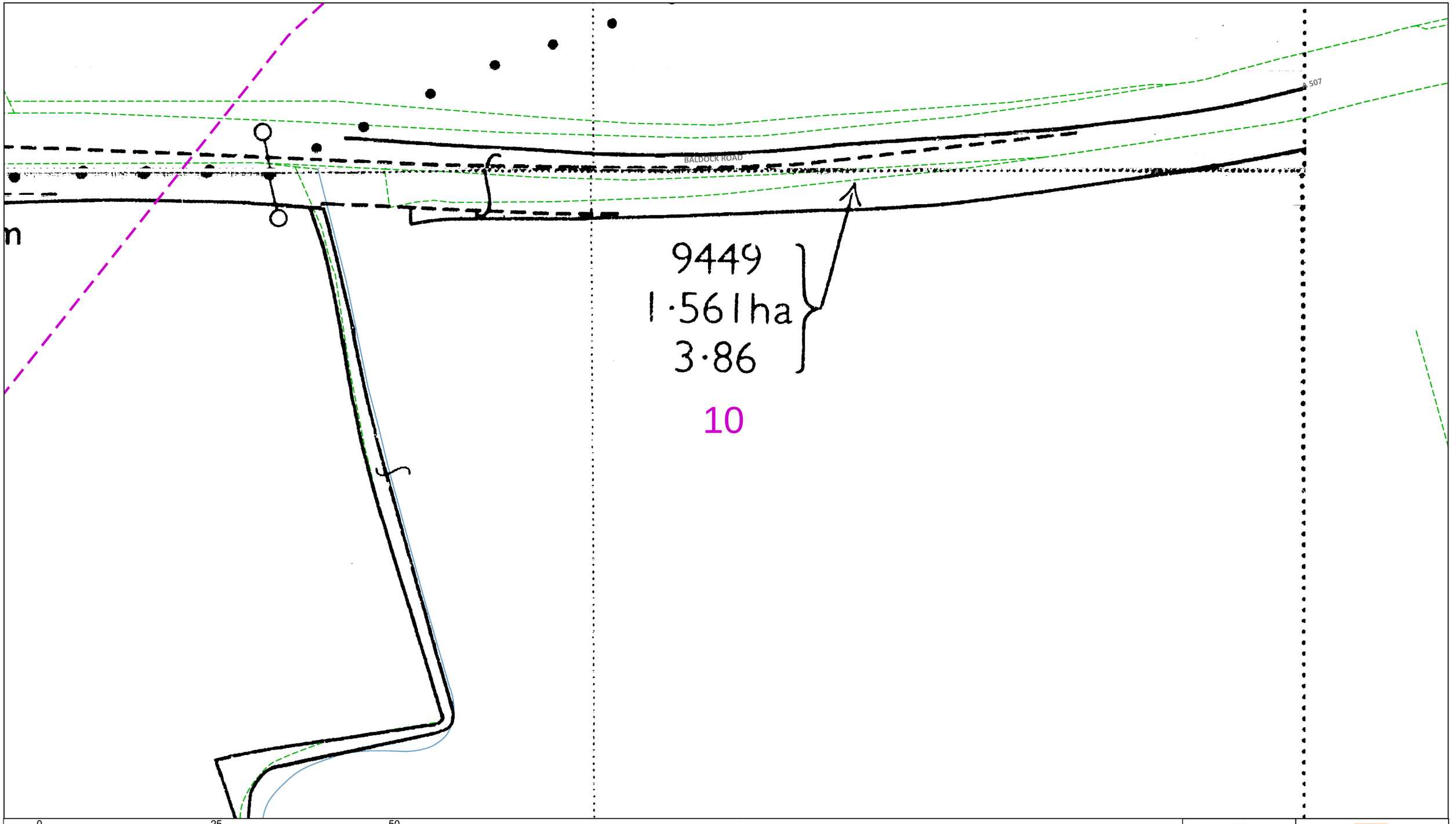
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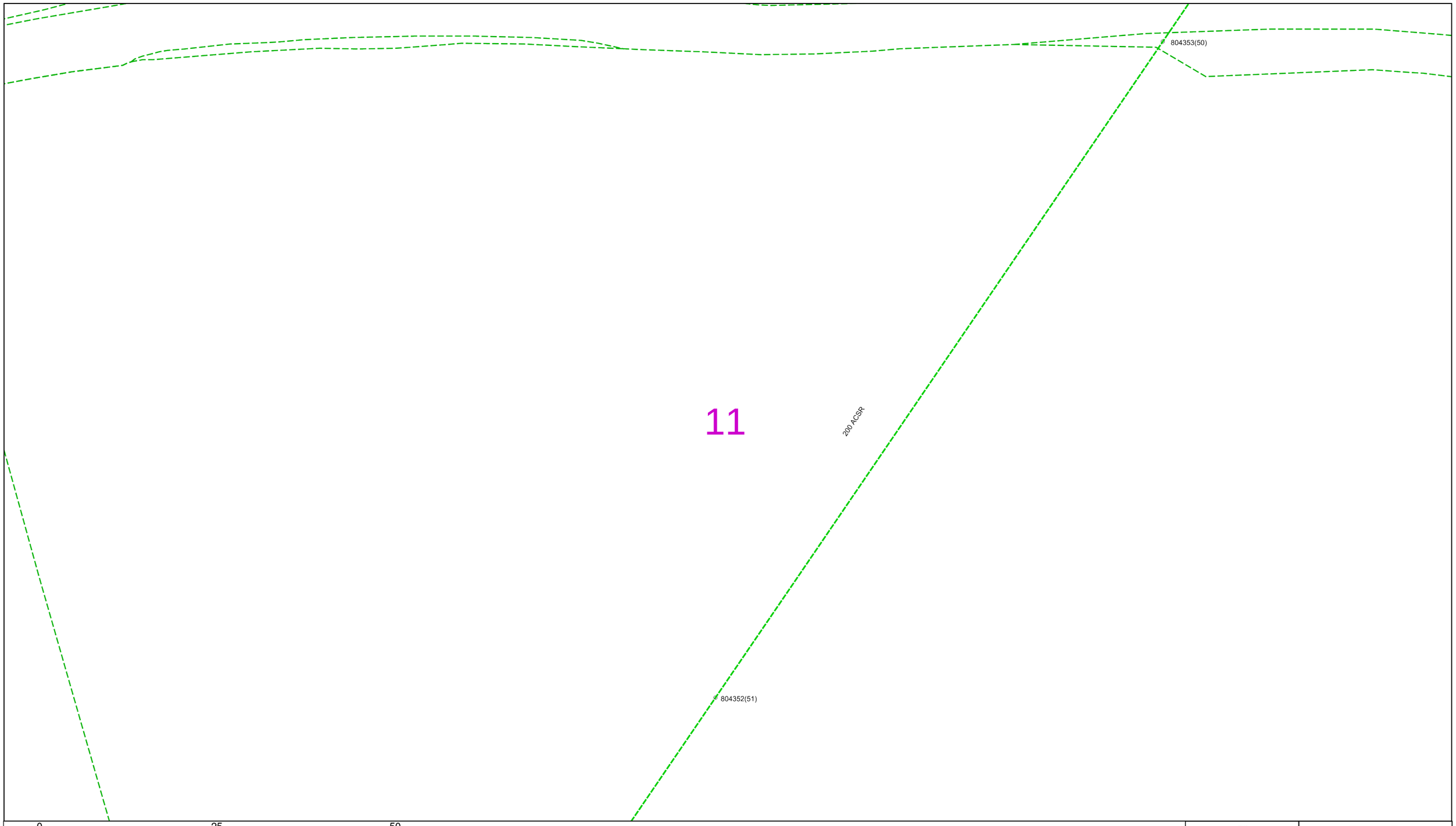
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LOOK OUT LOOK UP

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

Maps produced at 1:2500 scale are Geo-Schematics 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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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.

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

Date Requested: 15/03/2023
Job Reference: 28713839
Site Location: 534723 228680

Your Scheme/Reference: Buntingford3

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.

N W E S

UK Power Networks

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