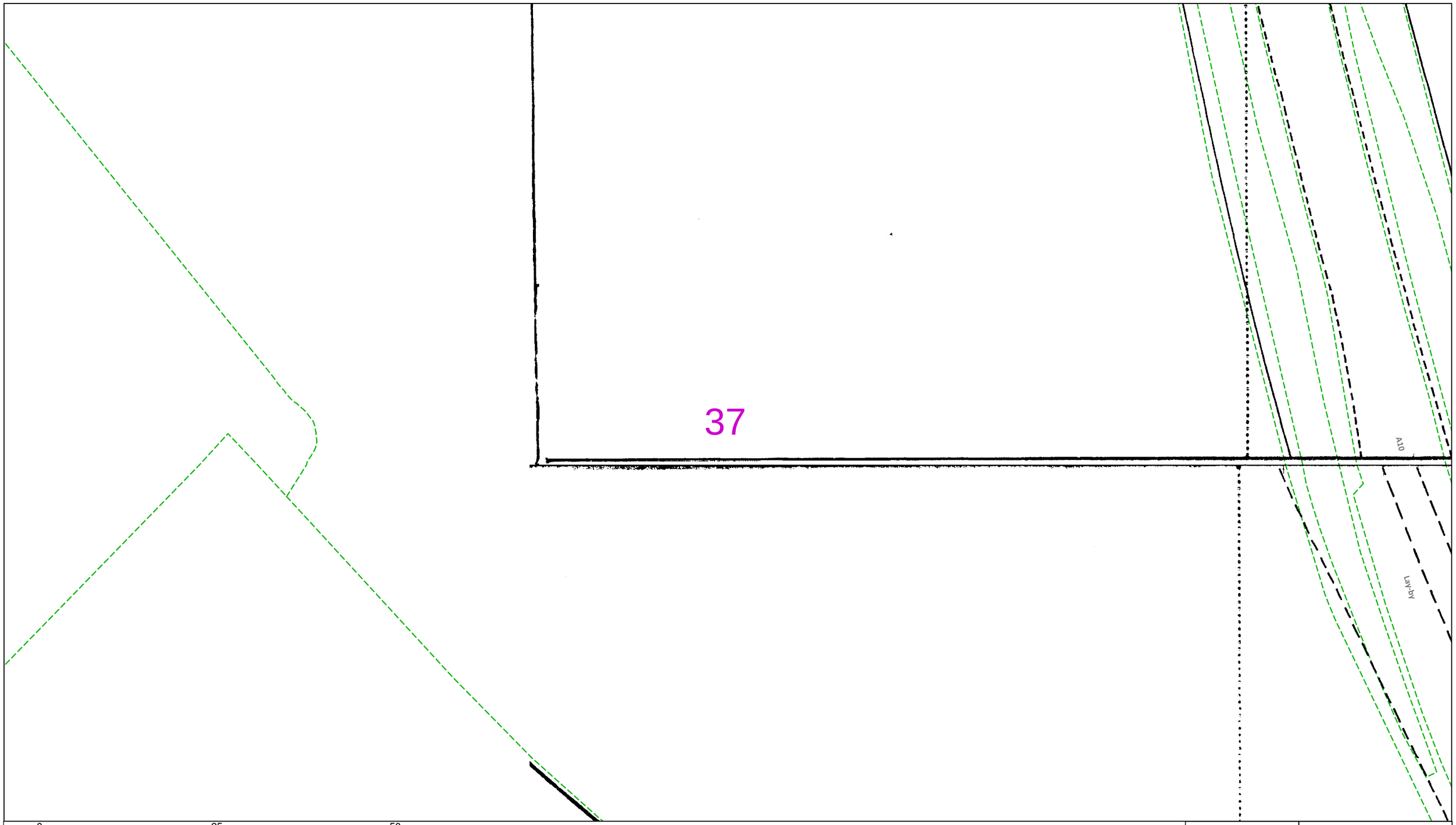


0 25 50
metres

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: 28713839
Site Location: 534723 228680

Your Scheme/Reference: Buntingford3

Scale: 1:500 (When plotted at A3)

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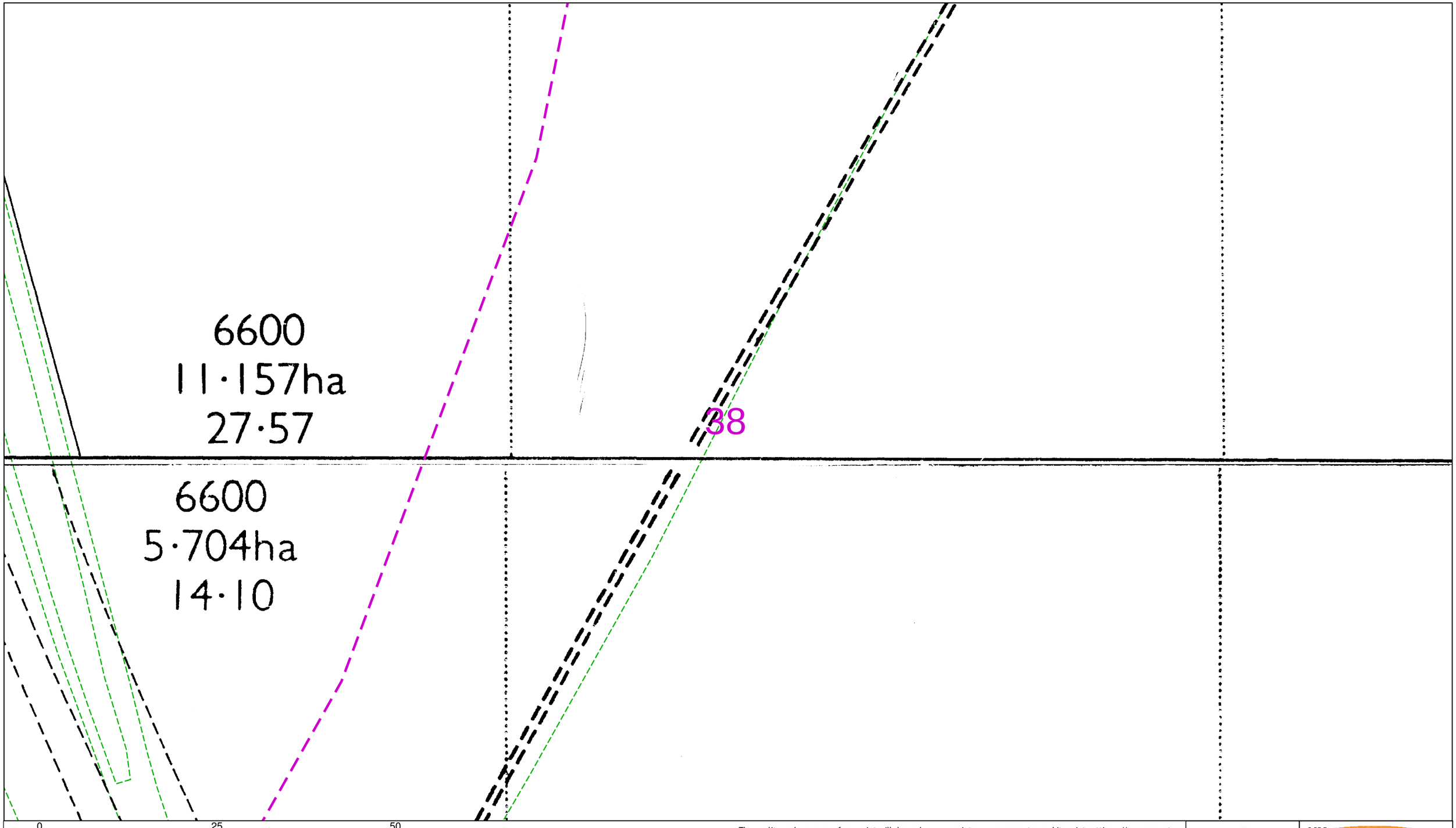
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LOOK OUT LOOK UP

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

Your Scheme/Reference:
Buntingford3

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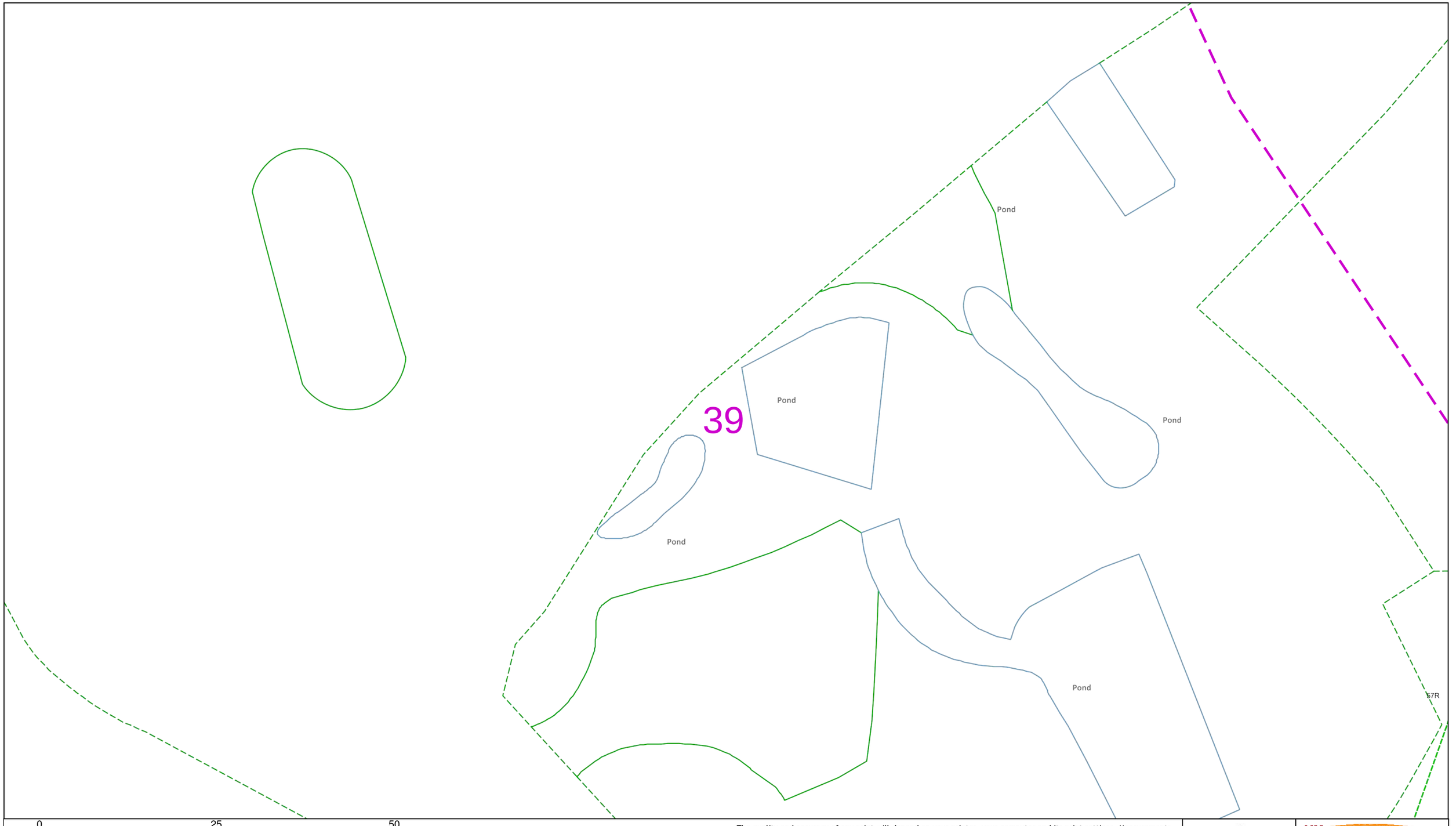
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0 25 50
metres

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

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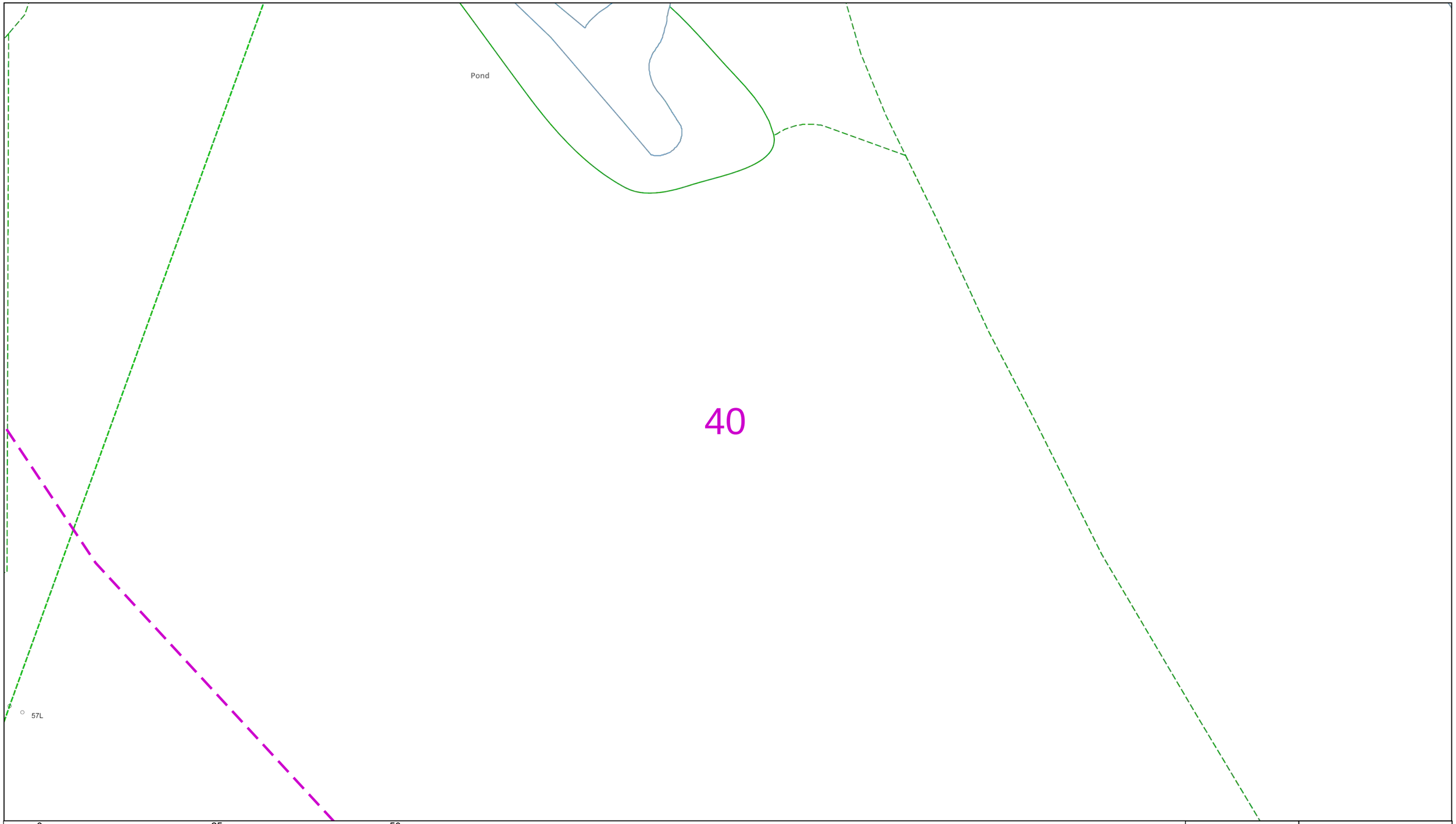
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0 25 50
metres

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

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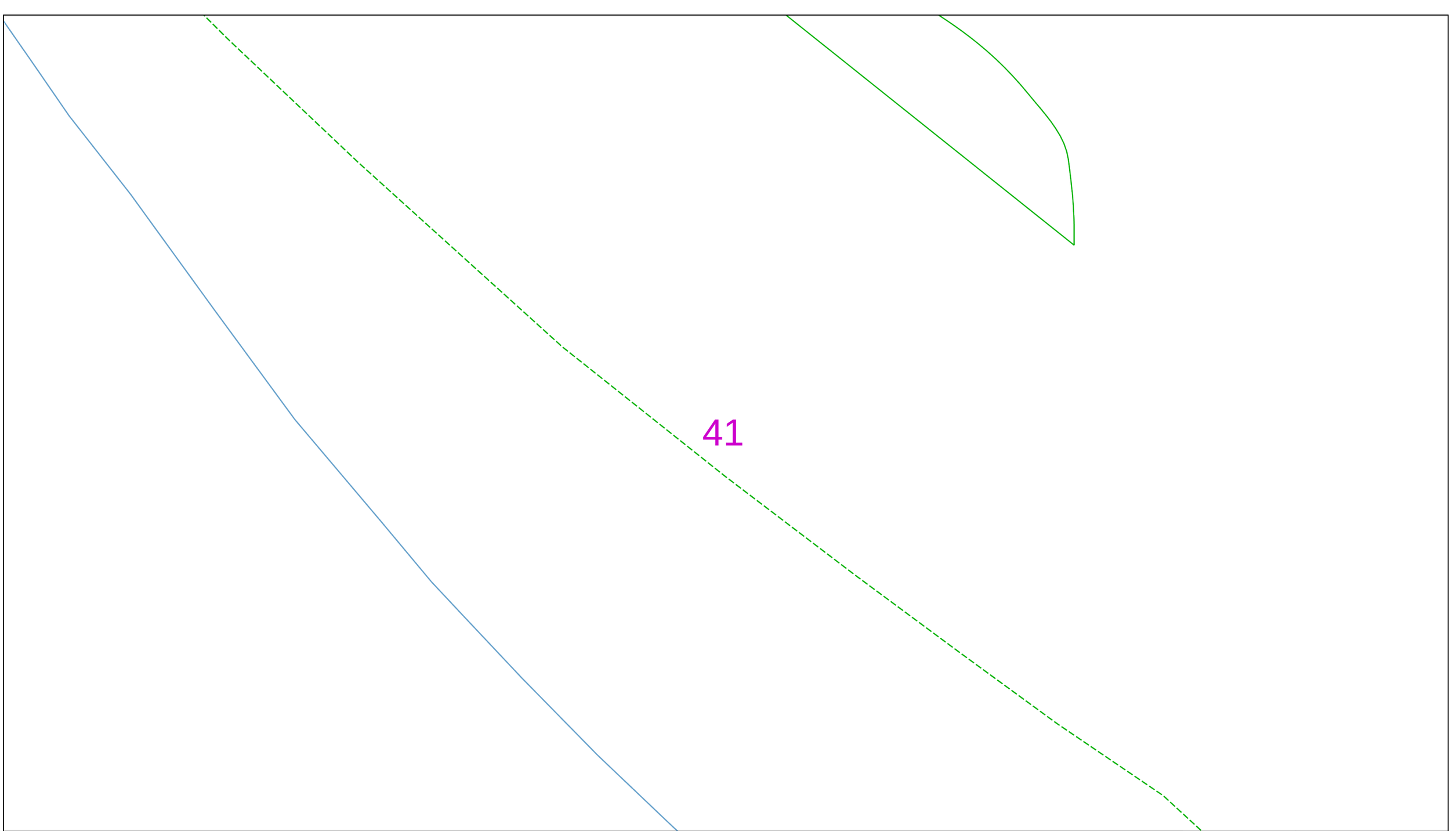
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0 25 50

metres

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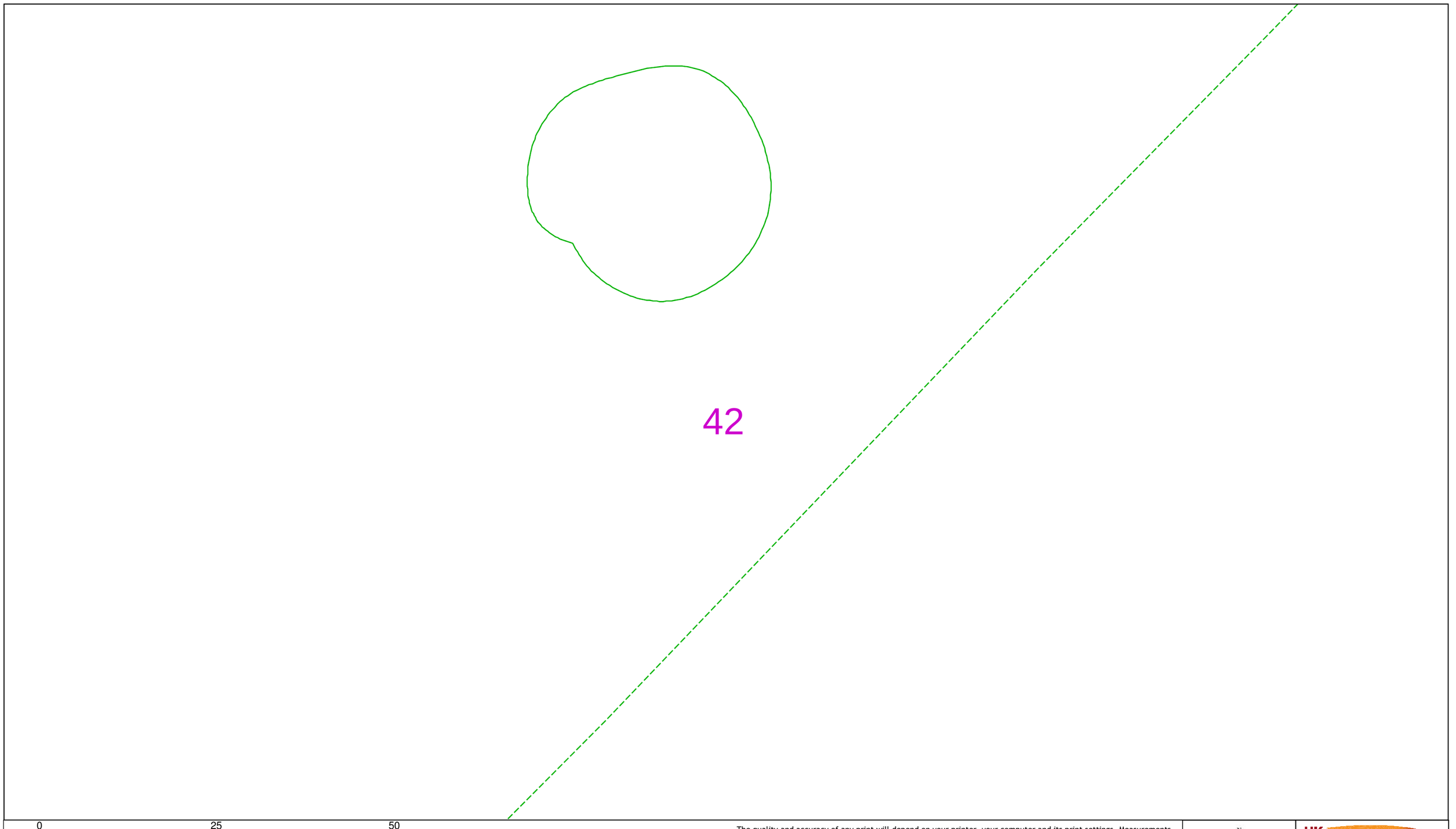
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0 25 50
metres

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Site Location: 534723 228680

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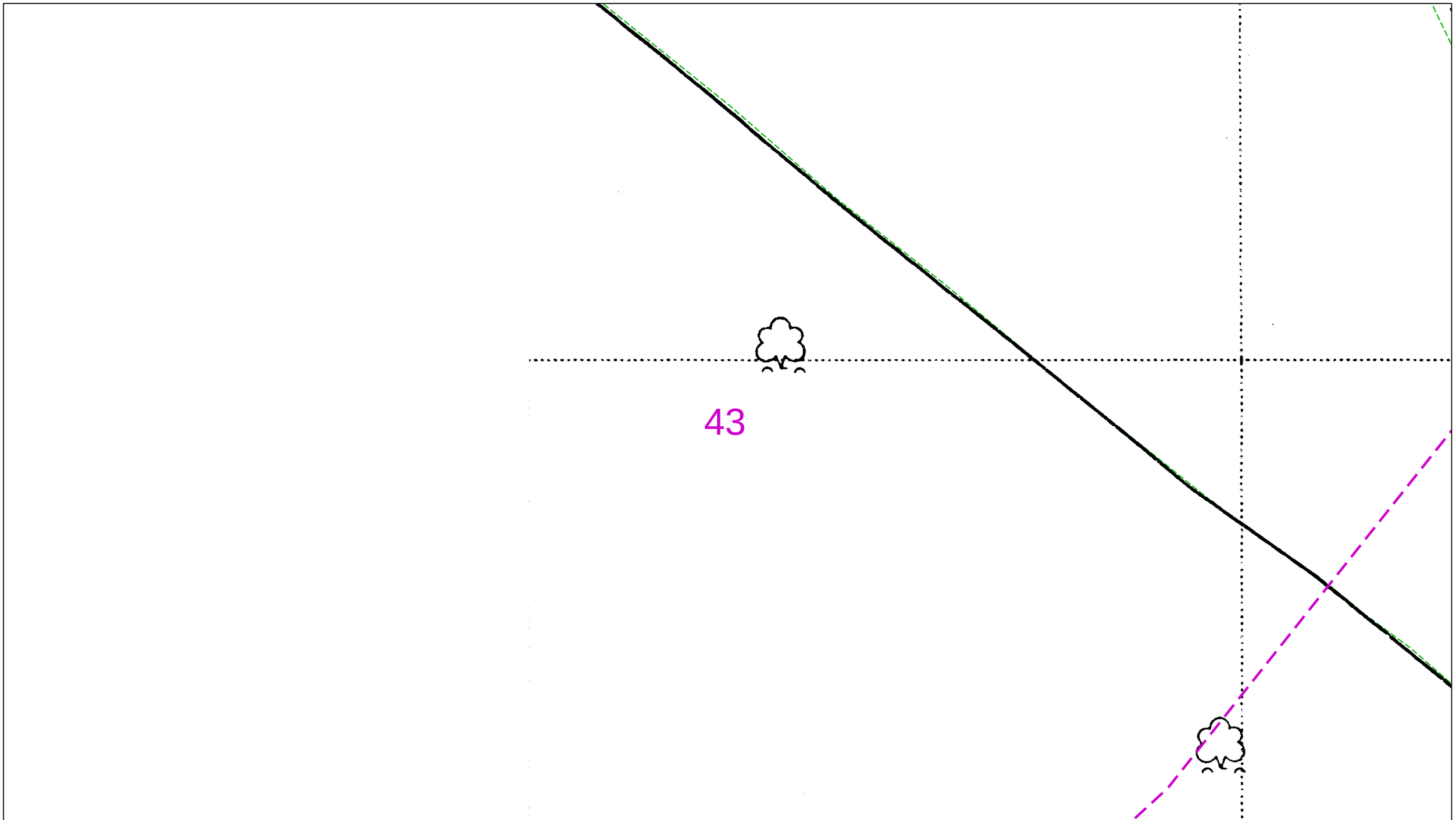
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0 25 50

metres

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Site Location: 534723 228680

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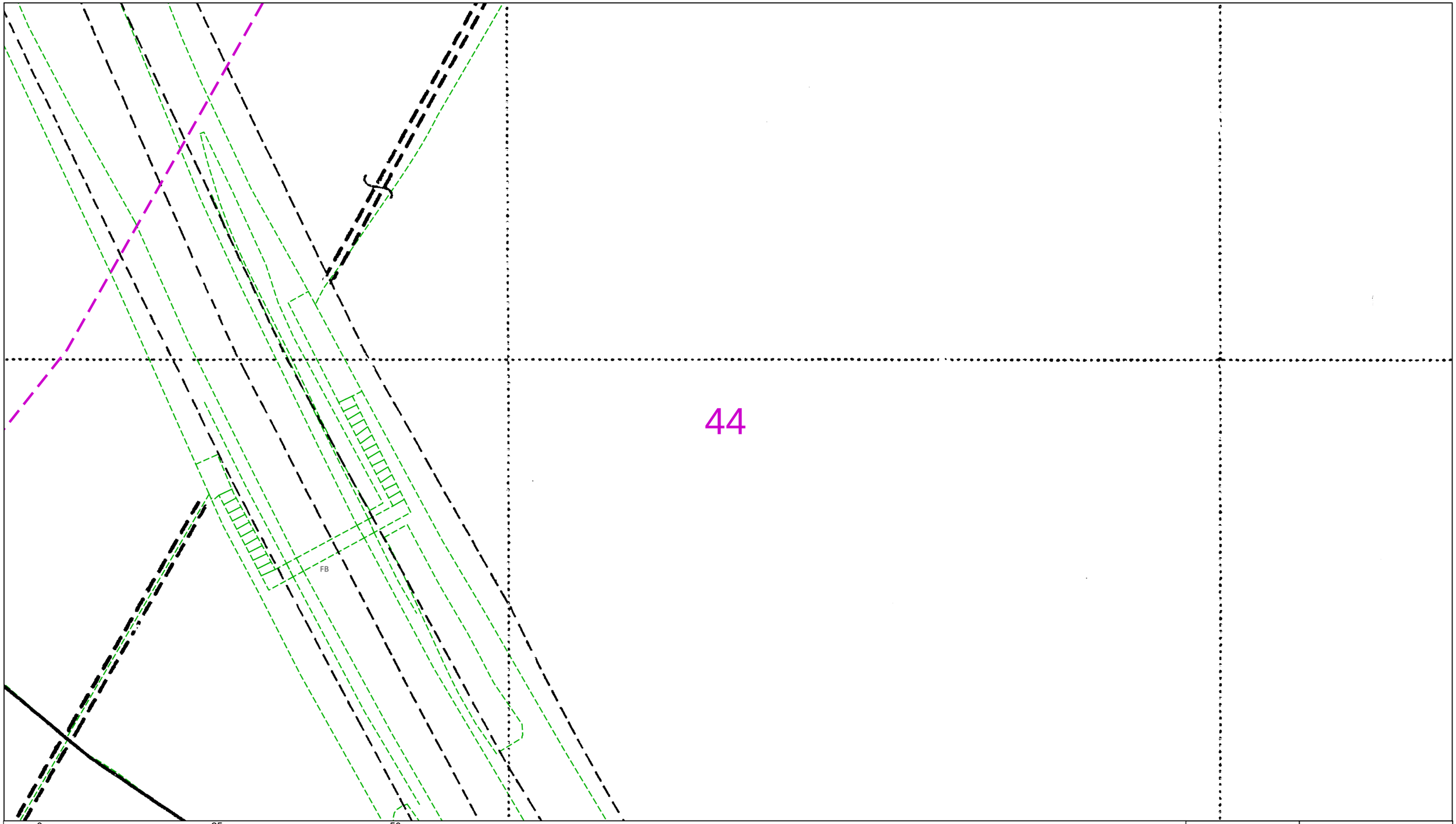
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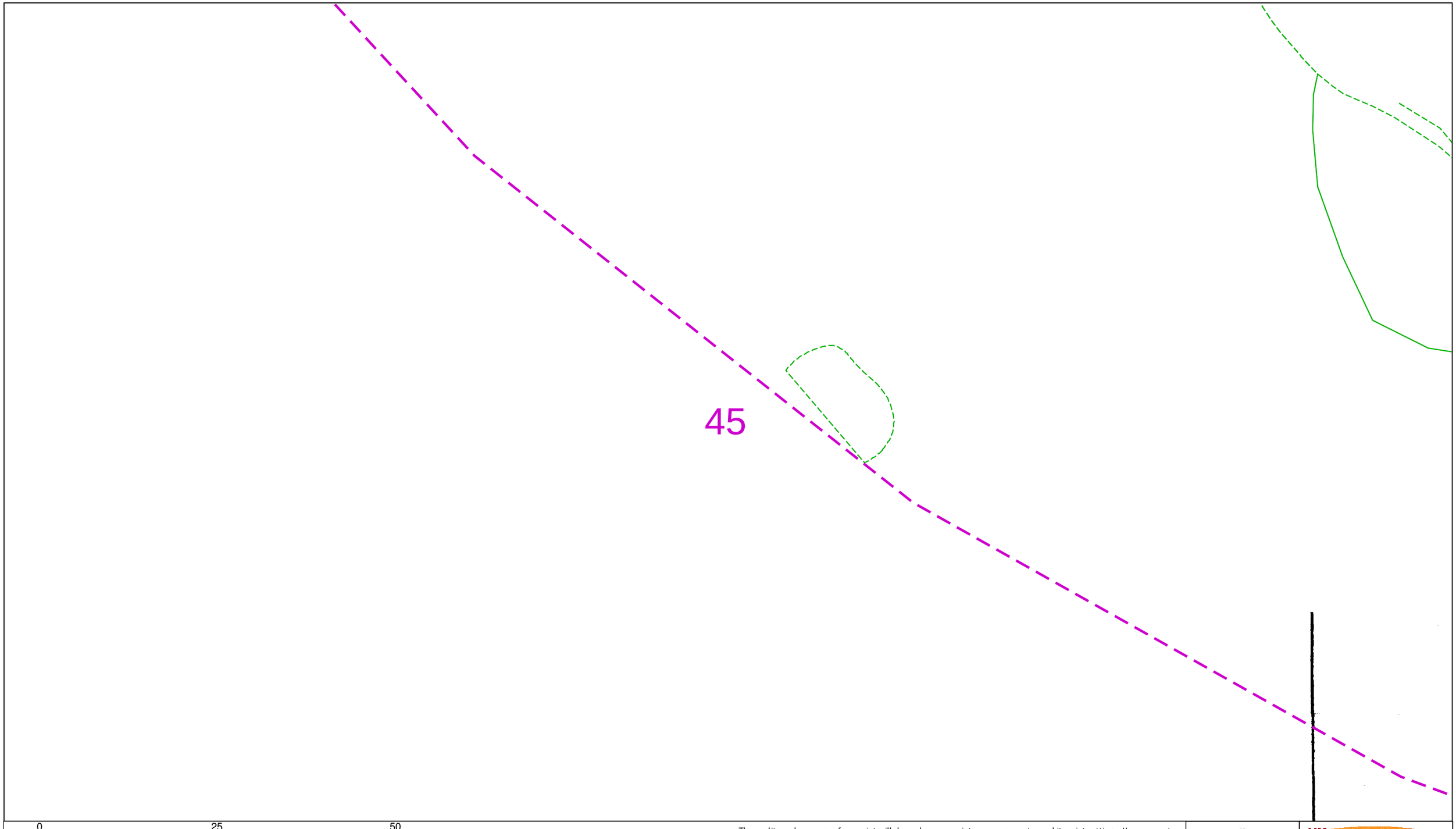
IF IN DOUBT – ASK!
PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY

LOOK OUT LOOK UP

ALWAYS LOOK UP BEFORE YOU START WORK
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0 25 50
metres

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: 1:500 (When plotted at A3)

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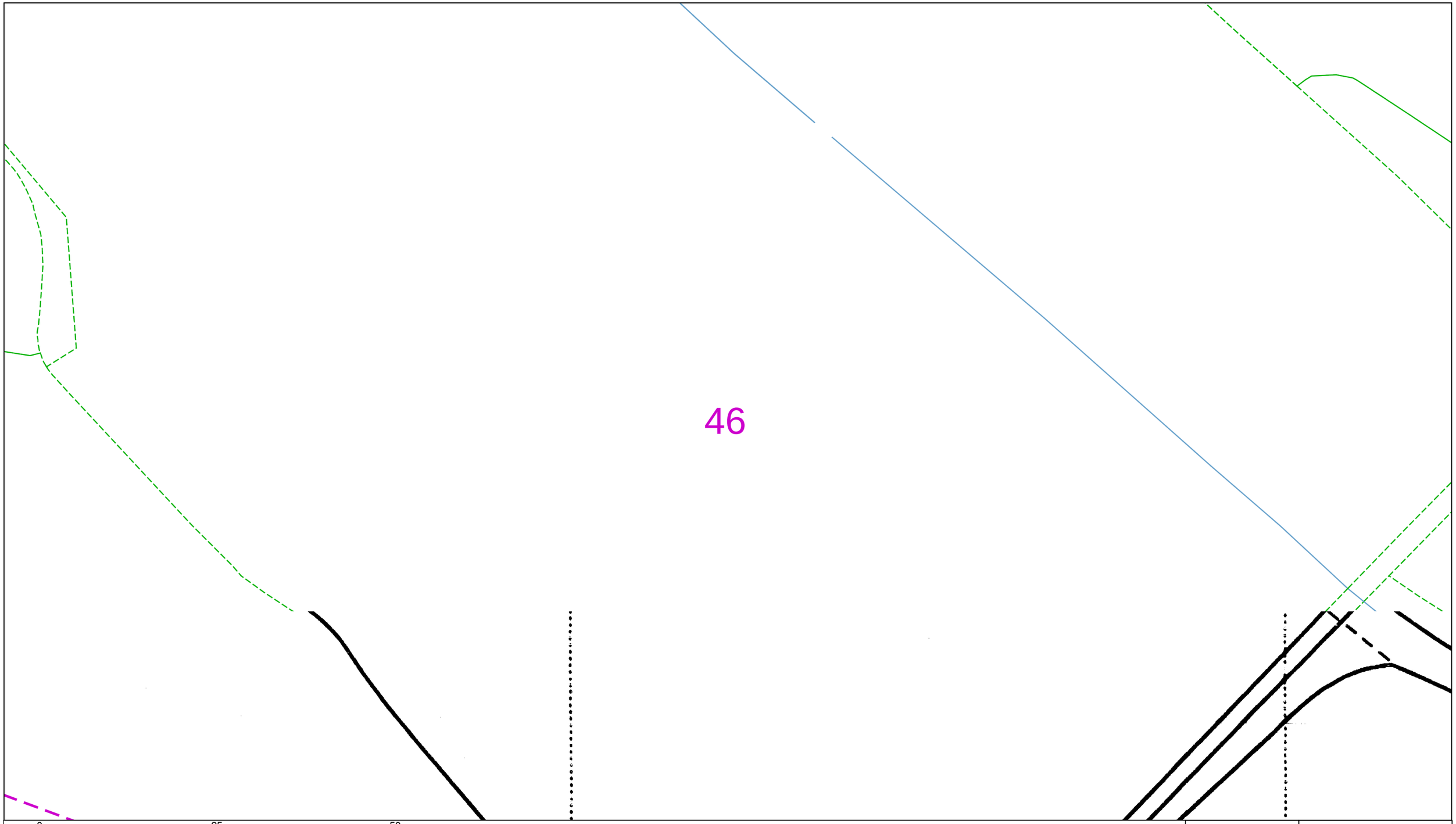
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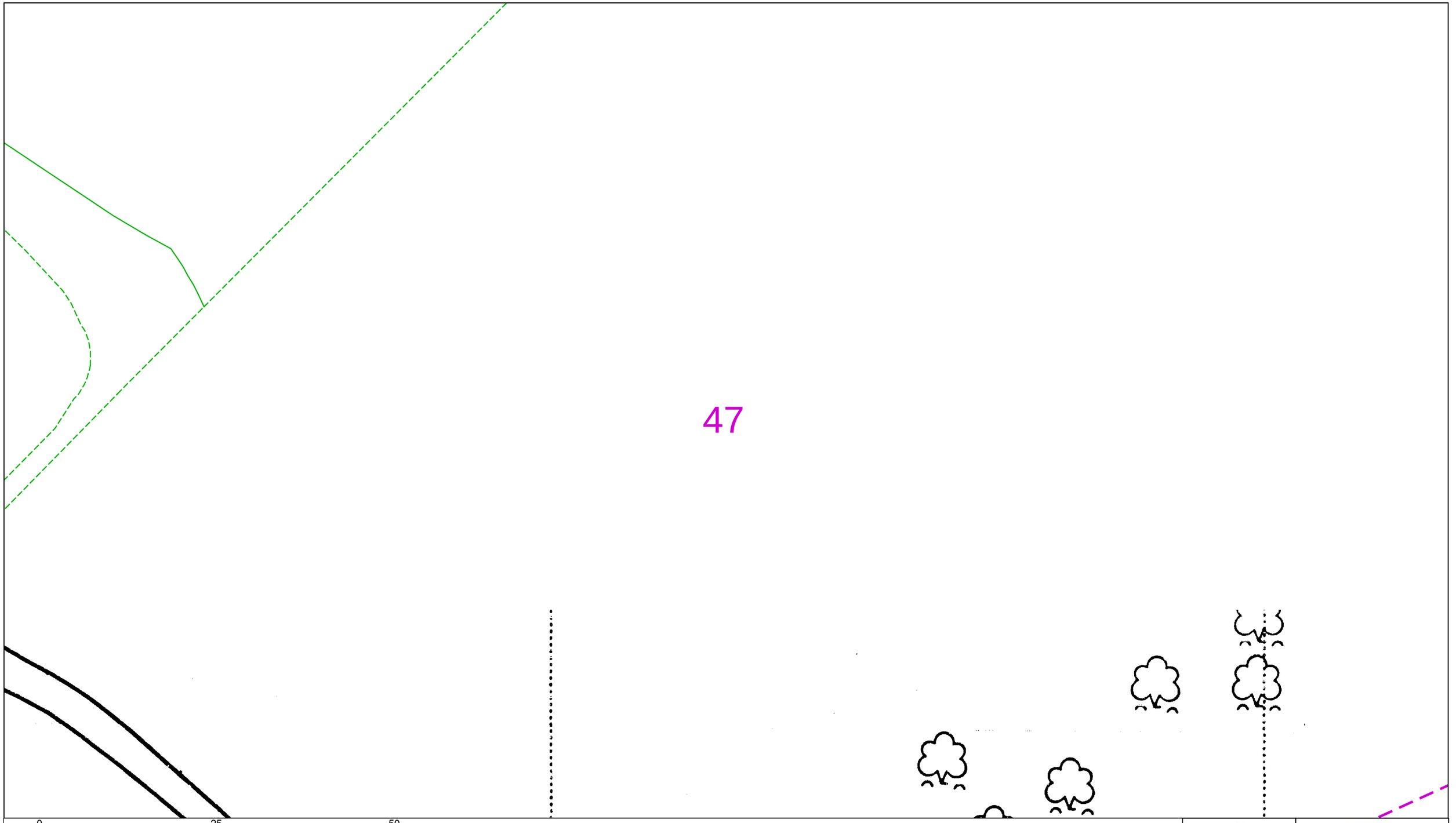
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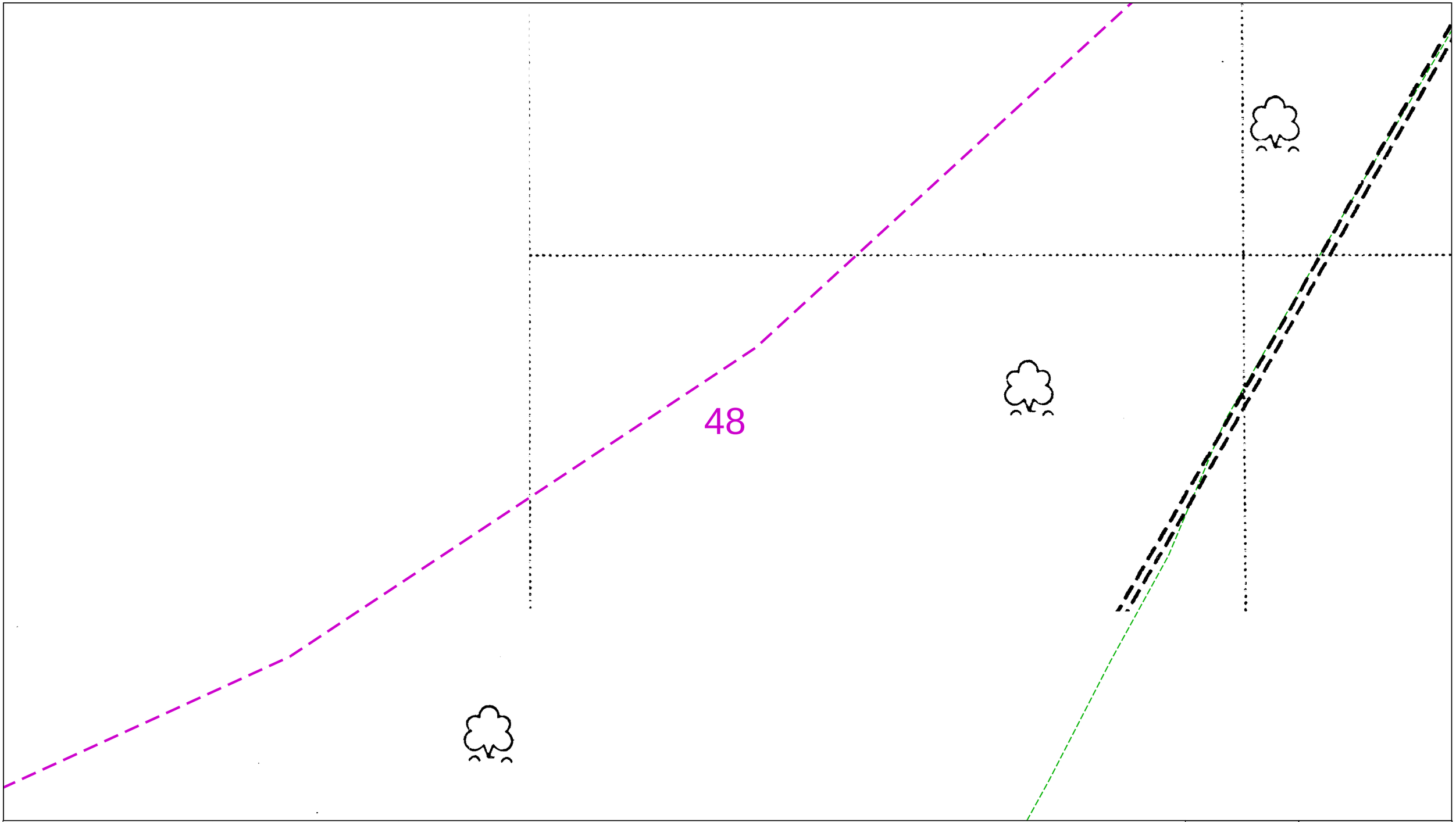
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0 25 50

metres

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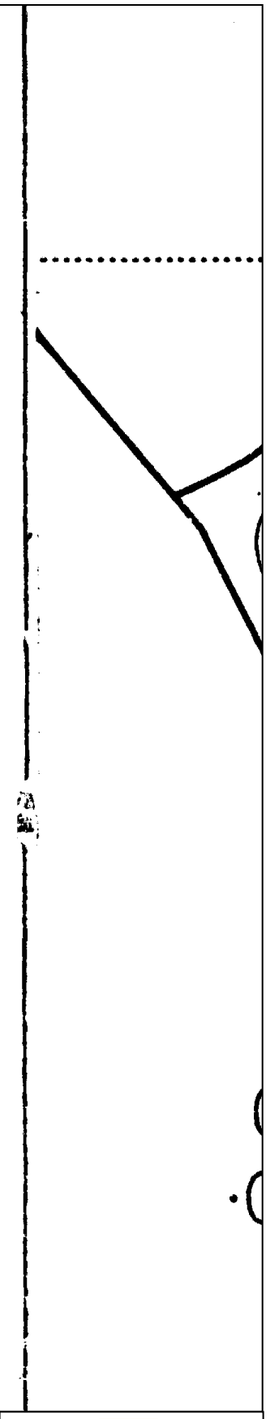
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0 25 50
metres

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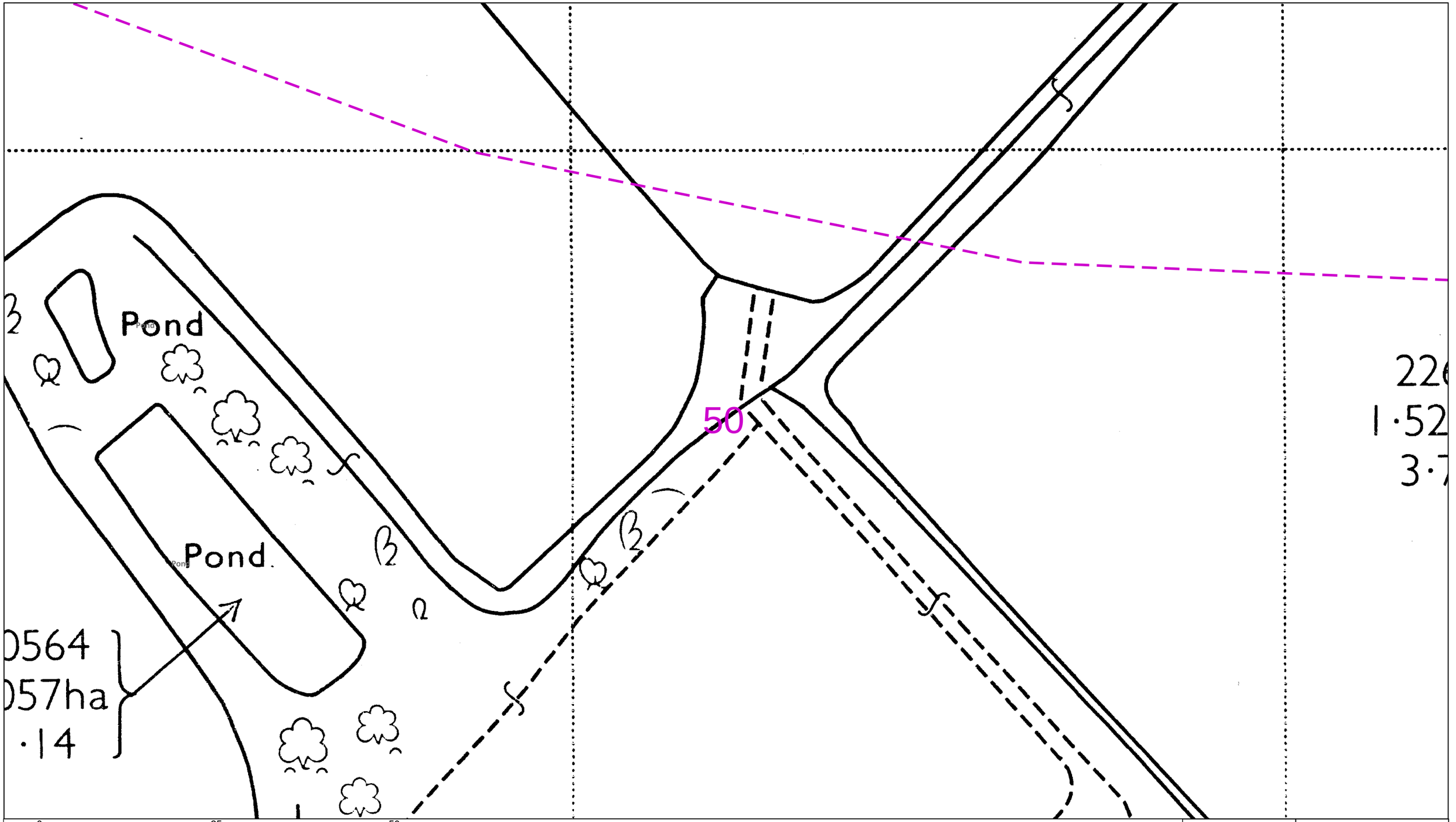
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0 25 50
metres

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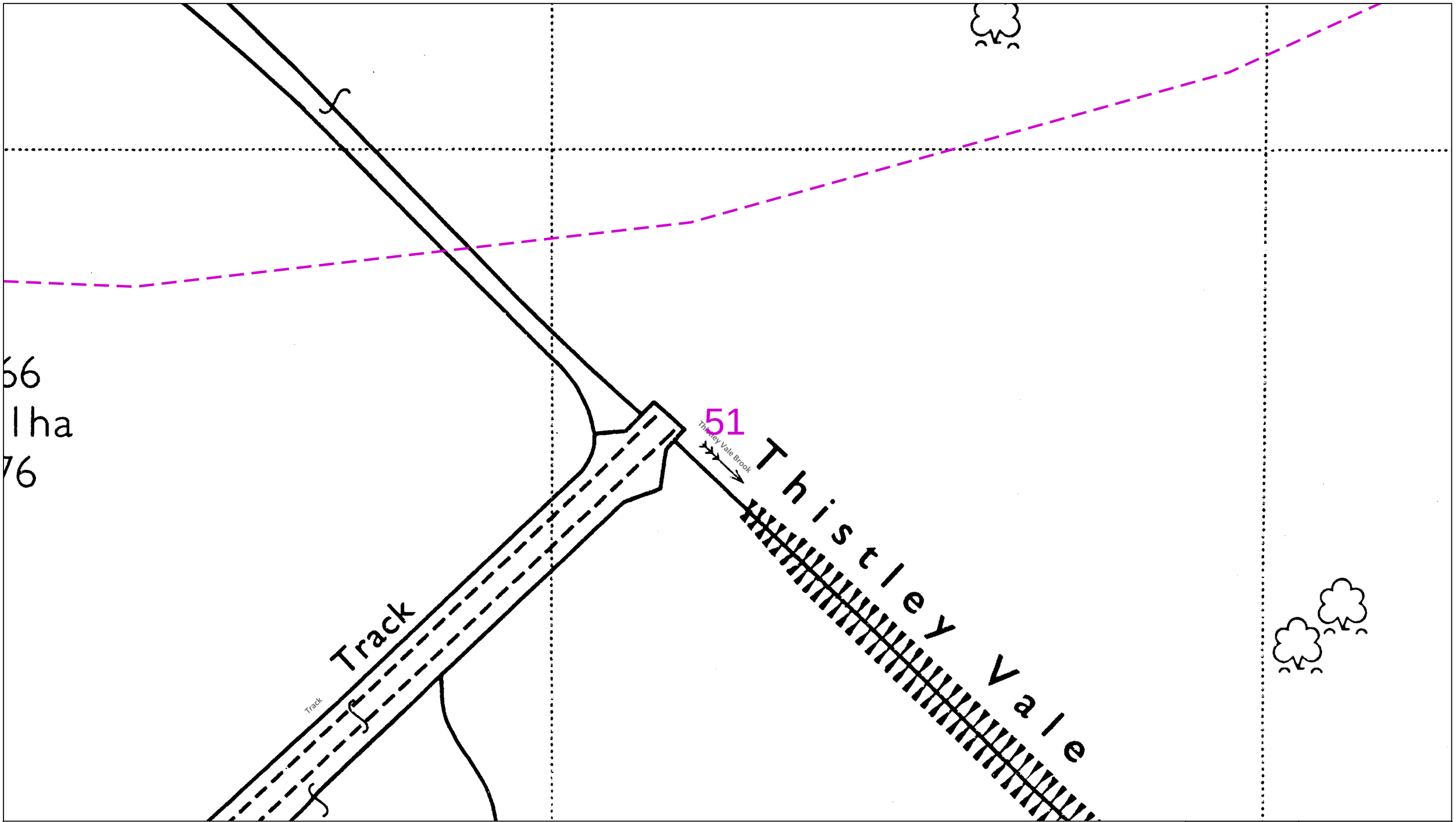
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0 25 50
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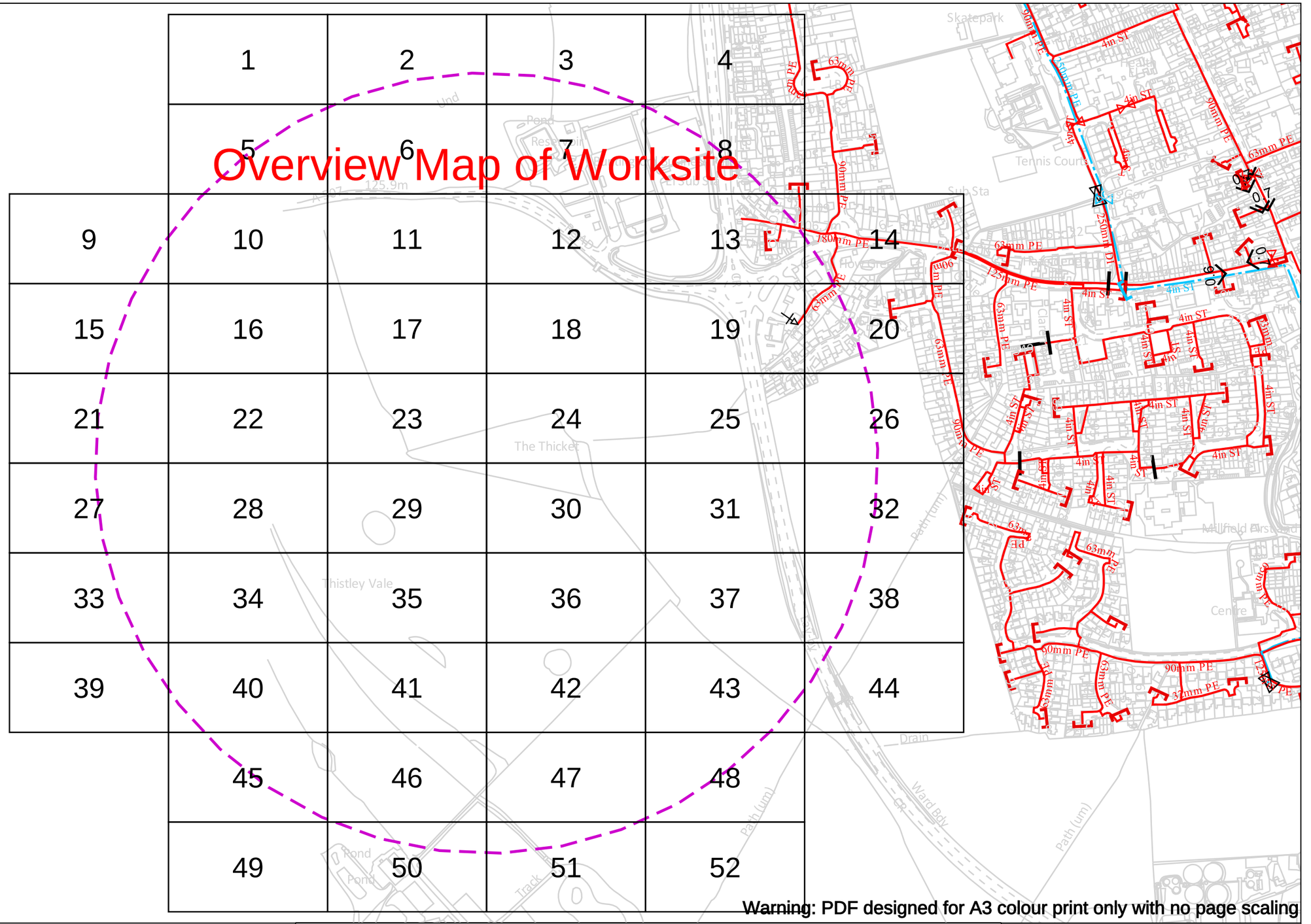
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Appendix D: Cadent Gas Asset Plans

Overview Map of Worksite

	1	2	3	4	
	5	6	7	8	
9	10	11	12	13	14
15	16	17	18	19	20
21	22	23	24	25	26
27	28	29	30	31	32
33	34	35	36	37	38
39	40	41	42	43	44
	45	46	47	48	
	49	50	51	52	



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 02/03/2023
Job Reference: 28713839
Site Location: 535223 229179

Your Scheme/Reference: Buntingford3

Scale: 1:5125 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

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

Cadent
Your Gas Network

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1

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Date Requested: 02/03/2023
Job Reference: 28713839
Site Location: 535223 229179

Your Scheme/Reference:
Buntingford3

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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50m

Dig Sites

Area: Line:

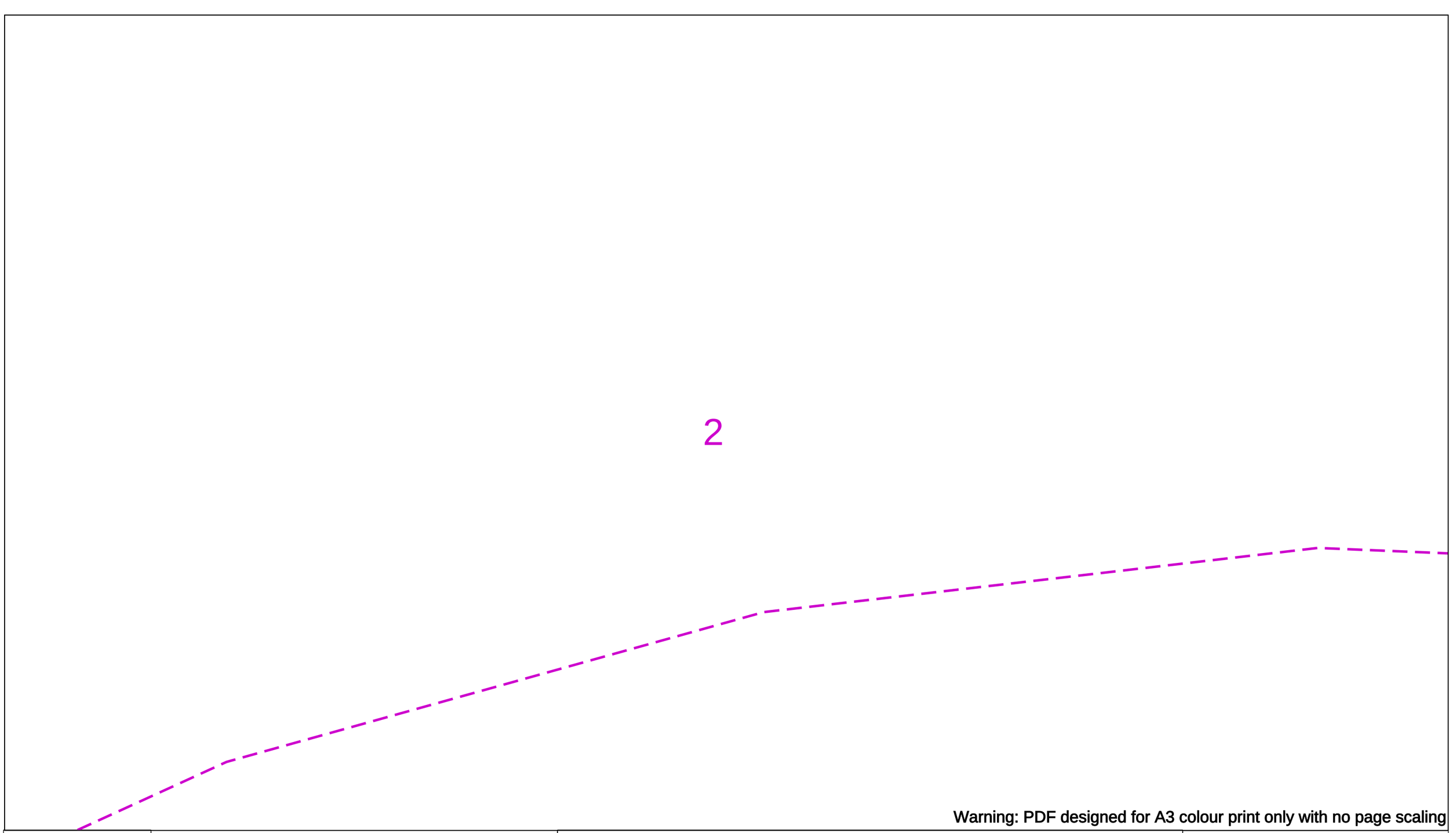
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Dig Sites

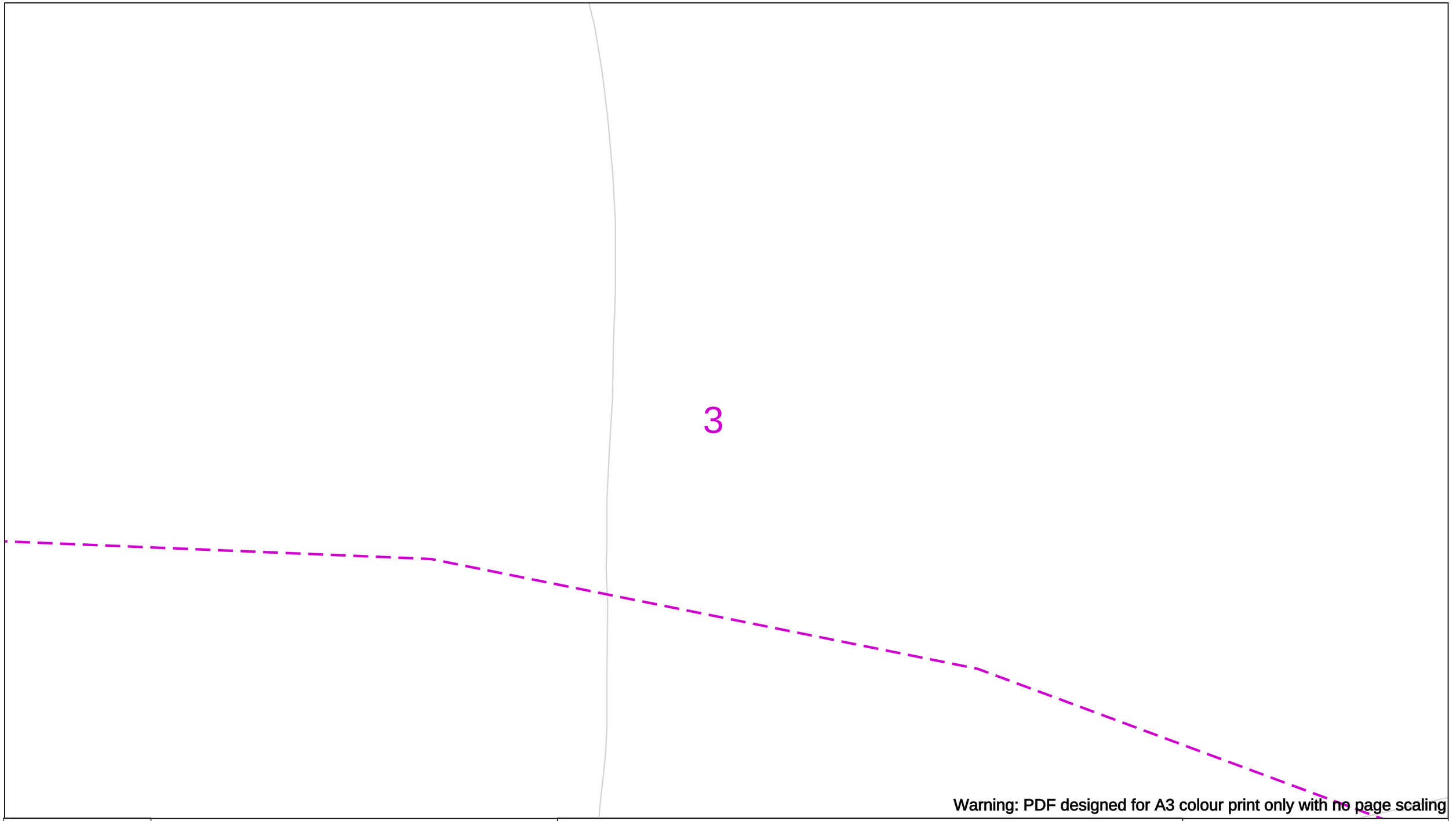
Area:

Line:

- LP Mains
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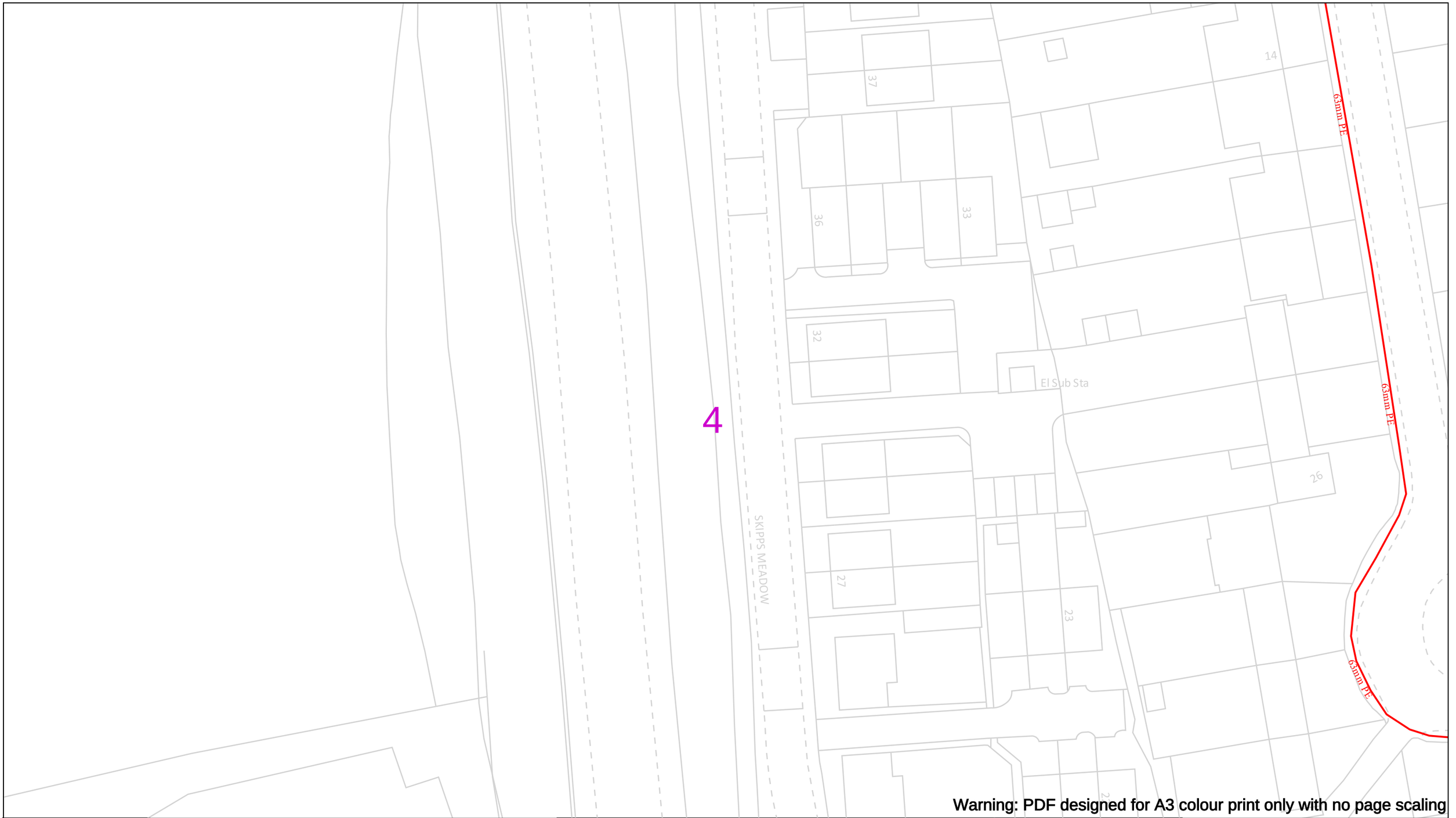
Area:

Line:

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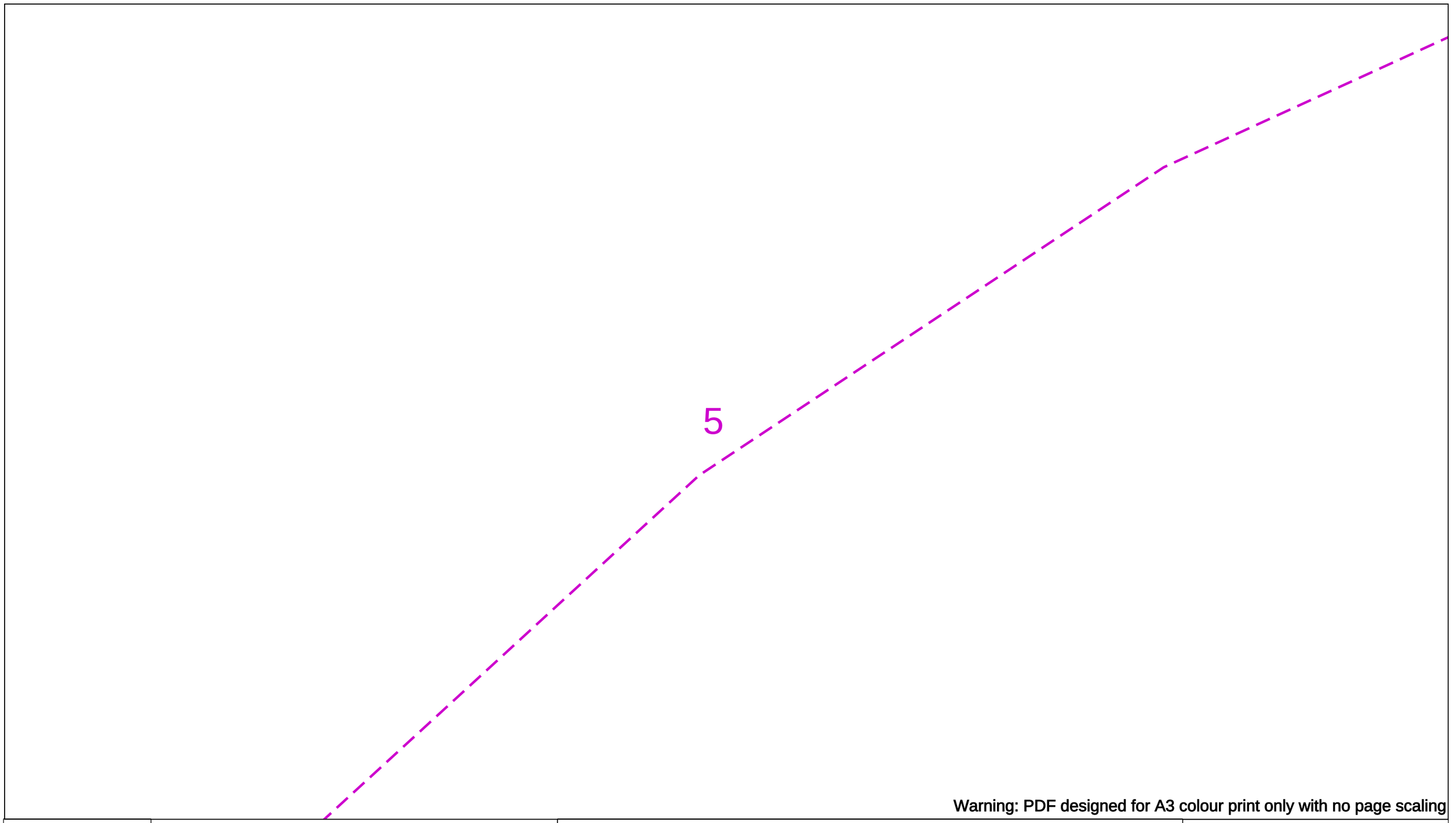
Area:

Line:

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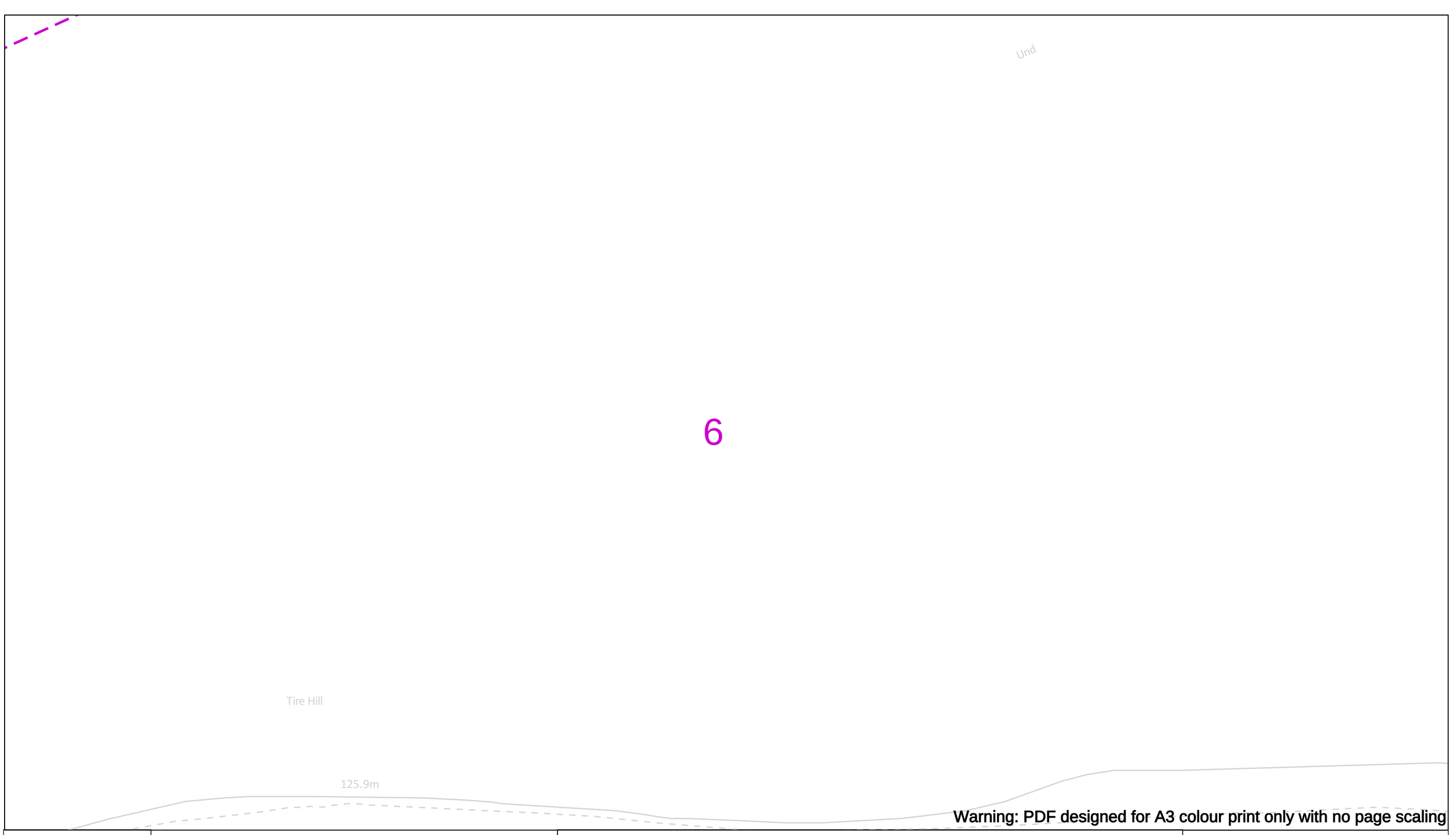
Dig Sites Area: Line:

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Valve
Depth of cover
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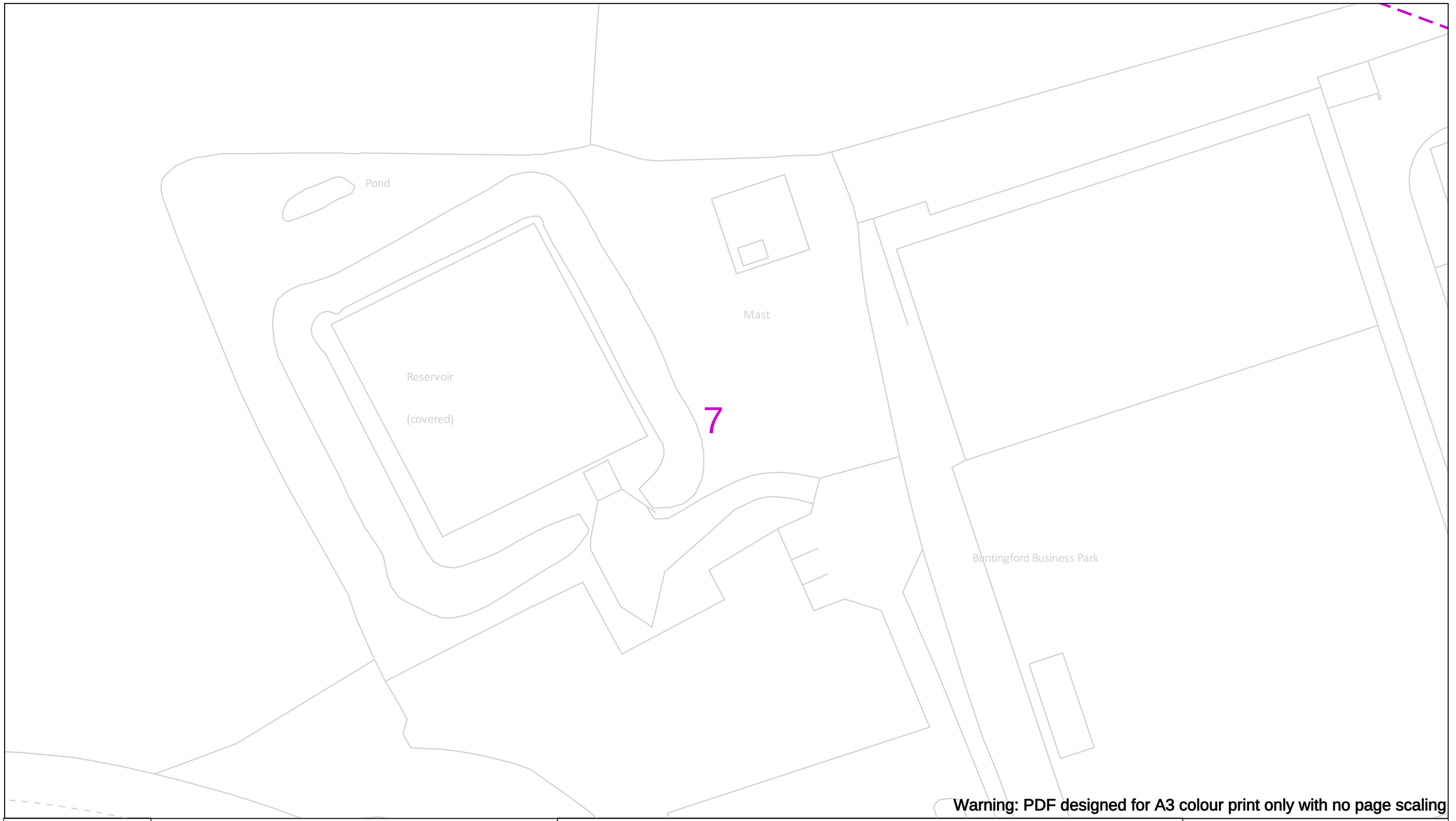
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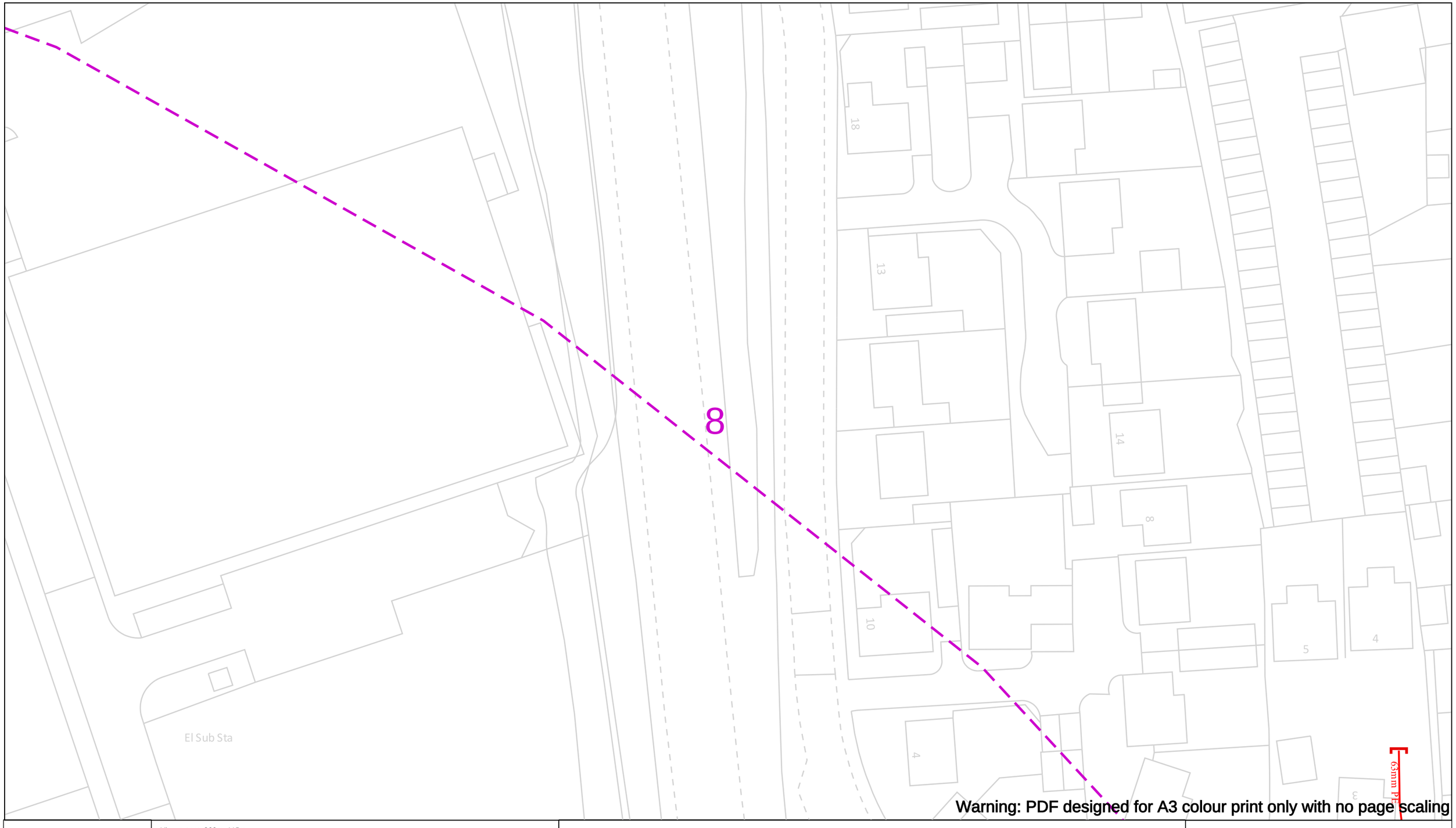
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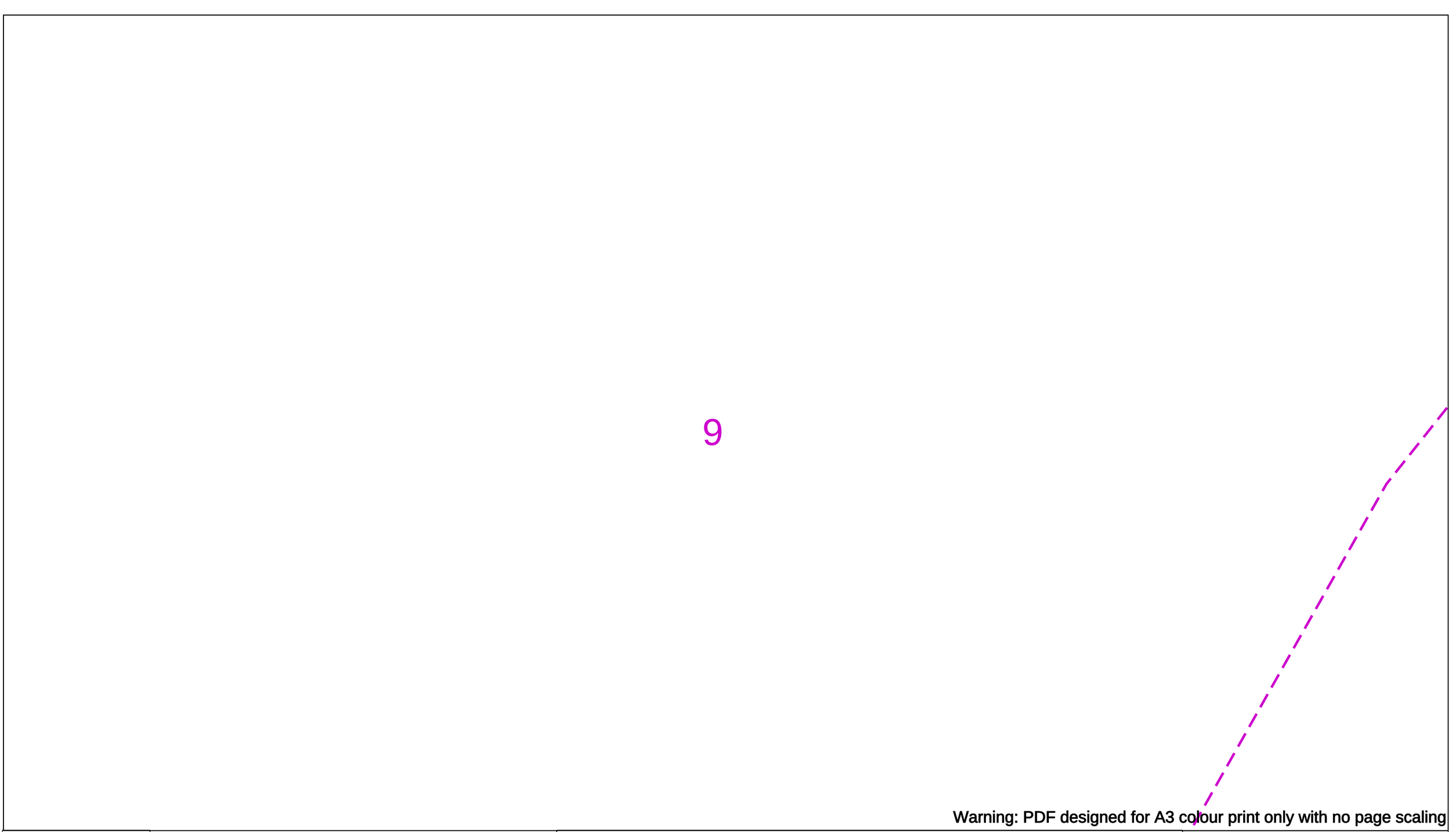
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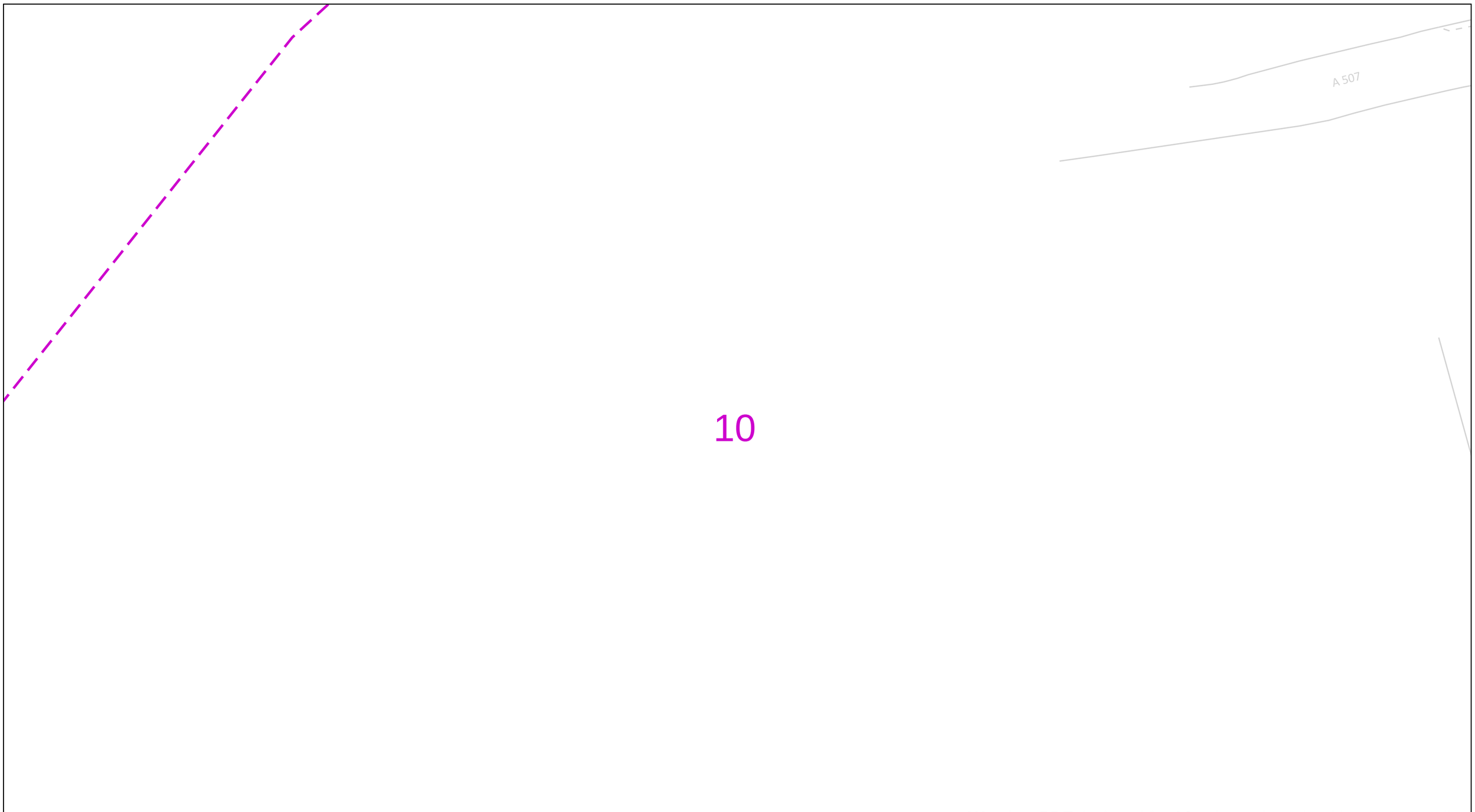
LP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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Area: Line:

LP Mains
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LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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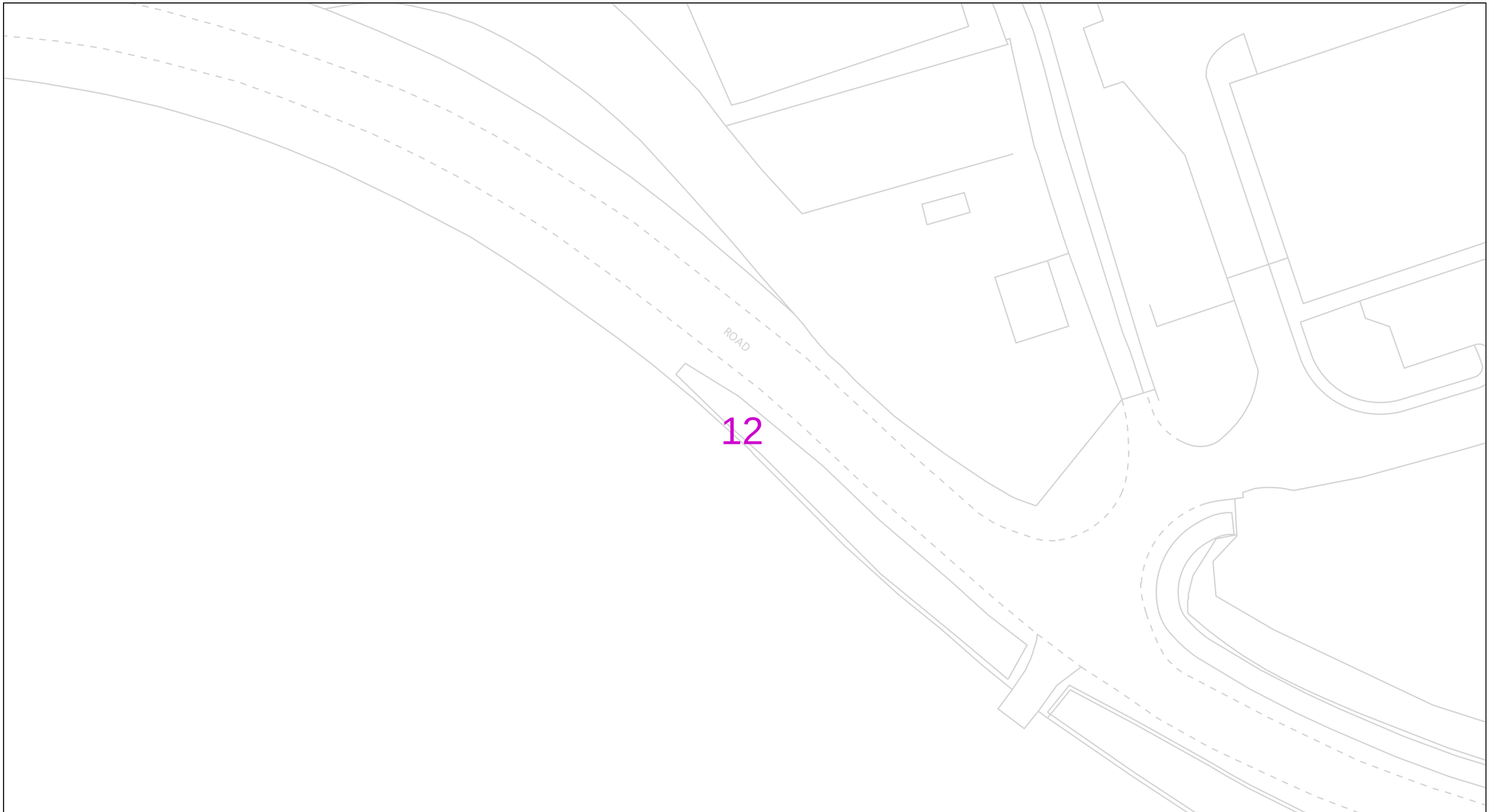
LP Mains
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Valve
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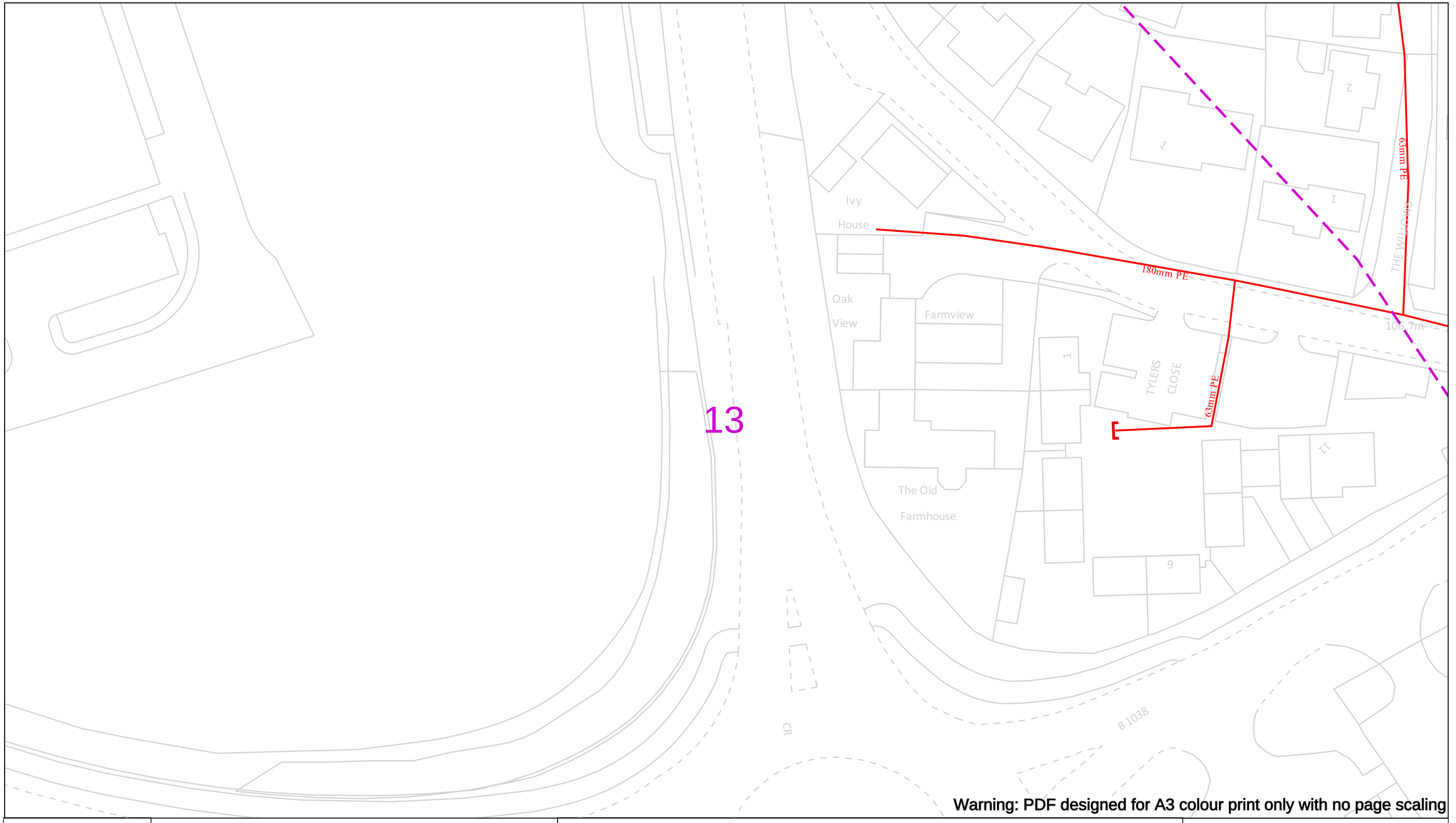
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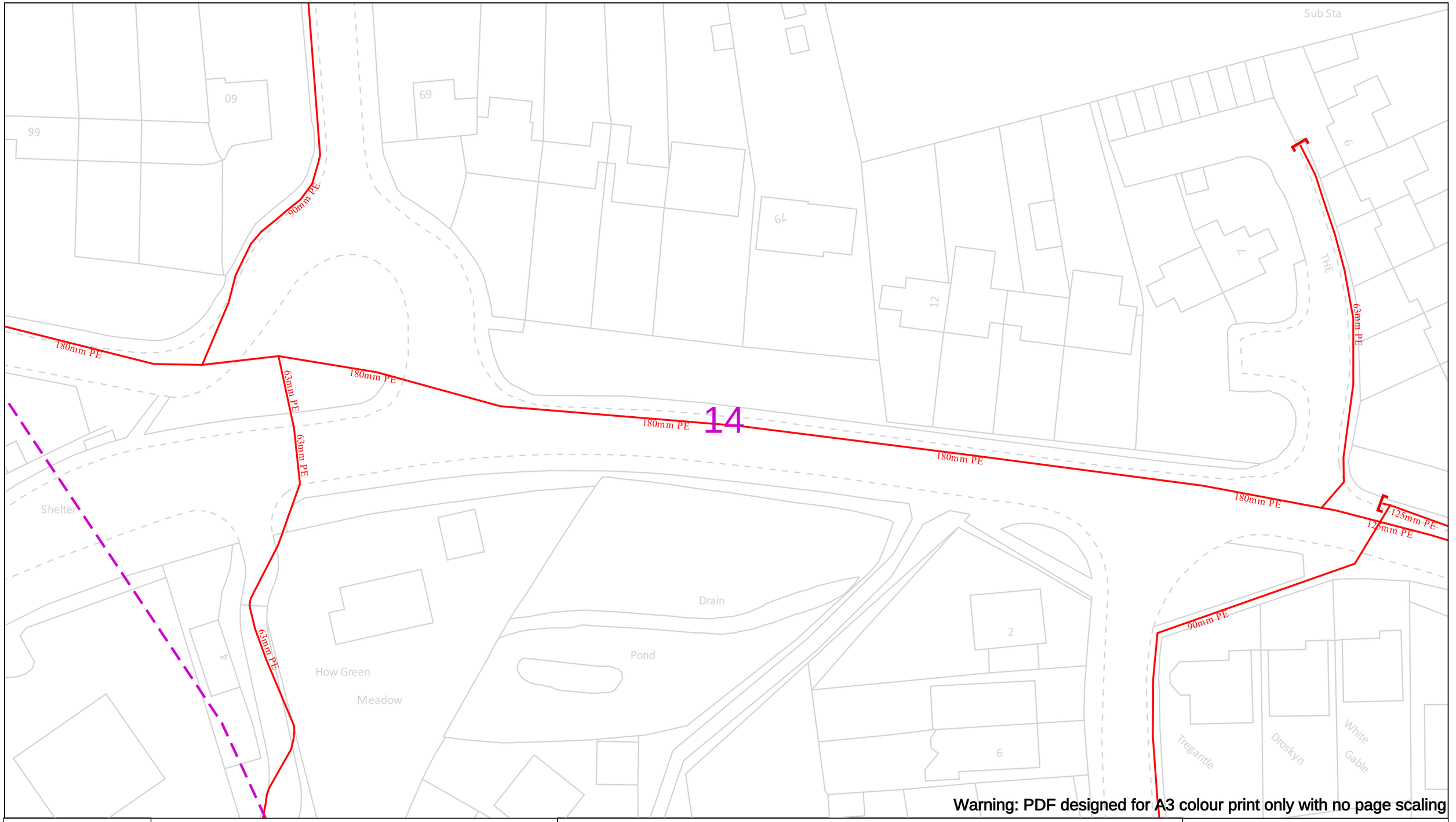
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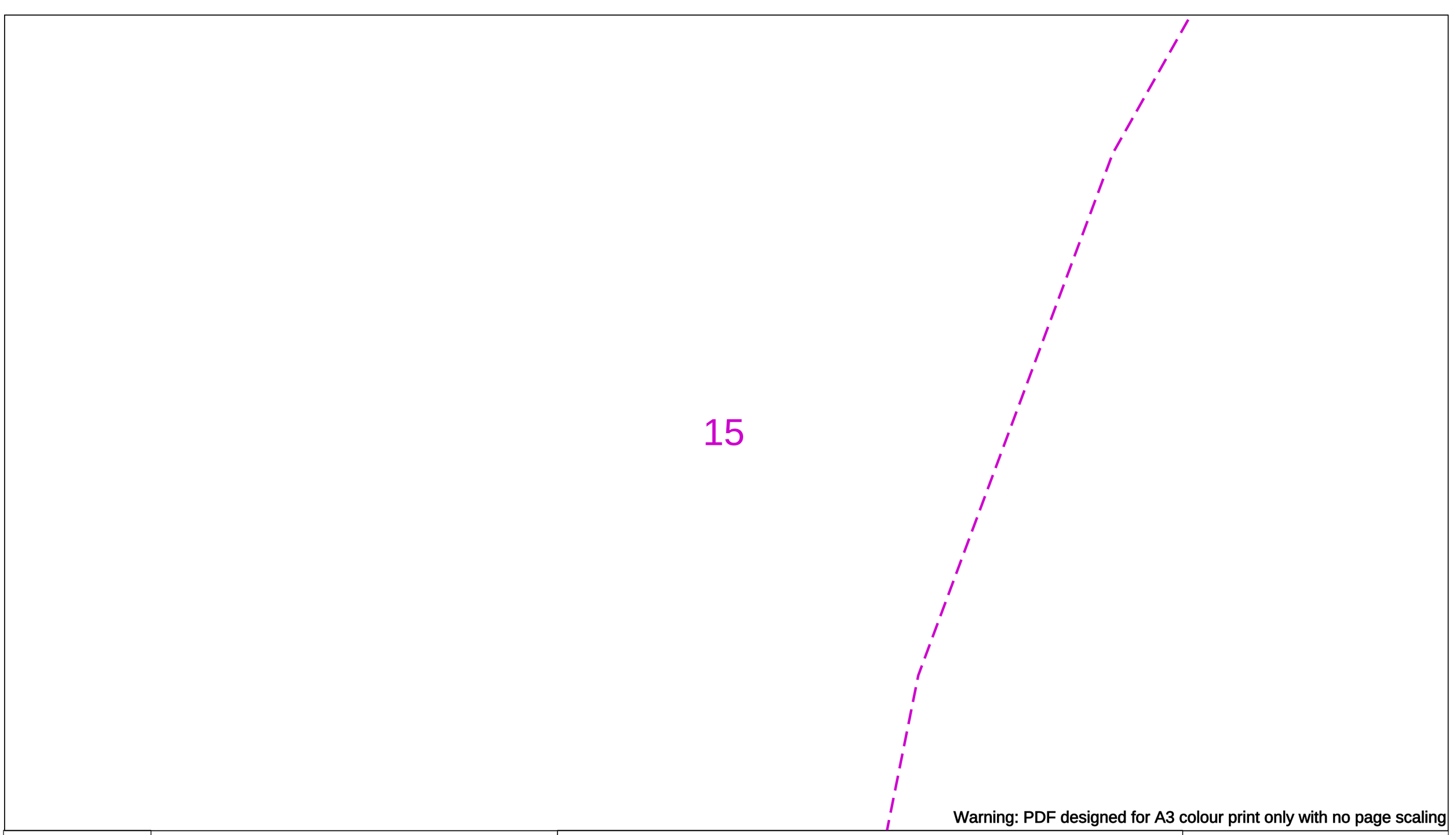
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Cadent
Your Gas Network

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Date Requested: 02/03/2023
Job Reference: 28713839
Site Location: 535223 229179

Your Scheme/Reference: Buntingford3

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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In case of an emergency call 0800 111 999

50m

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

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In case of an emergency call 0800 111 999

50m

Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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Your Gas Network

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Dig Sites

Area: Line:

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MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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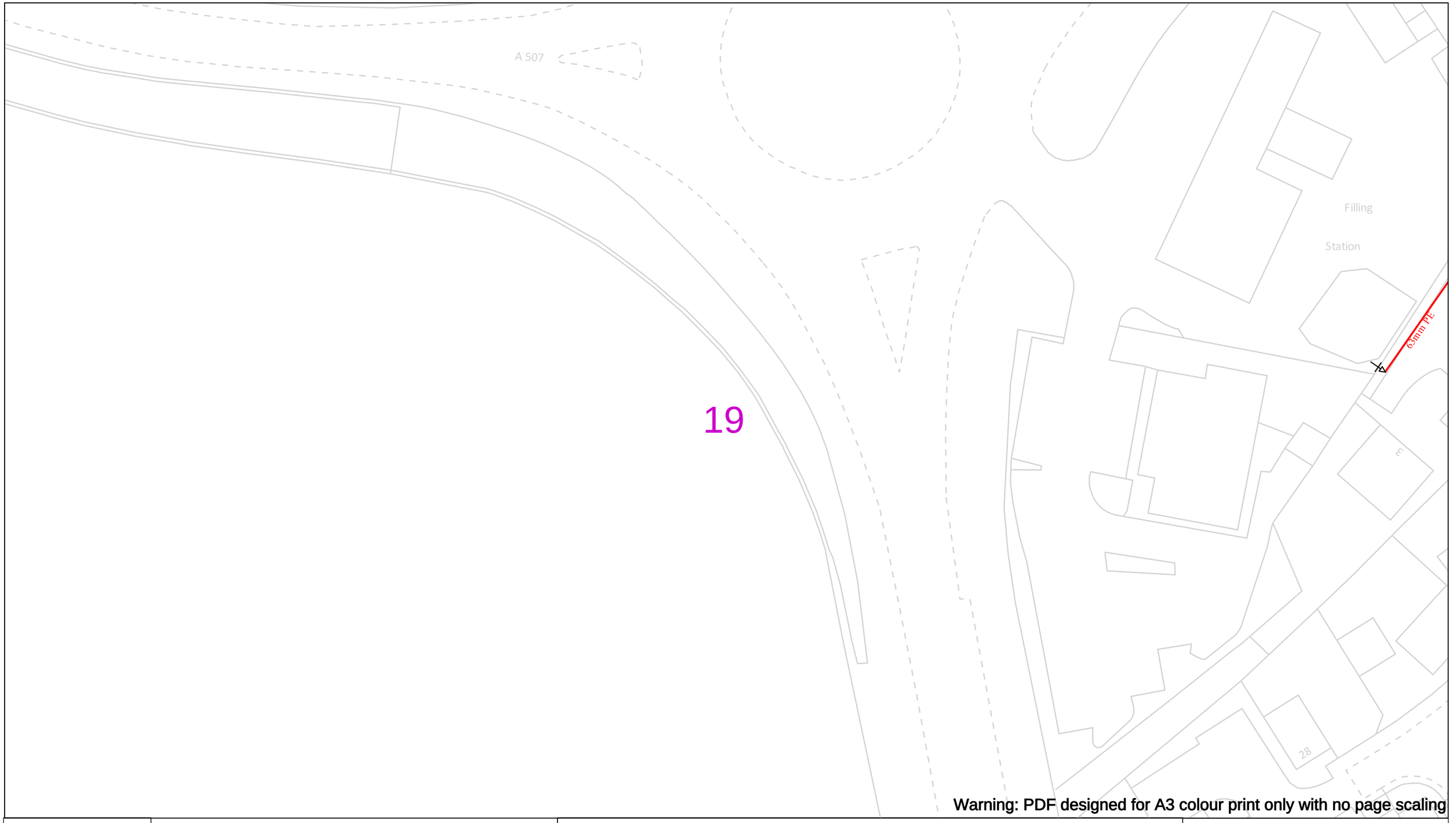
LP Mains
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Valve
Depth of cover
Syphon

Diameter Change
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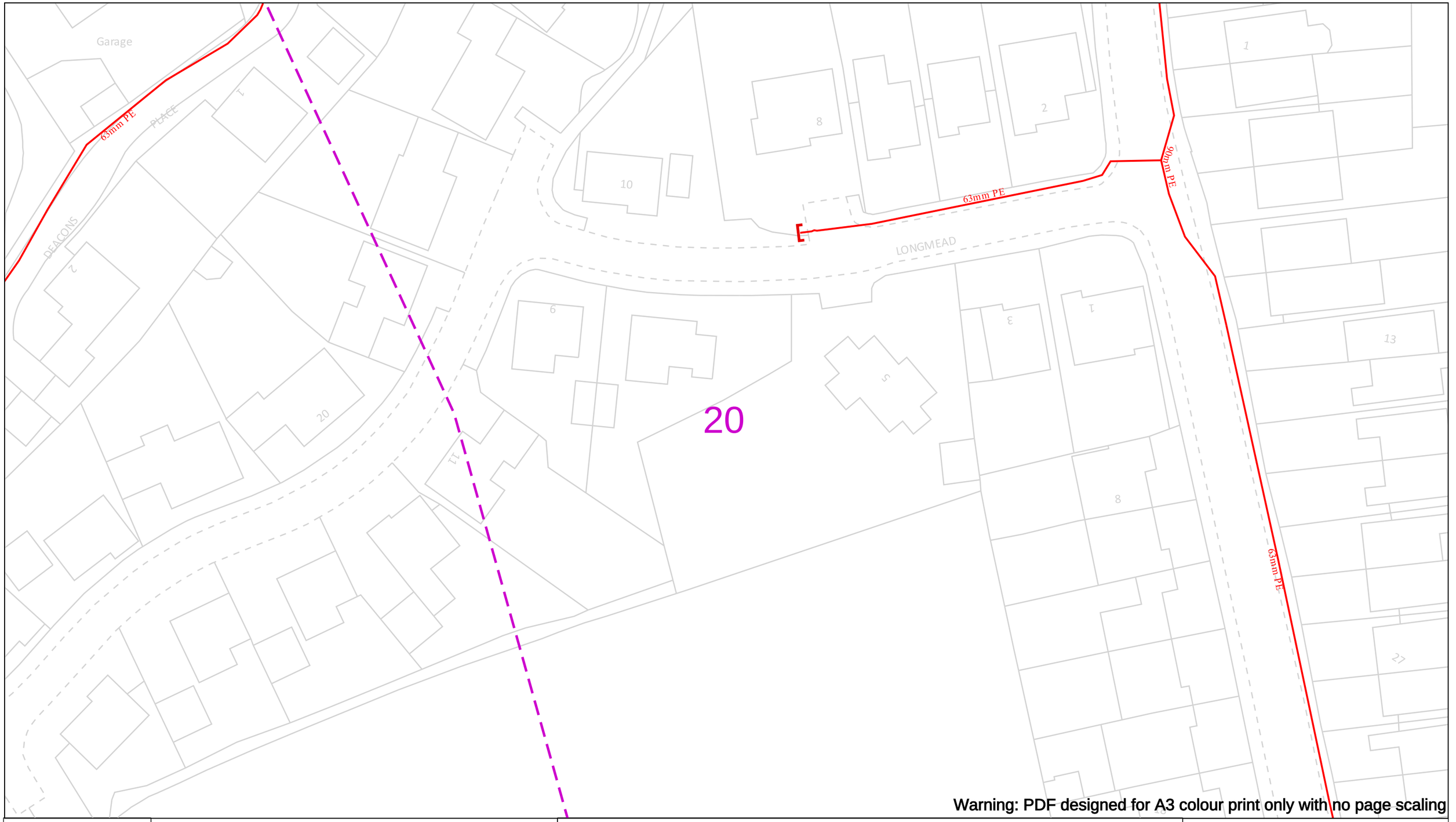
Dig Sites Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

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

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50m

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

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
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Dig Sites Area: Line:

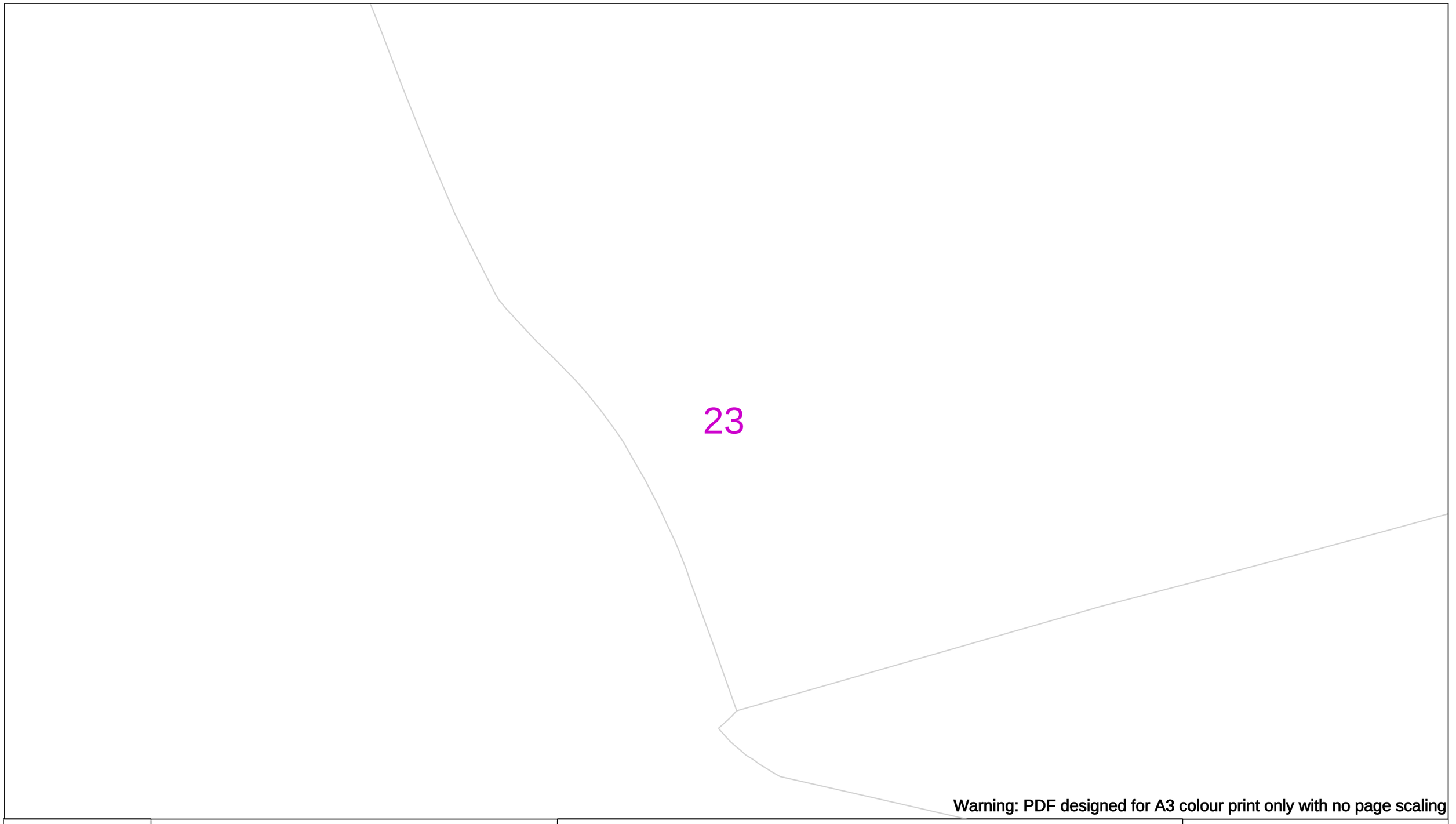
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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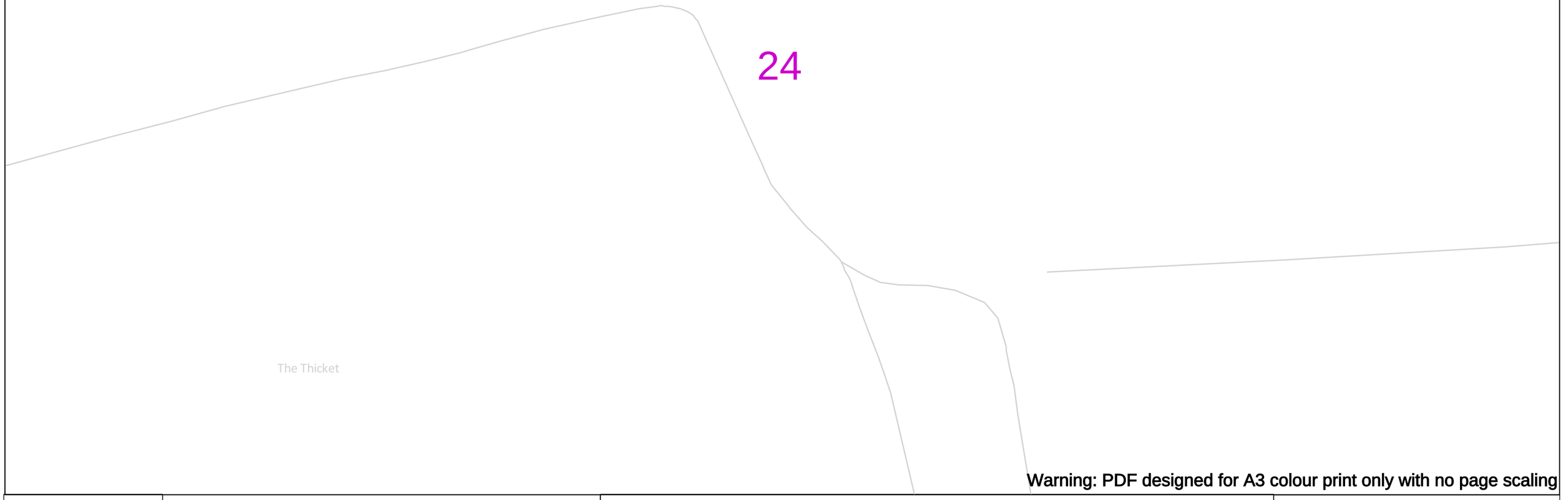
LP Mains
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Valve
Depth of cover
Syphon

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Material Change
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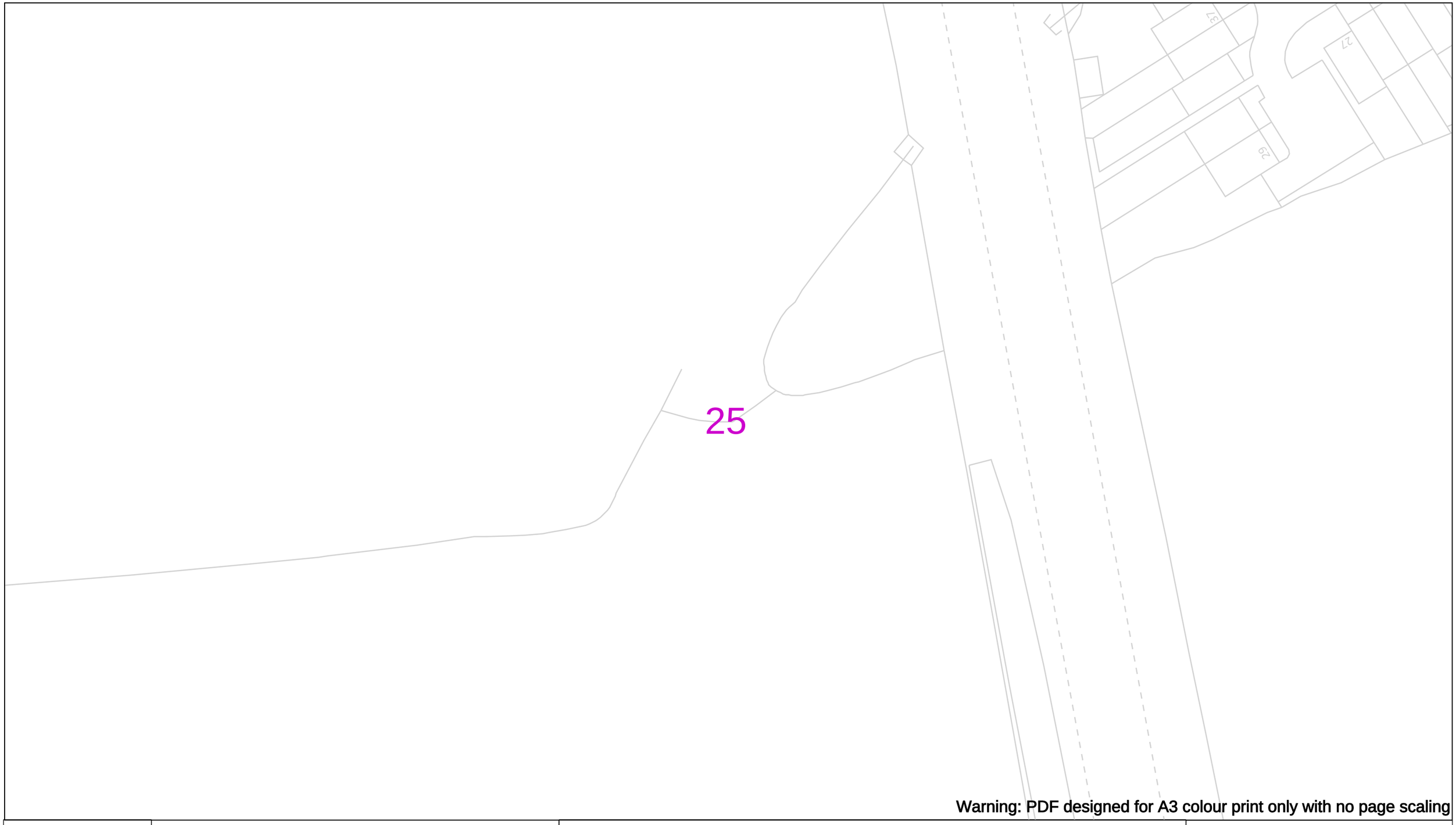
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Valve
Depth of cover
Syphon

Diameter Change
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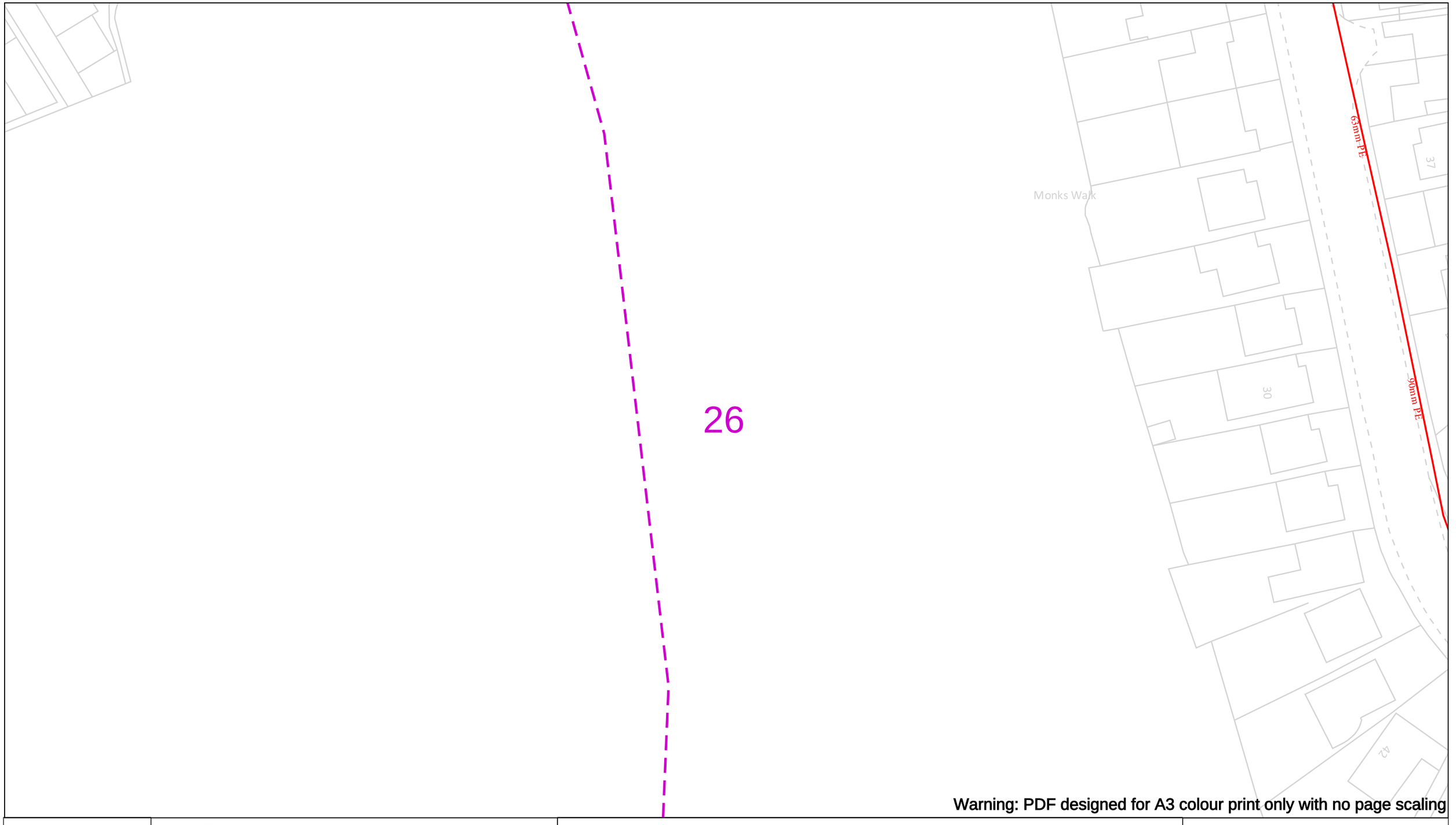
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Valve
Depth of cover
Syphon

Diameter Change
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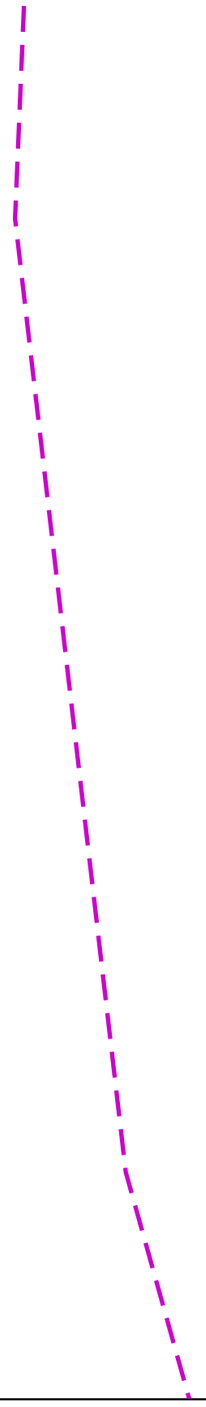
Area:

Line:

- LP Mains
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Valve
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Dig Sites

Area: Line:

LP Mains
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Valve
Depth of cover
Syphon

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Dig Sites

Area: Line:

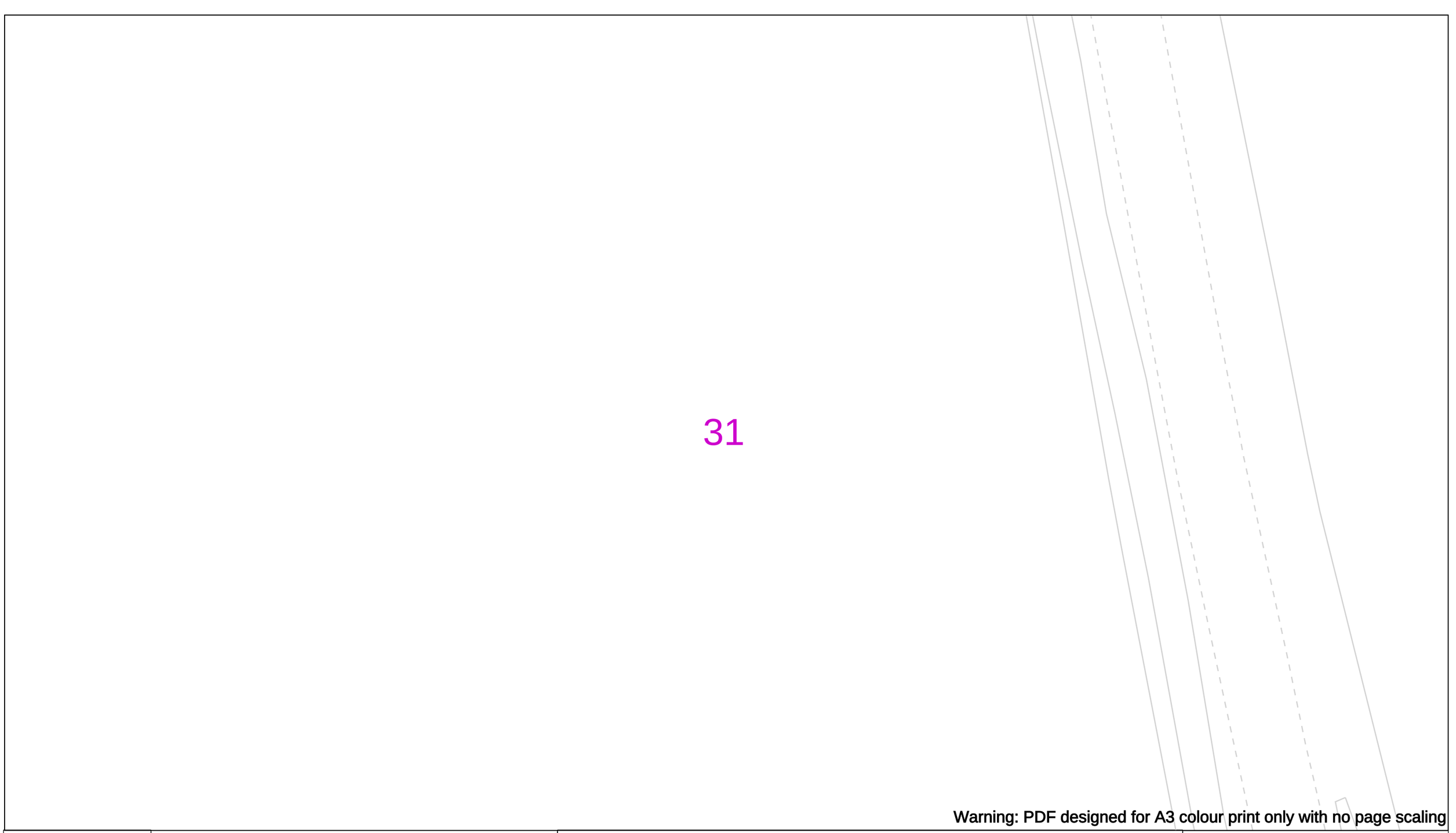
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Cadent
Your Gas Network

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Date Requested: 02/03/2023
Job Reference: 28713839
Site Location: 535223 229179

Your Scheme/Reference:
Buntingford3

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area: Line:

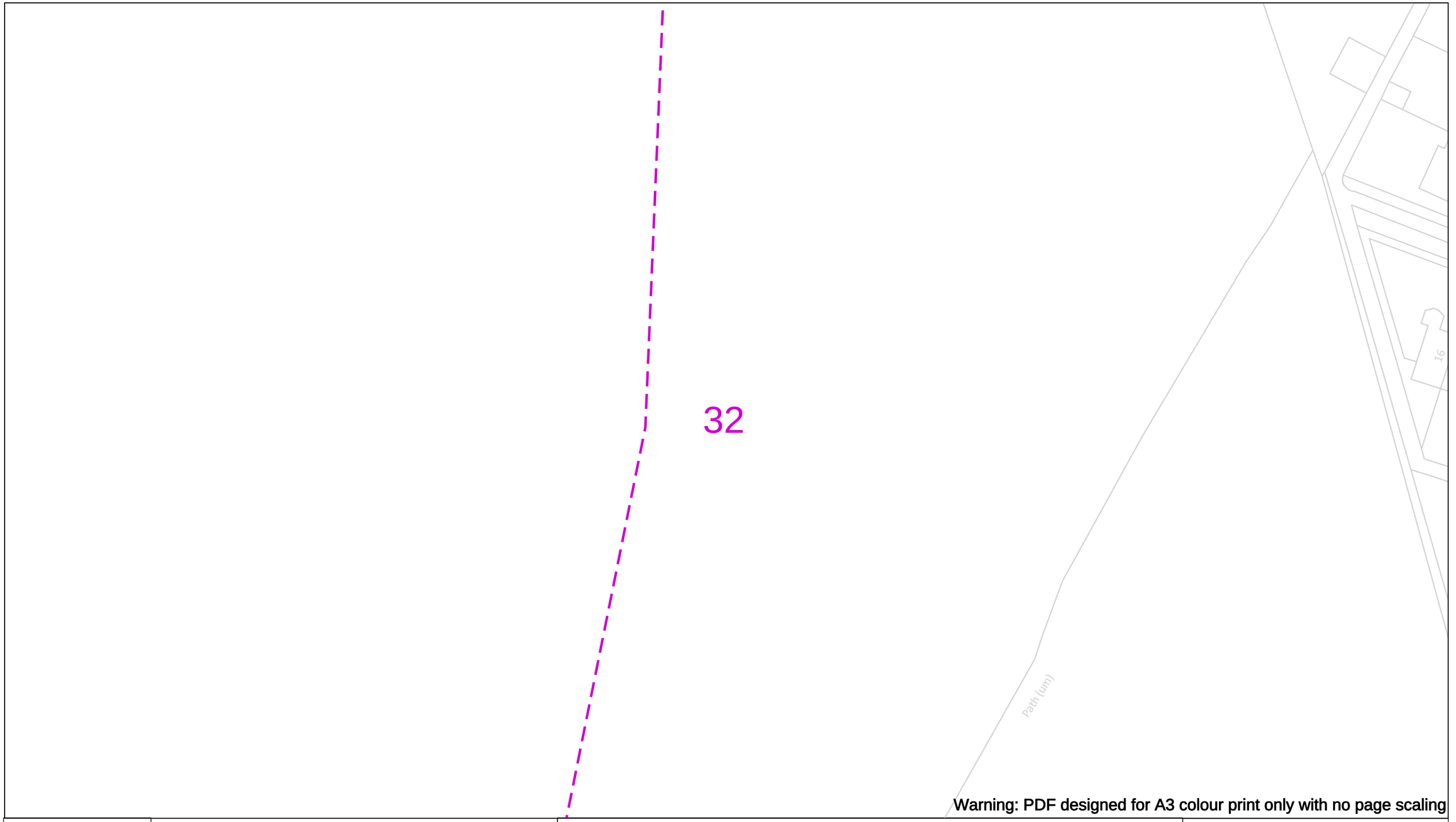
LP Mains
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Valve
Depth of cover
Syphon

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Dig Sites

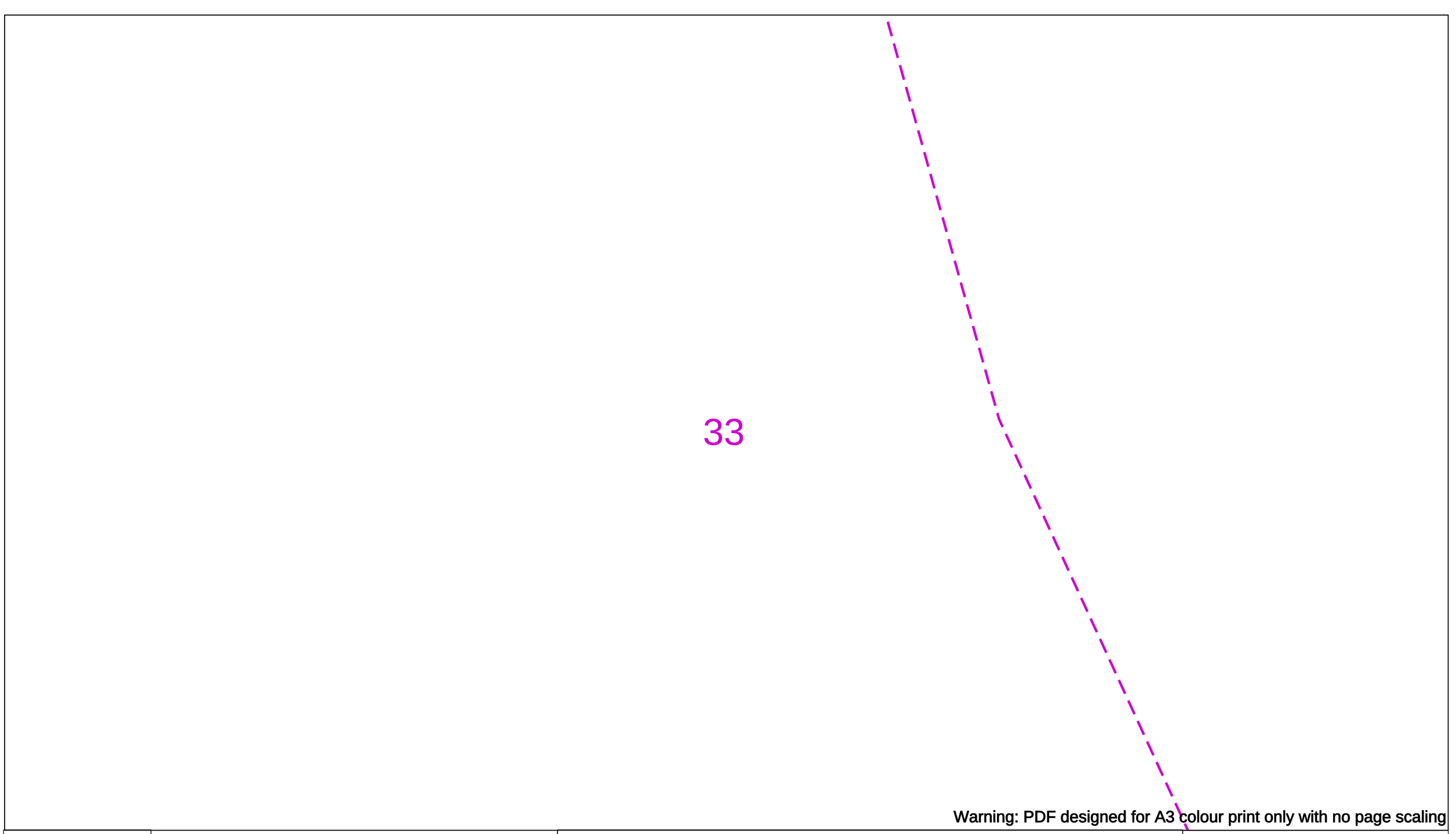
Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

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

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LP Mains
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IP Mains
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Valve
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Dig Sites

Area: Line:

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LHP Mains

Valve
Depth of cover
Syphon

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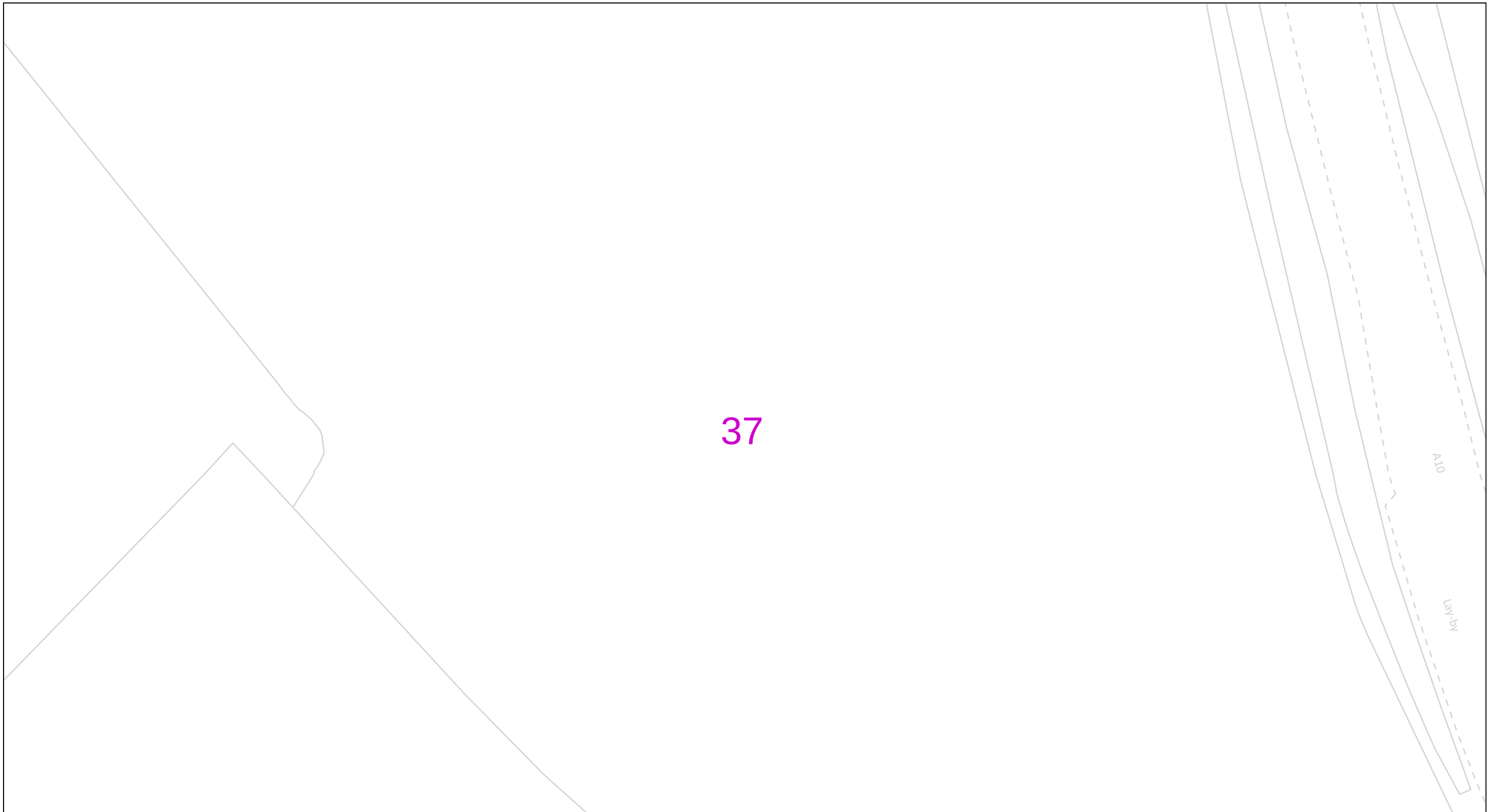
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
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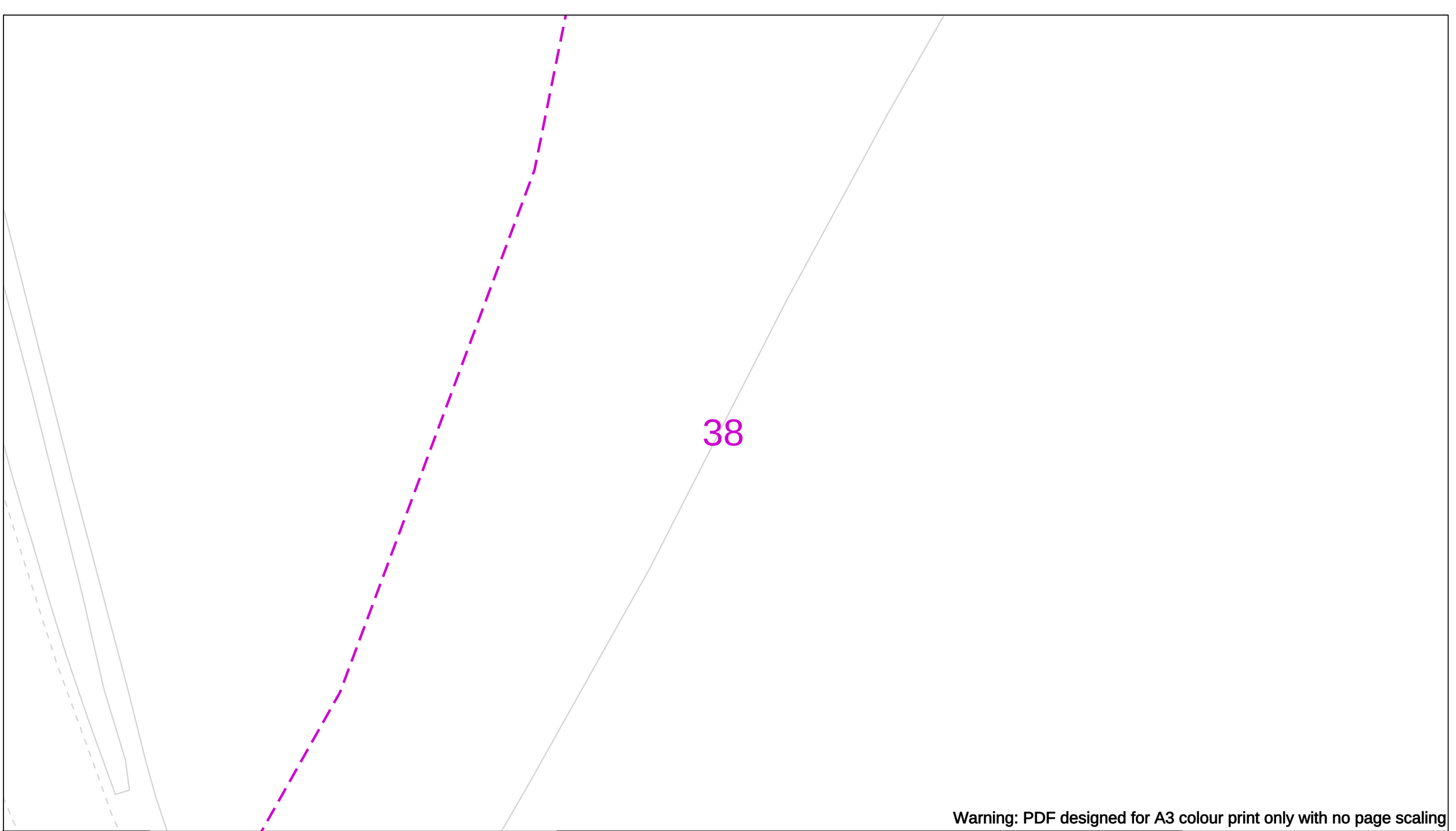
50m

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

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In case of an emergency call 0800 111 999

50m

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

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Dig Sites

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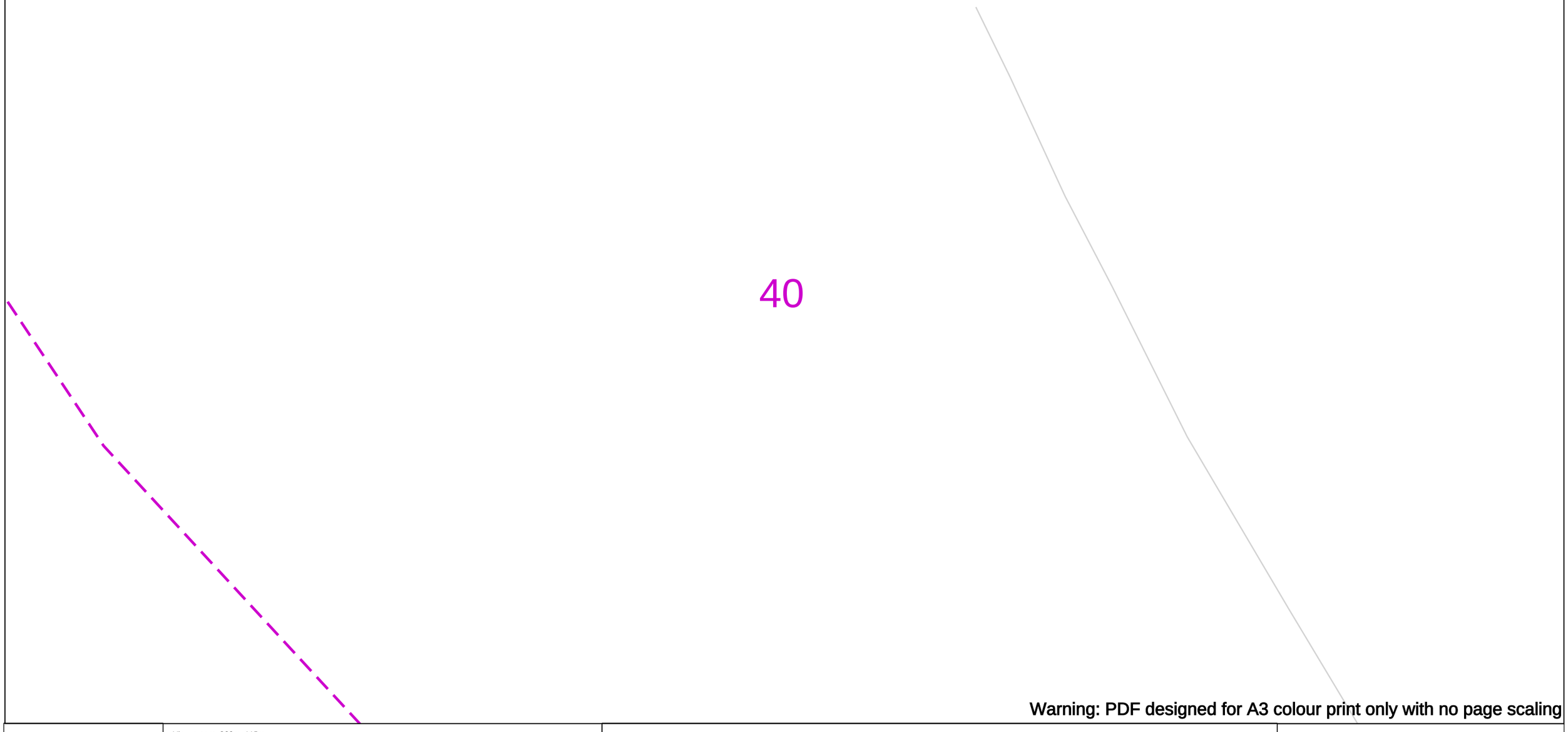
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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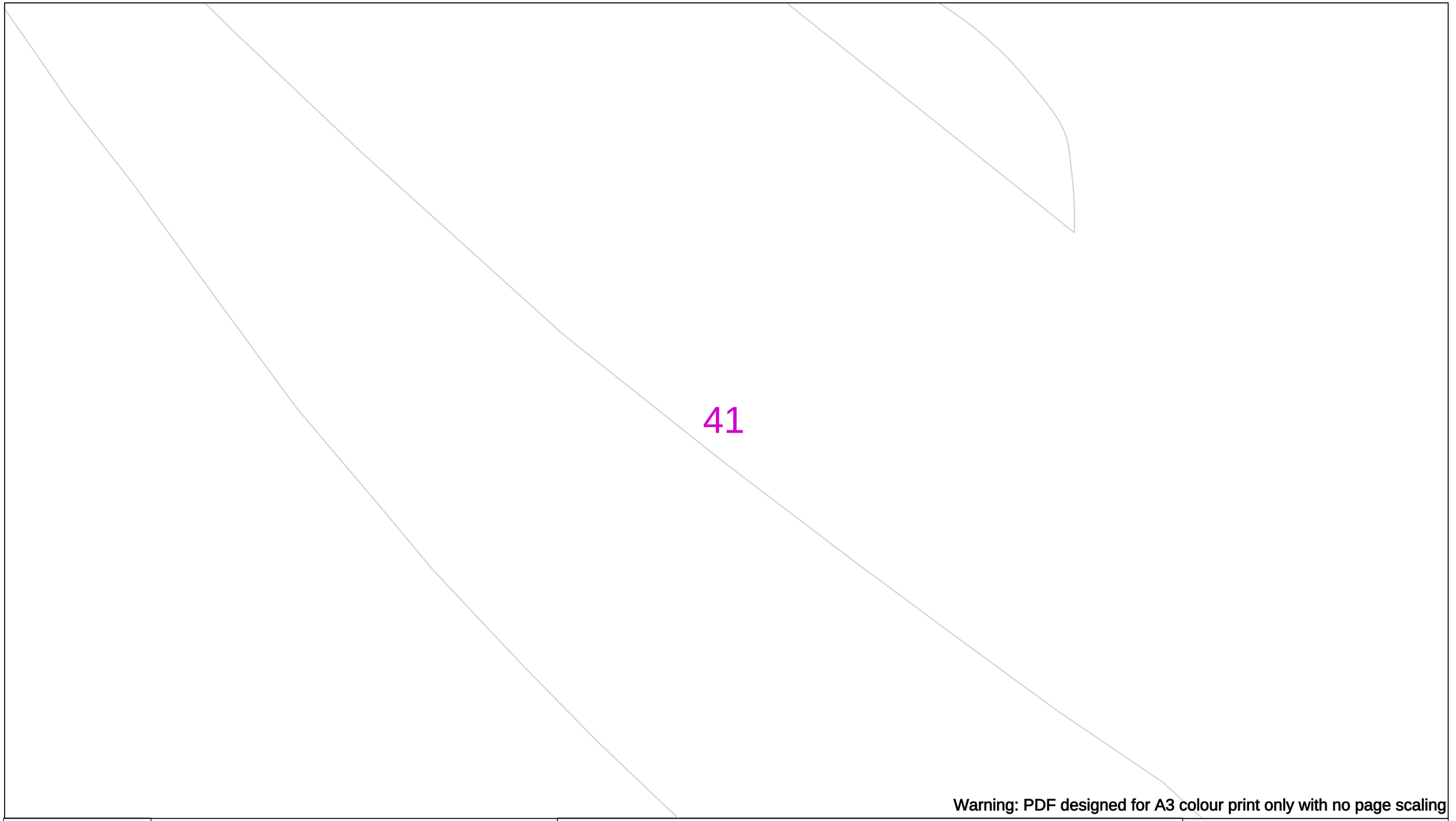
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50m

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

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Your Gas Network

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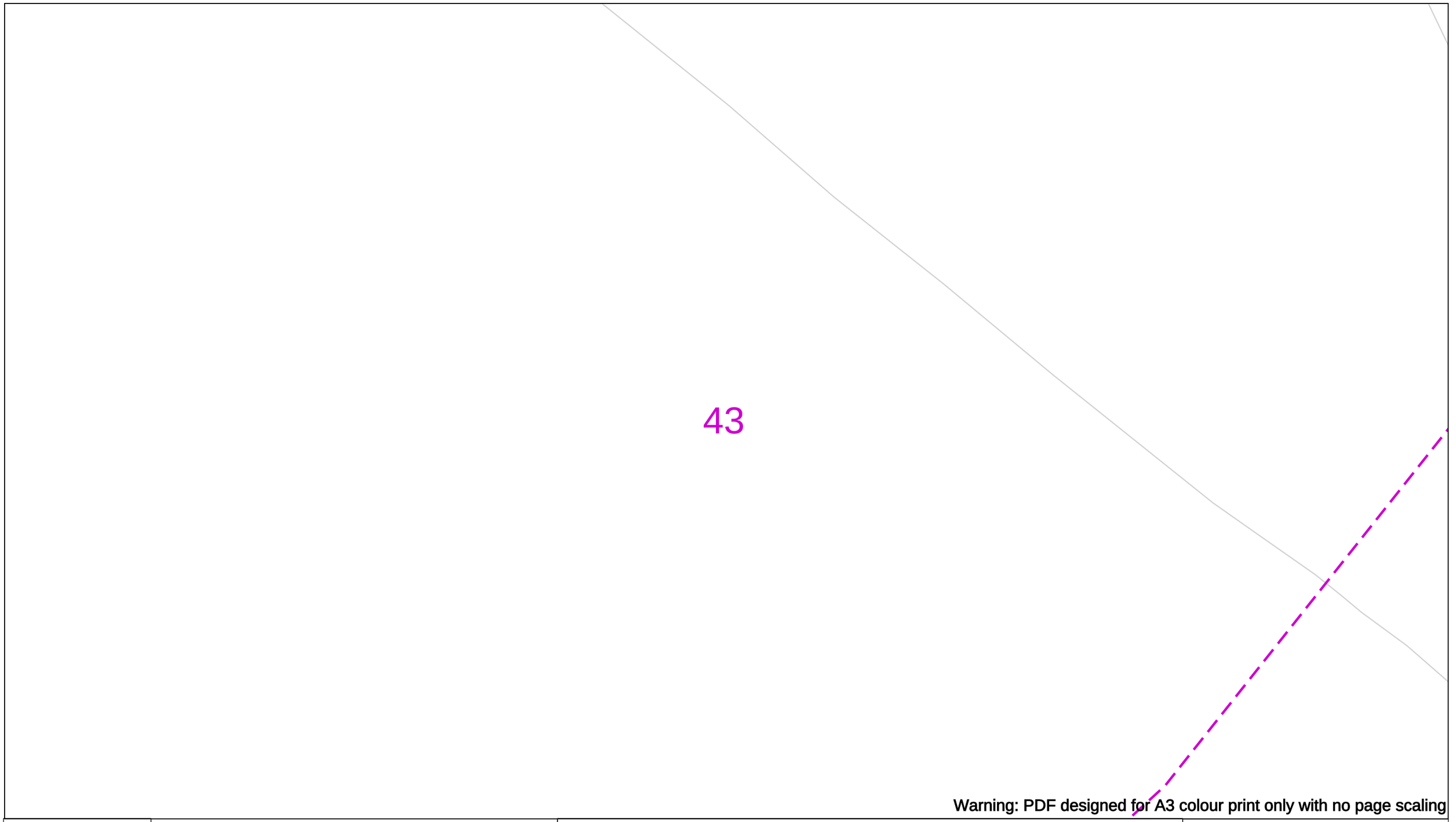
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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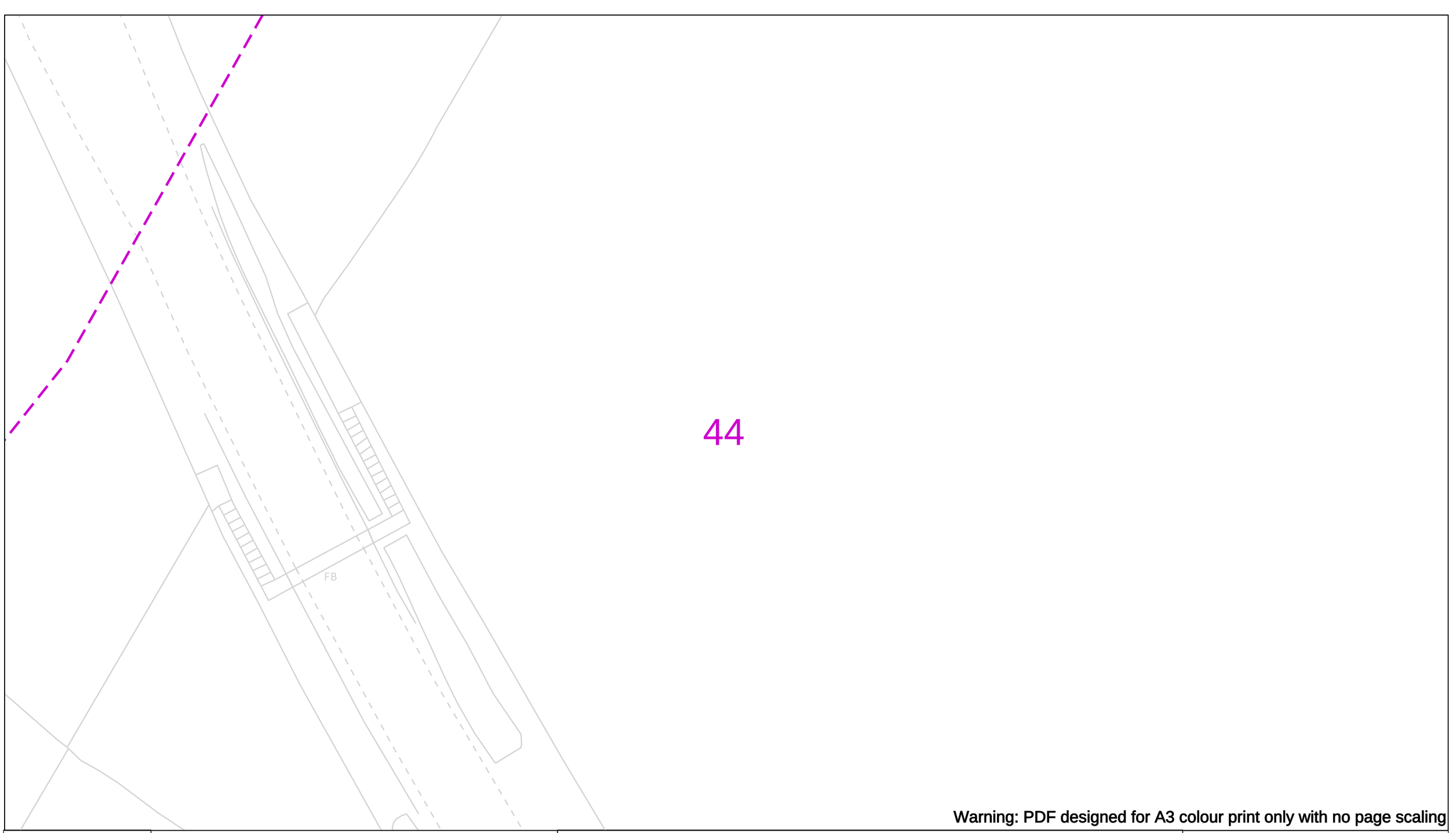
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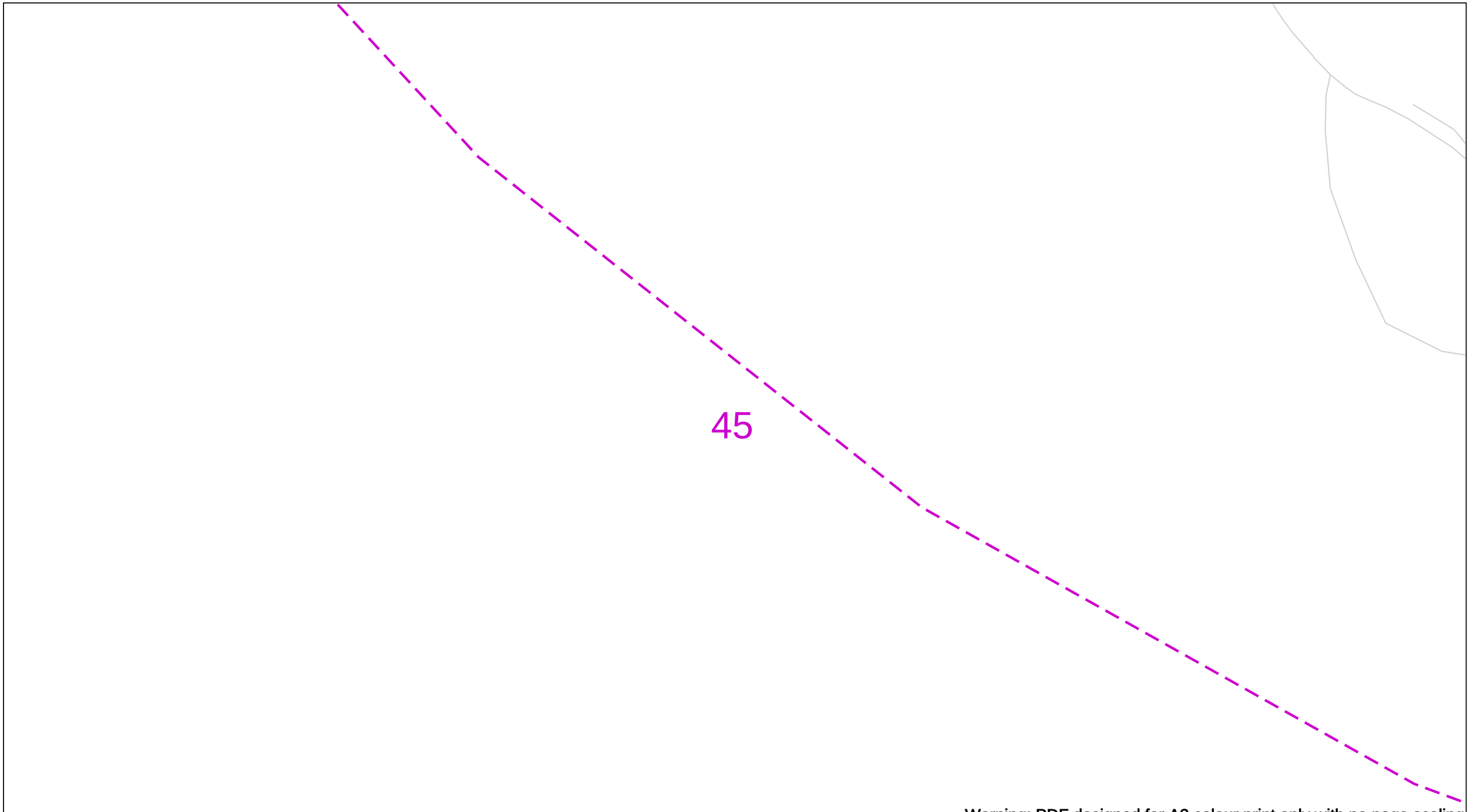
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Area:

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Valve
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In case of an emergency call 0800 111 999

50m

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

Cadent
Your Gas Network

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Date Requested: 02/03/2023
Job Reference: 28713839
Site Location: 535223 229179

Your Scheme/Reference: Buntingford3

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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Dig Sites

Area: Line:

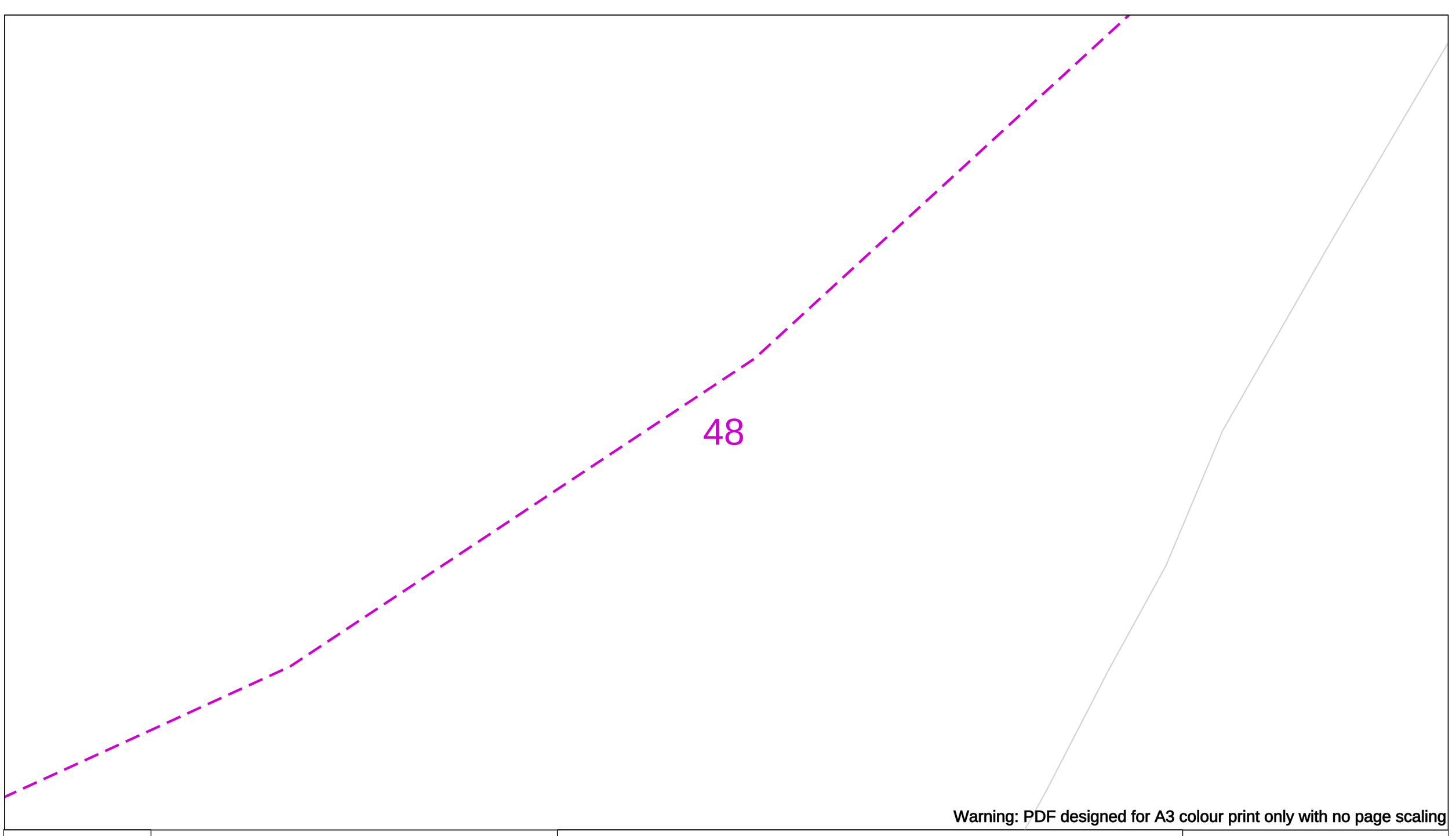
LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Valve
Depth of cover
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In case of an emergency call 0800 111 999

50m

Dig Sites Area: Line:

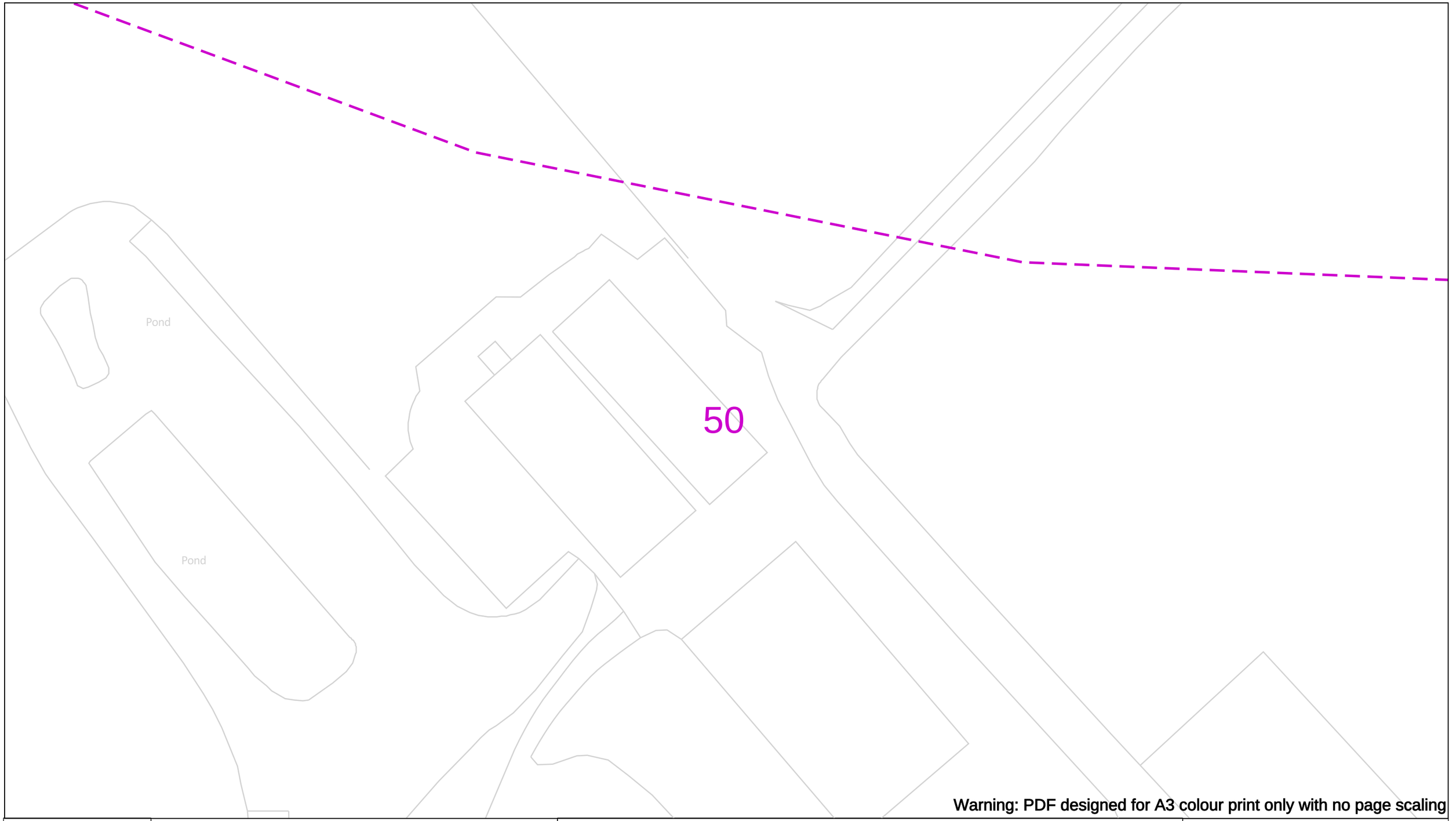
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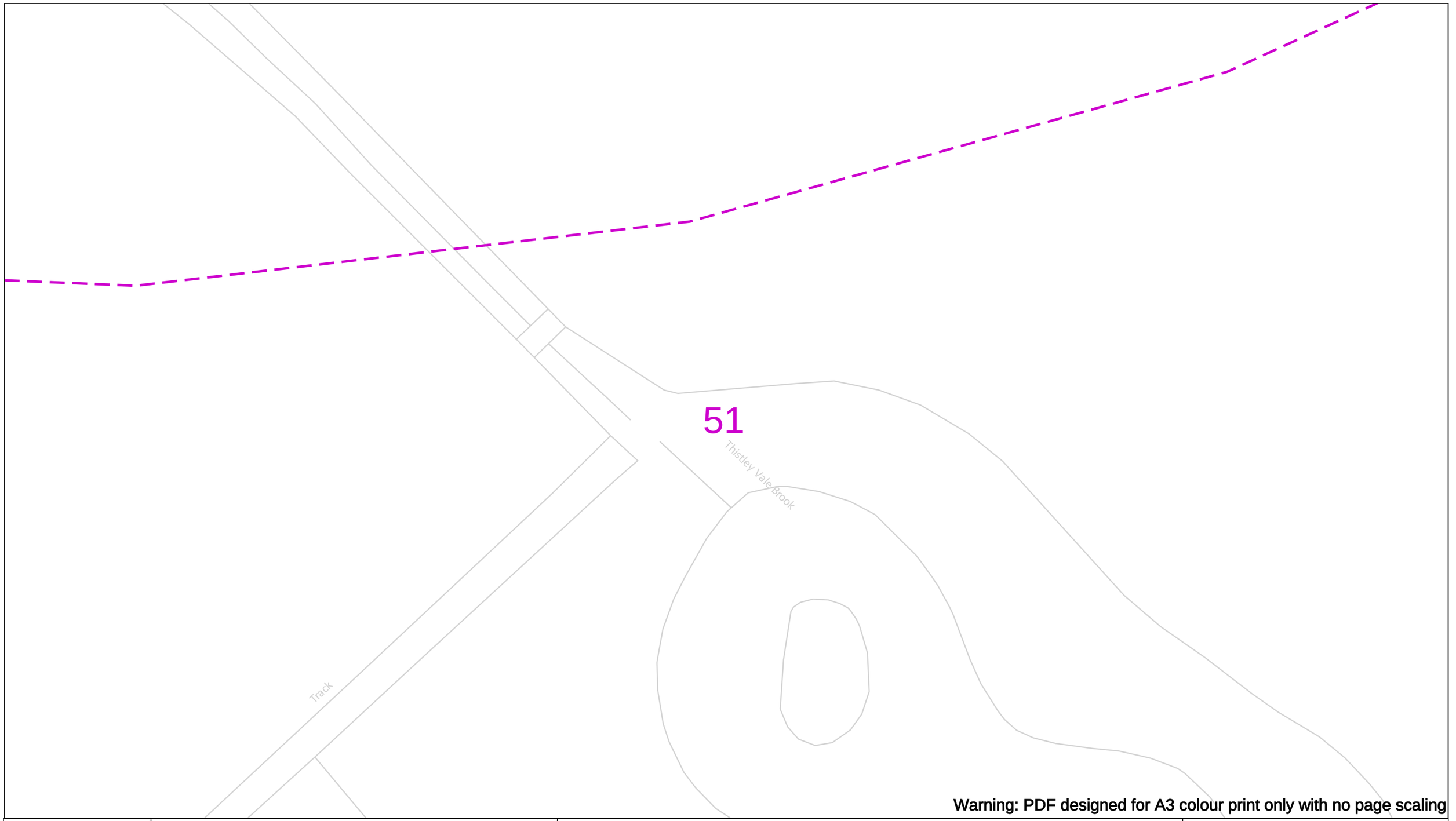
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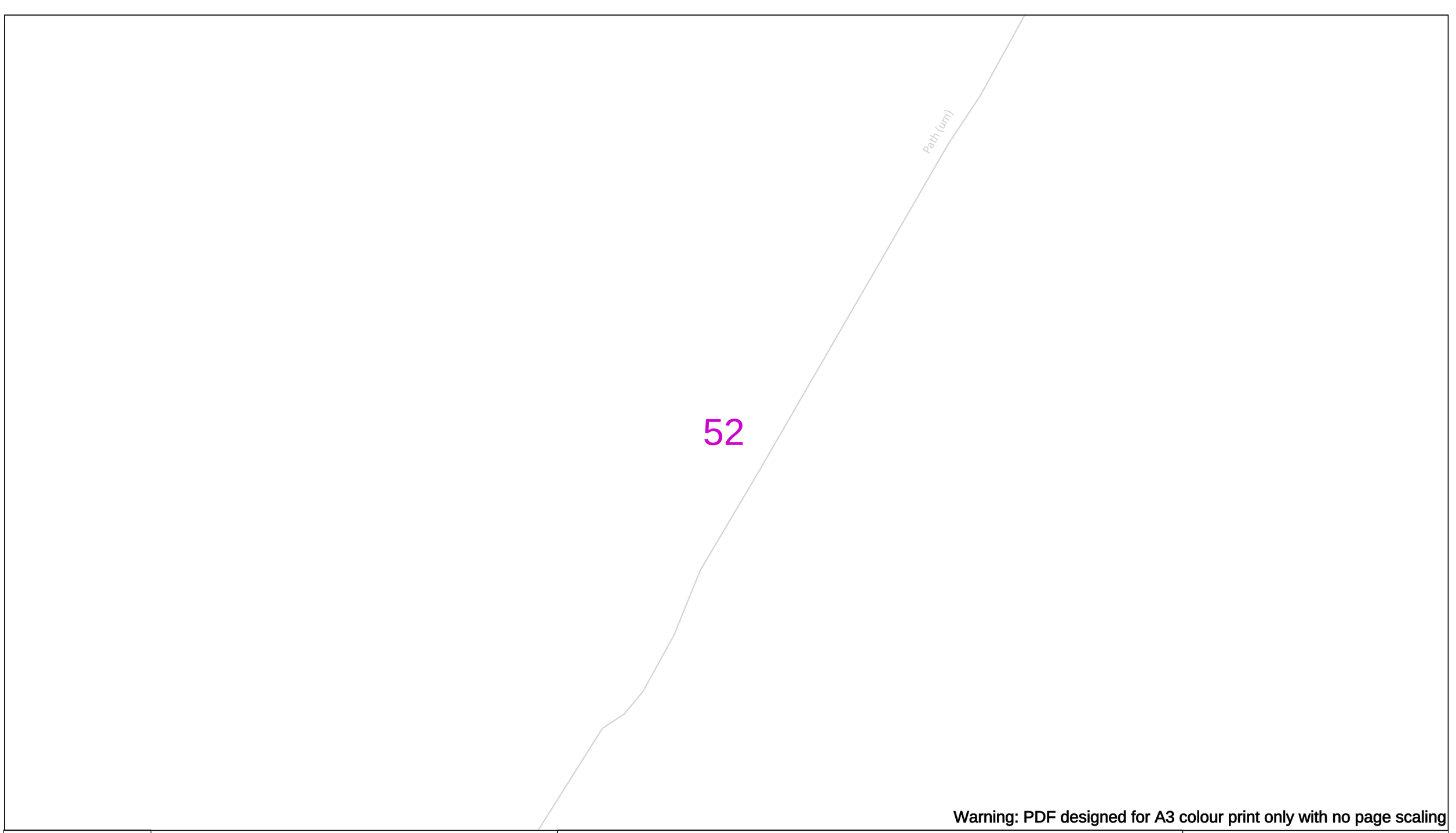
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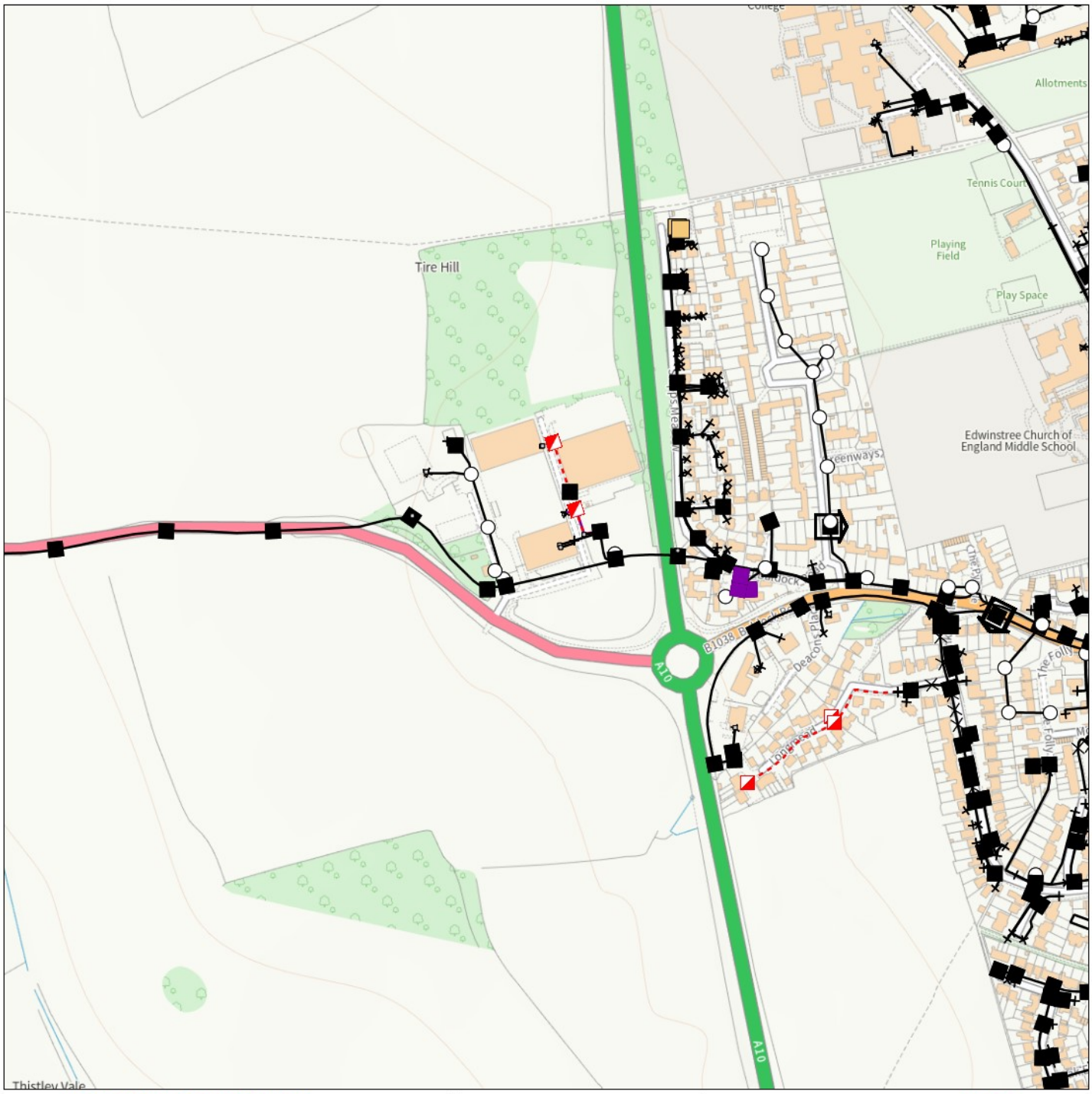
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Cadent
Your Gas Network

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Appendix E: Openreach Asset Plans

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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Controller of Her Majesty's Stationary Office
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KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

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 : ETQ12496M
Map Reference : (centre) TL3541829504
Easting/Northing : (centre) 535418,229504
Issued : 15/03/2023 12:49:47

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

Appendix F: Affinity Water Asset Plans

Land West of the A10, Buntingford, SG9 9ER

AffinityWater

X535051,Y229584

06/03/2023

This map was created by the Affinity Water Asset Information Team, Tamblin Way, Hatfield, AL10 9EZ
Page Size = A0

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Plans are continuously being updated, so out of date plans should be destroyed and not relied upon. The position of apparatus shown on this plan is provided for guidance only and should not be relied upon as being precise. Therefore the Company accepts no responsibility in the event of inaccuracy. Service pipes are not necessarily shown on this plan. Cover is normally 915mm for mains and 750mm for communication pipes but this may vary. The actual position of apparatus must be determined on site by making hand dug trial holes. The Company requires a minimum of two working days notice of the intention to excavate trial holes.
Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act 1991 to operate or interfere with any valves, hydrants or other apparatus vested in Affinity Water.

1:2,000

N

- Distribution Main
- Asbestos Distribution Main
- Abandoned Main
- Asbestos Abandoned Main
- Communication Pipe ***
- Supply Pipe ***
- Other / Private Pipe ***
- Adit / Tunnel
- Cable
- Hydrant
- Fitting
- Easement
- Company Boundary

*** position of Communication, Supply or Other pipes shown may be inaccurate or out-dated and should not be relied upon

Appendix G: UK Power Networks Budget Estimate

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

Company:
UK Power Networks
(Operations) Limited

Registered in England and Wales No: 3870728

Date: 05 January 2024

Our Ref: 8500283532 / QID 3000048386

Site Address: Land South of Baldock Road / BUNTINGFORD SG9 9ER

Budget estimate

I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Quote as "UK Power Networks". Thank you for your recent enquiry regarding the above premises.

I am pleased to be able to provide you with a budget estimate for the Works.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works and only a cursory assessment of any Reinforcement costs that may be applicable has been undertaken. A detailed evaluation of any potential Reinforcement costs, including the applicability of the High-Cost Project Threshold and associated Cost Apportionment Factor will be undertaken upon receipt of a formal application for a Connection Offer. This Budget Estimate is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

Description of work included:

The budget estimation for the Works is:
UK Power Networks will extend the 11KV network onto the development and will provide the customer with a 2500KVA 11KV service, these works are subject to the completion of planned network reinforcement works and also third party legal consents. This budget is mutually exclusive to the 3950KVA budget issued on project 8500283505.

High Voltage Points Of Connection

[redacted] if the Points Of Connection (POC) is to our High Voltage network along Baldock Road and at our Cherry Green Primary Substation.

Assumptions

This budget estimate is based on the following assumptions:

- No allowance has been included for any out of hours working
- The ARC suppression coil at Cherry Green Primary can be retuned/upgraded
- This budget is for a 11KV service and does not include any costs for any transformers, LV mains or services.
- The planned network reinforcement works can be delivered.

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the Quote.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent Quote. You should note also that UK Power Networks' formal Quote may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website click here to complete application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely

Gabriel Mc Cullagh

Gabriel McCullagh

Mobile: 07812 262 439
Email: gabriel.mccullagh@ukpowernetworks.co.uk



To download your free safety leaflets and resources visit
UK Power Networks - Safety Page

Appendix H: Affinity Water Pre-Development Enquiry

Affinity Water

21/12/2023

Pre-Development report for DS0057400

Thank you for your Pre-Planning Enquiry application for your proposed development at Land South of Baldock Road.

Based upon the information provided in your application, we are pleased to share this report for the new water supply to your proposed development.

Please be advised that any figures included within this report are indicative and are based upon the information you have provided at this stage. All values remain subject to change and will be partially dependent on the provision of your finalised site plans. Where information has not been provided or is vague, assumptions have been made.

For more information about our changes, and the circumstances under which these rates are fixed, please refer to Our Charges page on our website.

Once you are ready to proceed with your development, you will need to progress this application by logging onto our online portal.

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

Yours sincerely,

Amanda Curran
Development Experience Affinity Water
0345 357 24 28



Your Proposed Development

The information within this report has been based upon the following information that was submitted as part of your application. The purpose of this report is to confirm if the development can be supplied with water, if any reinforcement work will be required to supply the site and, to identify any existing assets crossing the site which may require diverting or protecting.

Property Type	No. of Properties
Residential	0
Commercial	5
Industrial	Uncertain
Other (inc. fire supply)	Uncertain

Anticipated Build Rate

Year	No. of Properties
2023/2024	0
2024/2025	0
2025/2026	0
2026/2027	0
2027/2028	0
2028/2029	0
2029/2030	0
Beyond 2030	0

Existing Assets

Our records indicate that we have the following assets within the boundary of your development site as detailed below. This information is provided for guidance purposes only, the actual positions of apparatus should be confirmed by hand dug trial holes.

There is a 7" CI/SI Main running in the Road between the two sites

Easement Information

We are unable to permit development either over or within the easement strip without our prior consent.

Pipe Size (mm)	Total Easement Required (m)
Less than 150mm	4m (2m either side, from the centre line of the water main)
150mm – 450mm (6" – 18")	6m (3m either side, from the centre line of the water main)
>450mm (18")	8m (4m either side, from the centre line of the water main)

For further information, please see our Building near our pipes and apparatus guide on our website.

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 separate formal application if you would like a diversion to be considered, this can be completed through our online portal.

Water mains should be located in highways or open space and not in private gardens, to ensure available access for any future maintenance and repair. Please consider this when planning your site.



Affinity Water

Your New Water Supply Budget

Budget Costs

To support the budget forecast for your new development, please find below the estimated cost for delivering the new water mains for your site. All costs below are outlined in our '*New Connections Charging Arrangements*' document, published on our website. Please refer to this document for further information regarding these costs.

Description	Qty	Total exc. VAT
Mains: Fees		
Mains Application fee	**1**	£495.00
Mains Design Fee	**1**	£943.00
Mains: Construction		
Main (101-130mm) Road	**3**	£1,224.00
Under Pressure Connection / Branch Connection – (191-260mm diameter parent main)	**1**	£4,861.00
Connections: Fees		
Application fee - Company Laid Connection	**5**	**£155.00**
Total budget:		**£7,678.00**

Contestable work is open to competition and can be provided by alternative connections providers rather than the water company as long as they have the appropriate approvals on the Lloyd's register. Non-contestable work is that which us, as the water company, must carry out and may include works on the existing network.

You may wish to consider appointing a WIRS accredited Self-Lay Provider (SLP) to complete the contestable works related to your development. You can find more information on this option, including information on the industry codes for adoption on our website.

You may prefer to use a Self-Lay Provider for several reasons, such as:

- SLPs may be able to provide a multi-utility option;
- SLPs may offer a more cost-effective solution when constructing your project;
- SLPs may provide greater flexibility in meeting your construction programmes.

If you'd like to explore this option, and need to find a WIRS accredited self-lay provider, you can do so on the Lloyd's Register website at the following address: https://www.lrqa.com/en/utilities/water-industry-registration-scheme-wirs-wirsae/search/.

Other Costs

In addition to the above, the following items, although not exhaustive, may be required and have not been included in the budget costs:

- Infrastructure charges and associated credits
- Any costs incurred due to exceptional circumstances including additional traffic management charges
- Building water charges
- Miscellaneous charges such as line stops, aborted visits etc.
- Administration fees if the full and proper application opts to be delivered by the water company
- Onsite services construction costs

A detailed design (including consultation with statutory bodies, e.g. fire authority and local authorities to establish traffic management requirements) and cost advice will be provided upon complete and accurate submission of the appropriate application relevant to your development.



All relevant and required charges are required to be paid in advance of any service undertakings by us, the water company. Where a self-lay provider is selected, separate agreements may be made between third parties, however, all relevant charges owed to the water company will be required in advance of any service undertakings.

Infrastructure Charges and Associated Credits

The purpose of our infrastructure charge is to ensure new connection customers contribute to the costs of reinforcing our network required as a result of increased pressures from new properties being connected.

We will apply an income offset for each new connection where an infrastructure charge applies. Income offset payments are discounted from the infrastructure charge, along with any water efficiency credits.

Water efficiency credits will be provided where submission of suitable evidence against qualifying criteria is met and identified at time of full application, in advance of provision of a cost advice. Further information is available on all our charges on the Our Charges page on our website.

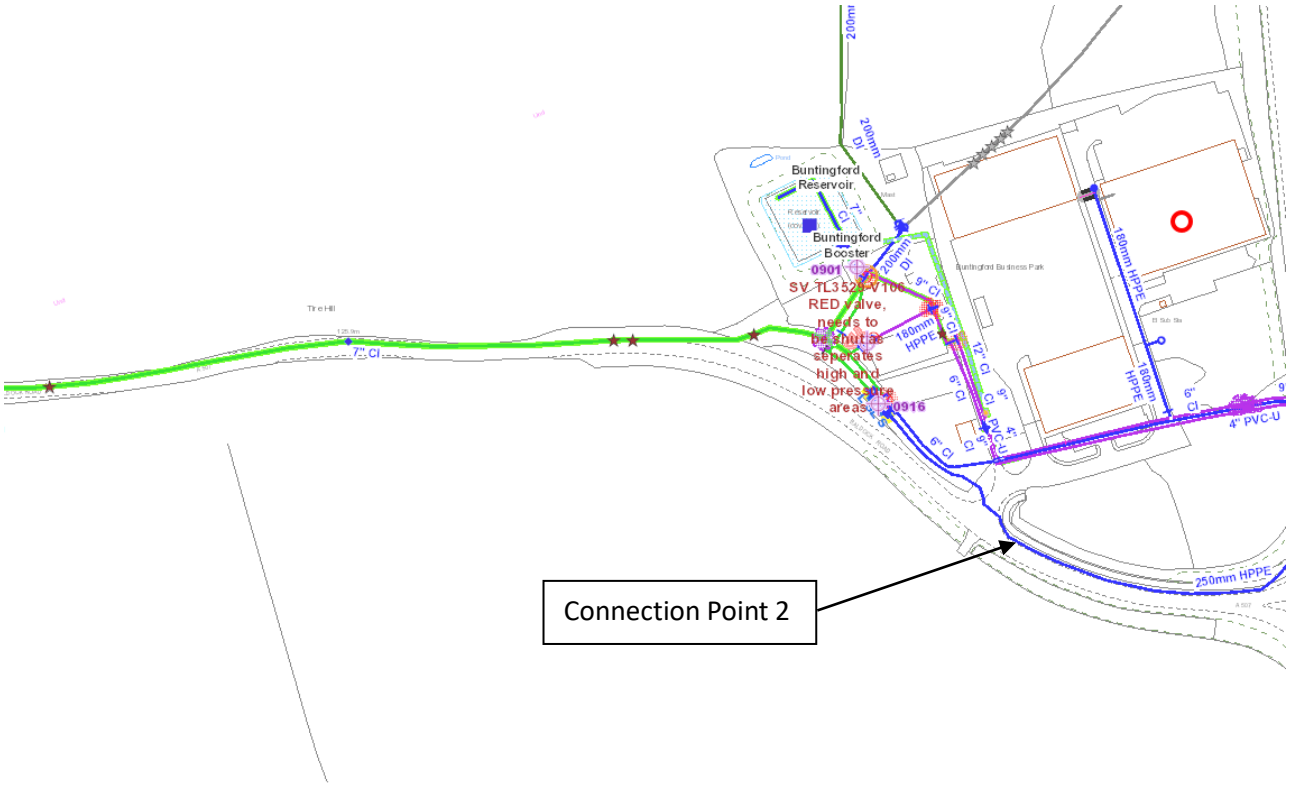
The infrastructure charges and income offset become due on completion of new service connections and are to be paid by the developer or NAV provider.
For indicative purposes, we have included below the current infrastructure charge, income offset and water efficiency discount on a per plot basis for standard household connections.

Description	Value
Water Infrastructure Charge	**£434.00**
Income Offset Payment	**-£164.00**
Water Efficiency Credit	**-£258.00**
2023/24 Balance per plot	**£12.00**

Your New Water Supply

Point of Connection

Please see the diagram below illustrating the point of connection to your site. The development should connect to the 125mm Spur off the 250mm . Please be advised these measurements are approximate and are subject to change upon finalisation of your site plans under a full and proper application.

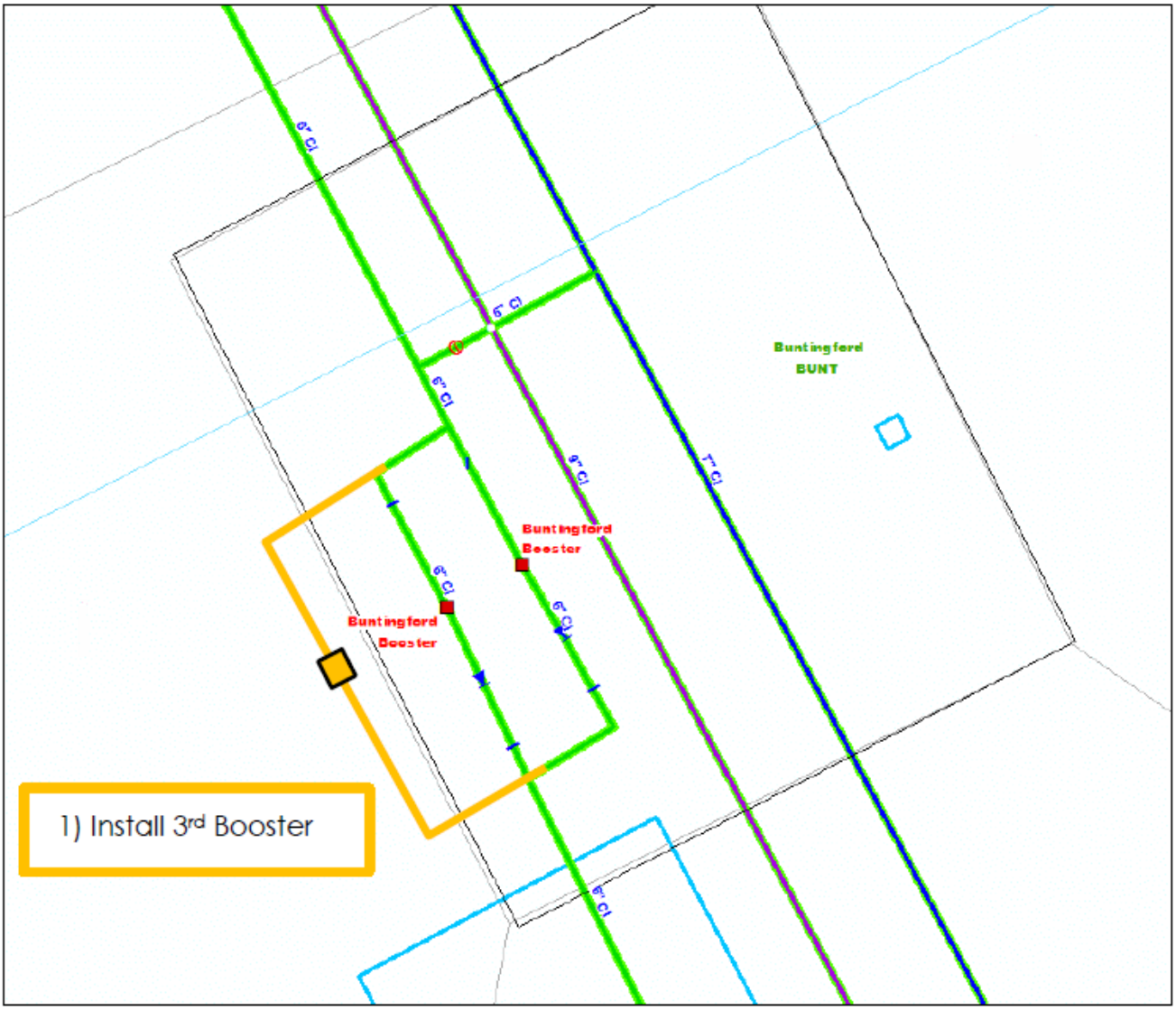


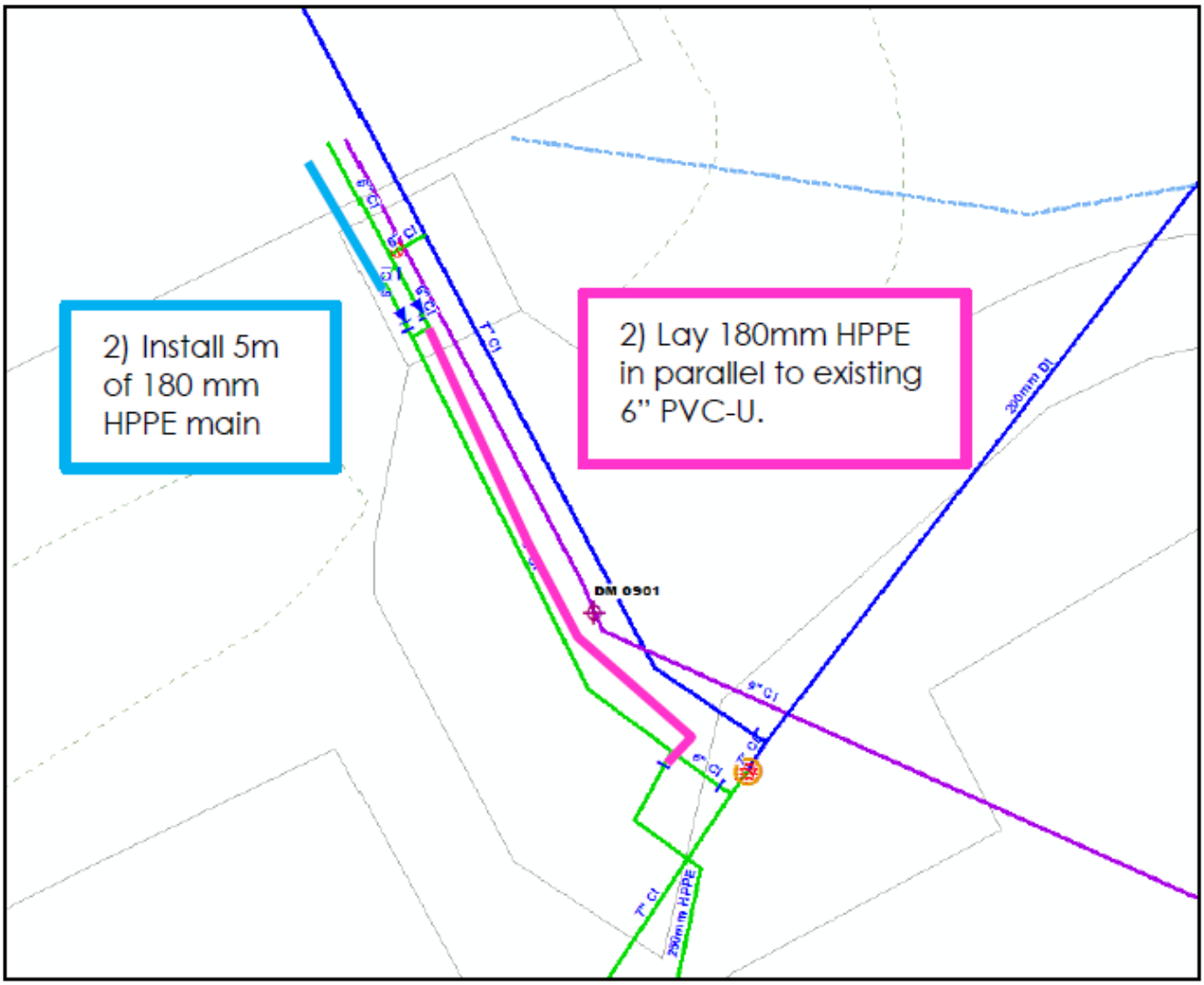
Reinforcement

In order to understand the impact of your new development on our existing network, we undertake a modelling activity to determine whether network reinforcement will be required to meet the additional demand, or whether our network has sufficient capacity to supply your development without such reinforcement works. Network reinforcement can be separated into two categories, strategic and local.

Our model has confirmed that the existing network **does not** have sufficient capacity to supply your new development.

Reinforcement required Upstream of the Development


6" CI
6" CI
6" CI
6" CI
7" CI
6" CI
6" CI
6" CI
Buntingford
BUNT
Buntingford
Booster
Buntingford
Booster
1) Install 3rd Booster



The developer's contribution to the construction of required network reinforcement will be covered by the payment of our infrastructure charges levied on a per property basis, unless deemed to be site-specific. Site-specific reinforcement is liable to be recovered in full from the developer in advance of the commencement of works.

Next Steps

If you wish to move forward with receiving a detailed design and cost advice for your development, we require submission of a full and proper application via our portal along with relevant supporting documentation.

Please note we cannot proceed if the application form is incomplete. Please provide estimates for items such as loading units and build rates if actuals are currently unknown.

The start of mains and service connections works on your site is dependent upon our current programme of works, although every effort will be made to accommodate your timetable. It should be noted that construction in the public highway is governed by statutory regulation and under certain circumstances commencement of offsite works may be delayed by up to 12 weeks from the receipt of

your payment to gain permission from the Local Authority.

This report provides no guarantee of reservation of network capacity and due to the fluctuating nature of our network will be reviewed upon receipt of a full and proper application for your development.

Call us on	Visit our portal	Visit our website
0345 357 2428	affinitywater.custhelp.com	affinitywater.co.uk/developing

