
UTILITY CONSULTANT SERVICES LIMITED

Aurora Properties (UK) Ltd
Catherine Bourne Farm
Mimms Lane
South Mimms
EN6 3LY

BIRCH HOUSE
RUSHLEY GREEN
CASTLE HEDINGHAM
HALSTEAD
ESSEX
CO9 3AH

TELEPHONE: [REDACTED]
EMAIL: [REDACTED]

11 June 2022
Our ref: F1711

For the attention of [REDACTED]

Dear [REDACTED],

Re: Development at Peplins Way, Brookmans Park, Hatfield AL9 7QR

Thank you for your instruction to carry out the utility search on the above development site.

I have contacted all the relevant utilities regarding your development at the above site and enclose a copy of each response.

ELECTRICITY:

UKPN have provided a copy of their existing asset plans that show that they have no network across the proposed development site.

UKPN operate network in both Peplins Way and Bradmore Way, with the nearest substation being located in Peplins Way. The load required by the site will require at least one new substation to be established within the development site and unfortunately the high voltage network arrangement serving this existing substation means that the network cannot be extended into the site from this source.

At the detailed design stage it may be possible to extend low voltage network from this location into site to deliver a limited capacity to serve the site compound and the showhomes, although this will need to be confirmed at that stage.

Utility Assets have confirmed that their network is not affected by the proposed development.

GAS:

Network Provider	Gas only connection cost	Bellmouth diversion cost	On site diversion cost
Cadent	£N/A	£nil	£TBC

Cadent have provided a copy of their records which indicate that they operate a high pressure main within the northern section of the development site. The site layout has been designed to conform to the statutory safety clearances detailed by the HSE.

The site also has a 180mm medium pressure main across it. This will need to be diverted through the road network to avoid conflict with the proposed residential development. A C3 budget diversion cost has been requested, but at this time is not available for inclusion in this report. You should include a contingency of £80K for this respect.

Cadent have confirmed that the development will require connection to the medium pressure main. The appointed network provider will need to establish a gas governor on the development from which a low pressure network will be established around the site to deliver capacity. This gas governor would occupy a site of 3m x 2m and would need to be at least 3 metres away from the nearest residential unit or ignition source.

This governor would need to be located within the first phase of build on the development as it will be required to provide gas for the showhomes.

MULTI UTILITY:

GTC have confirmed that they do not operate any network in the vicinity of the site.

GTC have provided firm quotes for a dual fuel (Gas and Electricity) installation and a second firm cost for an electrically heated scheme. Both options are based on capacity being installed to deliver the future commercial requirements of the Scout Hut and the Care Home.

Both of the quotes are inclusive of a rebate in respect of GTC providing a fibre telecoms connection to each unit. This rebate is confirmed at £375.00 per residential unit and is based on the developer pre wiring the units to take service.

The installation of GTC fibre on the site will exclude provision of any other telecoms network providers being present. Most developers do not install the GTC fibre product on developments, as it limits the freedom of choice of the purchasers as not all telecoms suppliers have agreed terms to use the GTC network to deliver their service.

The gas heated scheme has been based on firm points of connection for the gas and electricity networks. The gas POC is at the 180mm Low Pressure main in Bradmore Way. The electricity POC is at high voltage to network at the southern junction of Bradmore Way and Peplins Way. A single electricity substation will be required on the development. This will most likely be of brick construction 4.04m squared, and should not be located within 3 metres of any habitable building. There is a risk that the site would be considered as 'hot' from an earthing perspective. If this is the case this clearance will need to be increased up to a maximum of 19 metres. The notification of whether a site should be considered as hot or not is part of the detailed design process and is not available at this stage.

The quotation value for the Multi Utility (gas/electricity/fibre) offer is £254,274.38. This needs to be increased to £301,149.38 if the fibre telecoms is to be provided by another party.

The electrically heated scheme has been based on ASHP being employed throughout the site. The scheme will require a new electricity substation. The details for the new substation are the same as for the gas heated option. The POC for the ASHP heated scheme is the same as the gas heated scheme option.

The commercial uses on site have been included in the overall capacity with the Scout Hut requiring a connection at low voltage. Capacity for the Care Home has been included, but at high voltage. A second substation will be required to deliver the load required by the Care Home. Costs for this additional substation are excluded from the quotation and will be subject to as further application.

The quotation value for the electric/fibre offer is £325,370.04. This needs to be increased to £372,245.04 if the fibre telecoms is to be provided by another party.

WATER:

Affinity Water have provided a copy of their existing asset plans for the development. These show that they have existing 24" main in the northern portion of the site. This existing 24" main is subject an 8 metre easement (4m either side) from the location of the pipe. The easement is within the no build zone of the high pressure gas main and therefore will not be affected by the development.

Affinity Water also operate a 180mm PE water main across the site. This will need to be diverted around the new site roads. You should include a contingency of £75K in this respect.

Affinity Water have undertaken a predevelopment budget report into the viability to serve the development. This report confirms that reinforcement works to their existing network will be required. These works include the overlay of 51 metres of pipe offsite in Mymms Drive. Under the current charging regime, these off site

reinforcement works are not chargeable and therefore are of no risk to the development.

Affinity Water have provided a budget cost for the provision of the new on site mains network and have referred us to their published charging arrangements 2021/22 for service connections and application fees.

Mains:

New on site network	£45,507.50
Application/Administration/Design fees	£17,499.00

Connections:

125 new 25/32 mm connections	£61,500.00
125 x Potable Water infrastructure charges	£45,750.00
125 x Sewer infrastructure charges (Thames Water)	£40,000.00
Total connection cost	£204,114.50
Less income offset value of new mains	£43,125.00
Total water network cost =	£167,131.50

TELEPHONE:

Openreach are able to provide connections from their existing infrastructure within public highway. They do not anticipate charging for the necessary offsite works and are prepared to enter into a contract which will allow a contributory payment against the on site works. Fibre To The Premise (FTTP) will be available for this development.

The record drawings supplied show that Openreach do not have existing plant to Bradmore Way and no diversions are anticipated. Network in Bradmore Way would be the source for the new fibre to serve the site.

The usual HBF rates would apply to the Openreach rebate for each connection. These are currently £140.00 per house and £50 per apartment..

CABLE TELEVISION:

City Fibre, C A Telecom, Engie, Instalcom, B sky B, Verizon, Virgin Media and Vodaphone have confirmed that they are not affected by the development.

OIL PIPELINES:

Linesearch have confirmed that the development does not affect any oil pipelines. Their notification identifies that some utility network may be affected, but these are identified in the relevant sections in this report.

Linesearch identified that there was an oil pipeline in the area of our search. Further investigation with BPA has confirmed although present in close proximity to the site, the pipeline would not be affected by the development.

OUTSTANDING INFORMATION:

1. Cadent diversion estimate for the 180mm MP gas main that crosses the site.
2. Affinity Water diversion estimate for the 180mm water main crossing the site.

Both of these outstanding items are on hold at your request. We have given an indication of the likely costs associated with each of these tasks, based on our experience from similar projects elsewhere.

I hope you find the above, and enclosed, satisfactory.

Yours sincerely

