

utilities and wastewater assessment

Boulton Moor District Centre and
Residential Development, Derby

CCE/E702/BM1-UWA-02

October 2021

For JSC Farming and
Central Land Holdings Ltd

Document Review Sheet

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The content of this report is based on information provided in early 2021. The validity of the statements made may therefore vary over time as network alterations occur.

The position of the apparatus shown on the Combined Services Plan is given without obligation and warranty, and the accuracy cannot be guaranteed. The actual position of the utilities infrastructure must be verified and established on site before any work is undertaken.

Reference	Date	Author	Checked
CCE/E702/BM1-UWA-01	September 2021	JAM	RT
CCE/E702/BM1-UWA-02	October 2021	JAM	RT

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3. Wastewater Drainage

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- A. Combined Services Plan
- B. Parameter Plan – Land Use
Illustrative Layout
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1.0 Introduction

- 1.1 This report has been prepared to provide an overview of the servicing constraint and supply implications associated with a proposed mixed used development at Boulton Moor located between the A6 and Chellaston Lane. The site is approximately centred on Ordnance Survey grid reference 440014, 331894 with the postcode of DE24 5DB (refer to Figure 1).



Figure 1 Site Location

- 1.2 The site is a greenfield site on the southern fringe of Derby. The location benefits from the presence of utility networks serving the adjacent developed area with new infrastructure having been recently laid to serve the Persimmon development known as Buttercup Leys.
- 1.3 The content of this report relates to a District Centre comprising the erection of new buildings to accommodate Use Classes E (a)-(f), a Transport Mobility Hub and Petrol Filling/Electric Charging Station, Residential dwellings, a retirement home, a care home, a community facility, and associated road infrastructure, landscaping, services, and engineering works. Outline application with all matters reserved except the northern access.
- 1.4 A combined services plan is provided at Appendix A with proposed layout plans at Appendix B and initial correspondence with the service providers included at Appendix C.

2.0 Utilities

Electricity

- 2.1 The Distribution Network Operator (DNO) for the area is Western Power Distribution (WPD). WPD has underground high voltage (HV) and low voltage (LV) cables within the adjacent road infrastructure (refer to Appendix A).
- 2.2 The existing 11 kV underground cable along Chellaston Lane is likely to require lowering / protecting when the roundabout (providing access to the proposed northern land parcel, north of the Thulston Brook) is constructed. Similarly the LV underground cables may also need to be lowered / protected to facilitate these highway works (refer to Figure 2).



Figure 2 Existing WPD Infrastructure

- 2.3 The electrical supply for this proposed development is anticipated to be via a local connection to the HV network. A number of electrical sub-stations will be required within the development layout to provide low voltage supplies to the individual properties; current estimations are two sub-stations for the parcel north of the Thulston Brook and three for the parcel to the south.
- 2.4 It is understood that the local WPD network could accommodate an additional load of approximately 1,000 kVA in this location without reinforcement works. The anticipated

phasing and delivery timescales (subject to planning) mean that there would be in the order of 3 – 5 years to plan and deliver off-site HV network reinforcements to serve the full scale of development proposed (along with future longer term sites in the locality).

- 2.5 Initial correspondence with WPD suggests network reinforcements would likely involve extending the high voltage network from Derby South sub-station to a new Primary sub-station in the area. Discussions with WPD and Independents will be progressed in parallel with planning submissions such that reinforcements costs can be shared proportionally (based on load) when delivering the parcels.
- 2.6 A comparison quotation from an Independent Distribution Network Operator (IDNO) was sought. This budget quotation is based on an indicative POC to the existing HV network with no allowance for off-site costs and hence is subject to change when a later stage detailed cost is requested (refer to the Energy Assets Networks correspondence at Appendix C).

Gas

- 2.7 Cadent Gas Limited (CGL) has medium and low pressure mains serving the existing developed area of Boulton Moor (refer to Appendix A).
- 2.8 An Independent Gas Transporter (IGT) has a mains network within Chellaston Lane (understood to serve the Persimmon development known as Buttercup Leys) which may need to be lowered / protected to facilitate the construction of the roundabout to serve the northern land parcel (refer to Appendix C).



Figure 3 Existing ESP Infrastructure

- 2.9 CGL has confirmed that sufficient capacity exists in the 30" medium pressure gas main located on the northern boundary of the site to serve the full scale of development should this be the chosen method of heating the properties. An on-site gas governor would be required to provide low pressure property supplies (refer to Appendix C).
- 2.10 A quotation from an Independent Gas Transporter (IGT) was sought. This budget quotation is based on an indicative POC with no allowance for off-site costs and hence is subject to change when a later stage detailed cost is requested (refer to Appendix C).

Water Supply

- 2.11 Severn Trent Water (STW) plans show potable water mains to the north of the site (refer to Appendix A). The water main within Chellaston Lane may need to be lowered / protected to facilitate the construction of the roundabout to serve the land parcel north of Thulston Brook.



Figure 4 Existing STW Infrastructure

- 2.12 Correspondence with STW confirms It will be necessary to reinforce the existing STW water supply network to serve the full scale of proposed development (refer to Appendix C). These reinforcement works are currently in progress, triggered by the other strategic developments in the area. If the commercial parcels do not require process water or private firefighting capabilities, then this reinforcement work will not require any financial contribution (other than that ordinarily collected through the infrastructure charges).

- 2.13 The proposed development will take its water supply from the newly laid 180mm main within the adjacent Persimmon development.
- 2.14 The development proposals will trigger a water infrastructure charge (£356) for each new property that connects to STW's network, payment to be made prior to premises being connected.

Telecommunications

- 2.15 Existing BT telecoms cables are located to the north and west of the site. There is also an existing duct/cable coming into the site in the north. Diversion of the BT cables within Chellaston Lane may require diversion as part of the delivery of the roundabout (refer to Figure 5).



Figure 5 Existing BT Infrastructure

- 2.16 Fibre broadband is available at the local exchange (owned and maintained by Openreach) which has been fibre enabled and has average speeds of 67 Mbps. Companies such as BT, Plusnet, Sky and TalkTalk will be able to provide fibre broadband to the proposed properties.
- 2.17 BT has a statutory obligation to provide telecommunication services but it will be the developer's responsibility to arrange the required service at the appropriate time when the development proposals are advanced.

- 2.18 Virgin Media has existing infrastructure to the west of the site within the existing road networks (refer to Appendix C).

Pipelines

- 2.19 Linesearch has shown there are no major pipelines or transmission infrastructure in the vicinity of the site that would act as a constraint to the proposed development (refer to Appendix C).

3.0 Wastewater Drainage

Network

- 3.1 Severn Trent Water (STW) own and maintain the wastewater network serving Boulton Moor. There are no sewers crossing the site (refer to Appendix A).

Conveyance

- 3.2 Persimmon Homes were obliged to deliver a wastewater pumping station and outgoing rising main that were capable of also serving this proposed development. The pumping station and associated rising main have been constructed and are operational (refer to Figure 6). A gravity spur at sufficient depth has also been installed ready to receive flows from this proposed development.
- 3.3 The conveyance capacity of the gravity spur and storage within the pumping station's wet well were defined based on an earlier development aspiration in this location. As such the slight increase in wastewater generation from that previously defined may require alterations to the installed network or a separate connection to the STW network. If required, these would only become necessary for the last phase of development.

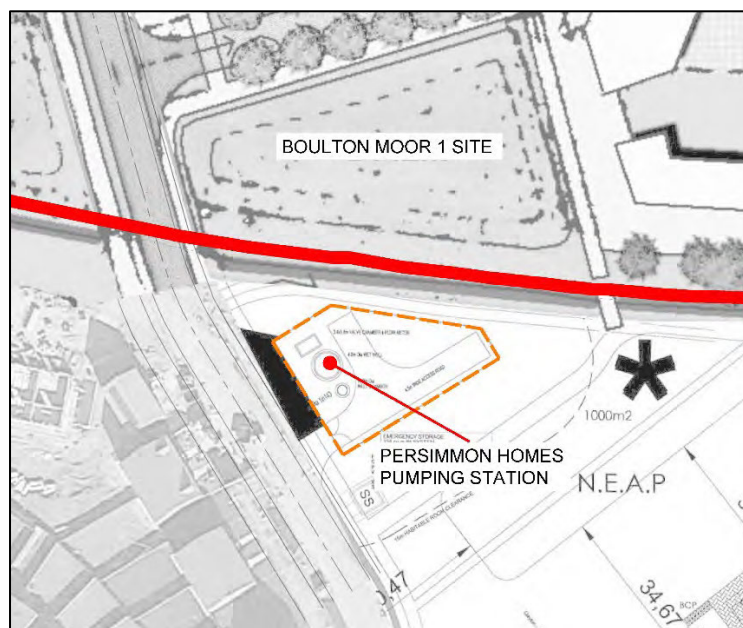


Figure 6 Persimmon Homes PS

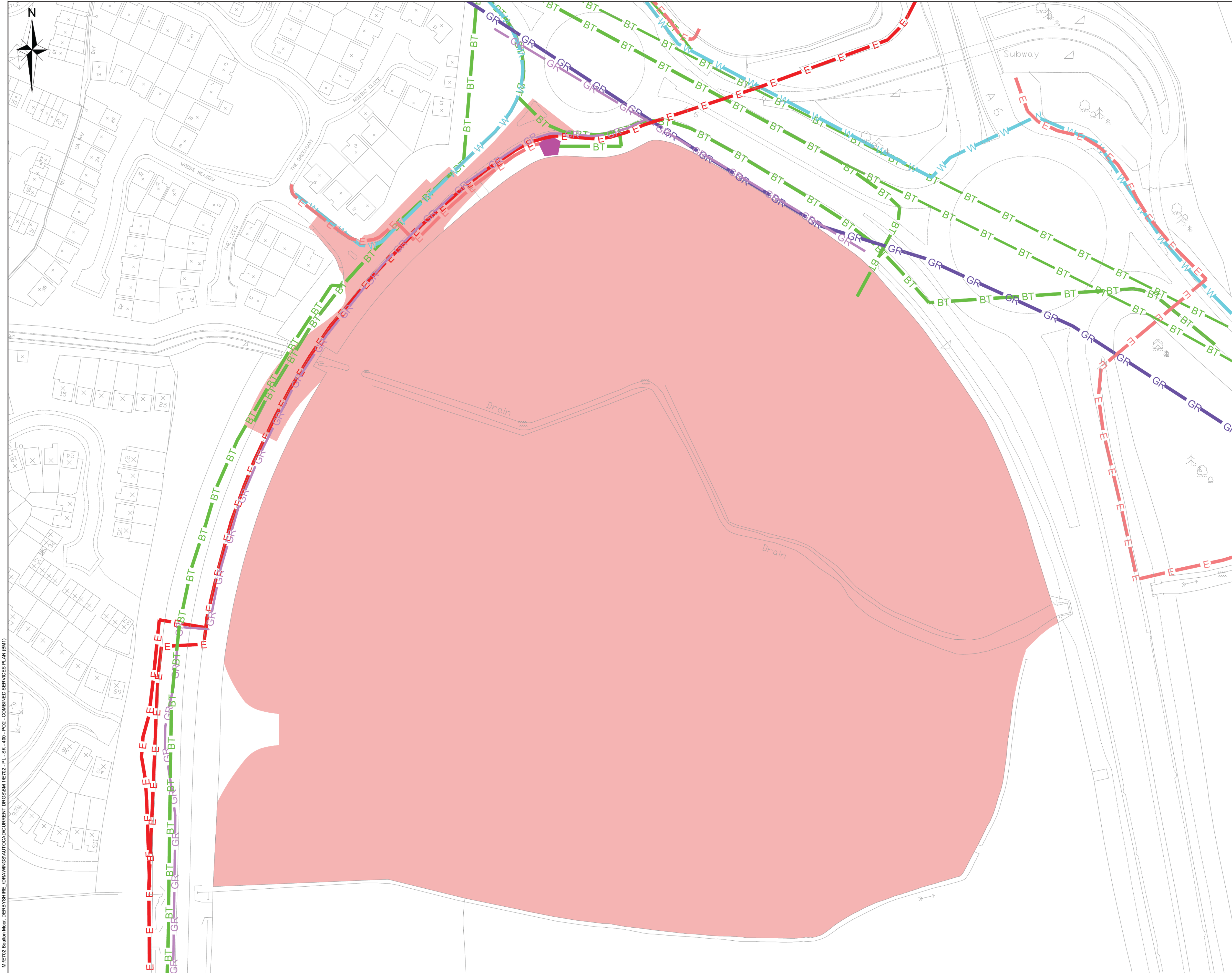
- 3.4 STW pool infrastructure charges from new property connections to support their programme of network improvements. Should any off-site network upgrades be necessary, these would be delivered and funded by STW through this mechanism.

Treatment

- 3.5 Severn Trent Water are yet to comment on the headroom at the receiving wastewater treatment works but capacity would be made available upon the development receiving planning permission.

Appendices

Appendix A – Combined Services Drawing



KEY

- SITE AREA
- UKPN HV UG CABLES
- UKPN LV UG CABLES
- SEVERN TRENT WATER POTABLE WATER MAIN
- CADENT GAS LTD IP GAS MAINS
- ESP GAS MAIN
- BT DUCT
- MBNL MAST

NOTES

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. The actual position of the services must be verified and established on site before any work is undertaken.

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Approximate positions only

PO2	BACKGROUND MAPPING CHANGED AND SITE BOUNDARY REVISED	JAM	SEPT 2021		
PO1	BACKGROUND MAPPING CHANGED	JAM	MAY 2021		
REV	DESCRIPTION	DE	DR	CH	DATE
	DESIGNED BY	DRAWN BY		CHECKED BY	
	-	JAM		RBT	
SCALE @ A1 SIZE		DATE			
N.T.S		16/03/2021			
PROJECT TITLE					
BOULTON MOOR 1					
DRAWING TITLE					
COMBINED SERVICES PLAN					
CLIENT					
CHAMBERLAIN & CENTRAL LAND					
CANNON CONSULTING ENGINEERS Highways, Transport & Infrastructure Planning Peek House, 20 Eastcheap London, EC3M 1EB Tel: 020 7717 5870 info@cannonce.co.uk Cambridge House, Lanwades Business Park, Kentford, Newmarket, CB8 7PN Tel: 01638 656107 www.cannonce.co.uk					
DRAWING NUMBER					REV
E702-PL-SK-400					PO2

Appendix B – Parameters Plan

Illustrative Layout

Legend

 Site Boundary

1 Residential:
- Up to 3 Storeys max 12.5m to ridgeline

- Up to 3 Storeys max 12.5m to ridgeline

- Up to 3 Storeys max 12.5m to ridgeline

- Up to 3 Storeys max 12.5m to ridgeline

Community Centre:

- Up to max 12.5m above ground level

6 District Centre:
- Up to max 15m above ground level

- Up to 3 Storeys max 14.7m to ridgeline

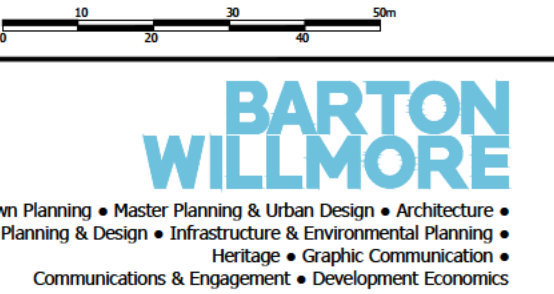
 Acoustic Barrier
- Up to max 5m AOD

Note: Heights indicated include roof structure and are measured +/- 1m Above Ordnance Datum (AOD)

Project
**BOULTON MOOR,
DERBY**

Drawing Title
**DISTRICT CENTRE
PARAMETER PLAN
BUILDING HEIGHTS**

Date	Scale	Drawn by	Check by
12.08.21	1:1,000@A1 1:2,000@A3	ALC	DS
Project No	Drawing No	Revision	
6748	RG-M-2037-4	E	





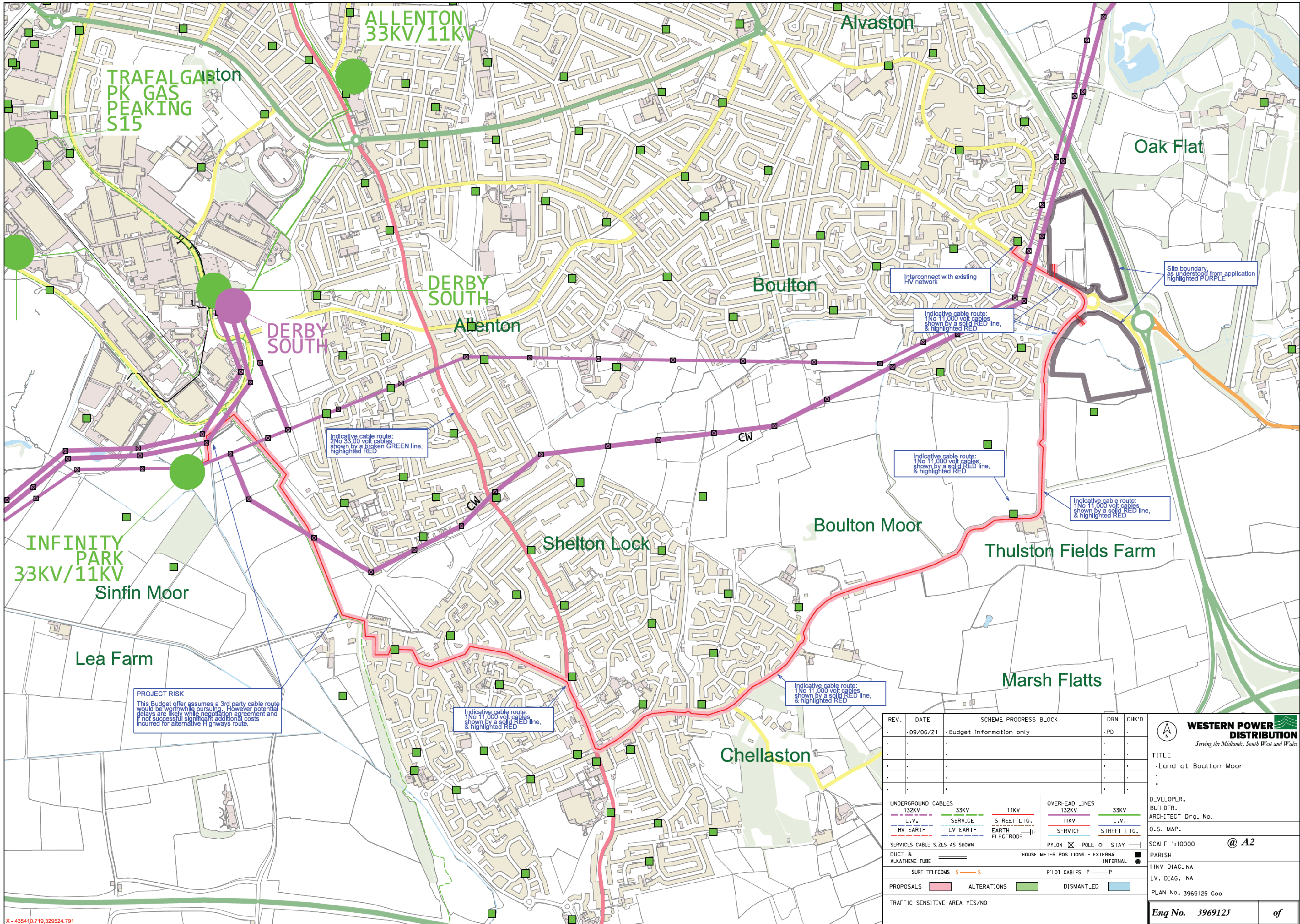
Legend
Site Boundary

Project
**BOULTON MOOR,
DERBY**
Drawing Title
**DISTRICT CENTRE
ILLUSTRATIVE LAYOUT - OPTION**
Date 06.07.21 Scale 1:1,000@A1 Drawn by ALC Check by DS
Project No 6748 Drawing No RG-M-2030 Revision H

**BARTON
WILLMORE**
Town Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Infrastructure & Environmental Planning •
Heritage • Graphic Communication •
Communications & Engagement • Development Economics

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Appendix C – Service Providers Correspondence



Electric Asset Value Offer

1) PROJECT:

Site:	LAND AT BOULTON MOOR	Customer ID:	JA-M/E702BM1/EN2021.03.10	Reference:	EAN 10890-2
Address:	LAND EAST OF CHELLASTON LANE, BOULTON MOOR, DERBY, DE24 5BT				

2) CUSTOMER:

Name:	Cannon Consulting Engineers	Contact:	Jenni Askew-Martin	Email:	jenni.askewmartin@cannonco.co.uk
Address:	Cambridge House, Lanwades Business Park, Kentford, Suffolk, CB8 7PN			Telephone:	01638555107

3) CUSTOMER WORKS:

The design, construction and commissioning of the site described in the agreed Design, comprising the number and type of developments shown in 4) and 8).

Point of Connection:	High Voltage (HV)	Substations:	N/A	Heating	Gas
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4) RESIDENTIAL PLOT SCHEDULE:

No. Bedrooms	Plot Types					
	Detached	Semi-Detached	Terraced	Bungalow	Flat	Totals
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	250	125	125	0	0	500
4	0	0	0	0	0	0
5	0	0	0	0	0	0
						500

5) AGREED SUM:

Type	Residential	I&C	Total
AV Offer	£166,490.00	£82,985.00	£249,475.00

The Company referred to below is Energy Assets Networks (EAN), for electric constructions to be constructed by The Customer, as relevant.

- a) The Agreed Sum is only valid when the Electricity Adoption Agreement has been completed, received and approved by the Company.
- b) The Company reserves the right to adjust the Agreed Sum in the event of a deviation to the Customer's design proposal, including changes to the submitted property type(s) and/or numbers.
- c) The Agreed Sum is subject to current industry tariffs. Should industry policy changes affect these tariffs The Company reserves the right to amend The Agreed Sum accordingly.
- d) The Agreed Sum does not include any allowance for any Consents/Land Rights or installation within third party land. The Customer is responsible for all costs, negotiations and legal obligations associated with obtaining the relevant Transfer/Lease and Wayleaves/Easements for any designs where assets are to be laid or equipment installed in third party land, river or rail crossings.
- e) The Agreed Sum is offered by The Company to The Customer in full payment for the works under the Electricity Adoption Agreement.
- f) The Agreed Sum does not include any costs for reinforcement of the upstream Network Operator's Network. Any costs due to reinforcement are to be borne by The Customer.

6) OFFER OF QUOTATION BY ENERGY ASSETS NETWORKS:

Name	Dates	Authorised Signatory
Energy Assets Networks	Date of Offer: 25/05/2021	
Address	Date of Expiry: 24/08/2021	
12 Sketty Close, Caswell Road, Brackmills Industrial Estate, Northampton, NN4 7PL		

7) ACCEPTANCE OF QUOTATION BY THE CUSTOMER:

Name	Name of Authorised Signatory	Authorised Signatory
Address	Date of Signature:	

8) PAYMENT TERMS AND CONDITIONS:

Residential				
AV Offer	Deposit	Per Plot Payment		
£166,490.00	£25,000.00	£282.98		
I&C				
Asset Value	Electric Load (kVa)	Type	Estimated Annual Consumption (kWh)	Assumed Metering
£28,130.00	459	Food Store	760,104	LV CT
£28,070.00	458	Drive Thru	758,448	LV CT
£26,785.00	437	Retail	723,672	LV CT

1. This Quotation, the Customer, and the Company who have entered into it are governed and bound by the Electricity Asset Adoption Agreement (the 'Agreement'). Should there be any conflict between the terms of the Quotation and the terms of the Agreement the terms of the Quotation shall prevail.
2. The 'Residential Initial Payment' is equal to 20% of the residential Asset Value capped at £25,000.00.
3. The 'Residential Per Plot Payment' is equal to 80% of the residential Asset Value divided by the total number of residential plots.
4. A 'Non-Half-Hourly Plot' is a plot for which the electrical load at the meter is less than 69.5kVa and requires Whole Current (WC) metering.
5. A 'Half-Hourly Plot' is a plot for which the electrical load at the meter is greater than or equal to 69.5kVa and requires Current Transformer/Voltage Transformer (CT/VT) metering.
6. Payment shall be made for all approved invoices within 30 days of the Company receiving a valid invoice for the completed Electric works.
7. All payments will be subject to receiving the required project completion files and confirmation of energisation relating to each plot connection.
8. All invoices must be received within two years of energisation relating to each plot connection.
9. The Quotation is only valid if all works are constructed by a NERS accredited contractor.
10. Payments shall be made by the Company to the Customer in accordance with the following:
 - 10.1. On connection of first residential property, amount payable equal to the Residential Initial Payment plus a single Residential Per Plot Payment, and;
 - 10.2. On connection of all further residential properties, amount payable equal to the Residential Per Plot Payment multiplied by the number of residential connections completed on site at the end of the calendar month.
 - 10.3. On energisation of any Industrial & Commercial (I&C) Non-Half-Hourly Plot together with the associated completion files, amount payable equal to 100% of Asset Value for that plot.
 - 10.4. On energisation of any I&C Half-Hourly Plot together with associated completion files amount payable equal to 50% of Asset Value for that plot; and
 - 10.4.1. On 12-month anniversary of I&C plot energisation should the Total Annual Consumption be:
 - 10.4.1.1. equal to or greater than the Estimated Annual Consumption, amount payable equal to 25% of the Asset Value; or
 - 10.4.1.2. less than the Estimated Annual Consumption, amount payable to be adjusted proportionally; and
 - 10.4.2. On 12-month anniversary of I&C plot energisation should the consumption in any half-hour period be:
 - 10.4.2.1. equal to or greater than the Electric Load, amount payable equal to 25% of the Asset Value; or
 - 10.4.2.2. less than the Electric Load, amount payable to be adjusted proportionally.

Network Enquiry No : 180013288
Your Reference : JA-
M/E702BM1/CGL2021

Cadent Gas Limited

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

JENNI ASKEW-MARTIN
CANNON CONSULTING ENGINEERS
CAMBRIDGE HOUSE
LANWADES BUSINESS PARK
KENTFORD
NEWMARKET
CB8 7PN

Date : 16th March 2021
Contact : Performance and Support
Direct Tel : 0845 3666758
Email : networkdesign@cadentgas.com

www.cadentgas.com

Dear JENNI,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, LAND EAST OF, CHELLASTON LANE, BOULTON MOOR, DERBY, DE24 5DB.

Thank you for your enquiry which we received on 10th March 2021. I enclose details of Cadent Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 10 metres from the site boundary and it is a Medium Pressure main.

This Developer Enquiry response is a reflection of the network at the time delivered and is not a guarantee of gas flow or capacity due to the changing dynamics of the gas distribution network. If you wish to secure capacity and connect to the network please submit quotation Connections Request via the official connections route allowing for further analysis to verify the capability of the network again.

Plans attached: Yes

A copy of the Cadent Connections Charging Statement referenced in this letter can be found on Cadent's website:

<http://cadentgas.com/Get-connected>

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

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Performance and Support on the above number.

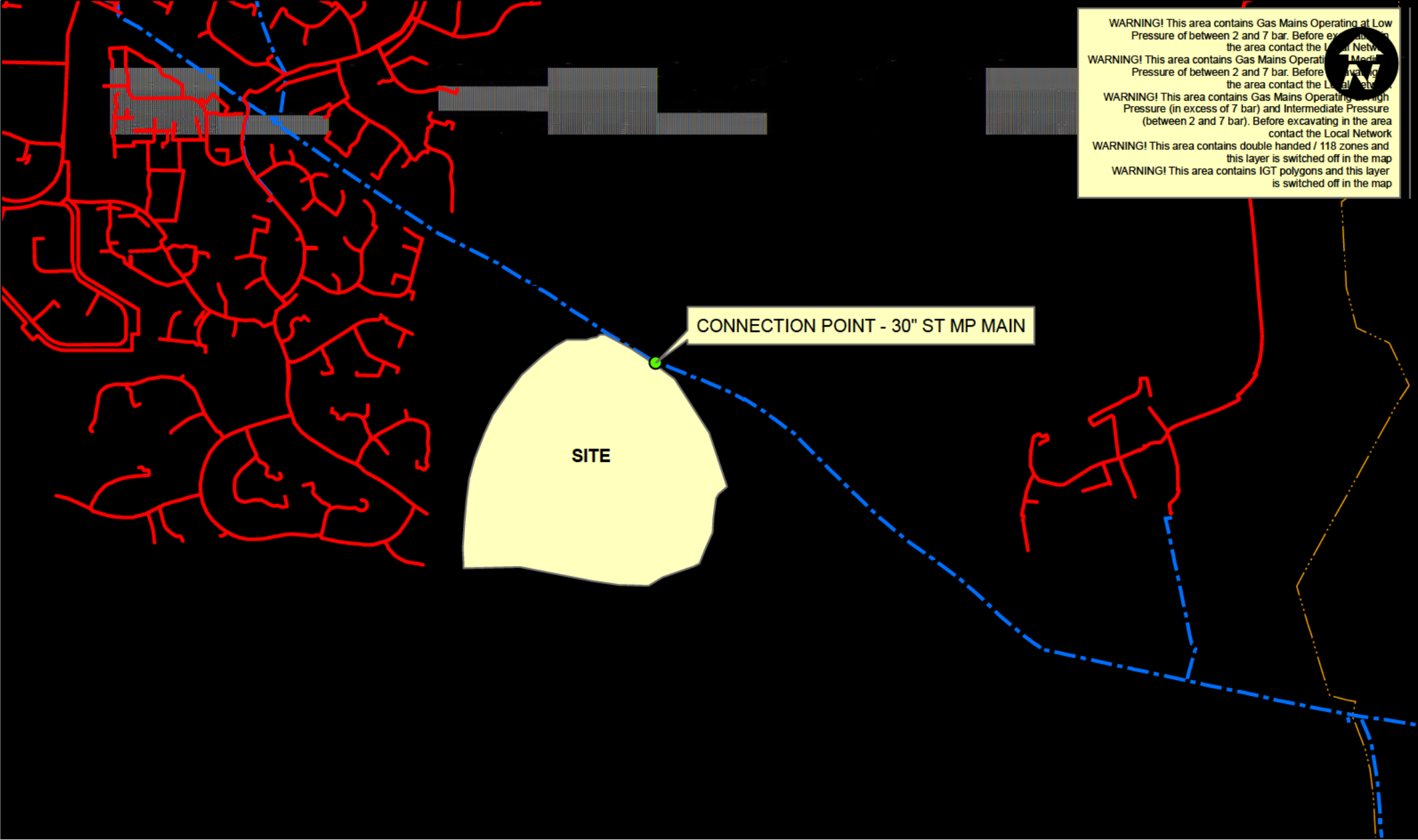
Yours sincerely,

Laura Cheshire



Cadent Gas Limited
Registered No.10080864
Registered Address Ashbrook Court, Prologis Park, Coventry, CV7 8PE

Letter Id: CRM013
Page 1 of 1



SCALE: 1:500 @ A4 USER ID:james.mason DATE: 15-Mar-2021 14:57:22 INTERNAL USE ONLY OS Ref: 440198, 331980 CENTRE: <Centre>	L/P GAS MAIN MP GAS MAIN IP GAS MAIN H/P GAS MAIN N/H/P GAS MAIN PROPOSED PIPE - LP PROPOSED PIPE - MP PROPOSED PIPE - IP ABANDON - LP ABANDON - MP Out Of Standard Service Some examples of Plant Items: Valve Syphon Depth of Cover Change of Dia Change of Material	SCHEME: <NG GDO Scheme Name> DESIGN: <NG GDO Design Number> REVISION: <NG GDO Revision> This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plans given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	180013288 This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved..
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Asset Value Quotation

Energy Asset Pipelines Ref:

EAP003533 Rev 1



1. Project Details:

Site Name Land at Boulton Moor Address Land at Boulton Moor, DE24 5BT
Client Ref JA-M-E702-EN2020.09.17 Post Code DE24 5BT

2. Customer Details:

Name Cannon Consulting Engineers
Address Cambridge House, Lanwades Business Park, Kentford, Suffolk Post Code CB8 7PN

3. Property Details:

Band	Property Type	Total
A	1 Bed Flat	0
A	1 Bed Bungalow	0
A	1 Bed Terraced	0
A	1 Bed Detached	0
B	2 Bed Flat	0
B	2 Bed Terraced	0
C	2 Bed Detached	0
C	2 Bed Semi	0
C	3 Bed Flat	0
C	3 Bed Terr./Town House	125
D	2 Bed Bungalow	0
D	3 Bed Semi	125
E	3 Bed Bungalow	0
E	3 Bed Detached	250
F	4 Bed Semi/Terrace	0
F	4 Bed Detached	0
G	5 Bed Town House	0
G	5/6 Bed Detached	0
Total site		500

3 x I&C

4. Asset Value Quote:

Type Gas
Asset Value Total £433,126.96
Initial Payment 10% £25,000.00
Secondary Payment 10% £25,000.00
AV per plot connection £761.68
Quote Issue Date 25/05/2021
Quote Valid Until 24/07/2021
AV Includes SMART Meters Yes

5. Staged Payment Terms

- 1) Initial Payment will be 10% of the total Asset Value, payable upon commissioning of the network, subject to a maximum of £25,000
- 2) Secondary Payment will be 10% of the total Asset Value, payable on the connection and commissioning of the first property connection. Subject to a maximum of £25,000
- 3) All subsequent payments will be calculated using the remaining 80% of the total asset value divided by the total number of property connections completed within the calendar month.

6. Invoice Payment Terms and Conditions

- 1) The "Company" - Energy Assets Pipelines Ltd (registered number 08743360) and Energy Assets Power Networks Ltd (registered number 10326097) whose registered office is at Ship Canal House, 98 King Street, Manchester, M2 4WU.
- 2) The "Customer" is the organisation detailed in section 2 of this Asset Value Quotation
- 3) Payment shall be made for all appropriate invoices within 30 days of the Company receiving a valid invoice.
- 4) The Asset Value Quote is subject to a valid "UIP Adoption Agreement" being in place between the Company and the Customer at the point of quote acceptance.
- 5) The Asset Value Quotation is subject the terms of the "UIP Adoption Agreement" between the Company and the Customer.
- 6) The Asset Value Quote is based on the Company being the gas meter asset owner at all supply points, if this changes the Company reserves the right to adjust the quotation value.
- 7) All payments will be subject to receiving the required project completion files.
- 8) The Company retains the right to adjust the asset value quote in the event of a change to the property type and /or numbers.
- 9) The Asset Value Quote does not include any allowance for network reinforcement
- 10) The Asset Value Quote does not include any allowance for easements, servitudes or installation within third party land.
- 11) All payments will be subject to receiving gas meter installation reports and confirmation of electric supply energisation relating to each plot connection.
- 12) All valid invoices must be submitted to accounts@energyassets.co.uk
- 13) All invoices must be received within two years of installing the gas meter and electric supply energisation relating to each plot connection.
- 14) The Asset Value quote is subject to construction by a GIRS or NERS accredited contractor.

6. Offer and Acceptance of Quotation

Signed on Behalf of EA Pipelines By

Name Steven McGill
Date 25/05/2021

Acceptance of Quotation

Signed on Behalf of Customer By

Name _____
Date _____

Ms Jenni Askew-Martin
Cannon Consulting Engineers
Cambridge House
Lanwades Business Park
Kentford
Suffolk
CB8 7PN

Severn Trent
PO Box 5311
Coventry
CV3 9FL
stwater.co.uk
0800 7076 600

Reference no: 8469955

We're here if you need us:

Name: Savannah Hanlon
Telephone: 07500 607315
Email: waterdesign@severntrent.co.uk

27 April 2021

Clean water development enquiry for Chellaston Lane, Boulton Moor, Derby

Dear Ms Askew-Martin,

Thank you for your development enquiry regarding the above site. Please find enclosed a copy of our records which show the approximate position of our existing water mains. The water mains shown would normally be laid to a cover of 900mm and our services (which aren't shown on the plan are normally laid at right angles to the main) must be laid to a minimum of 750mm. When excavating, care should be taken to accurately locate our mains and services, as they may be found at shallower or deeper depths than indicated. There may also be private pipework crossing the site that will not be shown on these records.

Assessment summary

Based on the details provided in your application, it will be necessary to reinforce our network to supply your proposed development of 500 domestic properties and 3 commercial units. These reinforcement works are currently in process under reference 8432651 (Phase 1) and are classed as high priority, therefore no properties can be connection until this reinforcement work is complete.

The permanent connection for this site can be supplied from the newly laid 180mm HPPE main within Phase 1.

Under normal operating conditions we'll propose to supply 8.0 litres/second for fire-fighting hydrants. Should this fall short of your anticipated flow rate you're advised to meet any shortfall by onsite storage or by other means as agreed between you and your local Fire Authority. We're unable to guarantee specific flows or pressures for fire-fighting use as these may vary from time to time based on the demand upon our water network.

As the development is in early stages, and the commercial elements are currently unknown, if the development proposals do not include process water or private fire fighting requirements, then this reinforcement work will be completed at no additional cost to you. However, it may take longer to deliver your connection due to the additional work required. Timescales for completing this work will be confirmed once your formal quote has been issued.

If process water is required once the site is formally applied for, then a contribution towards this reinforcement work will be required. This amount will be calculated upon receipt of your formal application and final flow details for the site. The amount chargeable will be based on the ratio of domestic vs non domestic use within the site. We'll then be in a position to design and price the works required to supply your development. Please note that due to this, it will take longer to deliver your source of water due to the additional work required.

Protective pipework

Please note that it is now Severn Trent's policy that all sites that will have new water mains installed must be assessed for contamination, prior to approving the use of MDPE pipework. Barrier pipework must also be installed within 50m of any potential contamination such as petrol stations, factories etc, both existing and new.

Any extended lengths of main installed outside of the site boundary, when applicable, will be assessed separately to your onsite ground investigation report. This will be determined based on the local area contamination events, buildings and existing pipework at draft level. Results will then be determined and finalised on these lengths by STW at construction stage with trial hole investigation. If there is deemed to be a risk with offsite extensions these will be designed in barrier.

As no ground investigation report has been included in your submission for assessment, the evaluation and costs estimates under this application have been under the assumption that all pipework will be in barrier material. Please ensure a full ground investigation report is included when making your formal application so we can confirm what pipework is required on your site.

Supply proposals

Based on the site layout and proposals, new distribution main(s) will be required to supply the properties on this site.

If you wish to split the scheme and construction into phases your initial application should include a masterplan and overview of the full site proposals. This is to ensure that the future phases are considered as part of the design and construction of your new mains, where loading will follow the same connection point(s). Phases should be designed on schemes that will have a construction break of more than 6 months between sections, or is recommended on larger developments that may be subject to changes throughout the parcel flow during the construction period.

Developers have two options available to them for mainslaying, requisition and self-lay. When mains are requisitioned, Severn Trent will complete the required work, which will vary depending on which mains laying option you choose. This charge will also vary depending on which mains laying option you choose and will need to be paid before we'll carry out any work.

When mains are requisitioned, Severn Trent will complete the mains construction and connection(s) on either a lay only or open cut basis. The developer or their contractors will not be permitted to install any water mains.

If you choose to requisition under a lay only agreement you'll need to excavate the trench ahead of mains installation for any works within the site boundary. We'll then lay the water main in the excavated trench and

you'll be responsible for the backfill and reinstatement. Severn Trent will complete the mainslaying outside of the site boundary on an excavate, lay and backfill basis unless otherwise agreed.

If you choose to requisition under an open cut agreement we'll excavate the trench, lay the water main and backfill the trench both within and outside the site boundary, and reinstate when needed. All backfill will be with the same material unless otherwise agreed.

When mains are progressed as self-lay a developer can choose a Water Industry Regulation Scheme (WIRS) accredited installer operating as a self-lay provider (SLP) to lay the water mains and/or service connections. With this option the developer employs a SLP to complete the **contestable** works. Severn Trent will provide the charges for completing any works defined as **non-contestable** for information, along with any contestable works that the SLP as us to do.

Please note that should you choose a self-lay provider (SLP), the charges will always be on an excavate and lay basis and charges will be issued for all contestable work to be completed by the SLP unless otherwise agreed.

Cost Estimates

Please note that the following is a **budget estimate only** based on a desktop assessment of your site and the information you've provided. These costs will be subject to change upon receipt, assessment and design of your formal application.

Following a change in our charges process from April 2020 income offset is now against the service connection charges, so all new water mains are at full cost for construction. Further information on our charges can be found in our latest [Charging Arrangement Document](#) and if you'd like to find out more about the mains processes, please take a look on our [website](#).

The **budget** cost (exclusive of VAT) for Severn Trent constructing the new water main(s) under the options available for requisition and self-lay is:

Description of charge	Charge
New water mains - Lay Only	£196,000.00
New water mains - Open Cut	£230,000.00
New water mains Self-Lay (Source of water to site boundary only)	£14,000.00

Service connection charges are not included in the cost of mains laying or your agreement and would be issued under separate cover once your mains terms have been accepted. The charges will vary depending on the work being carried out for each connection.

In recognition of the future income that companies will benefit from as a result of newly connected properties, a reduction will be applied to the charges for the majority of new connections. This amount was previously applied to the cost of a new mains requisition but is now instead applied against the plot connection charges. Please note that if we've used a multiplier to calculate your infrastructure charge then the income offset will also be calculated using the same method. This charge can also only be applied to connections that are additional demand on the network. If billed services are transferred or infrastructure credits awarded this will affect the income offset charges applied.

The following estimate has been provided based on the number of domestic properties on your site and the estimated infrastructure charges that they could incur. This estimate doesn't take into account any infrastructure credits or environmental discounts that may be applicable.

As commercial fixtures and fittings are not yet available the below table is based upon each unit requiring a 25mm connection only. If your final connections only require a 25mm supply these will be charged at a rate of 1 infrastructure charge/income offset per plot. If your site requires a connection greater than 25mm the charge will be based on a multiplier of loading, calculated from your proposed fixtures and fittings.

Type of charge	Description of charge	Quantity	Unit rate	Total charge (net of VAT)
Charges	Water infrastructure charge	503	£355.50	£178,816.50
	Sewerage infrastructure charge	503	£320.74	£161,332.22
Income offset	Water income offset	503	-£527.03	-£265,096.09
	Sewerage income offset	503	-£81.00	-£40,743.00
TOTAL	Total Amount for Infrastructure charges with income offset deducted			£34,309.63

In addition to these base charges, a connection cost will apply for each new plot connection. The following table includes the standard charges involved in new 25/32mm onsite service connections to allow you to calculate estimates on your potential service charge costs. Please note that shared trenches or manifolds will alter your cost estimates and there may be additional charges for variables such as traffic management (offsite connections) barrier pipework or larger connections (50mm and above) where required.

A water for construction charge will also apply to each new connection as standard. If you're building new properties on a development site you'll often need water for construction, e.g. to mix concrete, plaster, washing down, etc. Unless you have a temporary metered supply (i.e. a hired standpipe) or are utilising an existing metered supply, we'll charge you a fixed charge for water for construction. VAT is payable.

Water for construction is charged per property when:

1. The water service connection is a 25mm-32mm for any newly built household property.
2. The water service connection is a large diameter connection for a newly built household property.
3. The water service connection is on any non-household property with a 25mm+ connection.

Description of charge	Charge per Plot
Water Connection laid up to 5m – No excavation by STW	£360.19
Water Connection laid between 5m-12m – No excavation by STW	£425.05
Water Connection laid up to 5m – STW to excavate, lay and backfill	£1,139.91
Water Connection laid between 5m-12m – STW to excavate, lay and backfill	£1,640.88
Water for Construction	£85.03

For further details on any of these charges or any potential variables please refer to our latest [Charging Arrangement Document](#) which can be found on our [website](#).

What happens next?

If you wish to proceed with obtaining water infrastructure for the development, you'll need to submit a formal water mains application form for the design and quotation. Should you wish to progress with a self-lay mains on this site, your chosen SLP will be required to submit a self-lay application form with a water mains design by a WIRS accredited company.

WONDERFUL ON TAP



If you require a temporary building supply ahead of mains construction, a separate standard application will need to be submitted. Alternatively a standpipe can be hired from Aquam, further details are available on our website if required.

Our application forms can be completed and submitted online, downloaded from our website (www.stwater.co.uk/developers), or can be emailed or posted upon request. Please contact our general enquiries line below for these to be sent.

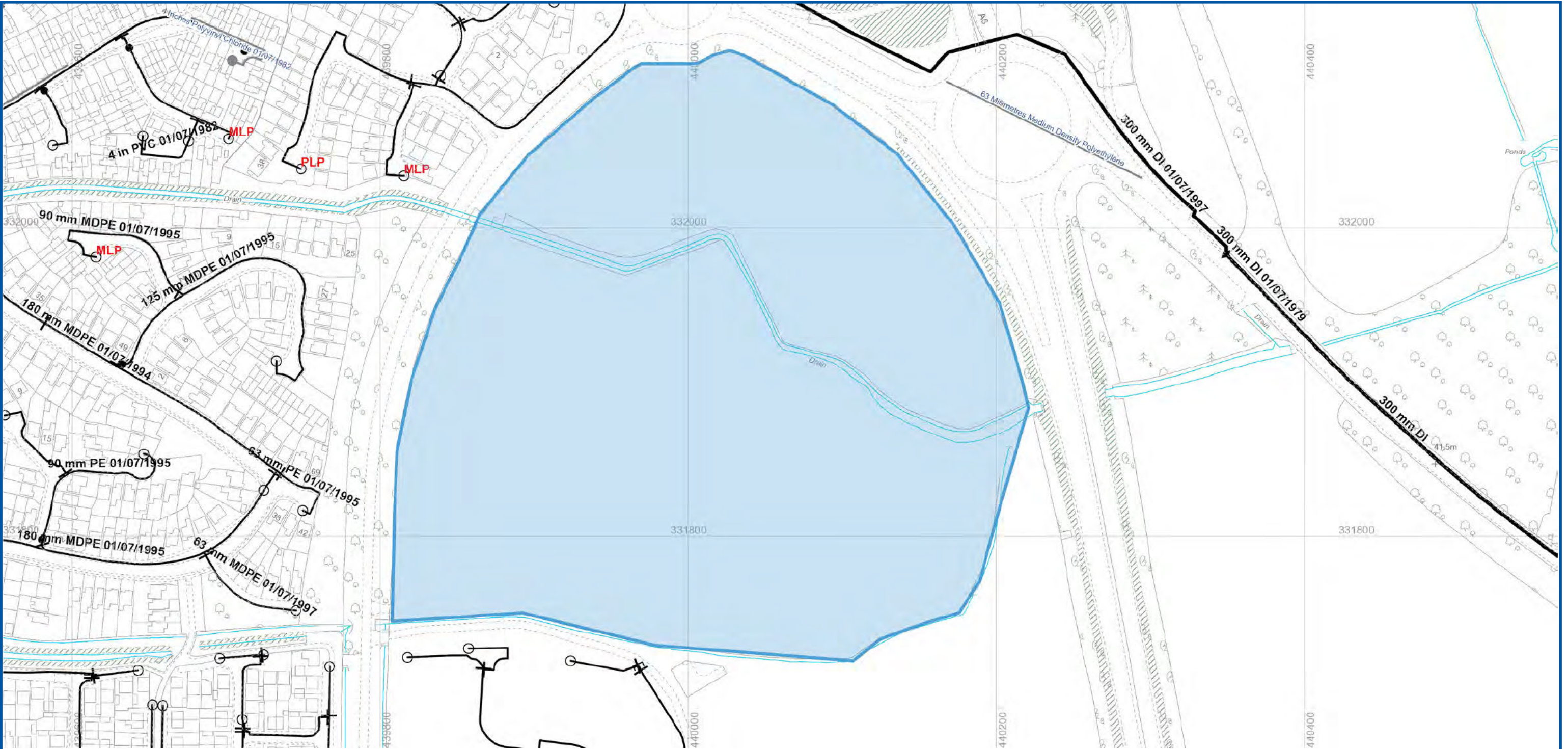
If you wish to discuss this scheme further prior to submitting your application, please contact myself on the details provided at the head of this letter.

Yours sincerely,

Savannah Hanlon
Senior Design Specialist
Developer Services

Useful numbers:

- For general enquiries about new connections and development applications please call our Customer Demand Team on 0800 707 6600.
- For all emergencies, such as a leak or sewer flooding, please call our 24/7 Operations department on 0800 783 4444.



LEGEND

LandlinePoint	Bottom Of Cliff	Nonconiferous Tree Fill	Fire Supply Main
Spot Height	Top Of Cliff	Coniferous Tree Fill	Fire Spinkler System
Emergency Telephone	Mean Low Water	Orchard Fill	Non-Domestic Customer Service Pipe
Site Of Heritage	Path	Coppice Or Osiers Fill	Transmission Pipe
Culvert	Overhead Construction	Scrub Fill	Resource Main
Positioned Nonconiferous Tree	Culvert	Boulders Fill	Strategic Trunk
Inland Water	Pylon	Rock Fill	Flow Control
Roadside	Ridge Or Rock Line	Scree Fill	Float Valve
Overhead Construction	Narrow Gauge Track	Rough Grassland Fill	Closed Water Isolation Valve
Rail	Railway Buffer	Heath Fill	Fully Opened Water Isolation Valve
Positioned Coniferous Tree	Tunnel Edge	Saltmarsh Fill	Partially Closed Water Isolation Valve
Boundary Post Or Stone	Line Of Posts	Marsh Fill	Water Non Return Valve
Triangulation Point Or Pillar	Drain	Reeds Fill	Flow Regulating Water Regulating Valve
Historic Interest	Default Line	Slope Fill	Pressure Reducing Water Regulating Valve
Landform	Building Outline	Cliff Fill	Pressure Sustaining Water Regulating Valve
Tidal Water	Edge Line		Fitting
Structure	Road Or Track		Bend / Elbow
LandlineTex	Building Division		Coupler
LandlineLine	Inland water Line		Cross Piece
Polygon Closing Line	General Surface Natural Line		End Cap
Property Closing Line	Building Overhead Line		Flange Adapter Plate
Bottom Of Slope	Landform Natural Line		Reducer / Taper
Top Of Slope	Historic Interest Line		Stepped Coupling
Step	Landform Manmade Line		Service Pipe
Mean High Water	Unclassified		Tee Piece
Traffic Calming	LandlineArea		Y Branch
Standard Gauge Track	Other		Hydrant
	Mixed Woodland Fill		Wash Out

MATERIALS

AC	- ASBESTOS CEMENT
AK	- ALKATHENE
C	- CONCRETE
CI	- CAST IRON
CU	- COPPER
DI	- DUCTILE IRON
GF	- GLASS FIBRE
GR	- GLASS REINFORCED CONCRETE
GRP	- GLASS REINFORCED PLASTIC
HDPE	- HIGH DENSITY POLY
HPPE	- HIGH PERFORMANCE POLY
LDPE	- LOW DESITY POLY
MDPE	- MEDIUM DENSITY POLY
O	- OTHER
PC	- PRE-STRESSED CONCRETE
PF	- PITCH FIBRE
PP	- POLY PROPYLENE
PSC	- PLASTIC STEEL COMPOSITE
PVC	- POLY VINYL CHLORIDE
RPM	- REINFORCED PLASTIC MATRIX
SI	- SPUN IRON
SST	- STAINLESS STEEL
ST	- STEEL
UPVC	- UNPLASTICISED PVC

LINING

BI	- BITUMEN
CL	- CEMENT
PL	- PLASTIC
RL	- FLAP VALVE
O	- OTHER

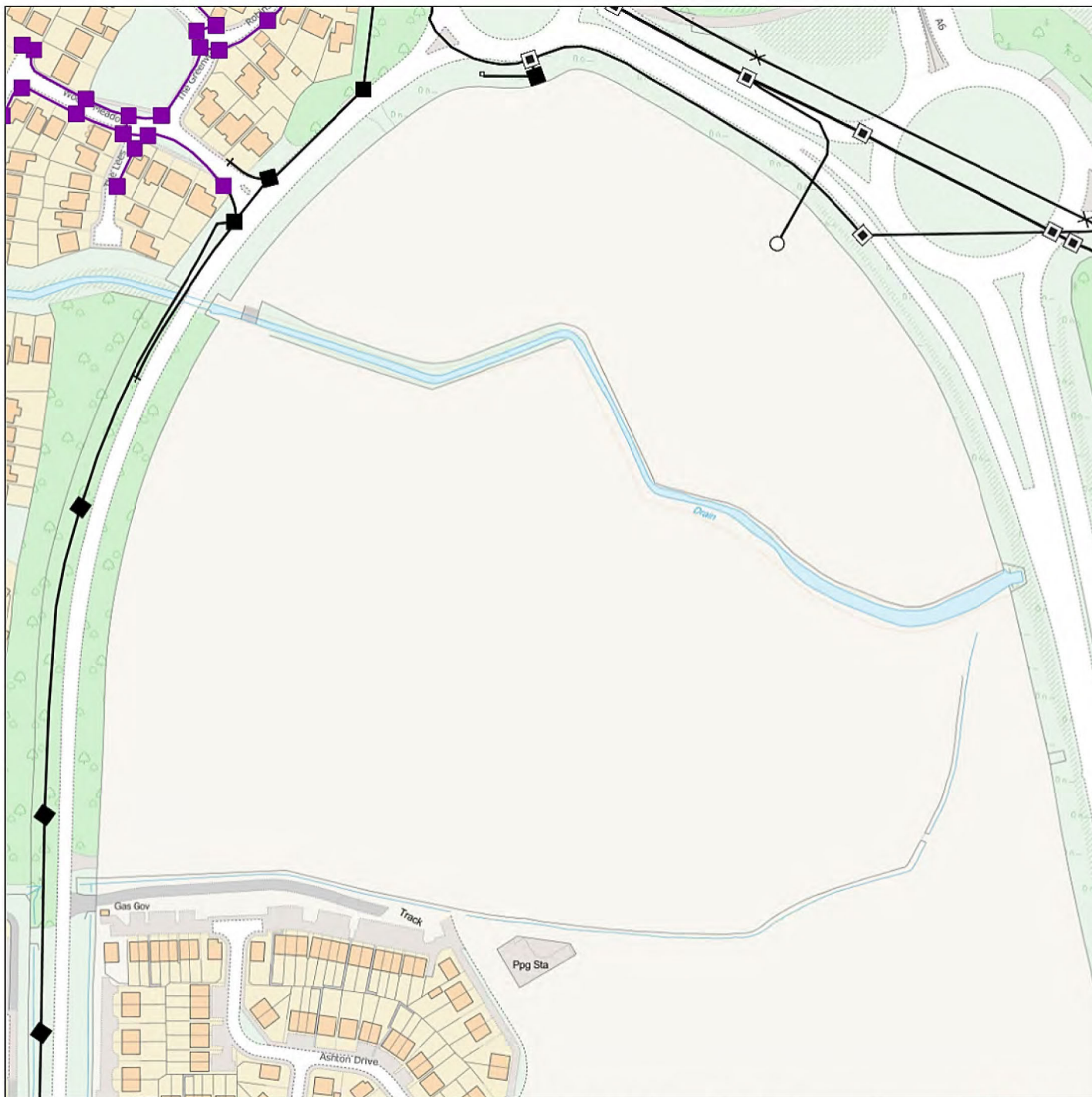


Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0345 601 6616

WATER MAINS RECORD

O/S Map Scale: 1:2,500	This map is centred upon:	
Date of Issue: 17-03-21	X: 440059.73	Y: 331904.31
Disclaimer Statement:		
1 Do not scale off this Map.		
2 This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems.		
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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

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : IBG02119N

Map Reference : (centre) SK4001431894

Easting/Northing : (centre) 440014,331894

Issued : 16/03/2021 14:12:01

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

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



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE

Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH

Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only.
No warranty is made as to its accuracy.
This plan must not be solely relied upon in the event of
excavation or other works being carried out in the vicinity
of Cityfibre plant.
No liability of any kind is accepted by Cityfibre, its agents or
servants for any error, omission, discrepancy or
deviation. This information is valid for the date printed.

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 17/03/2021

Drawing No.

CFH_EP_000001

Revision

001

Scale: 1:2500

A4



Public**Date**

16032021

Contact

Telia Carrier

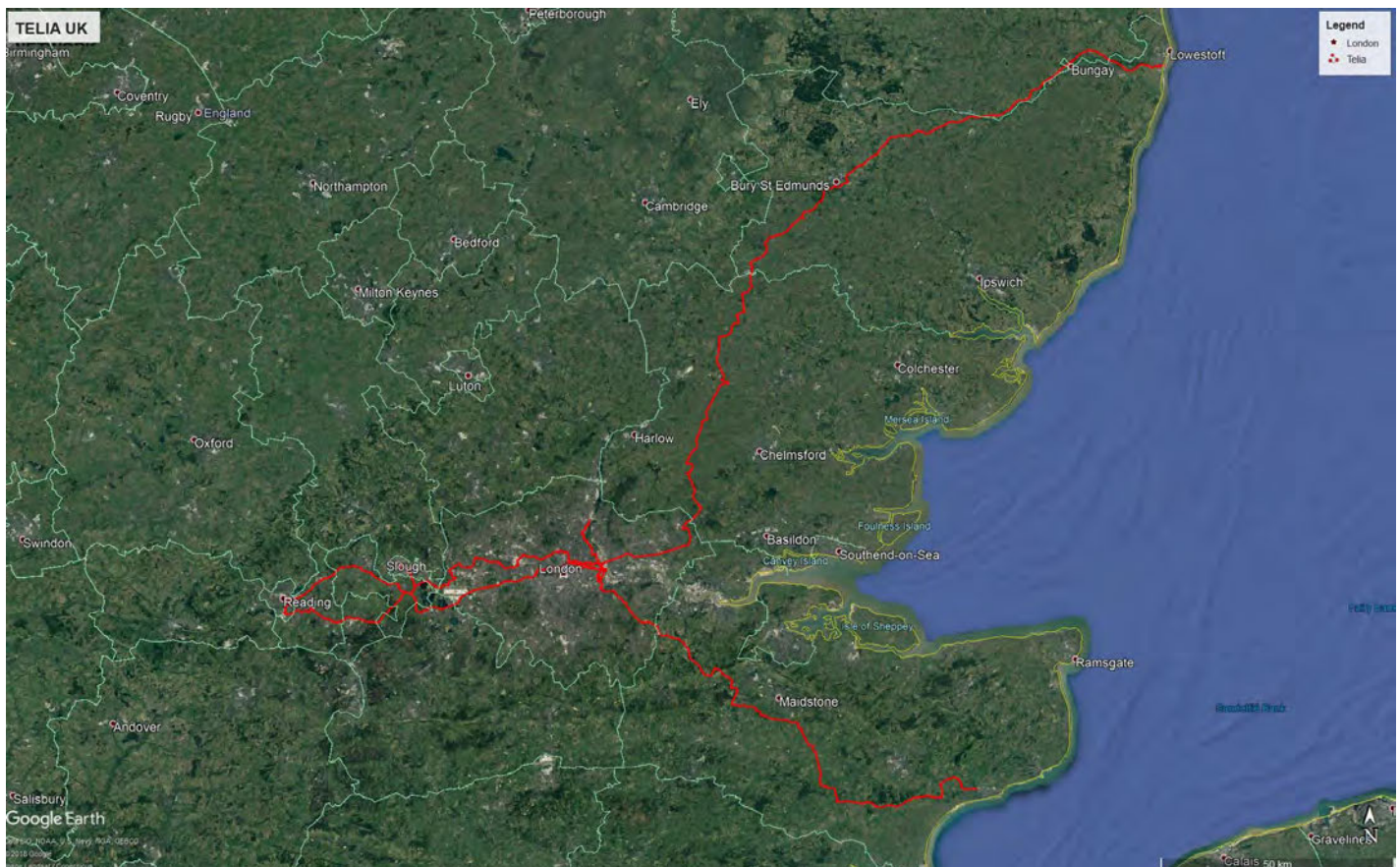
Infrastructure Team

check-network@teliacompany.com**Your reference: JA-M/E702BM1/T2021.03.16****Our reference: UK_ROW_5_ZD_16032021****Dear Sir/Madam,**

Responding to your Line Plant Enquiry we would like to inform you that Telia Carrier's network is not in vicinity of the location which was detailed in your enquiry.

We kindly inform you that from the 1st of June Telia's inquiries handling process has changed. The new contact email is check-network@teliacompany.com instead of telenttelia.plantenquiries@telent.com. Please note that the contact postal address has changed as well please find below.

Our team is seeking opportunity to cooperate with Enquirers whose enquiries are targeting locations far away from our network. Our intention is to reduce the number of out-of-area requests and save time and manpower on both side. If you can utilize our network KMZ map to see where our network is located and to pre-filter the enquiries which are far from our network, please contact us at check-network@teliacompany.com and we will provide you a KMZ network map.

**Company Information**

Telia Carrier UK Ltd.
69-77 Paul Street, London, England, EC2A 4PN United Kingdom
Reg no. 2796345
VAT no. GB 628419621

Contact information

Telia Carrier UK Ltd.
Postal & Visiting Address: 3rd Floor, 69-77 Paul Street, London, England, EC2A 4PN United Kingdom
Tel 08000287406
teliacarrier.com

Jenni Askew-Martin

From: nrswa.uk@engie.com
Sent: 25 March 2021 15:16
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Boulton Moor

To whom it may concern

With regard to your request for details of existing services in the specified area;

We can confirm that, based on the details provided to us, we have no buried plant or equipment in the identified area.

Kind regards

Engie
Urban Energy
UK & Ireland
Kings Yard
5 Clarnico Lane
Queen Elizabeth Park
London E15 2HG

Tel. +44 (0) 208 221 6530
Mob. +44

ENGIE



engie.co.uk

Kings Yard,
1 Waterden Road,
Queen Elizabeth Olympic Park
London E15 2GP - UK

Please consider the environment before printing this message

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: 16 March 2021 15:31
To: NRSWA (ENGIE UK) <nrswa.uk@engie.com>
Subject: ⚠️ Asset Plan Request - Boulton Moor

Our Ref: JA-M/E702BM1/E2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 440014, 331894 and has the nearby postcode DE24 5DB.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

If you have any problems, please do not hesitate to contact me.

Jenni Askew-Martin

From: Plantenquiries <plantenquiries@catelecomuk.com>
Sent: 23 March 2021 10:20
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Boulton Moor

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact plantenquiries@catelecomuk.com and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: 16 March 2021 15:33
To: Plantenquiries <plantenquiries@catelecomuk.com>
Subject: Asset Plan Request - Boulton Moor

Our Ref: JA-M/E702BM1/C2021.03.16

Jenni Askew-Martin

From: Shivakumar, Gokila <Gokila.Shivakumar@atkinsglobal.com>
Sent: 21 March 2021 08:55
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Boulton Moor

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed



This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: 16 March 2021 20:23
To: National Plant Enquiries <OSM.enquiries@atkinsglobal.com>
Subject: Asset Plan Request - Boulton Moor

Our Ref: JA-M/E702BM1/V2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 440014, 331894 and has the nearby postcode DE24 5DB.

Jenni Askew-Martin

From: SOTA Plant Enquiries <SOTA.PlantEnquiries@instalcom.co.uk>
Sent: 18 March 2021 16:01
To: Jenni Askew-Martin
Subject: RE:S03-21- 2202 Asset Plan Request - Boulton Moor



Dear Sir or Madam,

With reference to your plant enquiry below, we can confirm that SOTA do not have any apparatus within the immediate proximity of your proposed works.

If you require any further information, please do not hesitate to contact us.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept.
Instalcom Limited
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: sota.plantenquiries@instalcom.co.uk
Web: <http://www.instalcom.co.uk>



Jenni Askew-Martin

From: TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>
Sent: 18 March 2021 12:51
To: Jenni Askew-Martin
Subject: Re: Asset Plan Request - Boulton Moor

Our ref: Damian Sweeney TEL: 01234759112 or 07712129249

New Roads and Street Works Act 1991- Sections 83, 84,142 and 143 Codes of Practice Appendix C2

In response to your notice regarding works which you, are proposing to undertake.

I can confirm that *Trafficmaster* does not have equipment installed within the boundary of the works.

If you have any further queries regarding this or any other programme, please do not hesitate to contact me on my details below.

Yours sincerely
For & on Behalf of
Trafficmaster Ltd

Infrastructure Maintenance

plantenquiries@trafficmaster.co.uk

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: Tuesday, March 16, 2021 3:32 PM
To: TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>
Subject: Asset Plan Request - Boulton Moor

CAUTION: This email originated from outside the company.

Our Ref: JA-M/E702BM1/TM2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 440014, 331894 and has the nearby postcode DE24 5DB.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

If you have any problems, please do not hesitate to contact me.

Yours faithfully,

Jenni Askew-Martin

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 18 March 2021 11:15
To: Jenni Askew-Martin
Subject: Asset Plan Request - Boulton Moor



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards



NRSWA Department
Sky UK - Technology - Operations

 nrswa@sky.uk  +44 2070323234

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: 16 March 2021 15:30
To: NRSWA <nrswa.nrswa@sky.uk>
Subject: [EXTERNAL] Asset Plan Request - Boulton Moor

Our Ref: JA-M/E702BM1/SKY2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 440014, 331894 and has the nearby postcode DE24 5DB.

Jenni Askew-Martin

From: Nraswa <nraswa@kcom.com>
Sent: 17 March 2021 06:56
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Boulton Moor

KCOM Commercial in Confidence

Hello,

Location / Ref no : JA-M/E702BM1/KCOM2021.03.16 - Land East of Chellaston Lane, Boulton Moor, Derby

At this time the KCOM Group PLC has no apparatus or proposals for new apparatus in the vicinity of these works and will not be affected by them. Please note this reply is valid for 3 months from the date of this letter.

KCOM now offer this service free on-line, to register for this please contact Tony Parker at Tony.Parker@Kcom.com

Kind Regards

Pete McSherry

NRSWA Planner – Field Engineering

Mobile/Cell: +44 (0) 748 453 9186

Email: pete.mcsherry@kcom.com

Web: www.kcom.com

The KCOM logo is displayed in a large, bold, orange font. The letters are slightly shadowed, giving it a 3D appearance.

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: 16 March 2021 15:31
To: Nraswa <nraswa@kcom.com>
Subject: Asset Plan Request - Boulton Moor

Our Ref: JA-M/E702BM1/KCOM2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 440014, 331894 and has the nearby postcode DE24 5DB.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

Jenni Askew-Martin

From: Plant Enquiries <plantenquiries@lastmile-uk.com>
Sent: 16 March 2021 16:44
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Boulton Moor

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Last Mile **does not** have any plant within the area(s) specified in your request.

If you require further assistance with outstanding enquiries, please call 03300 587 443.

Please ensure all plant enquiries are sent to plantenquiries@lastmile-uk.com

Regards



Plant Enquiries

|
e: plantenquiries@lastmile-uk.com | w: www.energetics-uk.com
a: Fenick House, Lister Way, Hamilton International Technology Park



From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>
Sent: 16 March 2021 15:32
To: Plant Enquiries <plantenquiries@lastmile-uk.com>
Subject: Asset Plan Request - Boulton Moor

Our Ref: JA-M/E702BM1/E2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around national grid reference 440014, 331894 and has the nearby postcode DE24 5DB.

It would be helpful if you could make us aware of any general or specific easements associated with these cables and any other equipment in the area.

If you have any problems, please do not hesitate to contact me.

Yours faithfully,

Jenni Askew-Martin
Senior Technician

Jenni Askew-Martin

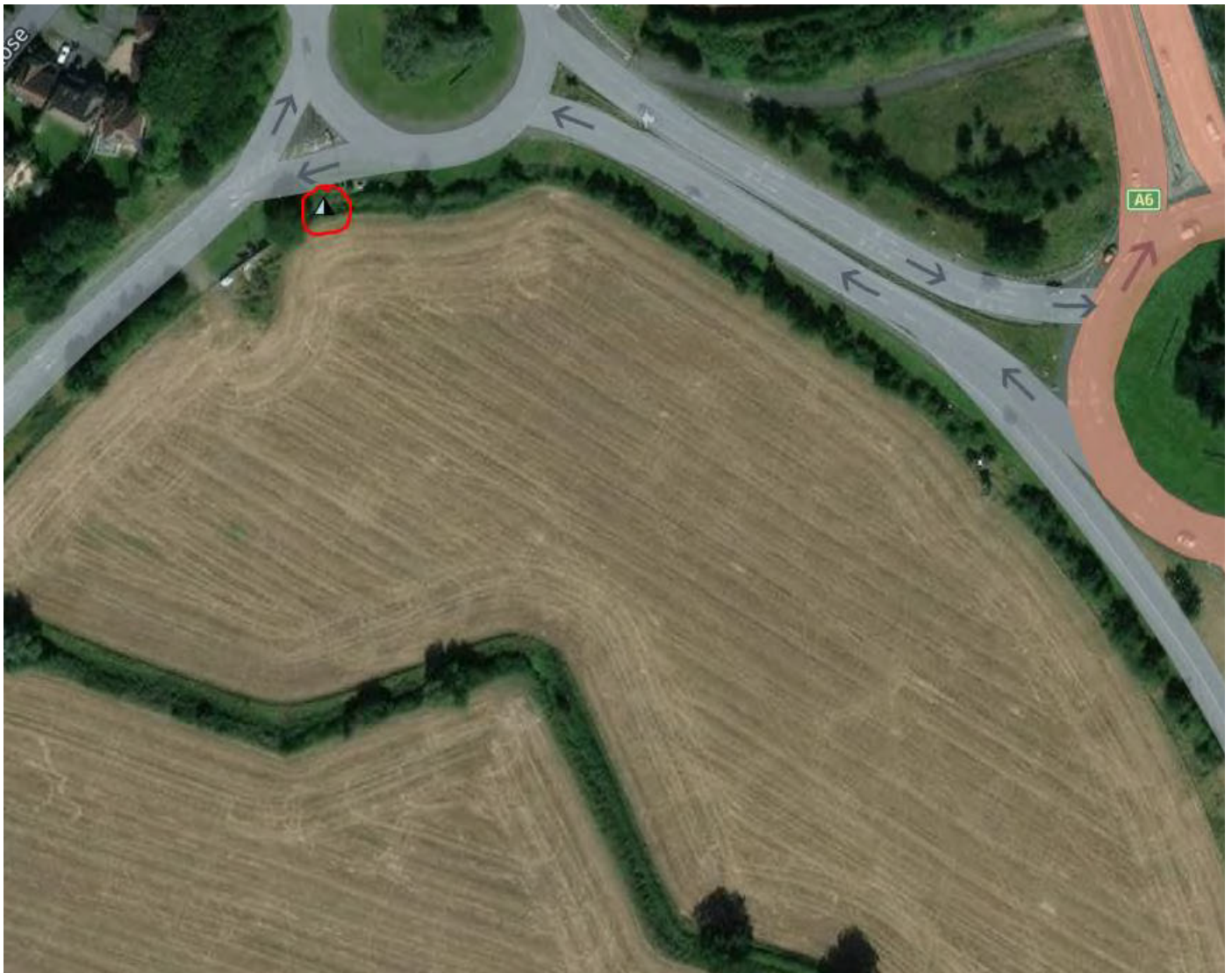
From: Ben Langston <Ben.Langston@turntown.co.uk>
Sent: 16 March 2021 16:41
To: Jenni Askew-Martin
Subject: RE: Asset Plan Request - Boulton Moor

Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

Further to your plant enquiry please see the response below to the NRSWA request submitted

MBNL do have plant in or near to the area of development, please see attached.



However, further details of the proposed development are needed to ascertain if works will affect either the plant or its coverage. Please keep us up to date with any future developments using the contact details below.

PS: We are having problems sending emails from our MBNL Plant Enquiries inbox but are still able to receive them, please can you send all future Plant enquiries for EE or H3G to this email address:
mbnl.plant.enquiries@turntown.com

Kind regards,

MBNL SHQE Team

Turner & Townsend

t: 0121 262 3663 | www.turnerandtownsend.com

Turner & Townsend Europe Limited

Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

From: Jenni Askew-Martin <Jenni.AskewMartin@cannonce.co.uk>

Sent: 16 March 2021 15:33

To: MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>

Subject: Asset Plan Request - Boulton Moor

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Our Ref: JA-M/E702BM1/MBNL2021.03.16

Dear Sirs,

Land East of Chellaston Lane, Boulton Moor, Derby
Asset Plan Request

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Yours faithfully,

Jenni Askew-Martin
Senior Technician

Cannon Consulting Engineers | Cambridge House | Lanwades Business Park | Kentford | Newmarket | CB8 7PN
01638 555 107 |
jenni.askewmartin@CannonCE.co.uk | www.CannonCE.co.uk



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Cannon Consulting Engineers Limited

Jenni Askew-Martin

From: assetrecords@utilityassets.co.uk
Sent: 16 March 2021 14:56
To: Jenni Askew-Martin
Subject: Re: Asset Plan Request - Boulton Moor

Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from asset.manager@utilityassets.co.uk quoting a site reference number.

Asset Manager - Utility Assets Ltd

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Cannon Consulting Engineers
Cambridge House
Lanwades Business Park
Kentford
Suffolk
CB8 7PN

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

Tel: 024 777 16843

www.stwater.co.uk
net.dev.east@severntrent.co.uk

Contact: Asset Protection
East (waste water)

Our Ref: 8469966

FAO: Jenni Askew-Martin

29th March 2021

Dear Sir / Madam,

East of Chellaston Lane, Boulton Moor, Derby, DE24 5DB
Proposed 500 dwellings plus commercial (440014, 331894)

I refer to your 'Development Enquiry Request' in respect of the above named site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) which refer to surface water disposal from development sites.

Protective Strips

There are no public sewers, as shown on the records, located within the proposed development boundaries.

Due to recent change in legislation, there could be sewers, which have transferred over to the Company that are not shown on the statutory sewer records but may be located on your client's land. These sewers will have protective strips that we will not allow to be built over. The sewers could be identified whilst the land is being surveyed. If this is the case, please contact us for further guidance upon discovery.

Please note: there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where a diversion is required there is no guarantee that you will be able to undertake those works

on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Foul Water Drainage

Due to the size of this development and the likelihood to have to pump (due to the flatness of the site with a gentle slope to the east) and other developments recently started in this area, sewer modelling will be required to determine the impact of extra foul flows on the localised public sewers in the area.

Sewer modelling will take 3 – 6 weeks subject to confirmation of the development being started, such as a planning application submitted or outline planning having been granted. Modelling will be carried out for the whole development plus a first phase of 150 houses.

Severn Trent pays for the modelling and also funds any capacity improvements required in the network. Capacity improvements can take several years to complete. At this stage the nature of the improvements and costs cannot be given, however all funding will be provided by Severn Trent and the upgrades will be completed within a reasonable timescale.

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2010, the disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and no watercourse is available as an alternative, the use of sewerage should be considered. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

If ground conditions are not suitable, for soakaways and other SUDs techniques, evidence should be submitted. The evidence should be either percolation test results or by the submission of a statement from the SI consultant (extract or a supplementary letter). This would satisfy the SGN (enclosed).

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SEVERN

TRENT

Subject to the above, all surface water shall be discharged to the watercourse located within the site subject to LLFA discharge rates and preferred outfall location.

Any flows generated by the site in excess of the permitted discharge rate will have to be attenuated within the development site.

Connections

For any new connections including the use, reuse and indirect to the public sewerage system, the developer will need to submit Section 106 application. Our Developer Services department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 707 6600 or download from www.stwater.co.uk

Please quote the above reference number in any future correspondence (including e-mails) with STW Limited. Please send **all correspondence** to the net.dev.east@severntrent.co.uk email inbox address, a response will be made within 15 days.

If you require a VAT receipt for the application fee please email MISCINCOME.NC@SEVERNTRENT.CO.UK quoting the above Reference Number.

Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely,



Keith Baker
Senior Evaluation Technician
Asset Protection East (wastewater)
Asset Strategy & Planning
Chief Engineer