



Catesby Strategic Land Limited

LAND NORTH OF MOAT ROAD, HEADCORN

Preliminary Foul Drainage & Utilities Assessment

890633-R1(1)

September 2023



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RSK GENERAL NOTES

Project No.: 890633-R1(1)

Site Name: Land North of Moat Road, Headcorn

Report Title: Preliminary Foul Drainage & Utilities Assessment

Client: Catesby Strategic Land Limited

Date: September 2023

Office: Coventry

Status: FINAL

Author: Siphiwe Kazora **Technical reviewer:** Andrew Taylor

Date: 13.09.2023 **Date:** 13.09.2023

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1	FINAL	13.09.23	SK	APT	APT

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Land & Development Engineering Ltd.

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1. INTRODUCTION

RSK Land & Development Engineering Limited were commissioned by Catesby Strategic Land Limited (the client) to provide a Preliminary Foul Drainage & Utilities Assessment to support to support the outline planning application for Land North of Moat Road, Headcorn (the site).

Consultation was undertaken with the relevant drainage authority (Southern Water) and various utility companies in order to determine the suitability of these networks to serve the proposed development. Where possible, budget costs were obtained for new utility supplies and for diversion and/or upgrading works (if applicable).

For information regarding surface water drainage, refer to RSK's 'Flood Risk Assessment' report (ref. 680350-R1), dated September 2023.

The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

2. GENERAL

2.1 Existing site

2.1.1 Site description

The site is located on land to the north of Moat Road on the western side of Headcorn in the county of Kent. The site can be located at National Grid Reference 582916E, 144563N and postcode TN27 9NT. A site location plan is included as Figure 2.1.

The site covers an area of approximately 7.4ha and currently comprises greenfield land that is split into two fields. Former farm buildings occupy an area in the southeastern part of the site.

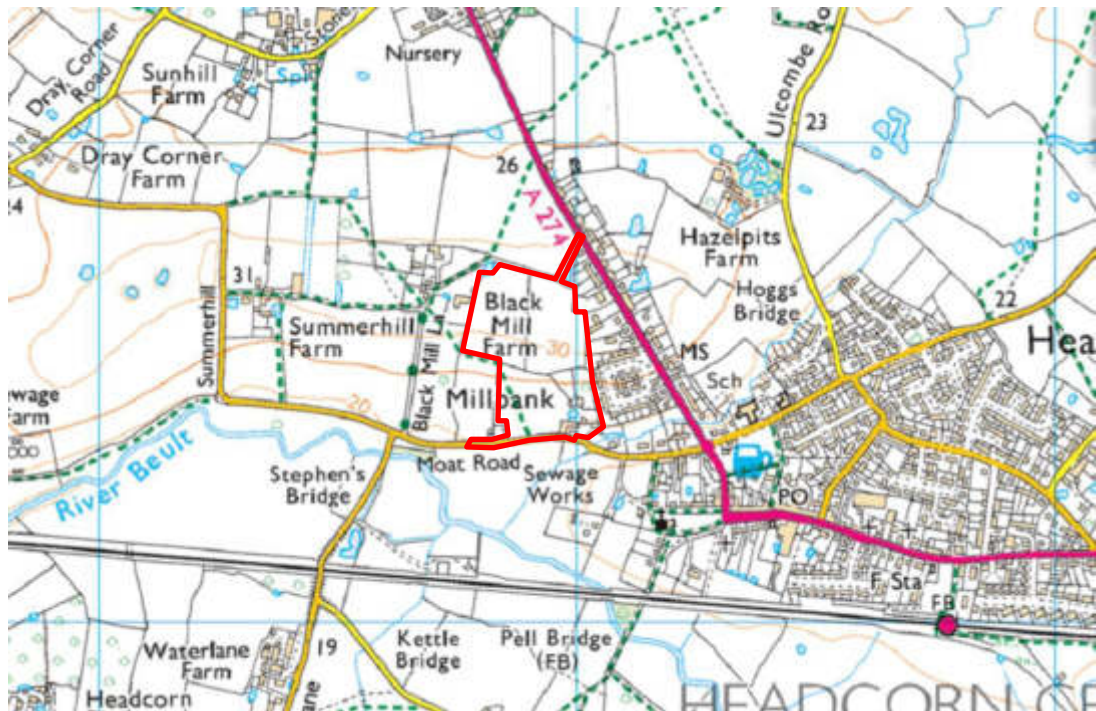


Figure 2.1: Site location plan

2.1.2 Topography

A site-specific topographic survey has been carried out by Greenhatch Group. The survey shows the existing site levels vary from 17.9 metres above ordnance datum (mAOD) in the southeast corner to 33mAOD in the northeast corner. The land generally falls away towards the south, with a small area in the northwest corner falling away to the north. Levels along the main site frontage of Moat Road fall away towards the east and the secondary northern access road falls away to the north to meet Mill Bank (A274) at approximately 29.4mAOD.

The topographical survey is included in **Appendix B**.

2.1.3 Development proposals

This report is required to support an outline planning application (all matters reserved except access) for up to 120 residential dwellings and associated infrastructure.

The description of the proposed project is: -

Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency / pedestrian access to Millbank and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

The proposed Sketch Layout Master Plan is included in **Appendix C**.

3. EXISTING APPARATUS

3.1 Public Sewers

Sewer details have been referenced from sewer record plans obtained from Southern Water (see **Appendix D**). The plan indicates the following sewer network around the site:

- There are no public foul or surface water sewers recorded within the site.
- The nearest public foul sewer is located in Moat Road to the southeast of the site, a 375mm diameter conveying flows southwards.
- A 225mm diameter foul sewer is also located in Mill Bank, to the east of the site conveying flows southwards.
- A 150mm diameter foul sewer is also located in Bankfields, to the east of the site.

3.2 Electricity

Mains records obtained from UK Power Networks (UKPN) are contained in **Appendix E**. The plans indicate the following assets around the site:

- Headcorn Local Electricity Distribution site located adjacent to the southwest corner of the site, off Moat Road.
- 33kV pole mounted HV cables crossing the site from the south to north from the Local Electricity Distribution site.
- 6.6kV belowground HV cables within the site, following the western boundary of the site.
- 6.6kV belowground HV cables to the south of the site located in the northern verge of Moat Road.
- Below ground LV cable entering and terminating within the site off the eastern boundary, to the rear of the existing residential dwelling known as 'Oakleigh'.
- Further belowground LV/HV cables are shown located within both eastern and western footways of Mill Bank.

3.3 Gas

Mains records from Scotia Gas Networks (SGN) are contained in **Appendix F**. The plans indicate the following assets around the site:

- There are no gas mains recorded within or in the vicinity of the site.
- The nearest gas main is located in Moat Road to the southeast of the site, a 63mm diameter PE (LP) within the northern verge.

- A 125mm/180mm diameter PE (LP) gas main is also located in Mill Bank, to the east of the site, within the western footway.
- A 63mm diameter PE (LP) gas main is also located in Bankfields, to the east of the site.

Further records obtained from GTC are contained in **Appendix G**. The plans indicate the following assets around the site:

- 63mm/90mm PE (LP) gas main network to the north of the site within the new residential development.

3.4 Water

Mains records from South East Water (SEW) are contained in **Appendix H**. The plans indicate the following assets around the site:

- There are no mains recorded within in the site.
- The nearest main is located in Moat Road to the south of the site, a 4in CI main within the southern verge.
- A 3in CI main is located in Mill Bank to the east of the site, within the eastern footway.
- A 3in CI main is also located in Bankfields, to the east of the site.
- A network of 90mm HPPE mains to the north of the site within the new residential development.

3.5 Telecommunications

Mains records from BT are contained in **Appendix I**. The plans indicate the following assets around the site:

- Below ground ducting/cables are shown located within the site, connecting from Mill Bank in the north and terminating within the centre of the site.
- Below ground ducting/cables are also shown located in Moat Road to the south of the site, within the southern verge.
- Further ground ducting/cables are also shown to the east of the site within Mill Bank and Bankfields.
- Overhead pole mounted cables are shown to the west of the site within Black Mill Lane.

4. PROPOSED SERVICES

4.1 Public Sewers

A pre-development enquiry was submitted to Southern Water for 120 residential units, with a proposed offsite connection to the existing 375mm foul water sewer at manhole 0301 located to the southeast of the site in Moat Road, based on a gravity connection.

Southern Water are currently assessing the pre-development enquiry and have calculated a peak foul flow rate of 1.08 l/s.

In accordance with Design Construction Guidance (DCG) a foul flow rate of 0.05l/s should be adopted for an individual household, as such the proposed development site will generate a maximum flow of 6l/s, as such clarification is currently being sought with Southern Water.

The pre-development enquiry response is currently awaited, to confirm if there is available capacity for the development and that a connection to manhole 0301 is acceptable.

The wastewater infrastructure charge for the site is **£68,880** (£574 per single property).

No diversions are anticipated.

The proposed foul drainage strategy is contained in **Appendix J**

4.2 Electricity

A budget estimate request was submitted to UKPN for 120 residential units, to confirm connection costs, point of connection and cost of diverting/grounded the existing 33kV pole mounted HV cables.

UKPN have confirmed a point of connection to the existing/diverted HV with a budget estimate of **£375,000**.

UKPN have also confirmed budget costs of diverting/grounding of the existing 33kV overhead cable, estimated at **£340,000**.

UKPN's response is contained in **Appendix K**.

4.3 Gas

A capacity enquiry was submitted to SGN for the 120 residential units, to confirm capacity to serve the development and a point of connection. SGN have confirmed a connection to the 63mm OE low pressure main in Moat Road is acceptable with some reinforcement works.

The budget estimate for the new connection, onsite mains and reinforcement works is **£263,074.04**.

SGN's response is contained in **Appendix L**.

No diversions are anticipated.

4.4 Water

A pre-development enquiry was submitted to SEW for 120 residential units, to confirm capacity to serve the development and point of connection. SEW's review of the proposed development, confirms that there is currently insufficient capacity within the existing network to serve the development and that offsite reinforcement works will be required prior to the site connection being made.

The water infrastructure charge for the site is **£43,560**.

SEW response is contained in **Appendix M**.

No diversions are anticipated.

4.5 Telecommunications

No issues are envisaged in servicing the new development from the existing BT network in the vicinity. A Connectivity Assessment should be submitted once a detailed layout is available, however, it was announced by BT in 2016 that there will be no charge to provide FTTP for developments of more than 30 dwellings.

Whilst no diversions are anticipated, existing BT cables located and terminating in the north of the site will require decommissioning.

APPENDIX A

RSK GROUP SERVICE CONSTRAINTS

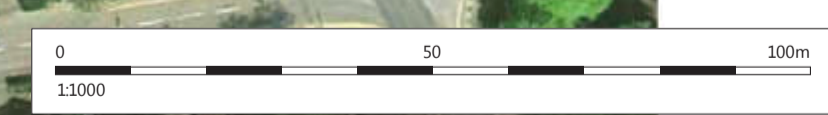
1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Catesby Strategic Land Limited (the "client") in accordance with the terms of a contract between RSK and the "client" dated September 2022. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.
2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.
8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans

are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.

APPENDIX B TOPOGRAPHICAL SURVEY

APPENDIX C

SKETCH LAYOUT MASTER PLAN



Romsey T: 01794 367703
 Portishead T: 01275 407000
 Camberley T: 01276 749050
 F: 01794 367276 F: 01794 367276 F: 01794 367276

Rev	Description	Date	Au	Ch
A	Planning Issue	08.11.22	VL/GJ	---/
A1	Revised Layout	22.08.23	VL/HP	
A2	Amendments	29.08.23	VL/HP	

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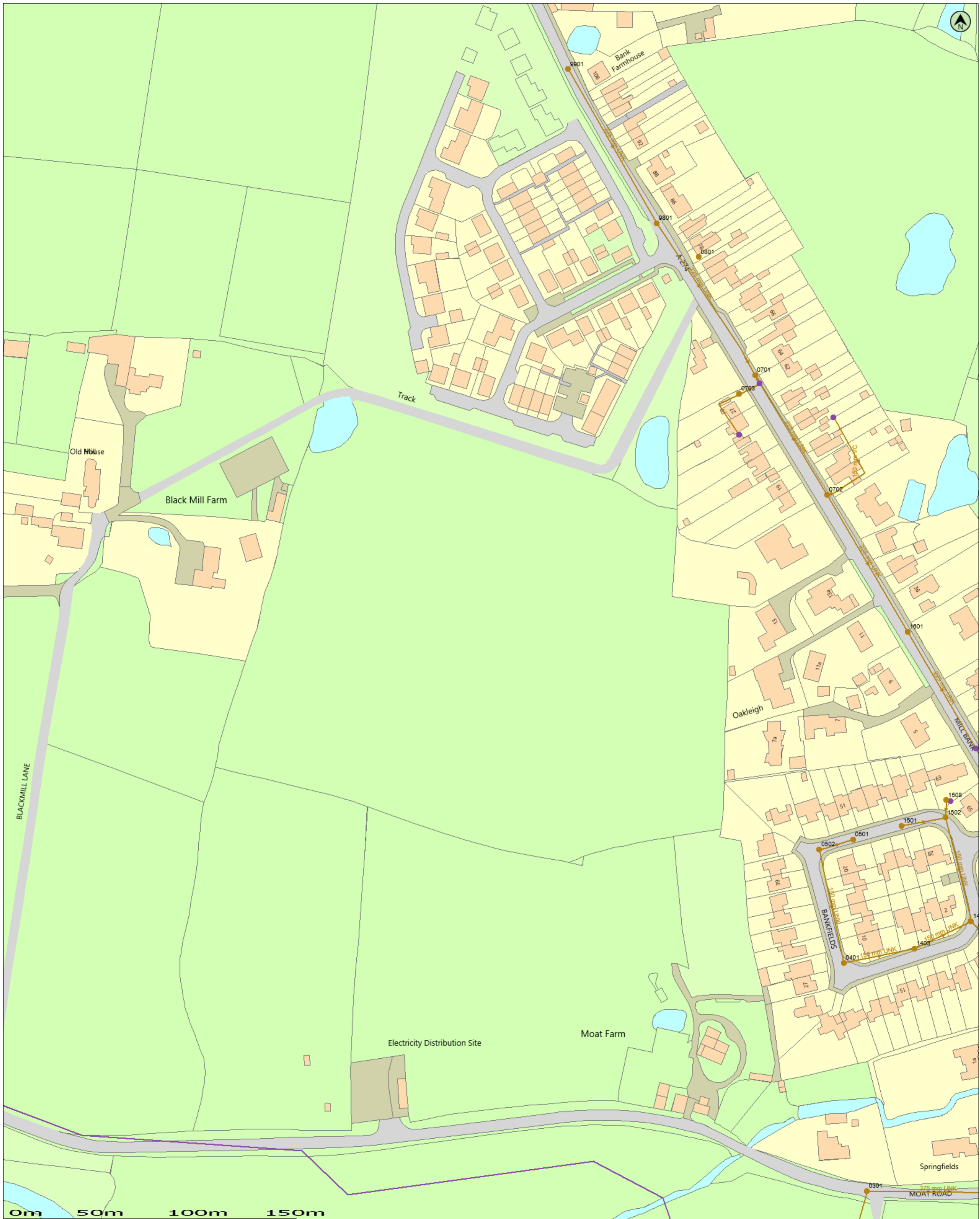
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Project	Moat Road, Headcorn		
Drawing	Sketch Layout Master Plan - 01		
Client	CATESBY ESTATES PLC		
Job no.	CATE211030	Date	08.11.22
Dwg no.	SKMP-01	Rev.	A2
Author	VL/HP	Checked	-/-
Status	PLANNING	Scale	1:1000@A0
Client ref.	-	Office	Romsey



APPENDIX D

SOUTHERN WATER SEWER RECORDS



(c) Crown copyright and database rights 2022 Ordnance Survey 100031673
 Data updated: 16/08/22

Scale: 1:1250
 Map Centre: 582895,144642
 Date: 23/09/22
 Our Ref: 959017 - 2
 Wastewater Plan A2
 Powered by digdat

lward@rsk.co.uk
 680350



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2022 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.
 WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

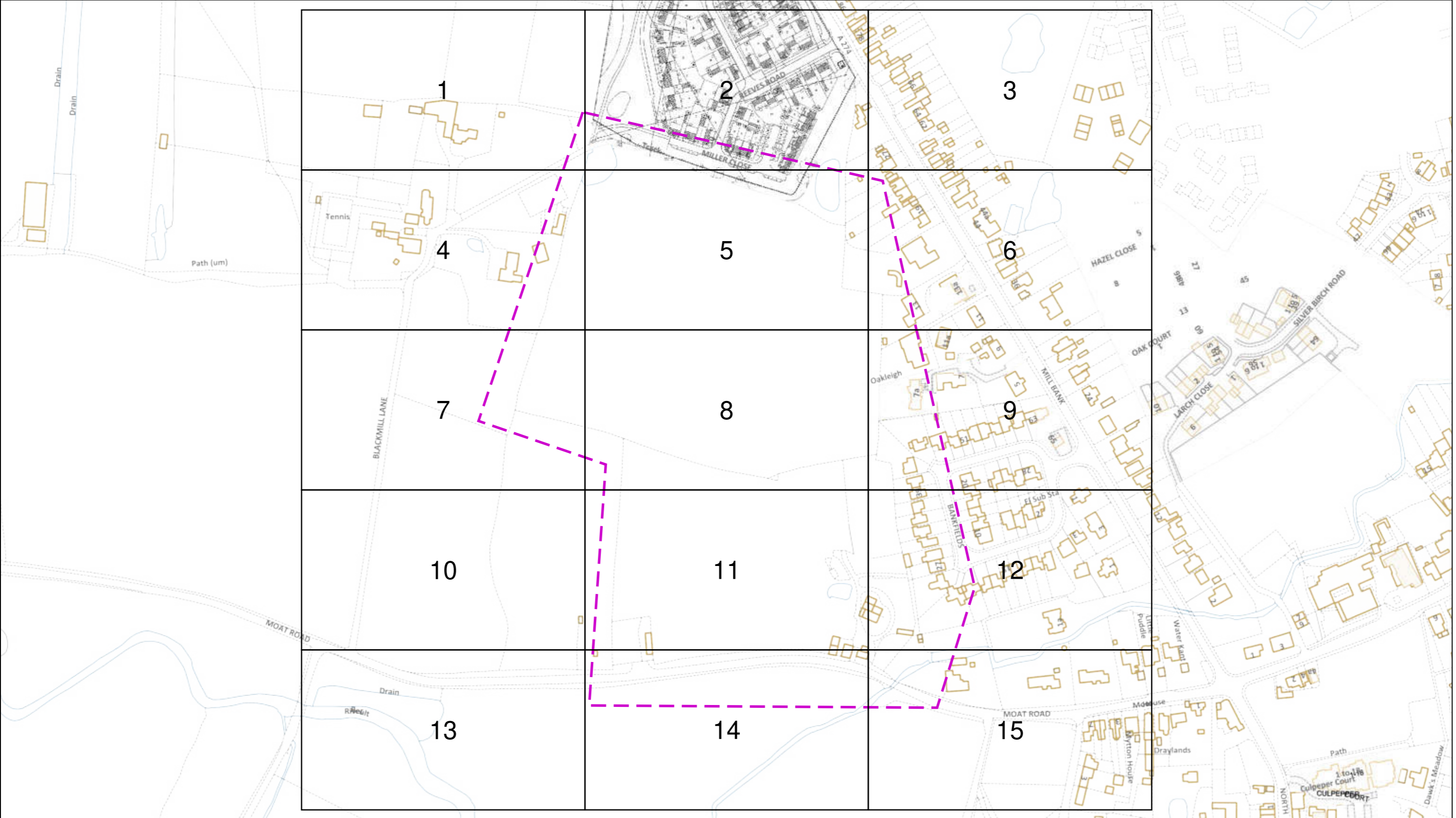
Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0301	F	19.07	17.03	
0401	F	21.60	20.54	
0501	F	26.89	25.52	
0502	F	26.29	24.60	
0701	F	30.48	0.00	
0702	F	31.72	24.83	
0703	F	2.00	0.00	
0801	F	0.00	0.00	
1401	F	21.36	0.00	
1403	F	0.00	0.00	
1501	F	26.80	25.37	
1502	F	26.13	24.95	
1508	F	0.00	0.00	
1601	F	31.55	24.55	
9801	F	28.44	25.35	
9901	F	26.63	25.65	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
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APPENDIX E

UKPN ELECTRICITY RECORDS



Dig Sites Area: Line:

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

This plan must be used with the attached 'Symbols' document.
 Date Requested: 23/09/2022
 Job Reference: 27026610
 Site Location: 582727 144349
 Requested by: Miss Monique Elsom
 Your Scheme/Reference: 680350
 Scale: 1:2563 (When plotted at A3)

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

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

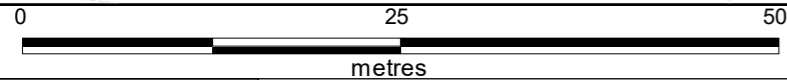
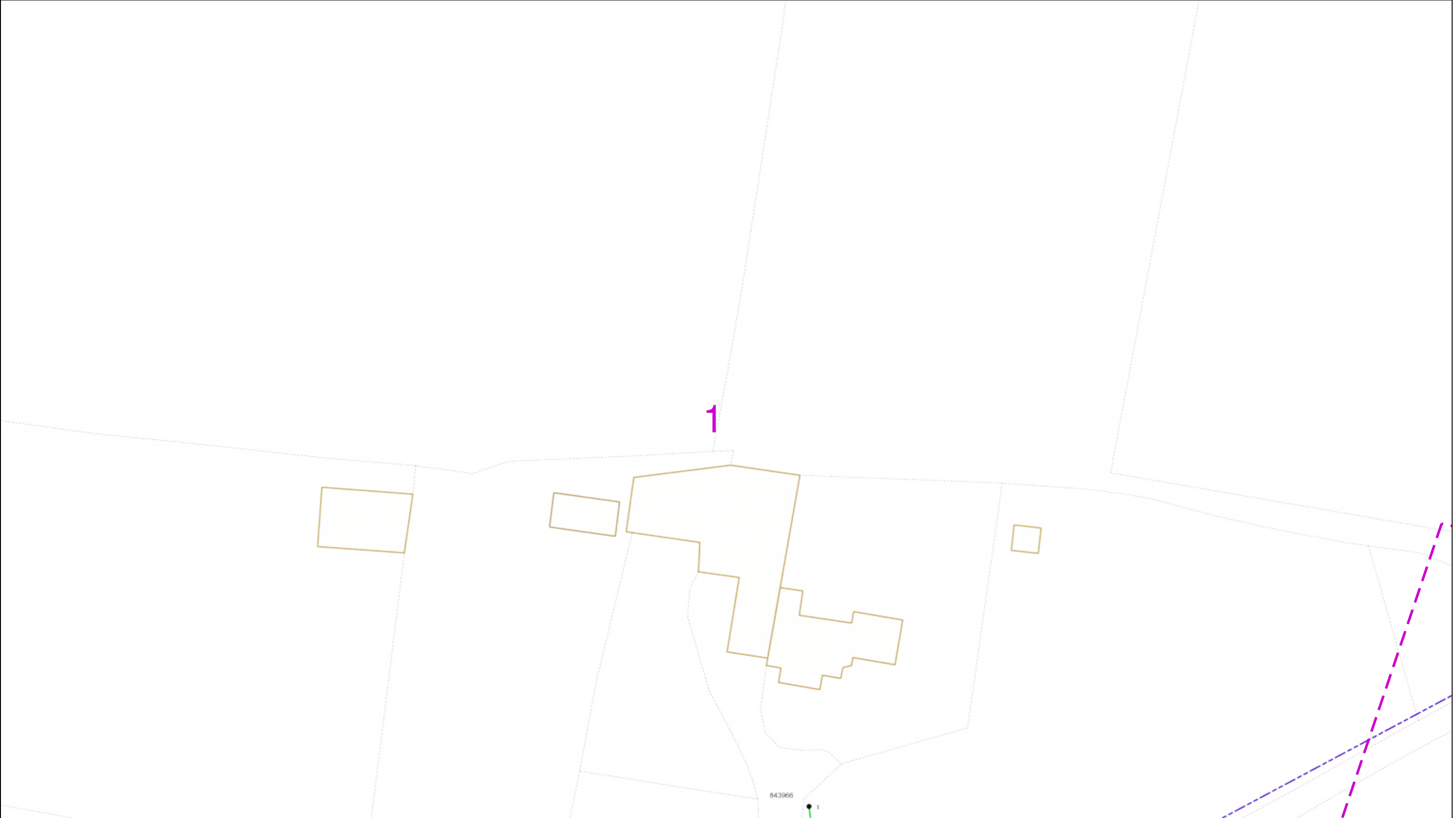


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



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

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



Dig Sites Area: Line:

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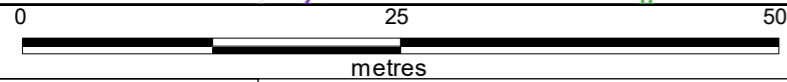
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
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2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
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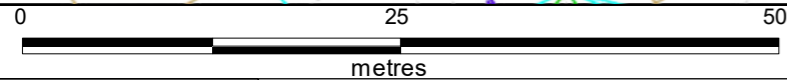
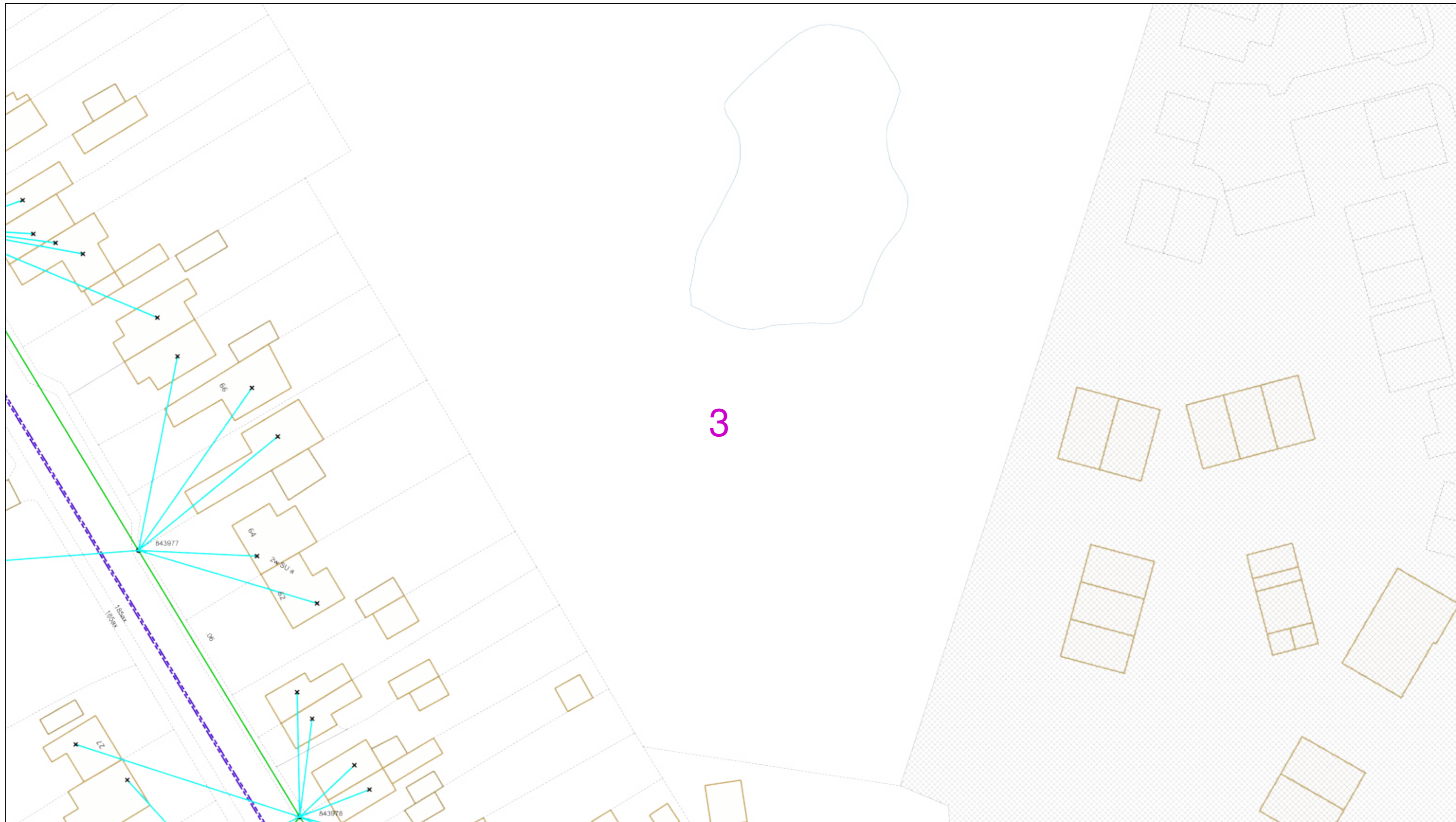
Scale: 1:500 (When plotted at A3)

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Date Requested: 23/09/2022
 Job Reference: 27026610
 Site Location: 582727 144349
 Requested by:
 Miss Monique Elsom
 Your Scheme/Reference: 680350

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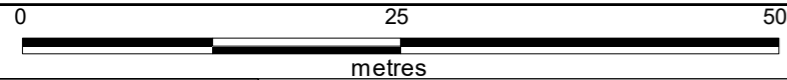
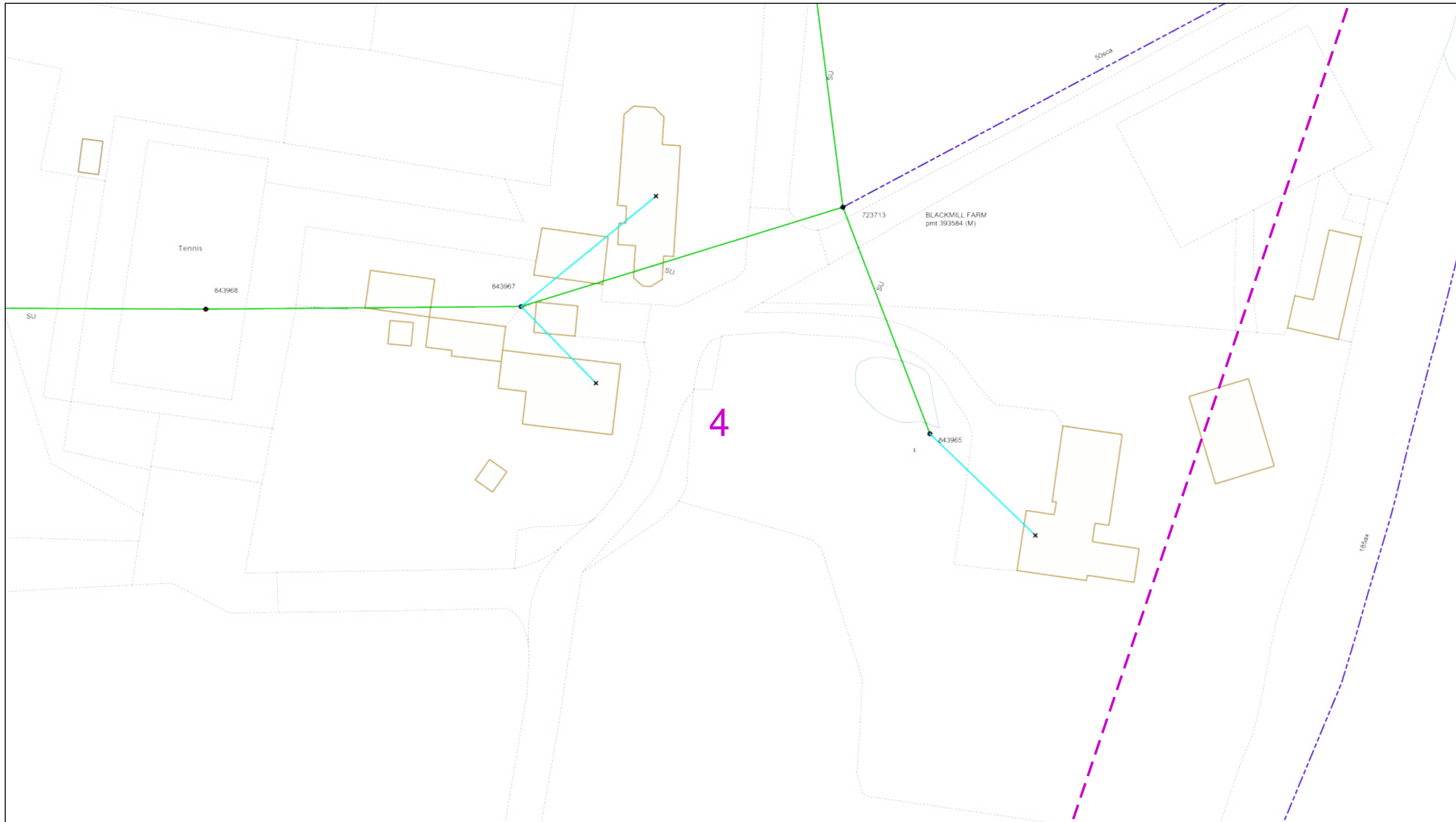


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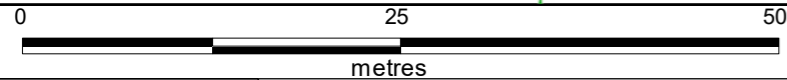
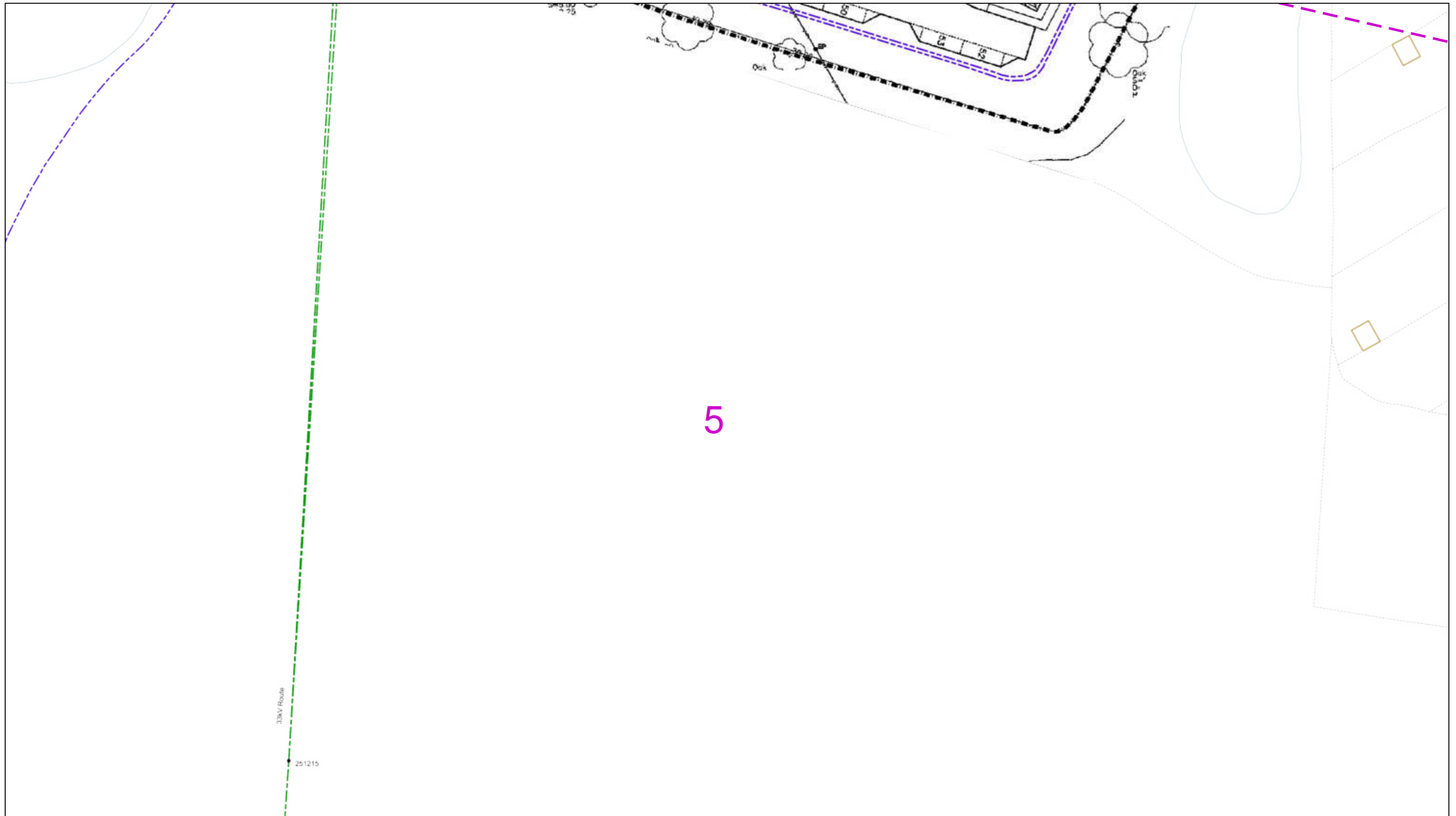


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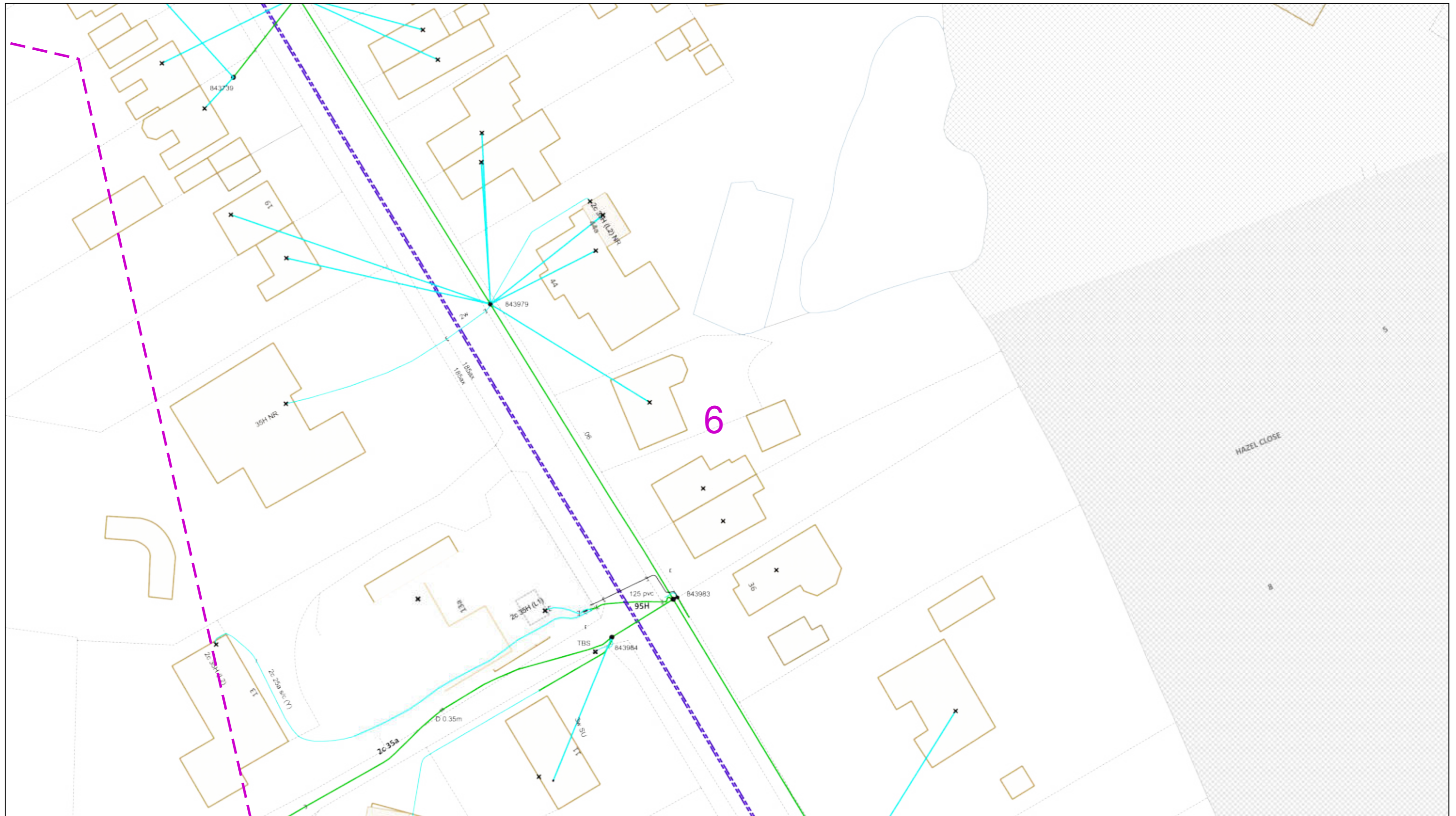
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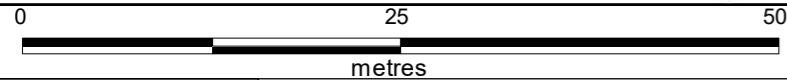
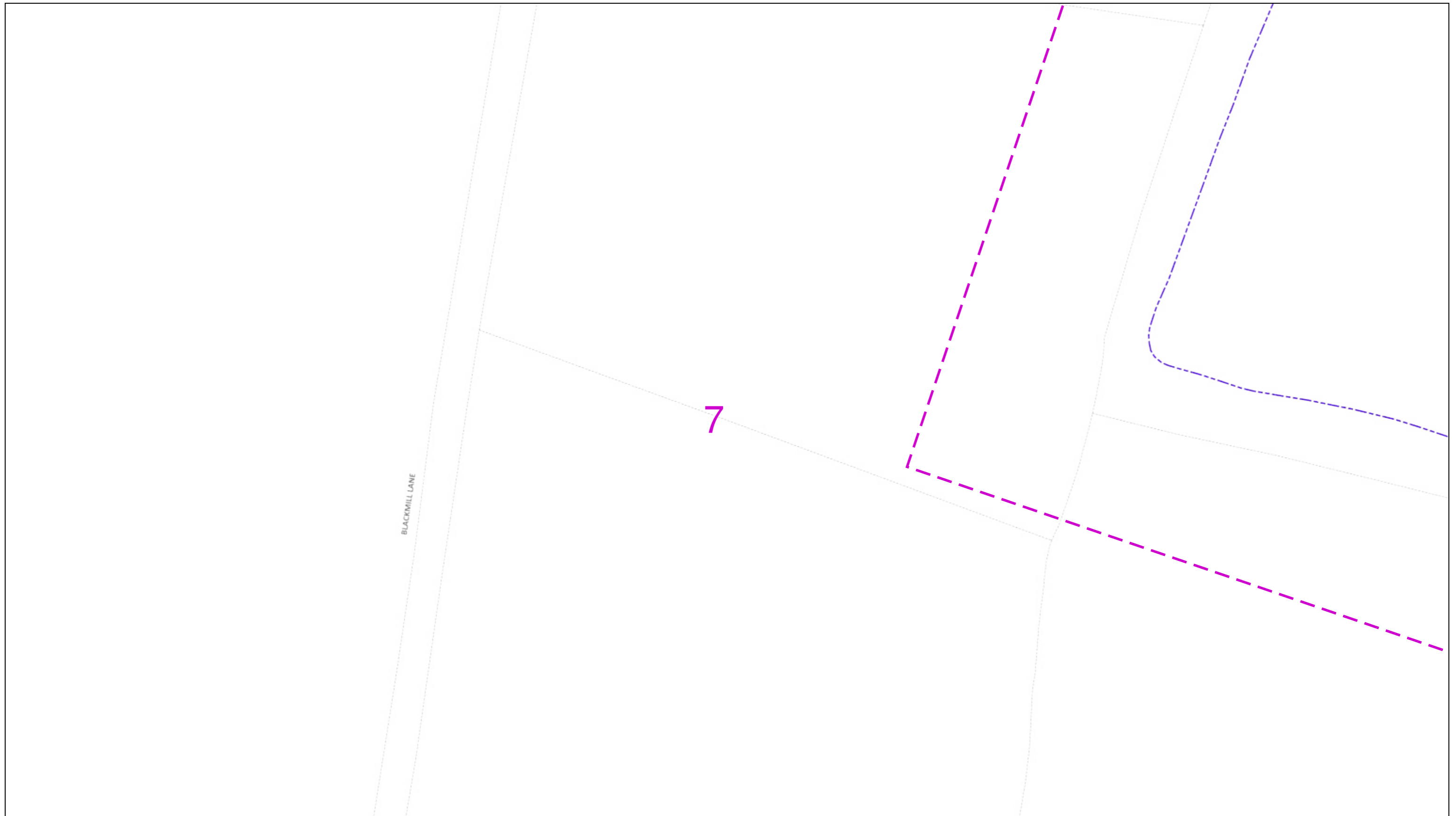
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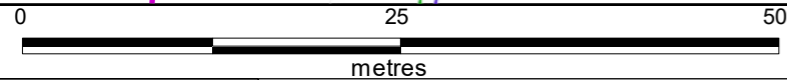
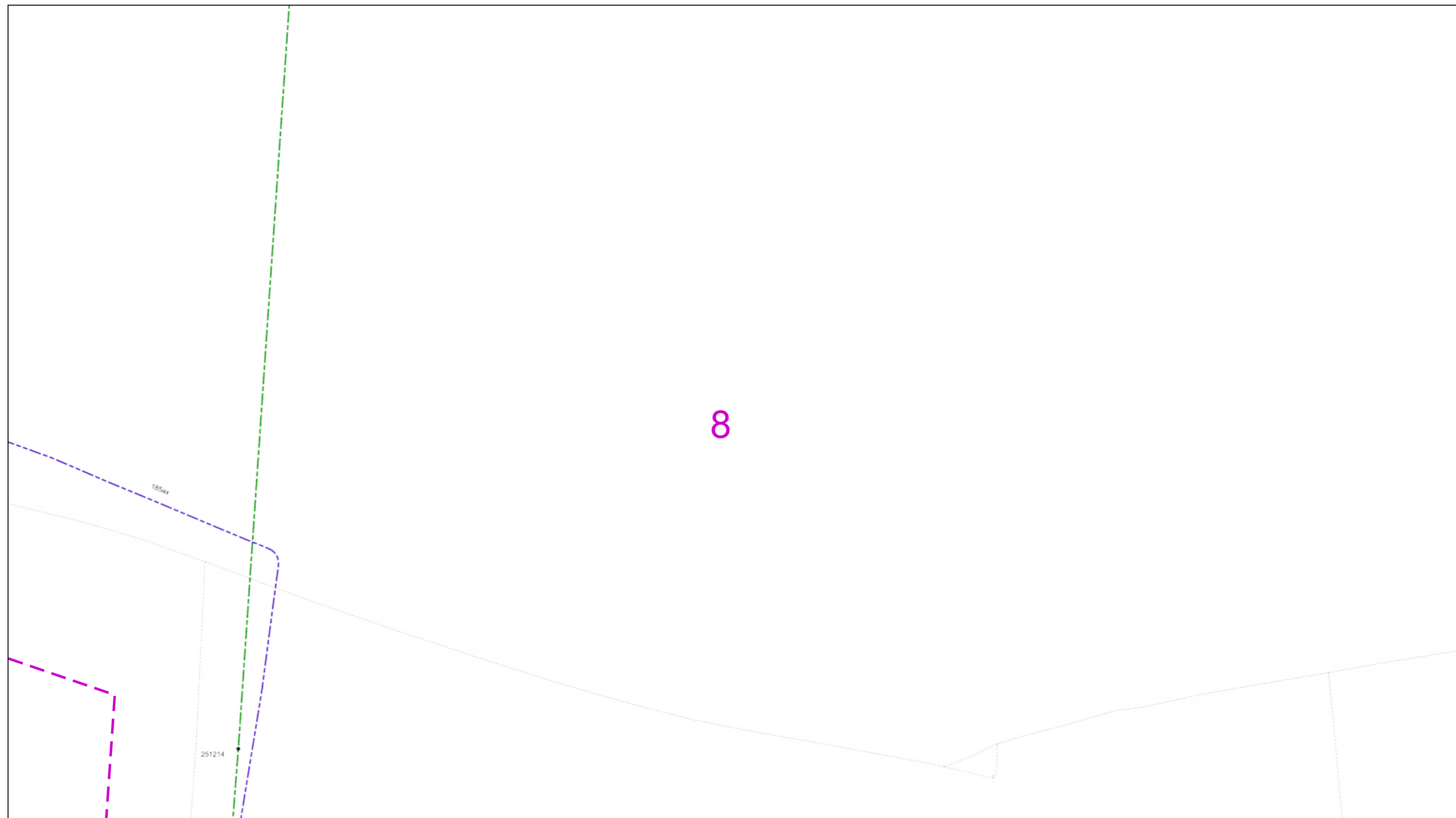
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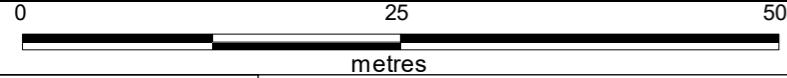
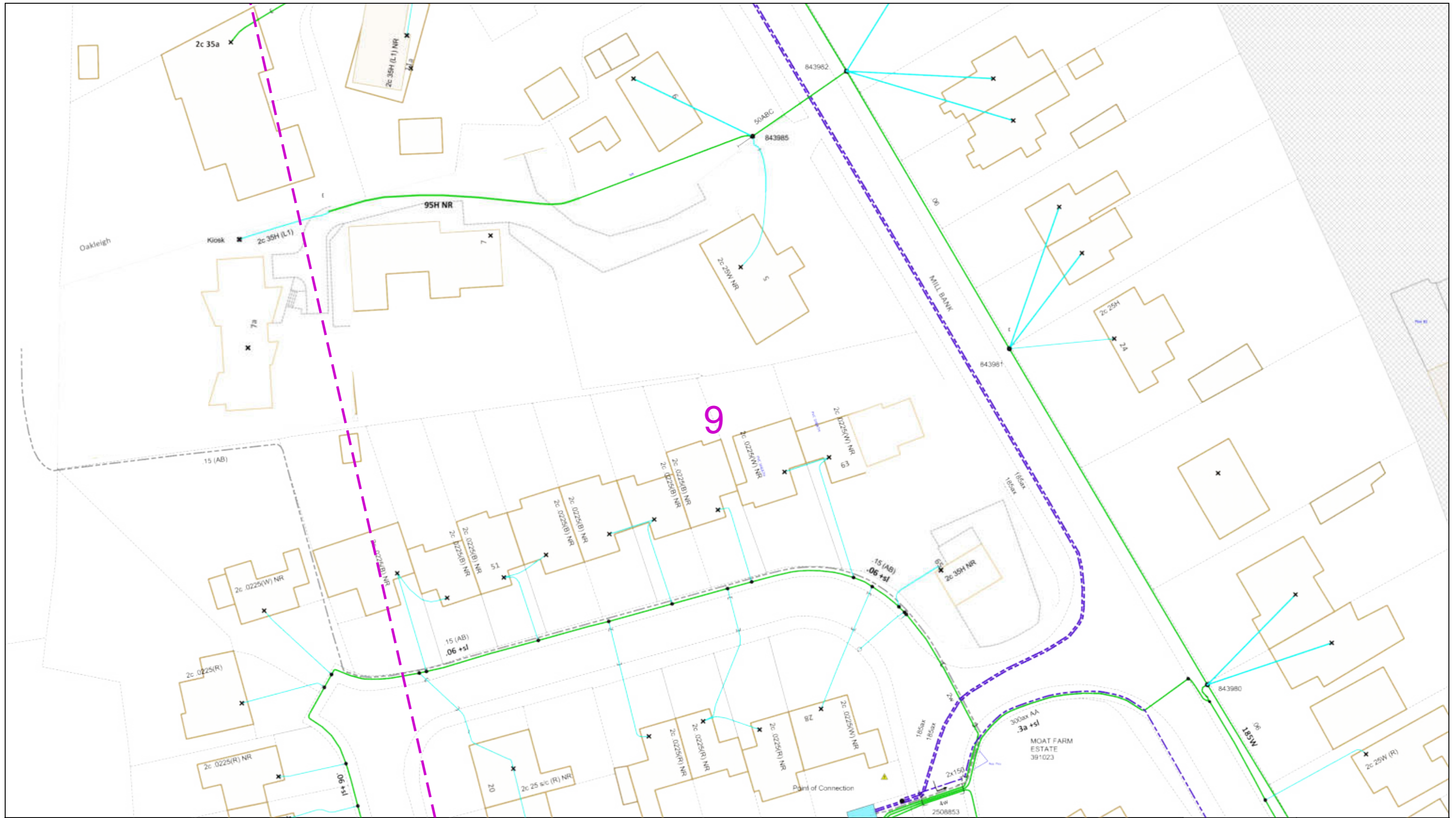
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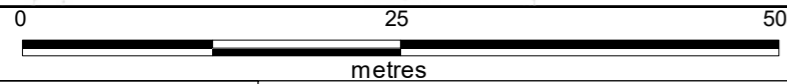
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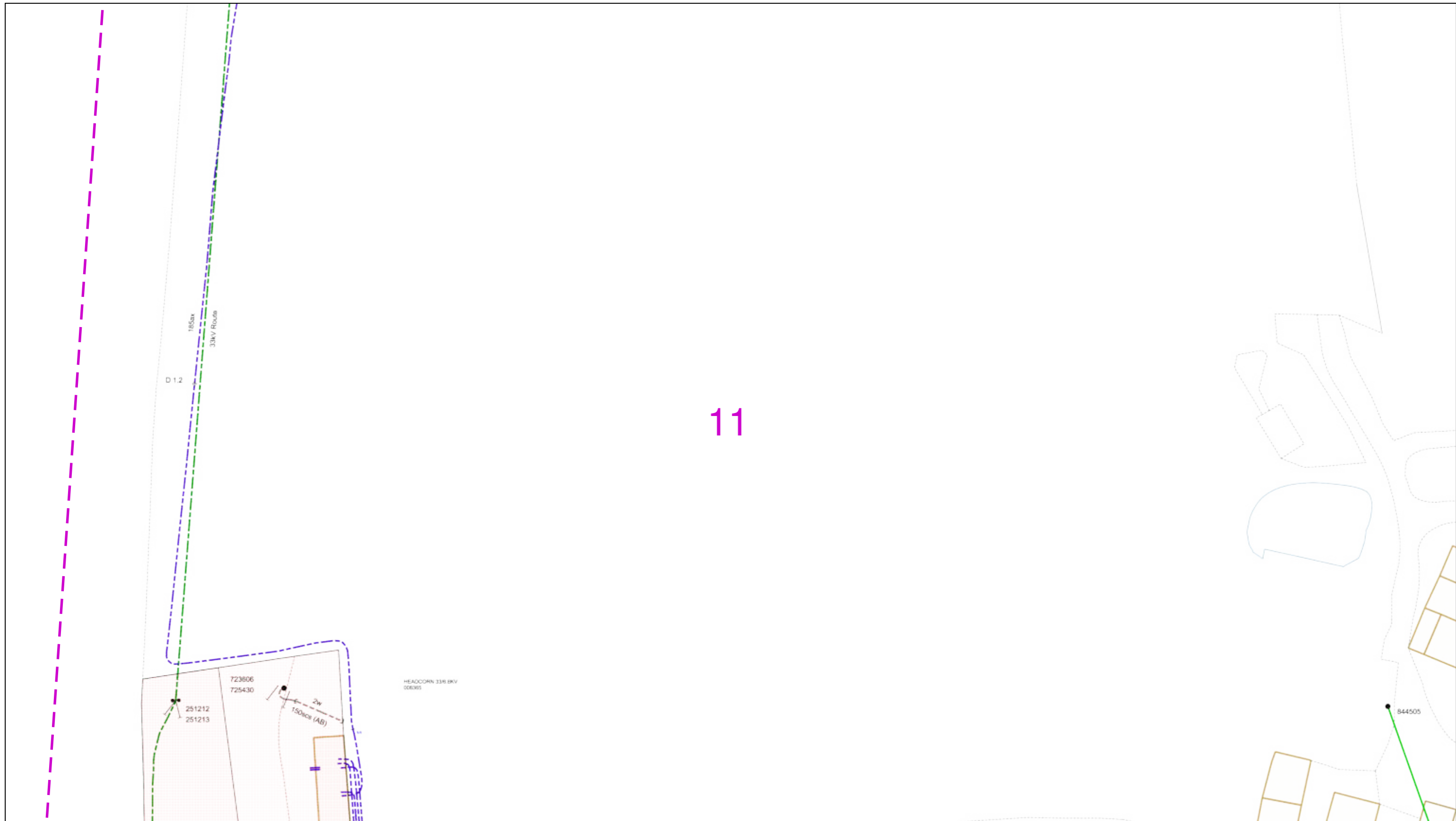
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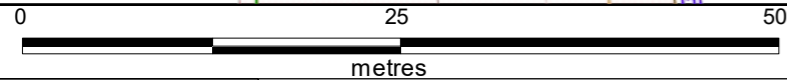


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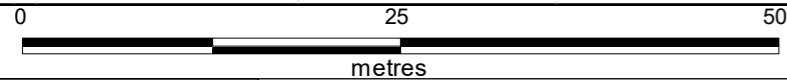
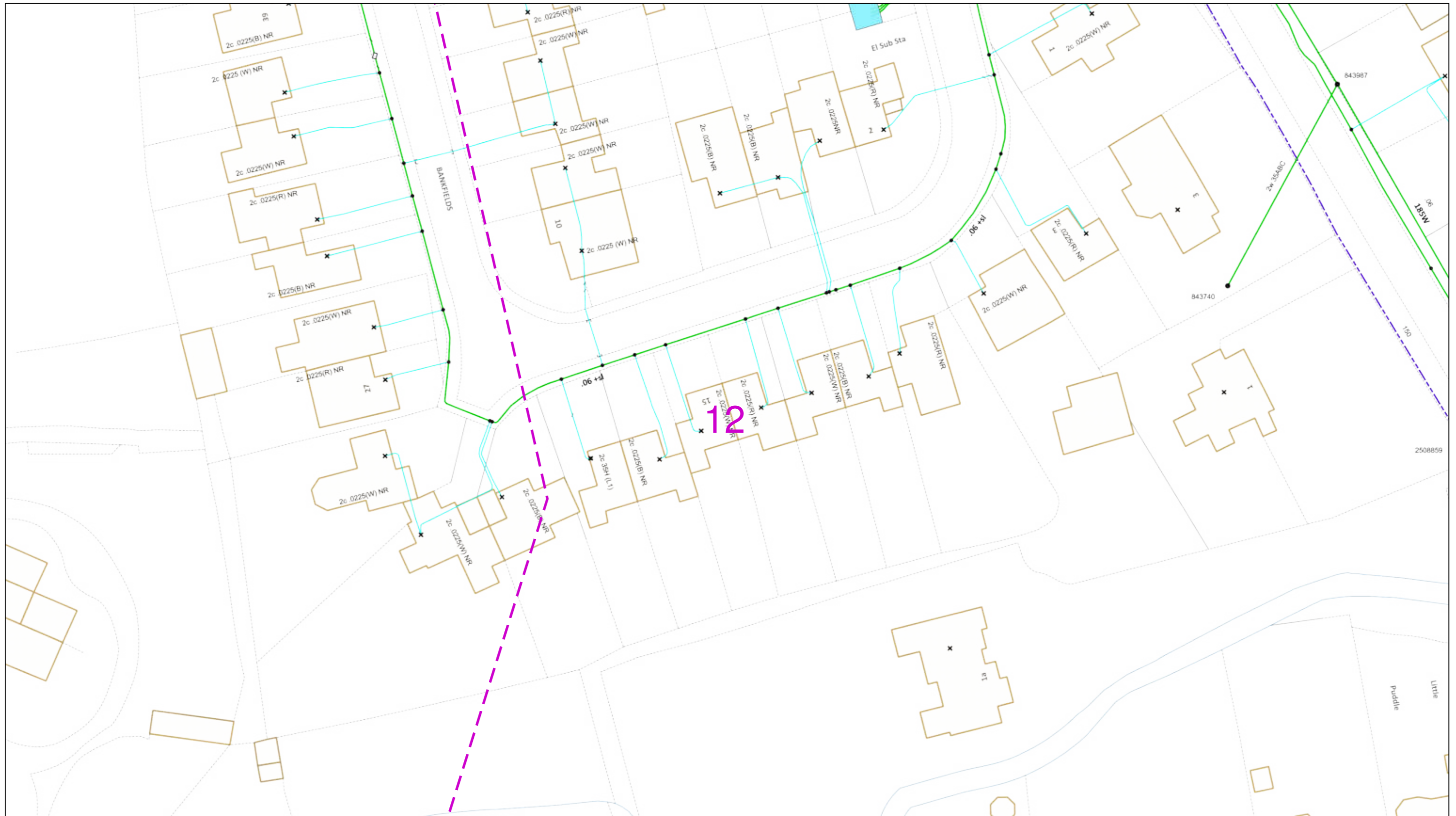
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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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Dig Sites Area: Line:

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

Date Requested: 23/09/2022
 Job Reference: 27026610
 Site Location: 582727 144349
 Requested by:
 Miss Monique Elsom
 Your Scheme/Reference: 680350

Scale: 1:500 (When plotted at A3)

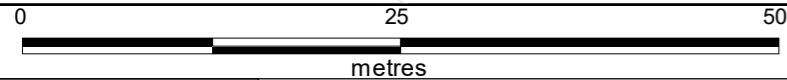
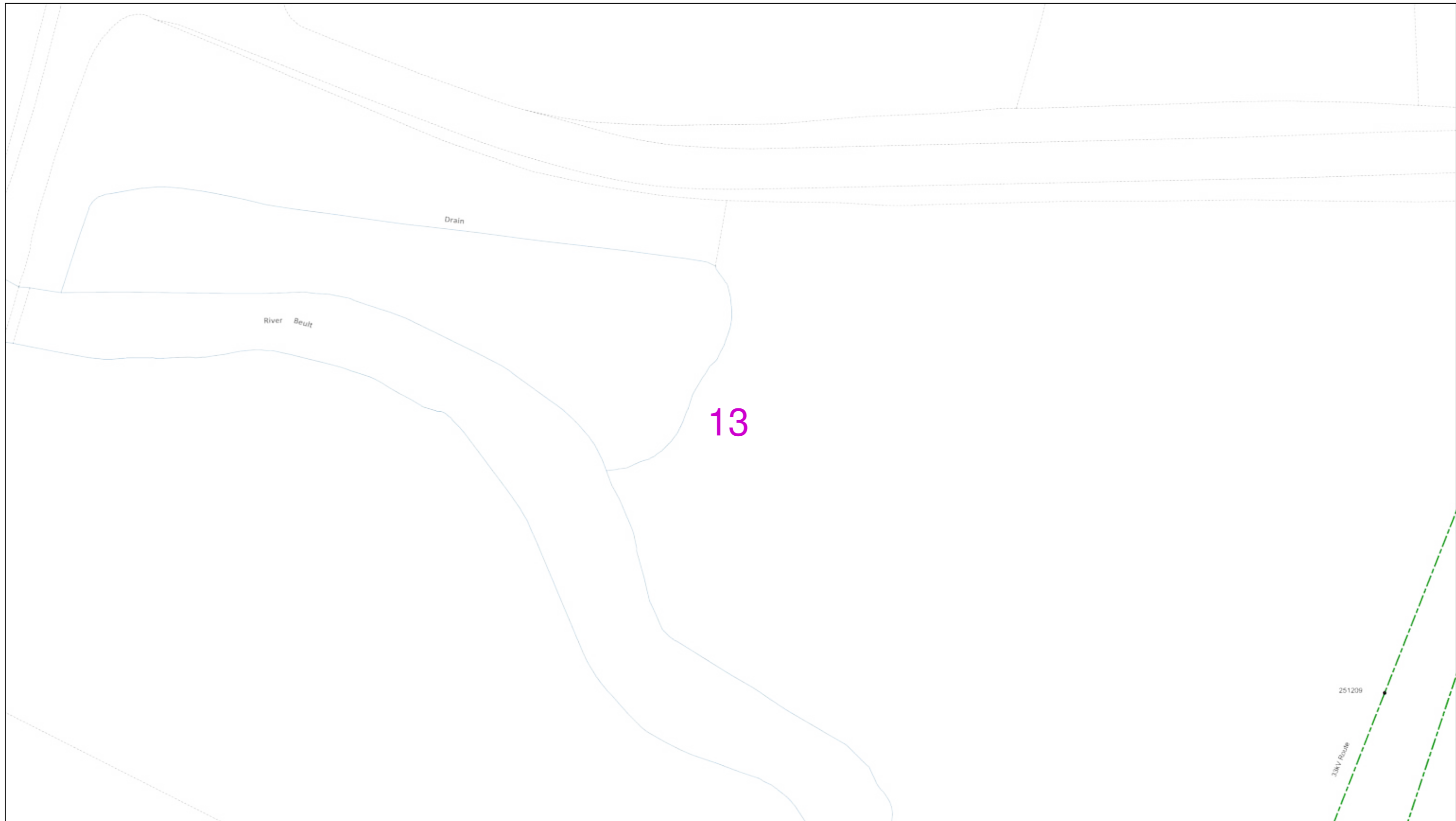
1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
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4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/tines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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

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

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



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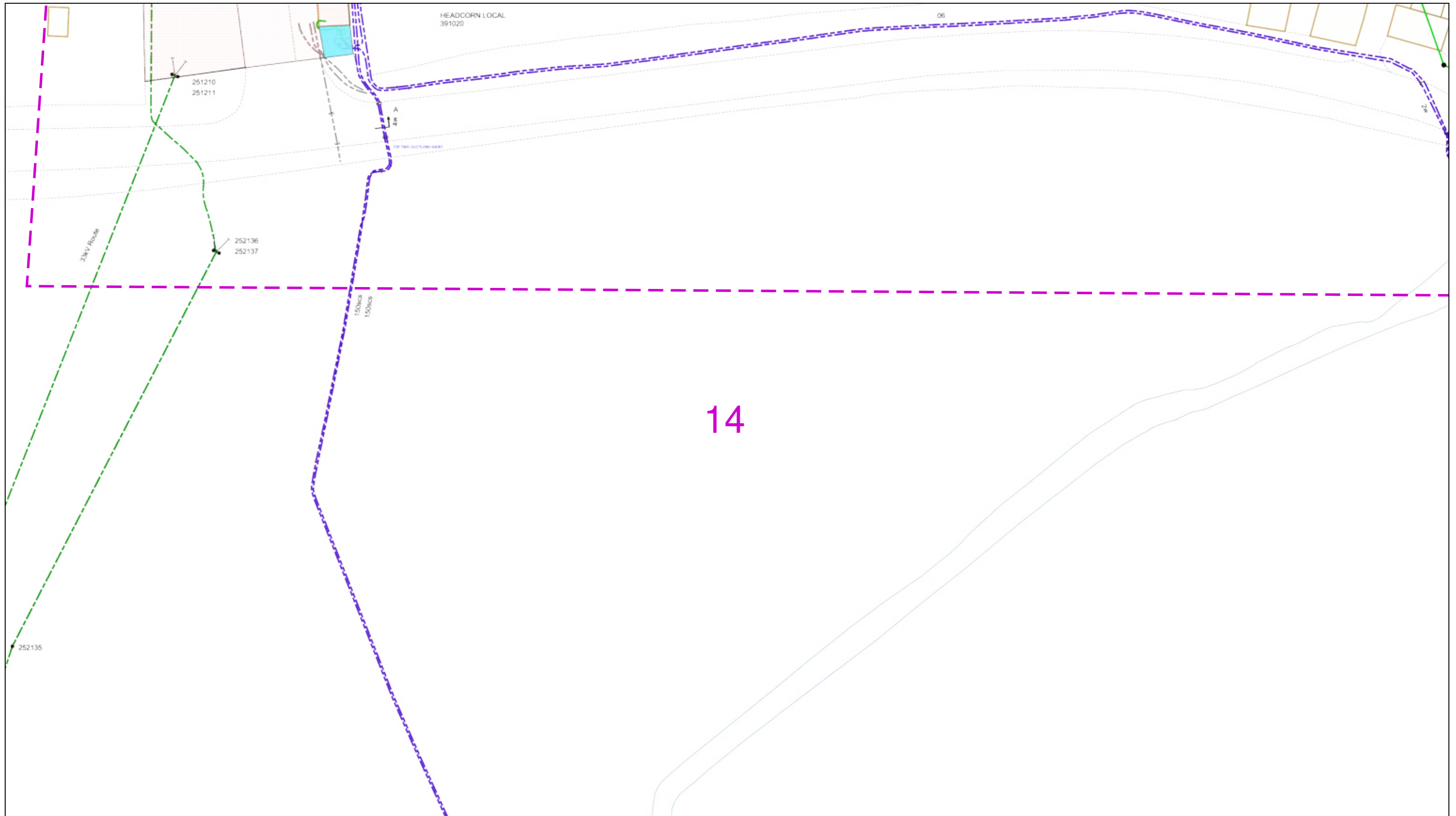
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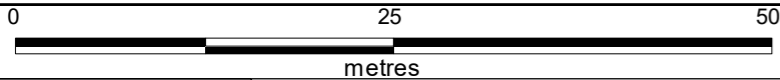
ALWAYS LOOK UP BEFORE YOU START WORK. Refer to HSE Guidance note GS6

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

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14



Dig Sites Area: Line:

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 Miss Monique Elsom
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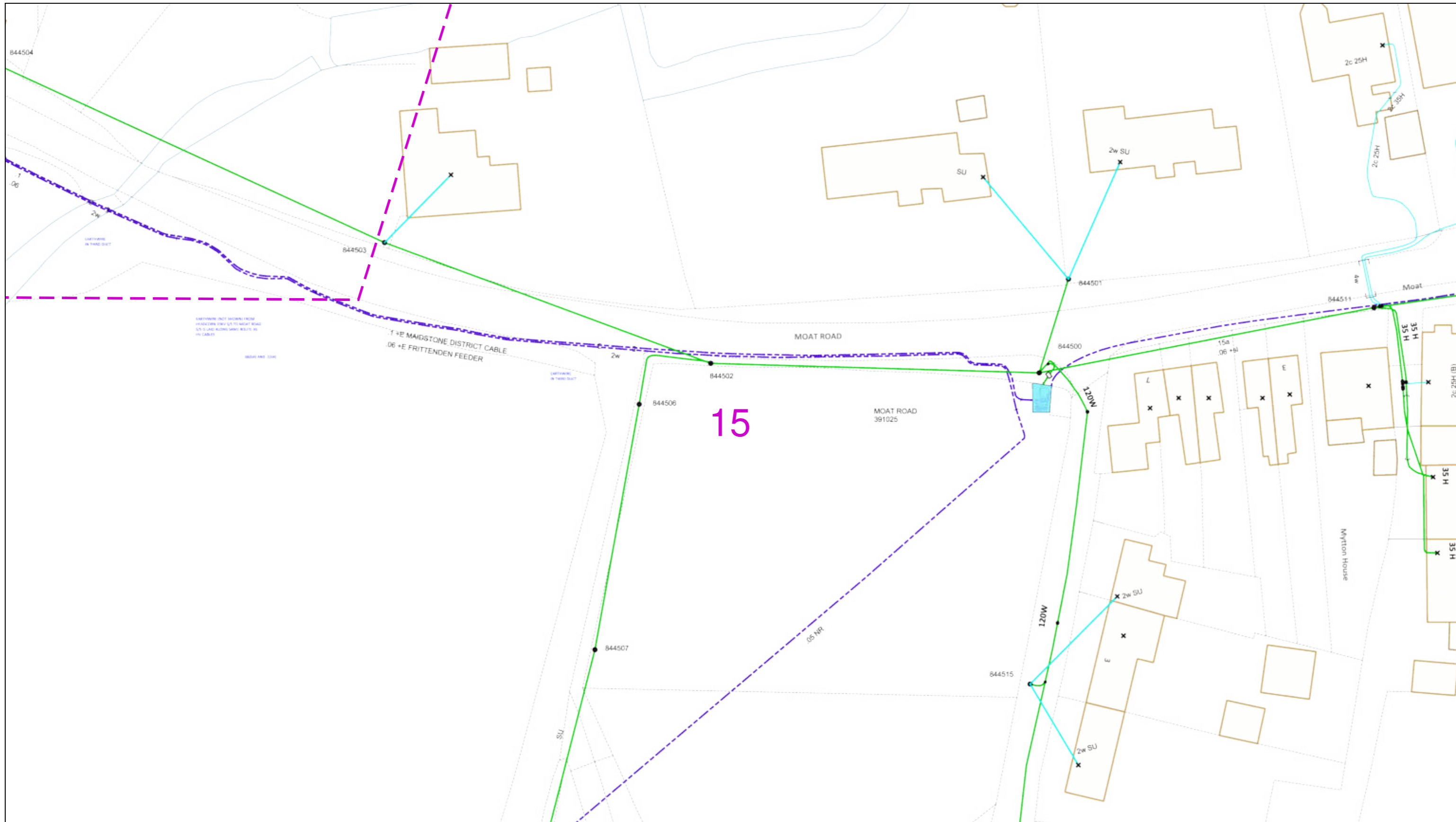


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 Refer to HSE
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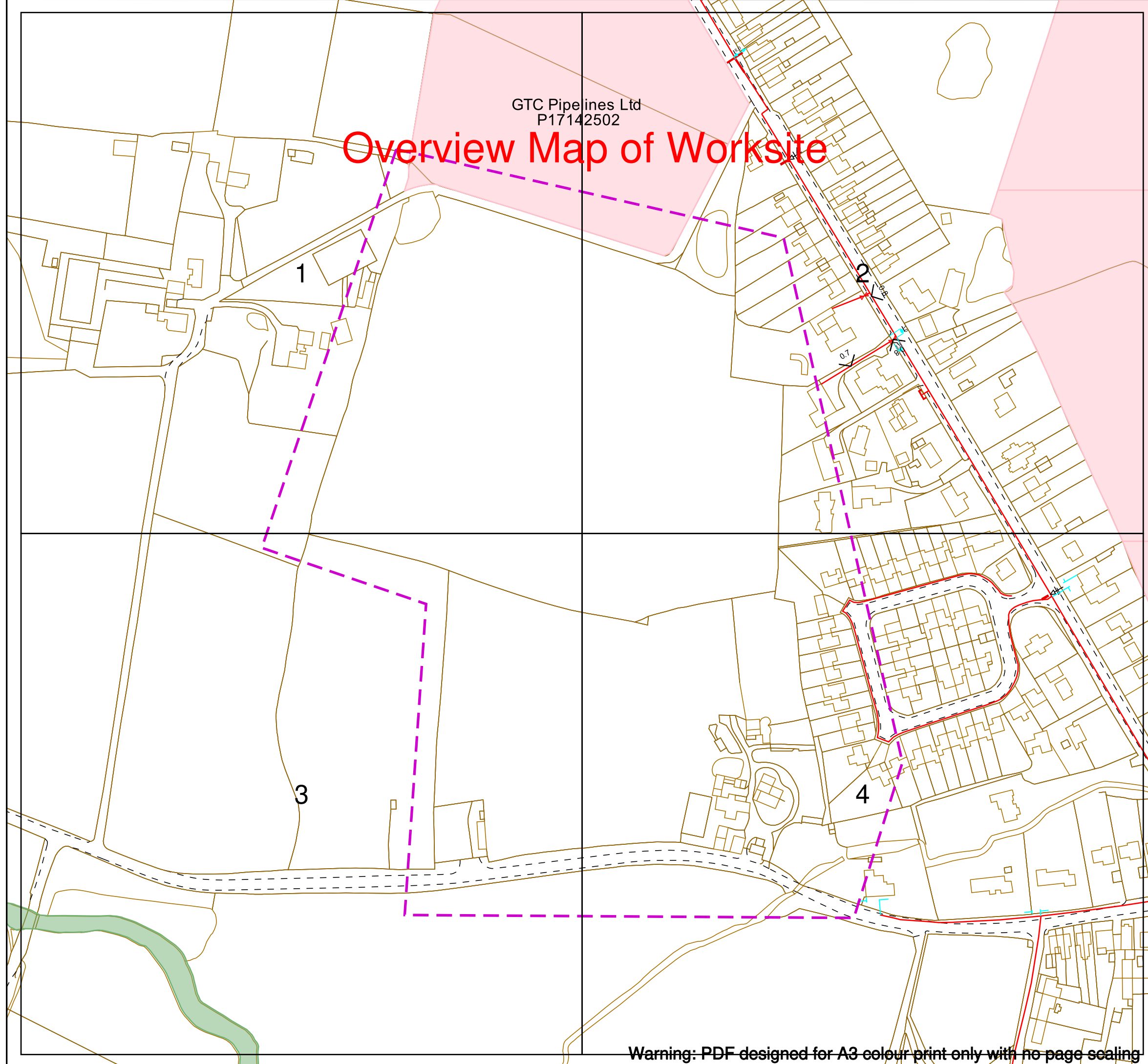
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<p>0 25 50 metres</p>	<p>Dig Sites Area: Line: The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 23/09/2022 Job Reference: 27026610 Site Location: 582727 144349 Requested by: Miss Monique Elsom Your Scheme/Reference: 680350</p> <p>Scale: 1:500 (When plotted at A3)</p>	<ol style="list-style-type: none"> The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. All cables must be treated as being live unless proved otherwise by UK Power Networks. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. Please be aware that electric cables/tines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. 	<ol style="list-style-type: none"> UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

APPENDIX F

SCOTIA GAS NETWORKS RECORDS



Overview Map of Worksite

GTC Pipelines Ltd
P17142502



Contact Us
SGN Safety Admin Team:
 0800 912 1722
Email:
 plantlocation@sgn.co.uk

Date Requested: 23/09/2022
 Job Reference: 27026610
 Site Location: 582895 144642
 Requested by: Miss Monique Elsom
 Your Scheme/Reference: 680350

Scale: 1:2050 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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SGN
Your gas. Our network.

Contact Us

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plantlocation@sgn.co.uk

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Scale: 1:1000 (When plotted at A3)

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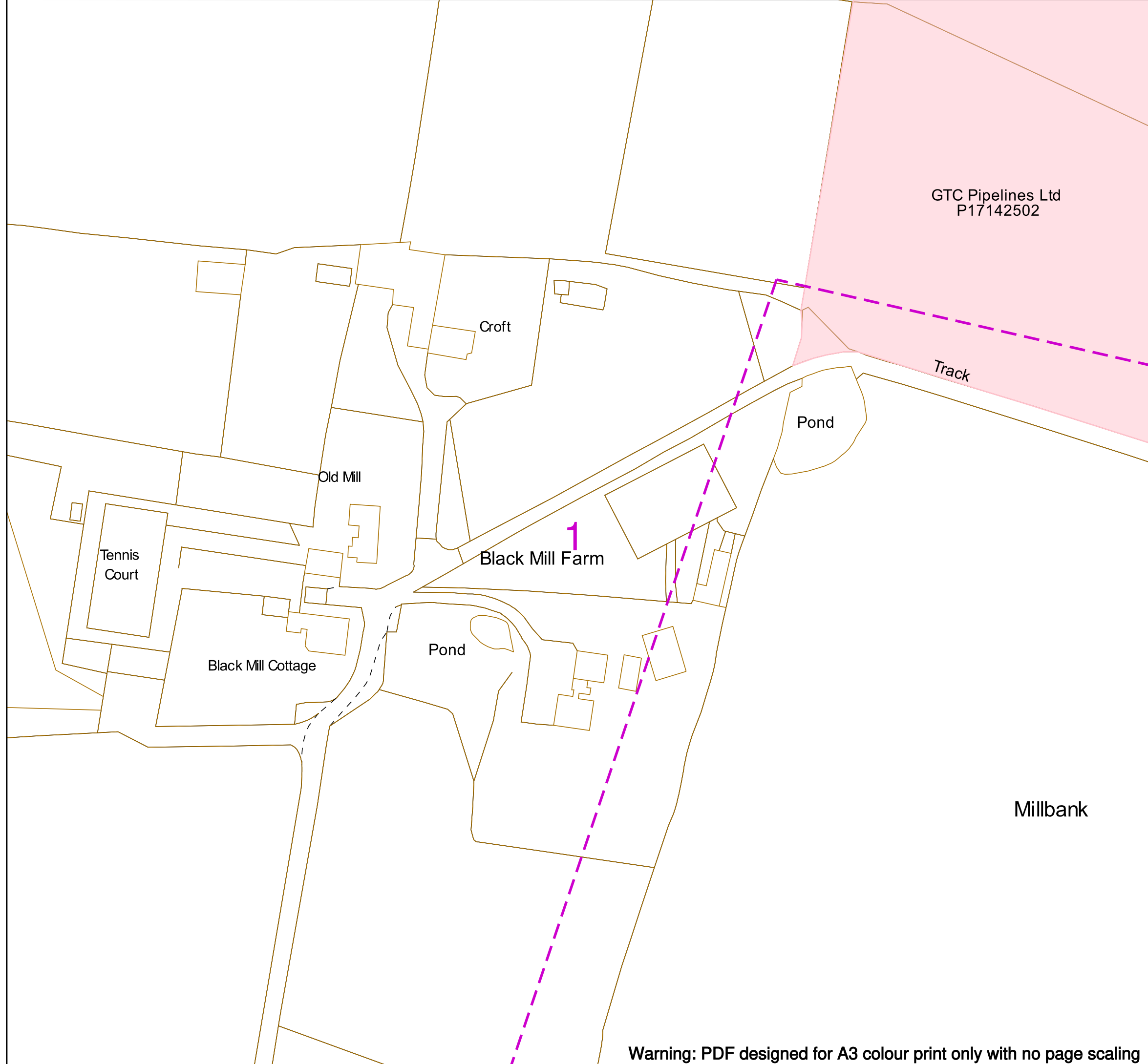
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change

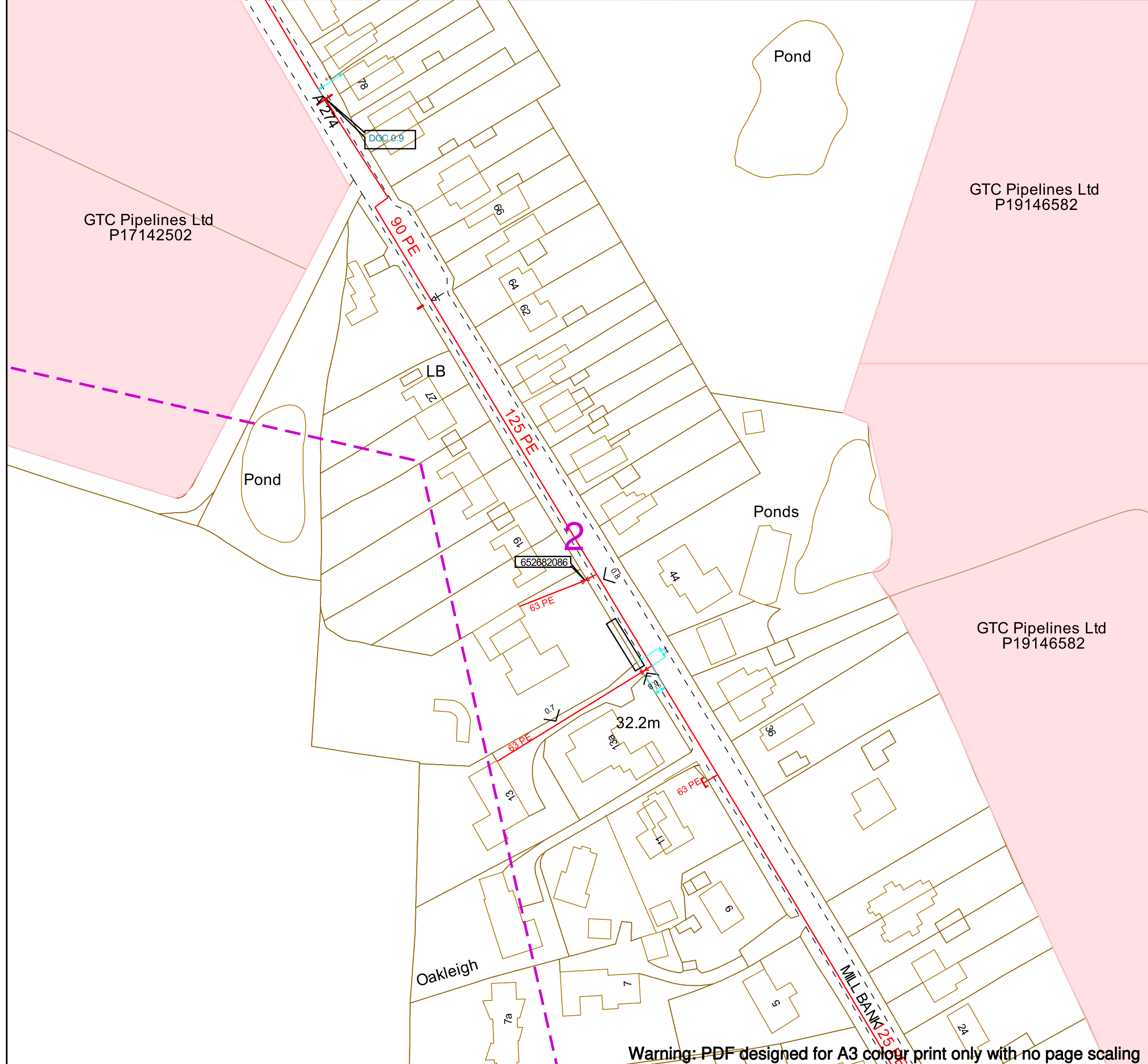
Digsite: Line: Area:



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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	

Some Examples Of Plant Items

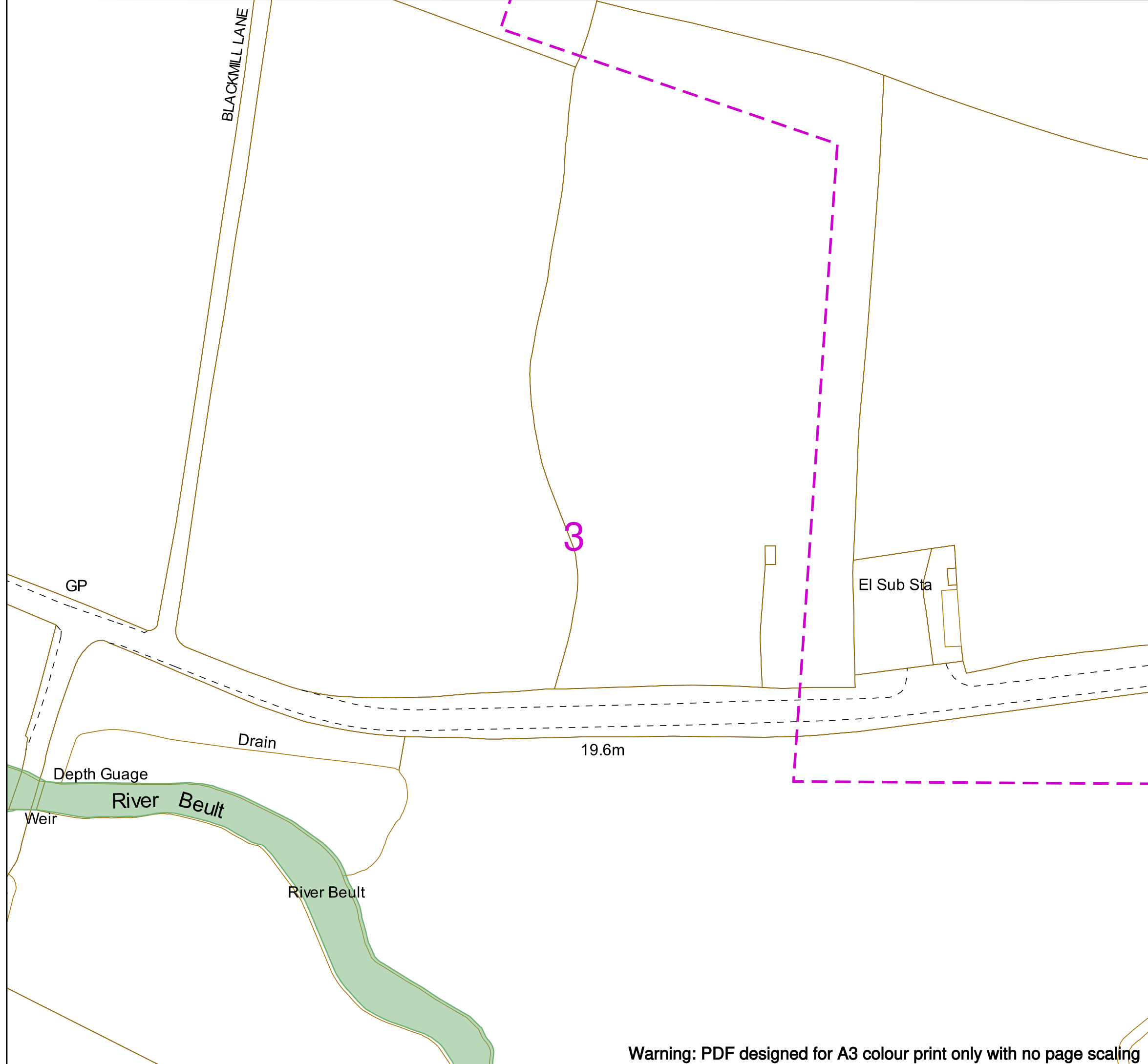
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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Some Examples Of Plant Items

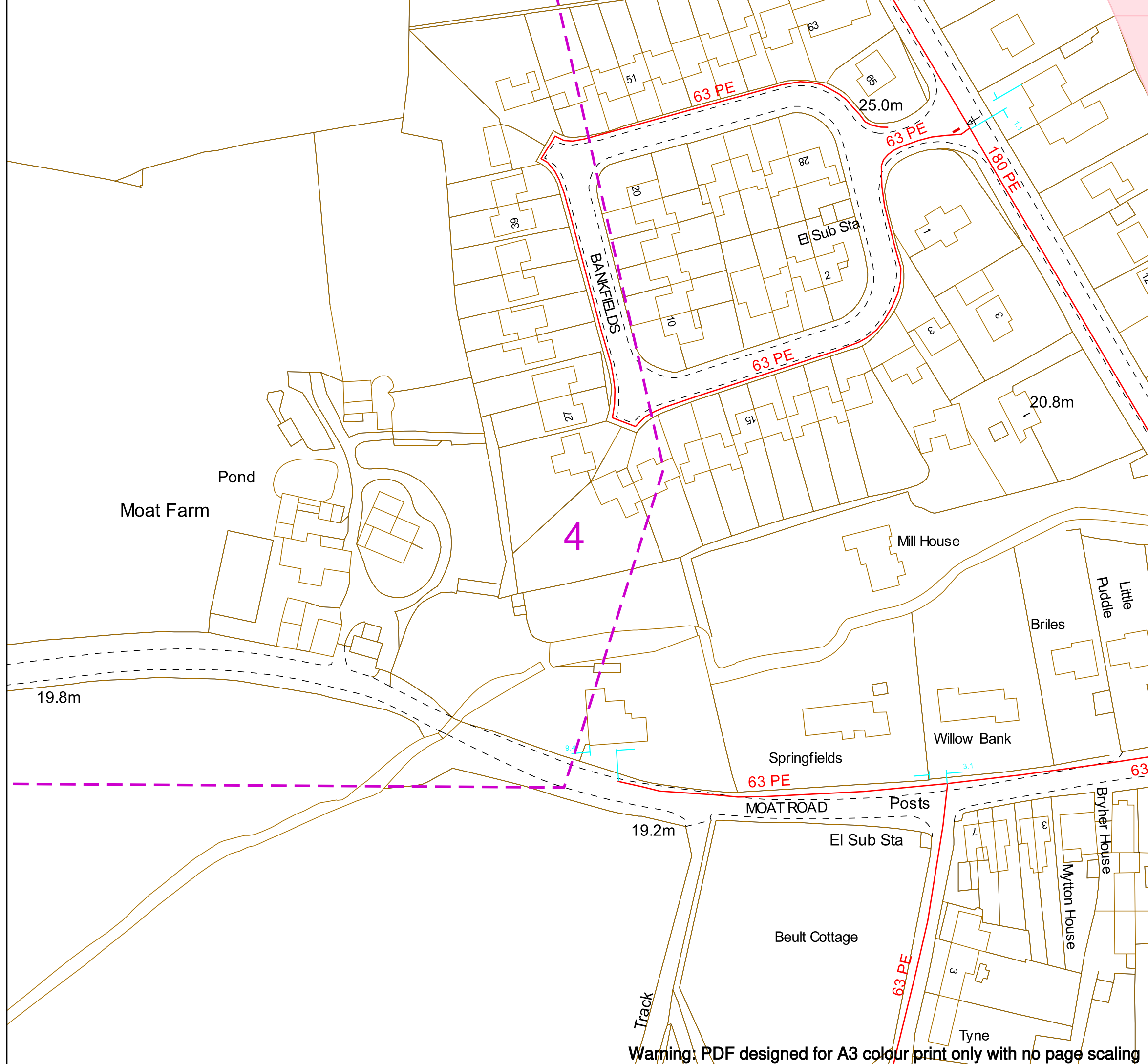
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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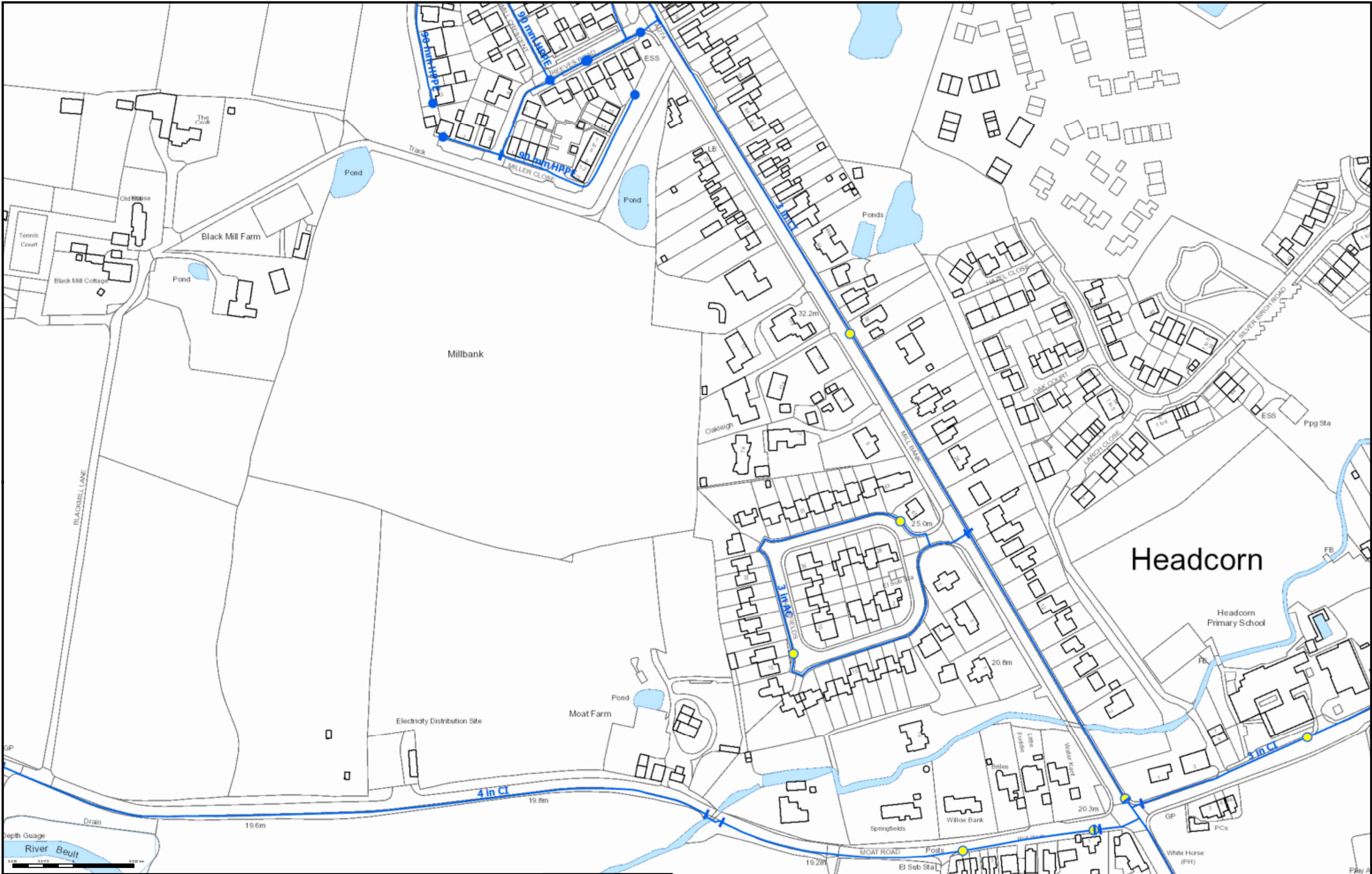
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APPENDIX G GTC GAS RECORDS

APPENDIX H

SOUTH EAST WATER RECORDS



Drawing Title: TN27 9NT

South East Water Mains and Fittings		
— —	■	—
●	▶	—
●	◆	—
		—
		—
		—

Reference:	
Plot Date:	03/10/2022
Grid Reference:	583,008.5042 144,558.4610
Scale:	1:1,937

south east water

(Water Maps)
 PO Box 105
 Snodland, Kent
 ME6 9DW
 Telephone: 0333 000 0058
 Email: water.maps@southeastwater.co.uk
 Website: www.southeastwater.co.uk

This plan is based upon an Ordnance Survey map. © Crown Copyright and database rights 2020 Ordnance Survey License No. 100019560. The position of the water mains shown on this plan should not be relied upon as being precise. South East Water accept no responsibility in the event of inaccuracy. For further information about the contents of this plan please contact South East Water Ltd. This plan (or part) may not be reproduced in any form without the permission of South East Water Ltd.

APPENDIX I BT RECORDS

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		

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office

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BT Ref : YAZ050170

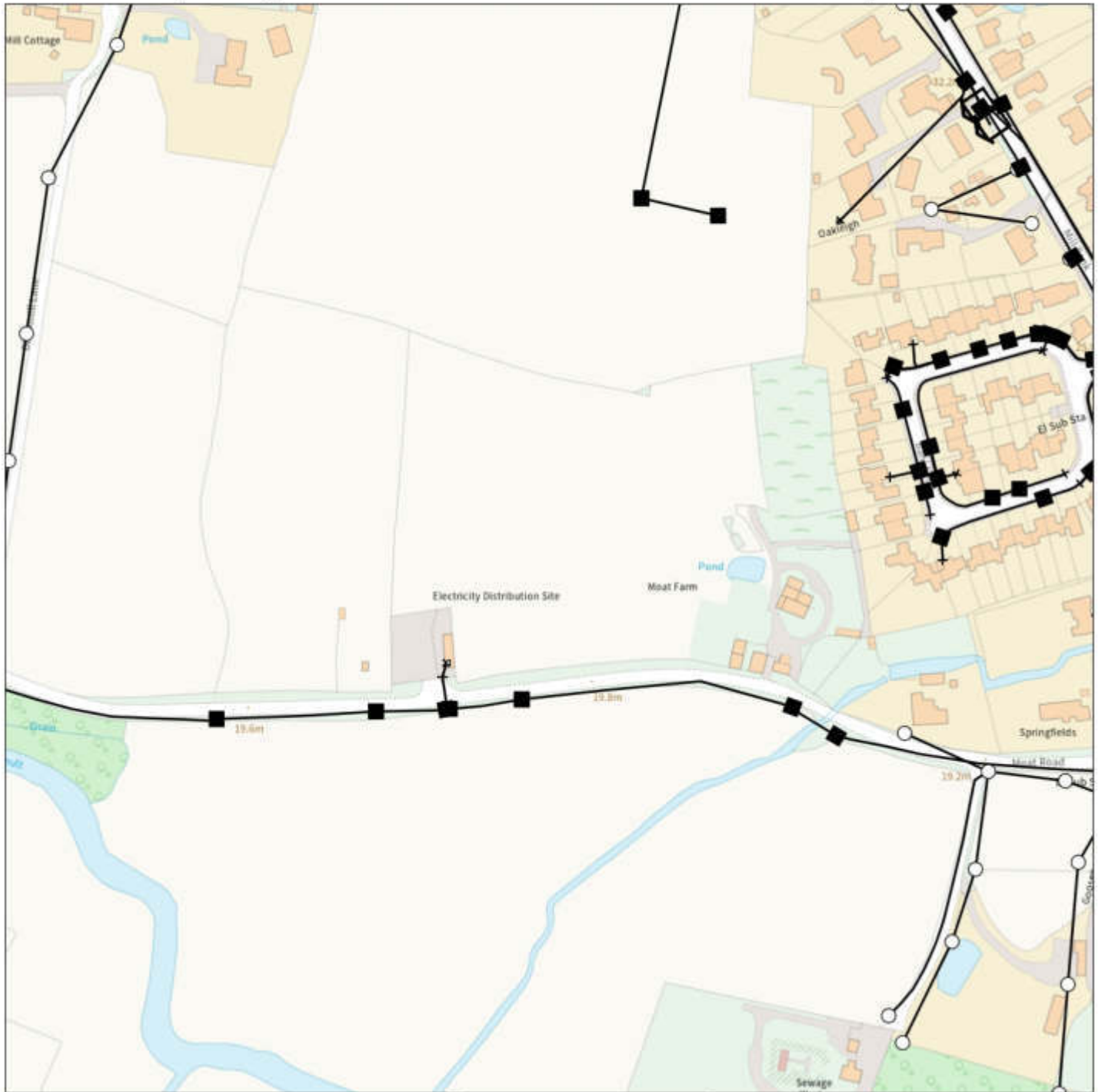
Map Reference : (centre) TQ8289544642

Easting/Northing : (centre) 582895,144642

Issued : 23/09/2022 17:02:09

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

Maps by email Plant Information Reply



IMPORTANT WARNING

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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		

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

BT Ref : CNN05054Q

Map Reference : (centre) TQ8289544442

Easting/Northing : (centre) 582895,144442

Issued : 23/09/2022 17:05:45

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 J

FOUL DRAINAGE STRATEGY

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

- The existing level information is taken from Topographical Survey drawing produced by Greenhatch Group, drawing no. 42824_T dated 24.01.2022.
- This drawing presents the Drainage Strategy for the site Moat Road, Headcorn. It is presented to set out options for the potential site services.
- Route of services is shown indicative and to be verified with additional underground scans before connection.
- Additional topographical survey is required and to include full depth of land drains for surface water outfall and surrounding ditches.
- Refer to drawing 890633-RSK-ZZ-XX-DR-C-0002 for site Foul Sewer Strategy.
- Additional topographical survey required to ascertain site boundary and all site features.

- Key
- Indicative Red line Boundary
 - Existing Foul Water Sewer
 - Indicative Adoptable Foul Water Sewer
 - Indicative Adoptable Foul Water Manhole
 - Foul Sewer Easement
 - Existing Topo Survey Level

Rev.	Date	Amendment	Drawn	Chkd	Appd.
P01	28.10.2022	Preliminary issue	SH	SK	APT



Abbeey Park
Humber Road
Country
CV3 4AG
United Kingdom

Tel: +44 (0) 24 7650 5000
Fax: +44 (0) 24 7650 5417
Email: info@lde.co.uk
Web: www.lde.co.uk

Client
CATESBY DEVELOPMENTS LTD

Project Title
**MOAT ROAD,
HEADCORN, KENT**

Status
PRELIMINARY

Drawing Title
FOUL DRAINAGE STRATEGY

Drawn	Date	Checked	Date	Approved	Date
SH	26.10.22	SK	27.10.22	APT	28.10.22

Scale
1:500

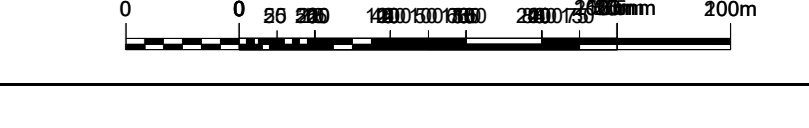
Orig Size
A0

Dimensions
m

Project No.
890633

Drawing File
890633-DR-C-0001-Foul Drainage Strategy.dwg

Project	Disc	Vol/Iss	Rev/Iss	Type	Rev	Draw No.
890633	RSK	ZZ	XX	DR	C	0001 P01



APPENDIX K

UKPN CORRESPONDENCE

Mrs Siphwiwe Kazora
RSK
Abbey Park
Humber Road
COVENTRY
CV3 4AQ

Date: 14th December 2022

Our Ref: 8500243038 / QID 3000043156

Dear Mrs Kazora

Site Address: Land at Moat Road / ASHFORD TN27 9RA

Budget estimate

I am writing to you on behalf of South 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. It 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:

Budget estimate for the connection of 120 new houses with EV chargers with a load requirement of 1143kVA

High Voltage Point Of Connection

£375,000 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Onsite

Additional costs may be required for off-site reinforcement. This will be decided by the results of a network study, which will be carried out during preparation of the formal quotation.

Assumptions

This budget estimate is based on the following assumptions:

- 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.

Post estimate call

I will contact you within the next few days to discuss your estimate, to ensure you understand the work we will do for the estimated price, your responsibilities, any dependencies and the likely timescales for the work. UK Power Networks is always looking to improve our service offering and as such, the post estimate call may be recorded for training purposes. We will not share the recorded call with anyone outside of our connections business and it will be deleted as soon as we have completed the training review. However, if you do not want us to record the call please let me know at the beginning of the call.

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



Robert Burke

Telephone: 01622 352 396
 Mobile: 07875 110 193
 Email: rob.burke@ukpowernetworks.co.uk



To download your free safety leaflets and resources visit
[UK Power Networks - Safety Page](#)

Mrs Sipiwe Kazora
RSK
Abbey Park
Humber Road
COVENTRY
CV3 4AQ

Date: 06 January 2023

Our Ref: 8600027304 / QID 3600009645

Dear Mrs Kazora

Site Address: Land at Moat Road NTR Headcorn TN27 9RA

Budget estimate

I am writing to you on behalf of South 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. It 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:

For the diversion of 33kV overhead line, for UKPN to carry out excavation & reinstatement of cable trench & for supply and installation of 33kV cable.

Extra High Voltage Point Of Connection

£340,000 (exclusive of VAT) of which £340,000 is non-contestable.

Assumptions

This budget estimate is based on the following assumptions:

- All necessary consents are granted. Please note this budget estimate does not include any cost required for the consents. These will be an additional cost.
- 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 18 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.

Post estimate call

I will contact you within the next few days to discuss your estimate, to ensure you understand the work we will do for the estimated price, your responsibilities, any dependencies and the likely timescales for the work. UK Power Networks is always looking to improve our service offering and as such, the post estimate call may be recorded for training purposes. We will not share the recorded call with anyone outside of our connections business and it will be deleted as soon as we have completed the training review. However, if you do not want us to record the call please let me know at the beginning of the call.

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

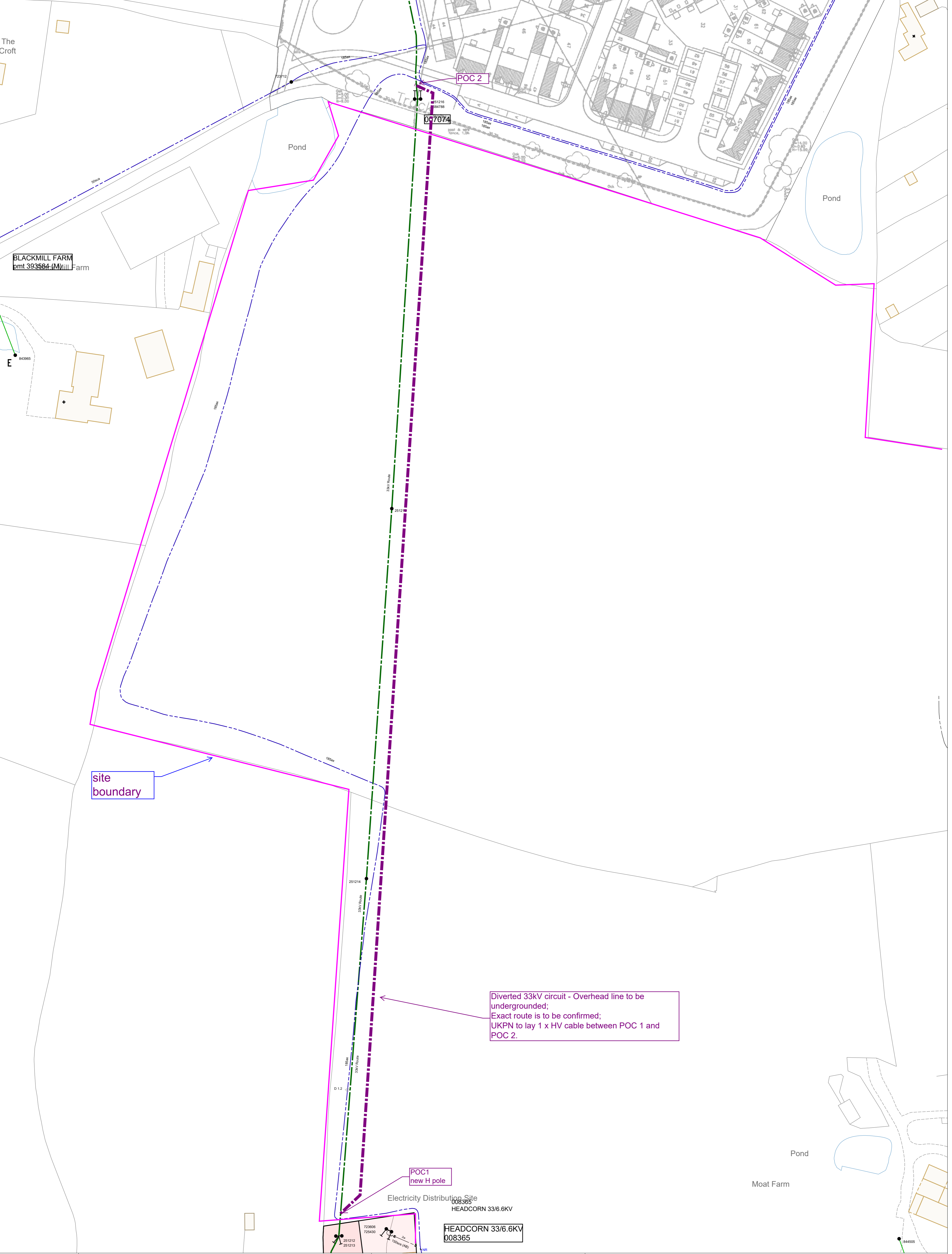
mbm

M Mustafa

Mobile: 07875117896
 Email: Muraidi.Mustaffa@UKPOWERNETWORKS.CO.UK



To download your free safety leaflets and resources visit [UK Power Networks - Safety Page](#)



site boundary

Diverted 33kV circuit - Overhead line to be underground;
Exact route is to be confirmed;
UKPN to lay 1 x HV cable between POC 1 and POC 2.

POC1
new H pole

Electricity Distributing Site
HEADCORN 33/6.6KV
008365

<p>LV Cable or Line</p> <p>HV Cable or Line</p> <p>EHV Cable or Line</p> <p>Duct Ends</p> <p>Service Discon & Street Furniture</p> <p>Substation & Link Box</p>	<ol style="list-style-type: none"> The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined. It must be assumed that each property and item of street furniture has an electricity supply. Service cables shown only where known. All cables must be treated as being live unless proved otherwise by UK Power Networks. The information provided must be given to all people working near UK Power Networks plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. <p>Contact UK Power Networks on 0800 056 5866 for details of EHV Cable routes before commencing work.</p>	<ol style="list-style-type: none"> UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and you must return it to the sender of the letter. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party. 	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 780 0780 (24hrs)</p> <table border="1"> <tr> <th colspan="5">Raster Visibilities:</th> </tr> <tr> <td>Comp</td> <td>HV</td> <td>LV</td> <td>Mains</td> <td>Ways</td> </tr> <tr> <td>NO</td> <td>NO</td> <td>NO</td> <td>NO</td> <td>NO</td> </tr> </table> <p>Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>	Raster Visibilities:					Comp	HV	LV	Mains	Ways	NO	NO	NO	NO	NO	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>Grid Ref: TQ8244NE Scale 1:500 (When Plotted at A1) Plotted on: 03/01/2023 Plotted by: Muraid Mustafa</p>
Raster Visibilities:																			
Comp	HV	LV	Mains	Ways															
NO	NO	NO	NO	NO															

APPENDIX L

SCOTIA GAS CORRESPONDENCE



2 December 2022

Our Ref: 2367854
Your Ref: 890633

SGN Connections
Axis House
5 Lonehead Drive
Newbridge
Edinburgh
EH28 8TG

0800 912 1700*

Siphiwe Kazora
RSK Group
Abbey Park
Humber Road
COVENTRY
West Midlands
CV3 4AQ

Dear Siphiwe Kazora

Proposed Housing Development, Moat Road, Headcorn, Ashford, Kent, TN27 9NT.

Thank you for choosing us to give you a budget indication for a new connection at the above site, and please find our estimate below.

Work to be carried out

SGN to connect to the existing 63mm OE low pressure Main in road and install new PE LP mains and services to serve 120 properties, Terminate externally in 120 x Uniboxes with 120 x 3/4" capped emergency control valves. No meter(s) or meter works are included in this quote. SGN are unable to provide gas meters, please contact a gas shipper to obtain them.

SGN to supply & fit 120 x Uniboxes.

SGN to excavate and reinstate the trenches only in the public
SGN will provide all excavation and reinstatement of the trenches up to your site boundary.

For the connections work:

Your budget indication for new mains and services is £ 227,525.92 (excl VAT)

Indicative cost for Chargeable Reinforcement (A) is £ 35,548.12 (excl VAT)

Your budget indication for new mains and services + Reinforcement (A) is £ 263,074.04 (incl VAT)

Indicative lead time for reinforcement is 213 days

Please note that this figure is a budget indication only, it is based upon mains design info from budget indication ref 2367854 an hourly load of 7,200kW and an annual quantity of 2,472,000kwh along with any other information you've given us, and doesn't represent an offer to carry out the work.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling our customer service line on the number at the top of this page and asking to speak with the Mains Diversions and Isolations team.

We're assuming no third party servitudes or third party permissions are required to carry out the work.

If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.

Yours sincerely

Richard Price
Design Assistant

* All calls are recorded and may be monitored

APPENDIX M

SOUTH EAST WATER CORRESPONDENCE

13 December 2022

Siphiwe Kazora
RSK
Abbey Park
Humber Road
Coventry
West Midlands
CV3 4AQ

Dear Siphiwe Kazora

Thank you for contacting us about your proposed Budget enquiry at Land at Moat Road, Headcorn, Ashford, TN27 9Ra

Thank you for your letter requesting provision of water mains at the above site. I enclose a plan showing details of the Company's mains.

We have reviewed the effects of your proposed development on our network and can advise that the additional demand cannot be accommodated without off-site reinforcement. To maintain levels of service in the network and on-site it will be necessary for the Company to undertake additional reinforcement work prior to the site connection works taking place. We therefore recommend that advance discussions are held with the Company to ensure that sufficient time is incorporated within your build programme, to enable the reinforcement to be commissioned. The proposals provided for this site are subject to there being no other developments taking place before the works are requisitioned.

For your information, our statutory minimum levels of service for a domestic supply is 9 l/m (0.15 l/s) at a pressure of 10m.H. (~1bar) at the stopcock situated at the highway boundary and we recommend all systems are designed to cope with this.

For flats and other tall buildings please note pressures can only be guaranteed to the ground/first floor in accordance with our Guidance for Developers. If there is a 2nd/3rd & 4th floor, booster sets and tanks are recommended to be used to ensure pressures/flows can reach the other floors. This is to be designed by the developer's M&E consultant.

Please be aware that under the new pricing structure, all reinforcement works will now be subsidised through infrastructure charges. Offsite reinforcement works are no longer site specific. All below costs are estimated.

SEW does not guarantee pressure to the upper floors of properties & flats.

For Budget Purposes:

The on-site mains would be expected to cost: **£135.00 per metre**

No. of Standard Connections	Connection Type	Approximate Rate	Sub Total
110	A-Type	£368.00	£40,480.00
Standard Infrastructure Charge	Income offset	Infra Rate	Sub Total
110	£66,550.00	£633.00	£3,080.00
		Aprox. Total	£43,560.00

The budget figures quoted above have been prepared on the assumptions that there are no Health & Safety hazards arising from either the present site conditions or any which may arise as a result of activities of the developer, his agents or contractors.

South East Water ("SEW") offers two options to developers for the installation of water mains. In brief, the options are as follows:

I. The company offer based on a discount being applied to the total cost of the scheme. This is derived by comparing the annual revenue from the new service connections and the annual repayment of a notional loan over a 12 year period to calculate the deficit. The corresponding lump sum then has the discount applied in accordance with the methodology issued by Ofwat under charging rules for new connection services (English Undertakers)

II. The Self Lay Option is divided into two sections: Non-Contestable is what you are required to pay SEW initially. This cost relates to non-contestable activities (i.e. those items of work that for reasons of safeguarding our water quality, only South East Water or their approved contractor may undertake). Details of Self Lay are available at: <http://www.ofwat.gov.uk/consumerissues/selflay> Income Offset - On satisfactory handover of the self-laid mains, an Asset Payment will be paid to you. If you choose to self-lay the mains, this will need to be in accordance with the SEW Self Lay Policy, using an accredited contractor, under South East Water supervision.

We would also be grateful to receive your detailed plans of the proposed development and the relevant reports and information required to enable us to prepare a firm quotation for the above option(s).

For the Company to provide firm figures at the earliest opportunity please supply the items listed in our "Developer Services – Information required for provision of Water Services".

The availability of a soils report to establish the presence or otherwise of contaminated land is most important. The report must be based on a site investigation carried out in accordance with British Standard Institution BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice and in particular should include any potential risk of petroleum hydrocarbons.

In addition the specification proposed for the internal plumbing system could have relevance for the pipework design and your early confirmation of this information would be of great assistance.

If you have any questions or require clarification regarding this letter please feel free to call us.

A firm site layout: scale 1: 500, which identifies:

- i. the extent of the land in the developer's ownership
- ii. the individual plot numbers + Bin Store / Landlord Supplies
- iii. the service entry positions for each plot + Bin Store / Landlord Supplies
(Please note: Water for Domestic, Non Domestic (includes Bin Store / Landlord) and water for Fire fighting purposes will all be metered separately)
- iv. the extent of the area proposed for adoption by the Highway Authority
- v. any designated service strips

It is preferred that you supply an electronic version of your builder's plan, ideally in dwg format. This can be received via CD or by our email address on the top right hand corner of your letter.

The plan must include the proposed development footprint along with all details as previously stated, as well as a section of Ordnance Survey background for the area upon which it is located. The background must be substantial and varied enough, dependant upon its location being urban or rural, to include either surrounding field, fence and road lines, if possible buildings as well which then may be used as location reference points.

An Ordnance Survey grid reference for the site location would also be of help.

All plans that are submitted must be checked that an XREF documents are either imported into the DWG as independent layers or all XREF drawings or files are also included in the submission for mains to be designed and an estimation produced.

3. A Programme of Works and plan identifying any phasing with number of properties associated with any phase of the site and house build rate per year.
4. A Soil Investigation in accordance with British Standard Institution BS10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice. **(In particular the soils investigation should include any potential risk of petroleum hydrocarbons)**
5. Details of any consultation with all known parties on archaeological and environmental issues
6. Type of Hot System installation, i.e. vented or unvented systems
7. Details of the Land owners, together with their Solicitors details, applicable for any Company asset to be installed in non-Highway Authority land.
8. Confirmation of the required flow rate in litres per second, plus completed fittings list, for any nonstandard connection with a flow rate of more than one cubic meter per hour.
9. Should there be any requirement to install sprinkler systems, hose reels or fire-fighting equipment within the new units, please confirm the required flow rate for the firefighting supply so as to enable the effects on design to be assessed and the relevant quotation to be provided. For your information, current Company policy does not permit the cross connection of water for domestic and fire-fighting /non-domestic use therefore should the properties require a supply for firefighting purposes it will be necessary to gain independent metered connections to our main to individually supply the separate elements.

Yours Sincerely

Andrew Gilham
Developer Services Coordinator
South East Water Ltd

South East Water Ltd Registered in England No. 2679874
Registered Office: Rocfort Road, Snodland, Kent ME6 5AH