

Gotherington

Gloucestershire



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1 Project Information

1.1 Project Information

Client L&Q Estates

1.2 Project Details

Project Name Gotherington

Location Gloucestershire

Jubb Project Number 15163

1.3 Report Details

Version 4

Status Planning

Date 20.09.19

1.4 Project Authorisation

ISSUE HISTORY:

Version	Date	Detail
1	15/04/16	Draft Issue
2	04/07/16	WPD connection quotation included
3	25/07/16	Revised No. Dwellings
4	20/09/19	Updated for planning

AUTHORISATION:

Prepared By	Approved By
Luke Evans	Rob Harrhy
Luke Evans	Rob Harrhy
Luke Evans	Rob Harrhy
David Gwilliam	Rob Harrhy

2 Introduction

2.1 Commission

- 2.1.1 This report has been commissioned by L&Q Estates to support an outline planning application in respect of the proposed development in Gotherington, Gloucestershire.
- 2.1.2 This report has been prepared exclusively for L&Q Estates and its professional consultants in relation to the current proposed development of the site; it may not be relied upon or reproduced by any third party without the written agreement of Jubb Consulting Engineers Ltd.

2.2 Objectives

- 2.2.1 This report considers the existing and proposed services for the proposed development of land in Gotherington, Gloucestershire. Impacts of the proposed development on existing services are considered alongside the new infrastructure required to meet the demands of the new development.

The principal services considered by the report are:

Electric	-	Western Power Distribution
Water & Drainage	-	Severn Trent Water
Gas	-	Wales & West Utilities
Telecom	-	British Telecom

3 Site Description

3.1 Site Location

- 3.1.1 The proposed site is located on existing greenfield land to the south of Aggs Lane and Lawrence's Meadow to the south west of the village of Gotherington, Gloucestershire. The existing site is approximately 6.3Ha in area, with a national grid reference (NGR) of 396149mE 229402mN.

3.2 Existing Site Use

- 3.2.1 The existing site is currently used for agricultural purposes with a public footpath cutting across the northern part of the site.

3.3 Site Topography

- 3.3.1 A detailed topographical survey has been undertaken on the proposed site.

- 3.3.2 The survey shows there is a total fall of approximately 5m across the site. The high point of the site with a level of 61.61mAOD is located on the eastern boundary of the site. From this point site levels fall steadily across the whole site in a westerly direction, reaching a low point of 56.36AOD in the south west corner of the site.

4 Development Proposals

- 4.1.1 The proposed development comprises of the construction of up to 50 dwellings and associated infrastructure.
- 4.1.2 The housing aspect of the development will consist of private sales properties and a proportion of affordable housing.
- 4.1.3 A portion of the site will be retained as open green space, including informal and play public open space and ecological corridors.
- 4.1.4 A single site access will be provided from Ashmead Drive to the north east of the site.

5 Existing Services

Local service providers have been approached to obtain asset information and maps to detail existing plant and its location. The proposed site has existing utility apparatus located within the site boundary, with a large amount of existing services in the surrounding area in close proximity to the site.

5.1 Electricity

- 5.1.1 Western Power Distribution (WPD) currently operates the existing low and high voltage network supplying the area of Gotherington and the surrounding area.

The existing Western Power Distribution asset plans are included in Appendix A.

- 5.1.2 Within the boundaries of the proposed site there are existing high voltage underground and overhead electrical cables cutting across the site.
- 5.1.3 From the south west corner of the site an existing overhead 11kv high voltage cable runs in a northerly direction across the entire length of the site until it reaches the northern site boundary. This cable then continues north into Lawrence's Meadow before connecting into the existing substation located between Lawrence's Meadow and Malleson Road.
- 5.1.4 From the eastern site boundary an underground 11kv high voltage cable runs from the north east corner of the site, in a north westerly direction, across the north east region of the site. The cable then runs along the northern boundary of the site before connecting into the existing WPD network to the west of the site.

5.1.5 Beyond the boundaries of the site there is an underground high voltage network located within Malleson Road and Cleeve Road. This HV network supplies the local residential area of Gotherington via a large network of low voltage underground cables.

5.2 Gas

5.2.1 The existing local gas supply network and apparatus is owned and maintained by Wales & West Utilities. There is no existing gas apparatus located within the proposed site boundary.

5.2.2 There are existing low pressure gas networks in close proximity to the site. The networks run within the local residential streets to the north and east of the site, servicing the residential properties surrounding the proposed site.

A copy of the Wales & West Utilities asset plans is included in Appendix B.

5.3 Telecoms

5.3.1 British Telecom own and maintain the existing communication network infrastructure in the area.

The existing BT asset plans are included in Appendix C.

5.3.2 There is no existing BT apparatus located within the proposed site. However, BT has apparatus located within in the nearby residential areas to the north, east and west of the proposed site.

5.4 Water

5.4.1 The existing mains water supply network is owned and maintained by Severn Trent Water.

5.4.2 There are no existing mains supply networks located within the proposed boundary. However, there is a large local network within close proximity to the site which serves the existing residential areas of Gotherington.

A copy of the Severn Trent Water asset plan is included in Appendix D.

6 Proposed Services

The individual service companies were approached previously to identify if sufficient capacity exists within the existing networks to cope with an increased demand for a 90 units development and if any network reinforcement works are required to meet the increased demand. The development scope has since reduced to circa 50 units. The response for the 90 units represents a worst-case scenario which will need to be revisited and updated to scope out the reinforcement needed for the scheme prior to development.

It is proposed that the new development will make best use of the existing infrastructure located within close proximity to the site, which currently serves the nearby residential areas.

6.1 Electricity

- 6.1.1 The new development will require a new connection to the existing local Western Power Distribution HV supply network.
- 6.1.2 Western Power have confirmed that in order to supply the site a new ground mounted substation will be required. The substation will connect into the existing 11kv high voltage network which runs through the site. From this substation a new low voltage network will run throughout the site with spurs connecting the individual properties to the supply network.
- 6.1.3 Western Power have confirmed that current network loadings indicate that the existing Western Power network has sufficient capacity to accommodate the new development.
- 6.1.4 Western Power asset plans have confirmed that there is existing overhead and underground high voltage cables located within the proposed site. The existing infrastructure could be incorporated within the proposed masterplan for the development. However, due to the location and extent of the infrastructure crossing the site a diversion would be the most suitable option.
- 6.1.5 The existing HV overhead apparatus which runs across the entire length of the site from the southern to the northern boundary would require diverting to accommodate the proposed layout. It is proposed to divert the apparatus underground and position the apparatus within the confines of the proposed carriageway layout of the new development.
- 6.1.6 The existing HV underground apparatus located in the north east region of the site would require a minor diversion in order to position the apparatus within the confines of the highway corridor of the new development.
- 6.1.7 Western Power have provided a budget quotation for the diversion works of the underground and overhead cables. The estimated charge for the works described above comes to a total of £116,732.00.

A copy of the WPD quotation and correspondence is included in Appendix E.

6.2 Gas

- 6.2.1 A new gas connection will be required to service the site.
- 6.2.2 Wales & West Utilities have confirmed that the existing WWU network has sufficient capacity to accommodate the additional demand of the new development.
- 6.2.3 Wales & West Utilities have confirmed the most suitable connection point would be the existing 4" low pressure gas main located to the northeast of the site within Ashmead Drive.
- 6.2.4 From this connection point a new low pressure gas network will be constructed to supply the individual properties. The new supply network will enter the site via the proposed new site access off Ashmead Drive.

6.2.5 There are no existing Wales & West Utilities gas apparatus located within the existing site. Therefore, no major alterations or diversions of existing apparatus will be required. Some minor alteration works maybe required to the existing network within Ashmead Drive to accommodate the new supply connection and the proposed new site access road.

6.3 Telecoms

6.3.1 A new telecoms connection is required to provide the anticipated new service. The new network will need to consider supplying the development with the latest broadband services, especially the accommodation of high-speed fibre broadband.

6.3.2 BT have conducted a connectivity assessment for the proposed site which has confirmed that BT can supply the site with fibre to the premise infrastructure (FTTP). This will provide the development with fibre broadband up to speeds of 300MB.

6.3.3 BT have confirmed that FTTP broadband can be provided for the development. Whilst this was subject to a developer contribution at the time of the request, schemes over 30 dwellings are now provided free of charge.

6.3.4 A copy of the BT connectivity assessment is included in Appendix F.

6.3.5 It is proposed that the most suitable connection point would be to connect to the existing BT infrastructure located with Ashmead Drive. From this connection point a new BT network would enter the site via the proposed new site access road off Ashmead Drive.

6.3.6 No major diversions or alterations are required to existing BT infrastructure. However, some minor alteration works maybe required at the proposed connection point to accommodate the new site supply.

6.4 Water

6.4.1 A new mains water connection is required to service the proposed development.

6.4.2 Severn Trent Water have confirmed that there is sufficient capacity within the existing local network to supply the new development.

6.4.3 Severn Trent Water have confirmed the new supply can connect into the existing 3" main located within Ashmead Drive.

6.4.4 From the proposed connection point the new supply network will enter the site via the proposed new site access road. Minor alteration works maybe required to accommodate the new connection to the site.

7 Summary

Subject	Conclusions
Existing Site Services	There are existing overhead and underground high voltage electricity networks located within the proposed site boundaries. No existing water, gas or telecoms infrastructure has been located within the proposed site. However, there is water, gas and telecoms infrastructure located within close proximity to the site.
New Services	<p>New services will need to be provided for the new development making best use of the existing services located in the surrounding area.</p> <p>It is anticipated that the site will be serviced from the existing local infrastructure located within Ashmead Drive to the north east of the site.</p>
Diversion & Protection	<p>Diversion of the existing WPD electricity infrastructure located within the site will require diverting beneath the proposed carriageway layout of the site.</p> <p>Some minor diversions / alterations may be required to provide connection to the existing local utility networks and to provide access to the site.</p>
Gas Supply	There is no existing gas supply to the proposed site, Wales & West Utilities have confirmed the existing local network has sufficient capacity to accommodate the demand from the new development.
Electricity Supply	Western Power Distribution have confirmed that the existing network has sufficient capacity to supply the new development. A new substation will be required which will connect into the existing HV network. The new substation will supply the new development via a new LV network.
Telecoms	A new telecoms connection is required. BT have confirmed that they can supply the development with the latest fibre broadband services.
Potable Water	The development will require a new domestic connection into the existing Severn Trent Water network. Severn Trent Water have confirmed the local network has sufficient capacity to supply the new development.

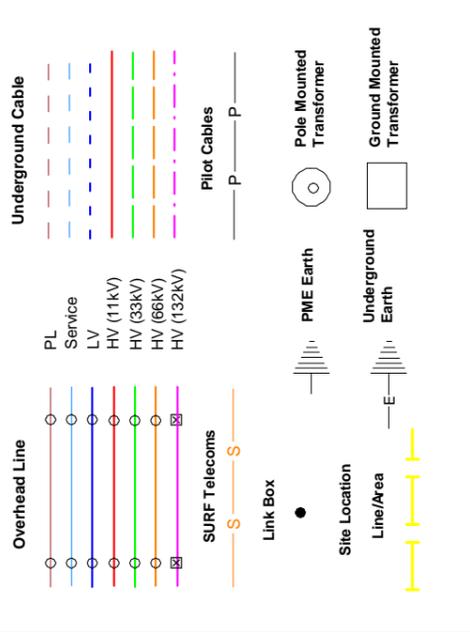
Appendix A: Existing WPD Asset Plan

Contact Us
Mapping Enquiries: 0121 623 9780 All areas 0800 096 3080
General Enquiries: 0800 096 3080 All areas
Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

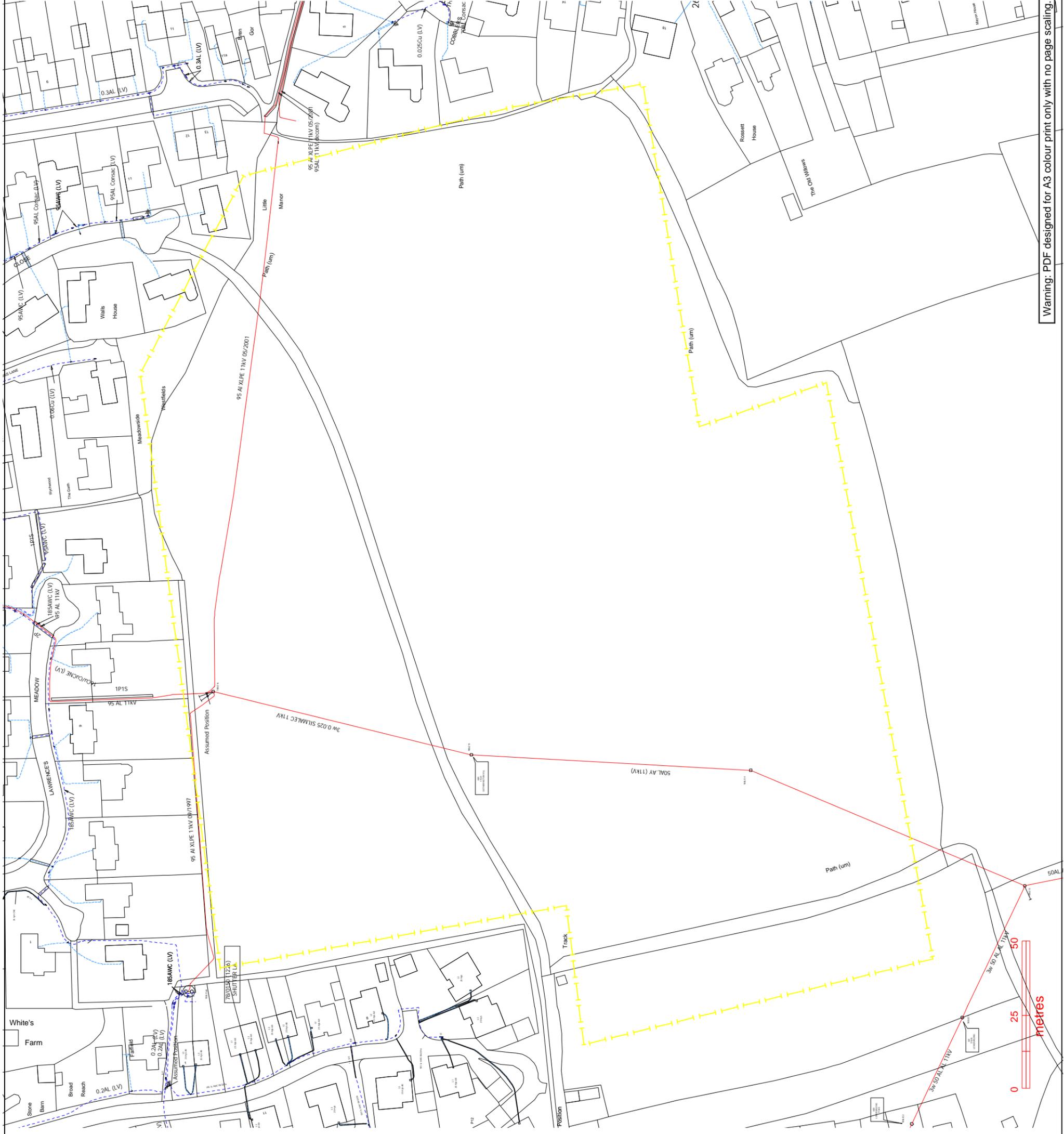
Date Requested: 20/09/2019
 Job Reference: 16537015
 Site Location: 396149 229394
 Requested by: Mr Luke Evans
 Your Scheme/Reference: 15163 Gotherington
 Exact Scales:
 1:1250 Area or Circle dig site
 1:500 Line dig site

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

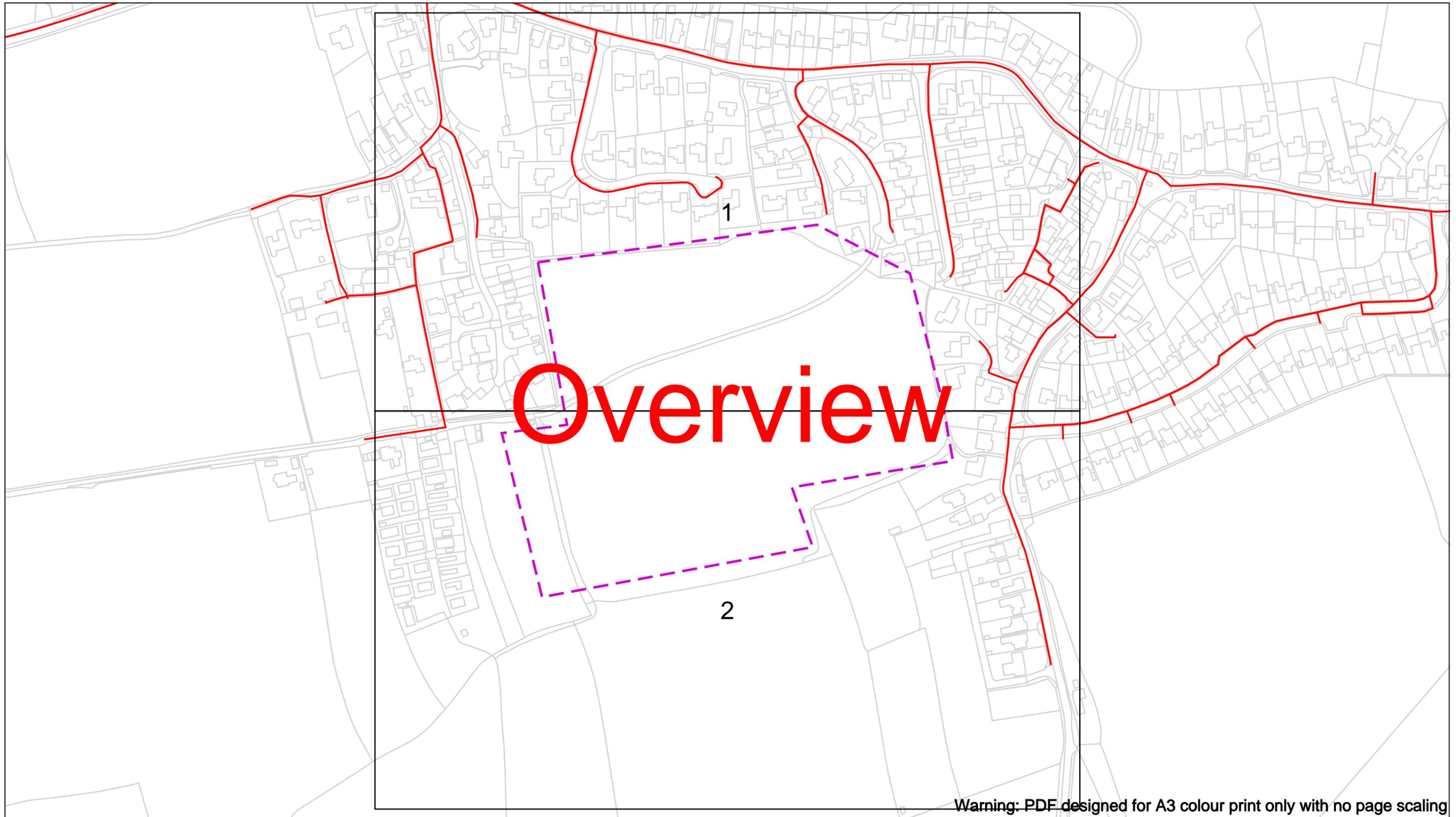


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Warning: PDF designed for A3 colour print only with no page scaling.

Appendix B: Existing WWU Asset Plan



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

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 20/09/2019
 Job Reference: 16537015
 Site Location: GL52 9ES

Requested by:
 Mr Luke Evans
 Your Scheme/Reference: 15163
 Gotherington

Scale: 1:2563 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

Dig Sites	Area: Line:		Line/Fire Valve
	Low Pressure (LP) 21mbar – 75mbar		Governor Station
	Medium Pressure (MP) 350mbar – 2bar		Change of Diameter
	Intermediate Pressure (IP) 2bar – 7bar		End Cap
	High Pressure (HP) >7bar		Depth of cover

WALES & WEST UTILITIES

Dial before you dig

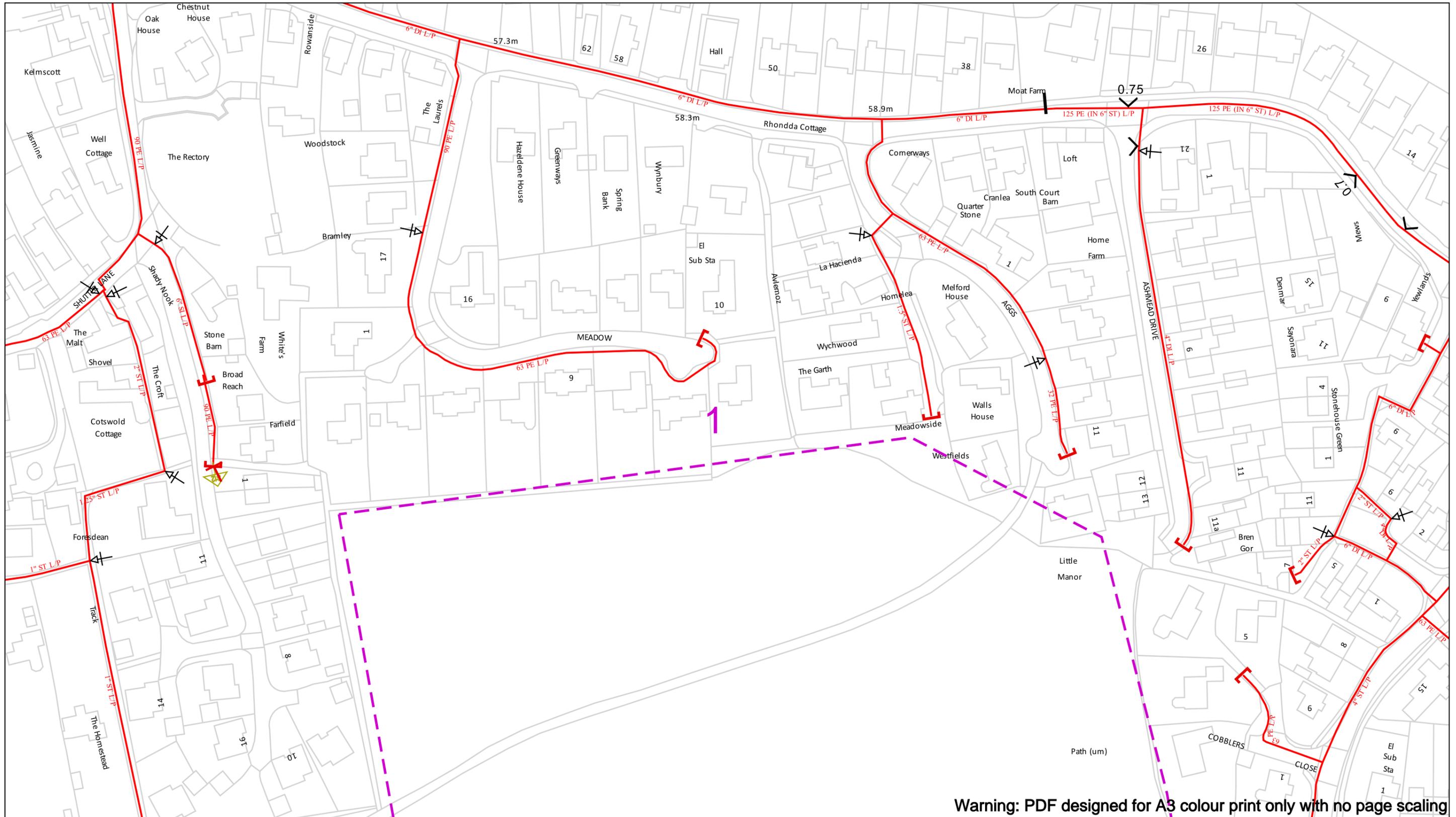
We need 10 days' notice

Smell gas?
 Call the Gas Emergency Service on 0800 111 999.

Dial before you start work.
 Call 029 2027 8912

Investigate
 Before you dig, make sure you know what's below.

Go ahead
 Done your research? Now you can dig safely.



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

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 20/09/2019
 Job Reference: 16537015
 Site Location: GL52 9ES

Requested by:
 Mr Luke Evans
 Your Scheme/Reference: 15163
 Gotherington

Scale: 1:1250 (When plotted at A3)

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	Dig Sites		Area:		Line:		Line/Fire Valve
							Governor Station
							Change of Diameter
							End Cap
							Depth of cover

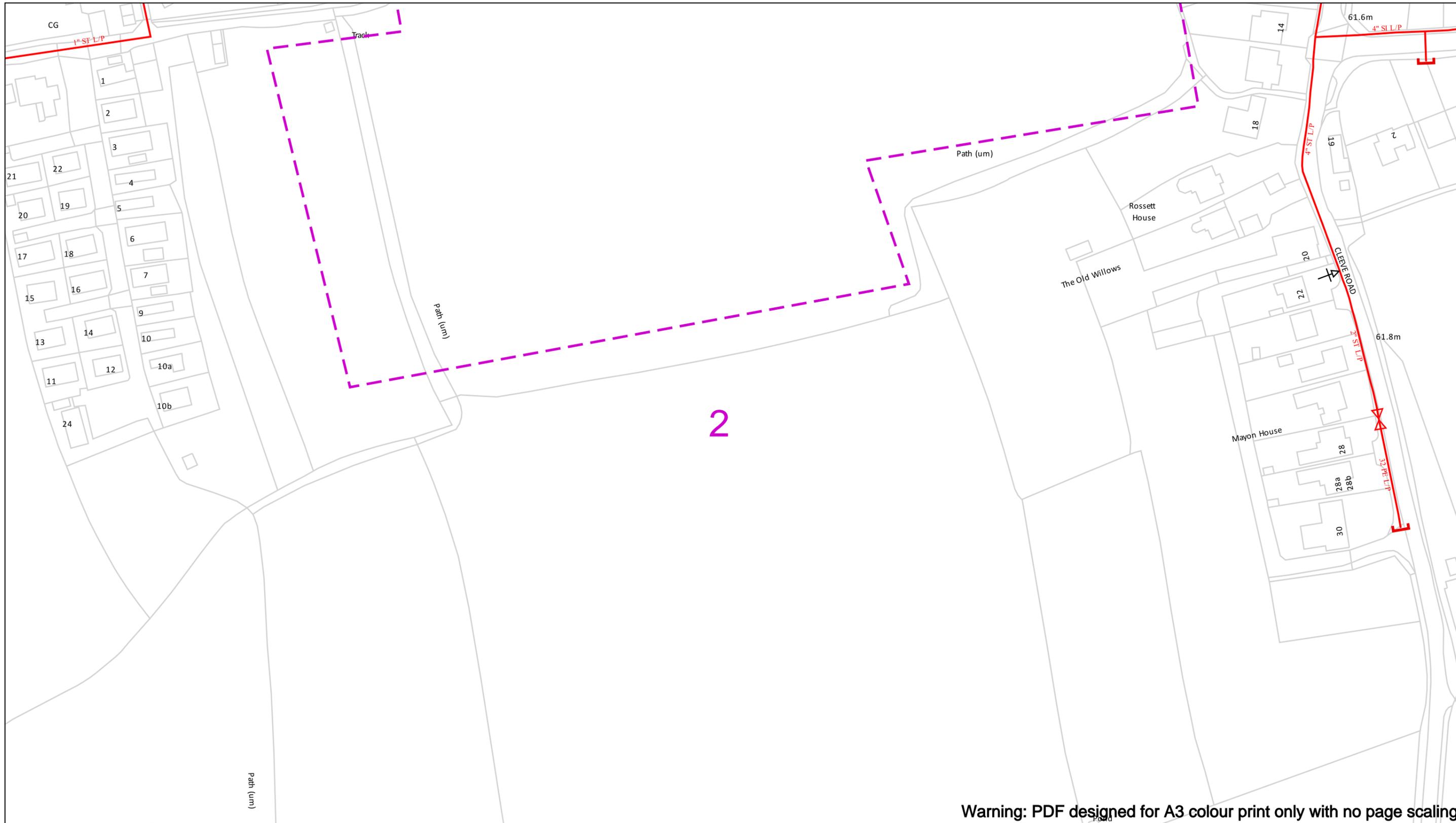
Smell gas?
 Call the Gas Emergency Service on 0800 111 999.

Dial before you dig
 We need 10 days' notice

Go ahead
 Done your research? Now you can dig safely.

Investigate
 Before you dig, make sure you know what's below.

Dial
 Call 029 2027 8912 before you start work.



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

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 20/09/2019
 Job Reference: 16537015
 Site Location: GL52 9ES

Requested by:
 Mr Luke Evans
 Your Scheme/Reference: 15163
 Gotherington

Scale: 1:1250 (When plotted at A3)

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Dig Sites	Area:	Line:
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	Medium Pressure (MP) 350mbar – 2bar	
	Intermediate Pressure (IP) 2bar – 7bar	
	High Pressure (HP) >7bar	

	Line/Fire Valve
	Governor Station
	Change of Diameter
	End Cap
	Depth of cover

Smell gas?
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Dial before you dig

We need 10 days' notice

Go ahead
 Done your research? Now you can dig safely.

Call 029 2027 8912 before you start work.

Investigate Before you dig, make sure you know what's below.

Appendix C: Existing BT Asset Plan

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		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			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.		
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

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BT Ref : LVU02055G

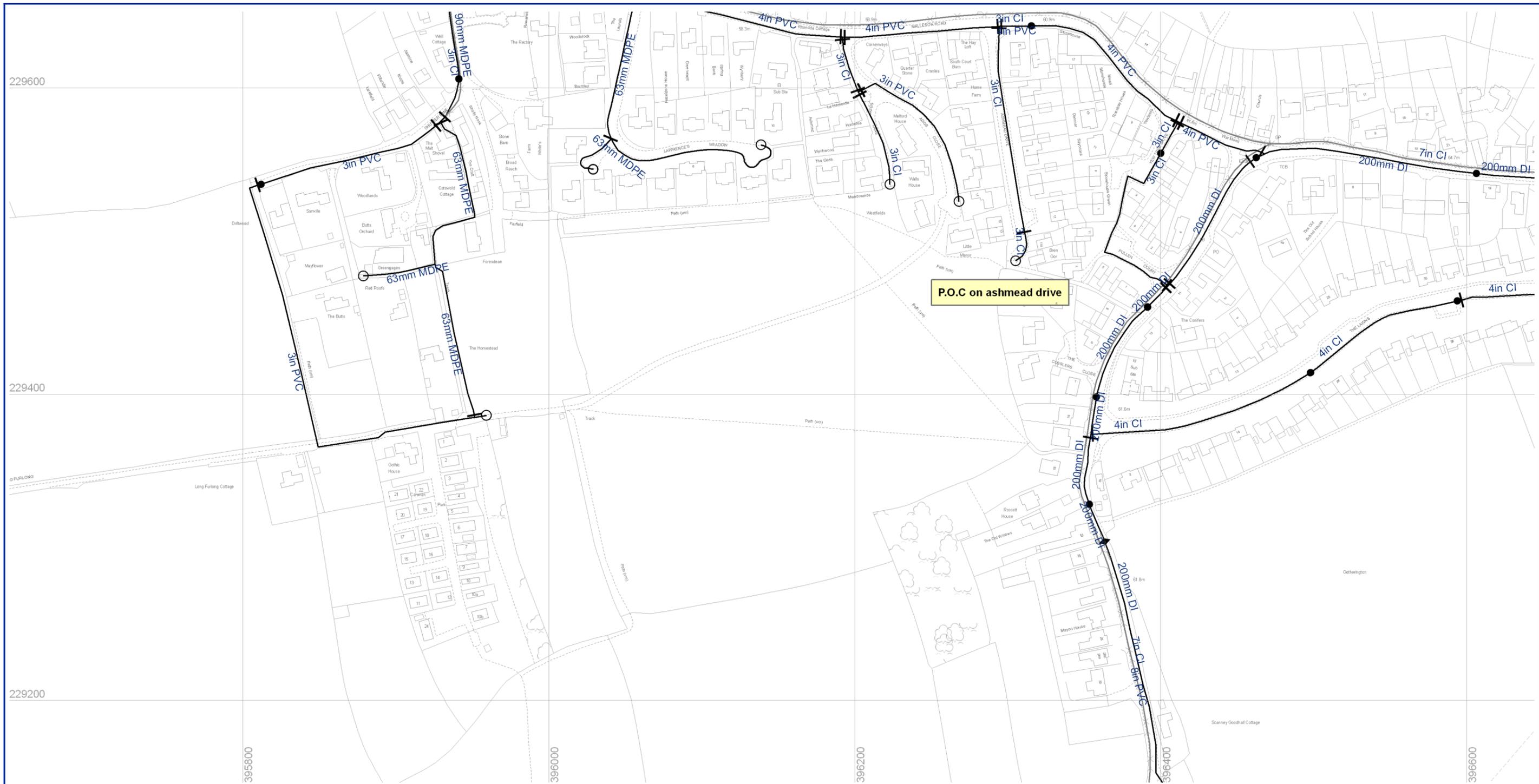
Map Reference : (centre) S09631629553

Easting/Northing : (centre) 396316,229553

Issued : 20/09/2019 14:05:35

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 D: Existing Severn Trent Water Asset Plan



<ul style="list-style-type: none"> — Distribution Main — Trunk Main (local/primary) — Strategic Main - - - Fire Supply Main - - - Fire Main - - - Non-Domestic Customer Service Pipe - - - Domestic Customer Service Pipe — X — X — Abandoned Main — EL — EL — Elevated Main — Aqueduct — Duct ○ Cable, Earthing - - - Cable, Optical Fibre/Instrumentation - - - Cable, Low Voltage - - - Cable, High Voltage - - - Cable, Other 	<ul style="list-style-type: none"> ▲ Pumping Facility △ Booster Facility ■ Potable Water Storage ● Water Tower ◆ Well / Borehole ◇ Intake □ Water Treatment Works / Chamber ⊕ Draw-off Tower ○ Bowser Point ⊠ Water Facility Connection ⊙ Quality Sample Point 	<ul style="list-style-type: none"> ⊘ Water Isolation Valve (Closed) ⊕ Water Isolation Valve (Open) ⊙ Water Isolation Valve (Partially Open) ⊕ Water Air Valve ⊙ Pressure Reducing Valve ⊕ Pressure Sustaining Valve ⊙ Non-Return Valve ⊕ Float Valve ⊙ Hydrant (Single/Double) ⊕ Washout (Single/Double) ⊙ Bulk Meter ⊕ Water Hatch Box ⊙ Pressure Tapping ⊕ Insertion Flow Meter Point ⊙ Water Chemical Injection Point ⊕ Motive Water Point 	<ul style="list-style-type: none"> ○ Change In Characteristic ○ Marker Post ○ Cable Junction ○ Anode ○ Boundary Box ○ Stop tap ○ Cross Piece ○ Strainer ○ Listening Post ○ Revenue Meter ○ Housing, Building ○ Housing, Kiosk ○ Housing, Other ○ Pipe Support Structure ○ Open Pipe ○ Discharge ○ SSSI Area ○ Access Right ○ Pre-1937 Properties
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<p>MATERIALS</p> <ul style="list-style-type: none"> AC - ASBESTOS CEMENT AK - ALKATHENE C - CONCRETE CI - CAST IRON CU - COPPER DI - DUCTILE IRON GF - GLASS FIBRE GRC - GLASS REINFORCED CONCRETE GRP - GLASS REINFORCED PLASTIC HDPE - HIGH DENSITY POLY HPPE - HIGH PERFORMANCE POLY LDPE - LOW DENSITY POLY LEAD - LEAD 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 	<p>LINING</p> <ul style="list-style-type: none"> BI - BITUMEN CL - CEMENT PL - PLASTIC RL - RESIN O - OTHER
---	---



SEVERN TRENT WATER

Severn Trent Water Limited
 Asset Data Management
 PO Box 5344
 Coventry
 CV3 9FT
 Telephone: 0845 601 6616

WATER MAINS RECORD

O/S Map scale:	1:2500	This map is centred upon:	
Date of issue:	30.12.15	O / S Grid reference:	
		x :	396146
		y :	229398

Disclaimer Statement

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Appendix E: WPD Diversion Quotation

WESTERN POWER DISTRIBUTION

Serving the Midlands, South West and Wales

FAO Mr Luke Evans
Jubb
Suite B, Ground Floor West
St. James Court
St. James Parade
Bristol
BS1 3LH

Our Ref:
2486168

Saw Mills End
Off Corinium Avenue
Gloucester
Gloucestershire
GL4 3BH

Tel: 01452 651297/651300

Fax: n/a

e-mail:
ddebski@westernpower.co.uk

Date
22 April 2016

For the attention of: Mr Luke Evans

Dear Sir,

Budget Estimate for works by Western Power Distribution (West Midlands) plc ("WPD") at Existing Greenfield Site, Gotherington, Cheltenham ("the Works").

Thank you for your enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the Works for you ("**the Budget Estimate**").

I also enclose:

- Plan number 2486168/BE 1 dated 22/04/2016

Basis of Information

WPD's proposals are based on the information provided, as summarised below:-

- Your enquiry dated 11/04/2016

WPD's proposals are based on the following design criteria:-

- Existing High Voltage Overhead Line and underground cables to be diverted to allow for your proposed residential development. Cable route for the diversion has been assumed based on the information supplied.
- No allowance has been made for new supplies

- You will complete all excavations and reinstatement as required for the diversions, including installation of 150mm ducts for all road crossings.

Proposed Connection Works

Existing High Voltage Overhead Line and underground cables to be diverted/replaced with new High Voltage underground cable, new substation and associated jointing as per the enclosed plan (the onsite cable route shown on the plan is an indicative only and subject to further study/assessment).

It has been assumed that small section of the existing 11kV Overhead Line located to the south-west of the site will be retained, WPD access to existing Overhead Line and two new 11kV terminal poles will be maintained.

11kV Overhead Line

WPD to dismantle and remove existing 11kV Overhead Line between points A to B and B to C.

WPD to erect onsite 2 x 11kV Terminal Pole with stays at point B and point C (WPD to carry out all excavation & backfill associated with pole/stays installation).

Substations

WPD to establish 1 x Ground Mounted Substation replacing existing Pole Mounted Transformer substation SHUTTER LA. with outgoing Low Voltage cables to maintain existing supplies. New substation to facilitate future connections to the proposed residential development (this is an indication only as the site load requirements are not known at this stage). Required approx. location for the new substation is indicated within the enclosed plan.

It is assumed that you will complete all on-site excavations and reinstatement.

It is assumed that you will provide substation plinth and adequate WPD access to the substation, to WPD specifications.

Please note that legals/wayleaves will be required for the proposed installations.

Please note that these proposals are based upon a provisional investigation and no site visit or detailed study has been carried out. Unless otherwise stated it does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Estimated connection charge

The estimated connection charge for the provision of the Connection Works is £116,732.00 inclusive of VAT at 0%. Payment terms will be stipulated in any subsequent connection offer.

Please note that the estimated connection charge is for **guidance purposes** only and subject, in particular, to any wayleaves and other consents being successfully obtained. It is based on present day prices and includes a 10% contingency to allow for changes in labour and material costs. It does not include the costs of any necessary civil works, which should be provided by you at your expense.

Progression to Offer stage

This Budget Estimate is not legally binding, but sets out the amount we reasonably estimate we would require you to pay for the Connection Works under a formal connection offer (including the more detailed studies we would need to carry out). If you would like WPD to provide a formal offer for connection please forward your application to the address given below together with any supporting information that will allow us to carry out a detailed study.

Western Power Distribution
Records Team
6th Floor
Toll End Road
Tipton
DY4 0HH

E-mail: wpdnewsuppliesmids@westernpower.co.uk

Upon receipt of the application WPD will finalise the design of the Connection Works and firm up the connection charge. Once this has been done WPD will send you an offer, which will reflect any contestable work you wish to carry out and include payment terms and conditions for connection.

If you have any queries regarding this budget estimate please do not hesitate to contact me at the address or telephone number given at the top of this letter.

Please note that this letter and attachments are not to be treated as an offer from WPD to carry out the Connection Works.

Yours faithfully,



Dariusz Debski

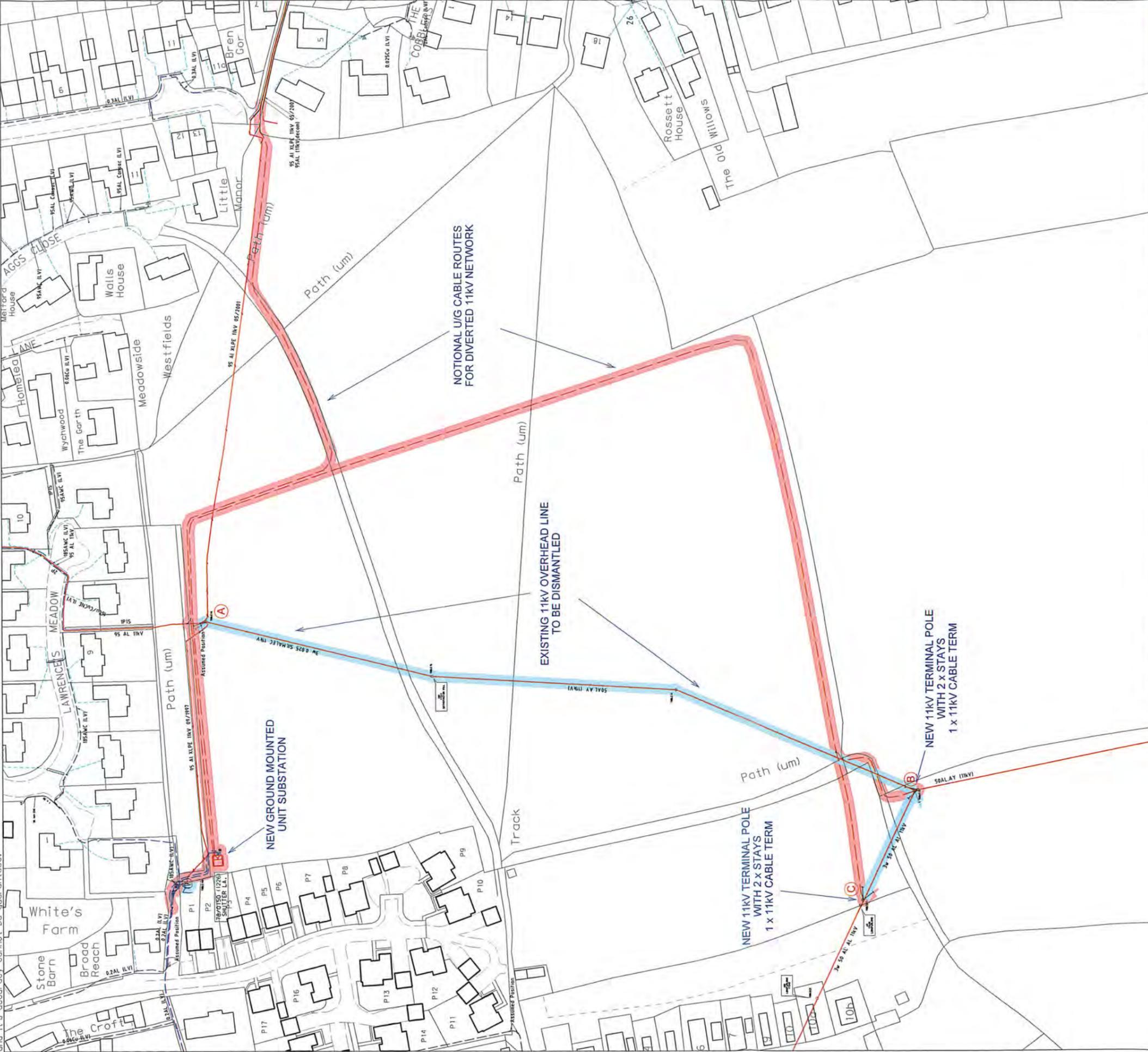
Planner

Gloucester Cheltenham
Gloucester

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution. Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area. Information is given as a guide only and its accuracy cannot be guaranteed.

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REV.	DATE	SCHEME	PROGRESS	BLOCK	DRN	CHK'D
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

UNDERGROUND CABLES	OVERHEAD LINES
132KV	132KV
33KV	33KV
11KV	11KV
LV	LV
LV EARTH	STREET L.T.G.
LV EARTH ELECTRODE	STREET L.T.G.
LV EARTH ELECTRODE	STREET L.T.G.

PROPOSALS	ALTERATIONS	DISMANTLED
PROPOSALS	ALTERATIONS	DISMANTLED

TRAFFIC SENSITIVE AREA	YES/NO
TRAFFIC SENSITIVE AREA	YES/NO

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

WESTERN POWER DISTRIBUTION	WESTERN POWER DISTRIBUTION
WESTERN POWER DISTRIBUTION	WESTERN POWER DISTRIBUTION

TITLE	SCALE
BUDGET PLAN	1:1500
GREENFIELD SITE	
GOTHERINGTON, CHELTENHAM	

DEVELOPER	BUILDER	ARCHITECT	O.S. MAP
GOTHERINGTON, CHELTENHAM			

PARISH	SCALE
	1:1500

PLAN No.	Enq No.
2486168/BE1	2486168

Appendix F: BT Connectivity Assessment

Dear Luke,

Your Newsite reference ZOZ/121,

Thank you for requesting this “connectivity assessment” response on the Broadband options for LAND TO THE SOUTH OF LAWRENCE’S MEADOW, GOTHERINGTON, CHELTENHAM, and for your interest in having Openreach infrastructure delivered to your new development.

This new process has been created to provide clarity on the fibre connectivity options for your development, and allows us to work with you to provide the available network technology that best suits your developments and customers. It will also enable you to better understand the predicted broadband speeds you can expect up front and will help you to make the right decision for your customers.

As part of the Connectivity Assessment process, we considered key issues such as your site location, the number and type of planned premises (house or flat/apartment), and proximity to our network. This has enabled us to assess:

- our ability to offer Fibre infrastructure and the predicted speeds to your development;
- the ‘Developer Contribution’ charge that may apply, and the amount to be paid; and
- a forecasted range of ADSL (traditional broadband) speed if we cannot provide fibre connectivity to your site, or if you do not wish to build fibre infrastructure.

The Connectivity Assessment process is available as part of our wider New Sites website which has been designed to support you and your customers through the lifetime of the development. It contains information from registering your sites through to the quality standards required by us and an easy route to contact us should you have any queries or issues. You can find us at www.newdevelopments-openreach.co.uk

Connectivity Assessment results for your development [1]

We are very pleased to offer your development a Fibre to the Premise (FTTP) infrastructure, which would support fibre speeds to your development of up to 300MB (actual speeds available may vary and will depend on the infrastructure and any limitations which might be set by the relevant communications provider), and we think creates a real benefit in helping you attract homebuyers to this development.

Technology	Total Developer Contribution	
FTTP	£16700	
Estimated Fibre Broadband speed range (up to)	Low	High
	300mb	300mb

[1] A summary of the information you provided to us is included in the attached full registration spreadsheet attached to the email

What next – how to accept our offer?

To accept our offer and progress to the next stage and agree a connectivity contract, please:

- review the appended excel version of the Connectivity Assessment online questions you provided with us with at the Connectivity Assessment request stage and check that the information is still correct;
- If any of the details that you provided us with at the Connectivity Assessment stage are incorrect, please contact us immediately so that we can make any changes and provide, if necessary, an updated Connectivity Assessment report. Please note subsequent re-runs of the Connectivity Assessment tool, due to changes in developer details, or incorrect submissions will be chargeable at £195 + VAT;
- review the above Connectivity Assessment proposal and confirm that you are happy to proceed based on the information set out in this letter;
- complete and return the additional questions included in the excel document to enable us to process the site to the full registration stage;
- review the contract which can be found at <http://www.newdevelopments-openreach.co.uk/developers-and-architects/ProcessAndPolicy.aspx> and, if agreed, return two copies of the signature page to us for countersignature;
- provide a detailed site plan in PDF format. Please provide this in monochrome without shading, landscape and free of other services. Correct scale size at A3 (1:200 or 1:500) showing plot numbers, surrounding roads and the nearest existing building. For flats we also require floor plans, with plot numbers clearly marked; and
- provide a location plan in PDF format is required for all sites, such as a Land Registry map. The plan must clearly show your site boundary marked and surrounding street names. We cannot accept Google maps, Bing or similar Internet based company drawings due to copyright laws.

Please send the above by email to us at newsitereceptiongeneral@openreach.co.uk We will confirm receipt of your email and notify you of the assigned New Sites Representative (NSR) who will be your primary point of contact for the duration of the build.

Terms & Validity of Offer

This offer is valid until either 2 months from the date of this offer or (if earlier) the last working day 9 months prior to First Occupancy Date (FOD).

Payment terms are 50% on contract signature and 50% at FOD (first occupancy date).

The pricing we have offered is based on the Developer Contribution rate-card which is available on our website. This offer for the provision of FTTP is available as an upgrade and at the same price as an FTTC infrastructure.

Existing Exchange (ADSL) based Broadband speed

Finally, if you decide not to go ahead with fibre connectivity to your new development, the current estimated ADSL broadband speed range based on the distance from the applicable telephone exchange is:

Estimated ADSL Broadband speed range	Low	High
	9.9MB	12.41MB

Additionally, we have a comprehensive set of information on our website to help you understand Fibre infrastructure, the technology we use, and the benefits for you and your customers, along with detailed FAQ's, the Developers handbooks (one each for copper and fibre infrastructure), and much more, please go to:

www.newdevelopments-openreach.co.uk

We look forward to hearing from you soon about this offer as this will enable us to progress your work at your development as quickly as possible.

Yours sincerely,

New Sites Reception Team