

Land Adjacent to Colney Heath Football Club

UCML Utility Study Level 1

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UCML Utility Study – Level 1

Land Adjacent to Colney Heath Football Club,
Colney Heath,
St Albans

Produced for: Tarmac Ltd

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1	First Issue	26/01/2022	Joanne Blackburn	Casey Watmore
2				
3				

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1.0 Introduction

UCML has been instructed by Tarmac Ltd (hereafter referred to as ‘the Client’) to provide a desktop utility study to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of up to 45 no. dwellings. The site is located off High Street, Colney Heath. This study includes the land within the red line boundary as indicated within Figure 1.1 below.

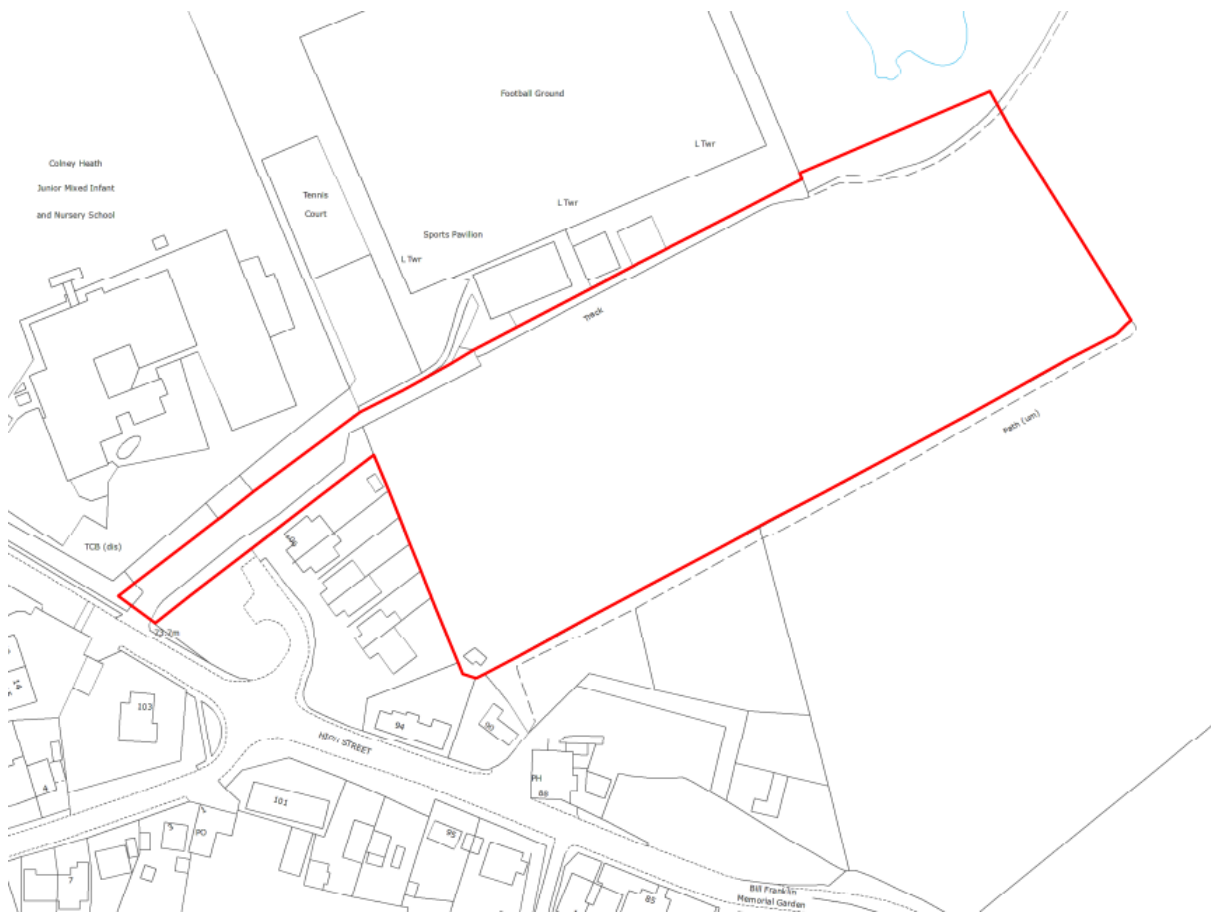


Figure 1.1 – Red Line Boundary Plan

UCML has been commissioned to provide a desktop utility study defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this utility study is to identify the key constraints derived from statutory utility infrastructure on the proposed development. The information provided within this desktop study is based on review of the current site layout plan (drawing no. 4001 rev. A dated 10/01/2021) provided to UCML by the Client, as indicated in Figure 1.2 overleaf.



Figure 1.2 – Site Layout Plan

This desktop study has been produced using the statutory records received from each relevant body. The host statutory network operators which operate in the vicinity of the development site and covered within this study are listed in Table 1.1 below.

Utility	Statutory Operator
Electricity	UK Power Networks
Gas	Cadent Gas
Water	Affinity Water
Telecoms	Openreach
	Virgin Media

Table 1.1 – Host Statutory Network Operators

UCML is not responsible for the accuracy or quality of the information provided on statutory utility infrastructure records, and has attempted to use reasonable skill and care in investigating the existing site services. Unless stated otherwise, UCML has not made any provision for out-of-area water mains, private networks, unrecorded networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage, data centre networks, electricity generation installations, interconnectors, or drainage/sewerage networks.

Please note, all information on the drawings contained within this utility study and elsewhere is indicative only. The verification of the details and plant location given on the relevant infrastructure records should be undertaken using the following methods;

- The use of plant location equipment to trace all underground plant.
- The use of hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.

All works undertaken are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, published Health & Safety Guidelines, and the agreed working practices of the relevant utility companies. The following assumptions must be made in regards to any existing utility apparatus;

- All mains, services cables, and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.
- Any existing building is assumed to have live services until proven otherwise.
- Any site is assumed to have existing utility apparatus located within the boundary until proven otherwise.
- Service connections are not indicated on all utility infrastructure records. Where no service connections are indicated, their presence should be anticipated until proven otherwise.

2.0 Scope and Objectives

Utilities Connections Management Limited (UCML) is an independent Utility Consultancy providing services relating to the provision of utility connections to all types of developments.

This desktop utility study aims to provide a 'snapshot' in time of the current statutory utility networks and review the potential connection, diversion, and disconnection works that may be required to accommodate the development proposals. The objective of the commission is to provide a level of information relating to budgetary costs and risks, without incurring significant costs relating to distribution network studies. It should be noted that as this study is desktop in nature, no site visits or surveys have been undertaken during its completion.

The scope of works undertaken by UCML may be summarised as follows;

- Obtain the statutory Network Operators' infrastructure records.
- Review the existing utility distribution networks within the local area of the site.
- Provision of budget costs for proposed disconnection, diversion, and connection works.
- Identification of possible abnormal costs associated with existing and proposed infrastructure.
- Highlighting of abnormal legal requirements including wayleaves and easements.

UCML's desktop utility studies provide a detailed overview of the statutory electricity, gas, clean water and telecommunications infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase to allow negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimise impact on existing utilities, taking into account statutory utility infrastructure legal requirements.
- Detailed planning statements.
- Investment analysis.

3.0 Assumptions and Exclusions

In view of the limitations of the available information, the following assumptions have been made in order to produce this utility study;

- All estimated loads have been based on information provided in the Network Operators Distribution Code and other documented standards.
- The information provided within the desktop study is based on the development site area as identified on the proposed site layout plan shown in Figure 1.2 within the introduction. Any land falling outside of the provided boundary is outside of the scope of this desktop study and, should it be incorporated within the proposed development boundary, this may affect the information and recommendations provided within this desktop study.
- The desktop study has been produced based on the specification provided by the Client/Developer at the time of instruction. Any changes to the size, type, number of specification of the development (for instance the extent of EV charging provision and/or use of Low Carbon heating solutions) may affect the information and recommendations provided within this desktop study.
- In the timescales and budget costs quoted, no allowances have been made in respect to the following unless stated otherwise;
 - Wayleaves, easements, or access rights.
 - Reinforcement charges.
 - Land transfers or lease arrangements for substation requirements if applicable.
 - Abnormal off-site civils.
 - Specialist traffic management (non-standard).
 - On-site civils and builders work.
 - Seasonal Embargoes.

It should be noted that all budgetary figures quoted are exclusive of any Value Added Tax (VAT) that may be applicable unless stated otherwise.

4.0 Cost Summary

Matrix Key	
■	Do not envisage any major issues.
■	Could cause delay that can be measured in weeks, and can also be prevented.
■	Could cause delay that can be measured in months, and may be prevented.
■	Could cause major delay, that may not be mitigated.
Utility	Risk
Electricity	
Disconnection Works – None currently anticipated	
Diversiory Works – £28,000.00 (diversion of HV and LV cables across site entrance)	
Testing Works - £3,500.00 (testing of abandoned cable, if required)	
Connections (based on gas heating) – £49,000.00 (based on assumed LV POC)	
Connections (based on electric heating) – £92,000.00 (based on assumed HV POC)	
Total Electricity Costs (based on gas heating) – £80,500.00	
Total Electricity Costs (based on electric heating) – £123,500.00	
Gas	
Disconnection Works – None currently anticipated	
Diversiory Works – £68,000.00 (diversion of MP main at site entrance and LP main along access road, if required)	
Connections – £27,000.00 (if required – N/A if electric heating used)	
Total Gas Costs - £95,000.00	
Water	
Disconnection Works – None currently anticipated	
Diversiory Works – £9,000.00 (diversion of distribution main at site entrance, if required)	
Connections – £56,000.00	
Total Water Costs - £65,000.00	
Telecoms – Openreach	
Disconnection Works – None currently anticipated	
Diversiory Works – £17,250.00 (relocation of carrier pole and network reconfiguration)	
Connections – £Nil (FTTP connections)	
Total Openreach Costs - £17,250.00	
Telecoms – Virgin Media	
Disconnection Works – None currently anticipated	
Diversiory Works – None currently anticipated	
Connections – Further consultation required with Virgin Media to confirm if a connections proposal can be offered for the development.	
Total Virgin Media Costs - £Nil	
Budgetary sums exclude Value Added Tax, on-site civils and principal contractor preliminaries.	

Table 4.1 – Cost Summary and Risk Matrix Table

5.0 Electricity

The electricity distribution network in the vicinity of the development site is under the ownership of UK Power Networks and is operated within the terms of its Electricity Distribution License issued by Ofgem. The local electricity distribution network in the immediate vicinity of the site comprises of underground cables and associated substations operating at Extra High Voltage (EHV), High Voltage (HV) and Low Voltage (LV).

The diagram below illustrates the location of existing UK Power Networks infrastructure which has been extracted from its network records. The cables shown in red or as a dashed line are operated at 11,000 Volts (HV), and those shown in blue or a solid line are operated at 415 Volts (LV). Please refer to the infrastructure record appended to this study for further detail.

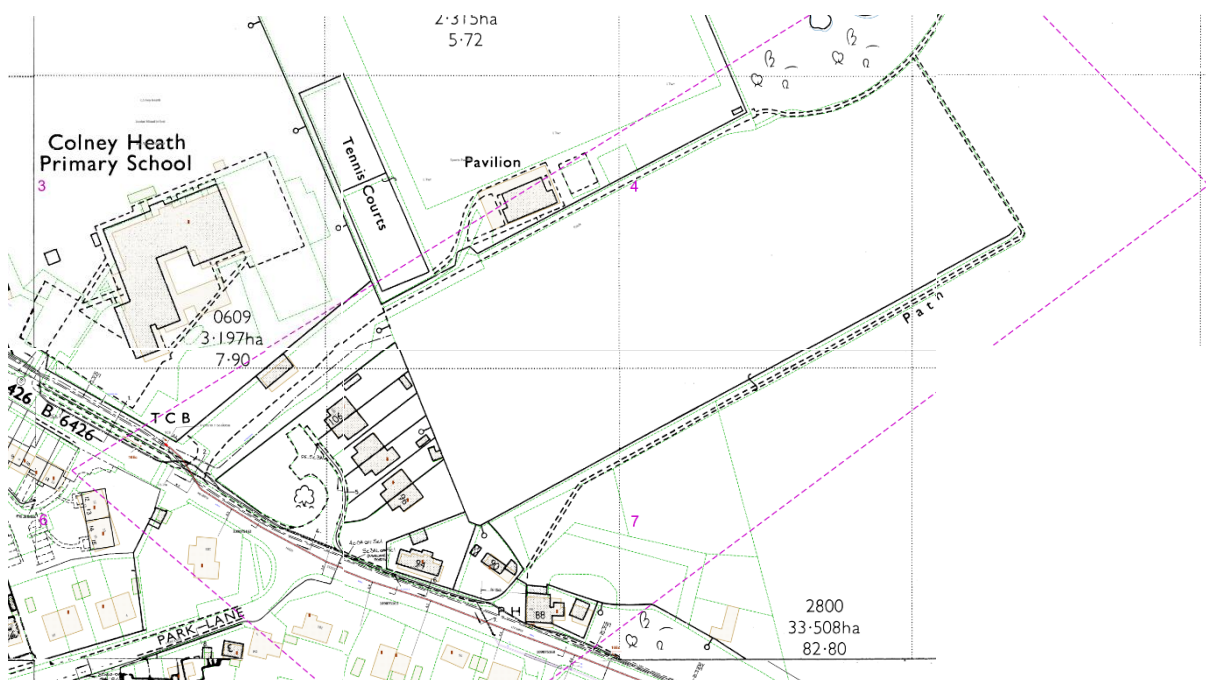


Figure 5.1 – Existing Electricity Infrastructure Plan

NetMAP system	Scanned image	Description
		Over 230/400V and up to 11kV (HV) cable route
		230/400V (LV) cable route
		Pilot cable route
(Only shown this way if independent from HV cable route)		
Abandoned cables are shown and labelled as such when applicable		

Disconnections: UK Power Networks infrastructure record does not indicate any service connections within the development site boundary. Given desktop review of the development site indicates the site is greenfield, it can be assumed none are present. No disconnection works are currently anticipated.

Diversions: UK Power Networks infrastructure record indicates a number of existing cables routed within the site side footpath of High Street, including 4 no. 11 kV HV cables and 2 no. LV cables. This existing apparatus crosses the location of the site entrance off High Street, and may be affected by the proposed works required to amend the existing entrance to serve the development site.

It should be noted that as an existing entrance with dropped kerb is already present at the location of the proposed site access; therefore, it may be possible that the existing electricity cables should already be located at sufficient depth to comply with Street Works (UK) guidelines for the minimum depth of utility apparatus within carriageway. To determine this, it is recommended that trial excavations are undertaken to proven the location and depth of the cables, with the results assessed against the final highway alteration drawings. If a minimum cover level of 750mm for the 11 kV HV cables and 600mm for the LV cables is maintained, the requirement for diversionary works may be negated through consultation with UK Power Networks. If further investigation works confirm the proposed works will affect the existing electricity apparatus to the extent diversionary works are required, a **budget cost of £28,000.00** is recommended for the works. This cost is based on the assumption that all existing cables will require diversion.

UK Power Networks infrastructure record also indicates an 11 kV HV cable routed along the current access road. The infrastructure record indicates this cable is abandoned, and it has been disconnected from the wider network and therefore will not be affected by the proposed works to the access road. It should be noted that during on-site works, safe working practices in line with HSG47 should be followed, with any electricity apparatus assumed to be live until proven otherwise. If there is any concern regarding the status of the cable, testing works may be required for which a **budget cost of £3,500.00** is recommended, based on the

assumption that the appointed on-site contractor will undertake all excavation works to expose the cable.

Connections: UCML has been advised that it is currently anticipated that a gas heating strategy is likely to be used for the development site. Based on this heating strategy, it is envisaged there may be sufficient capacity in the existing LV network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. Based on this scenario, a **budget cost of £49,000.00** is recommended for connections.

It should be noted that, depending on the programme for the development, consideration may need to be given to the UK Government led phase out of mains gas heating. Currently, the UK Government is targeting the introduction of low-carbon heating in all new build dwellings from 2025. If the development is to start after this date, a low-carbon heating strategy will need to be used and this will likely increase the total load demand for the development. In this scenario, it is envisaged that there may be sufficient capacity in the existing HV network to provide a supply to the proposed development which will trigger the requirement for a new secondary substation to be constructed on-site. Based on this scenario, a **budget cost of £92,000.00** is recommended for connections.

6.0 Gas

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Cadent Gas under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Medium Pressure (MP) and Low Pressure (LP).

The following diagram is an extract from Cadent Gas’ statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

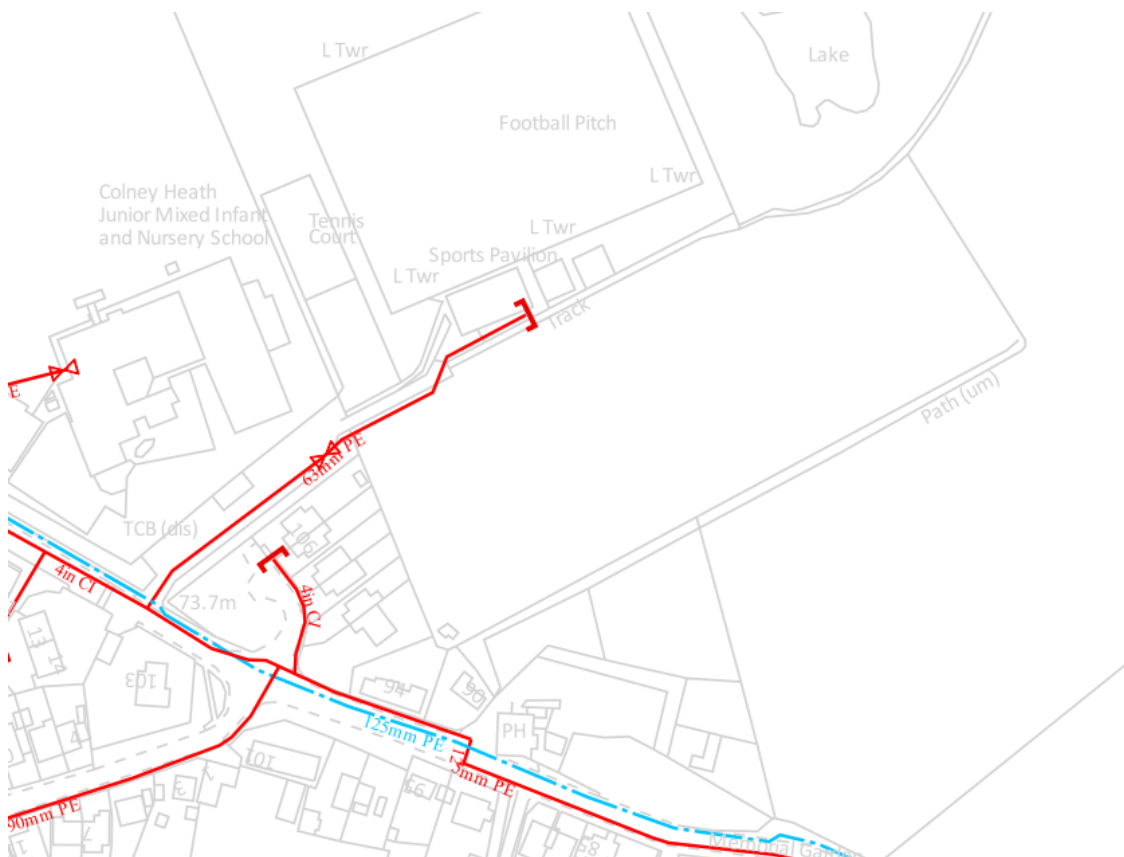
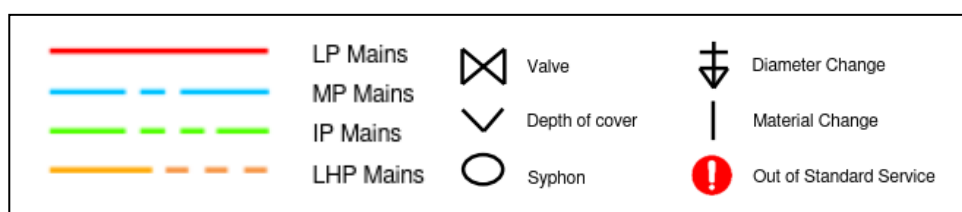


Figure 6.1 – Existing gas infrastructure plan



Disconnections: Cadent Gas do not typically indicate individual service pipes and associated apparatus on their infrastructure records; however, their presence should be anticipated until proven otherwise. Given desktop review of the development site indicates the site is greenfield, it can be assumed none are present. No disconnection works are currently anticipated.

Diversions: Cadent Gas infrastructure record indicates a 125mm MP main routed within the site side footpath of High Street. This existing apparatus crosses the location of the site entrance off High Street, and may be affected by the proposed works required to amend the existing entrance to serve the development site.

It should be noted that as an existing entrance with dropped kerb is already present at the location of the proposed site access; therefore, it may be possible that the existing gas main should already be located at sufficient depth to comply with Street Works (UK) guidelines for the minimum depth of utility apparatus within carriageway. To determine this, it is recommended that trial excavations are undertaken to proven the location and depth of the main, with the results assessed against the final highway alteration drawings. If a minimum cover level of 750mm is maintained above the main, the requirement for diversionary works may be negated through consultation with Cadent Gas. If further investigation works confirm the proposed works will affect the existing MP apparatus, and diversionary works are required, a **budget cost of £22,000.00** is recommended.

Cadent Gas infrastructure record indicates a 4" cast iron LP main routed within the site side carriageway of High Street to the development site. As this main is indicated as being routed within existing carriageway, provided no alterations are proposed to the line or level of the existing carriageway, it can be assumed it will not be affected by the development proposals to the extent that diversionary works will be required. Review of the final site layout plan and associated highway drawings will be required to confirm.

Cadent Gas infrastructure record indicates a 63mm LP main routed along the access road leading to the development site, across a section of the development site, where it is then indicated as terminating at the existing Pavilion associated with the adjacent sports pitch. The section of LP main located within the red line boundary will likely be affected by any improvement works completed to the access road, and the extent to which it will be affected will be dependant on the proposed access road improvement works.

Assuming an anticipated 'worse-case' scenario being the mains needing to be diverted along the length of the access road into the proposed footpath to enable the construction works to take pace, a **budget cost of £46,000.00** is recommended for diversionary works based on a diversion length of 125 metres and assuming all excavation and reinstatement works associated with the diversion can be completed by the appointed on-site contractor. Further consultation is recommended with Cadent Gas to confirm the actual extent of diversionary works required, and they may require trial excavations to be completed at strategic intervals along the route of the main to confirm the location and depth of the main.

It should be noted that the wider Cadent Gas infrastructure record indicates a 1200mm steel High Pressure (HP) main located to the east of the development site. A main of this size and material will typically be subject to an easement distance of 24.4 metres, and a build proximity distance of 15 metres. Given the distance between the site boundary and the main, it appears the main or associated restrictions will not be directly affected by the development proposals.

Connections: It is envisaged that, should the development utilise a gas heating strategy, there may be sufficient capacity in the existing LP network to provide supply to the proposed development. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at LP and a **budget cost of £27,000.00** is recommended for connections. This budget figure excludes any potential asset value subsidy which may apply for the adoption of the new gas network by an Independent Gas Transporter. Should the development utilise a low-carbon heating strategy, it can be assumed no mains gas connections would then be required for the proposed dwellings.

7.0 Water

The local clean water distribution network in the vicinity of the development site is owned and operated by Affinity Water within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution water mains and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The figure on the following page is an extract from Affinity Water statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within the introduction only.

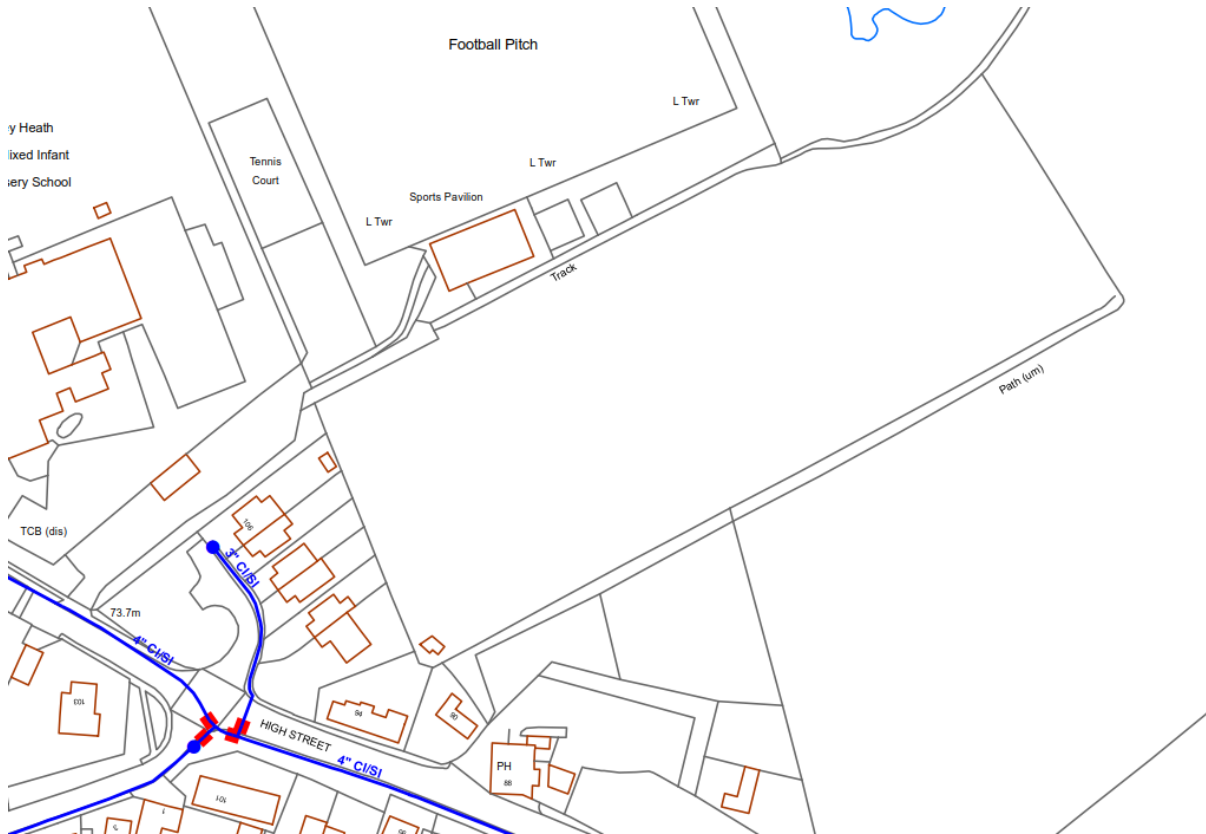
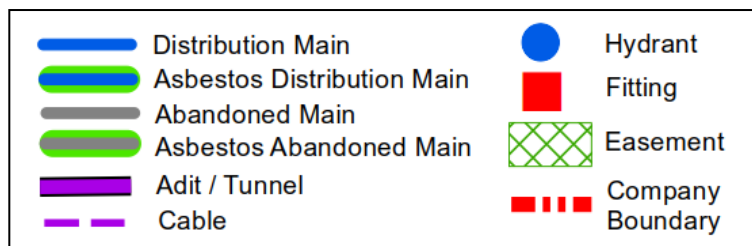


Figure 7.1 – Existing water infrastructure plan



Disconnections: Affinity Water do not typically indicate individual service pipes and associated apparatus on their infrastructure records; however, their presence should be anticipated until proven otherwise. Given desktop review indicates the development site is greenfield, it can be assumed none are present. No disconnection works are currently anticipated.

Diversions: Affinity Water infrastructure record indicates a 4” cast iron distribution main routed within the site side footpath of High Street. This existing apparatus crosses the location of the site entrance off High Street, and may be affected by the proposed works required to amend the existing entrance to serve the development site.

It should be noted that as an existing entrance with dropped kerb is already present at the location of the proposed site access; therefore, it may be possible that the existing distribution main should already be located at sufficient depth to comply with Street Works (UK) guidelines for the minimum depth of utility apparatus within carriageway. To determine this, it is recommended that trial excavations are undertaken to proven the location and depth of the main, with the results assessed against the final highway alteration drawings. If a minimum cover level of 900mm is maintained above the main, the requirement for diversionary works may be negated through consultation with Affinity Water. If further investigation works confirm the proposed works will affect the existing apparatus, and diversionary works are required, a **budget cost of £9,000.00** is recommended.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network.

From April 2018, off-site network reinforcement costs have been funded through the collection of infrastructure charges applicable to each new connection. Infrastructure charges are calculated based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within Affinity Water's supply area over a rolling 5 year period, based on the total anticipated number of new connections within that supply area.

Please note, the infrastructure charge costs can vary year on year and therefore long term developments may be affected by the possible variance in infrastructure charges. Each water company has a differing infrastructure charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ.

The infrastructure charges applicable to developments within Affinity Water's region for the current scheme of charges (2021-2022) are £249.00 per plot for clean water. As Affinity Water is a clean water provider only, the sewerage network for the area is owned and operated by Thames Water, who levy an infrastructure charge of £365.00 per plot for waste water which is applied to the clean water connection costs and collected on their behalf by Affinity Water. Based on these infrastructure charges, allow a **budget cost of £56,000.00** for mains and connections.

It should also be noted that Affinity Water has an Infrastructure Charges Discount Scheme intended to incentivise sustainable development within their region and encourage developers to construct properties which promote the efficient use of water. In compliance with Part G of the Building Regulations 2010, all new homes built in the UK must be built to a rating of 125 litres of water usage per person, per day (PPPD). Affinity Water has introduced an infrastructure charge discount of £80.00 per property against the clean water infrastructure charge where it can be demonstrated that properties have been built to a usage rating of 110 litres of water PPPD or less.

From April 2020, water companies will be transitioning to new charging rules which stipulate that any applicable income offset will be paid against infrastructure charges instead of the mains requisition cost. Therefore, based on these new charging rules, the full construction cost for the mains requisition will be payable by the developer upfront, where previously the applicable income offset was payable to the developer by the relevant water company following completion of the connection.

As the income offset is paid by Affinity Water against infrastructure charges paid by the developer, it will now be applicable to all connections (including any made to existing water mains) where infrastructure charges are payable. The income offset payment is set by each water company at a set charge per plot, and for connections in Affinity Water's area for 2021-2022 it has been set at £387.26 per plot; an allowance for which has been included within the budget connection cost provided. If no infrastructure charges are payable for a connection, no income offset payment will be available.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly. As this is generally a greenfield site, it has been anticipated that the levels of contamination may be low and so standard polyethylene pipe could be used.

8.0 Communications

8.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground cables, overhead lines, and associated apparatus. Please refer to the infrastructure record appended to this study for further detail.

The following diagram is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded.



Figure 8.1 – Existing Openreach infrastructure

KEY TO BT SYMBOLS			
DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Disconnections: Openreach do not typically indicate individual service connections on their infrastructure records; however, their presence should be anticipated until proven otherwise. Given desktop review indicates the site is greenfield, it can be assumed none are present. No disconnection works are currently anticipated.

Diversions: Openreach infrastructure record indicates a carrier pole located on the site side footpath of High Street, in the immediate vicinity of the site access, from which an overhead line is indicated as routed along the access road to supply a distribution pole located adjacent to the existing dwelling at No. 106 High Street. Based on desktop review, it is assumed that diversionary works may be required to reconfigure this section of the overhead line network to accommodate the works to the site access road, and also the accommodation of site traffic below the overhead line crossing the site entrance.

UCML recommend that Openreach is formally contacted in the early stages of the scheme in order for Openreach to provide a survey to determine the extent of any potential diversionary works and the associated costs. The provision of the site survey is chargeable to the Client, and the charge is site specific. It is recommended that a **minimum of £1,250.00** is allowed for the survey fee. A further **budget cost of £16,000.00** is recommended for the diversionary works, based on the relocation of 1 no. carrier pole and associated overhead lines.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located in the immediate vicinity of the development site. As the development consists of over 20 dwellings, it is likely that Openreach will provide a Fibre to the Premise (FTTP) connection option at no cost to the developer.

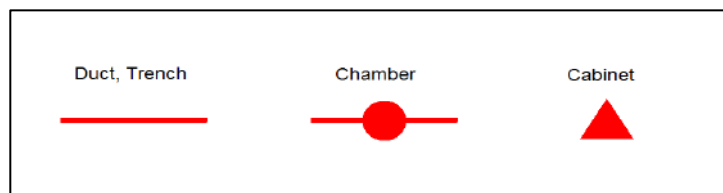
8.2 Virgin Media

Virgin Media has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Virgin Media network in the immediate vicinity of the site comprises of underground cables and associated apparatus.

The following diagram is an extract from Virgin Media records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.



Figure 8.2 – Existing Virgin Media Infrastructure



Disconnections: Virgin Media do not typically indicate individual service connections on their infrastructure records; however, their presence should be anticipated until proven otherwise. Given desktop review indicates the development site is greenfield, it can be assumed that none are present. No disconnection works are currently anticipated.

Diversions: Virgin Media infrastructure record indicates a section of underground apparatus routed within the adjacent side footpath of High Street to the development site. Given the indicated location of this apparatus, and assuming the line and level of the adjacent footpath will be maintained, it can be assumed that it will be unaffected by the development proposals. It should be noted that the section of Virgin Media apparatus shown on the record does not appear to be connected to a wider network; therefore it may be possible that it is not present.

Connections: It is recommended that Virgin Media are consulted to confirm that they have network apparatus in the area able to support new connections for the development. As discussed above, the section of Virgin Media apparatus shown on the record does not appear to be connected to a wider network; therefore it may be possible that it is not actually present. If so, it is likely Virgin Media would be unable to provide a connection proposal for the development site.

9.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 45 no. residential dwellings. There are existing electricity, gas, clean water, and telecoms services in the vicinity of the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period of time, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

The connection costs provided in the main body of the report are based on individual utility connection proposals being accepted. It may be possible to undertake the connections works as part of a multi utility offering which can combine the installation of electricity, gas, water and telecoms under a single works contract. For some sites, the appointment of a multi utility provider may be more cost-effective option for the connections.

This desktop utility study covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

The costs provided are advised as a predicted worst-case scenario of the foreseeable works. However, as these are only budget figures the actual costs entailed will not be determined until detailed proposals are received from the owners of the infrastructure.

Produced;

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No individual is personally liable in connection with the preparation of this Desktop Utility Study. By receiving this study and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

10.0 Further UCML Services

Utility Study – Level 2

UCML's Level 2 Utility Study provides a detailed overview of the electricity, gas clean water, and communications statutory infrastructure in the vicinity of development site, ideal for;

- Due diligence prior to land purchase to aid negotiation.
- Risk assessment prior to tender.
- Assistance with site layout design to minimize impact on existing utilities, taking into account statutory utility infrastructure and legal requirements.

The services provided within UCML's Level 2 Utility Study includes;

- Application for existing statutory infrastructure records.
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works.
- Application for firm point of connection for electricity, gas and water supplies to the site to determine location of proposed connection and firm cost for required electricity network reinforcement works.
- Provision of budget figures for disconnection, diversion and connection works derived from firm non-contestable charges including required reinforcement works where applicable.
- Cost risk and analysis.
- Timescales for provision and execution of quotations for the required works, highlighting risks to project programme.
- Highlight abnormal legal requirements including wayleaves and easements and explanation of requirements to mitigate risk.

Technical Procurement

UCML's technical procurement service deals with the obtaining of capacity checks as well as disconnection, diversion, connection, service alteration and temporary supply quotations. These include electricity, gas, clean water and telecom supplies for all forms of residential, commercial and industrial developments. Use of our technical procurement services can result in;

- Considerable cost savings.
- Reduced overheads.
- Reduced timescales.
- Reduced delays.
- Reduced time expenditure.
- Removal of provisional sums from tender submissions.

The services provided by UCML's Technical Procurement service includes;

- Review of proposed meter positions to ensure technical and regulatory viability.
- Application for:
 - Existing statutory infrastructure records.
 - Disconnection quotations including meter removals where required.
 - Statutory infrastructure diversion quotations.
 - Temporary building supplies.
 - New connections quotations.
 - Legal searches including easement, wayleaves and Land Registry title searches.
- Technical review of all quotations received including technical and commercial comparison across all competing quotes.
- Submission of successful quotations for acceptance.
- Single point of contact for project administration, and an assigned Technical Engineer to each scheme.

Project Management

UCML's Project Management service deals with the project management of disconnections, diversions, connections, service alterations, capacity checks and temporary supply installations for all forms of residential, commercial and industrial developments. Our Project Management team can work in conjunction with our Technical Procurement service or as a stand-alone offering to manage the delivery of all electricity, gas, clean water and telecom works. Use of our Project Management service can result in:

- Improved program planning accuracy.
- Reduced time expenditure.
- Reduced abortive visit charges.
- Reduced delivery timescales and as a result less delays.

The services provided by UCML's Project Management service includes;

- Management of statutory connections from quotation acceptance to completion.
- Assigned Project Manager to the scheme to provide a single point of contact for site staff, and attend site meetings and design team meetings as required.
- Provision of a site pack including existing and proposed drawings and relevant technical information relating to dimensions and layout of metering enclosures.
- Management of legal agreements required including wayleaves, easements and adoption agreements.
- Programming of all mains, connections and metering works through proactive communication with site staff.

Appendices

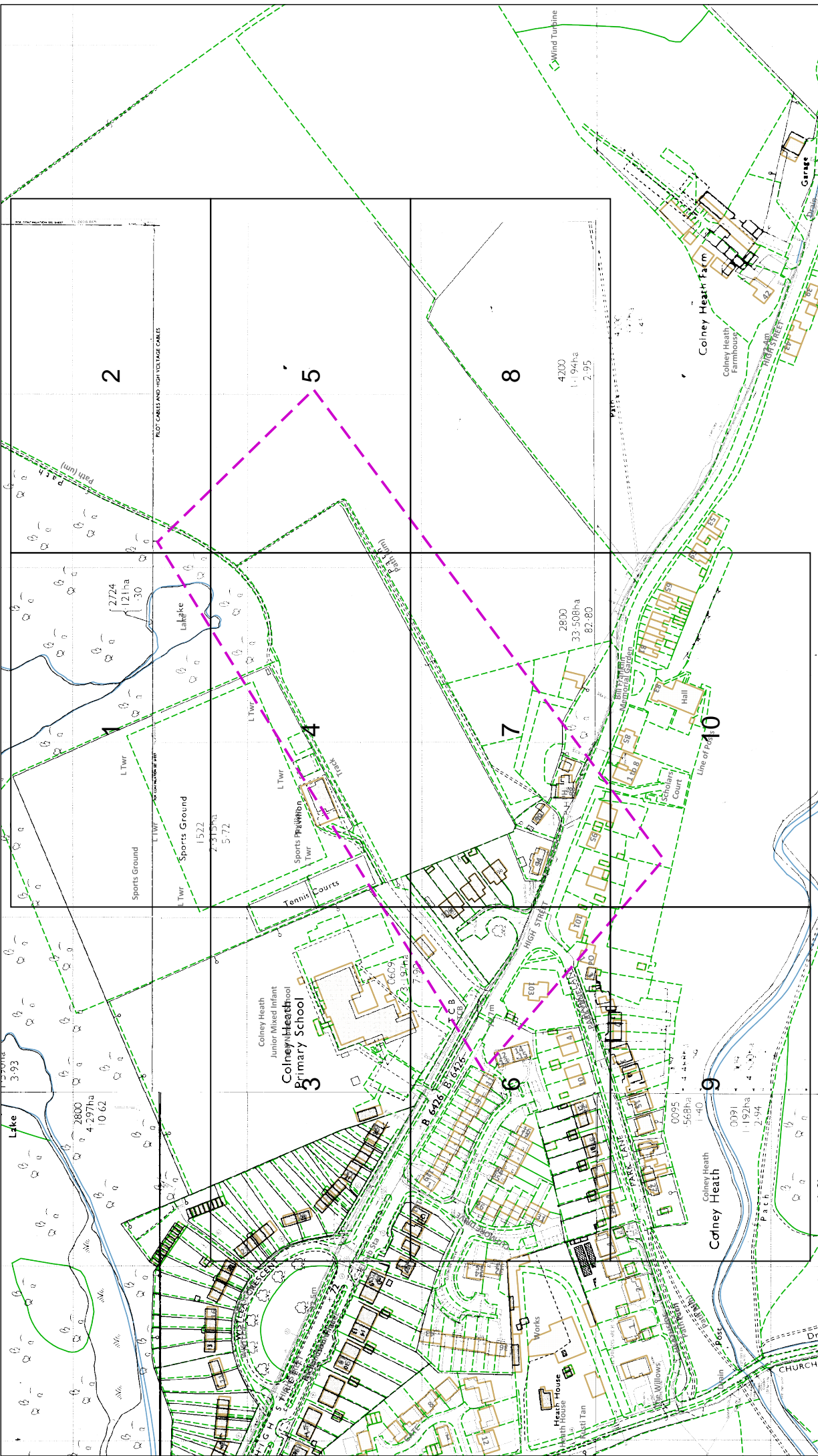
Appendix 1 – UK Power Networks Infrastructure Plan

Appendix 2 – Cadent Gas Infrastructure Plan

Appendix 3 – Affinity Water Infrastructure Plan

Appendix 4 – Openreach Infrastructure Plan

Appendix 5 – Virgin Media Infrastructure Plan



UK Power Networks

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 EMERGENCY - If you
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 please call 0800 785 8838
 (24hrs) URGENTLY

ALWAYS LOOK UP
 BEFORE
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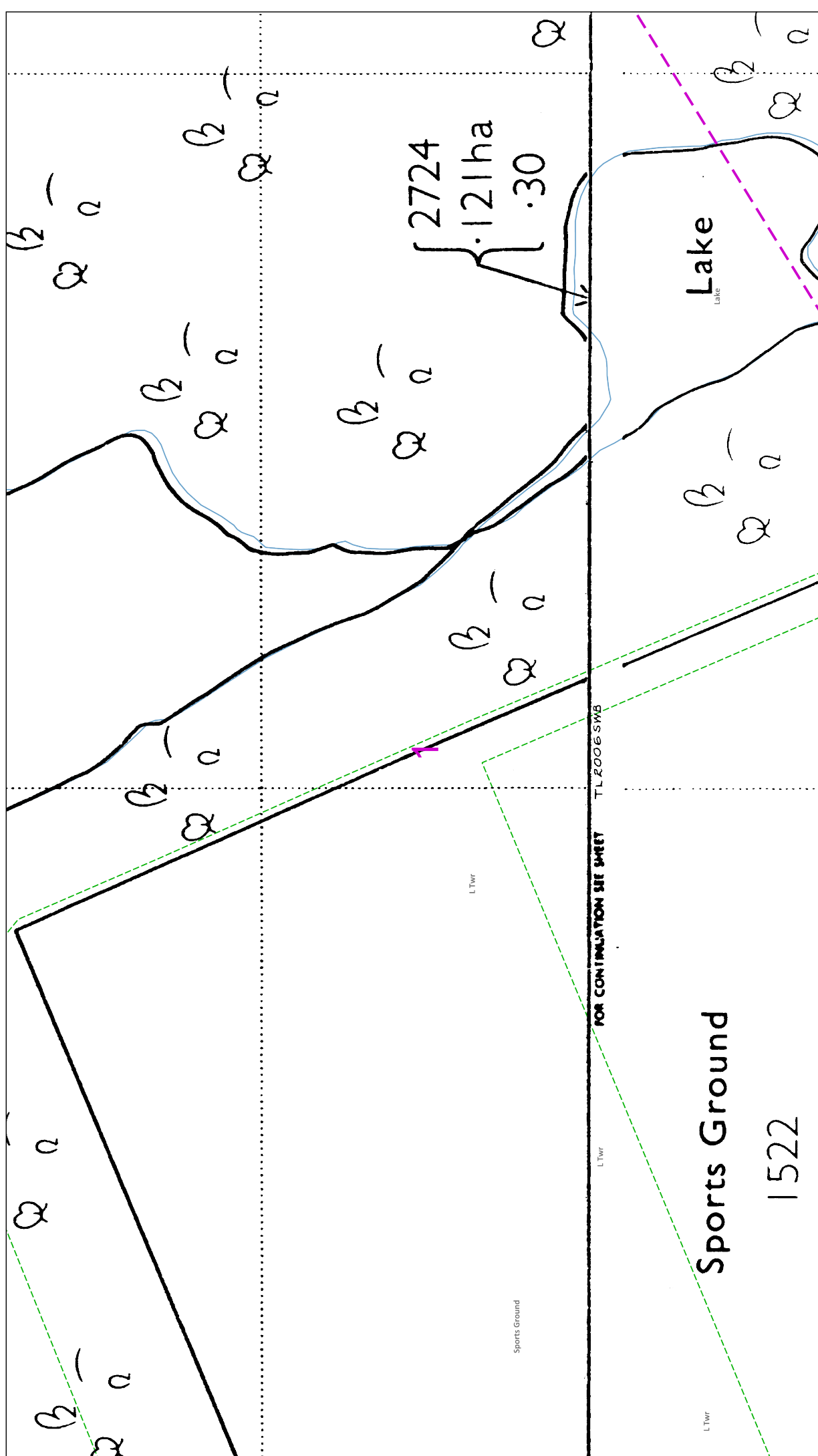
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Date Requested: 19/01/2022
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 Site Location: S19816 205887
 Requested by:
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 Your Scheme/Reference: Colney Heath
 Scale: 1:2050 (When plotted at A3)

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FOR CONTINUATION SEE SHEET

TL 2006 SWB

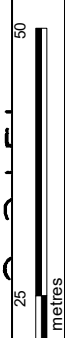
L TWR

L TWR

L TWR

Sports Ground

1522



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FOR CONTINUATION SEE SHEET

TL 2006 SEA

2

PILOT CABLES AND HIGH VOLTAGE CABLES



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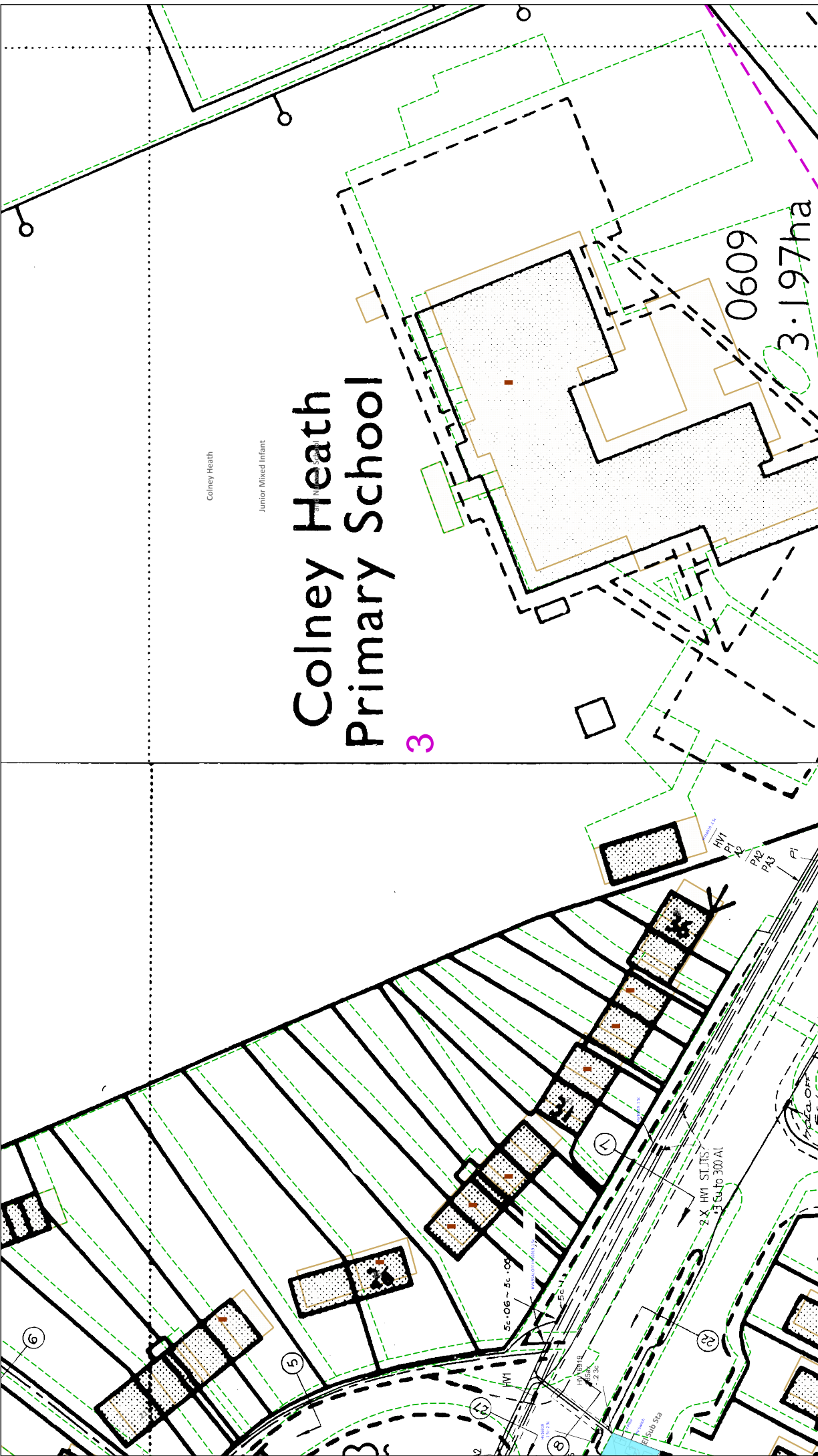


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Colney Heath

Junior Mixed Infant

Colney Heath Primary School


3

0609
3.197ha



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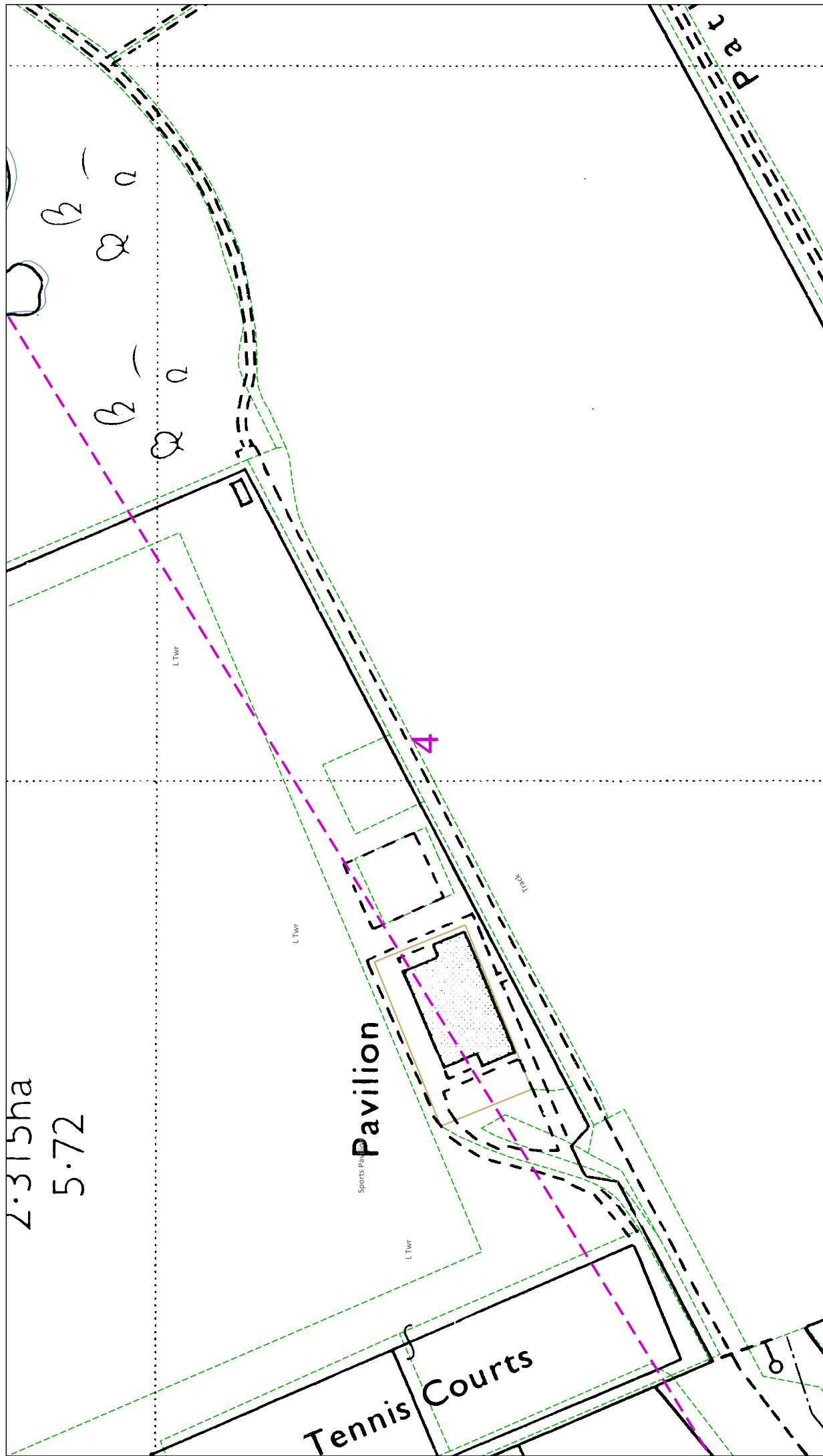
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Z.315ha
5.72


Pavilion

Tennis Courts



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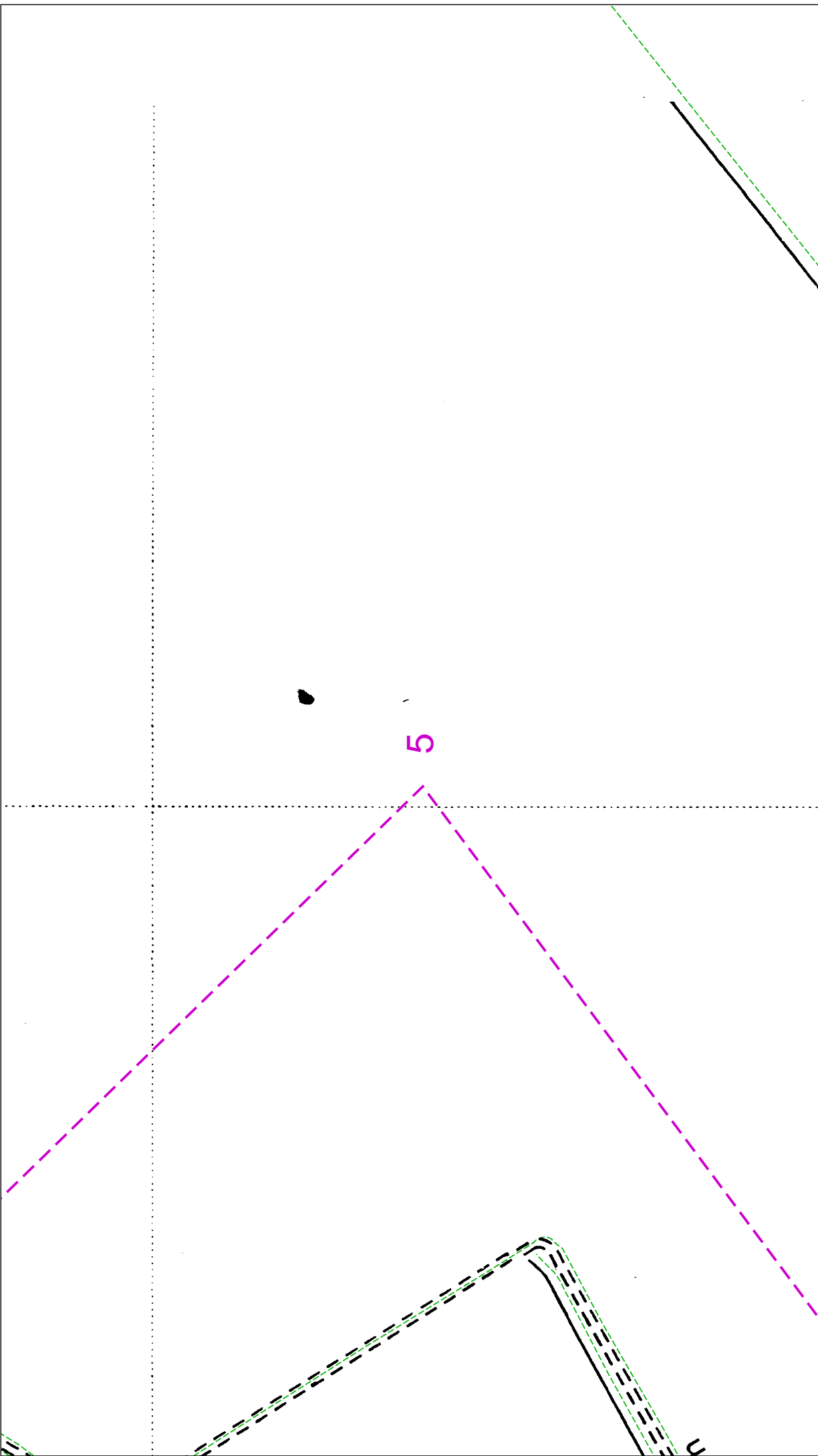
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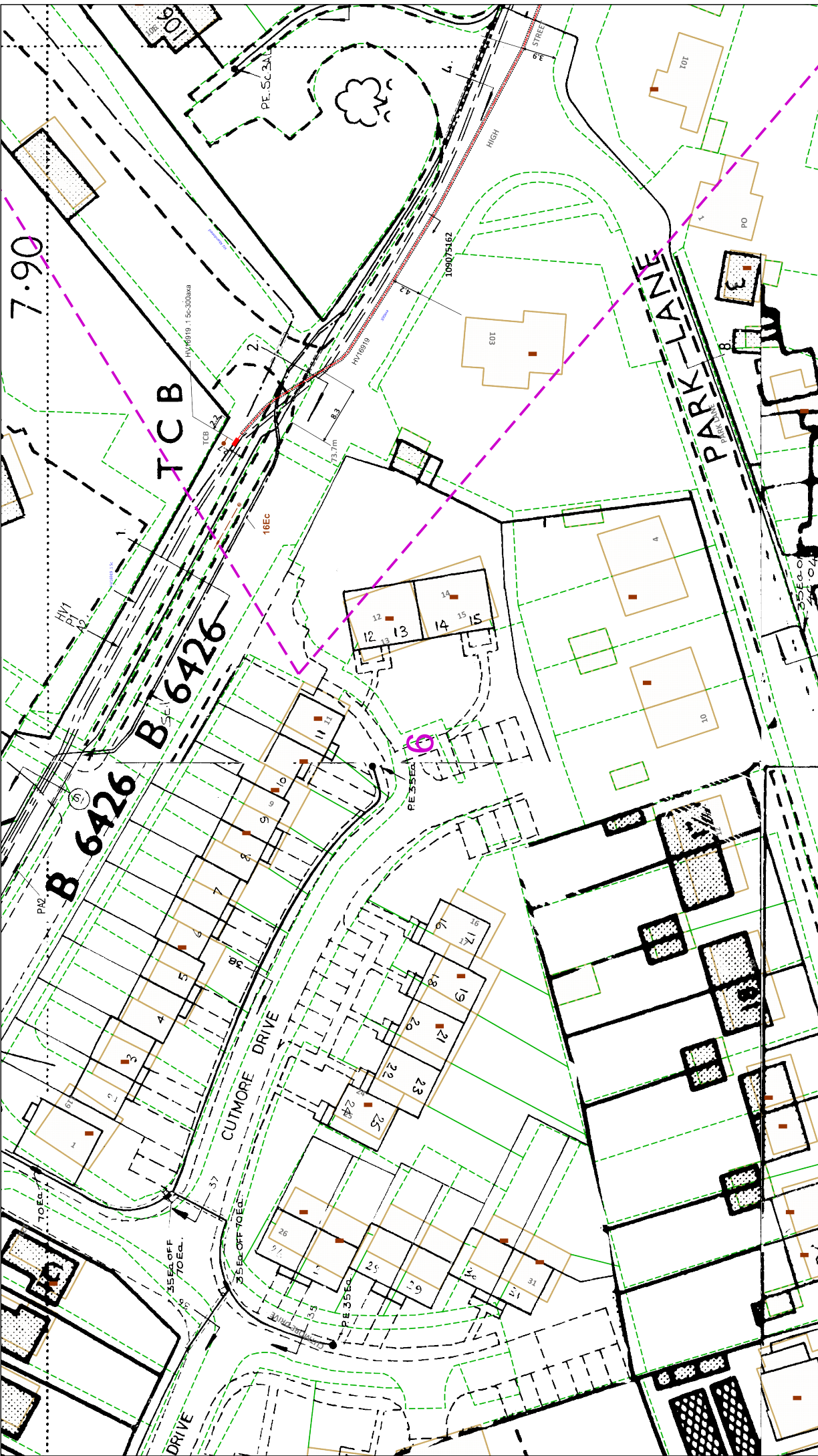
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		<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>
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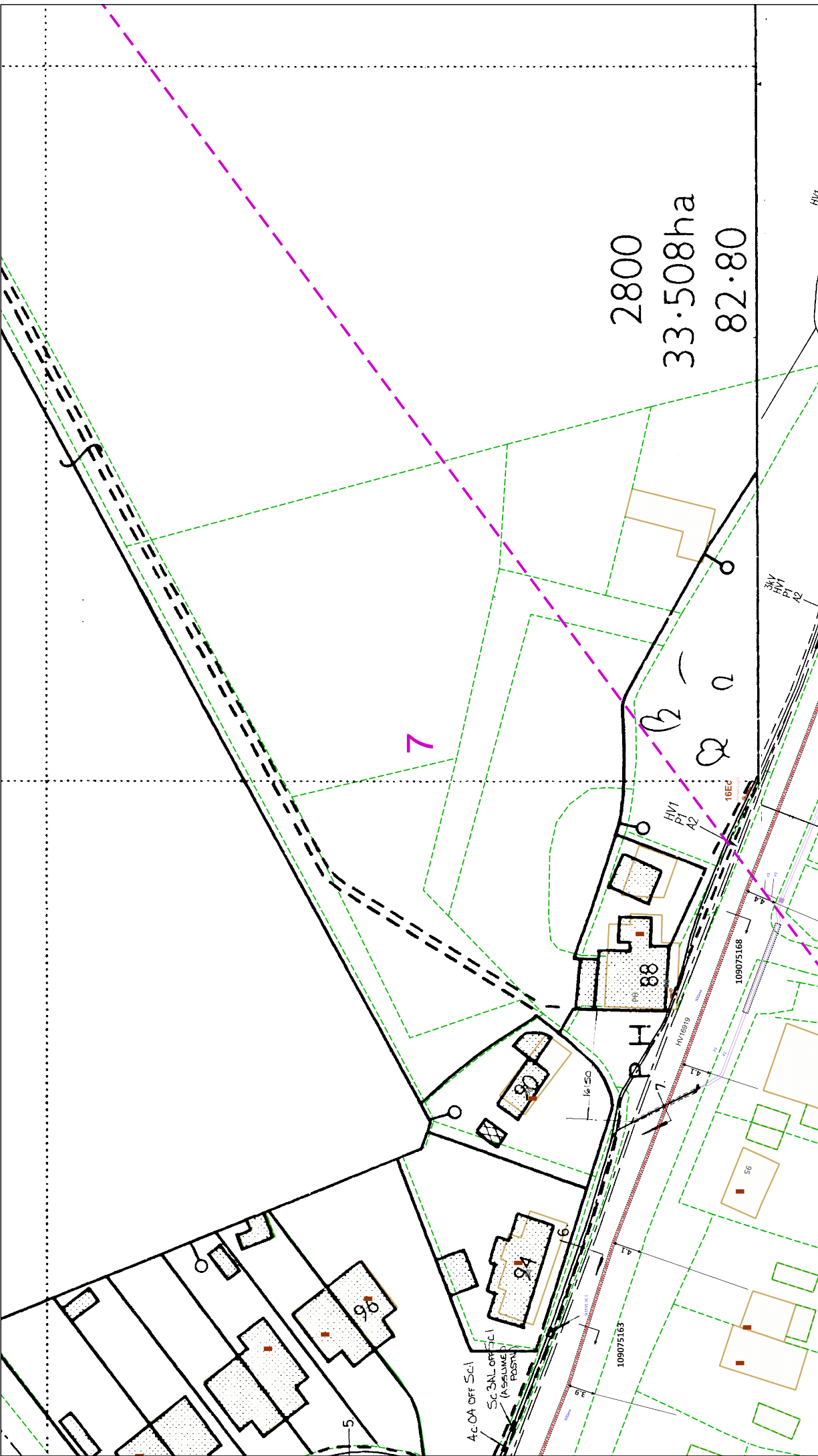
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Look Up

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HV1

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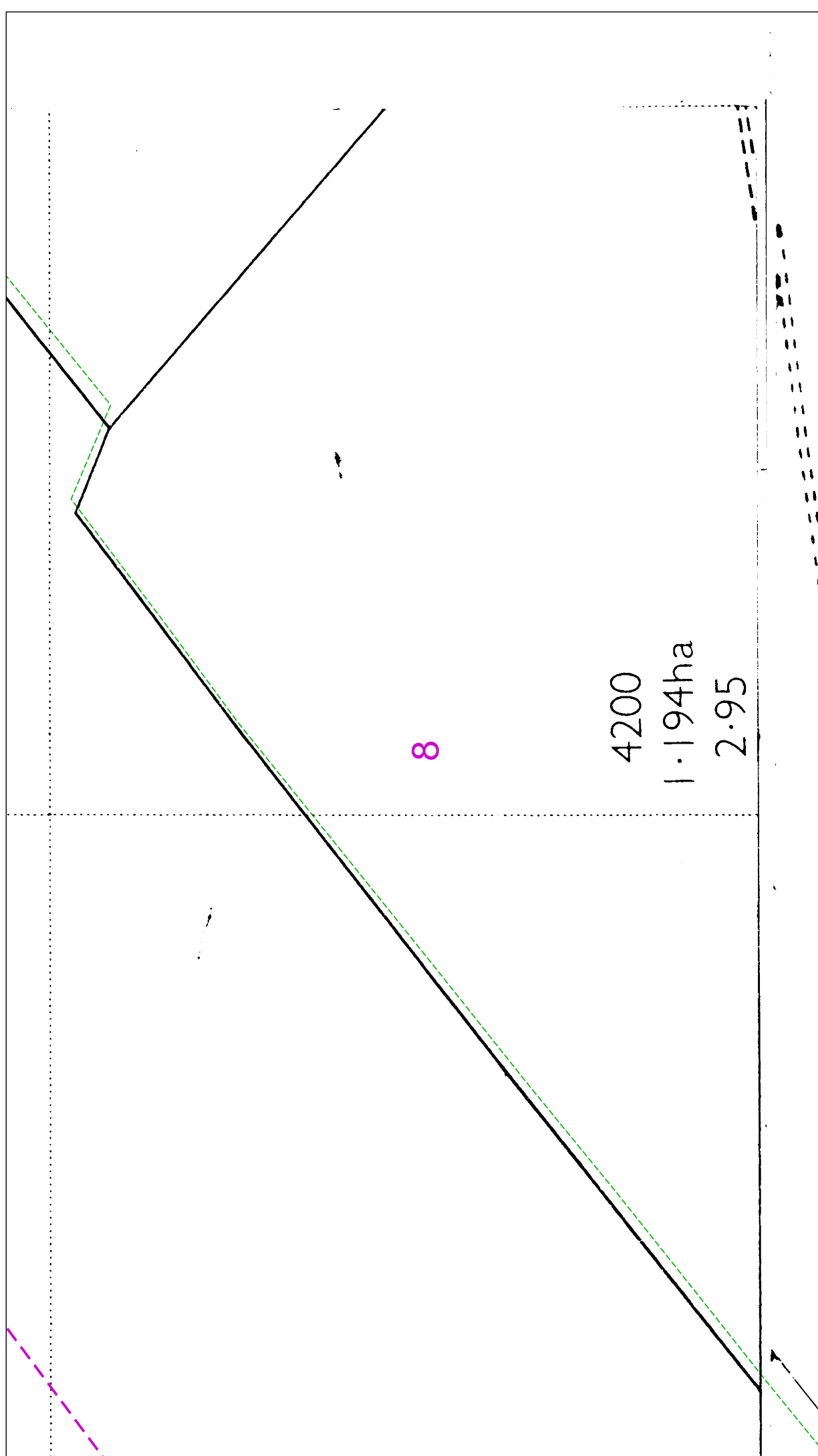
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Health

Scale: 1:500 (When plotted at A3)


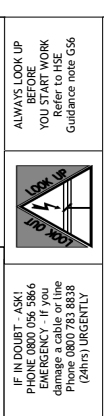
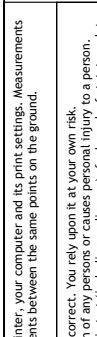
1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered
since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand
tools.
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. All information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more
than 10 years old.
7. 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.

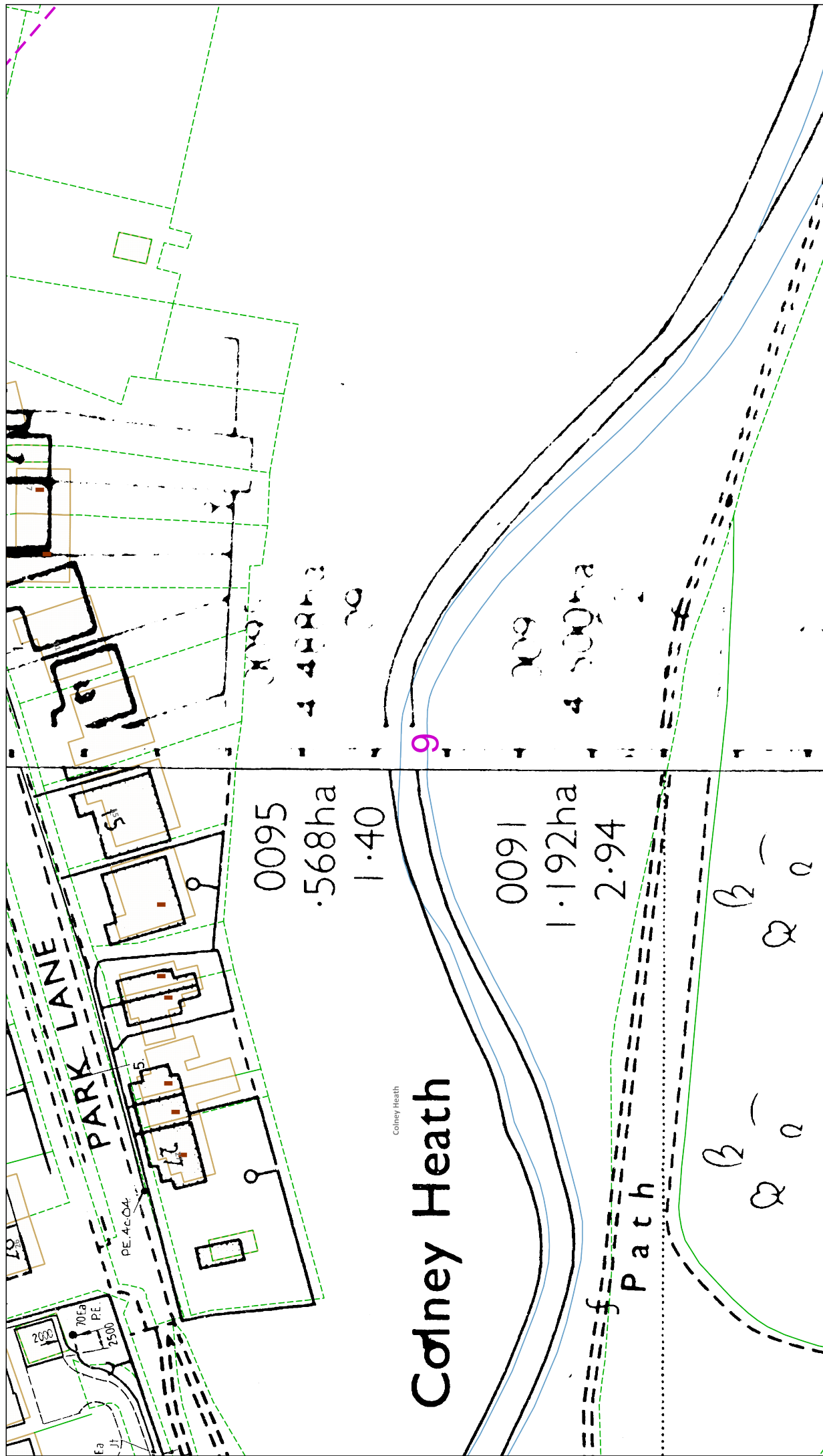
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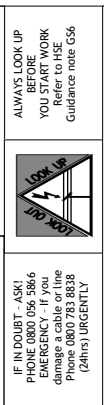


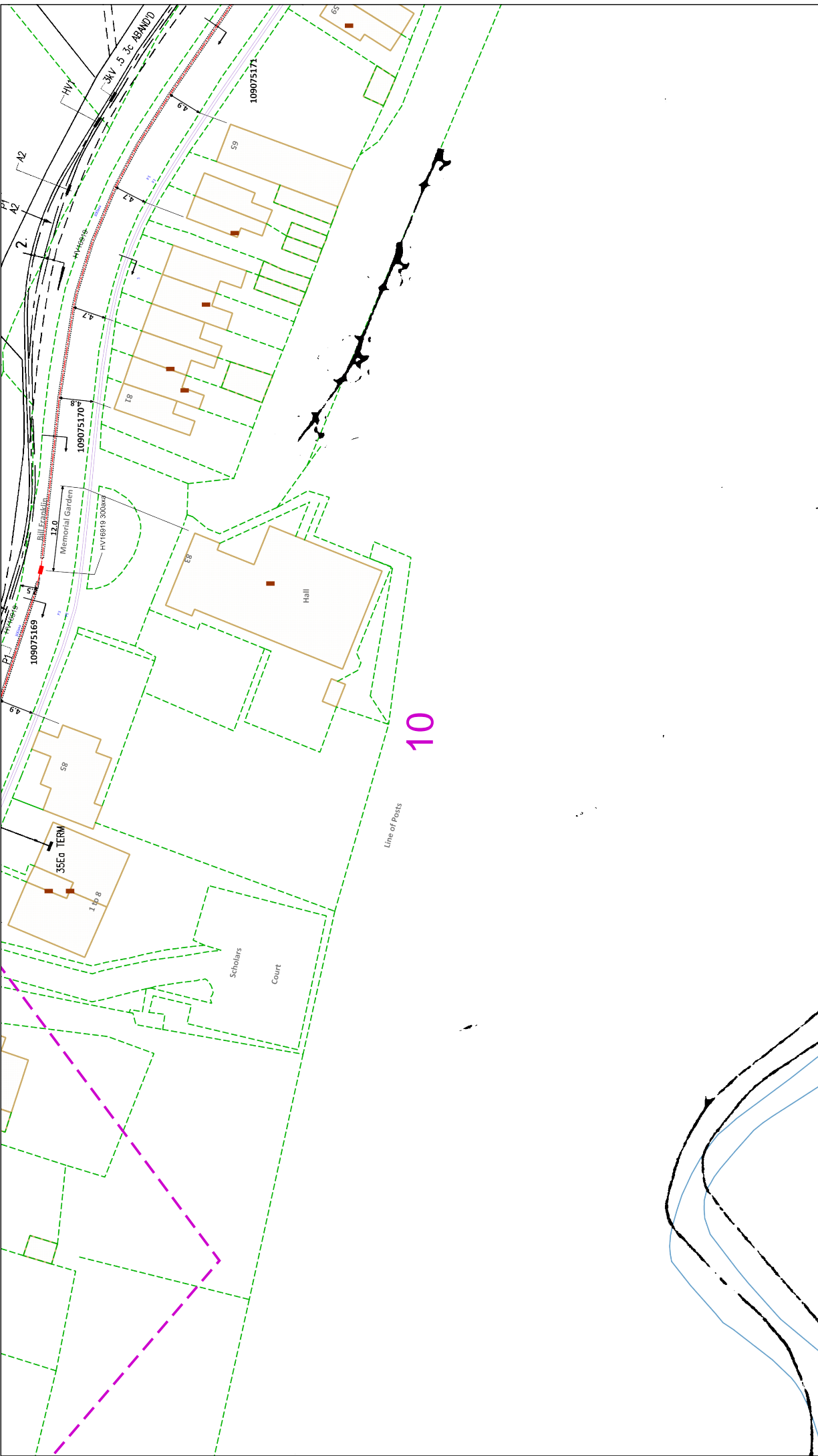
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

4200
1.194ha
2.95

		<p>ALWAYS LOOK UP BEFORE YOU START WORK. Refer to HSE Guidance note GS6</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 096 5866 (Monday to Friday 8am to 6pm) PH: 0800 783 8838 (24hrs) URGENTLY</p>	<p>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 relevant records to determine the location of all known underground plant and equipment.</p>
<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>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, 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. 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 or the retailer. 5. UK Power Networks is not 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>		
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 19/01/2022 Job Reference: 24433080 Site Location: 519816 205887 Requested by: Miss Megan Wright Your Scheme/Reference: Colney Heath</p> <p>Scale: 1:500 (When plotted at A3)</p>	<p>Dig Sites Area: Line:</p>	<p>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. All information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 10 years old. 7. 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>
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		<p>IF IN DOUBT - ASK! PHONE 0800 096 5866 EMERGENCY - If you are in danger of the lines, call the PHN 0800 785 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to H50 Guidance note G56</p> <p>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 check the records to determine the location of all known underground plant and equipment.</p>
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		<p>IF IN DOUBT - ASK! PHONE 0800 096 5866 EMERGENCY - If you require assistance please call 0800 785 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>
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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 19/01/2022 Job Reference: 24433080 Site Location: 519816 205887 Requested by: Miss Megan Wright Your Scheme/Reference: Colney Heath Scale: 1:500 (When plotted at A3)</p>	<p>Dig Sites Area:  Line: </p>	<p>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. All information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 10 years old. 7. 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>	<p>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, 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 an 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. 3. 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 or the retailer. 4. UK Power Networks is not 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>
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Overview Map of Worksite

2

5

8

1

4

7

10

3

6

9

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In case of an emergency call 0800 111 999



- LP Mains
- MP Mains
- IP Mains
- LHP Mains

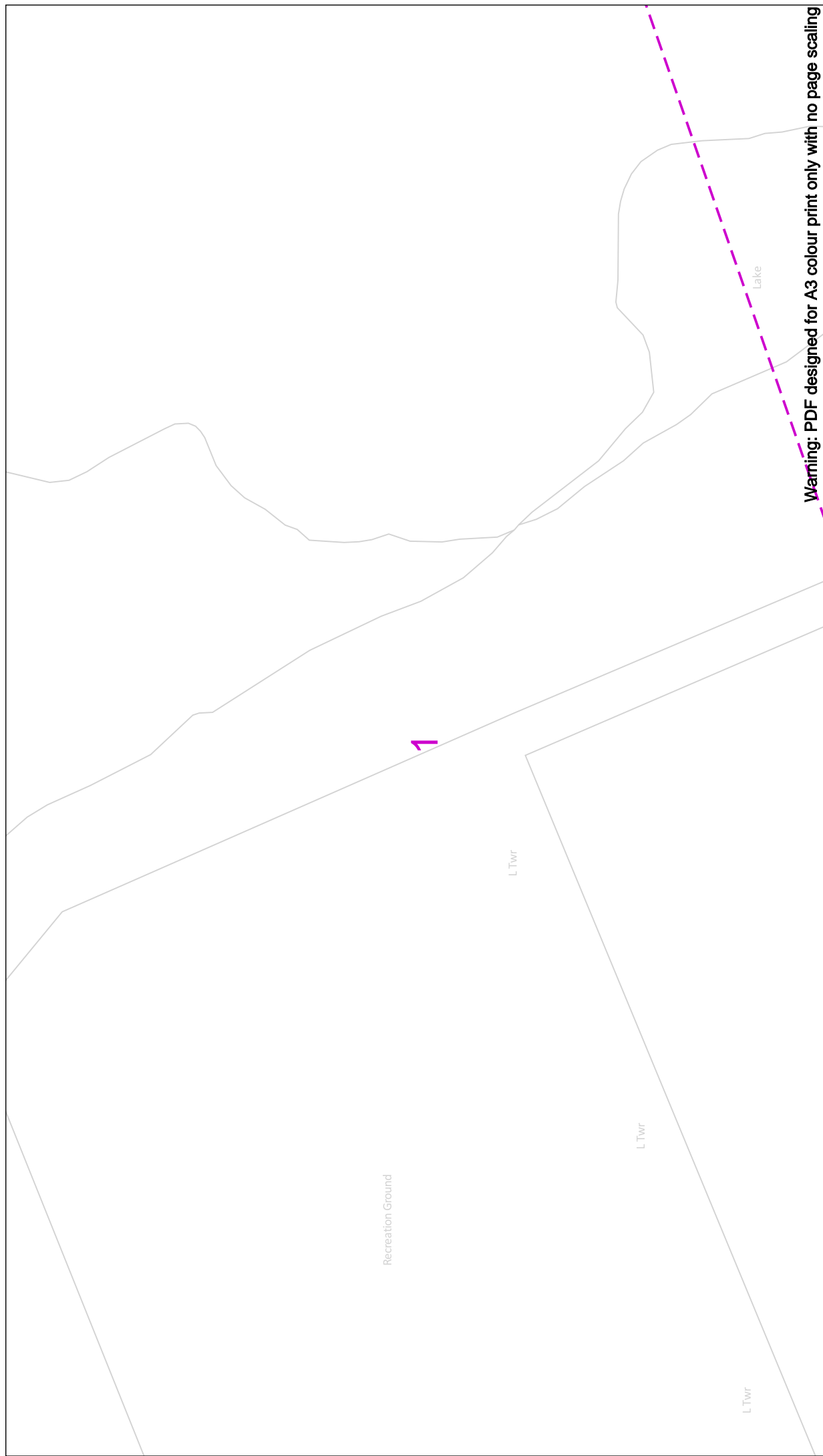
- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

- Dig Sites
- Area
- Line

IMPORTANT NOTICES
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Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr Stefan Ilyod
 Your Scheme Reference: Land
 by Colney Heath EC, High
 Street, Colney Heath



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In case of an emergency call 0800 111 999

Cadent
Your Gas Network

View extent: 200m, 115m

IMPORTANT NOTICES

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50m

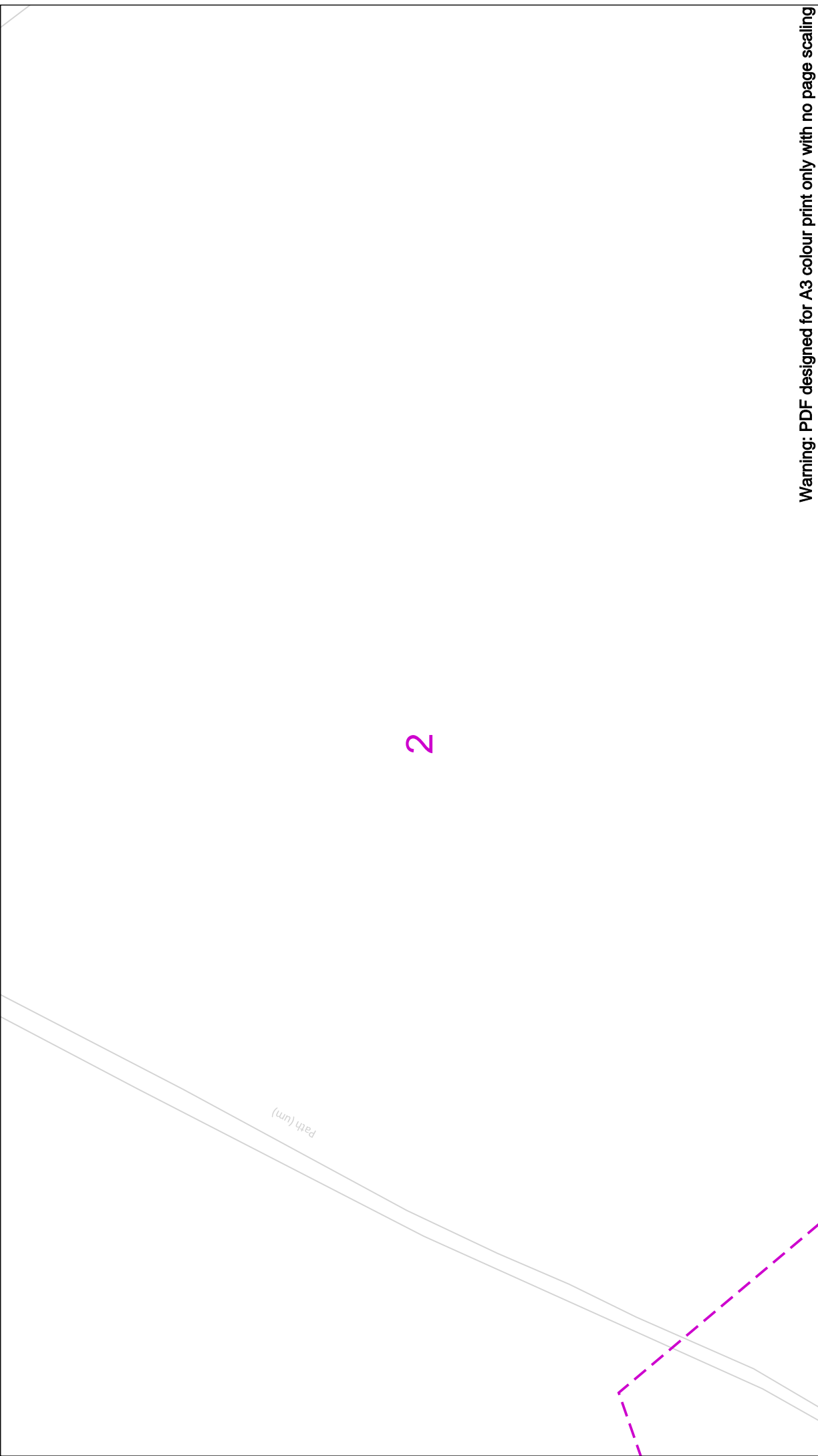
Dig Sites

- LP Mains
- MP Mains
- IP Mains
- - - LHP Mains

- ⊗ Valve
- ∨ Depth of cover
- Syphon
- ⊕ Diameter Change
- ⊖ Material Change
- ⚠ Out of Standard Service

Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr Steffan Ilyd
 Your Scheme Reference: Land by
 Cothney Heath FC, High Street,
 Cothney Heath

Scale: 1:500 (When plotted at A3)



2

Path (um)

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View extent: 200m, 115m

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Dig Sites

Area: Line:

50m

LP Mains
 MP Mains
 IP Mains
 LHP Mains

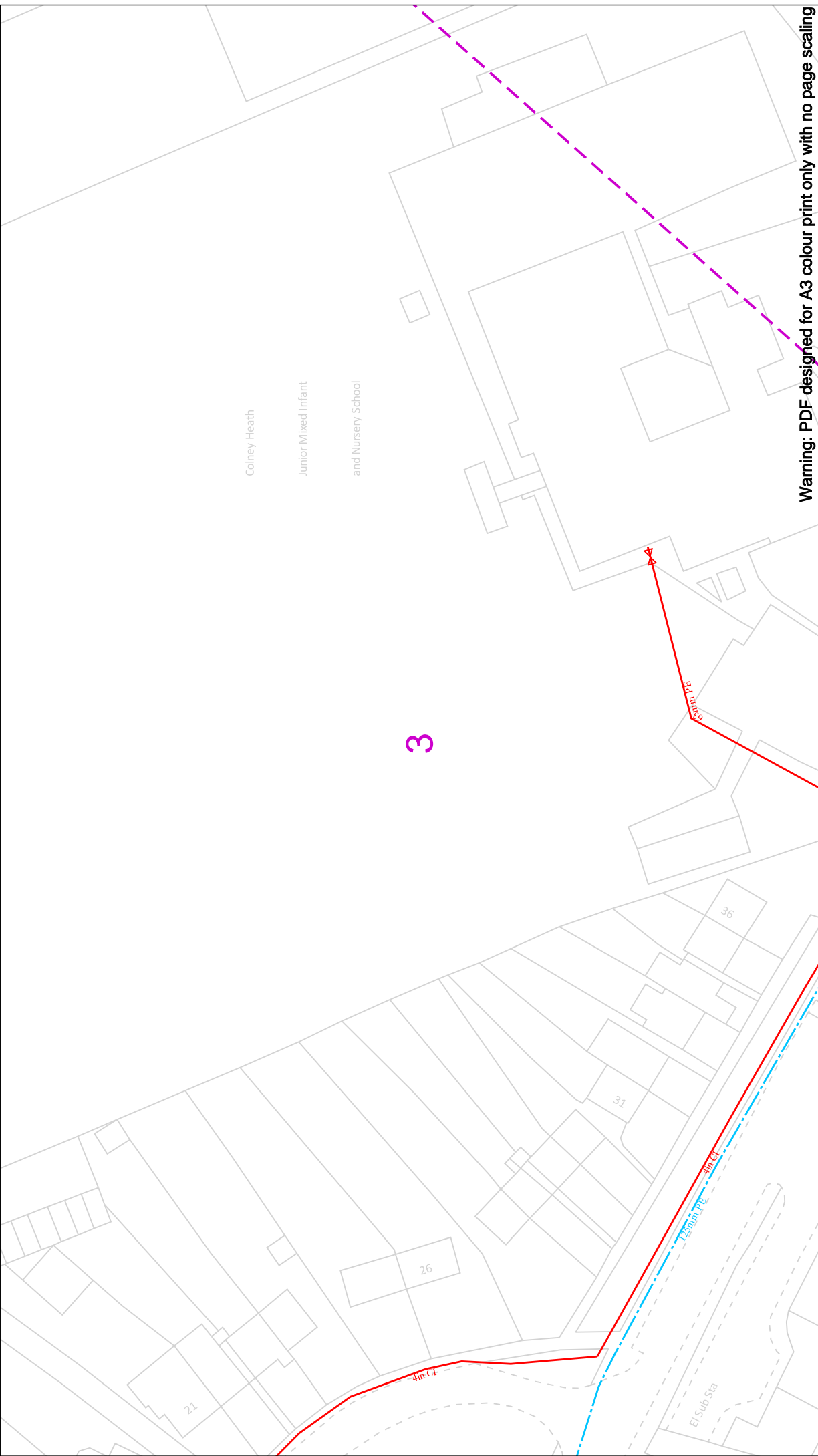
Valve
 Depth of cover
 Syphon

Diameter Change
 Material Change
 Out of Standard Service

Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr steffan illyd
 Your Scheme Reference: Land by
 Cotney Heath PC, High Street,
 Cotney Heath

Scale: 1:500 (When plotted at A3)





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View extent: 200m, 115m

Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr Stefan Ilyd
 Your Scheme Reference: Land by
 Colney Heath PC, High Street,
 Colney Heath

Scale: 1:500 (When plotted at A3)

In case of an emergency call 0800 111 999

Dig Sites

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

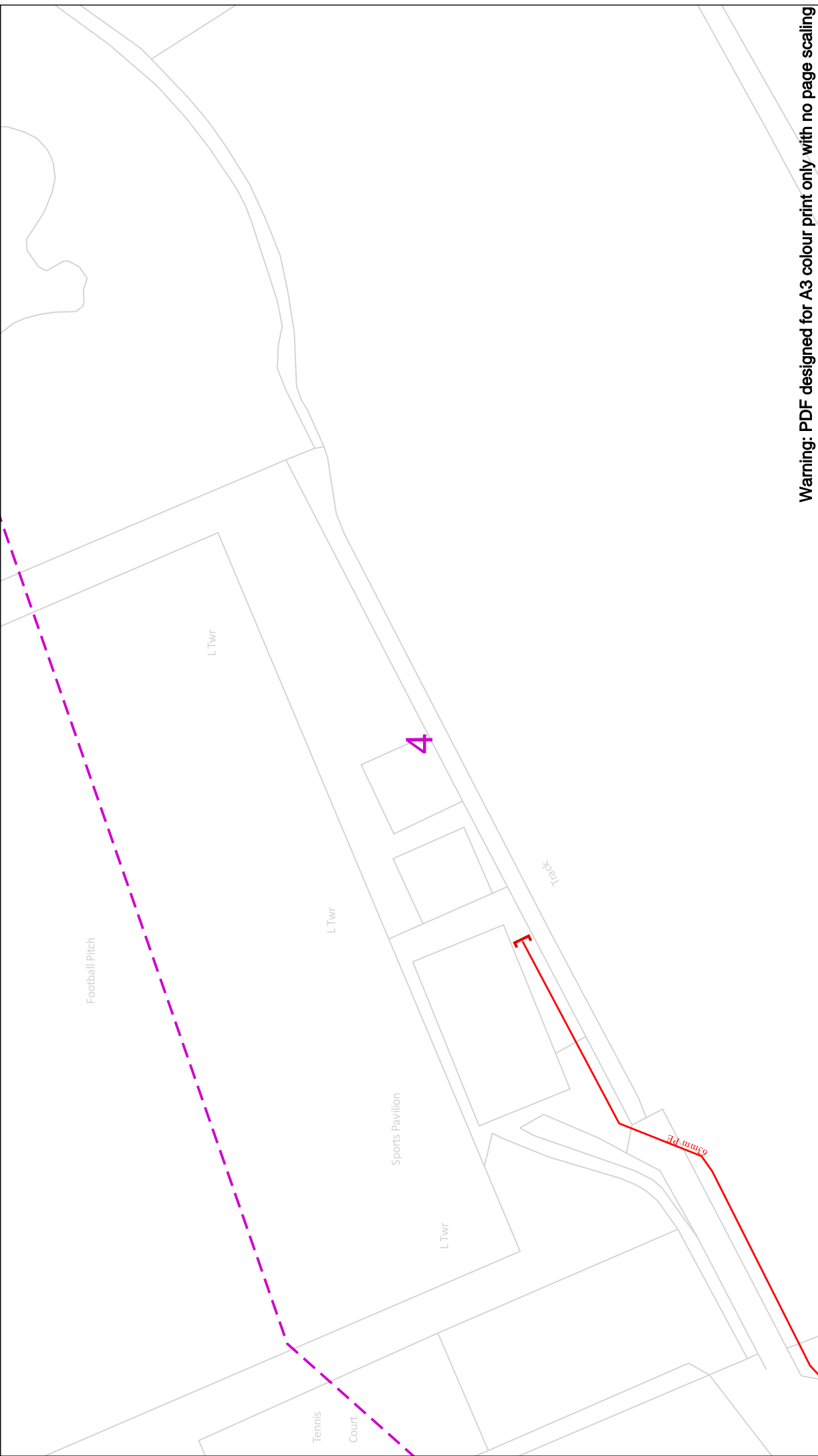
Area: **Line:**

- ⊗ Valve
- ∨ Depth of cover
- Syphon

Scale: 50m

⚡ Diameter Change
 | Material Change
 ! Out of Standard Service

Cadent
Your Gas Network



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View extent: 200m, 115m

IMPORTANT NOTICES

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Dig Sites

Area: - - - - - Line: - - - - -

LP Mains (Red solid line)
 MP Mains (Blue dashed line)
 IP Mains (Green dashed line)
 LHP Mains (Orange dashed line)

Valve (X symbol)
 Depth of cover (V symbol)
 Syphon (O symbol)

Diameter Change (T symbol)
 Material Change (I symbol)
 Out of Standard Service (Red exclamation mark symbol)

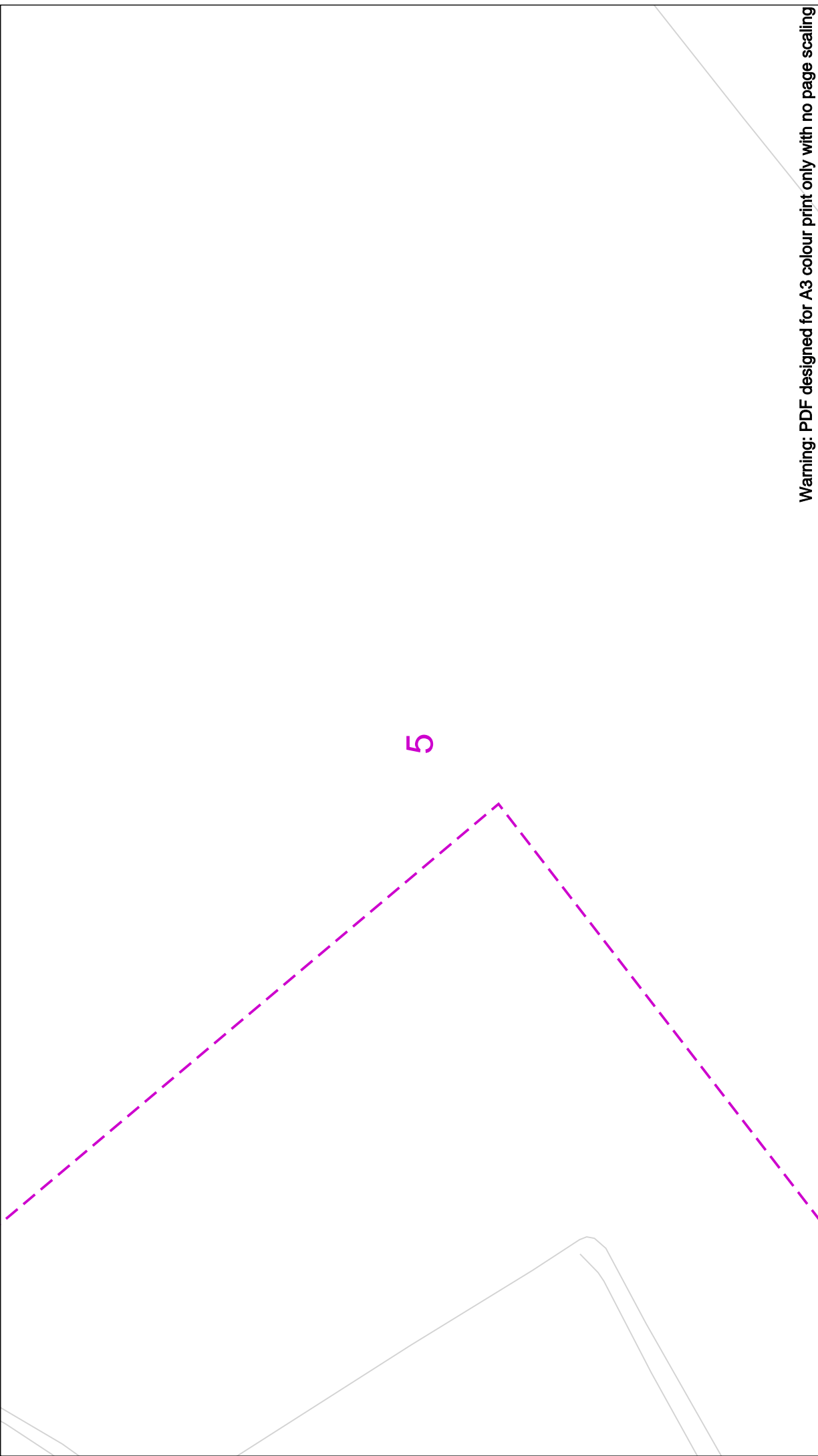
50m

Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr Stefan Lloyd
 Your Scheme Reference: Land by
 Cooney Heath PC, High Street,
 Cooney Heath

Scale: 1:500 (When plotted at A3)

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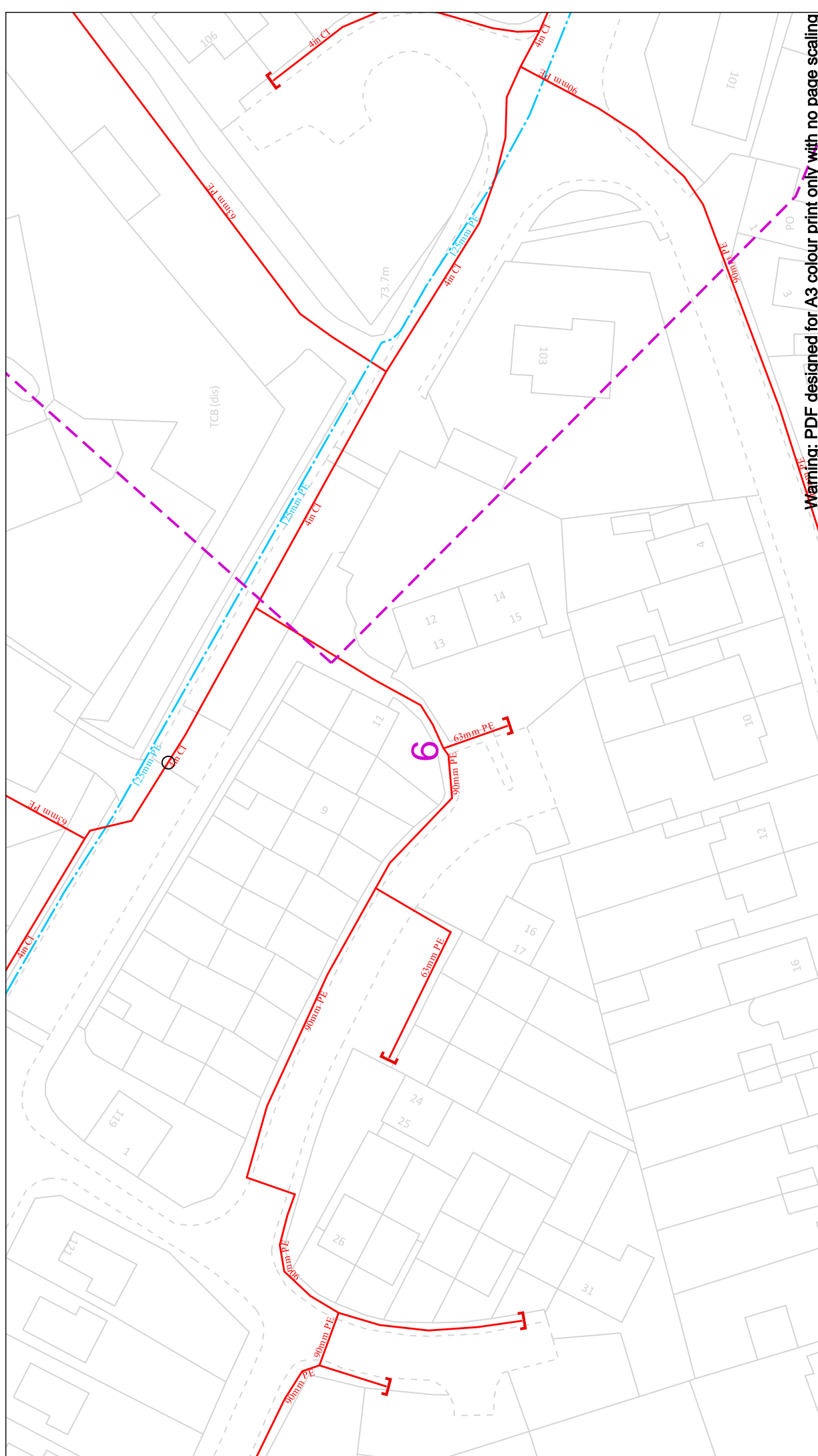


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<p>Date Requested: 12/01/2022 Job Reference: 24366524 Site Location: 520199 206112 Requested by: Mr Steffen Lloyd Your Scheme Reference: Land by Cotney Heath PC, High Street, Cotney Heath</p>	<p>View extent: 200m, 115m</p> <p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	<p>Dig Sites</p> <p>Area: - - - - - Line: - - - - -</p> <p>50m</p> <p> </p>
<p style="text-align: right;">Cadent Your Gas Network</p> <p style="text-align: right; font-size: small;">Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024866</p>		

Scale: 1:500 (When plotted at A3)

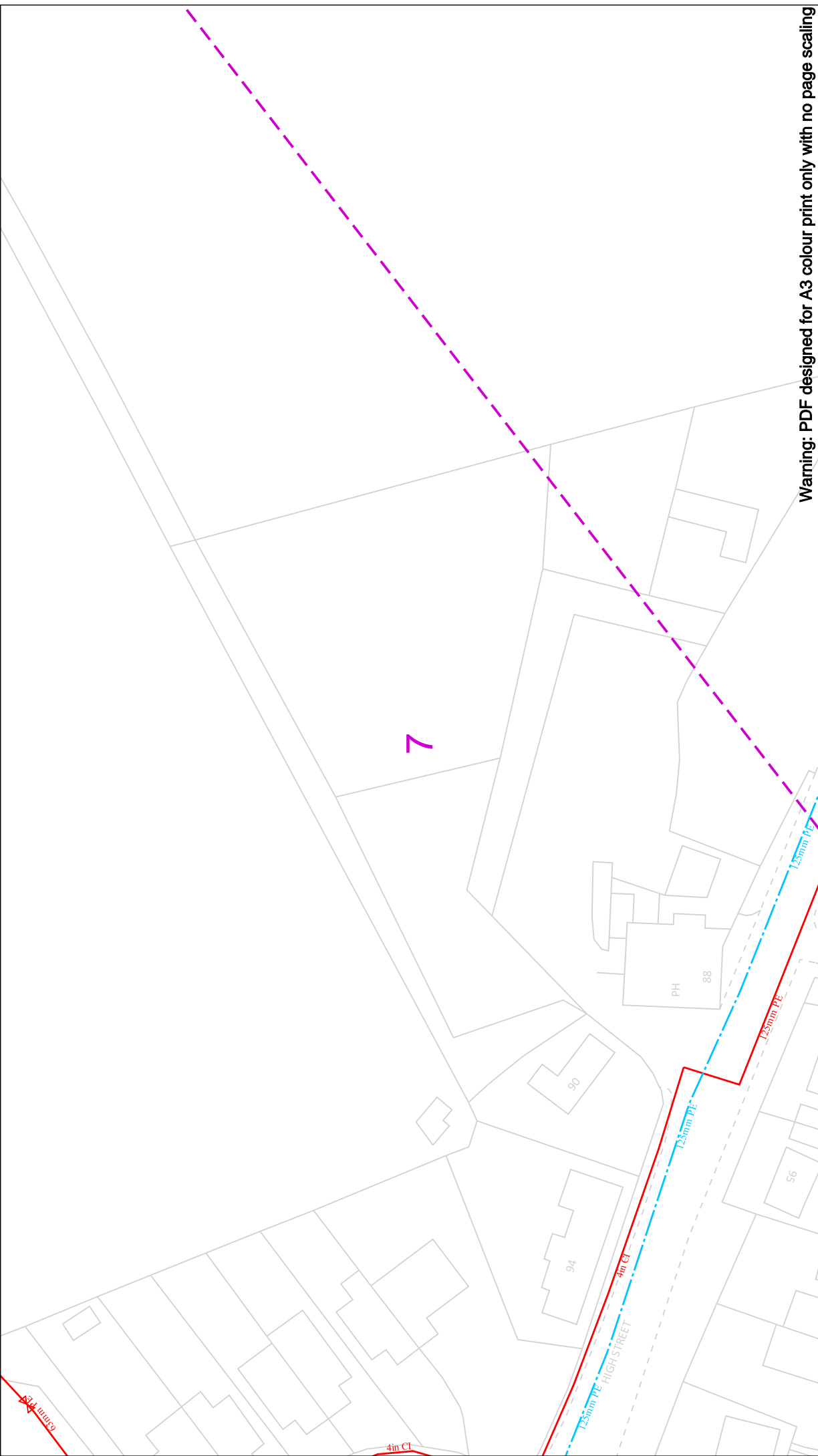


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<p>Date Requested: 12/01/2022 Job Reference: 24366524 Site Location: 520199 206112 Requested by: Mr Stefan Lloyd Your Scheme Reference: Land by Cotney Heath PC, High Street, Cotney Heath</p>	<p>View extent: 200m, 115m</p> <p style="text-align: right;">50m</p>





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In case of an emergency call 0800 111 999

View extent: 200m, 115m

IMPORTANT NOTICES

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Dig Sites

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

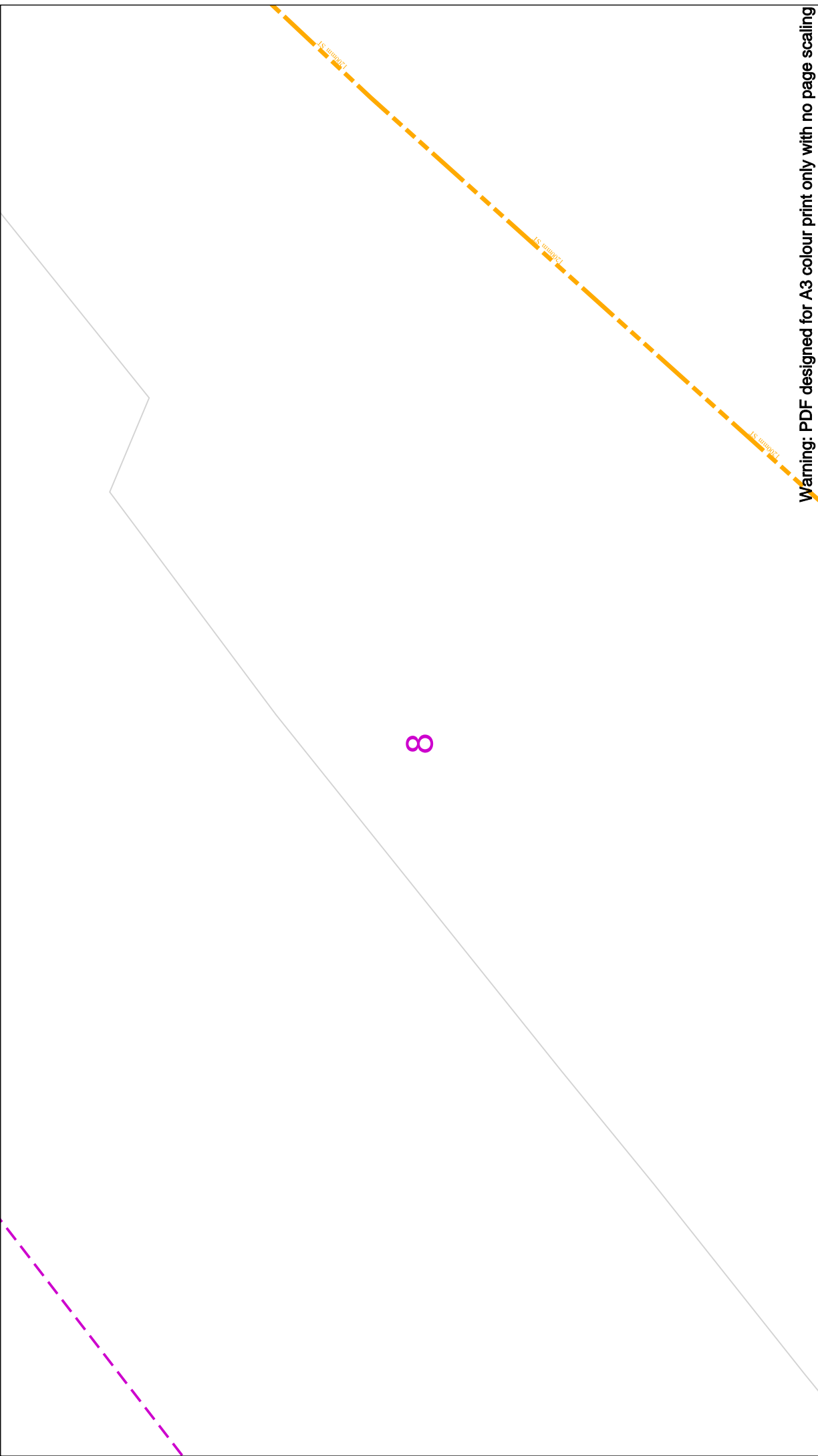
Area: - - - - -

Line: - - - - -

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

Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by: Mr Steffen Lloyd
 Your Scheme Reference: Land by Cotney Heath PC, High Street, Cotney Heath

Scale: 1:500 (When plotted at A3)



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

In case of an emergency call 0800 111 999



Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr Steffan Lloyd
 Your Scheme Reference: Land by
 Coyle Heath FC, High Street,
 Colney Heath

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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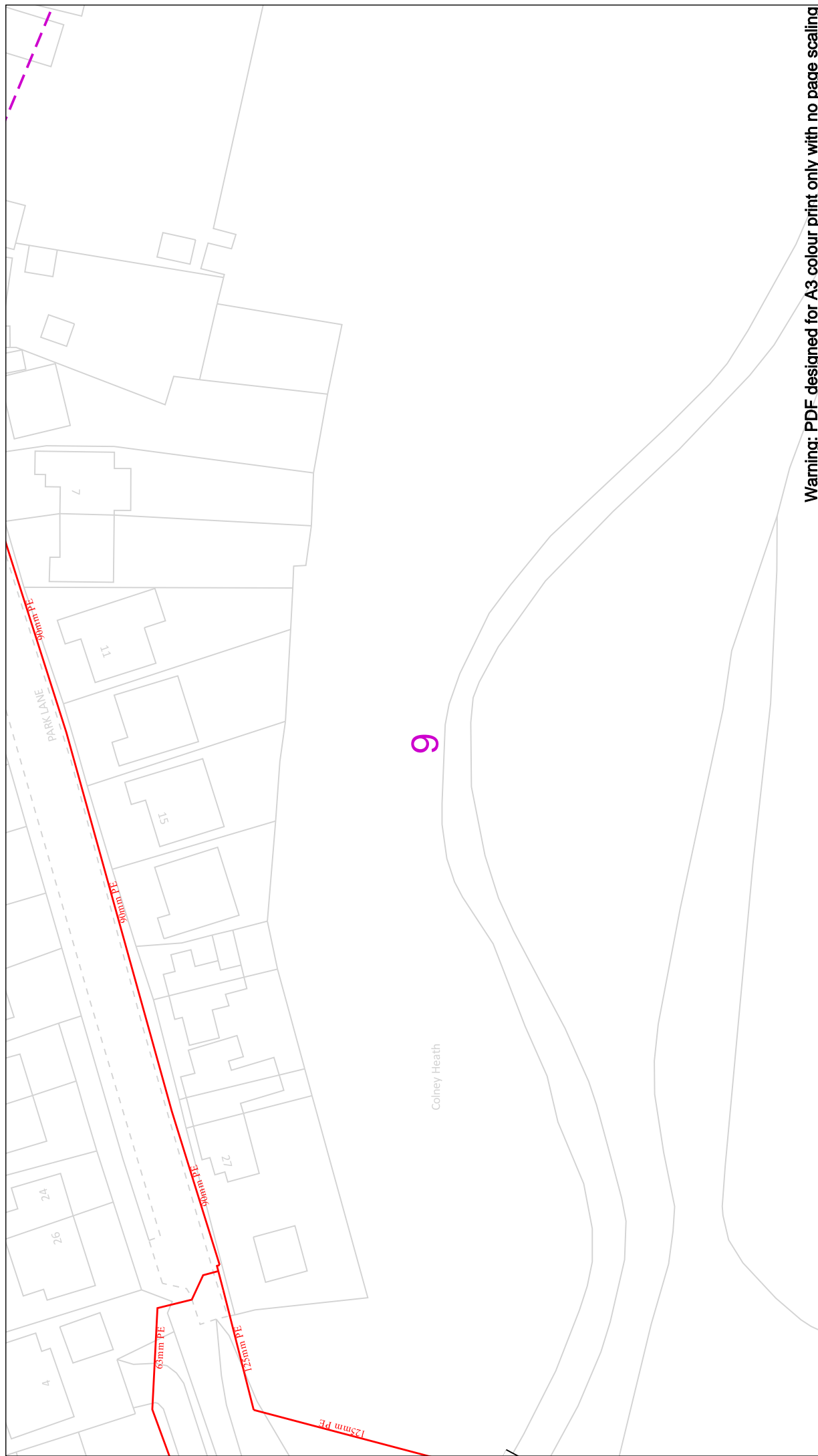
50m

Dig Sites

Area: - - - - - Line: - - - - -

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

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



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Dig Sites

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

Area: - - - - -
Line: - - - - -

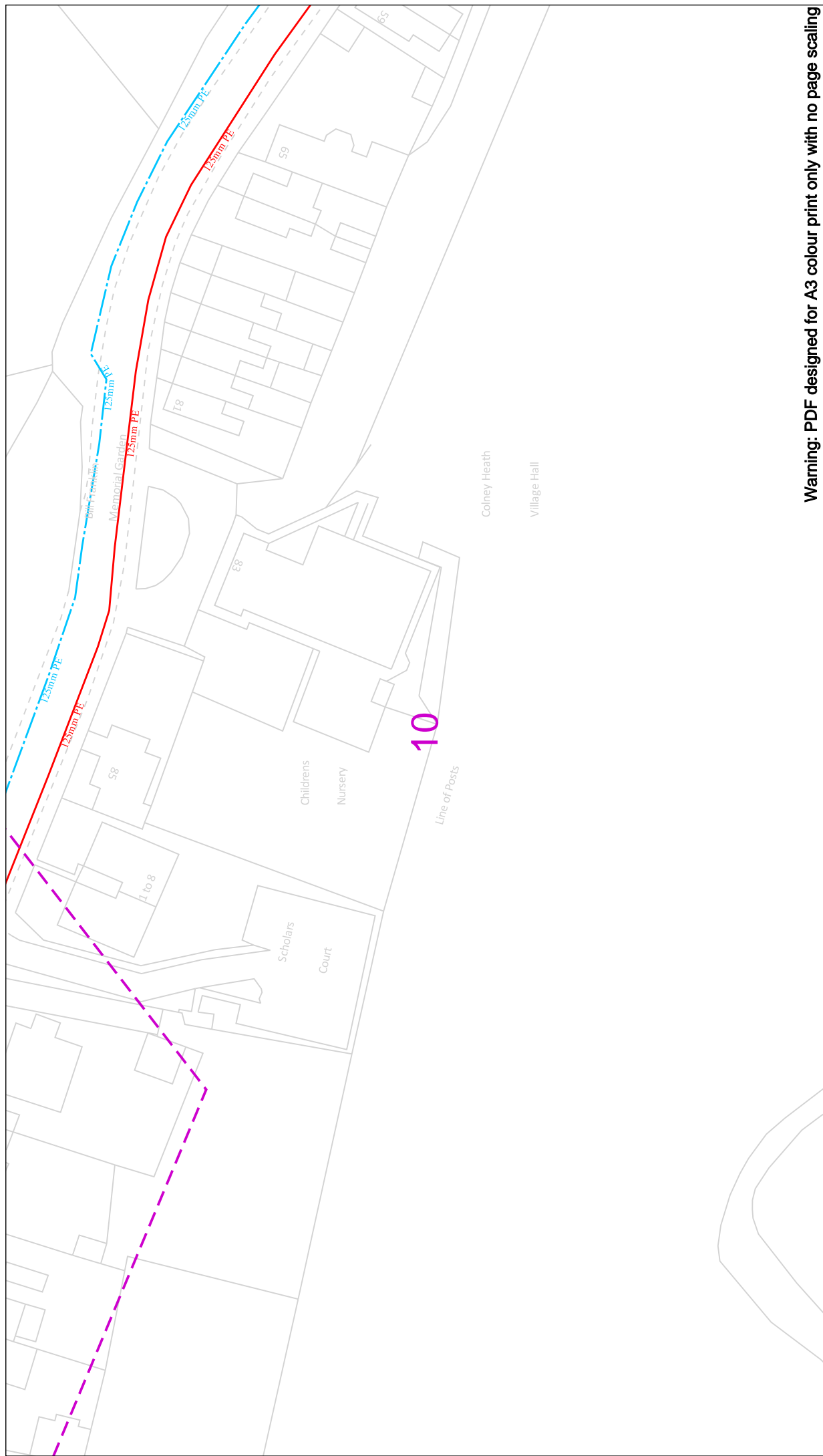
Dig Sites

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

View extent: 200m, 115m

Date Requested: 12/01/2022
 Job Reference: 24366524
 Site Location: 520199 206112
 Requested by:
 Mr Steffen Lloyd
 Your Scheme Reference: Land by
 Colney Heath FC, High Street,
 Colney Heath

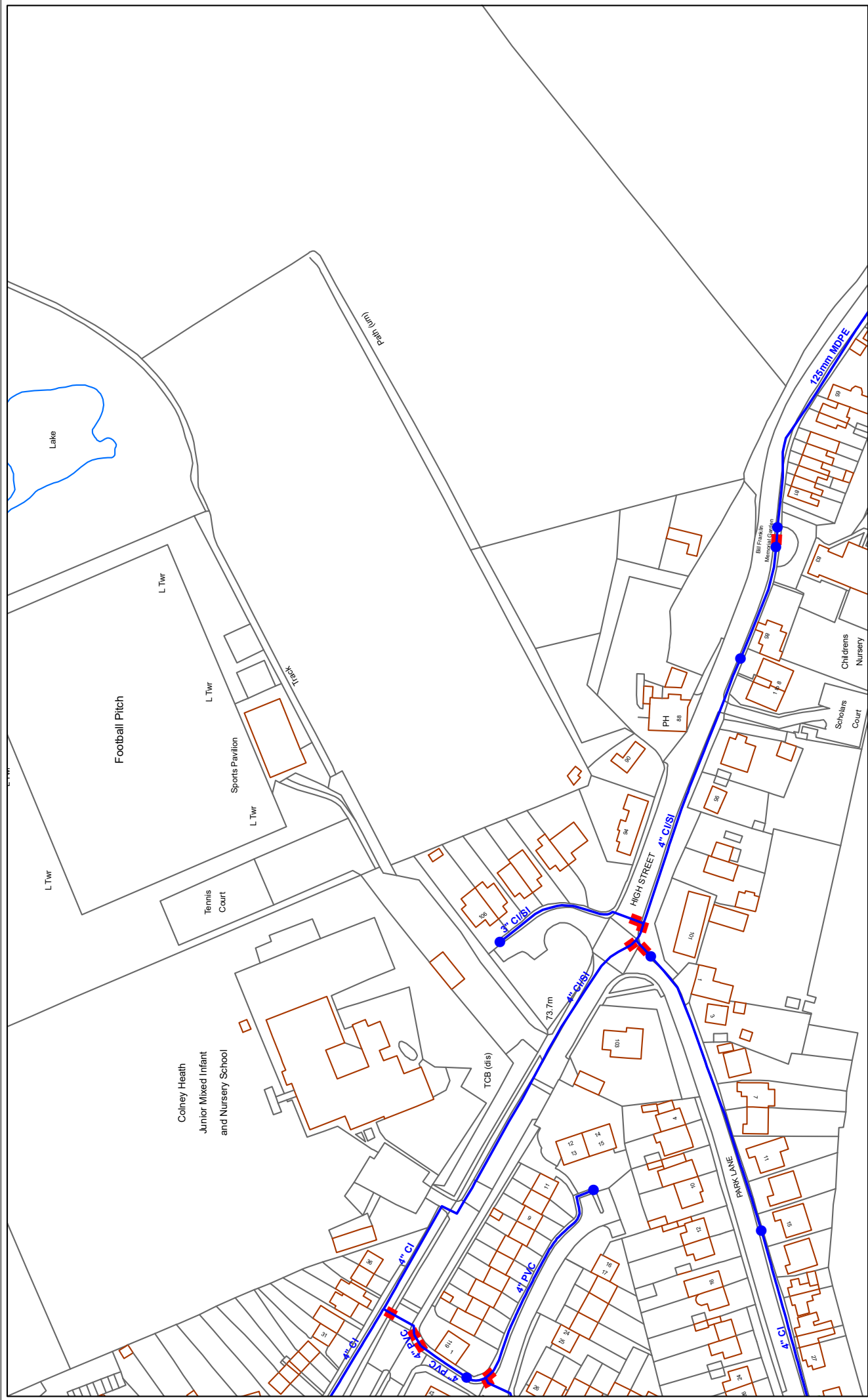
Scale: 1:500 (When plotted at A3)



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

<p>Date Requested: 12/01/2022 Job Reference: 24366524 Site Location: 520199 206112 Requested by: Mr Steffen Lloyd Your Scheme Reference: Land by Colney Heath PC, High Street, Colney Heath</p>	<p>View extent: 200m, 115m</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(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 this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>
<p>In case of an emergency call 0800 111 999</p>		
<div style="display: flex; justify-content: space-between;"> <div data-bbox="1332 33 1572 784"> <p>Dig Sites</p> <ul style="list-style-type: none"> LP Mains MP Mains IP Mains LHP Mains </div> <div data-bbox="1332 784 1572 1377"> <p>Area: Line: </p> <ul style="list-style-type: none"> Valve Depth of cover Syphon </div> <div data-bbox="1332 1377 1572 2206"> <p>Legend</p> <ul style="list-style-type: none"> Diameter Change Material Change Out of Standard Service </div> </div> <div style="text-align: right; margin-top: 20px;"> </div>		
<p>Scale: 1:500 (When plotted at A3)</p>		





N
1:1,250
Page Size = A3

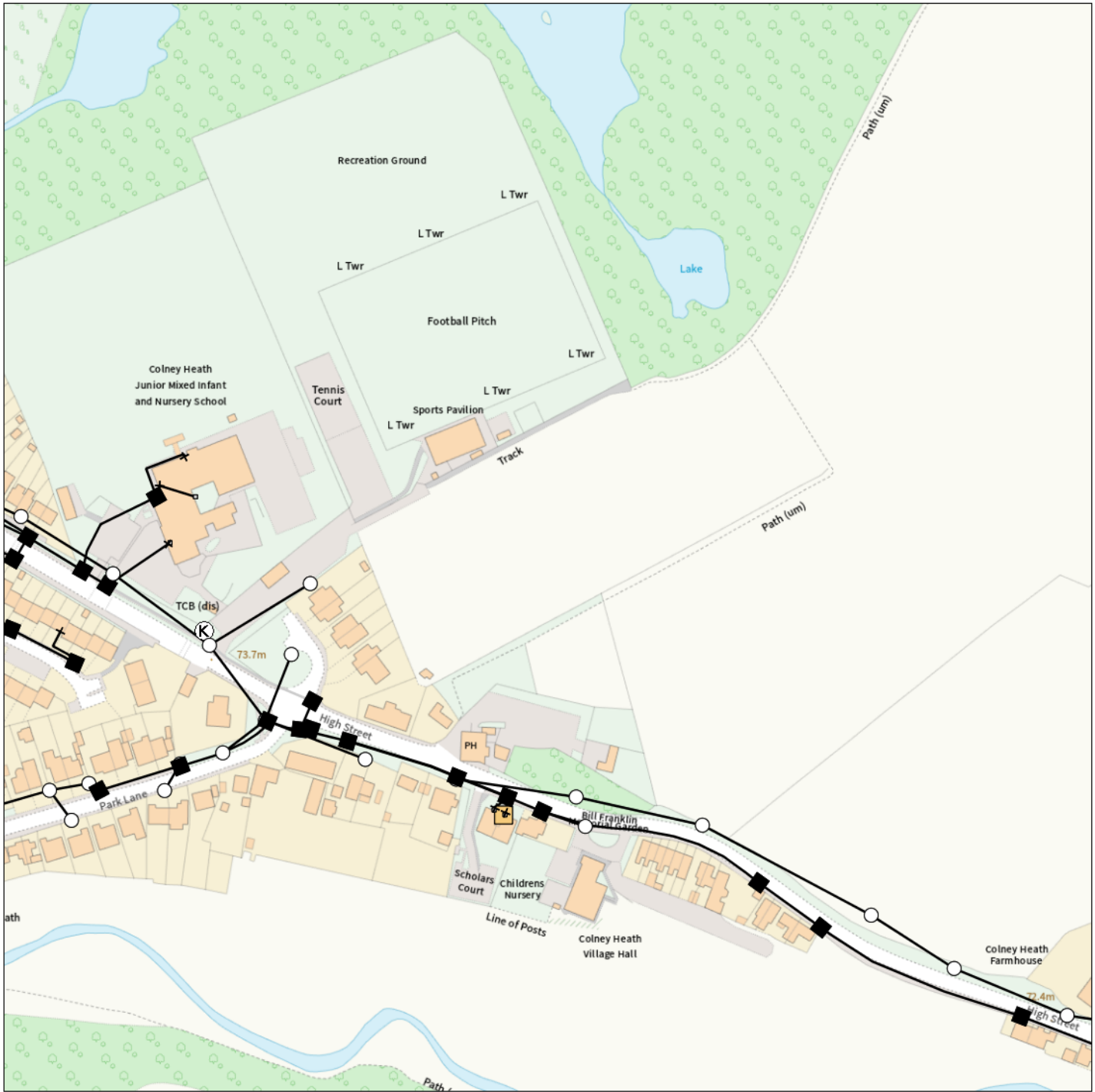
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19/01/2022
XS20179.Y206 100



Asset Map - Colney Heath, AL4 0NP

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>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		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 : XRG09247
Map Reference : (centre) TL2020806110
Easting/Northing : (centre) 520208,206110
Issued : 12/01/2022 09:25:20


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




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Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Any work on any equipment or any excavation must be carried out in accordance with the correct safety procedures and established on site before any media plan is positioned or underground services must be identified and established on site before any media plan is installed. Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2022 Ordnance Survey 100019209.

Duct, Trench 

Chamber / Pole 

Cabinet 

megan.wright@ucml.co.uk

Colney Heath

