



Proposed Residential Development  
Land off Cork Lane  
Glen Parva  
Leicestershire

## **Incoming Services Appraisal**

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Proposed Residential Development  
Land off Cork Lane  
Glen Parva  
Leicestershire

**Incoming Services Appraisal**

**JPP Consulting Ltd., Cedar Barn, White Lodge, Walgrave, Northampton, NN6 9PY**

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Report Reference R-SA-R6686PP-01-0  
February 2014

**Report Originators**

Prepared by

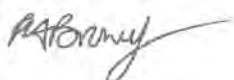


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Project Engineer

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Director

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## 1.0 Introduction

### 1.1 Instructions

- 1.1.1 This report describes an incoming services assessment for a proposed residential development comprising 166 dwellings located to the south of Leicester and north of Blaby. The National Grid reference for the site is E456278, N298804. This report has been prepared by JPP Consulting Limited acting on instruction received from Manor Oak Homes. The benefit of this report is limited to our instructing Client.

### 1.2 Objectives

- 1.2.1 The objective of this report is to advise interested parties in the development to the potential of servicing the site with respect to normal incoming utilities and the disposal of storm and foul water.
- 1.2.2 This report has been prepared to support an application for full planning permission.

### 1.3 Site Location

- 1.3.1 Figure 1.3.1 presented below shows the location of the site.



Figure 1.3.1, Site location plan. Approximate site boundary outlined in red.

### 1.4 Status of this Report

- 1.4.1 This report is considered final based on the information made available at the time.

## **2.0 Drainage and Water Supply**

### **2.1 Existing Infrastructure on site**

2.1.1 The nearest Severn Trent Water assets are located within Navigation Drive and Cork Lane Road as shown on the asset plans enclosed in Appendix A.

### **2.2 Storm Water Drainage**

2.2.1 Full details of the surface water drainage strategy are enclosed within the Flood Risk Assessment prepared by JPP reference R-FRA-R6711PP-01. Surface water will be attenuated to greenfield runoff rates and discharged to a sewers located within Navigation Drive.

### **2.3 Foul Water drainage**

2.3.1 It is proposed that foul water will discharge into Severn Trent Water's sewer located within Navigation Drive.

2.3.2 Severn Trent Water has been consulted with respect to use of their sewers to discharge foul water. Severn Trent Water has confirmed that their sewer has adequate capacity. A copy of Severn Trent Water's correspondence is enclosed in Appendix A.

### **2.4 Water supply**

2.4.1 Water supply to the development will be via Cork Lane. Severn Trent Water has confirmed that their water main has adequate capacity. A copy of Severn Trent Water's correspondence is enclosed in Appendix A.

## **3.0 Electricity supply**

### **3.1 Supply**

- 3.1.1 Western Power has confirmed that they can serve the proposed development with electricity. A copy of correspondence with Western Power is enclosed in Appendix B.

## **4.0 Telecommunications**

### **4.1 Supply**

- 4.1.1 Openreach has a Universal Service Obligation which by law obligates them to provide a service to any Single House, Business Units or Large Development with no cost impact to the development. The proposed development can therefore be provided with telecommunications.

## **5.0 Gas**

### **5.1 Supply**

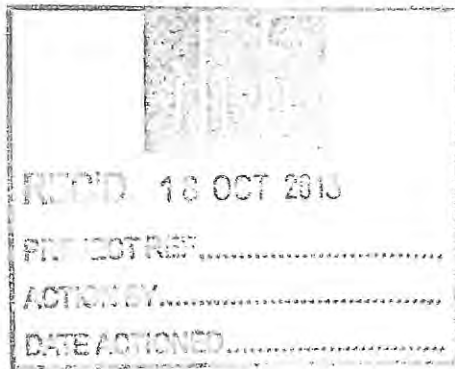
- 5.1.2 National Grid has confirmed that there is a gas main located within 5 metres of the development boundary which can serve the development site. A copy of correspondence with National Grid is enclosed in Appendix C.

**Appendix A**  
**Severn Trent Water Pre-development Enquiry**





Severn Trent Water



15 October 2013

Mr M Andrews  
JPP Consulting  
Cedar barn  
White Lodge  
Walgrave  
Northampton  
NN6 9PY

**Severn Trent Water Limited**  
Accounts Receivable  
PO Box 5311  
Coventry  
CV3 9FL

[www.stwater.co.uk/developers](http://www.stwater.co.uk/developers)

Tel 0800 707 6600  
Mobile 07834 420246  
e-mail David.muston@  
severntrent.co.uk

PLEASE QUOTE REFERENCE  
**8125871**  
IN ANY FUTURE  
CORRESPONDENCE

Dear Mr Andrews

**Re: Clean Water Development Enquiry For: Land off Cork Lane, Glen Parva, Leicester.**

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

### About Your Application

Based on the details provided in your application, I am pleased to confirm that we can supply your proposed development of 150 dwellings to be supplied via a new main from the point of connection to the existing 4" CI main in Cork Lane at approximately 456468;298763.



When the site is developed, your contribution to the new water main(s) will be reduced by the income we will receive from the connected properties. The **budget** cost (exclusive of VAT for Severn Trent constructing the new water main(s) is:

New Water Mains (inclusive of connection cost)	£125,600.00
<b>Budget Developer Contribution</b>	<b>£3,640.00</b>

You are able to elect a Lloyd's accredited contractor to self-construct the new water mains (in accordance with Severn Trent's published scheme). Severn Trent is prepared to give an asset payment for the constructed water main(s). For more details on Lloyd's accredited contractors please visit [www.lloydsregister.co.uk/schemes/WIRS](http://www.lloydsregister.co.uk/schemes/WIRS)

<b>Estimated Asset Payment</b>	<b>£118,460.00</b>
--------------------------------	--------------------

Please note that the above **budget** costs are based on a desktop assessment of your site and the information provided by yourselves. These **do not** include the cost of the individual service connections or infrastructure charges to each of the plots. For further details please refer to our Developer Charges booklet which can be found on our website. Please bear in mind that should you make a water main requisition application, a more detailed assessment of your site will be carried out and therefore the cost estimate may vary from the budget cost outlined above.

### **What Happens Next**

If you wish to proceed with obtaining water infrastructure for the development, please read the guidance notes and complete the Water Main Requisition application form (WM1) enclosed. When you submit your application form please provide a copy of your site layout plan in AUTOCAD 2004 format. STW will then carry out a detailed assessment of your site and provide you with a cost estimate.

It should be noted that if the site has had a previous use other than for Greenfield/agriculture, we will need a ground investigation report to be provided with your application. The information from this report will be required to determine what pipe material will need to be laid on the site. If you do not provide a ground investigation report and your site is neither Greenfield nor agriculture you will be required to lay barrier pipe to supply your development.

Yours sincerely



David Muston  
07834 420246  
david.muston@severntrent.co.uk

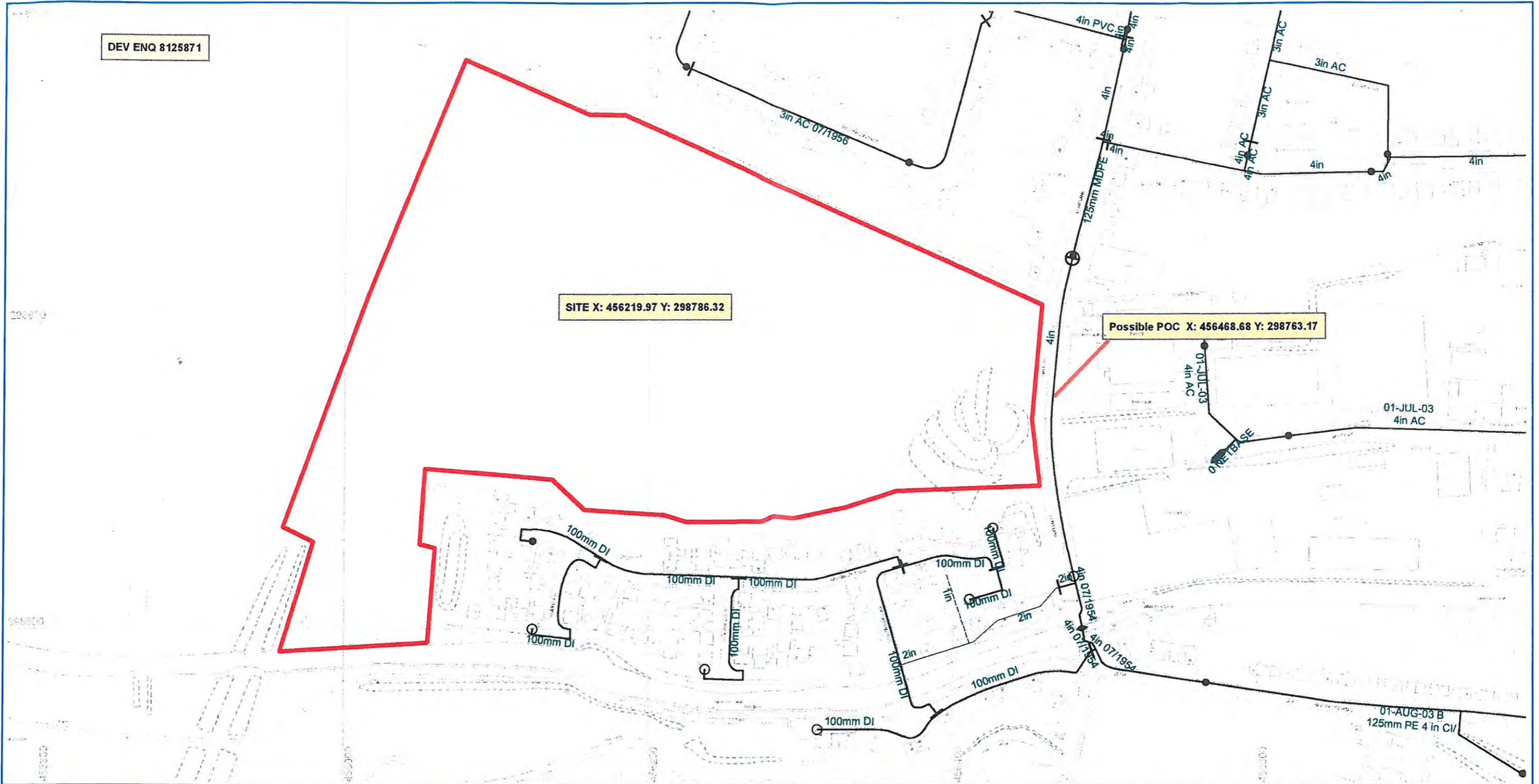
On behalf of  
Dylan Smith  
Customer Requirements Manager



DEV ENQ 8125871

SITE X: 456219.97 Y: 298786.32

Possible POC X: 456468.68 Y: 298763.17



- Distribution Main
- Trunk Main (local/primary)
- Strategic Main
- - - Fire Supply Main
- - - Fire Main
- - - Non-Domestic Customer Service Pipe
- - - Domestic Customer Service Pipe
- × × × Abandoned Main
- Elevated Main
- Aqueduct
- Duct
- Cable, Earthing
- - - Cable, Optical Fibre/Instrumentation
- - - Cable, Low Voltage
- - - Cable, High Voltage
- Cable, Other

- ▲ 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

- ⊘ 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

- ⊕ 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
- ⊕ End Cap
- ⊕ SSSI Area
- ⊕ Access Right
- ⊕ Pre-1937 Properties

- MATERIALS**
- 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 - SPLIN IRON
  - SST - STAINLESS STEEL
  - ST - STEEL
  - UPVC - UNPLASTICISED PVC

- LINING**
- BI - BITUMEN
  - CL - CEMENT
  - PL - PLASTIC
  - RL - RESIN
  - O - OTHER



Severn Trent Water Limited  
 Asset Data Management  
 PO Box 5344  
 Coventry  
 CV3 9FT  
 Telephone: 0245 601 6416

**WATER MAINS RECORD**

**O/S Map scale:** 1:2500  
**Date of issue:** 15.10.13  
**This map is centred upon:**  
**O / S Grid reference:**  
**x:** 456278  
**y:** 298751

**Disclaimer Statement**

1. Do not scale off this Map.
2. This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems.
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F.A.O: Mr Martin Andrews



Severn Trent Water Ltd  
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Anstey  
Leicester  
LE7 7GU

Tel: 0116 234 3834  
Fax: 0116 234 3035

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

Contact: Keith Baker  
Direct line: 0116 234 3786  
Mobile no: 07889 631417  
Your ref:  
Our ref: WT29011 / 8125872

16<sup>th</sup> October 2013

Dear Sirs,

**Land off Cork Lane, Leicester**  
**Proposed 150 dwellings (456273, 298792)**

I refer to your recent Development Enquiry Request in respect of the above site. Please find a copy of the sewer records and 'Additional Guidance Notes' enclosed for your information.

**Sewer Crossing**

There are no public sewers crossing the site.

**Foul Water Drainage**

The proposed foul discharge from 150 properties equates to approximately 1.8 l/sec. Due to topography a discharge to the small diameter public combined sewers in Cork Lane would require sewer modelling to ascertain what spare capacity is available to determine a pumped rate of discharge. Alternatively I believe that a gravity discharge could be achieved to either the public foul sewer in Blue Banks Avenue to the north of the site into manhole 2001, or to the former private sewer (now a transferred asset) located adjacent to the Navigation Drive pumping station to the south of the site.

Manhole 2001 is 3.4m deep to invert and should be sufficient to allow a gravity connection. The public foul sewer has sufficient capacity for a gravity discharge. The sewer in adjacent to Navigation Drive is approximately 4.6m deep to invert, again a

gravity discharge can be accommodated in this sewerage system and the pumping station.

### Surface Water Drainage

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and no watercourse is available as an alternative, the use of sewerage should be considered. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

If these are found to be unsuitable, satisfactory evidence will need to be submitted. The evidence should be either percolation test results or a statement from the SI consultant (extract or a supplementary letter).

Subject to the above: to the north of the site, in Blue Bank Avenue there is a public surface water sewer that appears to stop at manhole 2002. I can only assume that there is either a length of sewer pipe missing off the records that would show it out falling into either a ditch, the canal or to the river via a culvert under the canal. This should be investigated on site to determine whether a suitable drainage system is available in this area.

To the south, there are S104 sewers that have not been transferred to Severn Trent, as they outfall into the river. To connect into these would require agreement with the developer of that site.

Discharges direct to the canal would require the agreement of the Canal and River Trust, discharges into land drainage channels will require agreement with the Environment Agency. No surface water shall be discharged to public combined or foul sewers.


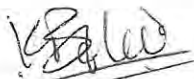
Any flows generated by the site in excess of the permitted discharge rate will have to be attenuated within the development site in agreement with the appropriate body.

For any new connection(s) into the public sewer network **or the reuse of an existing sewer connection(s)**, you will need to apply under Section 106 Water Industry Act 1991 as amended by the Water Act 2003. Our New Connections Team currently processes Section 106 applications, please contact them on 0800 707 6600 for an application pack and guidance notes (or visit

[www.stwater.co.uk](http://www.stwater.co.uk)). For the avoidance of doubt, it is suggested that you quote the reference number above. Applications to make such connections should be made separately from any application for adoption of the related sewers under Section 104 Water Industry Act 1991 as amended by the Water Act 2003.

I must inform you that this evaluation is only valid for 6 months from the date of this letter. Please quote the reference number above, in all future correspondence.

Yours faithfully,



**WF Walton**  
**Asset Protection Manager - East**  
**Waste Water**

### Additional Guidance Notes

If you experience difficulty in the provision of off-site sewers to serve your proposed development, an application for requisition sewers under Section 98 Water Act 2003 may be appropriate on request to this office.

If there are existing public sewers within the curtilage of the development site that may affect the proposed development, the option to divert them under Section 185 Water Act 2003 may be available. All costs incurred would lay with the Applicant.

All potentially adoptable sewers must be designed and constructed in accordance with the guidelines in Sewers for Adoption (6<sup>th</sup> Edition), after 1<sup>st</sup> May 2006. A Severn Trent Water Addendum for Foul Sewage Pumping Stations will be available at [www.wrcplc.co.uk/sfa](http://www.wrcplc.co.uk/sfa).

If the sewers are to be offered for adoption or if the development works could affect the public sewerage system, the Developer should approach Severn Trent Water Ltd to discuss their proposals in detail. This is to ensure the Developer is aware of the Company's requirements which could affect the development design and/or programme.

In cases where the complexity of both the existing receiving sewerage system and the proposed additional sewerage necessitates the construction of a suitable computer model, Severn Trent Water can offer this service. Enquiries should be addressed to James Arkesden in our Infrastructure Strategy Team who can be contacted on 07854 405055 or email to: [sewer.capacity@severntrent.co.uk](mailto:sewer.capacity@severntrent.co.uk).

Severn Trent Water has no knowledge of any specific land drainage issues involving this site. The Developer is to contact and seek approval of The Environment Agency, Local Authority etc. regarding any means of surface water disposal to the land drainage system, required attenuation, discharge consent etc.

All enquiries with respect to the supply of sewer records only should be directed to Severn Trent Water Limited, Asset Data Management, PO Box 5344, Coventry. CV3 9FT (Tel. 0845 601 6616).

Asset Protection  
Waste Water East



## SUPPLEMENTARY GUIDANCE NOTES

In 2006 the Government issued national advice in the form of "Planning Policy Statement 25: Development and Flood Risk" that seeks to reduce the impact of development on surface water runoff. This advice is generally followed by Local Authorities through both the Building Regulations (Approved Document H) and the imposition of appropriate planning conditions. Severn Trent welcomes this advice and supports such planning conditions that impose flow restrictions. It is considered that in accordance with current guidance disposal of storm runoff from the development should be dealt with as follows:

1. By soakage into the site's subsoil, subject to suitable ground soakage capacity and any contamination present. If ground soakage proves inadequate, evidence should be submitted to Severn Trent Water. The evidence should be either percolation test results or a statement from the SI consultant (extract from report or a supplementary letter) stating that soakaways would be ineffective. **A connection to public sewerage (existing or adoptable) would then be considered reasonable with flows as:**
2. Brown field development site: If storm runoff from the existing development is connected to the public sewerage system, then peak storm flows from the proposed development up to that generated from the previous connected impermeable area may be connected to the network subject to the details of the existing storm connection arrangements being submitted to Severn Trent Water.

For existing storm connections to the public foul sewerage system, any new storm connection to the public storm sewerage system (if available) should be limited to 5 litres/sec/ha (option A) OR a peak flow to be determined by the Company from its developer-funded hydraulic modelling of the public storm sewerage system (option B). The developer may choose either option. Existing flows should be assessed as the lower of  $Q=2.78 \times 50 \times A_{imp}$  l/s ( $A_{imp}$  ha) and the unsurcharged capacity of the outfall pipe(s).

In addition to this restriction, for Brownfield developments, the Company would also suggest a reduction in surface water flow to the public sewerage systems of 20%. It should be noted that the Company would like to see any flow attenuation based on a 30 year critical duration storm design in accordance with 'Sewers for Adoption' current edition.

3. Green field development site: If the site is a green field development i.e. not involving any demolition of buildings or paved areas connected to the public sewerage system, then the storm runoff from the proposed development may be connected to the public sewerage system subject to peak storm flows (30 year design storm) being limited to a green field runoff of 5 litres/sec/ha (subject to a minimum of 5 litres/sec), applied to the gross area of the site, subject to sufficient capacity in the network.









**Sewer Node**      **Sewer Pipe Data**

REFERENCE	COVER LEVEL	INV LEVEL UPSTR	INV LEVEL DOWNSTR	PURP	MATL	SHAPE	MAX SIZE	MIN SIZE	GRADIENT	YEAR LAID
SP56982901	78.65	76.10	73.70	F	VC	C	225	nil	34.82	nil
SP56982902	78.79	77.32	76.13	F	VC	C	225	nil	65.23	nil
SP56983901	80.13	78.76	77.37	F	VC	C	225	nil	26.08	nil
SP56983930	nil	nil	nil	F	VC	C	150	nil	0.00	nil
SP56983931	nil	nil	nil	F	VC	C	150	nil	0.00	nil
SP56983932	nil	nil	nil	F	VC	C	150	nil	0.00	nil
SP56984930	nil	nil	nil	F	VC	C	100	nil	0.00	nil
SP56984931	nil	nil	nil	F	VC	C	100	nil	0.00	nil
SP56984932	nil	nil	nil	F	nil	nil	nil	nil	0.00	nil
SP56985901	79.88	78.52	73.87	C	VC	C	150	nil	25.18	nil
SP56992001	77.06	73.65	nil	F	VC	C	225	nil	0.00	nil
SP56993000	nil	nil	nil	F	VC	U	100	nil	0.00	nil
SP56993001	76.42	74.68	73.67	F	VC	C	225	nil	86.23	nil
SP56993002	76.25	74.73	74.33	S	VC	C	225	nil	230.45	nil
SP56993101	nil	nil	66.77	F	nil	nil	nil	nil	0.00	nil
SP56994001	77.62	75.52	74.69	F	VC	C	225	nil	101.45	nil
SP56994002	77.38	75.94	74.70	S	VC	C	225	nil	63.77	nil
SP56995001	75.32	73.83	68.46	C	VC	C	150	nil	26.38	nil
nil	nil	nil	nil	F	VC	nil	nil	nil	0.00	nil
nil	nil	nil	nil	F	VC	nil	nil	nil	0.00	nil
nil	nil	nil	nil	F	VC	nil	nil	nil	0.00	nil

- Abandoned Gravity Sewer
- Private Combined Gravity Sewer
- Private Foul Gravity Sewer
- Private Surface Water Gravity Sewer
- Public Combined Gravity Sewer
- Public Foul Gravity Sewer
- Public Surface Water Gravity Sewer
- Trunk Combined Gravity Sewer
- Trunk Foul Use Gravity Sewer
- Trunk Surface Water Gravity Sewer
- Combined Use Pressurised Sewer
- Foul Use Pressurised Sewer
- Surface Water Pressurised Sewer
- Highway Drain
- Combined Lateral Drain (SS)
- Foul Lateral Drain (SS)
- Surface Water Lateral Drain (SS)

- Culverted Watercourse
- Cable, Earthing
- Cable Junction
- Cable, Optical Fibre/Instrumentation
- Cable, Low Voltage
- Cable, High Voltage
- Cable, Other
- Housing, Building
- Housing, Kiosk
- Disposal Site
- Sewage Treatment Works
- Housing, Other
- Pipe Support Structure
- Sewage Pumping Facility
- Sewer Facility Connection Inlet / Outlet

- Blind Shaft
- Combined Use Manhole
- Flushing Chamber
- Foul Use Manhole
- Grease Trap
- Head Node
- Hydrobrake
- Lampole
- Outfall
- Overflow
- Penstock
- Petrol Interceptor
- Sewer Chemical Injection Point
- Sewer Junction
- Sewerage Air Valve
- Sewerage Hatch Box Point
- Sewerage Isolation Valve
- Soakaway
- Surface Water Manhole
- Vent Column
- Waste Water Storage
- Pre-1937 Properties

- MATERIALS**
- NONE
  - AC - ASBESTOS CEMENT
  - BR - BRICK
  - CC - CONCRETE BOX CULVERT
  - CI - CAST IRON
  - CO - CONCRETE
  - CSB - CONCRETE SEGMENTS (BOLTED)
  - CSU - CONCRETE SEGMENTS (UNBOLTED)
  - DI - DUCTILE IRON
  - GRC - GLASS REINFORCED CONCRETE
  - GRP - GLASS REINFORCED PLASTIC
  - MAC - MASONRY IN REGULAR COURSES
  - MAR - MASONRY RANDOMLY COURSED
  - PE - POLYETHYLENE
  - PF - PITCH
  - PP - POLYPROPYLENE
  - PSC - PLASTIC STEEL COMPOSITE
  - PVC - POLYVINYL CHLORIDE
  - RPM - REINFORCED PLASTIC MATRIX
  - SI - SPUN (GREY) IRON
  - ST - STEEL
  - U - UNKNOWN
  - VC - VITRIFIED CLAY
  - XXX - OTHER
- SHAPE**
- C - CIRCULAR
  - E - EGG SHAPED
  - O - OTHER
  - R - RECTANGLE
  - S - SQUARE
  - T - TRAPEZOIDAL
  - U - UNKNOWN
- PURPOSE**
- C - COMBINED
  - E - FINAL EFFLUENT
  - F - FOUL
  - L - SLUDGE
  - S - SURFACE WATER
- CATEGORIES**
- W - WEIR
  - C - CASCADE
  - DB - DAMBOARD
  - SE - SIDE ENTRY
  - FV - FLAP VALVE
  - BD - BACK DROP
  - S - SIPHON
  - HD - HIGHWAY DRAIN
  - S104 - SECTION 104

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

**SEWER RECORD (Tabular)**

**O/S Map scale:** 1:1750      **This map is centred upon:**

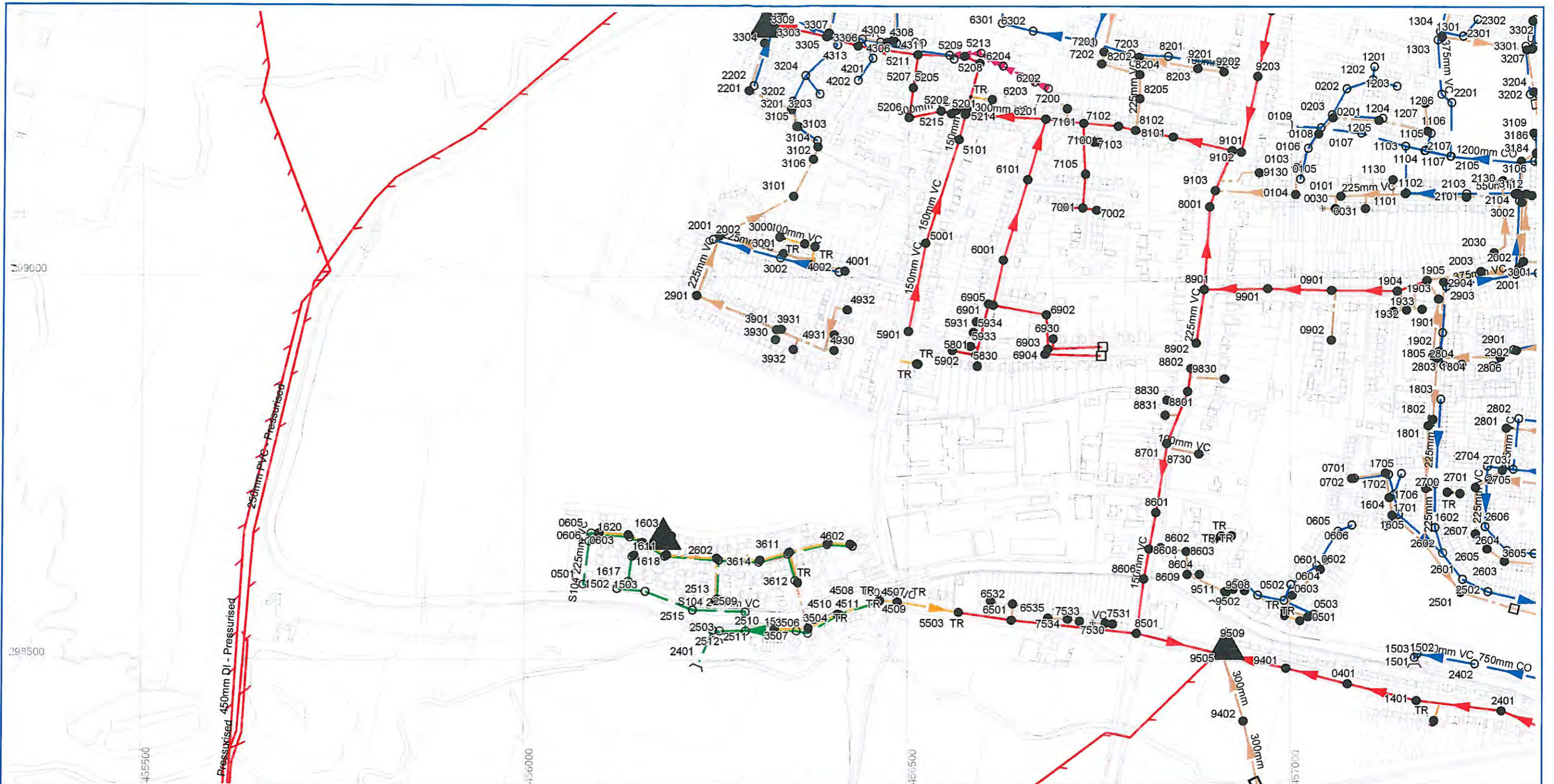
**Date of issue:** 16.10.13      **O / S Grid reference:**

**Sheet No.** 1 of 1      **x :** 456357

**y :** 298950

**Disclaimer Statement:**  
1. Do not scale off this Map.  
2. This map and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this Map and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of Severn Trent Water's assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems.  
3. On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012 (date to be confirmed). Private pumping stations, which form part of these sewers or lateral drains, will transfer to the ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this Map.  
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<ul style="list-style-type: none"> <li>Abandoned Gravity Sewer</li> <li>Private Combined Gravity Sewer</li> <li>Private Foul Gravity Sewer</li> <li>Private Surface Water Gravity Sewer</li> <li>Public Combined Gravity Sewer</li> <li>Public Foul Gravity Sewer</li> <li>Public Surface Water Gravity Sewer</li> <li>Trunk Combined Gravity Sewer</li> <li>Trunk Foul Gravity Sewer</li> <li>Trunk Surface Water Gravity Sewer</li> <li>Combined Use Pressurised Sewer</li> <li>Foul Use Pressurised Sewer</li> <li>Surface Water Pressurised Sewer</li> <li>Highway Drain</li> <li>Combined Lateral Drain (SS)</li> <li>Foul Lateral Drain (SS)</li> <li>Surface Water Lateral Drain (SS)</li> </ul>	<ul style="list-style-type: none"> <li>Culverted Watercourse</li> <li>Cable, Earthing</li> <li>Cable Junction</li> <li>Cable, Optical Fibre/Instrumentation</li> <li>Cable, Low Voltage</li> <li>Cable, High Voltage</li> <li>Cable, Other</li> <li>Housing, Building</li> <li>Housing, Kiosk</li> <li>Disposal Site</li> <li>Sewage Treatment Works</li> <li>Housing, Other</li> <li>Pipe Support Structure</li> <li>Sewage Pumping Facility</li> <li>Sewer Facility Connection Inlet / Outlet</li> </ul>	<ul style="list-style-type: none"> <li>Blind Shaft</li> <li>Combined Use Manhole</li> <li>Flushing Chamber</li> <li>Foul Use Manhole</li> <li>Grease Trap</li> <li>Head Node</li> <li>Hydrobrake</li> <li>Lampole</li> <li>Outfall</li> <li>Overflow</li> <li>Penstock</li> <li>Petrol Interceptor</li> <li>Sewer Chemical Injection Point</li> <li>Sewer Junction</li> <li>Sewerage Air Valve</li> <li>Sewerage Hatch Box Point</li> <li>Sewerage Isolation Valve</li> <li>Soakaway</li> <li>Surface Water Manhole</li> <li>Vent Column</li> <li>Waste Water Storage</li> <li>Pre-1937 Properties</li> </ul>
---	--	---

**MATERIALS**

- NONE
- AC - ASBESTOS CEMENT
- BR - BRICK
- CC - CONCRETE BOX CULVERT
- CI - CAST IRON
- CO - CONCRETE
- CSB - CONCRETE SEGMENTS (BOLTED)
- CSU - CONCRETE SEGMENTS (UNBOLTED)
- DI - DUCTILE IRON
- GRP - GLASS REINFORCED CONCRETE
- GRP - GLASS REINFORCED PLASTIC
- MAC - MASONRY IN REGULAR COURSES
- MAR - MASONRY RANDOMLY COURSED
- PE - POLYETHYLENE
- PP - POLYPROPYLENE
- PSC - PLASTIC STEEL COMPOSITE
- PVC - POLYVINYL CHLORIDE
- RPM - REINFORCED PLASTIC MATRIX
- SI - SPUN (GREY) IRON
- ST - STEEL
- U - UNKNOWN
- VC - VITRIFIED CLAY
- XXX - OTHER

**SHAPE**

- C - CIRCULAR
- E - EGG SHAPED
- O - OTHER
- R - RECTANGLE
- S - SQUARE
- T - TRAPEZOIDAL
- U - UNKNOWN

**CATEGORIES**

- W - WEIR
- C - CASCADE
- DB - DAMBOARD
- SE - SIDE ENTRY
- FV - FLAP VALVE
- BD - BACK DROP
- S - SIPHON
- HD - HIGHWAY DRAIN
- S104 - SECTION 104

**SEVERN TRENT WATER**

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

**SEWER RECORD**

O/S Map scale: 1:5000  
Date of issue: 16.10.13

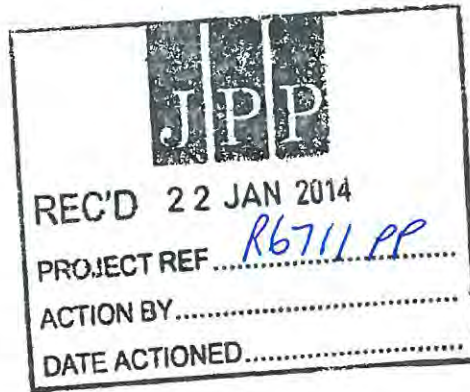
This map is centred upon:  
O / S Grid reference:  
x: 456325  
y: 298841

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All Private Sewers are shown in magenta  
All section 104 sewers are shown in green  
All sewers that have been transferred to Severn Trent Water after the 1<sup>st</sup> October 2011 but have not been surveyed and confirmed by Severn Trent Water are shown in orange



**Appendix B**  
**Western Power Correspondence**



Martin Andrews  
JPP Consulting Ltd  
White Lodge Farm  
Cedar Barn  
Walgrave  
Northampton. NN6 9PY

Robinson Way,  
Telford Ind Est,  
Kettering.  
NN16 8PT

Tel: 01536 311163  
Fax: 01536 311402  
e-mail: rgault@westernpower.co.uk  
Date  
21 January 2014

**Our Ref:**  
1841336

**Your Ref:**  
R6711/PP

Dear Martin,

**Budget Estimate for electricity connection works by Western Power Distribution (East Midlands) plc ("WPD") at Land Off Cork Lane, Glen Parva, Leicester. LE2 9JR ("the Connection Works").**

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

I also enclose:

- a WPD guide explaining how the charge for the Connection Works is calculated

**Basis of Information**

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

- Your enquiry dated 02/01/2014

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

- 166 connections, each with an After Diversity Maximum Demand (ADMD) of 2 kVA

**Proposed Connection Works**

The Budget Estimate is based upon WPD undertaking both non-contestable and contestable Connection Works. You are able to seek competitive prices for some or all of the contestable elements. The enclosed guide provides further explanation on competition in new connections works. An outline of the proposed Connection Works is provided below;

Installation of HV Cable (approx. 440m)

Package Substation

LV Cable (approx. 1700m)

Service Cable (approx. 1700m)

Service Termination Equipment

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 £195,230.43 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

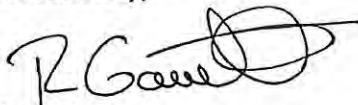
E-mail: [wpdnewsuppliesmids@westernpower.co.uk](mailto:wpdnewsuppliesmids@westernpower.co.uk)

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 sincerely,



**Richard Gault**

**11kV Planner**

Leicestershire South

Leicester & Kettering

# Characteristics and Charge Statement

## Cost Indication - Customer Copy (Please retain)

Printed 21/01/2014

Enquiry: 1841336 Scheme: 634175 Ver: 1

For Electricity Connection Works by Western Power Distribution ("WPD") at :  
 166 New dwellings, Land Off Cork Lane, Leicestershire, LE2 9JR

("the Works")

**Characteristics of Supply**

166 Connections

The supply to each connection will be 230 volts, Single phase, 50 Hz with a Maximum Agreed Capacity of 15 kVA

Earthing provided by WPD for customer's use	PME
External earth loop impedance	Not exceeding 0.35 Ohms
Maximum Prospective Short Circuit Current at the exit point	16 kA

**Connection Charge**

Non-Contestable		£4,193.64
Contestable work undertaken by WPD *		£191,036.79
Charge sub-total		<hr/> £195,230.43
Connection Charge excluding VAT		<hr/> £195,230.43
VAT on £195,230.43 @ 0%		£0.00
<b>Total payable before test &amp; connect</b>	( £195,230 )	<hr/> <b>£195,230.43</b> <hr/>

\* See explanatory guide for new connections to WPD's electricity distribution system

New connections to domestic premises are zero rated for VAT. Other connections and all alterations are subject to VAT at the standard rate.

The Connection Charge above assumes that all connections will be made at the same time and that the work is carried out in accordance with the design. Any changes made at your request may vary the final charge payable.

Interim connection charges on staged developments will be based upon actual WPD expenditure to date.

The Connection Charge stated is for indicative purposes only. For a fixed price Offer please complete and return the attached Confirmation of Connection Details form. Please do not send payment now.





**Appendix C**  
**National Grid Correspondence**

**Network Enquiry No** : 180001332  
**Your Reference** : LE2 9JR

**nationalgrid**

Brick Kiln Street  
Hinckley  
LE10 0NA.

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

Martin Andrews  
JPP CONSULTING  
CEDAR BARN  
WALGRAVE  
NORTHAMPTON  
NN6 9PY

**Date** : 9th January 2014  
**Contact** : Bethany Dunster  
**Direct Tel** : 0845 3666758  
**Direct Fax** : 0845 0700868  
**Email** : networkdesign@nationalgrid.com

www.nationalgrid.com

**Dear Martin,**

**Re: Land Enquiry for Proposed Development Site at ., CORK LANE, GLEN PARVA, LEICESTER, LE2 9JR.**

Thank you for your enquiry which we received on 2nd January 2014. I enclose details of National Grid Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 5 metres from the site boundary and it is a Low Pressure main.

There may be a closer main to your site within the area on the map fed by Quadrant Pipelines Ltd.

Plans attached: Yes

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

<http://www.nationalgrid.com/uk/Gas/Charges/statements/connection/publications/>

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

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

Yours sincerely,

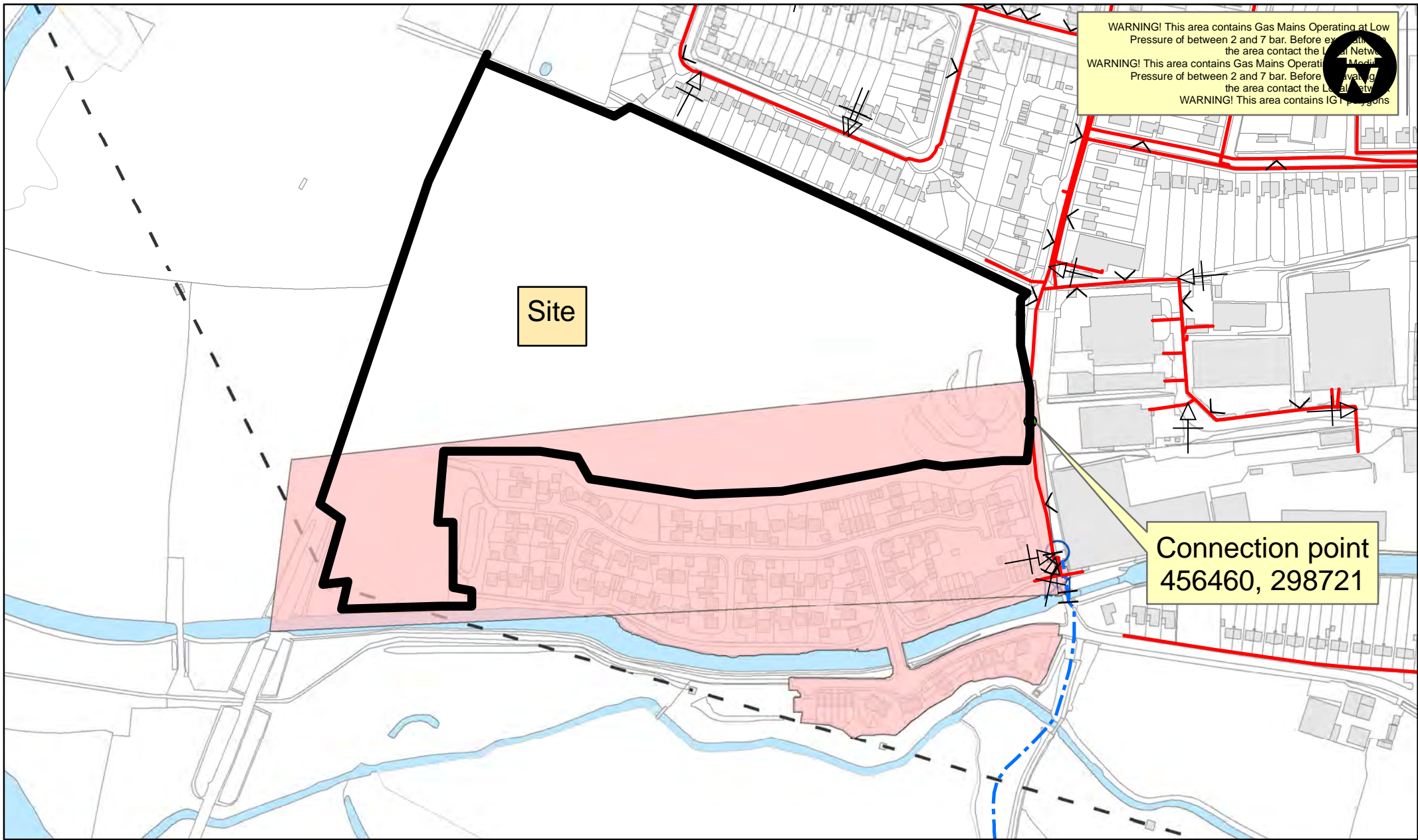


Claire Davies  
Design Specialist



National Grid Gas plc  
Registered No.2006000  
Registered Address 1-3 Strand, London, WC2N 5EH

Letter Id: CRM013  
Page 1 of 1



SCALE: 1:1,250 @ A4  
 USER ID: bethany.dunster  
 DATE: 07-Jan-2014 08:13:05  
 INTERNAL USE ONLY  
 MAP REF: 456237, 298721  
 CENTRE:

L/P GAS MAIN  
 M/P GAS MAIN  
 I/P GAS MAIN  
 H/P GAS MAIN  
 N/H/P GAS MAIN  
 PROPOSED PIPE - LP  
 PROPOSED PIPE - MP  
 PROPOSED PIPE - IP  
 ABANDON - LP  
 ABANDON - MP



SCHEME: <NG GDFO Scheme Name>  
 DESIGN: <NG GDFO Design Number>  
 REVISION: <NG GDFO Revision>

This plan shows those pipes owned by National Grid in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this 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 National Grid plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

180001332

**nationalgrid**

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