



utilities and wastewater assessment

PROJECT
Land to the North of The Drove Way, Istead Rise, Gravesham

REFERENCE
CCE/ZG211/UWA-02

DATE
May 2026

FOR
Ptarmigan Land A Ltd

Document Review Sheet

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The content of this report is based on information provided in early 2026. The validity of the statements made may therefore vary over time as network alterations occur.

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

Reference	Date	Author	Checked
CCE/ZG211/UWA-01	May 2026	JAM	RT
CCE/ZG211/UWA-02	May 2026	JAM	RT

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1.0 Introduction

- 1.1 This report has been prepared to provide an overview of the servicing constraint and supply implications associated with a proposed residential development located to the north of The Drove Way, Istead Rise, Gravesham. The site is approximately centred on grid reference 563366, 170449 with the postcode of DA13 9JY (refer to Figure 1).

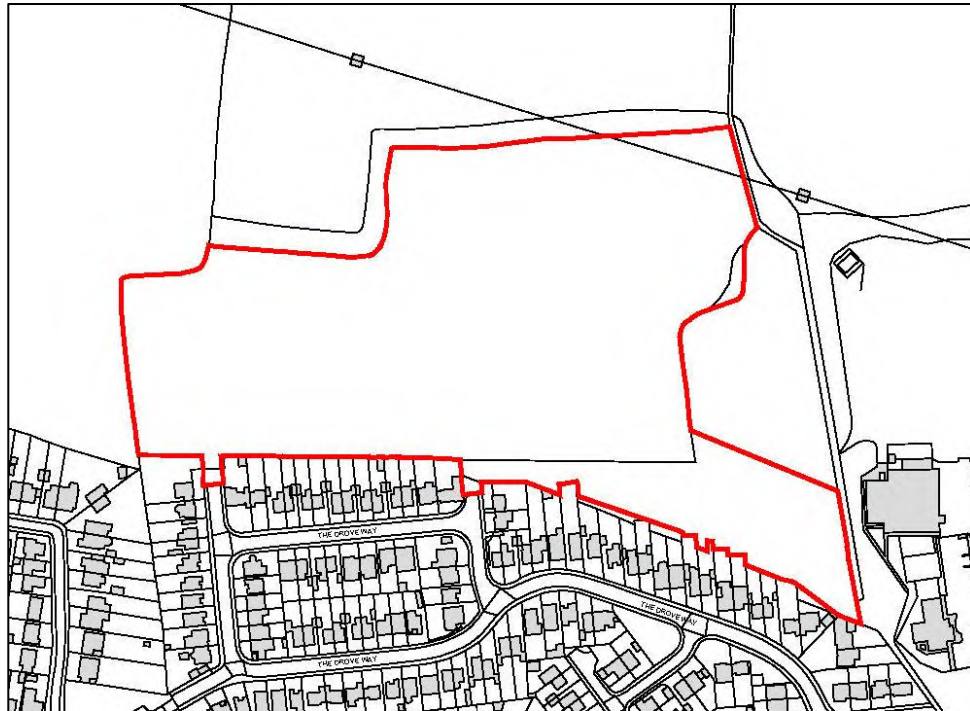


Figure 1 Site Location Plan

- 1.2 The site comprises agricultural land; however, its location benefits from the presence of utility networks serving the adjacent residential area.
- 1.3 The content of this report relates to a development for up to 100 residential dwellings (Class C3), including the formation of new accesses from The Drove Way, the provision of new areas of public open space and all other associated infrastructure and ancillary works (all detailed matters reserved other than means of access).
- 1.4 A combined services plan is provided at Appendix A with an illustrative framework plan provided at Appendix B. Initial correspondence with the service providers is included at Appendix C.

2.0 Utilities

Electricity

- 2.1 The Distribution Network Operator (DNO) for the area is UK Power Networks (UKPN). UKPN has existing low voltage (LV) underground cables adjacent to the site (refer to Appendix A).
- 2.2 There is also a 132 kV overhead cable located within the north of the site (refer to Figure 2). Due to the voltage and location of this overhead it would not be viable to divert it therefore the layout has respected this infrastructure.
- 2.3 When developing near to this type of infrastructure, including the tower bases, a 10m horizontal clearance is typically requested either side of the cables. If landscaping is proposed beneath the overhead cables, it is recommended that only low height and slow growing species utilise this area.

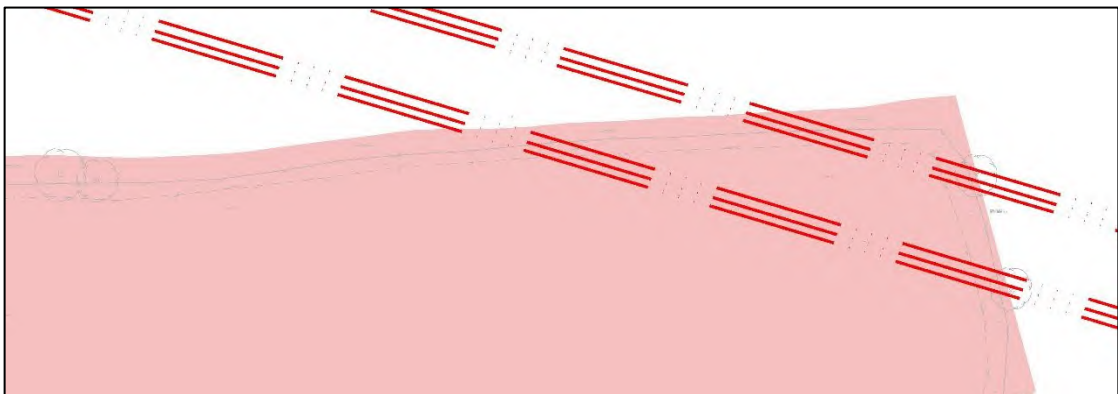


Figure 2 Existing UKPN Infrastructure

- 2.4 Initial correspondence with UKPN has provided a budget estimate to bring a supply to the site, based on a point-of-connection (POC) to the existing high voltage network located to the west of the site within Downs Road. The budget cost involves installing an on-site ringed HV network with substation from which LV property supplies will be taken from (refer to Appendix C).

Gas

- 2.5 Southern Gas Networks (SGN) own and maintain the gas network serving Istead Rise. SGN has low pressure (LP) gas mains serving the existing residential area to the south (refer to Appendix A).
- 2.6 National Gas Transmission (NGT) has existing national high pressure (NHP) gas mains to the north of the site (refer to Figure 3). The Health and Safety Executive (HSE) has confirmed that these two mains are Major Accident Hazard Pipelines (MAHP) which will have associated consultation zones. Further correspondence with the HSE has confirmed that the Outer and

Middle Consultation Zone distances impact the site. The HSE has confirmed that they should “not advise against” uses such as gardens, roads, car parking, landscaping, play areas, etc that are located within these two zones. The HSE would “not advise against” dwellings in the Outer Consultation Zone and would “not advise against” this type of development in the Middle Consultation Zone provided there were less than 30 dwellings proposed at a density of less than 40 dwellings per hectare.

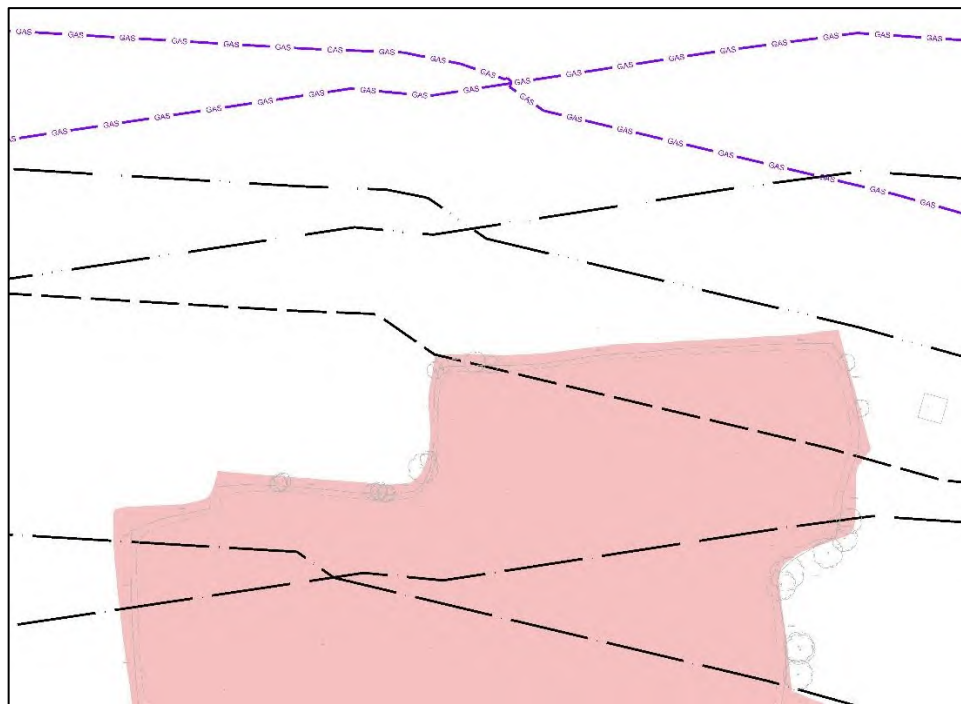


Figure 3 Existing National Gas Transmission Infrastructure

- 2.7 SGN has confirmed a cost to supply the proposed residential development from the existing network to the south of the site (refer to Appendix C). However, changes to Building Regulations will result in this not being a heating source for these proposed dwellings.

Water Supply

- 2.8 Southern Water (SW) plans show potable water mains to the south of the site (refer to Appendix A).
- 2.9 Southern Water has confirmed that there is sufficient capacity within the existing network to supply the proposed development without the need for off-site reinforcement works (refer to Appendix C).
- 2.10 A point-of-connection for the proposed development will be to the existing 4” water main located within The Drove Way to the south of the site (refer to Appendix C).
- 2.11 The development proposals will trigger a water infrastructure charge for each new property that connects to SW’s network (payment to be made prior to premises being connected). The

current charge is £737 (excluding VAT) per property. SW's pooling of these charges enables them to deliver network reinforcement works to supply new development.

Telecommunications

- 2.12 Openreach operates a service in the area and has underground cables located within the adjacent road networks to the south (refer to Appendix A).
- 2.13 Openreach has a statutory obligation to provide telecommunication services but it will be the developer's responsibility to arrange the required service at the appropriate time when the development proposals are advanced.
- 2.14 Virgin Media (VM), City Fibre and other telecom provider's records indicate there is no existing infrastructure crossing or adjacent to the site (refer to Appendix A).

Pipelines

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

3.0 Wastewater Drainage

Network

- 3.1 Southern Water (SW) own and maintain the wastewater network serving Istead Rise. There are adopted gravity sewers to the south of the site (refer to Appendix A).

Conveyance

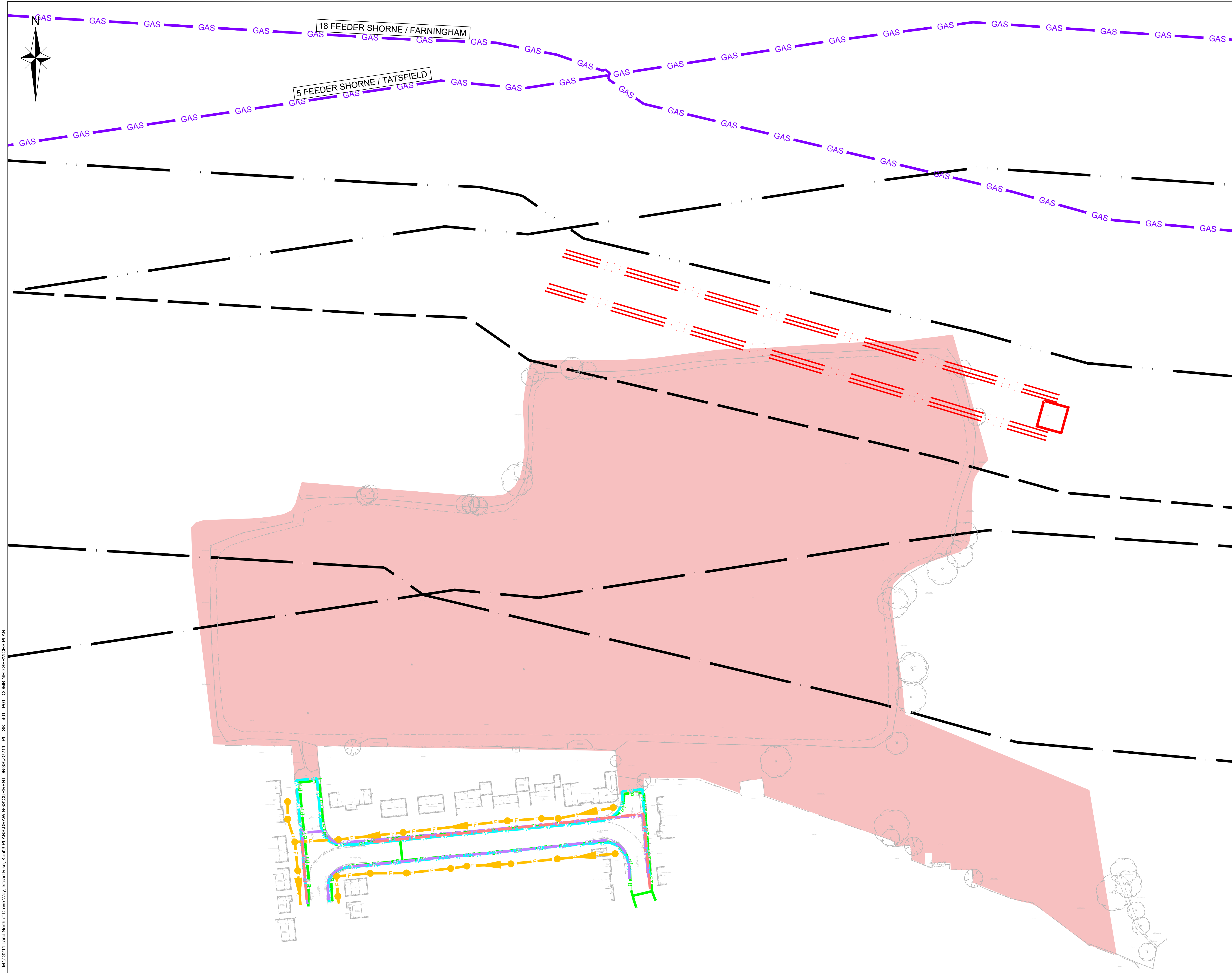
- 3.2 Correspondence with SW has confirmed that there is currently insufficient capacity within their existing conveyance network and hence sewer upgrades would be required to convey flows from the proposed development to the treatment works. However, SW is obligated to provide network capacity from the point of practical connection funded by the Infrastructure Charge. SW aims to provide this within 24 months following the date that planning has been granted.
- 3.3 Referring to Logika Group's outline foul drainage strategy within their supporting 'Flood Risk Assessment and Outline Drainage Strategy Report', it confirms that due to the topography of the site the proposed development flows will need to be drained via a pumped system. Two on-site pumping stations will be required to pump the proposed flows to the existing Southern Water network located within The Drove Way.
- 3.4 The development proposals will trigger a wastewater infrastructure charge for each new property that connects to SW's network (payment to be made prior to premises being connected). The current charge is £771 (excluding VAT) per property. SW's pooling of these charges enables them to deliver sewer upgrades to serve new development as required under the Water Industry Act.

Treatment

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

Appendices

Appendix A – Combined Services Drawing



KEY

SITE AREA

UKPN 132 kV OH ELECTRICITY CABLES

UKPN LV UG ELECTRICITY CABLES

NATIONAL GAS TRANSMISSION NHP GAS MAIN

SOUTHERN GAS NETWORKS LP GAS MAIN

OPENREACH UG CABLE

SOUTHERN WATER FOUL WATER SEWER

SOUTHERN WATER POTABLE WATER MAIN

HSE CONSULTATION ZONES:

INNER CONSULTATION ZONE

MIDDLE CONSULTATION ZONE

OUTER CONSULTATION ZONE

NOTES

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

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Approximate positions only

P01	SITE BOUNDARY REVISED	-	JAM	-	MAY 2026
REV	DESCRIPTION	DE	DR	CH	DATE
	DESIGNED BY				
	DRAWN BY				
	CHECKED BY				
	SCALE @ A1 SIZE				DATE
	D.N.S				21.04.26
	PROJECT TITLE				
	LAND TO THE NORTH OF DROVE WAY, ISTEAD RISE, GRAVESHAM				
	DRAWING TITLE				
	COMBINED SERVICES PLAN				
	CLIENT				
	PTARMIGAN LAND A LTD				
	cannon CONSULTING ENGINEERS Cambridge House, Lanwades Business Park, Kentford, Newmarket, CB8 7PN Tel: 01638 555107 www.cannonce.co.uk info@cannonce.co.uk				
	DRAWING NUMBER				REV.
	ZG211 - PL - SK - 401				P01

M:\26211 Land North of Drove Way, Istead Rise, Kent3 PLANS\DRAWINGS\CURRENT DRGS\ZG211 - PL - SK - 401 - P01 - COMBINED SERVICES PLAN

Appendix B – Illustrative Framework Plan



Key

- 01 Main vehicular access
- 02 Potential pedestrian access
- 03 Sustainable urban drainage system (SuDS)
- 04 Development backing onto existing residential properties
- 05 Parkland area which could include naturalistic young children's play spaces, tree planting and meadow planting
- 06 Neighbourhood green
- 07 Woodland designated as traditional orchard
- 08 Proposed orchard planting
- 09 Informal footpaths
- 10 Green corridor
- 11 Retained and enhanced vegetation
- 12 Potential for alternative primary access point
- 132kv overhead power line with 30m offset for development
- Existing bridleway
- Children's play spaces

0m 100m (1:2,000)

CLIENT:
Ptarmigan Land

PROJECT:
Land at Istead Rise, Gravesham

DRAWING:
Illustrative Framework Plan

PROJECT NUMBER:
1509

DRAWING NUMBER: 004
CHECKED BY: MR

REVISION: V1
STATUS: Draft

DATE: 19/02/2026
SCALE: 1:2,000

Appendix C – Service Providers Correspondence

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

Date: 24 April 2026

Our Ref: 8500375242 / QID 3000058648

Dear Mrs ASKEW-MARTIN

Site Address: Drove Way, Istead Rise DA13 9JY

Budget estimate

I am writing to you on behalf of South Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Estimate as "UK Power Networks". Thank you for your recent enquiry regarding the above premises.

I am pleased to be able to provide you with a budget estimate for the Works.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works and only a cursory assessment of any Reinforcement costs that may be applicable has been undertaken. A detailed evaluation of any potential Reinforcement costs, including the applicability of the High-Cost Project Threshold and associated Cost Apportionment Factor will be undertaken upon receipt of a formal application for a Connection Offer. This Budget Estimate is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

Description of work included:

The budget estimation for the Works is:

We will provide a ringed HV substation on the customer's site. This will provide 350kVA total load to 100 properties.

High Voltage Point Of Connection

£700,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Downs Road.

The price would depend on site conditions, on obtaining any necessary legal consents, traffic management requirements, final load details, site layout, the route of our incoming cable(s) and a site visit to confirm available capacity at the local substation.

A full network study is required to confirm the POC and/or the extent of reinforcement which will be necessary in order to provide the required capacity. This study will be carried out on receipt of your request for a formal quotation.

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

On receipt of your request for a formal quotation the file will be allocated to a Project Designer who will then contact you to arrange a site visit and provide the detailed quotation.

In this case, a network study is required to determine the extent of reinforcement which will be necessary in order to provide the increased capacity supply. This study will be carried out on receipt of your request for a formal quotation.

It will be necessary to establish a new totally enclosed substation on the development site, in situations where a standard GRP substation enclosure can be used, an area of land of at least 4m x 4m will be required. If, however, you prefer to construct a brick substation then an area of land of at least 5m x 5m will be required. Planning Permission, although not required for a GRP substation, will be required for a brick built enclosure, and it will be your responsibility to obtain this.

The substation must be located such as to minimise the need for the manual handling of heavy plant. The Manual Handling Operations Regulations 1992 require the use of mechanical handling whenever this reasonably practicable. To meet these regulations we use a lorry mounted crane to deliver substation plant. The project must therefore be planned to ensure that it is suitable for the delivery of plant from a large vehicle. The Construction (Design and Management) Regulations 2015 also require that consideration be given to the safe installation, maintenance and eventual removal of equipment. To comply with this legislation we need to be able to gain access with a suitable vehicle throughout the life of the project.

Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of any subsequent Quote.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent Quote. You should note also that UK Power Networks' formal Quote may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website [click here](#) to complete application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely

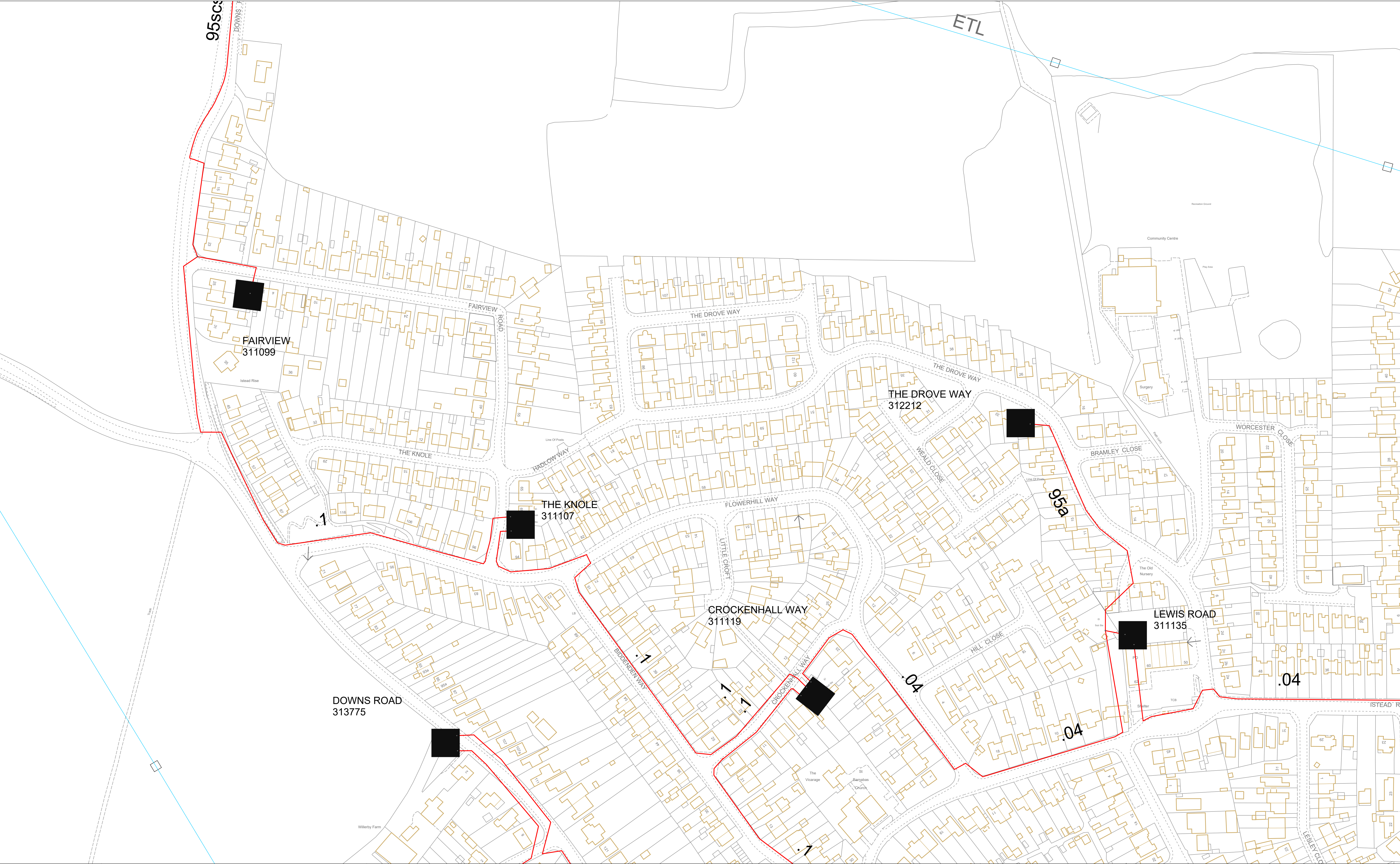
Leanne Suddes

Mobile: 07763 204281

Email: leanne.suddes@ukpowernetworks.co.uk



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



LV Cable or Line HV Cable or Line EHV Cable or Line Ductline Pole & Street Furniture Substation & Link Box	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 cables have been determined. 4. It must be assumed that each property and item of street furniture has an electricity supply. Service cables shown only where known. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information provided must be given to all people working near UK Power Networks plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 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.	0m 60m 120m 180m 240m 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 person or causes personal injury to a person where such death or personal injury is caused by its negligence. 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 you must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.	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. VISITING AN OPEN POINT? Please mark on this plan all locations visited and open points as found, then return updated map to your Business Unit - Thank You. Contact UK Power Networks on 0800 056 5866 for details of EHV Cable routes before commencing work. Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.	Plan Provision CHECK IT OUT BEFORE YOU DIG IT OUT CALL 0800 056 5866 EMERGENCY- If you damage a cable or Phone 0800 096 3766 (24hrs) URGENTLY ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6 Grid Ref: TQ 63293 70239 Map Centre: TQ6370SW Scale: 1:1250 (When Plotted at A1) Plotted on: 21/04/2026 Plotted by: Leanne Suddes
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23 April 2026

Our Ref: 2880845
Your Ref: ZG211

SGN
St Lawrence House
Station Approach
Horley
Surrey
RH6 9HJ

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

Customer Service **0800 912 1700***

Dear Jenni Askew-Martin

New connection at Land at Istead Rise, Drove Way, Istead Rise, Gravesend, Kent, DA13 9JY

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

Work to be carried out

SGN to install appropriately sized gas infrastructure to a suitable location(s). Customer to carry out all the necessary excavation and reinstatement work within site boundary as this is a new built site. No meter work is included.

Your budget indication is £125,000.000 (ex VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 7,200kW and an annual quantity of 1,500,000kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

We won't be able to give you a more accurate quote until a full design study has been carried out, and there's a charge for this. We'll be able to tell you how much the study will be once you ask us for a firm quote.

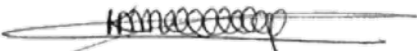
Upon acceptance of your order, SGN will need to run further analysis to ensure that the existing gas infrastructure can manage your new gas loads (Security of Supply Check). If the existing infrastructure requires reinforcement to accommodate your loads, then this will incur time delays to the installation of your gas supplies. Reinforcement costs will be met by SGN and we will contact you where required.

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

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

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

Yours sincerely



Krupa Nayee
Design Assistant

* All calls are recorded and may be monitored

Jenni Askew-Martin

From: LUP enquiries <LUPenquiries@hse.gov.uk>
Sent: 29 January 2026 11:07
To: Jenni Askew-Martin
Subject: RE: Land at Istead Rise - Consultation Zone Information (HSE REF: HSL-250603102007-605)

Dear Jenni,

Thank you for your enquiry regarding HSL-250603102007-605.

The details for the Major Accident Hazard Pipelines and their associated HSE zones are:

Name: **18 Feeder Shorne / Farningham** (this is the more southerly zone)

HSE Ref: **8406**

Transco Ref: **2686**

Operator: **National Gas**

HSE Consultation Zones

Inner Zone (in metres): **63**

Middle Zone (in metres): **120**

Outer Zone (in metres): **230**

Name: **5 Feeder Shorne / Tatsfield**

HSE Ref: **7094**

Transco Ref: **1366**

Operator: **National Gas**

HSE Consultation Zones

Inner Zone (in metres): **63**

Middle Zone (in metres): **63**

Outer Zone (in metres): **220**

These distances apply on either side of the pipeline. All distances should be measured from the centre of the pipeline. Where consultation distances coincide, the inner-most zone is used to determine HSE's Land Use Planning Advice.

Please contact the operator for any constraints they may have around the pipeline, and for a map showing the pipeline route. Please note that we only have indicative maps for the pipeline routes. If you wish to know the exact layout of the pipelines you will need to contact the pipeline operator.

HSE's Land Use Planning advice is based on an assessment of the risks from the pipeline as originally notified to HSE.

You may wish to consider contacting the pipeline operator to see if the pipeline has been modified in this area; if it has, then HSE is willing to reassess the risks from the pipeline (there may be additional costs for this), relative to the proposed development, if all the following details are supplied:

a) pipeline diameter, b) wall thickness, c) grade of steel, d) depth of cover over pipeline, e) start and finish points of thick-walled sections (this is not required if it is confirmed that they are more than 750m from all parts of the proposed development site. Please note that reassessment(s) may incur charges under our Option 3 consultancy services.

There is also further information on HSE's land use planning here: www.HSE.gov.uk/landuseplanning/

HSE would not advise against any landscaping works in the Outer and Middle Zones (this would relate to gardens, BNG, open space) or roads and car parking. HSE would also not advise against play areas in the Outer and Middle Zones. With regards to housing, HSE would not advise against this in the Outer Zone and would not advise against it in the Middle Zone, provided there were less than 30 dwellings proposed at a density of less than 40 dwellings per hectare.

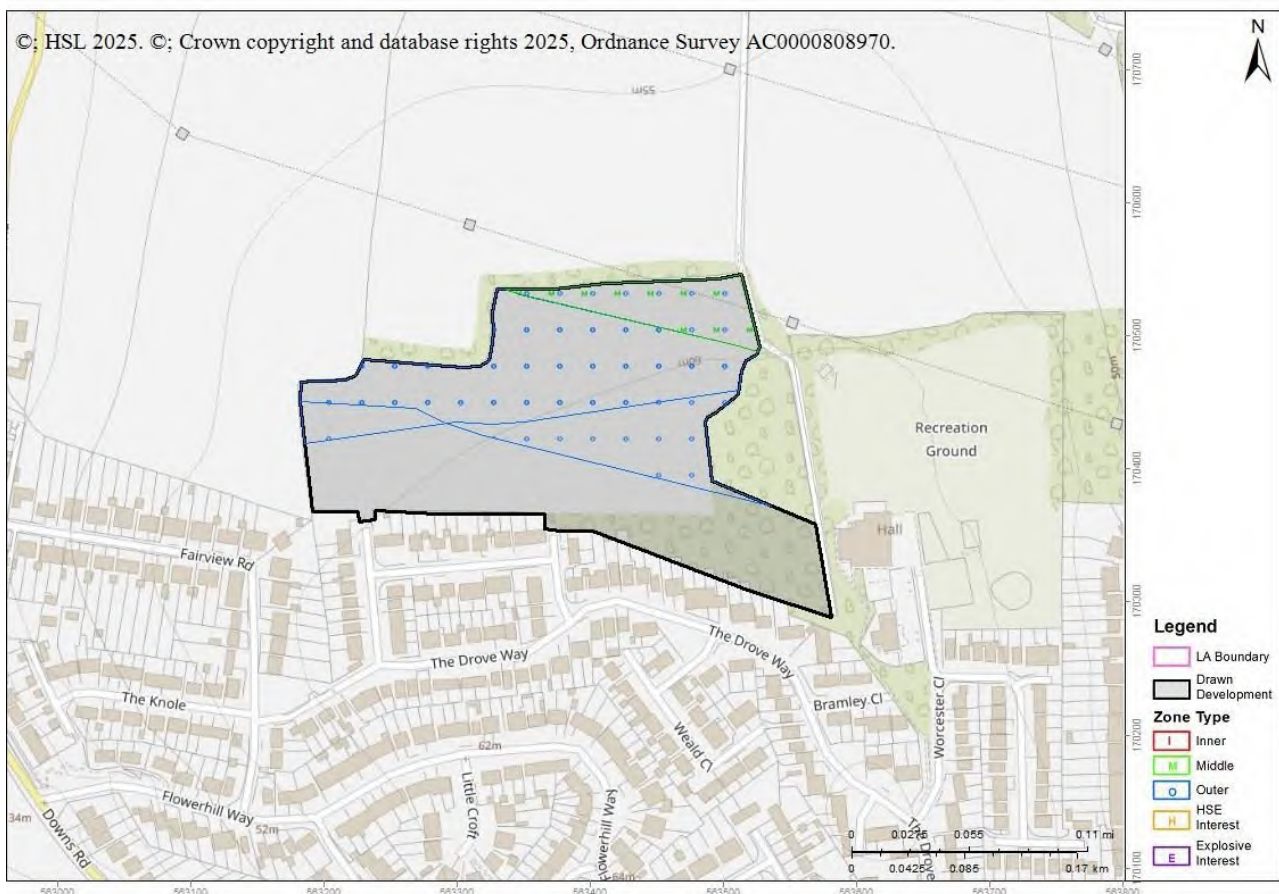
Advice : HSL-250603102007-605 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

Your Ref: ZG211

Development Name: Istead Rise

Comments:



The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by Jenni Askew-Martin at CANNON CONSULTING ENGINEERS on 03 June 2025.

You will also need to contact the pipeline operator as they may have additional constraints on development near their pipeline.

- 7094_1366 National Gas
- 8406_2686 National Gas

HSL/HSE accepts no liability for the accuracy of the pipeline routing data received from a 3rd party. HSE/HSL also accepts no liability if you do not consult with the pipeline operator.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at lupenquiries@hse.gov.uk.



Jenni Askew-Martin
Cannon Consulting Engineers Limited
Cambridge House
Kentford
Suffolk
CB8 7PN

Your ref
25354

Our ref
DSA000053326

Date
6th of May 2026

Contact
Tel 0330 303 0119

Dear Mrs Askew-Martin,
Level 1 Capacity Check Enquiry: Land at Istead Rise.

We have completed the pre-planning assessment for the above development site and the results are as follows:

Water Supply

The enquiry has been reassessed to determine the capacity available for **0.79**, at **4" SI main in The Drove Way** located in **Grid Reference: 563230, 170354**.

There is currently adequate capacity at **4" SI main in The Drove Way** located in **Grid Reference: 563230, 170354** to serve the development's water demand of **0.79 l/s**.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Our charging arrangements also set out costs associated with a Water Main Requisition (S41), budgeting for new water supply connections (S45) and infrastructure charges.

If you are building multiple domestic or commercial properties on a site that will have new road access you will probably need a new water main. This main, and the services to each property, can either be laid by ourselves or by accredited self-lay providers (SLPs) under a Self-Lay (S51) application. We support mains laid by SLPs and adopt independently installed mains and services once they are commissioned.



If soil contamination is or was present at your site, we will require a copy of your soil report to enable us to assess any risks to the water supply network before a detailed design can be undertaken.

Alternatively, New Appointees and Variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing water network and does not grant approval for a connection to the public water supply. A formal Water Supply (S45) connection application, or Water Main Requisition (S41), Self-Lay (S51) or NAV application as appropriate, is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

Enquirer

Name	Mrs Jenni Askew-Martin	Phone	01638555107
Company	Cannon Consulting Engineers	Mobile	01638555107
Address	Cambridge House Lanwades Business Park Kentford SFK CB8 7PN		
Email	jenni.askewmartin@cannonce.co.uk		

Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Housing
Work type buffer*	25 metres
Start date	17/04/2026
End date	17/04/2026
Scheme/Reference	ZG211
Search location	XY= 563366, 170449
Confirmed location	563343 170406
Site size	86147 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied
Description of Works	

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Asset Type	Phone/Email	Emergency Only	Status
National Gas Transmission	Gas	08009707000	0800111999	Await response
National Grid Electricity Transmission	Electricity	08000014282	0800404090	Await response
SGN	Gas	08009121722	0800111999	Await response
UK Power Networks	Electricity	08000565866	08000565866	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members

(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Bakkafrost Scotland Limited	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Burwell 11 Solar Limited	Cadent Gas	Cambridge Water
Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith	Diamond Transmission Corporation
DIO (MOD Live Pipelines)	Drax Power Limited	Eden Estuary Energy Limited
EDF Energy Renewables Ltd	EET Fuels	EirGrid
Eleclink Limited	Electricity North West Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
Impala Terminals Infrastructure Ltd	Indigo Networks	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities	Last Mile
Liverpool City Region Connect	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Mining Remediation Authority	MUA Group Limited	Mutual Energy
National Grid Electricity Distribution	National Grid Ventures	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NTT Global Data Centers EMEA UK Ltd
NYnet Ltd	Ogi	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Redundant Pipelines - LPDA	RWE Generation (NGT)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	Shell

Shell NOP	South Staffs Water	SP Energy Networks
Spring Fibre Limited	SSE Generation Ltd	SSE Private Networks / iDNO
SSE Transmission	Storengy	Sutton Bridge Power Generation
Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)	toob Limited
Total (Colnbrook) c/o Penspen	Total Finaline Pipelines	Transmission Capital
Trojan Energy Limited	UK Power Distribution	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Virgin Media O2	Voneus Limited
VPI Power Limited	Wales and West Utilities	Welsh Power
West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council
Winnington CHP Ltd	Zayo Group UK Ltd c/o JSM Group Ltd	

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Anglian Water	http://www.digdat.co.uk	01480323891	Not Notified
Bring Energy	nrsua@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Southern Water		03303030368	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

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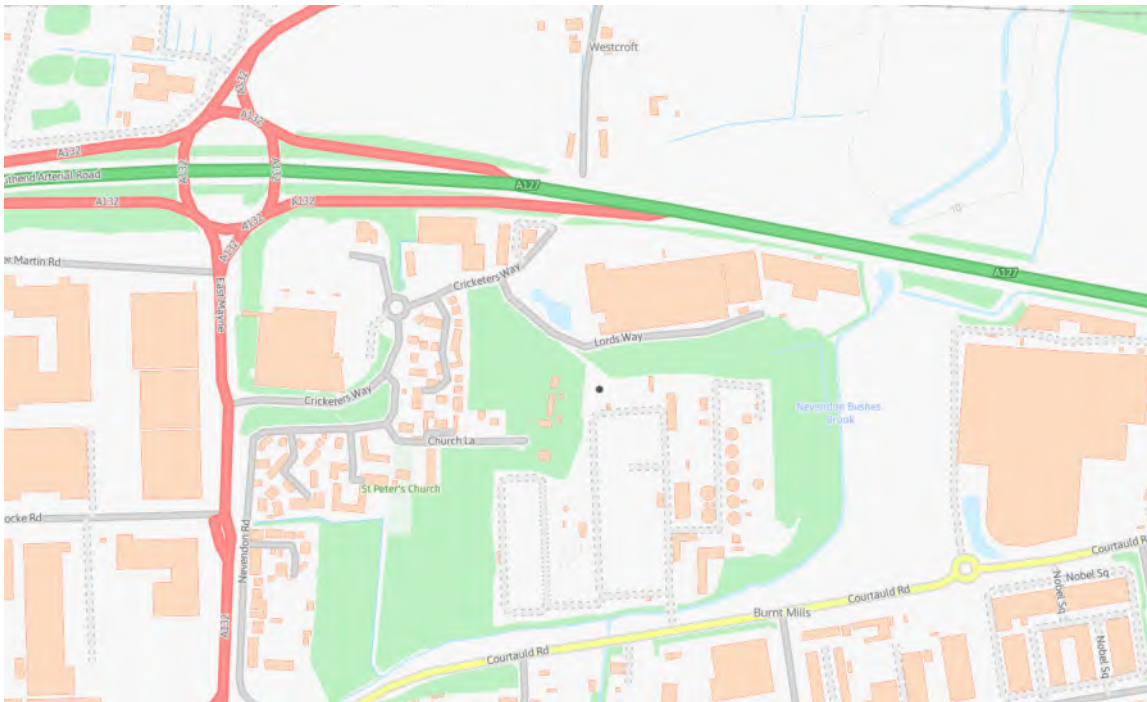
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Jenni Askew-Martin

From: Ternent, Helen E <Helen.E.Ternent@sse.com> on behalf of OPN Connections <OPNConnections@sse.com>
Sent: 23 April 2026 16:04
To: Jenni Askew-Martin
Subject: RE: Land at Basildon - Asset Plan Request

Hello Jenni

Just received confirmation that OPN doesn't own any assets on the area.



Many thanks Helen

Helen Ternent
IDNO Design Administrator
Optimal Power Networks Ltd
1 Forbury Place
Reading
RG1 3JH
M: +44(0) 7341 470928
E: Helen.e.ternent@sse.com

[sse.com](https://www.sse.com)
[optimalpowernetworks.com](https://www.optimalpowernetworks.com)
[x.com/OP_Networks](https://twitter.com/OP_Networks)



Jenni Askew-Martin

From: SOTA Plant Enquiries <SOTA.PlantEnquiries@ocugroup.com>
Sent: 23 April 2026 15:28
To: Jenni Askew-Martin
Subject: S04/26-2039 RE: Land at Isted Rise - Asset Plan Request



Dear Sir or Madam,

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

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

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

Please note that our email address has changed from sota.plantenquiries@instalcom.co.uk to sota.plantenquiries@ocugroup.com. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests.

Regards

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

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



SOTA Plant Enquiries | | OCU Group
Email: SOTA.PlantEnquiries@ocugroup.com

Follow Us | LinkedIn | [ocugroup.com](http://www.ocugroup.com)

Think Safe + **Work Safe** = **Home Safe**

Jenni Askew-Martin

From: National Plant Enquiries <OSM.enquiries@atkinsrealis.com>
Sent: 21 April 2026 10:30
To: Jenni Askew-Martin
Subject: RE: Land at Istead Rise - Asset Plan Request

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

Many thanks.

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

ATKINS working on behalf of Vodafone: Fixed



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

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage. The information included on this plan should not be referred to beyond a period of 90 days from the date of issue.

IMPORTANT - PLEASE READ:

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



Please consider the environment before printing this e-mail

At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

From: Jenni Askew-Martin <jenni.askew@cannonce.co.uk>
Sent: Thursday, April 16, 2026 7:51 PM
To: National Plant Enquiries <OSM.enquiries@atkinsrealis.com>
Subject: Land at Istead Rise - Asset Plan Request

Our Ref: JA-M/ZG211/V2026.04.16

Jenni Askew-Martin

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 20 April 2026 16:29
To: Jenni Askew-Martin
Subject: Land at Istead Rise - Asset Plan Request



Thank you for your enquiry.

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

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

Regards



NRSWA Department
Sky UK - Technology - Operations

 nrswa@sky.uk  +44 2070323234

From: Jenni Askew-Martin <jenni.askew@cannonce.co.uk>
Sent: 16 April 2026 15:27
To: NRSWA <nrswa.nrswa@sky.uk>
Subject: [EXTERNAL] Land at Istead Rise - Asset Plan Request

Our Ref: JA-M/ZG211/SKY2026.04.16

Dear Sirs,

Land North of Drove Way, Istead Rise
Asset Plan Request

To aid with our investigations of the above site could you please provide records of your assets for the area of interest outlined in red on the enclosed location plan? The site is located around grid reference 563366, 170449 and has the nearby postcode DA13 9JY.

Your Reference: JA-M/ZG211/A2026.04.16

Our reference: UK_ROW_42_MF_20260416

Dear Sir/Madam,

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

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

Please note that all enquiries relating to the Arelion line plant should be forwarded to:

By post – to, **Arelion Uk Ltd**

69-77 Paul Street
3rd Floor
London
EC2A 4NW

By email – to, check-network@arelion.com

By phone – to, 08000287406
003618089955

Your sincerely
Maciej Filiks
Infrastructure Team
Arelion
E-mail: check-network@arelion.com
www.arelion.com

 External

Jenni Askew-Martin

From: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Sent: 20 April 2026 09:34
To: Jenni Askew-Martin
Subject: RE: Land at Istead Rise - Asset Plan Request

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

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

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

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

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

Kind regards,

Plant Enquiry Team



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From: Jenni Askew-Martin <jenni.askew@cannonce.co.uk>
Sent: 16 April 2026 15:32
To: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Subject: Land at Istead Rise - Asset Plan Request

Jenni Askew-Martin

From: Network Admin Team <netadmin@muagroup.co.uk>
Sent: 17 April 2026 08:47
To: Jenni Askew-Martin
Cc: Network Admin Team
Subject: FW: Land at Istead Rise - Asset Plan Request
Attachments: Istead Rise - OS Plan 15.07.24.pdf

Good morning Jenni,

We don't currently have any utility assets within this area.

Kind regards,

Rosie

Network Admin Team



 muagroup.co.uk
 netadmin@muagroup.co.uk
 Hiview House, Highgate Road, London NW5 1TN



Power cut? Call 105 or 0800 011 4193 | Smell gas? Call 0800 111 999 | Water issue? Call 0800 011 4193
Other questions or issues? Call us on 0800 011 4193

From: Jenni Askew-Martin <jenni.askew@cannonce.co.uk>
Sent: Thursday, April 16, 2026 3:30 PM
To: Power Distribution <powerdistribution@murphygroup.co.uk>
Subject: Land at Istead Rise - Asset Plan Request

CAUTION: This email is from outside Murphy - be careful of attachments and links. If you are not expecting an email or the sender is unknown to you then please report it to the IT Service Desk.

Our Ref: JA-M/ZG211/MG2026.04.16

Dear Sirs,

Land North of Drove Way, Istead Rise

Asset Plan Request

Jenni Askew-Martin

From: Nraswa <nraswa@kcom.com>
Sent: 17 April 2026 07:29
To: Jenni Askew-Martin
Subject: RE: Land at Istead Rise - Asset Plan Request

KCOM Commercial in Confidence

Hello,

Location / Ref no : **Land North of Drove Way, Istead Rise**

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

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

Kind Regards

Pete McSherry

NRSWA Planner – Field Engineering

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

Email: pete.mcsherry@kcom.com

Web: www.kcom.com

KCOM



From: Jenni Askew-Martin <jenni.askew@cannonce.co.uk>
Sent: 16 April 2026 15:29

Jenni Askew-Martin

From: UK OSP-Team . <osp-team@verizon.com>
Sent: 16 April 2026 16:14
To: Jenni Askew-Martin
Subject: Re: Land at Istead Rise - Asset Plan Request

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (FTT) Email osp-team@uk.verizon.com

www.verizon.com

Verizon UK Limited is a company registered in England & Wales - registered number 2776038 - registered office at Reading International Business Park, Basingstoke Road, Reading, Berkshire, UK RG2 6DA - VAT number 823 8170 33.

Please note that the information provided in this response including any accompanying attachments is intended for general information purposes only and should not be construed as professional advice. While we strive to ensure the accuracy and relevance of the information, we cannot guarantee its completeness or applicability to your specific situation. Any reliance you place on such information is therefore strictly at your own risk. Additionally, please be aware that this communication may contain confidential and privileged information. If you are not the intended recipient, please notify us immediately and delete all copies of this message and accompanying attachments. Any unauthorised use, disclosure, dissemination, distribution or copying of the information contained herein is strictly prohibited. This message does not guarantee the confidentiality, completeness or proper receipt of the messages sent and is susceptible to alteration.

On Thu, 16 Apr 2026 at 15:27, Jenni Askew-Martin <jenni.askew@cannonce.co.uk> wrote:

Our Ref: JA-M/ZG211/VB2026.04.16

Jenni Askew-Martin

From: mbnl.plant.enquiries <mbnl.plant.enquiries@turntown.com>
Sent: 16 April 2026 15:34
To: Jenni Askew-Martin
Subject: [Automated] Ref: ZG211 No affected plant at DA13 9JY

Dear Jenni ASkew-Martin,

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plants belonging to EE and the H3G mobile telecommunication networks.

MBNL **are not aware of** any active, decommissioned or planned plant that would be affected by the proposed work at "DA13 9JY". This postcode has also been verified as a valid postcode. Should you have any further queries, please use the contact details below.

Please ensure that best practice is followed when potentially disrupting any buried services (known or unknown). Further guidance can be sought from sources such as the HSE and National Highways.

[Link to submit another response \(for the same submitter details\)](#)

[Response ID: 61530]

Kind regards,

MBNL SHQE Team

Turner & Townsend Advisory t: 0121 818 5025 | www.turnerandtowntsend.com Turner & Townsend Europe Limited Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

Turner & Townsend Limited

For further information and registration details visit our website <http://www.turnerandtowntsend.com>.

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Jenni Askew-Martin
Cannon Consulting Engineers Limited
Cambridge House
Kentford
Suffolk
CB8 7PN

Your ref
25355

Our ref
DSA000053327

Date
5th of May 2026

Contact
Tel 0330 303 0119

Dear Mrs Askew-Martin
Level 1 Capacity Check Enquiry: Land at Istead Rise.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been assessed to determine the capacity available for **0.87 l/s** at manhole reference **TQ63702205 (563234, 170245)**.

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of **0.87 l/s** for the above development at manhole reference **TQ63702205 (563234, 170245)**. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

Please note, the assessment that has been undertaken has used an assumed pump rate of **6 l/s**. This has been calculated using Southern Water's modelling specifications.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)



Alternatively, New Appointees and Variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development