

012.525metres

Dig SitesArea: Line:

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

Date Requested: 12/03/2025

Job Reference: 36535573

Site Location: 563761 166407

Requested by: Mrs Emma Harris

Your Scheme/Reference: 29473

Scale: 1:500 (When plotted at A4)

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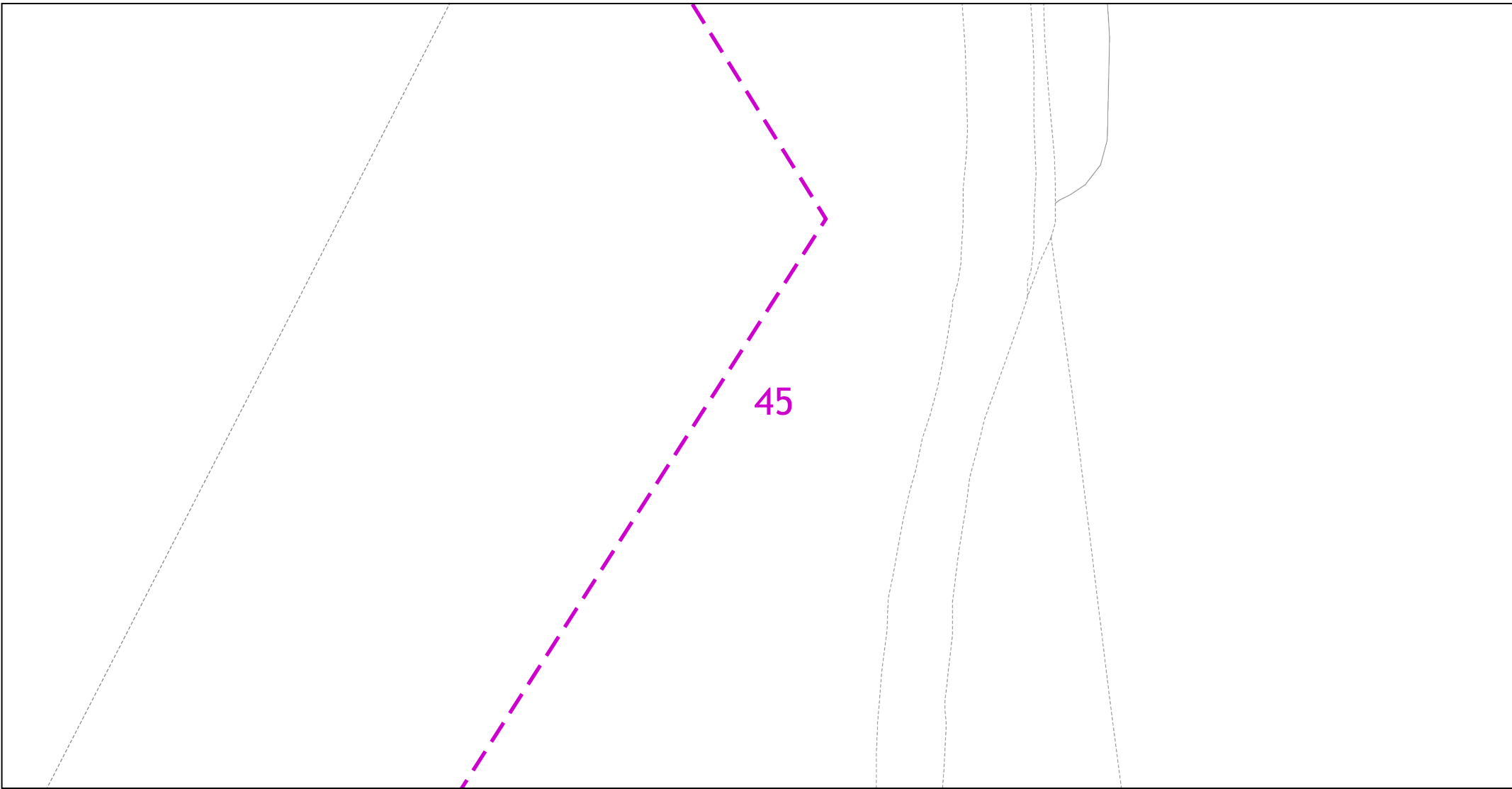
ALWAYS LOOK UP BEFORE YOU START WORK

Refer to HSE Guidance note GS6

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LOOK OUT

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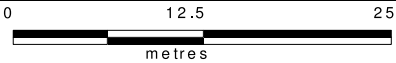
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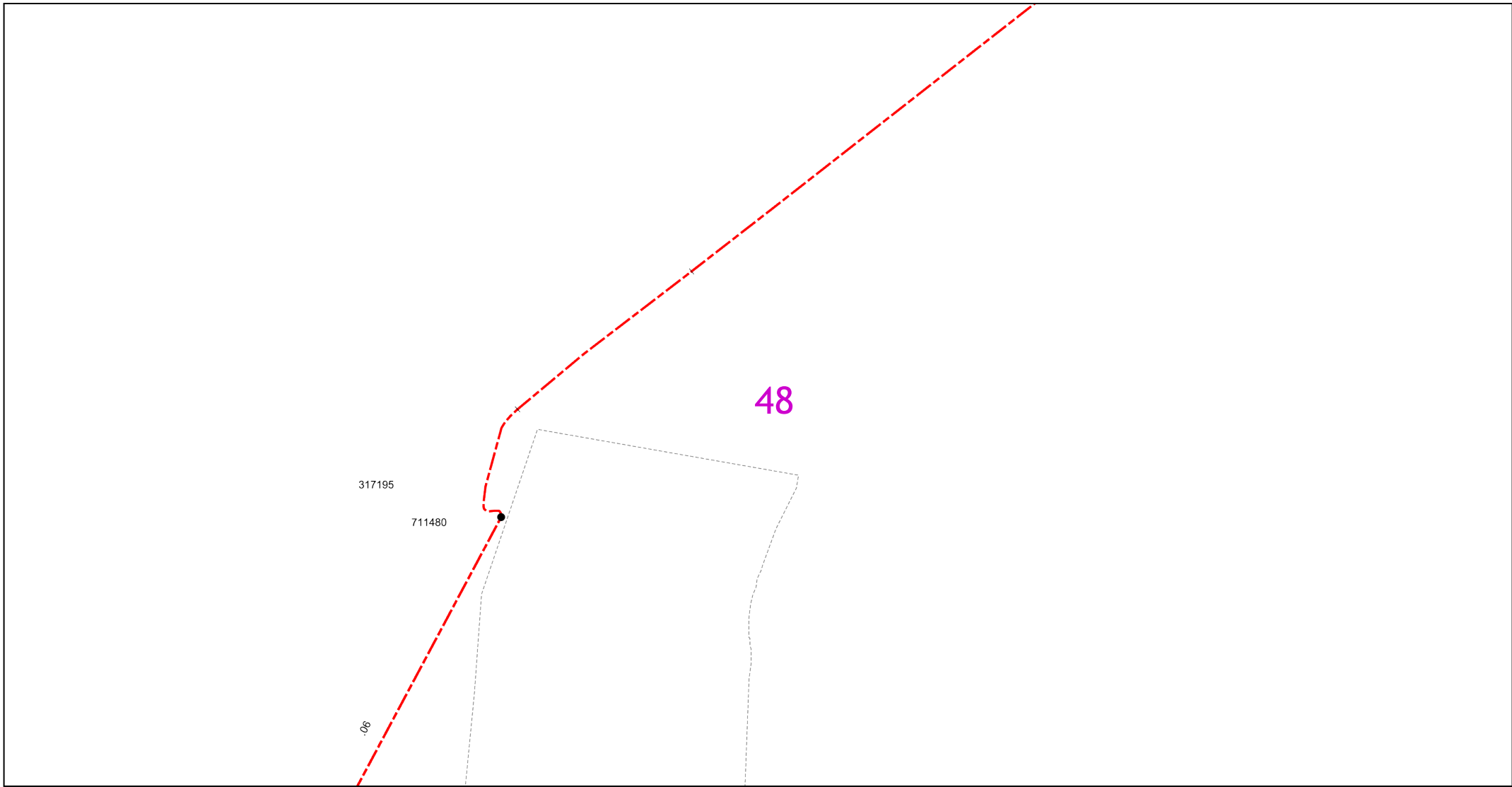
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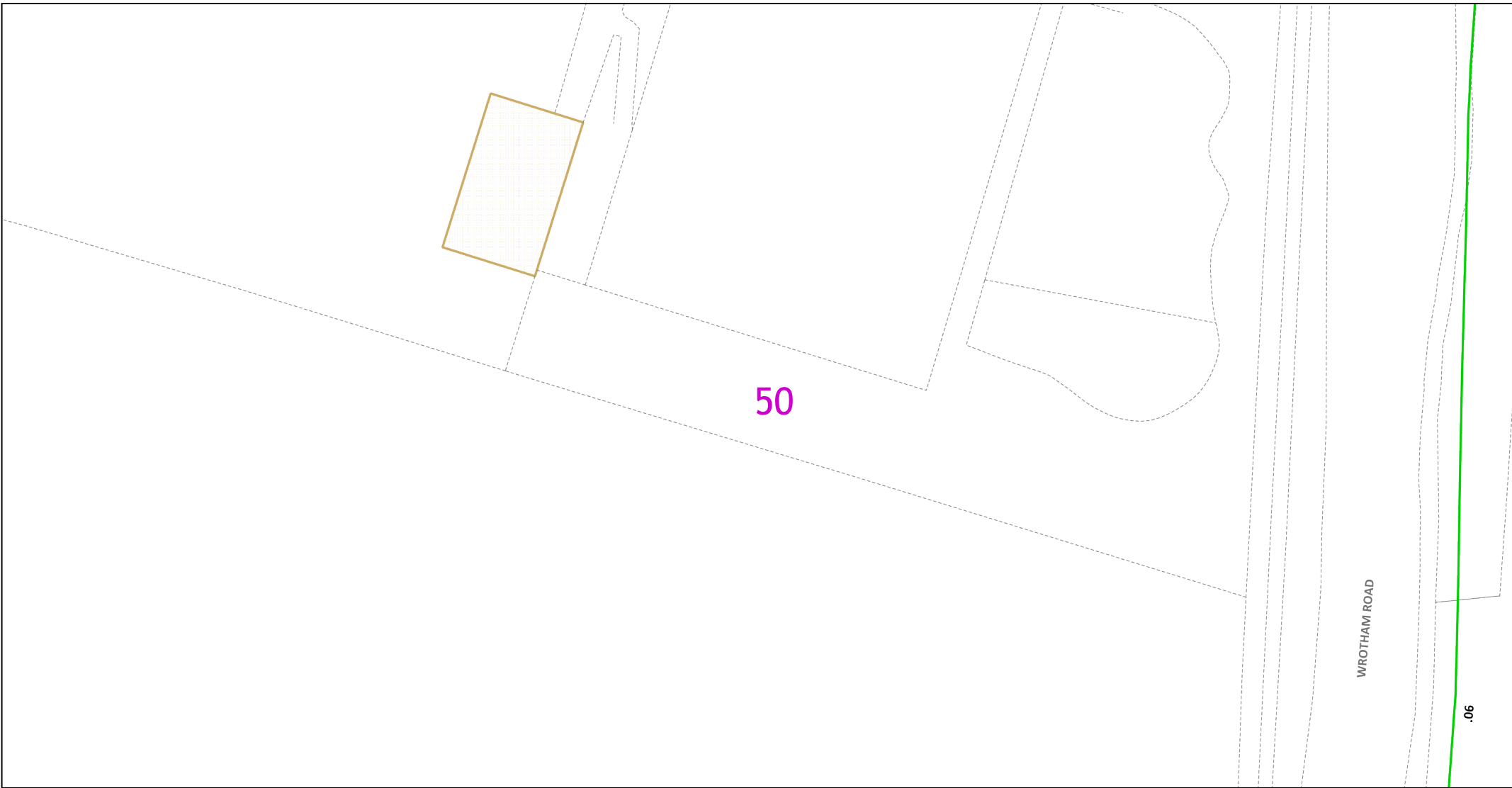
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012.525metres

Dig SitesArea: Line:

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Date Requested: 12/03/2025

Job Reference: 36535573

Site Location: 563761 166407

Requested by: Mrs Emma Harris

Your Scheme/Reference: 29473

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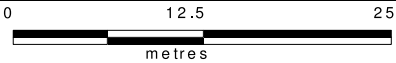
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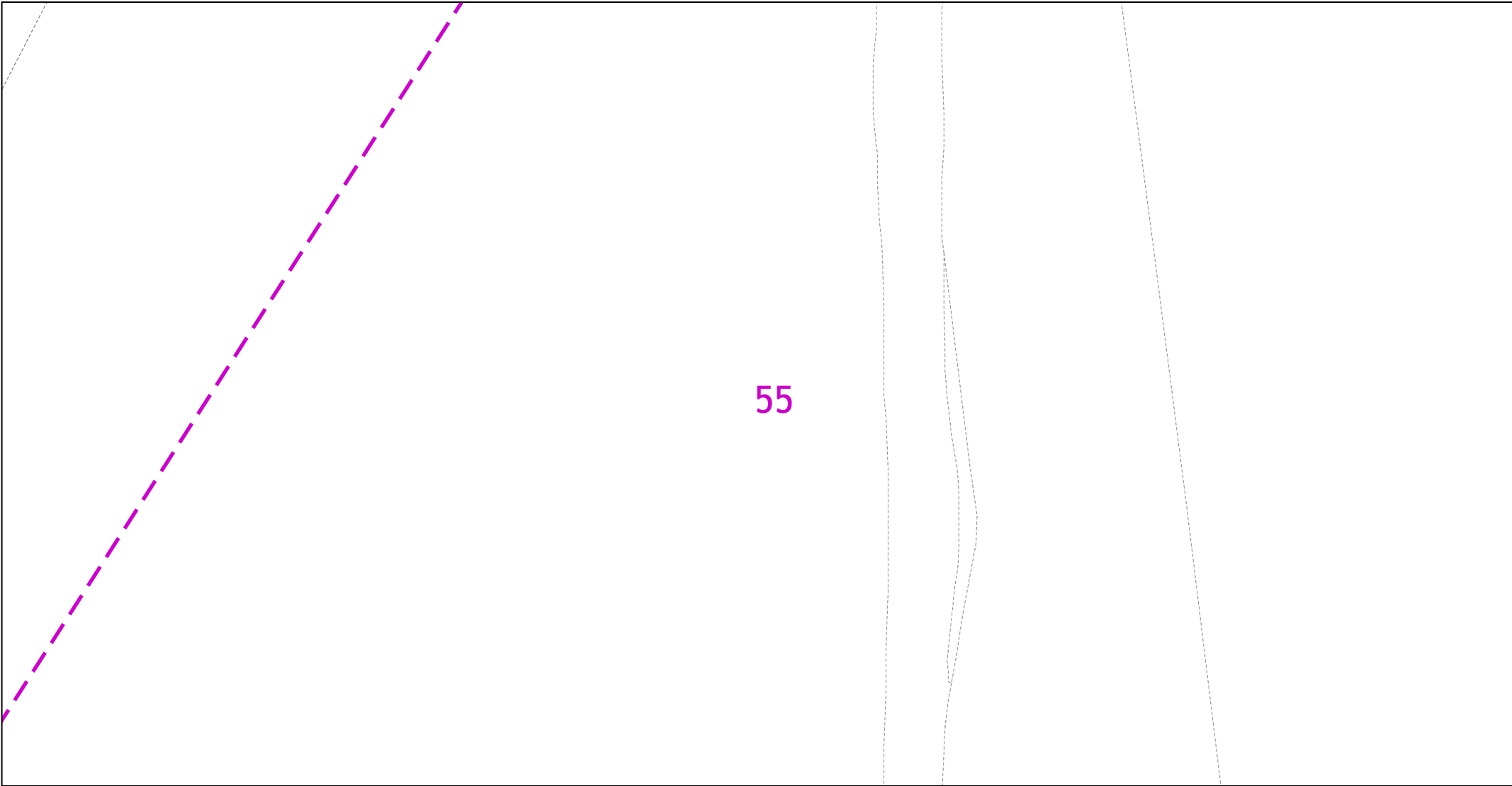


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12.5

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metres

Dig Sites Area: Line:

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LOOK OUT

LOOK UP

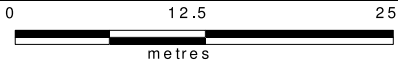
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Track



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A diagram illustrating a geometric configuration. A dashed purple line, labeled '57' in the center, slopes downwards from left to right. It intersects a dashed red line labeled '1' and a dashed green line labeled '2'. The red line is horizontal, and the green line is slightly sloped upwards from left to right. The purple line is labeled '57' in the center of the diagram.



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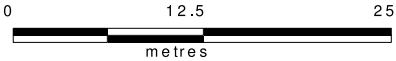
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60

2c 25H (R) NR

Saved Camera
NR



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012.525metres

Dig SitesArea: Line:

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

Date Requested: 12/03/2025

Job Reference: 36535573

Site Location: 563761 166407

Requested by: Mrs Emma Harris

Your Scheme/Reference: 29473

Scale: 1:500 (When plotted at A4)

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UK Power Networks

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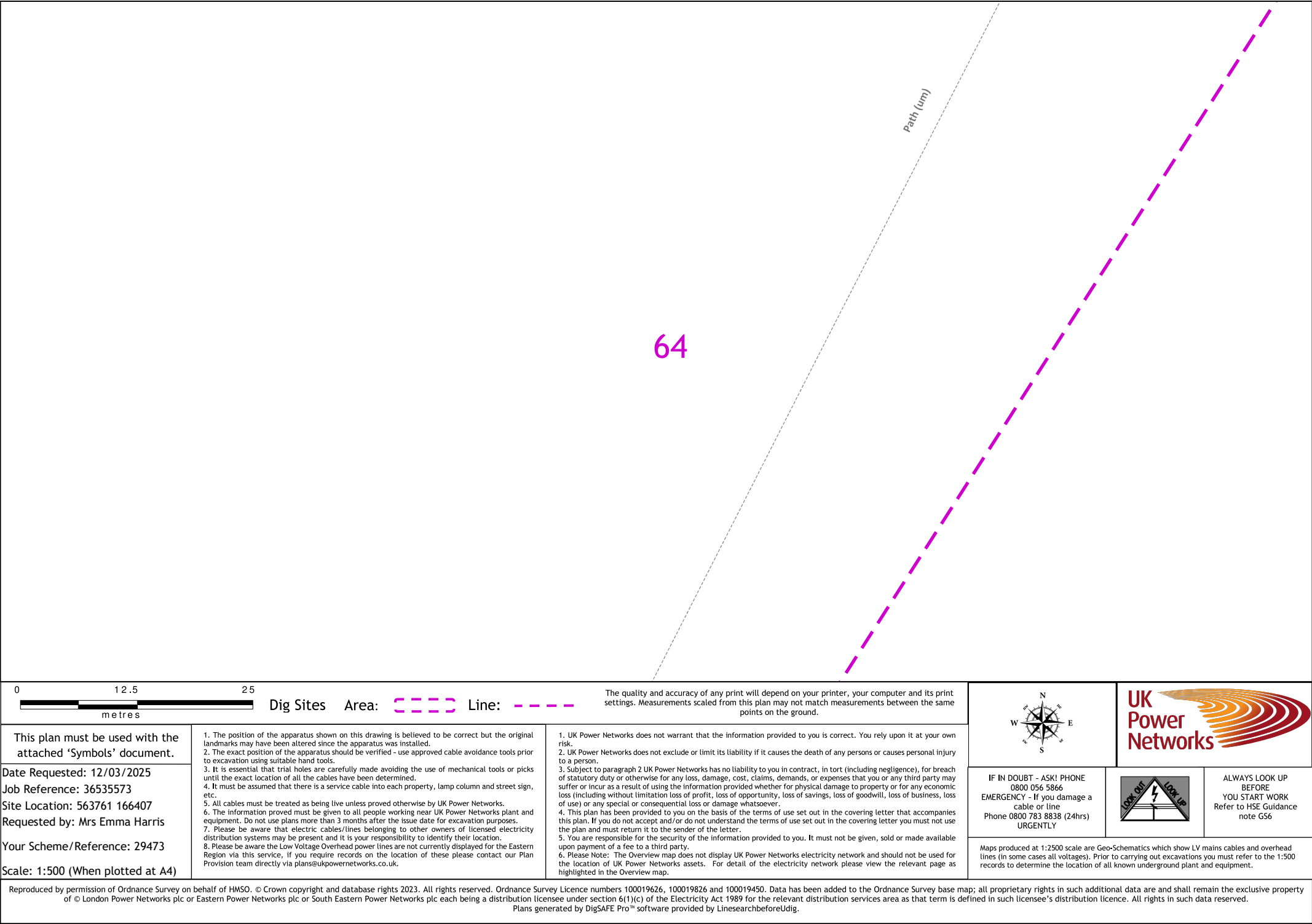
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CAMER PARK ROAD

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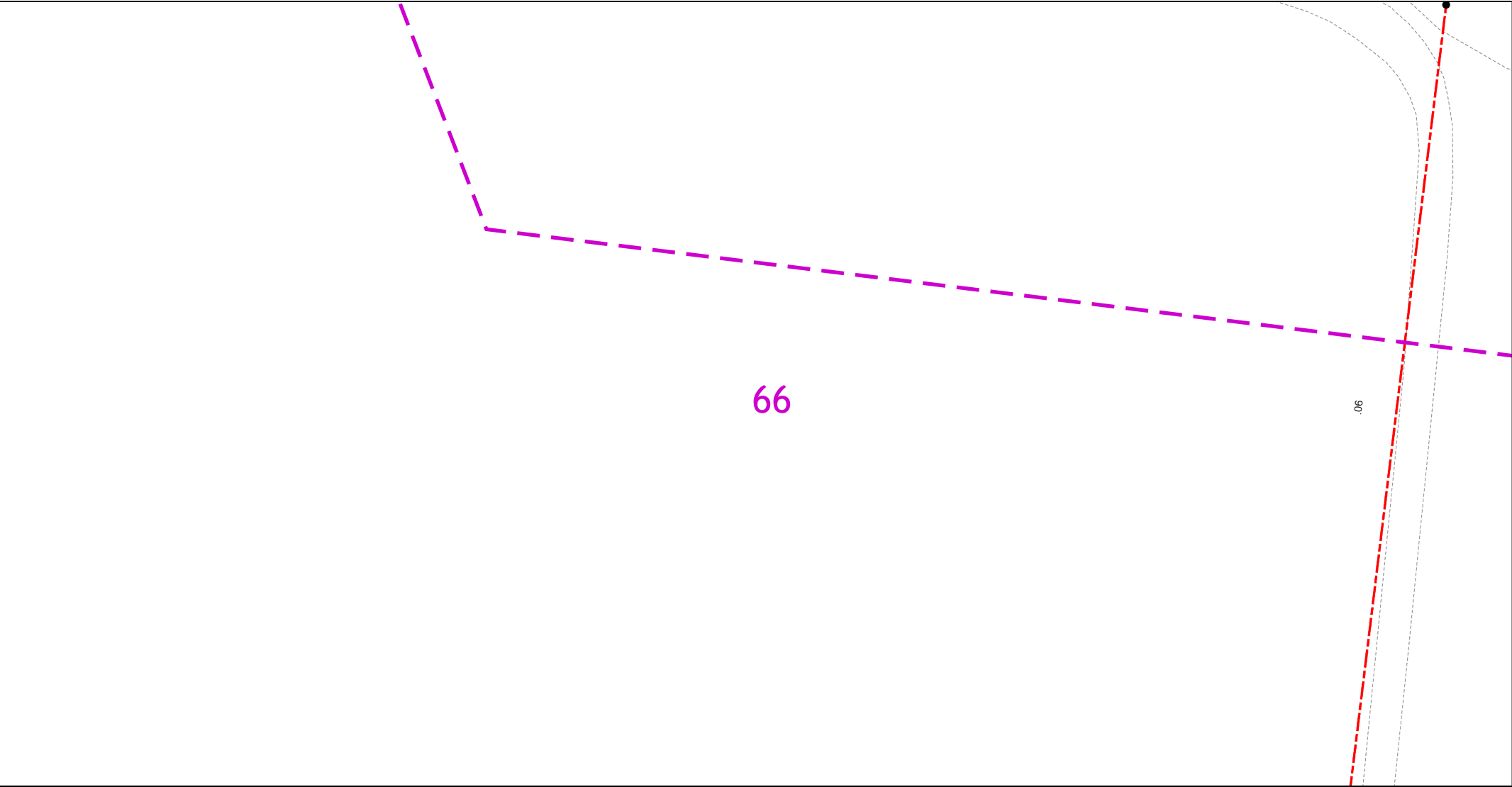


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012.525metres

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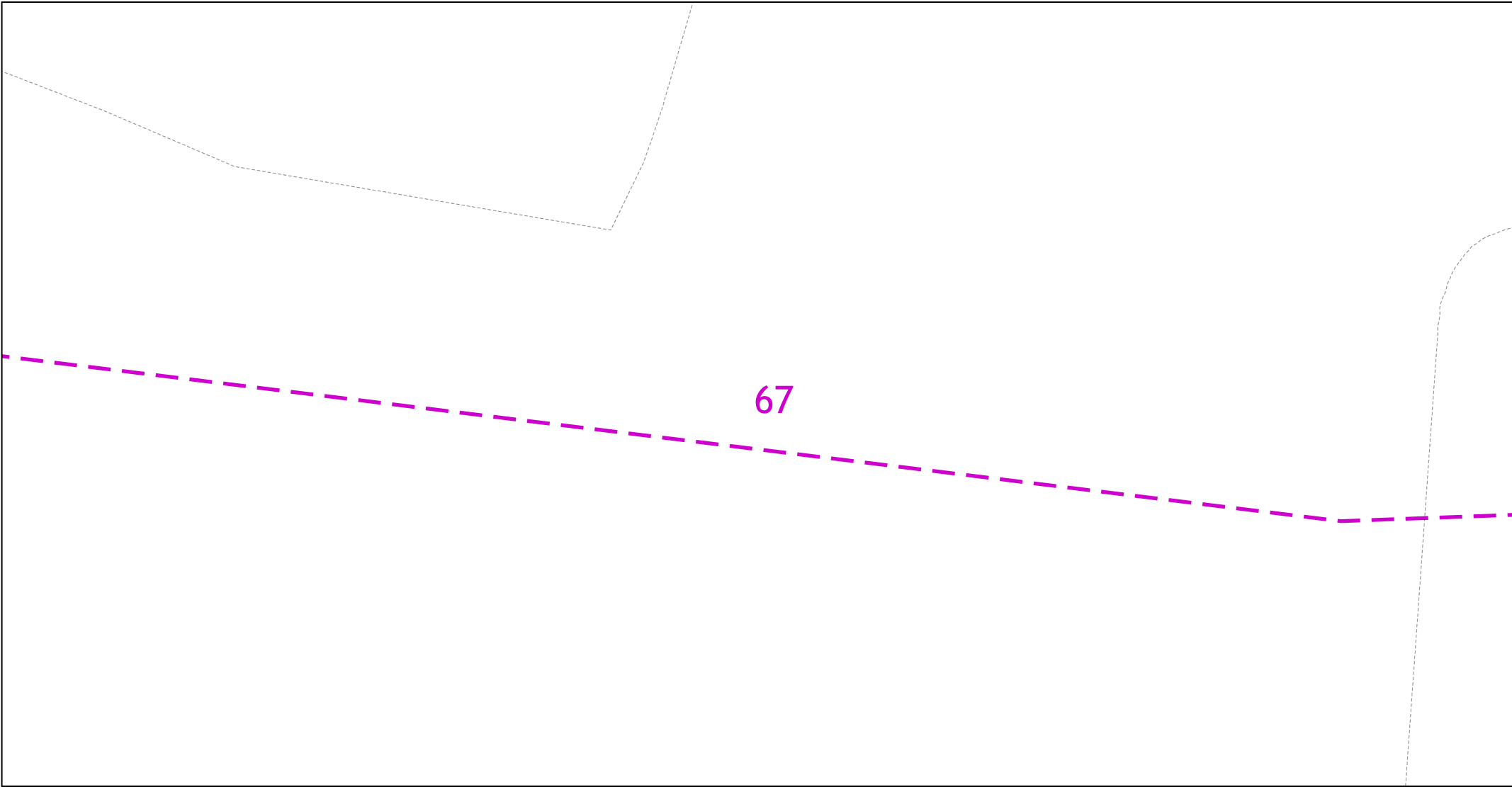
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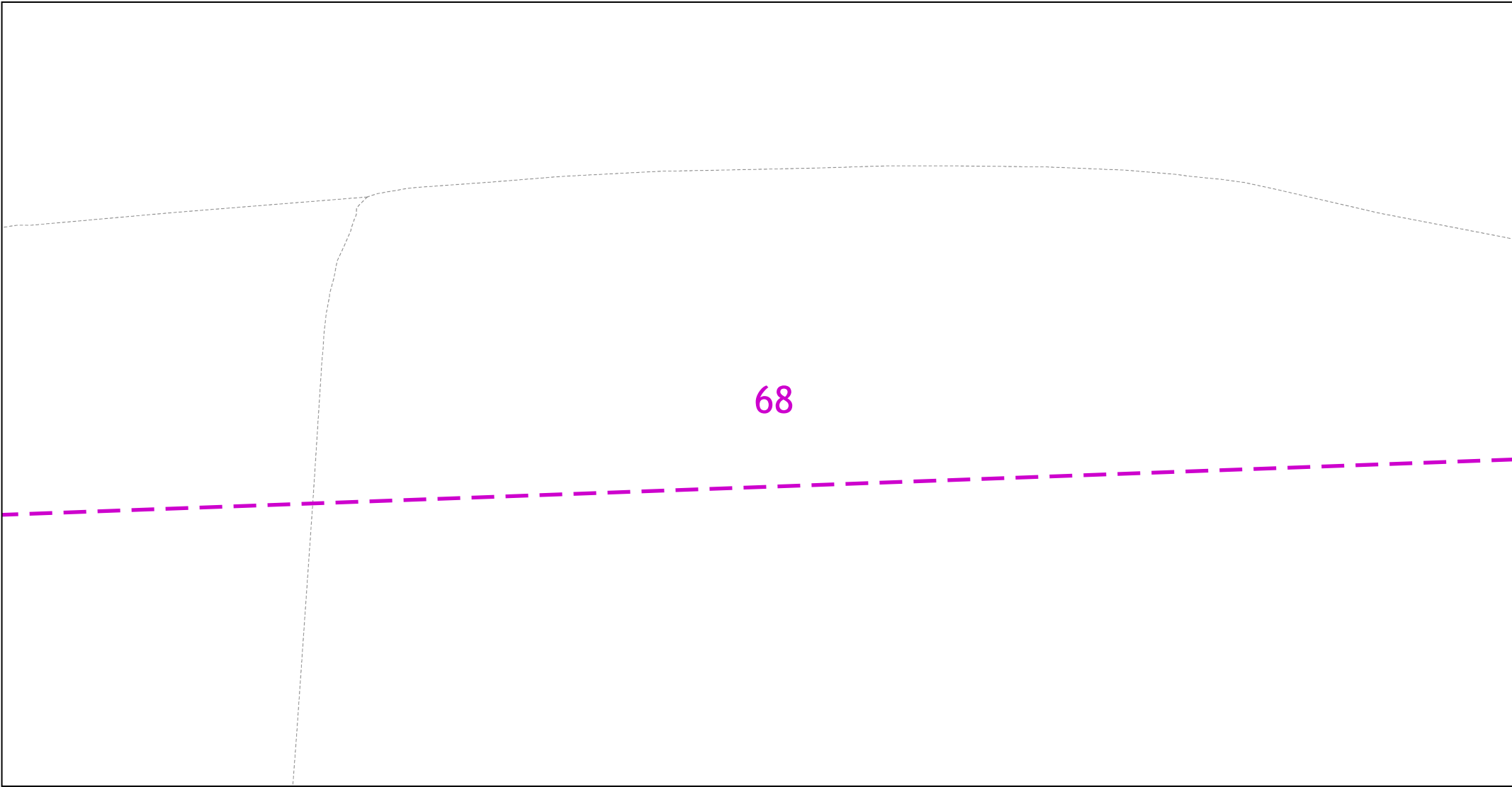
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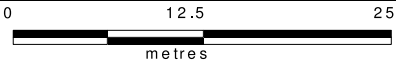
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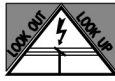
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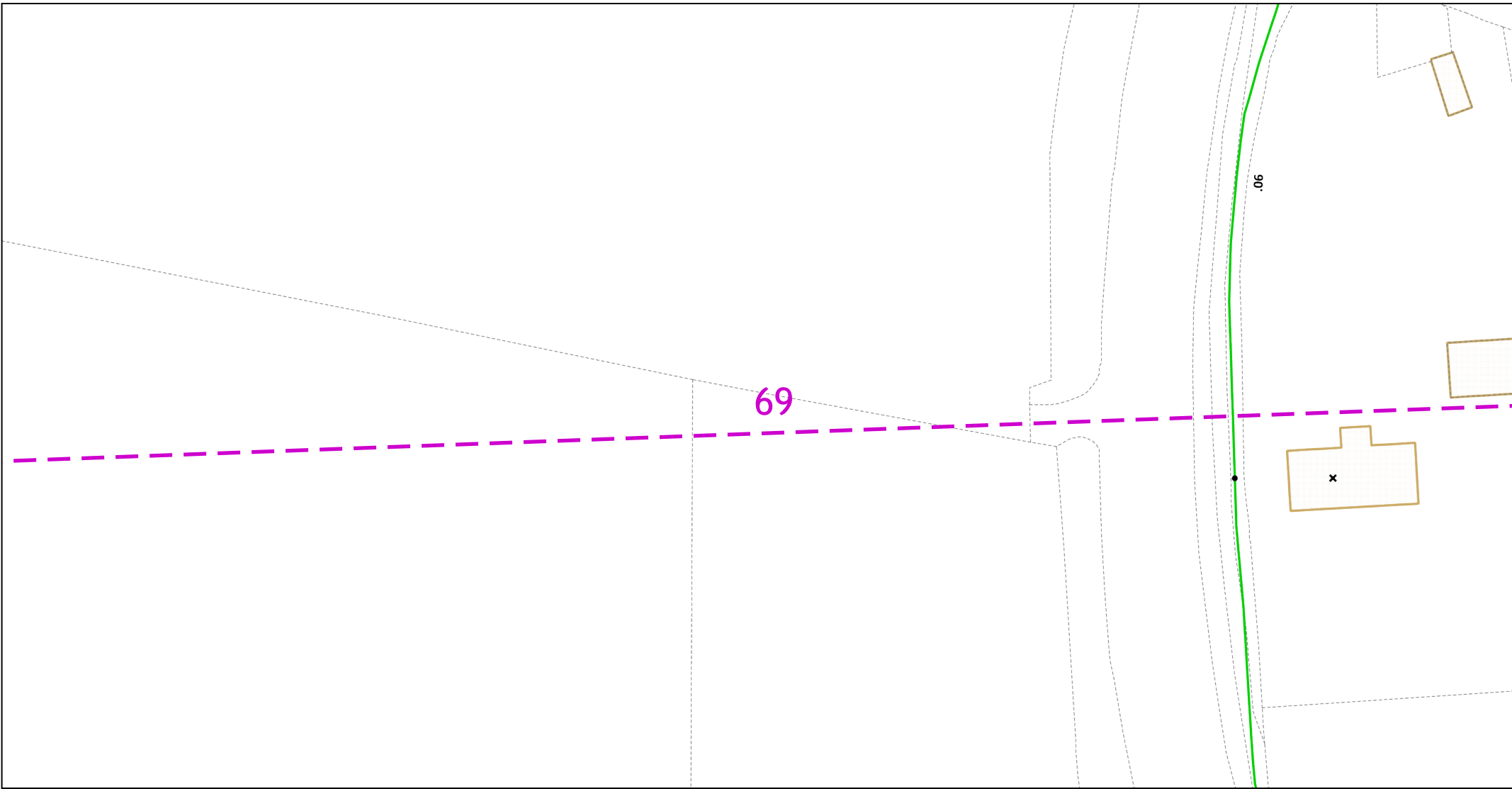


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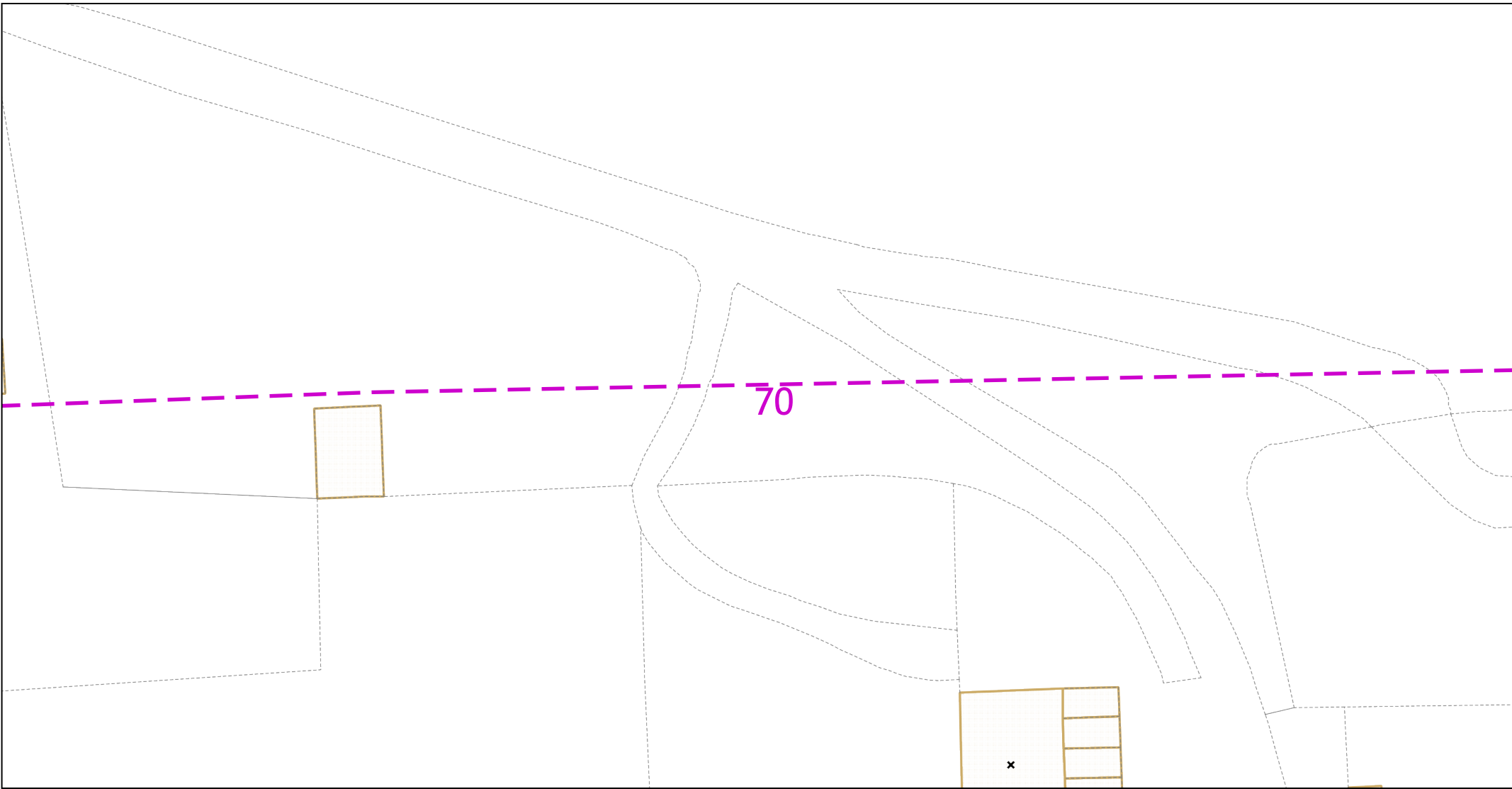


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UK Power Networks

IF IN DOUBT - ASK! PHONE 0800 056 5866

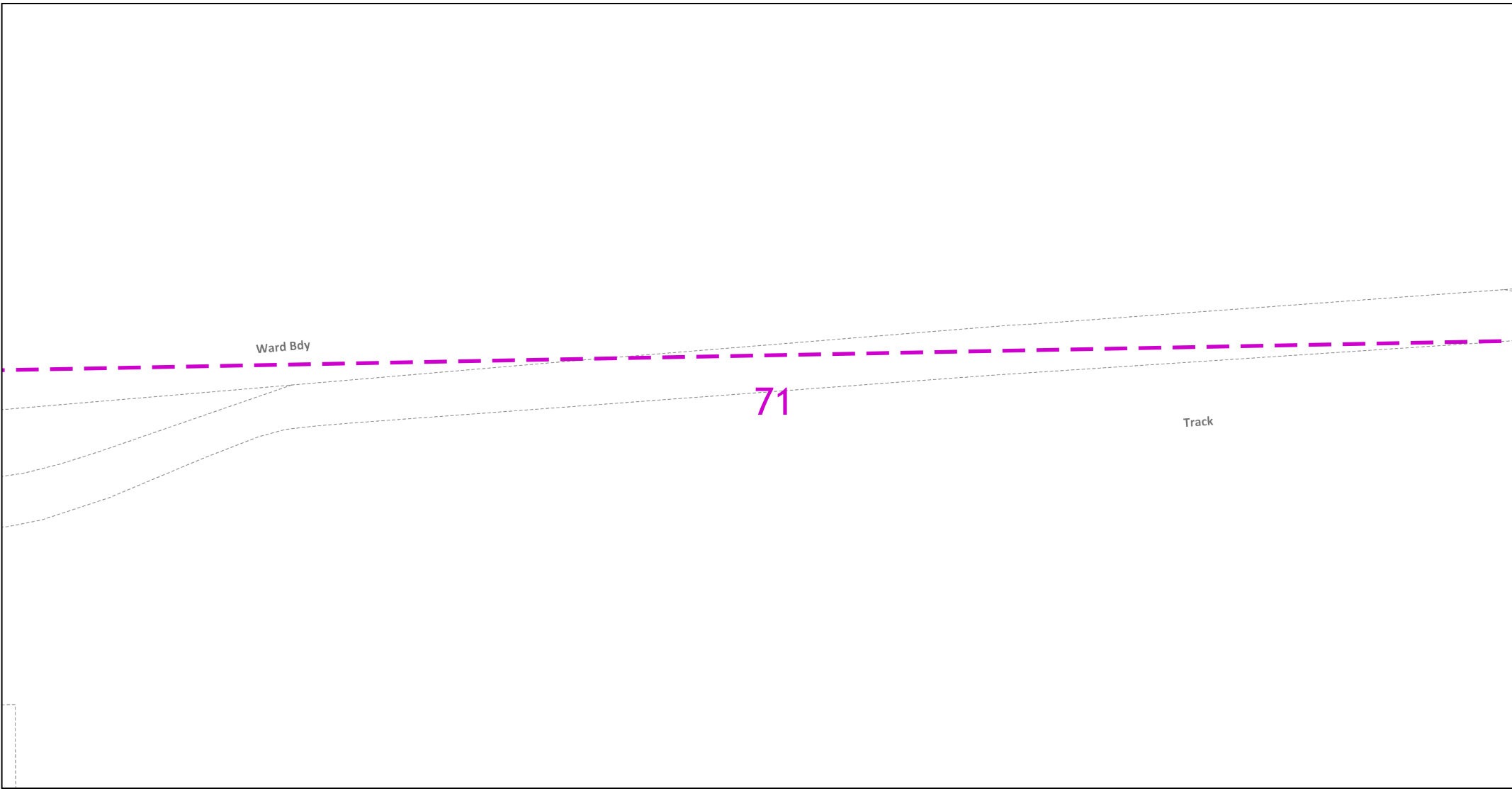
EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY

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

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2023. All rights reserved. Ordnance Survey Licence numbers 100019626, 100019826 and 100019450. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data reserved.

Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



Dig Sites Area:  Line: 




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

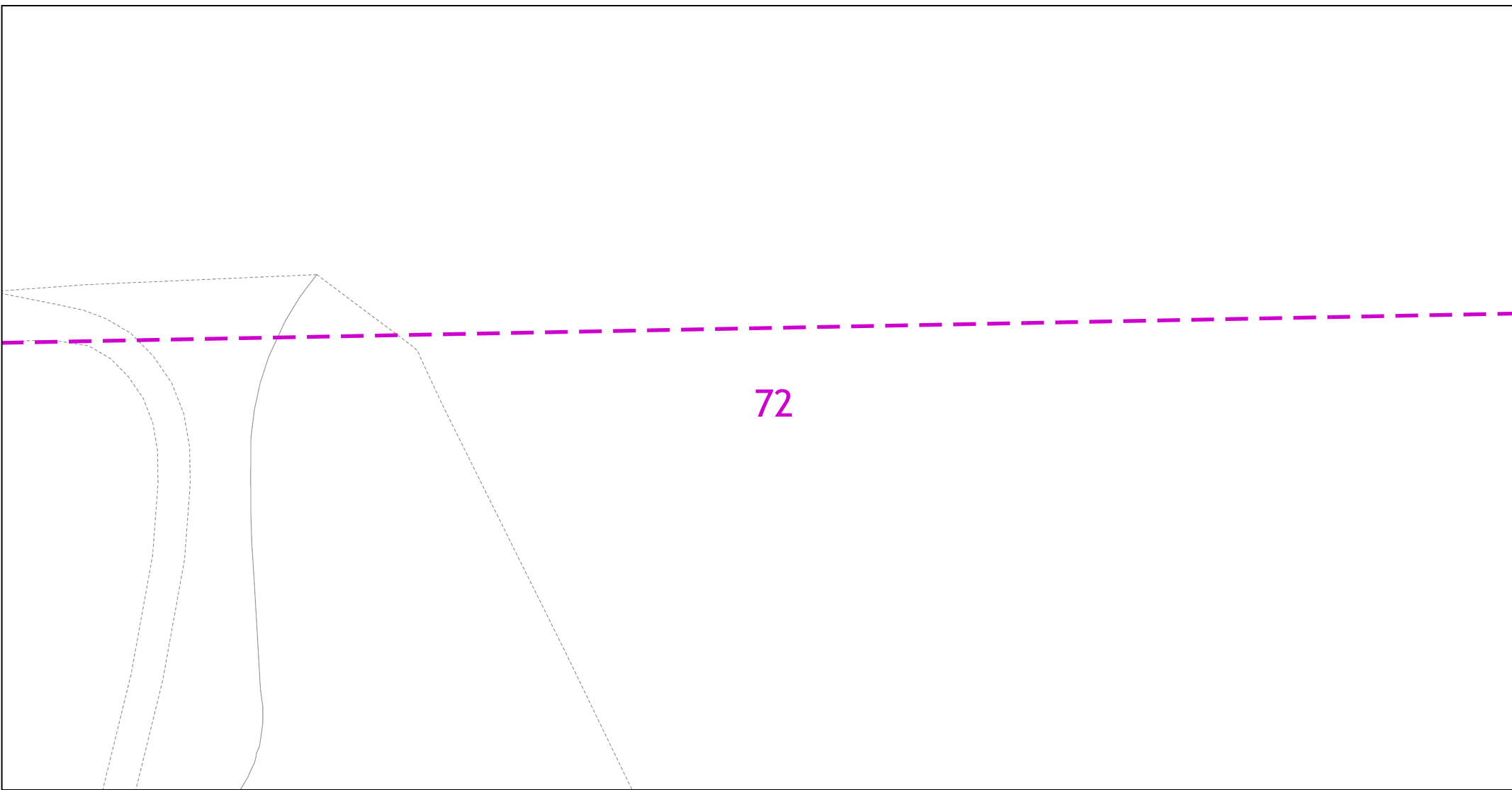
This plan must be used with the attached 'Symbols' document.

Date Requested: 12/03/2025
Job Reference: 36535573
Site Location: 563761 166407
Requested by: Mrs Emma Harris
Your Scheme/Reference: 29473
Scale: 1:500 (When plotted at A4)

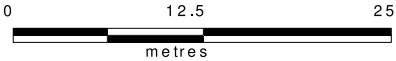
1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.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

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
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<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p>	
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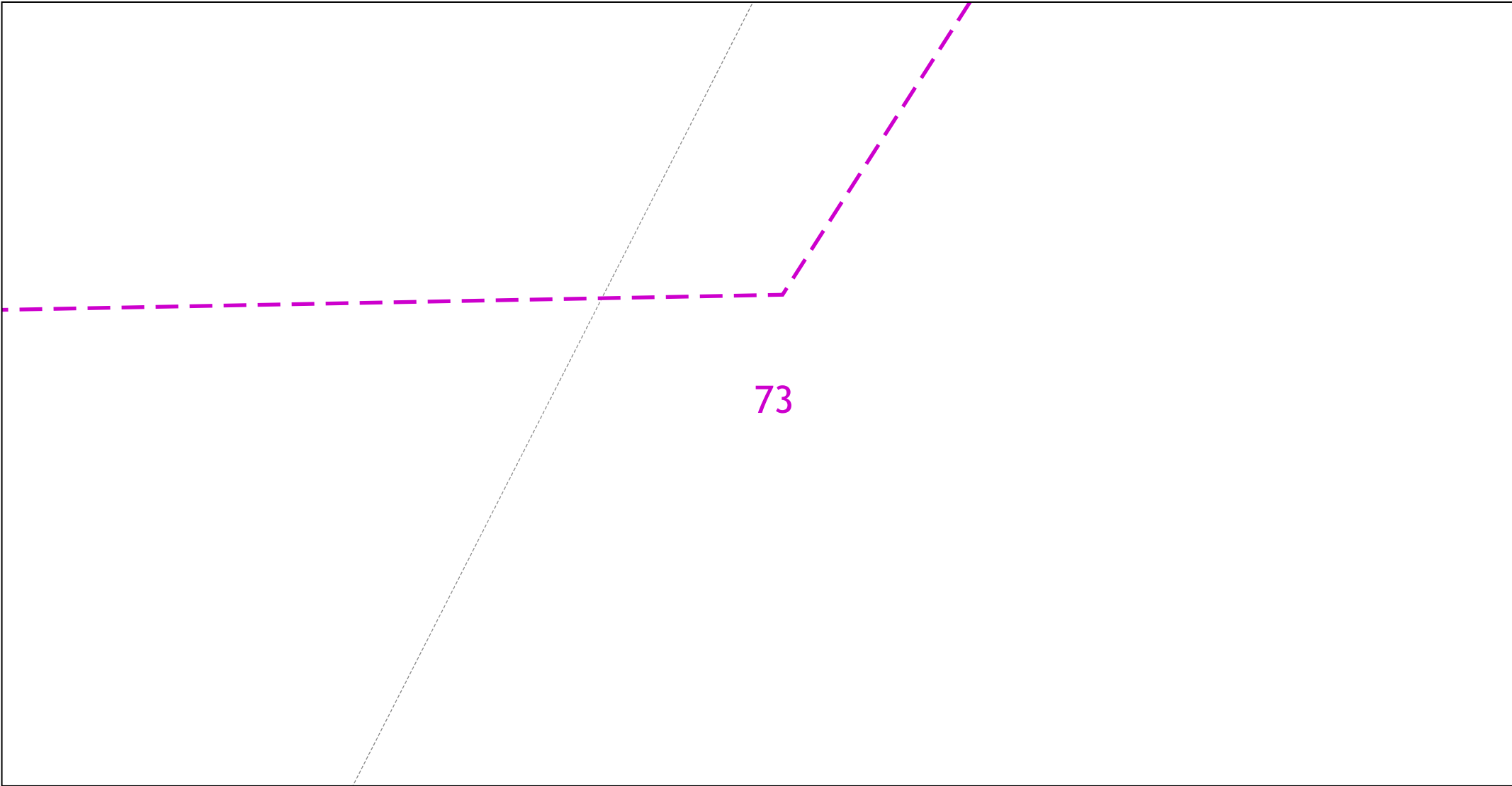
72



Dig Sites Area:  Line: 

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<p>This plan must be used with the attached 'Symbols' document.</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. 8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party. 6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.</p>		
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73



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UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

All you need to do is:

1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



Thank you for making the area a safer place to dig.

UK Power Networks, working with LSBUD

Mrs Emma Harris
MEC Consulting Group Ltd
The Old Chapel
Hugglescote
Station Road
Leics
LE67 2GB

Date: 21 March 2025

Our Ref: 8500329289 / QID 3000053899

Dear Mrs Harris

Site Address: Land To The West Wrotham Road, Gravesend, DA13 0JW

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. From the substation we will provide the customer with 120 x 1ph 100A services to dwellings. The customer will have a total load of 900kVA.

High Voltage Point Of Connection

£820,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Wrotham 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.

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.

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](#)



MEC
Consulting Group

APPENDICES



APPENDIX F

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : KSI12183J

Map Reference : (centre) TQ6400066832

Easting/Northing : (centre) 564000,166832

Scale : 1:500

Issued : 06/03/2025 12:18:21

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

MEC Consulting Group Ltd
The Old Chapel
Station Road, Hugglescote
Coalville
LE67 2GB

Our Ref: 935553/BCQR12/CM
Your Ref: Wrotham Road (West)
24th March 2025

FAO: Emma Harris

Dear Madam,

**Western Site Near Wrotham Road, Wrotham Road, Meopham, Gravesend,
DA13 0JW**

Thank you for your enquiry forwarded from our Openreach Newsites office.

An initial investigation of the above site proposals has been completed, and a detailed survey is now required to confirm that anticipated alterations to Openreach apparatus are the most cost-effective means of protecting our network. Your proposals have been registered as works applicable to The Electronic Communications Code ("the 2017 Code"), Schedule 3A of the Communications Act 2003 and in line with Paragraph 16, Schedule 2, Transitional Provisions of the Digital Economy Act 2017

The estimated cost to provide a detailed estimate and specification for this work is £1,948.96 (inclusive of VAT), which we will require in advance although the actual costs will be charged, whether more or less than this.

Because we consider a detailed investigation is essential to ensure our network is protected, we will contact you within 30 working days if payment has not been received unless you inform us that your proposals or circumstances have changed.

After receipt of payment, we will contact you where necessary and if there is no alternative to the alterations work, we will provide a single detailed estimate of the costs and a specification. However, if your proposals are not suitably detailed, then we may agree to provide a budget costing in advance of this. We would normally expect to complete this within 25 working days when we will also inform you of the next steps. If our expense is likely to exceed the advance payment you have made, particularly if additional or alternative costings are required, then further payments will be requested from you.

After provision of the final detailed estimate and your agreement to the associated specification, we will review our expenditure and provide a final invoice to settle the costs for this work before moving on to the next stage of the project.

If you have not already done so, please ensure you include preferred contact details, detailed plans and any supporting information for your proposals along with the advance payment (see 'Paying Openreach' section).

We offer a free site visit service to locate and mark the position of Openreach apparatus within your work area. To arrange a site visit from a Plant Protection Officer, email: cbyd@openreach.co.uk

We also provide a "Maps-by-Email" service to enable you to receive an electronic copy of our plant records.

For further information on these services please visit the following URL: <https://www.openreach.com/building-developers-and-projects/locating-our-network>

Please be aware that any duct and poles owned and controlled by Openreach can be used by third party communications providers (CP) for the installation of their cables and apparatus if they have a contract with us for our Physical Infrastructure Access (PIA) product. The CP must, however, place an Order with us for PIA before they install their cables or apparatus. If such CP cables or apparatus are identified in our network within your area of interest, I will identify a contact for the affected CP and advise them of your proposals. I will pass these contact details on to you and liaise with the CP so that they are aware of any diversionary requirements relating to your proposals. You will be contacted directly by the affected third party CP – they will advise you of any associated chargeable costs relating to their cable and apparatus diversions. If you have any queries or concerns relating to this aspect of the Openreach operated network, please don't hesitate in contacting me. Please Note Openreach Ltd. will not be held liable for any delays, costs, losses or damage caused by the third party CP.

If you wish to discuss your proposals further, or would like to arrange a meeting please do not hesitate in contacting me.

Yours faithfully,

Christian Masters

Christian Masters
Repayments Project Engineer

Paying Openreach

Our reference 935553, must be quoted for all methods of payment.

1. Telephone Payments

To pay by credit card or debit card, simply call our dedicated card payments team on **freephone 0800 085 7717**.

Payment Reference: **935553**

Our opening hours are 9am to 4.30pm Monday to Friday.

2. Bank Automated Clearing Services (BACS)*

Our Bank:	Barclays Bank, 1 Churchill Place, Canary Wharf, London E14 5HP
Sort Code:	20-00-00
Account No:	00835757
Bank Identifier Code (Swift Code):	BARCGB22
IBAN (International Account No):	GB20 BARC 2000 0000 835757
Payment Reference:	935553

*for BACS payment, a remittance advice, quoting your details, and our Openreach reference, must be submitted as per the below table (please complete the blank fields):

Title/Location of Work	Western Site Near Wrotham Road, Wrotham Road, Meopham, Gravesend, DA13 0JW
Project Engineer Name	Christian Masters
Openreach Reference	935553/BCQR12/CM
Client Company Name	MEC Consulting Group Ltd
Client Billing Address	The Old Chapel, Station Road, Hugglescote, Coalville, Leics, LE67 2GB
Client Contact Name	Emma Harris
Client Tel	01530 264 753
Client E-mail	emma.harris@m-ec.co.uk

Please send your completed remittance to:

Email:	bacs1.sth@bt.com
Fax:	01908 862290
Post:	BT Payments Services Ltd, BT Telephone Centre, Durham. DH98 1BT

Cheque Payment

We no longer accept cheques as a payment method.

Refunds Policy

Where appropriate, a refund will be made by cheque, BACS or to the Credit/Debit card from which payment was taken.

Legal Costs and Interest

Please note that in circumstances where BT plc has issued legal proceedings, this payment may not be accepted in full and final settlement. Where applicable, legal costs and interest will remain outstanding, and must be paid in full.

CIS Details

Unique TAX Reference (UTR):	93520 03146
Company Name:	BRITISH TELECOMMUNICATIONS PLC
Company Trading Name:	BT
Company Registration Number:	01800000

BT VAT Registration Number: **245719348**

Domestic Reverse Charge (DRC)

DRC does not apply to the following services, the professional work of architects or surveyors, or of building, engineering, interior or exterior decoration and landscape consultants

Reverse charge treatment for utilities

Supplies of construction services to utility businesses are likely to be outside the scope of the reverse charge because they're the construction, repair, or alteration of the utility company's physical assets. Therefore, although they're CIS registered the end user exclusion will apply.

Further information can be found at: <https://www.gov.uk/guidance/vat-reverse-charge-technical-guide>

MEC Consulting Group Ltd
The Old Chapel
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Account No:	00835757
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Client Billing Address	The Old Chapel, Station Road, Hugglescote, Coalville, Leics, LE67 2GB
Client Contact Name	Emma Harris
Client Tel	01530 264 753
Client E-mail	emma.harris@m-ec.co.uk

Please send your completed remittance to:

Email:	bacs1.sth@bt.com
Fax:	01908 862290
Post:	BT Payments Services Ltd, BT Telephone Centre, Durham. DH98 1BT

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Company Registration Number:	01800000

BT VAT Registration Number: 245719348

Domestic Reverse Charge (DRC)

DRC does not apply to the following services, the professional work of architects or surveyors, or of building, engineering, interior or exterior decoration and landscape consultants

Reverse charge treatment for utilities

Supplies of construction services to utility businesses are likely to be outside the scope of the reverse charge because they're the construction, repair, or alteration of the utility company's physical assets. Therefore, although they're CIS registered the end user exclusion will apply.

Further information can be found at: <https://www.gov.uk/guidance/vat-reverse-charge-technical-guide>

Legend

CAUTION AREA

CAUTION AREA

EQUIPMENT

TA8CD FIBRE, TCODE
COPPER, CABINET
DP-12R COPPER, DP

DUCT

AC AERIAL
TUNNEL
DUCT

PROPOSED

AC AERIAL
DUCT

STRUCTURE

YCODE
CABINET SHELL
X SPLIT COUPLING
POLE
KIOSK
MANHOLE
JOINTBOX
CHANGE OF STATE
DUCTTEE

PROPOSED

MANHOLE
JOINTBOX
DUCTTEE

Other proposed plant is shown using dashed lines.

BT symbols not listed above may be disregarded.



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IN CONFIDENCE. © Openreach Ltd, Kelvin House, 123 Judd Street, London WC1H 9NP

IMPORTANT WARNING

Information regarding the location of OR apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to OR apparatus, which may exist at various depths and may deviate from the marked route.

Existing OR plant may not be recorded.
Information valid at time of preparation.

FOR ON-SITE LOCATION & MARKING SERVICE
Email: cbyd@openreach.co.uk

NATIONAL NEWSITES 0800 141 2674

Please quote Reference Number in all communications to this office.

BT Reference No: 935553/BCSR13/CM

Address: Site Near Wrotham Road, Wrotham Road, Meopham,
Gravesend, DA13 0JW

Exchange Area: MEOPHAM

OS Reference: 564631 166532

Date: 24 March, 2025

Appendix B

openreach



MEC
Consulting Group

APPENDICES



APPENDIX G



GTC Ref: East Midlands/34135057/490302

GTC Contact: Christopher Base

07483 082188 / christopher.base@gtc-uk.co.uk

01359 240154 / sales@gtc-uk.co.uk

16 April 2025



Electric, Fibre, Water and Wastewater Budget Quotation

Longfield Road, Meopham, GRAVESEND, Kent, DA13 0EN

Prepared for Richborough Estates (c/o MEC Consulting Group Ltd)



1.0 INTRODUCTION

Summary of Offer

Following your request for a utility networks quotation for the development at Longfield Road, Meopham, GRAVESEND, Kent, DA13 0EN GTC has used the information provided to produce a budget costing to meet your requirements. GTC's offer is inclusive of Electric, Fibre and Water infrastructure and adoption of the wastewater network constructed by you (based on the terms of offer set out in this quotation).

Breakdown of Offer

On-site works	
You pay GTC	£71,189.43
Off-Site Works	
You pay GTC	£57,480.01
Upstream Network Operator Costs	
Electricity:	£8,000.00
Water:	£20,000.00
Wastewater:	£0.00
Total	
You pay GTC	£156,669.44



2.0 GTC ADDED VALUE



Fibre

Fibre Rebate Information

GTC's offer above is inclusive of a fibre rebate of **£375.00 per plot** (£100 of which is conditional upon you pre-wiring the plot to enable the resident to receive Sky Q television services, via satellite dish, in accordance with the enclosed Sky Approved Developer Terms). This rebate has been deducted upfront from the on-site total giving the advantage of no administration burden for you to claim the individual plot rebates as they are connected.

Additional Fibre Network Value to Help with Comparison to Other Provider's Quotes

In addition to the rebate, this offer is based on GTC's innovative fibre installation method which means you will no longer have the cost or hassle of building the full duct and chamber network. Instead, GTC will install the duct network with the other utilities and free issue preformed chambers to be installed by you. GTC estimates that this gives a further construction cost saving to MEC Consulting Group Ltd of £515.00 per plot which you may need to take in to account when comparing to other quotes.

Estimated Value to Richborough Estates of Construction Costs Saved	
120 plots with £515.00 per plot saving	£61,800.00



Water and Wastewater

Infrastructure Charge and Income Offset Credits

Infrastructure Charges and Income Offset Credits are a pass through from the incumbent water and wastewater company which are subject to annual review by the incumbent and approval by Ofwat. Following an Ofwat consultation, Income Offset Credits will cease from April 2025. As these charges and payments change over the duration of your development, it can provide uncertainty on the costs included within the original quotation. GTC has therefore excluded these charges and will apply the approved and published Infrastructure Charge and Income Offset published by the incumbent water company as the plots on your development are connected. The values shown below are the default values given by the incumbent for the current charging period.

Charges and Credits	Per Plot	Site Total
Water Infrastructure Charge:	£645.00	£77,400.00
Water Income Offset Credit:	£0.00	£0.00
Wastewater Infrastructure Charge:	£699.00	£83,880.00
Wastewater Income Offset Credit:	£0.00	£0.00
Net Infrastructure Charge:	£1,344.00	£161,280.00

GTC will apply for any discounts to infrastructure charges offered by incumbent water or wastewater companies subject to you or subsequent housebuilder providing evidence that the specific conditions for any discount has been achieved.

Based on the current values, the total cost for your development is shown below.

Provisional Total Project Cost	
GTC Quotation and Net Infrastructure Charge (at current rates):	£317,949.44



Charges Often Levied by the Water Company Included in GTC's Standard Offer

GTC's water offer is an all-inclusive offer based on the terms set out in this quotation. This offer also includes the items below that can often be excluded by others resulting in unforeseen additional costs. For comparison purposes, please check that these are also included in the offers from other providers.

Description	Included in GTC's Offer
Supply and Fit of Meter	Yes
Service connection to boundary box / manifold	Yes
Chlorination and testing	Yes
Design Fees / Deposits / Vetting	Yes
Inspections	Yes
Additional Visits	Yes



3.0 SITE DETAILS

Schedule of Domestic Plots

Property Type	1BF	2BF	2BS	2BT	3BD	3BS	3BT	4BD	4BS	4BT	5BD	Total
Electricity	2	12	13	8	8	34	9	20	8	2	4	120
Fibre	2	12	13	8	8	34	9	20	8	2	4	120
Water	2	12	13	8	8	34	9	20	8	2	4	120
Wastewater	2	12	13	8	8	34	9	20	8	2	4	120

4.0 TERMS OF OFFER



Electric Terms

POINT OF CONNECTION

GTC has assumed a high voltage (HV) point of connection (PoC) from UKPN Southern. Costs associated with the PoC are therefore subject to change. When a firm offer is received from UKPN Southern or when the Developer confirms acceptance of GTC's quotation, the PoC cost will be confirmed. Please note: PoC will be provided when UKPN Southern has provided these details in full, however the PoC and non-contestable charges will be the same regardless of who is to own the network.

GTC has calculated the total load for the site to be 387kVA.

OFF-SITE WORK

This quotation includes the excavation and reinstatement costs which will be carried out by GTC outside of the site boundary. GTC has allowed for 141m of off-site work (1m footpath, 140m road). Please note, the off-site costs may be subject to change when UKPN Southern has confirmed the location of the PoC.

GTC has assumed that all cable routes (whether on-site or off-site) fall within either the land owned by the Developer or public highways. Should this not be the case then the Developer is responsible for obtaining all necessary land rights required by GTC and all associated legal agreements. All costs associated with any such land rights and legal agreements including, but not limited to, solicitor fees, and consideration payments made to third parties are the responsibility of the Developer (and the Developer shall reimburse GTC for any such costs incurred).

SUBSTATIONS

Due to the total load of the site 1 substation will be required, and the costs are included in this quote. GTC has assumed that the Developer will carry out all civil works associated with the substation at their own cost.

GTC has assumed that the Developer will construct a brick-built housing for the substation to GTC specifications. On request, GTC can provide detailed drawings.

GTC require 24-hour unrestricted vehicular access to the substation location to allow for ongoing operation and maintenance.



The exact proximity of the distribution substation to the nearest property will be confirmed by GTC at the detailed design stage when an earthing study and risk assessment is completed. Typically, an easement of 1.5m is required around the substation building and at least 3m separation from the nearest Plot.

If the development is in an area that the Environment Agency consider to be susceptible to a risk of flooding, then any electrical plant and equipment will need to be established at a level 600mm above the 1 in 100 year predicted flood level, or the Developer will need to guarantee that they have mitigated the risk of flooding by incorporating suitable flood defences.

Please refer to GTC Technical Guidelines for further details.

ON-SITE WORK

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC has assumed all mains and services feeding 120 plots will be in trenches pre-excavated by the Developer.

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream distribution network operators.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 120 Plots having electric heating (ASHP).

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards GE-TGI-IG-0015, details of which will need to be confirmed by the Developer upon acceptance of GTC's quotation.

NON-DOMESTIC LOAD ASSUMPTIONS

This quotation includes sufficient capacity on each domestic 100A service for an Electric Vehicle Charging Point (EVCP) of up to 7.2kW (32A) installed downstream of the meter on each domestic plot (excluding multi-occupancy dwellings). Larger EVCPs or multiple EVCPs may require a 3-phase arrangement, as well as a requirement for additional capacity, and costs for this arrangement have not been included in this quotation.

Based on the information provided, GTC has not made any allowance for industrial and commercial (I&C) Plots in this quotation.

OPTIONAL COSTS

GTC's quotation excludes meter boxes and hockey sticks. GTC's current price to supply these is an additional charge of £28.20 each for standard meter boxes.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £2,035.00, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board; the meter location is less than 25m from GTC's installed and energised mains; demand does not



exceed 24kVA for single phase TBS or 69kVA for three phase TBS. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these at an additional charge, the current price for this work is £383.00 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the streetlights, in this cost GTC has assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the streetlights, you will need to have appointed an electricity supplier for the supply of the streetlights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.

GTC's Technical Guidelines for Electricity can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



Fibre Terms

OFF-SITE WORK

This quotation includes any off-site excavation and reinstatement works required to be completed for a connection from the on-site fibre duct network on the development at the site entrance to the appointed Backhaul Provider. These works will be carried out by GTC.

GTC has assumed that all fibre duct routes (whether on-site or off-site) fall within either the land owned by the Developer or public highways. Should this not be the case then the Developer is responsible for obtaining all necessary land rights required by GTC and all associated legal agreements. All costs associated with any such land rights and legal agreements including, but not limited to, solicitor fees, and consideration payments made to third parties are the responsibility of the Developer (and the Developer shall reimburse GTC for any such costs incurred).

ON-SITE WORK

This quotation is based on GTC installing the duct and chamber infrastructure and fibre network as detailed in GTC document GF-TGI-IG-0393. All the Developer will need to install is the 54mm fibre service duct and complete installation of the chambers.

The Developer shall be responsible for all on-site excavation and reinstatement associated with the installation of the fibre network, including the mains, services and On-Site Convergence Point (OSCP).

The Developer shall be responsible for preparation within the Plots to ensure a Plot is ready to receive a fibre service. GTC will liaise with you on the specific requirements during the design stages and brief out final requirements at a fibre construction pre-start meeting.

To ensure that the homeowners moving into their new property can enjoy the maximum benefit from GTC's Ultra-Fast Fibre Optic Distribution Network, GTC strongly recommend the Developer follows the minimum in-home technical requirements as specified within the appropriate Fibre Technical Guidelines.

The Developer shall be responsible for ensuring that each Plot is pre-wired to enable the resident to receive Sky Q television services (via satellite dish or communal FIRS) in accordance with the enclosed Sky Approved Developer Terms and will highlight to purchasers of its Plots Sky Triple Play (being a phone, broadband and TV service offering provided by or on behalf of Sky) as well as the fact that Sky are the Developer's preferred solution for TV, broadband and phone services. The Developer will be required, in addition to (and separately from) GTC's Standard Terms and Conditions, to enter into (and to comply with) the enclosed Sky Approved



Developer Terms. Sky pre-wiring specification documents can be found on GTC's website and via the link below.

GTC's Technical Guidelines for Fibre and Sky Q Pre-wiring Technical Specifications can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



Water Terms

POINT OF CONNECTION

This quotation is based on a provisional point of connection (PoC) provided by Southern Water Services (SWS)'s network. Once SWS has provided a formal offer for these works GTC will pass this through for payment by the Developer. GTC has assumed that a suitable PoC for the whole development is available at the site entrance.

OFF-SITE WORK

This quotation includes the provisional costs for the off-site water connection work from the PoC location to the site.

GTC has assumed that all pipe routes (whether on-site or off-site) fall within either the land owned by the Developer or public highways. Should this not be the case then the Developer is responsible for obtaining all necessary land rights required by GTC and all associated legal agreements. All costs associated with any such land rights and legal agreements including, but not limited to, solicitor fees, and consideration payments made to third parties are the responsibility of the Developer (and the Developer shall reimburse GTC for any such costs incurred).

ON-SITE WORK

The Developer shall be responsible for all on-site excavation and reinstatement. GTC shall supply and install water infrastructure inclusive of the main, communication pipe, meter box and meter. The Developer shall complete installation of the meter boxes to the final finished level. Please refer to GTC technical guidelines GW-TGI-IG-0017 for further details and definitions.

The costs of carrying out any necessary diversions to the existing water network are excluded from this quotation. Please contact the Incumbent Water Company if required.

This quotation is based on all water meters located in the footpath or publicly accessible metalled surface in an individual or multiple meter boundary box. Water meters may also be located internally within each property (at the water service entry location) subject to approval by IWNL.

This quotation does not include for the construction or adoption of any booster pumps by IWNL. Should these be required, this quotation is based on the assumption that these will be adopted by the Incumbent Water Company.

This quotation assumes there is no contamination on-site and therefore all pipe has been costed as standard polyethylene (PE) pipe. No allowance has been made for any barrier pipe in this quotation.

GTC has not sized the services to the Plots for sprinkler supplies.



The Developer is to supply, free of charge, suitable concrete for thrust blocks as necessary for the water mains.

OPTIONAL COSTS

This quotation does not include any landlord's supplies or bin store services. A quotation for these can be provided after acceptance. The standard price for these supplies is £442.00 (excluding VAT) for each connection. This assumes a 25mm service and 15mm inline meter located in a boundary box within 10m of a laid or proposed IWNL main. All excavation and reinstatement to be completed by the Developer.

GTC's quotation excludes the cost for a Temporary Builders Supply (TBS). The current cost to provide this is £699.00 (excluding VAT) per TBS. This cost assumes the Developer shall be responsible for all excavation and reinstatement. The TBS will be a standard metered arrangement consisting of 32mm service pipe, a 20mm meter and a boundary box capable of providing 4m³/hr (1.1 l/s) and located within 10m of an installed or proposed IWNL main. IWNL's main and associated upstream pipe work will need to be in place and commissioned before the TBS can be installed. This price includes for the disconnection of the temporary supply upon request. If a TBS is required before commissioning of IWNL's network is complete, it should be requested from the upstream Incumbent Water Company. Any request for a TBS to the upstream Incumbent Water Company should be made directly by the Developer as GTC cannot apply for this on your behalf.

This quotation excludes the costs for any fire hydrants. The cost for these will be chargeable upon confirmation from the local Fire Authority on the quantity and location of hydrants required.

NAV LICENCE

Any works in respect of the water distribution network will be conditional upon IWNL having been granted a NAV by Ofwat and acceptance by IWNL of a formal offer from the Incumbent Water Company to: (i) connect the Network to the Host Water Company's network; (ii) convey water from the Host Water Company's network; and (iii) perform any tasks ancillary to those contemplated in (i) or (ii) above.

INFRASTRUCTURE CHARGES

Infrastructure charges for water are payable on a per plot basis and will be chargeable in-line with the charges applicable at the time the water service connection is made to the building. Water infrastructure charges are revised on an annual basis and are regulated by Ofwat, for clarity this offer excludes these charges. GTC will apply for any discounts to infrastructure charges offered by the Incumbent Water Company subject to the Developer or subsequent housebuilder providing evidence that the specific conditions for any discount have been achieved.

GTC's Technical Guidelines for Water can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>



Wastewater Terms

POINT OF DISCHARGE

This quotation is based on an assumed connection to Southern Water Services (SWS)'s network. GTC has assumed that a suitable wastewater point of discharge (PoD) for the whole development is available at the site entrance. Once SWS has provided a formal offer for these works GTC will pass this through for payment by the Developer. This quotation assumes the Developer will undertake all civils work for the wastewater connection.

OFF-SITE WORK



The Developer shall design, supply, install and provide all civils work for all off-site wastewater infrastructure. Please refer to GTC technical guidelines GW-TGI-IG-0575 for further details and definitions.

GTC has assumed that all pipe routes (whether on-site or off-site) fall within either the land owned by the Developer or public highways. Should this not be the case then the Developer is responsible for obtaining all necessary land rights required by GTC and all associated legal agreements. All costs associated with any such land rights and legal agreements including, but not limited to, solicitor fees, and consideration payments made to third parties are the responsibility of the Developer (and the Developer shall reimburse GTC for any such costs incurred).

ON-SITE WORK

The Developer shall design, supply and install all wastewater infrastructure. The Developer shall be responsible for all on-site excavation and reinstatement. Please refer to GTC technical guidelines GW-TGI-IG-0575 for further details and definitions.

The costs of carrying out any necessary diversions to the existing Incumbent's wastewater network are excluded from this quotation and will be arranged and undertaken through the Incumbent Wastewater Company by the Developer.

Where the surface water discharge terminates into a third-party water course, canal, drainage ditch, water body or similar, the wastewater element of this quotation is conditional upon IWNL entering into any necessary agreements (on terms acceptable to IWNL) in respect of surface water discharge with any relevant third party (including, without limitation, the Canal & River Trust). GTC reserves the right to: (i) amend this quotation to reflect, or otherwise recover from the Developer, any amounts which IWNL is required to pay to any third party including the incumbent wastewater company in respect of surface water discharge; (ii) withdraw this quotation (in so far as it relates to wastewater) if IWNL does not reach agreement in respect of surface water discharge with any relevant third party; and/or (iii) pass through to the Developer any costs incurred by IWNL in seeking to reach agreement in respect of surface water discharge with any relevant third party.

The site wastewater drainage design is assumed to include for separate systems for sewage and surface water drainage. The separate foul sewer system will extend to the Incumbent owned public sewer and the surface water network may terminate with a connection to the Incumbent's network. A discharge application will be made by the Developer to the Incumbent Water Company for the discharge of sewage and possibly the surface water. The sewage discharge application will be for domestic wastewater only, IWNL must be consulted in respect of any proposed trade effluent discharge to the public sewer. Land and highway drainage have no right of connection to the public sewer network. Land drainage will not be allowed into a public sewer. Highway drainage, however, may be accepted under certain circumstances; for instance, if SuDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, you will be required to enter into a formal agreement with IWNL under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network. GTC reserves the right to request the Developer provides a surety (e.g., an independent bank or financial institution such as NHBC) not exceeding 10% of the estimated construction value of the works (minimum value of the indemnity being £5,000 or the value of the works if less than £5,000).

All wastewater design approvals and network inspections as deemed necessary by GTC (both those undertaken during construction works and for final adoption of the network) are included within this offer, this is for design submissions and construction of the works that are of a conventional nature and are in accordance with the recommendations set out in the latest version of the Sewerage Sector Guidance, Design and Construction Guidance. In the event that submissions or construction of the works falls below these standards GTC reserves the right to recover any additional costs incurred as a result of such occurrence. The Developer shall provide detailed CCTV coverage and as built drawings for the wastewater networks before adoption can be made by



IWNL, as well as proving the satisfactory operation of all network components through the Developer's maintenance period.

Any works in respect of the wastewater network will be conditional upon IWNL having been granted a NAV by Ofwat and acceptance by IWNL of a formal offer from the Incumbent Wastewater Company to: (i) connect the Network to the Host Water Company's network; (ii) convey wastewater to the PoD on the Host Water Company's network; and (iii) perform any tasks ancillary to those contemplated in (i) or (ii) above.

ADOPTIONS

This quotation assumes a pumping station is not required for the development and therefore does not include for the construction or adoption of any pumping stations by IWNL. Should any pumping stations be required, this quotation is based on the assumption that these will be adopted by the Incumbent Wastewater Company. GTC reserves the right to amend this quotation should the adoption of pumping stations not be agreed with the Incumbent Wastewater Company. Any temporary pumping station will be the responsibility of the Developer to design, construct and maintain and will not be adopted by IWNL.

This quotation does not include for the adoption of any of the attenuation components included as a part of the surface water sustainable drainage system (SuDS). This offer includes for the adoption of the surface water pipework only.

INFRASTRUCTURE CHARGES

Infrastructure charges for wastewater are payable on a per plot basis and will be chargeable in-line with the charges applicable at the time the water service connection is made to the building. Wastewater infrastructure charges are revised on an annual basis and are regulated by Ofwat, for clarity this offer excludes these charges. GTC will apply for any discounts to infrastructure charges offered by the Incumbent Wastewater Company subject to the Developer or subsequent housebuilder providing evidence that the specific conditions for any discount have been achieved.

GTC's Technical Guidelines for Wastewater can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

5.0 CONFIDENTIALITY

This quotation and associated documentation is confidential between GTC, Richborough Estates and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

6.0 PROGRESSING THIS QUOTATION

Should you be successful in obtaining and developing this site, GTC will be pleased to supply a firm quotation. Please return a detailed site plan and a completed quotation request form. GTC trust that this budget costing will be acceptable and look forward to receiving your instructions.

This quotation is given on the basis that it does not create any legal relationship between you and GTC and no agreement will come into force between us until GTC dispatches an acknowledgement of the Acceptance and Appointment of Transporters. To the fullest extent permitted by law, GTC will have no liability in contract, tort (including negligence and negligent misstatement) or otherwise for any matter set out or referred to in this quotation unless and until such an agreement comes into force (in which case any such liability will be governed by GTC's Standard Terms and Conditions).



7.0 CONTACT DETAILS

Should you require further details please do not hesitate to contact your GTC Sales Contact, Christopher Base (07483 082188 / christopher.base@gtc-uk.co.uk) or the Sales Support Team (01359 240154 / sales@gtc-uk.co.uk) to discuss further.

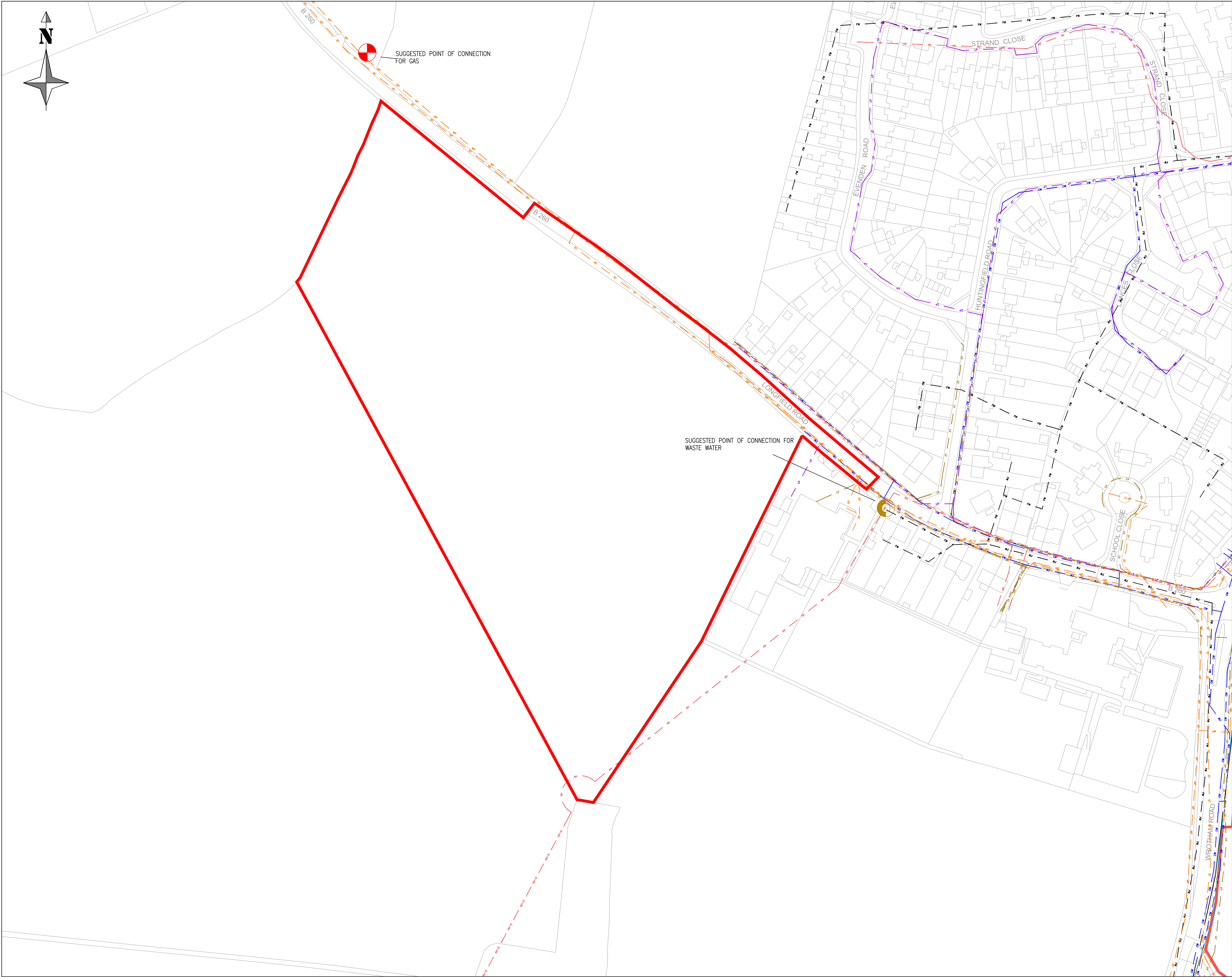


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APPENDICES



APPENDIX H



NOTES:

- DO NOT SCALE THIS DRAWING.
- ALL LEVELS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- SERVICE LOCATIONS SHOWN ON THIS PLAN ARE DERIVED FROM RECORDS OBTAINED FROM STATUTORY UNDERTAKERS. THIS DRAWING CAN NOT BE RELIED UPON FOR ACCURACY. THE SIZE, MATERIAL & DEPTH OF BURIED SERVICES ARE NOT SHOWN ON THIS DRAWING. SUCH INFORMATION MUST BE OBTAINED FROM STATUTORY UNDERTAKERS OR INTRUSIVE INVESTIGATION.
- IT IS ESSENTIAL THAT NEW STATUTORY UNDERTAKER ENQUIRES ARE UNDERTAKEN BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION WORKS. CABLE/PIPE DETECTION TECHNIQUES, TRIAL HOLES OR OTHER SIMILAR METHODS MUST BE ADOPTED BY THE CONTRACTOR TO VERIFY THIS DRAWING AND ANY SUBSEQUENT PLANS OBTAINED FROM STATUTORY UNDERTAKERS.
- PRIOR TO CONSTRUCTION & ALSO DURING DESIGN IT SHALL BE NECESSARY TO UNDERTAKE HAZARD IDENTIFICATION & RISK ASSESSMENT OF POTENTIAL DAMAGE TO EXISTING SERVICES. ALSO SAFEGUARDS SHOULD BE PUT IN PLACE TO PREVENT EXPLOSION, FLOOD, ELECTRIC SHOCK ETC FOR OPERATIVES & GENERAL PUBLIC.

KEY:

	SITE BOUNDARY
	CLEAN WATER MAIN
	FOUL WATER SEWER
	UNDERGROUND LV CABLE
	OVERHEAD LV CABLE
	UNDERGROUND HV CABLE 11kV
	LP GAS MAIN
	MP GAS MAIN
	UNDERGROUND BT CABLE
	OVERHEAD BT CABLE
	NEOS NETWORK
	EXA
	SUGGESTED POINT OF CONNECTION FOR WASTE WATER
	SUGGESTED POINT OF CONNECTION FOR ELECTRICITY
	SUGGESTED POINT OF CONNECTION FOR GAS

REV:	INITIAL	EH:	NA:	AB:	19.08.25
	AMENDMENTS:	DRN:	CHK:	APP:	DATE:
PROJECT: LAND OFF LONGFIELD ROAD MEOPHAM					
DRAWING TITLE: UTILITIES CONSTRAINTS PLAN					
CLIENT: RICHBOROUGH					
DRAWING NUMBER: 29473_07_010_01					
REVISION: -	SHEET SIZE: A1	SCALE: 1:1000			
STATUS: PRELIMINARY					
Consulting Group Birmingham Brighton Leicester			Telephone: 01530 264 753 Email: group@mecc.co.uk Website: www.m-ec.co.uk ORDNANCE SURVEY © CROWN COPYRIGHT 2015. ALL RIGHTS RESERVED. LICENCE NUMBER 100055865.		



CIVIL ENGINEERING



TRANSPORT



FLOOD RISK & DRAINAGE



STRUCTURES



GEO-ENVIRONMENTAL



ACOUSTIC AIR



UTILITIES



GEOMATICS



LIGHTING



EXPERT WITNESS



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W: www.m-ec.co.uk