www.chordconsult.co.uk
info@chordconsult.co.uk
☐ Nottingham | 0115 8654415
☒ Milton Keynes | 01908 014590

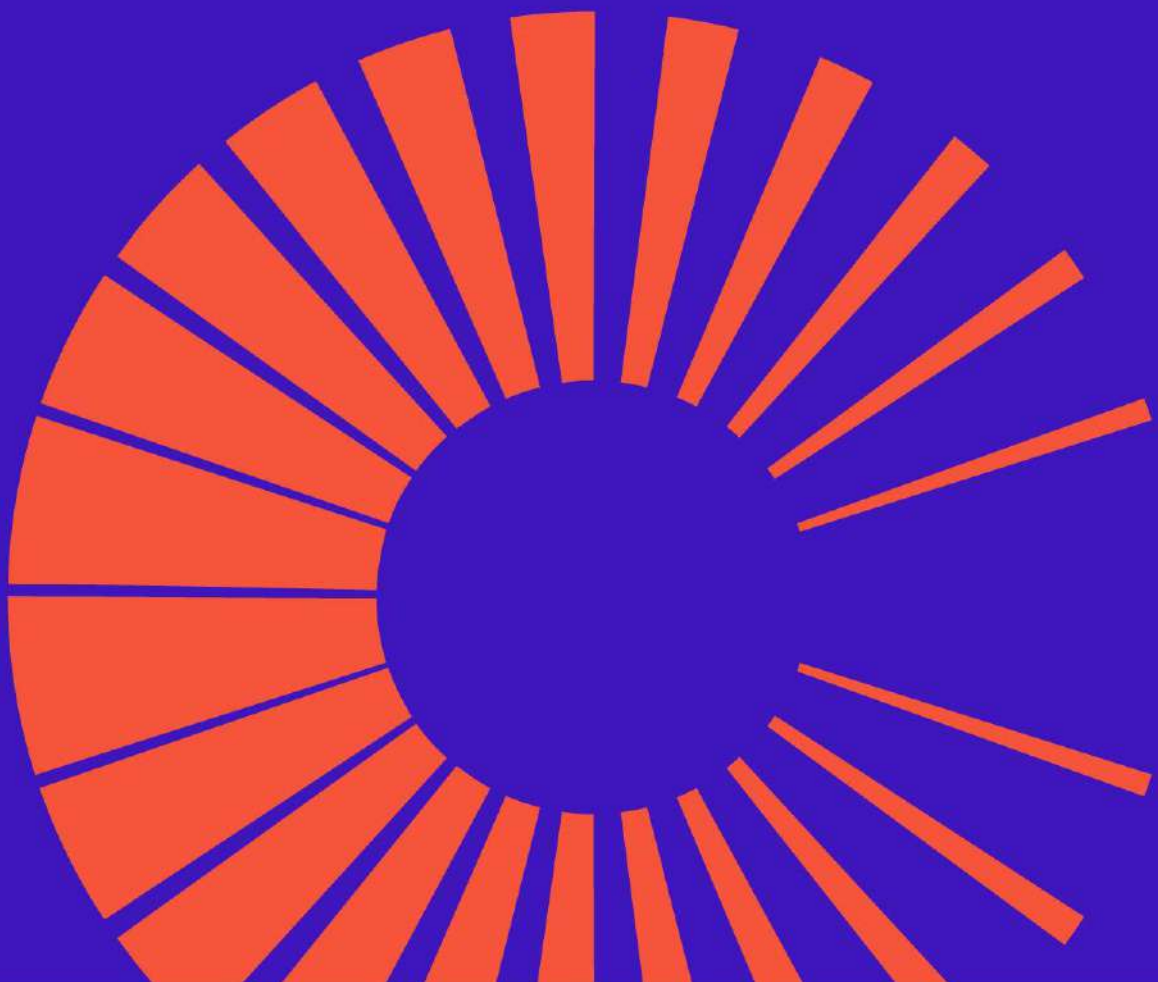
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Revision	Date	Description	BY / QA
A	04/09/26	1st Issue	TC / JF
B	27/10/26	Addressed Comments	TC / JF

Royal UK Property Holdings Ltd. – Stockley Park

Utility Statement

Chord Ref: 25047-CHD-ZZ-XX-RP-N-0002



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1.0 OVERVIEW & SUMMARY

1.1 INTRODUCTION

Chord Consult have prepared this utility statement for the proposed development Stockley Park, Uxbridge, UB11 1BA.

Location plan and location references below.





Chord Consult Ltd have been appointed by Royal UK Property Holdings Ltd. to undertake the Utility assessment to support the planning application.

The utilities covered by this statement are electricity, gas, potable water. This report is not intended to detail foul water or drainage.

Readily available utility maps have been requested and obtained, these are detailed within the appropriate section of the report and copies included within the appendix.

Existing buildings onsite mean there are already services connected and as part of the development these will be diverted / re-connected / removed to suite the proposed development.

This report includes;

- Desktop survey of existing utilities assets from utility companies maps.
- Identification of existing assets that require consideration (disconnections / diversions / lowering etc.)
- Proposed / suggested utility loadings.
- Preliminary utility capacity information / searches.

At the next stage further engagement with the local utility network operators and site surveys will undertaken to fully ascertain the accuracy of the desktop studies and preliminary searches.

1.2 Existing assists

Enquiries have been made to ascertain known utility assets are in close proximity. A list of reported nearby assets within the vicinity of the search area and within the proposed site boundary are detailed in the table below;



ASSET OWNER	WITHIN SITE BOUNDARY	MAPS OBTAINED	NOTES
Affinity Water	No	Yes	
Cadent Gas	Yes	Yes	Two connections
Colt Technology Services	Yes	Yes	Four connections
EUNetworks Fiber UK Limited	No	Yes	
Lumen Tech	No	Yes	
Openreach	Yes	Yes	Two connections
Neos Networks	No	Yes	Only runs along Stockley Road
Scottish and Southern Electricity Networks	Yes	Yes	Two connections one also serving other buildings south of the site.
Virgin Media	Yes	Yes	Three connections
Vodafone	Yes	Yes	Two connections
Zayo Group UK Ltd c/o JSM Group Ltd.	No	Yes	

1.2.1 Known Disconnections and Diversions required

SERVICE	DIRVSION REQUIRED	NOTES
Cadent Gas (gas)	Disconnection required	Assets to be disconnected and removed to outside the building demise to allow the demo works.
Colt Technology Services	Disconnection required	Assets to be disconnected and removed to outside the building demise to allow the demo works.

Scottish and Southern Electricity Networks	Disconnection and substation removal required	Assets to be disconnected and removed to outside the building demise to allow the demo works.
Virgin Media	Disconnection required	Assets to be disconnected and removed to outside the building demise to allow the demo works.
Vodafone	Disconnection required	Assets to be disconnected and removed to outside the building demise to allow the demo works.

1.3 Proposed connection capacities

Refer to the appropriate section of this report for further details, summary table below

SERVICE	PROPOSED CONNECTION CAPACITY	NOTES
Gas (Complete Site)	0 kW	All electric to site (process only if required by tenant)
Water	4 l/s	Reusing the existing supply likely.
Electric (Complete Site)	1,220 kVA	
Communications	Two	Fibre to each building (FTTP)

1.4 Applications and returns

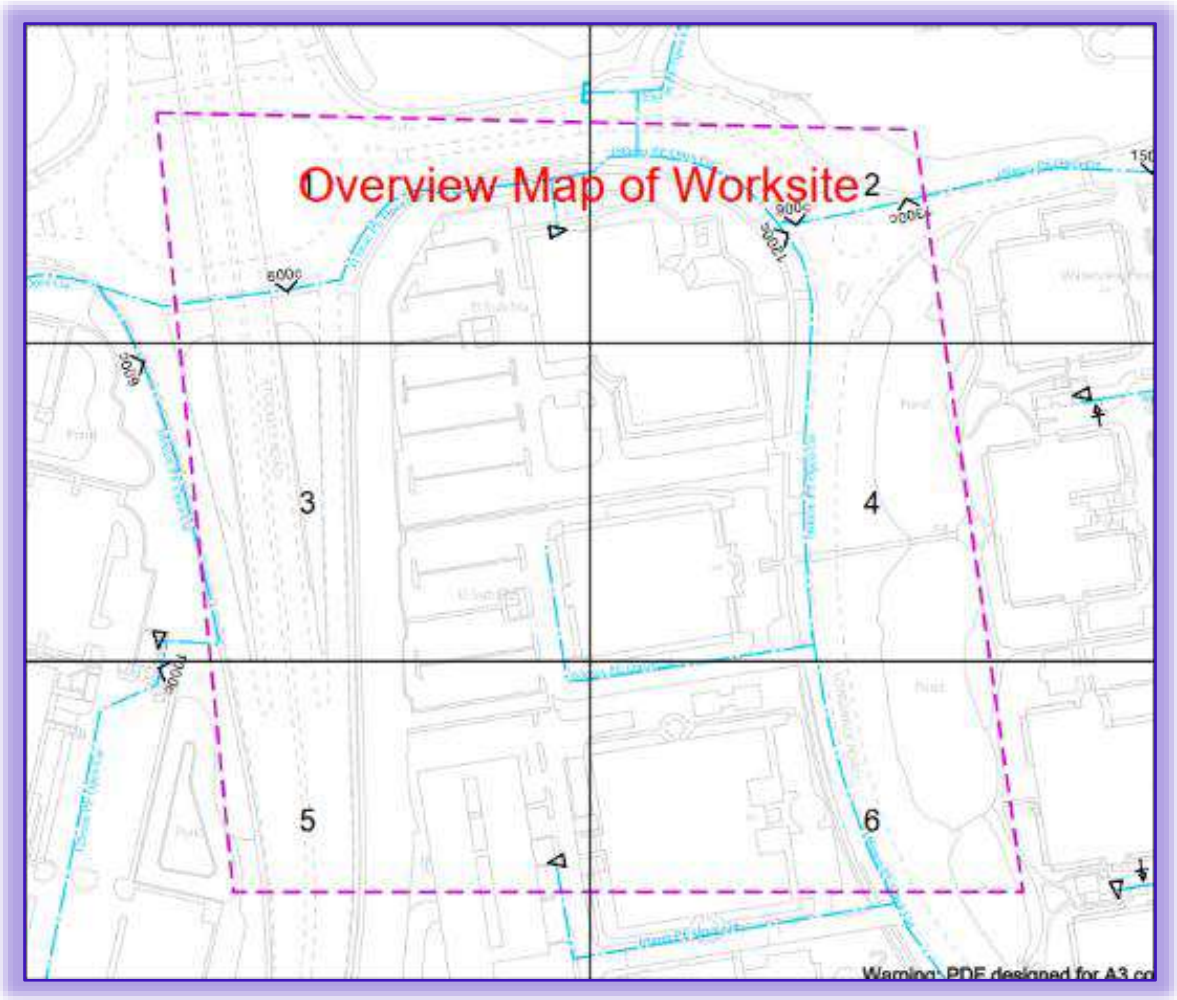
At this stage no formal connection applications have been made however an application for a budget estimate has been submitted to SSEN to get an understanding of the capacity in the area and any associated costs

2.0 GAS

2.1 Existing assets

A desktop study of the Cadent Gas record information indicates the following assets on the site that require consideration;

- An existing medium pressure gas mains are located around the whole Stockley park estate notably adjacent to the development within Bennetsfield Road and Longwalk road
- An existing Medium Pressure gas main enters the site from the north off of Bennetsfield Road and another 63mm medium pressure main enters the site to the south from Longwalk road to the east.



2.2 Proposed diversions & disconnections required

The existing gas will need to be investigated and disconnected outside the building demise. A disconnection application shall be made and the gas supply capped off in accordance with the gas company's policies at an agreed location.

2.3 Anticipated gas requirement and approach.

No gas services are proposed to the new buildings; whist gas would remain at the site boundary for future connection if required.

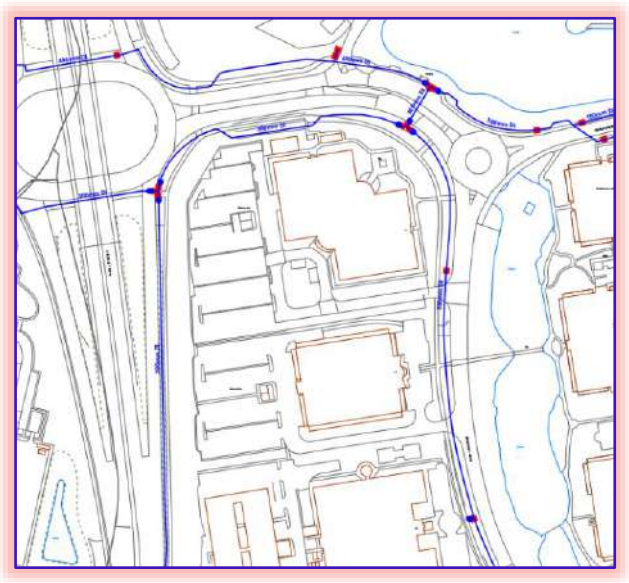
3.0 WATER UTILITY SERVICES

3.1 Existing water service

Affinity Water are the local water utility provider, their asset maps have been obtained and are contained with an appendix of this report, with the sewerage provided by Thames water.

An existing 300mm water main runs along the north and west sides of the site's exterior and a 200mm water main along the east side supplying multiple hydrants with no connections indicated to the existing buildings (based on information from Affinity Water).

Any existing water connections into the existing office blocks will be disconnected and removed.



3.2 Engagement with Affinity Water / Application

An application will need to be made to Affinity Water to determine if the water supply for the development can be provided from the existing water main.

3.3 Anticipated water requirement and approach.

3.3.1 Potable water supply

Based on the loads above stated as the available capacity, it is not anticipated that any upgrade works will be required beyond that of facilitating the demolition works stated above.

The existing potable water main is expected to be sufficient to provide the required flow rates for mains cold water storage tank refill requirements, with final load requirements to be confirmed at next design stage.

Should an upgrade of existing supply be required, Anglian water information above confirms suitable capacity – noting the mains cold water storage tank also provides flexibility in the required loads dependent on refill rates and tank size selected.

All outlets shall be fed via boosted cold water from storage tank and therefore the refilling of this tank is the only load requirement.

3.3.2 Sprinklers

A sprinkler system is not proposed as part of the base build of the units.

3.3.3 Fire Hydrants

Based on the available information on water maps it is expected that the existing fire hydrant coverage is sufficient.

4.0 ELECTRIC UTILITY SUPPLY

4.1 Overview

The local District Network Operator (DNO) for the site is Scottish and Southern Electrical Distribution (SSEN), the DNO shall be responsible for providing Point of Connection (PoC) for the site's electrical supplies. The DNO shall also be responsible for any works to their own assets located across the site which require diverting/lowering.

4.2 Existing Assets

SSEN asset maps have been obtained and are contained with an appendix of this report. Chord Consult have provided below the results of desk top studies on existing services across the site as well as possible new supplies. For existing services highlighted, a due diligence exercise on-site and off-site needs to be undertaken to fully understand the extent of the assets.

4.2.1 SSEN asset maps



4.3 Existing Services, disconnections and diversions

A desktop study of the DNO record information indicates the following assets on the site that will require consideration;

- An 11kV supply running along the north and west side of the site.
- An 11kV supply entering the site from the north connecting to a substation in the rear car park of the northern building. This will need to be isolated, disconnected and the assets removed.
- An 11kV supply entering the site from the east to a substation in the rear car park of the southern building. This will need to be isolated, disconnected and the assets removed.
- A branch off the supply entering from the east that leaves the site to the south into the neighbouring buildings to the south. A diversion will need to be installed to continue supply the buildings to the south.

4.4 Anticipated electrical requirement and approach

4.4.1 PoC Application

An application was made to SSEN for a budget estimate on 24th October 2025 for two new supplies consisting of a 700kW supply to Unit 100 and a 520kW supply to Unit 200. The offer received on the 20th November 2025 (FGX611/1) gives a budget between £180,000 and £220,000 (excluding VAT) and includes:

- A total new supply of 1220kVA for both units
- Installation of 2 no. 300mm XLPE cables
- Installation of a new 1000kVA substation serving Unit 100
- Installation of 7 no. 185mm LV bunched wavecon cables to terminate into Unit 100's CT chamber
- Installation of a new 800kVA substation serving Unit 200
- Installation of 4 no. 185mm LV bunched wavecon cables to terminate into Unit 200's CT chamber
- 2n. HV straight joints

The budget estimate is included within the appendix of this report.

An application for a formal offer will need to be made at the next stages.

4.4.2 Diversion Application

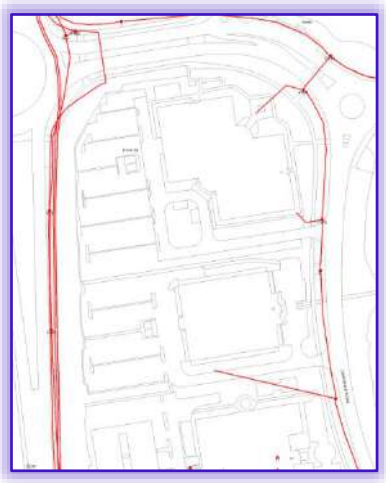
An application will need to be submitted for a diversion of the cables running though the southern end of the site supplying the buildings to the south. Unless an agreement can be reached with the neighbouring landowners this diverted cable should exit the site at the same location as the existing cable.

5.0 TELECOMMUNICATIONS

5.1 Existing assets

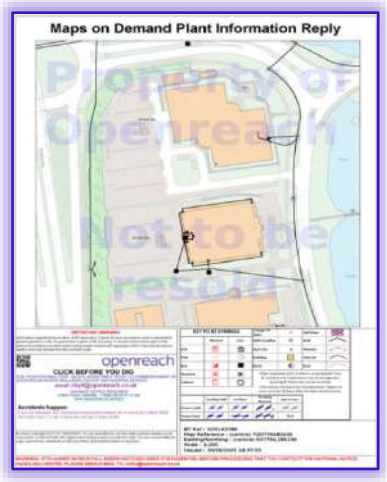
Chord Consult have undertaken a desktop study and have identified the following which need consideration;

- Extract from Virgin Media map (top left) showing existing underground connections around the site. These will need further investigation and disconnections made prior to the demolition works.
- Extract from Vodafone map (top middle) showing existing underground connections around the site. These will need further investigation and disconnections made prior to the demolition works.
- Extract from Colt Technology Services (top right) map showing existing underground connections around the site. These will need further investigation and disconnections made prior to the demolition works.
- Extract from Openreach map (bottom) showing existing underground connections around the site. These will need further investigation and disconnections made prior to the demolition works.
- Assets that are outside the development area, will remain and provide possible new connection points for the proposed development.









5.2 Proposals

We would propose to install two separate ducts from each unit to the site boundary, end client / tenant can then apply for a communications connection.

APPENDIX A – Utility Tracker

Utility Tracker

Status (%)				Project:	Stockley Park	Page
N/A	Closed Out	Application	Outstanding			1 of 1
0%	78%	3%	19%	Issue date:	05.06.25	

Ref	Utility Item	Application Date	Quote Received	Cost (Ex. VAT)	Validity (days)	Quote expires	Assets on site	Comments	Status
1	Searches - Elec	06.06.25		£ -			Yes	SSEN	Closed Out
2	Searches - Comms - Openreach	30.06.25		£ -			Yes	Openreach map obtained	Closed Out
4	Searches - Water								Outstanding
5	Searches - Gas	06.06.25		£ -			Yes	Cadent Gas map obtained.	Closed Out
5	LSBUD Enquiry made	06.06.25		£ -			n/a		Closed Out
6									
	Affected LSBUD members with assests								-
21	Cadent Gas			£ -			Yes	Maps Obtained	Closed Out
22	EUNetworks Fiber UK Limited			£ -			No	Maps Obtained 06.06.25	Closed Out
23	Neos Networks			£ 36.00	July invoice		No	Maps Obtained	Closed Out
24	Scottish and Southern Electricity Networks			£ -			Yes		Closed Out
25	Zayo Group UK Ltd c/o JSM Group Ltd			£ -			No	E-mail 06.06.25. In Bellmoths only	Closed Out
26									
	None -LSBUD members (may have assets)								-
30	Affinity Water			£ 42.00	July invoice		No	d250701 invoice to be issued	Closed Out
31	Arelion UK Ltd			£ -			No	email 01.07.25 no assets	Closed Out
32	Bring Energy						No	email 09.07.25 no assets	Closed Out
33	BT			£ -			Yes	Closed out via openrach search	Closed Out
34	CityFibre			£ -			No	Maps obtained	Closed Out
35	Colt			£ -			Yes	d250709 maps obtained.	Closed Out
36	Crossrail			£ -			No	E-mail response 01.07.25	Closed Out
37	GTC			£ -			No	Enquiry Reference:5474379. email 30.06.25	Closed Out
38	Lumen Tech			£ -			Yes	Map obtained. E-mail 02.07.25	Closed Out
39	Mobile braodband networks Ltd (MBNL)			£ -			No	Now online. Confirmed no assets - email 30.06.25	Closed Out
40	Sky UK			£ -			No	e-mail d250702, no assets	Closed Out
41	Sota			£ -			No	E-mail 01.07.25	Closed Out
42	Thames Water							Via Digdat - Wastewater.	Outstanding
43	Utility assets Ltd								Application made
44	Verizon Business						Yes	Map received 08.07.25. Feed to unit 1	Closed Out
45	Virgin Media			£ 46.25	July invoice		Yes	Via Digdat. D250701	Closed Out
46	Vodafone			£ 53.20	July invoice		Yes	d250701 paid on line. Maps obtained 02.07.25	Closed Out
	Applications								-
50									
51	Elec - Diconnections / diversions								-
52	Comms - Diconnections / diversions								
53	Water - Diconnections / diversions								
54	Gas - Diconnections / diversions								
55									
56									

57	Electric (SSED) - Budget costs for site 1220kVA	12.11.25	20.11.25	£ 220,000.00	N/A	N/A		Service Request Number: 251112-000355 Quoting reference: FGX611. Existing services disconnection estimate can only be given in the formal application.	Closed Out
58	Electric (SSED) - Formal application for disconnection/diversion								Outstanding
59	Electric (SSED) - Formal application for site 1220kVA								Outstanding
60									-
61	Telecommunications (openreach) - DNIA								Outstanding
62	Telecommunications (openreach) - FTTP.								Outstanding
63	Telecommunications (xxxx) ductwork design received.								-
64									-
65	Water infrastructure, including hydrants								-
66	Water - Final connection to plots.								-
67	Fire Hydrents								-
68									-
69	Gas infrastructure (Cadent)								-
70									-
71									-
72									-
73									-
74									-
75									-
76									-
77									-
78									-
79									-
80									-
81									-
82									-
									-

APPENDIX B – Existing services on existing site plan.

THIS DRAWING IS AN INDICATIVE LAYOUT ONLY, DEMONSTRATING THE CONCEPTUAL REQUIREMENTS CORRELATING WITH THE AGREED SCHEMATIC SOLUTIONS. THE PURPOSE OF THIS DRAWING IS TO DEMONSTRATE DESIGN INTENT. FOR FURTHER DEVELOPMENT BY THE RELEVANT SERVICES DESIGNER ONLY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ELECTRICAL PERFORMANCE SPECIFICATION & ALL RELEVANT ARCHITECTURAL & ENGINEERING DRAWINGS. DETAILED & FULLY COORDINATED INSTALLATION DRAWINGS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATION.

BELOW UTILITY COMPANY HAS PROVIDED MAP. HOWEVER, IT DOEST NOT SHOW ANY ACCESS IN THIS AREA:

- CITYFIBRE
- ZAYO GROUP UK LTD C/O JSM GROUP LTD
- ARELION UK LTD
- CROSSRAIL
- GTC
- MOBILE BROADBAND NETWORKS LTD (MBNL)
- SKY UK
- SOTA



LEGEND

- ACCESS CHAMBER LOCATION (VODAFONE)
- HYDRANT
- CHAMBER LOCATION (VIRGIN)
- HV (HIGH VOLTAGE) CABLE 11 kV (SSEN)
- LV (LOW VOLTAGE) CABLE (SSEN)
- UNDERGROUND ROUTE (NEOS NETWORKS)
- TELECOMS (VIRGIN)
- TELECOMS (VODAFONE) - OWNER
- TELECOMS (VODAFONE) - LEASED
- TELECOMS (VODAFONE) - SHARED
- TELECOMS (VODAFONE) - THIRD PARTY
- COMMS (OPENREACH)
- CW CABLE (LUMEN TECH)
- DUCT (EU NETWORKS)
- MAINS COLD WATER (AFFINITY WATER)
- NATURAL GAS (CADENT GAS)
- UNIDENTIFIED UTILITIES
- COMBINED HEATING AND POWER UTILITIES
- SUBSTATION

NOTE:

1. THIS DRAWING HAS BEEN PRODUCED FROM UTILITY COMPANY RECORD DRAWINGS / MAPS. THE INFORMATION SHOWN ON THIS PLAN IS GIVEN WITHOUT WARRANTY; THE ACCURACY THEREOF CANNOT BE GUARANTEED.
2. NO LIABILITY OF ANY KIND WHATSOEVER IS ACCEPTED BY CHORD CONSULT FOR ANY ERRORS OR OMISSIONS, SAFE DIGGING PRACTICES, IN ACCORDANCE WITH HS(G)47, MUST BE USED TO VERIFY AND ESTABLISH THE ACTUAL POSITION OF SERVICES.

REV	DATE	DESCRIPTION	BY
P02	11/09/2025	FOR INFORMATION	TC
P01	15/07/2025	TENDER ISSUE	NC

CLIENT

ROYAL UK PROPERTY HOLDINGS LTD.

ORIGINATOR REF:

☐ Bridlesmith House, Bridlesmith Gate, Nottingham NG1 2GQ 0115 865 4415

Info@chordconsult.co.uk
www.chordconsult.co.uk

☒ Luminous House, 300 South Row, Milton Keynes MK9 2FR 01908 014590

PROJECT

1 & 2 LONGWALK ROAD

DRAWING TITLE

EXISITNG UTILITY SERVICES LAYOUT

DRAWING STATUS

FOR INFORMATION

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
NC	JULY 2025	JF	1:500	A0

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER - SUITABILITY	REVISION
25047-CHD-XX-XX-DR-N-9001 S1	P02

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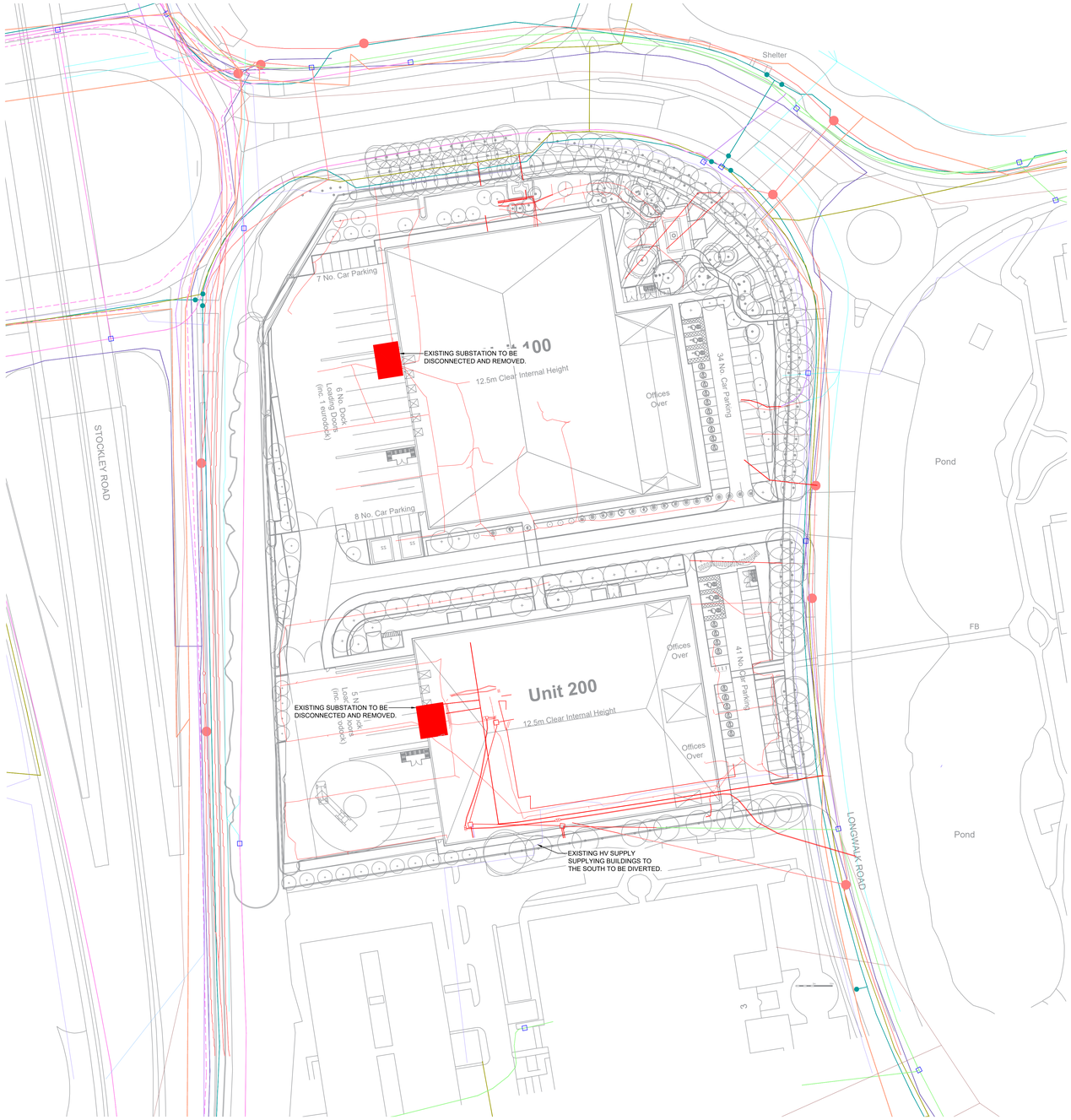
APPENDIX C – Existing services on Proposed site plan (constraints plan).

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BELOW UTILITY COMPANY HAS PROVIDED MAP. HOWEVER, IT DOEST NOT SHOW ANY ACCESS IN THIS AREA:

- CITYFIBRE
- ZAYO GROUP UK LTD C/O JSM GROUP LTD
- ARELION UK LTD
- CROSSRAIL
- GTC
- MOBILE BROADBAND NETWORKS LTD (MBNL)
- SKY UK
- SOTA



LEGEND

- ACCESS CHAMBER LOCATION (VODAFONE)
- EXISTING ACCESS CHAMBER TO BE REMOVED (VODAFONE)
- HYDRANT
- CHAMBER LOCATION (VIRGIN)
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED FIRE HYDRANT REACH RADIUS
- HV (HIGH VOLTAGE) CABLE 11 kV (SSEN)
- LV (LOW VOLTAGE) CABLE (SSEN)
- UNDERGROUND ROUTE (NEOS NETWORKS)
- TELECOMS (VIRGIN)
- TELECOMS (VODAFONE) - OWNER
- TELECOMS (VODAFONE) - LEASED
- TELECOMS (VODAFONE) - SHARED
- TELECOMS (VODAFONE) - THIRD PARTY
- COMMS (OPENREACH)
- CW CABLE (LUMEN TECH)
- DUCT (EU NETWORKS)
- MAINS COLD WATER (AFFINITY WATER)
- NATURAL GAS (CADENT GAS)
- EXISTING SERVICES TO BE REMOVED
- SUBSTATION

NOTE:

1. THE INCOMING HV SERVICE TO THE HV INTAKE 01&02 ARE NOT INDICATED AS NOT YET INSTALLED. THESE ARE OUTSIDE THE SCOPE OF THIS CONTRACT
2. PRIVATE LV DUCTS FOR ESTATE ROAD STREET LIGHTING AND PUMPING STATION ARE NOT INDICATED ON THIS DRAWING, BUT NEED DEVELOPING AND PROVIDING UNDER THE CONTRACT
3. CONTRACTOR TO DEVELOP THIS DRAWING TO INCLUDE THE REQUIRED AND APPROPRIATE DRAW PITS / CHAMBERS.

REV	DATE	DESCRIPTION	BY
P02	11/09/2025	FOR INFORMATION	TC
P01	08/08/2025	TENDER ISSUE	TC

CLIENT

ROYAL UK PROPERTY HOLDINGS LTD.

ORIGINATOR REF:

chord consult
Info@chordconsult.co.uk
www.chordconsult.co.uk

[ ] Bridlesmith House, Bridlesmith Gate, Nottingham NG1 2GQ 0115 865 4415

[X] Luminous House, 300 South Row, Milton Keynes MK9 2FR 01908 014590

PROJECT

1 & 2 LONGWALK ROAD

DRAWING TITLE

EXISTING UTILITY SERVICES ON PROPOSED SITE PLAN

DRAWING STATUS

FOR INFORMATION

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
NC	JULY 2025	JF	1:500	A0

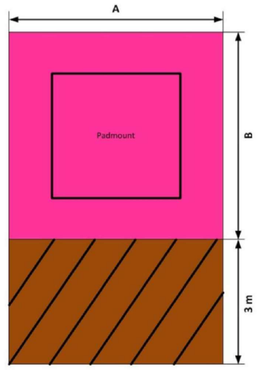
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER - SUITABILITY	REVISION
25047-CHD-XX-XX-DR-N-9002 S1	P02

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APPENDIX D – Chord Proposed utility services.

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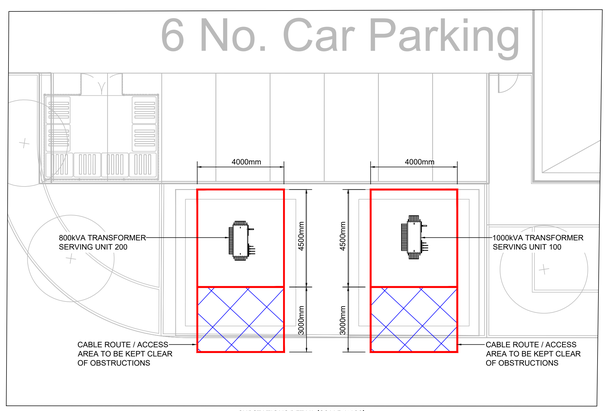


Area owned by SSEN

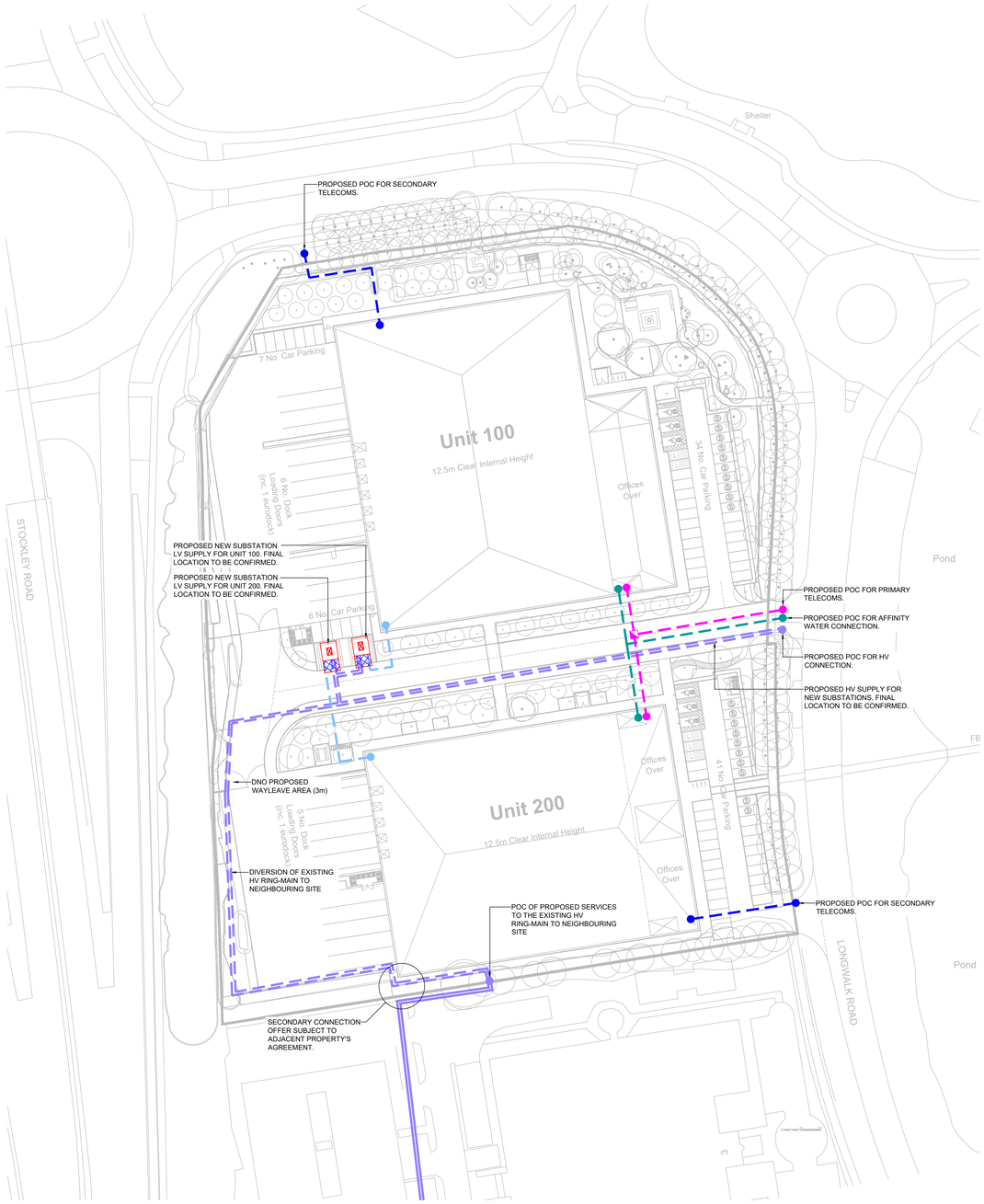
Cable route/access area to be kept clear of obstructions

	'A' m	'B' m
Scotland	4	4
Elsewhere	4	4

REQUIRE SUBSTATION DIMENSIONS ACCORDING TO SSEN DOCUMENTATION (TG-NET-SST-018)



SUBSTATIONS DETAIL (SCALE 1:100)



LEGEND

- NEW SUB-STATION
- PROPOSED HV (HIGH VOLTAGE) CABLE 11 kV (SSEN)
- EXISTING HV (HIGH VOLTAGE) CABLE 11 kV (SSEN)
- PROPOSED LV (LOW VOLTAGE) CABLE (SSEN)
- PROPOSED TELECOMS PRIMARY ROUTE (SUPPLIER TBC)
- PROPOSED TELECOMS SECONDARY ROUTE (SUPPLIER TBC)
- PROPOSED MAINS COLD WATER (AFFINITY WATER)
- NATURAL GAS (CADENT GAS)
- 3m WIDE EXPECTED ELECTRICAL EASEMENT / WAYLEAVE

NOTE:

1. THIS DRAWING IS INDICATIVE TO INDICATE CONCEPTS AWAITING DNO INPUT
2. CONTRACTOR TO DEVELOP THIS DRAWING TO INCLUDE THE REQUIRED AND APPROPRIATE DRAW PITS / CHAMBERS.
3. FIRE HYDRANTS TO BE CONSIDERED AT THE NEXT STAGE

REV	DATE	DESCRIPTION	BY
P02	11/09/2025	FOR INFORMATION	TC
P01	19/08/2025	FOR INFORMATION	TC

CLIENT

ROYAL UK PROPERTY HOLDINGS LTD.

ORIGINATOR REF:

chord consult
Info@chordconsult.co.uk
www.chordconsult.co.uk

☐ Bridlesmith House, Bridlesmith Gate, Nottingham NG1 2GQ 0115 865 4415

☒ Luminous House, 300 South Row, Milton Keynes MK9 2FR 01908 014590

PROJECT

1 & 2 LONGWALK ROAD

DRAWING TITLE

CHORD PROPOSED UTILITY SERVICES LAYOUT

DRAWING STATUS

FOR INFORMATION

DRAWN BY	DATE	CHK'D BY	SCALE	MEDIA
NC	AUG 2025	JF	1:500	A0

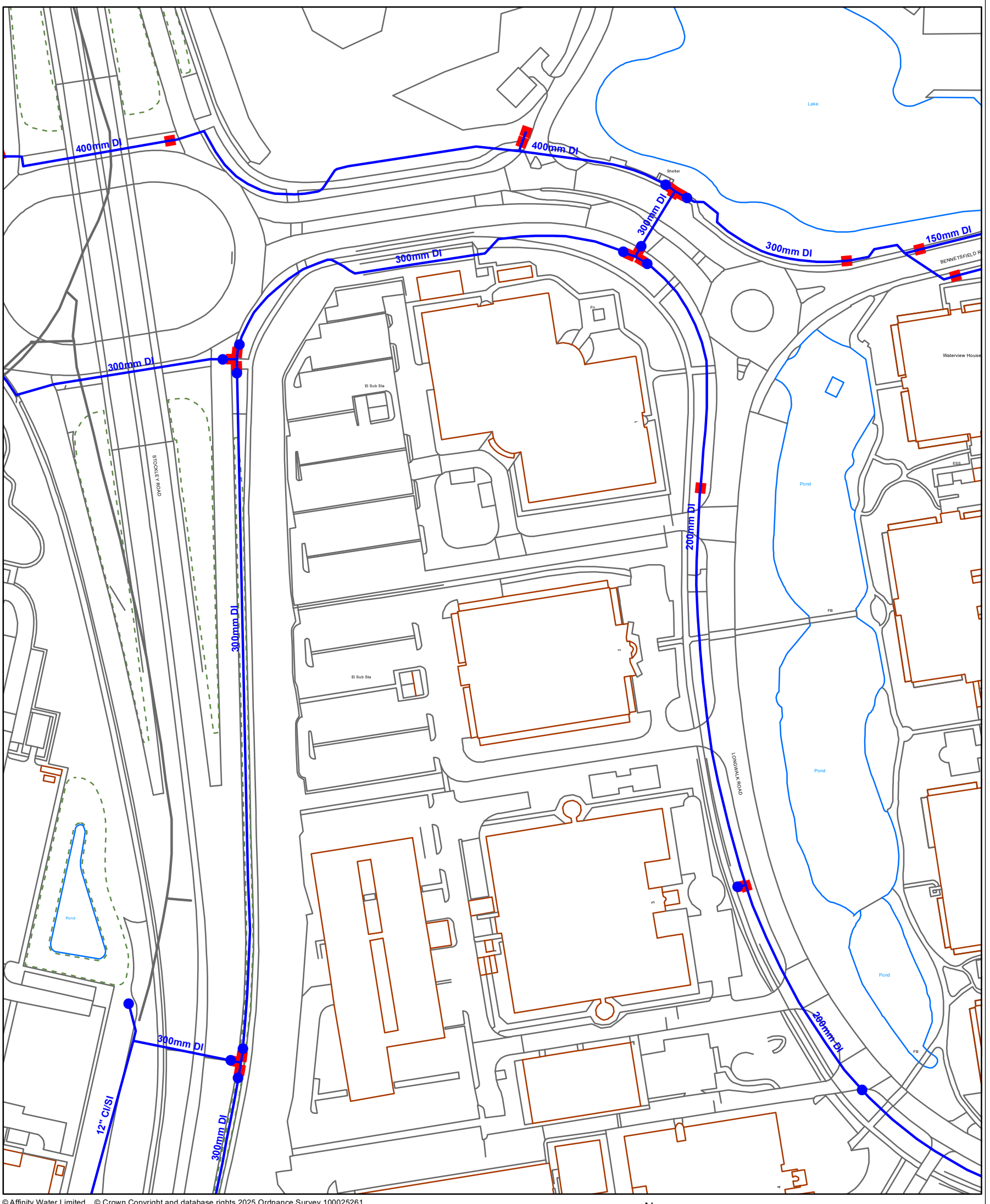
PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - NUMBER - SUITABILITY	REVISION
25047-CHD-XX-XX-DR-N-9003 S1	P02

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APPENDIX E – Affinity Water Asset maps

Stockley Park

AffinityWater



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Plans are continuously being updated, so out of date plans should be destroyed and not relied upon. The position of apparatus shown on this plan is provided for guidance only and should not be relied upon as being precise.
Therefore the Company accepts no responsibility in the event of inaccuracy. Service pipes are not necessarily shown on this plan. Cover is normally 915mm for mains and 750mm for communication pipes but this may vary.
The actual position of apparatus must be determined on site by making hand dug trial holes. The Company requires a minimum of two working days notice of the intention to excavate trial holes.
Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act 1991 to operate or interfere with any valves, hydrants or other apparatus vested in Affinity Water.

Page Size = A3

01/07/2025

XY: 507794,180215
NGR: TQ0780NE
L&L: 51.5106,-0.4481

N

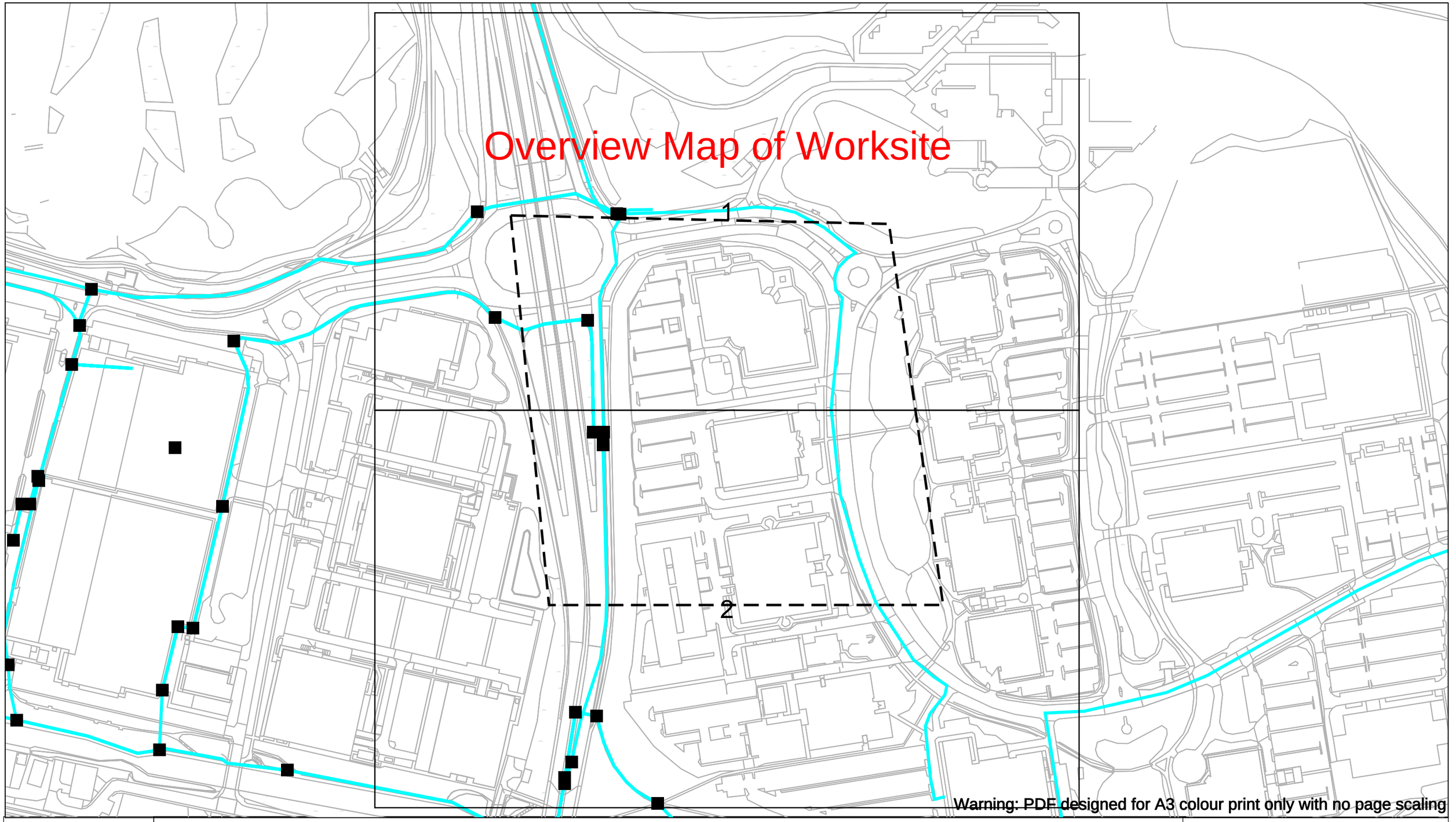
1:1,250

This map was created by the Affinity Water Asset Information Team, Tamblin Way, Hatfield, AL10 9EZ

- Distribution Main
- Asbestos Distribution Main
- Abandoned Main
- Asbestos Abandoned Main
- Adit / Tunnel
- Cable
- Hydrant
- Fitting
- Easement
- Company Boundary

APPENDIX F – Telecommunications Asset maps

Overview Map of Worksite



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

Contact us:

planprotection@eunetworks.com

Date Requested: 06/06/2025
Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:2563 (When plotted at A3)

Dig Sites Line: - - - - Area: ⊏ ⊐ ⊏ ⊐

Key

Duct — Long Haul (LHN) Duct — Chamber Location ■

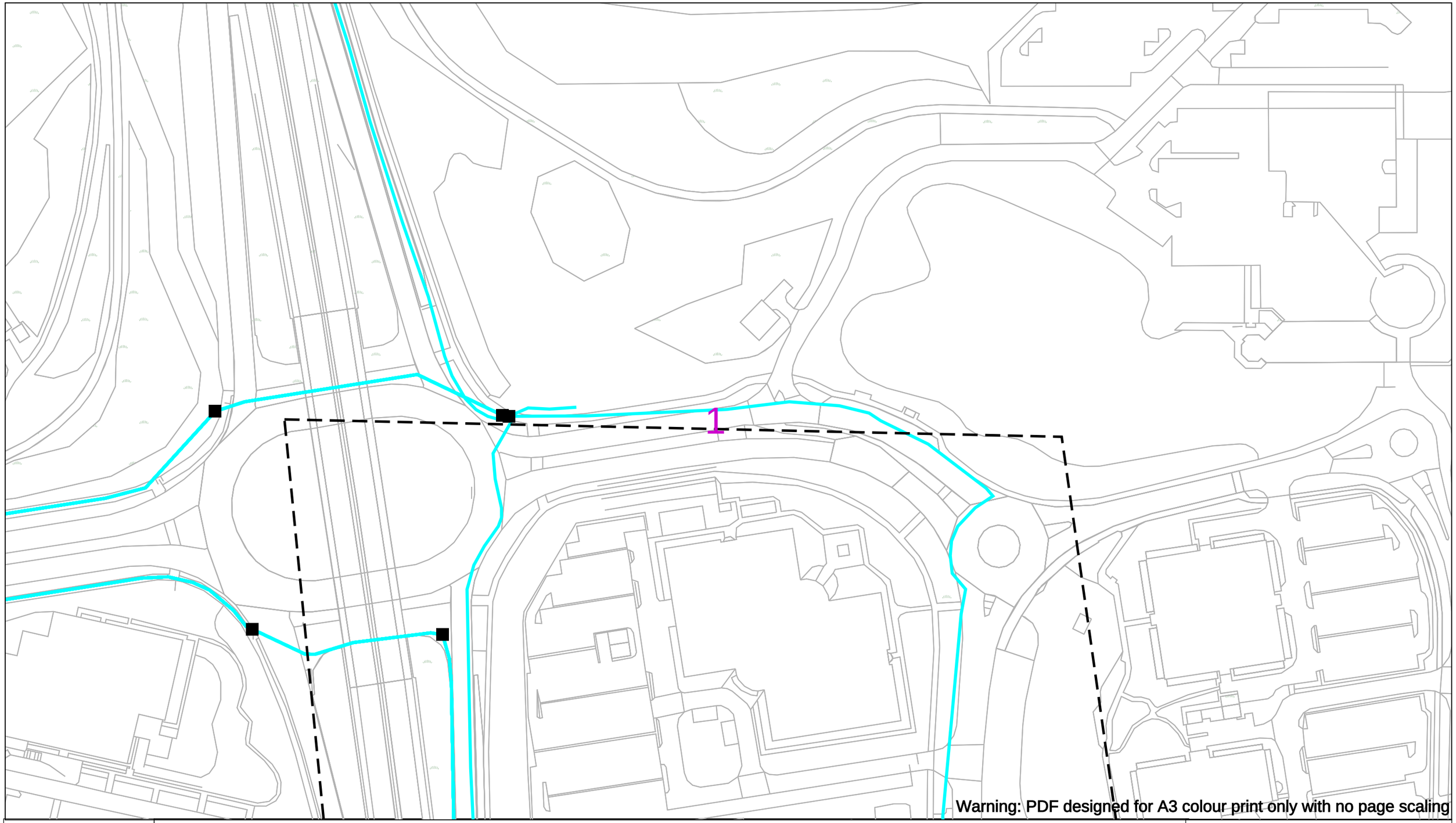
IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

IF IN DOUBT PLEASE ASK! PHONE: 01992 257688

eunetworks

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Contact us:

planprotection@eunetworks.com

Date Requested: 06/06/2025
Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:1250 (When plotted at A3)

100m

Dig Sites Line: - - - - Area:

Key

Duct — Long Haul (LHN) Duct — Chamber Location ■

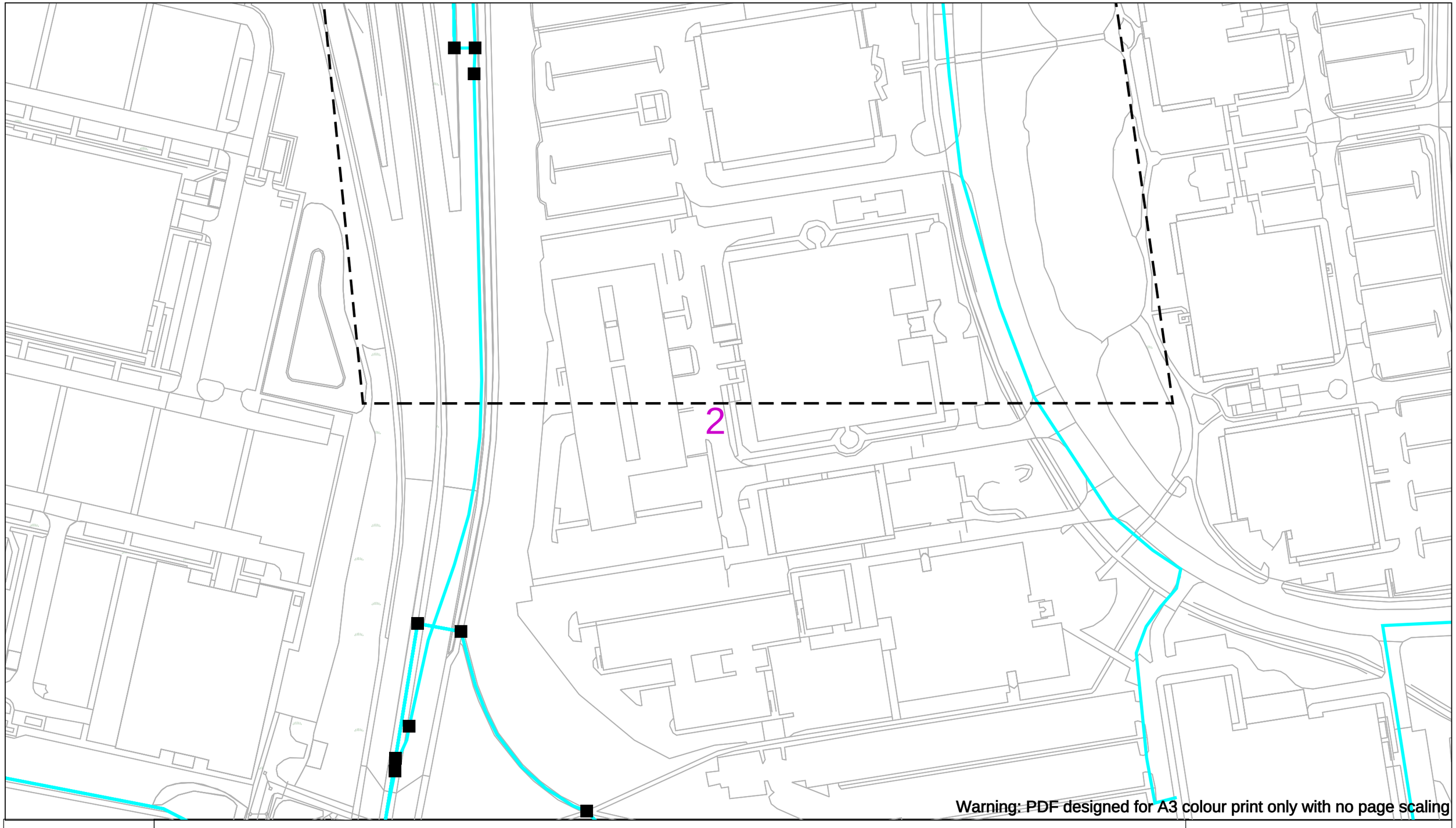
IMPORTANT WARNING

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Contact us:

planprotection@eunetworks.com

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Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:1250 (When plotted at A3)

100m

Dig Sites Line: Area:

Key

Duct — Long Haul (LHN) Duct — Chamber Location

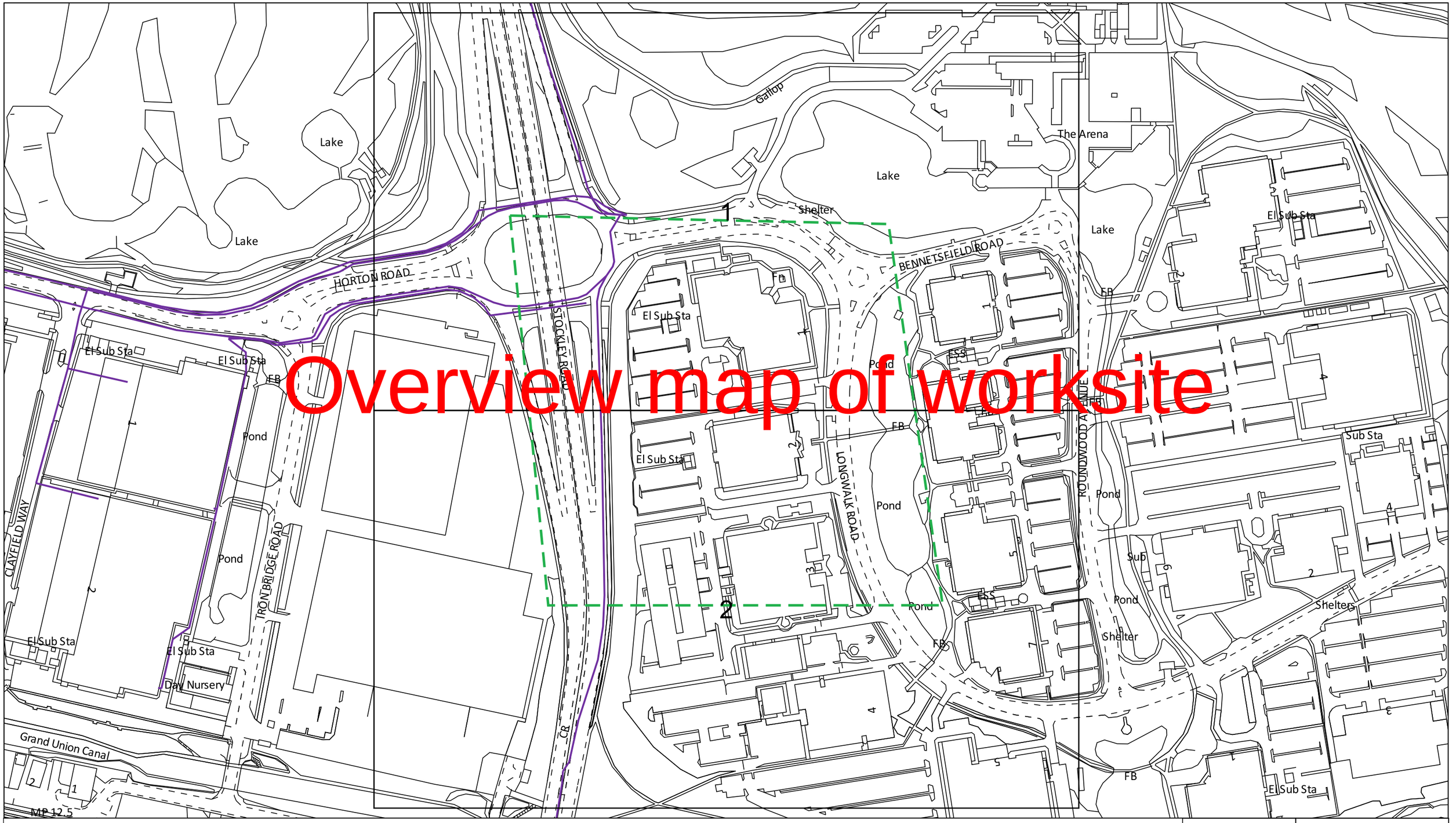
IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

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Dig Sites Area: Line:

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Date Requested: 01/07/2025
Job Reference: 37552525
Site Location: 507790 180220

Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:2563 (When plotted at A3)

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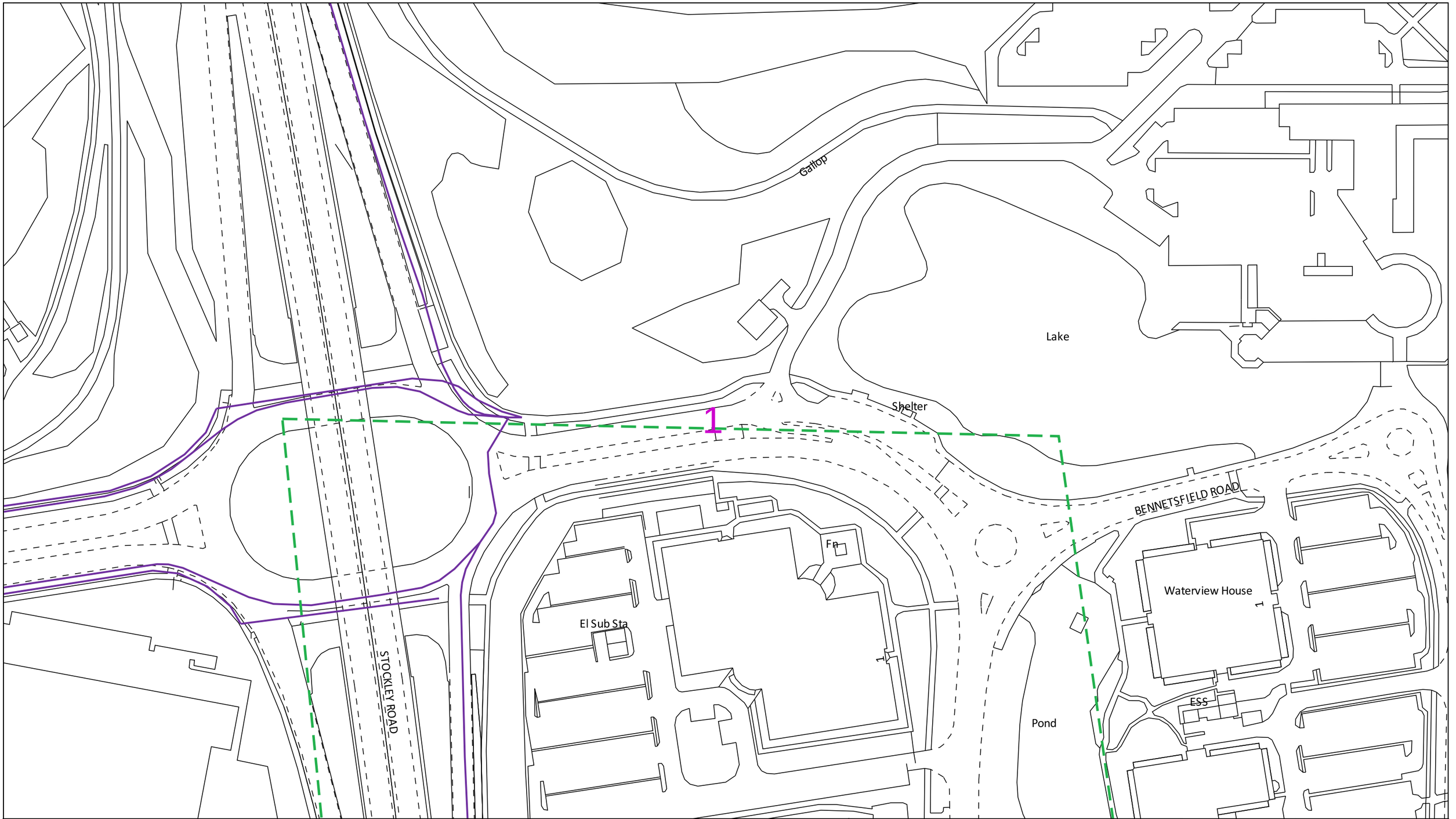
Neos Network Underground Route

Emergency Number: 0345 305 3337

Registered Office:

Inveralmond House,
200 Dunkeld Road,
Perth, PH1 3AQ

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



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.

Date Requested: 01/07/2025
Job Reference: 37552525
Site Location: 507790 180220

Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:1250 (When plotted at A3)

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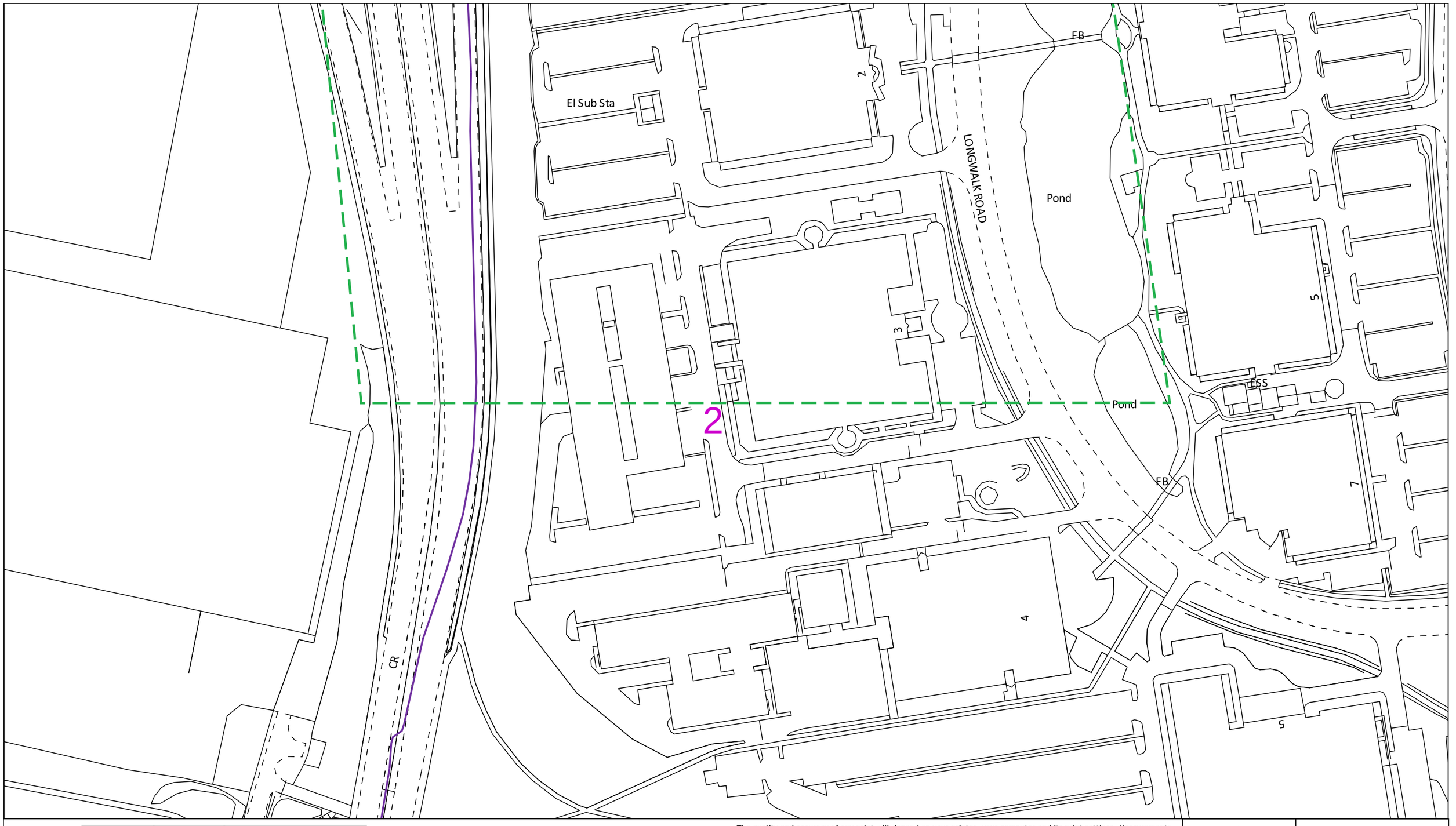
Neos Network Underground Route

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



0 100 m

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.

Date Requested: 01/07/2025
Job Reference: 37552525
Site Location: 507790 180220

Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:1250 (When plotted at A3)

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Neos Network Underground Route

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CONFIDENTIAL

PREPARED BY C.A. TELECOM UK LTD

DATE: 9th July 2025

OUR REF: P046544

UTILITY UNDERTAKER

colt

Colt Technology Services
Beaufort House,
15 St Botolph Street,
London,EC3A 7QN

www.colt.net

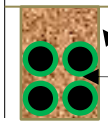
PLANT ENQUIRY AGENT FOR COLT

C.A. TELECOM UK LTD
Unit 2
CA Business Park
Colewood Road
Whitstable
Kent CT5 2RP

CONTACT Tel: 01227 768427
Fax: 01227 458884
email: plantenquiries@catelecomuk.com

MAP IMAGE PERMISSIONS

Centara supplied map
Promap



NOMINAL DEPTH OF COVER
250mm F/W
550mm C/W

COLT NETWORK LEGEND

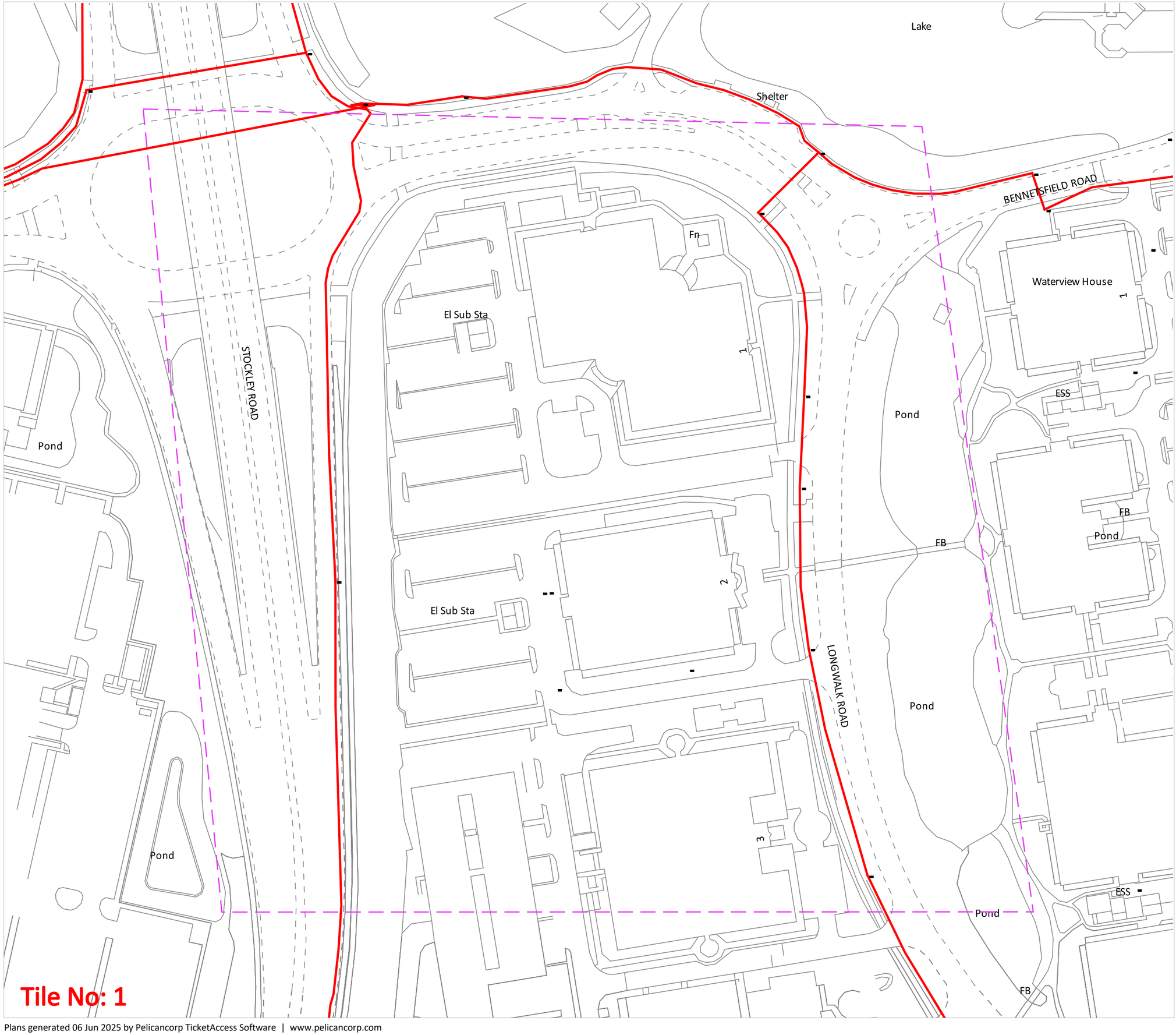
Colt Infrastructure Network

NRSWA 1991 DIVERSIONARY WORKS

SCHEME & PRELIMINARY INQUIRIES C2
Colt Technology Services External Infrastructure general location indicated only for purposes of initial plant enquiry, detailed network location will be presented via Scheme Identification Study process. All reasonable effort has been made to capture network however image may not reflect unprocessed new build track.

OVERSEEING ORGANISATION AGENT REFERENCE

O.O Agent – Chord Consult
Contact – N/A
Title – Stockley Park
Scheme Ref –N/A



Tile No: 1

Zayo Group UK Ltd
4th Floor Harmsworth House
13-15 Bouverie Street
London, EC4Y 8DP

JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 655 919
zayoplantenquiries@jsmgroup.com

Legend

- Zayo Duct
- Zayo Chamber
- Enquiry Area

Date requested:	06 Jun 2025
Requested by:	Mr Jim Frisby
Company:	Chord Consult Ltd.
Job reference:	37552525
Your reference:	Units 1& 2 Stockley park

Scale on A3 paper: 1:1250

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed.

N

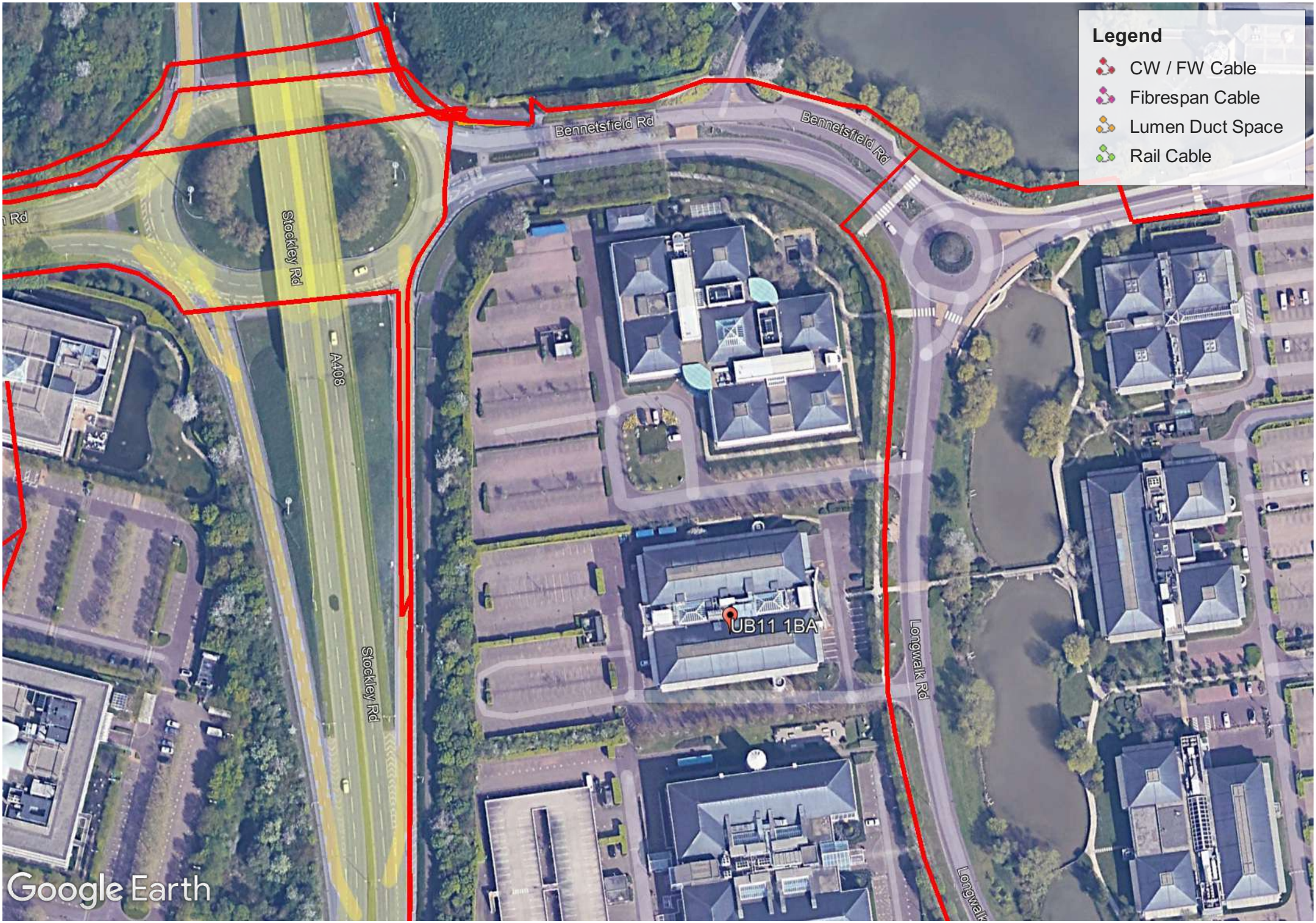
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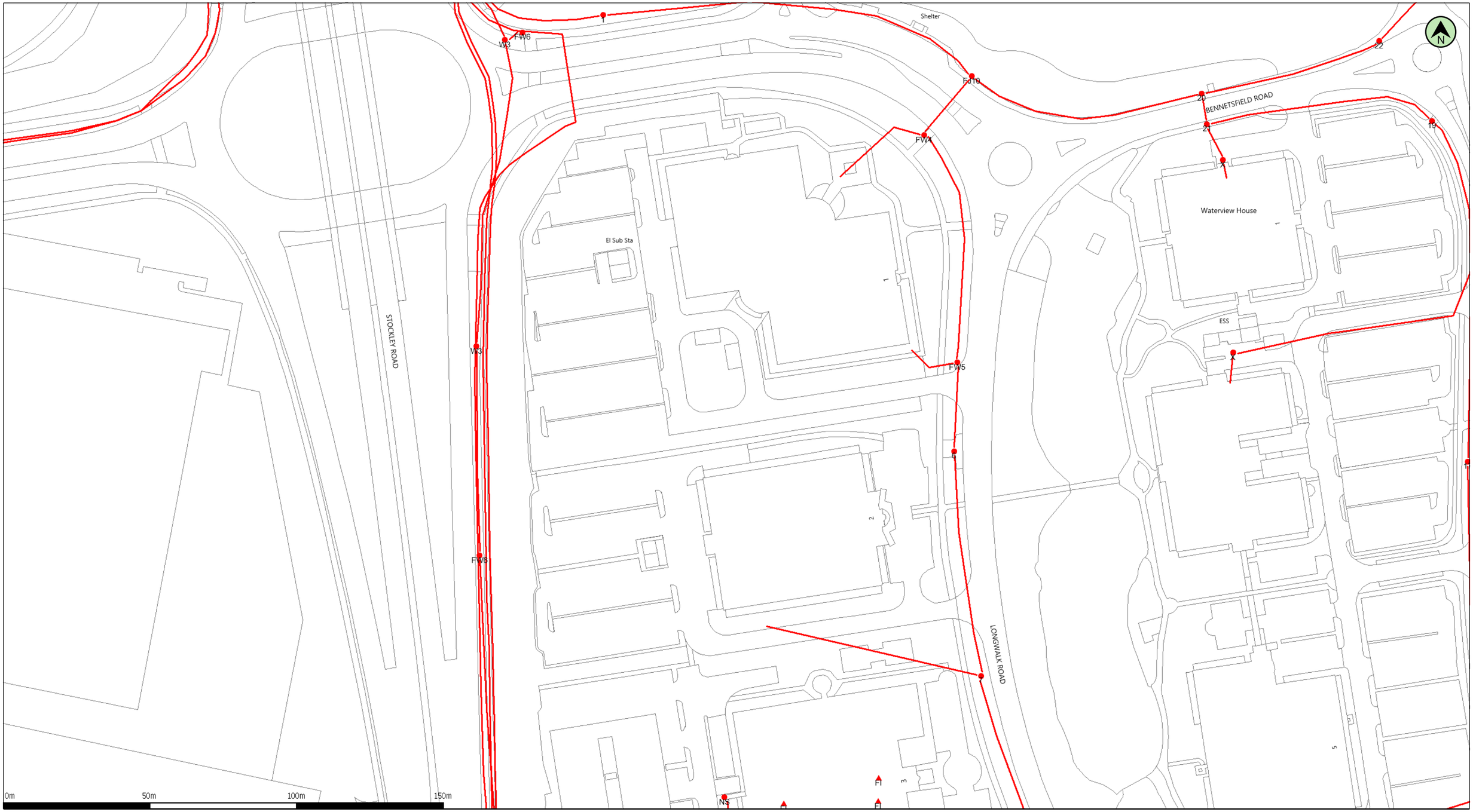
Linesearch before4dig

Protecting Lives, Cables & Pipes

In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

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Legend
CW / FW Cable
Fibrespan Cable
Lumen Duct Space
Rail Cable
Bennetsfield Rd
Bennetsfield Rd
Stockley Rd
A408
Stockley Rd
UB11 1BA
Longwalk Rd
Google Earth



(c) Crown copyright and database rights 2025 Ordnance Survey AC0000818557 Date: 01/07/25 Scale: 1:1250 Map Centre: 507794,180236 Data updated: 02/06/25 Our Ref: 1813447 - 1

Telecoms Plan A3
Powered by digdat

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000818557.

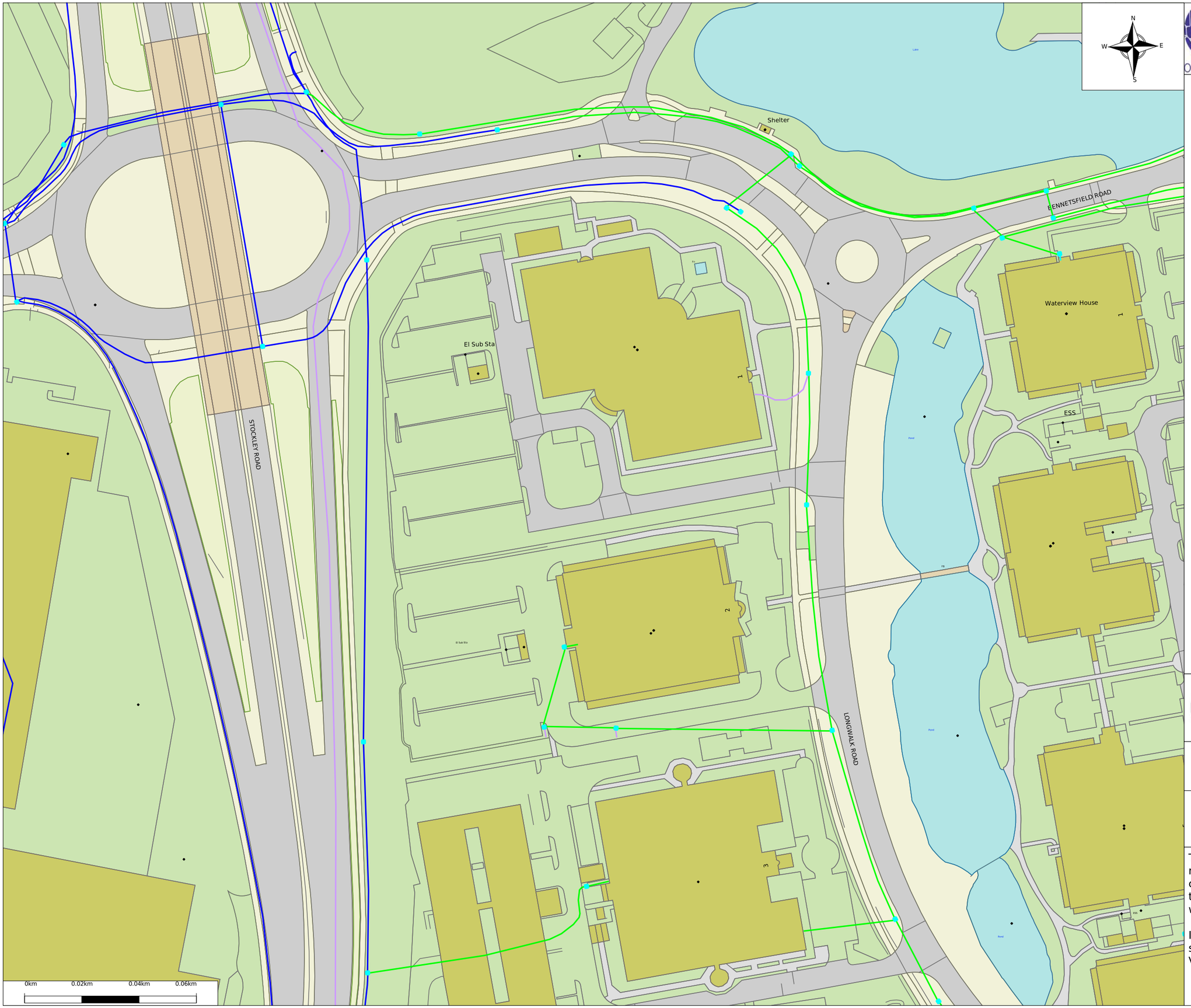
Duct, Trench

Chamber / Pole

Cabinet

jim@chordconsult.co.uk

Stockley Park



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Legend

- Access Chamber.Location Active Footway Chamber
- Underground Route.Route Active - Owned
- Underground Route.Route Active - Leased
- Underground Route.Route Active - Shared
- Underground Route.Route Active - Third Party

vodafone

Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

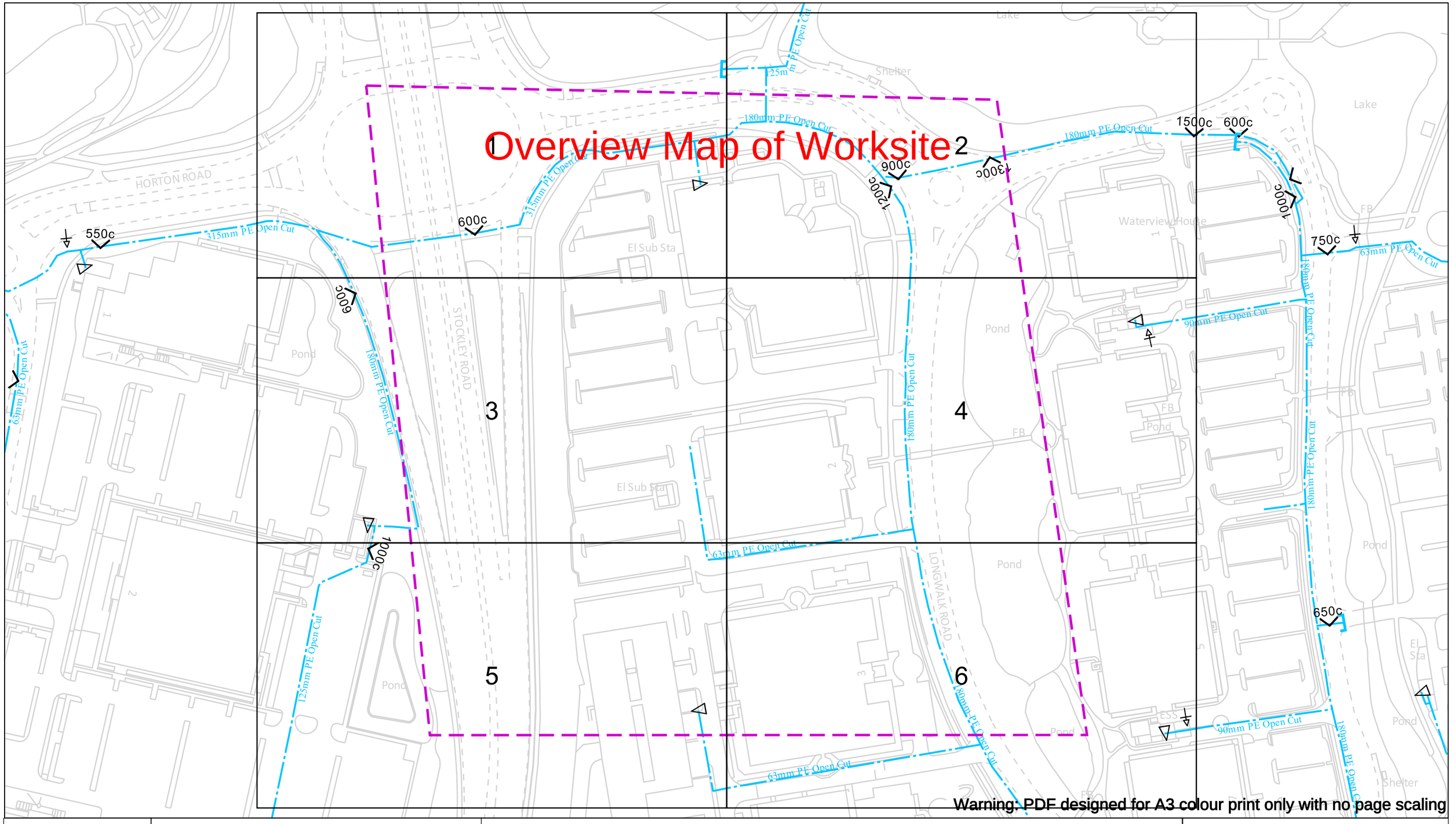
Plot Date : 02/07/2025	Scale : 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.

APPENDIX G – Cadent Gas maps

Overview Map of Worksite



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

Date Requested: 06/06/2025
Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:1538 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

Area: Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

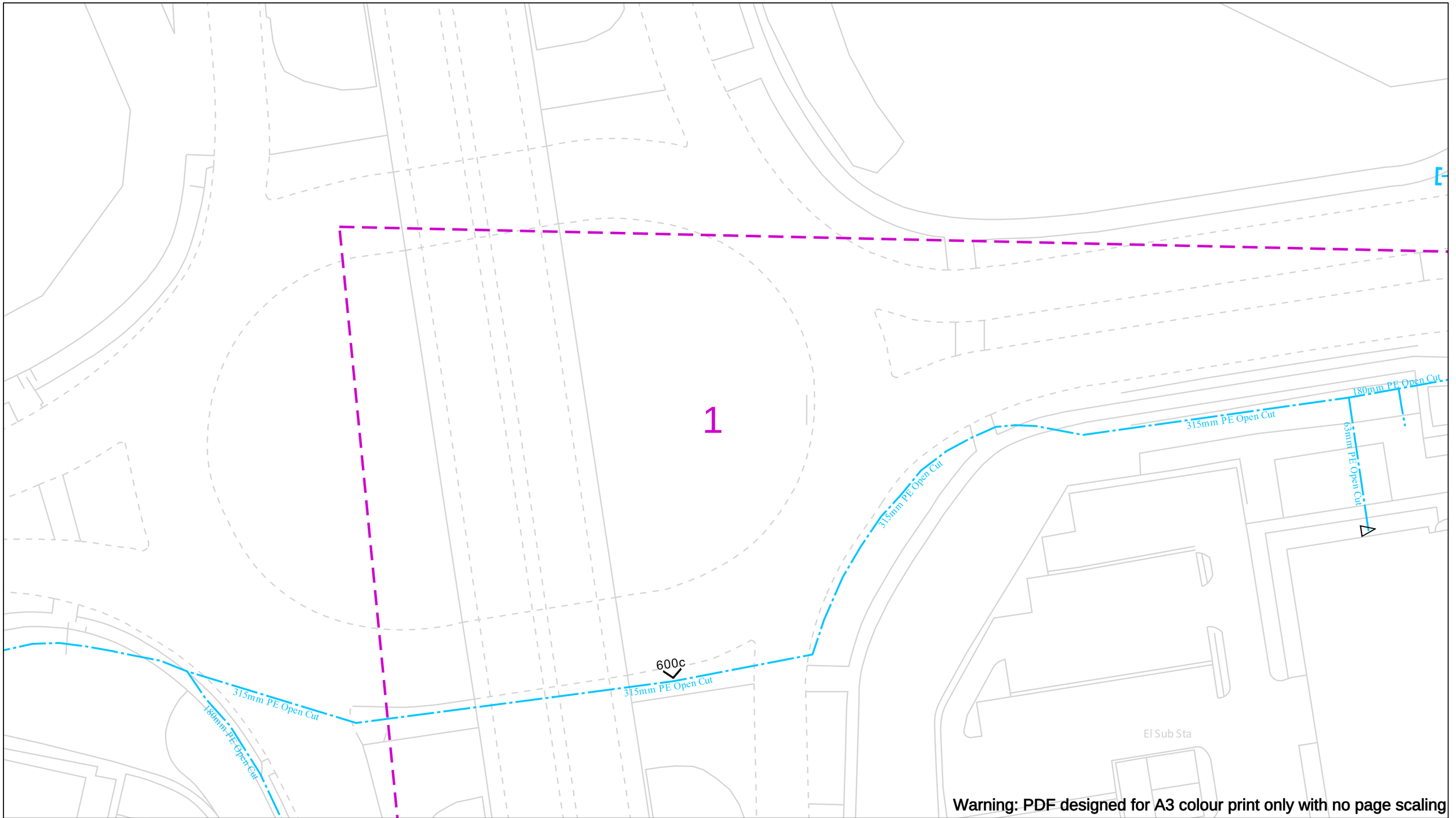
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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

Date Requested: 06/06/2025
Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

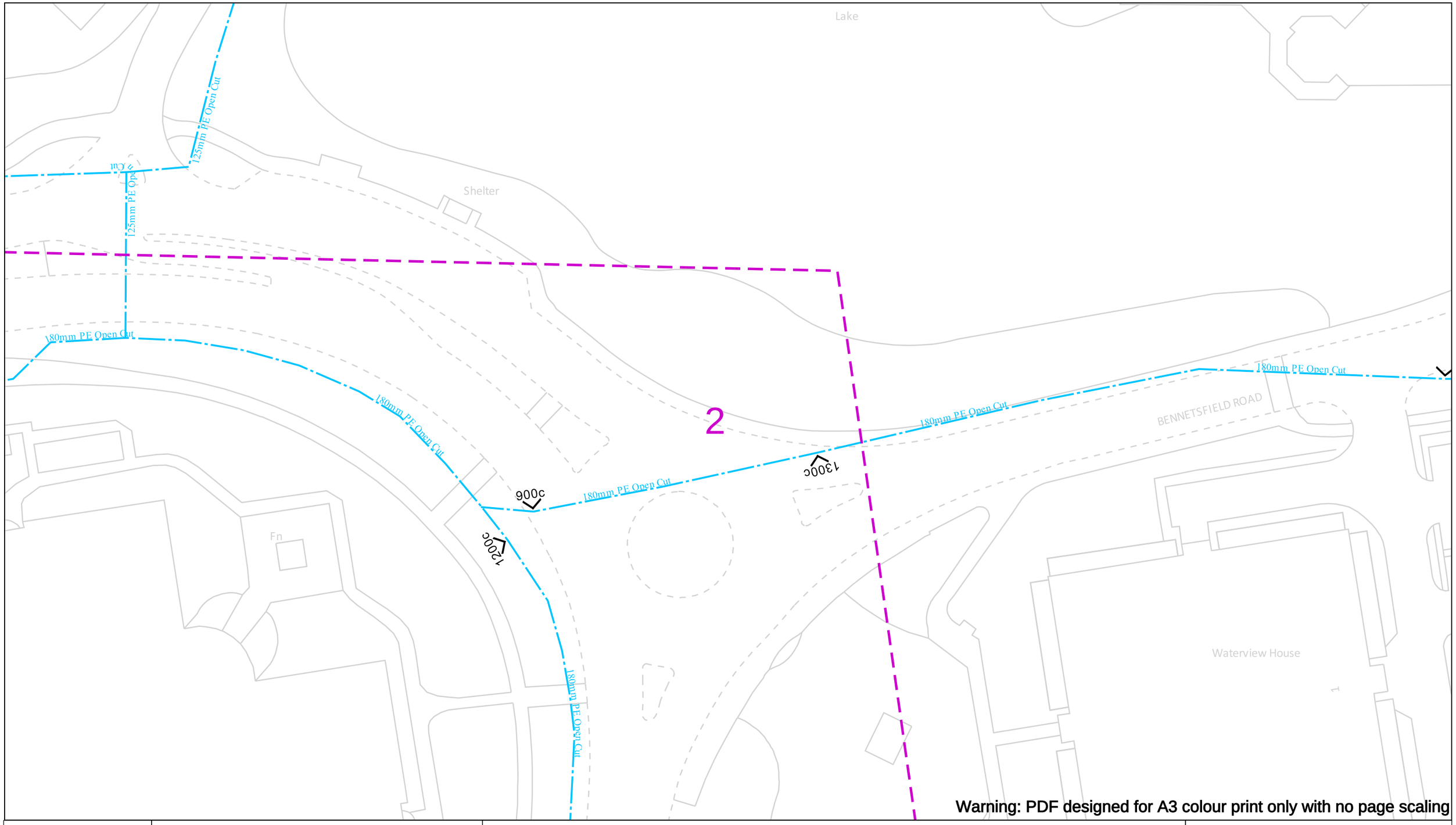
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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

Date Requested: 06/06/2025
Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

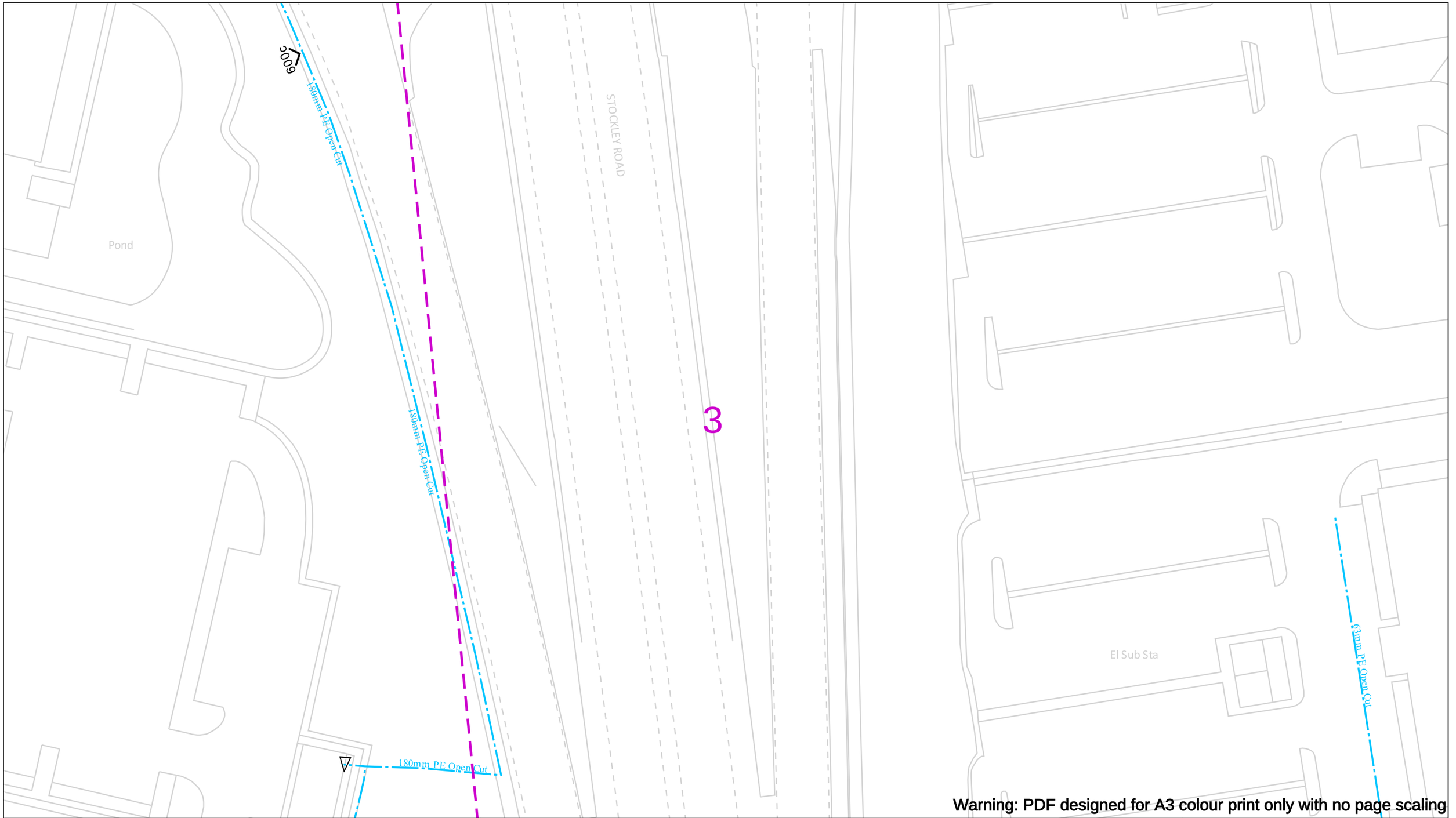
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- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

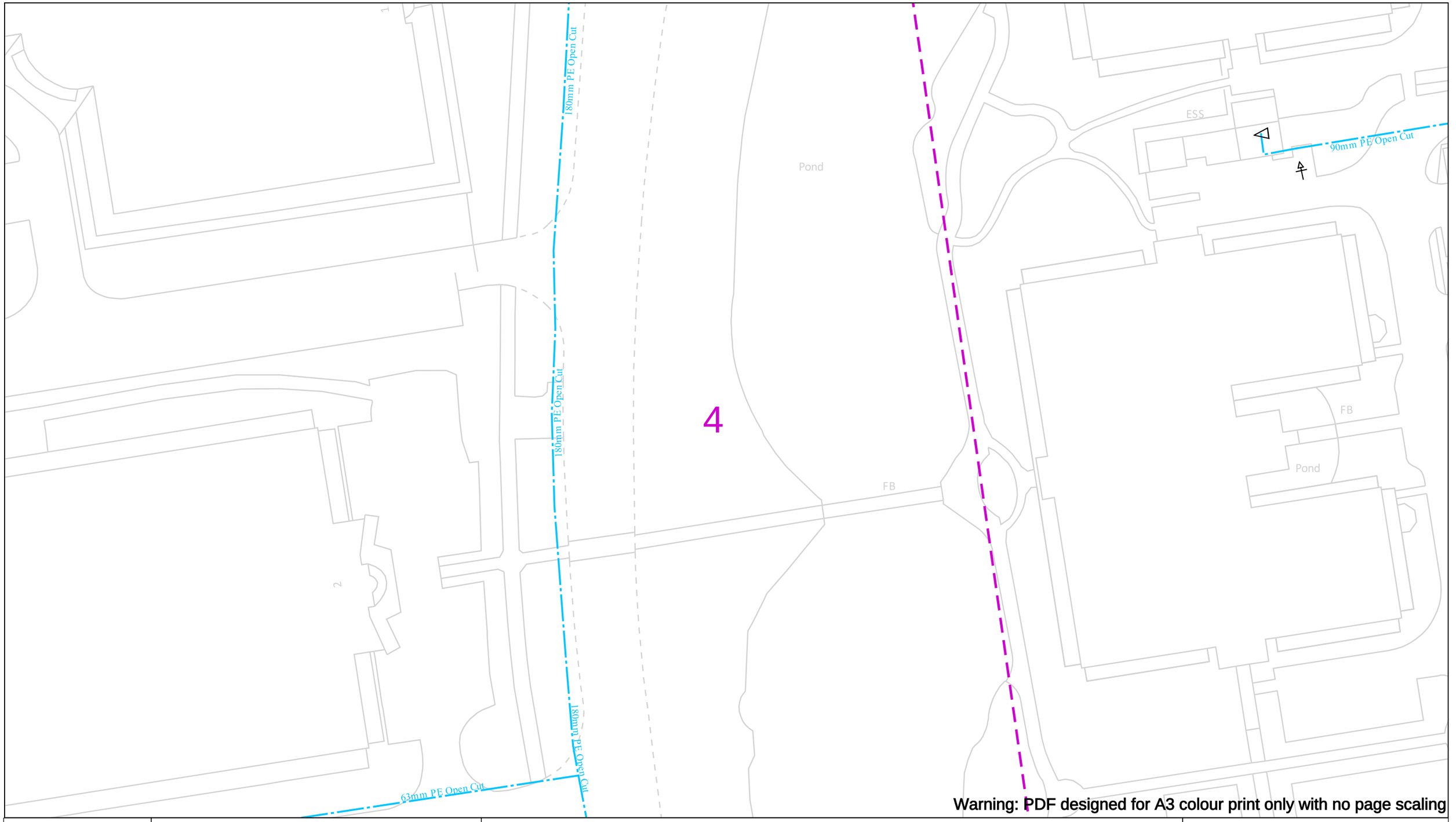
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Date Requested: 06/06/2025
Job Reference: 37552525
Site Location: 507790 180220
Requested by:
Mr Jim Frisby
Your Scheme/Reference: Units 1& 2 Stockley park

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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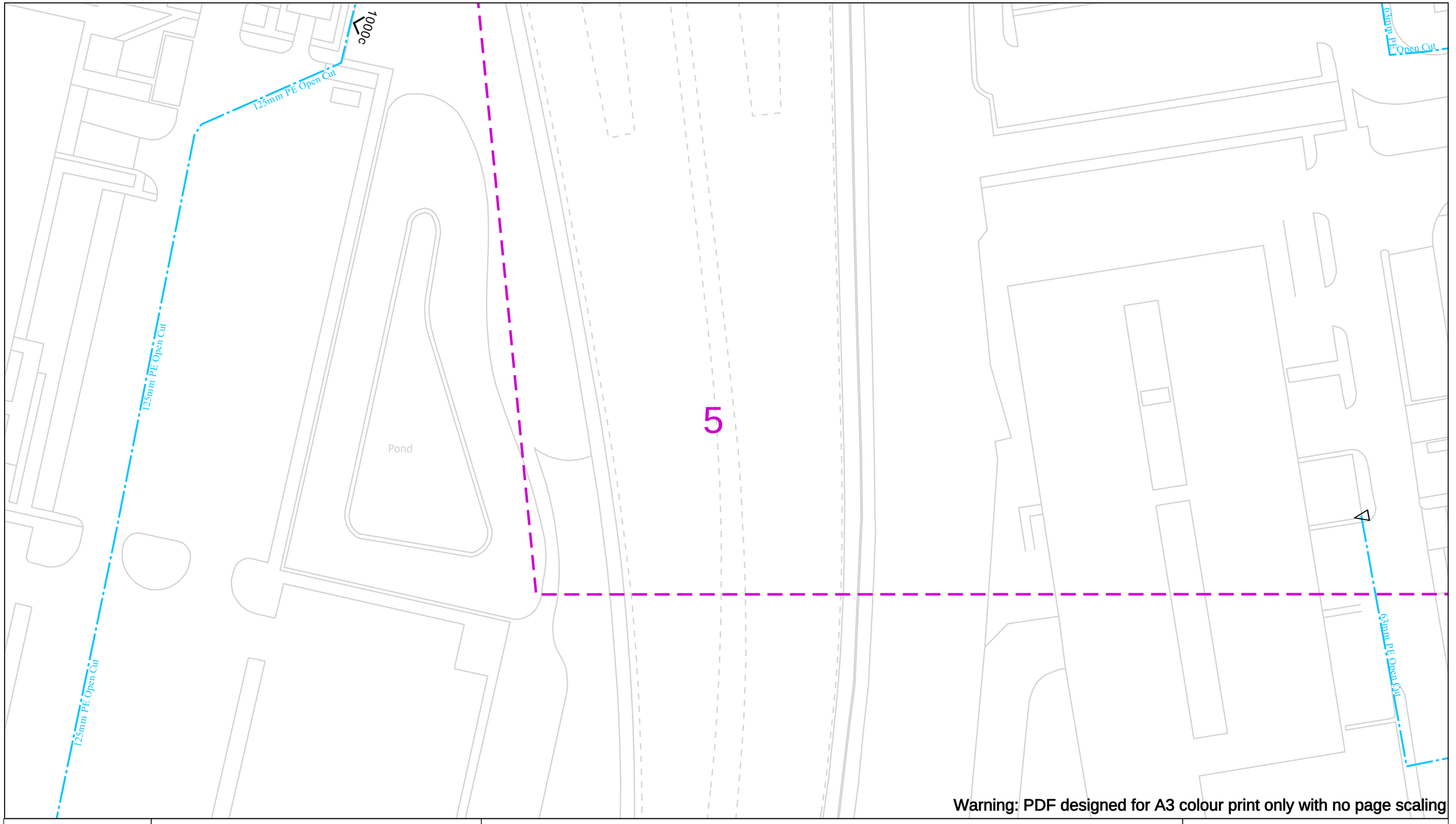
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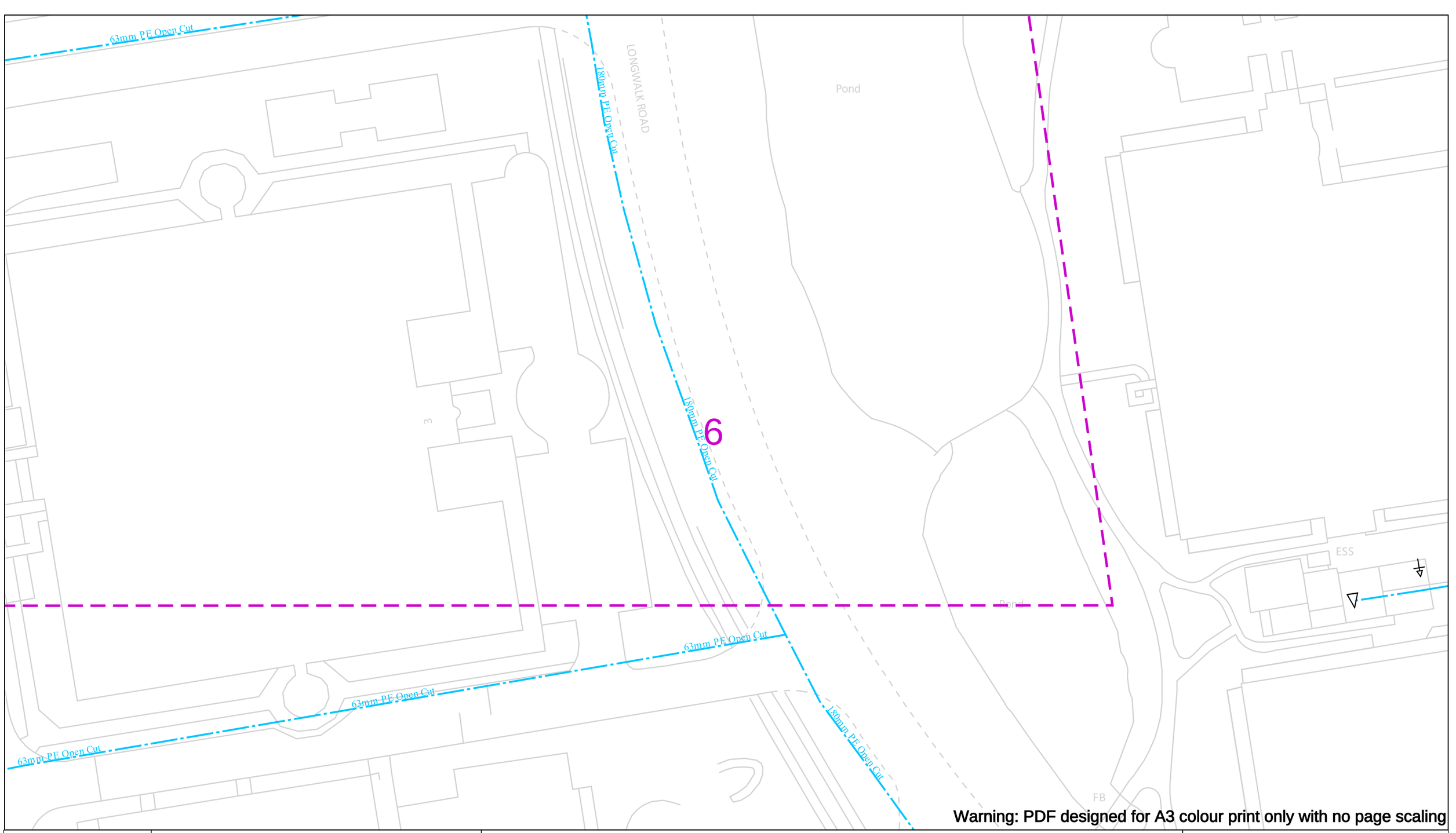
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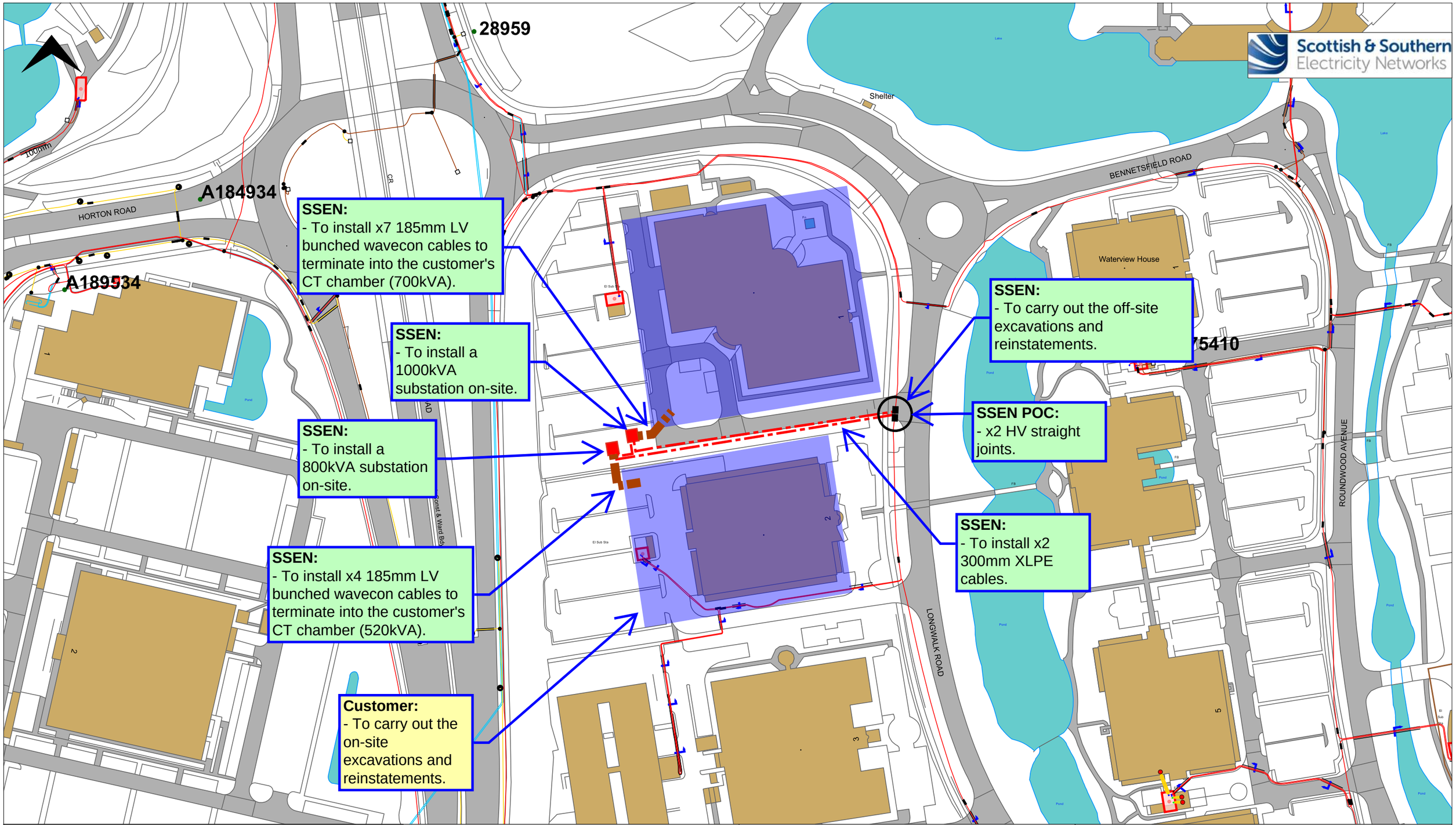
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APPENDIX H – SSEN Asset maps

c Office Web *powered by GE*



APPENDIX I – SSEN Budget Estimate



WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Map Centre: 507799, 180240		Grid Ref: TQ07798024
Scale: 1:1440	Page Size: A3	Plot Date: 20/11/2025
Designer Name: Mwadime, Ruth (Distribution)		Job Number: FGX611/1

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Subject to revision
Master held by SSEN Asset Data Team - Asset.Data@sse.com

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries	0800 048 3516

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
AGRICULTURAL	1m	1m	1m	1.1m

Legend

Segments [Electric]
Cable Segment.HV Route - 11.00 kV, Existing
Cable Segment.LV Route - 230.0 V, Existing
Cable Segment.LV Route - 400.0 V, Existing
Cable Segment.Sub Route
Joint Installation.HV Location - Straight, Existing
Joint Installation.HV Location - Tee, Existing
Joint Installation.HV Location - Pot End, Existing
Joint Installation.LV Location - Service, Existing
Joint Installation.LV Location - Straight, Existing
Joint Installation.LV Location - Tee, Existing
Joint Installation.LV Location - Pot End, Existing
Equipment [Electric]
Supply Point.LV Location - Other, Existing
Supply Point.LV Location - Street Furniture, Existing
Supply Point.LV Location - Property, Existing
Distribution Structures [Electric]
Duct.Route
Cross Section.Route
Substation Site [Electric]
Substation.Existing Extent
Substation.Existing Location - Pillar Distribution
Substation.Existing Location - Switching Station
Annotations [Electric]
Duct Annot.Existing Annotation 1:500 - Medium
Common [Electric]
Asset Activity - Green Label.Location
Asset Activity - Green Label.Annotation
Schematic Connector.MV Pin1 - Blue Triangle
Schematic Connector.MV Pin1 - Blue Circle
Schematic Connector.MV Pin1 - Blue Square
Schematic Connector.MV Pin1 - Green Circle
Schematic Connector.LV Pin1 - Blue Triangle
Schematic Connector.LV Pin1 - Blue Square
Schematic Connector.LV Pin1 - Green Circle
Schematic Connector.LV Pin1 - Green Square
Schematic Connector.LV Pin1 - Blue Diamond
Service Territory.Extent - Restricted Access
System [Electric]
Proms Job Boundary (Live Job - Under Construction)
BPA - Pipeline.Location
BPA - Pipeline.Buffer Zone
Code-Point Gazetteer.Location
Street.Street End
Street.Street Start
OS MasterMap Area.AR10021-Building
OS MasterMap Area.AR10056-General surface - Normal
OS MasterMap Area.AR10089-Inland water
OS MasterMap Area.AR10096-Landform - Slope - Normal
OS MasterMap Area.AR10111-Natural environment - Normal
OS MasterMap Area.AR10119-Path - Step - Normal
OS MasterMap Area.AR10123-Path
OS MasterMap Area.AR10172-Road or track
OS MasterMap Area.AR10183-Roadside - Normal
OS MasterMap Area.AR10185-Structure - Normal
OS MasterMap Line.LN10019-Building - Outline
OS MasterMap Line.LN10046-General feature
OS MasterMap Line.LN10052-General surface
OS MasterMap Line.LN10058-General surface - Step
OS MasterMap Line.LN10087-Inland water
OS MasterMap Line.LN10113-Closing geometry
OS MasterMap Line.LN10135-Polit. or Admin. - Parliamentary
OS MasterMap Line.LN10163-Rail - Standard gauge track
OS MasterMap Line.LN10168-Road or track - Public
OS MasterMap Line.LN10175-Road or track
OS MasterMap Text.TX10026-Buildings or structure
OS MasterMap Text.TX10059-General surface
OS MasterMap Text.TX10090-Inland water
OS MasterMap Text.TX10133-Polit. or Admin.
OS MasterMap Text.TX10169-Road or track - Road name/class
OS MasterMap Text.TX10184-Structure

Scottish & Southern Electricity Networks

North of Scotland 0800 048 3515
Central Southern England 0800 048 3516

Our reference: FGX611/1
Your reference: N/a

Connections and Engineering
Scottish and Southern Electricity Networks
Walton Park
Walton Road
Cosham
PO6 1UJ

07721 446 874
ruth.mwadime@sse.com
www.ssen.co.uk

Chord Consult
Tristan Cockerill
Luminous House
300 South Row
Milton Keynes
MK9 2FR

Date: 20/11/2025

Dear Tristan,

PROPOSED ELECTRICITY CONNECTION TO: 2 Longwalk Road, Stockley Park, West Drayton, Middlesex, UB11 1FE.

Thank you for your recent enquiry. We have carried out a preliminary assessment of the works required to make connection to the distribution network in the area and we are pleased to provide you with our findings along with an estimate of the costs for the option identified. Please note that we have not carried out any detailed design work or network impact analysis. This budget estimate is provided as a result of a preliminary assessment only and possibly without any site-specific considerations being taken into account. A budget estimate is not a formal offer for connection and cannot be accepted by you. The initial proposals will be subject to obtaining all necessary legal consents to carry out the work, including any consent required from third parties.

The estimate we provide at this stage may vary considerably from any further budget estimate or the price in any formal connection offer.

Budget estimate in the region of: £ **180,000 – 220,000**

This budget estimate has been calculated exclusive of VAT and does not constitute an offer of terms.

The budget estimate has been calculated based on a high level assessment, the information you have provided and the assumptions listed within this letter. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary purposes only. This estimate cannot be guaranteed. This estimate includes for any reinforcements assumed to be required on the wider network that may be triggered by this connection. This estimate does not include any assessment for temporary diversion or traffic management requirements. Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed

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Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having their Registered Office at No. 1 Forbury Place 43 Forbury Road Reading RG1 3JHwhich are members of the SSE Group www.ssen.co.uk

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0800 048 3516

in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge.

Any documents, drawings or figures provided as part of this budget estimate are indicative only.

There are Independent Connection Providers (ICPs) and Independent Distribution Network Operators (IDNOs) who may be able to provide you with an alternative quotation to carry out some of this work. Please refer to www.lloydsregister.co.uk for further details.

Description of proposed works and assumptions:

x2 new supplies - 1220kVA - for two new commercial units.

SSEN to install x2 300mm XLPE cables.

Unit 100:

SSEN to install a 1000kVA substation on-site. SSEN to install x7 185mm LV bunched wavecon cables to terminate into the customer's CT chamber (700kVA).

Unit 200:

SSEN to install a 800kVA substation on-site. SSEN to install x4 185mm LV bunched wavecon cables to terminate into the customer's CT chamber (520kVA).

SSEN to carry out the off-site excavations and reinstatements. Customer to carry out the on-site excavations and reinstatements.

SSEN POC:

x2 HV straight joints

x1 HV shutdown

x2 padlocks.

This estimate is based on the customer carrying out all on site excavation and reinstatement works and providing all internal containments for cables. I have included in this estimate a cost for the diversion of our existing cables and equipment that may be affected by your proposed development.

The initial proposal includes the installation of a new Distribution Substation on a 4.5m x 4.5m plot. The land for this will be provided by the customer at no cost to us. All associated legal costs shall be borne by the customer.

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We have not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. There is therefore no guarantee that this level of capacity will be available without completing further studies. As we have only carried out preliminary off-site investigations, physical, technical and wayleave assessments may mean that the proposals are not practical.

Transmission Constraints

Any planned transmission works and dates may be subject to change.

Any network assessment carried out as part of a formal connection offer, will take into account these works and you may be required to pay an apportioned part of network investment. Further information can be found on our Network Capacity maps:

https://www.ssen.co.uk/ContractedDemand/

Please also be aware that any formal connection offer will be made under our current Connection Charging Methodology Statement. If you do progress with a connection then there may also be charges applied for the use of the distribution network, as set out in our Use of System Charging Statements. Copies of our charging statements can be found on our website at:

https://www.ssen.co.uk/Library/ChargingStatements

If you would like to discuss any aspect of this budget estimate please feel free to contact me at the details provided at the top of this letter. Otherwise if you'd like to progress towards a formal connection offer, please contact connections@sse.com quoting your reference number which can be found at the top of this letter. You can find further information regarding our process for new connections by visiting:

www.ssen.co.uk/Connections/UsefulDocuments.

We look forward to hearing how you wish to progress with your project. Alternatively, you can find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,

Ruth Mwadime

Connections Designer

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