

# Utilities Appraisal

Lincolnshire Lakes,  
Scunthorpe



**Silver Utility Appraisal**

**Proposed Development of 555 plots at Burringham Road, Lincolnshire Lakes, Scunthorpe  
Multi Utility Revision A (includes water diversion) 02.03.2022  
Ref: U1.7 based upon existing records received from Centara**

**Based on Keepmoat Homes Viability Layout Drawing No 101/2021/003 Revision B**

<b>Fees</b>		
<b>Utility</b>	<b>Description of works</b>	<b>Cost</b>
<b>Existing Records</b>	Utility record search within the site location. Service provided by Centara Bureau Services.	0.00
<b>Utility Underground Mapping</b>	Ground penetrating radar survey in line with PAS128. Cost based on Centara average costs across the region.	0.00
<b>Drainage Survey Enquiry</b>	Drainage survey/developer enquiry provided by Regional Water Company.	0.00
<b>Cost of 0800 Fees</b>		<b>0.00</b>

<b>Diversions</b>		
<b>Utility</b>	<b>Description of Works</b>	<b>Cost</b>
<b>Electric</b>	Underground the existing HV overhead cables along the northern boundary as Linbrooke budget estimate including estimate for DNO non-contestable cost.	0.00
<b>Openreach</b>	<p>Diversion design fee, there will be a second charge if the estimate is not accepted within their timescales.</p> <p>Divert the existing overhead lines that are located along the hedgerow of Carisbrooke Manor Lane, cost are based on those received for Firbeck Colliery diversion.</p>	0.00
<b>Water</b>	<p>Diversion design fee.</p> <p>Diversion costs are estimated using the Anglian Water requisition charges.</p> <p>Diversion of the existing 355mm diameter water main through the new development infrastructure.</p> <p>52 Back to back connection on the 6mtr pipe lengths.</p>	0.00
<b>Total estimated diversion costs</b>		<b>0.00</b>

<b>New Infrastructure</b>		
<b>Utility</b>	<b>Description of Works</b>	<b>Cost</b>
<b>Water</b>	<p>Costs are based on Anglian Water charges. Infrastructure charges for Severn Trent.</p> <p>New development application fee.</p> <p>Mains infrastructure design fee for 201+ properties.</p> <p>555 Severn Trent infrastructure charges.</p> <p>Two off site connections within Burringham Road.</p> <p>Two on site connection at new entrances.</p> <p>Fire Service liaison. Legal Agreement fees.</p> <p>Mains infrastructure and plot connections by MU.</p>	<b>0.00</b>
<b>Gas</b>	<p>Mains infrastructure and plot connections by MU.</p> <p>Off site CSEP connections in Burringham Road.</p>	<b>0.00</b>
<b>Electric</b>	<p>Mains infrastructure including substations and plot connections by MU.</p> <p>DNO Non-contestable cost for substation connections.</p> <p>3 phase supply for pump station.</p>	<b>0.00</b>
<b>Linbrooke Multi Utility</b>	<p>Linbrooke budget estimate for the supply of electric, gas and water including mains and plot connections and two substations.</p>	<b>0.00</b>
<b>Openreach</b>	<p>Fibre broadband will be provided.</p> <p>Openreach rebate for 555 plots.</p> <p>Openreach rebate for 555 plots (install internals).</p>	<b>0.00</b>
<b>Street Lighting</b>	<p>Street Lighting design fee.</p> <p>Installation of new columns including electrical connection.</p> <p>Installation of new columns including electrical connection (footpath links).</p> <p>Above number of columns estimated by Chris Dooley.</p>	<b>0.00</b>
<b>Private Lighting</b>	<p>Solar bollards to be installed within the boundaries of plots in shared private driveways.</p> <p>Installation of solar private lighting columns in the shared parking areas.</p> <p>Above estimated by Chris Dooley.</p>	<b>0.00</b>
<b>Utility cost site usage</b>	<p>Utility costs to cover site usage prior to completion and handover for 555 plots.</p>	<b>0.00</b>

<b>New Infrastructure</b>		
<b>Utility</b>	<b>Description of Works</b>	<b>Cost</b>
<b>Compound Connections</b>	Temporary compound water connection.	
	Temporary compound electric connection.	
	Disconnection of electric and water at end of scheme.	
		<b>0.00</b>
<b>Legal Costs</b>	Solicitor fees for 2 easements across the site (1 x gas & 1 x electric).	
	Solicitors fee for land transfer relating to the substations.	
		<b>0.00</b>
	<b>Total cost for new infrastructure</b>	<b>0.00</b>
	<b>Total cost for new infrastructure - per plot</b>	<b>0.00</b>
	<b>Total estimated diversion costs</b>	<b>0.00</b>
	<b>Total estimated diversion cost - per plot</b>	<b>0.00</b>
	<b>Total cost for fees</b>	<b>0.00</b>
	<b>Total cost for development</b>	<b>0.00</b>
	<b>Total cost for diversions and new infrastructure - Per Plot</b>	<b>0.00</b>

**Engineer Signatures**

Confirmation that detailed discussions have taken place between Engineering and Utilities sections regarding changes in levels / designs / allowances and identified constraints relating to this development.

**Signature**



**Chris Dooley**

**Date 02.03.22**

**Signature**

**Chris Cammidge**

**Date**

**Signatures**

**Signature**



**Chris Dooley**

**Date 02.03.22**

**Signature**

**Adam Knight**

**Date**

**Centara Existing Records Search**

Request Status Report - attached to this report.  
Linesearch - attached to this report.

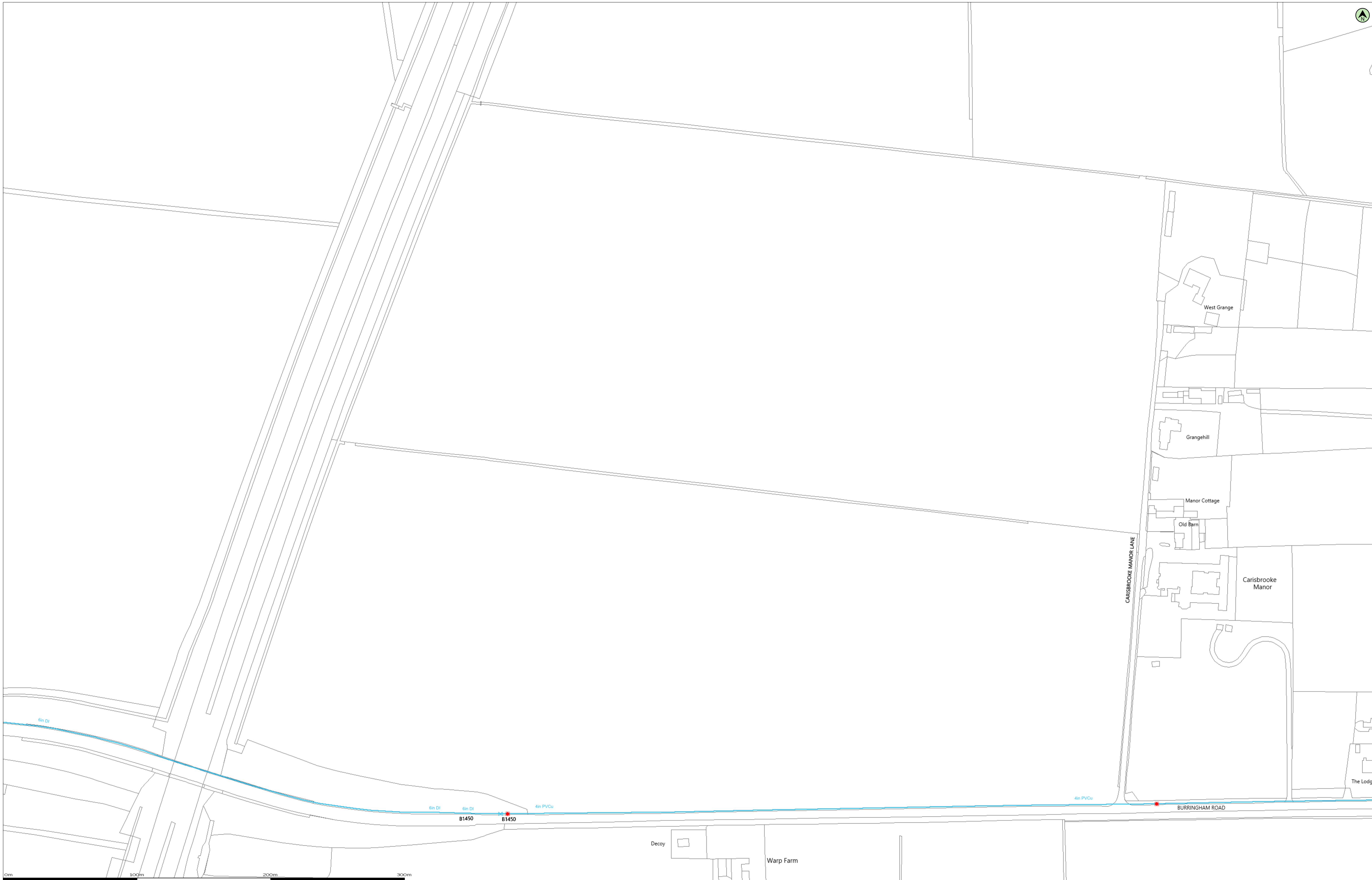
**Affected Statutory Authorities identified by Centara**

Anglian Water - See diversion report  
Northern Powergrid - See diversion report  
Openreach - See diversion report

**Supporting Information**

**Constraints Plan**

**Tender Conditions**



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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

gill.paterson@centara-ltd.com
CEN19986







# Maps by email Plant Information Reply



## IMPORTANT WARNING

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



**openreach**

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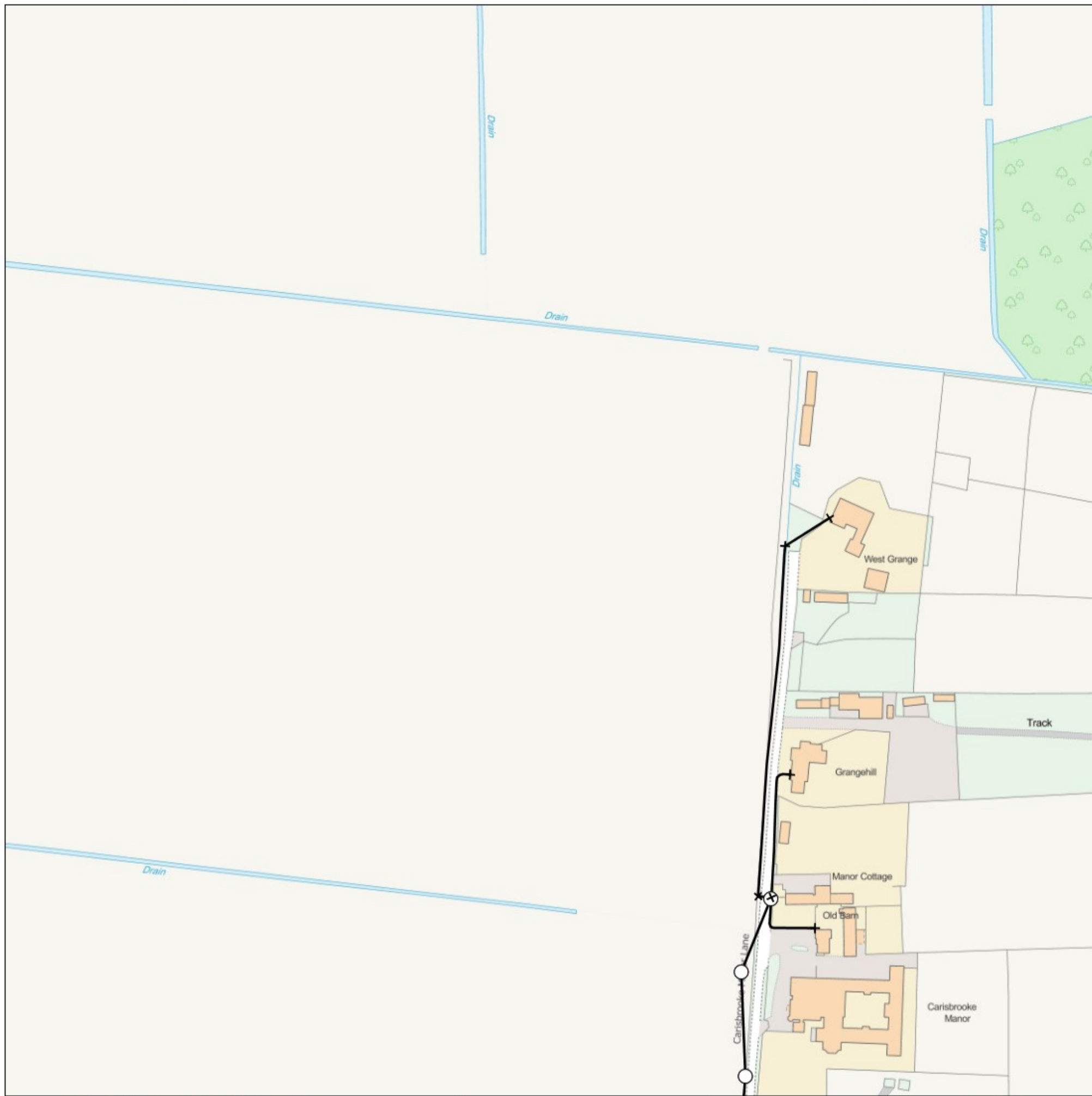
KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at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

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BT Ref : DDO01097F  
Map Reference : (centre) SE8604608771  
Easting/Northing : (centre) 486046,408771  
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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 : NLG01096C

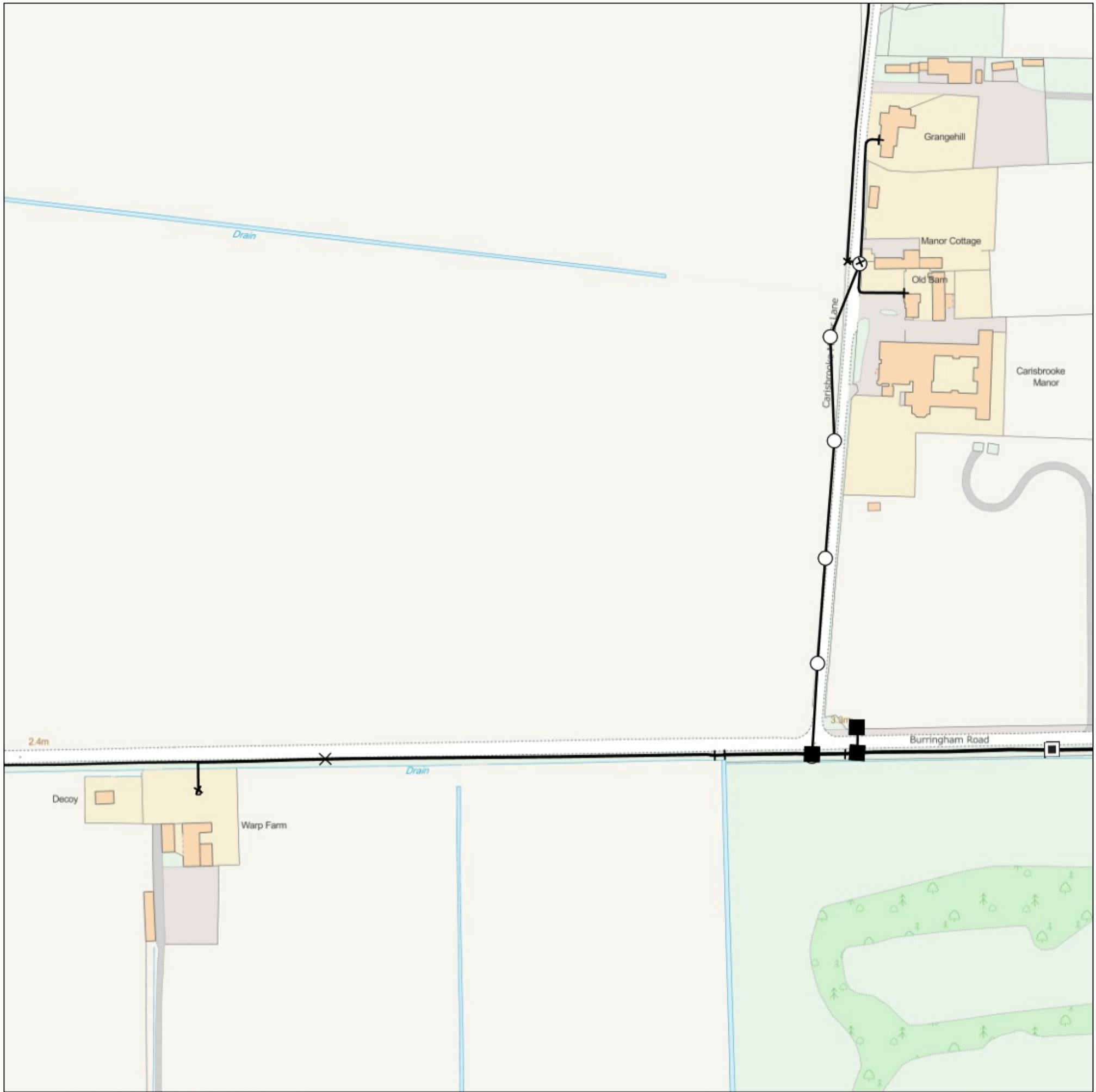
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Power Cable						
Power Duct				N/A		

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Power Duct				N/A		

BT Ref : EBK01031M

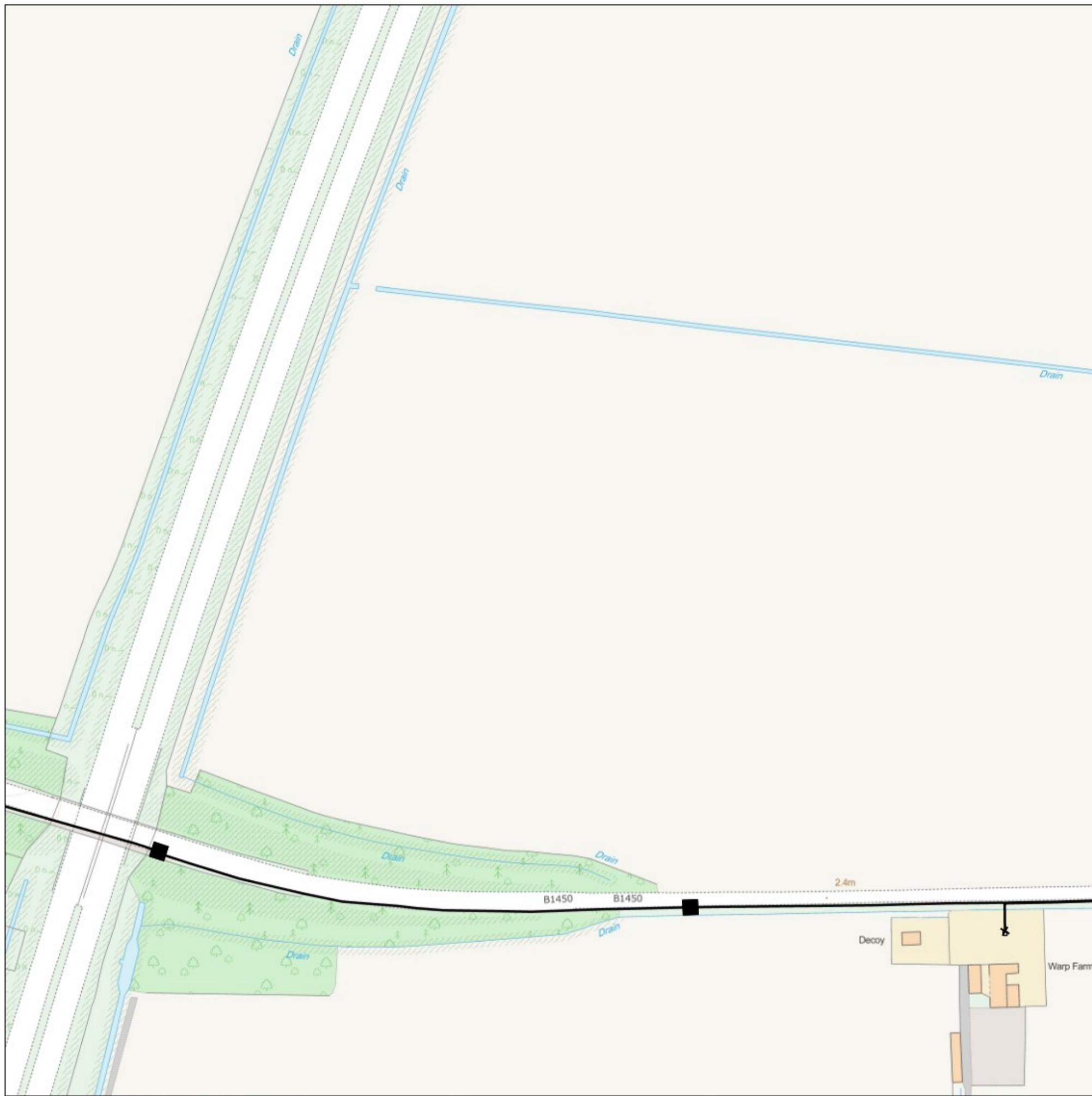
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Easting/Northing : (centre) 486151,408633

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Power Cable						
Power Duct				N/A		

BT Ref : JTN01223Q

Map Reference : (centre) SE8598108511

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