



Utility Statement

Land North East of Harpenden between Lower Luton Road,
Bower Heath Lane and Common Lane

**Infinitely
better**



Utility Feasibility,
Design & Planning



Travel
Plans



Employment &
Skills Plans



Adoption
Coordination

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0.2	Minor Client Amendments	DS	24 th October 2025	GM
0.3	Minor Client Amendments	DS	15 th December 2025	GM
0.4	Revised Parameter Plan	DS	3 rd March 2026	GM

Terms of Compilation

This report has been compiled based in whole or in part on the information provided by the client and any applicable third parties. The information provided within this report is budget information only and should be treated as such - any diversion costs, required disconnections, ground conditions, points of connection, off-site requirements and applicable reinforcement costs are unknown and are estimates, as such, GCM Consultancy Services accepts no responsibility for the information or accuracy provided therein.

This report is intended for the confidential, exclusive use and benefit of those companies detailed above. Use of this report or any information contained therein by any third parties, shall be at their sole risk.

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1.0 Introduction

- 1.1 We take great pleasure in providing this utility statement in support of the proposed development at North East Harpenden.
- 1.2 In accordance with the results of a utility search and examination of the relevant information provided by Crest Nicholson, this report provides commentary on existing utility provision, assumes a supply philosophy for the proposed new development and identifies any necessary disconnections and diversions.
- 1.3 In accordance with the above, we have also detailed points to note that we believe Crest Nicholson need to be aware of and have made site-specific recommendations based upon our findings.
- 1.4 Throughout the compilation of this report, we may have needed to make some assumptions regarding diversion and supply philosophies. Any such assumptions have been highlighted.

2.0 Site Details

2.1 This utility statement has been prepared for and on behalf of Crest Nicholson in support of a Planning Application at land off Lower Luton Road, Harpenden.

2.2 The site comprises 32.92 hectares of land. The site is primarily agricultural / greenfield land. There is an active Equestrian Centre located in the western corner of the site, a number of the fields are used for horse grazing. A telecommunication mast and Electrical Substation is located near the centre of the Site.

The Site is located adjacent to the north-east built up boundary of Harpenden and is bounded by the B652/Bower Heath Lane to the north west and fields directly north. Common Lane runs adjacent to the eastern boundary. To the south of the site is Porters Hill Park and residential development. The B653/Lower Luton Road and fields are located on the western boundary.

2.3 The proposed development is an outline planning application for demolition of existing buildings and structures and construction of a mixed-use development comprising residential dwellings (including affordable housing), children's home, elderly extra care facility, local centre (flexible retail/ health/ community use), sports pitches and associated building, green infrastructure and landscaping works (to include public open space and community growing space); primary school with early years provision, vehicular and active travel infrastructure (including pedestrian and cycle access) and diversion of Bower Heath Lane; drainage works; and related infrastructure. All matters reserved save for access from Lower Luton Road.

2.4 The application is supported by a number of drawings;

- C6017-MA001 (Illustrative Concept Masterplan)
- Land Use Parameter Plan Rev A
- Storey Heights Parameter Plan Rev A
- Open Green Infrastructure Plan Rev A
- Access and Movement Parameter Plan Rev A

which will provide the framework for future development of the site. Figure 001 below is the Land use Parameter Plan. The detailed proposals will come forward at future Reserved Matters stage.

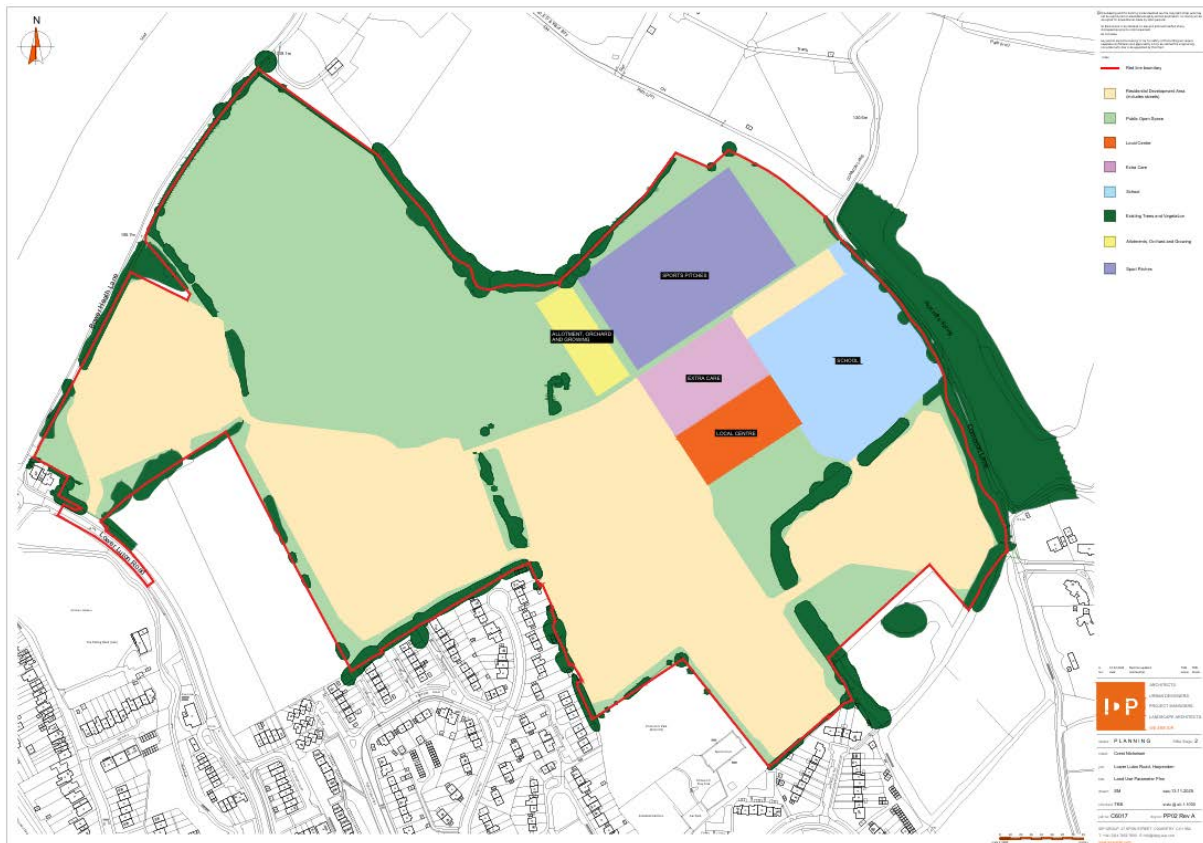


Figure 001 - Land use Parameter Plan - PP02 Rev A

2.5 Planning Policy Position

SADC's adopted Development Plan comprises:

- District Local Plan Review 1994 Saved and Deleted Policies Version (July 2020), and supporting Maps;
- Harpenden Neighbourhood Plan 2018 – 2033 (2018); and
- Wheathampstead Neighbourhood Plan (2023).

The NPPF (February 2025) is a material consideration.

SADC is preparing a new emerging draft Local Plan. The Regulation 19 version is the latest version and weight can be given to it due to the advanced stage in

preparation (i.e. it is progressing towards Stage 2 Hearing in Autumn 2025). The Draft Local Plan comprises:

- Draft Local Plan 2041 – Reg.19 Publication (September 2024); and
- Draft Policies Map.

Adoption of the new Local Plan is anticipated to take place in March 2026.

- 2.6 In accordance with the current planning policy position for St Albans District Council, and with reference to Strategic Policy SP9, Policy UIN1 and UIN2 from the Draft Local Plan, discussions are ongoing with the relevant authorities to ensure that capacity for the development is ongoing, and further details can be found in Section 5.0 below on the current position with authorities.

3.0 Existing Utilities

- 3.1 Surface & Foul Drainage - The Thames Water asset records show the closest foul sewer network is present within Westfield Road, approximately 120m from the proposed site entrance. A further foul network is present within the footpath/grass verge along Lower Luton Road, approximately 500m from the proposed site entrance. However, a rising main originating from a pumping station located adjacent to 200 Lower Harpenden Road crosses the proposed site entrance. See Appendix B.
- 3.2 Potable Water - The Affinity Water potable water asset records show a 12" Cast Iron (CI) main is present at the junction of Lower Luton Road and Westfield Road. No potable water assets are shown crossing the proposed development site or the proposed site entrance. See Appendix B.
- 3.3 Gas - The Cadent gas asset records show a 125mm PE Low Pressure (LP) main is present within the northern footpath/grass verge of Lower Luton Road, crossing the proposed site entrance. No gas assets are shown crossing the proposed development site. See Appendix B.
- 3.4 Electricity - The UKPN electricity asset records show LV cables are present within the northern footpath/grass verge of Lower Luton Road, providing supplies to Greenacres Equestrian, and adjacent residential dwellings on Lower Luton Road and crosses the proposed site entrance. Overhead 11kV HV cable are shown to cross the far eastern corner of the site. A sub-station is also mentioned as being located adjacent to the telecoms mast at the centre of the proposed development; however, no cables are shown to run to or from this. See Appendix B.
- 3.5 Telecoms - The Openreach telecom asset records show an overhead pole located adjacent to 200 Lower Luton Road, within the northern footpath/grass verge, emanating from a below ground network at the junctions of Lower Luton Road, Bower Heath Lane and Westfield Road and crosses the proposed site entrance. See Appendix B.

- 3.6 Telecoms - The Virgin Media telecom asset records show a network is present within the southern footpath/grass verge along Lower Luton Road. No Virgin Media assets are shown crossing the proposed development site or the proposed site entrance.
- 3.7 Telecoms Mast - A Cellnex telecoms mast is located within the centre of the development site which will need to be relocated to accommodate the development.

4.0 Disconnections & Diversions

- 4.1 Surface & Foul Drainage - The Thames Water asset records indicates that the rising main crosses the proposed site access off Lower Luton Road. Surveys have been undertaken to locate the rising main and Thames Water have provided a budget cost to divert the rising main. Further investigations will be undertaken to confirm the extent of diversion or protection works required.
- 4.2 Gas - The Cadent gas asset records indicate that the low pressure 125mm main crosses the proposed site access off Lower Luton Road. Surveys have been undertaken to locate the main and Cadent have provided a budget cost to divert the main. Further investigations will be undertaken to confirm the extent of diversion or protection works required.
- 4.3 Electricity - The UKPN electricity asset records show LV cables cross the proposed site access off Lower Luton Road. Surveys have been undertaken to locate the cables and UKPN have provided a budget cost to divert the cables. Further investigations will be undertaken to confirm the extent of diversion or protection works required.
- 4.4 Telecoms – The Openreach asset records show cables cross the proposed site access off Lower Luton Road. Surveys have been undertaken to locate the cables and Openreach have provided a budget cost to divert the cables. Further investigations will be undertaken to confirm the extent of diversion or protection works required.
- 4.5 Telecoms Mast – The Cellnex mast will need to be relocated and or removed from site. Further discussions will be undertaken to agree how best to relocate the mast to suit the needs of the development.

5.0 New Supplies

5.1 The supply philosophy for the proposed development site is based on no gas, electrically heated by heat pumps, as follows:

- a. 500 No. Residential Units
- b. 2 No. Form Entry Primary School
- c. 60 No. Bed Care Home
- d. Children's Home
- e. Local Centre and Retail Units

5.2 In addition, two parcels to the south east and south west may be accessed through this development, and the following capacity assumptions have also been made:

- a. South East Parcel –170 No. Residential Units.
- b. South West Parcel –170 No. Residential Units.

5.3 Independent Networks Association has produced a document called 'INA Low Voltage Design Policy' which provides guidance for the design of electricity networks and is commonly used to estimate loadings for standard new build residential development sites. In accordance with this guidance the below table provides generalised electricity loadings:

No. of Bedrooms	Non-Electric Heated (Gas, District Heating) kVA	Electric Heated by Heat Pump kVA
1-2	1.2	2.2
3	1.5	2.9
4	1.8	3.7
5+	2.2	4

5.4 A schedule of accommodation has not been provided at this stage, therefore the following assumptions have been made regarding the residential unit schedule. These assumptions combined with the guidance provided within the 'INA Low

Voltage Design Policy' allows us to estimate the following residential electricity loadings for a development based on no gas and electrically heated by heat pump:

No. of Bedrooms	No. of Residential Units	Electrically Heated by Heat Pump kVA	Assumed Total Electricity Loading kVA
1-2	142	2.2	312.4
3	227	2.9	658.3
4	104	3.7	384.8
5+	27	4	108
1 No. Temporary Builders Supply (3 phase)			25
South East Parcel (100 plots)			325
South East Parcel (170 plots)			530
Totals			2,343.5

- 5.5 Non-residential loadings are more difficult to estimate, and further information is required to accurately identify specific requirements, however, based on similar type units on other developments the following assumptions have been made:

Unit Type	Assumed Electricity Loading kVA
2 No. Form Entry Primary School	250
60 No. Bed care Home	330
Children's Home	300
Local Centre Retail Units	300
Pumping Stations x 2	20
Estimated Loadings	1200

- 5.6 Given the lack of a schedule of accommodation and detailed layout at this outline stage Multi-Utility providers have only been able to provide budget new supply proposal based on the above requirements. These will be updated when additional details are confirmed We have approached the incumbent suppliers to secure point's of connection and it is not anticipated there will be any supply issues. The development strategy is set out below:

5.6.1 Surface & Foul Drainage

Foul and Surface Water will be dealt with in accordance with the JPP Drainage Strategy, Reference Revision A: October 2025 (R-FRA-28236-01-A).

5.6.2 Potable Water

Affinity Water have previously confirmed the development can be connected to their 12" water main on Lower Luton Road. This point of connection application is currently being updated.

5.6.3 Electricity

UKPN have previously confirmed the development can be connected to their HV network on Hyde View Road. This point of connection application is currently being updated.

5.6.4 Telecoms

It is assumed a fibre PoC would be available via the Openreach network on Lower Luton Road.

6.0 Points to Note

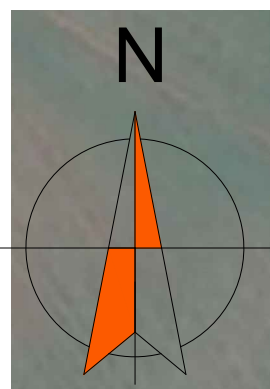
- 6.1 A Utility PAS 128 Geophysical Survey has been completed to determine approximate locations of utilities (known and unknown) on the proposed new development site and in the vicinity of the S278 works.
- 6.2 As required, Trial Holes will be undertaken to visually identify precise locations (by GPS coordinates), depths and condition of utilities to confirm PoC's and diversion requirements.
- 6.3 Further liaison, where necessary is ongoing, with incumbents and multi-utility providers to establish firm PoC's and costings for the provision of mains and services to the proposed new development site, including any off-site works.

Appendices

Appendix A: Site Parameter Plans

Appendix B: Asset Location Plans

Appendix A: Site Parameter Plans



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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.
any and all elements relating to the fire safety of the building will require separate confirmation and approval by a fully accredited fire engineering consultant who has to be appointed by the Client.

notes:

rev: date: comment(s): name: check:



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status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

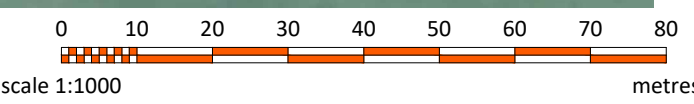
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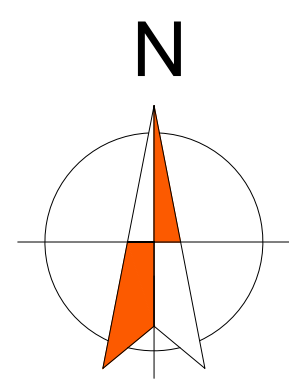
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job no: **C6017** drg no: **MA001** rev: **-**

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notes:

Red line boundary

Residential Development Area
(includes streets)

Public Open Space

Local Centre

Extra Care

School

Existing Trees and Vegetation

Allotments, Orchard and Growing

Sport Pitches

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name: check:

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status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

title: **Land Use Parameter Plan**

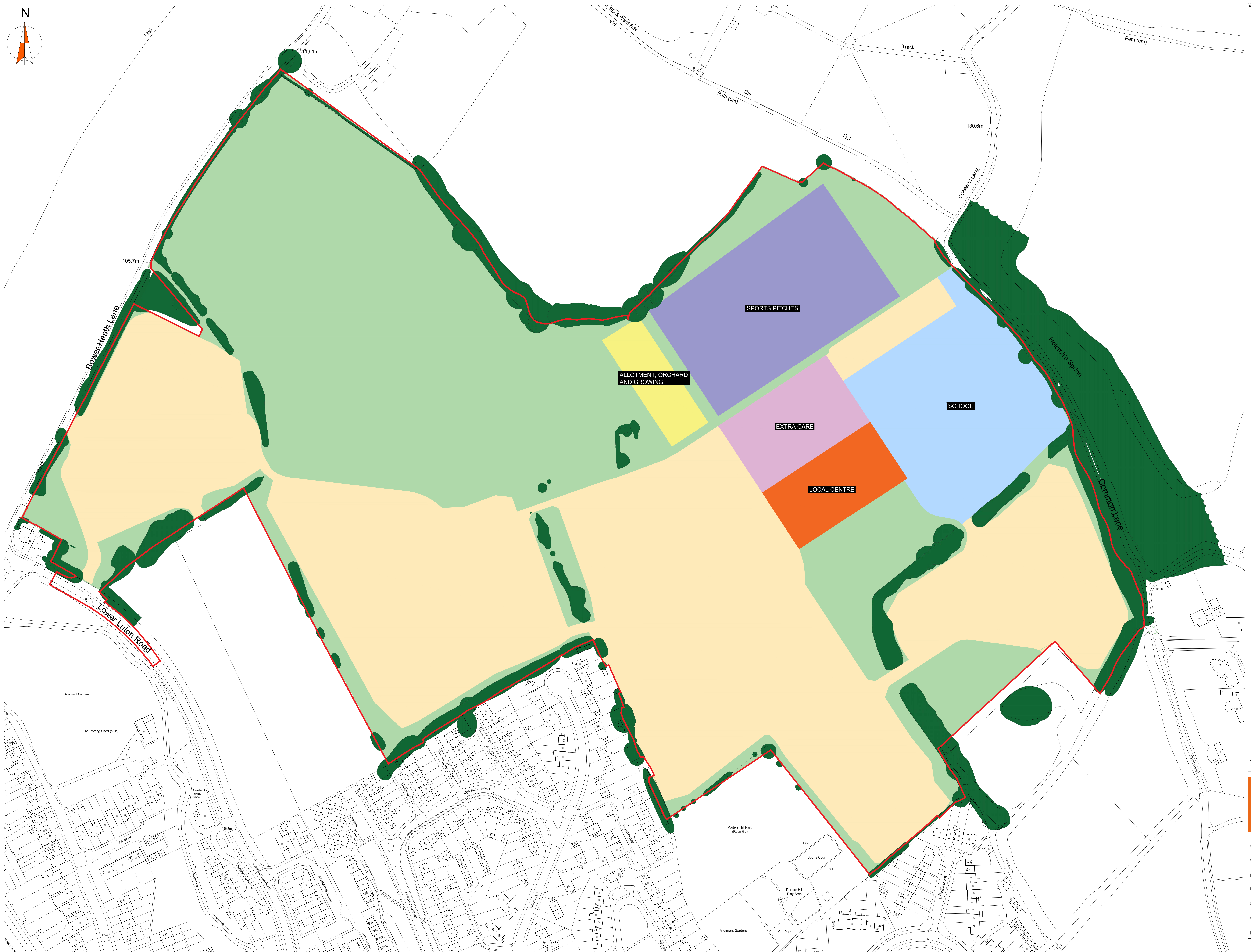
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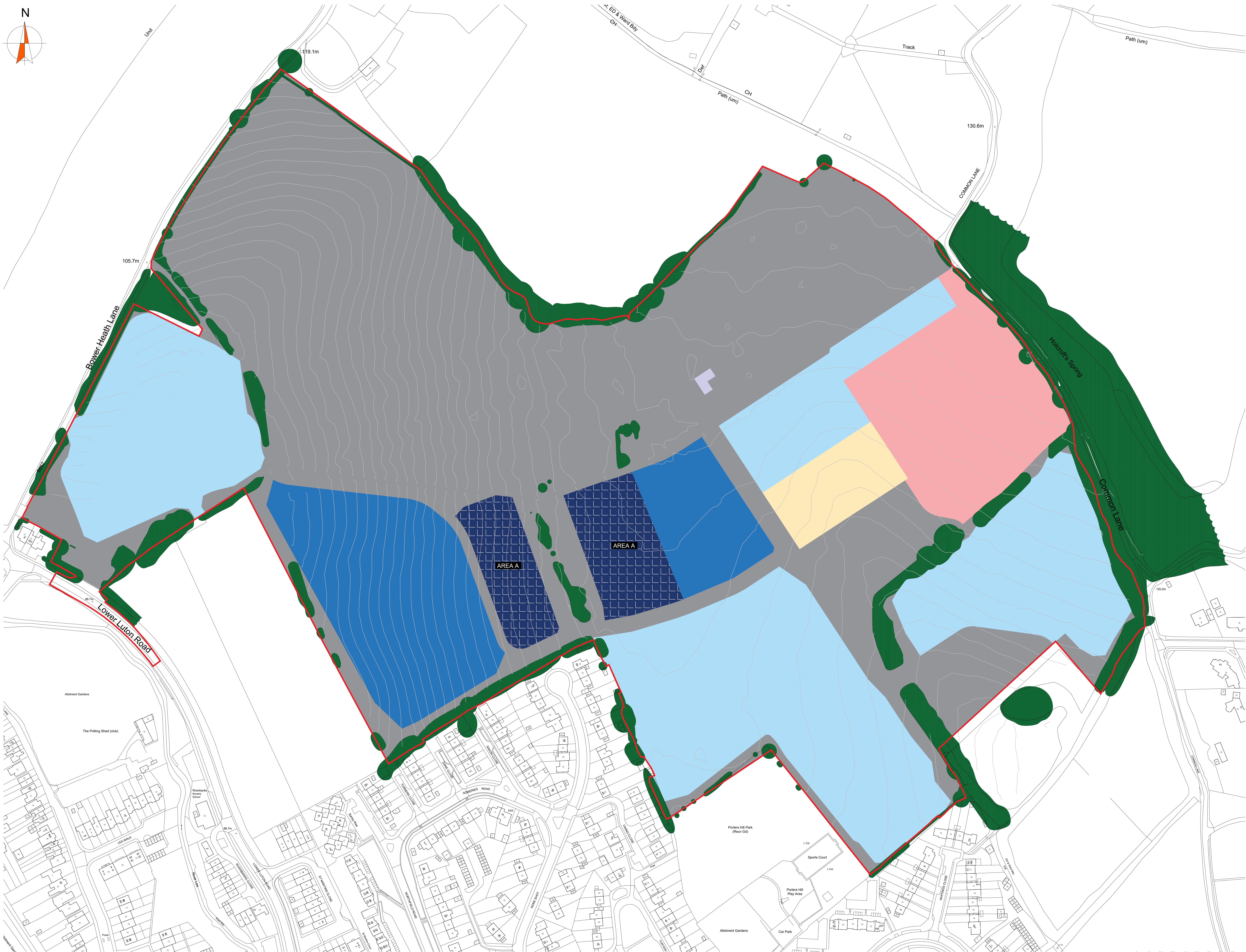
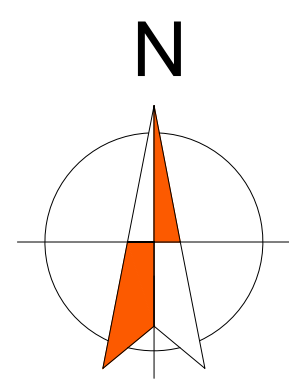
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job no: **C6017** drg no: **PP02 Rev A**

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notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Area A - Residential - Generally 2 storey with ridge heights not exceeding 8.5m with an allowable tolerance of + 2m to this area only
- Residential - Generally 2.5 storey with ridge heights not exceeding 9.6m
- Residential - Generally 3 storey with ridge heights not exceeding 11.2m
- School - Ridge heights up to 12m
- Local Centre - Ridge heights up to 12m
- Pavilion - Ridge heights up to 5m
- Existing Contours AOD

All ridge heights shall be measured from the existing ground level. Given the challenging existing topography, an allowable tolerance of +3m to ridge heights is permitted outside the marked 'Area A'.

Storey heights may be increased where this can be justified from a design and placemaking perspective, but must not exceed the allowable ridge heights.

This parameter plan ensures buildings do not exceed allowable ridge heights. It does not specify any limits for lowering existing ground levels, this should be agreed with the Local Authority during the detailed design stage.

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status: **PLANNING**

RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

title: **Storey Heights Parameter Plan**

drawn: **SM**

date: **13.11.2025**

checked: **TKB**

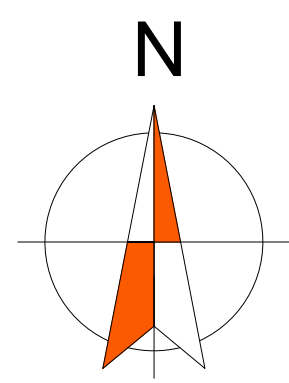
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drg no: **PP03 Rev A**

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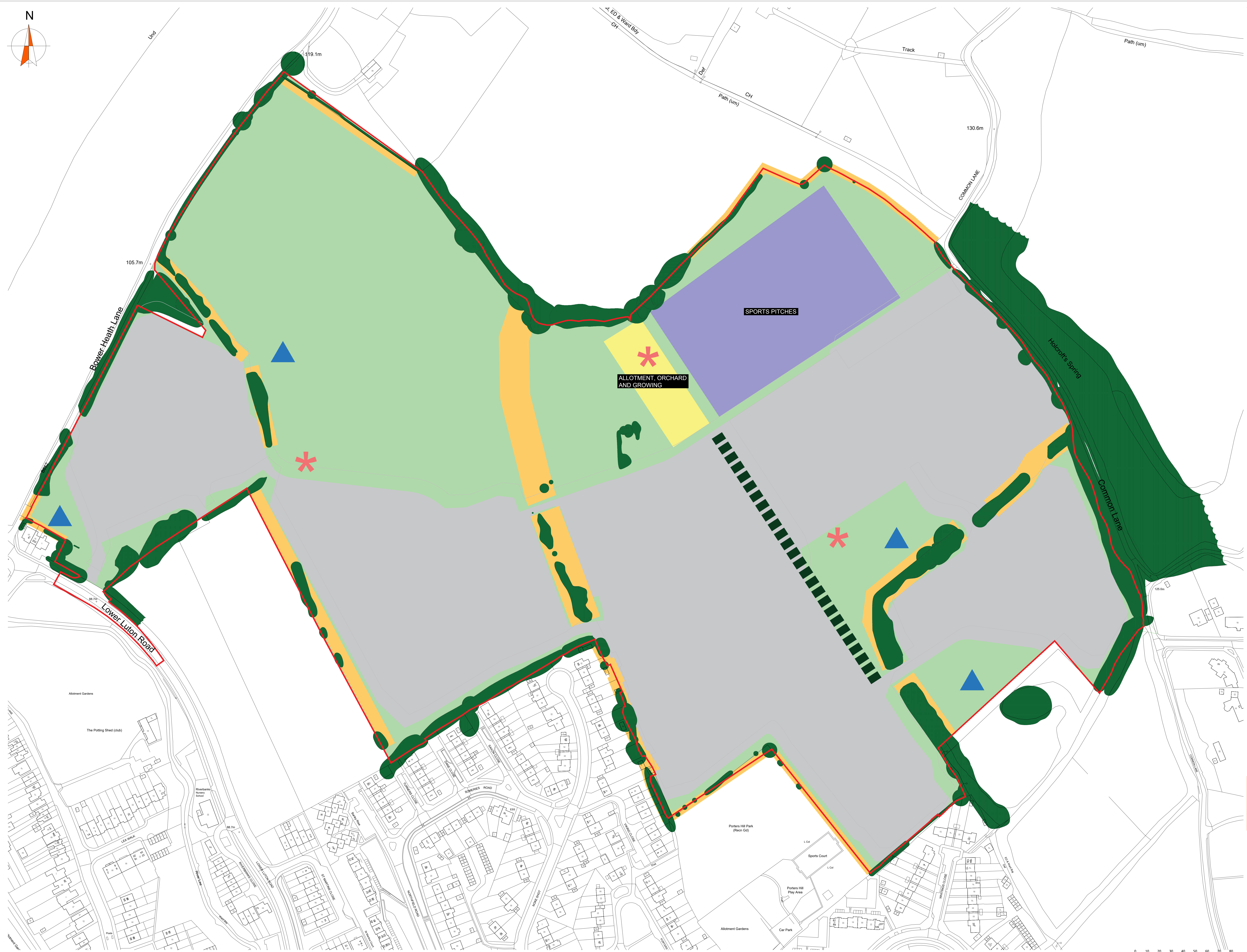


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notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Development Area
- Proposed Landscape Buffer Planting
- Green Corridor
- Indicative Play Areas
- Indicative Attenuation Basins
- Allotments, Orchard and Growing
- Sports Pitches



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			check



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status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

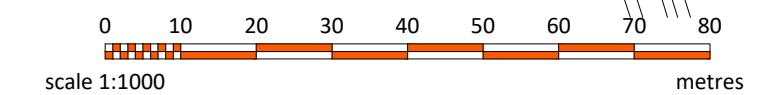
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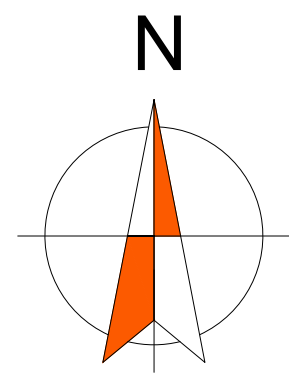
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notes:

- Red line boundary
- Public Open Space
- Existing Trees and Vegetation
- Development Area
- Primary Street
- Extension of Bower Heath Lane
- Indicative Secondary Streets
- Indicative Perimeter Streets
- Active Travel
- Bower Heath PRoW
- New Track
- Wider Pedestrian Access Points
- Primary Access

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name: check

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status: **PLANNING** RIBA Stage: **2**

client: **Crest Nicholson**

job: **Lower Luton Road, Harpenden**

title: **Access and Movement Parameter Plan**

drawn: **SM** date: **13.11.2025**

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