

North Hemel Hempstead,
Hertfordshire, AL3 7AU
Utilities Planning Statement



Prepared for Bloor Homes & Pigeon
By Technical & Development Services (Midlands) Ltd

Project Information

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Issue	Date	Author	Author Signature	Approver	Approved Signature
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1 Background

1.1 The Site

The Site is located to the northeast of Hemel Hempstead, Hertfordshire. OS coordinates are East: 508325, North: 210694.

1.2 Proposed Development

The proposed development is an outline planning consent for the erection of 1,500no. dwellings, 1no. 3 form primary school, 1no. local centre, and 1no. care home.

In preparing this report TDSM has taken all reasonable steps to present the client with an accurate evaluation of the data available. However, TDSM cannot accept responsibility for the accuracy of information provided by third parties (the utility network providers and/or their agents) and accepts no liability for any direct or consequential loss that may be incurred if information provided by those parties proves to be incorrect or inaccurate. A plan of the proposed development can be seen below and in appendix 1.

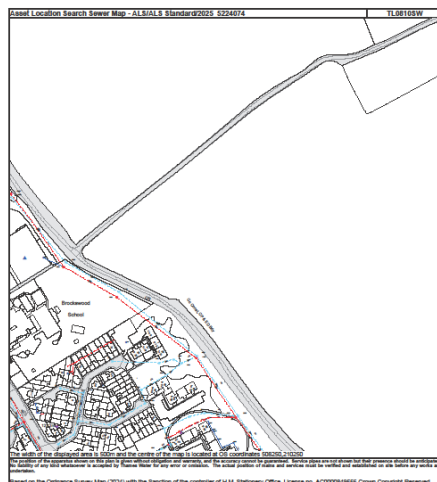
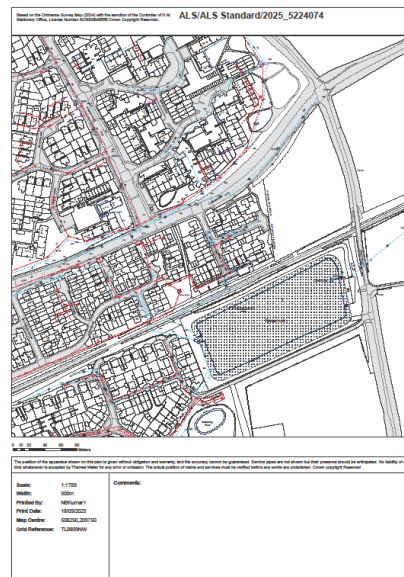


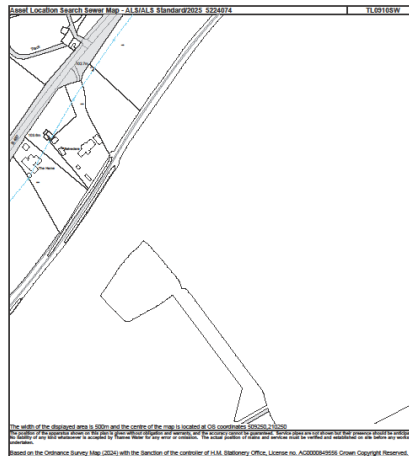
Figure 1 – 005_1117_1.5000 Rev Q_Illustrative Framework Masterplan_DRAFT Nov 2025

2.1 Sewerage Provider

2.2 Existing Apparatus

- TW foul & surface water to the south and southwest of the site.





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2.3 Available Capacity and Point of Connection

Access to the site is proposed via Hemel Hempstead Road along the southern boundary, which has existing foul and surface water sewers.

It is proposed that surface water will be discharged via infiltration, so Thames Water's existing surface water sewers will not be affected.

Once a detailed foul water drainage design is produced, connection to the public foul water sewer will be made through a Section 106 (Water Industry Act 1991) consent.

The cost of any network reinforcement required, due to increased foul water flows, will be covered by Thames Water, under its statutory obligation to accept flows and carry out works to enable the scheme.

3. Water Infrastructure

3.1 Water Supply Company

The potable water authority for the area is Affinity Water (AW).

3.2 Existing Apparatus

AW mains records indicate:

- 3" CI water main to the southwest, on Hemel Hempstead Road
- 400mm DI water mains to the west, on Shenley Road.

AFW's existing water plan can be seen in figure 3 below, and in appendix 3.

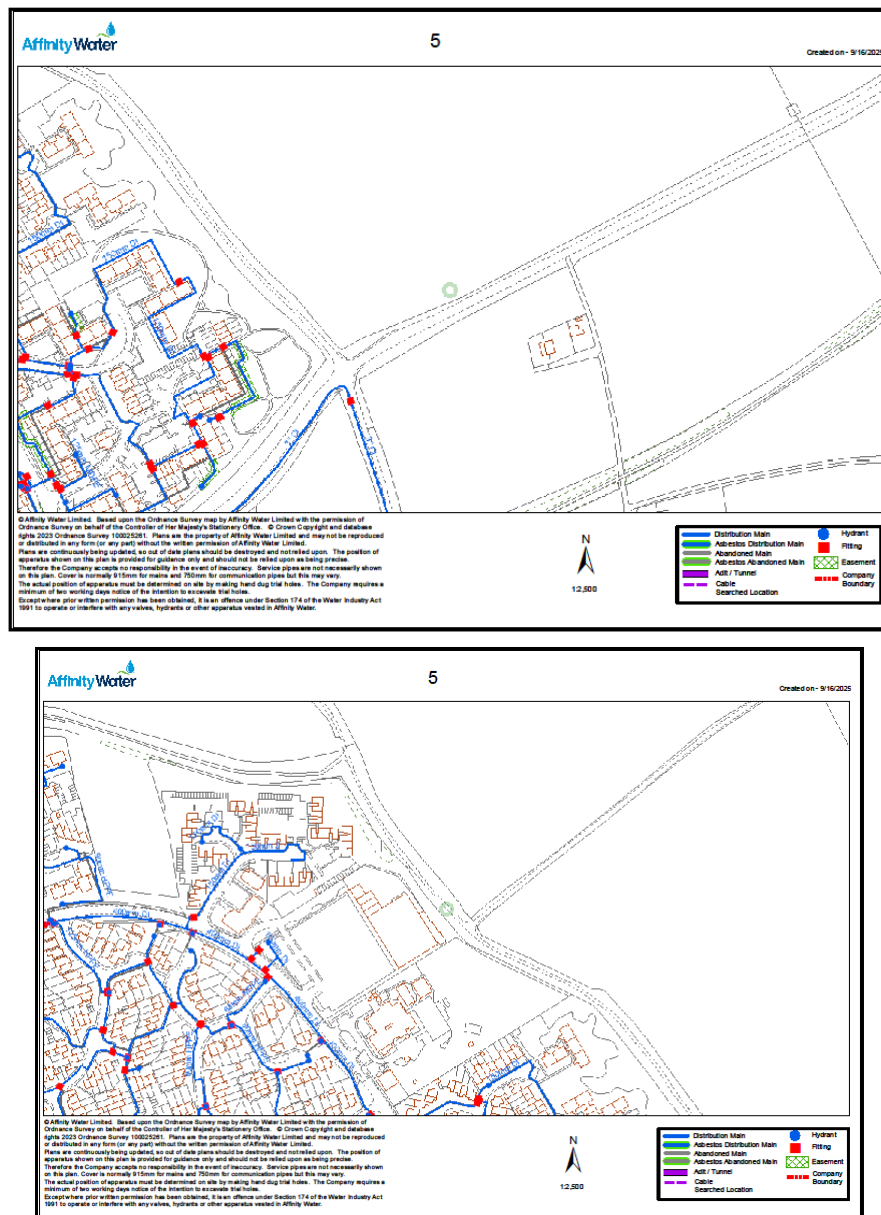


Figure 3 – Existing Water

No diversions are anticipated.

3.3 Available Capacity and Point of Connection

A pre-development report was produced by Affinity Water, on the 28th of October 2025, indicating a source of water from the existing 400mm main along Redbourn Road.

Affinity Water has stated that “The modelling undertaken has identified reinforcement **is not** required”.

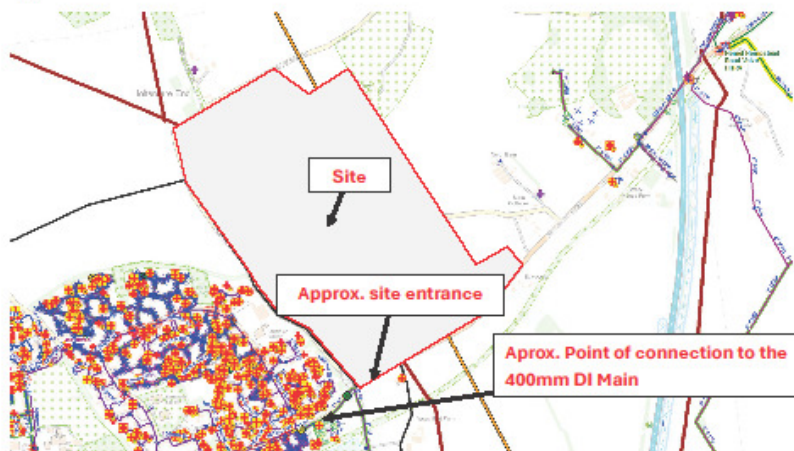
The source of water can be seen in figure 4 below, and a full copy of the report can be found in appendix 4.

AffinityWater

Point of Connection

We determine your connection point using [OFWAT's charging rules for new connection services](#).

Please see the diagram below illustrating the point of connection to your site. The development should connect to the 400mm main along Redbourn Road Bessemer Drive and laying approximately 305m of 180mm ALPE (Barrier). Please be advised these measurements are approximate and are subject to change upon finalisation of your site plans under a full and proper application.



Pressure and Flow

Under the Water Industry Act (1991) we are required to supply a water pressure of 7 meters head (0.7 bar) and a water flow of 9 litres per minute to the boundary of your property.

Internal plumbing systems should be designed appropriately and, should your requirements be greater than this you will need to install and maintain adequate plumbing systems to suit. It is recommended that you check with a water industry approved plumber that all systems will work efficiently at these minimums. Please note, there is no upper limit for water pressure.

Minimum and maximum pressures available based on the flows provided to service the site, at our point of connection at the site entrance.

Initial hydraulic studies have identified that the achievable pressure will fluctuate around off peak and peak times. The pressure at point of connection to the site will be 39.84MH (metres head) in off peak times and dip to 38.11MH during peak times, which are usually between 06:00 – 09:00 and 17:00 – 20:00.



Figure 4 – Source of Water

5. Electricity Infrastructure

5.1 Electricity Network Operator

The Distribution Network Operator (DNO) for the area is UKPN.

5.2 Existing Apparatus

UKPN's Network Records indicate:

- Existing high voltage (HV) underground main running on the southwest side of the site, and into the southeast side of the site.
- Existing HV main on Holtsmere End Lane.
- Existing extra high voltage overhead (EHV) mains running through the site from northwest to southeast.
- Existing LV and HV mains on the north side of Hemel Hempstead Road.
- Existing extra high voltage overhead transmission lines, owned by National Grid Energy Transmission (NGET), running from the northwest side to the southeast side of the site.

UKPN's existing electricity plan can be seen in figure 6 below, and in appendix 6.

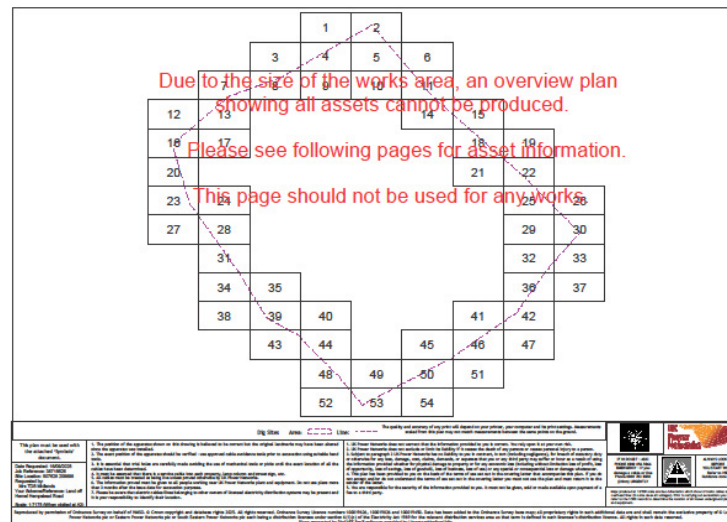


Figure 6 – Existing Electricity

The existing HV underground main running within the site would need to be diverted or lowered if required.

There are multiple legs of HV main on Hemel Hempstead Road, that would need to be diverted to accommodate the site access works.

The EHV overhead main, running from northwest to southeast through the site, will need to be rerouted as part of the proposed development.

5.3 Available Capacity and Point of Connection

A point of connection (POC) offer for 1.75MVA was received from UKPN on the 13th of April 2023, from the existing HV mains in Shenley Road, opposite Bayford Close, approximately 375m from the site boundary.

The offer for 1.75 MVA was accepted on the 11th of May 2023 and payment made on the 31st of May 2023.

An IDNO has not yet been appointed.

This POC offer is sufficient to provide power to the first phases of the scheme.

The electricity POC can be seen in figure 7 below, and in appendix 7.

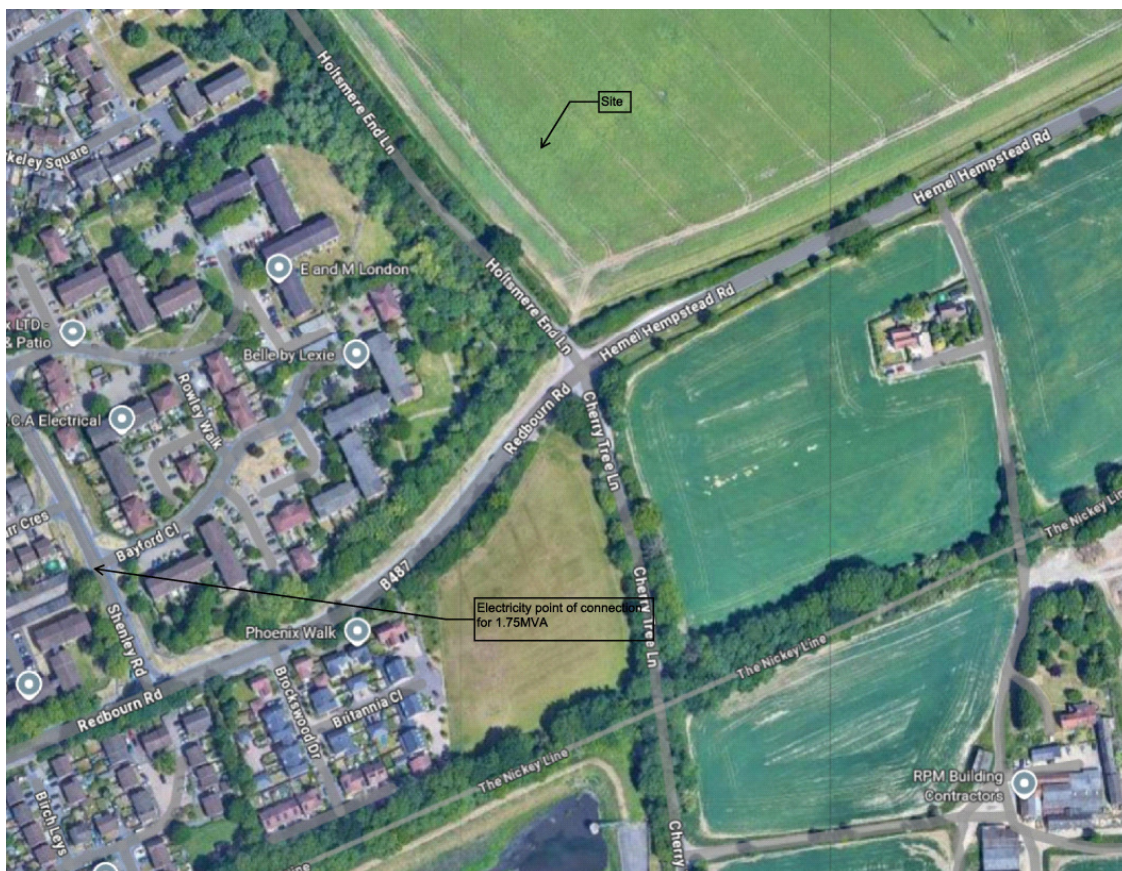


Figure 7 – Electricity POC Location Plan

An application to UKPN for further capacity, to provide power to the remaining phases, was made on the 16th of September 2025.

UKPN has indicated a POC at the Hemel North primary substation on Redbourn Road.

The electric POC can be seen in figure 8 below, and in appendix 8.

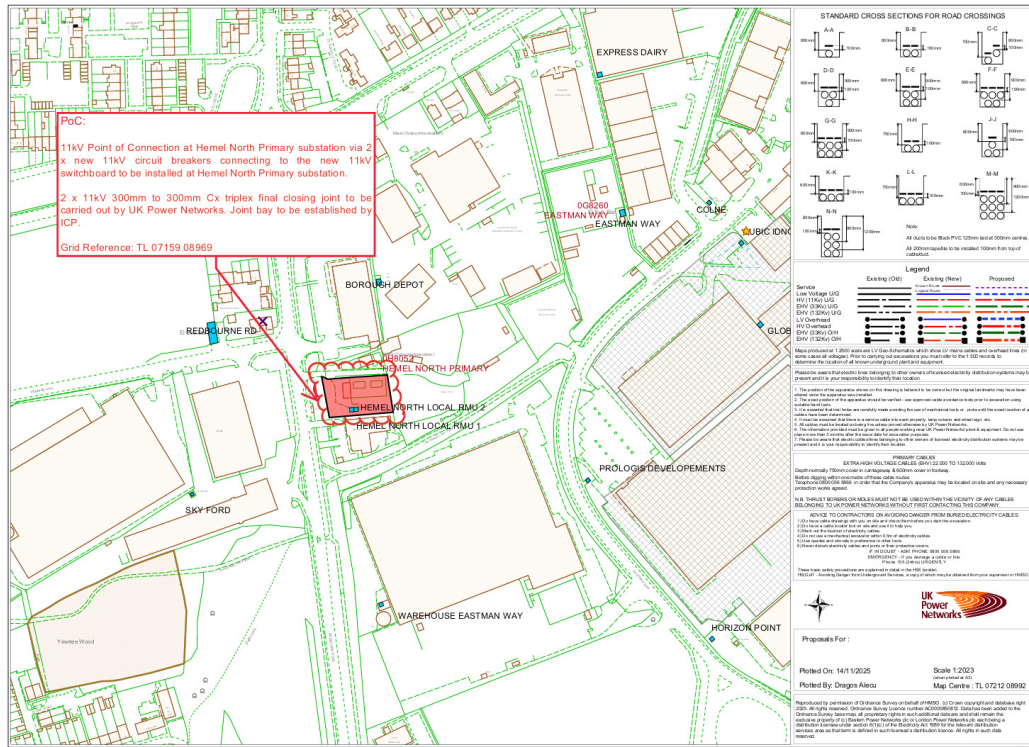
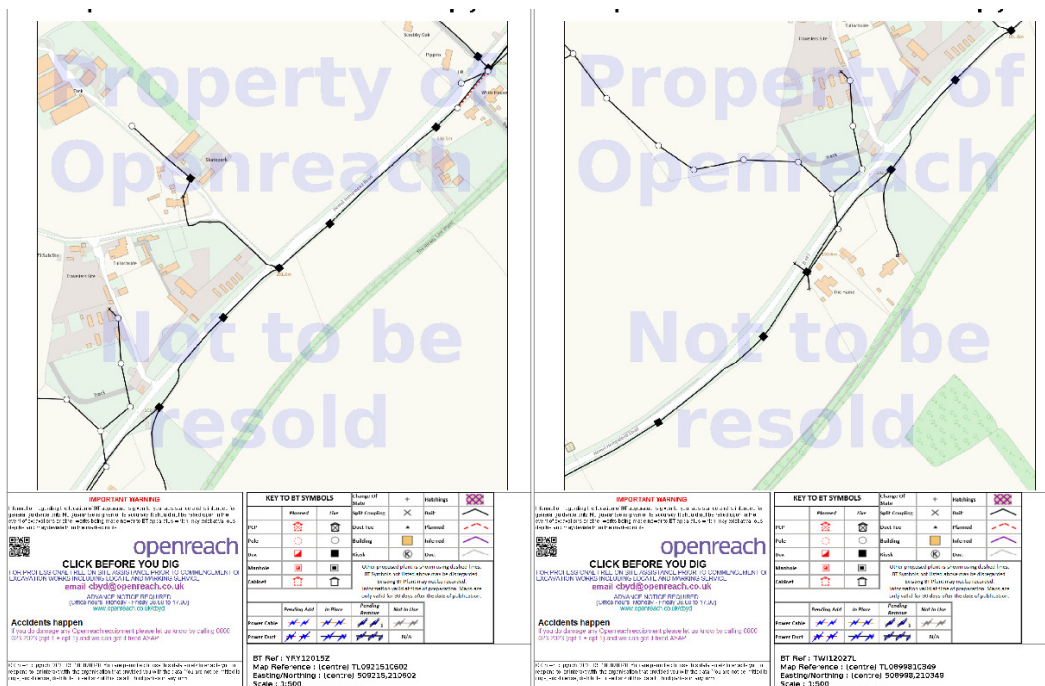


Figure 8 – 8200079608 Hemel Hempstead Road AL3 7AU - POC



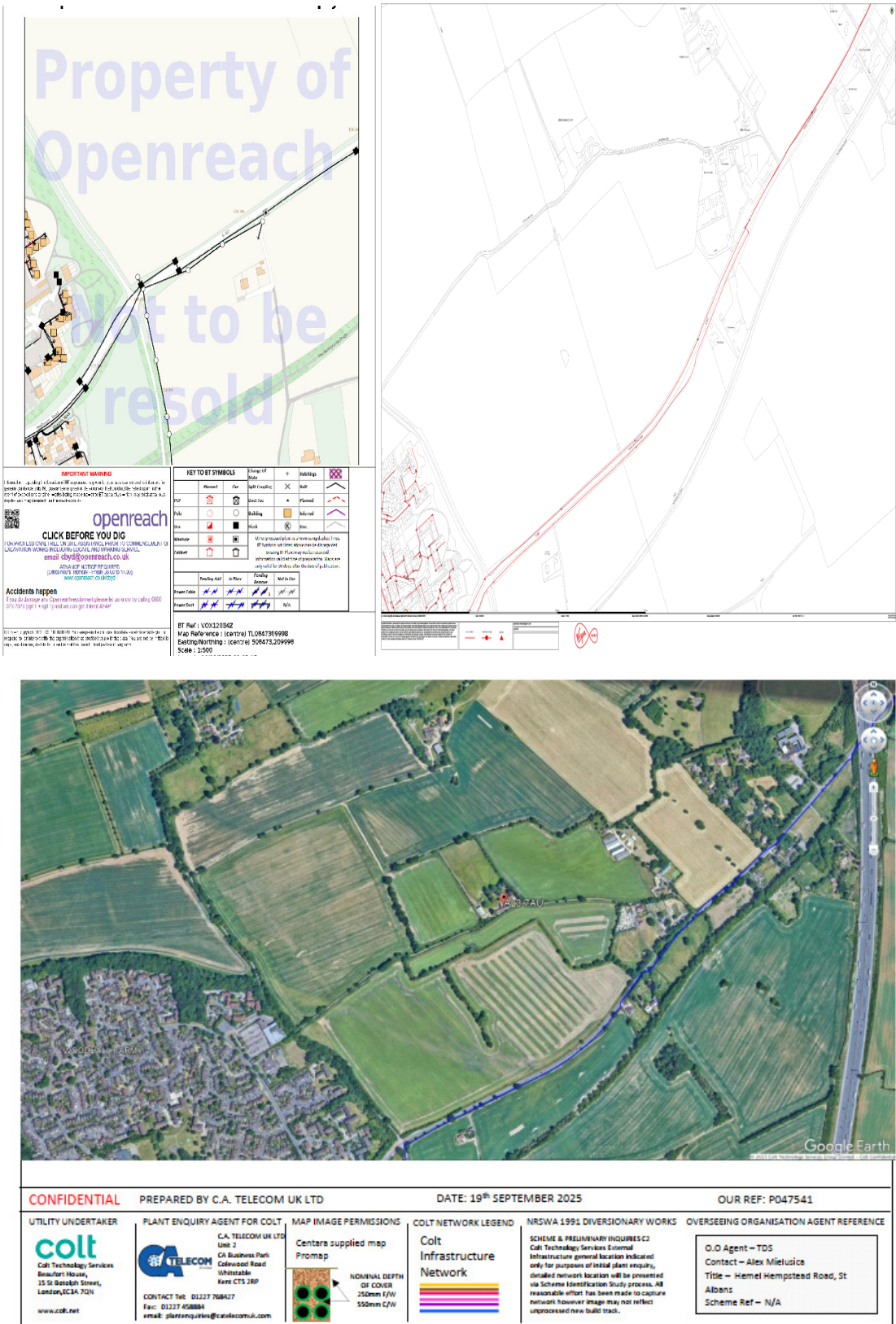


Figure 9 – Existing Openreach, Virgin Media Telecoms and Colt Technology Services.

Based on the information received for the site and the S278 works on Hemel Hempstead Road, multiple legs of underground and overhead Openreach main would need to be diverted to accommodate construction of the site and proposed S278 works.

Virgin Media mains on Hemel Hempstead Road will also be affected by the proposed S278 works.

Colt apparatus on the south side of Hemel Hempstead Road will also be affected by the proposed S278 works.

6.3 Proposed Connections

Openreach has indicated that fibre is present in the surrounding network. If the site is registered with Openreach, fibre to the premises (FTTP) will be available.

7. Pipeline Infrastructure

7.1 Network Operator

The Local pipeline operator is The British Pipeline Association (BPA).

7.2 Existing Apparatus

BPA has confirmed the existence of a high-pressure pipeline system. This pipeline is crossing the site from northwest to southeast.

BPA's existing pipeline plan can be seen below in figure 9, and in appendix 9.

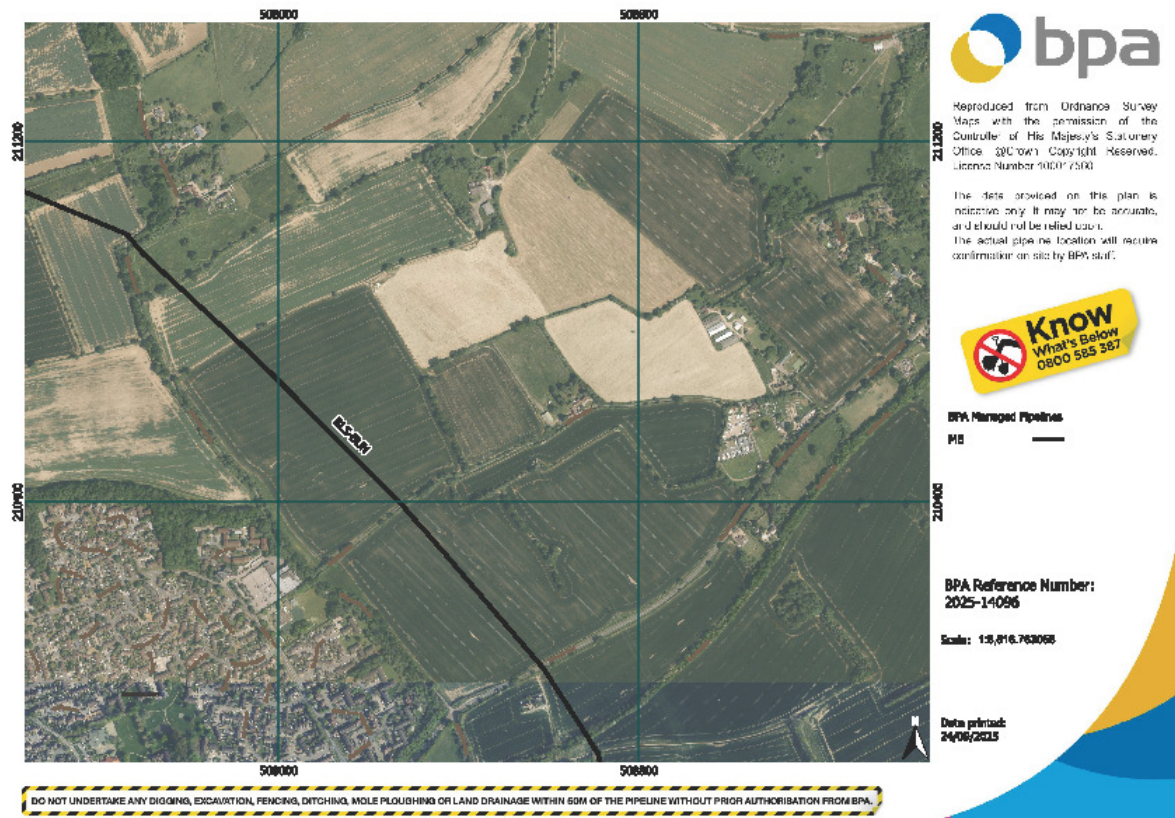


Figure 9 – Existing BPA pipeline

8. Conclusion/Key Issues

Sewage infrastructure is present close to the site boundary.

It is proposed that surface water will be discharged via infiltration, so Thames Water's existing surface water sewers will not be affected.

Once a detailed foul water drainage design is produced, connection to the public foul water sewer will be made through a Section 106 (Water Industry Act 1991) consent.

The cost of any network reinforcement required, due to increased foul water flows, will be covered by Thames Water, under its statutory obligation to accept flows and carry out works to enable the scheme.

Affinity Water has confirmed the connection from the existing 400mm main on Redbourn Road, and that no reinforcement is required.

Cadent Gas will not be affected by the site development and S278 works, and no gas connections will be required, as this scheme will use electricity for heating and hot water.

UKPN has provided a point of connection, with a capacity of 1.75MVA, off Shenley Road, which will be sufficient to provide power to the initial phases on the scheme.

UKPN has indicated that further capacity for the scheme will be available from North Hemel primary substation on Redbourn Road.

The diversion of the existing EHV overhead mains running through the site will be carried out at nil cost to the developer, by UKPN, under a lift and shift provision.

NGET's transmission lines have been taken into consideration on the current masterplan, so will not affect the delivery of the scheme.

Openreach, Virgin Media and Colt apparatus can be accommodated within the current masterplan, so will not affect the delivery of the scheme.

BPA's pipeline has been taken into consideration on the current masterplan, so will not affect the delivery of the scheme.

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