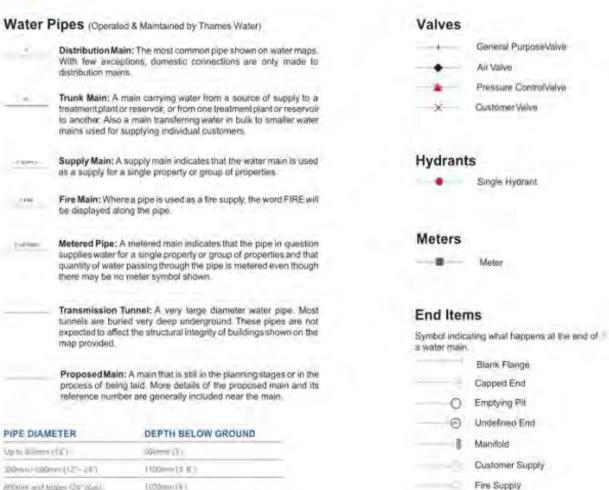




entimine and bloper (34' plus).

Asset Location Search - Water Key



Operational Sites



Other Symbols

Data Logger



Casement: Ducts may contain high voltage cables Please check with Thames Water.

Other	Water Pipes (Not Operated or Maintained by Thames Water)
1	 Other Water Company Main: Occasionary other water company water pipes may overlap the bentier of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them
-	 Private Main: Indiales that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Thames Water Utilities Ltd, Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13 T 0800 009 4540 E searches@thameswater.co.uk I www.thameswater-propertysearches.co.uk

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

- 1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
- 2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
- 3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
- 4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
- 5. In case of dispute TWUL's terms and conditions shall apply.
- 6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
- 7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
- 8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0800 009 4540 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater. co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Ways to pay your bill

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Joe Shawyer Groundwise Searches Ltd

1 High Street Southend-on-Sea SS1 1JE

Customer Reference: 31188

Customer Number:ADS104834Purchase Order No:

Thames Water Utilities Ltd. PO Box 3189 Slough SL1 4WW

 Invoice No:
 ADS22409765

 Our Ref:
 ALS/ALS

 Standard/2022_4659012

 Posting Date:
 30-06-2022

 Due Date:
 14-07-2022

Search Address Supplied: 447850 213550, Oxford, OX5 1PF

Description of Charges	Qty	Unit Price	VAT (20%)	Amount (Inc VAT)
Asset Location Search	1			

OUTSTANDING AMOUNT (Inc. VAT)

VAT Reg. No GB 537456915

 \approx

Please send any outstanding amount to Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.

Your payment terms are within 14 days. Please see previous page for ways to pay.

For queries please contact the Property Searches Customer Support Team on Tel: 0800 009 4540.

Trans cash Payment slip 🖶 Girobank bank giro credit Girobank plc Bootle Merseyside GIR OAA By transfer from Alliance and Leicester Giro account number Amount due (40p fee payable at PO counter) Reference (customer account number) Credit account number 138 £ 208 Cheque NOT acceptable at Post Office 70 Cashiers stamp and initials Signature Date NatWest **Groundwise Searches Ltd** Collection Account Thames Water Cash 1 High Street Utilities Ltd Southend-on-Sea SS1 1JE Cheques £ 57-17-06 Please do not write or mark below this line and do not fold this counterfoil Items Fee





Francesca Margiotta

From:	Bowsher, David - Oxfordshire County Council <david.bowsher@oxfordshire.gov.uk></david.bowsher@oxfordshire.gov.uk>		
Sent:	22 June 2022 18:23		
То:	Francesca Margiotta		
Subject:	RE: Requests:URGENT Ref: 31188FM-GWS Site: Woodstock Road, Yarnton, Oxfordshire, OX5 1PF		
Attachments:	woodstock road A.jpg; woodstock road B.jpg; woodstock road C.jpg; woodstock road D.jpg; woodstock road E.jpg; woodstock road G.jpg		

Francesca good afternoon

Plant maps enclosed orange line on Woodstock road OCC cable

All Oxfordshire County Council street lighting plant is shown on your map – that is columns, bollards

& illuminated signs (if applicable other areas not shown on your map we have NO plant) When cables are shown they are owned by Oxfordshire County Council – not shown they are owned

by Scottish & Southern Plc

David

David.Bowsher Technical Assistant Street Lighting Oxfordshire County Council County Hall New Road Oxford OX1 1ND <u>Tel:-</u> 01865 -810453 Fax:- 01865 810463

From: Francesca Margiotta <FMargiotta@groundwise.com>
Sent: 22 June 2022 16:21
To: Bowsher, David - Oxfordshire County Council <david.bowsher@oxfordshire.gov.uk>
Subject: RE: Requests:URGENT Ref: 31188FM-GWS Site: Woodstock Road, Yarnton, Oxfordshire, OX5 1PF

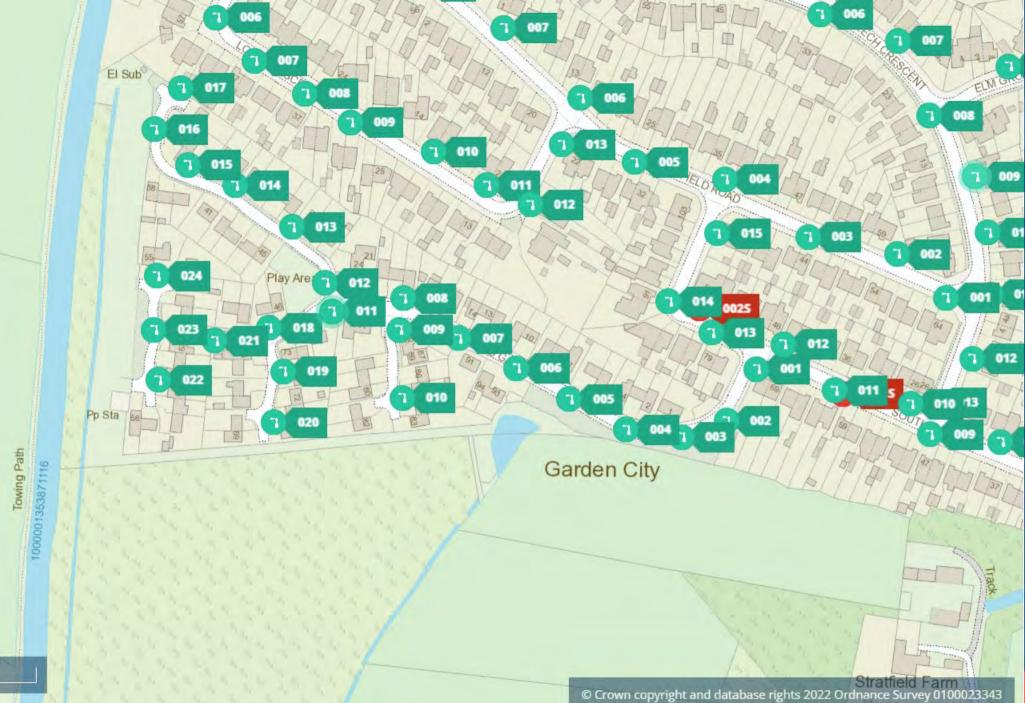
CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

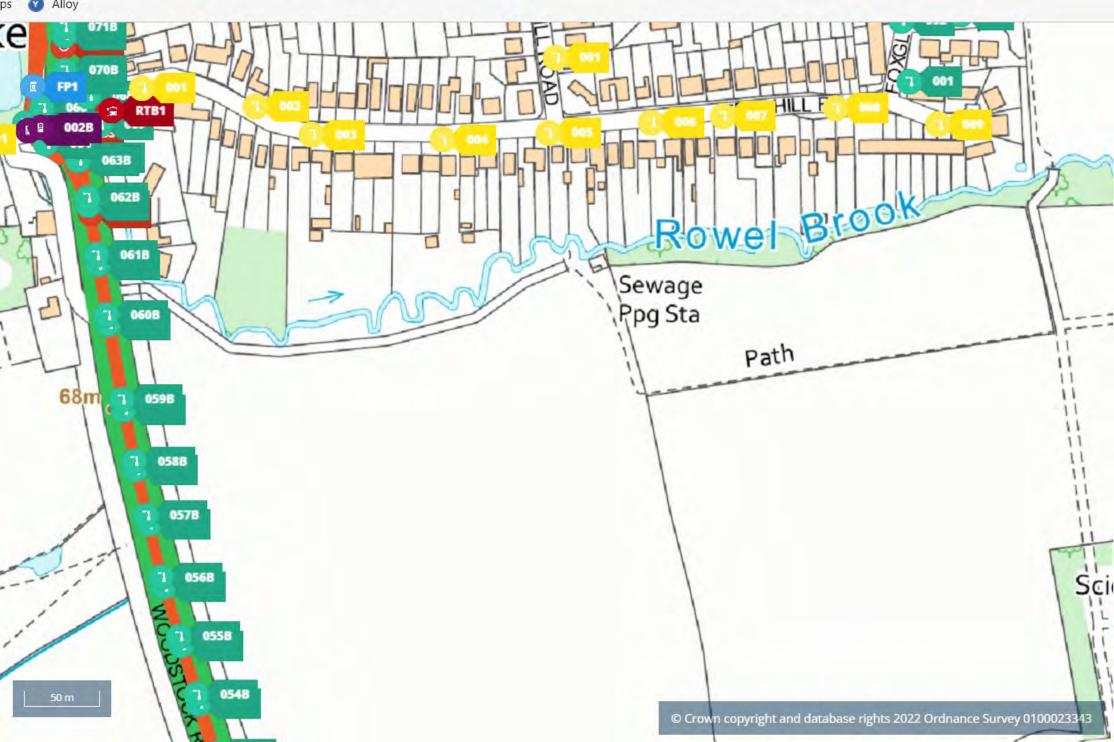
Hi David

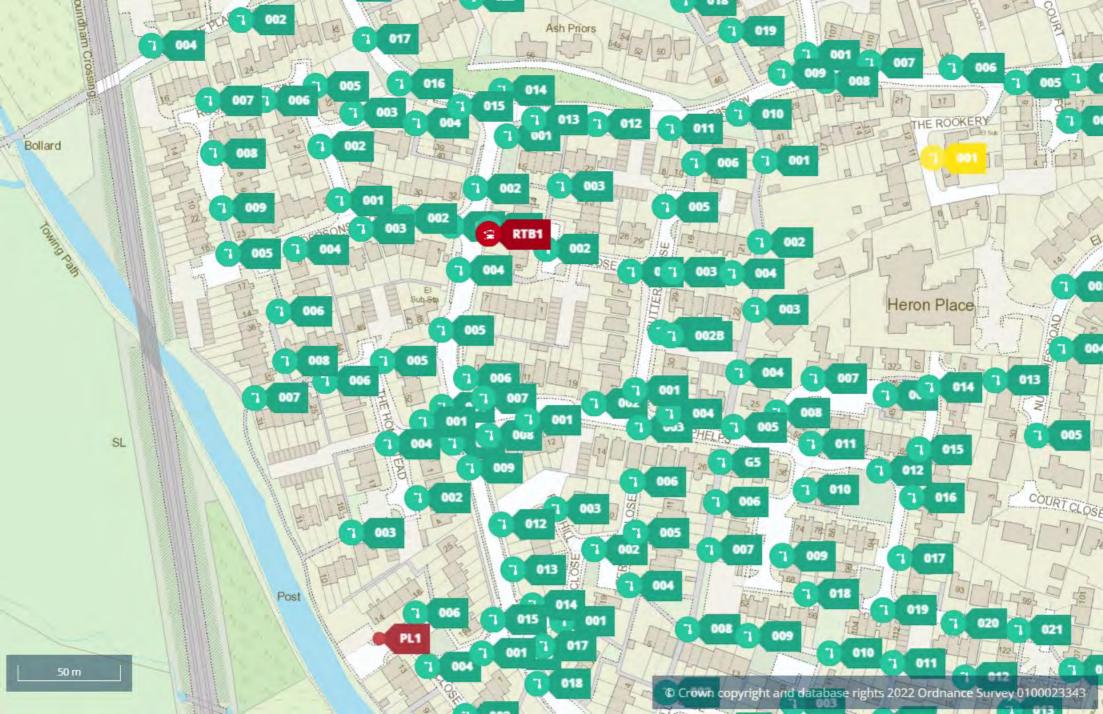
Thank-you for sending these over so quickly. Yes please, can you provide more detail plans

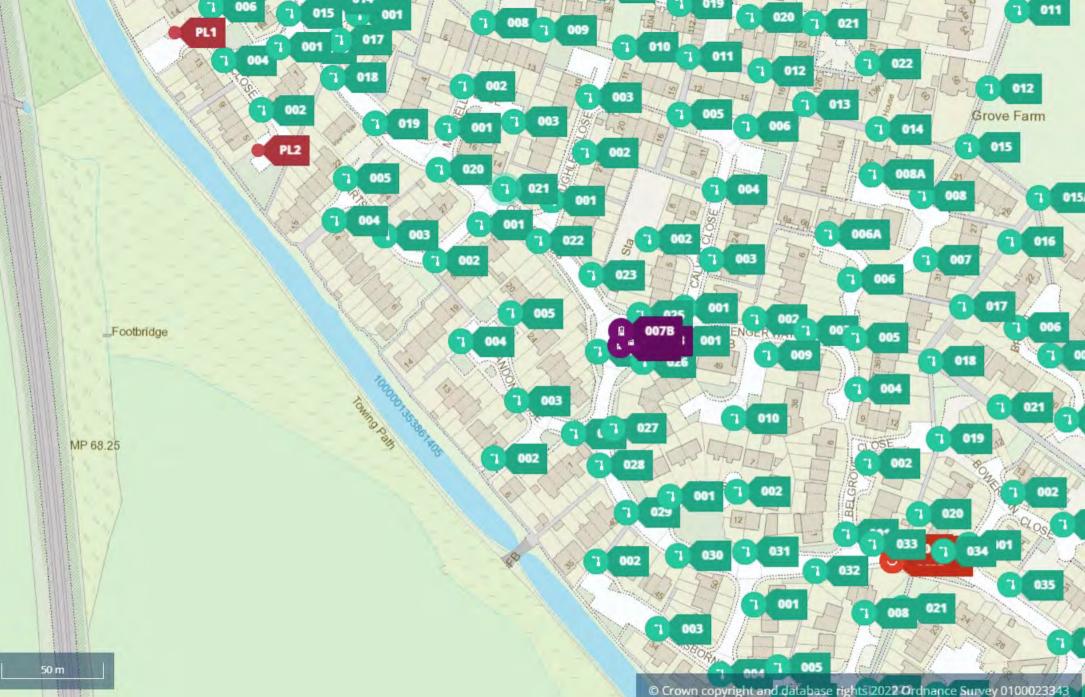
Regards Fran

Francesca Margiotta Production Researcher

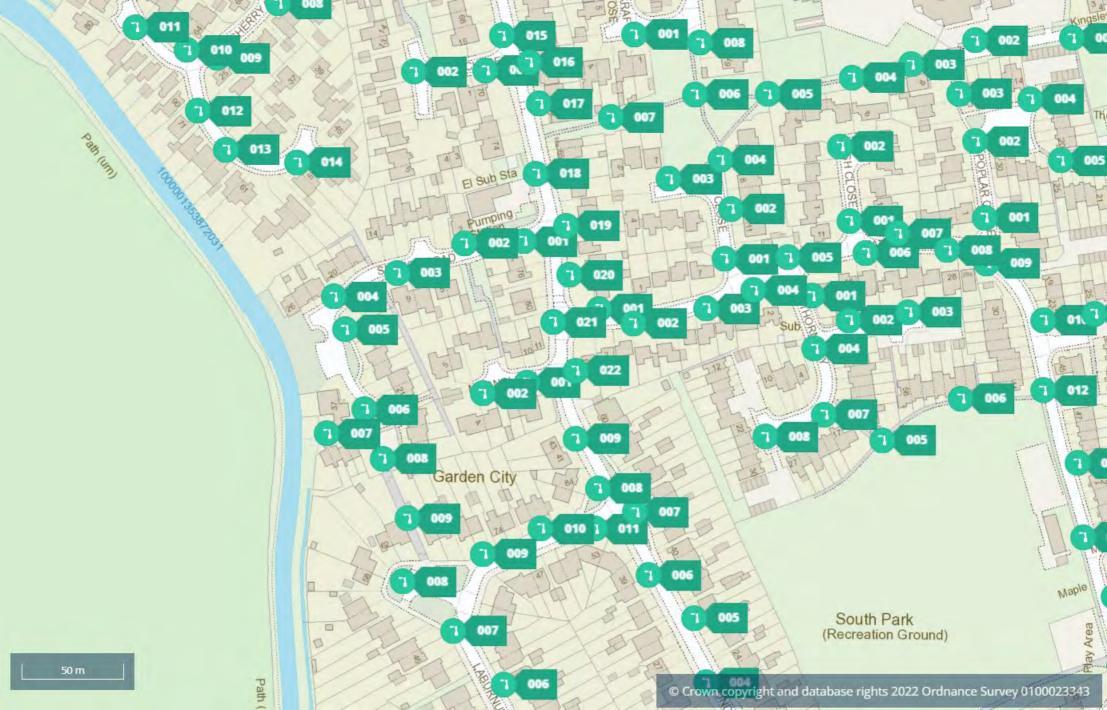


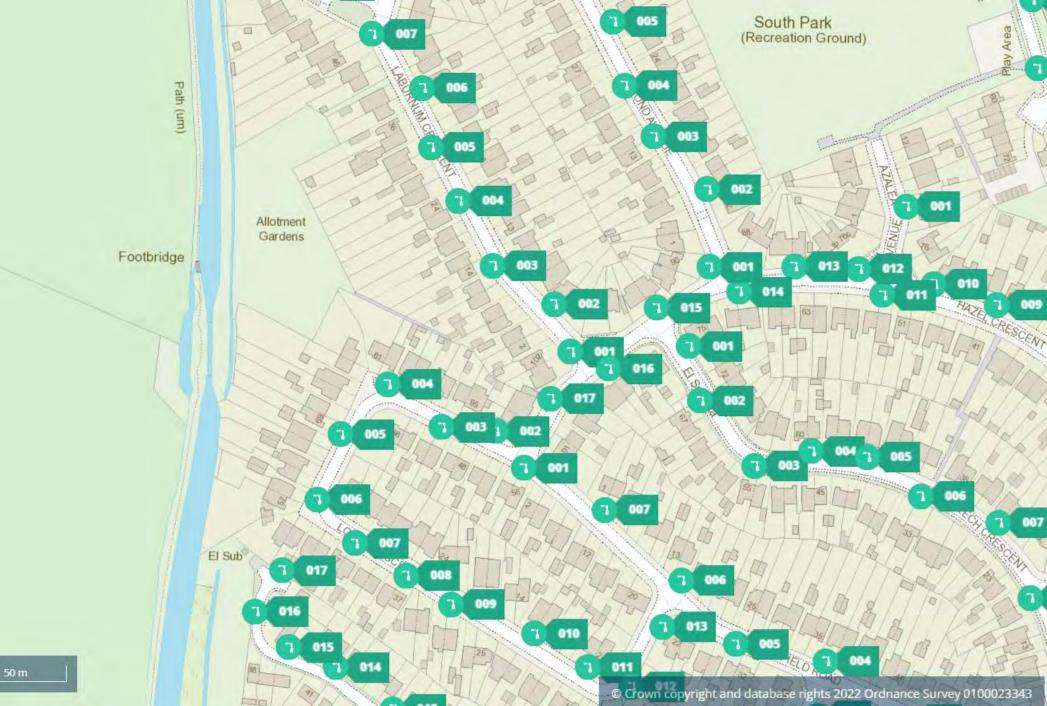














Groundwise Searches Ltd

Advice

1 Purpose of Utilities Report

The Utilities Report is intended to be for project planning and feasibility only. It is not suitable to be used for construction or excavation purposes. The existence of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification in this regard.

2 Compilation of the Utilities Report

The Utilities Report is a compilation of Utility Company record plans. These are obtained via application to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The quality of the plans therefore varies. A quality assured process is followed for each report. This requires that it is checked at different stages during the process before being subjected to a final assessment prior to issue.

3 Limitations and Accuracy of the data

Each Utility Company has its own disclaimer statement in respect of the information they provide. They do not guarantee or provide a warranty for the data. The Utility Company disclaimers should be referred to when considering the accuracy and completeness of the data. Generally the plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant in a given area. Some Utility Companies only show main utilities. Therefore service pipes or cables may not be shown on

the plans but they may be present on the site.

Some Utility Companies state that the utilities may deviate from the route and position shown on the plans. Due to the time delay between installation of, or repair or upgrading of utilities and the subsequent updating of the Utility Companies plans, it should be noted that there could be utilities present that are not shown on the plans.

The exact position of the utilities should be verified by the use of suitable detecting devices and safe digging practices in accordance with HS(G)47. Further advice on the location of the utilities should be requested from the owner.

4 Completeness

Whilst every effort is made to locate all Utility Companies in a given area, due to the sensitive or restrictive nature of certain sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee to provide details on all utilities in a given area.

5 Date

Due to the Utility Companies plans being regularly changed and updated, the Utility Report is only valid at the time of production.



GROUNDWISE

Groundwise Searches Ltd **Terms & Conditions**

1. Definitions

"Client" means any company or other person or body placing an Order with Groundwise

"Equipment" means pipes wires cables and other plant or equipment;

"Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;

"Groundwise" means Groundwise Searches Limited;

"Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form; "Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy "Report" means a written report provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the

date of the Report:

"Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report; "Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;

"Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres; "Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

2. Agreement

The Terms of an Order together with these Terms and Conditions constitute the terms of a contract ("Contract") between Groundwise and a Client for the carrying out of a 2.1 Search

2.2 A Contract shall come into effect when Groundwise notifies a Client that it has accepted an Order. Where such notification is by email it shall be deemed to have occurred as soon as Groundwise has sent the email to the Client, where such notification is by letter, upon the posting of the letter to the Client, or where there is a verbal acceptance when Groundwise verbally confirms acceptance of an Order to the Client.

3. Payment and Refunds

Other than in the case of Clients who have set up an account with Groundwise, when placing an Order a Client shall provide Groundwise with credit card details sufficient to 3.1 enable Groundwise to debit that credit card with the Fee and by such notification and subject to accepting the relevant Order Groundwise is authorised to debit that credit card with the Fee.

In the case of Clients who have an account with Groundwise the Fee shall be paid within 30 days of the delivery of the Report. Groundwise shall be entitled to terminate any account set up with it by a Client any time without notice and to require payment in accordance with paragraph 3.1. 3.2 3.3

3.4

Where a Client cancels an Order 3.4.1 within three hours of that Order being accepted by Groundwise, Groundwise shall promptly refund the Fee paid plus Value Added Tax in full, or where no fee has been paid no fee shall be payable

3.4.2 within three days but after the elapse of three hours of an Order being accepted by Groundwise, Groundwise shall promptly refund 50% of the Fee paid plus Value Added Tax or where no fee has been paid 50% of the fee plus Value Added Tax shall be payable and in either such case following such reimbursement or where no payment has been made upon making any payment due the relevant Contract shall terminate without further liability on the part of Groundwise or of the Client.

4. Limitation of Liability

Groundwise shall use its reasonable endeavours to provide a Search within the period referred to in the Order and shall not be liable for any delay arising because of any 4.1 act omission or delay of any Utility Company.

4.2 Without limiting the liability of Groundwise in the case of death or personal injury Groundwise shall have no liability to a Client: 4.2.1 for the information contained in a Report to the extent that any errors or omissions reflect the errors or omissions of a Utility Company in providing or omitting to provide information to Groundwise and to the extent that Utility Company has no liability to Groundwise in relation to the provision of such information, or the omission to provide relevant information

4.2.2 in relation to any Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, or any special indirect consequential or pure economic loss, costs, damages, charges or expenses and subject as earlier provided Groundwise's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation restitution or otherwise in relation to the performance or contemplated performance of the Services shall be limited £5.000.000.00.

4.2.3 In the absence of express written agreement to the contrary, Groundwise shall have no liability to any third party for any errors or omissions contained in or omitted from a Report

5. Copyright

5.1 The copyright in the Report is the property of Groundwise and the Report may not be copied or reproduced in whole or in part nor communicated or divulged to any third party without the prior written consent of Groundwise save as set out below

5.2 The Report may, without further charge, be made available to the owner of the Site at the date of the Report, their agents, consultants and professional advisors, any person who purchases the whole of the Site, any person who provides funding secured on the whole of the Site, and prospective buyers of the Site, and any of their respective agents, consultants and professional advisers. The Report may also be published on a local authority planning portal in relation to a proposed development of the site.

5.3 The provisions concerning liability in Clause 4 shall apply to any of the third parties mentioned above in the same manner as they do to the Client.

6. Data Protection

In processing any personal data received from a Client or potential Client, Groundwise will comply with its privacy policy a copy of which can be viewed at [address] on its website.

7. Force Majeure

Groundwise will have no liability to the Client if it is prevented from or delayed in performing its obligations under a Contract by acts events omissions or accidents beyond its reasonable control, including strikes, lock-outs and other industrial disputes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order rule regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or sub-contractors.

8. Severance

8.1 If any provision or part of any provision in these terms and conditions or of any Contract is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions will remain force

8.2If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some of it were deleted that provision will apply with whatever modification is necessary to make it valid, enforceable and legal.

8.3The parties agree, in the circumstances referred to in paragraph 8.1 above to attempt to substitute for any invalid, unenforceable or illegal provision a valid, enforceable and legal provision which achieves to the greatest extent possible the same effect as would have been achieved by the invalid, unenforceable or illegal provision.

9. Status of Pre-Contractual Statements

Each of the parties acknowledges and agrees that in entering into a Contract it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether in writing or not) of any person (whether party to these terms and conditions or not) relating to the subject matter of a Contract, provided that without prejudice to the generality of the foregoing, any revision to the Terms and Conditions agreed in writing by Groundwise and a Client or a potential Client (including any express written agreement relating to the assignment of copyright or licensing of all or part of the contents of a Report) shall apply to the Contract to which it has been agreed that it will apply.

10. Assignment

A Client shall not, without the prior written consent of Groundwise, assign transfer charge sub-contract or deal in any other matter with any of its rights under a Contract.

11. Third Party Rights

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is not intended that the rights of either of the parties shall be contractually enforceable by any third party.

12. Governing Law and Jurisdiction

These terms and conditions and any Contract are governing by and construed in accordance with the laws of England and Wales and the parties irrevocably agree that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these terms and conditions or any Contract.

Appendix B - SSE Formal Quotation

Thomas Whiter

From:	Commercial Contracts < commercial.contracts@sse.com>
Sent:	23 May 2023 19:19
То:	Thomas Whiter
Subject:	Formal Quotation for EYX476 - Begbroke Innovation Campus
Attachments:	Connections-FAQ.pdf; National Grid Constraint Information V1.10.pdf; SSEN
	Standard Terms and Conditions.pdf; You Have a Choice Fact Sheet.pdf; EYX476_003
	_20230523_CONNECTIONOFFER.pdf; EYX476_003_20230523
	_CUSTOMERSUMMARY.pdf

External Email. This email originated from outside Buro Happold.

Good afternoon Thomas,

I am pleased to offer you the formal quotation for EYX476 - Begbroke Innovation Campus. Attached to this email are:

- Connection offer
- Breakdown of costs (Customer Summary)
- National Grid Constraint information
- SSE Standard terms and conditions
- Connections FAQ
- "You have a Choice" factsheet to remind you of your options in new connections.

You will shortly receive an invoice for the Connection Offer Expenses for this quotation. Please be aware that we require the COE payment to be made within thirty days following the issue of the quotation.

"Please note that your connection could be impacted by Transmission constraints, more information on these constraints can be found on National Grid's website:"

If you choose to accept this connection offer, please provide the following prior to the expiration date referenced in the offer and summary document:

- Payment of the Connection Offer Expenses
- The signed Acceptance Form attached to the quotation document
- Payment of the first staged payment as set out in the quotation document

Please note that acceptance is not valid until payment is received. Payment must be received prior to 5:00 pm on expiry date of 21 August 2023.

Kind regards,

Shabanam Hussain Connection Contract Manager Scottish and Southern Electricity Networks 1 Forbury Place | 43 Forbury Road | Reading RG1 3JH M: 07587 140672



The information in this email is confidential and may be legally privileged. It may not represent the views of the SSE Group. It is intended solely for the addressees. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Any unauthorised recipient should advise the sender immediately of the error in transmission. Unless specifically stated otherwise, this email (or any attachments to it) is not an offer capable of acceptance or acceptance of an offer and it does not form part of a binding contractual agreement.

SSE plc Registered Office: Inveralmond House 200 Dunkeld Road Perth PH1 3AQ Registered in Scotland No. SC117119 www.sse.com Job Details

Main Report 23-May-2023 Job Reference: EYX476 Version: 3 Estimate No: 2

Estimate Summary List

Segment	Description	QTY		Cost	
SU/Div NON	· · · · · · · · · · · · · · · · · · ·	1	ـ		
Contestable	Design Approval GEN/DEM EHV/132	1	£		
SU/Div NON	EHV network @ level 3	1	£		
Contestable		1	L		
SU/Div NON	Connection Offer Expenses EHV Demand Non-Contestable	1	£		
Contestable	Connection oner Expenses Env Demand Non-Contestable	1	L		
SU/Div NON	Final legal paperwork for Wayleaves/Legals	1	£		
Contestable		-	-		
SU/Div NON	33kV - S'BRD - Earthing (1 for extension & 3 for new build a	1	£		
Contestable		-	-		
SU/Div NON	33kV - SBRD - Harmonic Studies	1	£		
Contestable		-	-		
SU/Div NON	33kV - S'BRD - Cable Termination (incl pressure test)	2	£		
Contestable			_		
SU/Div NON	33kV - S'BRD - 1250A 1xBB - Type 7N 1250A Solkor N (fiber) u	2	£		
Contestable			_		
SU/Div NON	33kV - S'BRD - RTU T100 (for new metering substation)	1	£		
Contestable			_		
SU/Div NON	33kV - 1xU/G - (in metres) Substation	50	£		
Contestable					
SU/Div NON	33kV - Fibre Optic Termination	2	£		
Contestable	•				
SU/Div NON	33kV - S'BRD - CDM / Welfare (3 wks for tee POC 4 wks for 1		£		
	· · ·				
SU/Div NON	33kV - S'BRD - Optical Display Rack for fibre pilots termina	1	£		
Contestable SU/Div NON					
	33kV - S'BRD - GAS Work (required for busbar extension)	1	£		
Contestable SU/Div NON					
Contestable	33kV - S'BRD - TSAT Satelite System	1	£		
SU/Div NON		+			
Contestable	33kV - S'BRD - Transformer outage & recommissioning	2	£		
SU/Div NON					
Contestable	33kV - S'BRD - Battery charger 24V	1	£		
SU/Div NON					
Contestable	33kV - S'BRD - Metering CT/VT on breaker types above	2	£		
Concestable	Total Non Contestable <u>f</u>				
Sole Use - Contestable	33kV - 2xU/G - (in metres) 300Al	25	£		
Sole Use - Contestable	Wayleaves 3rd party negotiation/ planning etc requirements	1	£		
Sole Use - Contestable	Connection Offer Expenses EHV Demand Contestable	1	£		
Sole Use - Contestable		50	£		
-	33kV - FIBR2 - (in metres) F/O Installation - Dual Circuit				
Sole Use - Contestable	33kV - 2xU/G - (in metres) Substation	25	£		
Sole Use - Contestable	33kV - S'BRD - Earthing (1 for extension & 3 for new build a	3	£		
Sole Use - Contestable	33kV - S'BRD - Cable Termination (incl pressure test)	2	£		

	T			
Sole Use - Contestable	33kV - S'BRD - 1250A 1xBB - Type 7N 1250A Solkor N (fiber) u	2	£	
Sole Use - Contestable	33kV - S'BRD - CDM / Welfare (4 for Elec & 4 for civil) (Fix	8	£	
Sole Use - Contestable	33kV - S'BRD - 1250A 1xBB - Type 8 Busbar Earth Switch	1	£	
Sole Use - Contestable	33kV - CIVIL - Fencing	0.5	£	
Sole Use - Contestable	33kV - CIVIL - Roads / drains	0.2	£	
Sole Use - Contestable	33kV - S'BRD - 1250A 1xBB - Type 9 Busbar Cable Box	1	£	
Sole Use - Contestable	33kV - S'BRD - Excavation for jointing	2	£	
Sole Use - Contestable	33kV - CIVIL - LVAC board	1	£	
Sole Use - Contestable			_	
	33kV - S'BRD - Optical Display Rack for fibre pilots termina	1	£	
Sole Use - Contestable	33kV - CIVIL - Building M&E		£	
Sole Use - Contestable	33kV - 2xU/G - (in metres) Verge / unmade	25	£	
Sole Use - Contestable	33kV - S'BRD - Switchgear Sundries (one per new substation)	1	£	
Sole Use - Contestable	33kV - CIVIL - Switchroom (incl. trench base per metre squa	25	£	
Sole Use - Contestable	33kV - 2xU/G - Fixed charges - small (e.g. up to 3 weeks)	1	£	
Sole Use - Contestable	33kV - S'BRD - Metering CT/VT on breaker types above	2	£	
Sole Use - Contestable	33kV - S'BRD - Battery charger 110V	1	£	
	Total Cont	estable	£	
Reinforcement - NON				
Contestable a	33kV - TRAFO - 33kV cable connections	2	£	
Reinforcement - NON	33kV - S'BRD - Battery charger 110V	1	£	
Contestable a	Save S Birb Butter & Charger 1104	-	-	
Reinforcement - NON	33kV - S'BRD - Battery charger 24V	1	£	
Contestable a Reinforcement - NON				
Contestable a	33kV - S'BRD - Optical Display Rack for fibre pilots termina	1	£	
Reinforcement - NON				
Contestable a	33kV - S'BRD - TSAT Satelite System	1	£	
Reinforcement - NON		1		
Contestable a	33kV - S'BRD - RTU T100 (for new metering substation)	1	£	
Reinforcement - NON	33kV - S'BRD - Excavation for jointing	2	£	
Contestable a		-	-	
Reinforcement - NON	33kV - S'BRD - Cable Termination (incl pressure test)	2	£	
Contestable a Reinforcement - NON				
Contestable a	33kV - S'BRD - Earthing (1 for extension & 3 for new build a	3	£	
Reinforcement - NON		-		
Contestable a	33kV - S'BRD - Switchgear Sundries (one per new substation)	1	£	
Reinforcement - NON	22W/ CIDED 1250A 1VED Time & Bushan Farth Suitah	1	<u>د</u>	
Contestable a	33kV - S'BRD - 1250A 1xBB - Type 8 Busbar Earth Switch	1	£	
Reinforcement - NON	33kV - S'BRD - 1250A 1xBB - Type 3 Bus Section	1	£	
Contestable a		-	-	
Reinforcement - NON	33kV - S'BRD - 1250A 1xBB - Type 2 Primary Transformer	2	£	
Contestable a Reinforcement - NON				
Contestable a	33kV - S'BRD - CDM / Welfare (3 wks for tee POC 4 wks for 1	12	£	
Reinforcement - NON				
Contestable a	33kV - CIVIL - Land Purchase wayleave admin Small Job	1	£	
Reinforcement - NON	22k/ CIV/II Duilding M9 E	1	c l	
Contestable a	33kV - CIVIL - Building M&E	1	£	
Reinforcement - NON Contestable a	33kV - CIVIL - LVAC board	1	£	
Reinforcement - NON				
Contestable a	33kV - CIVIL - Shingling - Small Job	1	£	
contestable a				

Deinforgenant NON				
Reinforcement - NON	33kV - CIVIL - Switchroom (incl. trench base per metre squa	24	£	
Contestable a Reinforcement - NON				
Contestable a	33kV - CIVIL - Roads / drains	1	£	
Reinforcement - NON				
Contestable a	33kV - CIVIL - Fencing	1	£	
Reinforcement - NON				
Contestable a	33kV - CIVIL - Site clearance	1	£	
Reinforcement - NON				
Contestable a	33kV - CIVIL - Asbestos survey Type 3	1	£	
	Total Reinforce	ment A	£	16
Reinforcement - NON			E	10
	132kV - 2xU/G - (in metres) Cable 800Al	16700	£	1,3
Contestable b Reinforcement - NON				
	132kV - 2xU/G - (in metres) Verge / unmade / rural	500	£	
Contestable b Reinforcement - NON				
	132kV - 2xU/G - (in metres) Class 3/4 road	14500	£	1,4
Contestable b Reinforcement - NON				
	132kV - 2xU/G - (in metres) Class 1/2 road	1500	£	:
Contestable b Reinforcement - NON				
	132kV - 2xU/G - Cable system design	1	£	
Contestable b Reinforcement - NON				
	132kV - 2xU/G - Specialist traffic management	3	£	
Contestable b Reinforcement - NON				
Contestable b	132kV - 2xU/G - Fixed charges - small (e.g. up to 3 weeks)	16.7	£	2
Reinforcement - NON				
Contestable b	132kV - TRAFO - Protection / AVC panel	2	£	
Reinforcement - NON				
Contestable b	132kV - TRAFO - 33kV cable to switch house (incl. trench and	2	£	
Reinforcement - NON				
Contestable b	132kV - TRAFO - Tx HV termination & 33kV sealing end structu	2	£	
Reinforcement - NON				
Contestable b	132kV - TRAFO - Transformer / EAT / NER base and bund	2	£	
Reinforcement - NON				
Contestable b	132kV - TRAFO - NER (incl. cabling)	2	£	
Reinforcement - NON			-	
Contestable b	132kV - TRAFO - Earthing transformer 33kV/415V	2	£	
Reinforcement - NON		-	-	
Contestable b	132kV - TRAFO - 90MVA 132/33kV transformer	2	£	:
Reinforcement - NON		-	-	
Contestable b	132kV - CIVIL - Wayleave Admin	1	£	
Reinforcement - NON		-	-	
Contestable b	132kV - CIVIL - LVAC board	1	£	
Reinforcement - NON		1	-	
Contestable b	132kV - CIVIL - Site clearance	1	£	
Reinforcement - NON		1	Ľ	
Contestable b	132kV - CIVIL - Asbestos survey Type 3	1	£	
Reinforcement - NON	TOTINA - CIAIT - WORDED ON ONLA CARACTER TANK	T	Ľ	
Contestable b	132kV - CIVIL - Land Purchase wayleave admin Large Job	1	£	
Reinforcement - NON	132KV - CIVIL - Lanu Fulchase wayleave aumin Large Job	1	£	
	122101 CIVIII If now cites Civil contract / Cite surger isi	1	C	
Contestable b	132kV - CIVIL - If new site: Civil contract / Site supervisi	1	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Battery charger 110V	1	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Battery charger 24V	1	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Optical Display Rack for fibre pilots termi	1	£	

Reinforcement - NON				
Contestable b	132kV - S'GEAR - RTU c10e (for primary sub incl wiring)	1	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - POC witness / commissioning / energisation	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Protection panel (Installation Commissioni	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - New site earthing (additional to equipment	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Indoor GIS installation	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Busbar outage	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Transformer outage & recommissioning	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Feeder outage (Count existing on the same s	2	£	
Reinforcement - NON				
Contestable b	132kV - S'GEAR - Mobilisation / PM / CDM (based on 4 months	2	£	
Reinforcement - NON				
Contestable b	132kV - CIVIL - Site clearance	1	£	
Reinforcement - NON				
Contestable b	132kV - CIVIL - Asbestos survey Type 3	1	£	
Reinforcement - NON				
Contestable b	132kV - 2xU/G - (Small) Testing Large project >3km	16.7	£	
Reinforcement - NON				
Contestable b	132kV - ROUTE - (in metres) Route finding (~50% highway)	16000	£	
Reinforcement - NON				
Contestable b	132kV - FIBR2 - (in metres) F/O Installation - Dual Circuit	16700	£	
Reinforcement - NON				
Contestable b	132kV - ROUTE - (in metres) Environmental survey - rural / f	700	£	
Reinforcement - NON				
Contestable b	132kV - ROUTE - (in metres) Archaeological survey - rural /	700	£	
Reinforcement - NON				
Contestable b	132kV - 2xU/G - sealing ends (incl earthing) - Double Circir	2	£	
Reinforcement - NON				
Contestable b	132kV - 2xU/G - (in metres) Substation compounds	200	£	
	Total Reinforce	ement B	£4,	

- Total Non Contestable £
 - Total Contestable £
 - Total Reinforcement £

Total Charge to Customer £





OXFORD UNIVERSITY DEVELOPMENT LTD University Offices, Wellington Square, Oxford, England, OX1 2JD Southern Electric Power Distribution plc Walton Park Walton Road Cosham PO6 1UJ

Shabanam Hussain Email commercial.contract@sse.com Reference EYX476-3

23 May 2023

BEGBROKE INNOVATION CAMPUS

BEGBROKE HILL, OXFORD

Attention: Lindsey lons

Thank you for your recent enquiry. We are pleased to provide you with an Offer on behalf of Southern Electric Power Distribution plc, for the new electricity connection Works associated with providing a Point of Connection at the above address. This letter (including the pages attached to it which contain the Acceptance and the Information Pack), together with the enclosed Standard Terms and Conditions constitutes our Offer.

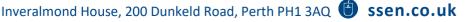
Our Offer is subject to our obtaining all necessary legal consents to carry out the work as planned, including any consent required from third parties. Please refer to our website for more detailed information at <u>www.ssen.co.uk/LandRights</u>.

We need to identify three key roles on every project to ensure that the right matters are handled by the right people. This includes the **Connecting Customer** (the person or company who will ultimately use the connection), **Commercial Contact** (the person or company appointed by the Connecting Customer to manage the job on their behalf) and **Payer** (the person or company appointed by the Connecting Customer to manage the finances on the job).

From the information you've provided to date, we've assumed the following:

Connecting Customer:	OXFORD UNIVERSITY DEVELOPMENT LTD
Commercial Contact:	BURRO HAPPOLD
Payer:	OXFORD UNIVERSITY DEVELOPMENT LTD

If the above isn't correct, or if you would like to change any of the above-named parties, please let us know. Further information about these roles can be found at the following address: ssen.co.uk/our-services/new-supplies/contracted-parties.



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The Non-Contestable Works associated with providing this new connection are as follows:

Non-Contestable Work

Point of Connection works

- 2x 33 kV indoor circuit breaker connection into the proposed 33kV busbar at Begbroke.
- Mod App due to Cowley SGTs import capacity constraints.
- Harmonic assessment.
- Telecontrol and metering.
- Design approval and witness of contestable works.
- Dependencies/Second Comer Charges:
 - Cowley 132kV works (PS005089): Cowley 132kV busbar to be converted from outdoor to indoor; triggered by separate scheme and the capital ED2 UC fund methodology. No second comer charges to apply in this instance.
 - Completion of transmission work due by 2027.

Reinforcement works

33kV Reinforcement Works

- New 33kV switch-room to be built to house switch gear:
 - Indoor 33kV GIS single busbar to be installed in switch-room; 6x CBs required for reinforcement works.
 - o 2x CBs for incomers from Begbroke BSP.
 - o 1x section breaker CB.
 - Space for 2x CB's to be used for the PoC of this application.
 - Space for 3x CB's to be used for future primary substation transfer.
 - Minimum fault level rating 31.5/77.8kA.

132kV Reinforcement works; Cowley-Begbroke:

- 2x 132 kV indoor circuit breaker connection into the existing Cowley GSP.
- 16.7km 132kV dual-circuit from Cowley to Begbroke; (0.2km substation compound, 0.5km verge/unmade/rural, 14.5km carriageway class 3/4, 1.5km carriageway class 1/2). This will require the following:
 - The new circuit should have a summer cyclic rating of at least 180MVA.
- 2x 90MVA 132/33kV transformers to be installed:
 - Land to be obtained to contain new BSP; to be adopted by SSE; approximate location SP 47278 13359

The Contestable Works associated with providing this new connection are as follows:

Contestable Work

- 50m of 33 kV dual cable PoC PoS circuits at the customer's site:
 - The minimum summer continuous rating is 21MVA.
 - The proposed route estimated length is 50m (depending on the location of proposed new BSP and customer's PoS sub).
 - Standard protection for this cable circuit is to be included, including fibre.

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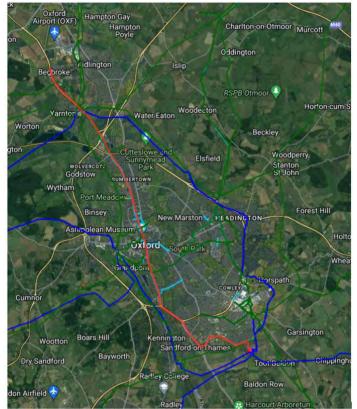




• 2x33kV metering CBs, GRP base, DNO sub at customer site.

Cable route

PoC to PoS cable route – Route from Cowley GSP to proposed Begbroke GSP on customer site show in red.



When we attend to undertake our works, you must ensure that any substation/site and cable routes are clear of all encumbrances and ready for onsite construction.

The point of connection shall be established at our existing **2No. 33kV indoor circuit breakers into the proposed 33kV busbar at Begbroke**.

Installation of Contestable work will be witnessed by Southern Electric Power Distribution plc (SEPD).

You are required to ensure that all works on your own electrical installations are carried out by a qualified electrical contractor. Statutory qualification schemes, for Building Regulation purposes, are currently run by NICEIC, SELECT, ECA, NAPIT, ELECSA, British Standards Institution and BRE Certification.



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Some of the works included in the above Offer are Contestable Works and may be delivered by an Independent Connections Provider (ICP) or Independent Distribution Network Operator (IDNO), also known as an Alternative Provider, and may be able to provide you with alternative offers for the work. ICPs are listed on the Lloyd's Register website at <u>www.lr.org/en/utilities/national-electricity-registration-scheme-ners/search/</u>, and IDNOs are listed on the Ofgem website at <u>www.ofgem.gov.uk/electricity/distribution-networks/connections-and-competition/independent-distribution-network-operators</u>.

If you accept the Non-Contestable Works Offer only you must appoint an ICP or IDNO to deliver the Contestable Works and ensure your full connection is completed. The appointed ICP/IDNO is required to submit a design to us (for our approval) and to enter into an Adoption Agreement with us, for the Contestable Works to be adopted by us, prior to final connection. More details on what is required for design approval can be found on our website at www.ssen.co.uk/CompetitionInConnections/.

Timescales

We estimate that subject to the provisions and conditions of this Offer, the Distribution Works can be provided by 30 August 2027. This estimated date relates only to the Distribution Works required to provide the Connection, where applicable, and does not account for any Transmission Works that may be required, which may be later than the estimated connection date for distribution.

This date may be subject to variation depending on, for example: the date that this Offer is accepted; any further discussions we may have with you regarding the programming of the works; all necessary land rights, planning and other consents being obtained in sufficient time to enable us to complete the Distribution Works by the estimated date; the completion of any works by other people or companies (which may include you) that must be done before we can complete our works; any access arrangements as may be specified in this Offer; and any delays to the works due to unplanned outages on the Distribution network

The provision of the Connection is dependent on SEPD carrying out the following:

132kV BB works at Cowley, triggered by separate schemes; PS005089.

This application is dependent on the reinforcement it triggers.

Coronavirus

Please be aware that, due to the novel coronavirus pandemic ("COVID-19"), we expect that the charge set out in the Offer will increase due to the cost of putting in place restrictions and measures to comply with the applicable legislation and government and regulatory guidance relating to COVID-19 including those required to implement social distancing and safe working practices.

If the charges increase for this reason after this Offer has been accepted, we shall submit written details of the additional costs to be paid by you within the period for payment set out therein (or as otherwise agreed with us). If you do not make payment to use in full within the period for payment, the Agreement shall terminate immediately and you will be required to pay our reasonable costs and / or expenses incurred and / or committed in respect of the Works (including but not limited to any works undertaken or to be undertaken, labour hours,

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materials and equipment) and for any costs or expenses incurred or committed by us in obtaining any Land Rights, planning and/ or other consents.

Costs

These charges have been calculated on the works proceeding in the manner described in this Offer and the associated documentation. You should be aware that we will charge for any additional work required.

For a detailed breakdown of costs, please see attached Customer Summary.

The cost of this connection is:

All Works

Total Charge (excluding VAT)	£6,274,905.32
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Non-Contestable Works only

Total Charge (excluding VAT)	£5,541,466.19
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Connection Offer Expenses

Connection Offer Expense (excluding VAT)	£2,569.00	This non-refundable amount is due within 30 days of receipt of an invoice and needs to be paid whether or not you accept. This invoice will arrive shortly after your Connection Offer.
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We will invoice you as follows with respect to the non-contestable/all work charge:

Initial Payment with Acceptance (Detailed Design)	
Payment 2 – Completion of Design	
Payment 3 - Commencement of Site Works	
Final payment	

SEPD reserve the right to make charge for any additional work required if work does not proceed in the manner described in this Offer and the associated documentation.

The above cost is based on limited design work. It will be revised following acceptance when detailed design and costing will be completed.

Please note that due to rounding within the calculation of the Customer Summary which forms part of this Offer, the total shown may differ slightly from the "Total charge to applicant" amount in the Offer Letter. For the avoidance of doubt the "Total charge to applicant" figure in the Offer Letter reflects our detailed forecast and calculations and is the accurate figure. It is the amount we need to receive before we can schedule works. This does not form part of our Offer and is not legally binding.

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In the event that, following your acceptance of this Offer, SEPD issues any variation or amendment of it in accordance with the terms set out herein and you have (i) advised SEPD that you do not accept such variation or amendment; or (ii) you have failed to accept the variation or amendment within the timescales required by SEPD, SEPD shall be entitled to terminate this Offer upon written notice to you and on termination of this Offer pursuant to this paragraph any variation or amendment of it shall lapse (to the extent not already lapsed) and shall not be capable of acceptance by you. In the event of termination of this Offer pursuant to this paragraph the provisions of this Offer relating to termination shall apply.

Interactivity Process

If we receive a number of applications for connection to the same part of our distribution system and there is insufficient capacity or other constraints on the network that will prevent those connections and your proposed connection from being made, we will apply our interactive connection application process. If your connection offer becomes interactive we will notify you of this. To avoid delays in our interactive connections process, **the period** within which each customer will have to accept an interactive connection offer is reduced to 30 days, or less if the period remaining for a customer to accept the offer is already shorter than 30 days. For the avoidance of doubt, it will not be possible to extend the acceptance period where the interactive connections process applies. More detail of the interactivity process can be found on our website.

Harmonic Distortion Limits

If your proposed installation is likely to emit harmonic currents, we will need to ensure that the proposed connection complies with Engineering Recommendation G5/4 – Planning Levels For Harmonic Voltage Distortion And The Connection Of Non-Linear Equipment To Transmission Systems And Distribution Networks In The United kingdom (available from the Energy Networks Association – www.energynetworks.org).

Distribution Use of System (DUOS) Charges

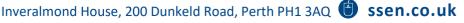
Site specific DUOS charges are applicable to your import and export supplies based on the Ofgem approved Extra high voltage Distribution Charging Methodology (EDCM). The EDCM for import charges are effective from 1 April 2012, and for export charges from 1 April 2013. Further information on the EDCM can be found in the Distribution Connection and Use of System Agreement (DCUSA) Document Schedule 17 at the following link:

www.dcusa.co.uk/Public/DCUSADocuments.aspx?s=c

Information on DUOS charges for import and export are published in our Use of System Charging Statements, which can be found at:

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

To enable us to calculate the charges, please provide me with a typical demand profile that shows the load import periods, once the full scheme and demand pattern are known.



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Loss Adjustment Factors (LAFs)

Site specific LAFs are applicable to your import and export supplies and these will be advised later.

Supply Details

The point of supply will be three phase, 33kV, alternating current at 50 Hz, with a maximum import capacity of 21,000kVA.

Our system fault level varies with operating conditions, but the three-phase symmetrical current will not exceed 25 kA rms at 33 kV or 25 kA rms at 11 kV.

We recommend that your HV earthing system is connected to our network at the intake substation.

Where supplies are provided at High Voltage, you must ensure that your High Voltage and Low Voltage earth systems meet statutory requirements and national standards. If a connection to the SEPD High Voltage earth system is desired, you must contact SEPD and agree in writing how this will be done.

Under the Electricity at Work Regulations you are required to provide an emergency trip to disconnect all supplies to the site in an emergency. We will provide this for you, and we have included this in our Offer.

Agreements

We will not energise the supply until you have following agreements, detailed below, in place:

- Connection Agreement.
- Supply Agreement.
- Meter Operator Services Agreement.
- Joint Operational Agreement.

Connection Agreement

This Offer is subject to you entering into a Connection Agreement with SEPD to accept responsibility for available capacity charges based on the import capacities stated above for a minimum period of five years. This is a maximum demand type of supply. It may be billed monthly and attract availability and demand charges as well as unit charges. You should discuss this with your supplier prior to accepting this Offer to ensure that you fully understand the running costs.

We will provide this later, but please ensure it is signed by whoever will be responsible for the associated charges and returned to us at least one month before the supply is required.



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Joint Operational Agreement

The Electricity at Work Regulations 1989 requires any customer with a high voltage supply to appoint a Competent Person of sufficient technical knowledge or experience to prevent danger or injury.

The Distribution Code requires Southern Electric Power Distribution and HV/EHV connected customers to jointly establish the following:

- A Safety Management System for work at / across Ownership Boundaries;
- Control Persons to operate the Safety Management System;
- A Documentation System for inter-system safety precautions;
- Authorisation of staff operating Safety Management System;
- Site Hazard Management Procedures;
- An Ownership, Control, Operation and Maintenance Schedule;
- Control Diagrams;
- Control Log (12 months); and
- Communications.

Part of these requirements will be met by use of a Joint Operational Agreement. This will consist of three parts:

- the first part is the formal signed agreement and details the procedures to be adopted;
- the second part is either an Operational Diagram for simple networks showing the ownership, operation and control boundary, or in the case of more complex networks an Operational Diagram supported by a signed Site Responsibility Schedule. (In the case of networks where the boundaries for ownership, operation and/or control are at different positions, or are complex, then a separate Site Responsibility Schedule is required); and
- the third part is an addendum which contains supporting information e.g. contact telephone numbers, authorised persons etc.

The Agreement will be completed, and signatures obtained by our staff responsible for energising the new supply who will also require a copy of the customer's HV network diagram. This agreement is required to be in place prior to commissioning of the new assets.

Any changes which affect the Agreement, including changes to the customer's HV/EHV network, should be notified to us and we will revise the Agreement as necessary.

Variation of Charges

The charges for the connection may be subject to variation. SEPD reserve the right to amend such charges at any time including, for the avoidance of doubt, subsequent to acceptance of this Offer: -

(a) when tender returns for plant, materials, works and any other material expenditure associated with the connection have been received and evaluated; and/or

(b) in the event that it is necessary for SEPD, following further engineering design in relation to the connection, to amend the scope or specification of the connection works subsequent to the date of this Offer; and/or

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(c) if an alternative route is necessary or material deviations from the initial route are required when the final route for the connection works has been established; and/or

(d) if, subsequent to the date of this Offer, stability studies, power quality assessments, environmental impact surveys, ground condition, archaeological, marine or other such technical studies, assessments, surveys and/or statements are required to undertake the connection works and (as applicable) such subsequent studies, assessments and/or surveys indicate that amendment to the scope of the connection works is necessary; and/or

(e) in the event of material movement in the price of metals to be used in the connection; and/or

(f) in the event that the connection works are delayed by your acts, instructions or omissions and/or any factor beyond the reasonable control of SEPD; and/or

(g) in the event of a material movement in the relevant exchange rate(s) if any element of the connection works is to be paid for by SEPD in a currency other than Pounds Sterling.

Where the date of completion of the connection works is in excess of 12 months from the date of this Offer, SEPD shall be entitled to amend the charges for the connection at any time following the first anniversary of the date of this Offer to account for changes in costs incurred by SEPD.

In the event of variation to the charges for the connection, SEPD shall notify you of the amended charges and, where applicable, shall provide an amended payment schedule taking account of such variation.

Wayleaves / Consent Delays

The provision of the connection by the estimated completion date will be subject to SEPD securing any:

- (a) wayleaves;
- (b) planning consents;
- (c) other necessary consents;
- (d) other necessary approvals

for all electric cables, lines and works required for the purposes of the connection along the route approved by SEPD and the obtaining of all necessary statutory consents and regulatory approval (the "Consents").

SEPD will seek as much legal security for placement and maintenance of its equipment and cables as possible, hence for switch rooms, SEPD will want either a lease if outside the development demise or sub-lease if inside and a Deed of Grant for cable easement up to the point of connection to SEPD infrastructure outside of the development.

SEPD reserves the right to amend the terms and conditions of the Agreement, in particular but not limited to the charges and estimated connection date set out in this Offer (but that only to the extent that such non-obtained or delayed Consents have a bearing on such matters) in the event that SEPD is unable (having used reasonable endeavours) to obtain the necessary Consents, all of which (and any conditions attached thereto) are in terms acceptable to SEPD for all electric cables, lines and works necessary for the connection.

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Important Safety Note

Electricity Distribution companies, including Southern Electric Power Distribution plc, are not required to provide, or continue to provide, a Connection to their distribution systems unless reasonably satisfied that a Customer's electrical installation is complete, safe and complies with the Electricity Safety, Quality and Continuity Regulations 2002 (as amended). Therefore, and for your continued safety you should ensure, whenever you have any wiring alterations or additions undertaken on your electrical installation, that a safety statement or declaration is completed by your appointed Electrical Contractor or Qualified Electrician. This document should also be retained by you for future reference.

Your Electrical Contractor or Qualified Electrician shall also provide you with a completion certificate once they have completed any wiring alterations or additions to your electrical installation. The certificate shall state whether your electrical installation complies with BS7671 as amended (IEE Wiring Regulations). This certificate should also be retained by you.

What To Do Next

If you wish to accept our Offer please complete and return the attached acceptance form, including the name and contact details of your site services co-ordinator. Once we have received your acceptance form and the required payment, we will arrange for our Project Manager to contact your office to discuss the programming of our works. We cannot start our works until we have the necessary legal consents.

Other Information

You must comply with the provisions of the attached *Site Information and Customer Requirements* document which will be deemed to form an integral part of this Offer. Please read this document carefully. If you accept this Offer, please pass the schedule to your site services co-ordinator with the draft plan.

Our proposals and this Offer depend on us obtaining all necessary consents and permissions from third parties. All electrical installations (including temporary supplies) must comply with the current edition of BS7671, as amended, the IEE Wiring Regulations.

The connection and operation of an HV/EHV network connection is covered by the Electricity at Work Regulations, Electricity Supply Regulations and the Distribution Code. Each provides for certain responsibilities and obligations. The Project Manager responsible for these works will be pleased to discuss this with you.

Please note that SEPD reserves the right to withdraw a Connection Offer following if, for example after one year, reasonably commensurate construction progress has not been made towards the commissioning date for the point of supply.

In the event that this Offer is accepted, the terms and conditions of this Offer and your acceptance shall form the agreement between you and SEPD (the "Agreement") in respect of the provision of the connection.

This Offer is open for acceptance for ninety (90) days from the date of this letter and is subject to the enclosed Standard Terms and Conditions.

Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ 🙂 ssen.co.uk

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Yours sincerely,

Shabanam Hussain Account Manager commercial.contracts@sse.com



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Southern Electric Power Distribution plc – Offer Acceptance Form

Our Reference:	EYX476-3	
Site Address:	BEGBROKE II	NNOVATION CAMPUS, BEGBROKE HILL, OXFORD
To: Southern Electric Po Distribution plc Major Commercial C Walton Park, Walton Cosham PO6 1UJ	ontracts	From: Address: (for receipt) Telephone:
Please indicate which Offer y All Works	you wish to ac	cept:
Non-Contestable Works Only	у 🛄	
Our Project Manager will be		Telephone
Signed: Name: Date: / /		ase Print
Power Distribution plc). Wh	en we receive	ith your order as stated above (payable to Southern Electric it, we will contact you to arrange a programme of work. thern Electric Power Distribution plc.

If paying by bank transfer, please tick this box:

Power Systems BACS Payments

Bank details: NatWest Sort Code: 60-17-21 Account No.: 89542592 Quote reference: **EYX476**

We will not be able to arrange a programme of work unless this Acceptance and your cheque or proof of payment are received.

Southern Electric Power Distribution plc – Information Pack

Proposed: BEGBROKE INNOVATION CAMPUS, BEGBROKE HILL, OXFORD

Offer date: 23 May 2023

this schedule gives details of the site works you will need to complete for us to meet your requirements. Please read this document carefully as any problems with these works may result in additional costs and/or delays. Please contact me if you need any assistance.

When we attend to undertake our works, you must ensure that the cable routes are clear of all encumbrances and ready for on site construction.

Safety

We ask you to take note of the following overleaf: -

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Southern Electric Power Distribution's overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Southern Electric Power Distribution.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our **Emergency Service Centre on 105 immediately.** The cost of any repairs will be fully rechargeable.



Active Solutions Team

National Grid Electricity System Operator N-3 Constraint Information Document

Document for Distributed Energy Resource customers connecting to the distribution network via South West Active Network Scheme



	National Grid Electr	Applies to		
WI-NET-XXX-XXX	National Grid Electricity System Operator N-3 Constraint Information Document		Distribution ✓	Transmission
Revision: 1.06	Classification: External	Issue Date: January 2019	Review Date: N/A	

	Name	Title
Author	Andrew Bailey	Active Solutions Team – Project Manager
Checked by	Gavin Stewart	Active Solution Team – Support and Delivery Manager
Approved by	Alex Howison	Active Solutions Team – Team Manager

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	National Grid Electr	Applies to			
	WI-NET-XXX-XXX	 National Grid Electricity System Operator N-3 Constraint Information Document 		Distribution ✓	Transmission
	Revision: 1.06	Classification: External	Issue Date: January 2019	Review Date: N/A	

1 Executive Summary

The following document sets out the information received from National Grid Electricity System Operator (NGESO) regarding constraint information for South West Active Network (SWAN) connecting distributed energy resource (DER). It will present information on the constraint drivers to inform on the probability of fault conditions and durations.

2 SWAN Summary

The SWAN project has been developed by Southern Electric Power Distribution PLC (SEPD) to meet the contractual requirements of amendments which were made to the Bilateral Connection Agreements (BCAs) between National Grid Electricity Transmission (NGET) and SEPD in May 2017 for certain GSPs. NGET considered that these amendments were required because the number of distributed embedded renewable generators connected and due to be connected to SEPD's network were deemed to have an impact on the Transmission Network.

The BCAs stipulate the need for suitable monitoring and control of connected and connecting Distributed Energy Resources at eight grid supply points (GSPs) in the SEPD licence area, enabling the response to a N-3 network condition on the Transmission Network.

It should be noted this document refers to the N-3 probability and not the curtailment which may also be applied if there is a hardware, software or communications failure within the ANM system. If these do occur, SSEN may curtail export capacity, de-energise the connection point or isolate the customer's generating equipment from the system as appropriate, including the operation of failsafe to restrict the power output to the failsafe limit. If fail safe action is initiated upon a failure of communications, the SWAN scheme will not be permitted to return the customer's generating equipment to normal state of service until such time as the failure of communications is resolved.

3 Objectives

The specific objectives of the document are summarised below;

- To provide detail on how NGESO identified the constraint information.
- To provide suitable information that is clear and concise to be discussed between SEPD and DER customers.
- To provide a referable source for analysis, should it be required.



		National Grid Electr	Applies to		
	WI-NET-XXX-XXX	-XXX National Grid Electricity System Operator N-3 Constraint Information Document		Distribution ✓	Transmission
	Revision: 1.06	Classification: External	Issue Date: January 2019	Review Date: N/A	

4 N-3 Constraint Probability

N-3 is the NGESO circuit condition which SWAN is managing. This circuit condition is met where NGESO have three transmission circuits "offline", e.g. the event of a double circuit fault occurring at the time of a planned outage of a third network component.

NGESO looked at the probability of a N-3 event affecting DER customers using the following method:

- Using historic data to find the proportion of the time there is an outage and so an N-3 event is possible;
- Using forecast data to find the proportion of time system flows are above a N-3 limit;
- Finding the route length that an N-3 inter-trip would be armed for and multiplying that by the historical probability of a double circuit fault (these figures are based on the national population of NGESO circuits and are the same figures used in statutory nuclear site licence reliability calculations); and
- Rounding down to nearest round figure.

Through this calculation, the guidance for the constraint information provided by NGESO states that the probability of a N-3 occurrence is a 1 in 100-year event.

NEGSO have stated while a N-3 event is a very low probability event, if it occurs it may have a very high impact on consumer disconnection if not controlled.

5 N-3 Estimated Restoration

Given the rarity of N-3 events, NGESO can only offer an estimated restoration time during such an event based on the limited information currently available. Historic data shows that the average restoration time for a double circuit fault is 8 hours.

The duration of such events could be as low as a few minutes, for example a weather related "flash over" that clears immediately, and circuits are restored by automatic action. However, there is also the possibility that an unforeseen circumstance could result in a significantly longer restoration time, for example if an aircraft damaged a tower, there could be significant damage to the Transmission Network that would require a temporary tower to be erected to restore a circuit. NGESO Overhead Line managers estimate that to erect a temporary tower takes around 14 days.

6 Conclusion

In conclusion, NGESO's constraint information estimates that the N-3 event is a 1 in 100-year event with an average duration of 8 hours but can range from minutes to days depending on the cause of the fault.

The information in this document, is based upon information provided by NGESO, on the 21st December 2018, which has not been verified by SEPD. _Any estimates as to frequency and/or duration of curtailment are estimates only and the actual frequency and/or duration may be greater or lesser than these estimates. While this document has been prepared in good faith, no representation, warranty, assurance or undertaking

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	National Grid Electricity System Operator N-3 Constraint Information Document		Applies to	
WI-NET-XXX-XXX			Distribution ✓	Transmission
Revision: 1.06	Classification: External	Issue Date: January 2019	Review Date: N/A	

(express or implied) is or will be made, and no responsibility or liability is or will be accepted by SEPD or any company within the SSE group of companies or by any of their respective officers, employees or agents in relation to the adequacy, accuracy, completeness or reasonableness of the contents. All and any such responsibility and liability is expressly disclaimed.



Page 5 of 5

Date June 2018

Definitions:	
The "Company":	Shall mean either Scottish Hydro Electric Power Distribution plc or Southern Electric Power Distribution plc as specified in the Offer Letter;
The "Adoption Agreement":	The agreement between the Customer and the Company for adoption of any Contestable Connection Works undertaken by the Customer;
The "Agreement":	The agreement constituted by the Offer and the Customer's acceptance and any permitted variation from time to time;
The "Agreement Date":	The date of the Customer's acceptance of the Offer;
The "Company's Requirements":	The Company's technical requirements as set out on the Website and the Offer;
The "Connection Agreement":	The agreement between the Company and the Customer relating to the connection of the Customer's premises;
"Consumer":	Means an individual acting for purposes which are wholly or mainly outside the individual's trade, business, craft or profession;
"Consumer Terms and Conditions":	Means the Supplementary Consumer Terms and Conditions attached to these Standard Terms and Conditions;
The "Contestable Connection Works":	The part of the Works that the Customer may elect to undertake or appoint an appropriate third party to undertake;
The "Cost Apportionment Contribution":	A financial contribution made with respect to the costs of connection from the Company in favour of the Customer;
The "Customer":	The person, firm or company whose name and address is shown in the Offer Letter;
The "Equipment":	The equipment, plant and/ or apparatus the Company will supply as detailed in the Offer Letter;
The "Land Rights" :	Means rights in, under or over land for the construction, installation, operation, repair, maintenance, renewal or use of the Contestable Connection Works and/or the Works;
The "Land Rights Criteria":	The criteria as set out on the Website providing the Company's requirements for Land Rights;
The "Offer":	These standard terms and conditions and the Offer Letter;
The "Offer Letter" :	The letter and attached pages sent to the Customer by the Company setting out details of the Works, the Quotation and other matters relating to the connection;
The "OFSI Consolidated List":	The list of all those subject to financial sanctions imposed by the UK and published by the Office of Financial Sanctions Implementation (OFSI);
The "Quotation":	The Quotation for the Works as set out in the Offer Letter;
The "Information Pack":	The customer site requirements document supplied with the Offer;
The "Website":	The website at www.ssen.co.uk or at such other domain name as the Company may use from time to time;
The "Works":	The works that the Company will carry out as detailed in the Offer; and
"Second Comer Charge":	Means any amounts payable by the Customer pursuant to The Electricity (Connection Charges) Regulations 2002 or The Electricity (Connection
-	Charges) Regulations 2017 as applicable.

- The Offer remains open for acceptance in writing for 90 days from the date of issue, unless notified by the 10 Company in writing to the contrary. The Company reserves the right to amend or withdraw the Offer at any time prior to the Customer accepting it.
- The Offer is subject to screening of the Customer against the OFSI Consolidated List. In the event the Customer is included on the consolidated list the Company reserves the right to withdraw the Offer.
- The Company reserves the right to carry out Customer screening against the OFSI Consolidated List at any time. If at any time the Customer's details are found on the consolidated list, the Company shall follow the OFSI guidelines.
- If the Customer has entered into the contract as a Consumer, the Consumer Terms and Conditions shall be 21. incorporated into these terms and conditions and to the extent of any inconsistency, the terms of the 22. Consumer Terms and Conditions shall prevail.
- 5. The Customer will provide the Company with the facilities reasonably necessary to enable it to complete the Works in the most economical manner. In default the Customer shall pay the Company such reasonable additional costs that may result.
- 6. Where any changes to the Works are required other than as a result of the Company's negligence the Company shall submit written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination, the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any wayleaves and consents.
- 7. In accordance with the Land Rights Criteria, the Customer will (i) grant (at no cost to the Company, or for a nominal sum of £1) any Land Rights for cables, overhead lines, substations and all other apparatus to be installed over or within their property, (ii) provide and install ducts for on site road crossings and for service cable entry and (iii) agree service terminations in a position acceptable to the Company and provide and install service tubes from the back of the footpath to the premises to which the connection is required terminating where possible in an external meter reading cabinet.
- 8. The Customer will meet (i) their own agent's legal and other fees and expenses, (ii) the legal and other fees and expenses of the Company, and (iii) the legal and other expenses of any consenter or other third party in connection with the grant of the Land Rights.
- The Company reserves the rights not to install the Works on contaminated land. Where contamination is found by or becomes known to the Company, additional charges may be rendered to the Customer in accordance with Condition 4.
- The Customer will, at no cost to the Company and to a satisfactory standard reasonably specified by the 28. Company, be responsible for carrying out all on site cable trenching for services, LV and HV mains cable, other than within substation sites and for backfilling and trench reinstatement once the Company has laid and covered the aforesaid cabling.
- 11. The Customer will be responsible for all building costs associated with the supply intake and any meter cabinets.
- 12. The Customer will provide service termination facilities, in a position acceptable to the Company.
- 13. The Company shall be entitled to terminate the contract constituted by your acceptance of the Agreement by written notice to you, at any time following the expiry of the period specified in the Quotation, if the works referred to in the Quotation have not commenced or did commence but subsequently ceased and such delay in commencing or completing the works is not attributable to the act or omission of the Company. If the Company terminates before commitment or commencement of the works referred to in the Quotation and/or any associated tasks, the Company will return any sums paid to us minus administration costs. If the Company terminates before committed and materials purchased prior to termination and any reasonable charges for the work done or committed and materials purchased prior to termination and any costs or expense incurred in relation to obtaining any wayleaves or consents or other such land rights. The Company will be entitled to deduct such amounts, together with administration costs from any sums paid to us.
- 14. The Offer is subject to the Company obtaining all required Land Rights and statutory consents for carrying out the Works. Unless otherwise stated the Offer assumes that all plant and equipment will be placed in the adopted public highway or land owned or controlled by the Customer who will provide all Land Rights in accordance with Condition 5. The Customer will pay the full cost of obtaining any Land Rights required from third parties (including settlement of all properly reimbursed claims thereunder) in addition to the charges identified in the Quotation provided that where these have a significant impact on the overall cost the Customer shall be entitled to terminate the contract upon written notice to the Company. In the event of termination, the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any Land Rights.
- It is assumed that the Company will carry out all Works during normal working hours. There will be an additional charge for any overtime working at the Customer's request.
- 16. The Quotation is based on material and labour costs prevailing at the date of the Offer Letter. The Company shall have the right to vary the Quotation in accordance with any variations in the material or labour costs subsequent to the date of the Offer Letter (unless otherwise stated in the Offer Letter) upon submitting written details of the additional cost to the Customer who shall be entitled to terminate the contract upon giving the Company written notice within 5 working days of the date of submission of such details. In the event of termination, the Customer shall pay the Company's reasonable charges for the work done or committed and materials purchased prior thereto and reimburse any costs or expense incurred or committed by the Company in obtaining any Land Rights.

- Unless otherwise agreed the Company requires full payment of the amount due on acceptance 30 days prior to commencement of the Works. All other arrangements will be subject to status.
 The Company may submit progress invoices to the Customer, in respect of the amount of labour expended
- and materials delivered to site and the Company's stores up to the date of the progress invoice. 19. Adjustments will be made to the rates of VAT to those applicable at the date of invoice or payment,
- whichever is the earlier.
 20. The Company will issue a further invoice to the Customer on completion of the electrical works in respect of the Second Comer Charge.
- 21. The Customer must settle invoices within 30 days of the date of the invoice.
- 22. If any amount remains unpaid after the due date, the Company shall (in addition to any other remedies) be entitled to charge interest on the amount unpaid at the annual rate of 3% over the base rate of the Bank of England from the due date to the date of payment in full.
- 23. The Company reserves the right to require that the Customer provides security for any payment which may become due pursuant to this Offer and/or section 19 of the Electricity Act 1989. The Company may automatically apply any such security in cash against any such sums as they become due.
- 24. Unless otherwise agreed in writing by the Company time is not of the essence in relation to the Company's Works.
- 25. The Company shall have no liability to the Customer whether in contract, tort or delict (including negligence), for breach of statutory duty, or otherwise arising under or in connection with this Agreement for any indirect or consequential loss, any loss of profit, revenue, generation, business, savings, (anticipated or otherwise) or any other form of economic loss (whether or not occurring in connection with physical damage) provided that this Condition 20 shall not exclude or restrict the liability of the Company for death or personal injury or any other liability which cannot be limited or excluded by applicable law.
- 26. The Company's liability under or in connection with this Agreement shall be limited to £1 million in the aggregate. This limit shall apply however that liability arises, including, without limitation, a liability arising by breach of contract, arising by tort or delict (including negligence) or arising by breach of statutory duty provided that this Condition 21 shall not exclude or restrict the liability of the Company for death or personal injury or any other liability which cannot be limited or excluded by applicable law.
- 27. The Customer acknowledges and confirms that it does not enter into the Agreement in reliance on any oral representation, warranty or undertaking not fully reflected in the terms of the Agreement and that no amendment, modification or substitution to the Agreement shall be effective unless executed in writing by both parties.
- The Equipment shall at all times remain the property of the Company. On completion of the Works and, with respect to any Contestable Connection Works undertaken by the Customer, the Customer both satisfactorily completing any Contestable Connection Works and an Adoption Agreement with the Company covering the Contestable Connection Works, the whole of the Works, Equipment and the aforesaid Contestable Connection Works shall become the property of the Company. The Customer shall protect the Equipment from any damage or interference between delivery to the site and completion of the Works and shall indemnify the Company for any loss or damage to the Equipment during such period. The Company shall be responsible for the final connection of the Works to its distribution system.
 The Quotation is net of any Cost Apportionment Contribution due to the Customer and no further
 - The Quotation is net of any Cost Apportionment Contribution due to the Customer and no further contributions or allowances are applicable. The value of the Cost Apportionment Contribution has been calculated on the basis of, inter alia, the Equipment specified in the Offer Letter, the available capacity agreed for the development, the build rate and the electrical heating the Customer has declared will be installed. The value of Cost Apportionment Contribution made in favour of the Customer by the Company will be indicated in the attached Quotation and its value may be recalculated by the Company to reflect any alteration to the basis of the calculation and the Customer shall be liable to pay to the Company the full value of the Cost Apportionment Contribution received from the Company in the event this Agreement is terminated prior to the completion of the Connection. In such event, the Customer shall be liable to pay to the Company to the Company to the Company of the Cost Apportionment (by the Company) of the Cost Apportionment contribution received from the Cost Apportionmer shall be liable to pay to the Company of the Cost Apportionment Contribution. In such event, the Customer shall be liable to pay to the Company appropring the post the Company of the Cost Apportionment Contribution.
- 30. It is a condition of the Offer that the Customer or the end customer who will be responsible for the associated charges shall (where applicable) enter into a Connection Agreement with the Company prior to energisation of the Connection.
- 31. The Customer will carry out the site work specified in the Information Pack (Site Requirements Schedule document).

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Supplementary Consumer Terms and Conditions

1. Application of these Terms and Conditions

These Supplementary Consumer Terms and Conditions apply to an Offer issued by either Scottish Hydro Electric Power Distribution plc (the **Company**) or Southern Electric Power Distribution plc (the **Company**) to a consumer. Where applicable these Supplementary Consumer Terms and Conditions shall be incorporated into the terms of the Offer and where inconsistent with any term of the Offer, these Supplementary Consumer Terms and Conditions shall prevail.

2. Right to Cancel

You have the right to cancel your contract with us within 14 days of us receiving your acceptance without giving any reason. The cancellation period will expire after 14 days from the day we receive your acceptance. This right is in addition to any other right to cancel that you have under our standard terms and conditions.

To exercise the right to cancel, you must inform us of your decision to cancel this contract by a clear statement (e.g. a letter sent by post or e-mail). You may use the attached model cancellation form, but it is not obligatory.

To meet the cancellation deadline, it is sufficient for you to send your communication concerning your exercise of the right to cancel before the cancellation period has expired.

3. Effect of Cancellation

If you cancel the contract in accordance with paragraph 2 above, we will reimburse to you all payments received from you.

We will make the reimbursement without undue delay, and not later than 14 days after the day on which we are informed about your decision to cancel the contract.

We will make the reimbursement using the same means of payment as you used for payment, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of the reimbursement.

Any reimbursement is strictly subject to clause 23 of the Terms and Conditions and subject to guidance issued by OFSI.

If you requested that we begin the performance of works during the cancellation period, you shall pay us an amount which is in proportion to what has been performed prior to your cancellation of the contract, in comparison with the full works provided for in the contract.

Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ 🙂 SSen.co.uk





MODEL CANCELLATION FORM

(Complete and return this form only if you wish to withdraw from the contract)

To: Connections And Engineering Walton Park Walton Road Cosham PO6 1UJ <u>connections@sse.com</u>

I/We [*] hereby give notice that I/We [*] cancel my/our [*] contract for the supply of the following service [**],

Offer accepted on [**],

Name of customer(s),

Address of customer(s),

Signature of customer(s) (only if this form is notified on paper),

Date

[*] Delete as appropriate

[**] Populate as appropriate

Connections Frequently asked questions



Can I pay a smaller deposit?

In certain circumstances we may allow £10k + VAT to be paid upon acceptance – no physical works will commence however additional payment may be required if reinforcement is triggered.

How can I make payment?

Payment can be made my cheque, bank transfer, debit/credit card or online if you made a web application. Payment details can be found on the acceptance page of your offer. Please note, there is a £5,000 limit when paying by debit/credit card online and over the phone.

How can I request invoice for my payment?

An invoice can be requested from your Commercial Contract Manager or send an email to commercial.contracts@sse.com. We will not be able to provide a VAT receipt when the invoice is issued.

How can I assign/novate a contract to different contracted party?

Please email your Commercial Contract Manager or commercial.contracts@sse.com with the details of the new company (company name, postal address and registered company number) and we will issue an assignation agreement/novation, which will require to be signed by previous contracted party, new company and countersign by us. Please note this only refers to accepted projects. Alternatively you can view our guides on our website

www.ssen.co.uk/connections/usefuldocuments/

Can I reserve my capacity until I am ready to use it?

We expect full capacity to be used upon energisation as close to the estimated connection date as possible – if you only construct a portion of the total generation capacity you may be allowed up to 12 months to build the rest – conditions apply. Please speak with your Commercial Contract Manager.

What capacity is available on the Network?

Our website contains some useful tools to allow you to assess the capacity available on our Network. Our Network Capacity Map can be found at www.ssen.co.uk/ContractedDemand and our Generation Availability Map can be found at www.ssen.co.uk/generationavailability. Alternatively, you may wish to attend one of our Connections Surgeries or submit a formal application.

When can the work be done?

Once your acceptance payment has been received; your local Project Manager will contact you within 7-15 working days to schedule in the work. For smaller projects, we aim to connect within 30-40 working days. We are unable to provide a time frame for larger projects as this will depend on works required.

Can a site visit be done?

A site visit is not always required for the quotation, information is usually obtained at the initial contact to provide an accurate offer. However after acceptance your Project Manager shall discuss coming to meet you on site.

Why can you not liaise with the other utility companies so that all my works can be done together?

Once your quote has been accepted and payment made, the local Project Manager will endeavour to work with other utilities however sometimes scheduling will not always be compatible.



Connections Frequently asked questions



How to get my export MPAN?

Prior to connection, your export MPANs, where applicable, will be requested by the Scottish and Southern Electricity Networks Contracts Manager. Once MPANs are raised, the Contracts Manager will issue them to you by email and you will need to register with an electricity supplier.

Do SSEN fit my meter?

No the customer will need to appoint their own electricity supplier who will arrange for a meter to be fitted.

What is a unmetered charge code?

All approved equipment connected via an unmetered supply will have a recognised industry charge code assigned to it. This will be a 13 digit reference number and will be used alongside a switch regime to calculate the estimated kWh.

What is a switch regime?

These 3 character alpha-numeric codes identify the number of hours the equipment will operate for on an annual basis.

I have received an email with an attached Unmetered Supply Certificate requesting me to register the MPANs, what do I need to do?

You will need to forward the certificate onto your chosen energy supplier, they will issue a supply contract that you will need to sign and return to them. Once done your supplier will arrange for the MPANs to be registered. I have an existing unmetered inventory declaration and have installed newer LED lights, what do I need to do?

You are required to submit a revised full inventory listing to unmetered.distribution@sse.com. Upon receipt we will load your new return and advise both yourself and your energy supplier through the issuing of a revised Unmetered Supply Certificate of any new Estimated Annual Consumption (EAC) figure.

I have been informed that the depot carrying out connection are unable to do so as they state they do not have the necessary authorisation, what do I need to do?

If you are in receipt of an Unmetered Supply Certificate and have not contacted an energy supply to arrange registration, this is what you need to do in order to begin the process of authorisation. If the work is urgent please email unmetered. distribution@sse.com or telephone 0345 0700301 and we will advise you of actions you will need to do in order for the job to proceed as planned.

How can I cancel my project?

We will require a written confirmation to be sent by post/email that the project has terminated. We will issue a refund minus Assessment & Design fee and any costs spent on the project.

The final refund value will be confirmed by your Commercial Contract Manager/Project Manager.





New connections You have a choice

If you need a new connection in an area where we own the electricity network, did you know you had a choice?

Just because we own the network, it does not mean you have to accept a quotation from us. There are other companies out there who can carry out many aspects of the work.

Competition gives you a choice and keeps us on our game making sure we deliver the best possible service for you. It is a good idea to compare prices and service levels to decide what is right for your build.

It is your choice

Other companies that provide network connection services are known as Independent Connection Providers (ICPs) or Independent Distribution Network Operators (IDNOs). The diagram below shows the competitive elements of new connections work.

New network

An ICP or IDNO can build the new network. It does not have to be done by Scottish and Southern Electricity Networks.

Final connection to our existing network

Some ICPs can carry out this work. If they are not accredited to do this, we will carry out the final step.

Street Lighting

Building Network Operators





Quick questions

What is an ICP?

An accredited company that can build electricity networks to agreed standards. To get a list of accredited companies, visit the Lloyds Register at lr.org/en/utilities-building-assurance-schemes/uk-schemes/nationalelectricity-registration-scheme/ners-search.aspx

What is an IDNO?

An IDNO is also an accredited company that can build electricity networks but unlike an ICP it owns, maintains and operates the network once it is complete. To find out more about IDNOs, visit Ofgem at ofgem.gov.uk/electricity

What work can other companies do?

Other companies (also known as ICPs and IDNOs) can:

- Design your connection and the new network that connects to our existing network
- Lay and connect underground electricity cables
- Build substation and transformer buildings
- Install electrical switches and transformers
- Move existing cables on your land as required
- Operate the new network once it is built
- Identify their own Point of Connection (POC) onto our existing network (Generation Connections exempt)
- Approve their own designs for the new connections (Generation Connections exempt)
- Make their own final connection onto our existing network

We provide them with all the information they need about our network. If the ICP or IDNO does not wish to, or cannot, carry out the works, we can do so for your project.

This means we will need to assess how your project will affect our network to ensure your POC and design will work for all and to carry out any work needed on our network. This is known as non-contestable work. Once the work for your new connection is complete, it will be linked to our existing network.

Many companies will work with us on your behalf so you still deal with one company. Some companies will carry out the whole job for you – planning, designing and building the network themselves. Others will project manage the work and use suitable sub-contractors to build the network.

Contacting other companies

If you would like to compare prices and service levels before deciding which company is best for you, visit our website where any alternative provider may register with us, asking us to pass on their details to you.

ssen.co.uk/AlternativeProviderSearch/

You can also visit a number of independent national websites that contain all alternative providers nationally.

The next steps

You will receive a quotation or connection offer from us that will provide you with two options:

1. Accept for us to carry out 'All works' required for your connection

2. Accept for us to carry out 'Non-contestable works only'

If you choose for us to carry out 'All works' or 'Non-contestable works only', you should return your signed quotation/connection acceptance (where required), with the appropriate payment. One of our team will contact you to explain the next steps.

Choosing 'Non-contestable works only'

If you have chosen this option, you will need to appoint an ICP/IDNO to carry out the contestable works.

Your ICP/IDNO will then submit a design of their proposed contestable works. Once we have the design, where required, our connection delivery team will liaise with your chosen provider to arrange for us to witness your ICP/IDNO installing the contestable works. Finally, we or they will make the final connection to get your power on.



If you have any questions or require further advice on the above process you can contact your appointed Connection Designer or Commercial Contract Manager for further assistance. Their contact details will be listed on the covering letter of your quotation/connection offer.

Tables of Contestable/Non-Contestable Work

The following tables summarise elements of the work as either Contestable or Non-Contestable and the types of company that can complete the works.

Contestable works			
Activity	Us	ICP	Applicant or Developer
Design of Extension Assets	Yes	Yes	No
Design diversionary works associated with new connections	Yes	Yes	No
Procure materials for own works	Yes	Yes	No
Land Rights negotiations with third party landowners	Yes	Yes	Yes
Trench excavation and duct installation – on site	Yes	Yes	Yes
Trench excavation and duct installation – on public highway	Yes	Yes	No
Construction of substation buildings and other civil works – on site	Yes	Yes	Yes
Cable laying for own works	Yes	Yes	No
Substation plant installation for own works	Yes	Yes	No
Excavation for jointing bay – on site	Yes	Yes	Yes
Excavation for own works jointing bay – public highway	Yes	Yes	No
Jointing (dead) of cables within Extension Assets	Yes	Yes	No
Jointing (live) to connect Contestable Works to existing LV or HV underground cables in the Distribution System (closing joints)^1 $$	Yes	Yes	No
Excavation for joints to connect Contestable Works to the Distribution System (closing joints)	Yes	Yes	No
Live LV and dead HV jointing on newly adopted New Extension Assets ¹	Yes	Yes	No
Testing of Extension Assets installed by ICP	Yes	Yes	No
Recording of installed assets	Yes	Yes ³	No

Non-Contestable works			
Activity	Us	ICP	Applicant or Developer
Determine POC to Distribution System (Generation Connections exempt)	Yes	Yes ⁴	No
Design upstream Reinforcement works associated with new connections	Yes	No	No
Design approval (Generation Connections exempt)	Yes	Yes ⁴	No
Plant and materials specifications	Yes	No	No
Produce wayleave/easement documentation and enter into agreements with third party landowners	Yes	No	No
All other jointing to connect Contestable Works to the Distribution System (closing joints)	Yes	Yes	No
Reinforcement/diversionary work on the existing Distribution System	Yes	No ²	No
Quality assurance inspections	Yes	Yes ⁴	No
Commissioning and connection of Extension Assets to the Distribution System	Yes	No	No
Operations, repairs and maintenance	Yes	No	No

¹ Jointing (to existing LV and HV underground cables only) may be carried out by a suitably accredited ICP, subject to our prior agreement.

² Sole funded Reinforcement and diversionary works associated with the new connection carried out independently of the existing Distribution System will be treated as Contestable Work.

³ Only for Contestable Works installed by the ICP.

⁴ Further detail is provided in the Competition in Connections Code of Practice as published on the ENA website at energynetworks.org or ssen.co.uk/CompetitionInConnections

ssen.co.uk/connections

Scottish and Southern Power Distribution Limited is registered in Scotland, number SC213459 Registered office: Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ

Appendix C - Thames Water Potable Water Connection Application Correspondence





Our reference: DS6099942

Your site address: Begbroke Innovation District, Begbroke Hill, Woodstock Road, Begbroke, Oxfordshire OX5 1PF

Customer: OXFORD UNIVERSITY DEVELOPMENT LTD

Clean water capacity report

Status: Capacity concerns

Date: 26 October 2022

Validity: Valid until 25 October 2023 or for the duration of your Local Authority planning permission when this report is used to support your application.

We are currently unable to confirm capacity for any of your development of 1,760 general housing, 640 pupil primary school, 850 pupil secondary school, 2,410 person leisure park, 1,674 person student accommodation and 105,456sqm commercial without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Your preferred point of connection



Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.





Building near our assets

Please <u>read our guide</u> 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact <u>us</u>.

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply <u>here</u>.

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more <u>online</u> or by calling us on 0845 070 9148.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click here for our home improvements website, or click here to apply for clean water services.

Issued on behalf of the Clean Water Pre-Planning team, Developer Services, Thames Water, Clearwater Court, Vastern Road, Reading, RG1 8DB





Our reference: DS6099942

Your site address: Begbroke Innovation District, Begbroke Hill, Woodstock Road, Begbroke, Oxfordshire OX5 1PF

Customer: OXFORD UNIVERSITY DEVELOPMENT LTD

Clean water capacity report

Status: Capacity confirmed

Date: 08 March 2023

Validity: Valid until 07 March 2024 or for the duration of your Local Authority planning permission when this report is used to support your application.

We have now completed modelling on our clean water network and can confirm capacity for your development of 1,760 general housing, 640 pupil primary school, 850 pupil secondary school, 2,410 person leisure park, 1,674 person student accommodation and 105,456sqm commercial, supplied from the 10" trunk main in Woodstock Road.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Your preferred point of connection



Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.





Building near our assets

Please <u>read our guide</u> 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact <u>us</u>.

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply <u>here</u>.

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more <u>online</u> or by calling us on 0845 070 9148.

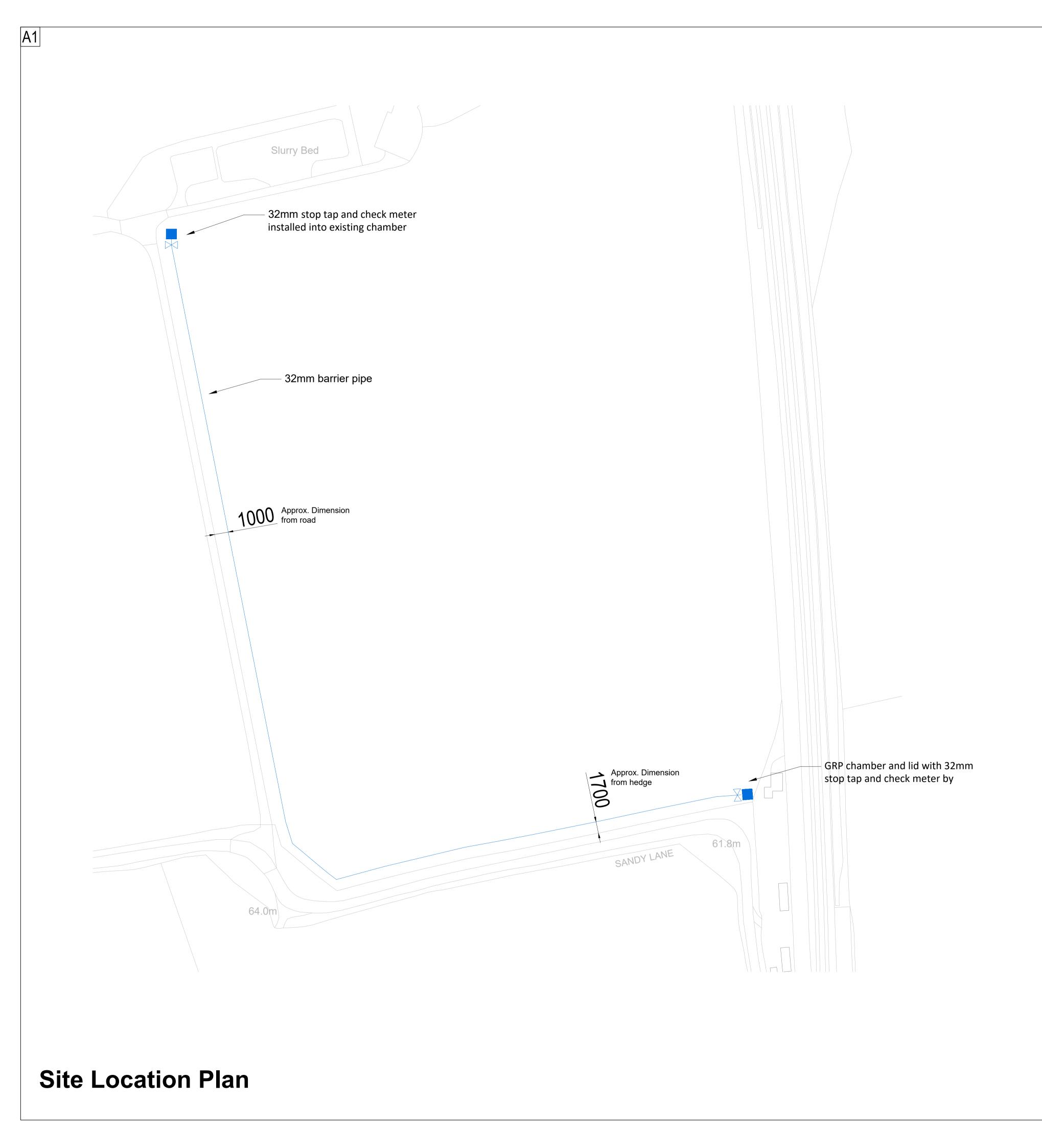
Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click here for our home improvements website, or click here to apply for clean water services.

Issued on behalf of the Clean Water Pre-Planning team, Developer Services, Thames Water, Clearwater Court, Vastern Road, Reading, RG1 8DB

Appendix D - Compiled OUD Private Utility Information

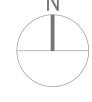


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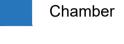
All dimensions and levels to be checked by Contractor and verified before work commences; dimensions must be not be scaled from this drawing. Copyright reserved.

EC REGULATIONS - GENERAL NOTE

Where reference is made on this drawing to British Standards or to specific manufacturer's products or trade names, this is intended to indicate a minimum acceptable standard of performance etc. Materials and components conforming to an equivalent European Standard may be used and supporting evidence shall be produced at tender stage to confirm fitness for purpose.





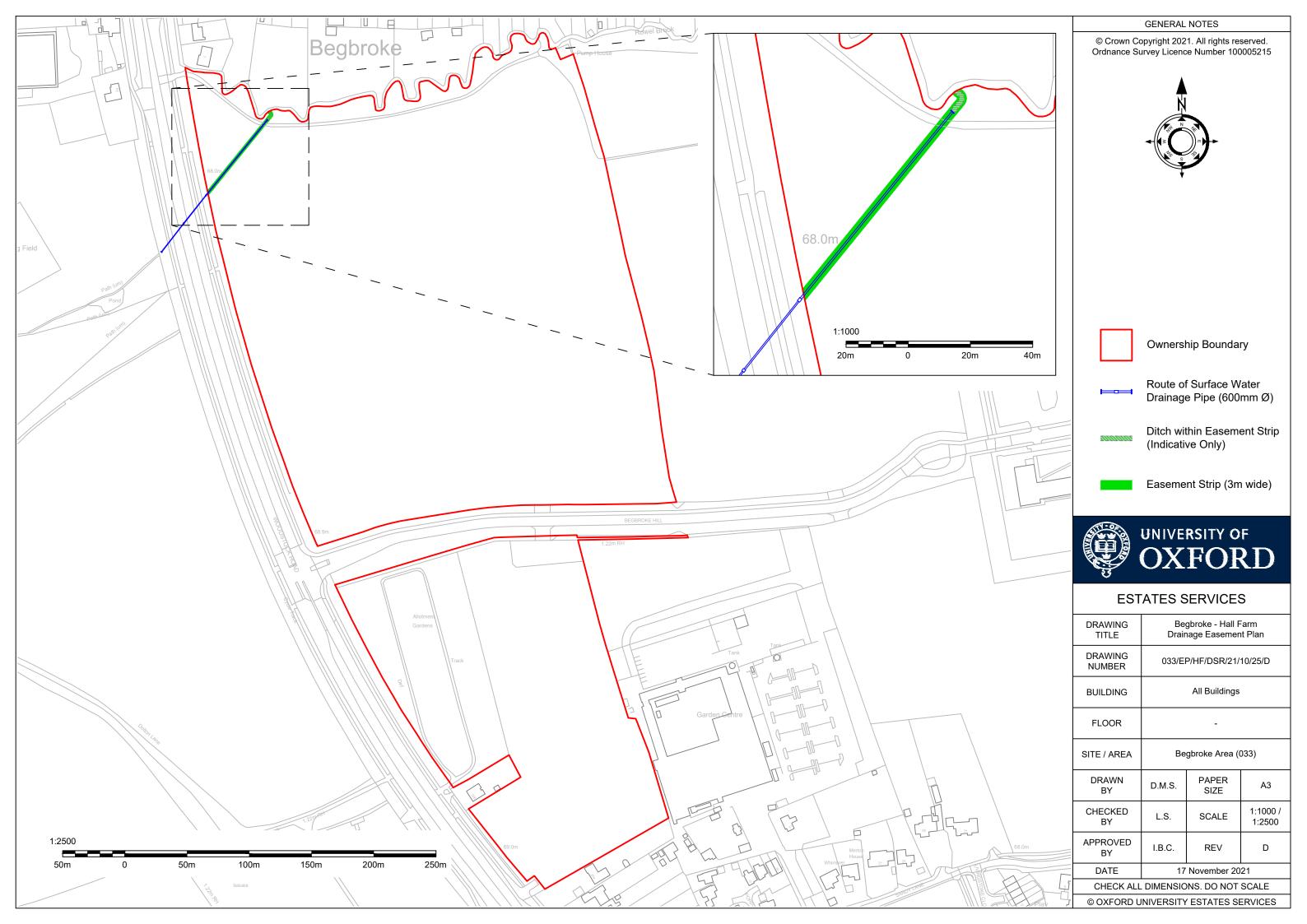


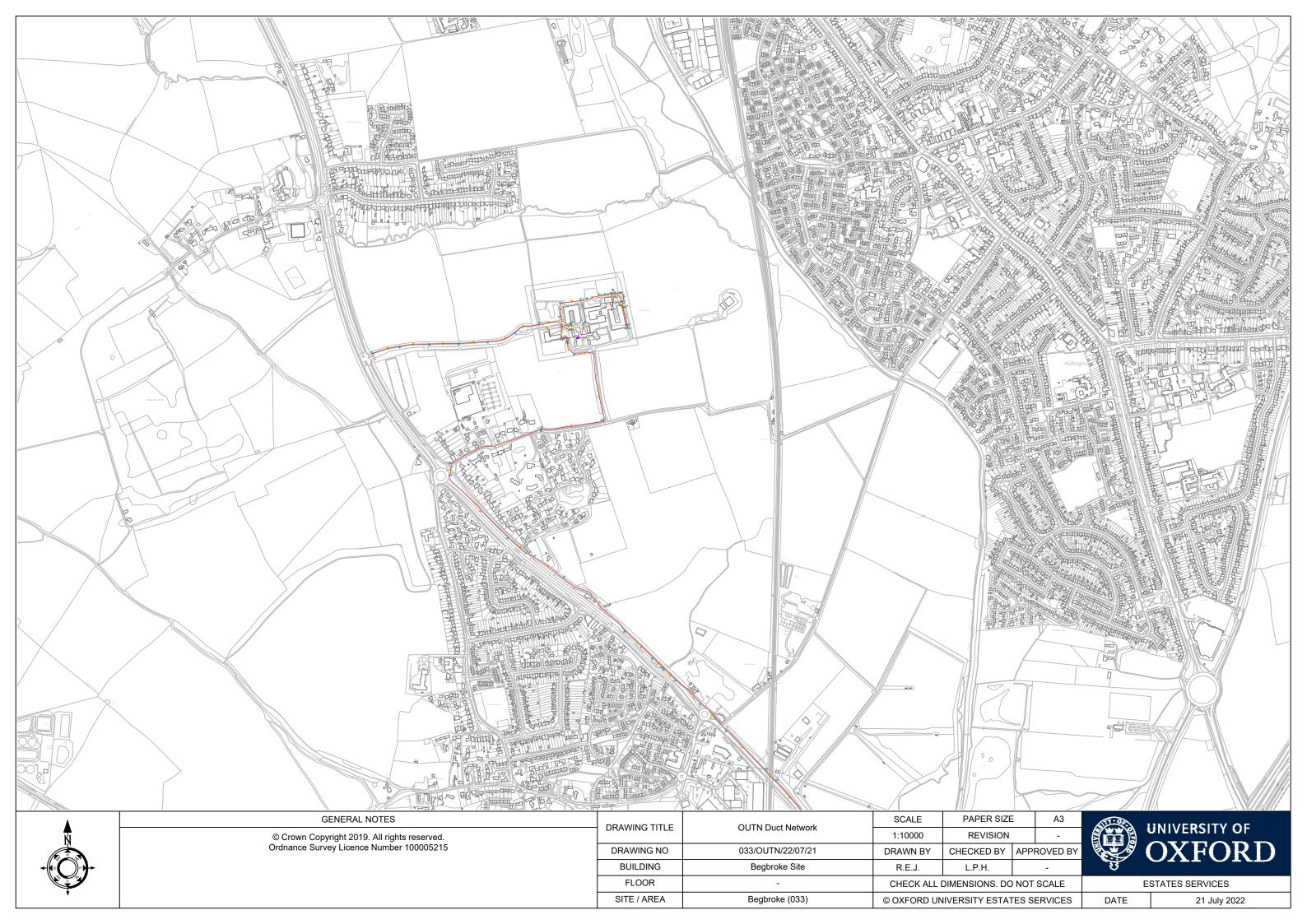
Stop Tap

—— Barrier Pipe 32mm

Note: Dimensions taken from site, do not scale off this drawing.

Revisions						
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OUES						
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Strategy Report

Electricity, gas and water utility constraints Begbroke Innovation District, Oxford

Client: **Oxford University Development Limited** Instructed by: Lindsey lons

Authors:

William Strickland MRICS **Ed Jones MRICS**

Date: 30 May 2023 Final 1.0 Status: Reference: 147370.00003

This report is confidential. No responsibility whatsoever is accepted to any third party and neither the whole of the report, nor any part, nor references thereto, may be published in any document, statement or circular, nor in any communication with third parties without our prior written approval.



One Eleven Edmund St Birmingham B3 2HJ DX 13033 Birmingham 1 0121 234 0000 elley Hamer is a limited company incorporated in England and Wales and regulated by the al Institution of Chartered Surveyors. Registered Number: 3044095, VAT Registered nber: GB 991 2809 90. Registered Office: One Eleven, Edmund Street, Birmingham B3 2HJ.

Gateley HAMER



Executive Summary

- 1.0 This strategy report is provided for Oxford University Development Limited ('OUD').
- 2.0 OUD requires advice on diversion and compensation options for the electricity, gas and water utility constraints affecting their future development land in Begbroke, Oxford.

Electricity

- 3.0 The Site is affected by overhead lines and underground cables of 33kV and 11kV voltage which are owned by SSE.
- 4.0 The underground cable apparatus is largely held on restrictive easement rights. It is likely that OUD will need to allocate funds to pay for most of this apparatus to be diverted.
- 5.0 It is assumed that the overhead line apparatus is held on terminable wayleave rights. This means that notices can be served to negotiate cost savings to divert the lines.
- 6.0 Our high level assessment of loss in development value for the retention of the 11kV and 33kV overhead lines has been estimated in the region of £8.2 million. Our aim in negotiations with SSE would be to use this figure to offset as much of the diversion cost as possible, potentially down to nil-cost for OUD.
- 7.0 Third parties could resist diversion proposals but the impact can be minimised by planning a diversion route and retaining terminal poles within the boundary of the Site or by exploiting public highways which SSE as a statutory undertaker can place cables beneath.
- 8.0 Typical outage lead-in times for 11kV and 33kV diversions are 12-24 months.

Gas

- 9.0 The Site is affected by a Medium Pressure gas main owned by SGN.
- 10.0 The gas main provides a gas supply to Begbroke Science Park from the south off Sandy Lane.
- 11.0 We have been unable to identify easement rights for this gas main. It is likely that this is because Oxford University owns the land over which it requires a point of supply. We advise that OUD double checks its archives to confirm that no easement rights exist which may have escaped being recorded on Land Registry.
- 12.0 The gas main constrains a plot of land allocated for residential development. If the gas main needs to be diverted, it is likely that OUD will need to allocate funds to pay for a diversion. There may be the potential to divert the gas main further along Sandy Lane before heading northwards up an access track which runs directly to the south of Begbroke Science Park.

Water

- 13.0 The Site is affected by water mains and sewers owned by Thames Water. Thames Water also has access rights off the A44 to a pumping station to the north-west of the Site.
- 14.0 We have not sourced original copies of the deeds of easement but each right is outlined in more detail in the title registers. We have not identified evidence of diversion or surrender clauses in the agreements so it is likely that OUD will need to allocate funds to pay for diversions if they are required.
- 15.0 Thames Water's rights appear to fall in areas allocated as green space so diversions may not be required on site. Dialogue would be required with Thames Water if tree planting is planned in these areas.



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Appendices

- Appendix 1 Background on electricity company rights
- Appendix 2 SSE network plans
- Appendix 3 Electricity easements
- Appendix 4 SGN network plans
- Appendix 5 Evidence of water rights (ON127551) and access rights (ON261240)



1. Introduction

Instruction

- 1.1. Gateley Hamer was instructed to formulate this strategy report by Lindsey Ions of Oxford University Development Limited ('OUD').
- 1.2. The report will advise OUD on the impact of the utility apparatus constraining its future development land at Begbroke ('the Site'). OUD's aim is to understand the legal rights on which the utility assets are held in order to assess the extent to which the apparatus constrains future development at the Site.
- 1.3. The report will focus on the enforceability of any legal rights including easements and wayleaves, the options available for requesting diversions or compensation, issues to consider regarding the diversion of the utility apparatus and a recommended strategy to be deployed.

Limitations and Assumptions

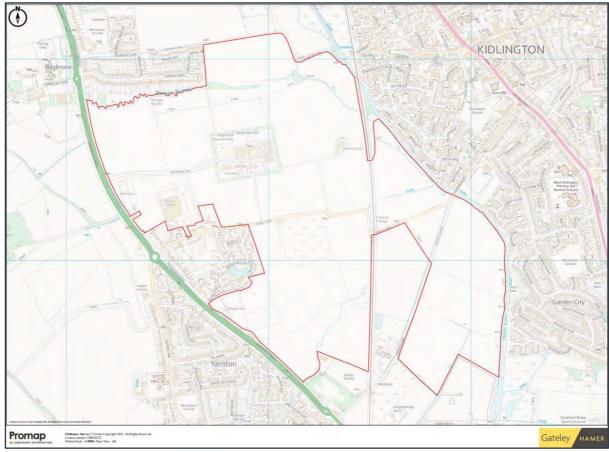
- 1.4. The report's findings are based on external information provided by Land Registry and Linesearch. No direct or formal discussions have been held with the utility companies or any engineering consultancy or agents acting on their behalf.
- 1.5. Based on the information available, we have assumed that:
 - The utility apparatus is in operational use and will continue to operate at the voltages and/or pressures stated on the network plans.
 - No statutory notices have been served to commence negotiations with the utility companies to divert or claim compensation for the apparatus.
 - It is assumed that any Low Voltage or Low Pressure apparatus will form part of the Site's future supplies so this apparatus if therefore not considered within the loss assessment section of this report.



2. Site Background

Site description

- 2.1. The Site comprises approximately 470 acres of greenfield land to the south-east of the village of Begbroke in Oxfordshire.
- 2.2. The Site lies approximately 5 miles to the north-west of central Oxford. The villages of Kidlington and Yarnton adjoin the Site to the north-east and south-west respectively. Oxford Airport is also situated about a mile to the north. The A44 (Woodstock Road) marks the majority of the western boundary of the Site. The Site is also bisected by the Cherwell Valley railway line in a north-south direction.
- 2.3. Agricultural land forms the predominant land use within the red line boundary except for an 18 acre compound of laboratories and offices forming Begbroke Science Park, owned by the University of Oxford, which is located to the north of the Site.
- 2.4. The main titles within the Site include: ON261240; ON298531; ON276541; ON127551; ON209533; ON343172; ON282238; ON277431; and ON269728.



2.5. The red line boundary of the Site is illustrated in Figure 1 below.

Figure 1 – Red line boundary



<u>Planning</u>

- 2.6. The Site lies within the planning authority of Cherwell District Council which serves north Oxfordshire.
- 2.7. OUD's proposals, which it refers to as 'Begbroke Innovation District', were adopted in the Council's Cherwell Local Plan 2011-2031 under Policy PR8 Land East of the A44.
- 2.8. As well as reserving about 36 acres of land to expand the research and development facilities at Begbroke Science Park, OUD's proposals are far more far-reaching in that they intend to create a new urban neighbourhood. Local Plan requirements include:
 - Construction of 1,950 residential dwellings (50% affordable);
 - a secondary school and two primary schools;
 - a Local Centre with local convenience retailing, ancillary business development, a café or restaurant, a community building and health facilities;
 - sports facilities and play areas;
 - 72 acre Local Nature Reserve based on Rowel Brook;
 - 30 acre nature conservation area east of the railway line;
 - 58 acres of public open space as informal canalside parkland; and (inter alia)
 - reserved land for a future railway station.
- 2.9. It is our understanding that the Site is currently in the pre-planning masterplanning stage and this is being led by OUD consultants Hawkings Brown.
- 2.10. The spatial distribution of land use areas at the Site is illustrated in Figure 2 overleaf. The plan is extracted from the Council's Local Plan document.

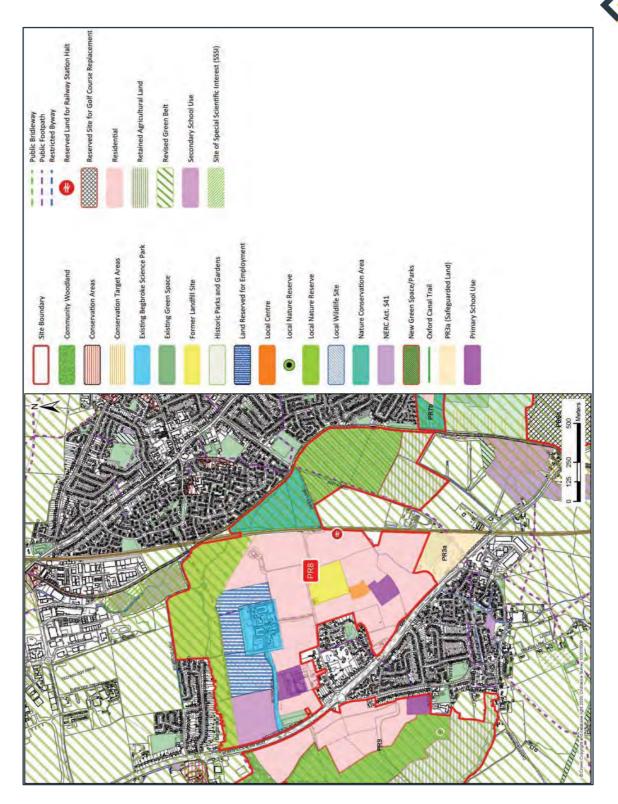


Figure 2 – Policy PR8 Policies Map (extracted from Local Plan)



3. Electricity

<u>Ownership</u>

- 3.1. The electricity apparatus at the Site is owned by SSE. The regional division of SSE which owns the apparatus at the Site, and to which future correspondence and notices will be addressed, is Southern Electric Power Distribution Plc.
- 3.2. As one of several Distribution Network Operators ('DNOs') which distributes electricity to specific parts of Great Britain, the licence granted to SSE enables it to operate electricity distribution lines up to and including 132,000 volts ('132kV').
- 3.3. A distinction must be made between the electricity distribution apparatus at the Site and the electricity transmission network in Great Britain which is operated by National Grid Electricity Transmission (NGET). Transmission lines of 275kV and 400kV voltage will transmit large amounts of electricity from power stations and other generation sources to grid substations. 132kV is the operating level that is used to transmit large amounts of electricity between grid substations and bulk supply points, although some generation may also be connected at this voltage. 11kV lines and 33kV lines distribute the lowest amounts of electricity and are likely to be used to provide supplies to new developments within the immediate area.

Overhead apparatus

- 3.4. The Site is constrained by overhead electricity lines operating at 33,000 volts ('132kV') and 11,000 volts ('11kV').
- 3.5. The 11kV and 33kV overhead lines are supported by single wooden poles. Double wooden 'H' poles are also present, such as where overhead lines terminate to underground cable to where topography requires a stronger supporting structure.
- 3.6. As Figure 3 overleaf illustrates, there are three general sections of 33kV overhead line (marked in green) and five sections of 11kV overhead line (marked in purple) crossing the Site.

Underground cables

- 3.7. The Site is also constrained by underground cables operating at 11kV and Low Voltage.
- 3.8. The 11kV network is particularly concentrated around Begbroke Science Park and beneath highways / access tracks although significant stretches also cross land parcels which could constrain development.
- 3.9. The Low Voltage cables are generally shorter in length and deviate for short distances from the 11kV/33kV network to supply buildings.
- 3.10. The 11kV underground network is marked by broken blue lines in Figure 3 overleaf. Low Voltage cables are marked by broken red lines.

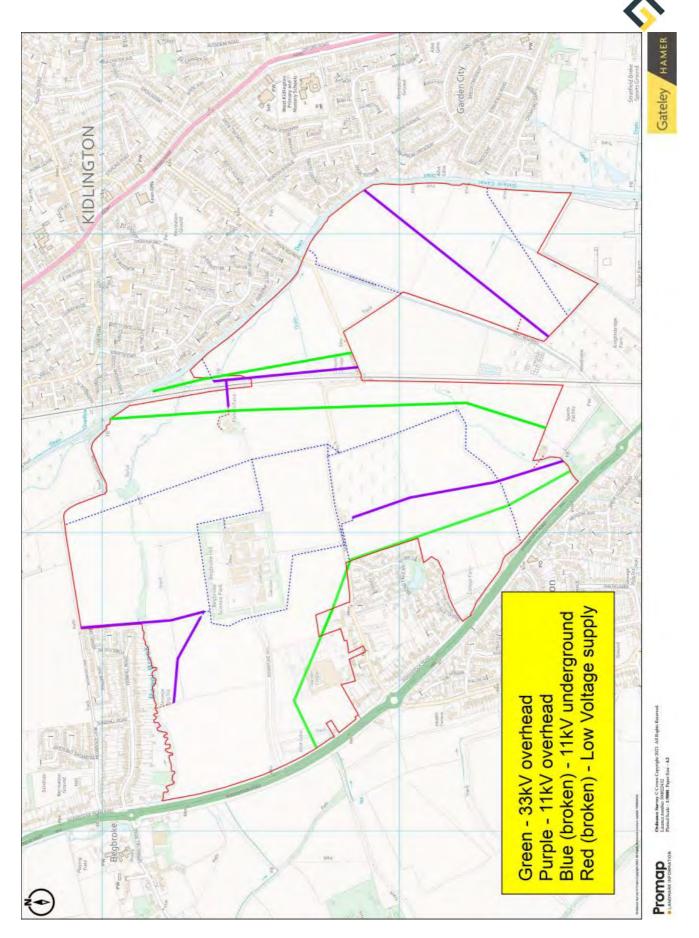


Figure 3 – SSE electricity apparatus (reproduced from SSE network plans – see Appendix 2)



Development beneath the overhead lines

- 3.11. The following information is relevant if future developers are required to work beneath overhead lines, such as if groundworks are commenced before lines are diverted.
- 3.12. All supporting electricity infrastructure is unique depending on topography and purpose. Gateley Hamer can arrange for SSE to undertake a GS6 survey which would involve an engineer from SSE using a laser measurer to determine clearances from ground to line at different locations. This input can be fed into safe working practices on site such as the use of 'goalposts' beneath lines.
- 3.13. The generation of Electric and Magnetic Fields ('EMFs') from electricity lines are increasingly causing developers to manage, and avoid, development beneath or in close proximity to overhead lines.
- 3.14. The Management of Health and Safety at Work Regulations 1999 requires that developers manage the risks when working in close proximity to overhead lines.
- 3.15. Associated guidance has been provided by the Health and Safety Executive ('HSE') and the Energy Networks Association. ('ENA') HSE's *Guidance Note GS6 (4th ed.)* outlines recommended risk control measures in order to reduce the risks of electrocution, such as the establishment of line clearance distances between overhead lines and development surfaces. The ENA's *Technical Specification 43-8* specifically outlines recommended minimum clearances to ground, objects and other plant from overhead lines of different voltages at their lowest 'sag and swing'. The clearances relevant to the lines at the Site are outlined in Figure 4 below.

Minimum vertical safety clearances (ENA)							
Overhead line	Conductors to buildings	Conductors to road surfaces	Conductors to ground surfaces (excluding roads)				
11kV / 33kV	3.0 metres	5.8 metres	5.2 metres				

Figure 4 – Electrical Networks Association *Technical Specification* 43-8

- 3.16. The ENA's members, which includes SSE, are required to review the ENA's guidance and provide further advice tailored to their own apparatus for developments working in close proximity.
- 3.17. The ENA's guidance alone should not be solely consulted as SSE's restrictions may go above and beyond the ENA's recommended clearances. Where clearances are required, the HSE guidance relating to appropriate risk management measures, such as safety clearance goalposts, must be followed.



Legal rights - summary of easements and wayleaves

- 3.18. The majority of electricity lines are granted to electricity companies under a wayleave agreement granted by the landowner and a consent granted by the Department for Business, Enterprise and Industrial Strategy ('BEIS') in accordance with Section 37 of the Electricity Act 1989. Wayleaves are terminable licences with the present landowner and do not permanently bind a title. Wayleaves commonly contain provision for termination by either party by either six or twelve months' notice.
- 3.19. Electricity lines can also be granted under a deed of grant of easement. Unlike wayleave agreements, these are permanent rights which run with title. The form and content of easements can vary with some providing robust rights for an electricity company whilst others include provision for diversion or compensation in circumstances where land is expected to receive future planning interest for development. (Additional contextual information relating to easement and wayleave rights is outlined in Appendix 1)

Easements

- 3.20. The following easements are registered on title in relation in SSE's apparatus at the Site. Copies of the easements can be found in Appendix 3. We have highlighted in yellow on the plans below the apparatus which is specifically affected:
 - Deed of easement dated 3 August 1992 registered on title ON127551. Relates to approximately 1,400 metres of 11kV underground cable running north-south across the centre of the Site. Two metre wide easement strip where development is not permitted. No diversion clause included so a diversion (if accepted by SSE) would be at OUD's cost.

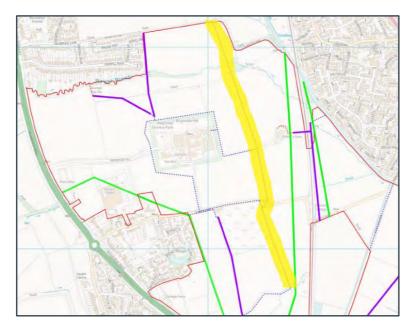


Figure 5 – 3 August 1992 easement area (marked in yellow)



• Deed of easement dated 20 October 1992 – registered on title ON282238. Relates to approximately 500 metres of 11kV underground cable to the south-west of the Site off the A44. Two metre wide easement strip where development is not permitted. Diversion clause can be triggered within 78 years of easement if cable interferes with development. Diversion at SSE's cost.

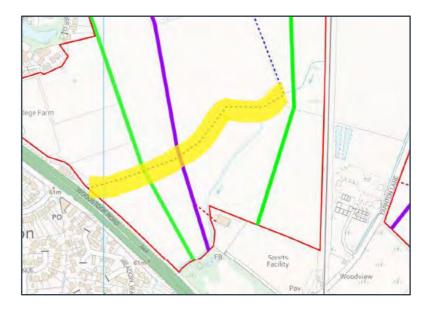


Figure 6 – 20 October 1992 easement area (marked in yellow)

• **Deed of easement dated 1 December 1998** – registered on title ON127551. Relates to approximately 80 metres of 11kV underground cable to the north-east of the Site adjacent to the Oxford Canal. Two metre wide easement strip where development is not permitted. Diversion clause can be triggered if cable interferes with development. Diversion at OUD's cost.



Figure 7 – 1 December 1998 easement area (marked in yellow)



 Deed of easement dated 10 July 2006 – registered on title ON127551. Relates to the 11kV underground cable running around the perimeter of Begbroke Science Park. Easement strip width not stipulated but assumed to be 2 metres in width. No diversion clause included so a diversion (if accepted by SSE) would be at OUD's cost.

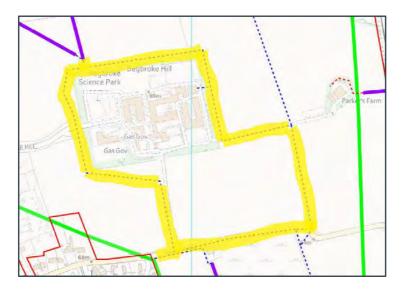


Figure 8 – 10 July 2006 easement area (marked in yellow)

• Deed of easement dated 9 January 2009 – registered on title ON127551. Relates to approximately 75 metres of 11kV underground cable to the east of the Site adjacent to where Yarnton Road crosses the Oxford Canal. Easement strip width not stipulated but assumed to be 2 metres in width. Diversion clause can be triggered if cable interferes with development. Diversion at OUD's cost.

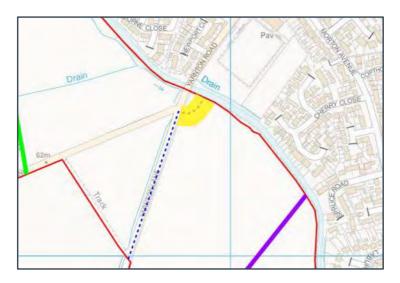


Figure 9 – 9 January 2009 easement area (marked in yellow)



• Deed of easement dated 14 May 2013 – registered on title ON127551. Relates to approximately 500 metres of 11kV underground cable to the south-east of the Site adjacent to the Oxford Canal. Two metre wide easement strip where development is not permitted. No diversion clause included so a diversion (if accepted by SSE) would be at OUD's cost.

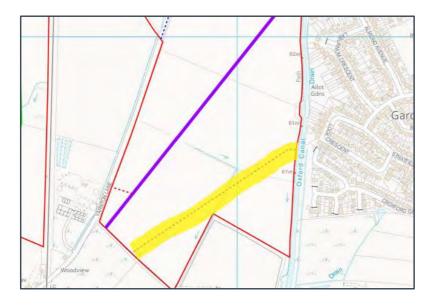


Figure 10 – 14 May 2013 easement area (marked in yellow)

3.21. A deed of easement dated 8 May 2002 is also registered on title ON127551 but relates to an underground supply cable within the Begbroke Science Park complex. It is assumed that this cable does not need diverting.

Wayleaves

- 3.22. The commentary above indicates that the majority of underground cables at the Site are held on restrictive easement rights. Most of these easements also require OUD to contribute towards future diversion costs.
- 3.23. On the other hand, we have been unable to identify easement rights on title in relation to the 11kV and 33kV overhead lines at the Site. This indicates that these overhead lines are held on terminable rights and notice can be served on SSE to commence negotiations to agree cost savings to divert or to claim compensation.
- 3.24. Depending on whether Oxford University as landowner has signed wayleave agreements with SSE and/or is banking wayleave payments, three situations are likely to be present:
 - A written wayleave agreement would exist if signed by the current landowner. It would be terminable by a 6 or 12 month notice to terminate (as stated in the agreement(s)), followed by a notice to remove.



- An **implied wayleave agreement** would exist if the current landowner is banking wayleave payments relating to SSE's apparatus regardless of there being no written wayleave agreement. It would be terminable by a 6 month notice to terminate, followed by a notice to remove.
- No easements or wayleaves may exist at the Site. In such a situation, no notice to terminate is required and a notice to remove can be served forthwith.
- 3.25. A notice to remove generally is the point when more detailed dialogue with the electricity company commences, as the notice puts them in a position whereby they have to 'do something'. SSE are required to apply for a 'necessary wayleave' with BEIS within 3 months of a notice to remove being served or risk their apparatus being in trespass. The matter will usually be requested to be placed in abeyance, pending negotiations with the landowner. Instead of proceeding directly with a hearing, BEIS would also encourage both parties to negotiate a solution. Negotiation would equally be in the interests of SSE who would be reluctant to incur the time and expense of a hearing. They would also be heavily criticised by the inspector and the Secretary of State for not exhausting all reasonable negotiations prior.

Diversion negotiations

- 3.26. Assuming our assumptions are correct relating to the 11kV and 33kV overhead lines at the Site being held on terminable rights, the commencement of negotiations to agree a solution with SSE would be triggered through the serving of the appropriate notices. Separate notices would be served on SSE for each title within the red line boundary of the Site.
- 3.27. We advise that serving notice is withheld until the Site receives a draft allocation in the Local Plan or outline planning consent is granted. The electricity company could otherwise consider a lower land value for a site lacking planning permission whatsoever.
- 3.28. SSE will prioritise a solution at the Site which reflects the lowest cost. The costs and practicalities associated with diversion would be weighed alongside the cost of compensation in return for the lines remaining in situ.
- 3.29. Where the diversion quotation is in excess of the compensation estimate, the landowners would be expected to at least pay any excess before works can proceed. If compensation is to be agreed or apparatus is retained on OUD's Site as a result of a diversion, SSE is likely to require each landowner to sign a deed of grant so it can secure its assets in perpetuity. Easements binding the Site can be avoided should SSE favour diversion on third party land. This is most practical beneath adopted highways as SSE is permitted to lay cables beneath highways as a statutory undertaker under the New Roads and Street Works Act 1991 and may not require third party landowner consent.
- 3.30. Gateley Hamer would approach diversion negotiations by assessing loss in development value as a result of land directly affected by the 11kV and 33kV lines and



land in close proximity injuriously affected by its presence. We recommend assessing the Site on a 'with' and 'without' basis. Loss in development value would be based on the difference between the development with the 11kV and 33kV lines in place and development potential were the line to be removed. Every line is individual in its size, construction and operating level. 'Sag and swing' drawings from SSE would therefore be reviewed in order to demonstrate the extent of land affected. (Further detail on current legal precedent for loss assessments is provided in Appendix 1, Section 8)

Indicative loss assessment

- 3.31. For the purposes of this strategy report, loss in development value is assessed using the linear strip approach, based on minimum clearance precedents negotiated with SSE previously. This approach can be compared with a comparative 'with' and 'without' residual valuation approach in the future when detailed site plans are available. As such, this loss assessment is indicative and should only be used as a guide at this stage for assessing the approximate level of loss. Gateley Hamer would produce a more detailed Loss Assessment Report for formal submission to SSE.
- 3.32. The calculations have been formulated from measurements of the 11kV and 33kV lines using Promap software.
- 3.33. Based on loss assessments which Gateley Hamer has negotiated with SSE previously, the following parameters have been used to assess loss:
 - For severely affected land, we would base our calculations on a 2 metre wide strip of land (i.e. 1 metre either side of the centre line) for the 11kV lines and a 6 metre wide strip of land (i.e. 3 metres either side of the centre line) for the 33kV single pole lines. These areas would be designated as an area of restricted development due to the height and safety clearances needed due to the electricity lines. We anticipate a diminution in land value of 80% for this area.
 - For land which is injuriously affected, we have based our calculations on two 7 metre wide strips either side of the 33kV severely affected areas. These areas would be designated as areas of visual blight for properties with a direct view of the overhead line. We anticipate a diminution in land value in the order of 5% for these areas. Injurious affection is not generally applicable for 11kV lines or for land allocated for employment uses.
- 3.34. Our initial assessment has been based on gross land values. For the purposes of this exercise, we have adopted a rate of £2.06 million per acre for residential land constrained (evidence from Valuation Office Agency) and £3 million per acre for employment land (evidence from similar schemes in Oxford). Compensation is calculated by multiplying this rate over the full easement corridor. The market for residential land has been strong recently, however as we are in a period of inflation and economic uncertainty with interest rates increasing, this has inevitably started to have an impact on land values. As such, we recommend that we revisit our figures prior



to the submission of a Loss Assessment Report to SSE to ensure that it is in line with prevailing market conditions.

- 3.35. Prior to submitting any claim, we would look for 'with' and 'without' drawings to be provided so that a more accurate assessment of loss can be carried out. This would involve obtaining 'sag and swing' drawings from SSE in order to plot the apparatus' area of impact which will include the loss in net developable area and injurious affection.
- 3.36. We note from the proposed land uses in the indicative masterplan (see Figure 2) that the bulk of land allocated for development is to the west of the railway line whereas land to the east of the railway line is retained as green space. It is likely that SSE will challenge the extent to which loss in development exists to the east of the railway line so we have focused our assessment on land to the west where future residential and employment plots will be constrained.
- 3.37. Figure 11 overleaf provides a summary breakdown of loss in development value for the 11kV and 33kV overhead lines to the west of the railway track using the linear strip approach.
- 3.38. A preliminary loss assessment figure can provide a rough indication of the extent to which the diversion cost can be offset or of compensation to be paid to retain the apparatus in situ. It is anticipated that SSE will invest in professional advice to challenge the claim so the high level loss assessment must not be taken at face value.
- 3.39. The loss figure in Figure 11, which equates to **approximately £8.2 million** is indicative and further analysis will be required to establish precise figures for areas affected and land value before a claim is submitted to SSE. As land values have a significant bearing on claims submitted, they are usually a matter of contention from the electricity company.

Claim	Length of line affected	Area affected	Land value	Diminution in value	Loss		
Western 33kV overhead line (which crosses Yarnton Garden Centre)							
Severely Affected	1,400 metres	2.08 acres	£2.06m/ac	80%	£3,427,840		
Injurious Affection		4.84 acres		5%	£498,520		
Eastern 33kV overhead line (running parallel to west of railway line)							
Severely Affected	1,140 metres	1.69 acres	£2.06m/ac	80%	£2,785,120		
Injurious Affection		3.94 acres		5%	£405,820		
11kV overhead line (running to south of 88 Sandy Lane)							
Severely Affected	700 metres	0.35 acres	£2.06m/ac	80%	£576,800		
11kV lines x2 (running to north of Begbroke Science Park)							
Severely Affected	480 metres	0.24 acres	£3m/ac	80%	£576,000		
	£8,270,100						





SSE diversion considerations

- 3.40. Any new line, cable or pole on third-party land will require the consent of the owner and occupier. Where this is not granted voluntarily, the electricity company has the power to apply for a necessary wayleave or compulsory purchase order.
- 3.41. Although SSE is not a statutory consultee to planning applications, we know that they monitor major planning applications relating to land affected by their lines. They are likely to recommend early consultation with them prior to any development being planned at the Site.
- 3.42. Diversion work on overhead line circuits is usually programmed to be carried out during summer outage windows between April and October when demand for electricity is lower. There is greater flexibility to divert 11kV lines across all calendar months but this should not be taken for granted, particularly as system faults and restoration work (more likely in winter) would always take precedence. In the winter months, preparatory works, including excavation, cable-laying and diversion of Low Voltage lines, could be undertaken though final connections to new cables may not occur until summer months. Typical outage lead-in times for 11kV and 33kV lines are 12-24 months.
- 3.43. In the majority of cases, an overhead line diversion is the lowest cost option compared to undergrounding lines. There are a number of issues which can make this option either undesirable or impractical to a scheme, such as the visual presence of overhead lines in proximity to residential units and the potential for diversion onto third party land. To avoid impacting on development, however, the final route of an overhead scheme could be much longer than an alternative underground route which could marginalise the true cost difference.
- 3.44. Subject to topographical and geological considerations, lines can be diverted through either green space or designated 'corridors' within a development. Underground cable can be placed under a highway but this would mean that the road infrastructure would be fixed once the cables were laid which could cause problems for future phasing of development. This may also require new road infrastructure routes to be laid out in advance of the residential development programme. Cable circuits can be laid individually or collectively. The precise swathes of land required would need to have regard to the number and size of cables being laid, the nature of the cable installation, electrical clearances, trench depth, back-fill composition and heat dissipation.
- 3.45. Careful consideration will also need to be given to the location of terminal poles. In particular, terminal 'H' poles are of heavier and bulkier construction than standard single wooden poles and if not placed carefully out of sight of development, it could be more visually obtrusive than its standard counterpart. Similarly, consideration should be given about the location of terminal poles within the red line boundary to avoid potential third party consent issues.



Strategy

- 3.46. The rights of SSE's electricity apparatus are mixed. On the whole, the evidence we have reviewed indicates that its underground cables are held on restrictive easement rights whereas it overhead lines are held on terminable rights.
- 3.47. For the 11kV and 33kV overhead lines, this position can be exploited as notices can be served to initiate diversion discussions with SSE. The compensation liability for the lines to remain in their current locations can be used as a mechanism to establish a significant contribution by SSE towards the cost of replacing them with underground cables or diverting them. Our loss assessment in this strategy report is high-level and further work will be required to refine the initial estimates including confirmation of land values, the proportion of green space and affordable housing, road layouts, ground levelling, tree planting and construction timing. This strategy should be accompanied by dialogue with SSE's engineers to establish their current operational requirements and further refine the options for diverting or undergrounding the lines, particularly along highways under which SSE have statutory powers to lay cables.
- 3.48. It may be helpful for diversion quotations to be applied for from SSE so that we have a better understanding of the potential cost saving we could achieve for you in the future.
- 3.49. For the 11kV and 33kV underground cables, it is likely that OUD will need to allocate funds to pay for these diversions as SSE will need to surrender their current easement rights to divert their apparatus.
- 3.50. Gateley Hamer are well placed to advise OUD moving forwards. We are currently advising a number of major housebuilders in relation to the diversion of similar electricity constraints owned by SSE. As such, we have an excellent understanding of how DNOs and in particular SSE operate and what tactics they are likely to use to negotiate a preferential settlement. Many of our current schemes are strategically important, with allocations between several hundred and several thousand new homes.



4. Gas

<u>Ownership</u>

- 4.1. The gas apparatus at the Site is owned by SGN (or Scotia Gas Networks Plc). The legal entity which future correspondence and/or negotiations will be addressed to is Southern Gas Networks Plc.
- 4.2. SGN is one of four companies which distributes gas within Great Britain, the other three being Cadent Gas, Wales & West Utilities and Northern Gas Networks. The companies' monopolies over their respective regions, by virtue of being licenced as Gas Transporters under the Gas Act 1986, means that they are regulated by Ofgem.
- 4.3. SGN distributes gas in two regions of Great Britain under separate entities. Southern Gas Networks Plc operates along southern England from Dorset to Kent while also extending northwards around the west of London to encompass cities like Oxford and Reading. Scottish Gas Networks Plc operates across the whole of Scotland.
- 4.4. While the Gas Distribution Network typically operates at lower pressures compared to the National Transmission System, which is exclusively operated by National Gas Transmission, gas distribution still involves the use of high pressure pipelines.
- 4.5. Transmission pipelines move gas from compressor stations and storage facilities to regulators where pipelines pressure is reduced. Distribution pipelines supply the smaller gas mains which deliver gas to residential and commercial buildings. The role of SGN is to distribute gas in its specified regions rather than sell gas.

Apparatus

- 4.6. SGN's network plans (provided in Appendix 4) show that the Site is constrained by a single stretch of Medium Pressure gas main.
- 4.7. The gas main runs for approximately 300 metres in a north-east direction from Sandy Lane to Begbroke Science Park.
- 4.8. Medium Pressure means that SGN's gas main falls well below the 7 bar threshold to be classified as a High Pressure gas main. Medium Pressure gas mains generally operate between 75 mbar to 2 bar.
- 4.9. The gas main has a diameter of 90mm and has a polyethylene (plastic) structure.
- 4.10. We have provided a screenshot of the Medium Pressure gas main as shown on SGN's network plan in Figure 12 overleaf.



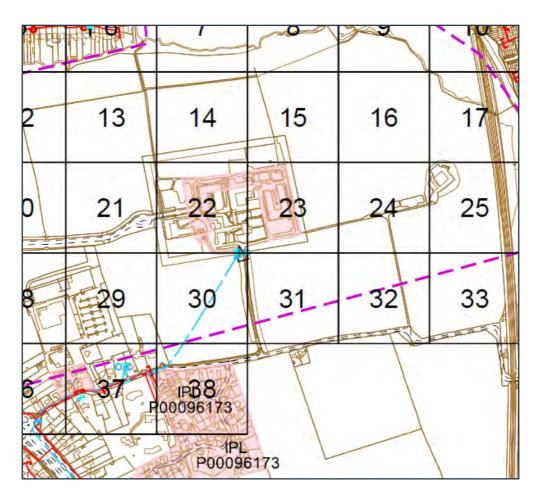


Figure 12 – SGN network plan (showing Medium Pressure gas main in blue within box '30')

Legal rights

- 4.11. In contrast to electricity infrastructure, gas is physically different and, in legal terms, quite distinct. The major distinction is that for gas mains, gas companies are required to obtain easements under the Gas Act 1986. The contrast with electricity is that as most rights for electricity lines are for overhead lines these can be fairly easily modified whereas installing a gas main is more akin to a civil engineering operation and requires a firm route and permanence.
- 4.12. Failing agreement with landowners, gas transporters can fall back on their compulsory purchase powers under Part I, Schedule 3 of the 1986 Act. Compensation in such situations is assessed by the 'Compulsory Purchase Code' for which the Land Compensation Act 1961 forms the basis.
- 4.13. SGN's Medium Pressure gas main falls within title ON127551 but no deed of grant of easement is registered on title in relation to the gas rights. It is possible that this is because the gas main deviates from SGN's network to directly provide a gas supply to Begbroke Science Park so an easement was not deemed necessary as Oxford University owns all the land affected.



4.14. A deed of easement dated 8 June 1959 for gas (and associated electricity) apparatus is also registered on title ON261240. This title covers both the western and eastern sides of the A44. Having reviewing the location of these rights, the apparatus is situated to the west of the A44 so is not within the red line boundary of the Site.

<u>Strategy</u>

- 4.15. SGN's Medium Pressure gas main crosses land allocated for residential development see Figure 2 above.
- 4.16. If OUD requires the gas main to be diverted, it is likely that SGN will require OUD to pay the cost of the works.
- 4.17. Diverting the gas main off the land completely may not be an option because the apparatus might form part of the Site's future supplies and removing it would also lose Begbroke Science Park its gas supply.
- 4.18. To free up the development parcel, there may be potential for SGN to divert its gas main a further 200 metres eastwards along Sandy Lane before deviating northwards along the pedestrian and cycle access track to Begbroke Science Park. This may avoid the need for third party consents as SGN is a statutory undertaker under the New Roads and Street Works Act 1991.
- 4.19. Dialogue with SGN is advised to firm up the feasibility and costs of diversion if required by OUD.
- 4.20. We also advise that OUD checks its archives to confirm that no easement exists which may have escaped registration with Land Registry which may or may not contain a diversion clause.



5. Water

<u>Ownership</u>

- 5.1. The water apparatus at the Site is owned by Thames Water. The legal entity to which future correspondence or negotiations is to be addressed to is Thames Water Utilities Limited.
- 5.2. Thames Water is one of several water and sewerage companies licenced as a water 'undertaker' under the Water Industry Act 1991 for an area of England or Wales. Undertakers are regulated by Ofwat. They may be licenced as either a water undertaker or a sewerage undertaker or to have both roles. Thames Water is licenced for both roles.
- 5.3. Thames Water's region is in the south of England, from Cirencester in the west to London in the east.
- 5.4. The 1991 Act distinguishes between several types of water fixture, including:
 - Water main any pipe which is used by a water undertaker for the purpose of making a general supply of water available to customers or potential customers of the undertaker.
 - Sewer all sewers and drains which are used for the drainage of buildings and yards appurtenant to buildings.
 - Watercourse all rivers, streams, ditches, drains, cuts, culverts, dykes, sluices, sewers and passages through which water flows except mains and other pipes which belong to the Environment Agency or a water undertaker or are used by a water undertaker or any person for the purpose only of providing a supply of water to any premises.

Legal rights

- 5.5. Thames Water is governed by the Water Industry Act 1991. This enables water companies to install, replace and maintain clean and dirty water infrastructure.
- 5.6. The 1991 Act grants water companies the power to undertake works on third party land to maintain and manage their networks. With regards to the practicalities of gaining access to existing water mains, water companies rely on deeds of easement which set out the rights and responsibilities of water company and landowner of what can and cannot be done in proximity to the water main.
- 5.7. Water companies secure their rights via deeds of grant of easement. Contrary to the rights granted for electricity lines, there are no wayleaves granted by water companies for rights to install and operate their assets.



- 5.8. Due to the responsibilities vested in water companies to distribute and manage water, they are obliged by the statutory regulator, OFWAT, to safeguard their assets. A deed of easement provides legal security to the water companies as it is a permanent right which runs with the land.
- 5.9. The content of the deeds can vary significantly with regards to the width of easement strips and inclusion of diversion or compensation clauses.

Apparatus and easements

- 5.10. We have reviewed the title registers and identified several water constraints affecting the Site. The following rights are registered on title:
 - Deed dated 22 December 1949 registered on title ON127551. Marked by a broken brown line between points 'C' and 'D' on the title plan. Relates to approximately 500 metres of sewer (18 inch diameter) to the east of the Site between the Oxford Canal and Yarnton Lane. Description of deed on title register does not specify an easement strip or whether diversion provisions exist.

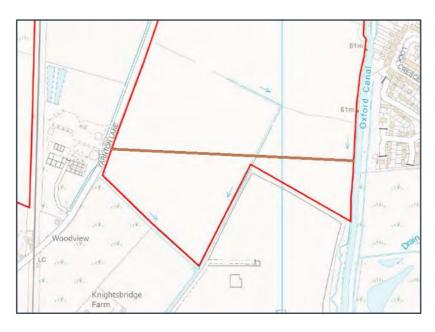


Figure 13 – 22 December 1949 sewer easement (brown line)



• **Deed dated 3 March 1950** – registered on title ON127551. Marked by a broken blue line between points 'A' and 'B' on the title plan. Relates to approximately 700 metres of sewer (18 inch diameter) to the east of the Site between the Oxford Canal and Yarnton Lane. Description of deed on title register does not specify an easement strip or whether diversion provisions exist.

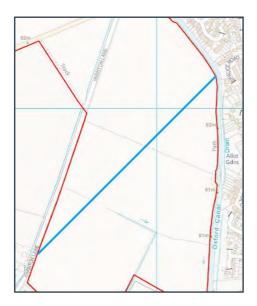


Figure 14 – 3 March 1950 sewer easement (blue line)

• **Deed dated 13 April 1970** – registered on title ON127551. Marked by broken yellow line between points 'X', 'Y' and 'Z' on the title plan. Relates to approximately 375 metres of six inch diameter rising main and gravity foul sewer to the north of the Site adjacent to Begbroke Lane. Description of deed on title register notes an easement width of 16 feet from the centre of the boundary hedges. No diversion clauses noted on title.

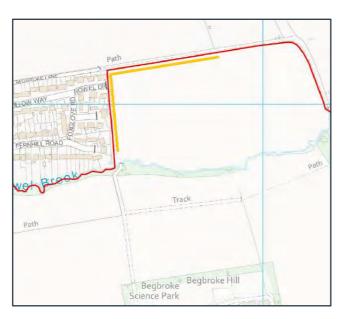


Figure 15 – 13 April 1970 sewer easement (yellow line)



• **Deed dated 17 April 1985** – registered on title ON127551. Marked by broken blue line between points 'H' and 'J' on the title plan. Relates to approximately 80 metres of underground drain to the north of the Site adjacent to Begbroke Lane. Description of deed on title register does not specify an easement strip or whether diversion provisions exist.

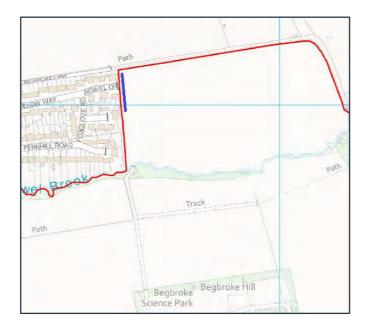


Figure 16 – 17 April 1985 drain easement (blue line)

 Conveyances dated 2 April 1958 and 15 August 1961 – registered on title ON261240. Both conveyances relate to access rights across OUD's land to Thames Water's pumping station located on the northern-western boundary. There is no evidence to suggest that OUD has the right to request Thames Water to surrender these access rights.



Figure 17 – Pumping station access rights (blue line)



- 5.11. When cross-referenced with the proposed land use plan in Figure 2 above, Thames Water's pipeline and access rights identified by the easements appear to be situated on land allocated as green space rather than residential or commercial development land.
- 5.12. If additional water apparatus is situated on Site, we have not identified evidence to suggest that they are registered with easements on Land Registry. It is assumed that either no easements exist or Thames Water's assets exist below highways in accordance with its New Roads and Street Works Act 1991 undertaker rights.
- 5.13. We also noted that deeds dated 6 November 1958 and 14 July 1969 were registered on title ON261240 in relation to water apparatus. Having reviewed these rights, this apparatus appears to exist off site to the west of the A44 in the vicinity of Yarnton.

<u>Strategy</u>

- 5.14. Under the Water Industry Act 1991, Thames Water has no obligation to divert or reinforce their water apparatus or surrender their access rights for the benefit of developers. To be legally bound to divert their apparatus, clear reference would need to be made within a deed of easement.
- 5.15. From the water easements we have reviewed, we found no evidence of diversion clauses which could benefit OUD. This means that if any diversions are required, whether easements exist or not, OUD will need to allocate funds to pay Thames Water to divert.
- 5.16. On the other hand, the water apparatus appears to be situated on land allocated as green space. OUD may not therefore require the diversion of these assets. We advise dialogue with Thames Water if tree planting is planned in these areas to ensure that Thames Water's apparatus is not affected.
- 5.17. It is sometimes the case that easements exist which have not been registered on title. It may be worthwhile for OUD to check its archives to confirm where any additional agreements exist with Thames Water or their predecessors which may not be registered on title.



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