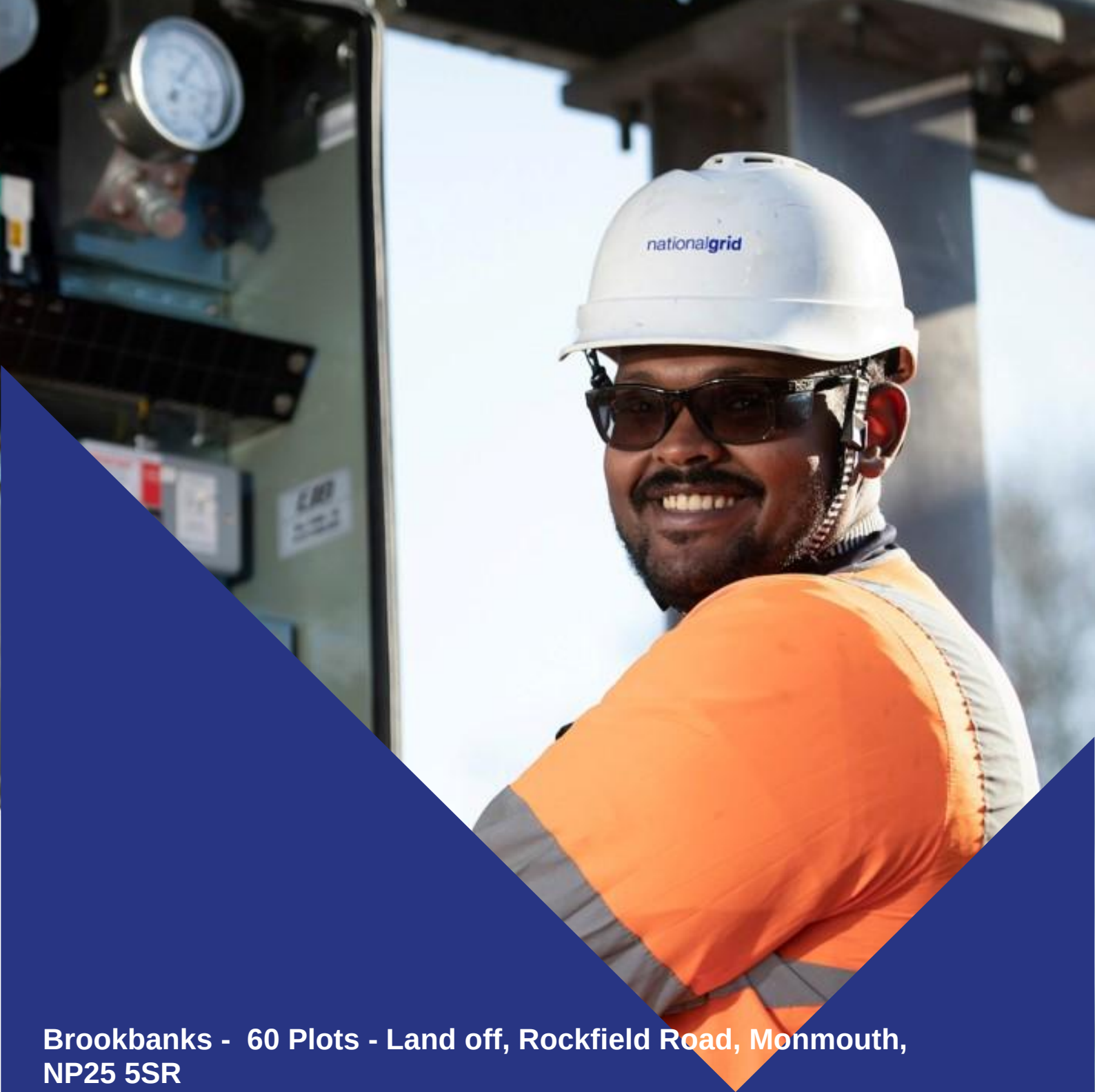




**Brookbanks - 60 Plots - Land off, Rockfield Road, Monmouth,
NP25 5SR**

15/12/23

**Electricity
Distribution**

nationalgrid

Feasibility Study

Important Notice:

This Feasibility Study has been prepared at your request. It sets out the viability of making a connection to our distribution network, the options for connecting to our distribution network and the associated costs we reasonably estimate for the connection works.

We have undertaken this Feasibility Study on the basis of our understanding of the Premises and your Connection Requirements as confirmed to us prior to the date of this Feasibility Study and our understanding of our distribution network (including connected and committed capacity) as at the date on the cover. In addition, the content is based upon a number of assumptions that have been set out in more detail in Section 2.

This Feasibility Study does not constitute advice. This Feasibility Study and all analysis, calculations, information, forecasts and recommendations or discussions contained in or connected with it are for information purposes only and should not be relied upon.

This Feasibility Study does not form a contractual relationship between the Customer and NGED. This Feasibility Study is not a Connection Offer, a pre-requisite of a Connection Offer nor a commitment from NGED to make a Connection Offer. The Connection Options and Connection Charges presented herein (which may also include outline engineering scheme(s)) are purely indicative. The proposals, associated charges and any requirements for reinforcement set out in any Connection Offer for the Premises may differ from the Connection Options, Connection Charges and Upstream Restrictions and Network Reinforcements set out in this Feasibility Study. Reasons for this may include: a necessity to undertake further studies (including, but not limited to, transient, steady state and dynamic stability studies) when your details are confirmed and/or your connection requirements change, and, the existence and/or status of separate applications or offers for a connection which make use of the same part of our distribution network. There is no assurance that any Connection Offer for the Premises will not be "interactive"¹. Connection Works are subject to you requesting, and us providing, a Connection Offer. Further information about Connection Offers is included in Section 5.

All data and information acquired or reviewed by the parties in connection with this Feasibility Study is confidential and shall not be divulged to any third party without the prior written consent of the other party except insofar as may be required by law. All rights in this Feasibility Study including the design, specification, plans or drawings or any other document contained or accompanying this Feasibility Study belong to and remain with NGED.

No part of this Feasibility Study may be reproduced in any form for any purpose without the prior written permission of NGED.

To the fullest extent permitted by law neither NGED nor its group companies, employees, agents or subsidiaries will be liable by reason of any breach of contract, negligence or otherwise for any loss or damage including direct and indirect losses suffered or incurred by the Customer.

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¹ Further information in relation to interactivity is set out in NGED's Statement of Methodology and Charges for Connection, which is available from NGED's website <https://connections.nationalgrid.co.uk/connections-charging-statements>

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2. Assumptions
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1. Executive Summary

Further to your request dated 9/11/23, we have completed this Feasibility Study in respect of your Connection Requirements at the Premises.

In summary, we have identified the following Upstream Restrictions and Network Reinforcement requirements, and Connection Options and estimated associated Connection Charges.

Upstream Restrictions and Network Reinforcement requirements:

- No Reinforcements required

Connection Option 1:

- NGED provided closing joint approximately 120m from site boundary
- £6,749.70

2. Assumptions

The Connection Options and estimated Connection Charges provided have been prepared based on the following assumptions:

- NGED will carry out all of the Contestable Works and Non-Contestable Works. Customers are able to seek competitive prices for some or all of the Contestable Works under 'Competition in Connections'².
- Any proposed cable / overhead line routes are available.
- Allowance has been made for a basic scheme only and no allowance has been made beyond NGED's metering circuit breakers into the Premises.
- No protection studies have been carried out. It is assumed that our electricity distribution network can be adequately protected using standard protection schemes. Should this not be possible for any reason, there may be additional costs for the design, installation and commissioning of specialist protection schemes if necessary.
- Where applicable network reinforcements have been estimated at the full cost of reinforcement, cost apportionment has not been applied.
- An appropriate site and building for the metering substations / substations / switching stations will be provided at no cost to NGED.
- There are no special, atypical or otherwise unusual circumstances (including relating to health, safety and environment) that we have not been expressly made aware of that would result in us having to divert from our standard procedures for making connections.
- Excavation and cable laying at abnormal depth, or through rock or other hard substances or in contaminated soil is not required.
- Foundations for buildings, towers etc. in ground which is not normal ground bearing type is not required.
- Permanent reinstatement of any footpaths or roads is not required.
- Permanent reinstatement of any excavation on the Premises is not required.
- No diversions of any utility or highway is required unless outlined in a Connection Option.
- You will, or will make arrangements for, all on site civil works, including highway excavations that are necessary.
- Where required, directional drilling of highways or water courses has been assumed on a per meter generic estimated cost for works in standard ground.
- Construction of access roads to a substation site (if required) is not accounted for.
- Compliance with any requirements of a Highway Authority including the Traffic Management Act 2004 and any permit scheme made thereunder, including obtaining any permits, alterations to routes or restrictions on working hours is not required.
- Cable routes in rural and highway locations have been favoured above those in built up urban areas or third party land and therefore may appear circuitous, but it is believed that these are the most achievable routes.
- Proposed Connection Options and estimated Connection Charges are subject to land rights and/or other consents being successfully obtained. It is assumed that all the necessary conveyances, or transfers of legal title of any land, together with all the necessary consents, easements and other land rights that may be required, can be obtained on NGED's standard terms or rates.
- Diversion of NGED's assets or any third party apparatus is not required.

² Further information on Competition in Connections can be obtained from the NGED website: <https://connections.nationalgrid.co.uk/competition-in-connections>

- Specialist disposal of soil (in accordance with The Landfill (England and Wales) Regulations 2007) and/or import of suitable backfill material is not required.
- Extension of existing system inter-tripping is not required (unless otherwise stated in Section 3).
- Service connections to public lighting columns are not required.
- Temporary service connections at the Premises (unless specifically outlined) are not required.
- Testing and commissioning undertaken in accordance with Engineering Recommendation G99 that must be witnessed by NGED is not required.
- Any impact on the transmission system and/or NGET requirements has not been considered or accounted for.
- Proposed Connection Options are based on desktop studies only and no site visits have been carried out.
- Estimated Connection Charges do not include costs for any special engineering solutions, negotiations or consents required (including for crossing any existing or proposed railway / rail track schemes, roads, rivers and/or canals), including (but not limited to) costs for any supervision by a relevant authority that may be required, highway / rail track or road closures, application fees, design fees, fees to employ Chartered Engineers to prepare and/or approve designs, pre work surveys, inspection fees, monitoring, post work surveys, testing, witness testing, indemnities, completion certificates and any other associated works.
- Estimated Connection Charges:
 - do not include traffic management costs;
 - do not include the costs of external lawyers that may be required in connection with obtaining land rights;
 - do not include VAT - VAT will be payable at the appropriate rate;
 - have been calculated on the basis of NGED's charge-out rates and other relevant prices (including materials and additional labour costs) current or available to us at the date of this Feasibility Study (such charges and costs presented in any subsequent Connection Offer may vary as they will be based on the then current or available rates);
 - have been calculated on the assumption that any works will be undertaken during regular working hours and without any need for overtime; and
 - may include items that are subject to competitive tender (and thus charges in any Connection Offer may vary significantly).

The Connection Options (including Upstream Restriction and Network Reinforcement requirements) and estimated associated Connection Charges (presented in Section 3 and Section 4 respectively) are based on our understanding of your Connection Requirements as confirmed to us prior to the date of this Feasibility Study. Should you change your Connection Requirements and require that this Feasibility Study be updated on that basis then additional charges may apply and will be provided on request.

3. Connection Options

3.1 Upstream Restrictions and Network Reinforcement requirements

None

4. Connection Charges

The estimated associated Connection Charges for each Connection Option are as follows:

4.1. Connection Option 1 –

Estimated Connection Charge

Non-Contestable works	£1,480.00
Contestable works	£4,144.75
Total	£6,749.70

Non-Contestable works are those works that only NGED can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website: <https://connections.nationalgrid.co.uk/competition-in-connections>

Your supply will have the following electrical characteristics

Voltage	11,000
Phase	3
Agreed Import Capacity	540kVA
Agreed Export Capacity	0kW

5. Next Steps

If you would like us to undertake one of the Connection Options set out in this Feasibility Study, please make an application to us for a Connection Offer. You can apply for a Connection Offer by contacting our general line on 0800 096 3080 or simply fill in our online form at; <https://connections.nationalgrid.co.uk/downloads/22194> If you are unsure as to how to proceed you can also contact me to discuss your options further.

Upon receipt of your Connection Offer application, we will finalise the design of the connection works, and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection. As detailed throughout this Feasibility Study, please note that the options and charges for connection in a Connection Offer may differ from those set out herein.

If you have any queries regarding this Feasibility Study, please do not hesitate to contact me using the contact details below.

Regards

Name: Izaak Duffy

Title: 11kV Planner

Email: iduffy@nationalgrid.co.uk

Direct Tel: 01874 614273

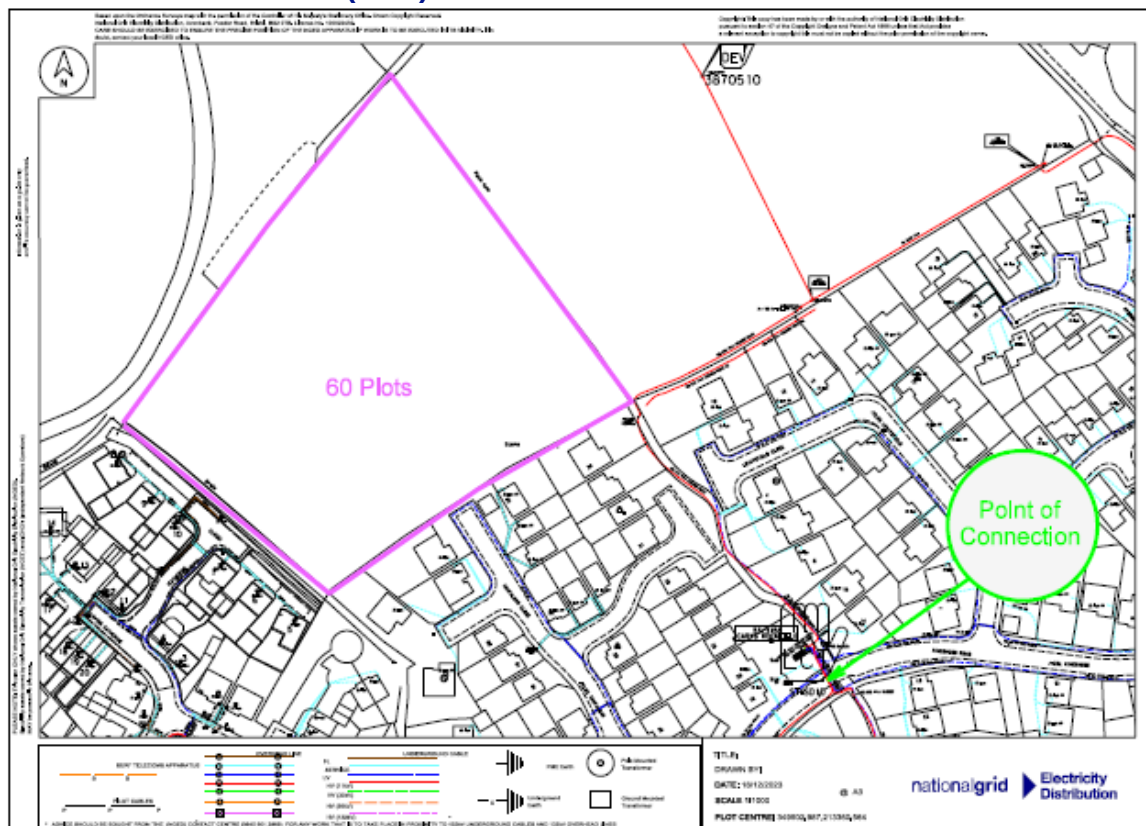
Address: National Grid Electricity Distribution East Midlands, West Midlands, Wales, South West (plc)

6. Appendix

6.1. Site Plan



6.2. Point of Connection (POC)



7. Glossary of Defined Terms

Competition in Connection	Is the term attributed to the opening up of the market for the design, procurement and installation of new assets necessary to accommodate a new or modified electricity connection.
Connection Offer	A formal offer that NGED make to carry out connection works (both Non-Contestable and Contestable Work) to our electricity distribution system which will, if accepted, create a legally binding contract between NGED and the connection customer.
Connection Options	Those options for connection to our electricity distribution network detailed further in Section 3.
Connection Requirements	Your connection requirements for 540kVA Demand
Contestable Works	Connections work that may be carried out by someone other than NGED i.e. an Independent Connections Provider (a person with sufficient accreditation to carry out all or part of the Contestable Work) who must be accredited with Lloyds Register unless otherwise agreed with NGED.
Customer ("you", "your")	Brookbanks
Distribution Network Operator Licence	The Electricity Distribution Standard Licence Conditions available here: https://www.ofgem.gov.uk/licences-industry-codes-and-standards/licences/licence-conditions
Connection Charges	The estimated charges associated with each Connection Option detailed further in Section 4.
Feasibility Study	This document which presents the findings of the study undertaken by NGED in respect of the Premises and the Customer's Connection Requirements for the purpose of considering options and associated costs of connecting to NGED's electricity distribution network including any potential Upstream Restrictions and Network Reinforcements.
NGET	National Grid Electricity Transmission plc
Non-contestable Works	Connections work that can only be undertaken by NGED.
Premises	Land off, Rockfield Road, Monmouth, NP25 5SR
Upstream Restrictions and Network Reinforcement	As detailed in Section 3

