

Developer checklist:

Following these five steps when planning a new development, could save you significant time and money.

1. Design

- Review the point of connection – is this within land you own?
- Do the cables fall within proposed adoptable areas – and can you demonstrate this by providing Section 38/278 agreements?
- Advise the adopting network if utility routes need to change. (Last minute variations can cause delays.).

2. Third party land

This is land owned by a party which will not benefit from the new utility supply.

- The adopting network will require a deed or wayleave in their standard form
- Heads of Terms will need to be negotiated
- Be aware of seasonal restrictions (e.g. farmers)
- Commercial arrangements between the developer and landowner
- Communicate timescales.

3. Instructing solicitors

- Make sure you have a solicitor instructed and they're prepared to deal with the network's documentation
- Note to your solicitor that documents will be in an industry standard format, and amendments are likely to be rejected
- Any amendments to documents are likely to delay completion and generate additional costs
- Flag any consents or restrictions on the Title
- Communicate your timescales - allowing time for network energisation.

4. Title

- Ensure the Title is registered – check with your solicitor
- Be aware that utility networks don't rely on reserved rights
- Ensure proposed plot sales or transfers are communicated to all parties in the process.

5. Site specific

- Is access from the adopted highway?
- Do you need phased energisations?
- Are there any existing utilities which need to be diverted?
- Do you need planning permission for the substation?

More info

Our team has compiled this list as a guide, but to really understand what challenges you could face in securing your path to connection, please get in touch. **Call:** 01780 755 355 **email:** admin@clm-ltd.co.uk