



Consultancy

Site Investigation

Premier Energy's comprehensive site investigation report provides due diligence for anyone involved in the purchase or development of land wanting to understand the utilities impact on their proposals.

OVERVIEW

A Site Investigation Report identifies the constraints and budget costs associated with existing and new utility infrastructure to inform development costing and planning. This comprehensive report includes responses from utilities on new connections, diversions, reinforcements and disconnection costs, along with expert opinion and commentary from our experienced utility consultants.

WHY DO I NEED A SITE INVESTIGATION REPORT?

Our Site Investigation Report is a critical element of your due diligence process and allows you to accurately plan and budget during land acquisition and development planning phases.

We undertake a site visit* so we can compose a report based not only on desk-top utility records but also our observations on site.

WHO ARE OUR CLIENTS?

- Developers, Local Government, Housing Associations
- Engineers – Highways, Transport, MEP Consultants
- Architects, Planners, Lawyers, Surveyors
- Individuals looking to carry out works around utilities
- Anyone involved in the management, planning, design, modifying, construction and safety of projects who requires advice on utility procurement

*Limitation on area covered with site visit. Depends on size of project and fees.

TURNAROUND TIMES

- 🕒 4 – 6 weeks for standard sites

ADDITIONAL FEATURES

- 🔦 Estimated price ranges for diversions and disconnections, if not provided by the utilities, based on our experience***
- 🔦 Basic load assessment of new developments
- 🔦 A full set of utility records including Independent Asset Owners/Operators records
- 🔦 Each report contains summarised costs and all utility correspondence received

***Except telecoms as price range depends on a variety of unknown factors.

FOR FURTHER INFORMATION OR TO TAKE THE NEXT STEPS, PLEASE CONTACT US

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WHY CHOOSE THIS REPORT?

- To ensure due diligence in land appraisal and acquisition
- To identify issues such as constraints due to existing utility assets
- To obtain a comprehensive set of PAS 128 Level D compliant utility records (C2 enquiry under NRSWA)
- To obtain budget costs and informs the strategy for new utility connections
- To understand existing utility network capacities and potential reinforcement costs**
- To obtain C3 or C4 budget costs for diversions**
- For use as a Utility Statement for planning submissions

SITE INVESTIGATION PROJECT SUPPORT

- An additional service suitable for large-scale masterplanning or complex schemes seeking planning approval.
- Available primarily in our core consultancy region of London & the South East, although sites outside this area will be considered.
- Includes the Site Investigation scope as above, plus a range of additional client requested support options:
 - Attend an agreed number of pre-planning design team meetings (e.g. for masterplan drafting) where required.
 - Provide technical support and consultancy advice for utility design issues relevant at the pre-planning application stage over an agreed period of time.
 - To develop utility strategies for phased developments.

**Assumes client pays utility design fees where applicable

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