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Engineering Consultants

FOUL SEWAGE & UTILITIES ASSESSMENT

Land at Sturgeons Farm, Diss

Client: G.N. Rackham & Sons Ltd

March 2018

Project no: 47455



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Document Status

DRAFT FINAL

Revision Status

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1. INTRODUCTION

- 1.1. Richard Jackson Ltd has been instructed by G.N. Rackham & Sons Ltd to undertake a foul sewage and utilities assessment to support a planning application on land at Sturgeon's Farm, located to the north west of Diss, for the purposes of a new residential housing development of up to 415 dwellings.
- 1.2. The proposal site comprises a greenfield/brownfield site, currently occupied by agricultural land. Immediately east of the site are the dwellings of Farm Close and Louie's Lane, beyond that is Shelfanger Road and Diss Sports Club. To the south of the site are allotments and residential dwellings, with the centre of Diss beyond. To the west of the site are agricultural fields. To the north of the site is KC Steward Recycling Plant (Steward Recycling), with agricultural fields beyond.
- 1.3. **Figure 101** illustrates the location and extent of the proposed site, equating to a developable area of approximately 13.5ha. This site has an approximate Ordnance Survey midpoint of 611055E, 280896N and Postcode IP22 4EE.
- 1.4. The topography of the site predominantly falls from south to north east from approximately 38m to 34m AOD to the northern half of the site.
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2. EXISTING UTILITIES

2.1. To enable an assessment into existing mains utilities apparatus located on and around the immediate vicinity of the site, mains records plans were collated from the client records of the relevant statutory utility companies. The table below provides a summary of the responses received from the companies data provided:

Table 2.1 – Existing Statutory Utility Providers

Company	Plant Present	Plant Affected
Energetics	No	No
UK Power Networks	Yes	Yes
Cadent Gas Ltd	Yes	No
GTC	No	No
Anglian Water (Sewers)	Yes	Yes
Anglian Water (Potable)	Yes	No
Transmitters	No	No
Mast Data	No	No
CityFibre	No	No
euNetworks	No	No
BT	Yes	Potentially
BSKYB	No	No
Virgin Media	No	No
Vodafone (Ex Cables & Wireless)	No	No
Logica	No	No
Colt	No	No
Instalcom Limited	No	No
KPN	No	No
SOTA	No	No
TATA	No	No
Vtesse	No	No
Verizon Business	No	No
Interoute	No	No
KCOM	No	No
Trafficmaster	No	No
Network Rail	No	No

2.2. To identify the main services, a brief description of each company's apparatus is indicated below. Where the apparatus is affected, the records are located in the attached appendices. Note the records plans obtained from the statutory utilities typically show approximate routes of mains only, not service cables, ducts or pipes, or private services which are unrecorded and appropriate precautions to identify utility infrastructure should always be undertaken prior to any excavating operations.

Gas

- 2.3. The local mains gas distribution network is operated by Cadent Gas Ltd. Cadent mains records, provided in **Appendix A**, indicate that in the immediate vicinity of the site the gas distribution network operates at low pressure.
- 2.4. There are no gas mains present in Shelfanger Road close to the vicinity of the site. The closest main is Farm Close, where there is a 63 PE Low pressure main. This connects into a 90mm main just south of the junction of Farm Close/ Louie's Lane. The apparatus should not be affected by the development as their depth should be sufficient within the carriageway, however, this will require checking.

UK Power Networks

- 2.5. The existing electrical distribution network is operated by Eastern Power Networks Plc, trading as UK Power Networks. Mains records plans provided in **Appendix B** indicate that UK Power Networks has electrical plant on and adjacent to the site.
- 2.6. The records show that there are 6 No. high voltage overhead electrical poles within the site boundary. These high voltage power cables will either be incorporated into the architect's masterplan or diverted and grounded.
- 2.7. There is a transformer located on the northern side of the farm track just north of 91 Louie's Lane. The cables from this transformer are laid in the northern side of the farm track and also on the eastern side of Louie's Lane. There are also cables travelling east to the B1077 Shelfanger Road. They consist of underground cables of low voltage between 230/400V, supplying electricity to the dwellings on Farm Close and Louie's Lane. This is a potential connection point for the new development.
- 2.8. There is a possibility that the cables could be affected by the highway improvements necessary at the B1077/Louie's Lane junction, but this is unlikely. Care will need to be provided at this location prior to any amendments to the local highway network, to ensure that cables are avoided or diverted as necessary. The details are located in **Appendix B**.
- 2.9. Further underground network connect to high voltage cables in the Public Right of Way to the east, which travels towards Heywood Road.

Street Lighting

- 2.10. Internet mapping indicates no street lighting columns will likely be impacted by the proposed development. If there are any columns that require relocation an estimate of approximately £1,000 per column should be used.

Anglian Water (Potable)

- 2.11. Potable water mains records, provided in **Appendix C**, indicate that Anglian Water has a 90mm MDPE/PE80 water main located at the northeast access of the site, underneath the southern footway situated between No.1 and

No.6 Farm Close. But there is no record of any water mains along Shelfanger Road where an access is proposed.

- 2.12. There are additional mains serving local properties in and from Louie's Lane. The main trunk mains in Louie's Lane are a 4" AC serving Farm Close; a 6" PVCu serving the eastern side; and a 300mm DI that continues north and then along the Public Right of Way to the east.

Anglian Water (Sewers)

- 2.13. Sewer records, provided in **Appendix D**, indicate that Anglian Water has assets that run adjacent to the site along Louie's Lane to the east of the site. At Farm Close, east of the site, there is a 150mm VC public foul sewer flowing from Farm Close to join the Louie's Lane sewerage, before reaching the foul water Pumping Station on the east side of Louie's Lane. There are no assets shown on the mapping within the proposed site boundary.
- 2.14. Assets in the local area of the site in Louie's Lane are shown as 150mm diameter pipes that flow, in a northern direction towards the foul Sewage Pumping Station on the east side of Louie's Lane.
- 2.15. A 300mm surface water sewer extends from Louie's Lane past the Farm Close access, in the northern direction across in the northerly direction along Shelfanger Road into a 375mm pipe. There is a separate 450mm CO pipe that also flows north along Shelfanger Road. The 450m diameter sewer which flows from Diss appears to outfall north east of Shelfanger Road into the ditch on the western side of Shelfanger Road.
- 2.16. Upon further inspection of the maps sent by Anglian Water, the invert levels of the pipes underneath the Farm Close access are not deep enough for future connections and may need to be given a concrete cover slab to be protected under the road.

BT

- 2.17. BT mains records, provided in **Appendix E**, indicate that telecoms apparatus is present in the adjacent roads to the site boundary. These records show many existing underground ducts and chambers, and overhead lines, in the vicinity of the site.
- 2.18. BT plans show proposed plans for BT to connect the dwellings on Farm Close. Further investigation using internet mapping indicates that these proposed plans have already been implemented, meaning underground BT connections are present along Farm Close, Louie's Lane and Shelfanger Road.
- 2.19. Some of the apparatus may be affected by the development as there is a BT cable junction box located a few metres from the Shelfanger Road / Louie's Lane junction. The BT junction box may be impacted as it is unknown whether the box is within the site boundary or in the west verge of Shelfanger Road. Therefore, there is a slight potential risk of the apparatus being affected by the development, but this could be overcome if necessary by moving it either in to the site or the highway.

- 2.20. A speculative search using BT's online Broadband Availability Checker (which gives an initial indication of the availability of broadband services for a particular phone line or postcode) has been performed using the postcode IP22 4EE. The search output shown in **Appendix E** indicates that Unlimited Broadband is available, delivering a downstream line rate up to 3 Mbps with downstream range between 7.5 and 17.5 Mbps. It should be noted however that these figures are indicative, and the most accurate results can be obtained from a telephone number check.

Virgin Media

- 2.21. Virgin Media mains records, provided in **Appendix F**, indicate that the company has no underground ducts and chambers located around the site.

Vodafone

- 2.22. Vodafone mains records, provided in **Appendix G**, indicate that the company has no underground ducts and chambers located within the vicinity or surrounding area of the site.

3. PROPOSED UTILITIES

- 3.1. Budget estimates were requested from the relevant statutory utilities for up to 420 dwellings and the correspondence is summarised below. This is to ensure that the costings are robust as the site is only proposed for 415 dwellings. It should be noted that the budget estimates, which exclude VAT unless otherwise stated, do not represent formal quotations and capacity cannot be secured until a formal quotation is acquired and accepted. Normally the statutory utilities can provide a firm quotation (which can be formally accepted) in approximately 4 to 6 weeks unless otherwise stipulated.
- 3.2. It should be noted that statutory utility companies typically undertake the excavation and reinstatement works in the public highway only. The budget costs noted above exclude on-site trenching and reinstatement, provision and laying of service and road crossing ducts and the supply and fitting of meter boxes. The legal costs associated with administering any easements etc. are similarly excluded. Civil engineering construction costs for new surface and foul water drainage (i.e. sewers and manholes) and telecoms infrastructure are also additional.
- 3.3. Costs from Anglian Water are the post April 1 2018 costs, when AW will introduce zonal charging to replace connection charges, in this instance both costings have been provided in the AW Pre-Planning Assessment.

Cadent Gas Ltd

- 3.4. Cadent Gas were not contacted as they generally only provide connection point details, a budget estimate for supplying the site with gas was obtained by GTC, given time constraints.

UK Power Networks

- 3.5. UK Power Networks were contacted, to establish the method of supplying electricity to the site, and to test whether adequate capacity is likely to exist on its network. A copy of the correspondence is provided in **Appendix H**.
- 3.6. UK Power Networks have confirmed that the current onsite 11kv and 33kv overhead lines within the site boundary can be utilised to supply the proposed development with housing. Also required will be two new onsite substations, and the low voltage cables to supply the dwellings. UK Power Networks have estimated this cost to be **£500,000.00**.
- 3.7. UK Power Networks have also stated that the cables currently within the site boundary will need to be grounded and then accommodated within the access roads of the proposed development. These high voltage cables will first go to the proposed onsite substations before following the route of their diversion. An estimate of **£210,000.00** is given for diverting the cables.

GTC – Dual Fuel

- 3.8. GTC has provided an updated budget estimate to supply electric and gas to the site. Indicative costs are £195,330.59 for on-site electric and gas infrastructure and £25,909.32 for off-site electric and gas infrastructure. The total estimated cost is **£221,239.91**. A copy of the budget estimate is provided in **Appendix I**.
- 3.9. Domestic electrical loadings have been assumed by GTC based on gas-heated dwellings. It should be noted that at this stage, GTC has had no dialogue with either UK Power Networks or Cadent Gas Ltd, the operators of the respective electric and gas networks therefore indicative points of connection have been assumed by GTC.

Anglian Water (Potable)

- 3.10. Correspondence with Anglian Water was made via a Pre-Planning Assessment Report, which can be found in **Appendix J**. The report highlights that the existing connection can be made to the existing 300mm main in Louie's Lane, without the need for offsite reinforcement. The cost for laying the mains onsite has been budgeted at **£30,240.00**, with the new zonal charging connection charge of £458.50.00 per plot as additional.

Anglian Water (Foul)

- 3.11. The investigation into the possibility of a foul sewerage connection for the development has been made through a pre-planning assessment report, which is in **Appendix J**. There is currently sufficient capacity in the Diss Wastewater Recycling Centre to take the flows from the site. Some upgrades may be needed to the existing sewerage network to accommodate the flows to the WRC, which will be confirmed later via an addendum from Anglian Water.
- 3.12. It is likely that a foul water pumping station will be needed on the site to transfer the foul sewage from the northern boundary to the existing foul sewerage network in the B1077/Louie's Lane. This pumping station and the associated infrastructure can be accommodated within the development boundary and existing highway.
- 3.13. Onsite costs have not yet been identified but are expected in the addendum, not yet received from AW. The zonal charging per plot to connect to the fould sewerage network will be £471.00.

BT

- 3.14. BT does not provide a duct and chamber design for new on-site apparatus or entertain any site-specific dialogue until planning consent has been granted. BT provides free-issue materials for installation by the developers appointed ground worker. BT generally carries out any network reinforcement work outside of the site boundary and in the public highway to provide capacity to a development.

4. ESTIMATED UTILITIES COST SUMMARY

4.1. **Table 4.1** below provides a summary of the estimated diversion and connection costs (excluding VAT) as indicated within this report.

Table 4.1 – Estimated Utility Costs Summary

Utility Company	Disconnection Costs	Diversion Costs	Infrastructure & Connection Charges	Mains Infrastructure Costs
Gas	N/A	N/A	See Dual Fuel	See Dual Fuel
Electric	N/A	£210,000.00	£500,000.00 ¹	N/A
Dual Fuel*	-	-	£195,330.59 ¹	£25,909.32
Street Lighting	£1,000.00 (if required)	Unlikely	-	-
Potable Water	N/A	N/A	£458.50 per plot	£30,240.00
Foul Water	N/A	N/A	£471.00 per plot	Offsite Costs TBC
Telecoms	N/A	N/A	N/A	-

* Gas & Electrical connection

¹ - See Footnote 1 comments below – Not all both costs are required.

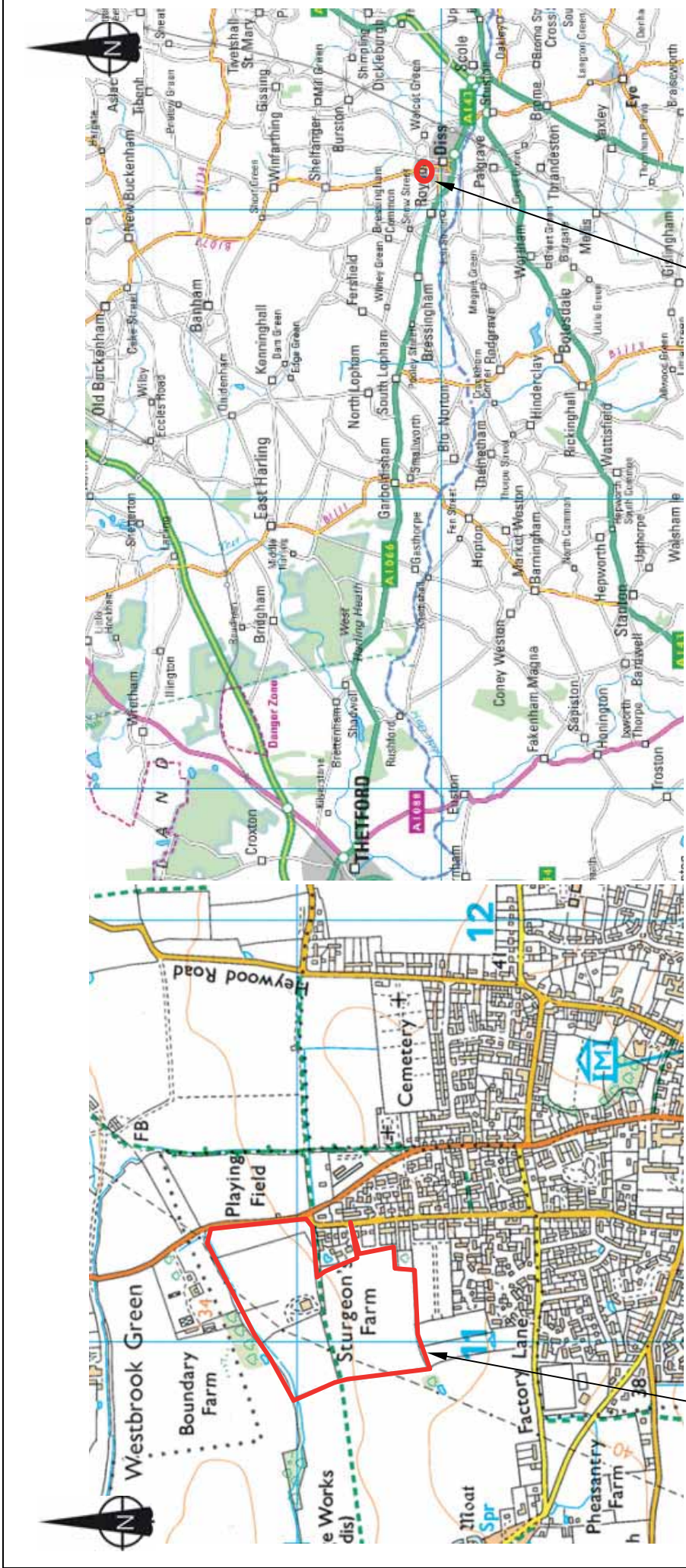
4.2. Footnote 1 – The UK Power Network cost includes for connection to the local network, laying cables around the site and also two substations. The GTC cost includes a for connection to the local network, laying cables around the site and one substation. On this basis it is reasonable to expect that the cost for supplying the electricity, will be the GTC provision plus on additional substation, cost to be provided by GTC. Therefore the electricity supply is likely to be in the region of £195,000 plus a new substation. The diversion of the electricity supply will also be required at £210,000.

4.3. As stated previously, statutory utility companies typically undertake the excavation and reinstatement works in the public highway only. The budget costs in **Table 4.1** exclude on-site trenching and reinstatement, provision and laying of service and road crossing ducts, and supply and fitting of meter boxes. Costs also exclude construction of floor slabs for the PRS (if above ground) and substation, as well as the construction of brick built enclosures, or supply and fitting of a GRP enclosure if preferable and only where necessary. Legal costs associated with administering easements etc. are similarly excluded. Civil engineering costs for new surface and foul water drainage (i.e. sewers and manholes) and telecoms infrastructure are also additional.

5. LIMITATIONS

- 5.1. This report has been produced for the sole use of G. N. Rackham & Sons Ltd as outlined above in **Section 1**.
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- 5.3. No evidence of other utility apparatus has been provided by the client. Note that the records plans obtained from the statutory utilities typically show approximate routes of mains apparatus only, not service cables, ducts, or pipes, which are unrecorded. This assessment also does not rule out the potential for further private services to exist and usual searches and precautions should be undertaken when carrying out any excavation or probing work. Therefore, a check must be undertaken when carrying out any work beneath the ground, prior to any excavation taking place.

Figures



THE SITE

THE SITE

REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. © CROWN COPYRIGHT RICHARD JACKSON LTD - ACC No. 100002572

Site location grid reference 611055,280896 and postcode IP22 4EE

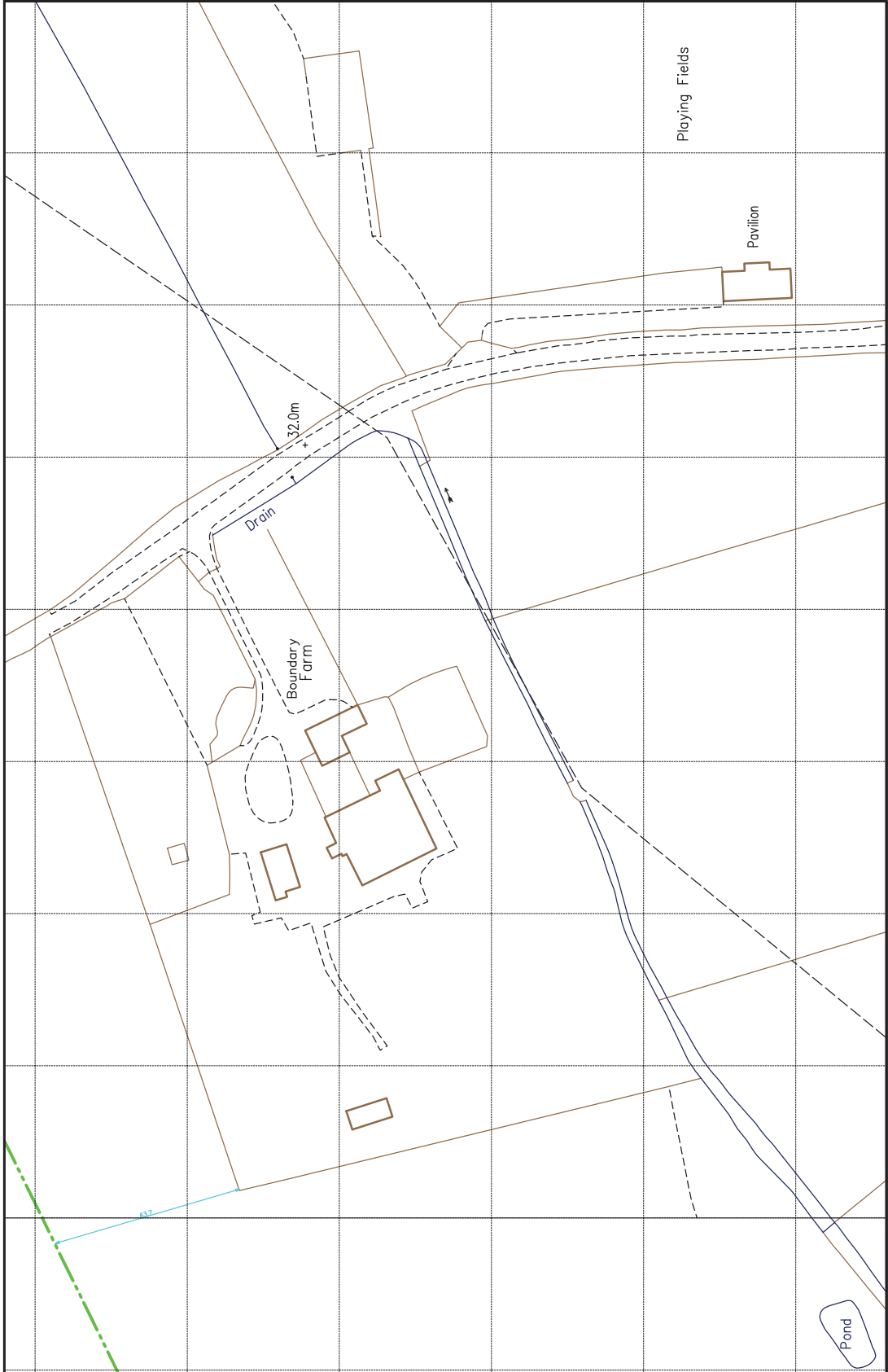
Client:		Drawing Title:	
G.N. Rackham & Sons Ltd		Site Location Plan	
Job Title:	Sturgeons Farm Roydon, Diss	Date:	31.01.18
		Job No.:	47455
		Dwg No.:	Fig. 101 (NTS)



4 The Old Church, St Matthews Road, Norwich, NR1 1SP
 Tel. 01603 230240
 www.richardjackson.uk.com

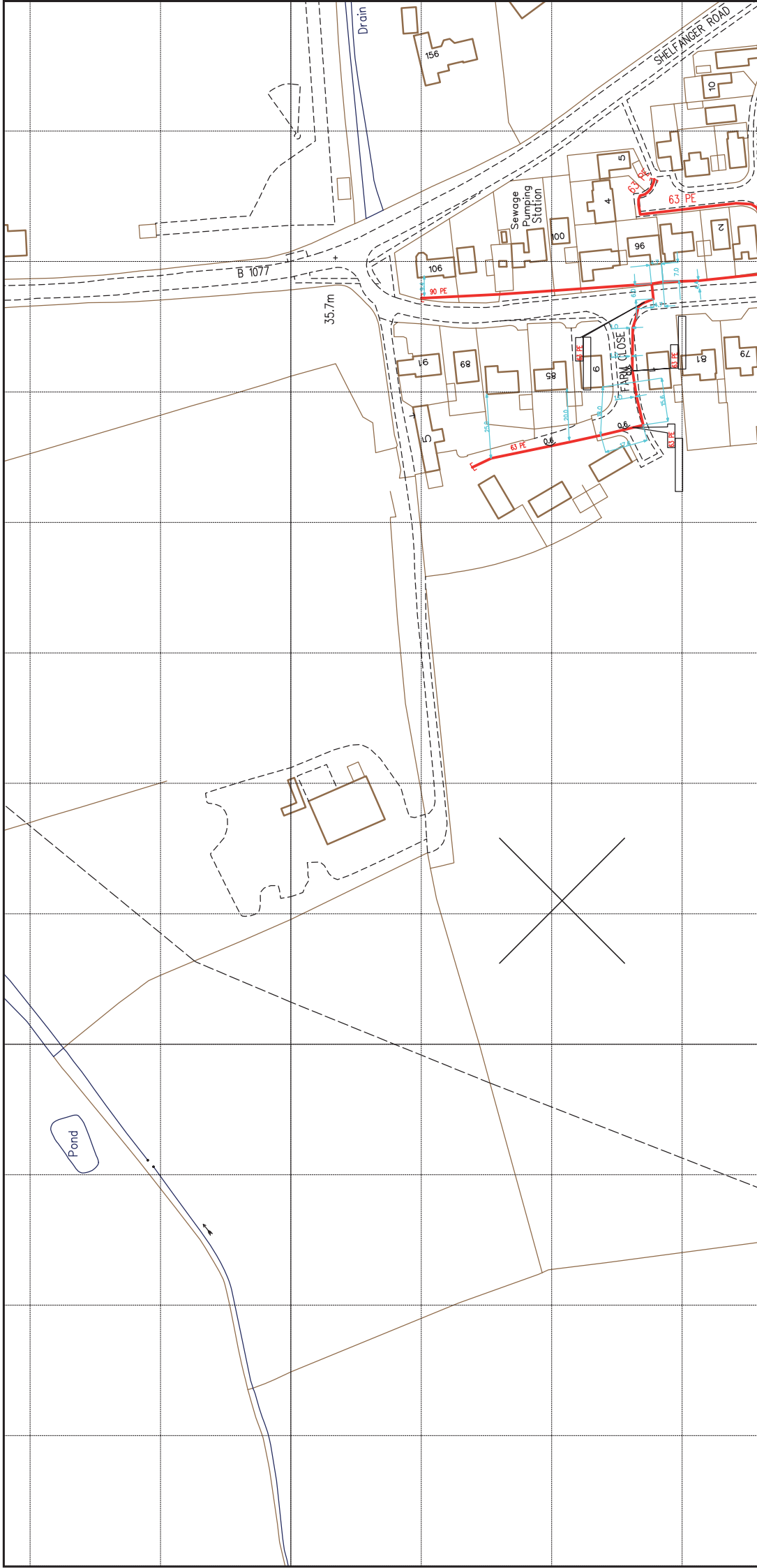
Appendix A

WARNING! This area contains Gas Mains
 Operating at Intermediate Pressure between 2
 and 7 bar. Before excavating in the area call
 0800 688588.



SCALE: Not to scale	LP MAINS				
USER ID: Jamie	MP MAINS				
DATE: 05/02/2018	IP MAINS				
EXTRACT DATE: 06/12/2017	LHP MAINS				
MAP REF: TM1181					
CENTRE: 611100, 281215					
Some examples of Plant Items:					

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm). A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.



MAPS Viewer Version 5.8.0.1

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm). A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

	Valve
	Depth of Cover
	Syphon
	Diameter Change
	Material Change
	Out of Standard Service

SCALE: Not to scale
 USER ID: Jamie
 DATE: 05/02/2018
 EXTRACT DATE: 06/12/2017
 MAP REF: TM1180
 CENTRE: 611100, 280965
 Some examples of Plant Items:

Local Machine

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MAPS Viewer Version 5.8.0.1

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

SCALE: Not to scale	LP MAINS MP MAINS IP MAINS LHP MAINS	Material Change Diameter Change Syphon Depth of Cover Valve	Out of Standard Service
USER ID: Jamie			
DATE: 05/02/2018			
EXTRACT DATE: 06/12/2017			
MAP REF: TM1180			
CENTRE: 611100, 280715			

Local Machine

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MAPS Viewer Version 5.8.0.1

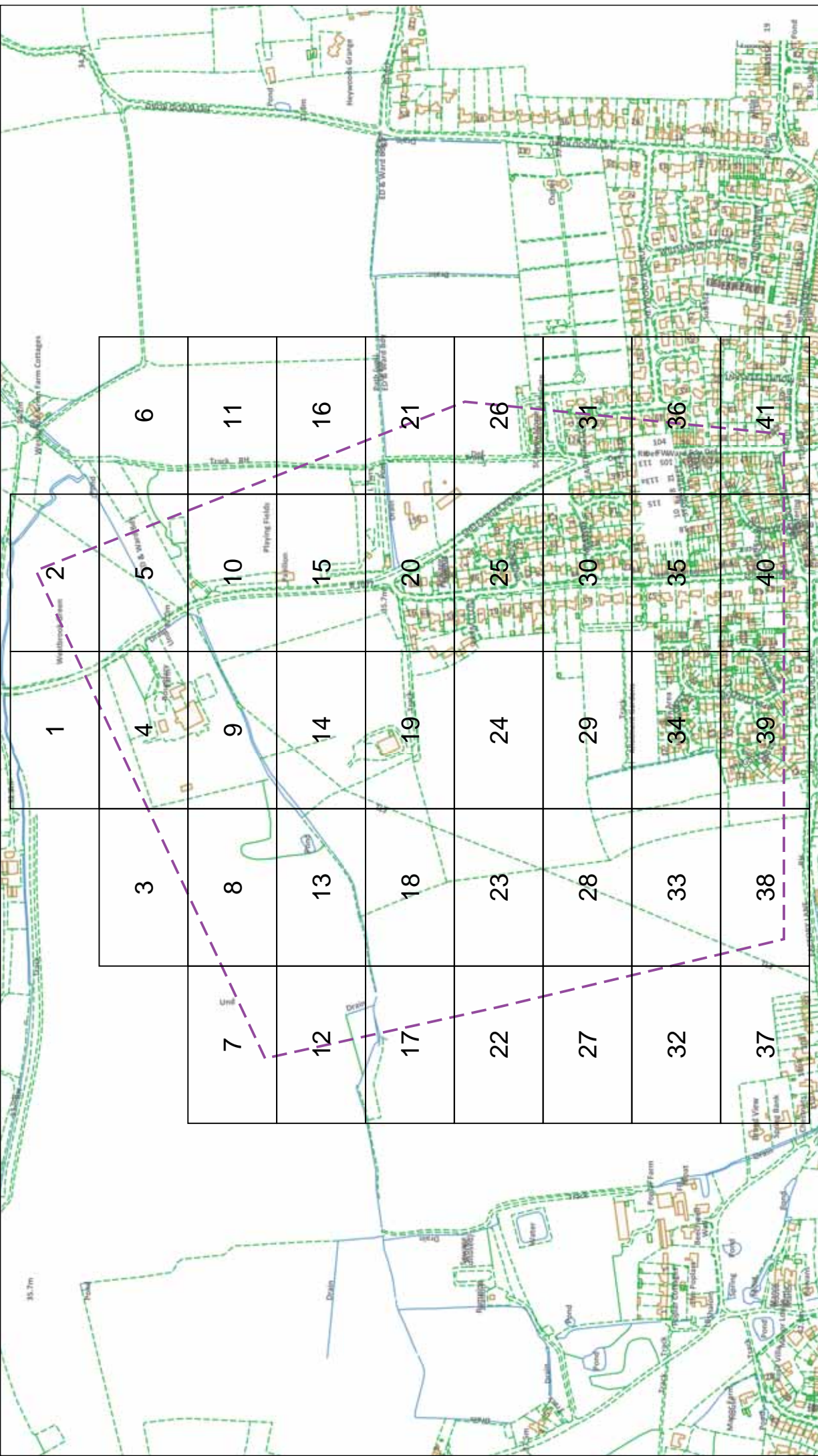
Local Machine


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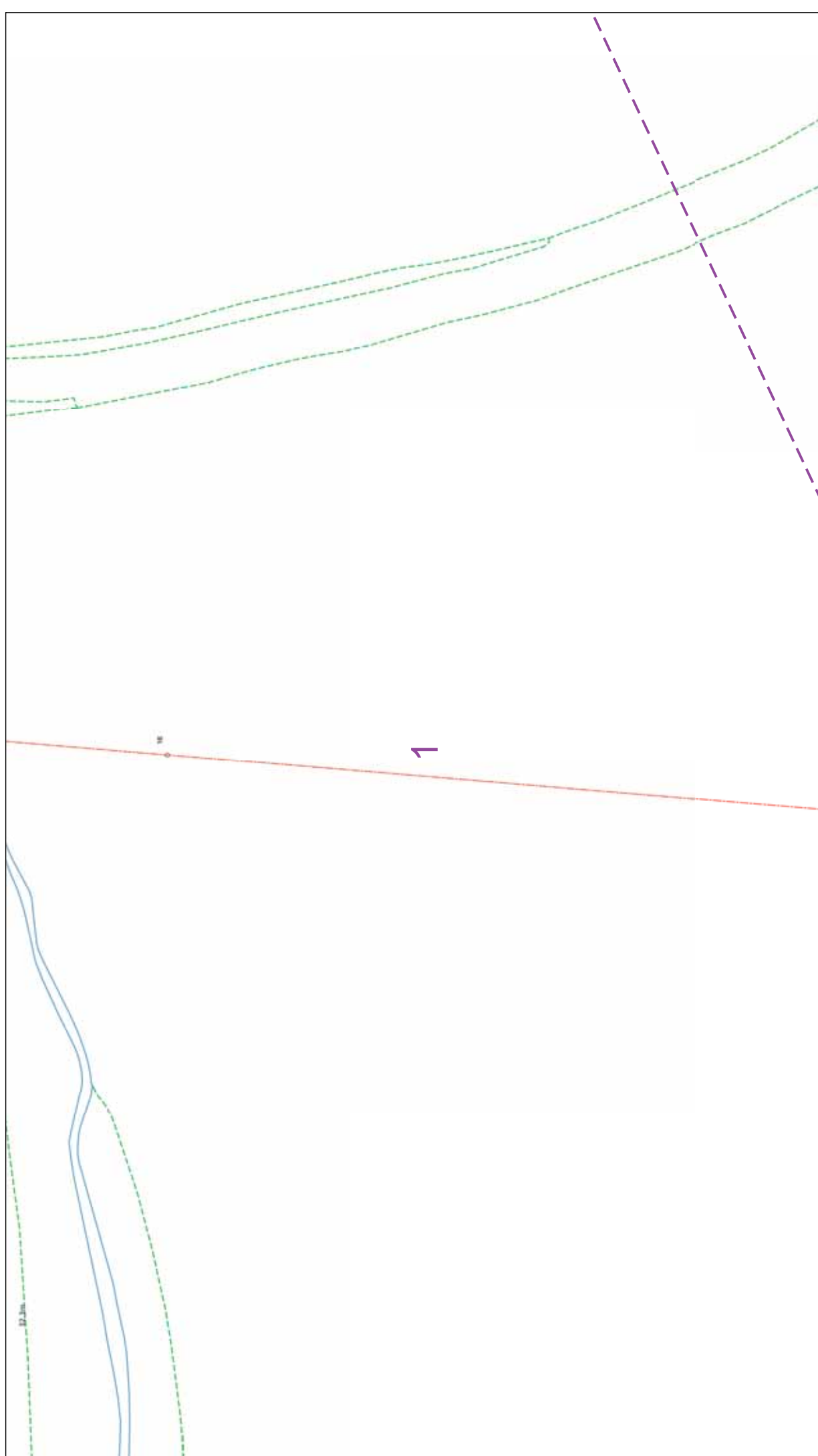
This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm). A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.


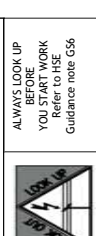
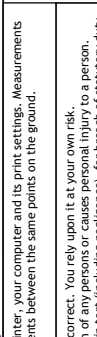
SCALE: Not to scale	LP MAINS MP MAINS IP MAINS LHP MAINS		
USER ID: Jamie			
DATE: 05/02/2018			
EXTRACT DATE: 06/12/2017			
MAP REF: TM1180			
CENTRE: 61100, 280515			

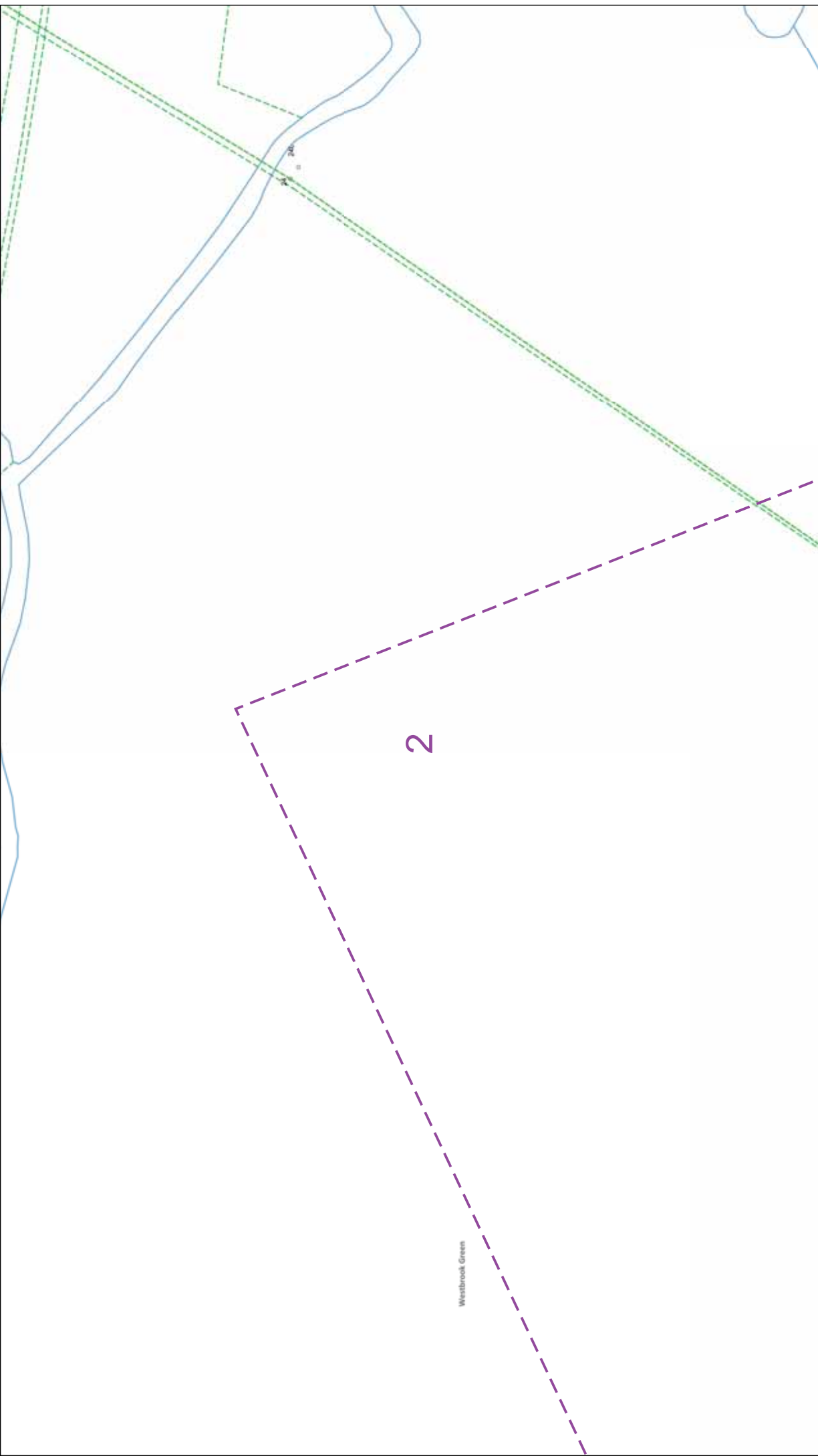
Appendix B








	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you cannot get to the site Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK ON OR TO GUIDANCE NOTE G56</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr Duncan Phillips Your Scheme/Reference: 47455</p> <p>Scale: 1:4612 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Digging near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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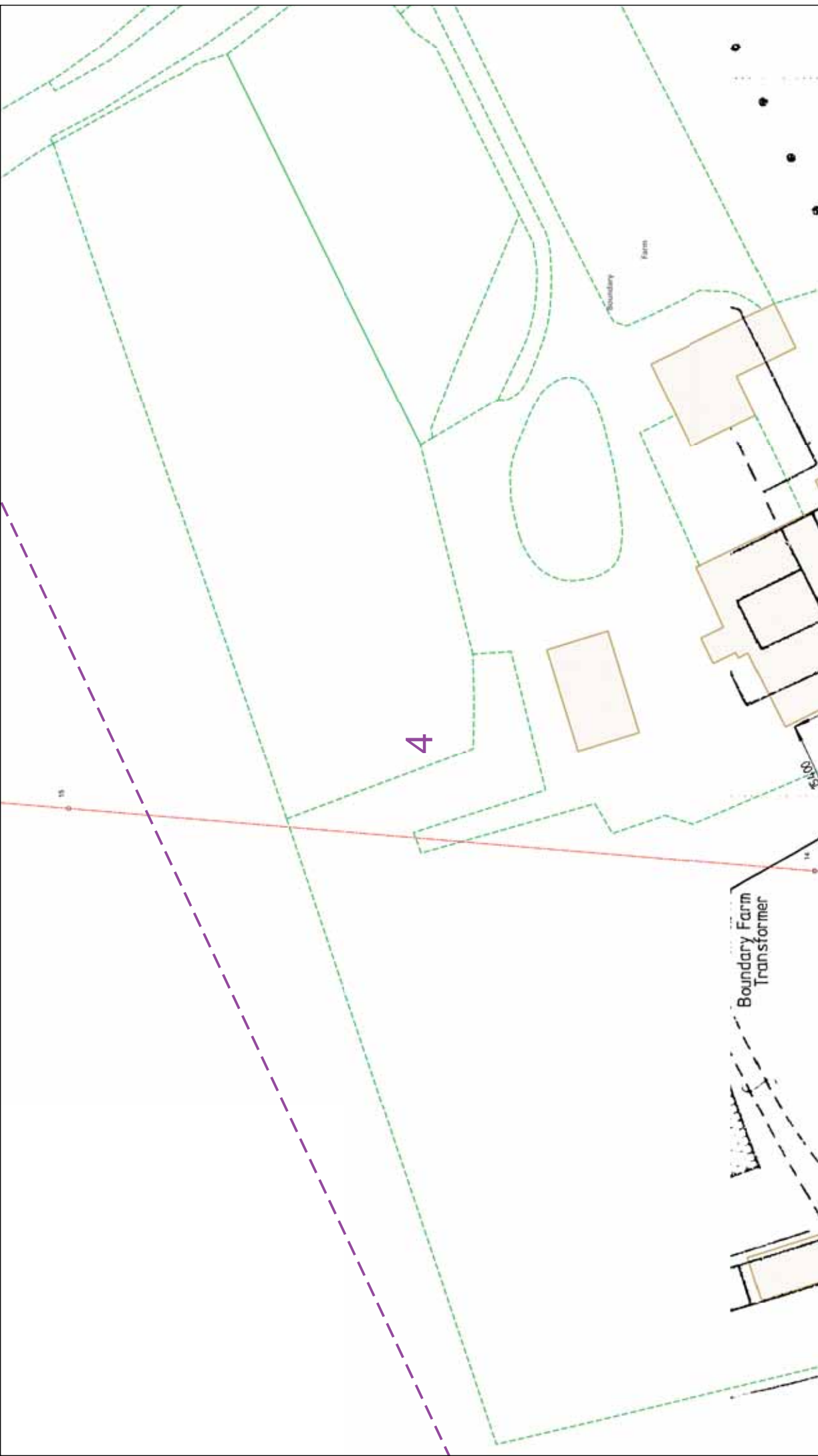



		<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in doubt call the Emergency Call Centre on 0800 783 8838 (24hrs) URGENTLY</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
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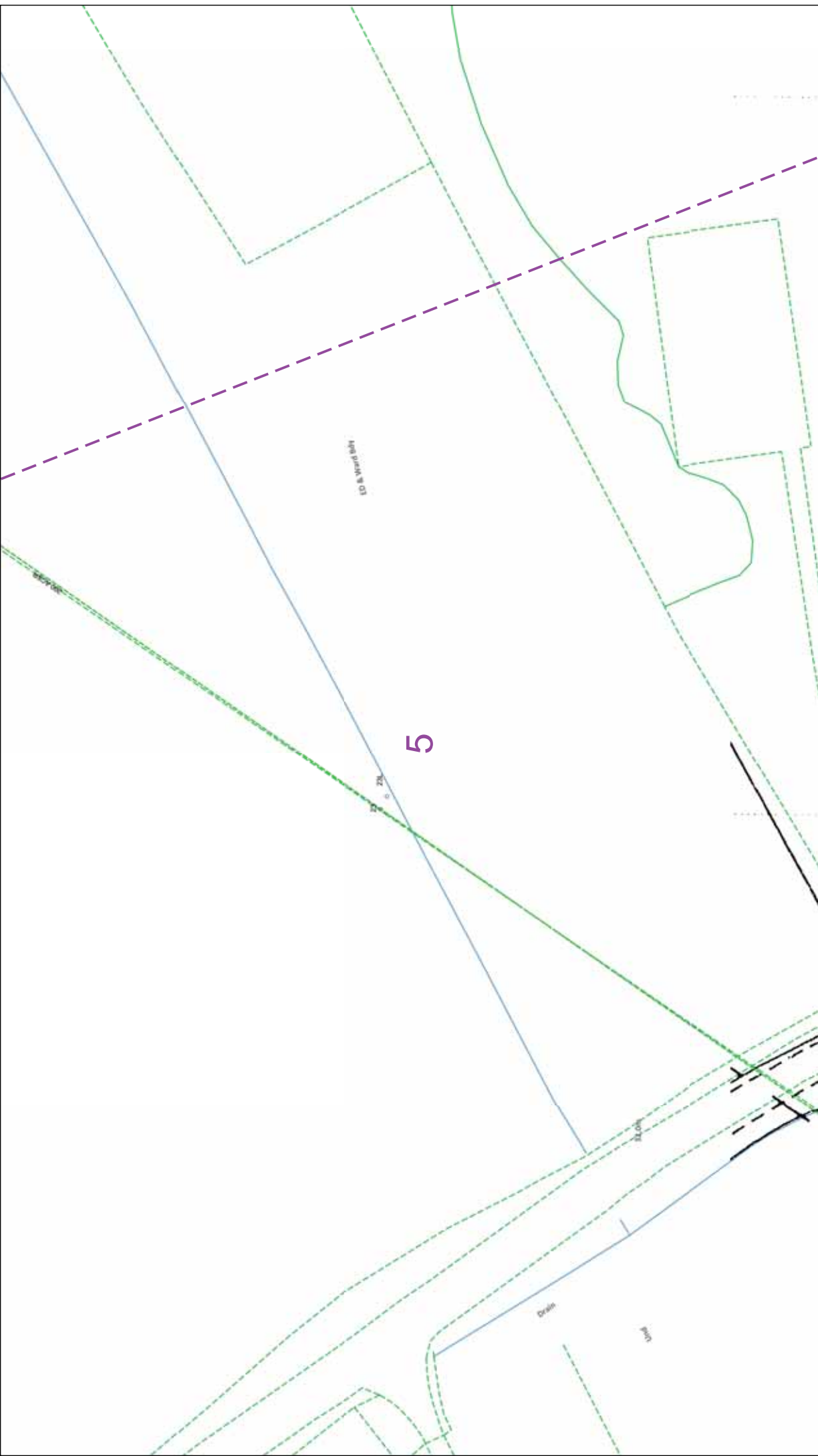












		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger, please call the Police (999) or Fire (999) or Ambulance (999) (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the relevant records to determine the location of all known underground plant and equipment.</p>
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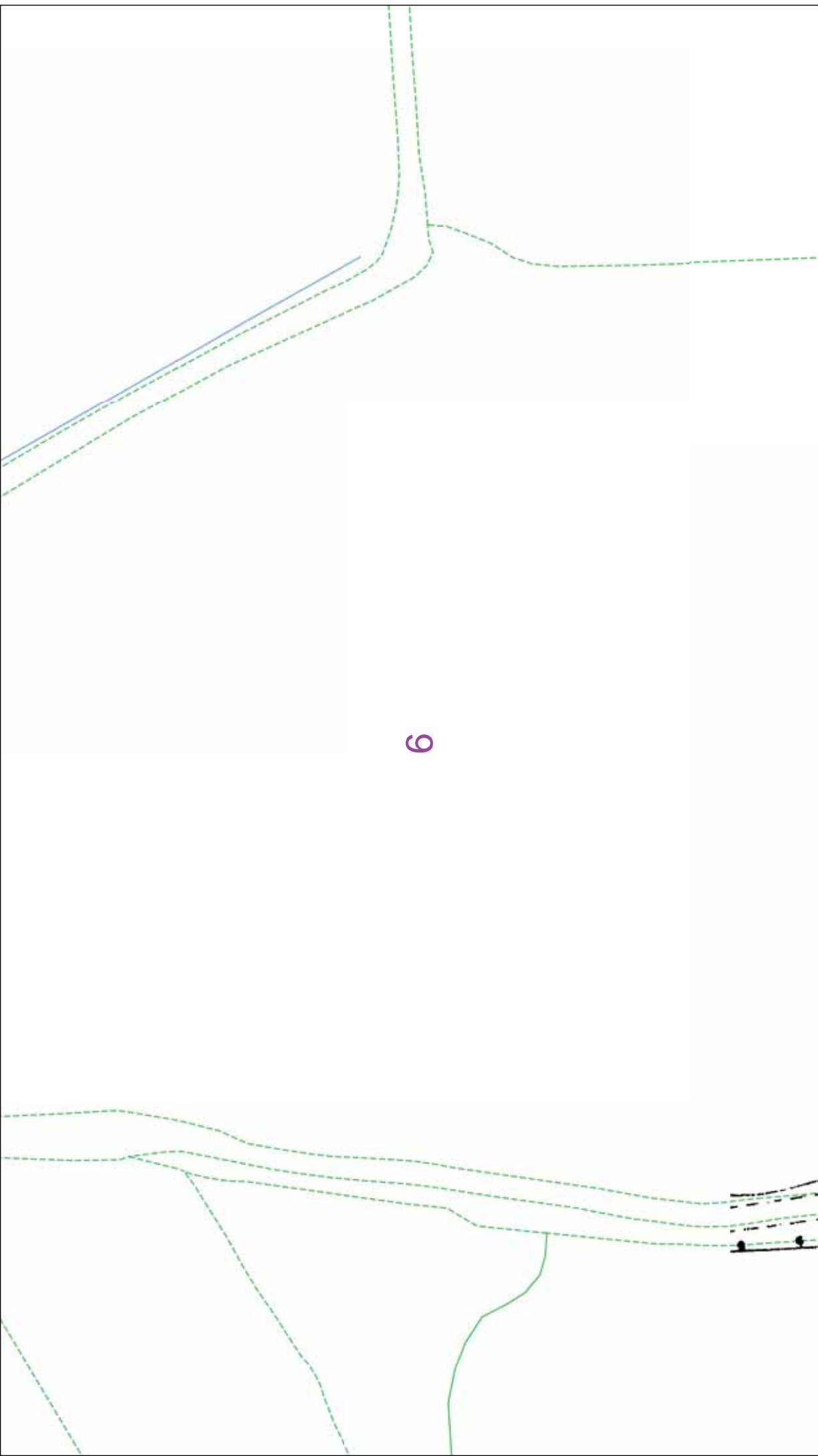
		<p>IF IN DOUBT - ASK! EMERGENCY - If you are in any doubt, please call the Emergency Call Centre on 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
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<p>0 25 50 Metres</p>	<p>Dig Sites</p>	<p>Area:</p>	<p>Line:</p>	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>
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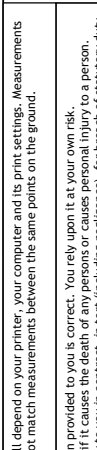


	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger call 999 Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the records to determine the location of all known underground plant and equipment.</p>
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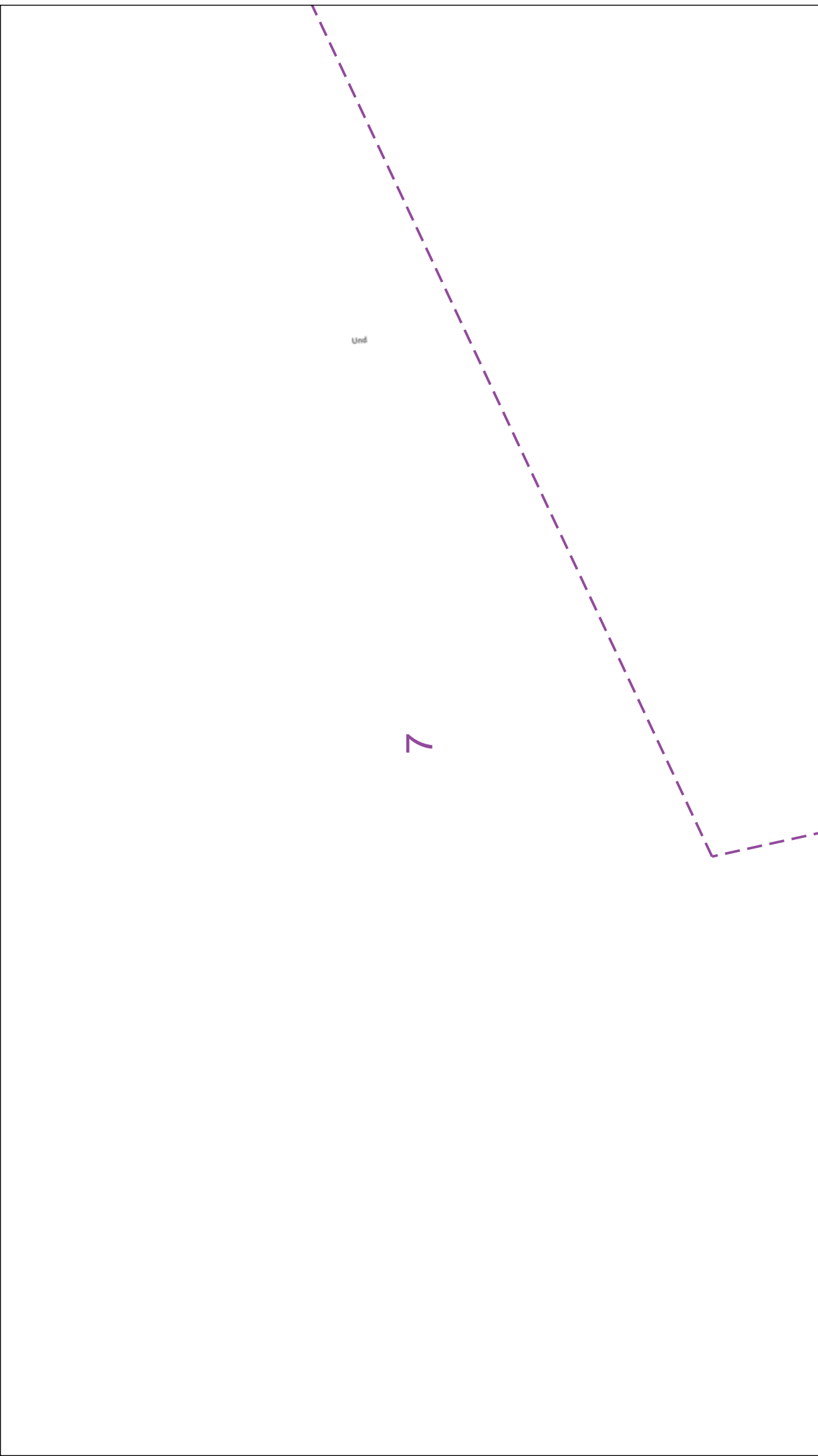






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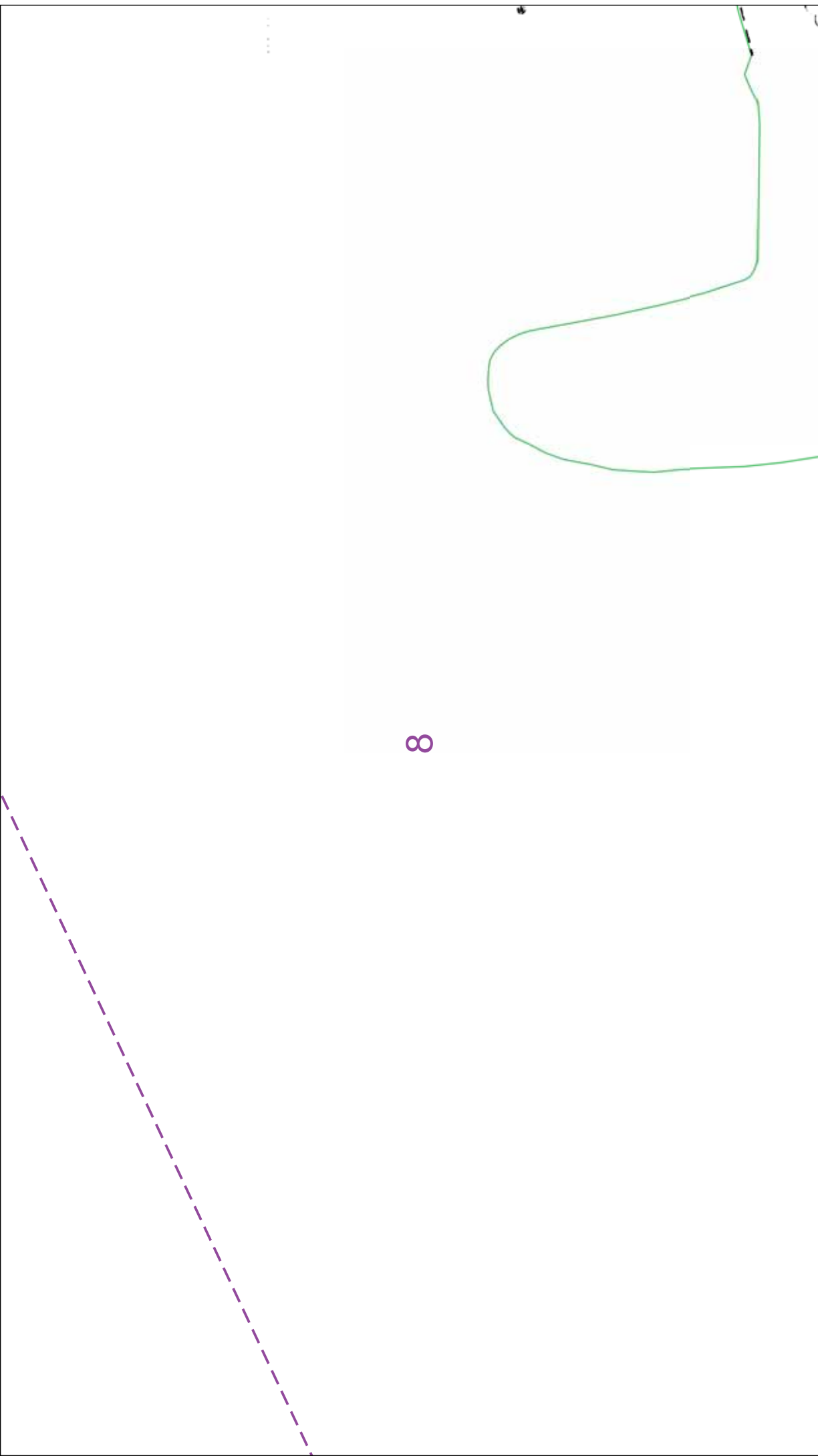


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
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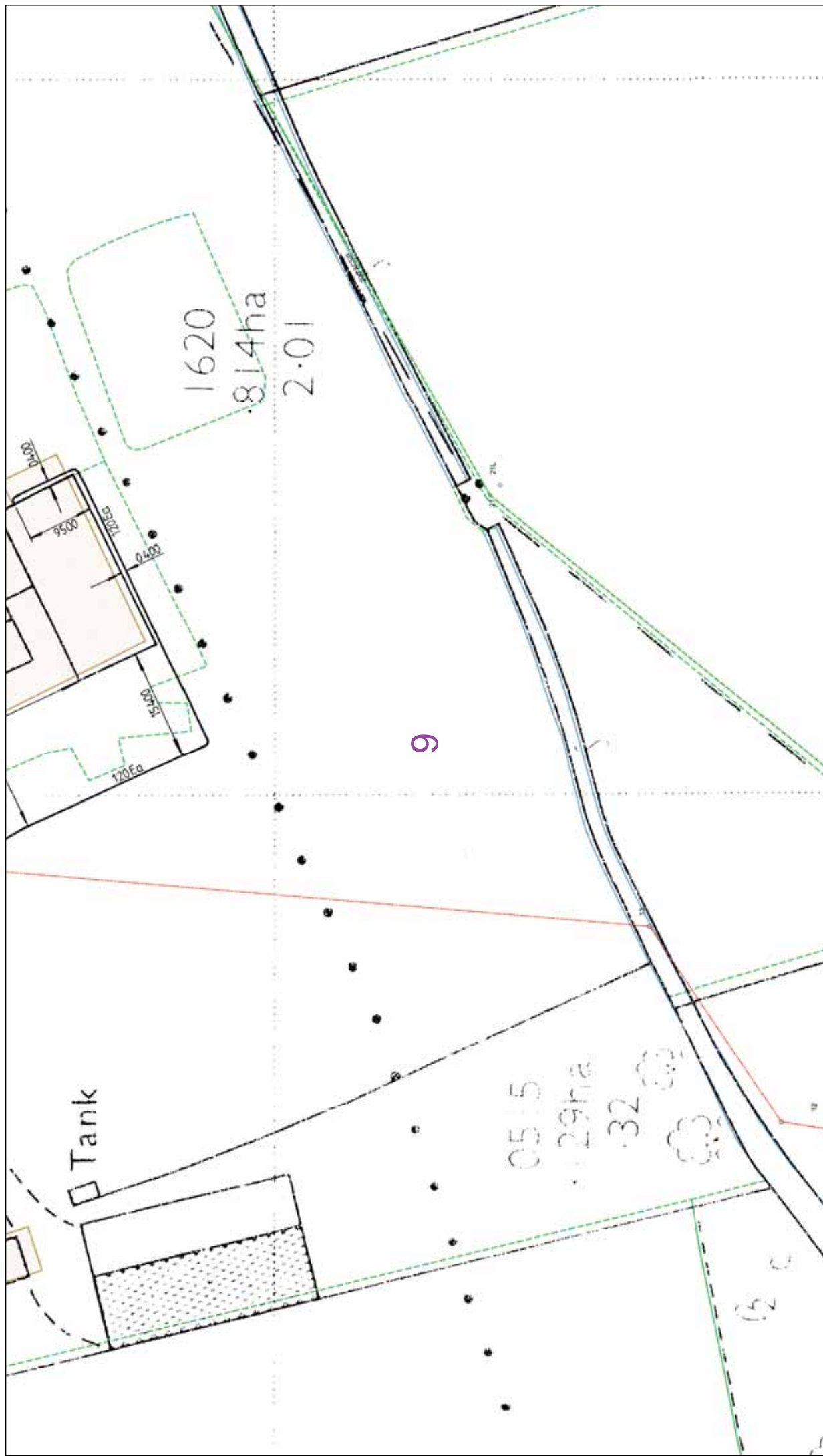




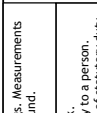



		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger call the Phone 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK To find out more Guidance note G56</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>		<p>Line: </p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>
<p>0 25 50 metres</p>	<p>Dig Sites Area: </p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. No work should be undertaken within 3 metres of any live cables/lines belonging to other owners of licensed electricity distribution systems may be present and more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	
<p>This plan must be used with the attached 'Symbols' document.</p>	<p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216</p>	<p>Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	
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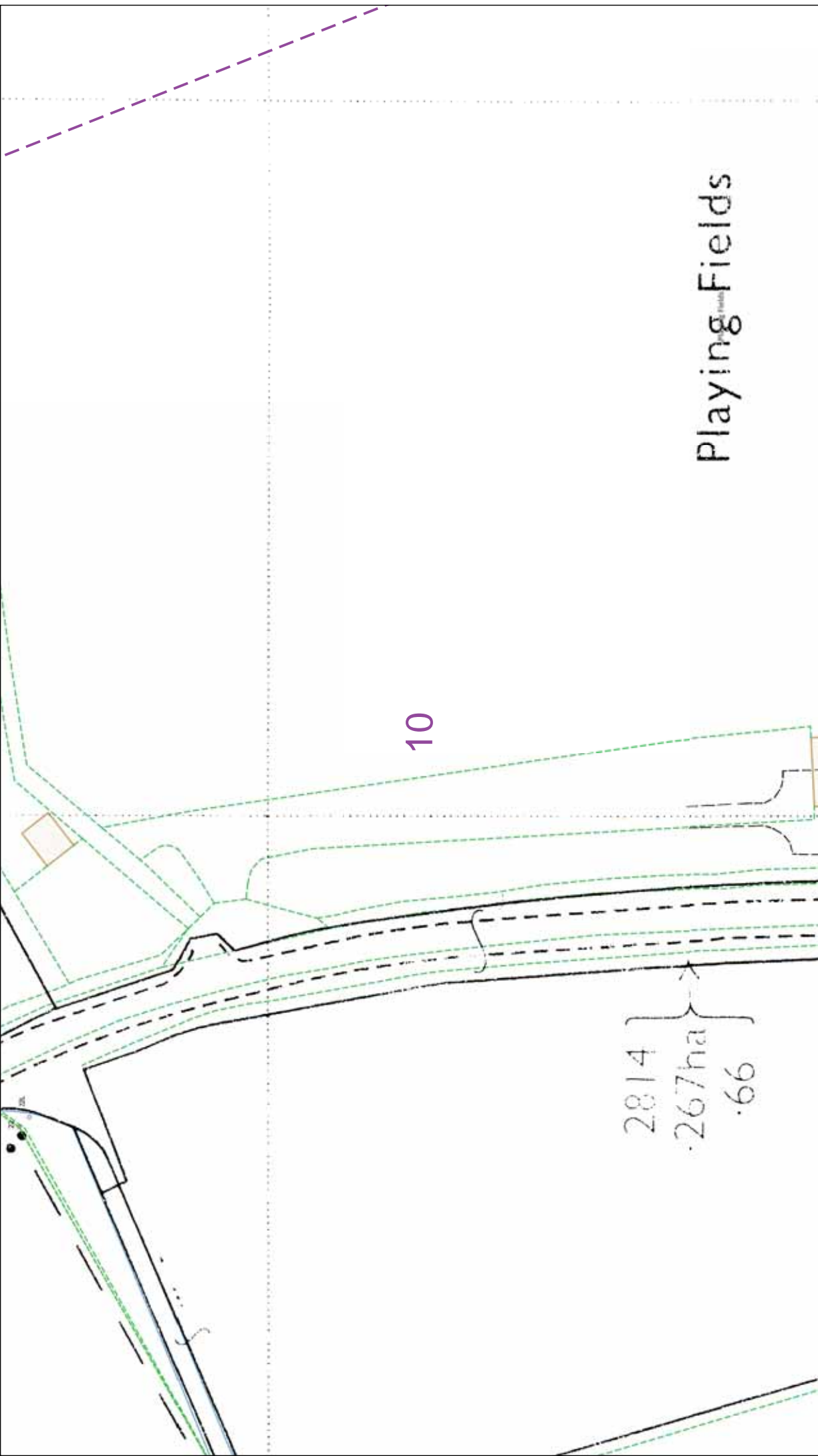


8

		<p>IF IN DOUBT - ASK! EMERGENCY - If you are in an emergency call the National Grid Helpline on 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>		<p>Line: </p>	<p>Dig Sites Area: </p>
<p>0 25 50 Metres</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by Power Networks. 6. No work should be undertaken within 3 metres of any live cables/lines belonging to other owners of licensed electricity distribution systems may be present and than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>	
<p>This plan must be used with the attached 'Symbols' document.</p>	<p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455</p>	<p>Scale: 1:500 (When plotted at A3)</p>	
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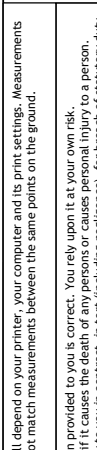
		<p>ALWAYS LOOK UP BEFORE YOU START WORK TO IDENTIFY OVERHEAD LINES Guidance note G56</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 OR VISIT OUR WEBSITE WWW.UKPN.CO.UK PHONE 0800 783 8838 (24hrs) URGENTLY</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>		
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	<p>Dig Sites  Area  Line </p>	<ol style="list-style-type: none"> The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. All cables must be treated as being live unless proved otherwise by Power Networks. Excavations should be limited to a maximum depth of 1.2m unless otherwise agreed in writing near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
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10

2814
 267ha
 .66

Playing Fields

	 <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in any doubt call the Phone 0800 783 8838 (24hrs) URGENTLY</p>
<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>	
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>Dig Sites Area: Line:</p>	
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. No work should be carried out within 3 metres of any live cables/lines belonging to other owners of licensed electricity distribution systems may be present and that 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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4420
364ha
.90

Track

RH

11



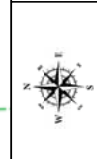
This plan must be used with the attached 'Symbols' document.
 Date Requested: 05/02/2018
 Job Reference: 12148782
 Site Location: 610129 280216
 Requested by:
 Mr. Duncan Phillips
 Your Scheme/Reference: 47455
 Scale: 1:500 (When plotted at A3)

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3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. All cables must be marked with a warning near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Dig Sites Area: --- Line: ---

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

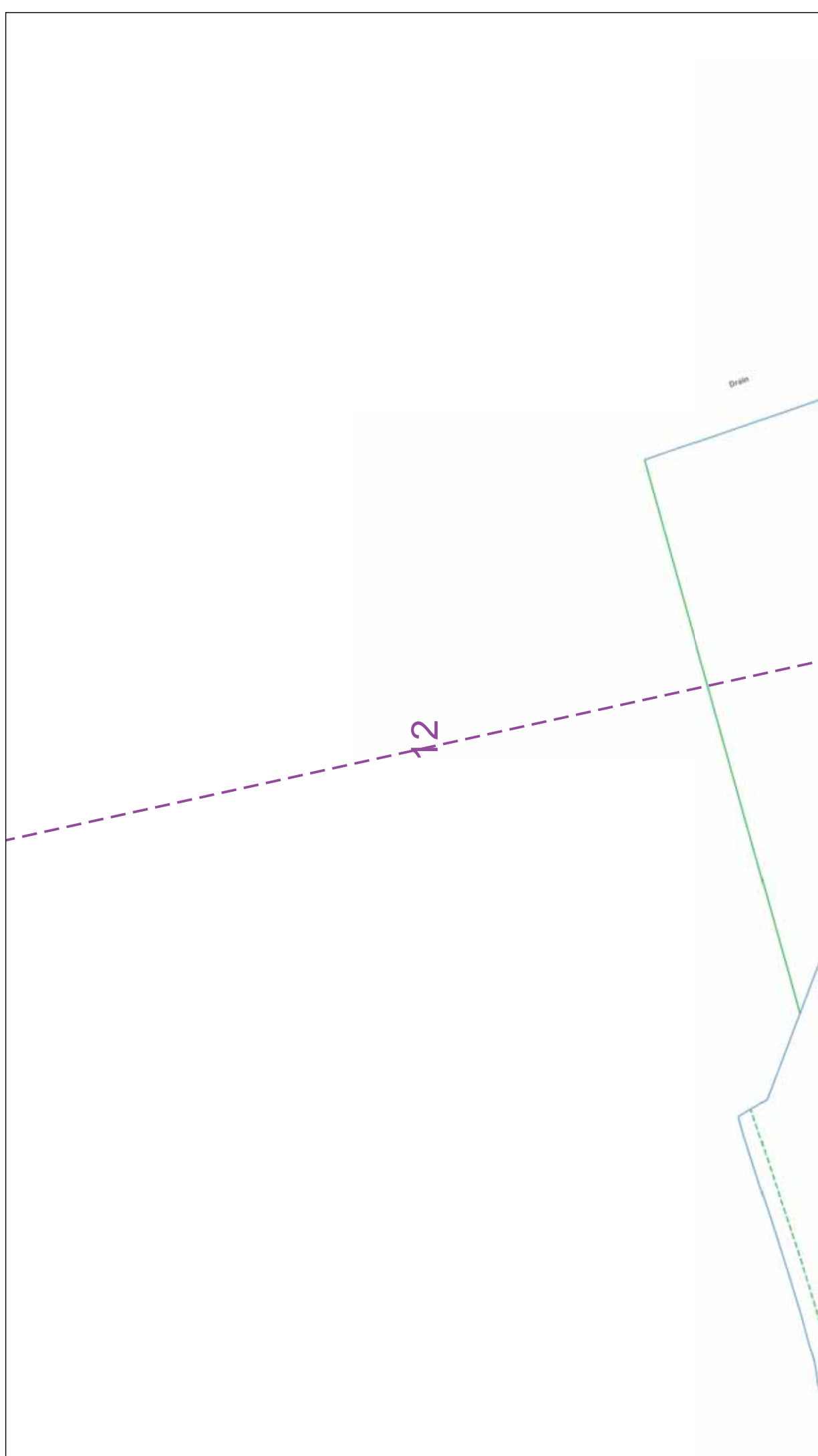
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- UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
- This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you.
- You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.






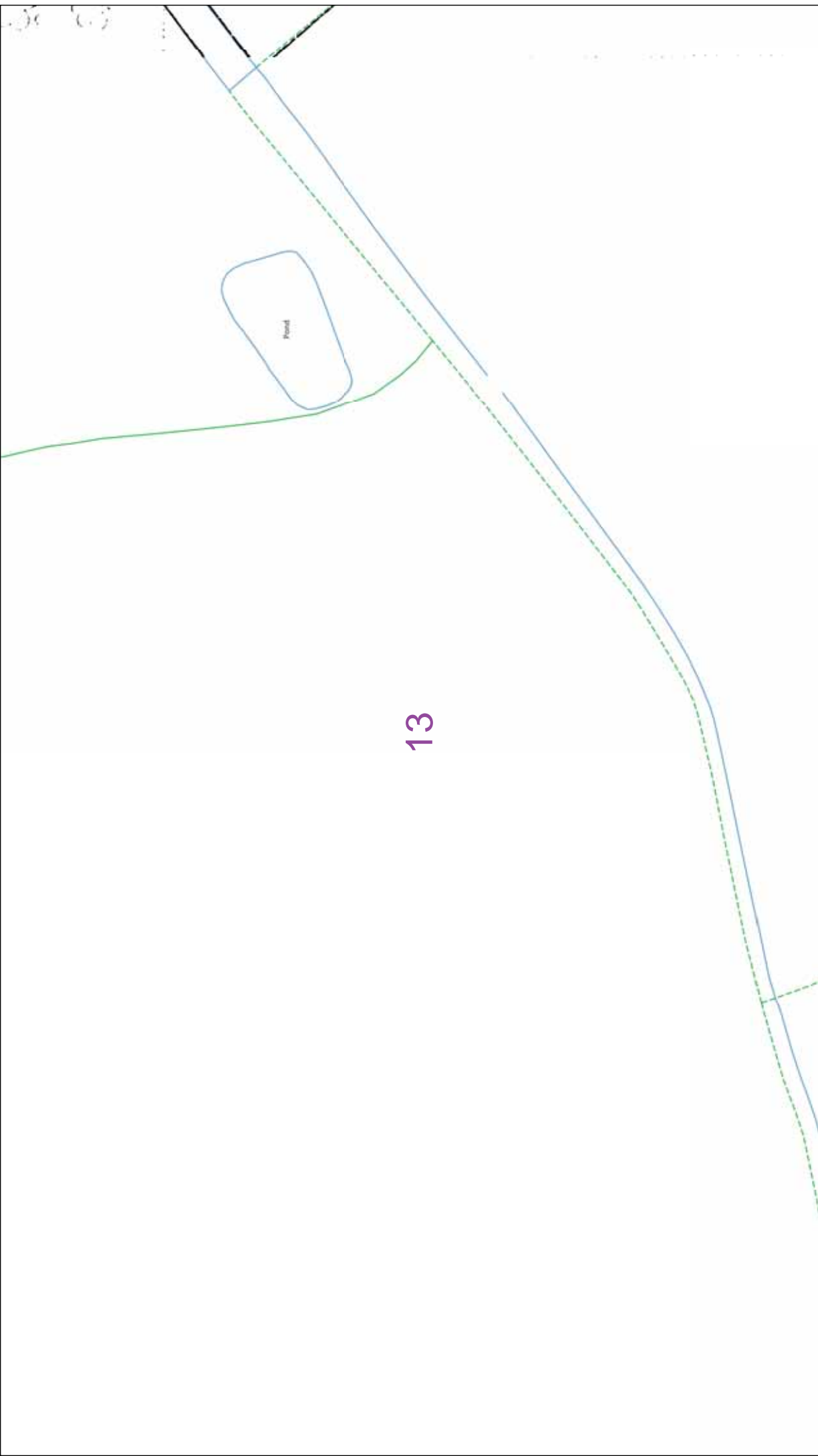
IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you are in any doubt call the Gas Safe Register Helpline on 0800 783 8838 (24hrs) URGENTLY








ALWAYS LOOK UP BEFORE YOU START WORK
 Guidance note G56

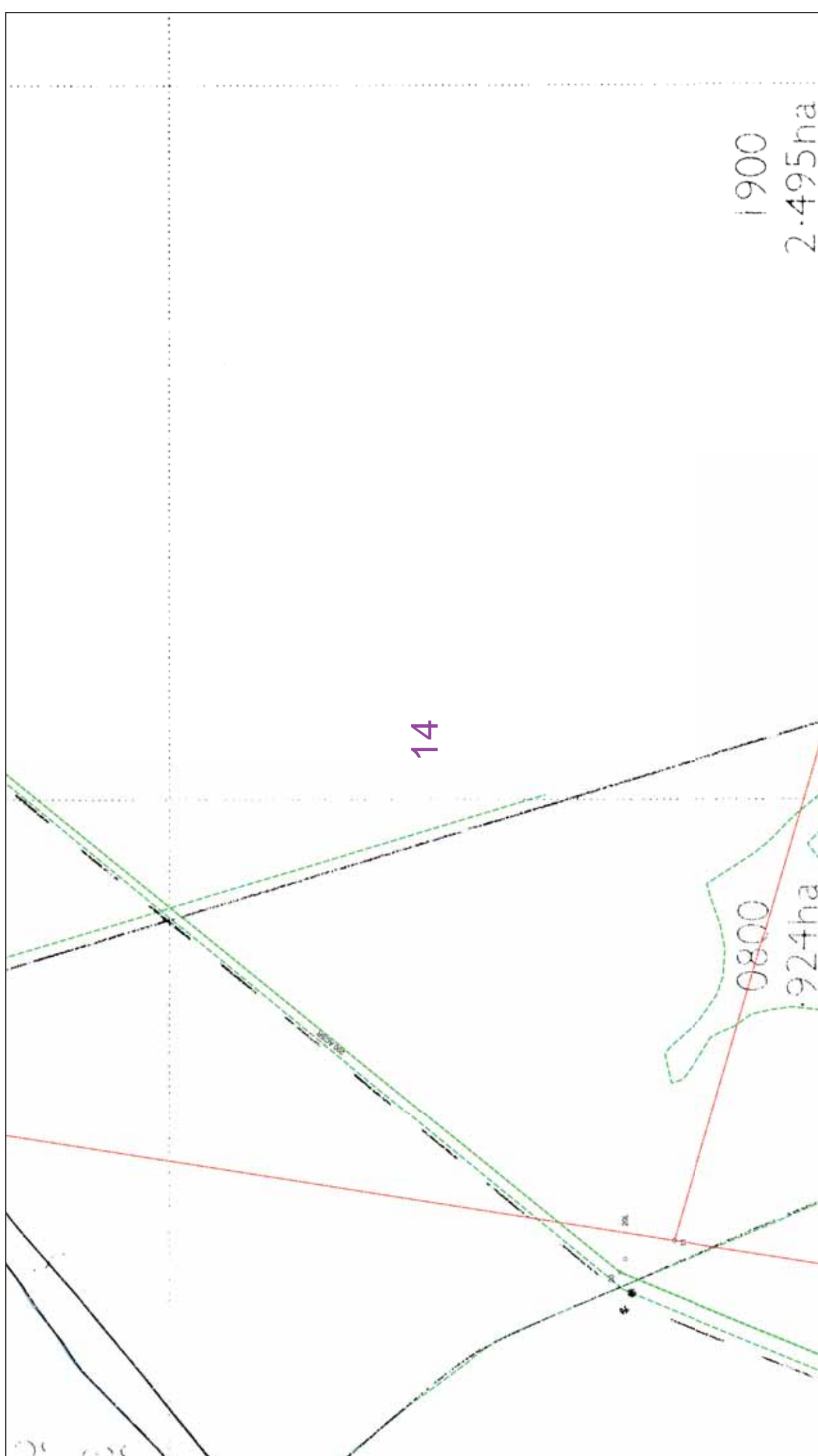


	 <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in doubt call the Operations Centre on Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person to whom it was provided. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>	
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. No work should be undertaken within 3 metres of any live cables or lines belonging to other owners of licensed electricity distribution systems may be present and than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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		<p>IF IN DOUBT - ASK! EMERGENCY - If you are in any doubt, please call the Emergency Call Centre on 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>  <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
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14

1900
2.495ha

0800
1924ha



UK Power Networks



LOOK UP

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ALWAYS LOOK UP BEFORE YOU START WORK
Guidance note G56

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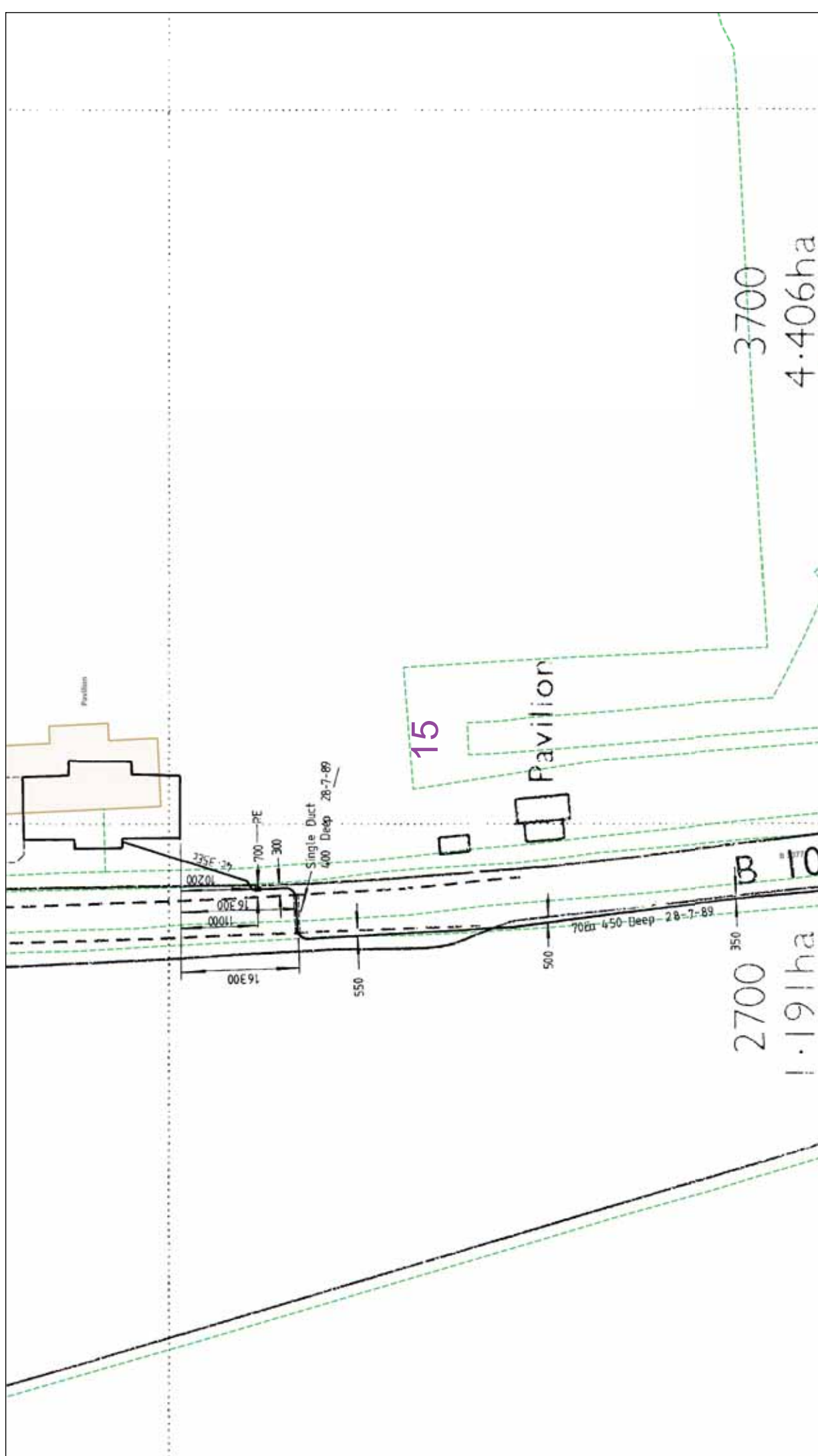
1. The position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
2. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
3. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
4. All cables must be treated as being live unless proved otherwise by UK Power Networks.
5. Plans must be issued to the excavator within 3 months of the date of issue for excavation purposes.
6. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.


Dig Sites **Area** **Line**

This plan must be used with the attached 'Symbols' document.


Date Requested: 05/02/2018
Job Reference: 12148782
Site Location: 610129 280216
Requested by: Mr Duncan Phillips
Your Scheme/References: 47455
Scale: 1:500 (When plotted at A3)


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UK Power Networks





ALWAYS LOOK UP BEFORE YOU START WORK
Guidance note G56

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EMERGENCY - If you are in danger call the Gas Safe Register Helpline on 0800 783 8838 (24hrs) URGENTLY

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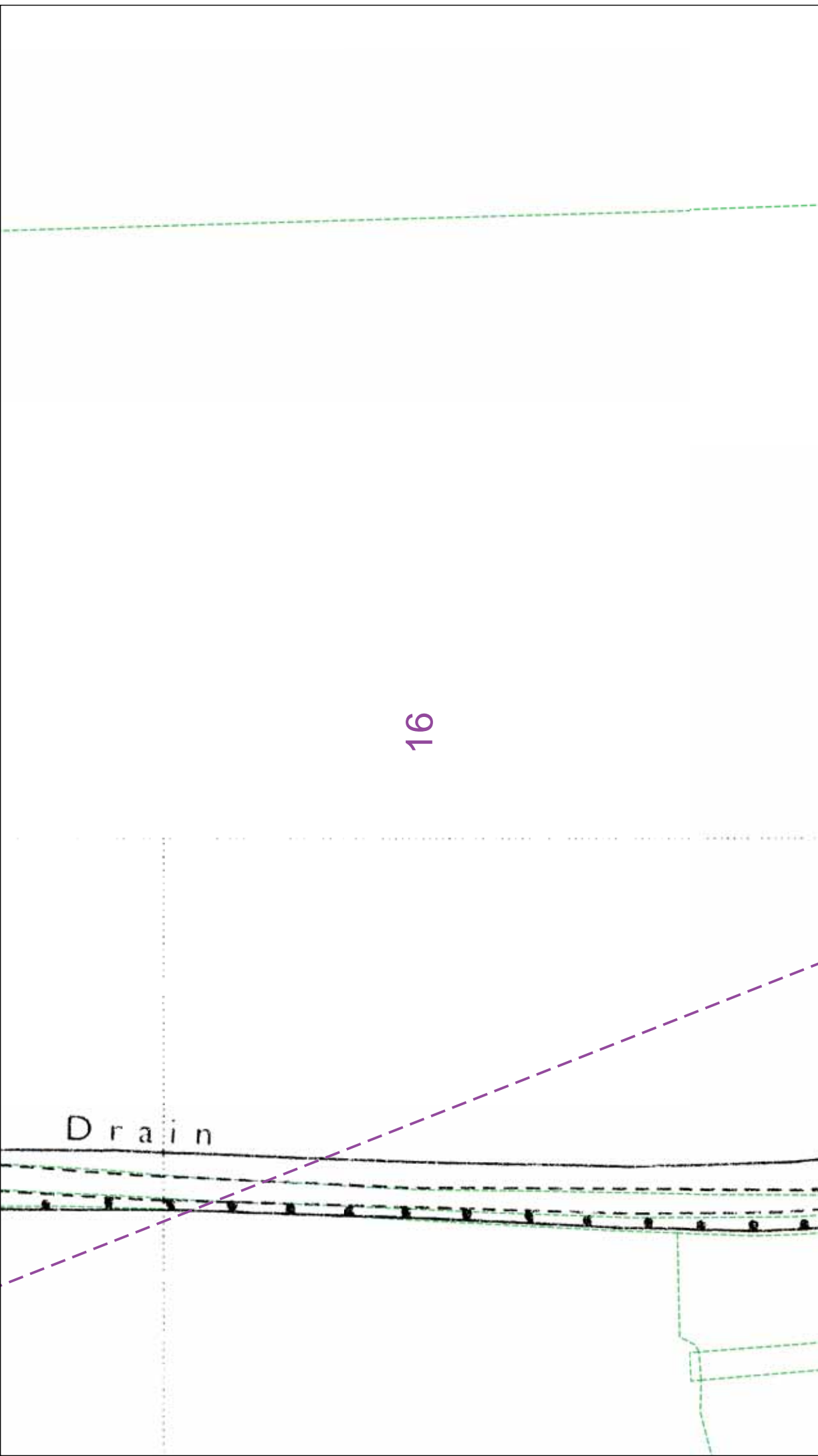
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you.
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 5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
 6. This plan is for information only and is not to be used for anything near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.




This plan must be used with the attached 'Symbols' document.

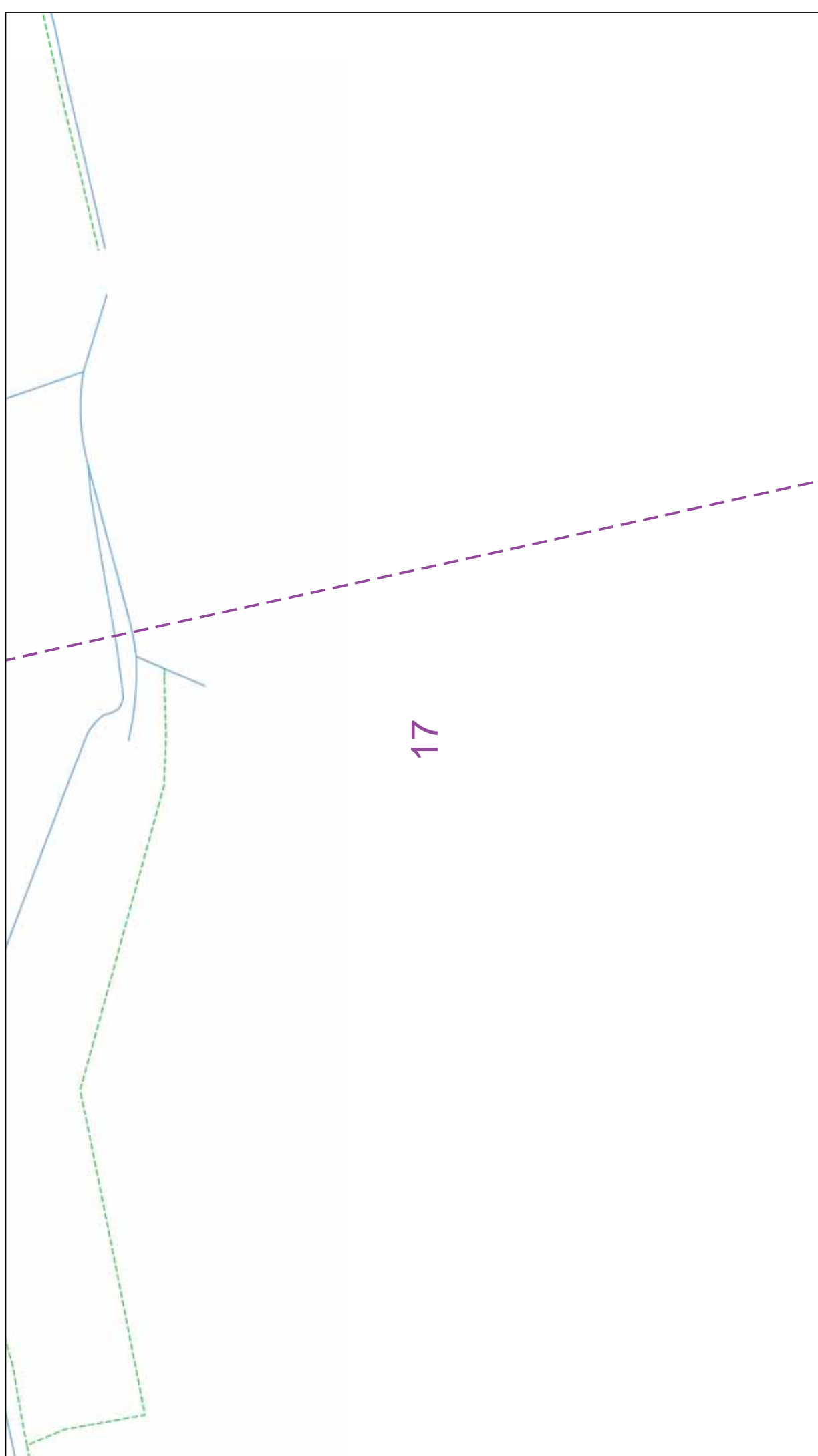
Date Requested: 05/02/2018
 Job Reference: 12148782
 Site Location: 610129 280216
 Requested by: Mr. Duncan Phillips
 Your Scheme/Reference: 47455
 Scale: 1:500 (When plotted at A3)

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



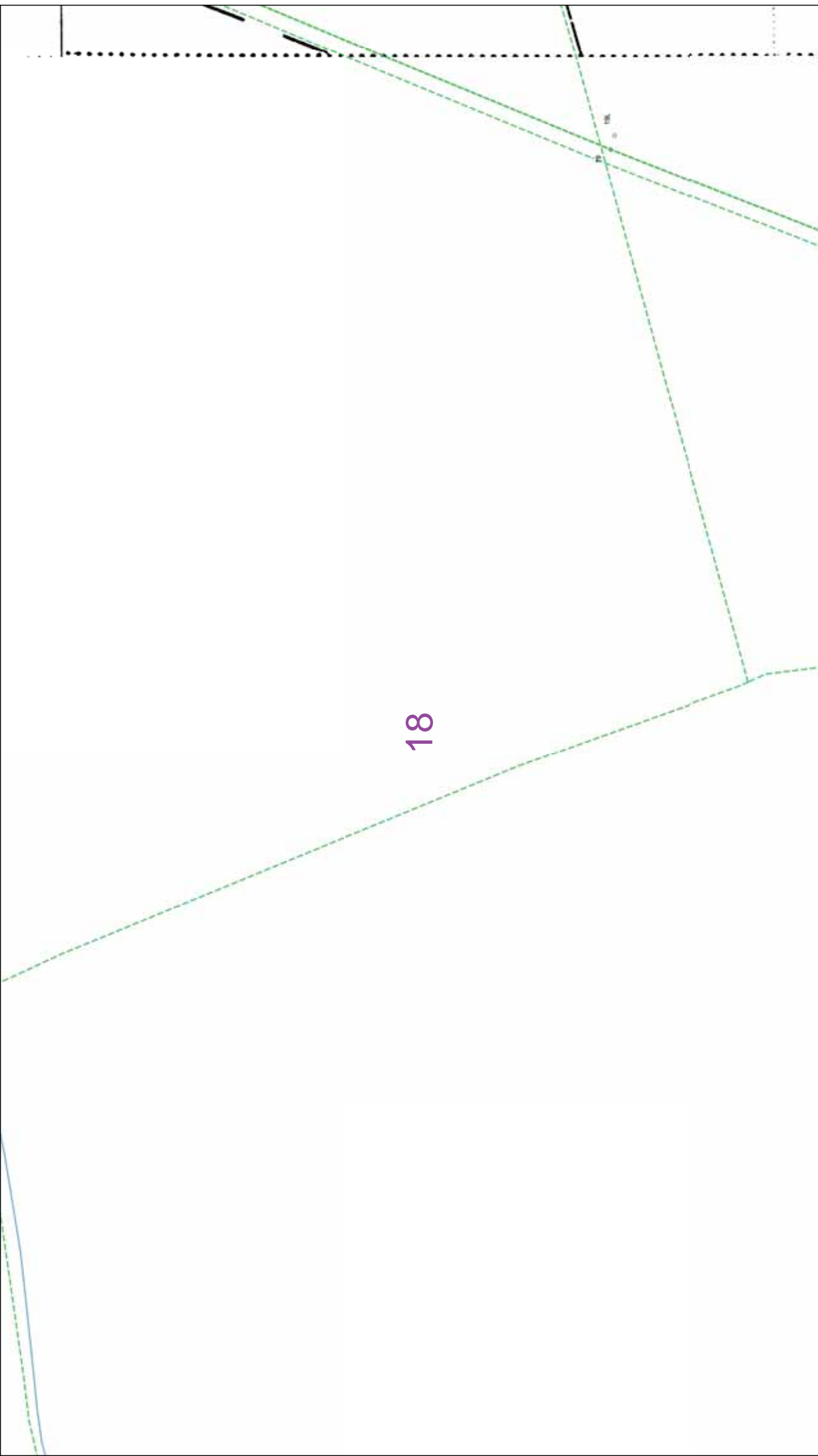
16

	<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p> 
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in doubt call the phone (24hrs) URGENTLY</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the fee to a third party.</p>	
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Plans are valid for working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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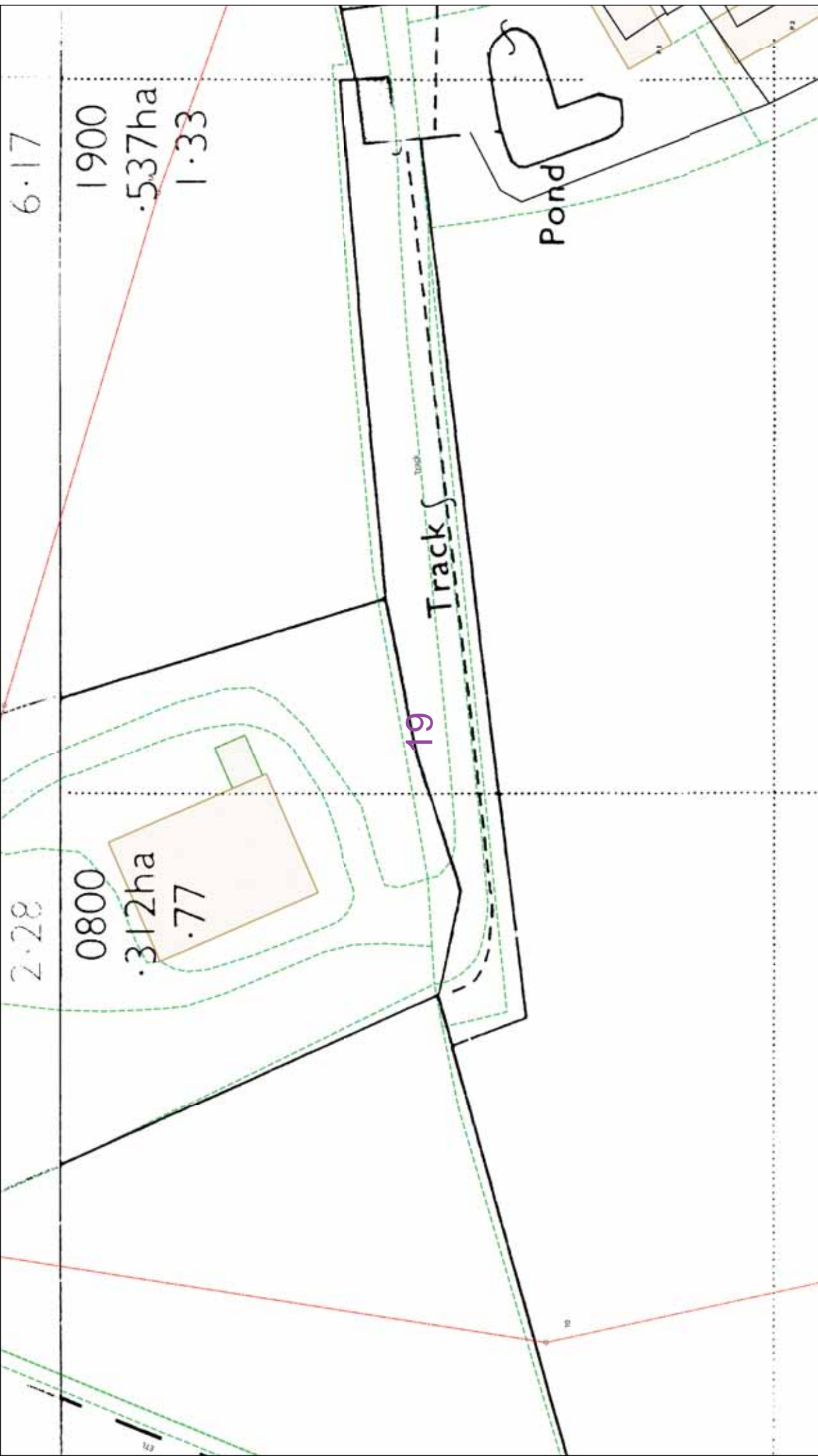
17

		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in doubt call the Phone 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK To find out more Guidance note G56</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>	
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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr Duncan Phillips Your Scheme/Reference: 47455</p>		<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. No work should be carried out within 3m of any existing or proposed dig sites near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>			<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.</p> <p>3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the provider.</p> <p>4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>
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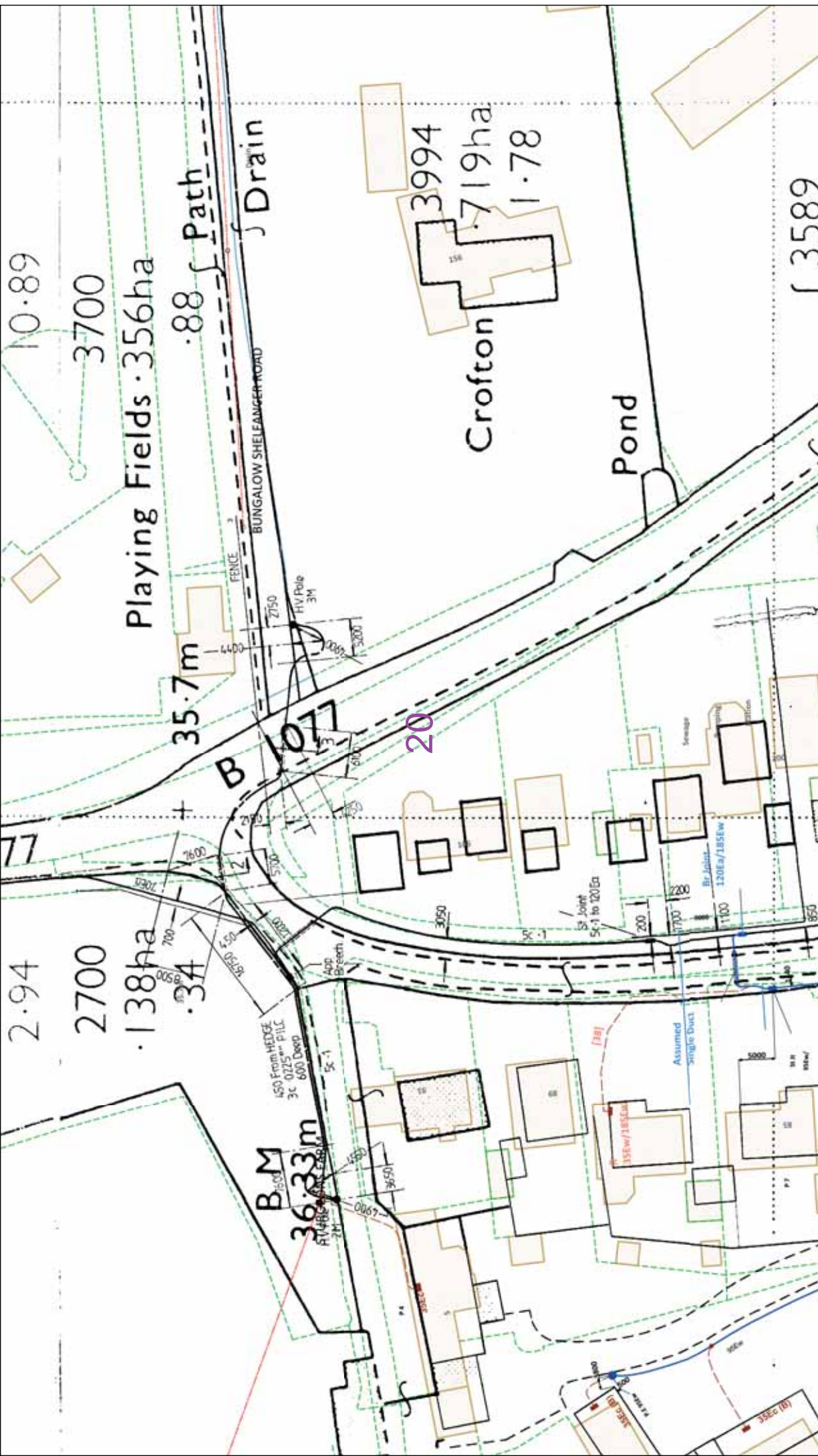



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			<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 OR VISIT www.ukpowernetworks.co.uk PHONE 0800 783 8838 (24hrs) URGENTLY</p>		<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the records to determine the location of all known underground plant and equipment.</p>	
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>			
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	<p>Dig Sites Area: [Symbol]</p>	<p>Line: [Symbol]</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>
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		<p>IF IN DOUBT - ASK EMERGENCY - If you have any concerns Phone (0800) 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK TO IDENTIFY UNDERGROUND GUIDANCE NOTE G56</p>
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UK Power Networks



LOOK UP

IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
are in danger call
Phone 0800 783 8838
(24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK
Guidance note G56

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check our records to determine the location of all known underground plant and equipment.

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This plan must be used with the attached 'Symbols' document.

Date Requested: 05/02/2018
Job Reference: 12148782
Site Location: 610129 280216
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 47455

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

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3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

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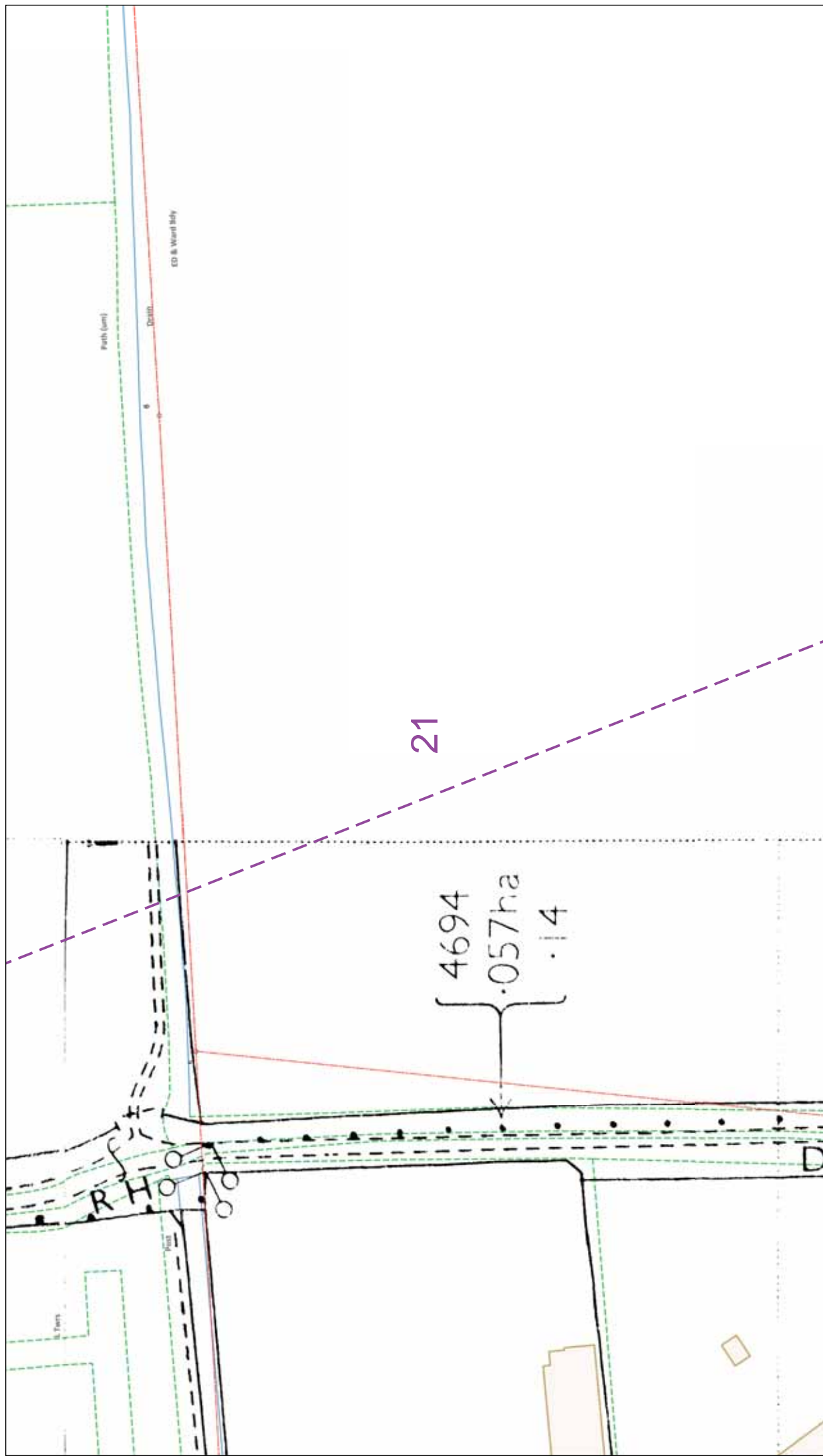
5. All cables must be treated as being live unless proved otherwise by Power Networks.


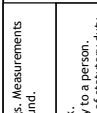
6. All excavations must be carried out in accordance with the relevant UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.





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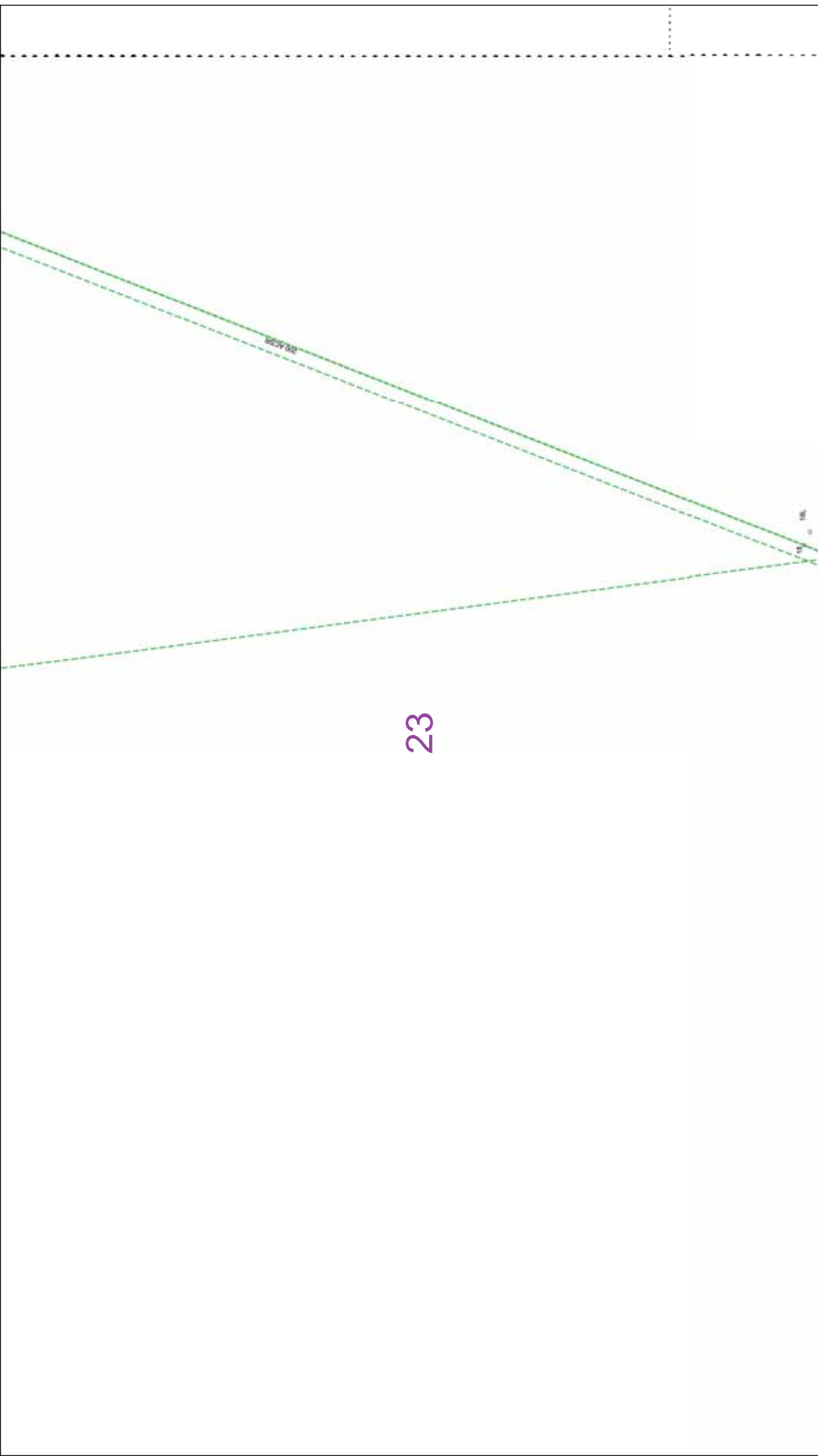
0 25 50 metres

Dig Sites Area Line:





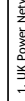
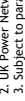


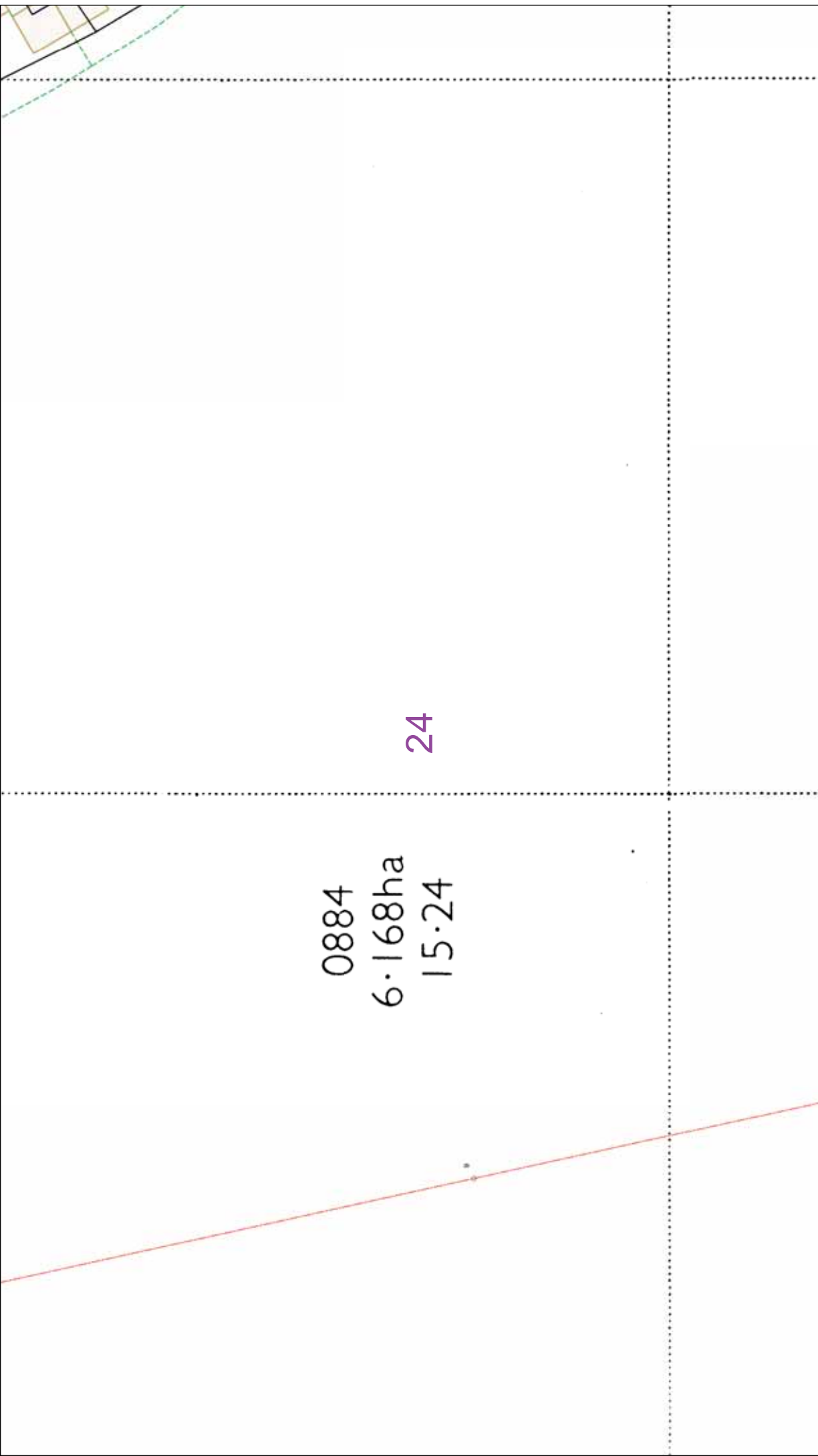
	<p>ALWAYS LOOK UP BEFORE YOU START WORK. If you are unsure of the location of any cables or equipment, call the UK Power Networks Helpline on 0800 283 8838 (24hrs) URGENTLY</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
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<p>0 25 50 metres</p>	<p>Dig Sites Area: --- Line: ---</p>



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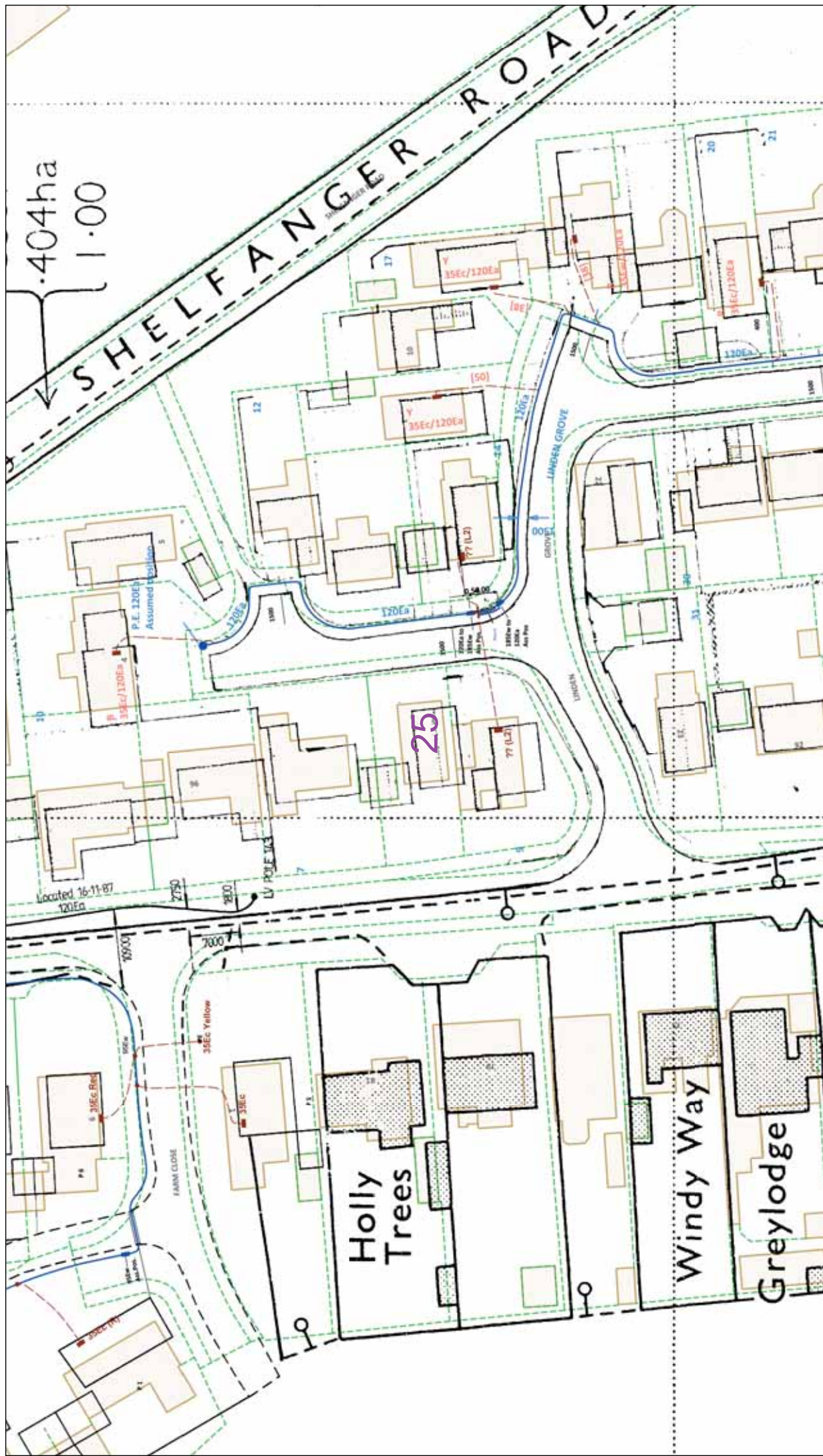


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		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you cannot reach us please Phone 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK TO IDENTIFY UNDERGROUND GUIDANCE NOTE G56</p>  <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
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<p>0 25 50 metres</p>	<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	<ol style="list-style-type: none"> 1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Plans are valid for use for a period of 3 months from the date of issue for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence numbers 100019626, 100019826 and 100019450. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data reserved. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.</p>	



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<p>0 25 50 metres</p>	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>
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(24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK
Guidance note G56

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3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the fee to a third party.

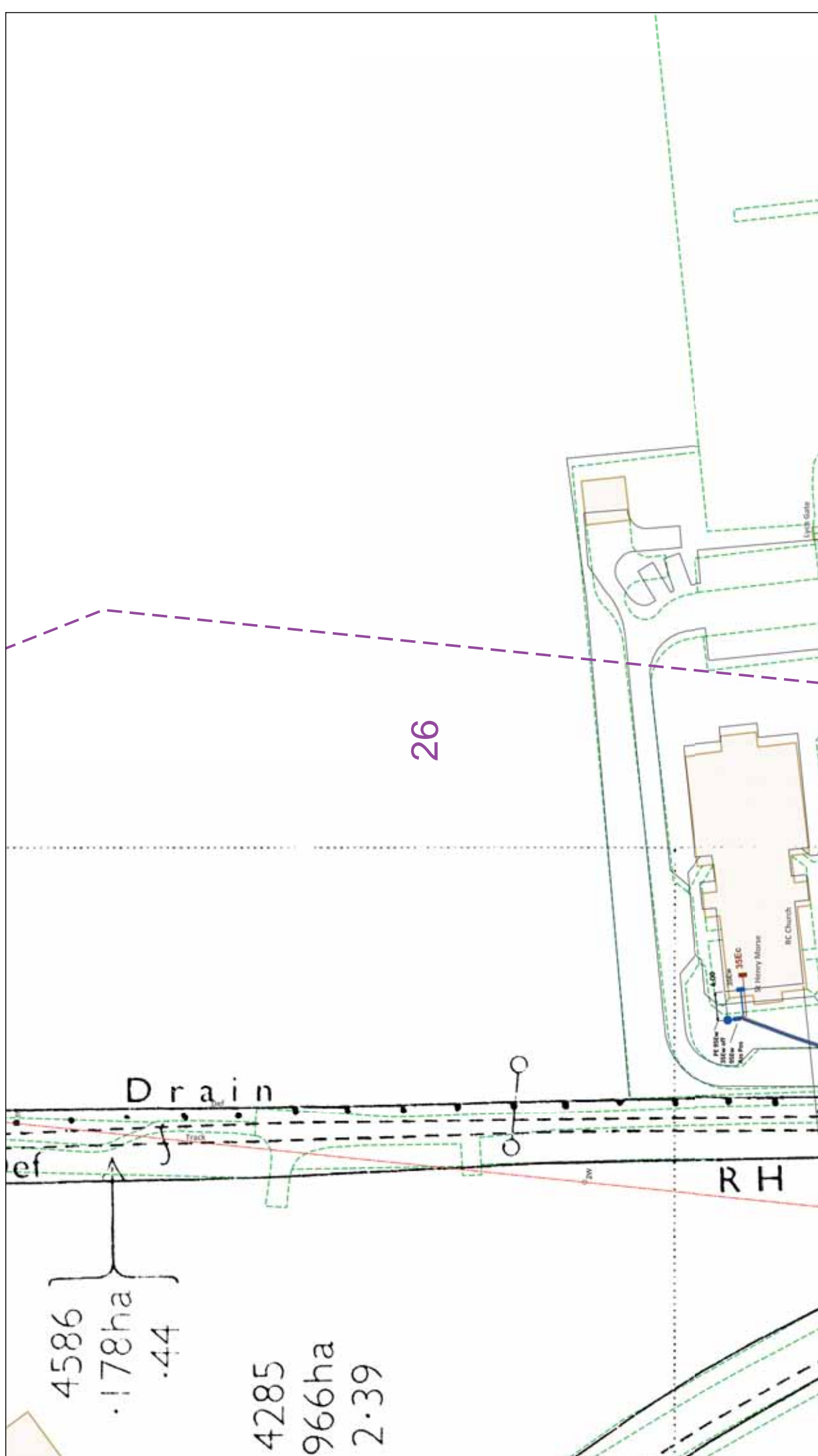
The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

1. The position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
2. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
3. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
4. All cables must be treated as being live unless proved otherwise by UK Power Networks.
5. All excavations must be carried out during the daylight hours.
6. All excavations must be completed within 3 months of the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

This plan must be used with the attached 'Symbols' document.



Date Requested: 05/02/2018
Job Reference: 12148782
Site Location: 610129 280216
Requested by: Mr Duncan Phillips
Your Scheme/Reference: 47455
Scale: 1:500 (When plotted at A3)

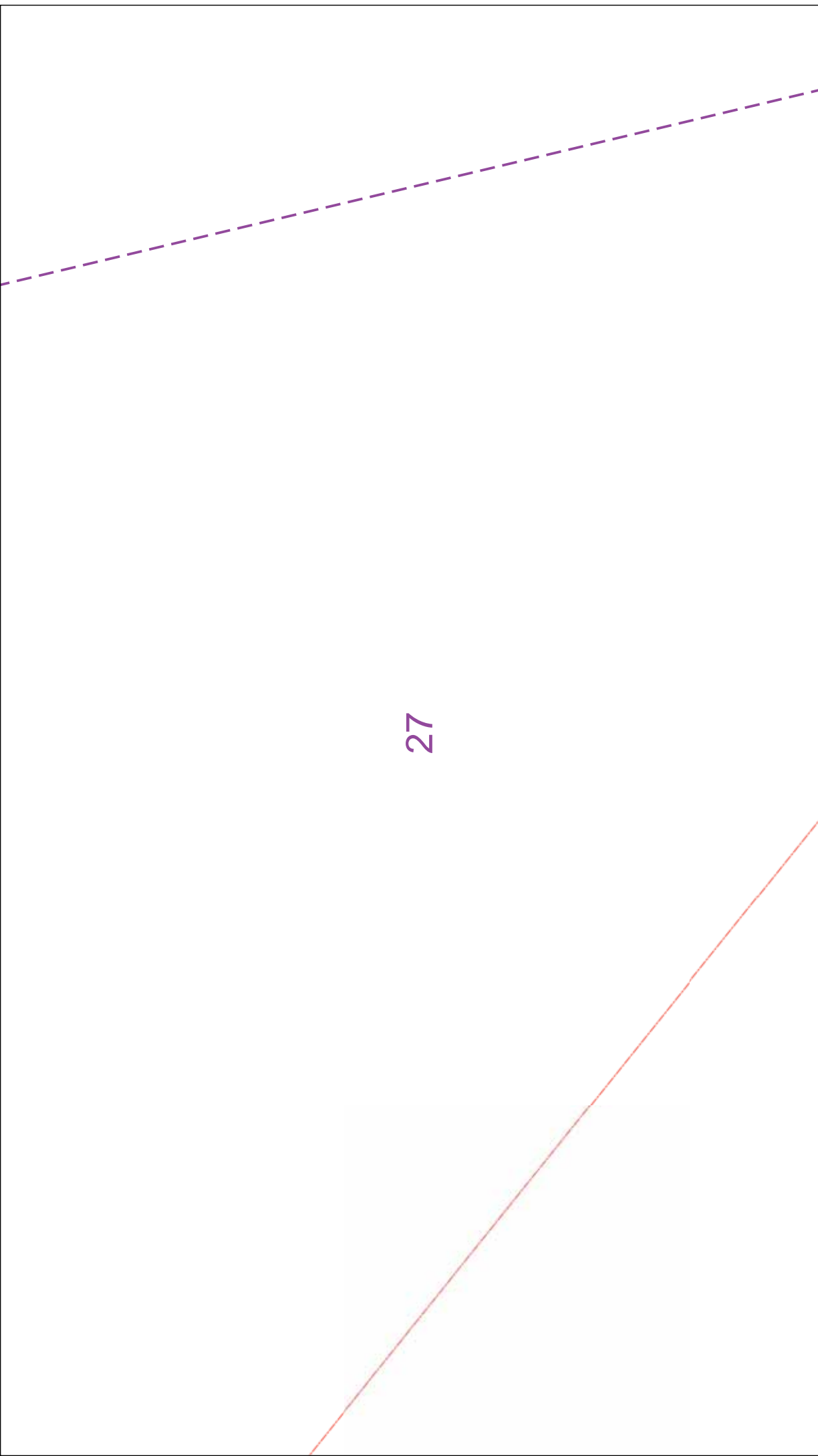
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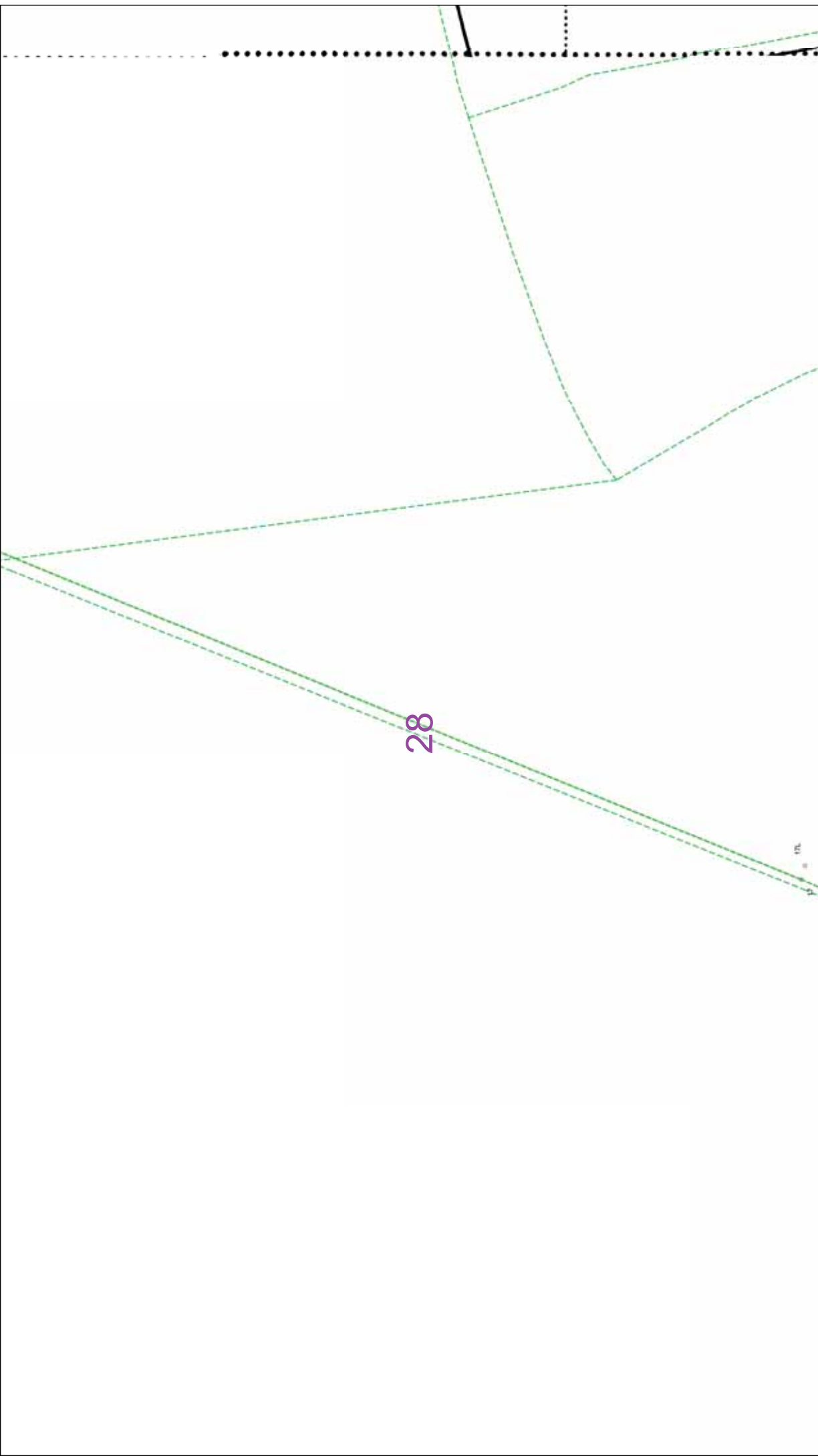
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

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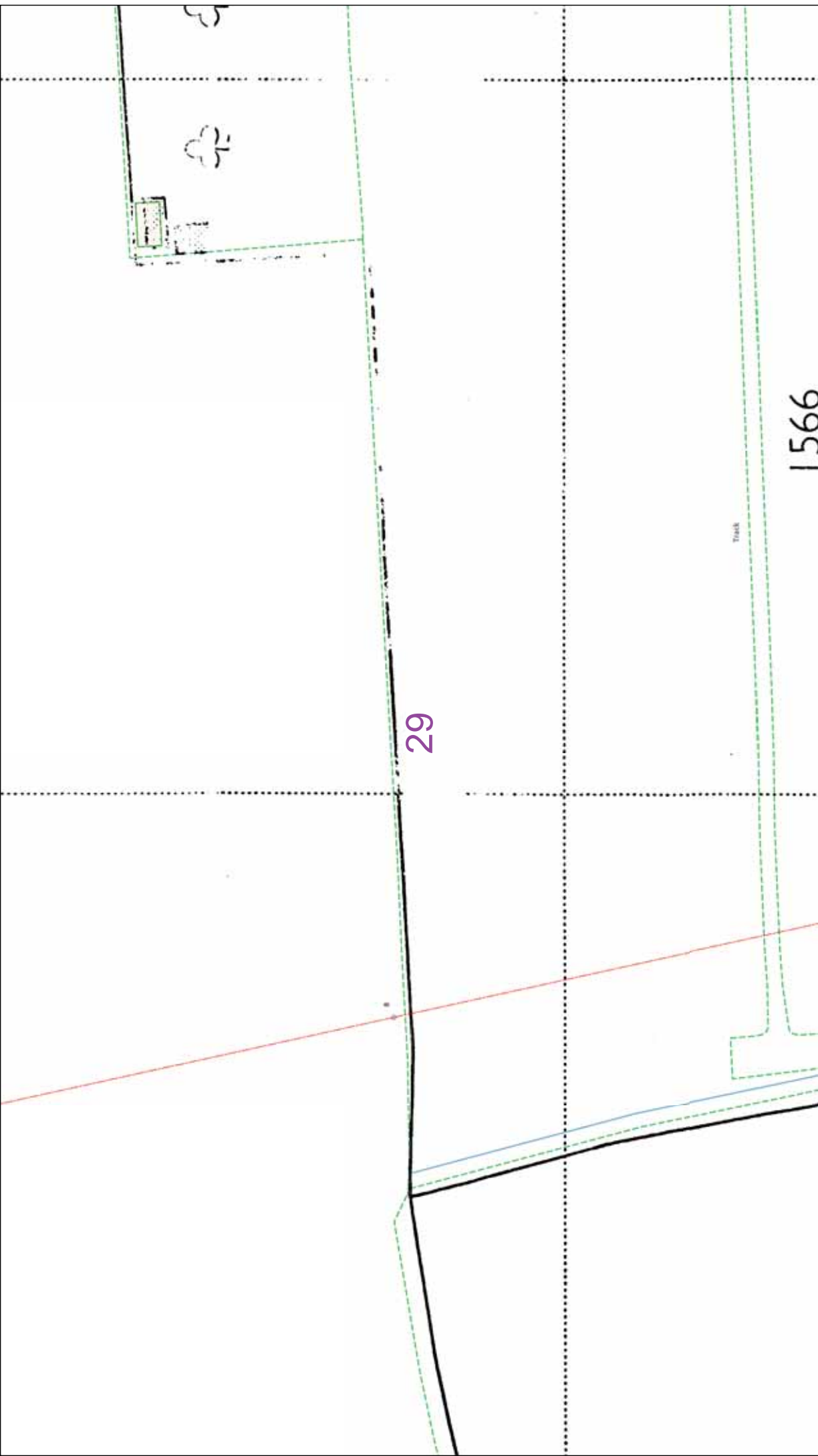
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 OR VISIT OUR WEBSITE WWW.UKPN.CO.UK Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the relevant records to determine the location of all known underground plant and equipment.</p>
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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr Duncan Phillips Your Scheme/Reference: 47455</p> <p>Scale: 1:500 (When plotted at A3)</p>	<p>Dig Sites Area: --- Line: - - - -</p> <p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Plans are valid for 3 months from the date of issue for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence numbers 100019450, 100019826 and 100019450. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data reserved. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.</p>





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<p>0 25 50 metres</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. Plans are valid for excavation purposes for a period of 3 months from the date of issue.</p> <p>7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.</p> <p>3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you.</p> <p>4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the relevant records to determine the location of all known underground plant and equipment.</p>
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<p>0 25 50 metres</p>	<p>Dig Sites Area:  Line: </p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. No work should be undertaken within 3 metres of any live cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	
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0 25 50 metres

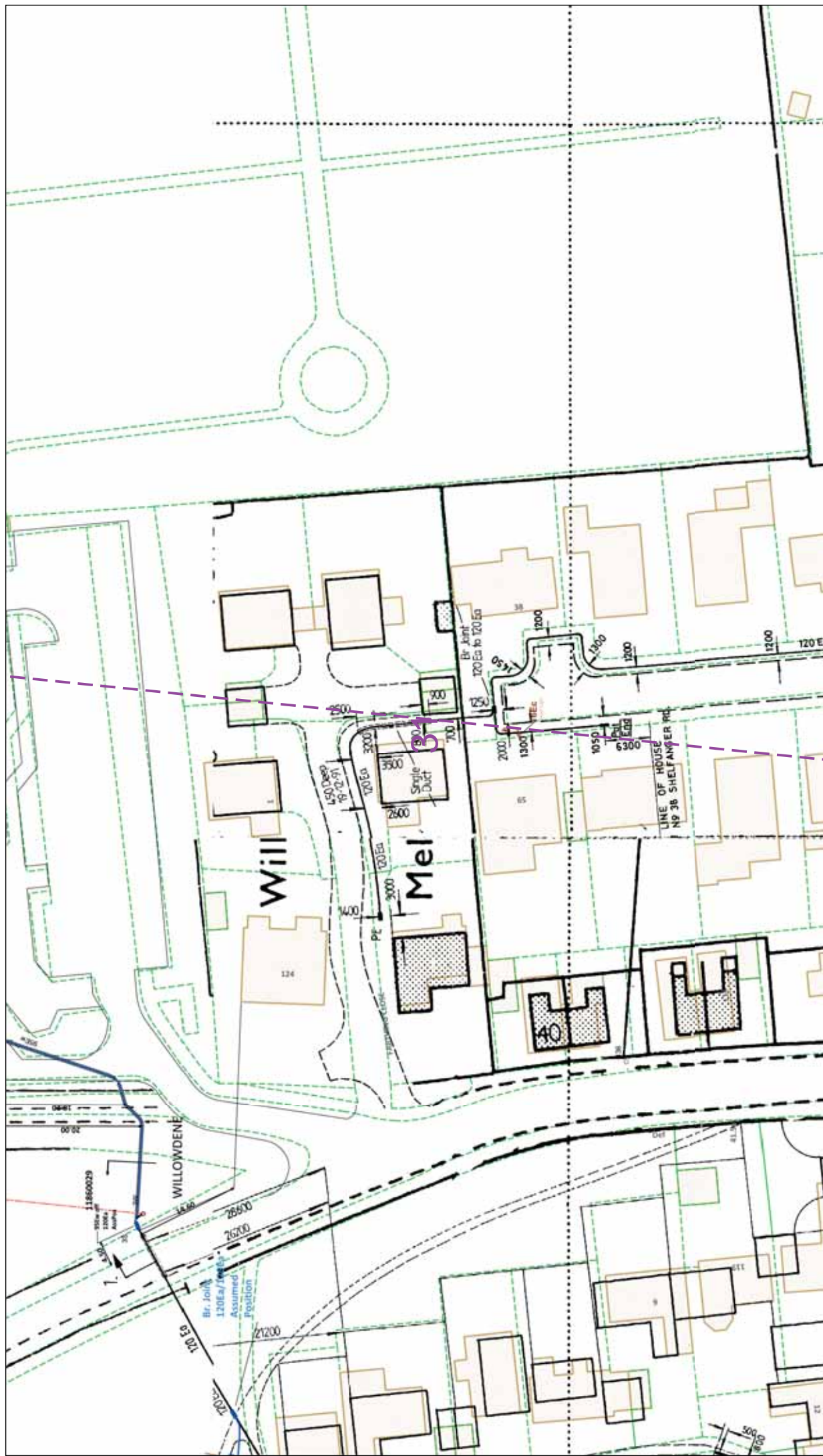
Dig Sites **Area** **Line**


This plan must be used with the attached 'Symbols' document.

Date Requested: 05/02/2018
 Job Reference: 12148782
 Site Location: 610129 280216
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 47455
 Scale: 1:500 (When plotted at A3)


1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. This plan is valid for use for a period of 3 months from the date of issue for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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LOOK UP

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Phone 0800 783 8838
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2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.

3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.

5. All cables must be treated as being live unless proved otherwise by Power Networks.

6. Digging near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

Dig Sites **Area** **Line**

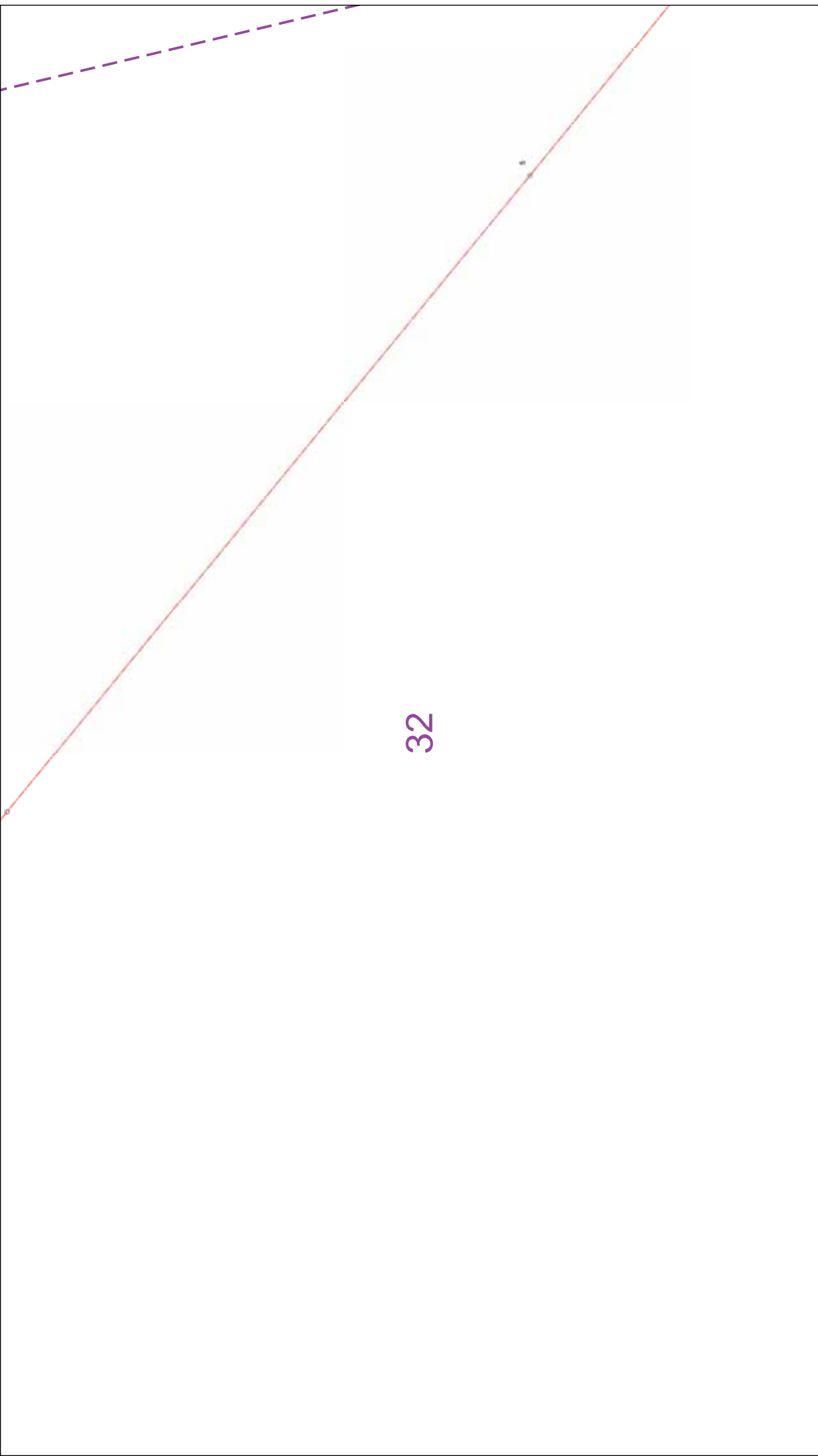
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
Date Requested: 05/02/2018
 Job Reference: 12148782
 Site Location: 610129 280216
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 47455

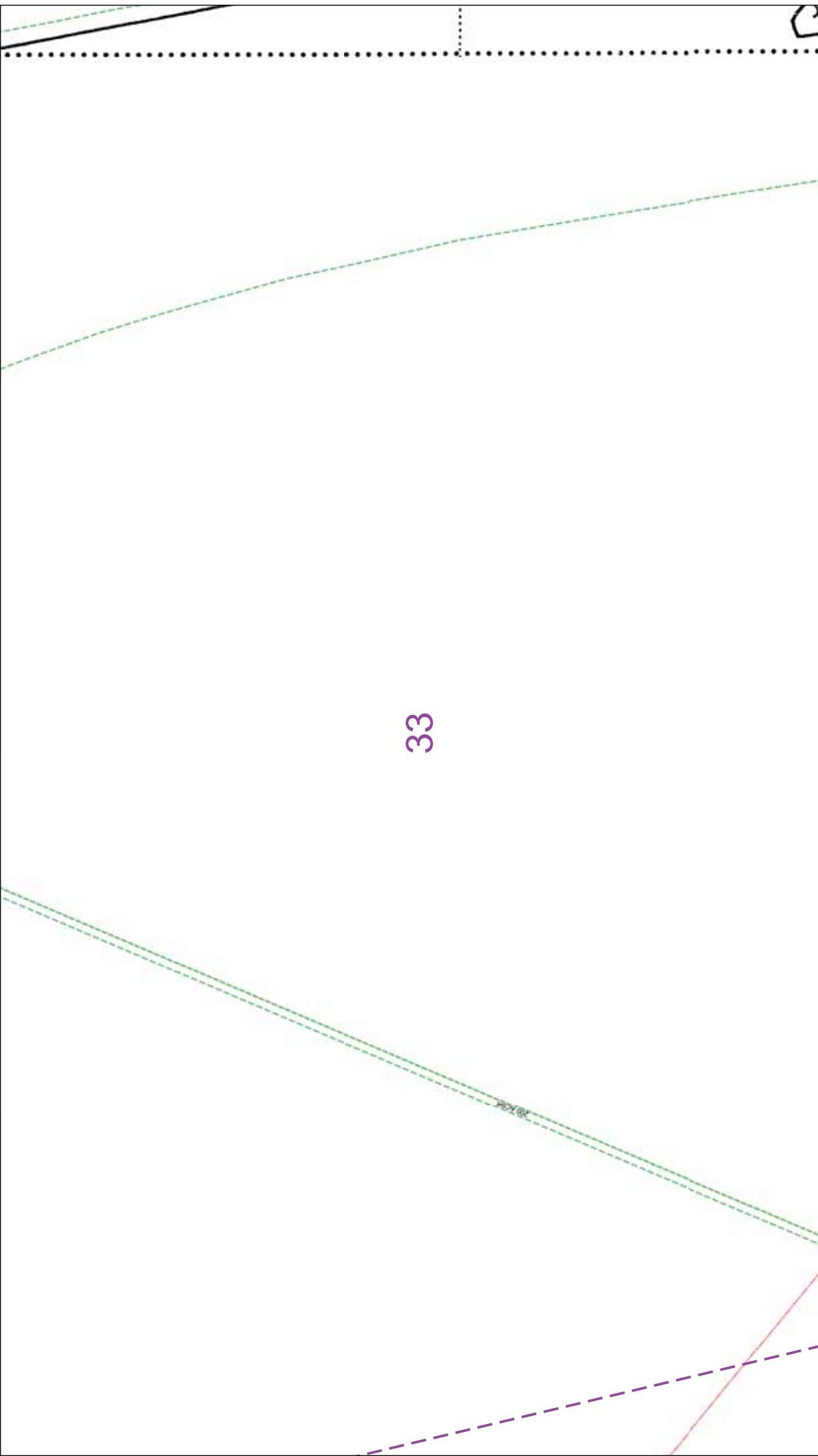
Scale: 1:500 (When plotted at A3)

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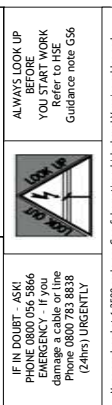
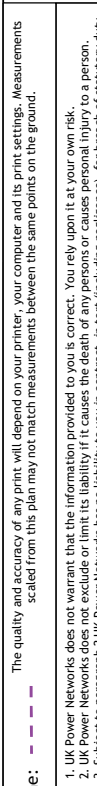


32

		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in any doubt, call the Phone 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK on any cables or equipment Guidance note G56</p>
<p>0 25 50 metres</p>		<p>Dig Sites Area:  Line: </p>	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you. 4. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p> <p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. No work should be undertaken within 3 metres of any live cables or lines belonging to other owners of licensed electricity distribution systems may be present and more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
<p>This plan must be used with the attached 'Symbols' document.</p>		<p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr Duncan Phillips Your Scheme/Reference: 47455 Scale: 1:500 (When plotted at A3)</p>	
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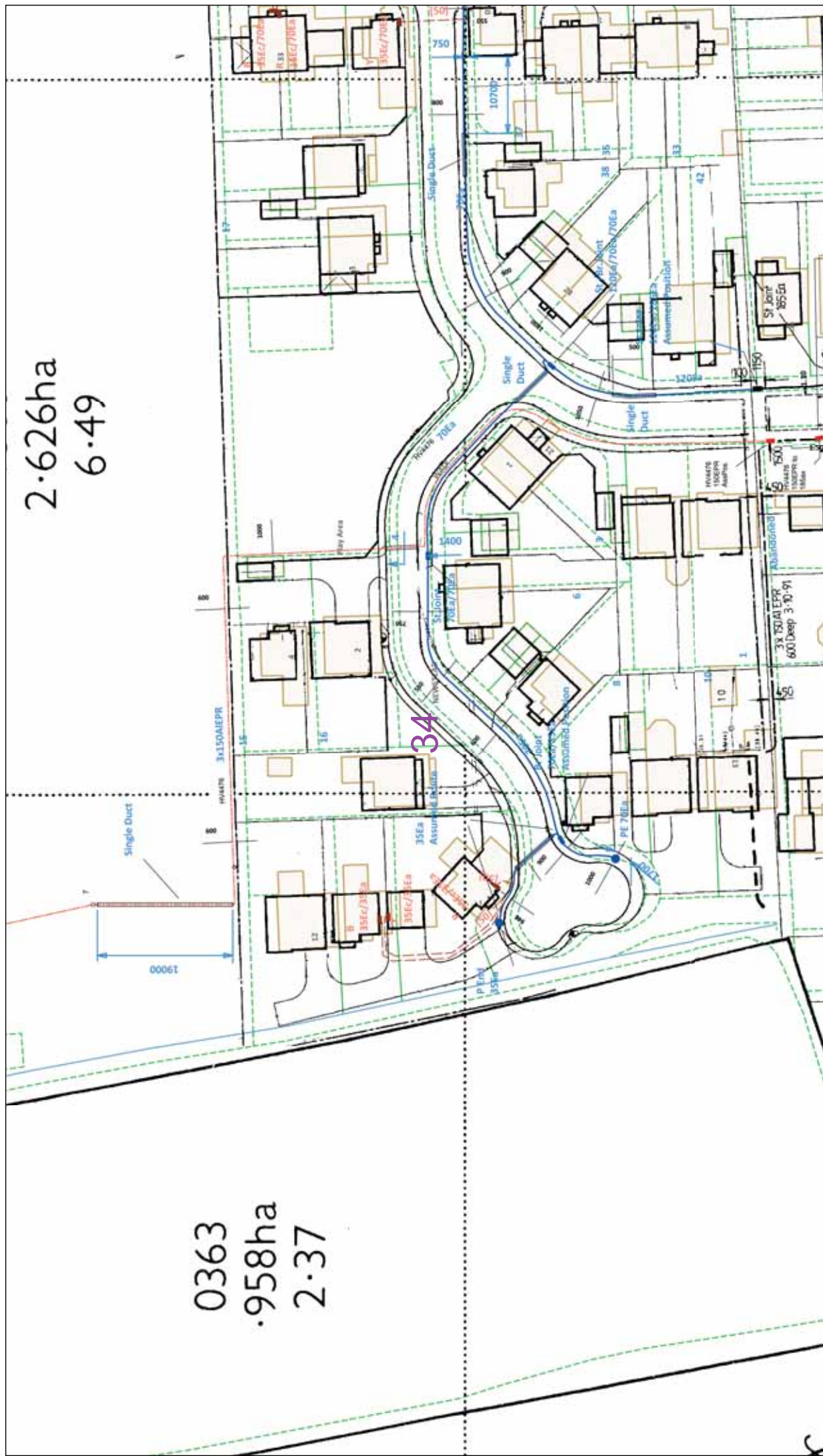


33

		<p>ALWAYS LOOK UP BEFORE YOU START WORK TO IDENTIFY OVERHEAD LINES Guidance note G56</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in any doubt, call the phone 0800 783 8838 (24hrs) URGENTLY</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
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2.626ha
6.49

0363
.958ha
2.37



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Guidance note G55

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ALWAYS LOOK UP BEFORE YOU START WORK

Guidance note G55

This plan must be used with the attached 'Symbols' document.

Date Requested: 05/02/2018
Job Reference: 12148782
Site Location: 610129 280216
Requested by: Mr. Duncan Phillips
Your Scheme/Reference: 47455

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0 25 50 metres

Dig Sites Area: Line:

0363
.958ha
2.37

2.626ha
6.49



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 BEFORE
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 TO CHECK FOR
 GUIDANCE NOTE G55

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 BEFORE
 YOU START WORK
 TO IDENTIFY
 GUIDANCE NOTE G56

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Dig Sites **Area:** **Line:**

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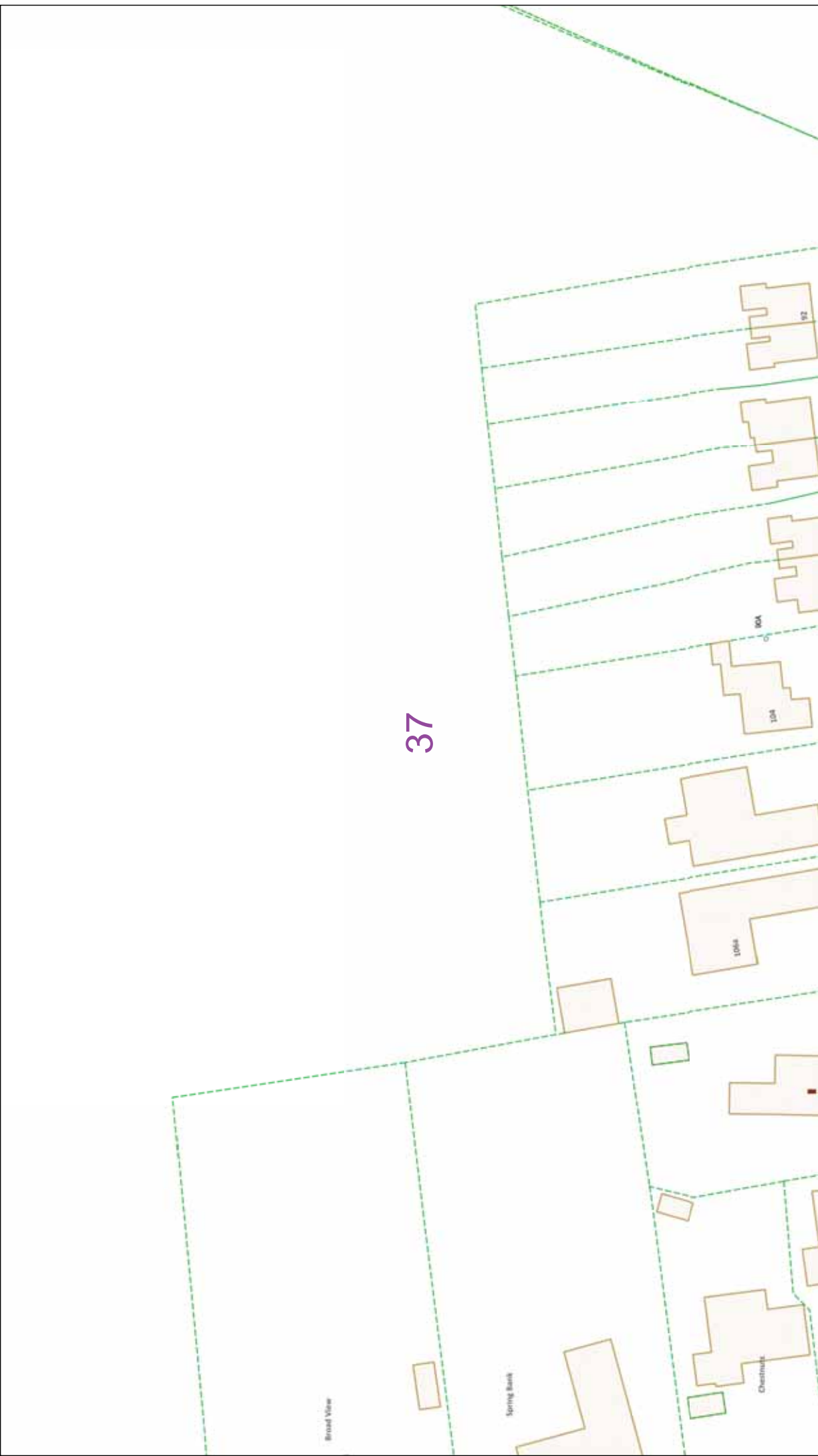
6. All excavations must be carried out within the UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

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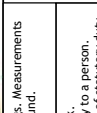
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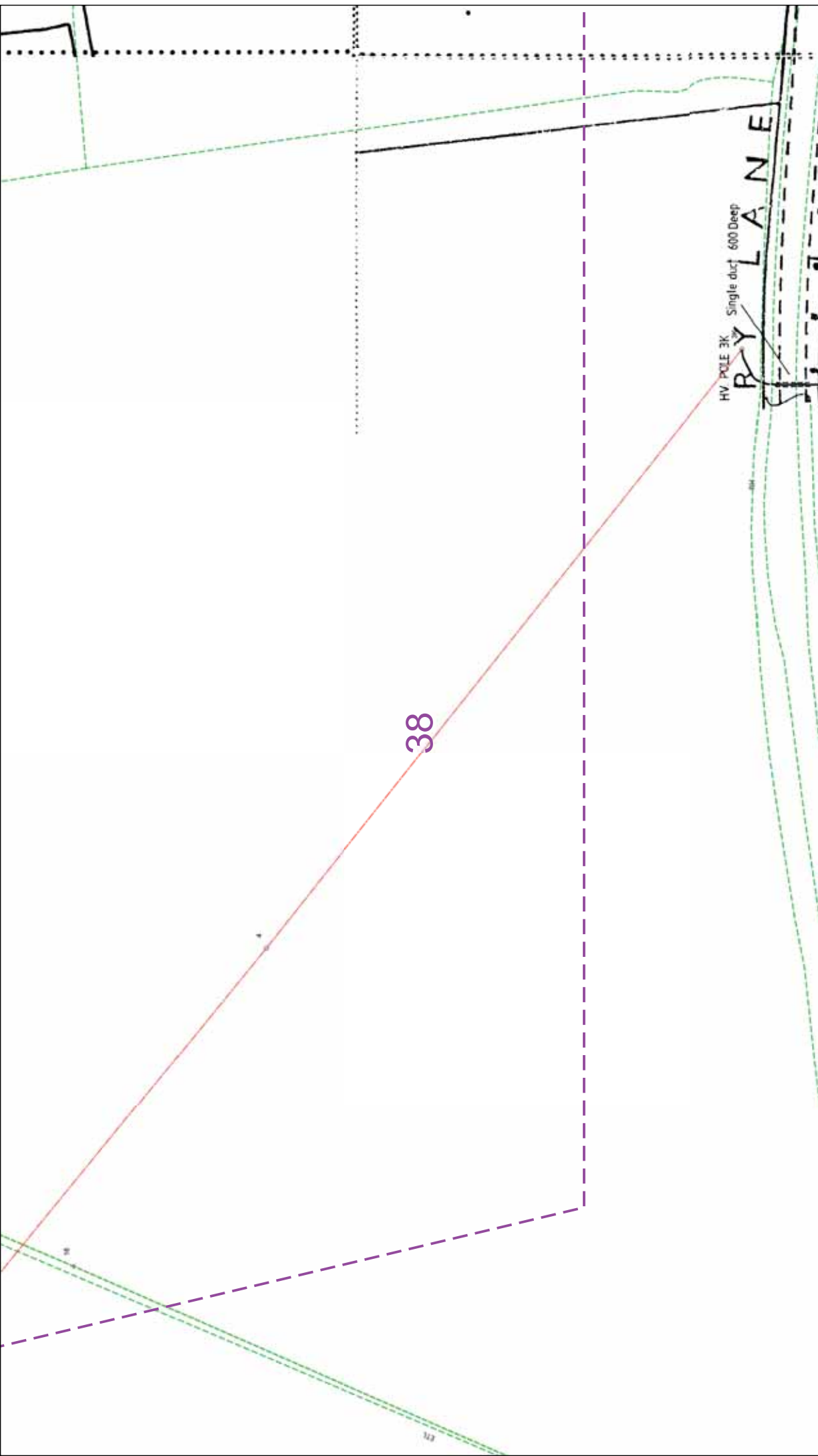
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

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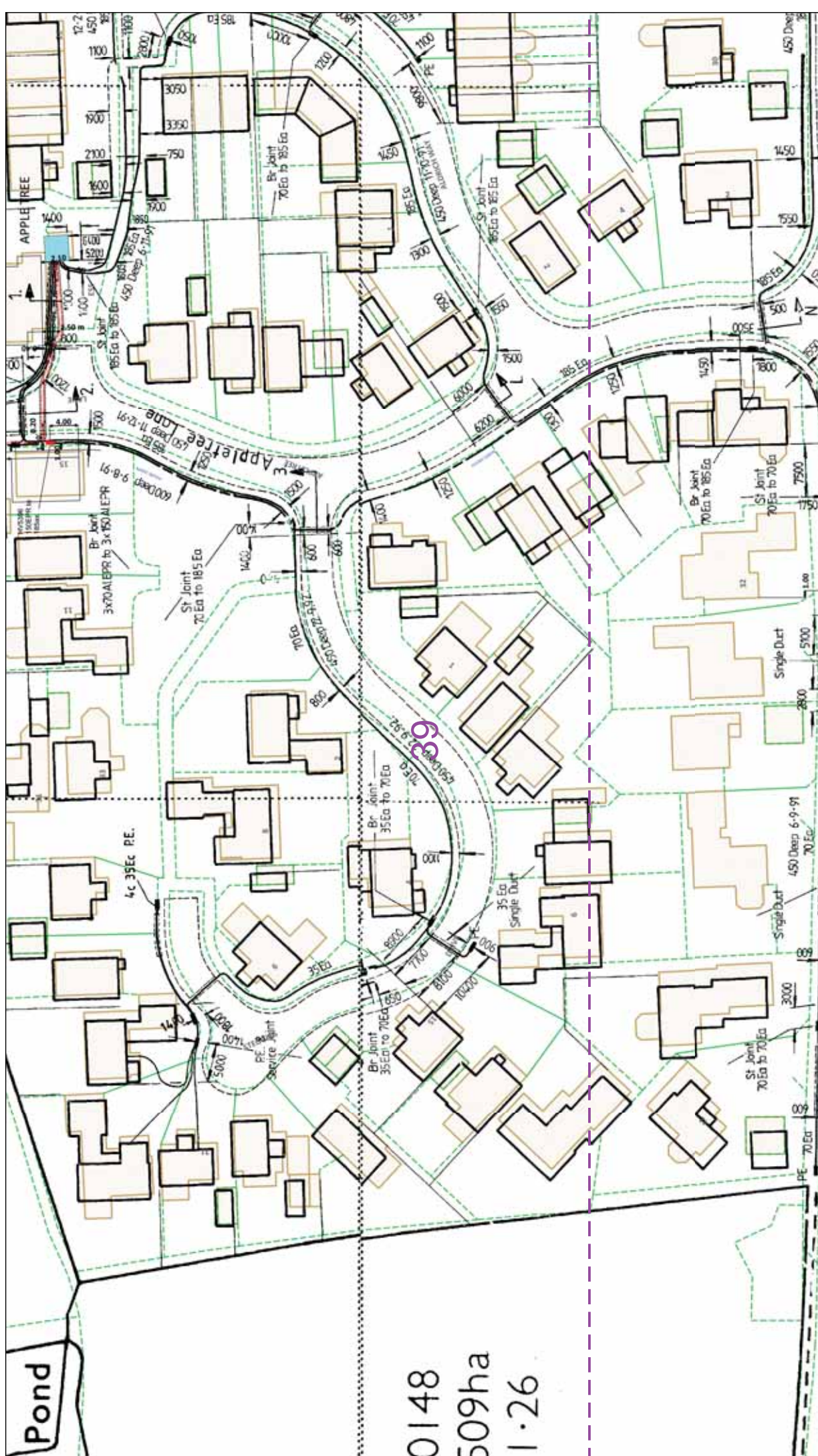


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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 05/02/2018 Job Reference: 12148782 Site Location: 610129 280216 Requested by: Mr Duncan Phillips Your Scheme/References: 47455</p> <p>Scale: 1:500 (When plotted at A3)</p>	<p>Dig Sites Area: Line:</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by Power Networks. 6. No excavations are to be undertaken near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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0148
509ha
1-26

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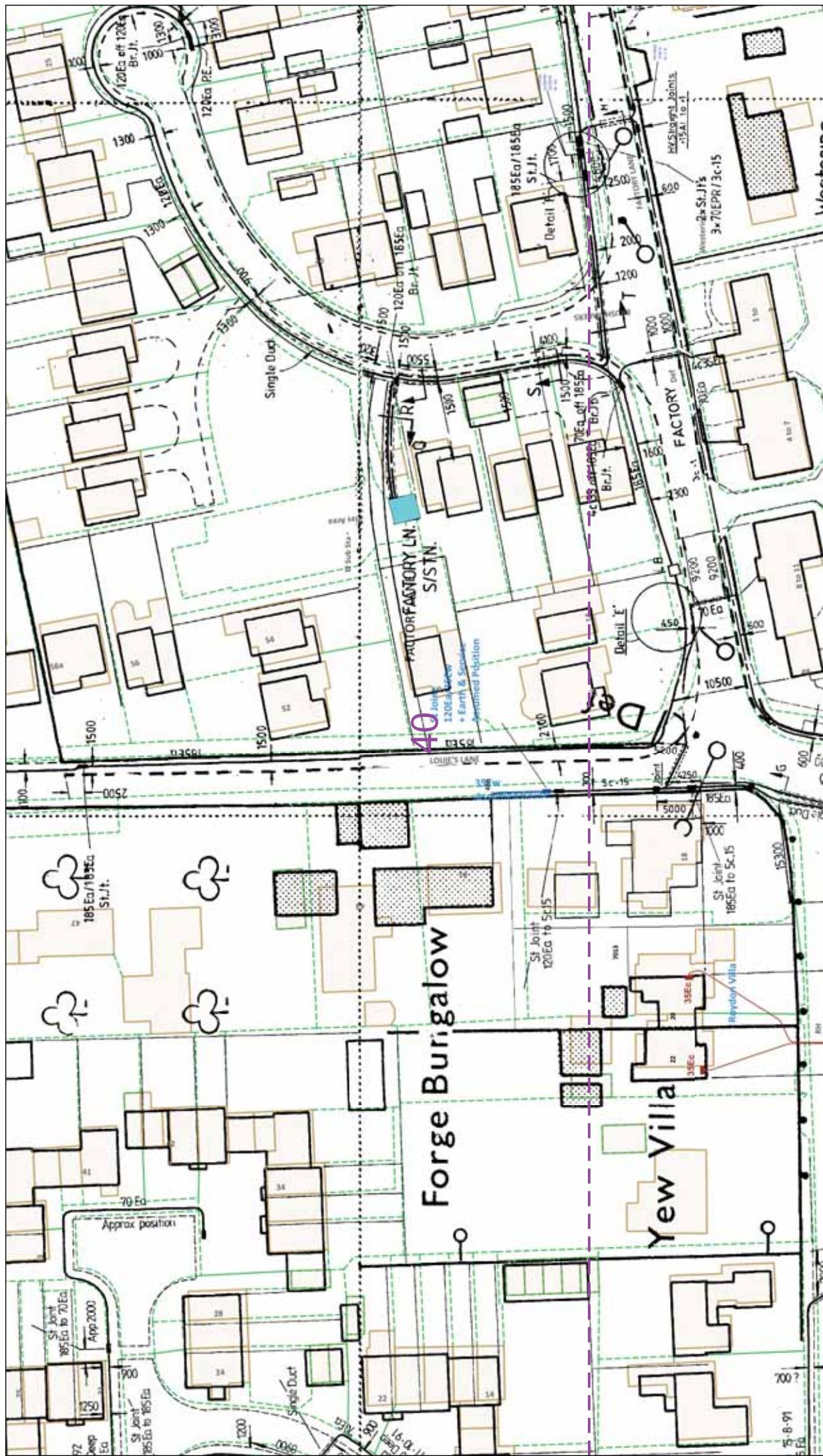
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UK Power Networks



LOOK UP

IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you
 are in danger call 999
 Phone 0800 283 8838
 (24hrs) URGENTLY

ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 TO CHECK FOR
 Guidance note G55

Maps produced at 1:2500 scale are geo-schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the records to determine the location of all known underground plant and equipment.

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the issuer.
 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
 5. All cables must be treated as being live unless proved otherwise by Power Networks.
 6. All work must be carried out in accordance with the relevant UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.


Scale: 1:500 (When plotted at A3)

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 Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.


This plan must be used with the attached 'Symbols' document.

Date Requested: 05/02/2018
 Job Reference: 12148782
 Site Location: 610129 280216
 Requested by:
 Mr Duncan Phillips
 Your Scheme/Reference: 47455






UK Power Networks



Look Up

ALWAYS LOOK UP BEFORE YOU START WORK
Guidance note G56



IF IN DOUBT - ASK! EMERGENCY - If you are unsure call our Helpline on 0800 283 8838 (24hrs) URGENTLY

Maps produced at 1:500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the records to determine the location of all known underground plant and equipment.

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

Dig Sites **Area** **Line**

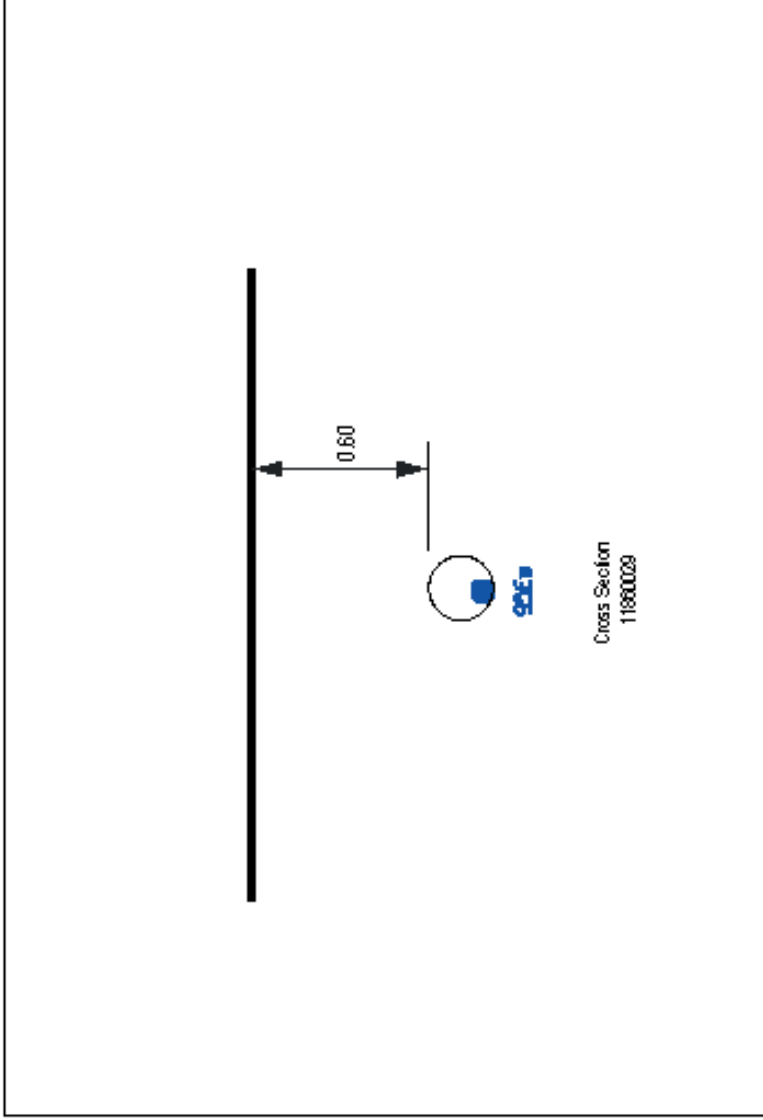
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person, or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use of or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

This plan must be used with the attached 'Symbols' document.

Date Requested: 05/02/2018
 Job Reference: 12148782
 Site Location: 610129 280216
 Requested by: Mr. Duncan Phillips
 Your Scheme/Reference: 47455

Scale: 1:500 (When plotted at A3)

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1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
 4. It must be assumed that there is a service cable in to each property, lamp column and street sign, etc.
 5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
 7. Pipework, that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever, provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

IF IN DOUBT - ASK! PHONE
0800 052 5614
EMERGENCY - If you damage
a cable or line
Phone 0800 78 0026 (2-8-11)
UNSAFELY

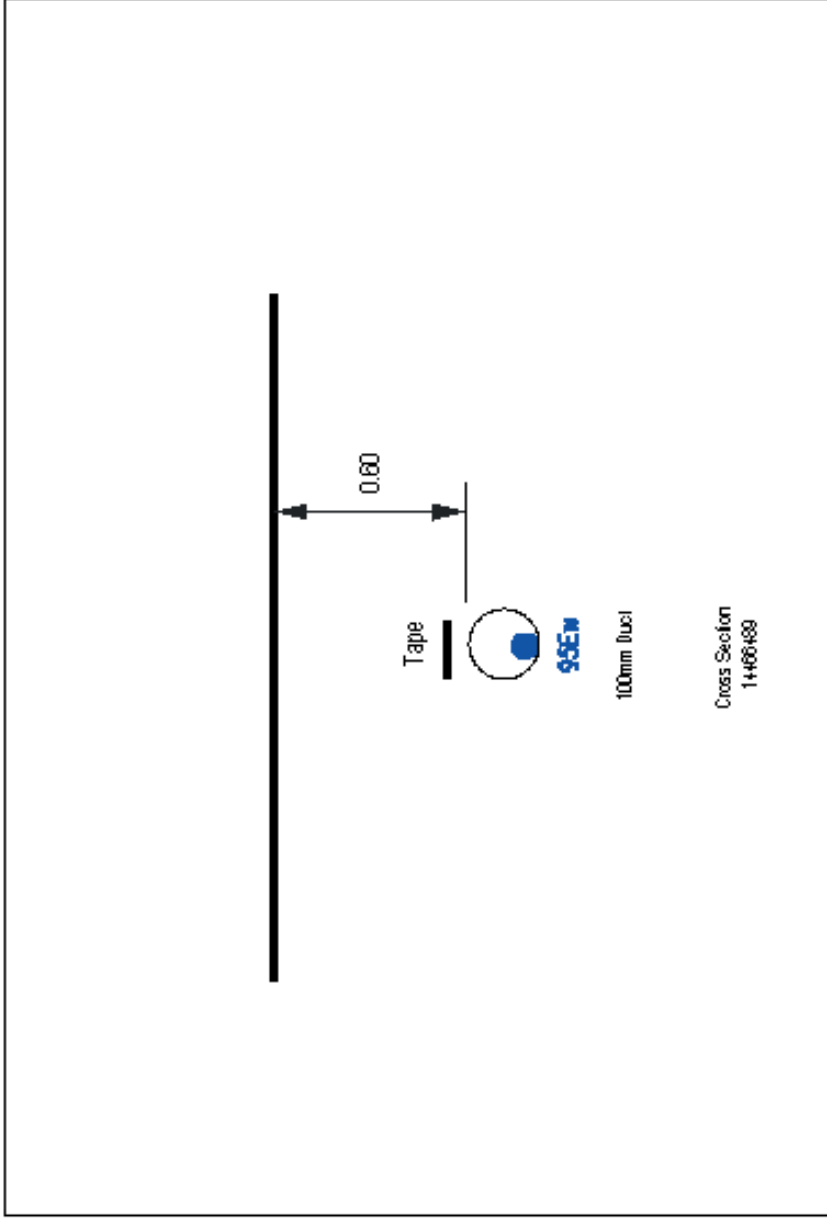


Maps produced at 1:2500 scale are DesSchematics which show LV main cables and LV distribution cables. Refer to the 1:500 records to determine the location of all known underground plant and equipment.



ALWAYS LOOK UP BEFORE
YOU DIG
Refer to HSE Guidance note GS6

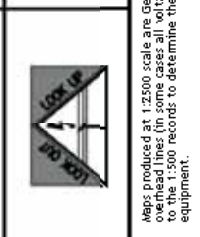
Cross Section : 14466489



1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
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 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
 7. Pipework, that electric cables (lines belonging to other owners of licensed electricity distribution systems) may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

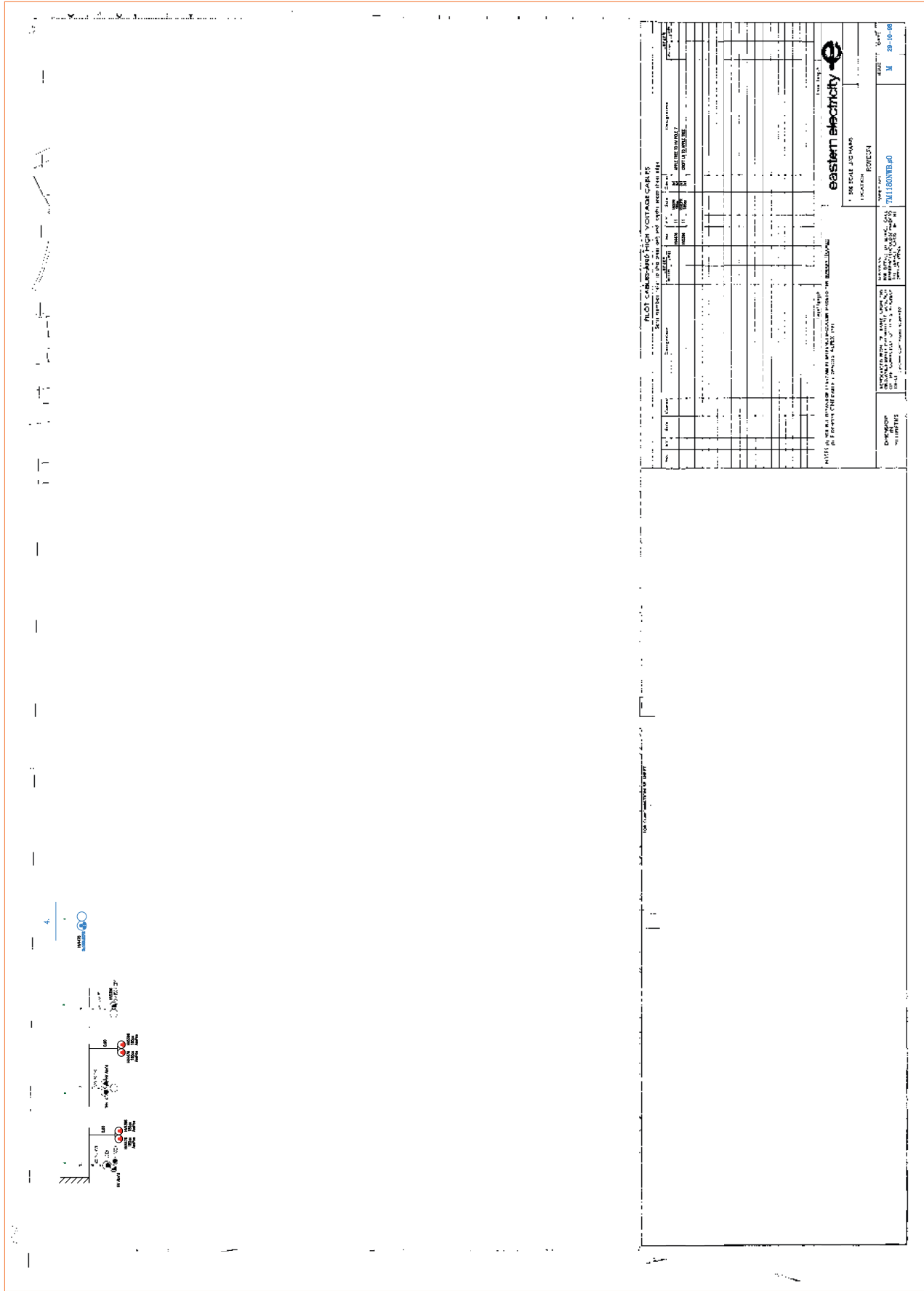
IF IN DOUBT - ASK! PHONE 0800 95 5614
 EMERGENCY - If you damage a cable or line
 Phone 0800 78 0026 (24/7)
 SAFETY



ALWAYS LOOK UP BEFORE YOU WORK
 Refer to H5 (Guidance note G56)

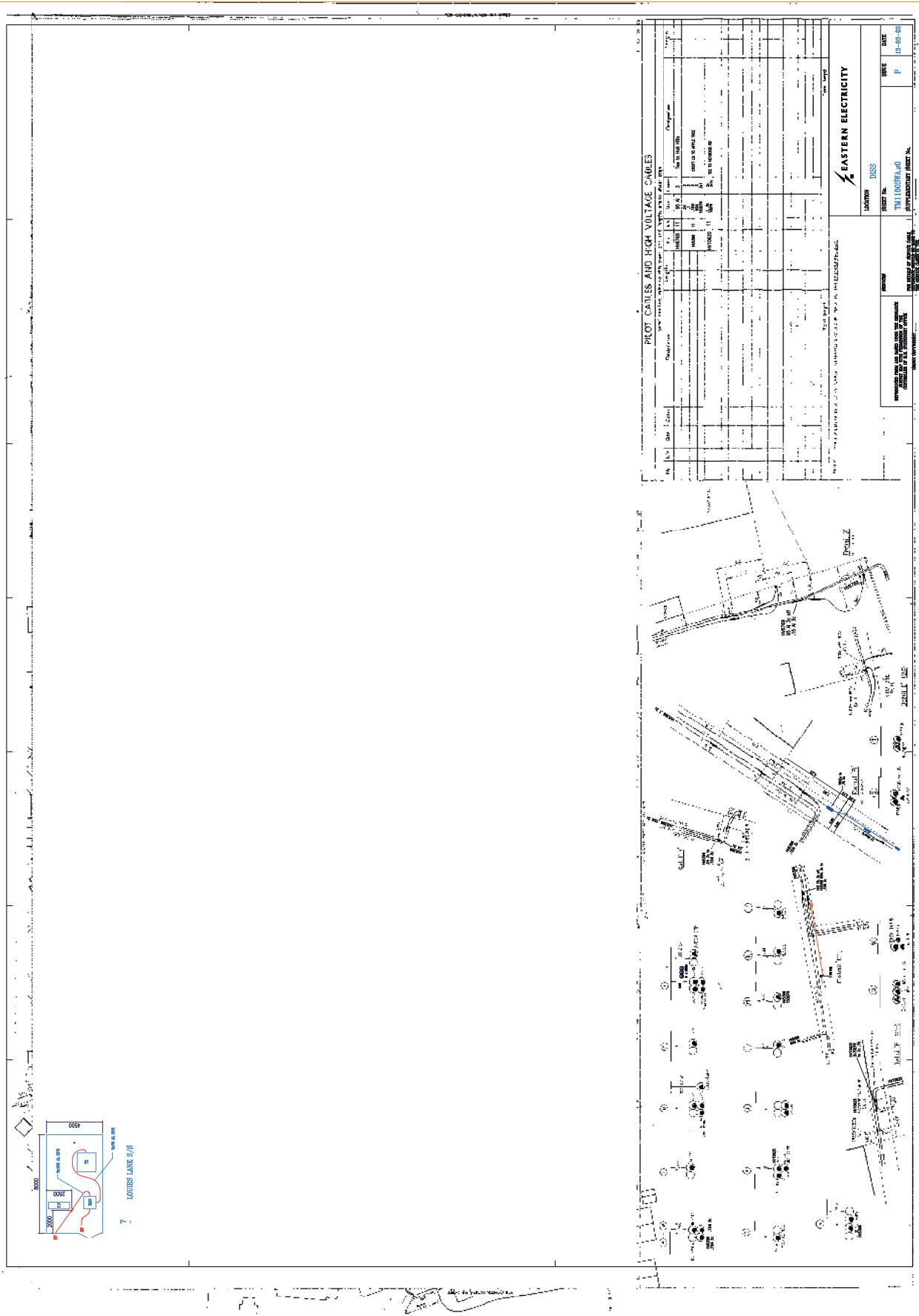
SO

TM1180NWB 1:500 LV

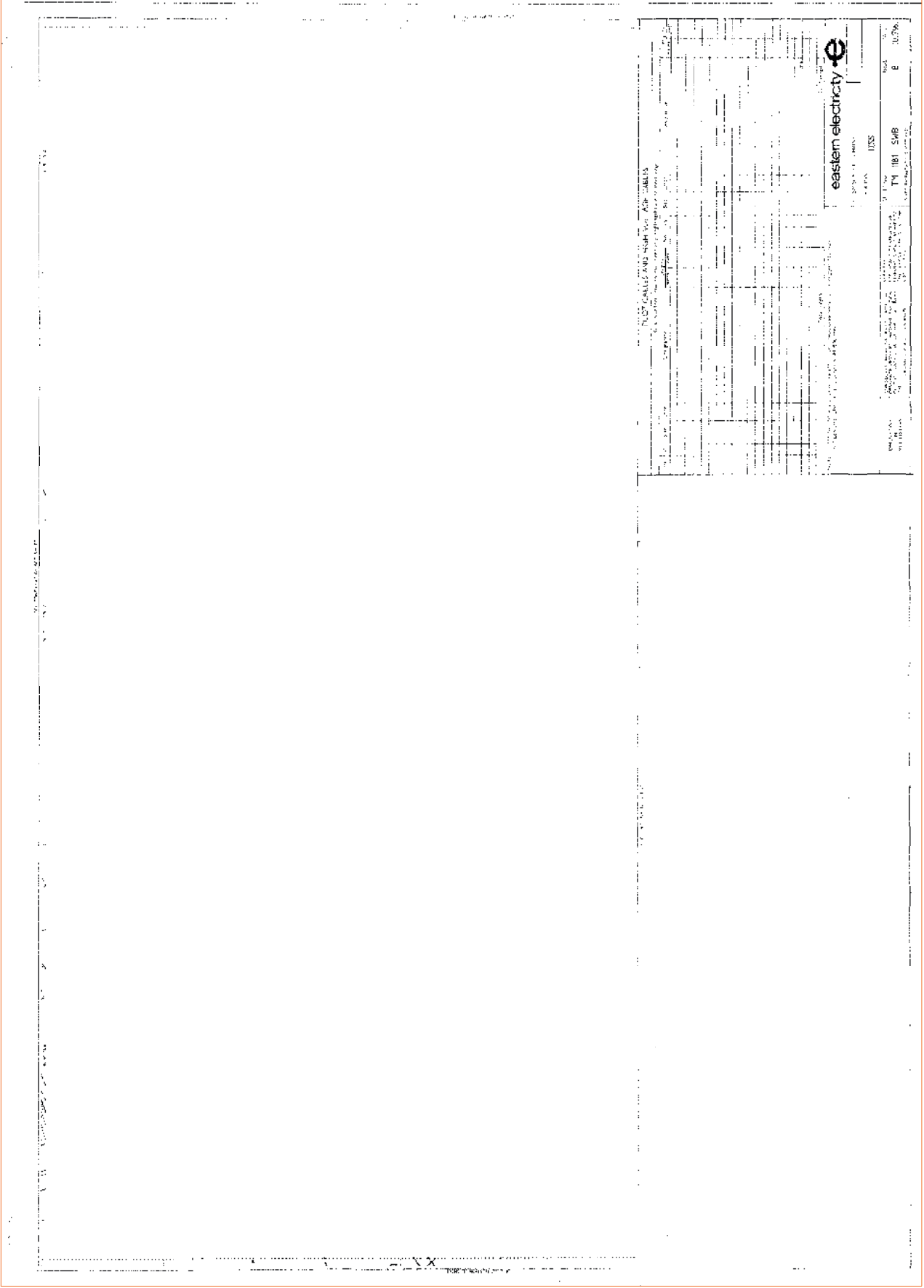


50

TM1180SWA 1:500 LV



SO

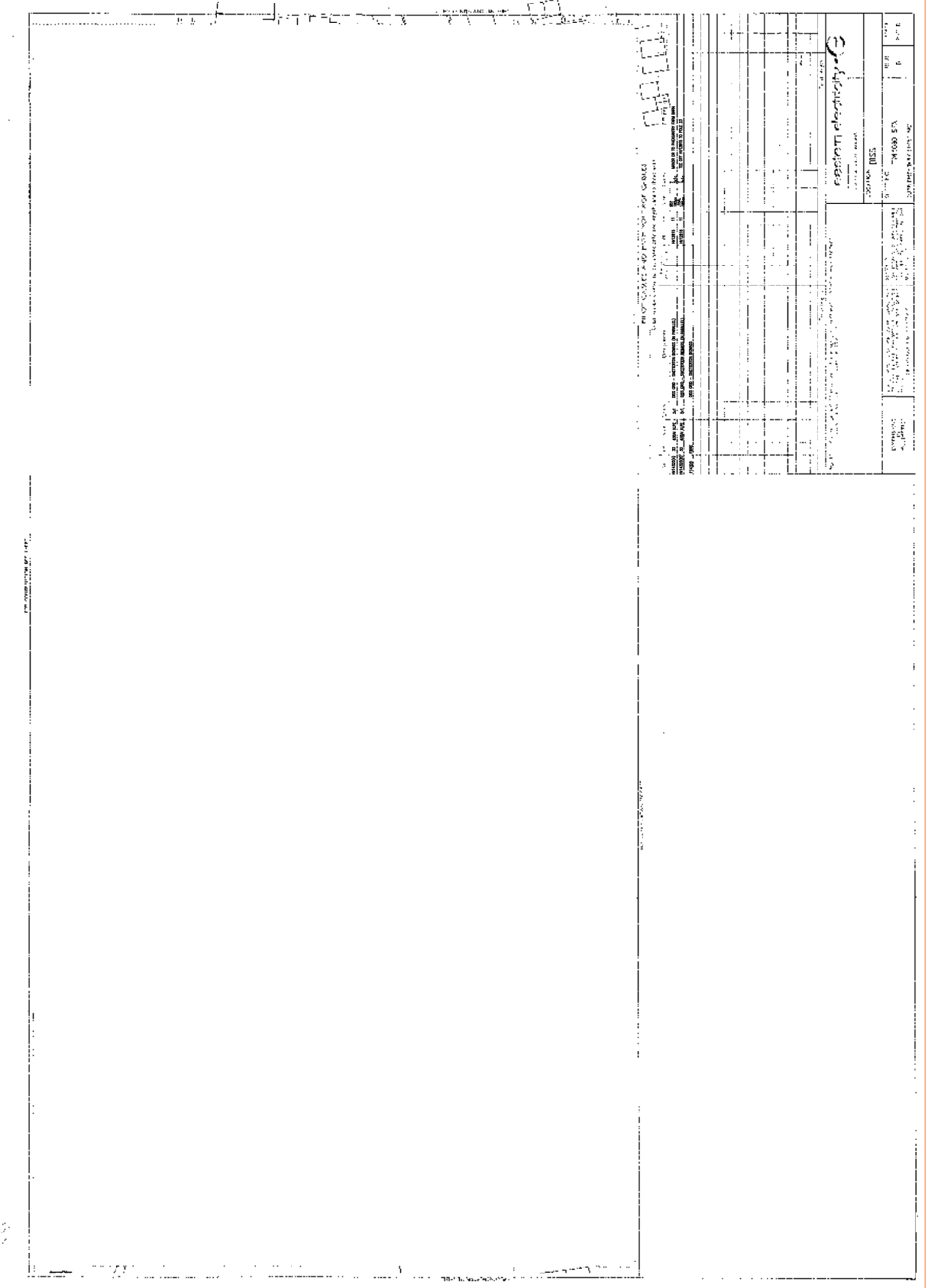


TM1181SWB 1:500 LV

EASTERN ELECTRICITY
 1155
 TM 181 SWB
 E 100%
 1:500
 1155

TM1080SEA 1:500 LV

OS



PROJECT: TM1080SEA
 SHEET: 1 OF 1
 DATE: 10/10/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/10/2011	[Name]
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		

SECTION: DSES
 PROJECT NO: TM1080SEA
 DRAWING NO: [Number]
 SCALE: 1:500
 SHEET NO: 1 OF 1

Appendix C

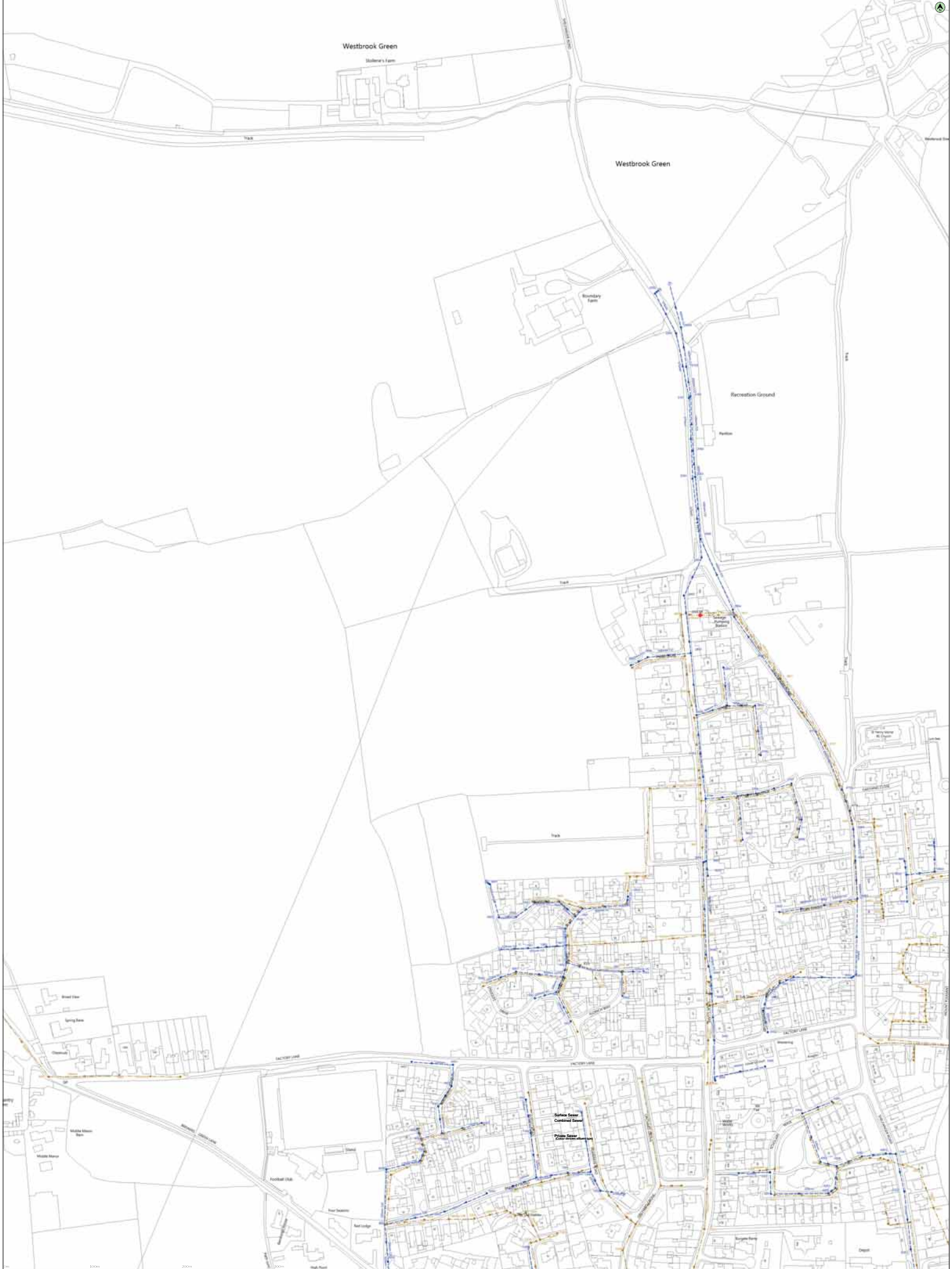


Proposed Water
 Sewer
 Recommended Water
 Hydrant

Filling
 Hydrant



Appendix D



<p>Private Sewer (Blue dashed line)</p> <p>Public Sewer (Blue solid line)</p> <p>Surface Sewer (Blue dashed line with 'S' markers)</p> <p>Combined Sewer (Blue solid line with 'C' markers)</p> <p>Private Sewer (Blue dashed line with 'P' markers)</p> <p>Recommissioned Sewer (Blue dashed line with 'R' markers)</p>	<p>Outfall (Blue line ending in a triangle)</p> <p>Manhole (Blue circle)</p> <p>Manhole (Blue circle with 'M' marker)</p> <p>Manhole (Blue circle with 'M' marker)</p>	<p>Storage Treatment Works (Red rectangle)</p> <p>Public Pumping Station (Black circle)</p> <p>Decommissioned Pumping Station (Red circle)</p>	<p>0 100m</p> <p>0 100m</p> <p>0 100m</p>
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Appendix E

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe also regarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation.

BT Ref : MGM02194G

Map Reference : (centre) TM1088581210

Easting/Northing : (centre) 610885,281210

Issued : 05/02/2018 14:19:30

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Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of presentation.

BT Ref : CGY02193T

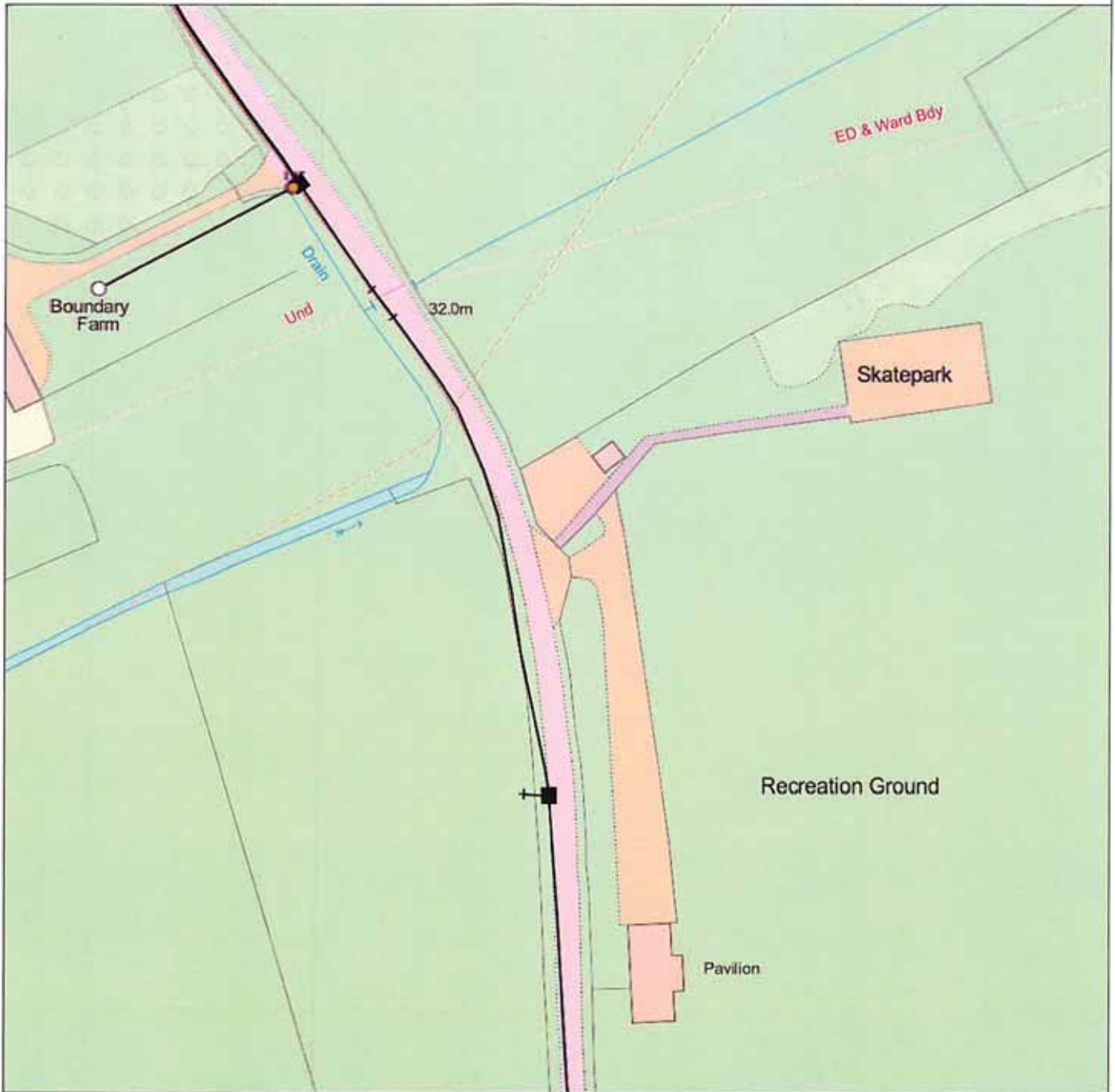
Map Reference : (centre) TM1108581210

Easting/Northing : (centre) 611085,281210

Issued : 05/02/2018 14:19:43

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Often proposed plant is shown using dashed lines.
BT Symbols not listed above maybe categorised.
Existing BT Plant may not be recorded.
Information valid at time of production

BT Ref : OBC02192A
Map Reference : (centre) TM1128581210
Easting/Northing : (centre) 611285,281210
Issued : 05/02/2018 14:19:47

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Maps by email Plant Information Reply



IMPORTANT WARNING

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It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recognized.
Information valid at time of creation.

BT Ref : XDD021911

Map Reference : (centre) TM1088581010

Easting/Northing : (centre) 610885,281010

Issued : 05/02/2018 14:20:00

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Maps by email Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Building BT Plant may not be reconobal.
Information valid at time of preparation.

BT Ref : HRG02207S
Map Reference : (centre) TM1108581010
Easting/Northing : (centre) 611085,281010
Issued : 05/02/2018 14:20:18

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid till time of operation.

BT Ref : WU02206N

Map Reference : (centre) TM1128581010

Easting/Northing : (centre) 611285,281010

Issued : 05/02/2018 14:20:22

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Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be designated.
Existing BT Plant may not be recorded.
Information valid at time of presentation.

BT Ref : JTD02202P

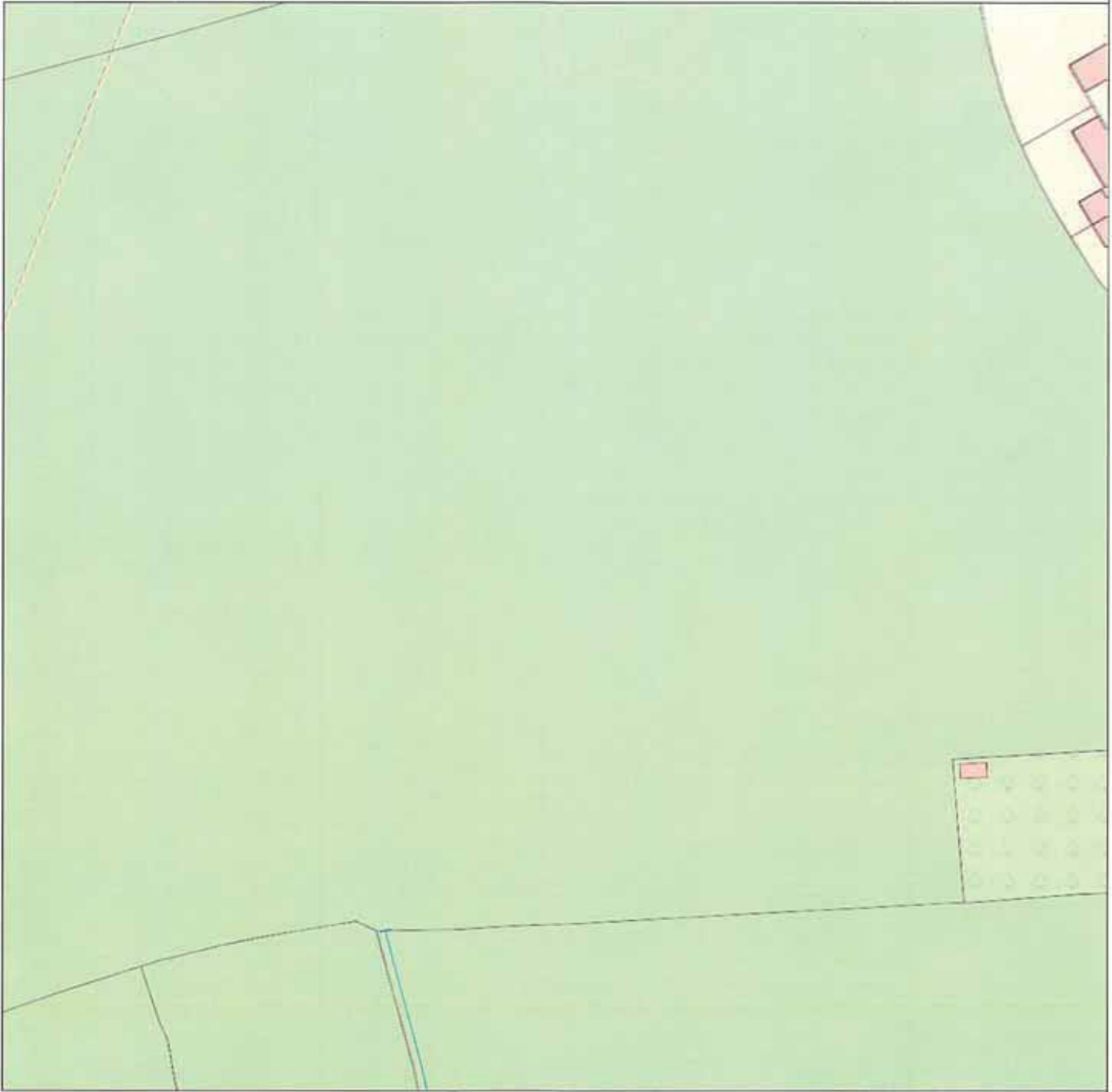
Map Reference : (centre) TM1088580810

Easting/Northing : (centre) 610885,280810

Issued : 05/02/2018 14:20:35

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Saturday - Friday 08:00 to 17:00)
www.openreach.co.uk/ctyd

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe discontinued.
Existing BT Plant may not be recorded.
Information valid till time of expiration.

BT Ref : QMZ02204U

Map Reference : (centre) TM11085 80810

Easting/Northing : (centre) 611085,280810

Issued : 05/02/2018 14:20:43

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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be also generated.
Existing BT Plant may not be recorded.
Information valid at time of presentation

BT Ref : YYS02203W
Map Reference : (centre) TM1128580810
Easting/Northing : (centre) 611285,280810
Issued : 05/02/2018 14:20:51

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Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above made at discretion.
Existing BT Plant may not be recorded.
Information valid at time of preparation.

BT Ref : FHP02219C

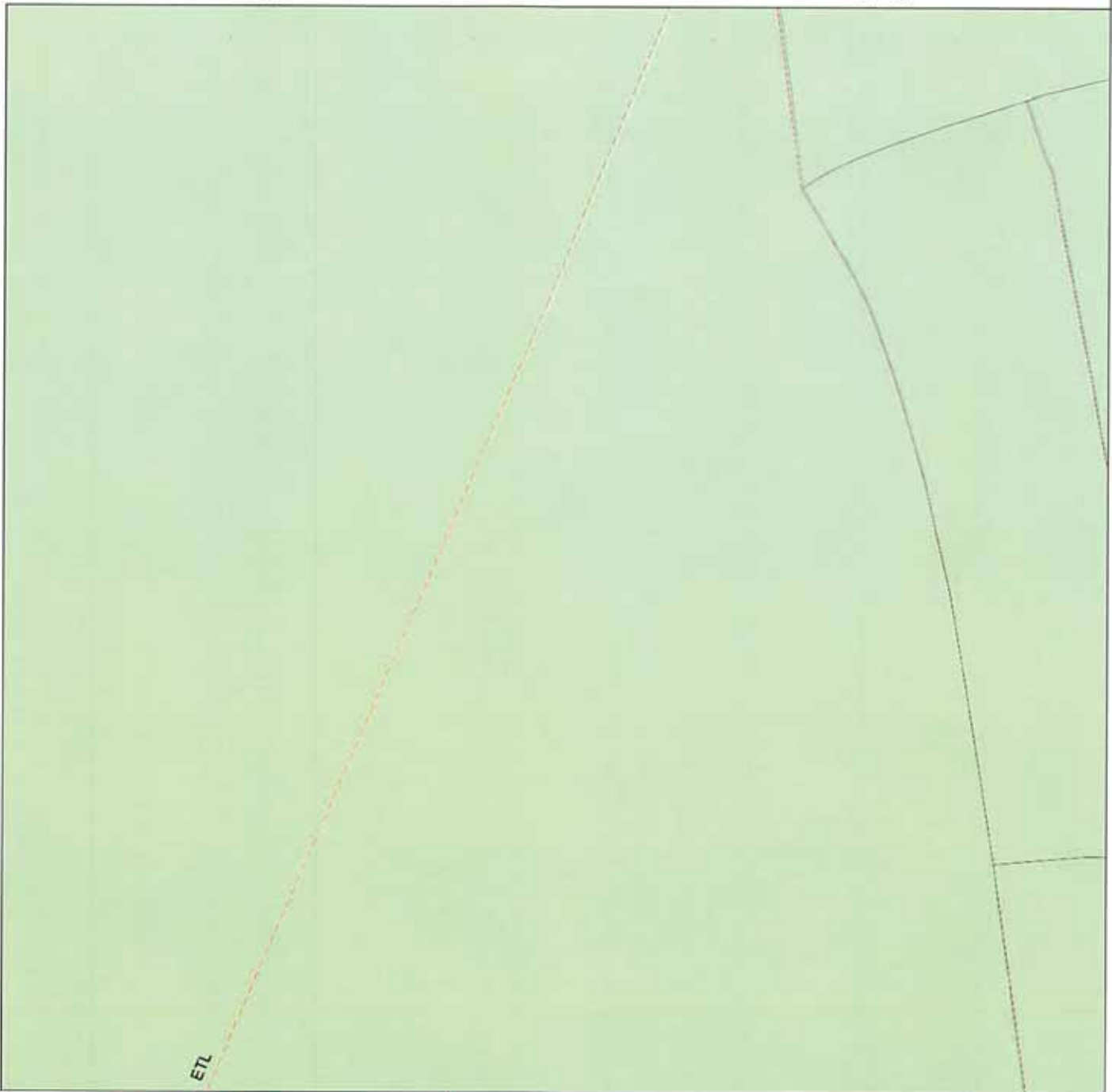
Map Reference : (centre) TM1148580810

Easting/Northing : (centre) 611485,280810

Issued : 05/02/2018 14:21:51

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Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

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Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation.

BT Ref : WDY02216T

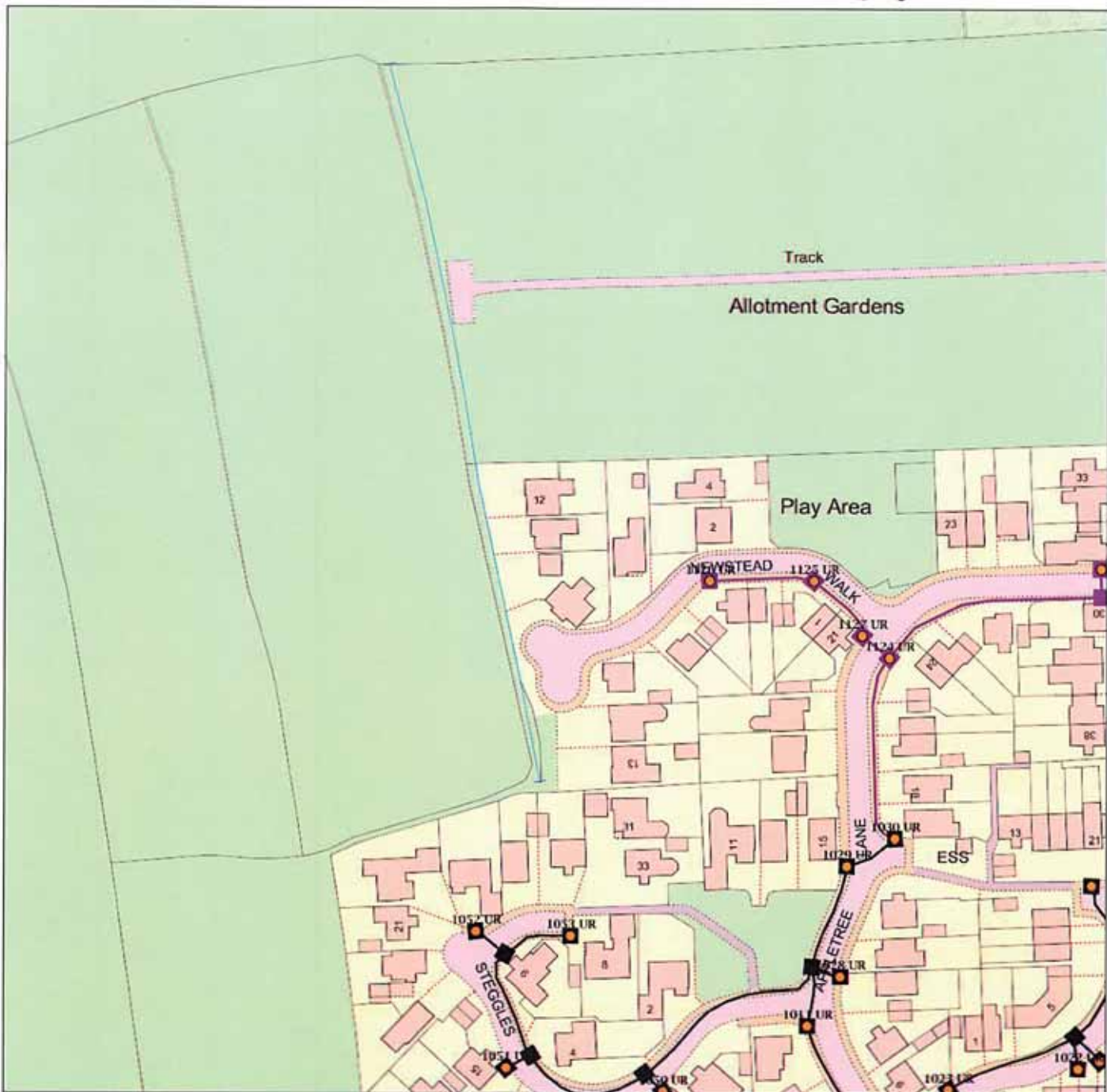
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Easting/Northing : (centre) 610885,280610

Issued : 05/02/2018 14:21:30

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Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above should be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of generation.

BT Ref : HIE02216H

Map Reference : (centre) TM11085 80610

Easting/Northing : (centre) 611085,280610

Issued : 05/02/2018 14:21:40

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Maps by email Plant Information Reply



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Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

BT Ref : BOL02219K

Map Reference : (centre) TM1128580610

Easting/Northing : (centre) 611285,280610

Issued : 05/02/2018 14:21:47

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Download Speed:

7.5Mb–17.5Mb

Estimated download speed range*

Minimum Speed:

3Mb

This speed is an estimate, but it should be accurate to within 1 or 2 Mb [Learn more >](#)

Standard broadband

UNLIMITED BROADBAND

Up to 17Mb

Essential broadband for browsing and emailing

- Unlimited monthly usage
- BT Home Hub 4
- Free access to over 5 million UK wi-fi hotspots
- Unlimited UK weekend calls

£24.99 a month

18 months

Includes BT line rental

Price after 18 months £42.99

£19.99 upfront 

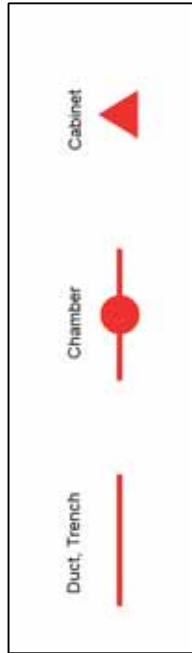
[Add and continue](#)

Appendix F



(c) Crown copyright and database rights 2018 Ordnance Survey 100019209 Date: 05/02/18 Scale: 1:2744 Map Centre: 611067.281071 Data updated: 07/01/18 Telecons Plan A3:

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black, ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website. The position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100019209.



duncan@cornerstoneprojects.co.uk



Appendix G


Searches - Cornerstone Projects Ltd

From: Kumar, Krishnaraj <Krishnaraj.Kumar@atkinsglobal.com>
Sent: 06 February 2018 11:24
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. 47455 Land at Sturgeon's Farm, Diss - Land at Sturgeon's Farm, Diss - NGR E611055 N280896

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed 

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:-

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

From: Searches - Cornerstone Projects Ltd [mailto:searches@cornerstoneprojects.co.uk]
Sent: 02 February 2018 21:24
To: National Plant Enquiry's <OSM.enquiries@atkinsglobal.com>
Subject: Plant Enquiries - Site Ref. 47455 Land at Sturgeon's Farm, Diss - Land at Sturgeon's Farm, Diss - NGR E611055 N280896

Dear Sirs,

Re: - Underground Apparatus / Plant

Site Ref. 47455 Land at Sturgeon's Farm, Diss - Land at Sturgeon's Farm, Diss - NGR E611055 N280896

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any

Appendix H



Registered Office
Newington House
237 Southwark Bridge Road
London SE1 6NP

Company:
UK Power Networks
(Operations) Limited

Registered in England and Wales No: 3870728

Mr. Joshua Pitcher
Richard Jackson Ltd
The Old Church
4, St Matthews Road
Norwich
Norfolk
NR1 1SP

06 March 2018

Our Ref: 8500081667 / QID 3000012576

Your Ref:

Dear Mr. Pitcher,

Site Address: Sturgeons Farm, Roydon, DISS IP22 4EE

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks electricity distribution system.

1. Budget estimate:

The budget estimation for this work is:

Description

Establish 2 new onsite substations and install LV cables around site to provide services to 420 new houses.

High Voltage Point Of Connection

£500,000 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network within your site.

Description

Existing 11kV and 33kV overhead lines existing through the site which will need to be replaced with underground cables through your access roads.

An additional sum of £210,000 may be chargeable if for diversionary or re-enforcement works.

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation,

Please refer to our website

http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf for '**The connection process**' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Sarah Bullock
BARTON ROAD
Suffolk, BURY ST EDMUNDS
IP32 7BG
01284 726 519
sarah.bullock@ukpowernetworks.co.uk

Appendix I

GTC Ref: East/34107828/406899

**Budget Quotation for: Sturgeons Farm, Shelfanger Road, DISS,
Norfolk, IP22 4EE**



Prepared for: Richard Jackson Partnership Ltd

GTC Contact: John Blowers

Mob: 07747 567918

Tel: 01359 240154

Date of Quotation: 20 February 2018



1.0 INTRODUCTION

Summary of Offer

Following your recent enquiry regarding the project at Sturgeons Farm, Shelfanger Road, DISS, Norfolk, IP22 4EE, we have used the information you provided GTC to produce a budget costing to meet your requirements. GTC's price to provide to provide gas & electricity infrastructure (based on the terms of offer set out in this quotation) is a contribution from Richard Jackson Partnership Ltd to GTC of £221,239.90.

Breakdown of Offer

Onsite Costs

This is the cost to provide mains and services to the development within the site boundary:

On-site works	
You pay GTC	£195,330.59

Offsite Costs

These costs include any off-site costs that are required, including the costs of Upstream Network Operators (NWO), to complete the work to supply your site:

Off-Site Works	
Off-site works (GTC) – Gas:	£13,612.64
Network Operator Costs – Gas:	£0.00
Off-site works (GTC) – Electricity:	£4,296.67
Network Operator Costs – Electricity:	£8,000.00
TOTAL OFFSITE – You pay GTC	£25,909.32

2.0 SITE DETAILS

Schedule of Domestic Plots

Property Type	1BF	2BF	2BS	2BT	3BD	3BS	3BT	4BD	4BS	4BT	5BD	Total
Gas	8	42	46	29	29	109	33	71	29	8	16	420
Electricity	8	42	46	29	29	109	33	71	29	8	16	420

3.0 TERMS OF OFFER

Gas Terms

GTC have assumed there will be enough capacity in the Low Pressure network to feed this site. This costing excludes any reinforcement costs that may be necessary from connecting to the upstream gas transporters network.

This quotation includes the excavation and reinstatement costs in the public highway which will be carried out by GTC from the point of connection to the site. GTC have assumed a connection off the GDN/iGT 90mm PE Low Pressure main adjacent to the site entrance and have allowed for 26 metres off-site work (6m road, 20m footpath) from the connection point to the site entrance.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC have assumed that any existing mains on-site will be abandoned. It is the responsibility of the Developer to arrange works with the gas transporter.

GTC have assumed there are no environmental issues that may impact on the materials or methods of installation of its proposed networks.

GTC have assumed all mains and services feeding 420 properties will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths.

This quotation is based on smart meters in cavity meter boxes.

This quotation is based on all smart meters at the properties being installed by GTC (or its subcontractor) and owned by GTC Pipelines Limited. If the Developer wishes to appoint a third party to install and/or own any gas meters at any of the properties, it shall obtain GTC's prior written consent to do so and, in such circumstances, GTC reserves the right to amend the amounts payable under this quotation accordingly.

GTC's Technical Guidelines for Gas can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

Electricity Terms

This quotation includes indicative electric point of connection (PoC) and off-site costs. Costs associated with the PoC are therefore subject to change.

Please note: PoC and off-site costs will be provided when the upstream DNO has provided these details in full. However, PoC and non contestable charges will be the same regardless of who is to own the network.

GTC have assumed a High Voltage (HV) connection due to the size of the site and as such 1 substation will be required and the costs are included in this quote. GTC have assumed that the Developer will carry out all civil works associated with the substation at their own cost.

This quotation includes the excavation and reinstatement costs in public highway , which will be carried out by GTC.

GTC have assumed that the Developer will construct a brick-built housing for the substation(s) to GTC specifications.

If the development is in an area that the environment agency consider to be susceptible to a risk of flooding, then any electrical plant and equipment will need to be established at a level 600mm above the 1 in 100 year predicted flood level, or the Developer will need to guarantee that they have mitigated the risk of flooding by incorporating suitable flood defences.

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream DNO.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC have assumed all mains and services feeding 420 properties will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 420 plots having gas heating.

GTC have calculated the total load for the site to be 657kVA.

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards (GE-TGI-IG-0015), details of which will need to be confirmed by the Developer.

GTC's quotation excludes meter boxes and hockey sticks. GTC can supply these at an additional charge of £20.60 each for standard meter boxes.

Based on the information you have provided GTC have not included for any lift motors, pumping stations or other disturbing electric loads (such as welders, motors, heat pumps or air conditioning equipment) in GTC's quotation.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £1,500, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board the meter location less than 25m from GTC's installed and energised mains. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these for an additional charge, the current price for this work is £275 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the street lights, in this cost GTC have assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the street lights you will need to have appointed an electricity supplier for the supply of the street lights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.

GTC's Technical Guidelines for Electricity can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

4.0 CONFIDENTIALITY

This quotation and associated documentation is confidential between GTC, Richard Jackson Partnership Ltd and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

Should you be successful in obtaining and developing this site, GTC will be pleased to supply a firm quotation. Please return a detailed site plan and a completed quotation request form. GTC trust that this budget costing will be acceptable and look forward to receiving your instructions.

5.0 CONTACT DETAILS

Should you require further details please do not hesitate to contact your GTC Sales Contact, John Blowers (07747 567918) or the Sales Support Team (01359 240154) to discuss further.

Appendix J

Pre-Planning Assessment Report

Shelfanger Road, Diss

Section 1: Proposed Development

Thank you for submitting a pre-planning enquiry. This has been produced for Richard Jackson Ltd. Your reference number is **00026366**. If you have any questions upon receipt of this report, please contact the Pre-Development team on 0345 606 6087 or email planningliaison@anglianwater.co.uk.

The response within this report has been based on the following information which was submitted as part of your application:

List of Planned Developments	
Type of Development	No. Of Units
C3 Dwellings	420

The anticipated residential build rate is:

Year	2018	2019	2020	2021	2022	2023	2024	2025	2026
Build Rate	50	50	50	50	50	50	50	50	20

- The grid reference for the site is TM1105580896
- The site currently does not have planning permission and is located on a greenfield site.

Disclaimer: The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Section 2: Assets Affected

Our records indicate that there are no public water mains or public sewers or other assets owned by Anglian Water within the boundary or overlapping your development site. However, it is recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3: Water Supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

Strategic – these are the offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide of the cheapest solution across a large geographical area.

Local reinforcement – these are the offsite potable water mains that connect your site to the closest available public water main. Alternatively, reinforcement may be needed to protect existing houses against the loss of water or water pressure.

On most sites we also have two categories of water mains the **Spine Mains** and **Housing Estate Mains (HEMS)**. To support your budgeting arrangements we have also examined the estimated cost for delivering the onsite water mains needed for a site of your size.

Water Supply Network

The water supply to the proposed development site can be provided from the existing mains as listed below. The water main has adequate capacity for your development site. Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.

The connection point for the site will be from the existing 300mm DI water main in Louies Lane at National Grid Reference TM1128880875

Water Budget Costs

Please note that our charging regime will be changing from the 1st April 2018. The costs below detail how you will be charged up to 31st March 2018 and how you will be charged from 1st April 2018.

Charges up to 31st March 2018

The costs provided in this report are based on the current information available. These costs are provided as an indicative estimate to help inform you on a budget for supplying water to your site.

- The **strategic costs** are based on a proportion of the total strategic scheme cost. These costs are calculated based on the flow rate that your development requires as compared to the total flow rate that the strategic main has been designed against.
- The **local reinforcement** costs have been calculated based on the typical costs of providing a length of water main across a similar distance as required for this development site.
- The onsite **Spine mains** and **HEMS** costs are provided based on historic Anglian Water construction information.

Based on these estimated and predicted costs, the cost to provide water to your site:

Predicted costs for supplying water to your development		
Strategic Water Mains	Based on	Cost N/A
Estimated Local reinforcement Mains		
Estimated Onsite Water Mains		
Onsite water mains costs		£ 252,000.00
Total Cost for providing the water infrastructure		£ 252,000.00

The above table provides an estimated breakdown of the costs to supply the water infrastructure. A more detailed cost provision will be provided following a formal application for a new water mains or water connection.

Financing your water costs

You will be required to partly contribute towards the cost of supplying water to your site. The amount that you contribute is dependent on your preferred method of financing the site. The Water Industry Act enables you to finance the water mains via either the relevant deficit or discounted aggregate deficit. A full breakdown of these methods is provided on our website at www.anglianwater.co.uk/developers.

In essence, the two deficit options allow us to offset future revenue (from the end customer after they purchase your houses) from the scheme cost. The scheme cost is determined as a hypothetical fixed rate loan provided over 12 years. The two statutory options are:

1. **Relevant deficit.** This takes the actual annual revenue offset from the actual annual scheme cost repayment. The difference is paid every year over the first twelve years of your site or until the revenue exceeds the annual scheme cost.
2. **Discounted aggregate deficit.** This enables us to offset the estimated future revenue from the scheme cost. This is calculated over the first twelve years of your site and a commuted sum is calculated as an upfront net present value amount.

Your estimated contribution towards the construction costs are provided in the table below:

Scheme Title:	Shelfanger Road, Diss
Developer:	Richard Jackson Ltd

Year	Occupation Rates
1	50
2	100
3	150
4	200
5	250
6	300
7	350
8	400
9	420
10	420
11	420
12	420
Total	420

Estimated Construction costs	
Onsite water	£ 252,000
Offsite water	£ -
Estimated Scheme Cost	£ 252,000

Your estimated contribution towards construction costs	
Relevant Deficit	£ -
Discounted Aggregate Deficit	£ -

You will also need to budget for both infrastructure charges and connection costs. The 2017/18 charges are:

Infrastructure Charge	£361.00	per connection
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Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from www.anglianwater.co.uk/developers/charges.

Charges from 1st April 2018

As a result of the recent charging rules published by Ofwat, as of the 1st April 2018 our charging regime will be changing. From this date, your development site will be required to pay a Zonal charge for each new property connecting to our water supply network that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to our water supply network. More information on the Zonal charge can be found at www.anglianwater.co.uk/developers/charges

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Water:

Fixed Element	£370.00
Variable Element	£88.50

The total Zonal charge payable for your site for Water is:

Zonal charge per new connection - Water	No. Of Units	Total amount payable
£458.50	420	£192,570.00

The estimated* Onsite Water Mains cost for your site is:

Estimated Onsite Water Mains	
Onsite water mains costs	£30,240.00

*A detailed cost breakdown will be provided on receipt of a formal application for a new water main.

In addition, you also have the ability to construct the onsite water mains under a self-lay agreement. In such cases, an Asset Payment is made by Anglian Water following commissioning and adoption of the assets. The Asset Payment is calculated as required in the Water Act 2003. For more information on the self-lay of water mains please see www.anglianwater.co.uk/developers/self-lay.

You will also need to budget for connection costs.

Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from www.anglianwater.co.uk/developers/charges.

Section 4: Water Recycling Services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Diss Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used Water Network

Anglian Water has assessed your proposals and a desktop study has indicated that a direct connection to the public foul sewerage system is likely to have a detrimental effect on the existing sewerage network. Therefore further hydraulic assessment is required to enable Anglian Water to provide you with a solution for draining the foul flows from the proposed development. There is no additional charge for this work.

Jonathan Hardy, our Pre-Development Senior Engineer for this area, will be responsible for undertaking this additional work. Jonathan will contact you shortly to discuss the timescales and to obtain any further information required. For your reference, Jonathan can be contacted on 0345 60 66 087 Option 1 or at jHardy3@anglianwater.co.uk

If this modelling work confirms your development will have a detrimental effect on the existing sewerage network, the drainage strategy will be detailed within the pre-planning addendum report. This will be issued to you under separate cover within the timescales advised by Jonathan. This will include a no detriment foul drainage solution which will encompass a connection point, details of any upgrades or work required and indicative budgetary costs.

If an alternative drainage solution is required following the work undertaken for the pre-planning addendum report, any additional hydraulic modelling work will be at the cost of the developer. A cost and timescale is available upon request.

Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure the strategy is implemented to mitigate the risk of flooding.

Surface Water Disposal

We have examined your development site for available surface water discharge options. It is our understanding that the evidence to confirm your compliance with the surface water hierarchy is not currently available. However once the evidence has been confirmed, then a connection point may be made to manhole 0651 in Newstead Walk at NGR TM1107080625 at a rate of 28.12l/s.

It is your responsibility to provide the evidence to confirm that all alternative methods of surface water disposal have been explored and these will be required before your connection can be agreed. This is subject to satisfactory evidence which shows the surface water management hierarchy as outlined in Building Regulations Part H has been explored. This would encompass the results from the site specific infiltration testing and/or confirmation that the flows cannot be discharged to a watercourse.

Anglian Water's surface water policy follows the Surface Water hierarchy, outlined in Part H of the Building Regulations. Should your assumptions or evidence change then an alternative solution, connection point or flow rate may be required. You are therefore advised to update Anglian Water with the key supporting evidence at your earliest convenience.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at: <http://www.anglianwater.co.uk/developers/suds.aspx>

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

Please note that our charging regime will be changing from the 1st April 2018. The costs below detail how you will be charged up to 31st March 2018 and how you will be charged from 1st April 2018.

Charges up to 31st March 2018

It is recommended that you budget for both infrastructure charges and connection costs. The 2017/18 charges are:

Infrastructure Charge	£361.00 per connection
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Charges from 1st April 2018

As a result of the recent charging rules published by Ofwat, as of the 1st April 2018 our charging regime will be changing. From this date, your development site will be required to pay a Zonal charge for each new property connecting to the public sewer that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to the public sewer. More information on the Zonal charge can be found at www.anglianwater.co.uk/developers/charges

Please note that Water Zonal charges are also applied to new water connections within the Anglian Water region.

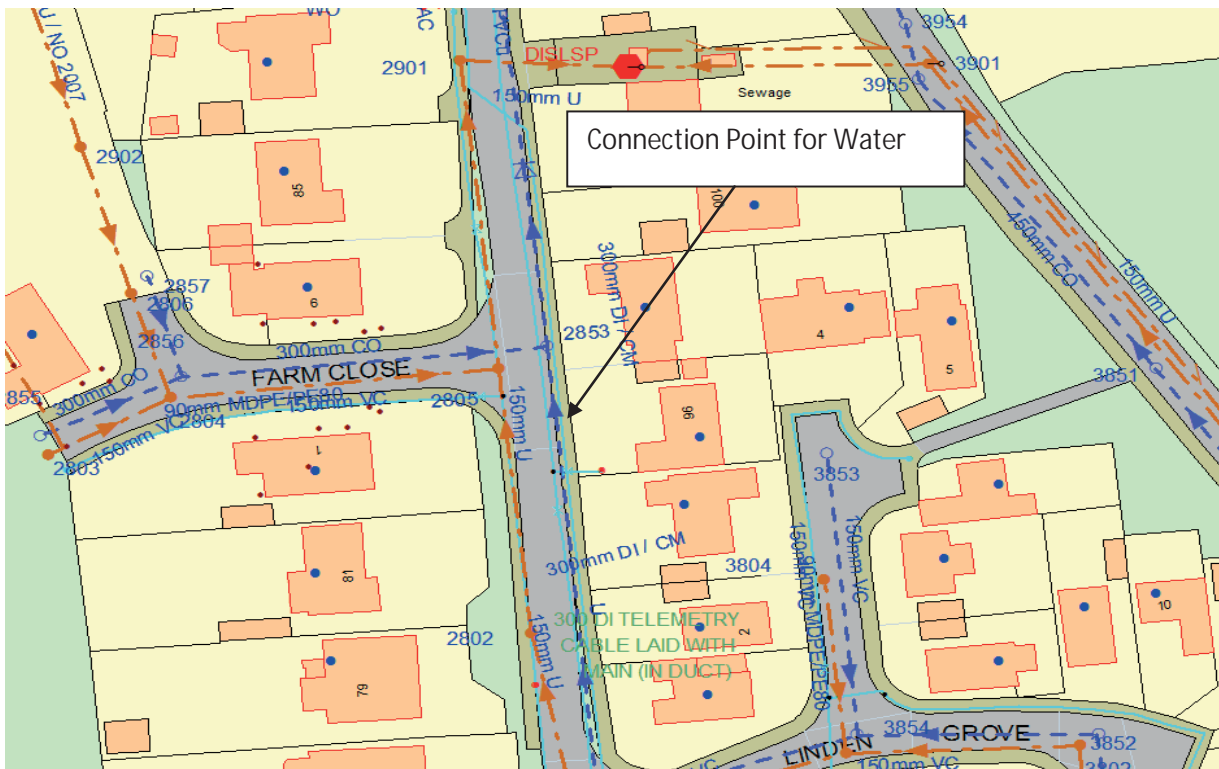
The total Zonal charge payable for your site for Sewerage is:

Zonal charge per new connection - Sewerage	No. Of Units	Total amount payable
£471.00	420	£197,820.00

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for connection costs.

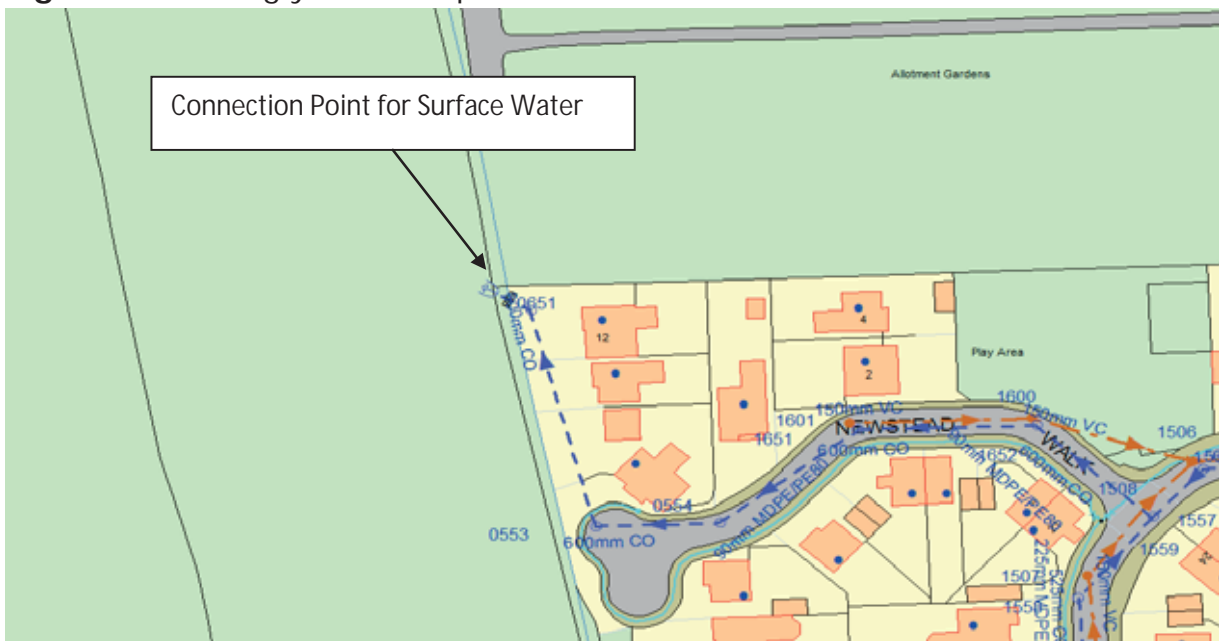
Please note that we offer alternative types of connections depending on your needs and these costs are available at our website.

Section 5: Map of Proposed Connection Points



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Figure 1: Showing your water point of connection at Louies Lane



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Figure 2: Showing your surface water point of connection at manhole 0651 with a Cover Level of 39.08m and an Invert Level of 37.96m

Section 6: Useful Information

Water

Water Industry Act – Key Water Sections:

- **Section 41:** This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.
- **Section 45:** This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.
- **Section 51A - E:** This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.
- **Section 55:** This applies where you request a supply of water for non domestic purposes.
- **Section 185:** This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense. Details on how to make an application and the s185 form is available on our website at <http://www.anglianwater.co.uk20/developers> or via our Developer Services team on 08457 60 66 087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Developer Services team on 08457 60 66 087 or via our website at www.anglianwater.co.uk/developers

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our developer services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0845 60 66 087 or Email: developerservices@anglianwater.co.uk

Water pressure and flow rate: The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

Self Lay of Water Mains: A list of accredited Self Lay Organisations can be found at www.lloydsregister.co.uk/schemes/WIRS/providers-list.aspx.

Used Water

Water Industry Act – Key Used Water Sections:

- **Section 98:** This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

- **Section 102:** This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.
- **Section 104:** This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.
- **Section 106:** This provides you with the right to have your constructed sewer connected to the public sewer.
- **Section 185:** This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at www.anglianwater.co.uk/developers or via our Developer Services team on 08457 60 66 087.

Sustainable Drainage Systems:

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We also recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for the area to discuss your application.

Private Sewer Transfers: Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

Encroachment: Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are

planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at <http://anglianwater.co.uk/developers/encroachment.aspx>

Locating our assets: Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from www.digdat.co.uk. All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: www.anglianwater.co.uk/developers/our-assets/

Summary of charges: A summary of this year's water and used water connection and infrastructure charges can be found at <http://www.anglianwater.co.uk/developers/charges/>

Disclaimer: The information provided within this report is based on the best data currently recorded, recorded within the last 12 months or provided by a third party. The position must be regarded as approximate. If there is further development in the area or for other reasons the position may change.

The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Any cost calculations provided within the report are estimated only and may be subject to change.

The responses made in this report are based on the presumption that your proposed development obtains planning permission. Whilst this report has been prepared to help assess the viability of your proposal, it must not be considered in isolation. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework (NPPF). As a spatial planning statutory consultee, we assist planning authorities in the preparation of a sustainable local plan on the basis of capacity within our water and water recycling (formerly referred to as wastewater) infrastructure. Consequently, any infrastructure needs identified in this report must only be considered in the context of up to date, adopted or emerging local plans. Where local plans are absent, silent or out of date these needs should be considered against the definition of sustainability set out in the NPPF as a whole.

No liability whatsoever including liability for negligence is accepted by Anglian Water Services Limited for any error or inaccuracy or omission including the failure to accurately record or record at all, the location of any water main, discharge pipe, sewer, or drain or disposal main or any item of apparatus.



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