



UTILITY STATEMENT

Land North-East of Humber Doucy Lane, Ipswich

Prepared by:

Barratt David Wilson Homes

On behalf of:

Barratt David Wilson Homes and Hopkins Homes



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1.0 INTRODUCTION

The site location is land north-east of Humber Doucy Lane, Ipswich, Suffolk.

The site is split into 2 parcels and has a total area of 31.52 ha. Parcel 1 is the northern parcel of the site, with an approximate postcode of IP5 1DU and grid reference TM 18614 46903. Parcel 2 is the southern parcel of the site with an approximate postcode of IP4 3PX and grid reference TM 18942 46454.

This statement supports a Hybrid Application - Full Planning Permission for the means of external access/egress to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sq m (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works.

A review of the site has been undertaken to establish constraints and opportunities relating to drainage and utility service provision.

Existing asset records have been requested from all known utility providers operating in the vicinity of the site, via Land Mark Information Group in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution and are summarised as follows:

Utility	Category	Status
Anglian Water	Water, Sewerage	Assets within vicinity of site
Cadent Gas	Gas	Assets in close vicinity of site
Environment Agency	Environmental Agency	No assets present in vicinity of site
Network Rail	Rail	Assets in close vicinity of site
Openreach	Telecom	Assets within vicinity of site
Suffolk County Council	Council	Assets close to site boundary
UK Power Networks	Electric	Assets within vicinity of site
Utility Assets	Electric	No assets present in vicinity of site
Virgin Media	Telecom	Assets in close vicinity of site
Vodafone	Telecom	No assets present in vicinity of site
C.A. Telecom UK - [Colt Technology Services]	Telecom	No assets present in vicinity of site
CityFibre	Telecom	No assets present in vicinity of site
GTC	Telecom, Gas, Electric, Water	No assets present in vicinity of site
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fibrespan]	Telecom	No assets present in vicinity of site
SKY Telecommunications Services	Telecom	No assets present in vicinity of site
Verizon	Telecom	No assets present in vicinity of site

2.0 Foul and Surface Water Drainage

2.1 Existing

Parcel 1:

There are no existing sewers crossing the site or to the immediate boundary.

A 300mm combined sewer is present in the southern verge/footway of Humber Doucy Lane.

Parcel 2:

An existing 225mm combined sewer is located within the southern verge of Humber Doucy Lane and runs parallel with the south-western site boundary. The combined sewer then runs south, serving the existing residential area.

An existing 150mm surface water sewer (SW) runs parallel with the south-eastern site boundary and passes through the southern footway of Humber Doucy Lane, which then crosses frontages of existing properties. Continuing eastward, the 150mm SW sewer increases to a 300mm SW sewer, located within the northern side of the carriageway and southern parking strip.

A 225/300mm foul water (FW) sewer is offset directly south of the SW sewer and runs through the frontages of existing properties. An existing 150mm FW sewer runs parallel within the south-eastern boundary, serving properties fronting Seven Cottages Lane and discharges to the existing 300mm FW sewer south of Humber Doucy Lane.

Refer to Appendix A for Anglian Water sewer records.

2.2 Proposed

Refer to separate Drainage Statement.

2.3 Diversions

There are currently no proposed diversions. The existing FW sewer within the site boundary will be maintained in an area of proposed open space including the associated easement.

3.0 Electricity

3.1 Existing

Parcel 1:

Overhead high voltage (HV) cables are present within the northern end of the site.

One section of overhead HV line spans the site parallel with Tuddenham Road between the railway and commercial premises.

A second span of overhead HV follows the hedge line alongside a public footpath/private road serving Lacy's Farm.

Underground low voltage (LV) cable ducts are present alongside the length of the south boundary within the southern verge/footway of Humber Doucy Lane and serves the existing property adjacent to the south-west boundary. An existing underground LV cable duct is located parallel to the south-eastern boundary, on the eastern side of the private road serving the Ipswich Rugby Football Club.

Parcel 2:

Underground HV and LV cable ducts are present alongside the length of the south boundary within the southern verge/footway of Humber Doucy Lane.

A length of underground LV cable duct crosses the southern footway of Humber Doucy lane into the site and then loops back to continue westward on the south boundary. Underground LV is also present alongside the length of the south-eastern boundary, located within the southern footway of Seven Cottages Lane, serving existing properties to the east. Existing underground LV located just outside the north-eastern boundary serving the Ipswich Rugby Football Club building.

Refer to Appendix B for existing UK Power Networks asset records.

3.2 Proposed

In conjunction with an IDNO (Independent Distribution Network Operator) the onsite and offsite requirements have been assessed, including PoC (Point of Connection) to the standards of the incumbent DNO (Distribution Network Operator).

The IDNO have confirmed that a HV connection will be made to both parcels. Three substations will be required to serve parcel 1, and a single substation required for parcel 2.

Reinforcement works are required to be completed by the IDNO as part of the PoC offer for parcel 1 and a programme is to be agreed.

The IDNO have confirmed that with consideration of layout, number of units and heating method, including allowance for electric vehicle charging, that the DNOs HV network has sufficient capacity to service the development once reinforcement works for parcel 1 are complete.

Current proposal by the IDNO suggests that PoC for both parcels will be from existing HV infrastructure in Sidegate Lane.

3.3 Diversions

Parcel 1:

Potential diversion of HV overhead cables crossing the north-eastern and north-western areas of parcel 1.

Parcel 2:

There are currently no proposed diversions.

4.0 Gas

4.1 Existing

Parcel 1:

There are no gas mains or services within, or close to the site boundary.

Existing 63mm and 90mm low pressure gas mains are present within the southern footpath/verge of Humber Doucy Lane.

Parcel 2:

There are no gas mains or services within, or close to the site boundary.

Existing 125mm low pressure gas mains are present within the southern footpath/verge of Humber Doucy Lane.

Refer to Appendix C for Cadent Gas asset records.

4.2 Proposed

In anticipation of the forthcoming Future Homes Standard, there will be no use, or infrastructure constructed relating to natural gas.

4.3 Diversions

No diversions are proposed to the existing local gas network. Asset owners within close proximity to the development, including those where new junctions onto existing carriageway are being formed, will be notified of the proposed works.

5.0 Potable Water

5.1 Existing

Parcel 1:

A 400mm water main located within the site, follows the full length of the southern boundary and crosses the entry road for Ipswich Rugby Football Club. Within the southern verge/footway of Humber Doucy Lane 150mm, 4", 6" and 8" water mains are present outside the southern boundary.

A 200mm on-site potable water main runs parallel with the length of the eastern boundary (west of the Ipswich Football Rugby Club private road) then continues north up Tuddenham Lane, until reaching the decommissioned water tower. An 8" main is located within the carriageway of Tuddenham Lane and is in close proximity to the eastern boundary.

Parcel 2:

A 400mm water main is present within the site boundary for the length of its frontage onto Humber Doucy Lane. A 6" water main runs parallel within the eastern boundary fronting Seven Cottages Lane. A 4" water main is located south of parcel 2 within the southern verge/footway of Humber Doucy Lane.

Refer to Appendix D for Anglian Water potable water asset records.

5.2 Proposed

All dwellings will be compliant with Building Regulations Part G achieving 110 litres per person per day.

Water connection will be available to be taken from a sufficiently sized Anglian Water main. Potential PoC (point of connection) for parcels 1 and 2 to the 400mm on site potable water main.

Should any reinforcement be required downstream of the POC, including those to any nearby pumps, those will be covered by the Infrastructure Fees set by Anglian Water which are reviewed annually.

5.3 Diversions

Parcel 1:

The 400mm on-site main may require either lowering or protection to accommodate the construction of the proposed junctions from Humber Doucy Lane and will be assessed in conjunction with Anglian Water as part of the Detailed Junction Design.

Parcel 2:

The 400mm on-site main may require either lowering or protection to accommodate the construction of a single T junction and will be assessed in conjunction with Anglian Water as part of the Detailed Junction Design.

6.0 Telecommunication and Fibre

6.1 Existing

Parcel 1:

Existing Openreach overhead cables span horizontally across the northern site area of parcel 1 from the commercial area adjacent to the north-western boundary. This overhead continues to run parallel alongside the eastern boundary and crosses into the site at a couple of points along the north-eastern boundary. An Openreach overhead line is located parallel, in close proximity to the north-western boundary.

Along/within the south-eastern boundary, a short stretch of an Openreach overhead line is present and serves the Ipswich Rugby Football Club building.

Openreach overhead lines are present within the southern verge/footway of Humber Doucy Lane for the length of the southern boundary. A short stretch of Openreach overhead crosses Humber Doucy lane and serves the property adjacent to the south-west boundary.

Within the site, a short span of Openreach underground ducting is present and is located between the junction of Tuddenham Road and the private road serving the commercial area.

This section of Openreach ducting runs parallel outside the north-eastern boundary, serving existing properties to the east.

Virgin Media underground ducting is present parallel to the length of the southern boundary, located within the southern footway/verge of Humber Doucy Lane.

Parcel 2:

Existing Openreach overhead lines run parallel outside the eastern boundary within the southern footway of Seven Cottages Lane and serves the existing properties to the east.

From Seven Cottages Lane, a span of Openreach overhead crosses north through the south-eastern area of the site.

Openreach overhead lines are present within the southern verge/footway of Humber Doucy Lane for the length of the southern boundary. An Openreach telegraph pole is situated just within the centre of the south boundary.

Virgin Media underground ducting is present parallel to the length of the southern boundary, located within the southern footway/verge of Humber Doucy Lane.

Refer to Appendix E for existing Openreach and Virgin Media asset records.

6.2 Proposed

To comply with Building Regulations Approved Document Part R (Infrastructure for electronic communications), the development will be providing Fibre To The Property (FTTP). This will ensure residents have access to high-speed broadband through a number of Internet Service Providers (ISP).

It is proposed that connections will be made to the existing Openreach and Virgin Media infrastructure on Humber Doucy Lane.

Infrastructure within the development will be laid in ducts, below ground, to minimise potential disturbance from weather and to ensure it can be easily maintained.

6.3 Diversions

Parcel 1:

Proposed diversions of Openreach overhead lines to underground, where overhead lines cross the north and north-eastern areas of the site.

Parcel 2:

Proposed diversion of Openreach overhead lines to underground in the south-eastern site area.

7.0 Conclusion/Summary

Existing utilities have been identified within the vicinity of the proposed development which will be maintained in place or diverted as required.

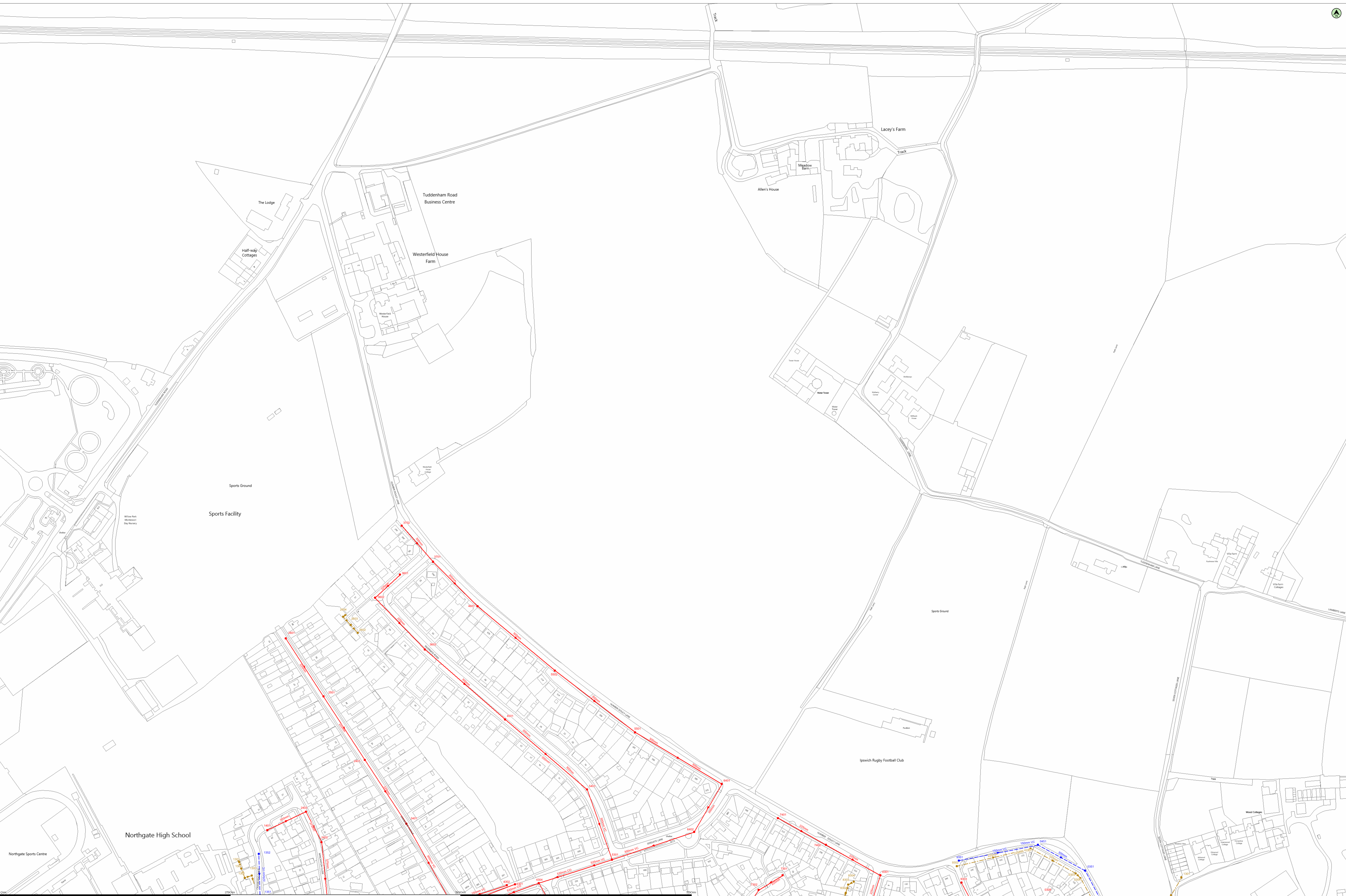
All dwellings will be compliant with Building Regulations Part G achieving 110 litres per person per day and served from the existing Anglian Water potable water network.

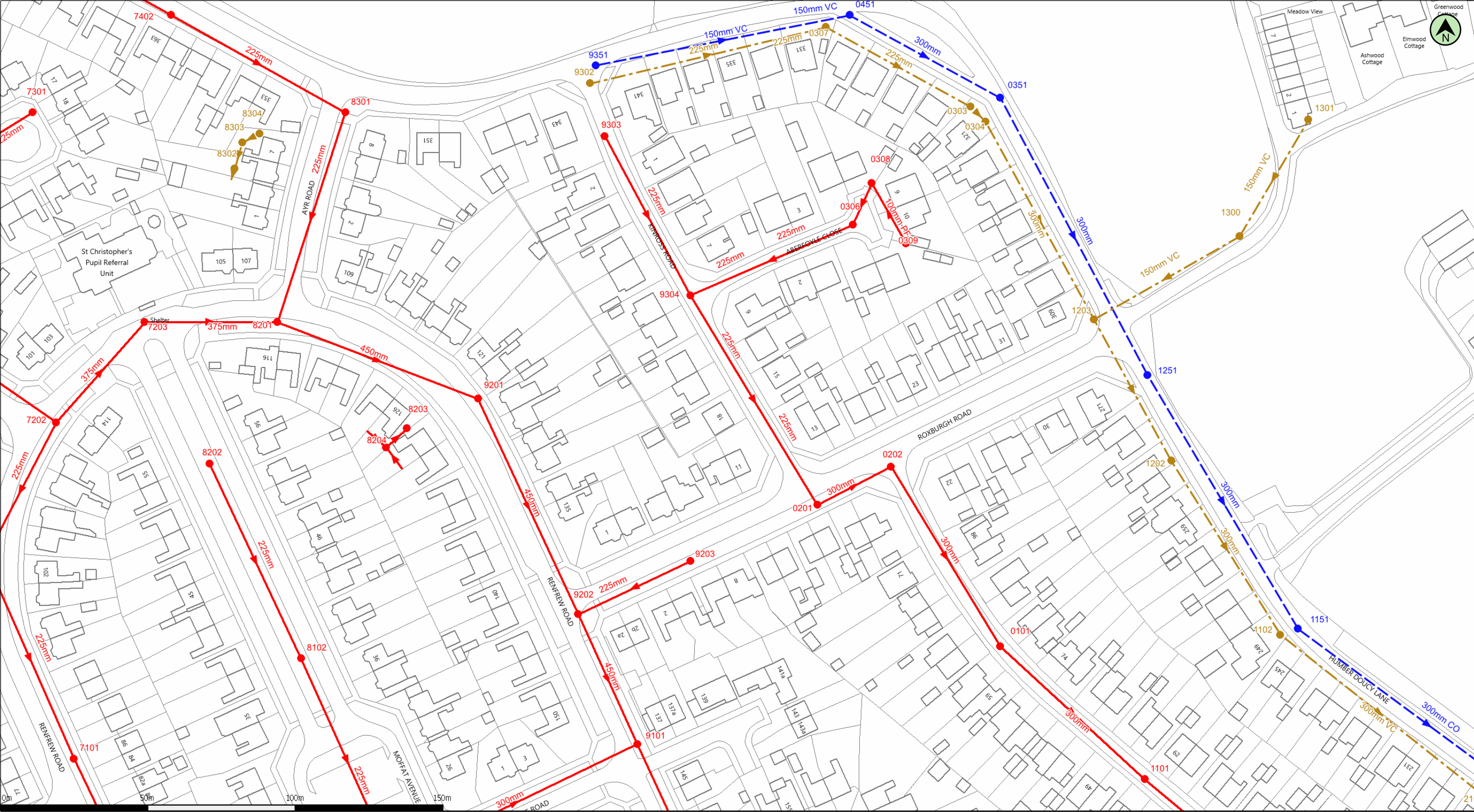
Electrical supply to all dwellings will be LV and sized sufficiently to allow for electrical heating. Cables are also to be sized to allow for electric vehicle charge points.

Fibre to The Property will be supplied to all dwellings to ensure access to high-speed broadband. Well established fibre suppliers will be used to ensure wide range of Internet Service Providers are available.

Appendix A

Anglian Water Sewer Asset Records





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Date: 23/12/21

Scale: 1:1250

Map Centre: 618991,246271

Data updated: 30/11/21

Our Ref: 743547 - 4

Wastewater Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water 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 disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2021 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall*		Sewage Treatment Works	
Surface Sewer				Public Pumping Station	
Combined Sewer		Inlet*		Decommissioned Pumping Station	
Final Effluent					
Rising Main*		Manhole*			
Private Sewer*					
Decommissioned Sewer*					

*(Colour denotes effluent type)

payments.utilitiesolutions@atkinsglobal.c

103389



Appendix B

UK Power Networks Asset Records

Our Ref: 24230152 Your Ref: LM 103389/DoM

Wednesday, 22 December 2021

Ben Evans
The Hub, 500 Park Avenue, Aztec West
Almondsbury
Bristol
BS32 4RZ

CHECKED

Dear Ben Evans

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision
0800 056 5866



This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

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 person or causes personal injury to a person where such death or personal injury is caused by its negligence.
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 how for any loss, damage, costs, 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. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



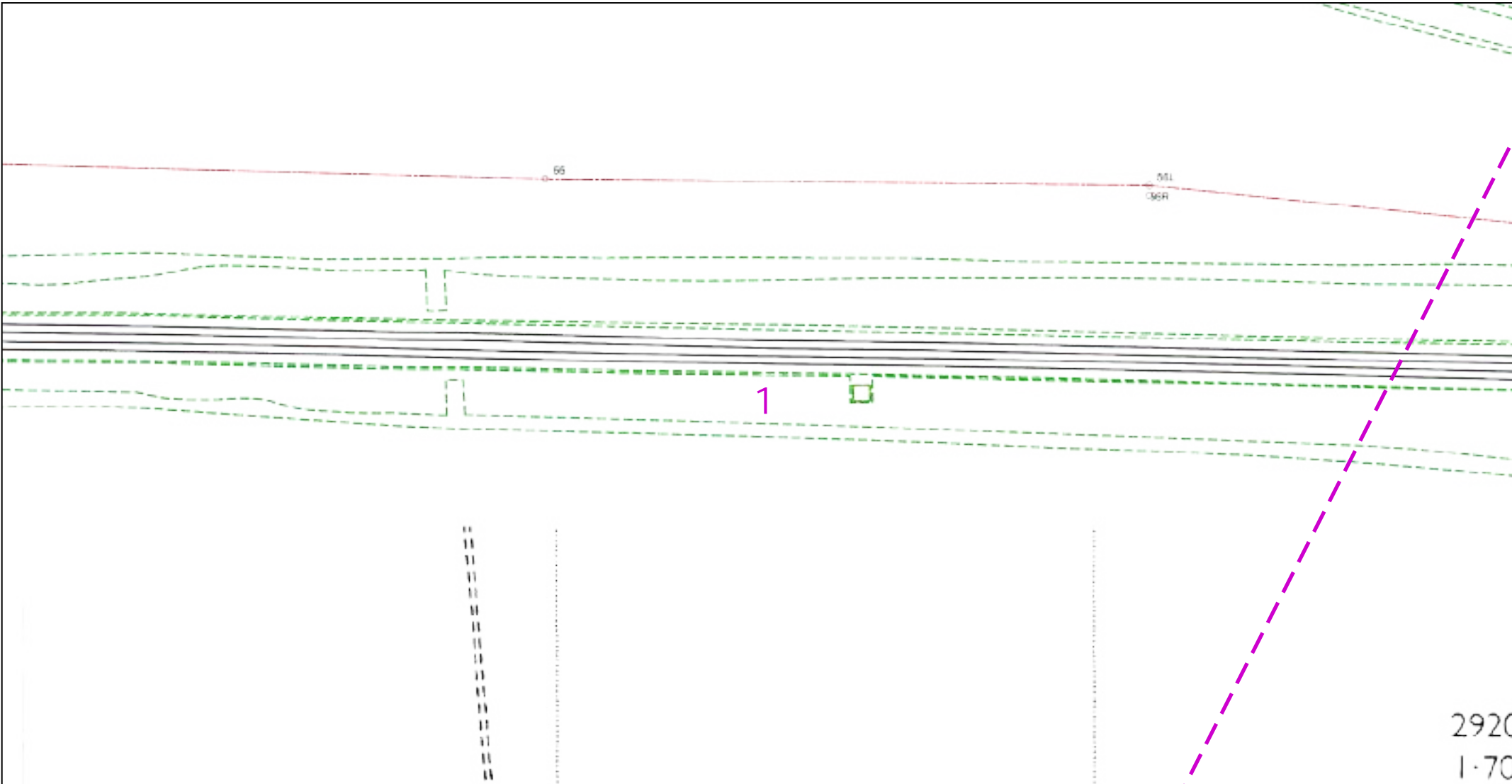
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

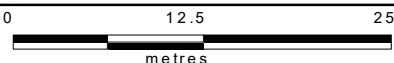
If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. 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.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
 - the date, time and place at which such damage was caused;
 - a description of the electric line and/or electrical plant to which damage was caused;
 - the name of the person whom it appears to you is responsible for that damage;
 - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.





2920
1-70



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.

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

Date Requested: 22/12/2021
Job Reference: 24230152
Site Location: 617538 245889
Requested by: Mr Ben Evans

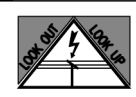
Your Scheme/Reference: LM
103389/DoM
Scale: 1:1000 (When plotted at A4)

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. 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. 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.
8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.

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 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.
6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.

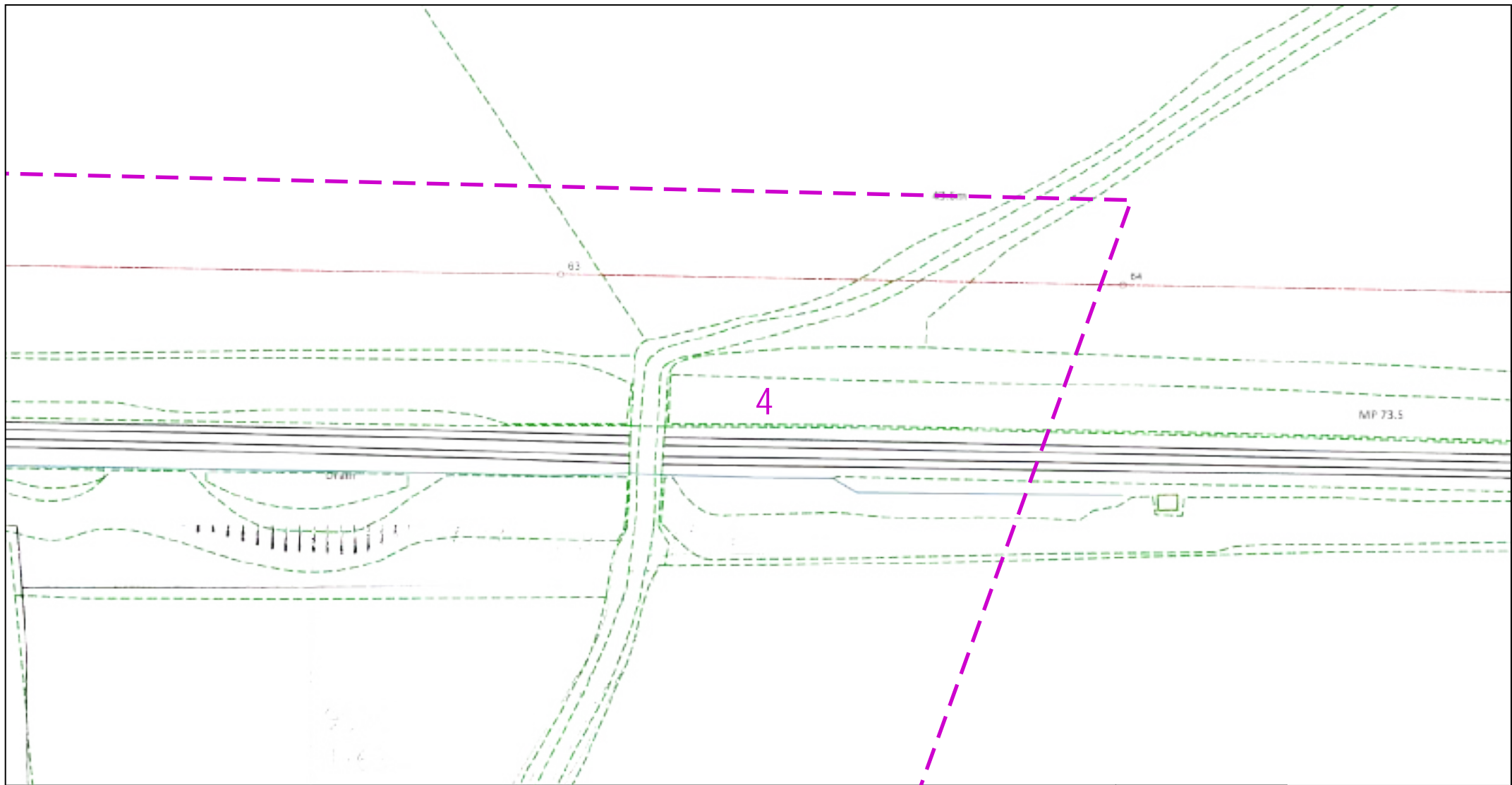


IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage a
cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE Guidance
note GS6

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 1:500 records to determine the location of all known underground plant and equipment.



0 12.5 25
metres

Dig Sites Area: Line:

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Requested by: Mr Ben Evans

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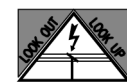
Scale: 1:1000 (When plotted at A4)

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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 of the letter.
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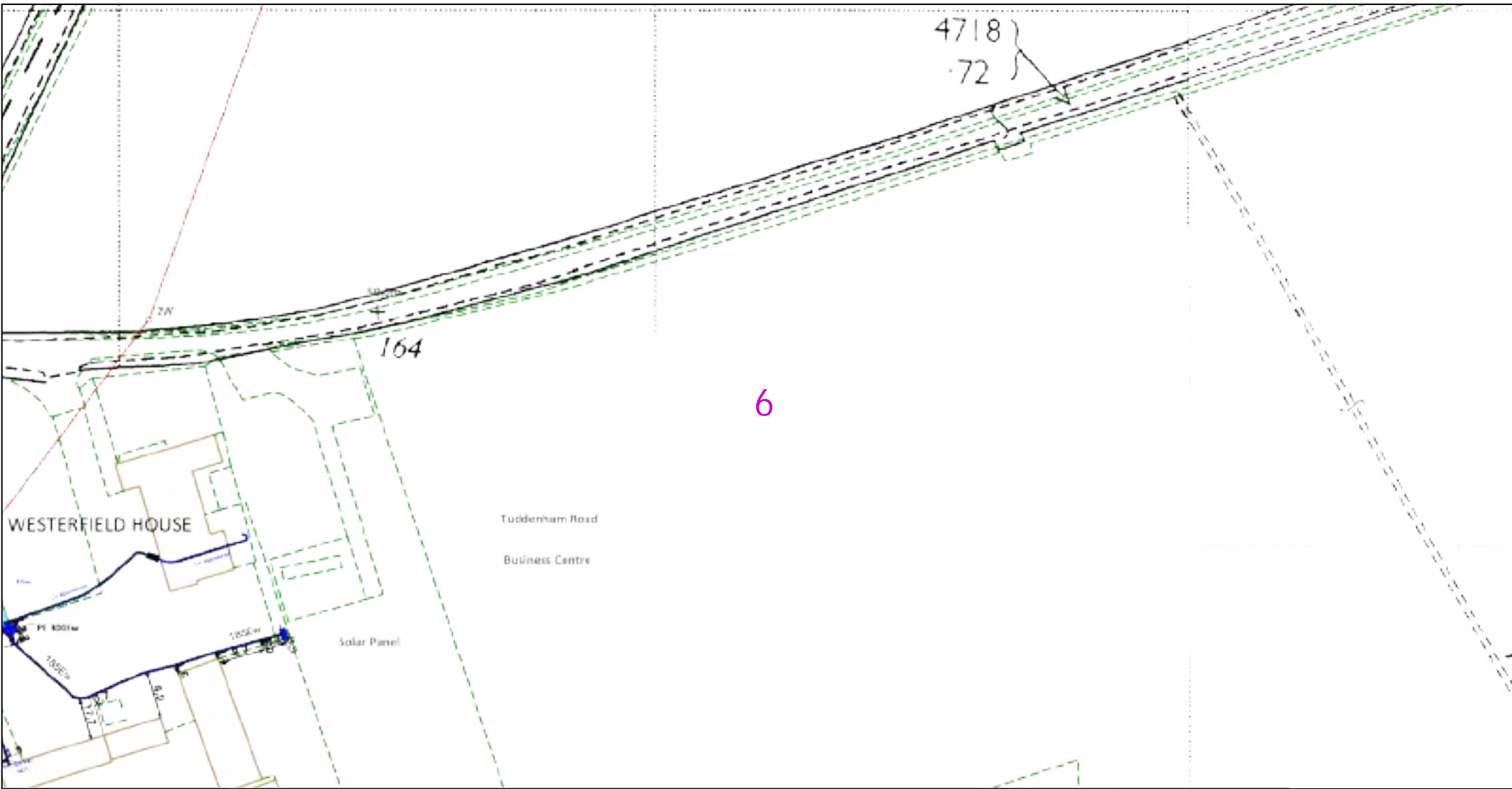


IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage a
cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY

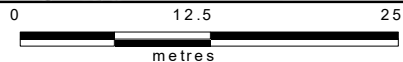
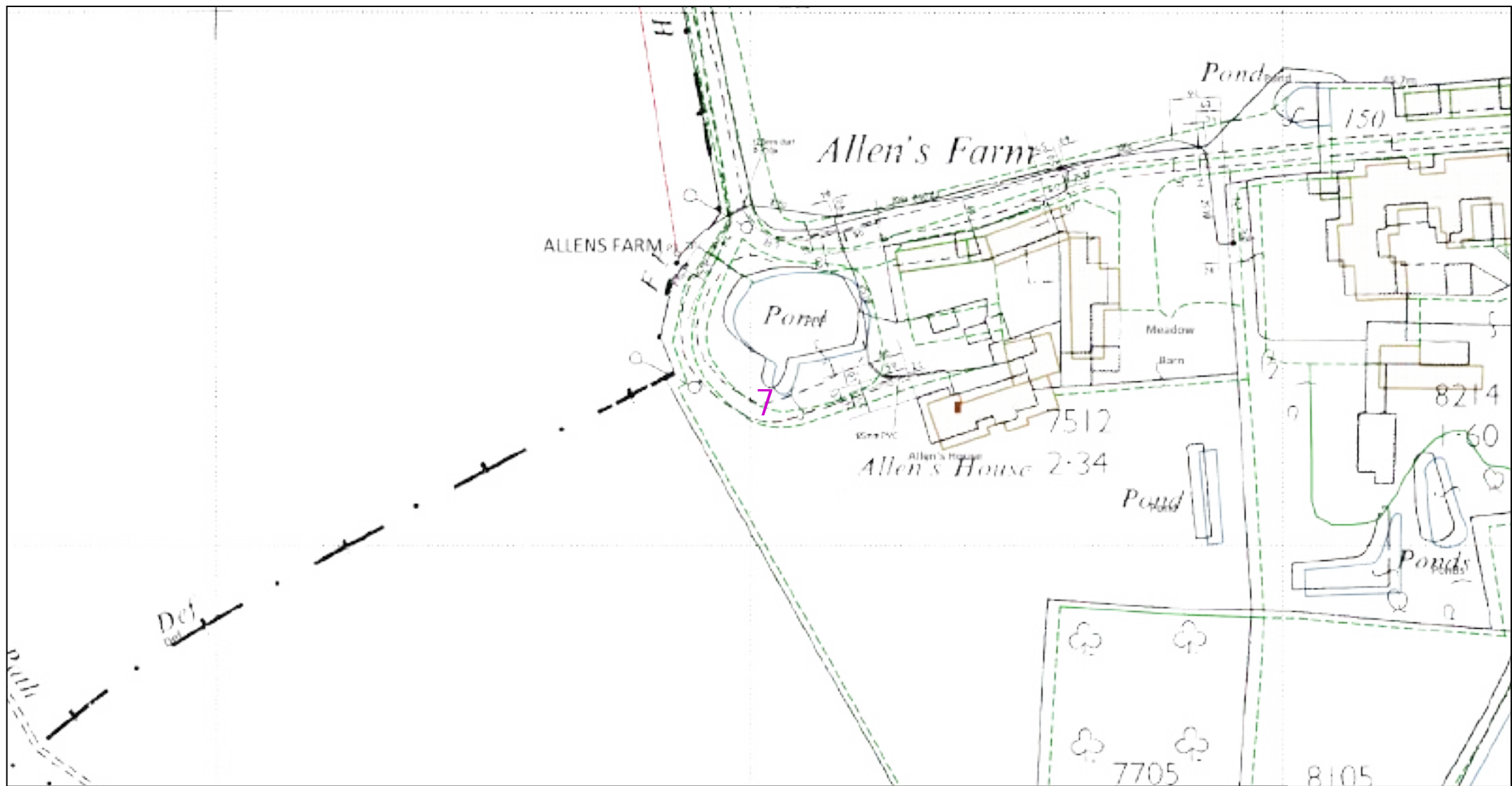


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BEFORE
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Refer to HSE Guidance
note GS6

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<p>0 12.5 25 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>					
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<p>Date Requested: 22/12/2021 Job Reference: 24230152 Site Location: 617538 245889 Requested by: Mr Ben Evans Your Scheme/Reference: LM 103389/DoM Scale: 1:1000 (When plotted at A4)</p>				<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>			
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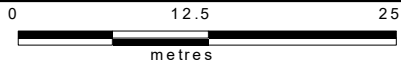
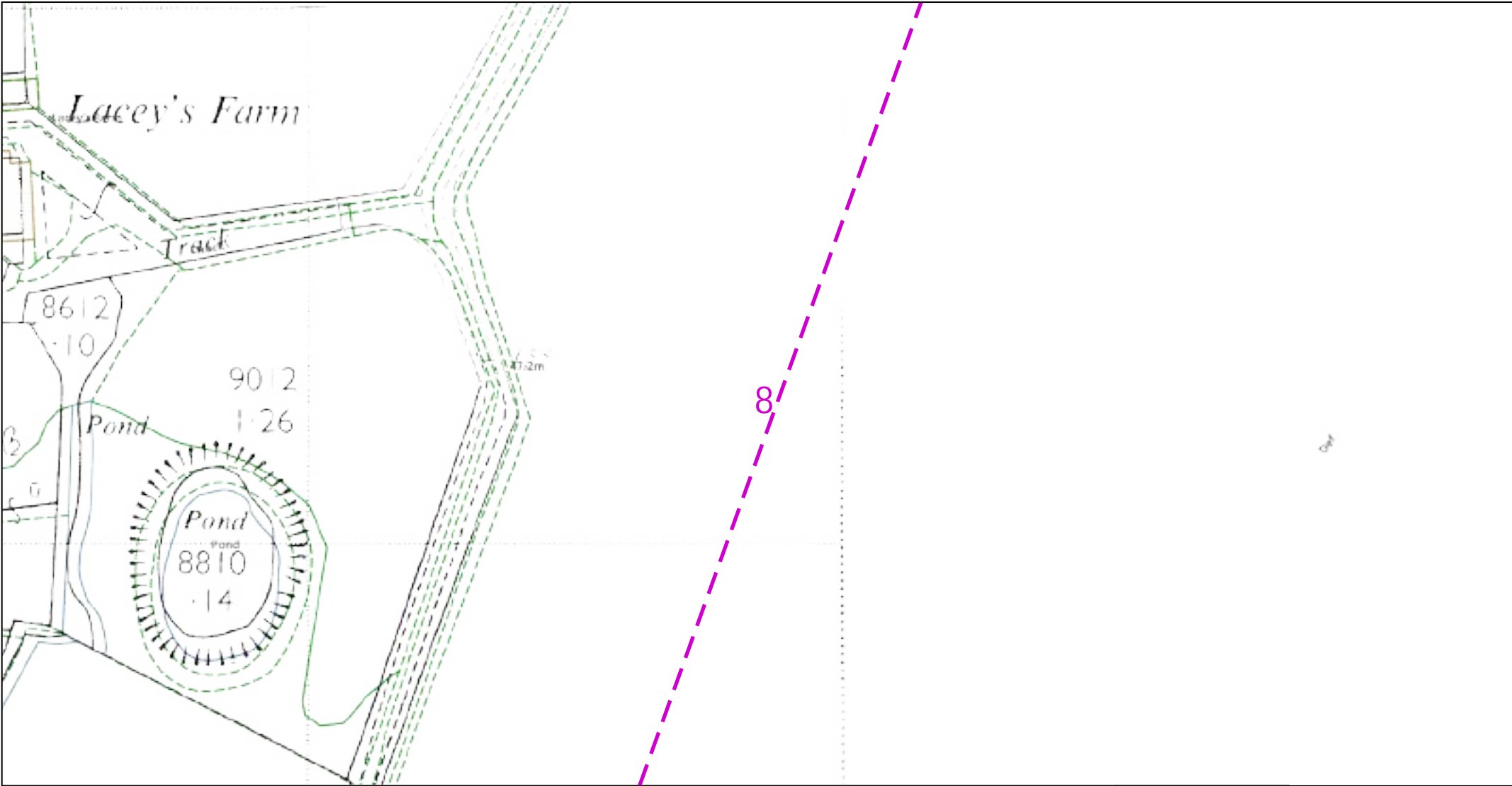


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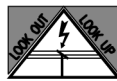
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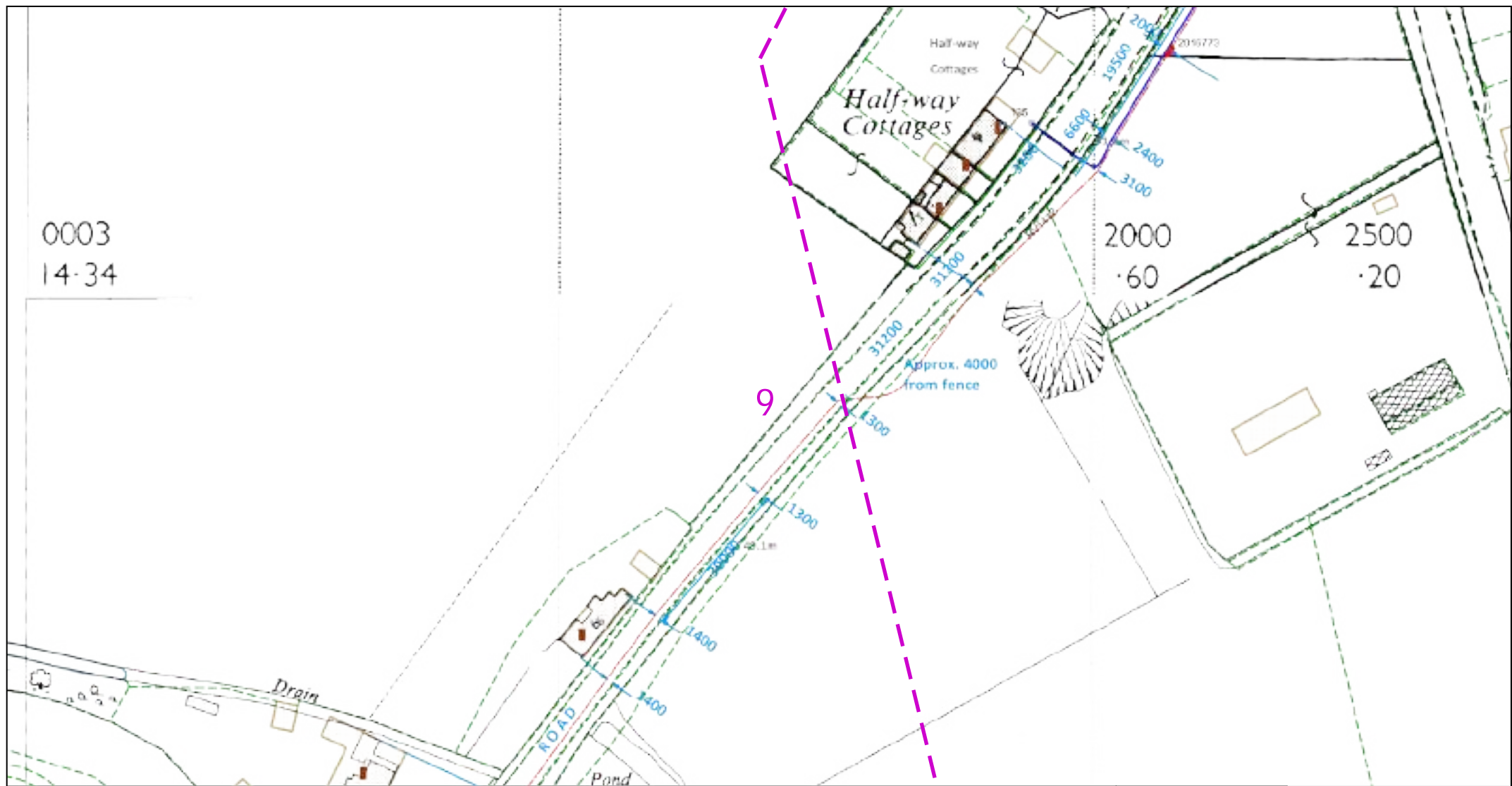


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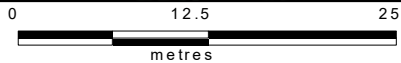
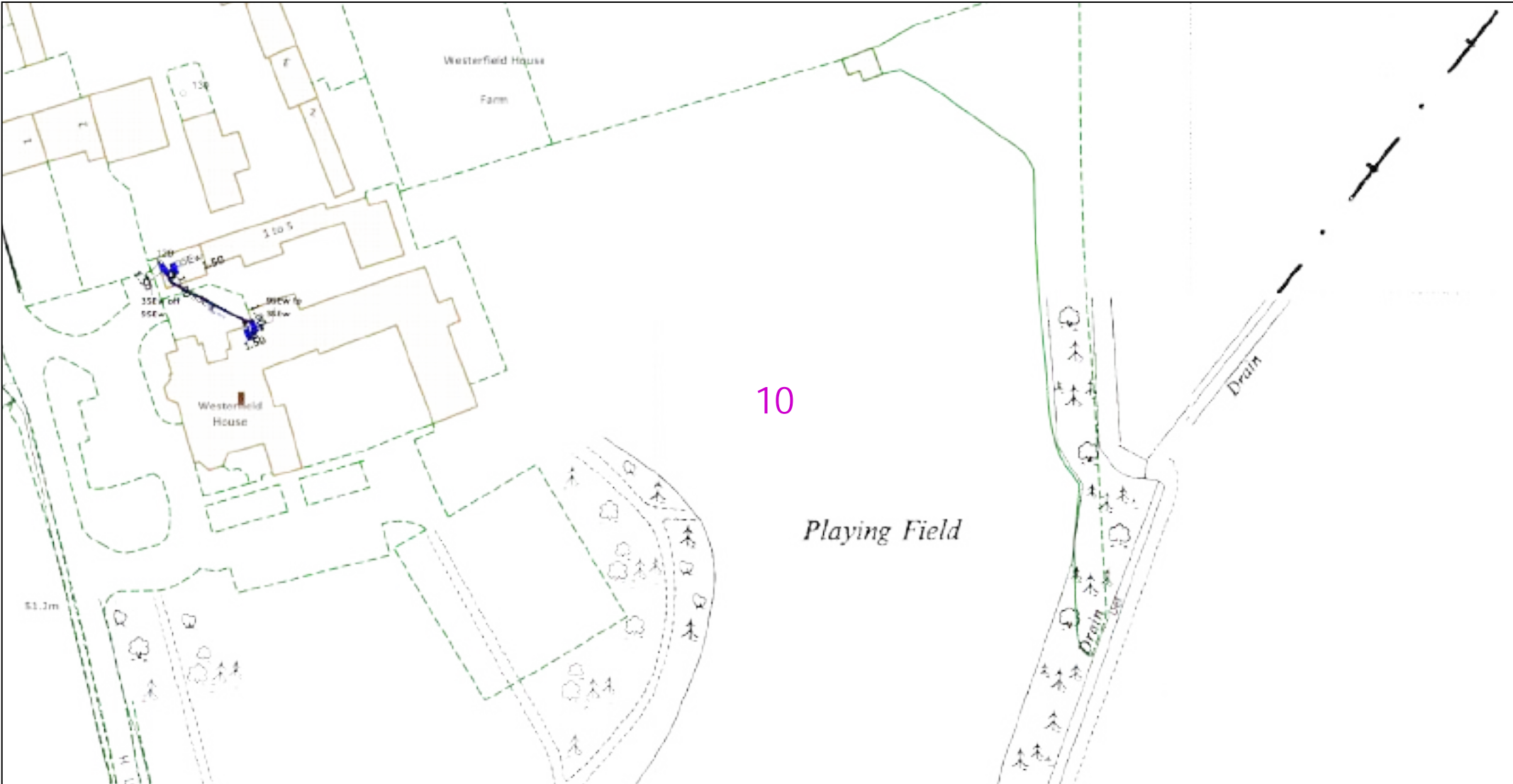
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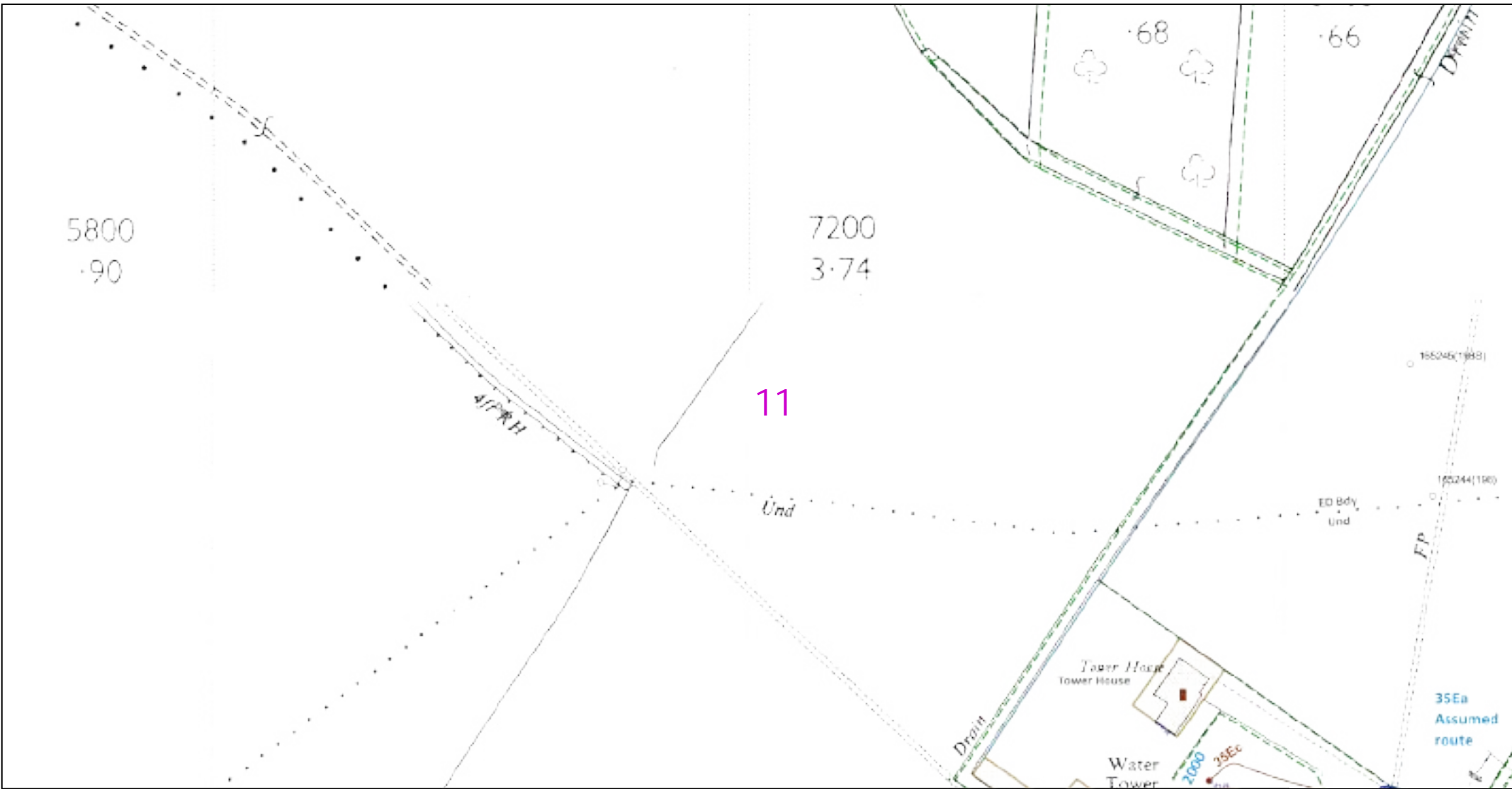


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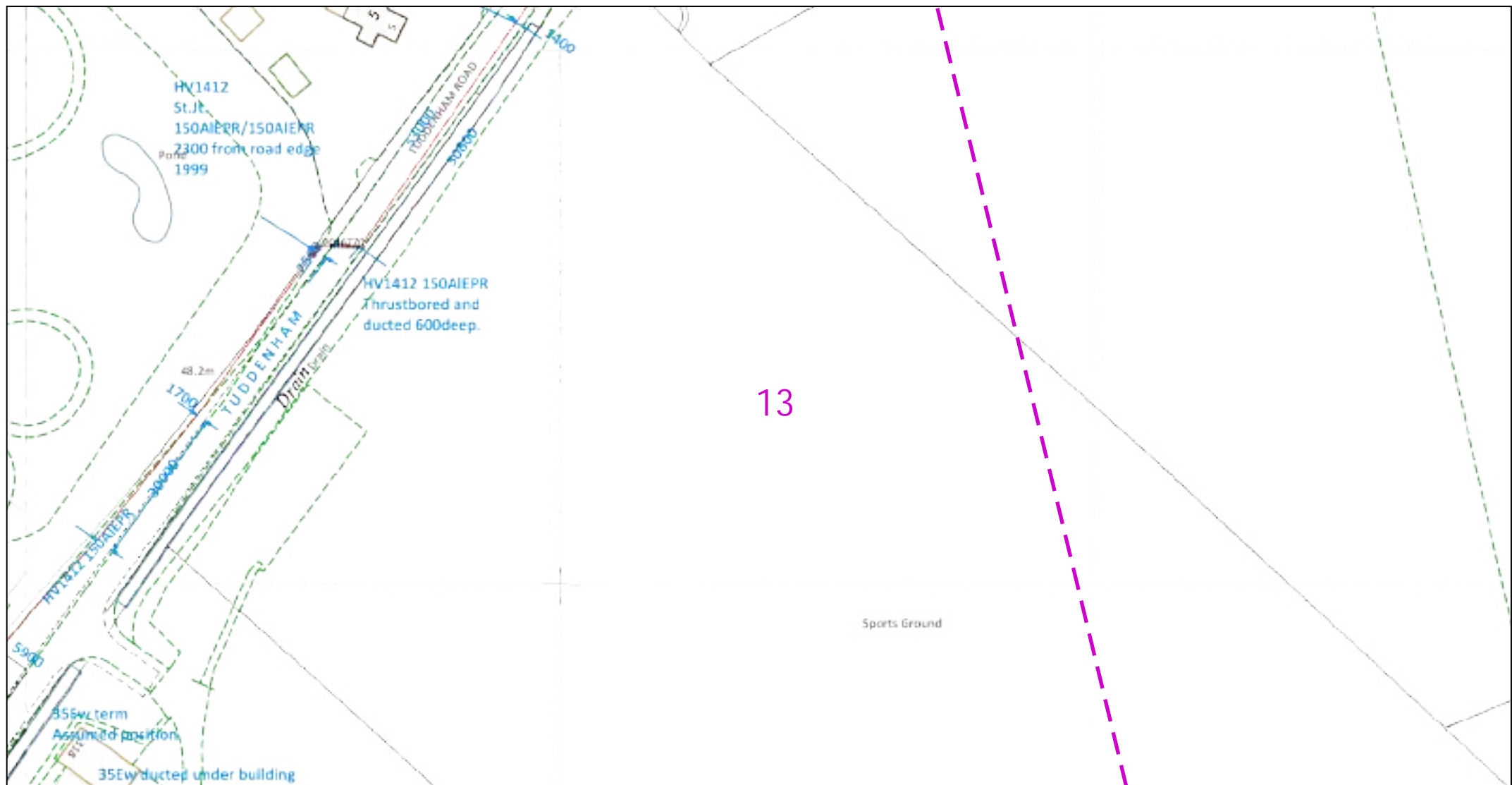


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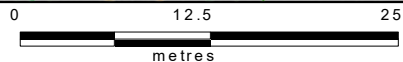
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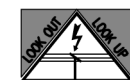
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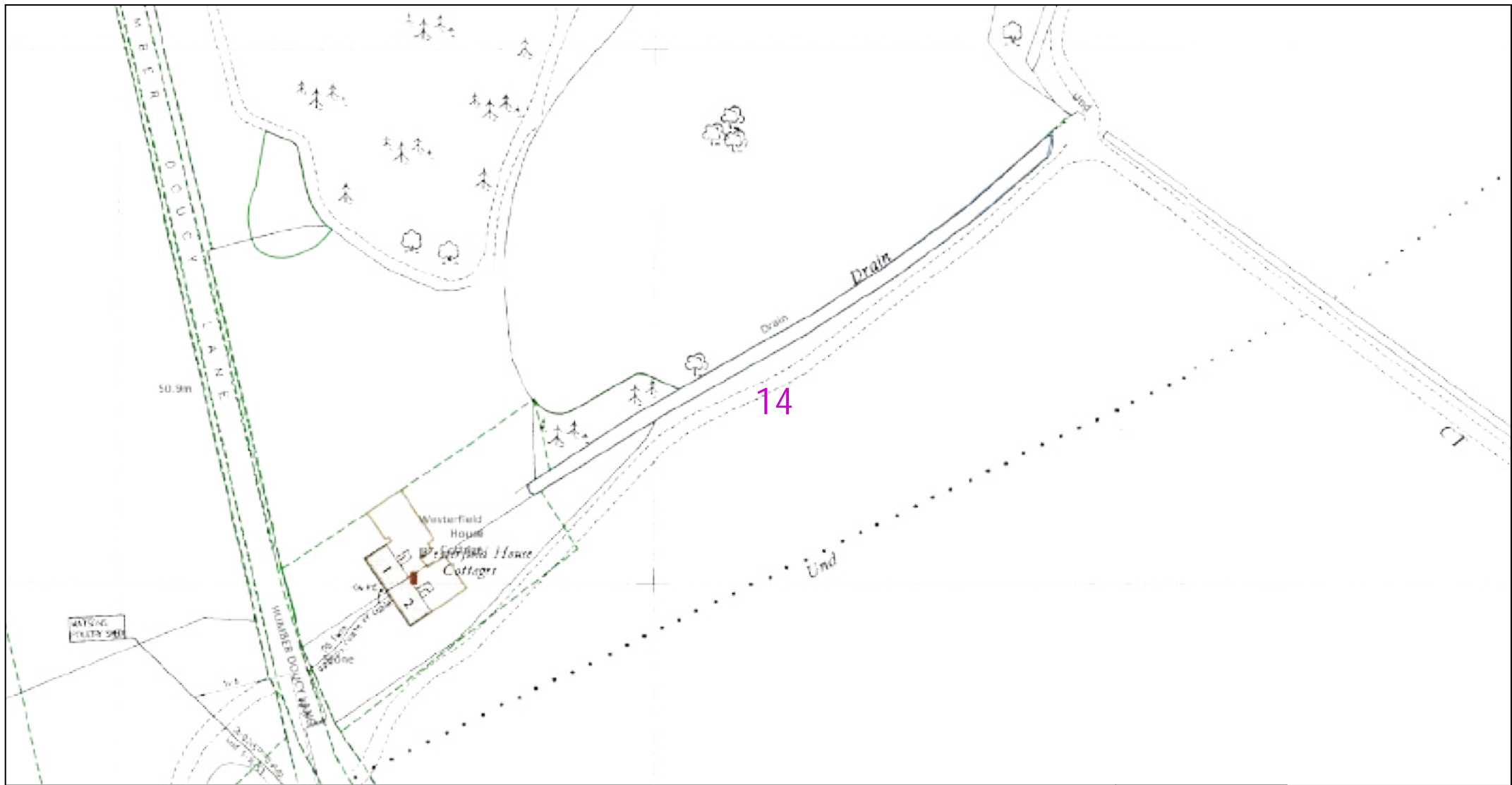


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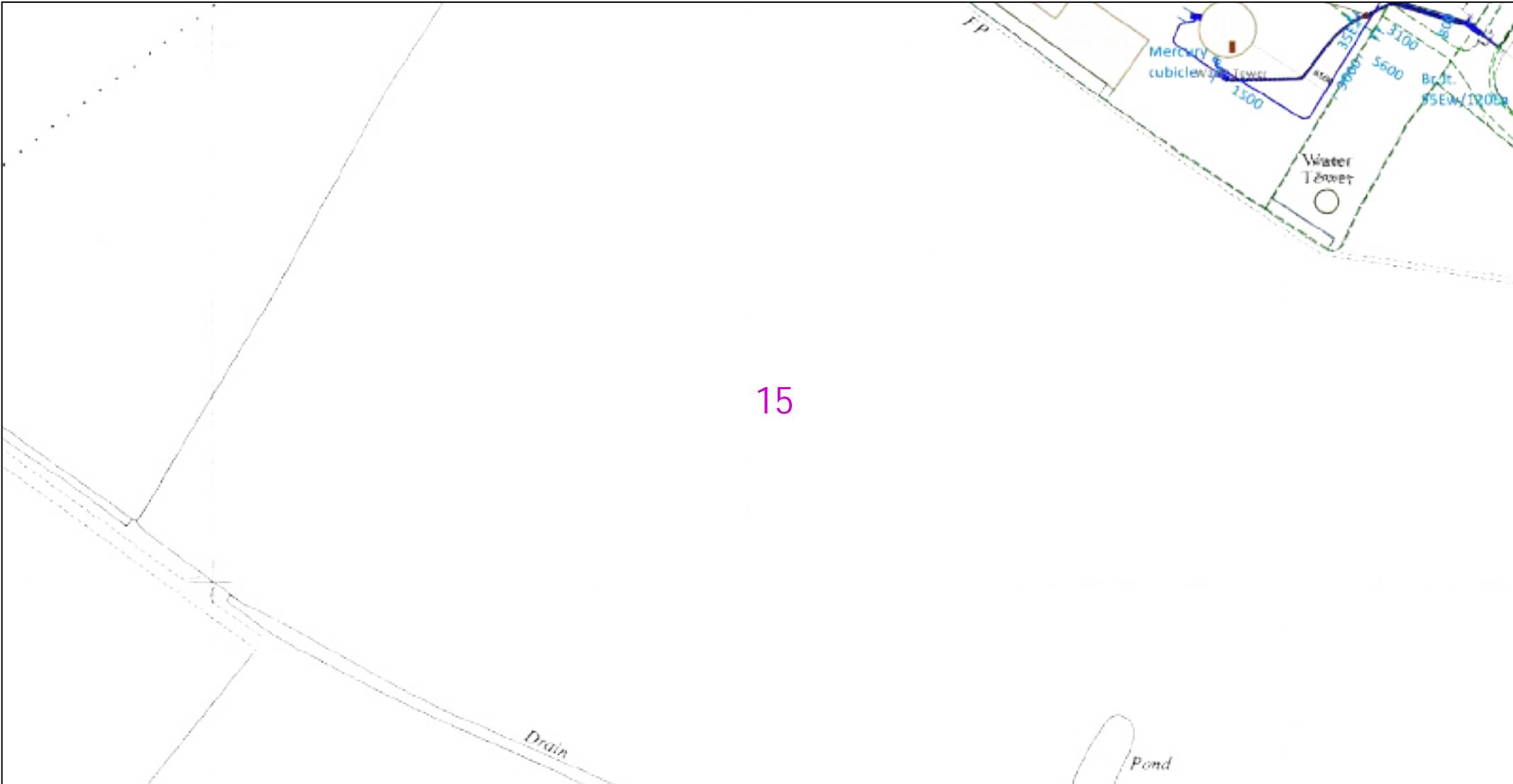
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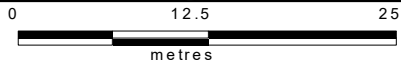


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15



Dig Sites Area:  Line: 

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Date Requested: 22/12/2021

Job Reference: 24230152

Site Location: 617538 245889

Requested by: Mr Ben Evans

Your Scheme/Reference: LM
103389/DoM

Scale: 1:1000 (When plotted at A4)

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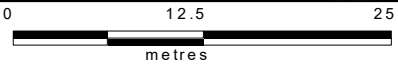
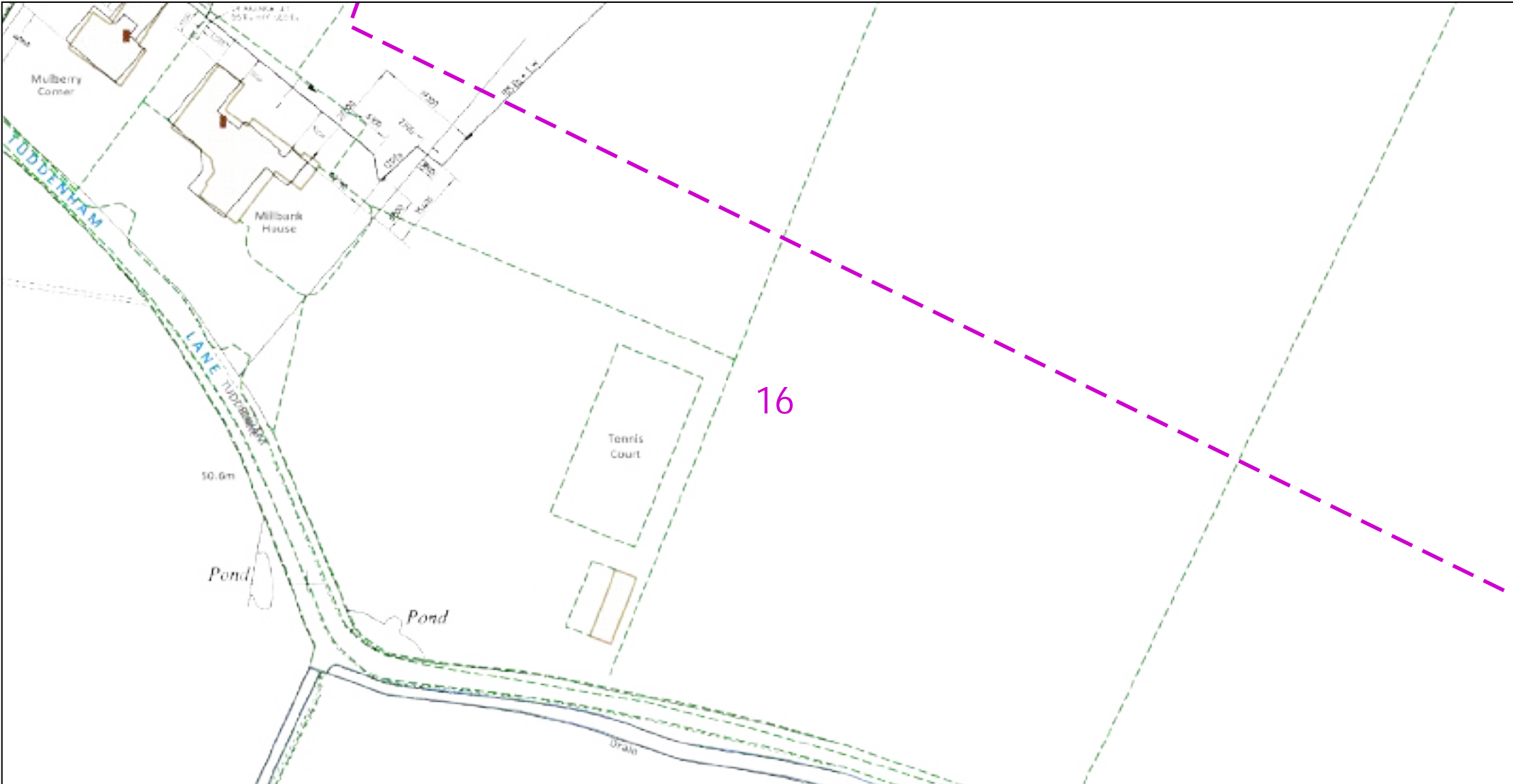


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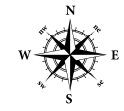
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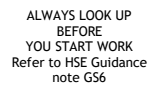


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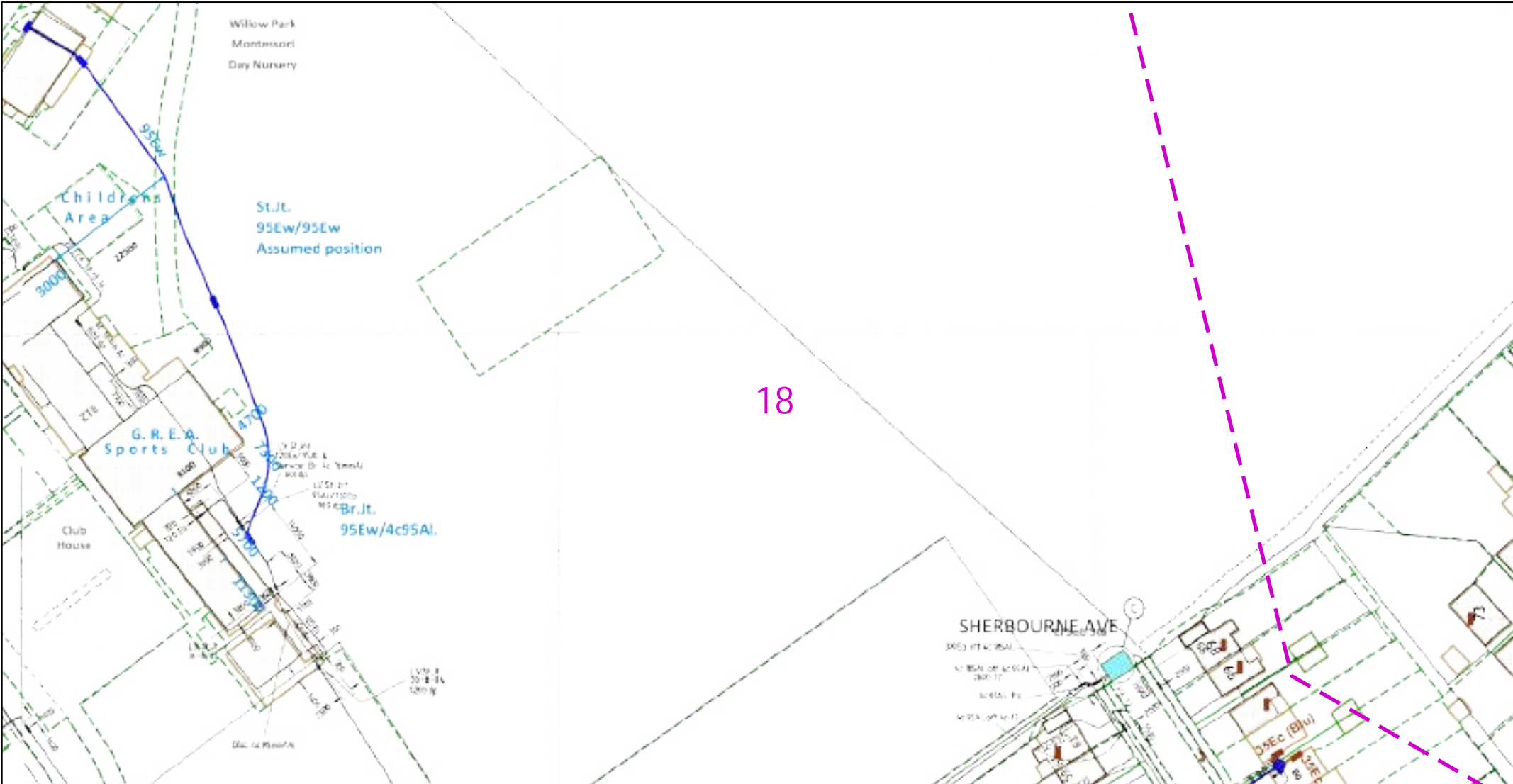


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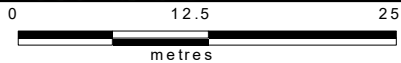
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Date Requested: 22/12/2021

Job Reference: 24230152

Site Location: 617538 245889

Requested by: Mr Ben Evans

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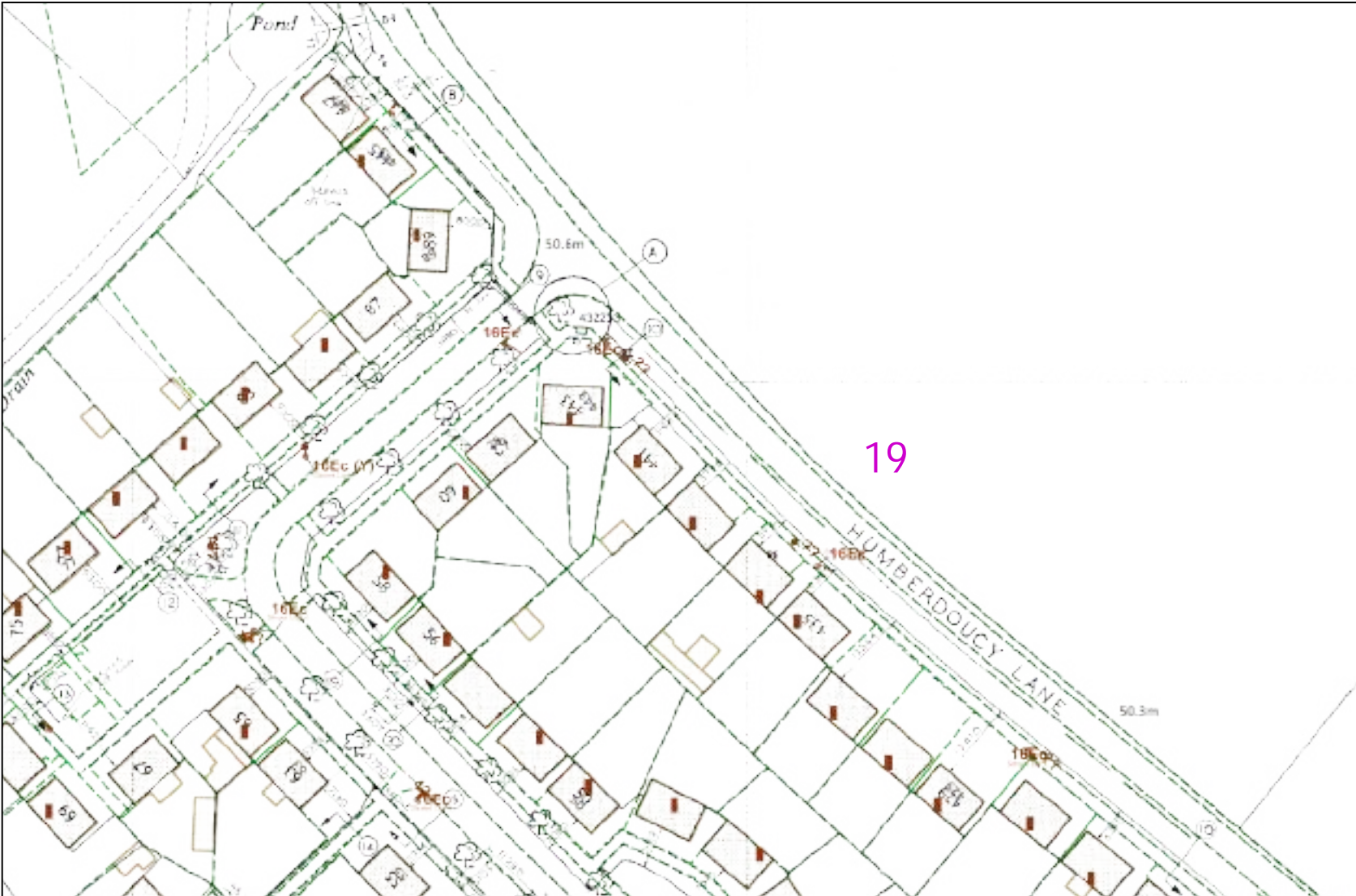


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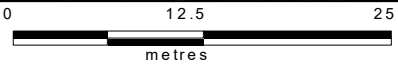


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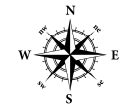
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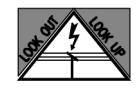
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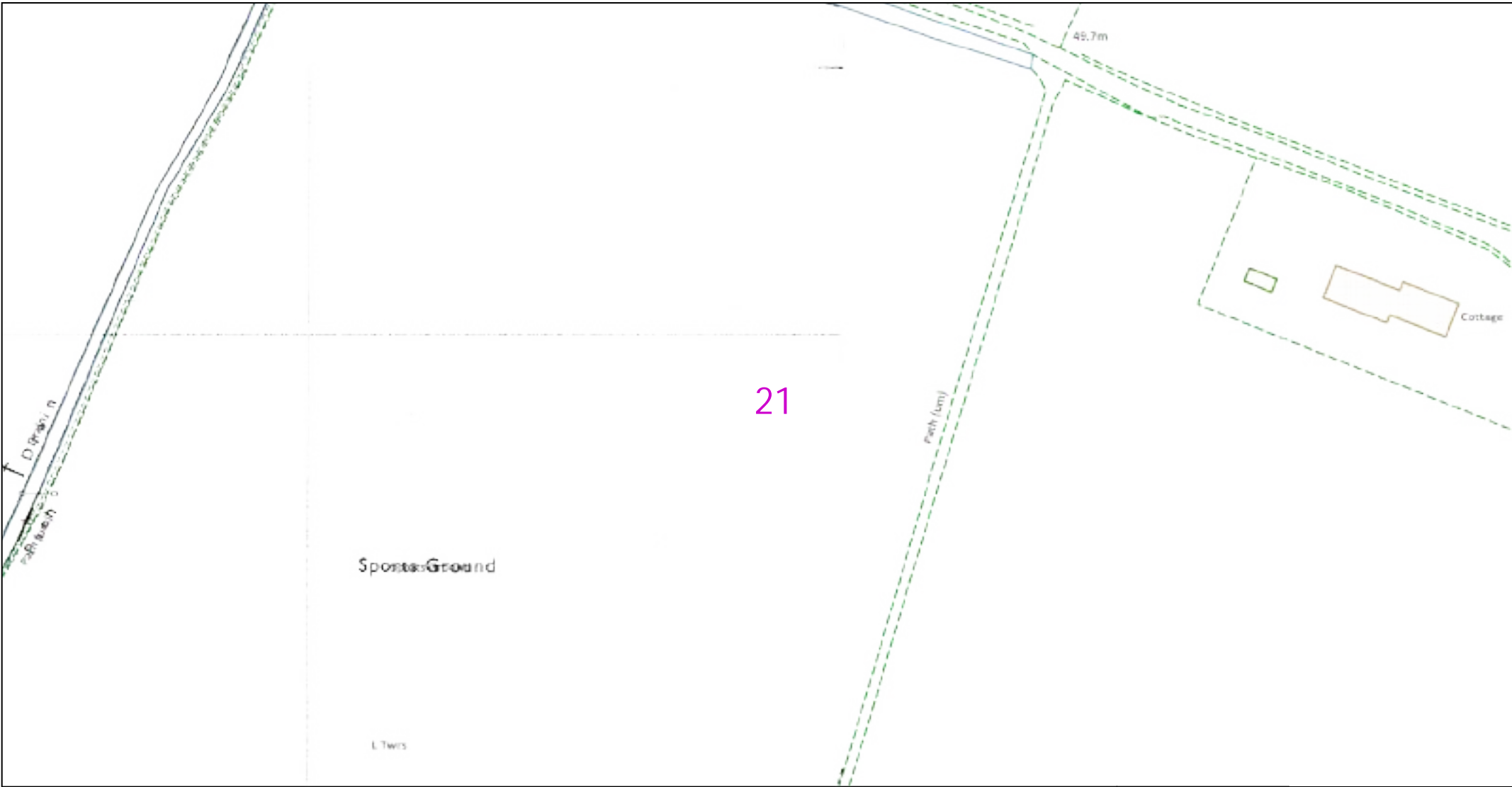


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012.525metres

Dig Sites

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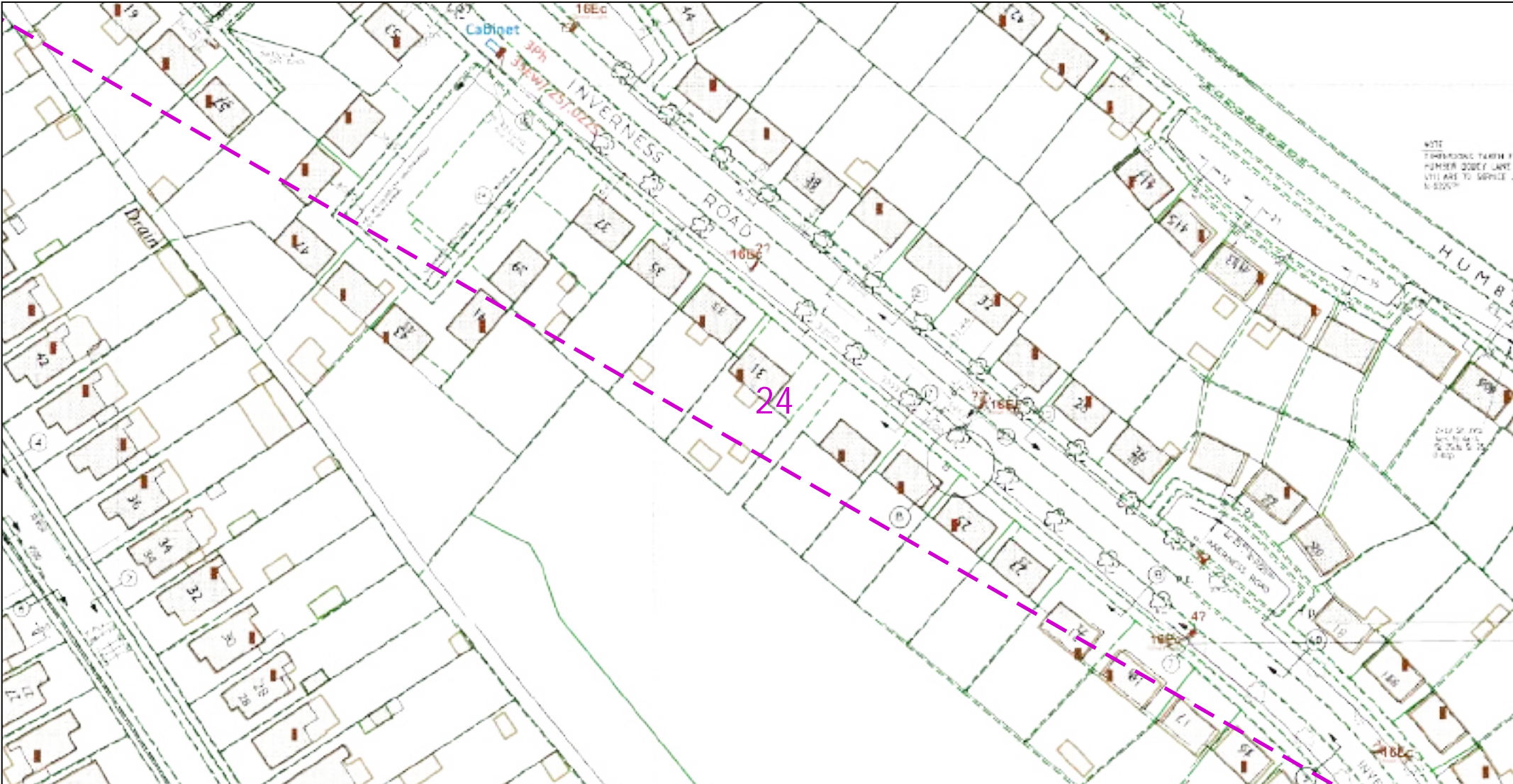
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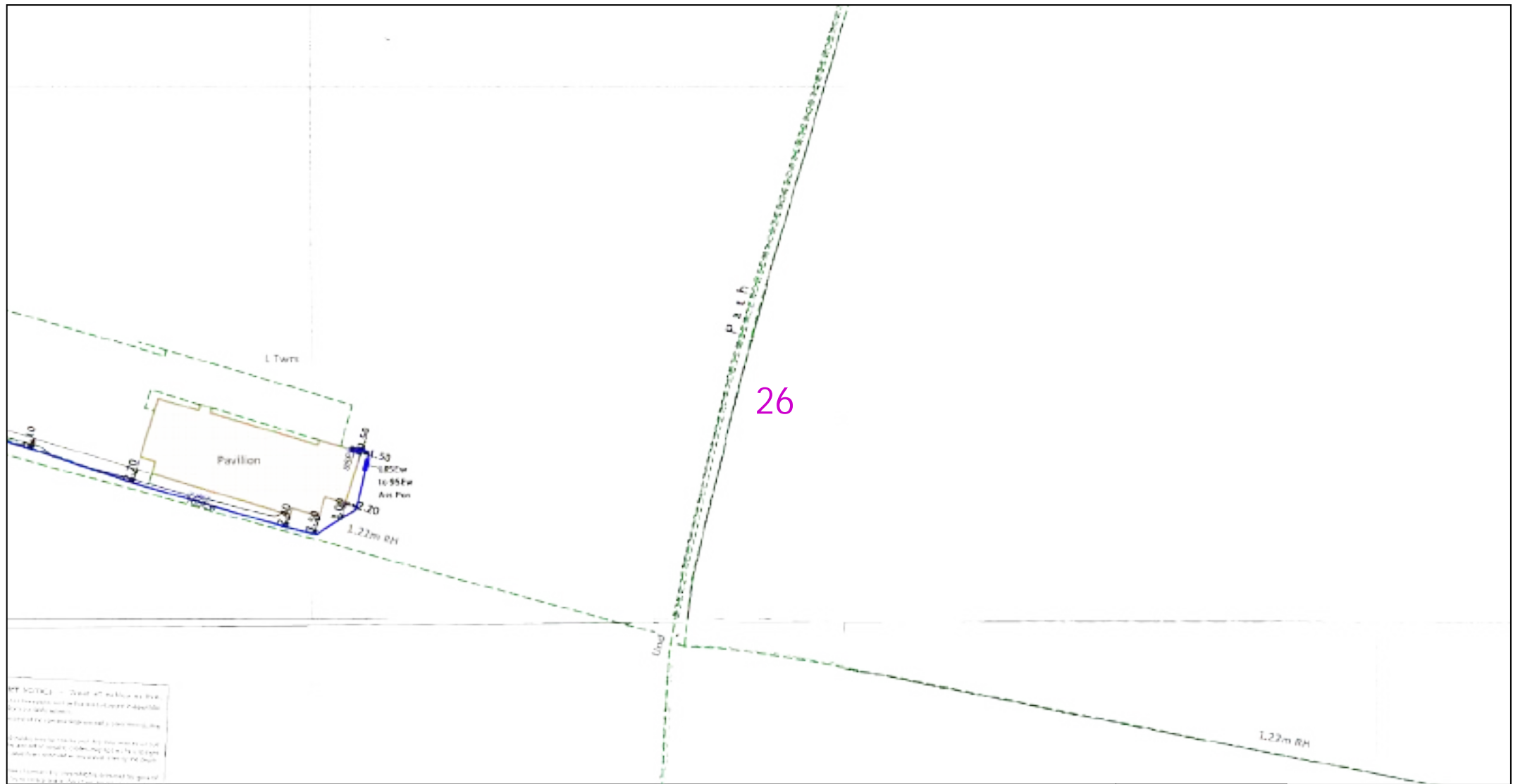


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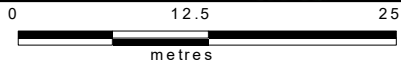
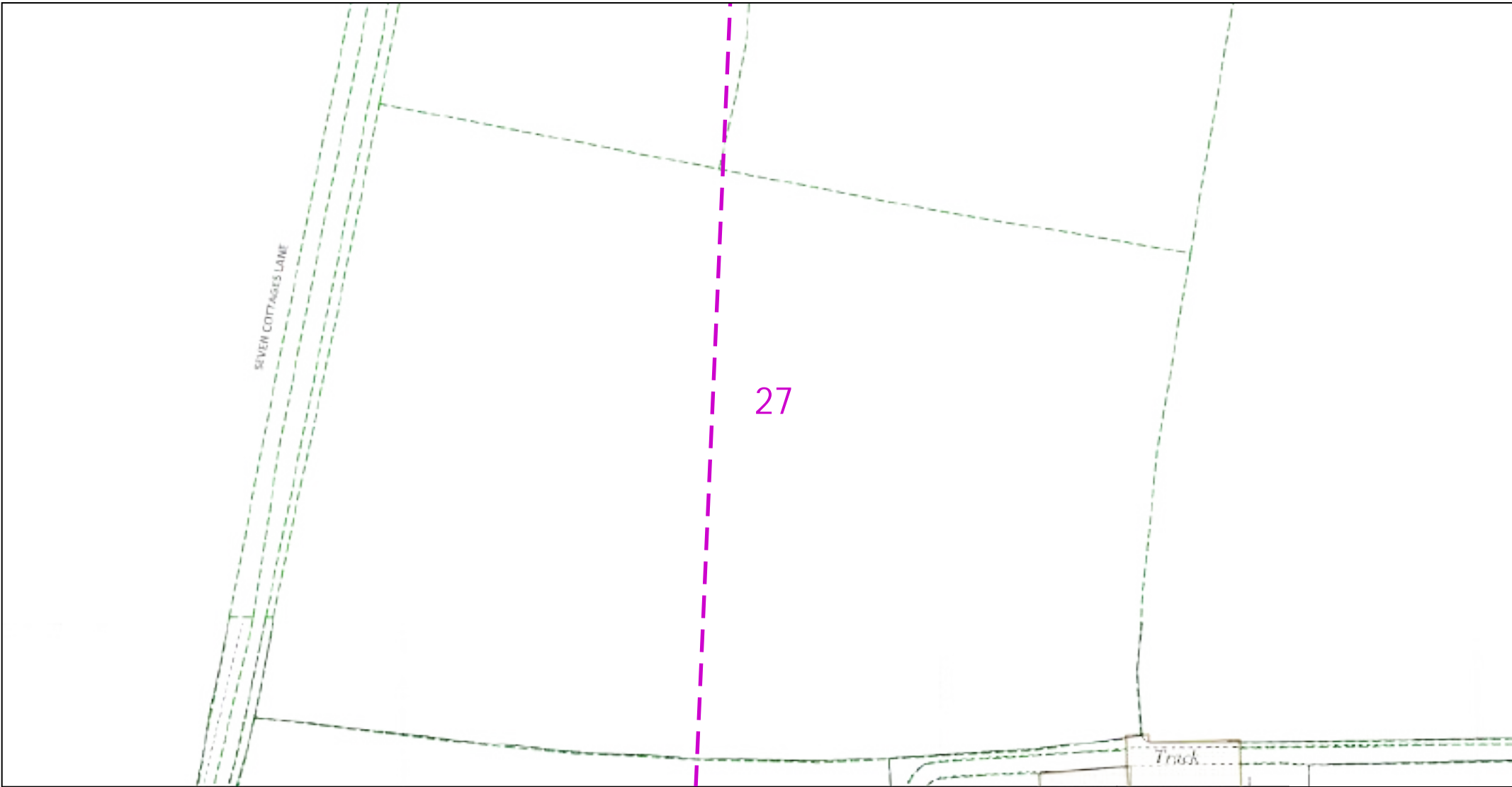
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<p>Date Requested: 22/12/2021 Job Reference: 24230152 Site Location: 617538 245889 Requested by: Mr Ben Evans</p> <p>Your Scheme/Reference: LM 103389/DoM Scale: 1:1000 (When plotted at A4)</p>		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>			
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Date Requested: 22/12/2021

Job Reference: 24230152

Site Location: 617538 245889

Requested by: Mr Ben Evans

Your Scheme/Reference: LM
103389/DoM

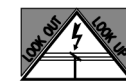
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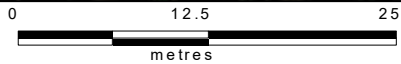
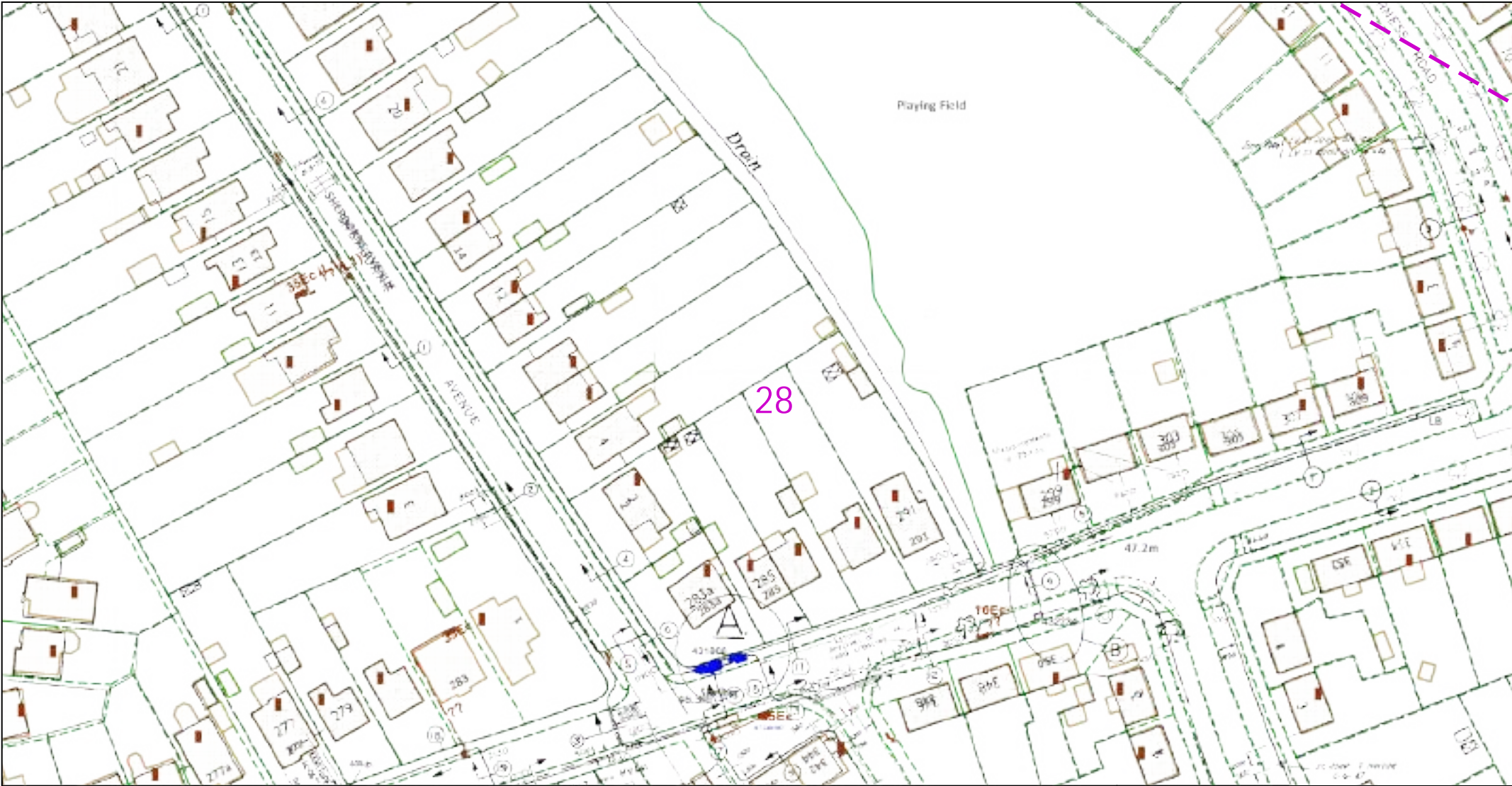


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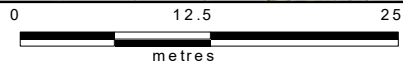
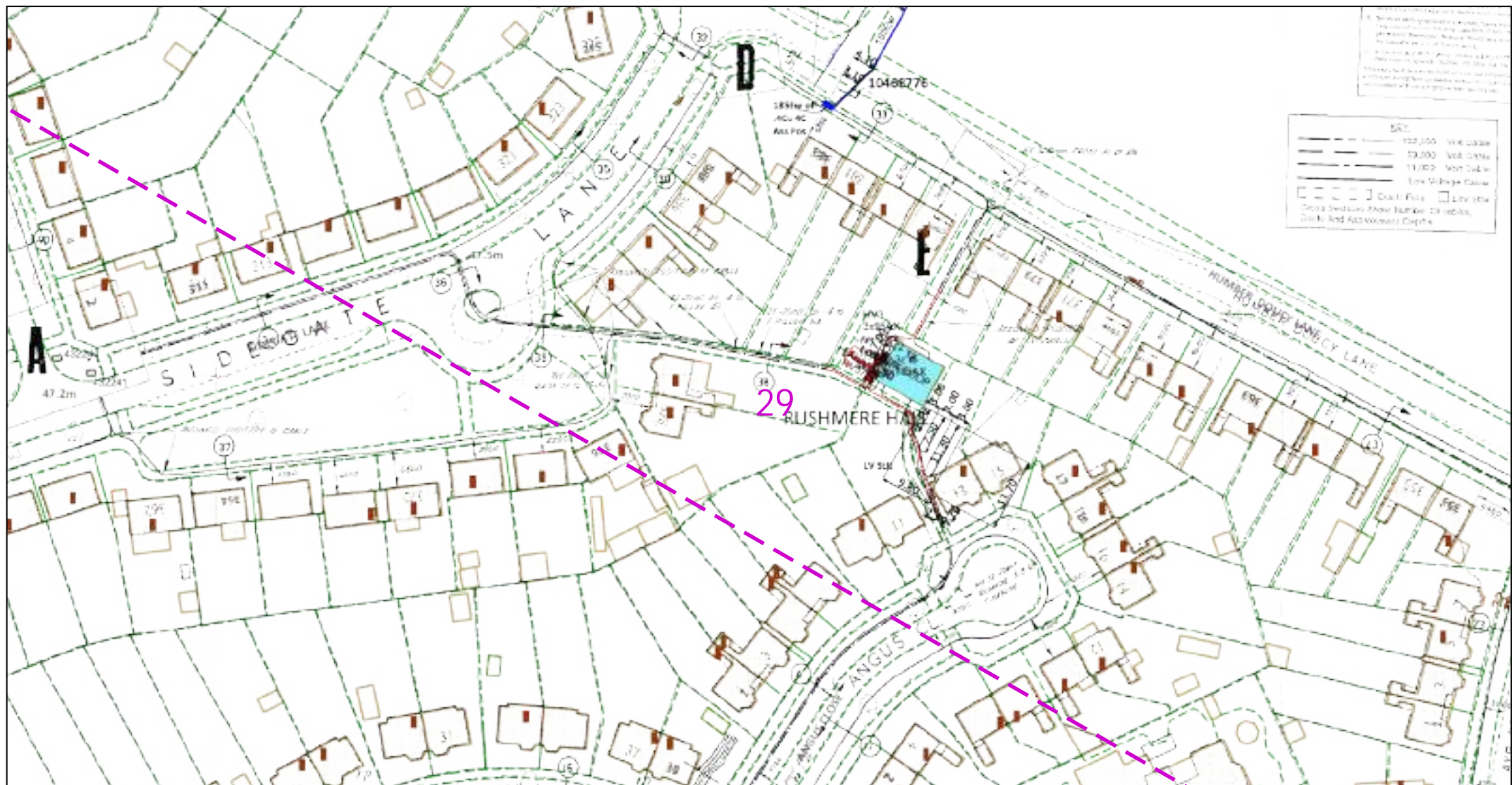
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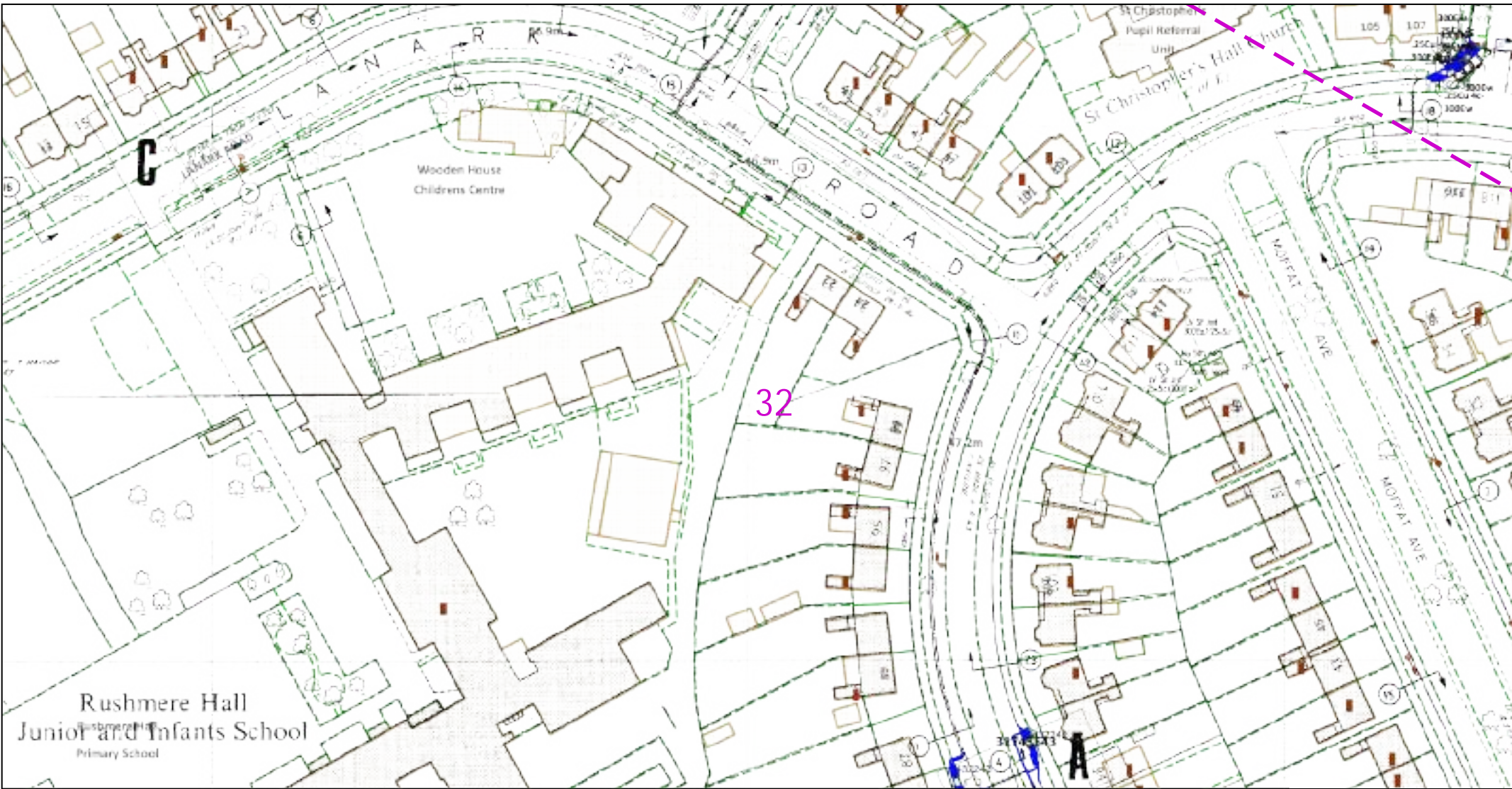


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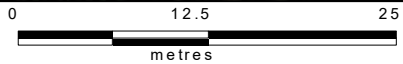
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<p>0 12.5 25 metres</p> <p>Dig Sites Area: ■■■■ Line: ----</p>		<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>							
<p>This plan must be used with the attached 'Symbols' document.</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. The information proved 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. 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. 8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.</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. 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 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. 6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.</p>		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>	
<p>Date Requested: 22/12/2021 Job Reference: 24230152 Site Location: 617538 245889 Requested by: Mr Ben Evans Your Scheme/Reference: LM 103389/DoM Scale: 1:1000 (When plotted at A4)</p>									
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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.



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

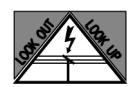
Date Requested: 22/12/2021
Job Reference: 24230152
Site Location: 617538 245889
Requested by: Mr Ben Evans

Your Scheme/Reference: LM
103389/DoM
Scale: 1:1000 (When plotted at A4)

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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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. The information proved 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. 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.
8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.

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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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0800 056 5866
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cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE Guidance
note GS6

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 1:500 records to determine the location of all known underground plant and equipment.

