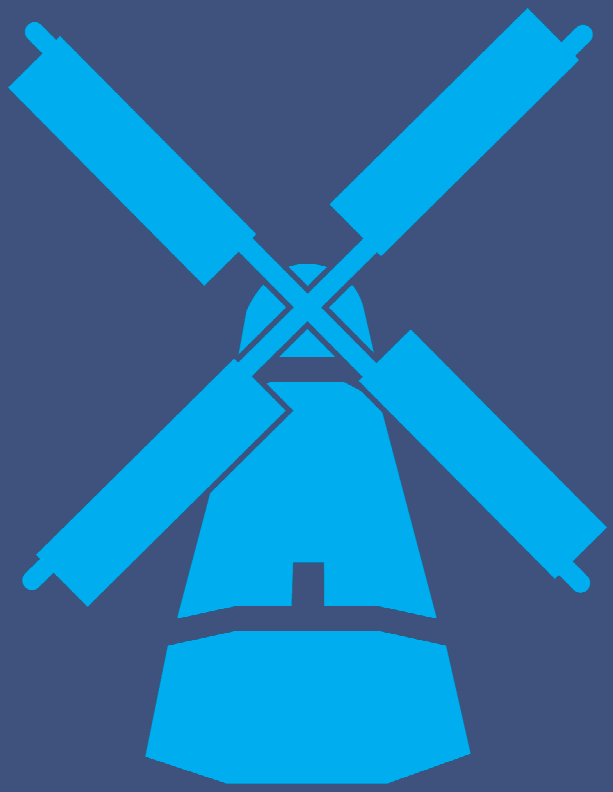
Stuart Michael Associates

Hindsland, Eastbourne Road Willingdon, East Sussex

Utilities Statement



March 2021

Danescroft (FREOF V Willingdon) LLP

Utilities Statement
Stage C2
(Asset Information)
Stage C3
(Initial Design and Budget Cost Estimates)

Eastbourne Road, Willingdon

Prepared for
Danescroft (FREOF V Willingdon) LLP

by

Stuart Michael
Associates Limited

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS

February 2021

Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

T: 01635 867711
F: 01635 861715
E: mail@stuartmichael.co.uk
W: www.stuartmichael.co.uk

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CONSULTING ENGINEERS

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Registered Office: Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF.
Telephone: 01635 867711 Facsimile: 01635 861715.

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ACRONYMS AND ABBREVIATIONS

BT	British Telecoms Openreach
CI	Cast Iron
GTC	Gas Transportation Company
ha	Hectares
HV	High Voltage
kV	Kilovolts
LV	Low Voltage
LP	Low Pressure
m	Metres
mm	Millimetres
PE	Polyethylene
POC	Point of connection
SEW	South East Water
SSE	Scottish and Southern Energy
SMA	Stuart Michael Associates
SW	Southern Water
SGN	Southern Gas Network
UKPN	UK Power Network

1.0 INTRODUCTION

1.1 Stuart Michael Associates Limited, consulting engineers, has prepared this Utilities Statement (C2 Asset Information and C3 Initial Design and Budget Cost Estimates), hereafter referred to as the 'Report', on the instruction of Danescroft (FREOF V Willingdon) LLP, hereafter referred to as the 'Applicants'.

1.2 This Report supports an Outline Application All Matters Reserved except for Access (excluding internal estate roads beyond the access to serve the Medical Centre Plot) for demolition of existing vacant dwelling and erection of up to 180 no. dwellings and medical centre together with all parking, servicing and onsite open space, hereafter referred to as the 'Site'.

Location

1.3 The Site is located at Eastbourne Road, Willingdon, BN26 5BE (Grid ref: 558459E, 104149N), approximately 1.6km north of central Willingdon. The Site lies to the north east of the A2270 Eastbourne Road, between existing residential dwellings to the north and open agricultural land to the east. On the south west side of Eastbourne Road are existing residential dwellings. A plan showing the location of the Site is attached as **Appendix A**.

1.4 The total red line area of the Site is 6.48ha and is currently occupied by one vacant dwelling adjacent to the Site access and derelict playing fields.

Development Proposals

1.5 The development proposal is for an Outline Application All Matters Reserved except for Access (excluding internal estate roads beyond the access to serve the Medical Centre Plot) for demolition of existing vacant dwelling and erection of up to 180 no. dwellings and medical centre together with all parking, servicing and onsite open space.

1.6 The proposed Site layout is included as **Appendix B**.

Scope of Report

1.7 Under the New Roads and Street Works Act 1991, utility companies are required to provide information as follows:

- C2 (preliminary enquiries) – The utility companies are required to supply information regarding the general position and nature of

apparatus from their records and draw attention to any limitations in the quality of this information.

- C3 (initial design and budget estimates) – Requests for initial budget cost estimation are submitted to utility companies along with preliminary project designs. This includes the extent of the proposed works with potential diversion routes indicated for existing apparatus thought to be affected. The utility companies provide preliminary details of the effects on their apparatus (ie mitigation measures) and budget estimates of the measures (as assessed at preliminary design stage).
- C4 (detailed design and estimates) – Requests for detailed estimates are submitted to utility companies along with final design details of the proposed project, working drawings and an outline programme. Stage C4 is a very important stage as it establishes in detail what the necessary utility mitigation measures are, who they are to be undertaken by and form the basis of the Official Works Order. The C4 detailed estimate also provides a benchmark for cost monitoring and final account reconciliation.

1.8 In October 2020 Danescroft (FREOF V Willingdon) LLP commissioned Avoin Maa Surveys ltd to identify detailed plans of the existing utilities onsite and in Eastbourne Road. Detailed plans of this survey are presented as **Appendix C.**

1.9 In August 2020 Danescroft (FREOF V Willingdon) LLP commissioned Landmark Information Group Ltd to undertake a detailed study of the Site area to identify the relevant utility companies with utility assets that could be affected by the development proposals.

1.10 The information detailed in the cornerstone report was used to further develop the project design and identify any construction conflicts.

1.11 In January 2021, stage C2 (asset information) requests were resubmitted to all of the identified utility companies detailed within the Cornerstone study and that would be affected by the development proposals, to ensure that no alterations or changes to the existing networks had been undertaken since 2016.

1.12 In addition to stage C2 (asset information) requests, stage C3 (initial design and budget cost estimates) requests were also submitted to utility companies to

assist with the development of initial project proposals regarding the protection, diversion, abandonment or reinforcement requirements for each utility at the Site.

1.13 At the time of writing this report C3 (initial design and budget cost estimates) had not been returned by the relevant utility companies. This report will be updated as and when this information is received.

2.0 ELECTRIC – UK POWER NETWORKS (UKPN)

C2 – Asset Information

2.1 A plan showing the location and route of UKPN HV and LV electricity apparatus is presented as **Appendix D**.

2.2 UKPN 33kv HV powerlines are located within the northern boundary of the Site crossing the Site in a north westerly direction. These HV cables exit the Site at the western boundary. These cables require a 5.45m easement (2.5m from centreline of cable over a 0.45m dual cable).

2.3 UKPN power lines are rated as 1kV up to 33kV (low voltage lines assumed to be 1kV).

2.4 UKPN also have apparatus located in the north-eastern verge of Eastbourne Road. These cables feed into a substation located outside the Site boundary south east of the Site. These cables are also believed to serve the street lighting within the road.

2.5 Other LV cables cross Eastbourne Road connecting into Broad Road to the west of the Site.

C3 – Initial Design and Budget Cost Estimates

2.6 SMA have applied for a budget quotes for new connections/ diversions and capacity enquires.

Current Status

2.7 SMA have submitted the requested pre app forms and are awaiting a response from UKPN in regards to capacity, new connections and disconnections.

3.0 CLEAN WATER – SOUTH EAST WATER (SEW)

C2 – Asset Information

3.1 Copies of SEW's Asset Record plans are presented as **Appendix E**.

3.2 There is a 17" ductile cast iron pipe that runs in a north westerly direction adjacent to the Site boundary located within the northern verge of Eastbourne Road. This pipe has a 6.0m easement from the outer wall of the pipe.

3.3 A secondary unknown diameter cast iron pipe runs within Eastbourne road. This pipe is located within the south western verge connecting into Broad Road.

C3 – Initial Design and Budget Cost Estimates

3.4 SMA have applied for a budget quotes for new connections/ diversions and capacity enquires.

Current Status

3.5 SMA have submitted the requested pre app forms and are awaiting a response from SEW in regards to capacity, new connections and disconnections.

3.6 SMA are liaising with SEW to conduct a Site survey of the water main within the north eastern verge of Eastbourne Road to determine an accurate location of this water main. SMA are awaiting a response from the engineers in regards to survey dates.

4.0 FOUL WATER – SOUTHERN WATER (SW)

C2 – Asset Information

4.1 Copies of SW's Asset Record plans are presented as **Appendix F**.

4.2 A 225mm foul water sewer is located south of the Site in the southern verge of Eastbourne Road. This 225mm sewer continues eastwards down Eastbourne Road.

4.3 A 225mm foul sewer located within Broad Road connects into the existing sewer within Eastbourne road at manhole reference: 3902.

C3 – Initial Design and Budget Cost Estimates

4.4 It is proposed to provide a gravity connection downstream of SW foul water sewer reference: TQ58033902.

4.5 Southern Water have confirmed that there is currently insufficient capacity within this sewer to accept foul water flows from the proposed development, but if there is insufficient capacity within the network to accommodate the new flows either a new point of connection will be required or additional capacity within the existing system will be required. In either case this is considered to be network reinforcement and the cost will be absorbed by Southern Water and recovered through the Infrastructure Charges.

4.6 A copy of the pre-development enquiry letter from Southern Water is included within **Appendix E**.

4.7 Southern Water's Developer Services have previously advised that the Site is located within their Regional Forecast growth area, and sewer upgrade works providing improved capacity for the area are due to be completed in 2022. The upgrade works will provide sufficient capacity for the proposed development.

4.8 Under the new Infrastructure Charges Scheme (April 2018) the cost of connecting a new sewer to the nearest practicable point on the network where the existing sewer is at least the same diameter as the new sewer is included within the new charges.

5.0 GAS: SOUTHERN GAS NETWORK (SGN)

C2 – Asset Information

5.1 Copies of SGN's Asset Record plans are presented as **Appendix G**.

5.2 An unknown diameter polyethylene medium pressure gas main runs along Eastbourne Road south west of the Site. This pipe is running parallel to a 12" low pressure cast iron pipeline also running within Eastbourne Road.

5.3 North of the Site, a further 63mm low pressure gas main is located within Spurway Park.

C3 – Initial Design and Budget Cost Estimates

5.1 SMA have applied for a budget quotes for new connections/ diversions and capacity enquires.

Current Status

5.2 SMA have submitted the requested pre app forms and gas loading calculations and are awaiting a response from SGN in regards to capacity, new connections and disconnections.

6.0 GAS: GAS TRASNPORTAION COMPANY (GTC)

C2 – Asset Information

6.1 Copies of GTC's Asset Record plans are presented as **Appendix H**.

6.2 GTC have a low pressure gas main connection into SGN's network within Eastbourne Road to the South of the Site serving 4 dwellings.

C3 – Initial Design and Budget Cost Estimates

6.1 SMA have applied for a budget quotes for new connections/ diversions and capacity enquires.

Current Status

6.1 SMA have submitted an application for gas, electric, fibre connections and are awaiting a response from GTC in regards to capacity, new connections and disconnections.

7.0 TELECOMMUNICATIONS: BT OPENREACH (BT)

C2 – Asset Information

7.1 Copies of BT's Asset Record plans are presented as **Appendix I**.

7.2 Underground cables run along the north eastern verge of Eastbourne Road to the south west of the Site. Cables are also located within the south western verge continuing into Broad Road.

7.3 BT maps show overhead cables connecting to the existing onsite dwelling located in the southern corner of the Site.

C3 – Initial Design and Budget Cost Estimates

7.4 BT have been contacted and the Site has been registered on the system for new developments under BT Reference: 12389-2116 and is awaiting confirmation of new supplies.

7.5 SMA are liaising with BT to get a diversions quote. BT are proposing a survey at £1597.44 to survey the Site and complete a diversions quote. This survey will highlight details of each cable.

Current Status

7.1 BT are awaiting payment of £1597.44 to survey the Site and produce a diversions quote.

8.0 SUMMARY AND CONCLUSIONS

8.1 Stage C2 (asset information) has been updated and stage C3 (initial design and budget cost estimates) requests have been placed with the key Utility providers identified in the Landmark Information group Ltd report (water, power, gas, and telecommunications) to confirm that the Site is conveniently located in proximity to existing main networks.

8.2 A combined constraints plan showing the existing utilities and corresponding easements zones is presented as **Appendix J**.

8.3 UKPN 33kv HV powerlines are located within the northern boundary of the Site crossing the Site in a north-western direction (these cables require a 5.45m easement). UKPN also have medium voltage apparatus located in the north-eastern verge of Eastbourne Road. These cables feed into a substation located outside the Site boundary south east of the Site. Other LV cables cross Eastbourne Road connecting into Broad Road to the west of the Site.

8.4 SMA have submitted the requested pre app forms and are awaiting a response from UKPN in regards to capacity, new connections and disconnections.

8.5 SEW have ductile cast iron pipes that run in a north westerly direction adjacent to the Site boundary located within the northern verge of Eastbourne Road. This pipe has a 6.0m easement from the outer wall of the pipe. A secondary unknown diameter cast iron pipe runs within Eastbourne road. This pipe is located within the south western verge connecting into Broad Road.

8.6 SMA have submitted the requested pre app forms and are awaiting a response from SEW in regards to capacity, new connections and disconnections. SMA are also awaiting a response in regards to a water main survey.

8.7 SW have a 225mm foul water sewer is located south of the Site in the southern verge of Eastbourne Road. This 225mm sewer continues eastwards down Eastbourne Road. A second 225mm foul sewer located within Broad Road connects into the existing sewer within Eastbourne road.

8.8 SW have confirmed that there is currently insufficient capacity within the sewer to accept foul water flows from the proposed development.

8.9 SGN have an unknown diameter polyethylene medium pressure gas main runs along Eastbourne Road south west of the Site. This pipe is running parallel to a 12" low pressure cast iron pipeline also running within Eastbourne Road. North of the Site, a further 63mm low pressure gas main runs within Spurway Park.

8.10 SMA have submitted the requested pre app forms and gas loading calculations and are awaiting a response from SGN.

8.11 GTC have a low pressure gas main connection into SGN's network within Eastbourne Road to the South of the Site. SMA are in talks with GTC to get a quote for new connections to the Site.

8.12 BT Underground cables run along the north eastern verge of Eastbourne Road to the south west of the Site. BT maps show overhead cables connecting to the existing onsite dwelling located in the southern corner of the Site. SMA are in talks with BT to survey the Site and receive a new connections confirmation.

8.13 Where existing sewers and utilities plant is located on or immediately adjacent to the Site, existing wayleaves and easements may be in place, which cannot be extinguished or amended without the operator's formal agreement.

8.14 If the Client does not wish to offer all proposed residential roads for adoption, new easements and wayleaves would be required for sewers and utilities plant laid beneath plots, private shared drives or roads maintained by a development management company.

8.15 The following providers were contacted and do **not** have any assets in the area:

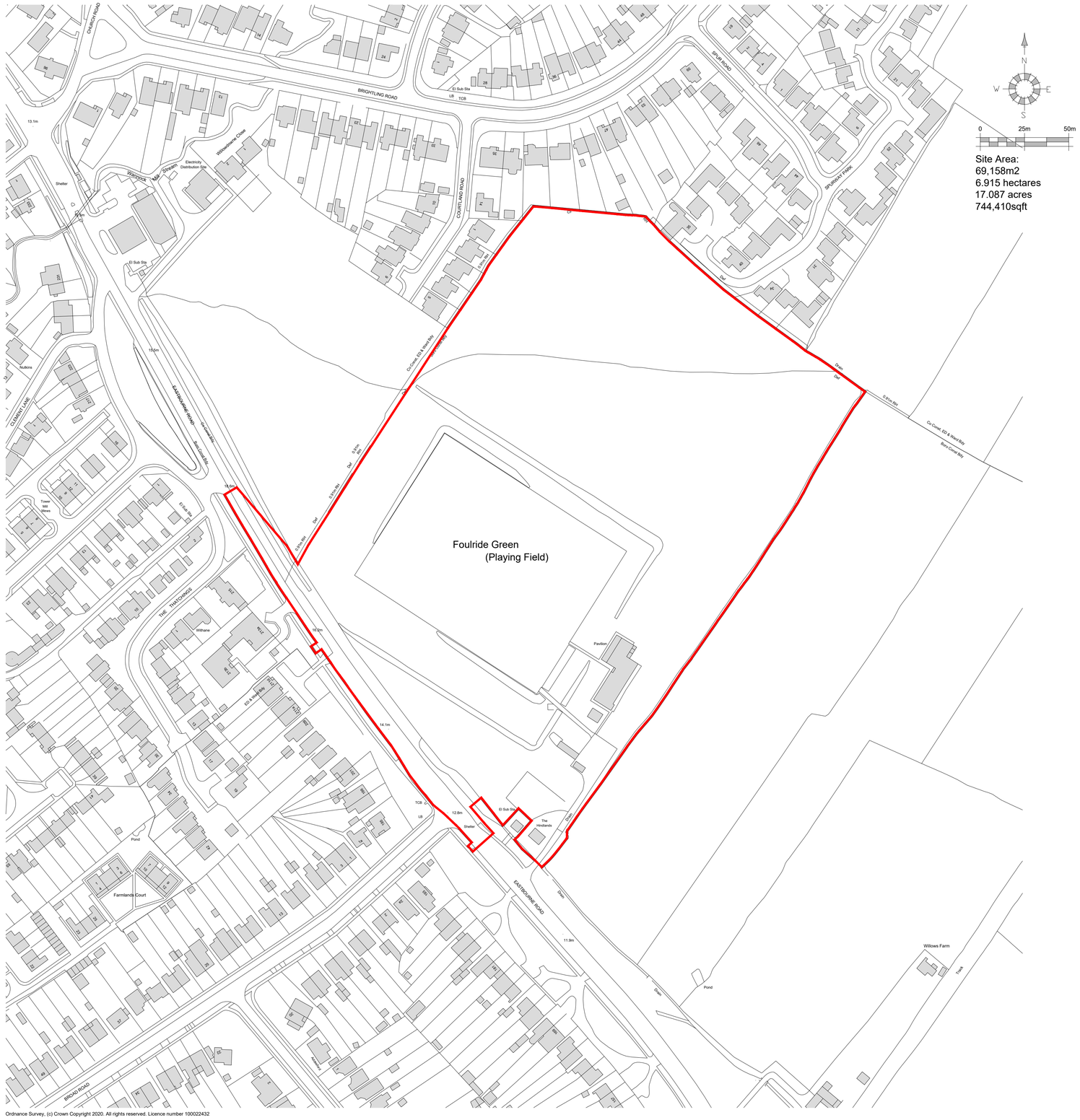
- C.A Telecom UK Ltd
- Instalcom
- Lastmile UK
- Atkins Global
- Network Rail
- SKY UK
- OSP/ Verizon

- Vodafone UK

Any communications between these asset providers are presented as **Appendix K**.

Appendix A

Site Location Plan



Site Area:
69,158m2
6.915 hectares
17.087 acres
744,410sqft

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REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:

Planning

CLIENT:	Danescroft (FREOF V Willingdon) LLP	PROJECT:	Hindsland, Eastbourne Road Willingdon, East Sussex
SCALE:	1:1250 (A1 ORIGINAL)	DRAWING:	Location Plan
DRAWN: RDB DATE: 01/03/21	20089	LP01	–

architecture planning masterplanning
Broadmede House, Farnham Business Park,
Weydon Lane, Farnham, Surrey GU9 8QT.
info@osparchitecture.com www.osparchitecture.com
Tel: 01252 267878

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Appendix B

Development Proposals

Indicative Coloured Site Layout
Hindsland, Eastbourne Road
Willingdon, East Sussex

20089 / C101

Scale 1:500 @ A0 March 2021

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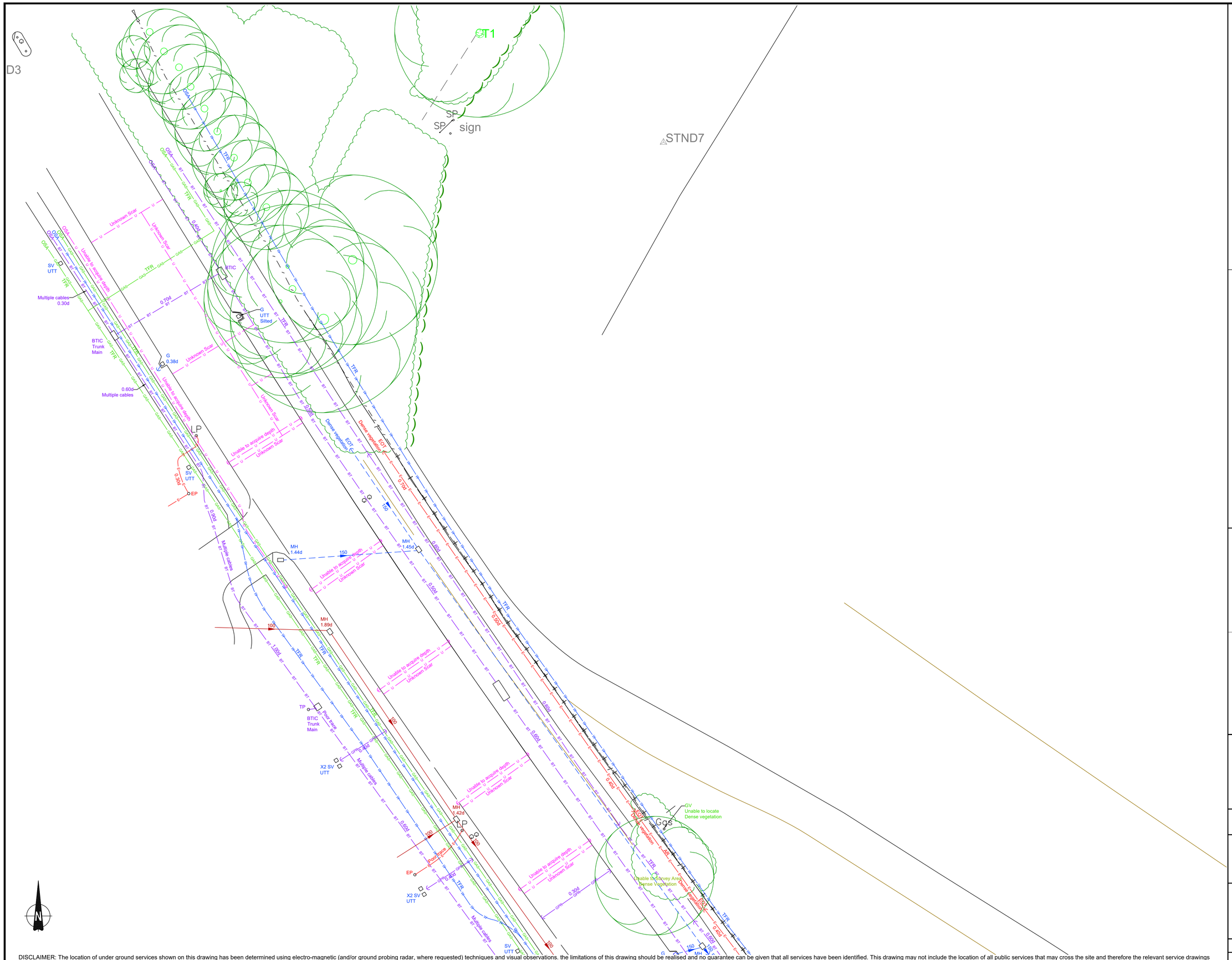
OSP Architecture, Broadmede House, Farnham Business Park, Weydon Lane, Farnham, Surrey, GU9 8QT Tel: 01252 267878 . www.osparchitecture.com

Appendix C

Avoin MAA Surveys ltd Utility Scans



LEGEND

- Foul Drainage
- Surface Drainage
- Combined Drainage
- Electricity
- Electricity High Voltage
- Electricity Low Voltage
- Gas
- Ground Probing Radar
- Water
- Cable Television
- Close Circuit Television
- Communication
- British Telecom
- Compressed Air
- Offset Fill-Line
- Oil Pipe
- Pipe
- Ventilation
- Fuel Line
- Vapour Recovery
- Gauge Line
- Telemetry
- Fibre Optics
- Unknown
- Fence
- Edge of Canopy
- Gully Run
- End Of Trace
- Do Not Drill / Banded Pipes
- T TANK* - W= Water U=Unknown F=Foam P=Product C=Concrete
- Borehole
- Trial Pit Location
- Excavated Area
- Window Sample
- Soil Vapour Sample

ABBREVIATIONS

AR	Assumed Route	MW	Monitoring Well
BO	Bollard	NPV	No Pipes Visible
BO/ILL	Illuminated Bollard	OH	Overhead Service
BH	Borehole	OSA	Off Survey Area
BTB	British Telecom Box	OSBM	Ordnance Survey Bench Mark
BTC	British Telecom Cover	PR	Pipe Riser
C/BOX	Control Box	P	Post
C/B FENCE	Closeboard Fence	P&R FENCE	Post & Rail Fence
CR	Cable Riser	RET WALL	Retaining Wall
CATV	Cable TV	RWP	Rain Water Pipe
CP	Catch Pit	RS	Road Sign
Co	Concrete	RE	Rodding Eye
CON	Conifer	S/A	Soakaway
CL	Cover Level	S/BIRCH	Silver Birch
d	Depth (in metres)	SAP	Sapling
D/CHAN	Drainage Channel	SEC FENCE	Security Fence
DP	Down Pipe	SL	Spot Light
ER	Earth Rod	SP	Soil Pipe
EIC	Electricity IC	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
EOC	Edge of Canopy	SVP	Soil Vent Pipe
EOT	End of Trace	SVS	Soil Vapour Sample
F/BED	Flower Bed	TBM	Temporary Bench Mark
FH	Fire Hydrant	TFR	Taken From Records
FS	Fire Switch	TL	Traffic Light
GV	Gas Valve	TP	Telegraph Pole
G	Gully	TS	Traffic Sensor
GPR	Ground Probing Radar	UTL	Unable to Locate
G/RUN	Gully Run	UTR	Unable to Raise
HT	Height	UTS	Unable to Survey
H/CHESTNUT	Horse Chestnut	UTT	Unable to Trace
H/THORN	Hawthorn	VR	Vapour Recovery
IC	Inspection Cover	VP	Vent Pipe
IL	Invert Level	WM	Water Meter
INT	Interceptor	WFC	Water Filled Chamber
KO	Kerb Outlet	WP	Waste Pipe
LP	Lamp Post	WR	Water Riser
LC	Lighting Column	WS	Window Sample
LH	Lamp Hole	U/S	Underside
MH	Manhole Cover	Ø	Pipe Diameter

General Notes:

Please note ground penetrating radar depths are approximate.

Unable to survey road fully due to traffic.

Sheet Layout:

AVOIN MAA SURVEYS LTD

32 Doncaster Road, Barnsley, South Yorkshire, S70 1TL.
Tel: 01226 292 377 Mobile: 07969 360287
E-Mail: scott@avoinmaasurveys.com & info@avoinmaasurveys.com
Website: www.avoinmaasurveys.com

Client

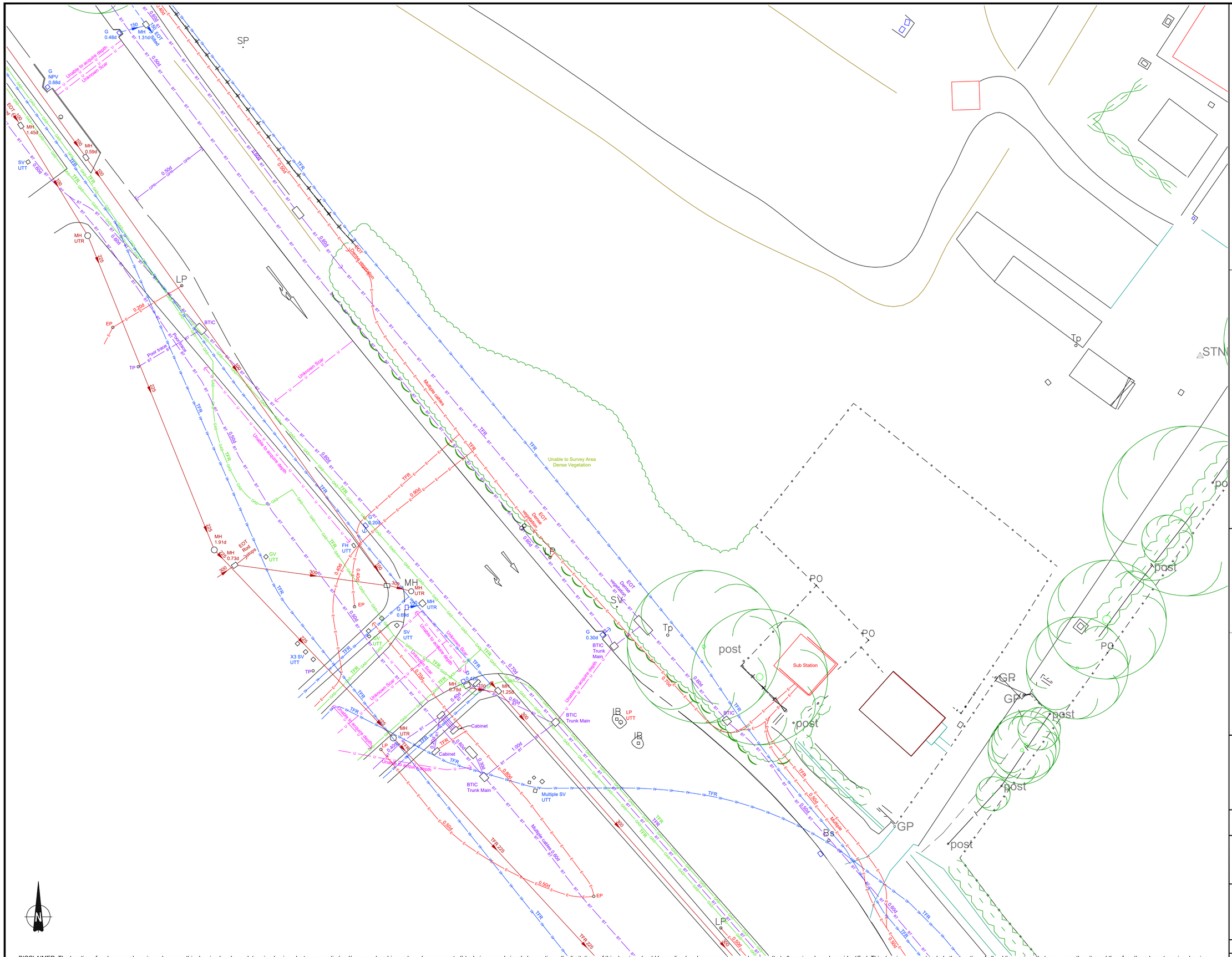
Danescroft

Site Location

Eastbourne Road
Willingdon
-

Surveyed by A.D.	Drawn by A.B.	Approved by -
Drawing No. 1020-DANE-8176		Revision -
Scale 1:200@ A1	Date 09-10-2020	Sheet No. 1 of 4

DISCLAIMER: The location of under ground services shown on this drawing has been determined using electro-magnetic (and/or ground probing radar, where requested) techniques and visual observations. the limitations of this drawing should be realised and no guarantee can be given that all services have been identified. This drawing may not include the location of all public services that may cross the site and therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing. Additional services, structures or other below ground obstructions not indicated on this drawing may be present on site. reference should be made to historical plans and as built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document "avoiding dangers from underground services". Location accuracy is determined by refering to manufacturers guidelines for the systems deployed. Reference should be made to the latest version of AMS Ltd site procedures document for utility location surveys Please note ground penetrating radar depths are approximate only.



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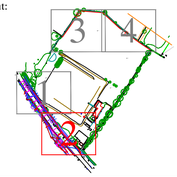

AVOIN MAA SURVEYS LTD

32 Doncaster Road, Barnsley, South Yorkshire, S70 1TL.
Tel: 01226 292 377 Mobile: 07969 360287
E-Mail: scott@avoinmaasurveys.com & info@avoinmaasurveys.com
Website: www.avoinmaasurveys.com

Client

Danescroft

Site Location

Eastbourne Road
Willingdon
-

Surveyed by A.D.	Drawn by A.B.	Approved by -
Drawing No. 1020-DANE-8176		Revision -
Scale 1:200@ A1	Date 09-10-2020	Sheet No. 2 of 4

DISCLAIMER: The location of under ground services shown on this drawing has been determined using electro-magnetic (and/or ground probing radar, where requested) techniques and visual observations. the limitations of this drawing should be realised and no guarantee can be given that all services have identified. This drawing may not include the location of all public services that may cross the site and therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing. Additional services, structures or other below ground obstructions not indicated on this drawing may be present on site. reference should be made to historical plans and as built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document "avoiding dangers from underground services". Location accuracy is determined by refering to manufacturers guidelines for the systems deployed. Reference should be made to the latest version of AMS Ltd site procedures document for utility location surveys Please note ground penetrating radar depths are approximate only.

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LEGEND

- Foul Drainage
- Surface Drainage
- Combined Drainage
- Electricity
- Electricity High Voltage
- Electricity Low Voltage
- Gas
- Ground Probing Radar
- Water
- Cable Television
- Close Circuit Television
- Communication
- British Telecom
- Compressed Air
- Offset Fill-Line
- Oil Pipe
- Pipe
- Ventilation
- Fuel Line
- Vapour Recovery
- Gauge Line
- Telemetry
- Fibre Optics
- Unknown
- Fence
- Edge of Canopy
- Gully Run
- End Of Trace
- Do Not Drill / Banded Pipes
- T TANK* - W= Water U=Unknown F=Foam P=Product C=Concrete
- Borehole
- Trial Pit Location
- Excavated Area
- Window Sample
- Soil Vapour Sample

ABBREVIATIONS

AR	Assumed Route	MW	Monitoring Well
BO	Bollard	NPV	No Pipes Visible
BO/ILL	Illuminated Bollard	OH	Overhead Service
BH	Borehole	OSA	Off Survey Area
BTB	British Telecom Box	OSBM	Ordnance Survey Bench Mark
BTC	British Telecom Cover	PR	Pipe Riser
C/BOX	Control Box	P	Post
C/B FENCE	Closeboard Fence	P&R FENCE	Post & Rail Fence
CR	Cable Riser	RET WALL	Retaining Wall
CATV	Cable TV	RWP	Rain Water Pipe
CP	Catch Pit	RS	Road Sign
Co	Concrete	RE	Rodding Eye
CON	Conifer	S/A	Soakaway
CL	Cover Level	S/BIRCH	Silver Birch
d	Depth (in metres)	SAP	Sapling
D/CHAN	Drainage Channel	SEC FENCE	Security Fence
DP	Down Pipe	SL	Spot Light
ER	Earth Rod	SP	Soil Pipe
EIC	Electricity IC	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
EOC	Edge of Canopy	SVP	Soil Vent Pipe
EOT	End of Trace	SVS	Soil Vapour Sample
F/BED	Flower Bed	TBM	Temporary Bench Mark
FH	Fire Hydrant	TFR	Taken From Records
FS	Fire Switch	TL	Traffic Light
GV	Gas Valve	TP	Telegraph Pole
G	Gully	TS	Traffic Sensor
GPR	Ground Probing Radar	UTL	Unable to Locate
G/RUN	Gully Run	UTR	Unable to Raise
HT	Height	UTS	Unable to Survey
H/CHESTNUT	Horse Chestnut	UTT	Unable to Trace
H/THORN	Hawthorn	VR	Vapour Recovery
IC	Inspection Cover	VP	Vent Pipe
IL	Invert Level	WM	Water Meter
INT	Interceptor	WFC	Water Filled Chamber
KO	Kerb Outlet	WP	Waste Pipe
LP	Lamp Post	WR	Water Riser
LC	Lighting Column	WS	Window Sample
LH	Lamp Hole	U/S	Underside
MH	Manhole Cover	Ø	Pipe Diameter

General Notes:

Please note ground penetrating radar depths are approximate.

Unable to survey road fully due to traffic.

Sheet Layout:

AVOIN MAA SURVEYS LTD

32 Doncaster Road, Barnsley, South Yorkshire, S70 1TL.
Tel: 01226 292 377 Mobile: 07969 360287
E-Mail: scott@avoinmaasurveys.com & info@avoinmaasurveys.com
Website: www.avoinmaasurveys.com

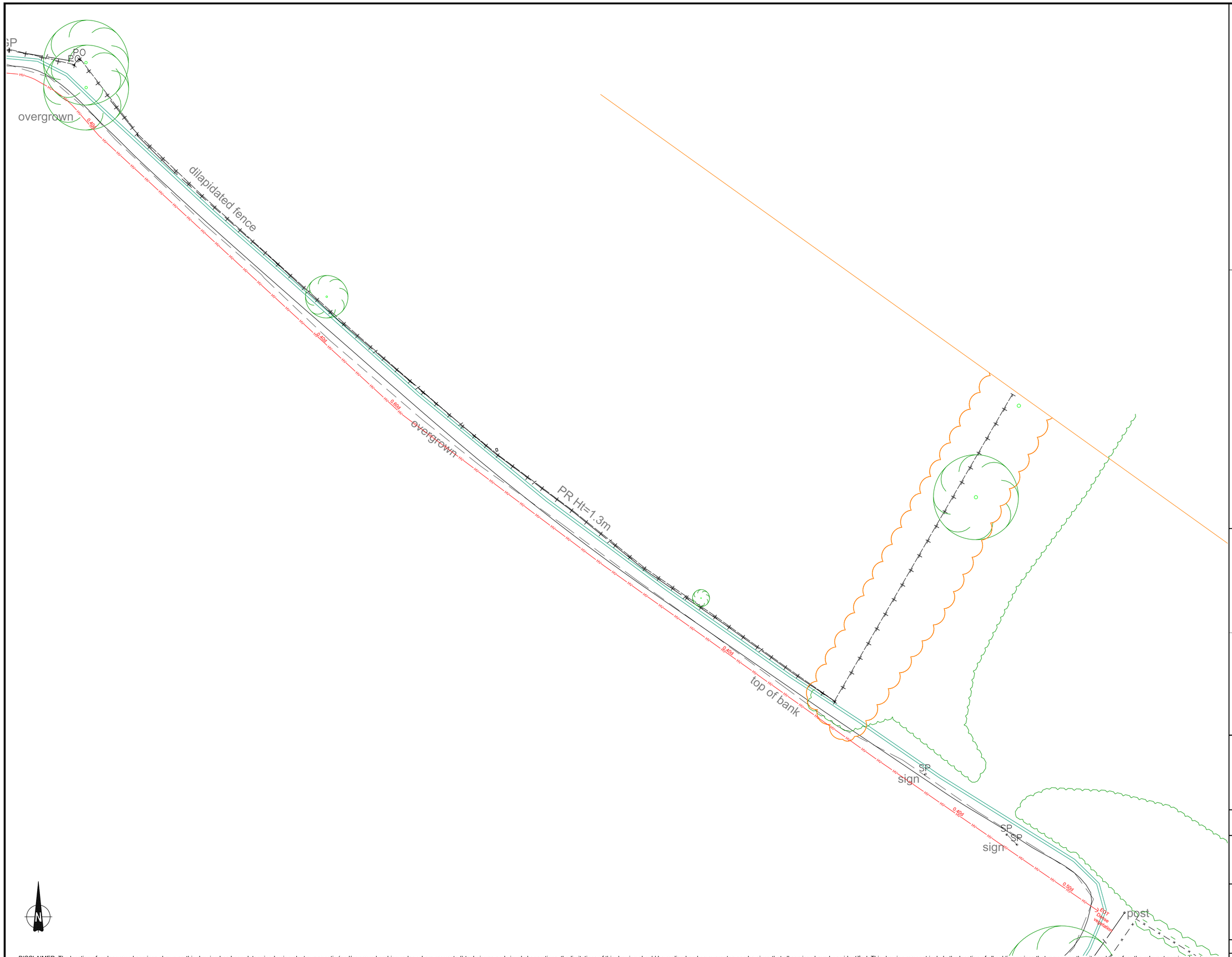
Client

Danescroft

Site Location

Eastbourne Road
Willingdon
-

Surveyed by A.D.	Drawn by A.B.	Approved by -
Drawing No. 1020-DANE-8176		Revision -
Scale 1:200@ A1	Date 09-10-2020	Sheet No. 3 of 4



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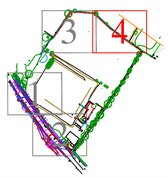

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Surveyed by A.D.	Drawn by A.B.	Approved by -
Drawing No. 1020-DANE-8176		Revision -
Scale 1:200@ A1	Date 09-10-2020	Sheet No. 4 of 4

Appendix D

UKPN Asset Plans & Correspondence

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

Registered in England and Wales No: 3870728

Company:
UK Power Networks (Operations) Limited

Our Ref: 19386926 Your Ref: LM 86862/SBS

CHECKED

Wednesday, 15 July 2020

Christina Elliott
500 Park Avenue Aztec West
Almondsbury
Bristol
BS32 4RZ

Dear Christina Elliott

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

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

Registered in England and Wales No: 3870728

Company:
UK Power Networks (Operations) Limited

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