



BLOOR HOMES LTD AND GILLIAN SMITH,
JOHN ROBERT CARMICHAEL SMITH,
ROBERT GILES RUSSELL SMITH AND
ANDREW JAMES SMITH

UTILITY STATEMENT

LAND EAST OF STATION ROAD, ELSENHAM





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ROBERT GILES RUSSELL SMITH AND
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UTILITY STATEMENT

LAND EAST OF STATION ROAD, ELSENHAM

WSP

Level 2

100 Wharfside Street

Birmingham

B1 1RT

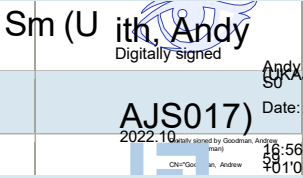
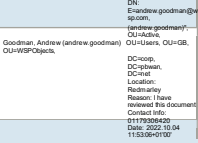
Phone: +44 121 352 4700

Fax: +44 121 352 4701

WSP.com



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EXECUTIVE SUMMARY

This utility statement has been produced on behalf of Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith to assist with the delivery of the development proposed for Land East of Station Road, Elsenham (the site).

This report reviews the existing utility networks to understand:

- Extent of likely utility constraints
- The ability of the existing electricity, gas, potable water, and telecommunications networks to support the anticipated utility loads.

WSP has obtained the utility record information for statutory undertakers known to be operating in the area of the site.

Record mapping was used to identify existing utilities which are routed within and in close proximity to the site, and to identify and request desirable points of connection in discussion with utility providers.

Utility providers with affected apparatus were approached with C3 budget diversionary applications, to determine the scope, cost, and feasibility of diverting their equipment off site.

To determine the feasibility of bringing in new supplies to the site, WSP has undertaken an assessment of the load profile to predict the anticipated utility demands for the development, and approached the incumbent utility providers with new supply enquiries to determine the points of connection and where provided, the budget costs to service the site:

Location	Utility	Load
Site Wide Electrical Demand	UK Power Networks (UKPN)	1,000kVA
Site Wide Water Demand	Wessex Water	3.06 l/s



ELECTRICITY

- The estimated costs for SSE to provide infrastructure to the proposed development will be **£950,000 Plus VAT**.
- UK Power Networks will extend new high voltage mains approximately 500m from the point of connection on B1051 High Street, opposite Old Hall House, to the site entrance off Elsenham Road.
- The budget estimate has been based on a high-level assessment. This estimate includes any reinforcements assumed to be required on the wider network that may be triggered by the connection.
- Please note that UK Power Networks has not carried out any detailed design work or network analysis.
- The UK Power Networks budget estimate is provided as a result of preliminary assessment only and possibly without any site-specific considerations being taken into account.
- A budget estimate is not a formal offer for connection and cannot be accepted by the developer.
- UK Power Networks provided a C3 estimate to divert the impacted electric network at a cost of **£20,000 Plus VAT**.

POTABLE WATER

- It is anticipated that the site will be fed from Point(s) of Connection at the 180mm water main situated in Old Meade Road to the west of the development site.
- The estimated costs for Affinity Water to provide infrastructure to the proposed development will be **£131,410 Plus VAT**.
- Lay 3m of offsite 125mm barrier pipe and provide 200 metered service connections, 25mm/32mm presumed for residential site.
- Reinforcement works required, please note this cost is not payable by the developer but needs to be factored into the timescales which are typically 12-18 months timescales.
- A budget estimate is not a formal offer for connection and cannot be accepted by the developer.

TELECOMMUNICATIONS – OPENREACH

- Openreach can deploy fibre to the premises **free of charge**, into all new housing developments of 20 or more dwellings
- At this stage the site development has not been registered, if the developer would like to register the site with Openreach at a later date then WSP can progress this with Openreach.



- To register the site, Openreach will need to be provided with highly detailed drawings of the site to include floor plans and a detailed location plan.

TELECOMMUNICATIONS – VIRGIN MEDIA

- The estimated costs for Virgin Media to provide infrastructure to the proposed development will be **free** to the developer.
- The developer will be responsible for installing the Virgin Media duct/chamber network on site to a design provided by Virgin Media.
- There is a possibility that a per home rebate may be payable to the developer, but this cannot be confirmed until completion of the full design.

Summary of Costs

Electricity	Potable Water	Telecommunications
<p><u>New Supplies UK Power Networks</u></p> <p><i>Budget costs to provide infrastructure to the site <u>£950,000 Plus VAT.</u></i></p> <p><u>Diversions Works UK Power Networks</u></p> <p><i>Estimated C3 diversionary costs <u>£20,000</u> excluding VAT</i></p>	<p><u>New Supplies – Wessex Water</u></p> <p><i>Budget costs to provide infrastructure to the site <u>£131,410 Plus VAT.</u></i></p>	<p><u>New Supplies – Openreach</u></p> <p><i>Openreach can deploy fibre to the premises free of charge, into all new housing developments of 20 or more dwellings</i></p> <p><u>New Supplies Virgin Media</u></p> <p><i>The estimated costs for Virgin Media to provide infrastructure to the proposed development will be free to the developer.</i></p>

Contact name Andy Smith

Contact details +44 121 354 4700 [REDACTED]

1 INTRODUCTION

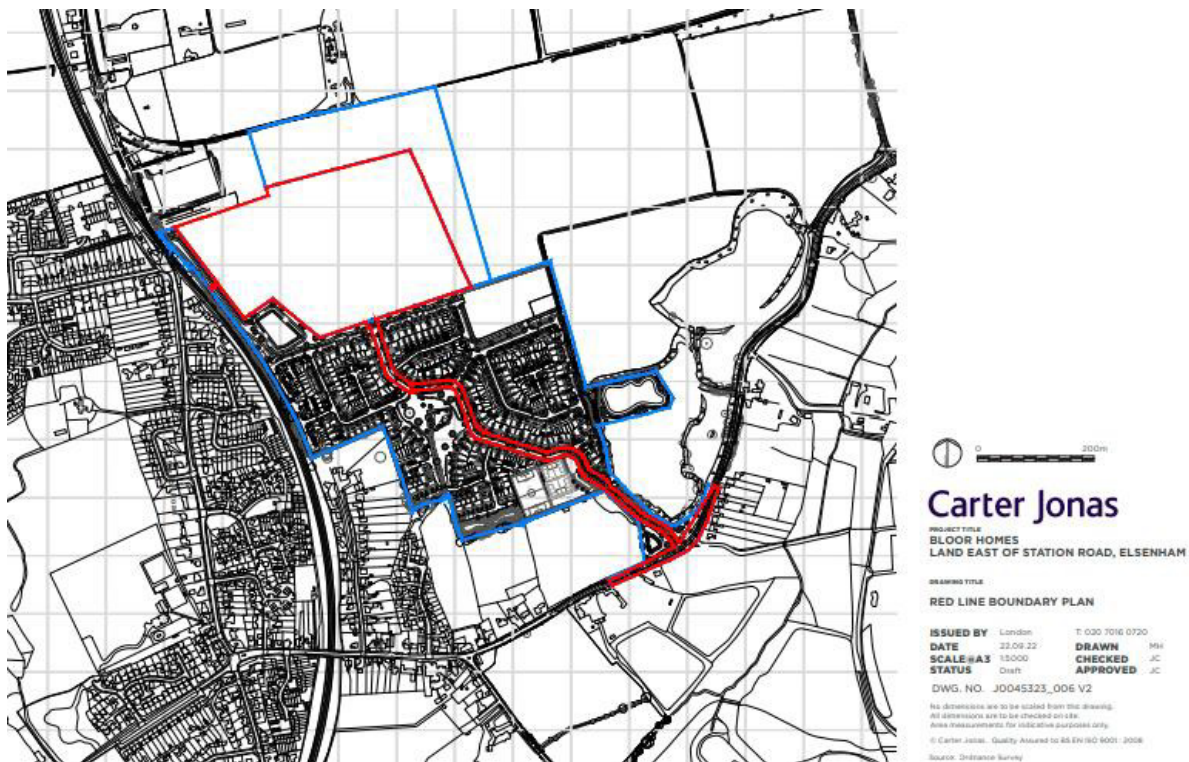
This utility statement has been produced on behalf of Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith to assist with the delivery of the development at Land East of Station Road, Elsenham (the site).

Foul and surface water systems are not covered by this report.

The site is located to the north east of Elsenham, Essex and extends to 35.26 acres and is currently used as farmland.

The site is approximately rectangular in shape and is bounded by the West by the West Anglia Mainline Railway, Elsenham Station car park and existing commercial users are accessed from Old Meade Road.

Figure 1 – Site Location Plan



This report reviews the existing utility networks to understand:

- The extent of likely utility constraints
- Obtaining network alteration proposals
- The ability of the existing electricity, gas, potable water, and telecommunications network to support the anticipated utility loads.

2 UTILITY STRATEGY

Utility network records have been used as the basis of ongoing consultation between WSP and utility stakeholders to identify proposed points of connection to accommodate the project proposals.

Records showing the distribution of private services within the site i.e., private networks, are unavailable to the design team.

WSP has undertaken an assessment of the load profile to predict the anticipated utility demands for electric only with no gas requirement to the site making provision to utilise heat pumps.

Based on the anticipated loads, enquiries have been issued to the incumbent electricity, gas, potable water, and telecommunications providers to assess the impact of the demands on their existing networks and/or reinforcement works to accommodate the proposals.

The required on-site infrastructure will be supplied from the existing networks surrounding the site and with the infrastructure and service connections distributed to and around the site below ground and arranged in accordance with Street Works UK (NJUG) guidelines. WSP has developed a utility strategy which indicates Points of Connection and an incoming services strategy.

2.1 EXISTING UTILITIES

WSP has obtained utility record information for statutory undertakers known to be operating in the area of the site (Groundwise Ref 29311JS dated 13th October 2021).

A list of the statutory undertakers is given in the table below and a list of responses is located in Appendix A.

Table 1 – Incumbent Utility Network Providers

Utility	Asset Owners
Electricity	UK Power Networks (UKPN)
Gas	Cadent Gas
Potable Water	Affinity Water
Telecommunications	Openreach

The following section outlines the existing utilities which are routed within and in close proximity to the site taken from record information obtained during this study.

ELECTRICITY

From records the following UK Power Networks assets are noted:

- High Voltage networks located to the north of the site.
- Low Voltage located to the west of the site adjacent to the railway line.

Figure 2 – Extract from UK Power Networks Record Mapping

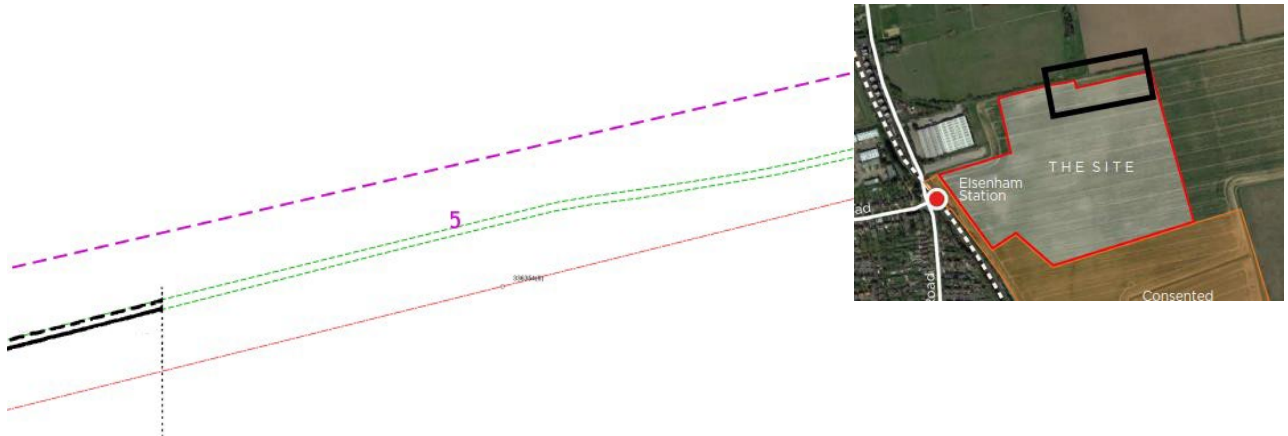
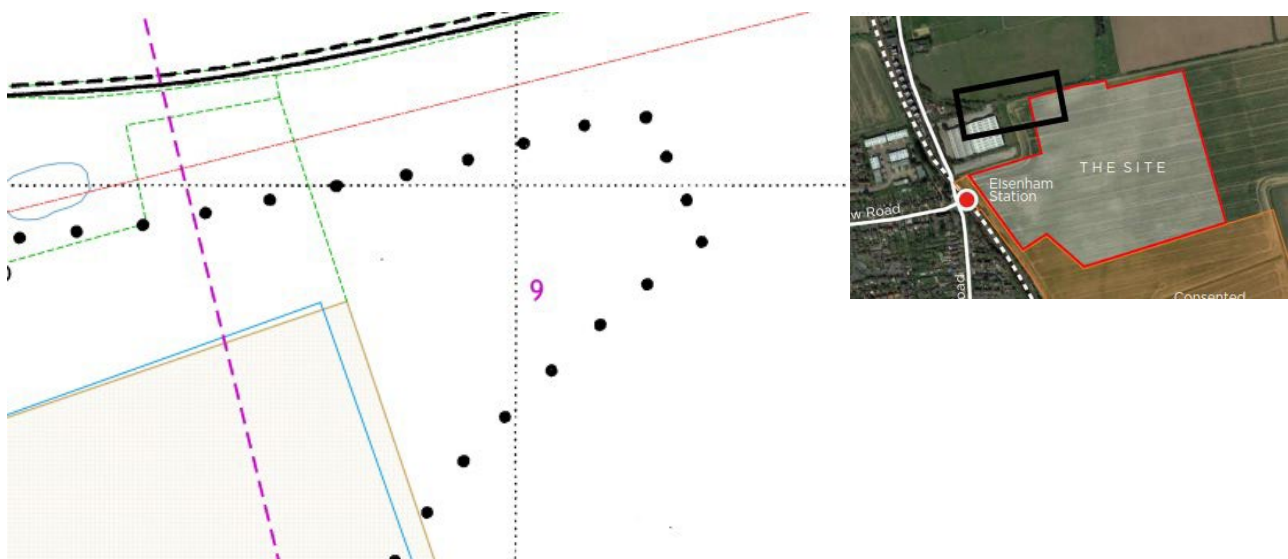


Figure 3 – Extract from UK Power Networks Record Mapping

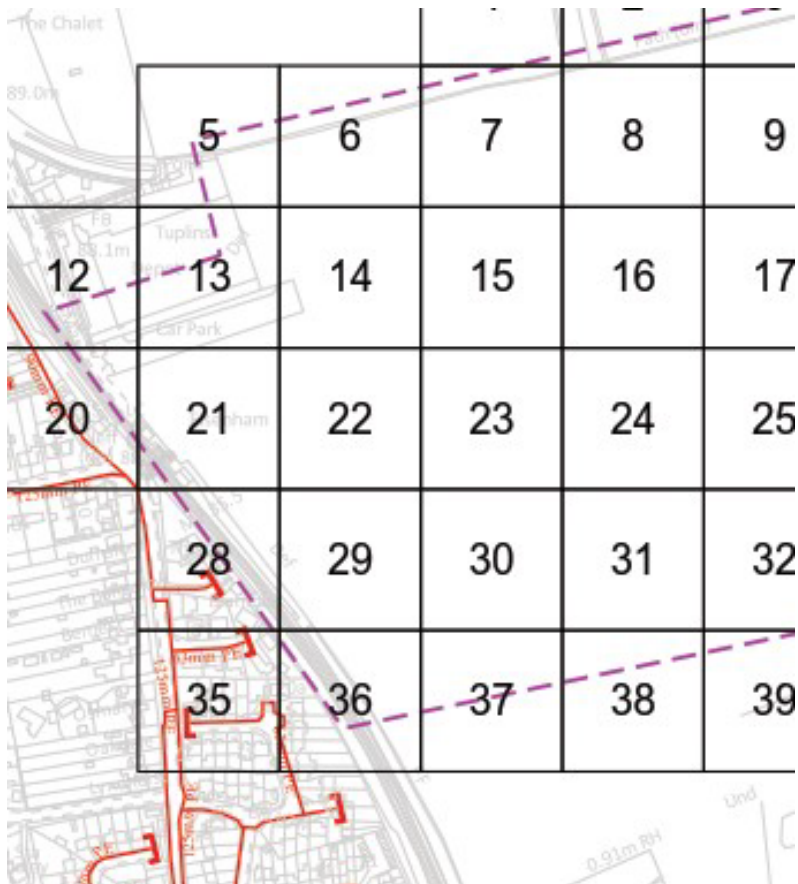


GAS

From record mapping the following Cadent Gas assets are noted:

- No gas mains located within or in close proximity site, the nearest gas main is situated to the west of the railway line.

Figure 5 – Extract from Cadent Gas Record Mapping

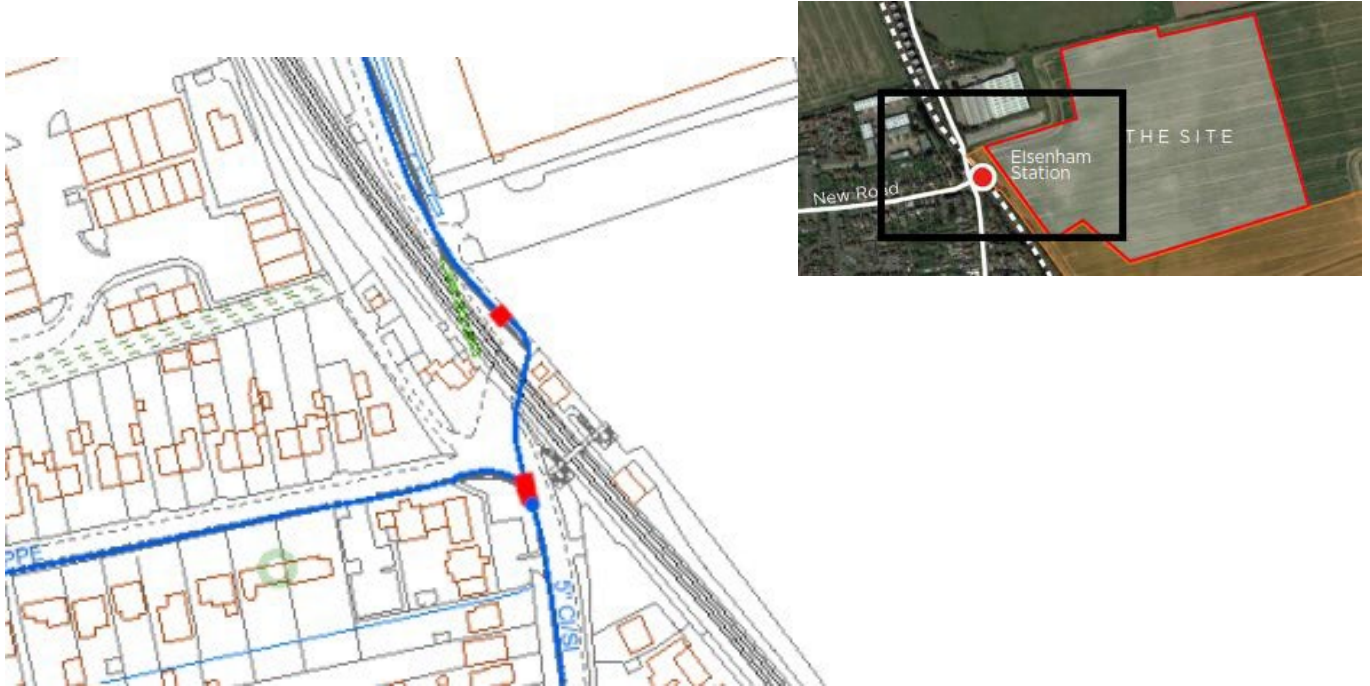


POTABLE WATER

From record mapping the following Affinity Water assets are noted:

- Potable water network located to the west of the site development in Old Meade Road.

Figure 6 – Extract from Affinity Road Record Mapping



TELECOMMUNICATIONS – OPENREACH

From record mapping the following Openreach assets are noted:

- Openreach network located to the west of the development in Station Road and Old Meade Road.

Figure 7 – Extract from Openreach Record Mapping



2.2 UTILITY LOADINGS AND NEW NETWORK

The electricity, gas and potable water utility loadings calculated by WSP have been used as the basis of enquiries with statutory utility companies, to determine the impact of these loadings on the existing utility infrastructure networks.

Table 2 – Utility Loading Summary

Location	Utility	Load
Site Wide Electrical Demand	UK Power Networks	1,000kVA
Site Wide Water Demand	Wessex Water	3.06 l/s

ELECTRICITY

UK Power Networks is the Electricity Distribution Network Operator (DNO) for the site.

WSP has approached the incumbent utility provider to determine the points of connections and any off-site reinforcement or upgrade works to supply the proposed development.

Table 3 – Electrical Load Assessment

Development Zone	Peak Electrical Demand (kVA)	Electrical Comments
Site Wide	1,000kVA	Provision made for the use of 200 x 1.27kVA electric heat pumps and 200 car charging units x 3.73kVA.

WSP approached UK Power Networks on the 27th September 2021 to request a budget estimate, to determine whether local networks have sufficient capacity to accommodate proposals, or whether network reinforcement would be required.

UK Power Networks provided a response (**Reference 8500192775 dated 12th October 2021**) to advise that in order to provide infrastructure to the site development, the estimated costs will be **£950,000 Plus VAT**.

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 systems studies.

The budget estimate is based on the developer carrying out all on site excavation and reinstatement works and providing all internal containments for cables.



UK Power Networks has not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. There is no guarantee that this level of capacity will be available without completing further studies.

POTABLE WATER

Affinity Water is the incumbent water utility company for the site.

WSP has used the following load calculations for the purpose of engaging with the incumbent utility provider to determine points of connections and any off-site reinforcement or upgrade works to supply the proposed development.

Table 4 – Potable Water Load Assessment

Development Zone	Peak Potable Water Demand l/s	Potable Water Comments
Site Wide	3.06 l/s	

WSP approached Affinity Water on the 1st October 2021 to request a budget estimate, to determine whether local networks have sufficient capacity to accommodate proposals, or whether network reinforcement would be required.

Affinity Water provided a response (**Reference DS0046060 dated 18th October 2021**) to advise that in order to provide infrastructure to the site development, the estimated costs will be **£131,410 Plus VAT**.

All on site works have been priced on the basis that all excavation and reinstatement will be completed by the developer.

No traffic management costs have been included within the budget estimate figure and will be confirmed during detailed design.

TELECOMMUNICATIONS – OPENREACH

Openreach will deploy fibre to the premises **free of charge** into all new housing developments of 20 or more homes.

At this stage the site development has not been registered, if the developer would like to register the site with Openreach at a later date then WSP can progress this with Openreach.

To register the site, Openreach will need to be provided with highly detailed drawings of the site to include floor plans and a detailed location plan.



TELECOMMUNICATIONS – VIRGIN MEDIA

WSP made enquiry to Virgin Media on the 27th September 2021 to establish whether they would be able to provide infrastructure to the site development. Virgin Media confirmed that their network will be available to service the site if required.

The estimated costs for Virgin Media to provide infrastructure to the proposed development will be **free** to the developer. There is a possibility that a per home rebate may be payable to the developer, but this cannot be confirmed until completion of the full design.

The developer will be responsible for installing the Virgin Media duct/chamber network on site to a design provided by Virgin Media.

2.3 NETWORK ALTERATIONS

The utility network record mapping was overlaid onto the site masterplan to identify any clashes with existing utility infrastructure. Affected utility companies were approached with budget diversionary enquiries. The results of these enquiries are listed below.

ELECTRIC

C3 budget diversionary quotations were requested from UK Power Networks to determine the extent of the works required to accommodate proposals.

A C3 budget diversionary application was submitted to UK Power Networks on the 30th September 2021.

UK Power Networks provided a response (**Ref 8500194347 dated 25th November 2021**) advising that the estimated costs to divert the affected network will be **£20,000 plus VAT**.

The scope of works included is to divert/remove high voltage overhead and replace underground, install new poles, and stays as required.

Please note this budget does not include any costs for carrying out work on Third Party land.

This budget estimate has been created from a desk top assessment and is intended as a guide only.

If the price of the diversionary work is critical to the developer's decisions or financial commitment to this project, then the developer is strongly advised to consider the option of asking UK Power Networks to provide a C4 estimate for the work.

2.4 SUMMARY OF UTILITY COSTS

It will be necessary for the Client's cost consultant/QS to review the information in this report and provide budgets for works not allowed for by the utility companies, including the new utility services shown within the site boundary. Further, the client's cost consultant/QS is to ensure the robustness of the cost information for Client's intended use.

Table 5 – Summary of Utility Costs

Electricity	Potable Water	Telecommunications
<p><u>New Supplies UK Power Networks</u> <i>Budget costs to provide infrastructure to the site <u>£950,000 Plus VAT.</u></i></p> <p><u>Diversionsary Works UK Power Networks</u> <i>Estimated C3 diversionsary costs <u>£20,000</u> excluding VAT</i></p>	<p><u>New Supplies – Wessex Water</u> <i>Budget costs to provide infrastructure to the site <u>£131,410 Plus VAT.</u></i></p>	<p><u>New Supplies – Openreach</u> <i>Openreach can deploy fibre to the premises free of charge, into all new housing developments of 20 or more dwellings</i></p> <p><u>New Supplies Virgin Media</u> <i>The estimated costs for Virgin Media to provide infrastructure to the proposed development will be free to the developer.</i></p>

The following shall be noted in relation to the summary costs:

- On-site Civils Work (duct lay, below ground telecommunications chambers and duct network(s), meter kiosks and metering, excavation, backfill, reinstatement etc.) to be provided by the developer and are excluded from budget costs.
- Costs presented exclude VAT unless otherwise noted.
- Budgets provided are for guidance with costs/scope of work confirmed on receipt of a formal quotation. The actual costs will be based on the works completed and may increase/decrease from the budget information provided.
- Payment for new network infrastructure will not secure capacity on the network and additional charges may apply to reserve capacity should the applications for the individual plots not follow on from the construction of the on-site infrastructure.



- Responses regarding capacity are based on the status of the network at the time of the application.

3 CONCLUSIONS AND NEXT STEPS

In summary, existing utility infrastructure networks have been identified within and in close proximity to the Land East of Station Road, Elsenham site.

During this round of consultation, the following has been established:

GENERAL

- The utility load assessment is to be reviewed as the scheme develops as changes may affect the estimated loads and findings outlined to date. It should be noted that payment for new on-site utility networks will secure capacity on the network and additional charges may apply to reserve capacity should the applications for the individuals plots not follow on from the construction of the on-site infrastructure. Third party applications in the proximity of the development may reduce the available capacity at the time of formal application.
- Formal connection applications are to be pursued once the scheme is finalised in line with the construction programme.
- For utility assets labelled in non-adopted/3rd party land it will be necessary to ensure the required legal agreements are in place prior to the on-site works being undertaken. Failure to do so may result in delays to providing the required utility infrastructure for the site.
- It will be necessary for the client team to confirm any legal title for existing assets falling within the site and incorporate any constraints within the development of the layout.
- A further review will be required during the detailed design stage to confirm any anticipated works associated with existing assets affected by any alterations to existing highways, footways, and landscaping (i.e., proposed tree planting) layouts including changes to line and level.
- It will be necessary to undertake intrusive/non-intrusive surveys in key areas to validate record information obtained from affected utility stakeholders at an appropriate time during the development of the masterplan. For example, surveys may be required where new highway and footway alignments are proposed in the vicinity of buried apparatus.

ELECTRICITY

- The estimated costs for UK Power Networks to provide infrastructure to the proposed development will be **£950,000 Plus VAT**.
- The estimate includes any reinforcement assumed to be required on the wider network that may be triggered by the connection to the development.
- The budget estimate does not include any assessment for temporary diversion or traffic management requirements.
- Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed in a formal connection offer.
- The budget estimate is based on the customer carrying out all on site excavations and reinstatement works and providing all internal containment for cables

- UK Power Networks has not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import.
- UK Power Networks budget estimate is provided as a result of preliminary assessment only and possibly without any site-specific considerations being taken into account.
- The price would depend on site conditions, on obtaining any necessary legal consents and the route of the diverted cable.
- Should the work proceed, UK Power Networks reserves the right to charge an amount based on the actual cost of the work carried out, and this may vary from any estimate provided.
- A budget estimate is not a formal offer for connection and cannot be accepted by the developer.
- UK Power Networks provided a C3 estimate to divert the impacted electric network at a cost of **£20,000 Plus VAT**.

POTABLE WATER

- It is anticipated that the site will be fed from Point(s) of Connection at the 180mm water main situated in Old Meade Road to the west of the development site.
- The estimated costs for Affinity Water to provide infrastructure to the proposed development will be **£131,410 Plus VAT**.
- Lay 3m of offsite 125mm barrier pipe and provide 200 metered service connections, 25mm/32mm presumed for residential site.
- Reinforcement works required, please note this cost is not payable by the developer but needs to be factored into the timescales which are typically 12-18 months timescales.
- A budget estimate is not a formal offer for connection and cannot be accepted by the developer.

TELECOMMUNICATIONS – OPENREACH

- Openreach can deploy fibre to the premises **free of charge**, into all new housing developments of 20 or more dwellings
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- To register the site, Openreach will need to be provided with highly detailed drawings of the site to include floor plans and a detailed location plan.



TELECOMMUNICATIONS – VIRGIN MEDIA

- The estimated costs for Virgin Media to provide infrastructure to the proposed development will be **free** to the developer.
- The developer will be responsible for installing the Virgin Media duct/chamber network on site to a design provided by Virgin Media.
- There is a possibility that a per home rebate may be payable to the developer, but this cannot be confirmed until completion of the full design.

Appendix A

UTILITY MAPPING SERVICES



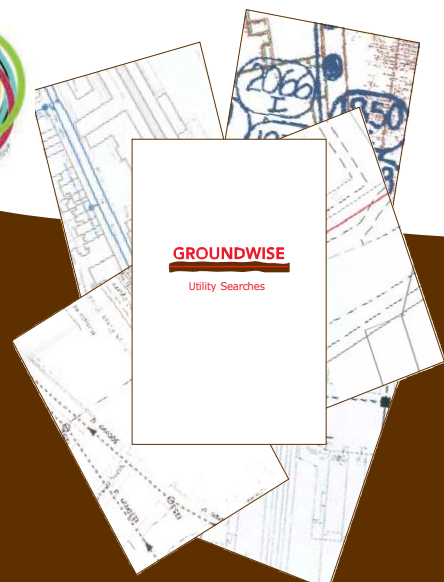
GROUNDWISE

Groundwise Searches Ltd



Groundwise Searches Limited
Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE
Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road,
Canvey Island, Essex, England, SS8 9DE*



GROUNDWISE

Groundwise Searches Ltd

Product Desktop Utility Search

Scope PAS 128 – Level D

Groundwise Reference 29311JS

Site Elsenham, Bishop's Stortford CM22 6LX

Client Andy Smith

Company WSP UK Ltd

Client Reference Elsenham Station

Purchase Order 20133579



Researcher

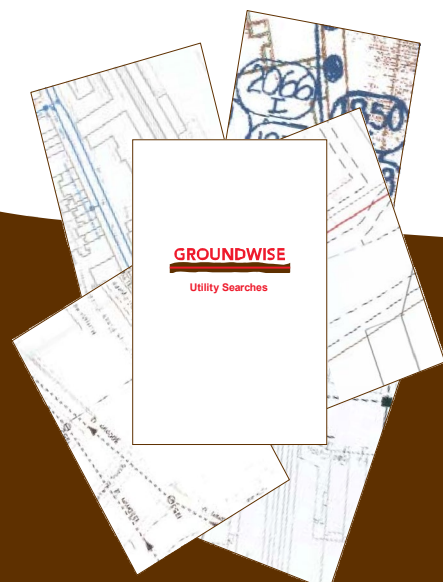
Joe Shawyer
jshawyer@groundwise.com

Groundwise Searches Limited

Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

Registered Office Address:
Matrix House, 12-16 Lionel Road
Canvey Island, Essex, England, SS8 9DE



GROUNDWISE

Groundwise Searches Ltd

Groundwise Reference 29311JS

Site Elsenham, Bishop's Stortford CM22 6LX

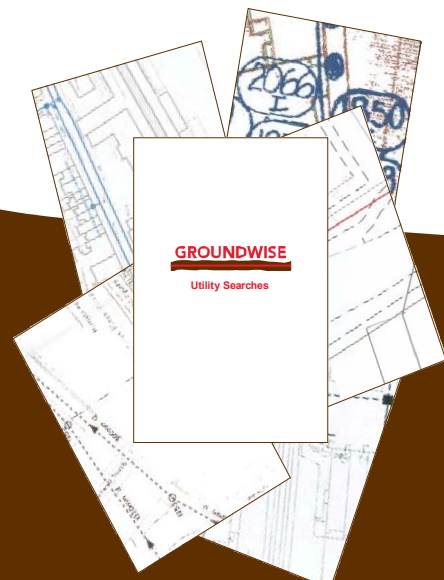
Version	Date Issued	Notes
#1	07/10/2021	First batch of received utility data issued – outstanding results to be sent on receipt
#2	13/10/2021	CA Telecom Colt & Thames Water results added - Utility Report complete

Groundwise Searches Limited

Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road
Canvey Island, Essex, England, SS8 9DE*



GROUNDWISE



Groundwise Reference 29311JS

Site Elsenham, Bishop's Stortford CM22 6LX

Click on a Data Supplier to view their response

Type	Data Supplier	Date Sent	Assets in Area
Electricity	UK Power Networks	7/10	X
Electricity	Eclipse Power	7/10	
Electricity	Utility Assets Ltd	7/10	
Gas	GTC	7/10	
Gas	Cadent	7/10	X
Mobile Phone Masts	Mast Data	7/10	
Telecom	BskyB Telecommunications Services Ltd	7/10	
Telecom	BT	7/10	X
Telecom	C.A. Telecom - Colt	13/10	
Telecom	CityFibre	7/10	
Telecom	Instalcom Ltd	7/10	
Telecom	MBNL	7/10	
Telecom	Trafficmaster	7/10	
Telecom	Verizon	7/10	
Telecom	Virgin Media	7/10	
Telecom	Vodafone	7/10	
Transport	Network Rail	7/10	X
Various	HSE	7/10	
Various	LinesearchbeforeUdig	7/10	
Water Mains	Affinity Water	7/10	X
Sewers	Anglian Water	7/10	X
Sewers	Thames Water	13/10	X
District Energy	ENGIE	7/10	
Street Lighting	Essex Highways	7/10	See Result

Our Ref: 23333463 Your Ref: 29311

Thursday, 07 October 2021

Joe Sawyer
Suite 6 Princess Caroline House 1 High Street
Southend on Sea
Essex
SS1 1JE

Dear Joe Sawyer

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



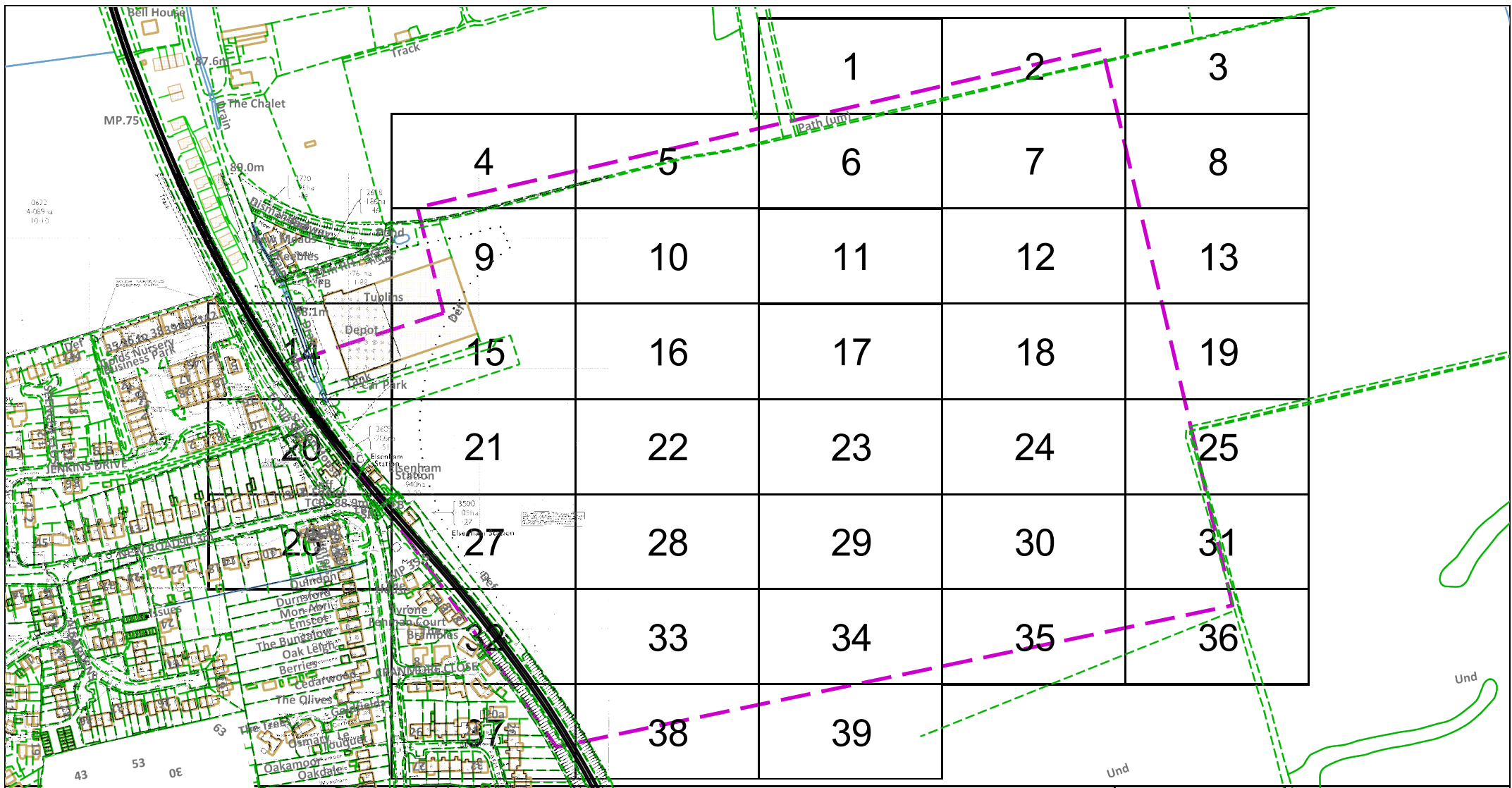
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

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.





Dig Sites Area: Line:

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 Date Requested: 07/10/2021
 Job Reference: 23333463
 Site Location: 553065 226666
 Requested by:
 Mr Joe Shawyer
 Your Scheme/Reference: 29311
 Scale: 1:4100 (When plotted at A4)

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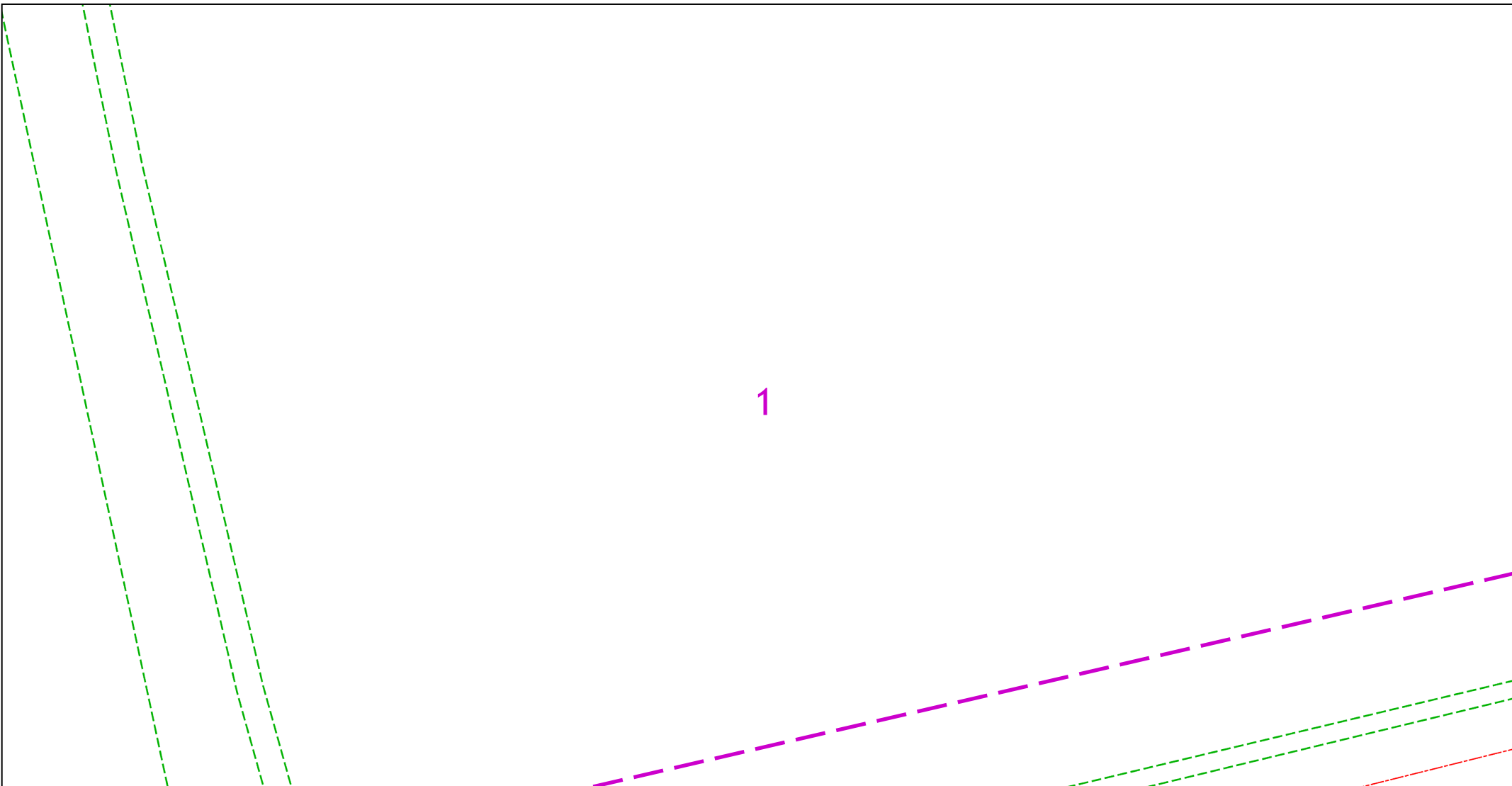
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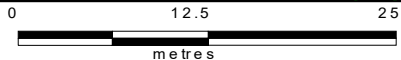


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1



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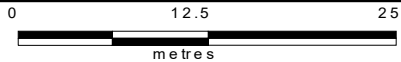
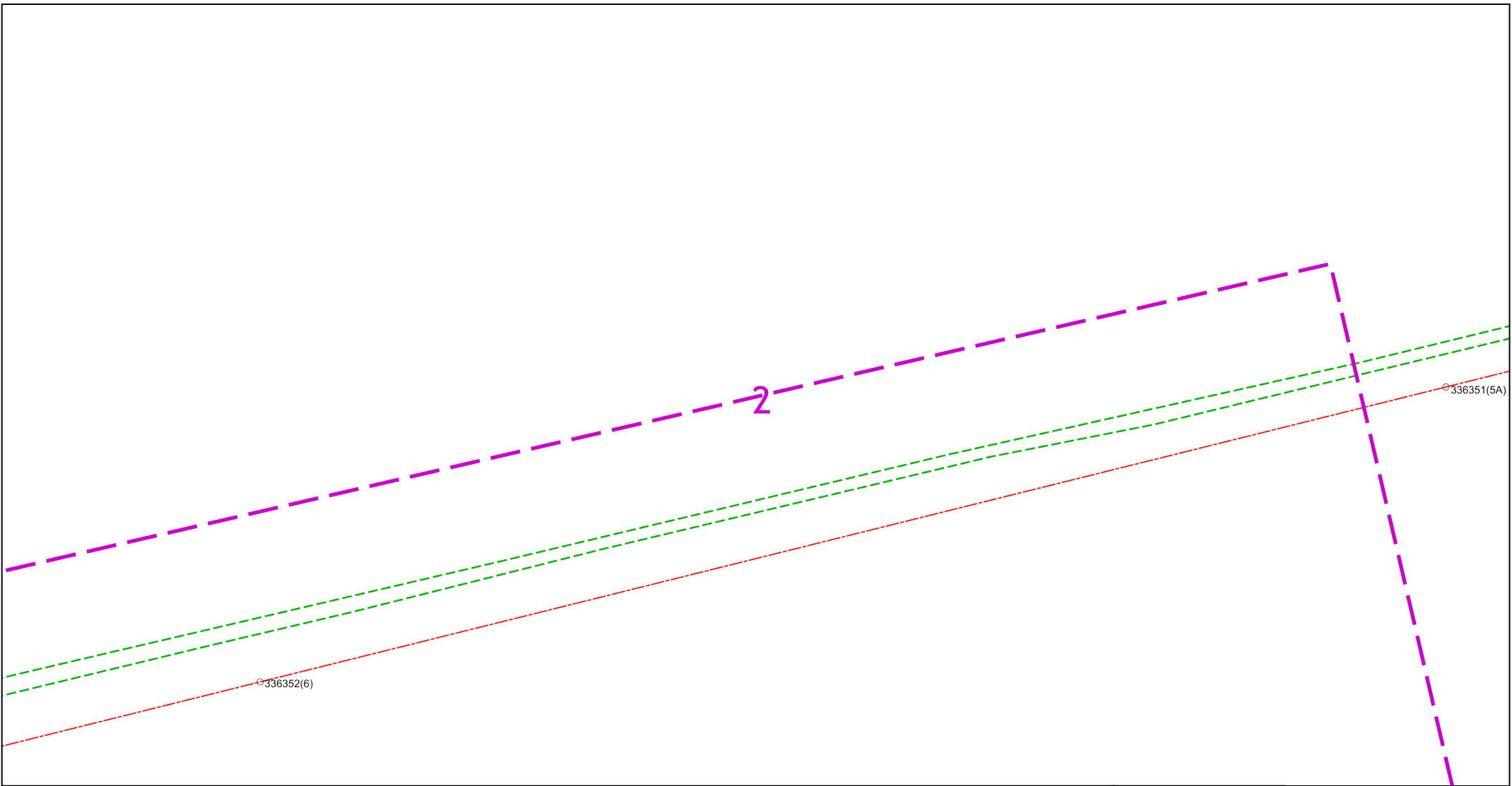


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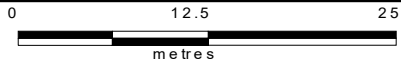
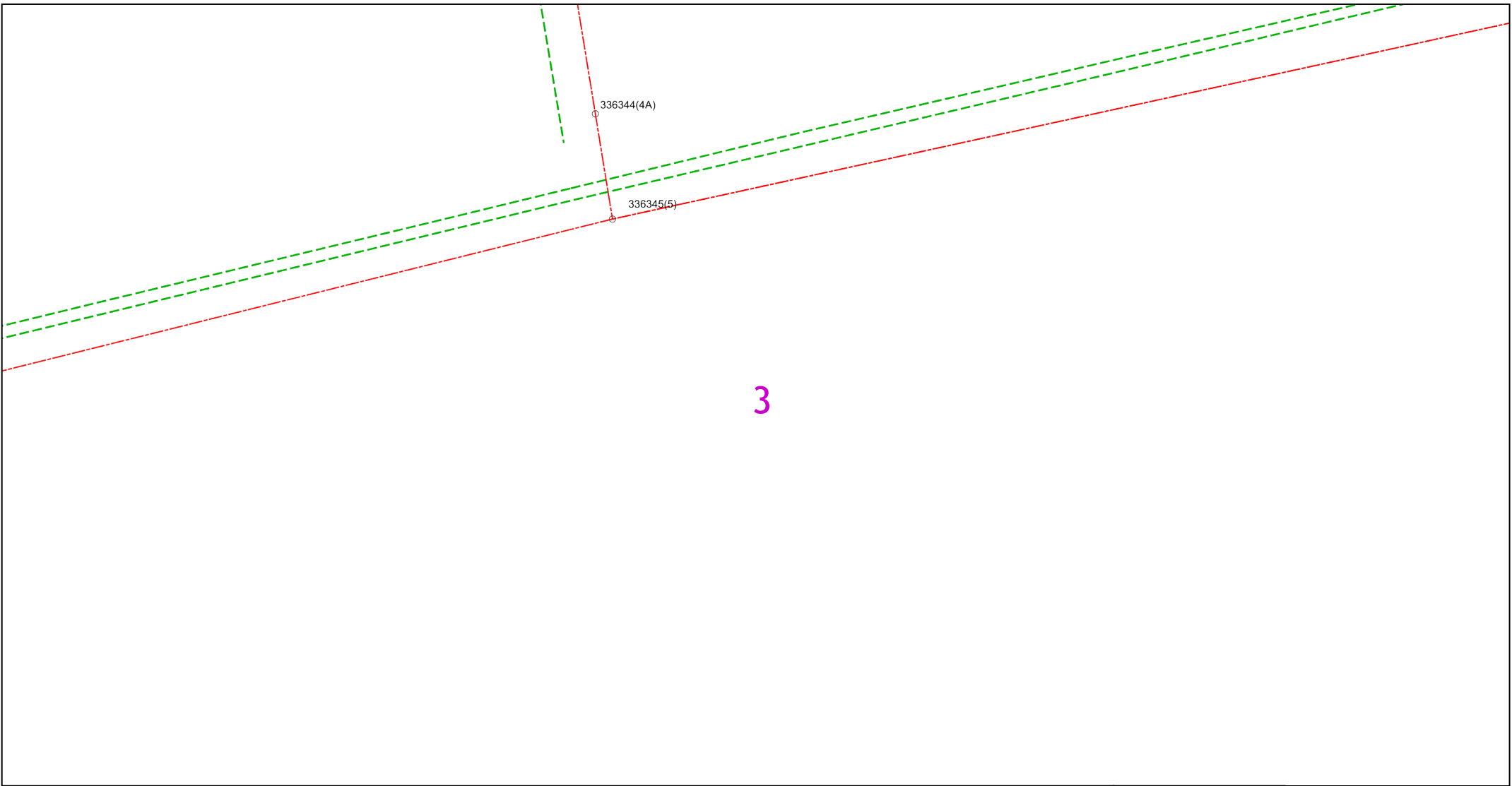
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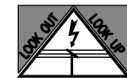
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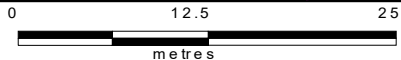
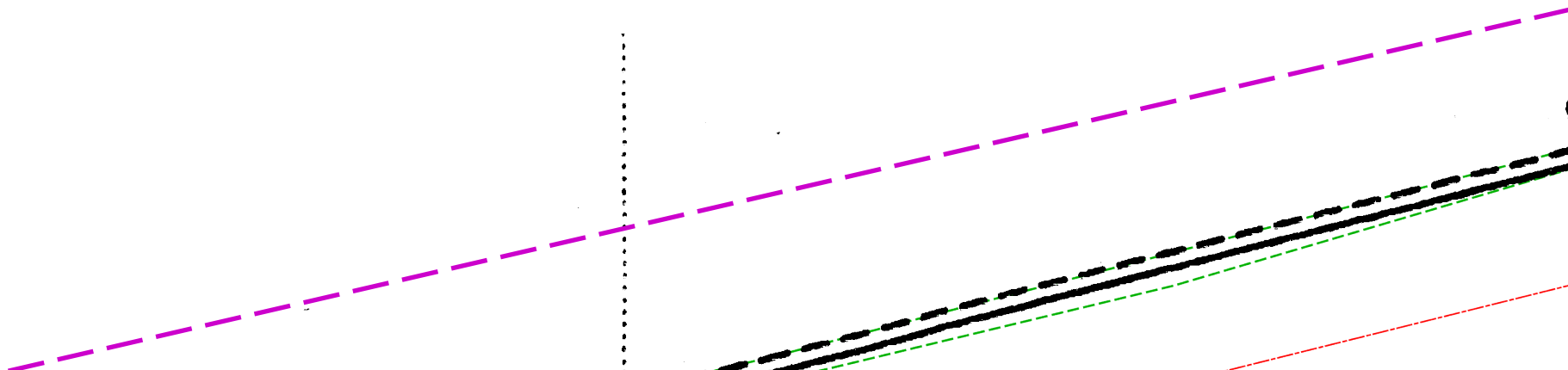
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4



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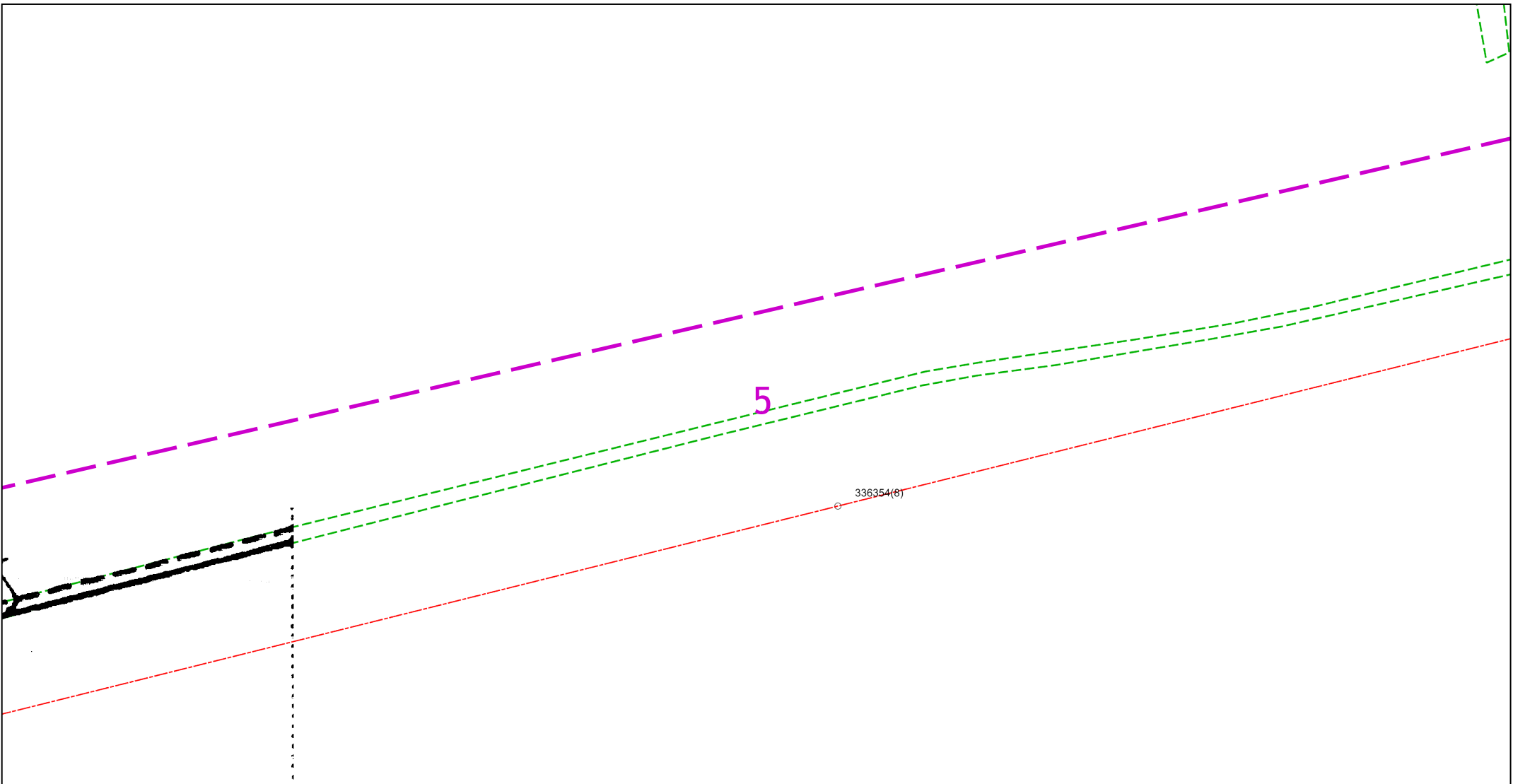


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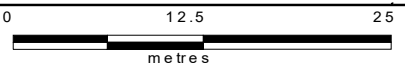
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5

336354(8)



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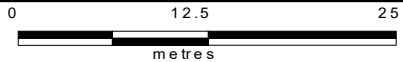
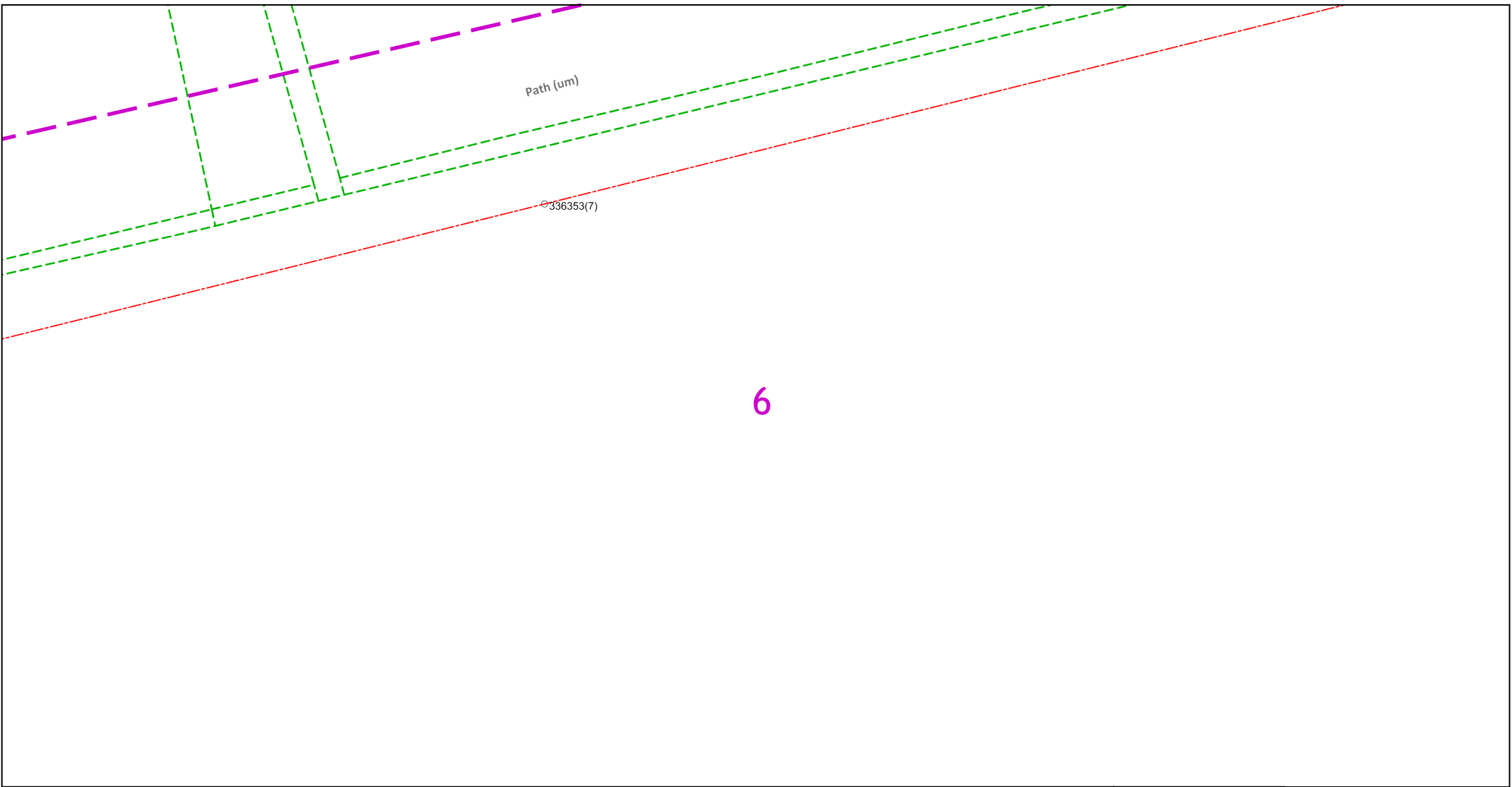
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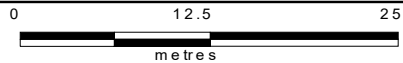
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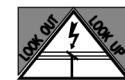
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 Requested by: Mr Joe Shawyer
 Your Scheme/Reference: 29311
 Scale: 1:500 (When plotted at A4)

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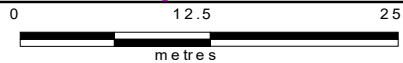
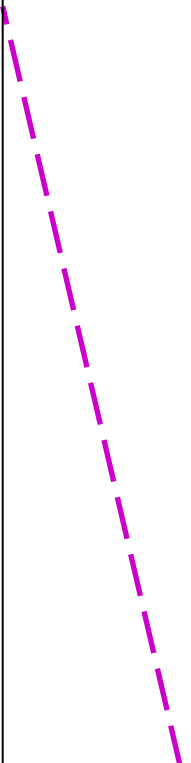
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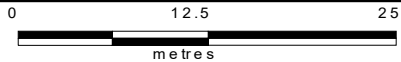
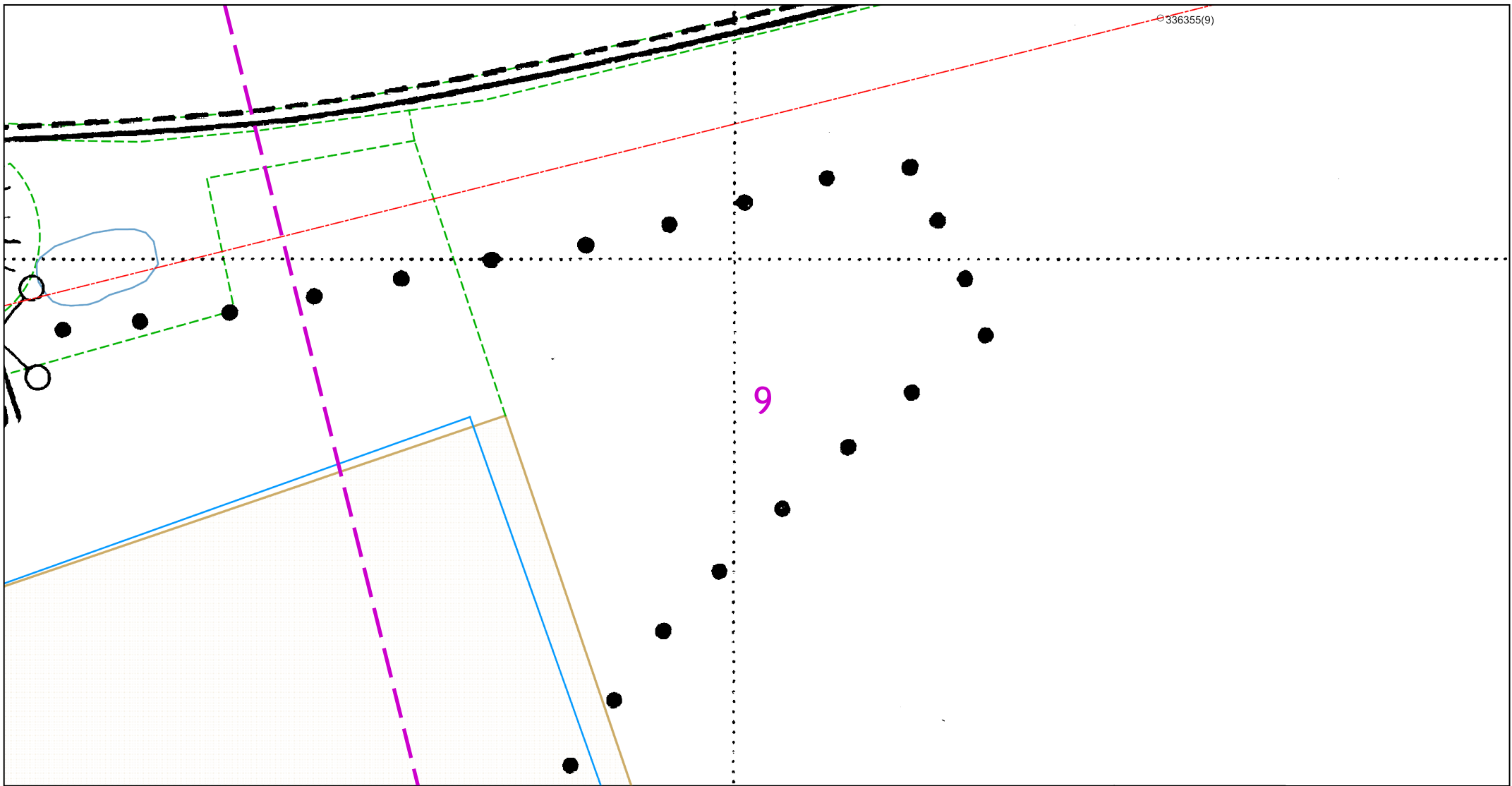
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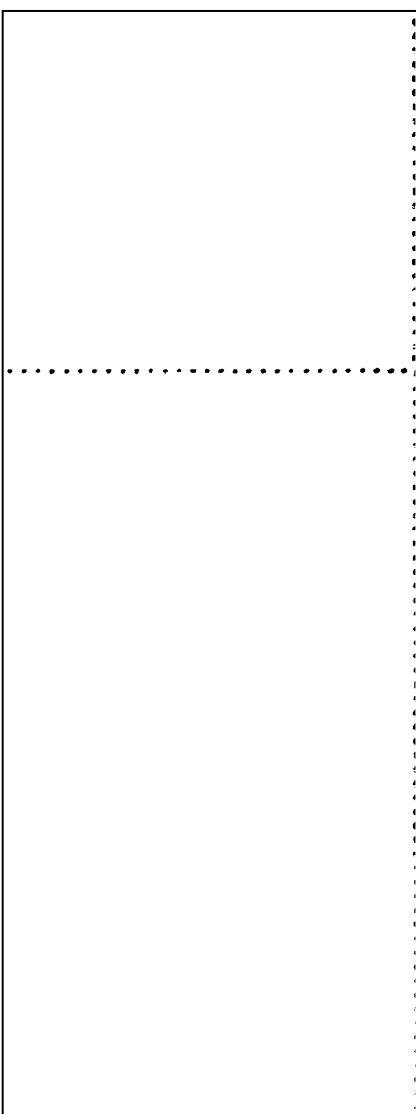


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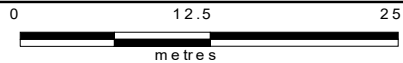


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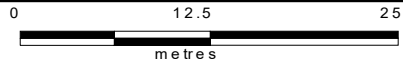
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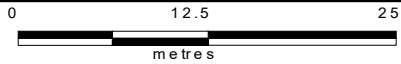
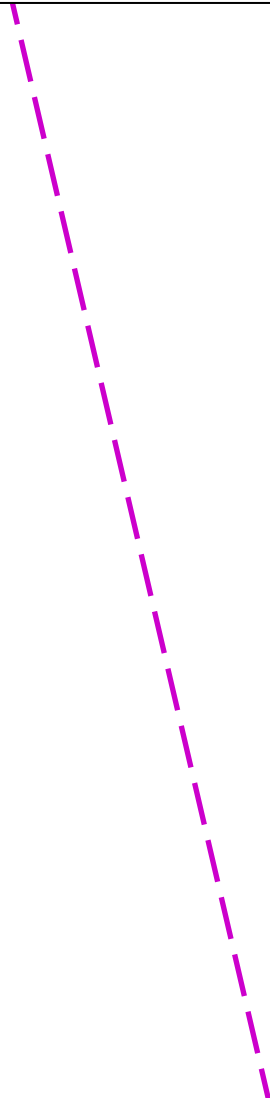
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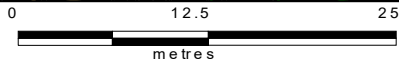
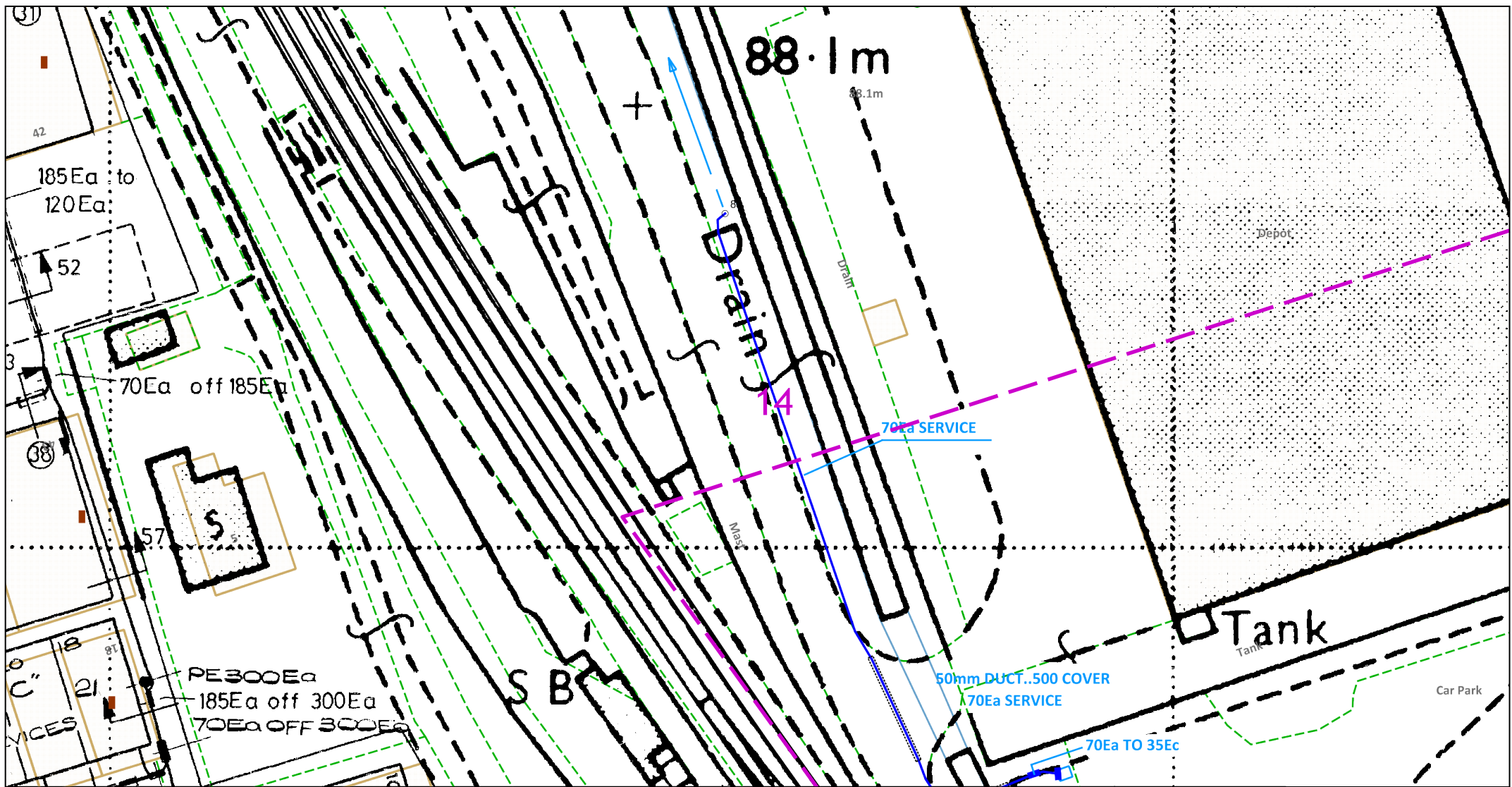
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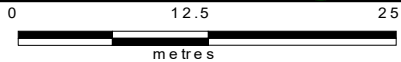
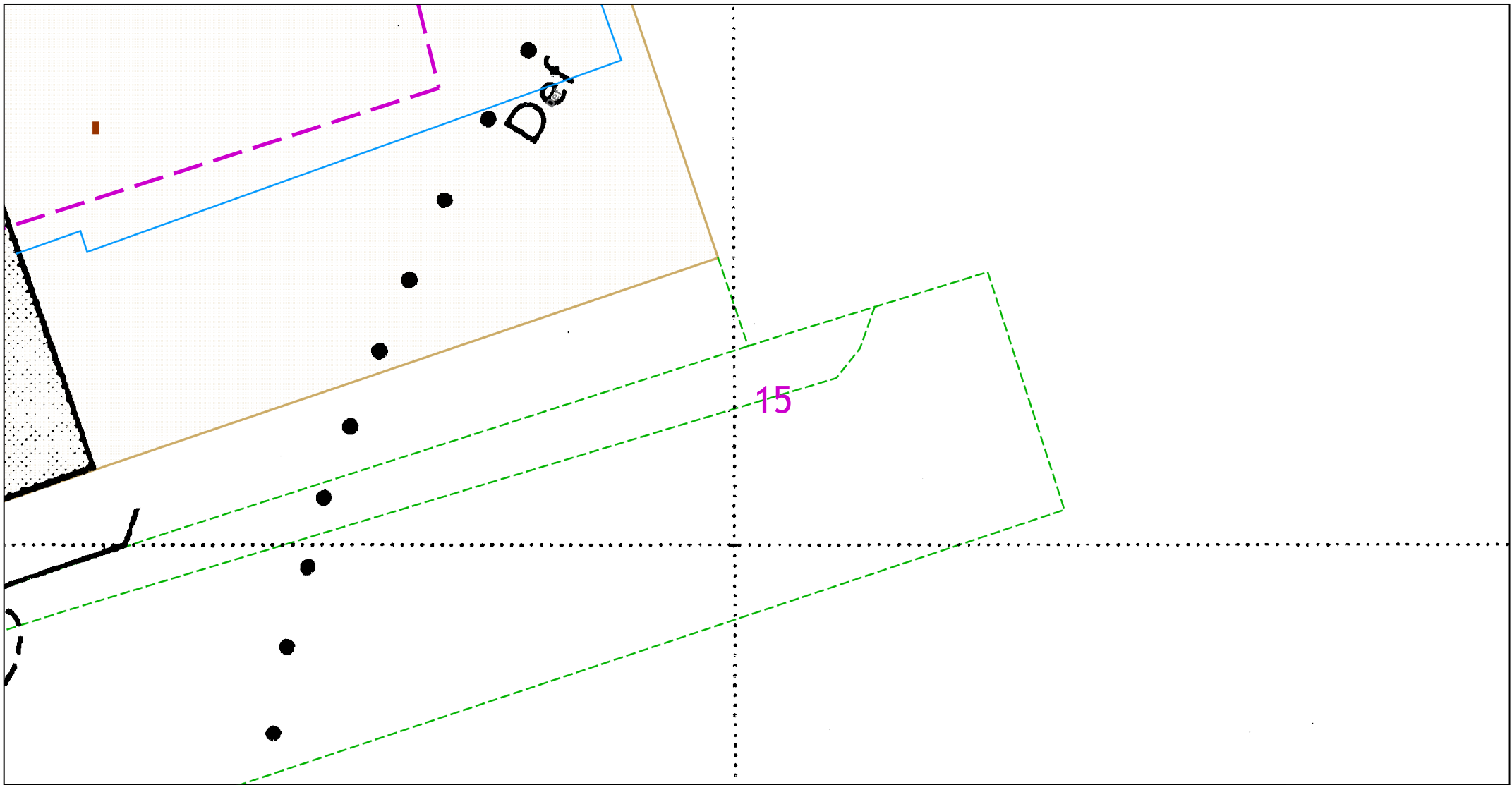
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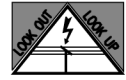


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5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue 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.

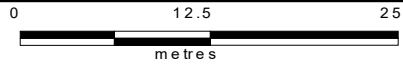
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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer 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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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
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 note GS6

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Dig Sites Area:  Line: 

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

Date Requested: 07/10/2021
 Job Reference: 23333463
 Site Location: 553065 226666
 Requested by: Mr Joe Shawyer
 Your Scheme/Reference: 29311
 Scale: 1:500 (When plotted at A4)

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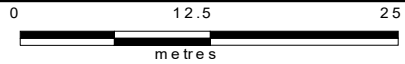
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