



Oaklands College & Land south of Sandpit Lane, St Albans

Utilities Assessment

October 2025





JNP GROUP
CONSULTING ENGINEERS

Utilities Appraisal

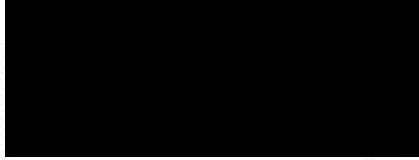
Project: Oaklands Blossom and Oaklands College, St. Albans

Client: Taylor Wimpey and Oaklands College

Reference: BR31287-JNP-XX-XX-RP-C-1005

Date: September 2025

DOCUMENT CONTROL SHEET

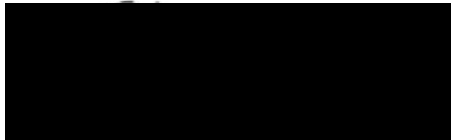


Prepared by.....

Sarah Longstaff

BSc (Hons) MSc FGS

Associate



Approved by.....

Sam Hinson

MEng (Hons)

Senior Engineer

FOR AND ON BEHALF OF JNP GROUP

Date: October 2025

Document Issue Record

Rev	Date	Description	Prepared	Checked	Approved
P01	12/09/2025	First Issue	SLL/LK	SLL	SH
P01	01/10/2025	Site layout updated	SH	SH	SH

This document is for the sole use and reliance of JNP Group's Client and has been prepared in accordance with the scope of the appointment of JNP Group and is subject to the terms of that appointment.

JNP Group accepts no liability for any use of this document other than by its Client and only for the purposes for which it has been prepared.

No person other than the Client may copy (in whole or in part) or use the contents of this document, without the prior written permission of JNP Group.

Any advice, opinions or recommendations within this document should be read and relied upon only in the context of this document as a whole.

Any comments given within this document are based on the understanding that the proposed works to be undertaken will be as described in the introduction. The information referred to and provided by others and will be assumed to be correct and will not have been checked by JNP Group, JNP Group will not accept any liability or responsibility for any inaccuracy in such information.

Any deviation from the recommendations or conclusions contained in this document should be referred to JNP Group in writing for comment and JNP Group reserve the right to reconsider their recommendations and conclusions contained within. JNP Group will not accept any liability or responsibility for any changes or deviations from the recommendations noted in this document without prior consultation and our full approval.

Contents

1	INTRODUCTION	3
1.1	Terms of Reference	3
1.2	Site Description	3
1.3	General	5
2	GAS	6
2.1	Asset Maps	6
2.2	Diversions	6
3	ELECTRICITY	7
3.1	Asset Maps	7
3.2	Diversions	7
4	WATER SUPPLY	9
4.1	Asset Maps	9
4.2	Diversions	9
5	FOUL DRAINAGE	10
5.1	Asset Maps	10
5.2	Diversions	10
5.3	Capacity	10
6	TELECOMMUNICATIONS	11
6.1	Asset Maps	11
6.2	Diversion Works	11
7	SUMMARY AND RECOMMENDATIONS	12
7.1	General	12
APPENDIX A:	SITE LAYOUT	13
APPENDIX B:	GAS ASSET RECORDS	14
APPENDIX C:	ELECTRICITY ASSET RECORDS.....	15
APPENDIX D:	WATER SUPPLY ASSET RECORDS.....	16
APPENDIX E:	FOUL DRAINAGE ASSET RECORDS AND COMMUNICATIONS	17
APPENDIX F:	TELECOMMUNICATION ASSET RECORDS.....	18

1 INTRODUCTION

1.1 Terms of Reference

1.1.1 JNP Group was commissioned by Taylor Wimpey and Oaklands College to undertake a Utilities Appraisal for the proposed Oaklands Blossom and Oaklands College development in St. Albans, Hertfordshire.

1.1.2 This report is based on information available from various utility suppliers. Asset location plans are considered to be accurate at the date of issue. Asset location plans should be requested from the Statutory Undertakers at regular intervals to confirm any changes to existing and/or new infrastructure that may have been put in place. Suppliers state that the information shown on asset plans is given without warranty and its accuracy therefore cannot be guaranteed.

1.1.3 Due to the indicative nature of this information, a full ground penetrating radar survey should be undertaken across the site to locate all existing services. This should be carried out prior to any construction work commencing on site. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual location of all cables, pipes and any other utility apparatus before any mechanical excavation begins.

1.1.4 This report aims to establish:

- The location of existing cables, pipes and any other public utility apparatus within the development site and the local vicinity.

1.1.5 At this stage, the following have not been undertaken but will be needed as works progress:

- Capacity checks (where attainable) to supply gas (if required), electricity, potable water and foul drainage to the development.
- Supplier budgets and indicative timelines associated with the supply of gas, electricity, potable water, foul drainage and telecommunications to the development including supply and any reinforcement or diversion works required.

1.2 Site Description

1.2.1 The proposals covered by this report (Appendix A and Figure 1.1) are described as a hybrid planning application for several phased developments comprising:

- Full planning application for the construction of homes (use class C3); new local centre and community facility (use classes E(a to f) and F); a children's home (use class C2); demolition and renovation of existing college buildings; construction of new college buildings (use class F1); creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; along with the laying out of green infrastructure (including publicly accessible open space) and habitat creation; drainage infrastructure, earthworks, new means of access and alterations to existing access points.
- Outline planning application (access only, all other matters reserved) for the construction of new homes (use class C3); new extra care home dwellings (use class C2); land for the construction of a new primary school (use class F1); demolition and

renovation of existing college buildings; construction of new college buildings (use class F1); the construction of new sports facilities and pitches; the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; new energy centre; new recycling facilities; new car parking facilities; along with the laying out of green infrastructure and habitat creation; drainage infrastructure, earthworks; pedestrian and cycle routes, alterations to existing access points.

1.2.2 The development site (Figure 1.1) comprises two main areas:

1.2.3 The total area of land within the site area (Figure 1.1) amounts to approximately 69.88 hectares. This comprises:

- HCC Highway Land (1.49 ha approx.)
- The *Oaklands Blossom* area (23.38 ha), referred to by SACDC as “Site B4 East St. Albans”.
- The *Oaklands College* area (45.01 ha), including the college and associated facilities and sports pitches.

1.2.4 At 69.88 ha, the combined *Oaklands Blossom and Oaklands College* development site (red line boundary) is part of 130.80 ha of land within the college’s ownership (blue line boundary).

The development site is located to the east of St. Albans, Hertfordshire, bound by Sandpit Lane to the north, Oaklands Lane to the east and Hatfield Road (A1057) to the south (

1.2.5 Table 1.1).

Figure 1.1: Site Extent and Location

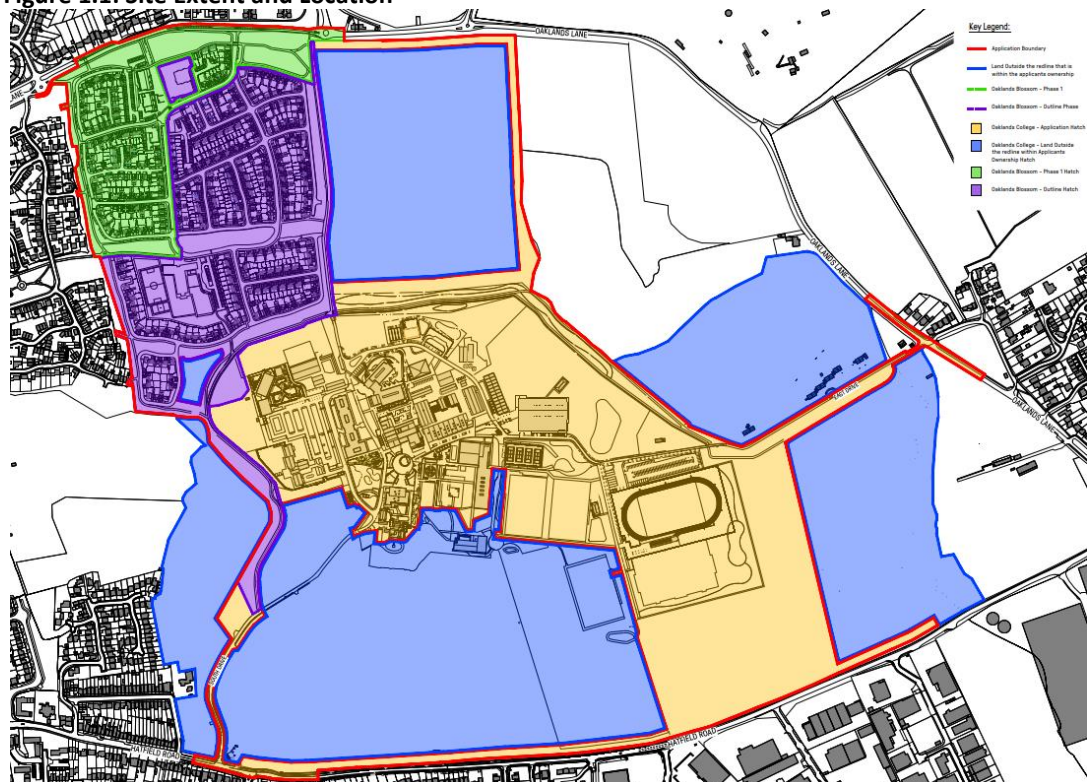


Table 1.1: Site Extent and Location

OS X	OS Y	Site Area (ha)	Nearest Postcode
518375	207865	77.10	AL4 0HZ

1.2.6 The Oaklands Blossom area (23.38 ha) comprises the open fields in the northwestern corner of the college owned land, bound by Sandpit Lane to the north, North Drive (bridleway) and open fields to the east, Oaklands College to the south and Oaklands Grange (residential development) to the west.

1.2.7 The Oaklands College area (45.01 ha) comprises the college's buildings, sports pitches and associated infrastructure, as well as some adjacent open fields. It is bound by the Oaklands Blossom site and open fields to the north, open fields and Oaklands Lane to the east, Hartfield Road to the south and St. Albans to the west.

1.3 General

1.3.1 Enquiries have been made regarding the site and replies received from the following statutory undertakers that maintain services within the vicinity of the site:

- Cadent (Gas);
- UK Power Networks and Eastern Electricity (Electricity) ;
- Affinity Water (Water Supply);
- Thames Water (Foul Drainage);
- Virgin, EU Networks, Zayo & Openreach (Telecommunications).

2 GAS

2.1 Asset Maps

2.1.1 Cadent has provided maps showing the gas network for the local area (refer to asset location plans in **Appendix B**). These have been included for completeness although it is assumed that gas will not be provided to the new houses.

2.1.2 Asset location plans indicate the following Cadent infrastructure passes through the site:

- 125mm PE medium pressure gas pipe from the south west to the college Campus.
- Numerous smaller diameter low pressure distribution pipes within the college Campus.

2.1.3 Asset location plans indicate that the following Cadent infrastructure passes within close proximity of the site:

- 250mm PE medium pressure gas pipe in Sandpit Lane bordering the north west of the site.
- Smaller diameter low pressure distribution pipes in the housing estate to the north west.
- Medium pressure mains in Hatfield Road to the south.
- Medium pressure main from Hatfield Road to the south west of the site towards the Campus site.
- Numerous low pressure distribution pipes along Hatfield Road and in the housing estate to the south.

2.2 Diversions

2.2.1 None of the services are located in the Oaklands Blossom area.

2.2.2 There are assets in the Oaklands Campus area some of which may clash with the proposed new buildings in this area, particularly those in the centre of the site.

2.2.3 Confirmation of the need for gas for the proposed developments is required and then further enquiries with the operators will be used to confirm locations and potential clashes.

3 ELECTRICITY

3.1 Asset Maps

3.1.1 UK Power Network has provided asset location plans for the local area (refer to asset location plans in **Appendix C**). Note that the plan only extends from Sandpit Lane in the north to part way through the college campus in the south.

3.1.2 The asset plans show three types of line:

- Red dashed line - high voltage.
- Blue wavy line - 300mm² Aluminium Waveform cable used for low voltage distribution (eg Street lighting, power distribution from substations, panel boards and service connection).
- Black lines – poor quality mapping from scanned images, underground electricity cables (likely LV distribution, though could be HV depending on context).

3.1.3 Asset location plans indicate the following infrastructure passes through the site:

- There are high voltage and low voltage electricity cables within the Oaklands College Campus along with several electricity sub-stations. It is unclear how these connect as data is missing from the southern part of the site.
- There are no cables noted passing through the Oaklands Blossom part of the site.
- There is a high voltage cable running from the midpoint of Sandpit Lane (with respect to the red line boundary) due south stopping just north of the college Campus.
- High voltage underground cables to the north and south of East Drive to the east of the site. These connect to a sub station to the east of the Campus site.
- It is not clear how the different systems connect within the college Campus.

3.1.4 Asset location plans indicate that the following UK Power infrastructure passes within close proximity of the site:

- Underground cables in both the north and south sides of Sandpit Lane to the north of the site.
- It is anticipated that cables will also be present in Hadley Road but maps have not been provided for this area to date.

3.1.5 Eastern Electricity information does not indicate the route of any power cables.

3.2 Diversions

3.2.1 None of the services are located in the Oaklands Blossom area.

3.2.2 The high voltage running from the midpoint of Sandpit Lane running due south finishes very close to the proposed development within the Campus. The precise location of this, and any subsequent connections will need to be determined to determine if diversions are required.

- 3.2.3 The other cables shown within the Campus area do not appear to be impacted by proposed new development, however, as not all the connections are shown and details for the southern part of the Campus have been omitted, further information is required to confirm this is the case.

4 WATER SUPPLY

4.1 Asset Maps

4.1.1 Affinity Water is the potable water supplier for the local area (refer to asset location plans in **Appendix D**).

4.1.2 Asset location plans do not indicate any Affinity Water infrastructure passing through the site.

4.1.3 Asset location plans indicate that the following Affinity Water infrastructure passes within close proximity of the site:

- 90mm and 125mm potable water pipes in the housing estate to the west.
- 6 inch (150mm) potable water pipes in the centre of Sandpit Lane.

4.1.4 Note that the plans provided do not cover any other areas around the site and it is assumed that water will also be provided to the housing estate to the north and other properties around the site.

4.1.5 It is assumed that Affinity Water also provide water to the college Campus although from the map provided, the potable water pipes within the Campus are not owned by Affinity Water.

4.2 Diversions

4.2.1 None of the services are located in the Oaklands Blossom or Oaklands Campus areas.

5 FOUL DRAINAGE

5.1 Asset Maps

5.1.1 Thames Water is the foul drainage undertaker for the local area (refer to asset location plans in **Appendix E**).

5.1.2 Asset location plans indicate that the following infrastructure passes within close proximity of the site:

- 300mm foul sewer in Sandpit Lane to the north of the site
- Parallel 457mm and 525mm trunk foul sewers flowing east in Sandpit Lane and just within the site boundary at the eastern end of the northern boundary.
- 300mm surface water sewer in Sandpit Lane and just within the site boundary at the western end of the northern boundary
- 150mm other sewers in the housing estate to the west.

5.2 Diversions

5.2.1 None of the services are located in the Oaklands Blossom or Oaklands Campus areas.

5.3 Capacity

5.3.1 Sewerage undertakers have a legal obligation under the Water Industries Act 1991 to provide developers with the right to connect to public (foul) networks. The Water Industries Act 1991 also contains safeguards to ensure that flows resulting from new developments do not cause detriment to the existing public sewerage networks by imposing a duty on sewerage undertakers to carry out works required to accommodate additional flows into their networks.

5.3.2 It is proposed that the Oaklands Blossom area will discharge to the public foul water sewers within Sandpit Lane via gravity. A pre-development enquiry with TW has confirmed that sufficient capacity exists within the network and that a connection can be accommodated (**Appendix E**).

5.3.3 Foul water from the Oaklands College area will continue to discharge to the public sewer via existing outfalls. While the precise connection point is currently unknown, it is believed to discharge to the 457 mm diameter trunk foul water sewer located at:

- Easting 519032
- Northing 207878

5.3.4 The proposed increase in college pupil numbers is 548, which corresponds to an increase in peak foul flows of 10.3 l/s.

5.3.5 TW have not been consulted specifically regarding these additional college flows; however, as the proposal utilises an existing connection to a trunk sewer, it is anticipated that the surrounding network has sufficient capacity to accommodate the increased flows.

6 TELECOMMUNICATIONS

6.1 Asset Maps

6.1.1 Openreach (previously part of British Telecommunications plc (BT)) is the telecommunications supplier for the local area. Broadband services are also provided by Zayo, Virgin and EU Networks (refer to asset location plans in **Appendix F**).

6.1.2 Asset location plans indicate the following infrastructure passes through the site:

- Openreach overhead cables immediately to the south of Sandpit Lane.
- Openreach into the college from the east along East Drive.
- Openreach into the college from the south.

6.1.3 Asset location plans indicate that the following infrastructure passes within close proximity of the site:

- Zayo broadband in Sandpit Lane to the north of the site.
- EU Networks broadband in Sandpit Lane to the north of the site.
- Virgin broadband in the housing estates to the north of Sandpit Lane, west of the site and the road and developments south of the site.
- Openreach in the road to the south, Sandpit Lane and the housing estate to the north, in the housing estate to the west and the roads to the north east.

6.2 Diversion Works

6.2.1 Overhead cables are located along the northern boundary of the Oaklands Blossom site in landscaped areas but also crossing site access routes.

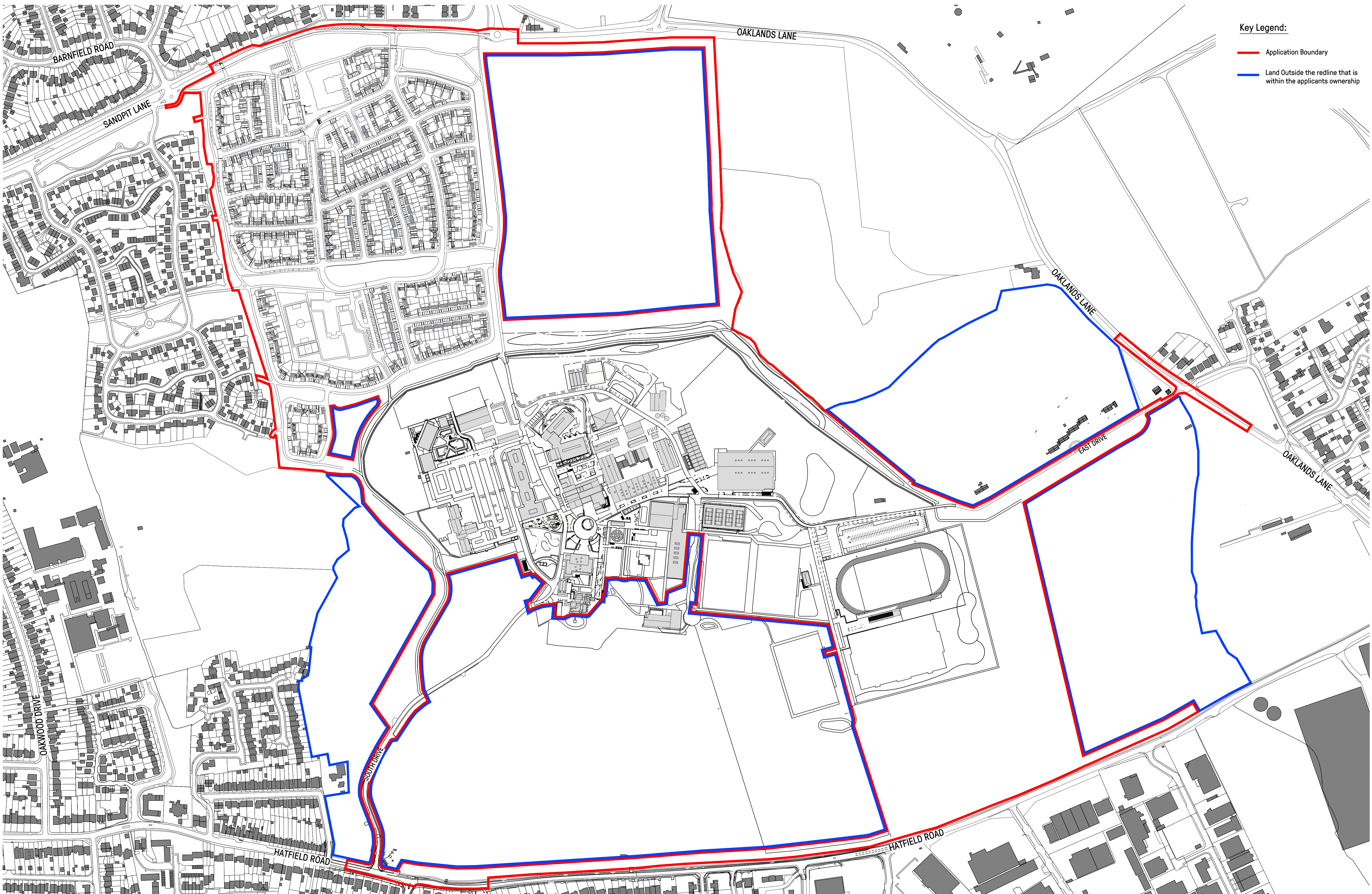
In the Oaklands Campus area, the telecoms cables generally follow the roads and do not appear to clash with proposed buildings, except possibly in the south west.

7 SUMMARY AND RECOMMENDATIONS

7.1 General

- 7.1.1 The asset location plans obtained from the various supplies indicate infrastructure located both on-site and within the local vicinity.
- 7.1.2 All discussions and information presented within this report are deemed to be current at the time of undertaking the report. No guarantee can be given to the status of this information other than at the time at which this report was written. Where necessary, the user shall confirm the status of any applicable consents, assessments, and costings.
- 7.1.3 UK Power Network plans need to be obtained for the southern part of the site.
- 7.1.4 Budget supply and diversion requirements need to be confirmed with the utility suppliers.
- 7.1.5 The need for gas needs to be confirmed.
- 7.1.6 Connections from the public utilities to the Campus site need to be determined to see if there are clashes with the proposed new buildings in the Campus site.

APPENDIX A: SITE LAYOUT



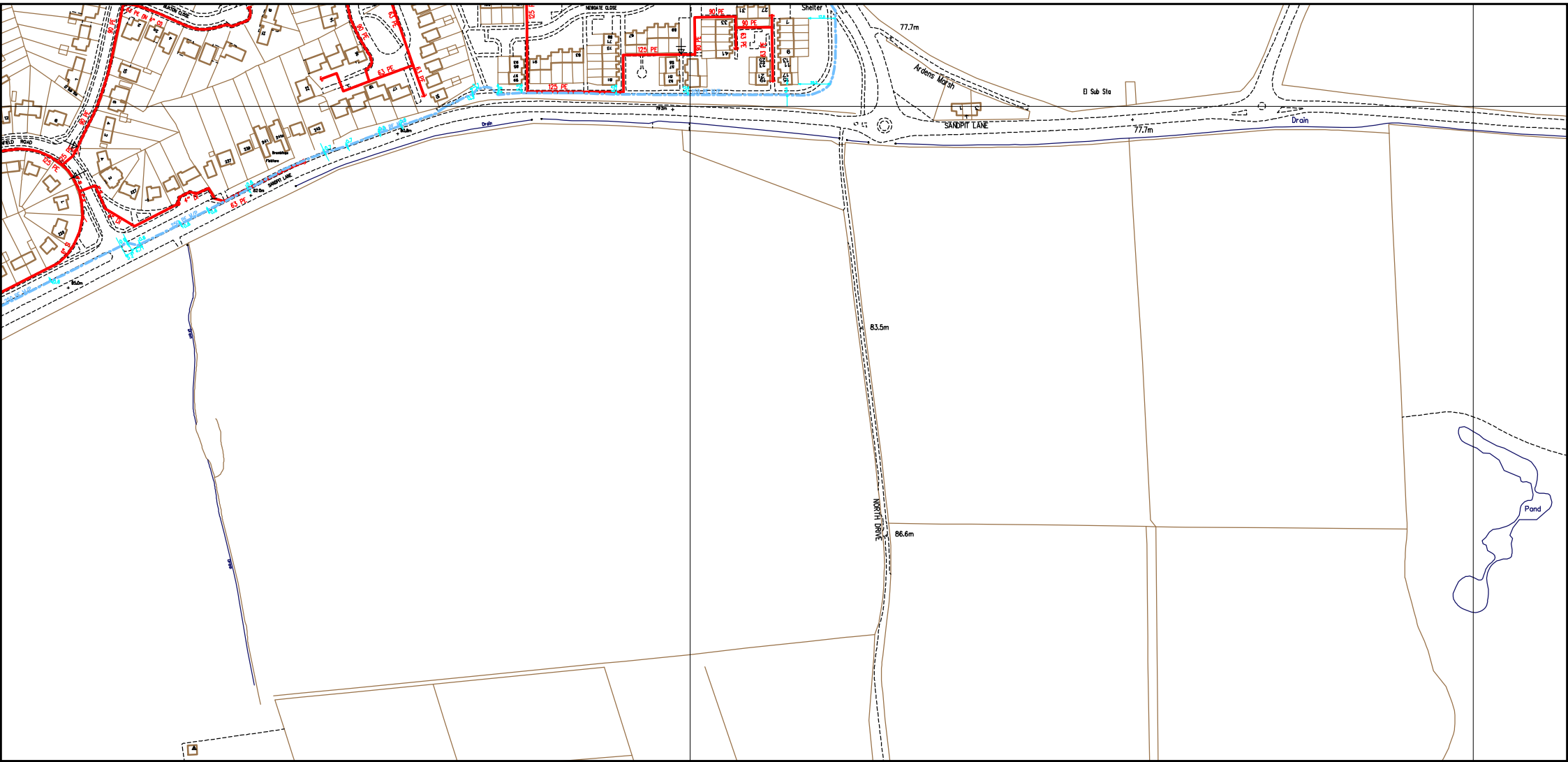
Key Legend:

- Application Boundary
- Land Outside the redline that is within the applicants ownership

<p>Notes</p> <ul style="list-style-type: none"> - Copyright in this drawing remains the property of BM3 Architecture Limited. - Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies. 	<p>Revision</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Revision</th> <th>Date</th> <th>By</th> <th>Chkd</th> <th>CDM Notes</th> </tr> <tr> <td>A - Application Boundary updated. Minor updates to residential site.</td> <td>21.08.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> <tr> <td>B - Minor updates to residential site.</td> <td>04.09.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> <tr> <td>C - Minor updates to College Site.</td> <td>10.09.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> <tr> <td>D - Minor updates to Residential Site (B4, Oaklands Blossom).</td> <td>01.10.25</td> <td>MBT</td> <td>JB</td> <td></td> </tr> </table>	Revision	Date	By	Chkd	CDM Notes	A - Application Boundary updated. Minor updates to residential site.	21.08.25	MBT	JB		B - Minor updates to residential site.	04.09.25	MBT	JB		C - Minor updates to College Site.	10.09.25	MBT	JB		D - Minor updates to Residential Site (B4, Oaklands Blossom).	01.10.25	MBT	JB		<p>Scale: 1:2500@A1</p> <p>1:2500 Scale Bar</p>	<p style="text-align: center;">N</p>	<p>Project OAKLANDS COLLEGE & OAKLANDS BLOSSOM ST. ALBANS</p>	<p>Drawing ILLUSTRATIVE MASTERPLAN</p>	<p>Client Taylor Wimpey</p>	<p>Scale 1:2500@A1</p> <p>Dated 09-25</p> <p>Job No. 72223</p> <p>Drawing No. D-150</p> <p>Drawn by MBT</p> <p>Checked JB</p> <p>CIS/Is Element PLANNING</p> <p>Revision D</p>	
Revision	Date	By	Chkd	CDM Notes																													
A - Application Boundary updated. Minor updates to residential site.	21.08.25	MBT	JB																														
B - Minor updates to residential site.	04.09.25	MBT	JB																														
C - Minor updates to College Site.	10.09.25	MBT	JB																														
D - Minor updates to Residential Site (B4, Oaklands Blossom).	01.10.25	MBT	JB																														

Y:\049107223 - Sandpit Lane, St Albans\07\WP\GIS CAD\10 DETAILED PLANNING\Proposed Site Layout_Outline area_Rev K.dwg plotted on 30.09.2025 by Monica Tanaka

APPENDIX B: GAS ASSET RECORDS



SCALE: Not to scale
USER ID: AlisonMcGuinness
DATE: 05/09/2025
EXTRACT DATE: 03/03/2025
MAP REF: TL1808
CENTRE: 518060, 208324

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

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

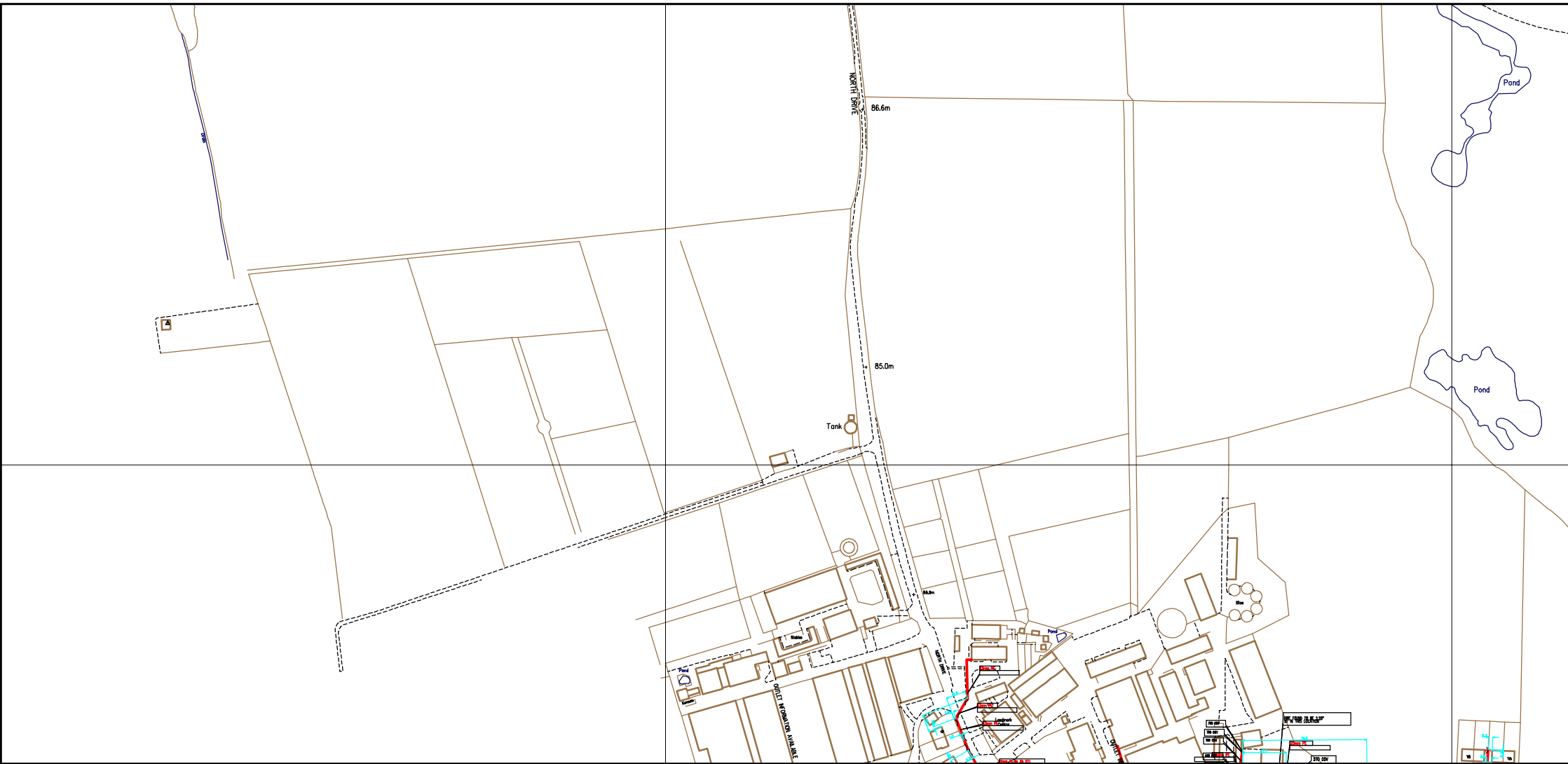
MAPS Viewer Version 5.8.0.1

Local Machine

This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Some examples of Plant Items:

--	--	--	--	--	--



SCALE: Not to scale
 USER ID: AlisonMcGuinness
 DATE: 05/09/2025
 EXTRACT DATE: 03/03/2025
 MAP REF: TL1808
 CENTRE: 518077, 208052

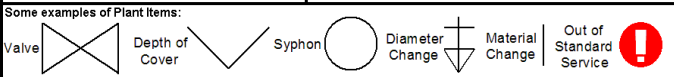
LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

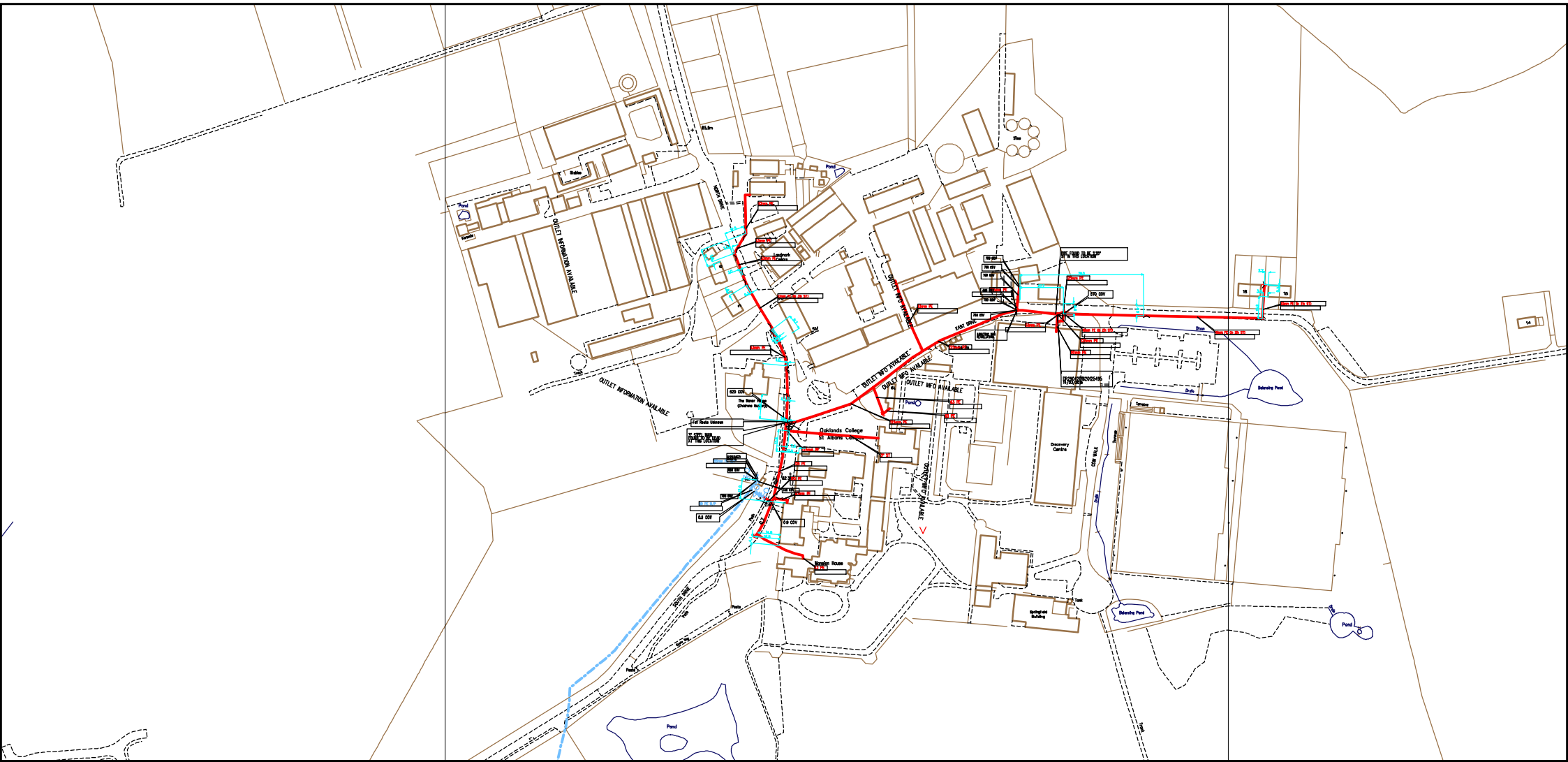
This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this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

MAPS Viewer Version 5.8.0.1

 Local Machine

 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.





SCALE: Not to scale
USER ID: AlisonMcGuinness
DATE: 05/09/2025
EXTRACT DATE: 03/03/2025
MAP REF: TL1807
CENTRE: 518216, 207756

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

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

MAPS Viewer Version 5.8.0.1

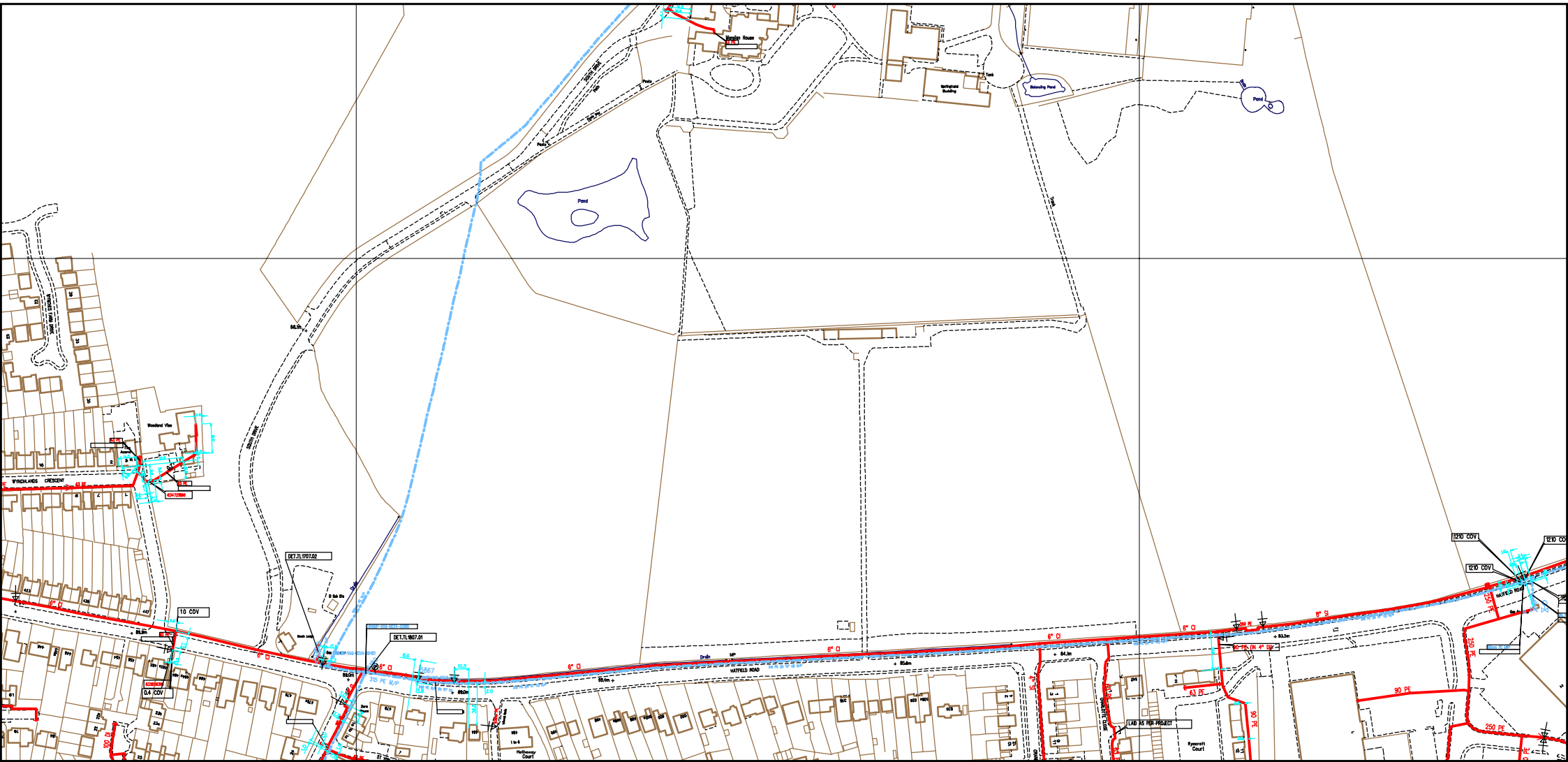
Local Machine

This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Some examples of Plant Items:

--	--	--	--	--	--

--	--	--	--	--	--



SCALE: Not to scale
 USER ID: AlisonMcGuinness
 DATE: 05/09/2025
 EXTRACT DATE: 03/03/2025
 MAP REF: TL1807
 CENTRE: 518273, 207421

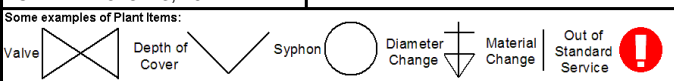
- LP MAINS ———
- MP MAINS ———
- IP MAINS - - - -
- LHP MAINS - - - -

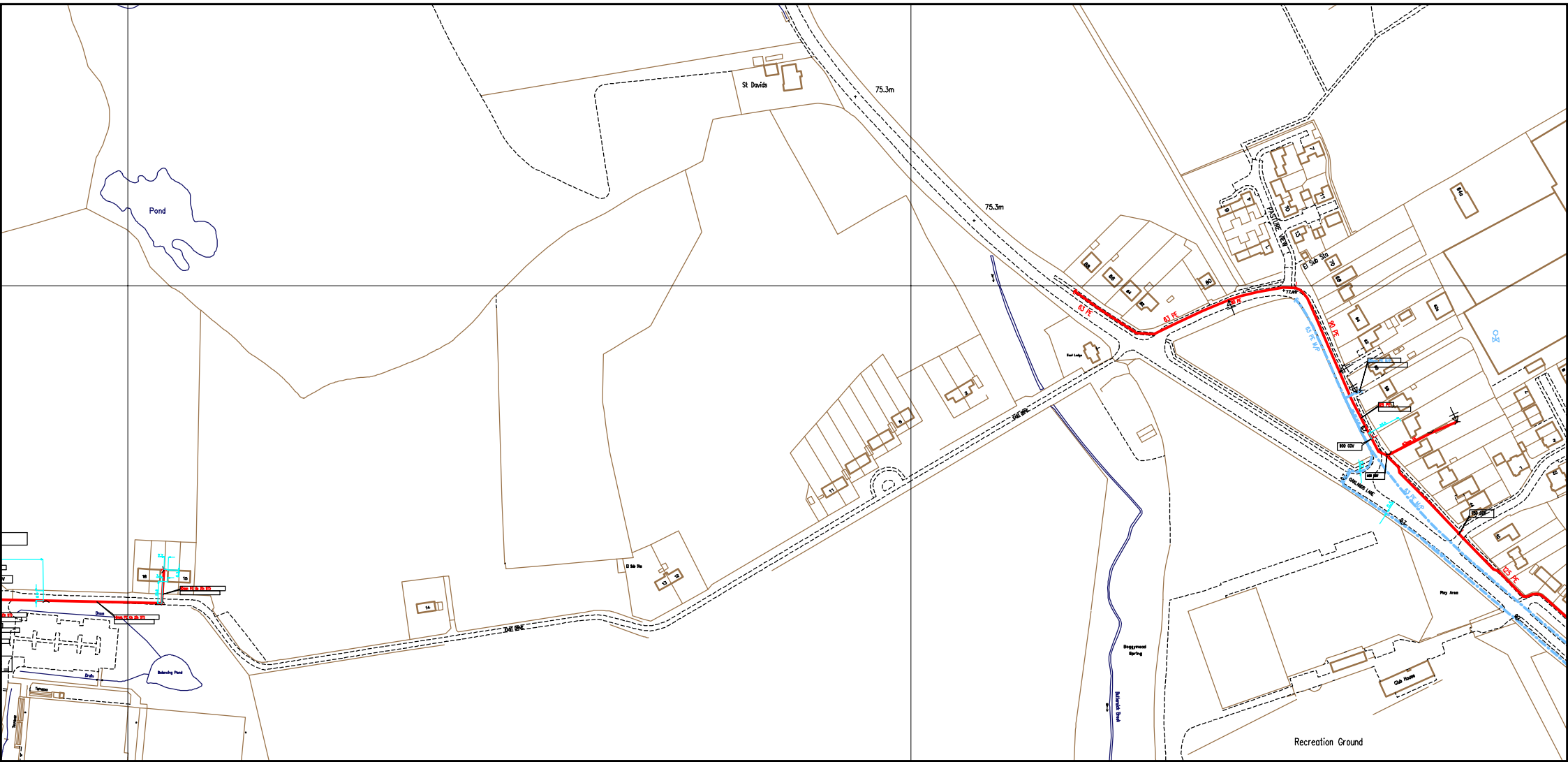
This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this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

MAPS Viewer Version 5.8.0.1

 Local Machine

 This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.





SCALE: Not to scale
USER ID: AlisonMcGuinness
DATE: 05/09/2025
EXTRACT DATE: 03/03/2025
MAP REF: TL1807
CENTRE: 518919, 207938

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

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

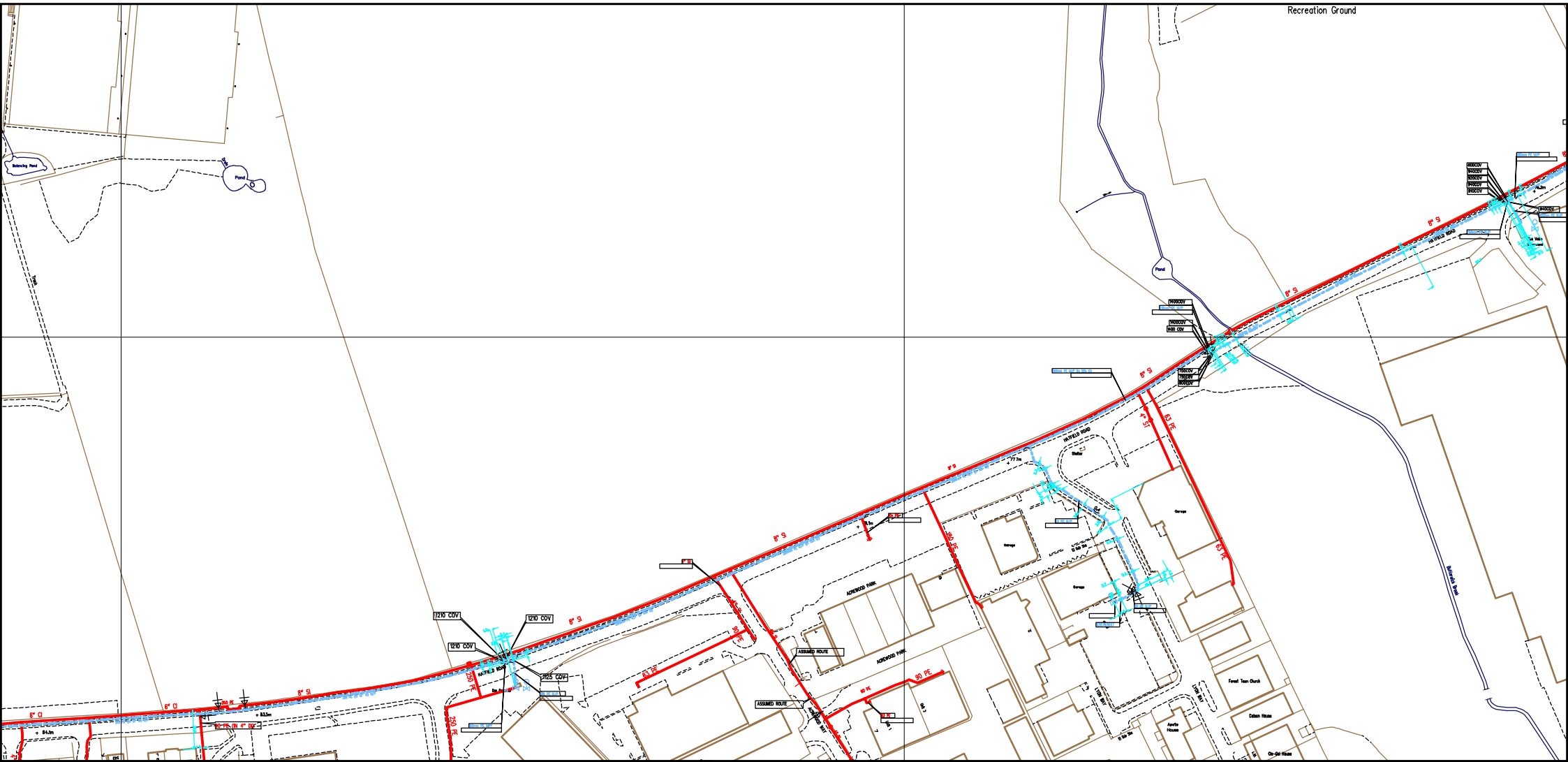
MAPS Viewer Version 5.8.0.1

Local Machine

This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Some examples of Plant Items:

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



SCALE: Not to scale
USER ID: AlisonMcGuinness
DATE: 05/09/2025
EXTRACT DATE: 03/03/2025
MAP REF: TL1807
CENTRE: 518923, 207471

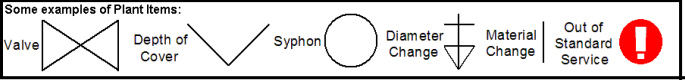
LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

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

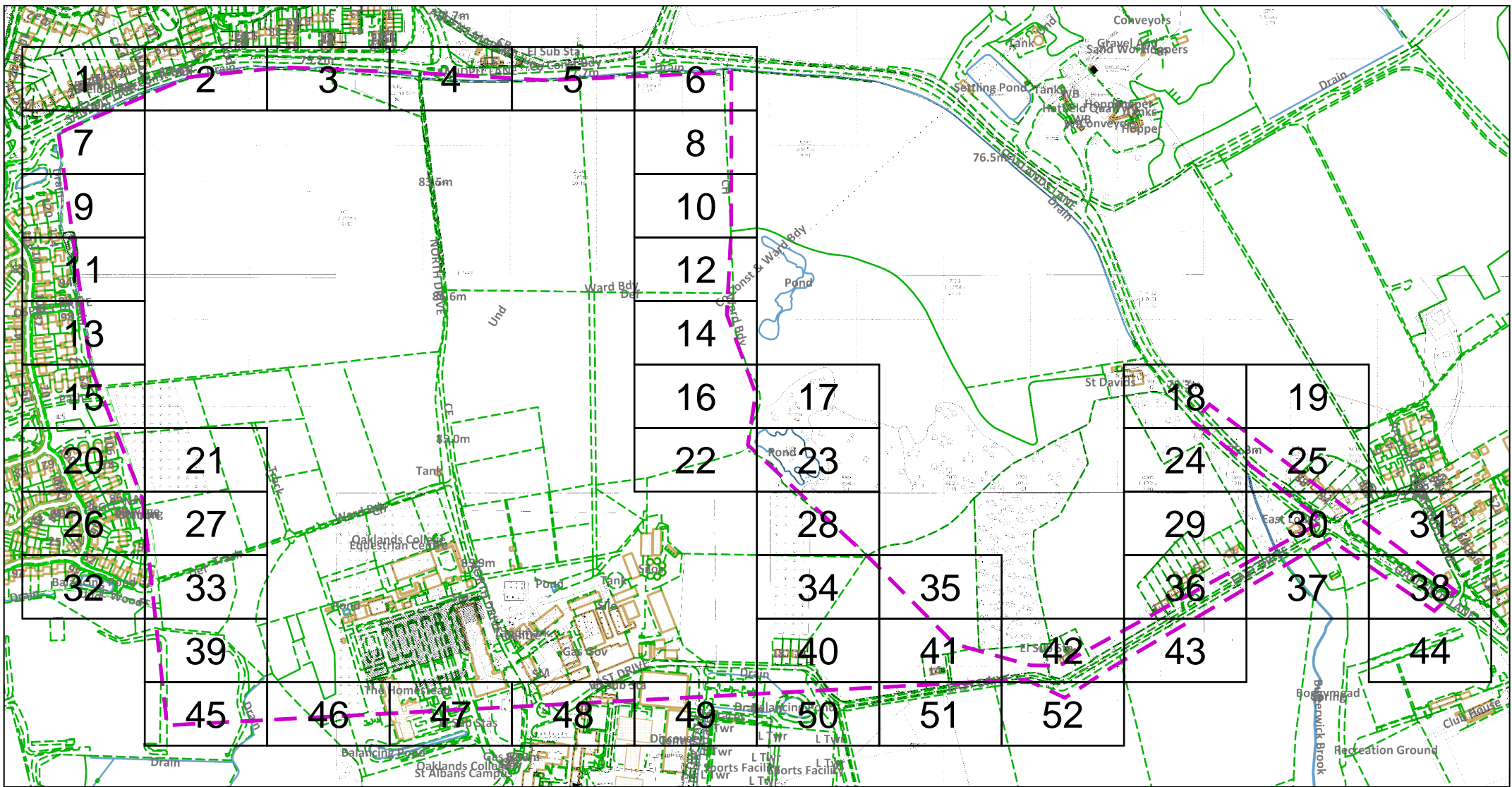
MAPS Viewer Version 5.8.0.1

Local Machine

This plan is reproduced from or based on the OS map by Cadent Gas Ltd, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



APPENDIX C: ELECTRICITY ASSET RECORDS



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.

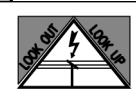


This plan must be used with the attached 'Symbols' document.
 Date Requested: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by:
 Mrs Alison McGuinness
 Your Scheme/Reference:
 138636
 Scale: 1:6150 (When plotted at A4)

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 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.

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.



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.

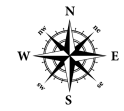
This plan must be used with the attached 'Symbols' document.

Date Requested: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness

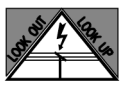
Your Scheme/Reference:
 138636
 Scale: 1:500 (When plotted at A4)

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 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.

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.

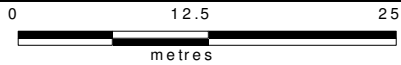
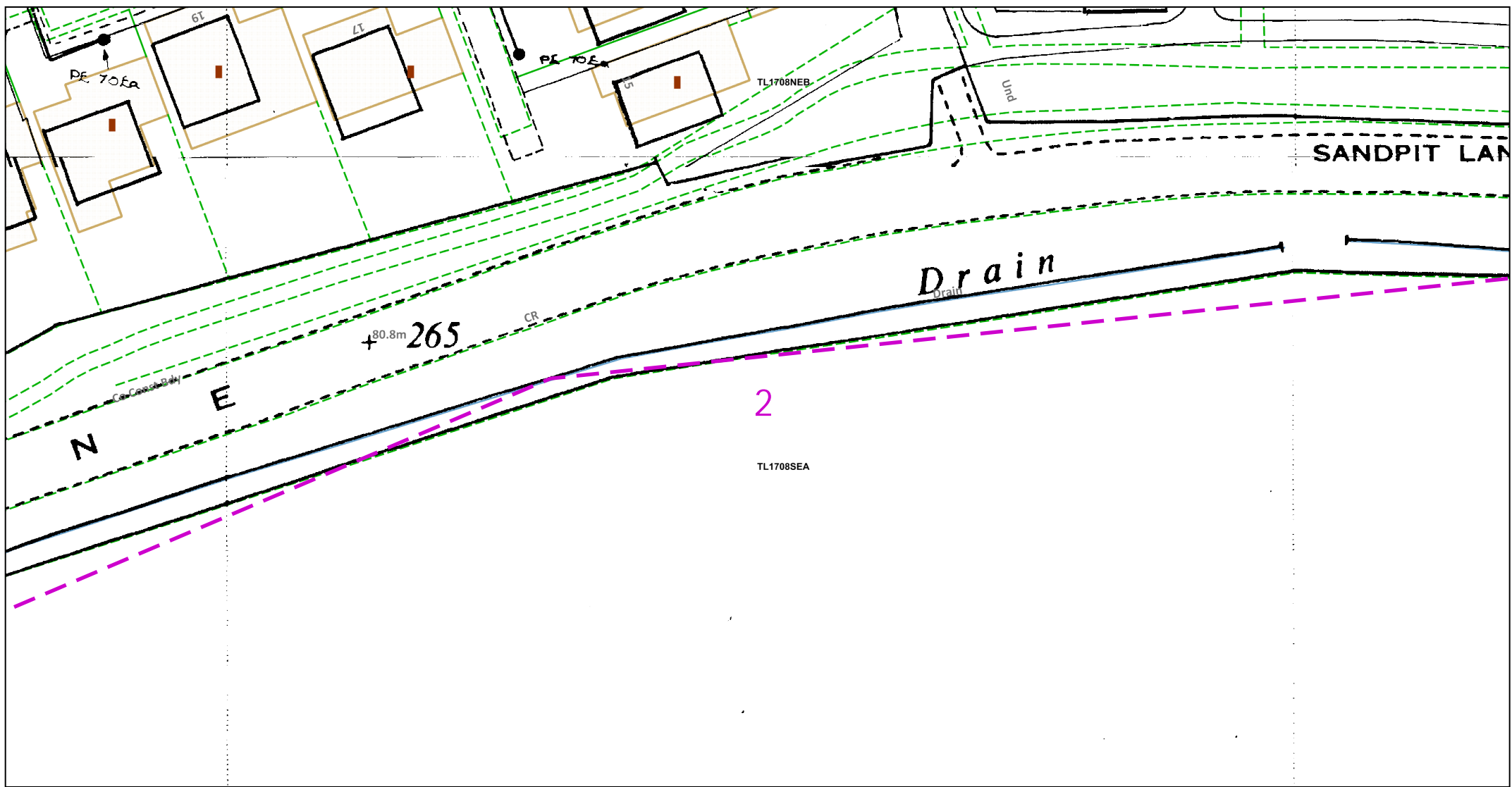


IF IN DOUBT - ASK! PHONE
 0800 056 5866
 EMERGENCY - If you damage a
 cable or line
 Phone 0800 783 8838 (24hrs)
 URGENTLY



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.



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: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness
 Your Scheme/Reference: 138636
 Scale: 1:500 (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.

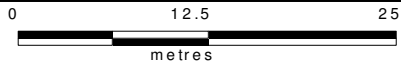
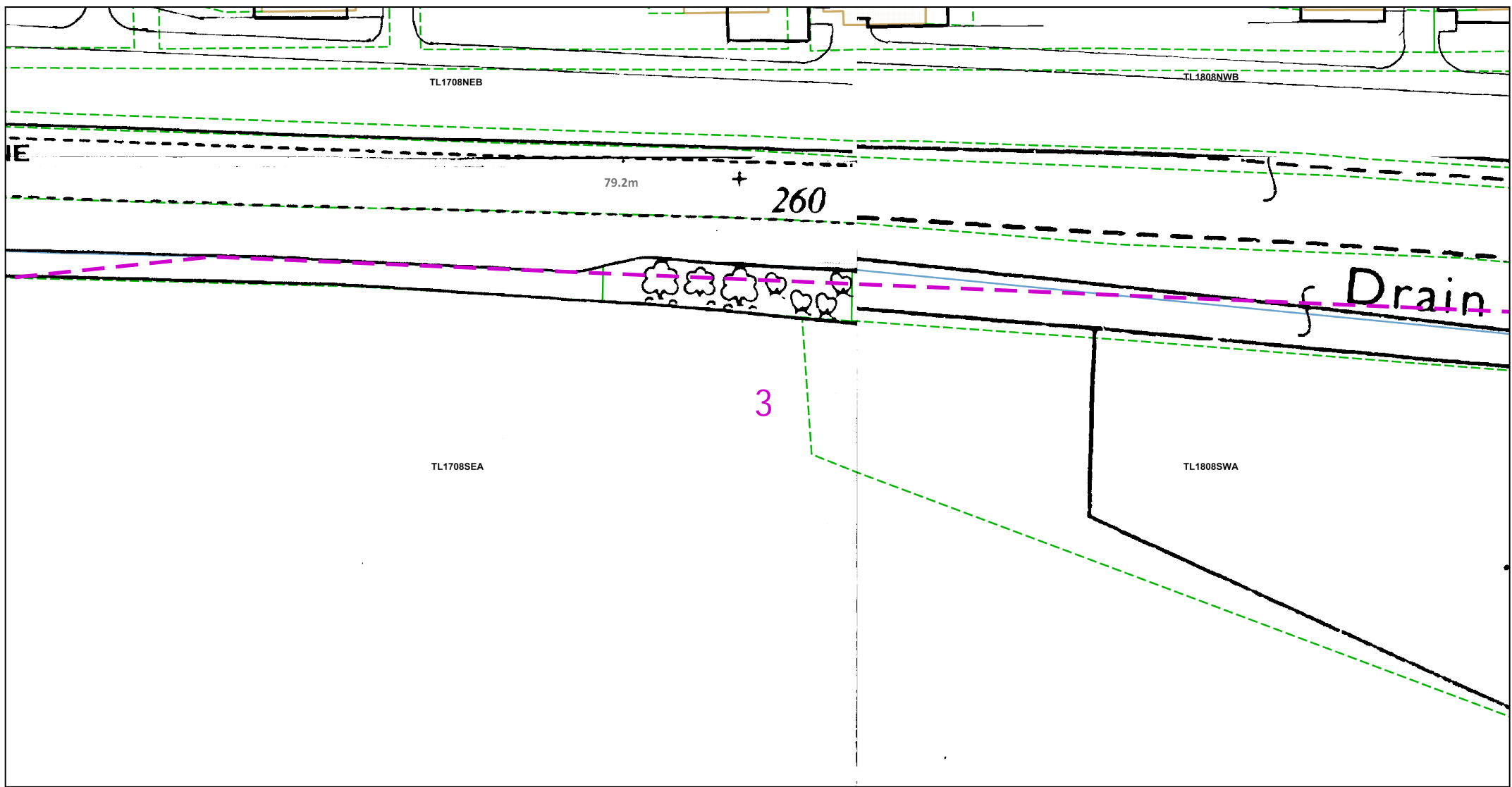
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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.



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: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness
 Your Scheme/Reference: 138636
 Scale: 1:500 (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 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.

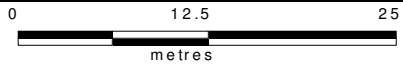
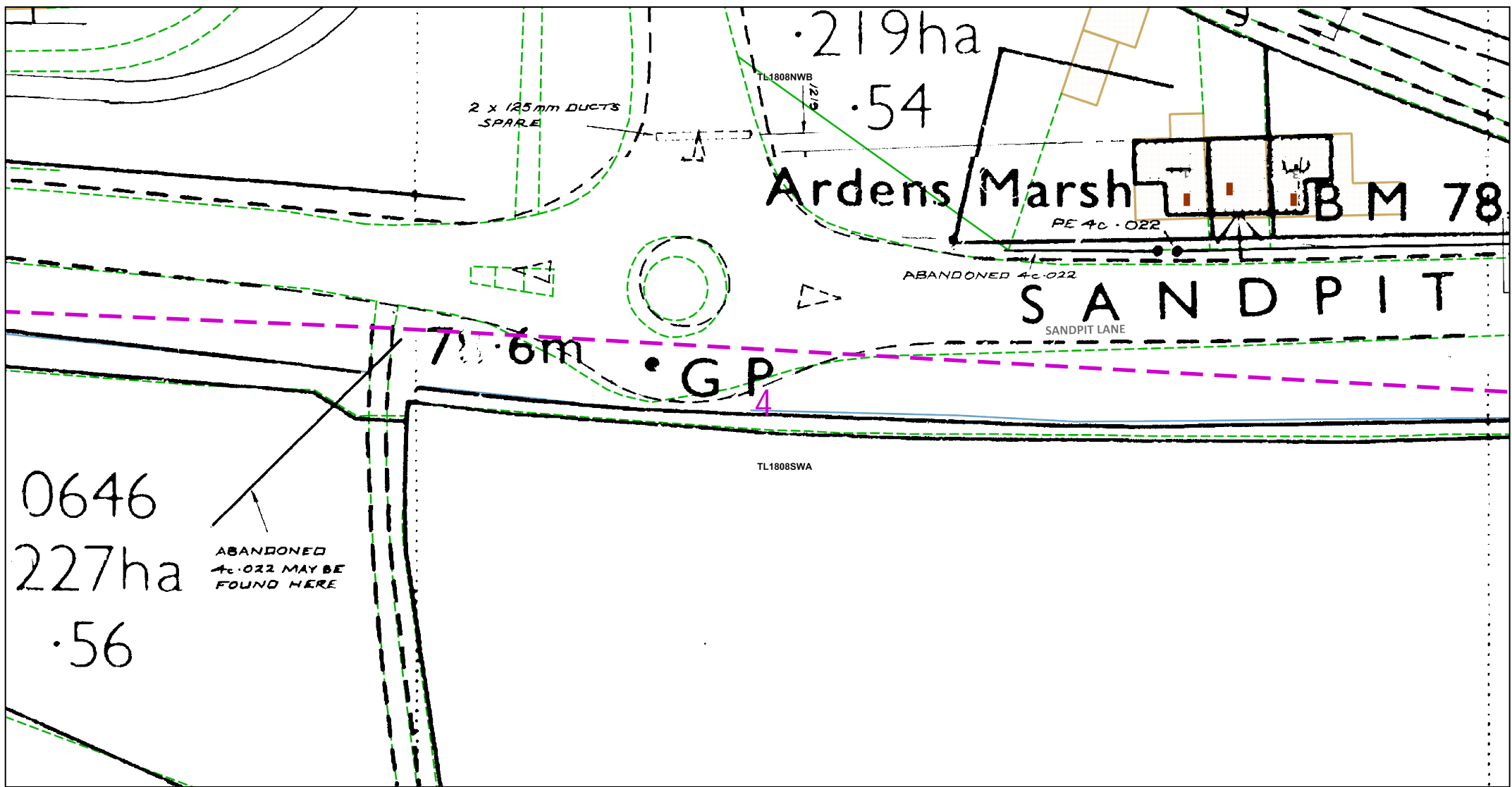
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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.



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: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness
 Your Scheme/Reference: 138636
 Scale: 1:500 (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 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.

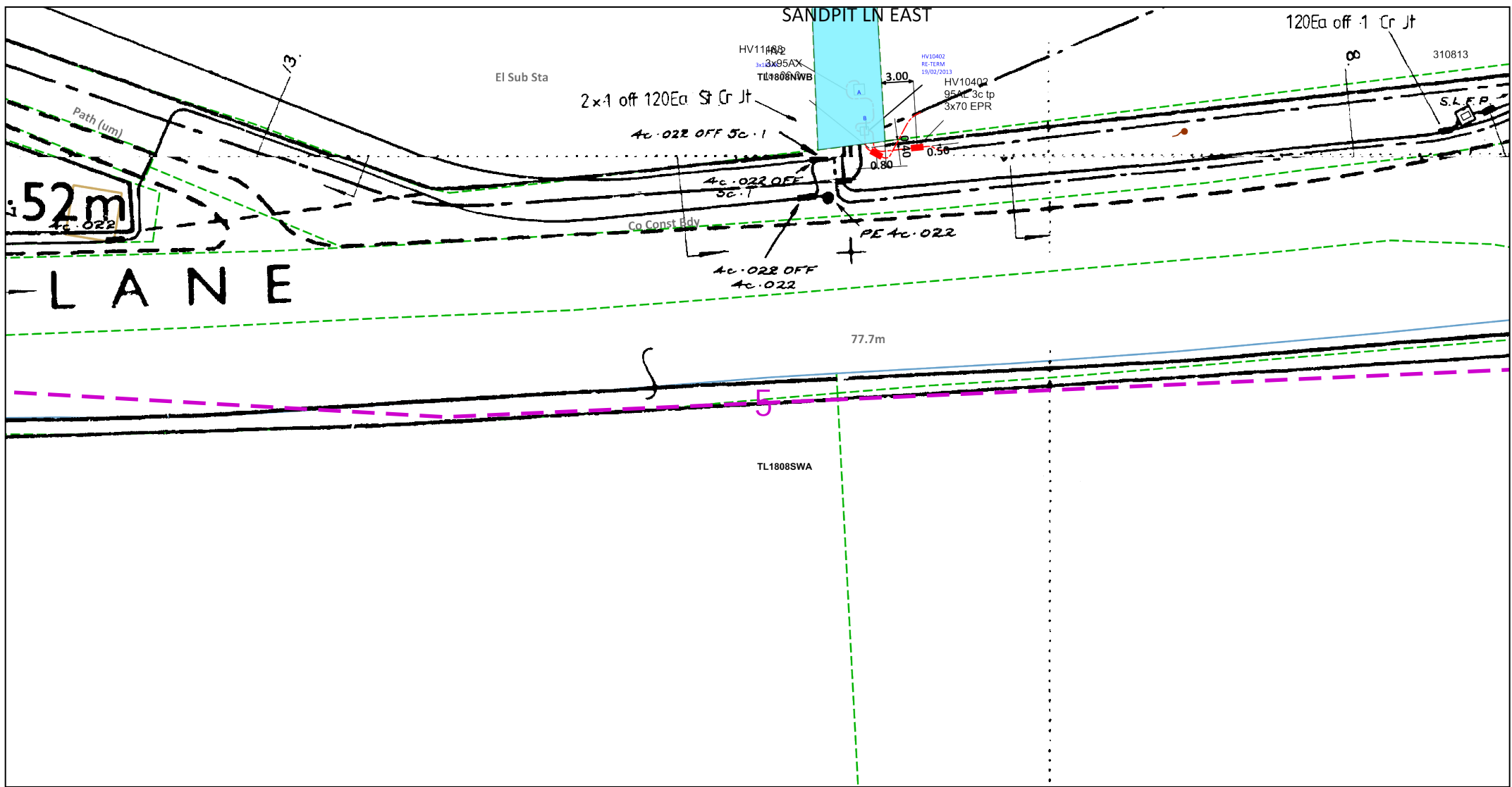
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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.



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.

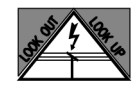
Date Requested: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness

Your Scheme/Reference: 138636
 Scale: 1:500 (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 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.

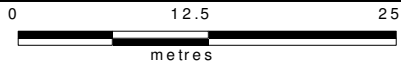
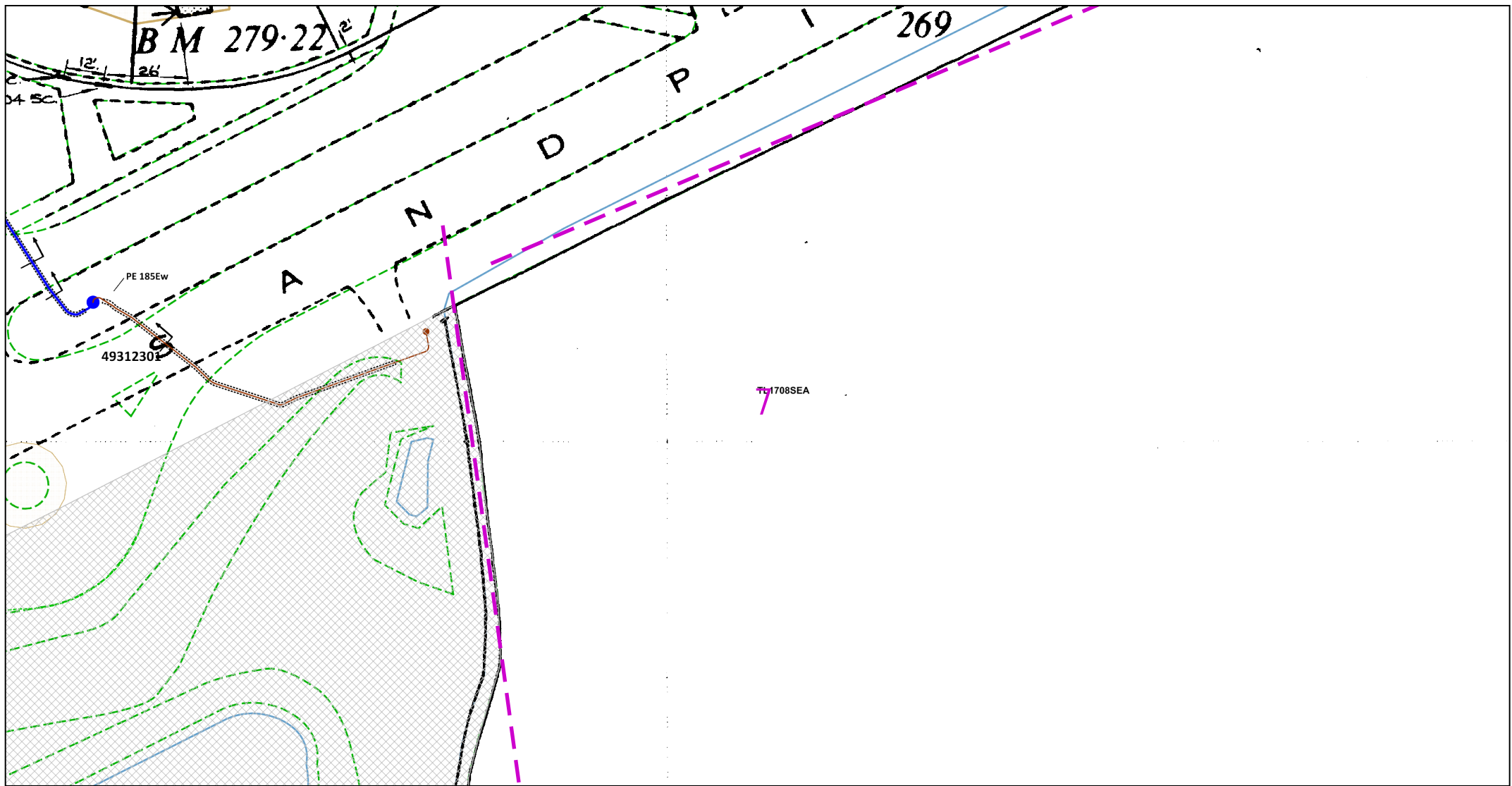
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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.



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: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness
 Your Scheme/Reference: 138636
 Scale: 1:500 (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.

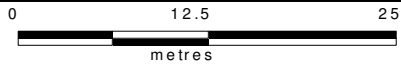
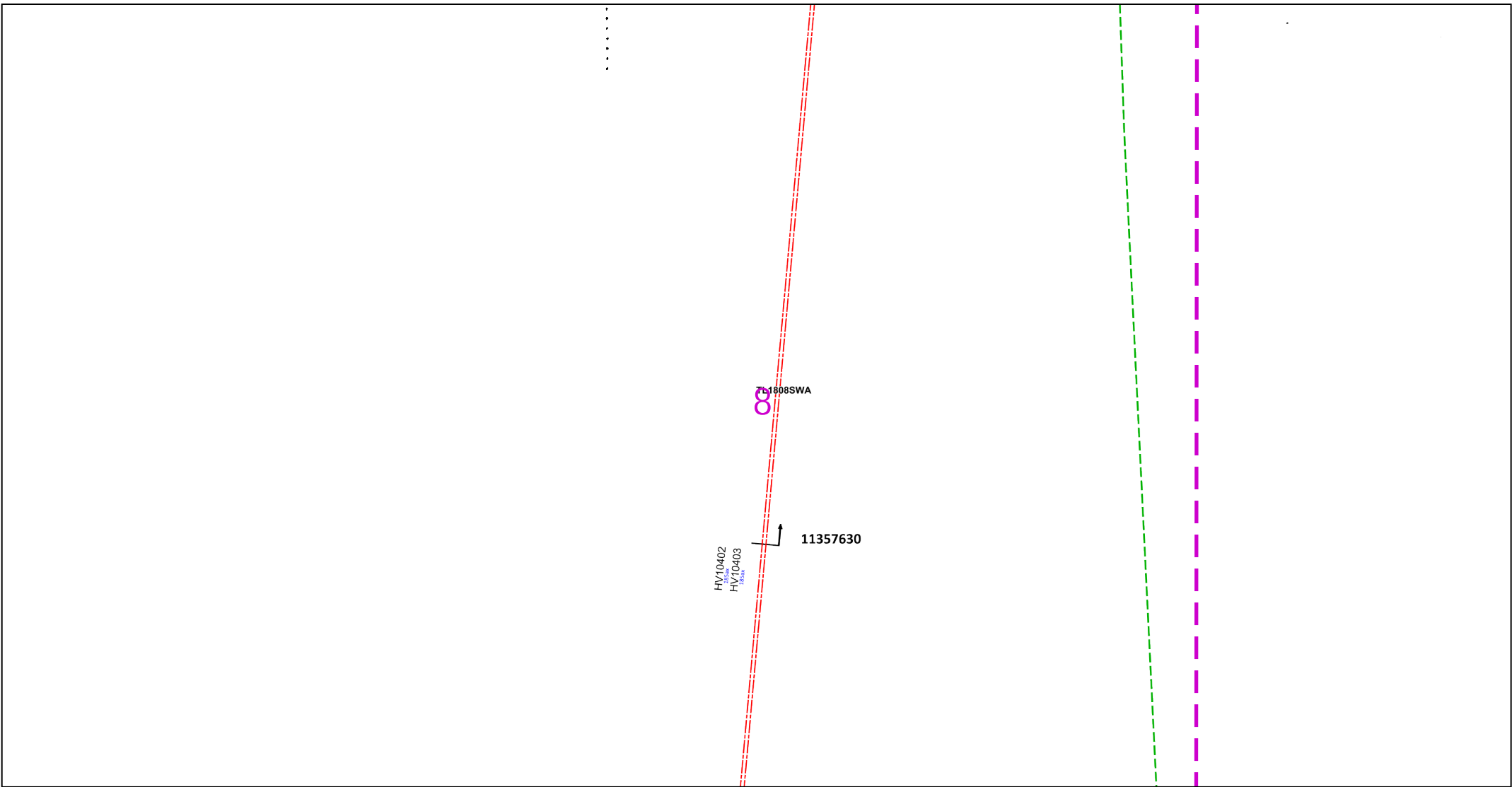
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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.



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: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness

Your Scheme/Reference:
 138636
 Scale: 1:500 (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 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.

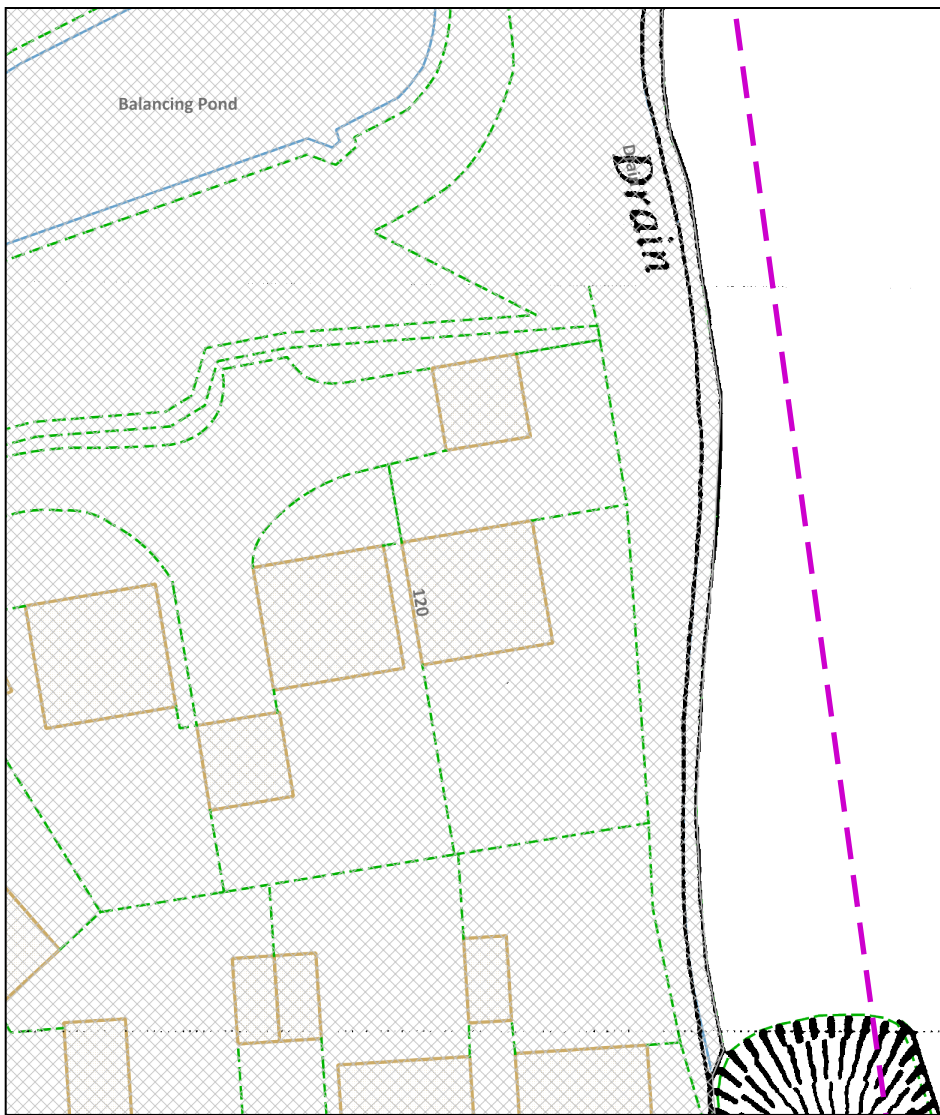
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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

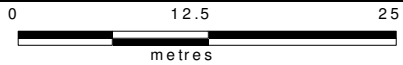


ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 Refer to HSE Guidance
 note GS6

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.



7L1708SEA
9



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.

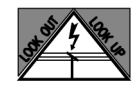


This plan must be used with the attached 'Symbols' document.
 Date Requested: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness
 Your Scheme/Reference: 138636
 Scale: 1:500 (When plotted at A4)

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 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.

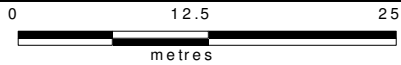
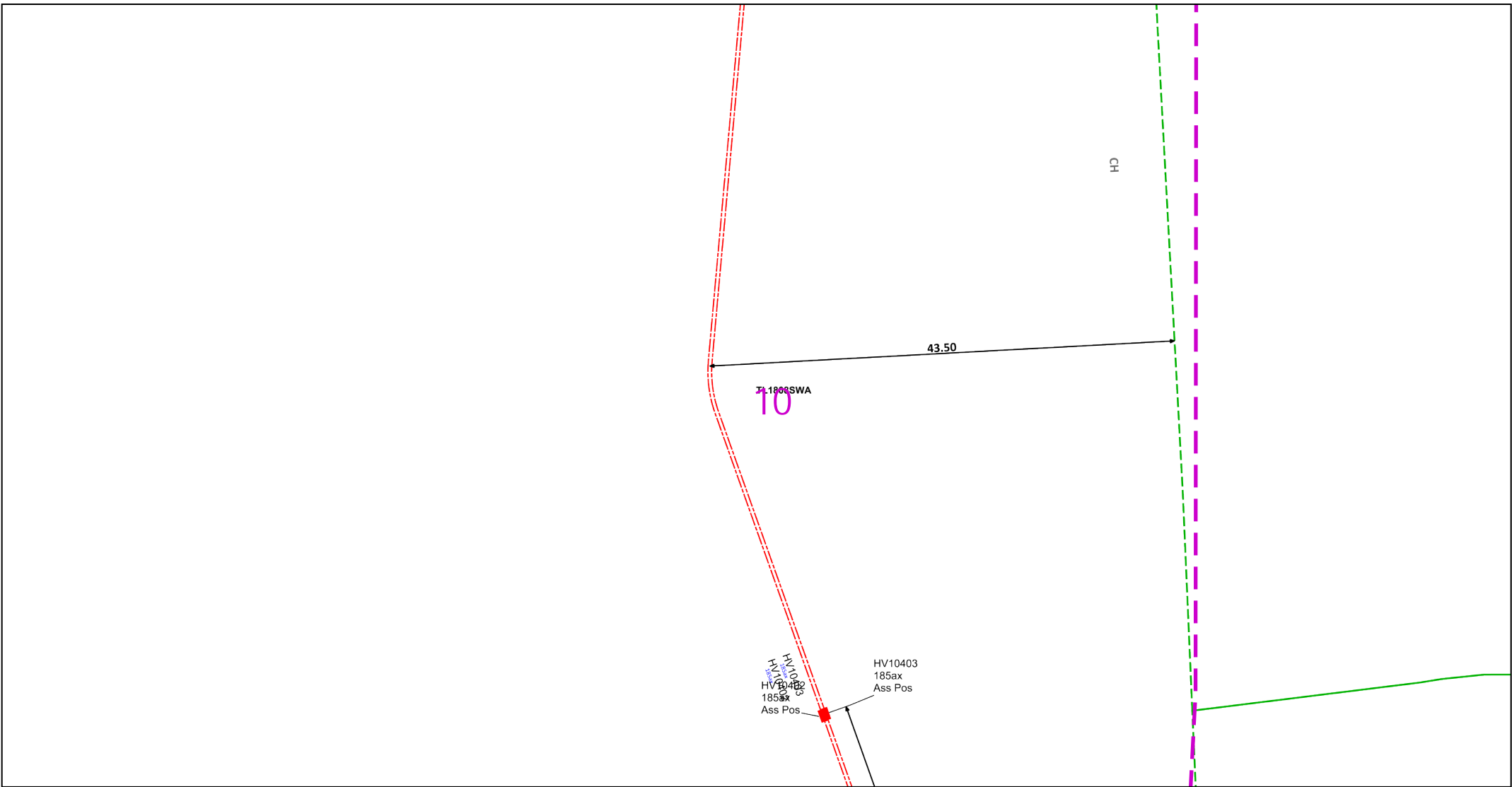
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks 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.



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: 08/09/2025
 Job Reference: 38621012
 Site Location: 517678 207732
 Requested by: Mrs Alison McGuinness
 Your Scheme/Reference: 138636
 Scale: 1:500 (When plotted at A4)

- The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
- The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
- It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
- It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
- All cables must be treated as being live unless proved otherwise by UK Power Networks.
- 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.
- 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.
- 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.

- UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
- 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.
- 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.
- 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.
- 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.
- 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.