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LAND AT THE FORMER FOX PUB, LITTLE WRATTING
Utilities Assessment – DRAFT

**LAND AT THE FORMER FOX PUB, HAVERHILL
ROAD, LITTLE WRATTING, CB9 7UD
Utilities Assessment Report**

Client: Parker Planning Services Ltd and Rutherford Holdings Ltd

Engineer: Create Consulting Engineers Limited
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Checked By: Marie Read, Principal Services Consultant

Reference: IB/VL/P23-2849/01 DRAFT

Date: July 2023

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Registration of Amendments

Revision and Date	Amendment Details	Revision Prepared By	Revision Approved By

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1.0 INTRODUCTION AND SITE DESCRIPTION

Brief

- 1.1 This Utilities Assessment has been prepared by Create Consulting Engineers Ltd on behalf of Parker Planning Services Ltd and Rutherford Holdings Ltd (the client) in relation to site Utility viability.

Project Description

- 1.2 Create Consulting Engineers Ltd has been instructed to undertake a Utilities Assessment for the proposed development of one Class A dwellings consisting of a shop at The Former Fox Pub, Haverhill Rd, Little Wrating, Haverhill, CB9 7UD, the boundary of which is shown on the below Site Location Plan in Figure 1.1. The site is triangular in shape and currently resides between existing and new residential dwellings, with the development covering approximately 0.338 hectares of land as shown in Figure 1.2, 1.3 km to the North-East of the centre of Haverhill.
- 1.3 Bordered by new housing development by Redrow Homes to the East, with a small collection of existing residential dwellings fronting Haverhill Rd to the North-East. To the North directly opposite the proposed site is agricultural land. To the West of the site is a new housing development by Persimmon Homes. Beyond these parameters there is largely agricultural land to the North and North-West, East and South-East, with the village of Haverhill located to the South-West.
- 1.4 This Utilities Assessment Report provides information with respect to the location and capacity of existing services within the vicinity of the site and identifies what, if any, diversions are required to enable the development to be brought forward.
- 1.5 The report content is solely based upon a proposed development of 1 Commercial ASDA convenience store, not exceeding a sales area of 2800 SQ FT, and an electric load of 700kVA. If, for any reason, the mix of use or scale of the development changes then the recommendations of this report may no longer be valid.



Figure 1.1: Site Location

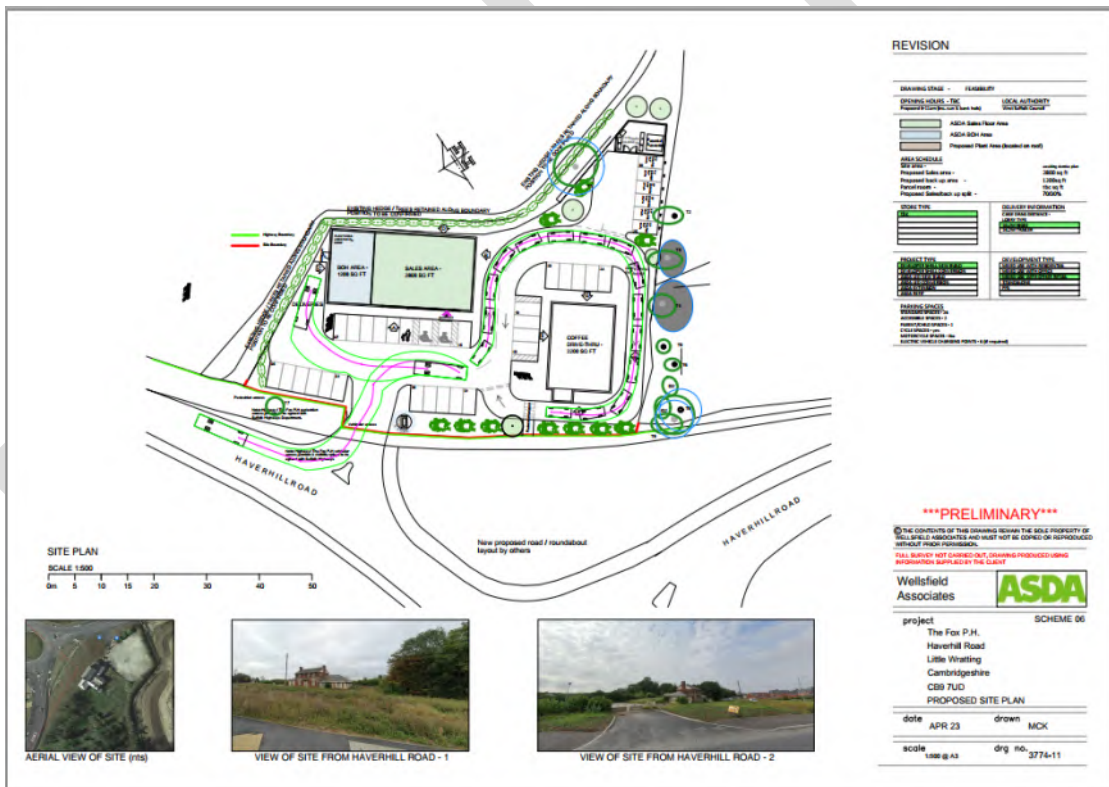


Figure 1.2: Proposed Site Plan (Drawing No. 3774--11)



Figure 1.3: Former Fox Pub Fronting Old Haverhill Rd and Recently Constructed Roundabout

- 1.6 Enquiries have been made to the relevant utility providers in the region for electricity, potable and foul water, gas, telecommunications and fibre. Copies of their current record plans have been obtained and are included within the appendices section of the report.
- 1.7 The report content is solely based upon the proposed project. If, for any reason, the mix of use or scale of the development changes then the recommendations of this report may no longer be valid. It would, therefore, be recommended that each of the Utilities companies be contacted again to verify that supply to the site remains unaffected.

2.0 EXISTING SERVICES

Linesearch

- 2.1 Linesearch is a single point of contact for all initial enquiries relating to apparatus owned and/or operated by their members that comprise oil and gas companies as well as certain utility providers. An enquiry was therefore made to Linesearch.
- 2.2 The response received on the 5th April 2023, states that several network operators have assets in the area of the development, for which detailed asset plans have been obtained. The Linesearch result reference LSBUD Ref: 230405-29077564 are included in Appendix A.

Potable Water Supply

- 2.3 Anglian Water manage the potable water supply in the region, asset plans supplied by Anglian Water are included in Appendix B.
- 2.4 The asset plan indicates that there are existing potable water distribution mains encroaching the proposed development site.
- 2.5 These show an unidentified sized main running adjacent to the existing building and following the route of the old Haverhill Road, this road has since been de-commissioned following the construction of a new roundabout/relief road from Withersfield Road (A1307) to Wratting Road (A143) which is now fully operational. The road will provide a main roundabout access point into the new development. The unidentified main crosses the carriageway, at the existing entrance to the former Fox Pub and continues East in the Northern footpath of the A143.
- 2.6 Asset plans indicate varying sized main extending into Persimmon Homes Boyton Place housing development to the West of the former Fox Pub, with a 280mm HPPE/PE100 main extending from Haverhill Rd into Beavis Drive.

Foul and Surface Water Drainage

- 2.7 Anglian Water manage the foul drainage in the region, asset plans from Anglian Water indicate that there are foul water assets crossing the development area, however no surface water is present within the vicinity of the site, asset plans are included in Appendix C.
- 2.8 There is a 150mm foul main running within the proposed development area, the asset plans detail that the main originates from the South-West of the development area, appearing to be located to the rear of the properties fronting Haverhill Rd, the 150mm foul main extends North from the rear Garden of the last property on the Southern side of Haverhill Rd, before terminating at Pumping Station LWRWSP. Records indicate a 150mm foul supply originating

at Manhole 8702 (in the North-East corner of The Fox Pub), extends bearing South-West under the existing Pub building before terminating at the Pumping Station (LWRWSP).

- 2.9 Asset plans also indicate an unsized Rising Main originating from Pumping Station (LWRWSP). This main heads North-East through existing woodland neighbouring the Fox pub, extending to the rear of the existing property. The main continues through the pub carpark, exiting in the North-Eastern corner and crossing the A143 before extending through the rear gardens of the properties fronting the A143.

Gas

- 2.10 Cadent Gas is the Network Operator for the area, asset plans obtained show a 63mm PE LP Gas Main terminating in Haverhill Rd in the footpath opposite Beavis Drive. Asset plans supplied by Cadent Gas are included in Appendix D.
- 2.11 Lastmile Asset Management have confirmed that they have apparatus in the area, asset plans obtained show a 180mm PE LP main connected to the existing 63mm PE LP main in Haverhill Rd, this main continues in the footpath running adjacent to the former Fox Public House, following the route of the old Haverhill Rd and continuing East to serve the Redrow Homes development. Asset plans supplied by Lastmile Asset Management are included with Appendix E.
- 2.12 GTC also has apparatus in the area, all of which is located to the West of the site, serving the Persimmon Homes development 'Boyton Place'. Asset plans supplied by GTC are included in Appendix F.

Electricity

- 2.13 UK Power Networks (UKPN) is the Network Operator for the area and an asset plan request was submitted to UKPN. A response dated 5th April (Ref: 29077564), including an asset plan indicating the nearest available UKPN assets is included in Appendix G.
- 2.14 This response notes the nearest assets to the application site to be as follows:
- Existing underground HV (over 230/400v and up to 11kv) cable is located in the footway/carriageway on the Eastern side of Haverhill Rd, originating South-West of the site leading to the former Fox Public House, this infrastructure continues following the route of the old Haverhill Rd, past the former Fox Public House and continues North-East in the grass verge adjacent to Haverhill Rd.
 - A second HV supply (over 230/400v and up to 11kv) originates from the North-East, located within a newly formed footpath as part of the Redrow Homes, Great Wilsey Park development. This cable continues West, before crossing Haverhill Rd, at the Eastern boundary of the proposed development. The HV supply continues West in

the footpath following the contours of the new roundabout and into the Persimmon Homes, Boyton Place housing development.

- Existing underground LV (230/400V) cable is located in the footway on the Western side of Haverhill Rd, originating from the South-West of the site, this supply continues North, before crossing the road prior to the recently constructed roundabout and continuing in the footpath on the Eastern side of Haverhill Rd and adjacent to the Eastern arm of the roundabout. This supply crosses Haverhill Rd, at the access to the former Fox Public House and continues in the footpath before terminating at pole 187045 located in the verge.
- Asset plans also indicate an LV service, connected in the footpath to the LV Main adjacent to the former Fox Pub, this continues below ground before terminating at an above ground pole 187054. This would require disconnecting back to the main prior to works on site commencing.

2.15 GTC also has electricity apparatus in the area. Asset plans indicate an LV cable connecting to an existing UKPN pole (No. 187045) mounted supply on the Northern side of Haverhill Rd, North-East of the entrance to the former Fox Public House. This cable extends in the Northern footway/carriageway to the Haverhill Rd roundabout, where the supply splits. One supply extends round the Northern arm of the roundabout to serve the Persimmon Homes development, 'Boyton Place' to the West of the proposed site. The second LV supply crosses the Eastern arm of the roundabout and continues South in the Eastern footpath of Haverhill Rd. An additional LV cable crosses the roundabout at the Southern arm and extends West into the Persimmon Homes development. Asset plans indicating the nearest available GTC assets is included in Appendix H.



Figure 2.1: Electricity Underground LV and Pole Disconnection

Telecommunications

- 2.16 Asset plans detailing Openreach apparatus surrounding the development area have been requested, and copies are present in Appendix I.
- 2.17 The Openreach asset plans and desktop survey indicate that there are below ground telecom ducting/boxes within the site coming in from the North-East following the route of the former road and continuing South on both sides of Haverhill Rd. A telecoms box is indicated adjacent to the front of the former Fox pub. A series of footway boxes are located at the entrance to the car park of the former Fox pub, these would have been located within the footway of the former road. A further carriageway spec box (brick built with steel lids) is indicated offset, previously crossing the former road and located to the rear of the existing entrance to the former Fox pub car park.



Figure 2.2: Underground BT Boxes

- 2.18 Further Openreach apparatus is located in the Western footpath in Haverhill Rd, this crosses the road prior to the roundabout, with BT footway boxes located on each side, ducting continues and crosses to the opposite side of the road at the Eastern arm of the roundabout and continues in the Northern footpath for approx. 40m before crossing back to the Southern side of Haverhill Rd and continuing East in the verge/footway.
- 2.19 Pole mounted Openreach infrastructure is located in the Northern footpath of Haverhill Rd, to the North-East of the site running from West to East.
- 2.20 The Openreach asset plans also indicate planned infrastructure to serve the Redrow Homes residential development adjacent to the site.

Fibre

- 2.21 Asset plans detailing Virgin Media apparatus surrounding the development area have been requested and copies are present in Appendix J.
- 2.22 Asset plans received from Virgin Media indicate ducting in the footpath/verge to East of the site, which continues West crossing the former entrance to the Fox pub car park and following the route of the old road, crossing Haverhill Rd to the South-West of the site, and continuing in the Western footway/verge.
- 2.23 Asset plans detailing Telia Carrier apparatus surrounding the development area have been requested and copies are present in Appendix K.
- 2.24 Asset plans received from Telia Carrier indicate ducting in the footpath/verge to East of the site, which continues West crossing the former entrance to the Fox pub car park and following the route of the old road, crossing Haverhill Rd to the South-West of the site, and continuing in the Western footway/verge.
- 2.25 Asset plans detailing Zayo apparatus surrounding the development area have been requested, and copies are present in Appendix L.
- 2.26 Asset plans received from Zayo indicate ducting in the footpath/verge to the East of the site, which continues West crossing the former entrance to the Fox pub car park and following the route of the old road, crossing Haverhill Rd, to the South-West of the site, and continuing in the Western footway/verge.
- 2.27 Asset plans detailing EU Networks apparatus surrounding the development area have been requested and copies are present in Appendix M.
- 2.28 Asset plans received from EU Networks indicate ducting in the footpath/verge to the East of the site, which continues West crossing the former entrance to the Fox pub car park and following the route of the old road, crossing Haverhill Rd to the South-West of the site, and continuing in the Western footway/verge.

3.0 DIVERSIONS

- 3.1 Based on the asset plans received, it has been established that Anglian Water (Foul), UKPN and possibly Openreach (depending on which layout of store progresses), are the only utility providers with any apparatus of strategic importance crossing or in sufficiently close proximity to the site and may need diverting.
- 3.2 The UKPN asset plans indicate an LV service, connected in the footpath to the LV Main, adjacent to the former Fox pub, this continues below ground before terminating at an above ground pole 187054. This would require disconnecting back to the main prior to works on site commencing.

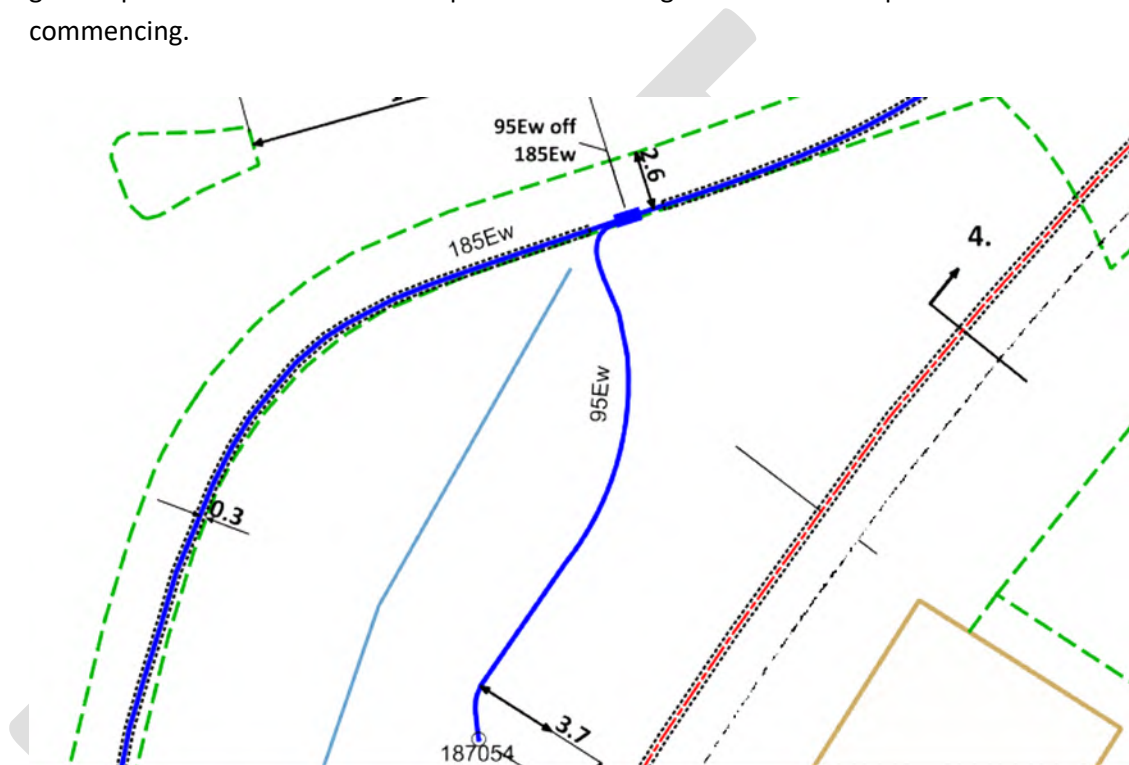


Figure 3.1: UK Power Networks Underground / LV Pole Electricity Diversion

- 3.3 The Openreach asset plans and desktop survey indicate that there are below ground telecom ducting/boxes within the site, which follow the route of the former road and continue South on both sides of Haverhill Rd. A telecoms box is indicated adjacent to the front of the former pub and a series of footway boxes are located at the entrance to the car park, these would have been located within the footway of the former road. A further carriageway spec box (brick built with steel lids), is indicated offset, previously crossing the former road and located to the rear of the existing entrance to the former Fox pub car park. There is potential for diversion works to be required near the proposed site entrance, which will need further consultation with Openreach as part of the detailed design stage. Openreach assets identified within the site, which are not intended to be diverted, will require a development easement, to be agreed with Openreach prior to development taking place.

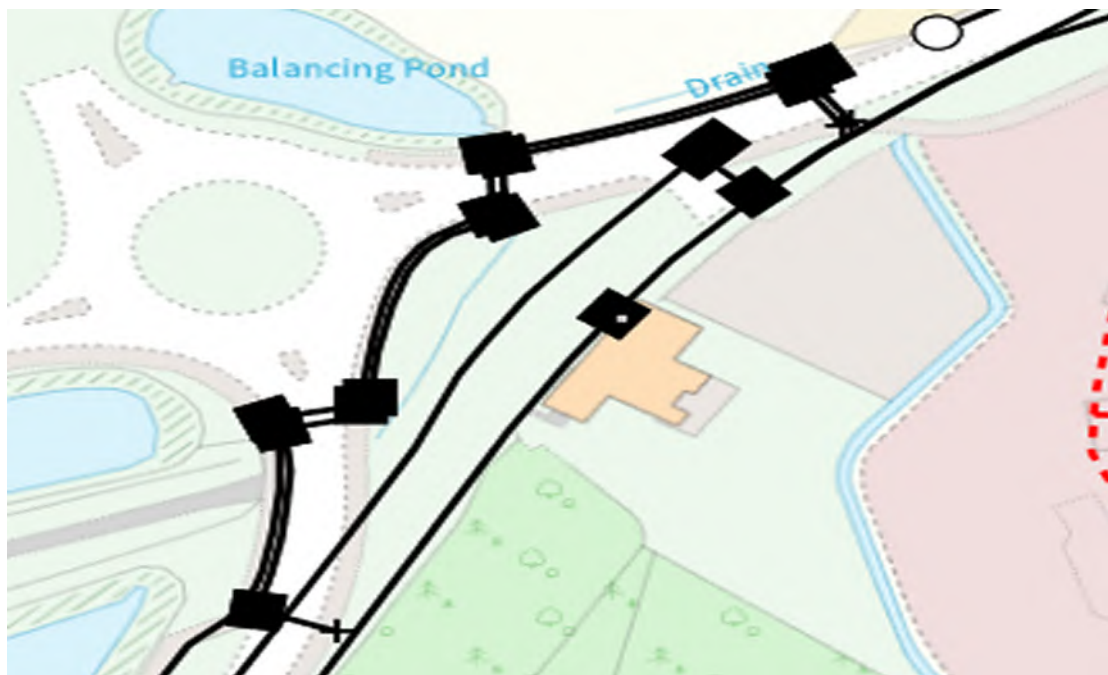


Figure 3.2: Potential BT Diversion Required

- 3.4 There is a 150mm foul main running within the proposed development area, the asset plans detail the main originates from the South-West of the development area, appearing to be located to the rear of the properties fronting Haverhill Rd, the 150mm foul main extends North from the rear garden of the last property on the Southern side of Haverhill Rd, before terminating at Pumping Station (LWRWSP). Records indicate a 150mm foul supply originating at Manhole 8702 in the North-East corner of the Fox pub, extends bearing South-West under the existing pub building before terminating at the Pumping Station (LWRWSP).
- 3.5 Asset plans also indicate an unsized Rising Main originating from Pumping Station (LWRWSP). This main heading North-East through existing woodland neighbouring the Fox pub and extending to the rear of the existing property, this main continues through the pub carpark exiting in the North-Eastern corner and crossing the A143 before extending in the rear gardens of the properties fronting the A143. All existing infrastructure would require diverting prior to any construction.



Figure 3.3: Foul and Rising Main Diversion Required

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4.0 PROPOSED SERVICES

Water

- 4.1 Based on the Anglian Water existing asset plans, and availability of potable water infrastructure in close proximity to the site, connection to their existing main to serve the development is considered to be viable and unproblematic.

Drainage

- 4.2 Based on the Anglian Water existing asset plans, and availability of infrastructure in close proximity to the site, connection to their existing main to serve the development is considered to be viable and unproblematic.

Surface Water Disposal

- 4.3 Anglian Waters asset plans received show that there are limited surface drainage mains within close proximity of the proposed site, connection to a surface water network isn't therefore viable.

Electricity

- 4.4 A Budget Enquiry was submitted to UKPN for an estimated load of 700kVA, the response received on the 5th May 2023, Quotation and Design can be found in Appendix I.
- 4.5 The UK Power networks quotation includes a Point of Connection (POC) to their High Voltage network along Haverhill Rd. The existing high voltage network will be extended with 2x 11kV cables to an 800kVA substation with a ring main unit and ACB. Your low voltage tails will be terminated into the ACB. Your intake room will need to be adjacent to the substation. This estimate is based on the substation being located at the North-East corner of the site.

Gas

- 4.6 Asset plans obtained show gas assets are available, should the requirement change.

Telecommunications

- 4.7 Desktop study of the location, along with the asset plans provided show telecommunications apparatus located in close proximity to the development. Connection to the existing Openreach network is therefore, considered to be viable and unproblematic.

Fibre

- 4.8 The asset plans from Virgin Media show that there is Fibre present around the site. Connection to the existing Virgin network is therefore, considered to be viable and unproblematic.

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5.0 CONCLUSIONS

- 5.1 A further stage of the Utility Assessment will be required as the scheme progresses to detailed design of development to provide refined information on the supply of utilities. This next stage will need to consider detailed supply costs and the programme issues associated with the supply and utilities at each stage of the proposed development.
- 5.2 The information provided by Linesearch, Anglian Water, UKPN and BT Openreach show that utility infrastructure networks are present in the surrounding area from which to supply the site.

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6.0 DISCLAIMER

- 6.1 The figures quoted within this report have not considered the benefit of the provision of onsite renewable energy and water efficiency.
- 6.2 Create Consulting Engineers Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report.
- 6.3 The copyright of this report is vested in Create Consulting Engineers Ltd and Parker Planning Services Ltd and Rutherford Holdings Ltd. The Client, or their appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or Parker Planning Services Ltd and Rutherford Holdings Ltd.
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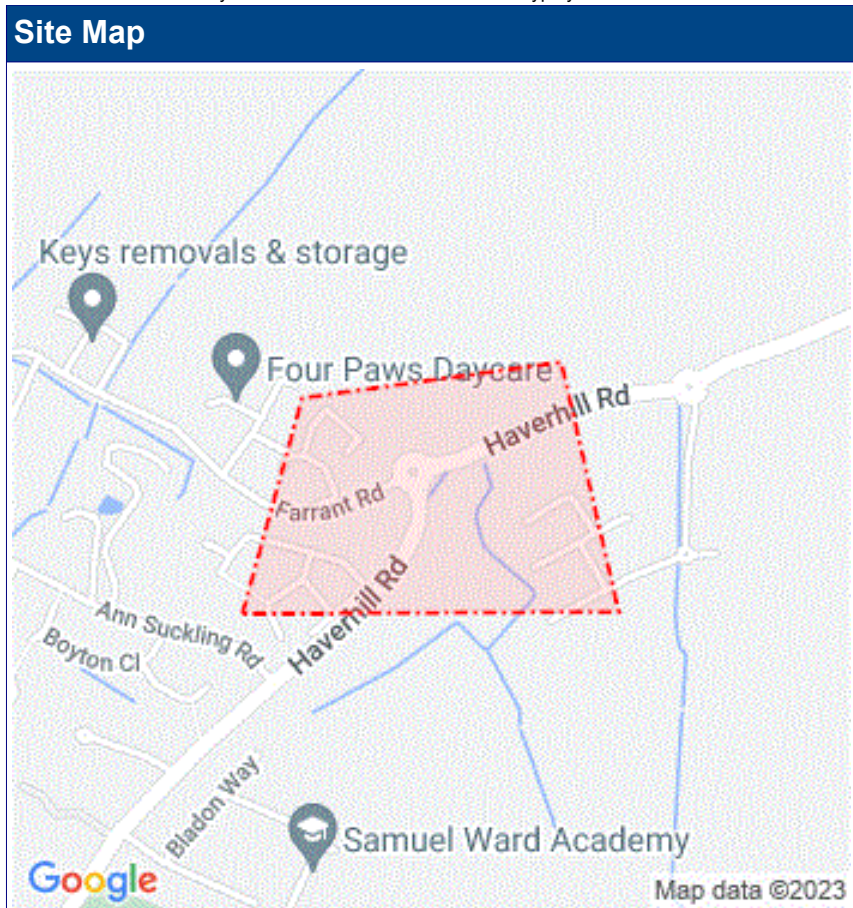
APPENDICES

APPENDIX A

Enquirer			
Name	Miss Marie Read	Phone	07952 746596
Company	Create Consulting Engineering	Mobile	07952746596
Address	15 Princes St Norwich Norfolk NR3 1AF		
Email	marie.read@createconsultingengineers.co.uk		

Enquiry Details			
Scheme/Reference	P23-2849		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	12/04/2023	Work type	Single excavations site (1.5m or st
End date	17/04/2023	Site size	111590 metres square
Searched location	XY= 567903, 246743	Work type buffer*	25 metres
Confirmed location	567865 246736		
Site Contact Name	Marie Read	Site Phone No	07952746596
Description of Works			

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineSearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. **These LSBUD Members will either:**
 - i. **Ask for further information ("Email Additional Info" noted in status).** The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. **Respond directly to you ("Await Response").** In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members			
Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
EUNetworks Fiber UK Limited	02031788003	02031788003	Await response
EXA Infrastructure	07970775310	02070259650	Await response
Last Mile	plantenquiries@lastmile-uk.com	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992 655 919	0800 169 1646	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members		
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cambridgeshire County Council Climate Change and Energy Services
Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EDF Energy Renewables Ltd	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Jurassic Fibre Ltd	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Moray East Offshore Windfarm	MUA Group Limited	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great		

Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	SGN
Shell	Shell NOP	SP Energy Networks
Squire Energy Networks	SSE Generation Ltd	SSE Transmission
SSE Utility Solutions Limited	Storengy	Tata Communications (c/o JSM Construction Ltd)
Total Colnbrook Pipelines	Total Finaline Pipelines	Transmission Capital
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Voneus Limited
VPI Power Limited	Wales and West Utilities	West of Duddon Sands Transmission Ltd
Westminster City Council		

The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)

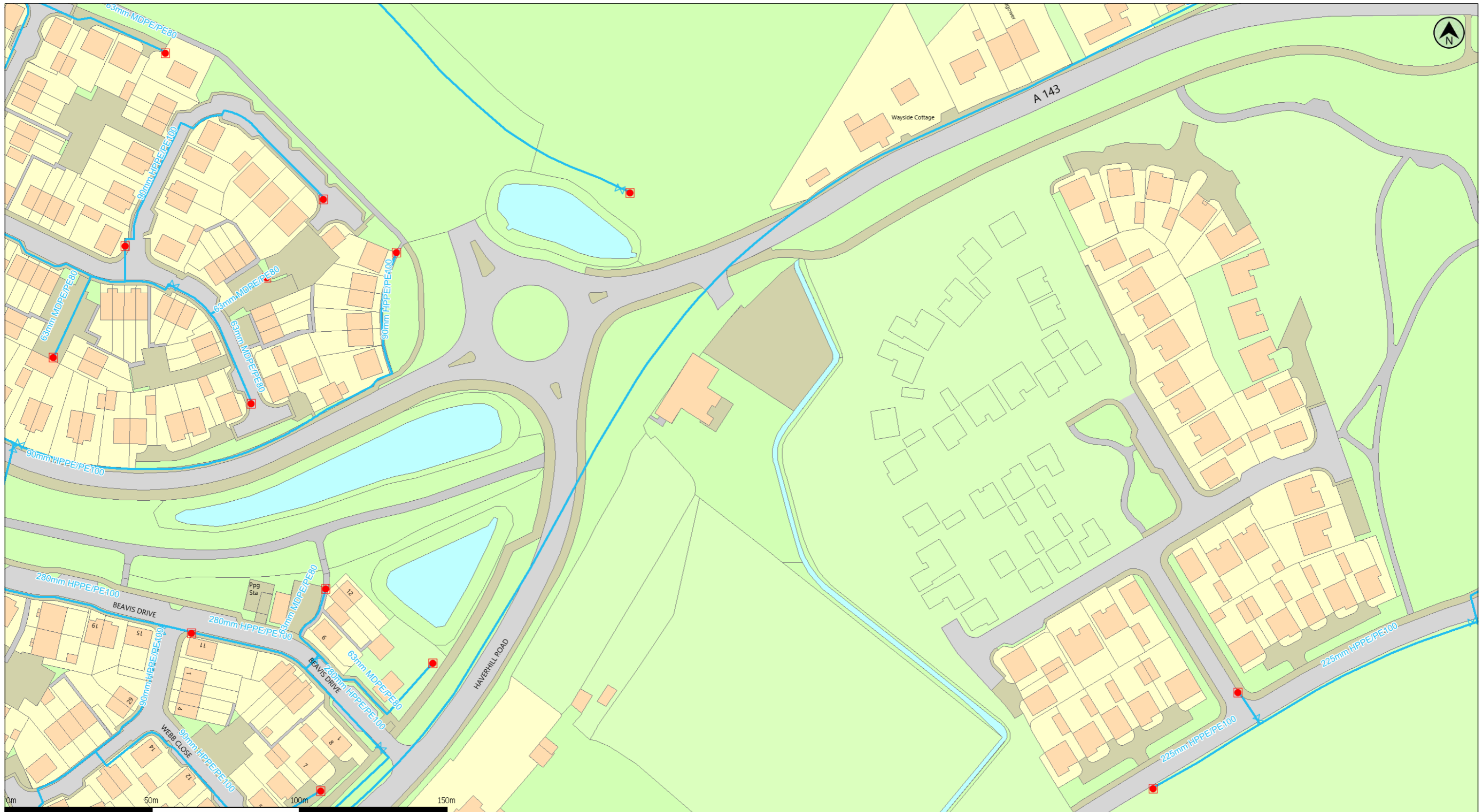
Asset Owner	Preferred contact method	Phone	Status
Anglian Water	http://www.digdat.co.uk	01480323891	Not Notified
Arelion UK Ltd	check-network@arelion.com	0800526015	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrswa.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

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APPENDIX B



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Date: 05/04/23

Scale: 1:1250

Map Centre: 567903,246743

Data updated: 31/03/23

Our Ref: 1139271 - 4

Clean Water Plan A3

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water
Raw Water
Decommissioned Water



Fitting
Hydrant



claire.seymour@createconsultingengine

P23-2849



APPENDIX C



(c) Crown copyright and database rights 2023 Ordnance Survey 100022432

Date: 05/04/23

Scale: 1:1250

Map Centre: 567903,246743

Data updated: 31/03/23

Our Ref: 1139271 - 5

Wastewater Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

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

*(Colour denotes effluent type)

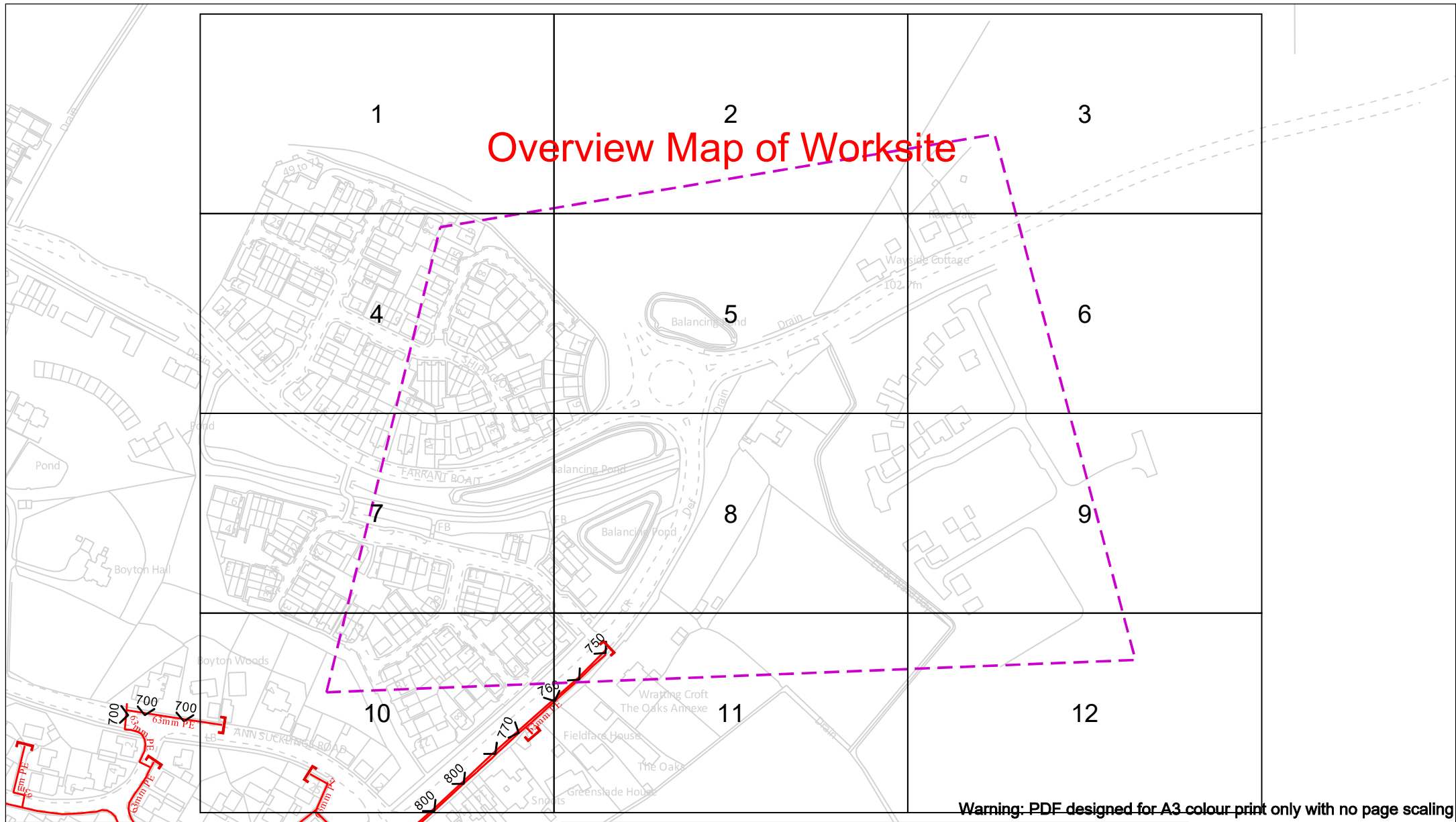
claire.seymour@createconsultingengine

P23-2849



APPENDIX D

Overview Map of Worksite



Warning: PDF designed for A3 colour print only with no page scaling

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards 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 Limited or their agents, servants or contractors for any errors 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.

Date Requested: 05/04/2023
 Job Reference: 29077564
 Site Location: 567865 246736
 Requested by:
 Miss Marie Read
 Your Scheme/Reference: P23-2849

Scale: 1:2050 (When plotted at A3)

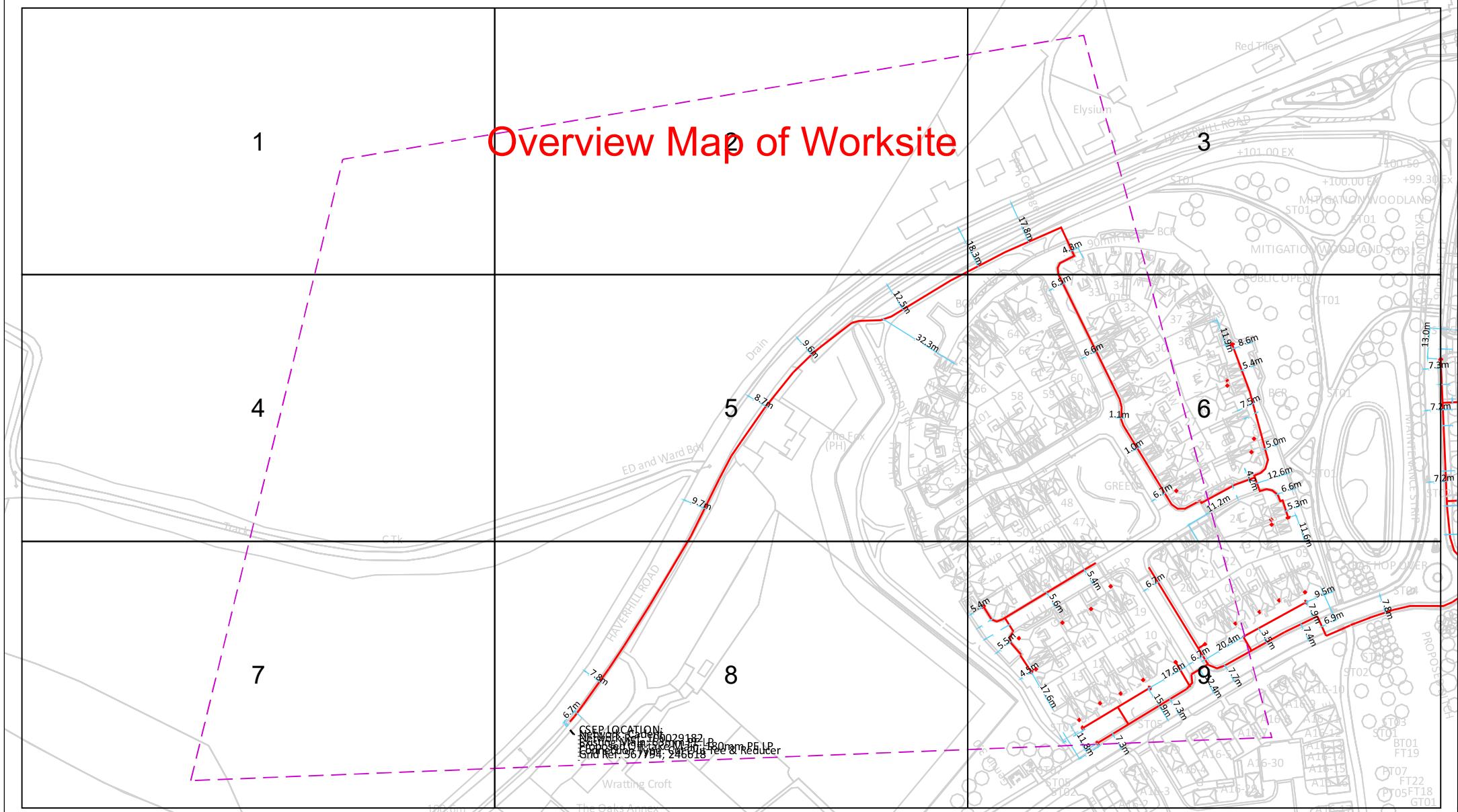
In case of an emergency call 0800 111 999

Dig Sites	Area:	Line:	
	LP Mains		Valve
	MP Mains		Depth of cover
	IP Mains		Syphon
	LHP Mains		Diameter Change
			Material Change
			Out of Standard Service



APPENDIX E

Overview Map of Worksite



In an emergency call 0800 111 999, 24 hours a day

IMPORTANT INFO

This plan shows those pipes owned by Last Mile Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned (or, indeed, any other apparatus, equipment or infrastructure) may be present in this area. Information regarding such pipes (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

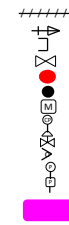
The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, or their agents, servants or contractors for any error, omission, or misstatement.

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.

- PROPOSED LP SERVICE
- INSTALLED LP SERVICE
- PROPOSED MP SERVICE
- PROPOSED LP MAINS
- INSTALLED LP MAINS
- PROPOSED MP MAINS
- PROPOSED IP MAINS
- EXISTING/AS LAID LP SERVICE
- EXISTING/AS LAID MP SERVICE
- EXISTING/AS LAID LP MAINS
- EXISTING/AS LAID MP MAINS
- EXISTING/AS LAID IP MAINS
- EXISTING HP MAINS
- DECOMMISSIONED PIPE

GAS KEY

- PIPE TO BE DECOMMISSIONED
- DIAMETER CHANGE
- CAP END
- VALVE
- GAS METERBOX/KIOSK
- GAS RISER
- GAS METER
- CATHODIC PROTECTION
- PRESSURE REDUCTION INSTALLATION (P.R.I)
- MEDIUM PRESSURE SERVICE EXCESS FLOW VALVE
- PRESSURE PROTECTION
- RIDER PURGE POINT
- PLOTS WITH CONNECTIONS OFF OTHER
- GT/EXISTING GAS NETWORKS



Dig Sites

Area:

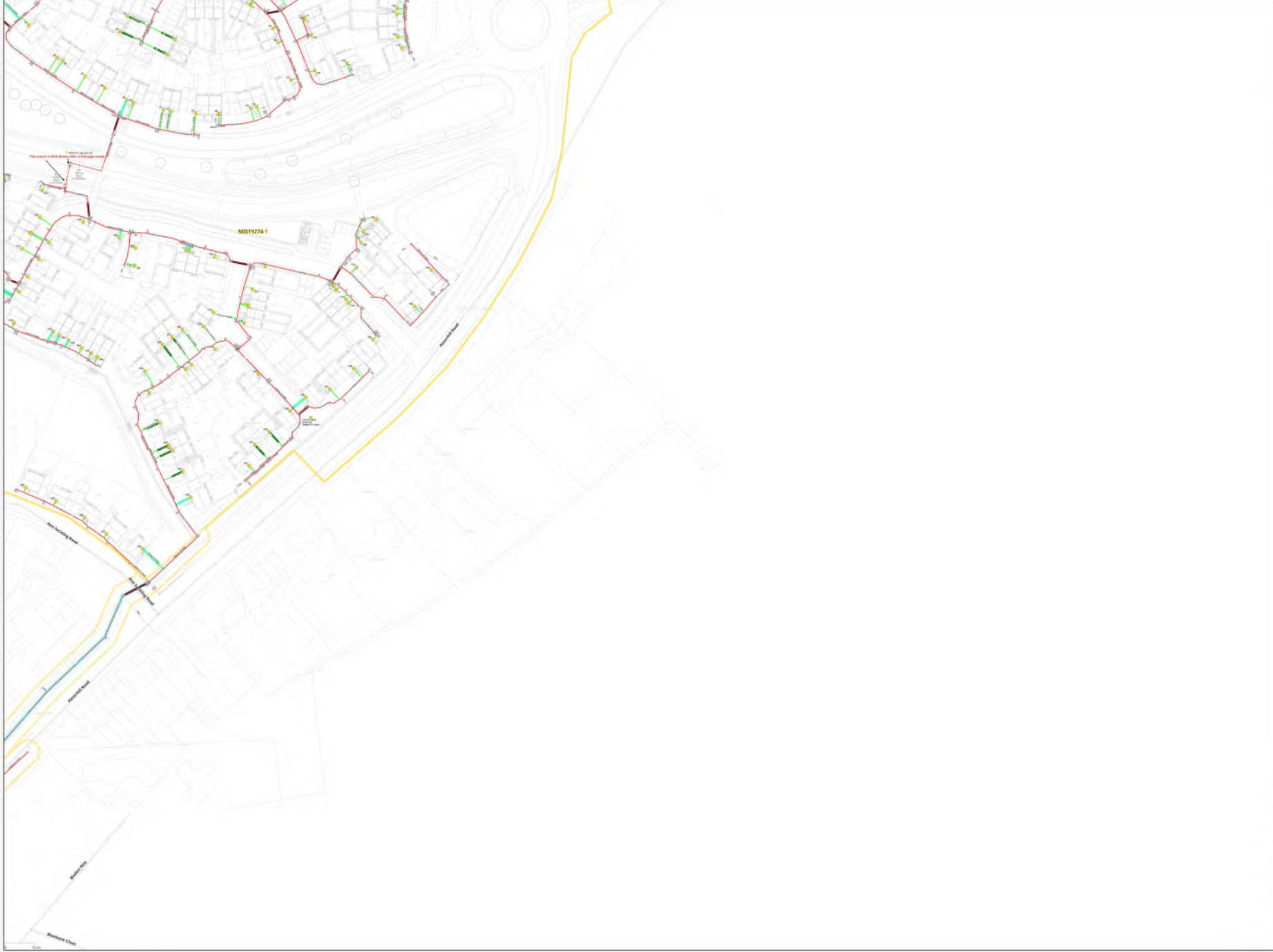
Line:



Last Mile Asset Management Limited
 Fenick House, Lister Way
 Hamilton International Technology Park
 Glasgow G72 0FT
 Telephone 03300 587 443

APPENDIX F

1/17/2024 10:00 AM - Plan Review - City of Portland - The City of Portland is not responsible for the accuracy of the information shown on this map. The City of Portland is not responsible for the accuracy of the information shown on this map.



Legend

Water Main	Red Line
Gas	Yellow Line
Sewer	Green Line
Water Meter	Green Arrow
Gas Meter	Yellow Arrow
Sewer Meter	Green Arrow

Scale

1" = 100'

North Arrow

City of Portland

gta

Approved

City Engineer: [Signature]

City Clerk: [Signature]

City Attorney: [Signature]

City Manager: [Signature]

City Council: [Signature]

City Commission: [Signature]

City Board: [Signature]

City Department: [Signature]

City Office: [Signature]

City Division: [Signature]

City Section: [Signature]

City Unit: [Signature]

City Position: [Signature]

City Title: [Signature]

City Date: [Signature]

City Time: [Signature]

City Location: [Signature]

City Address: [Signature]

City Phone: [Signature]

City Fax: [Signature]

City Email: [Signature]

City Website: [Signature]

City Social Media: [Signature]

City Contact Information: [Signature]

City Contact Name: [Signature]

City Contact Title: [Signature]

City Contact Address: [Signature]

City Contact Phone: [Signature]

City Contact Fax: [Signature]

City Contact Email: [Signature]

City Contact Website: [Signature]

City Contact Social Media: [Signature]

City Contact Contact Information: [Signature]

City Contact Contact Name: [Signature]

City Contact Contact Title: [Signature]

City Contact Contact Address: [Signature]

City Contact Contact Phone: [Signature]

City Contact Contact Fax: [Signature]

City Contact Contact Email: [Signature]

City Contact Contact Website: [Signature]

City Contact Contact Social Media: [Signature]

City Contact Contact Contact Information: [Signature]

City Contact Contact Contact Name: [Signature]

City Contact Contact Contact Title: [Signature]

City Contact Contact Contact Address: [Signature]

City Contact Contact Contact Phone: [Signature]

City Contact Contact Contact Fax: [Signature]

City Contact Contact Contact Email: [Signature]

City Contact Contact Contact Website: [Signature]

City Contact Contact Contact Social Media: [Signature]

City Contact Contact Contact Contact Information: [Signature]



City of Portland
Department of Planning
Development Services
300 NE Oregon Street, Portland, OR 97232
503-944-1311
www.portland.gov

NO.	DATE	DESCRIPTION
1	03/02/2019	ISSUED FOR REVIEW

Legend

- Property Boundary
- Utility Lines
- Easements
- Other

Scale
1" = 20'

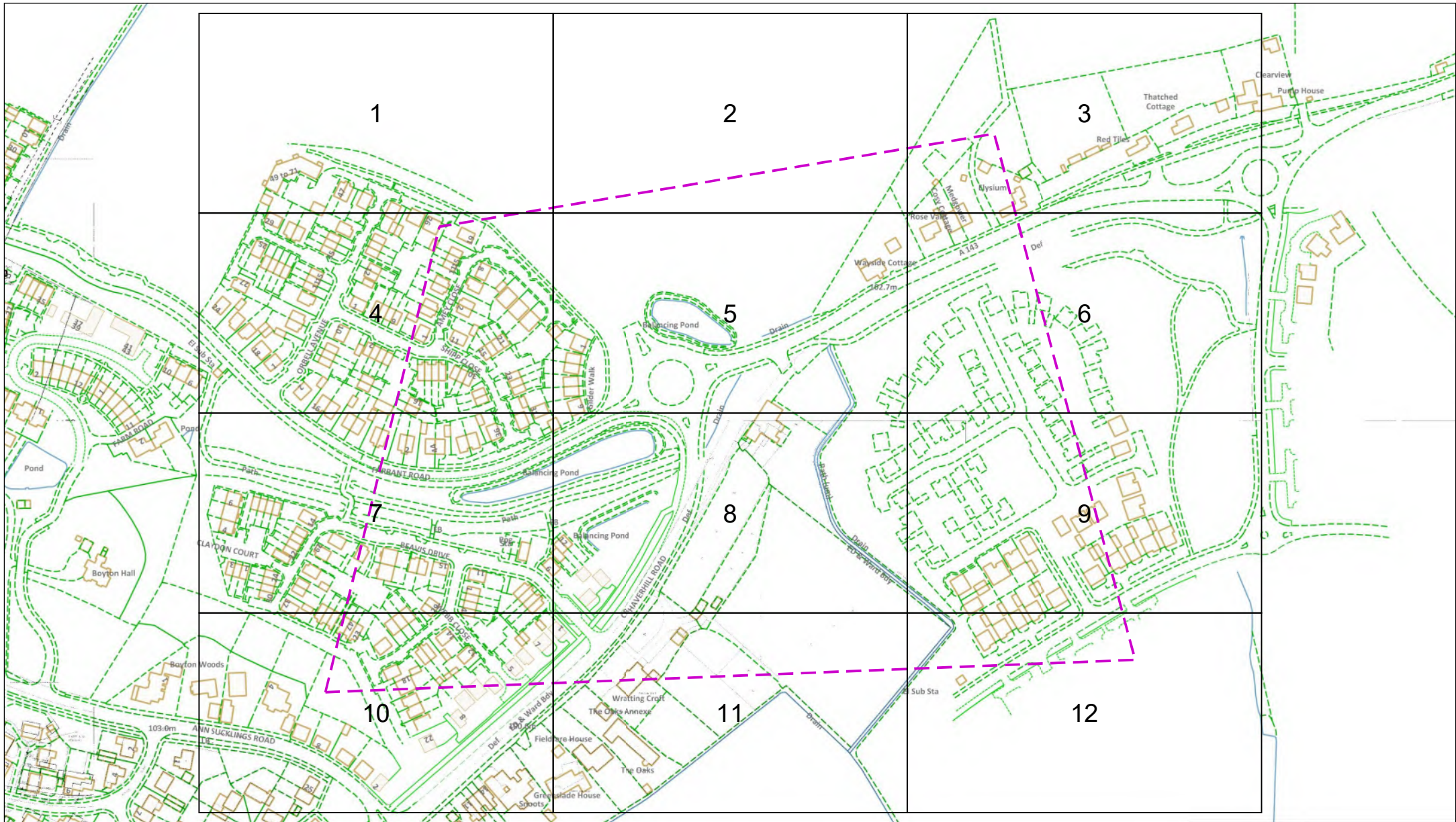
North Arrow

gtc
GTC Engineering & Construction, Inc.
300 NE Oregon Street, Portland, OR 97232
503-944-1311
www.gtc-engineering.com

Approved
Date: 03/02/2019
By: [Signature]

Development Control
Plan Number: [Number]
Project Name: [Name]
Address: [Address]
City: [City]

APPENDIX G



Dig Sites Area: Line:

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This plan must be used with the attached 'Symbols' document.
 Date Requested: 05/04/2023
 Job Reference: 29077564
 Site Location: 567633 246594
 Requested by:
 Miss Marie Read
 Your Scheme/Reference: P23-2849
 Scale: 1:2050 (When plotted at A3)

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- 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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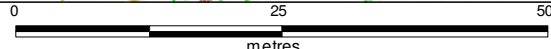
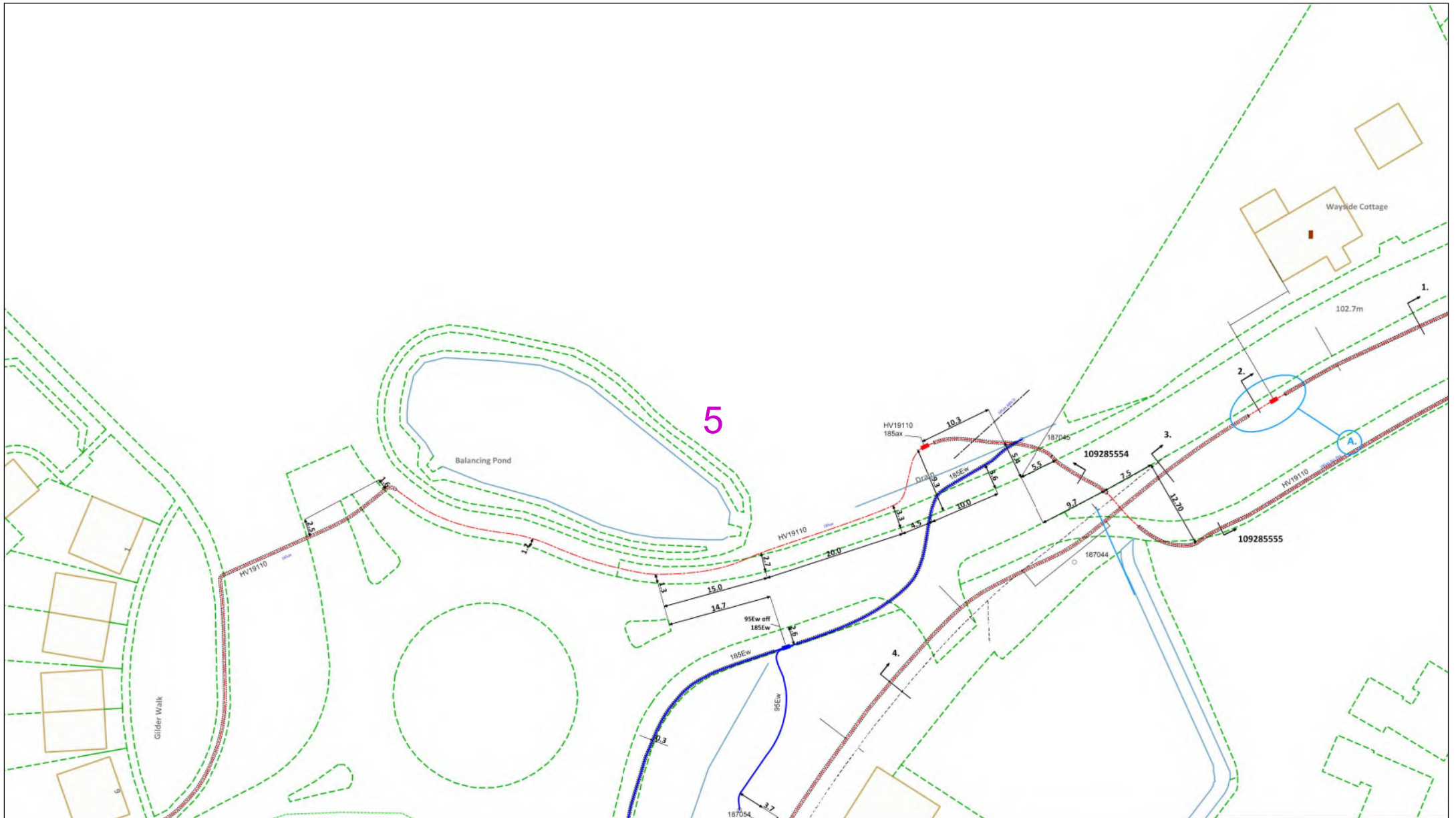


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



ALWAYS LOOK UP BEFORE YOU START WORK
 Refer to HSE Guidance note G56

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



Dig Sites Area: Line:

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 Requested by:
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 Your Scheme/Reference: P23-2849

Scale: 1:500 (When plotted at A3)

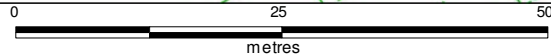
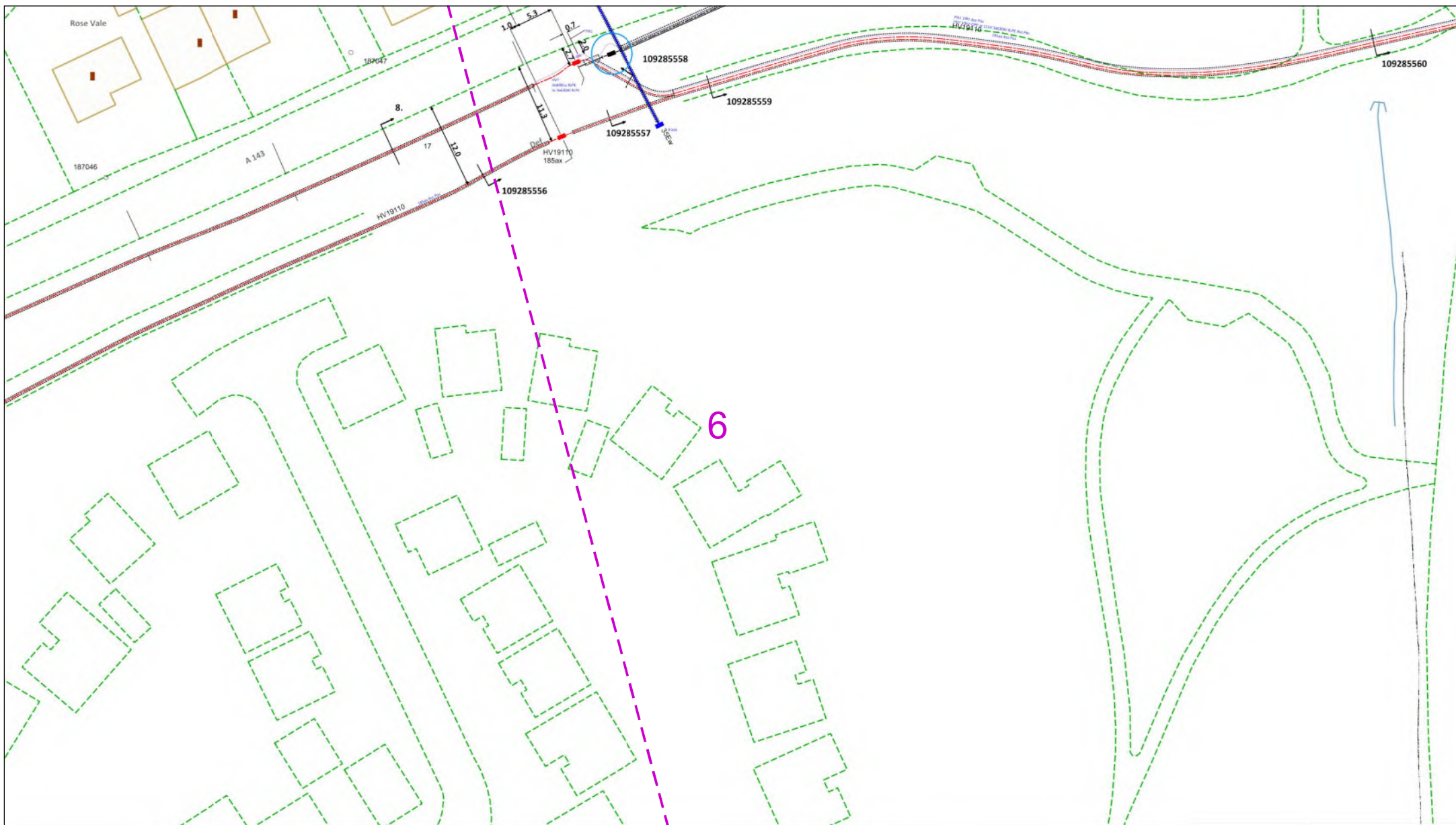
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Date Requested: 05/04/2023
 Job Reference: 29077564
 Site Location: 567633 246594
 Requested by:
 Miss Marie Read
 Your Scheme/Reference: P23-2849

Scale: 1:500 (When plotted at A3)

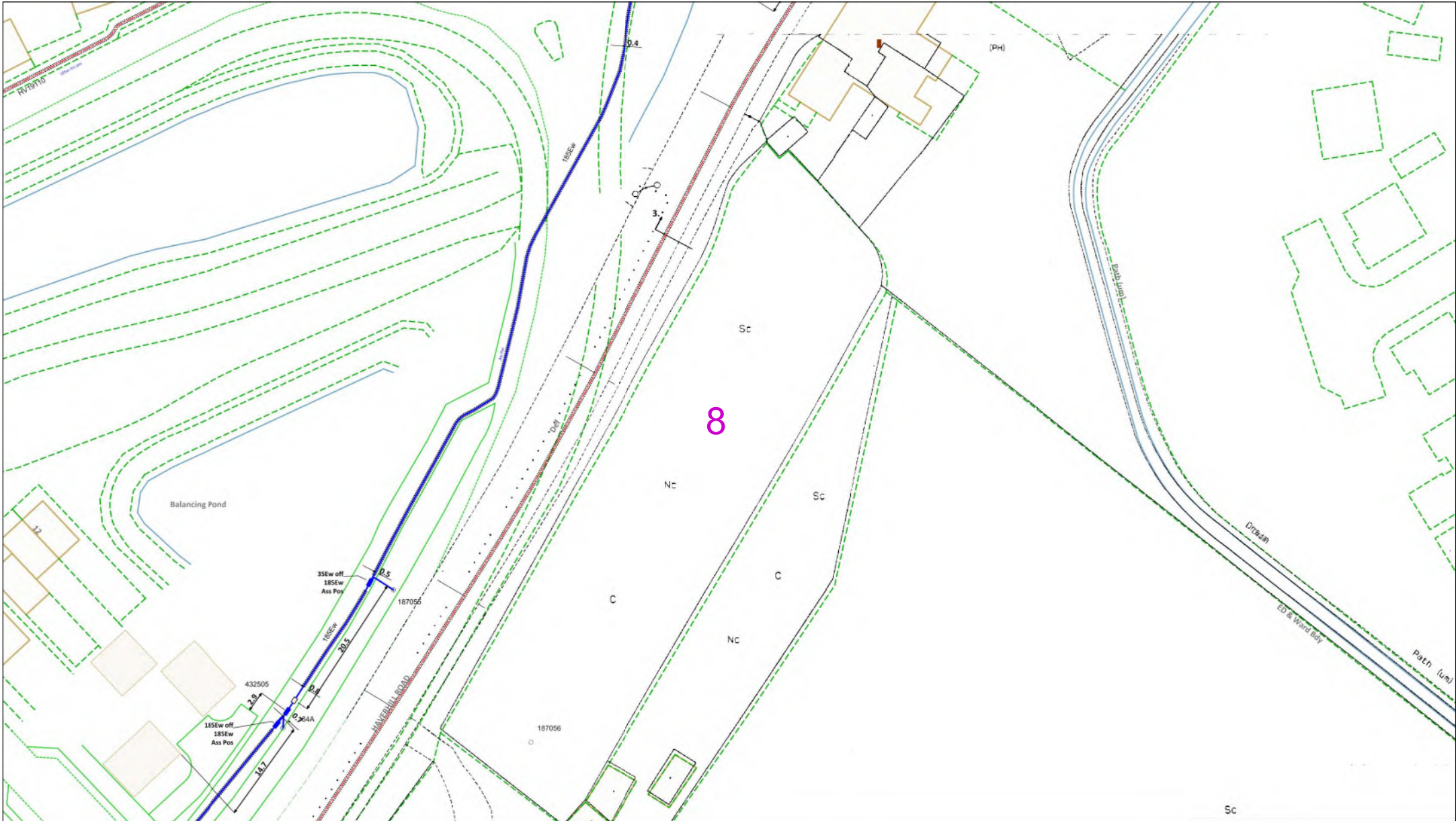


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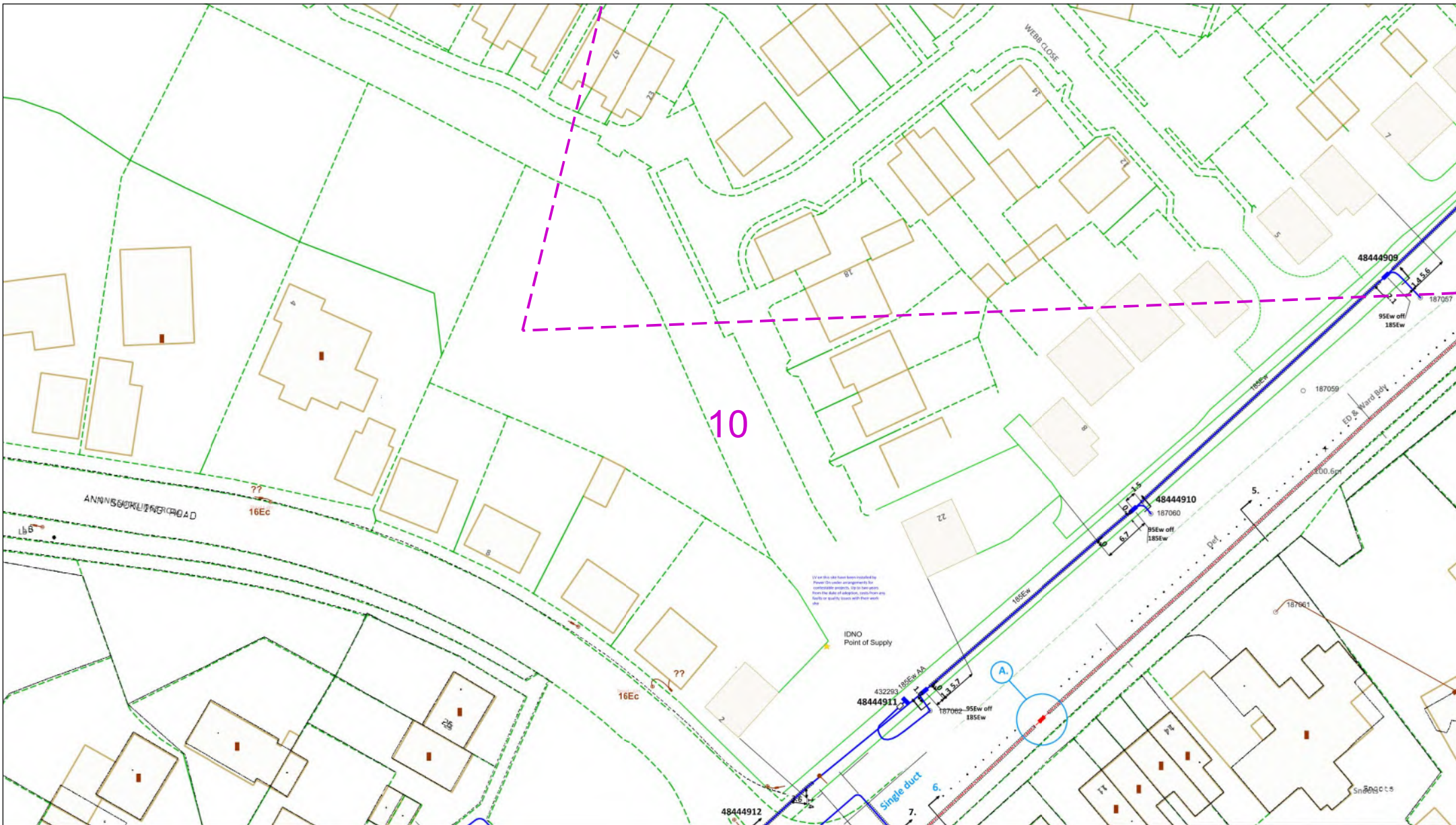


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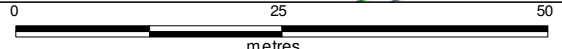
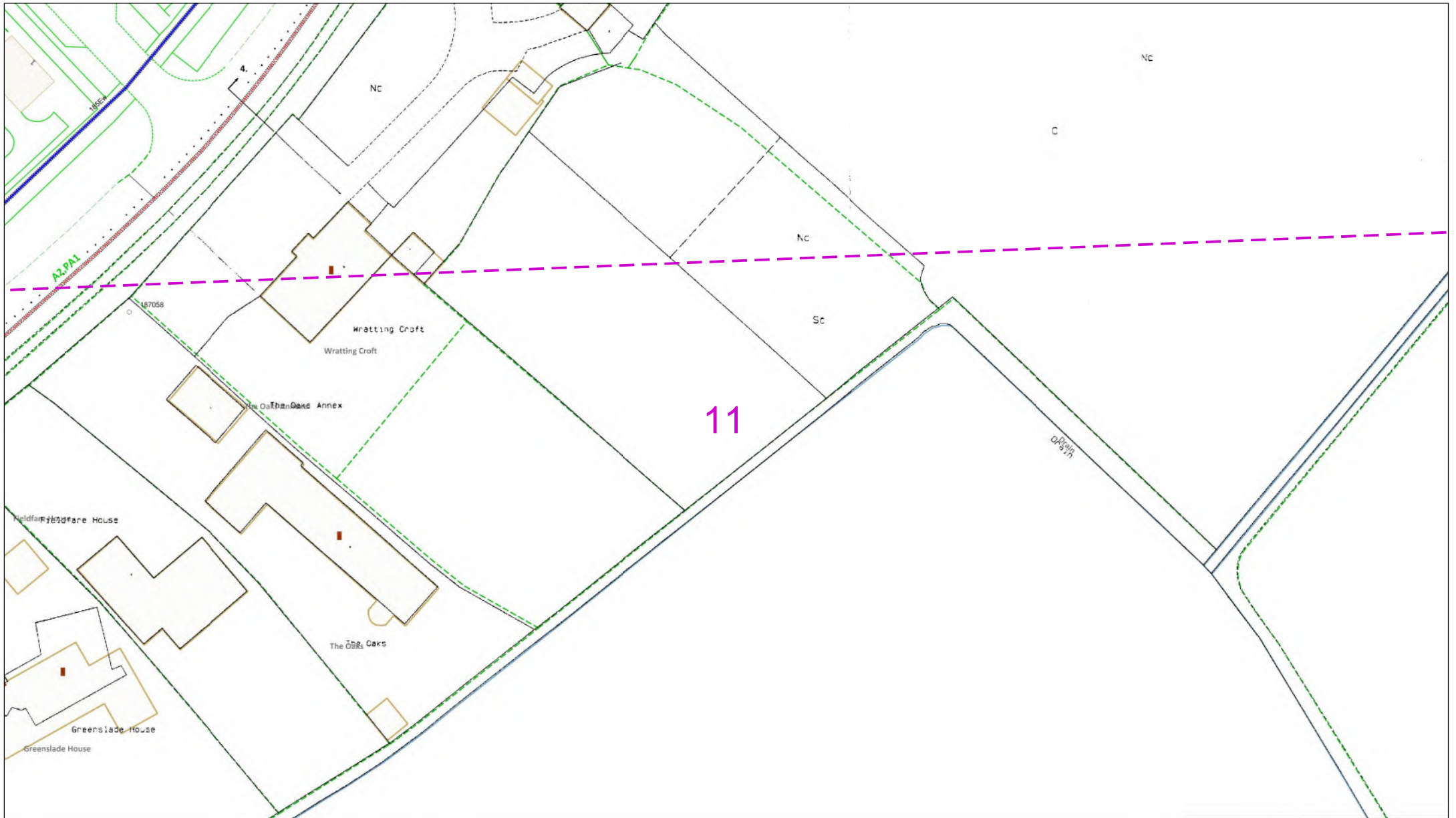
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Dig Sites Area: Line:

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4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

IF IN DOUBT - ASK!
 PHONE 0800 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 G56

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

APPENDIX H

APPENDIX I

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling		Built
Pole			Duct Tee		Planned
Box			Building		Inferred
Manhole			Kiosk		Duct
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

BT Ref : GQF11187Q

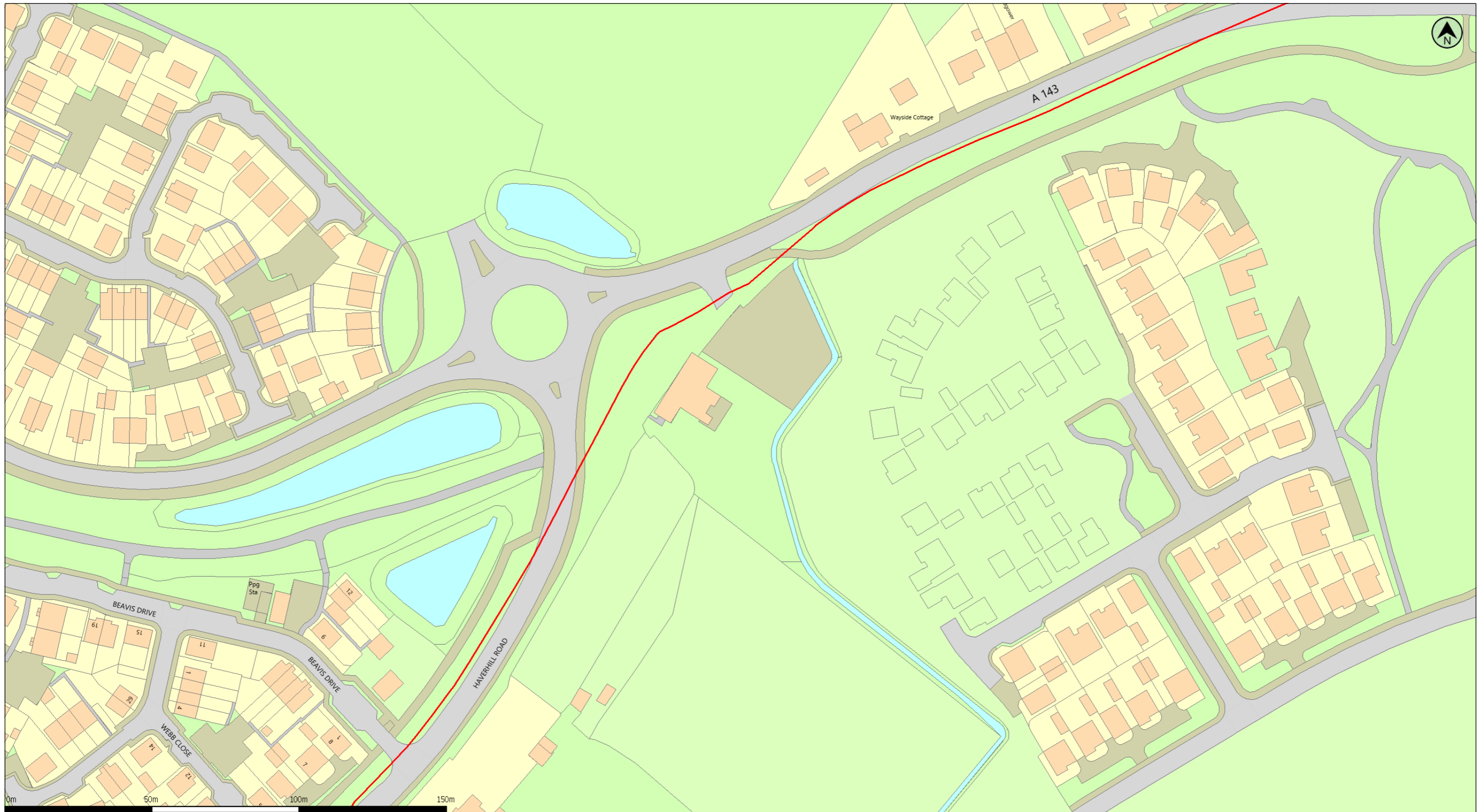
Map Reference : (centre) TL6790846769

Easting/Northing : (centre) 567908,246769

Issued : 17/04/2023 11:18:35

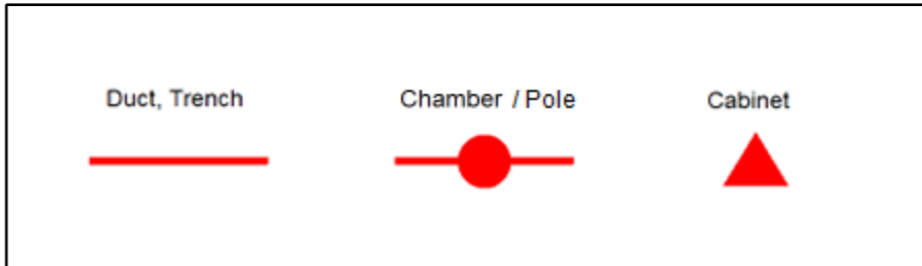
WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

APPENDIX J



(c) Crown copyright and database rights 2023 Ordnance Survey 100019209 Date: 05/04/23 Scale: 1:1250 Map Centre: 567903,246743 Data updated: 01/02/23 Our Ref: 1139271 - 3 Telecoms Plan A3

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100019209.



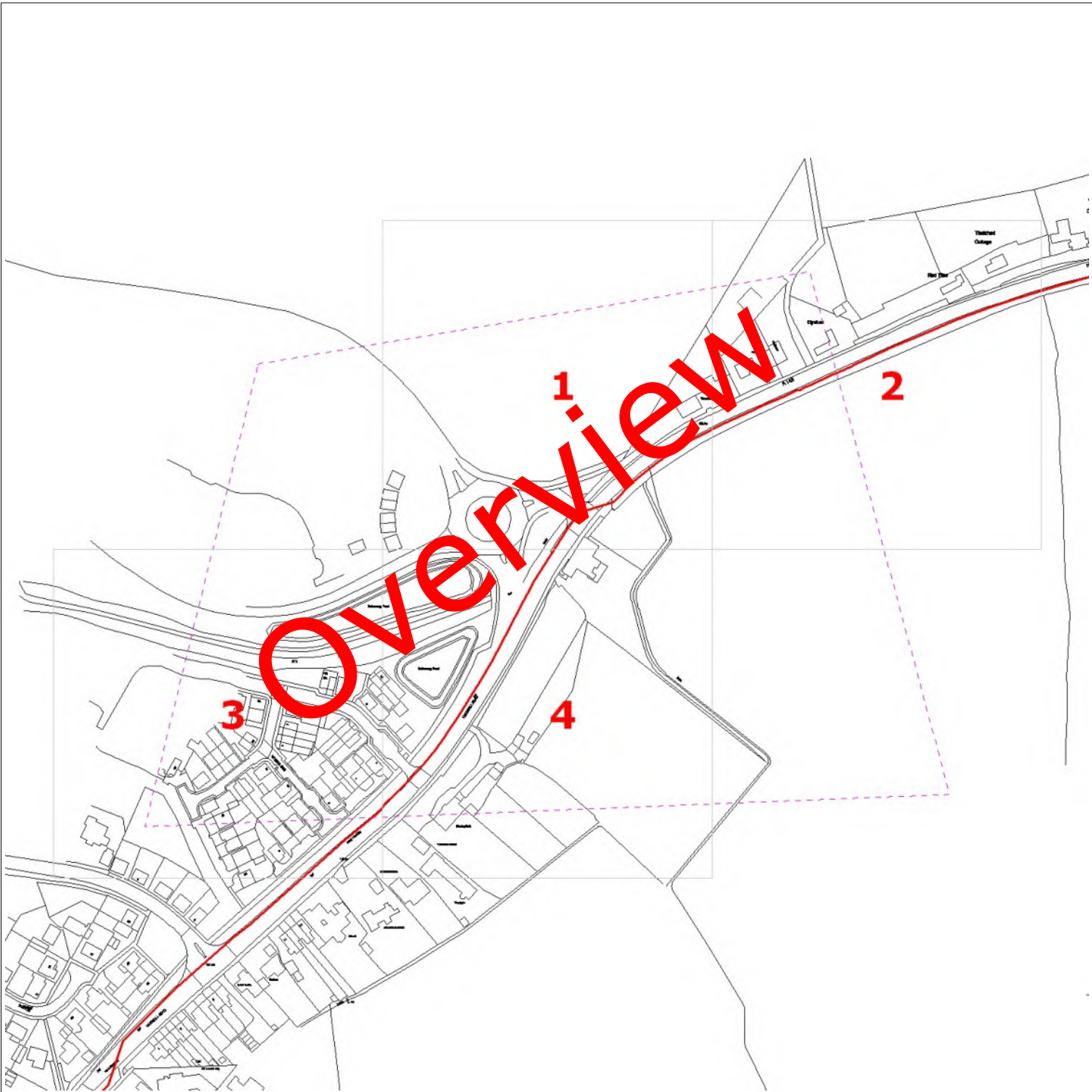
claire.seymour@createconsultingengine
P23-2849



APPENDIX K



APPENDIX L








Date Requested: 05/04/2023

Requested by: Marie Read

Company: Create Consulting Engineering

Job Reference: 29077564

Your Scheme/Reference: P23-2849

 ZAYO DUCT
 or  ZAYO CHAMBER
 Dig Sites: Line  Area 
 Scale on A4 paper: 1:1000



4th Floor Harmsworth House
13-15 Bouverie Street
London EC4Y 8DP

The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Zayo Group UK Ltd. Approximate location only is shown. To determine exact location a trial hole must be dug with a Zayo Group UK Ltd Supervisor present. Zayo Group UK Ltd and JSM Construction Ltd accept no liability for errors or omissions.



JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 788 019



Protecting Lives, Cables & Pipes

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



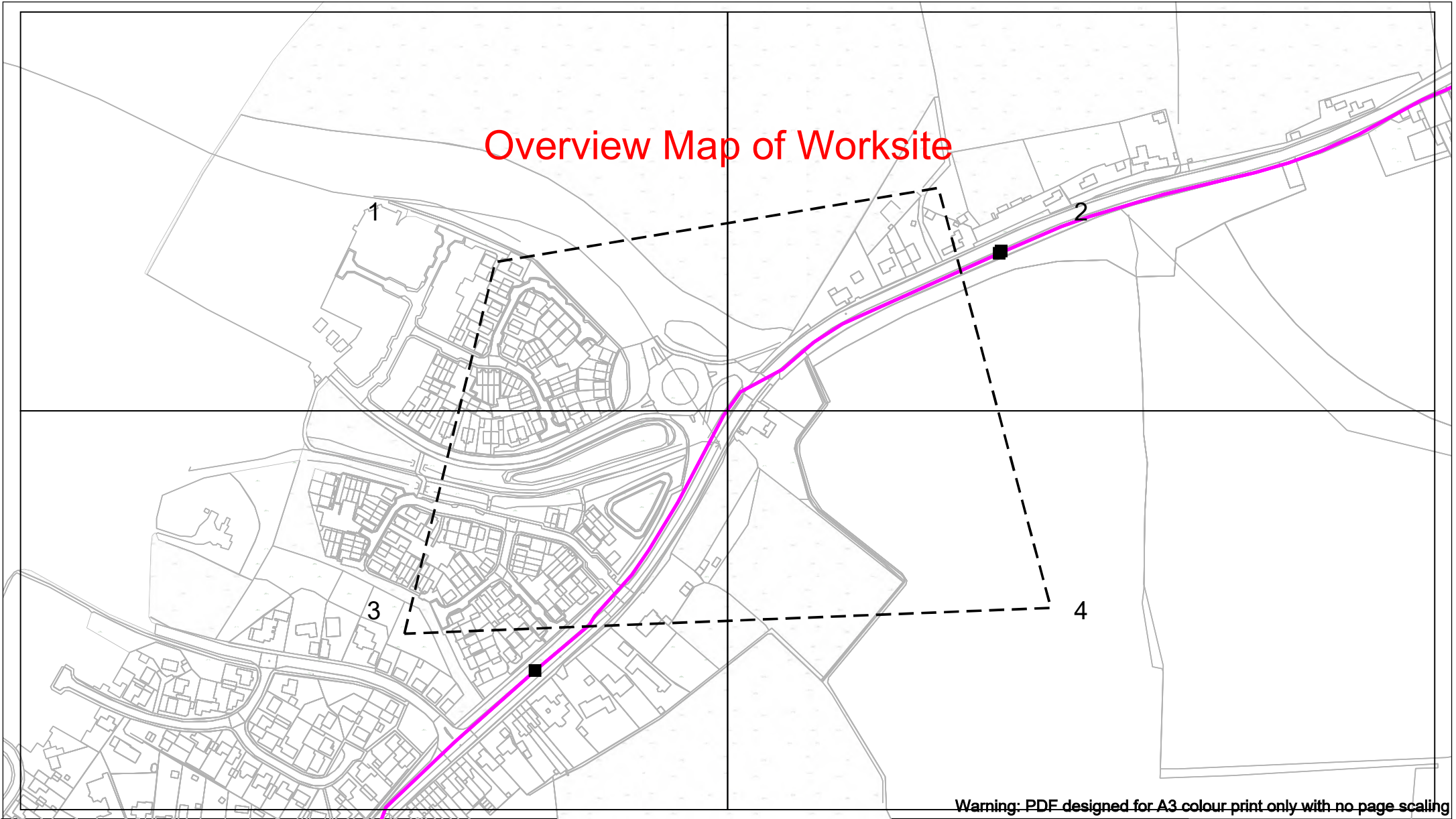
In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

zayoplantenquiries@jsmgroup.com

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APPENDIX M

Overview Map of Worksite



Warning: PDF designed for A3 colour print only with no page scaling

Contact us:
planprotection@eunetworks.com

Date Requested: 05/04/2023
 Job Reference: 29077564
 Site Location: 567865 246736
 Requested by:
 Miss Marie Read
 Your Scheme/Reference: P23-2849

Scale: 1:2563 (When plotted at A3)

Dig Sites Line: - - - - Area: □ □ □ □

Key
 Duct ——— Long Haul (LHN) Duct ——— Chamber Location ■

IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

IF IN DOUBT PLEASE ASK! PHONE: 07896 087585



APPENDIX N

Mr. Iain Buckle
Create Consulting Engineers
15, Princes Street
Norwich
NR3 1AF

Date: 05 May 2023

Our Ref: 8500260608 / QID 3000045330

Dear Mr. Buckle

Site Address: Haverhill Road Haverhill CB9 7UD

Budget estimate

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

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

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

Description of work included:

This estimate is for a 700kVA connection.

High Voltage Point Of Connection

£135,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along Haverhill Road. The existing high voltage network will be extended with 2x 11kV cables to an 800kVA substation with a ring main unit and ACB. Your low voltage tails will be terminated into the ACB. Your intake room will need to be adjacent to the substation. This estimate is based on the substation being located at the north east corner of the site.

This estimate does not include any traffic management or further reinforcement work if required.

Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable route exists along the route we have assumed between the Point of Connection (POC) and your site
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences

- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the Quote.

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

If you would like to proceed

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website [click here](#) to complete application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

Any Questions?

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

Yours sincerely



Angela Adkins
 10 Brunel Way, Colchester, CO4 9QN
 Mobile: 07592 330287
 Email: Angela.Adkins@ukpowernetworks.co.uk



To download your free safety leaflets and resources visit [UK Power Networks - Safety Page](#)