



CHRISTCHURCH LAND AND ESTATES (ELMSWELL SOUTH) LIMITED

LAND OFF SCHOOL ROAD, ELMSWELL (PHASE 2)

UTILITIES ASSESSMENT

NOVEMBER 2023

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UTILITIES ASSESSMENT

NOVEMBER 2023

PREPARED BY:

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Civil Engineer



**REVIEWED AND
APPROVED BY:**

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Technical Director



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WASTE RESOURCE MANAGEMENT

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DRAWINGS	TITLE	SCALE
BM12457-002	Existing Utilities Plan	1:1250 @ A0

EXECUTIVE SUMMARY

Wardell Armstrong LLP (WA) has been commissioned by Christchurch Land and Estates (Elmswell South) Limited to undertake a utilities assessment to support an outline planning application for the proposed development at Land off School Road, Elmswell.

The assessment investigated the presence of utilities within the red line boundary of the Site and the immediate surrounding area.

The investigation has confirmed from the incumbent utility providers that the following assets and transmission networks are present on-site or in the immediate surrounding area:

- Electricity;
- Potable Water;
- Foul & Surface Water;
- Gas; and
- Telecommunications.

An Existing Utilities Plan (BM12457-002) has been prepared to show the approximate location of each identified network and associated assets.

This investigation has used mapping provided by the utility providers. Therefore, there may be some discrepancies between the recorded and actual location of assets. It is important to note that the precise location of utility networks and assets will need to be confirmed through site investigations.

Further contact with the utilities providers will be required at the detailed design stage to confirm specific requirements.

1 INTRODUCTION

1.1.1 Wardell Armstrong LLP (WA) has been appointed by Christchurch Land and Estates (Elmswell South) Limited to undertake a review of the existing utilities information available from current records. The report is to support an outline planning application for the proposed development at Land off School Road, Elmswell.

1.1.2 It should be noted that all advice, opinion, assessments, and views set out in this report are based on WA professional knowledge and current understanding of the on-site services. The on-site services may be subject to change, due to the actions by the Statutory Undertakers in maintaining or upgrading their networks.

1.2 Site Location

1.2.1 The site is located at School Road, Elmswell, East of Bury Saint Edmunds. The grid reference at the centre of the development is TL 98290 63914 and the nearest postcode to the site is IP30 9EH.

1.2.2 The existing site is made up of greenfield land and the land can be accessed off Parnell Lane. The north of the site is bound by railway tracks followed by greenfield land. The east of the site is bound by existing residential properties, commercial buildings and greenfield land. The south of the site is bound by St John's Church followed by a cemetery and greenfield land. The west of the site is bound by an ordinary water course succeeded by Greenfield land. The proposed development red line boundary plan is shown in Figure 1.



Figure 1: Approximate Site Boundary (Source: Google Earth 2023).

1.3 Statutory Undertakers

1.3.1 The companies shown in Table 1 were approached to obtain records of their equipment/plant located in the vicinity of the development area.

1.3.2 The following companies have confirmed assets are present within the vicinity of the Site:

Table 1: Statutory Undertakers		
Company	Address	Description
UK Power Networks	https://lsbud.co.uk/	Electricity
Anglian Water	http://utilities.digdat.co.uk	Potable, Foul & Surface Water
Cadent Gas	https://lsbud.co.uk/	Gas
BT Openreach	https://www.swns.bt.com/pls/mbe/welcome.home	Telecoms

1.3.3 WA would suggest commencing a full search at the detailed design stage to confirm there are no further apparatus located within the Site boundary. The full search will look at all the possible companies which may be present in the area, including all 3rd party telecoms company. The list of the companies will be based on all the companies registered in the DigDat website and the local council.

2 EXISTING UTILITIES

2.1 Introduction

2.1.1 The following section provides detail of all existing utilities within the Site. Each of the statutory authorities' apparatus located within and adjacent to the Site area are summarised, and copies of the plans are appended to this report (Appendices A-E). Private services are not marked on the asset records but may be present within the site footprint and the adjacent area.

2.2 Electricity (UK Power Networks)

2.2.1 UK Power Networks records show Over Head (OH) High Voltage (HV) 11kV cables located to the south of the Site.

2.2.2 UK Power Networks records show a small section of OH Low voltage (LV) cables running along the eastern site boundary within School Road.

2.2.3 UK Power Networks records show underground (UG) LV cables located to the northeast of the Site, within an existing residential development to the east and south-east of the Site.

2.2.4 Please refer to **Appendix A** for a copy of UK Power Networks records.

2.3 Potable Water (Anglian Water)

2.3.1 Anglian Water records show a 6-inch potable water main located along the eastern Site boundary within School Road and along the south-eastern Site boundary within Church Road. A 4-inch potable water main is located along the southern Site boundary within Church Lane.

2.3.2 Anglian Water records show multiple potable water mains located within the residential development to the north-east and east of the Site.

2.3.3 Please refer to **Appendix B** for a copy of Anglian Water records.

2.4 Foul & Surface Water (Anglian Water)

2.4.1 Anglian Water records show a 300mm public surface water gravity sewer entering the Site from School Road at the eastern Site boundary and crosses the centre of the Site in an east-west orientation.

2.4.2 Anglian Water records show public surface water gravity sewers located within the residential development to the north-east and east of the Site.

2.4.3 Anglian Water records show public foul water gravity sewers located within the residential developments to the east and south-east of the Site.

2.4.4 Please refer to **Appendix B** for a copy of Anglian Water records.

2.5 (Gas) Cadent Gas

2.5.1 Cadent Gas records show a low-pressure gas main located within Church Road to the southeast of the Site.

2.5.2 Please refer to **Appendix C** for a copy of Cadent Gas records.

2.6 BT Openreach

2.6.1 BT Openreach records show underground (UG) apparatus located within the north-eastern Site boundary along Parnell Lane and along the eastern Site boundary at School Road.

2.6.2 BT Openreach records show multiple UG and overhead (OH) apparatus located within Church Road and Church Lane to the south-east of the Site, with OH apparatus crossing the southern Site boundary along Church Lane.

2.6.3 BT Openreach records show UG apparatus located within the residential development to the east of the Site.

2.6.4 Please refer to **Appendix D** for a copy of BT Openreach records.

2.7 Linesearch

2.7.1 A Linesearch together with the associated 'Before-U-Dig' assessment has confirmed that no transmission lines, pipelines or other assets are present within the vicinity of the Site.

2.7.2 Please refer to **Appendix E** for a copy of the Linesearch report.

3 EASEMENTS

3.1.1 Below is a summary of the indicative easement distances for the utility apparatus.

3.2 Anglian Water

3.2.1 Anglian Water has confirmed a total easement distance of 6m (3m either side of the pipe centre) is required for the 300mm public surface water gravity sewer located crossing the Site.

3.3 BT Openreach

3.3.1 An enquiry has been submitted to BT Openreach to confirm the easement requirements and this section will be updated when a response has been received.

4 CONCLUSIONS

- 4.1.1 An Existing Utilities Plan has been prepared (BM12457-002) to show the location of existing apparatus, which need to be considered and used to inform the development of the masterplan and detailed design.
- 4.1.2 Further consultation with the utility providers and both intrusive and non-intrusive surveys will be required to verify the location and status of the utility assets affected by the development. The analysis of these results will provide sufficient detail to specify the precise reinforcement and alteration requirements for each utility as the masterplan is developed into detailed design.
- 4.1.3 Further contact with all utilities providers will be required at the detailed design stage to confirm requirements.
- 4.1.4 The information provided by the utility's companies to date, confirms that connection to the utilities networks is currently feasible.

APPENDIX A
Existing Services Plans – Electricity – UK Power Networks

Our Ref: 27654683 Your Ref: Elmswell

Friday, 18 November 2022

Abbigail Spiers
Wardell Armstrong LLP 2 Devon Way
Longbridge, Birmingham
West Midlands
B31 2TS

Dear Abbigail Spiers

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

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

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

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

Plan Provision
0800 056 5866



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

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

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

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

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

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

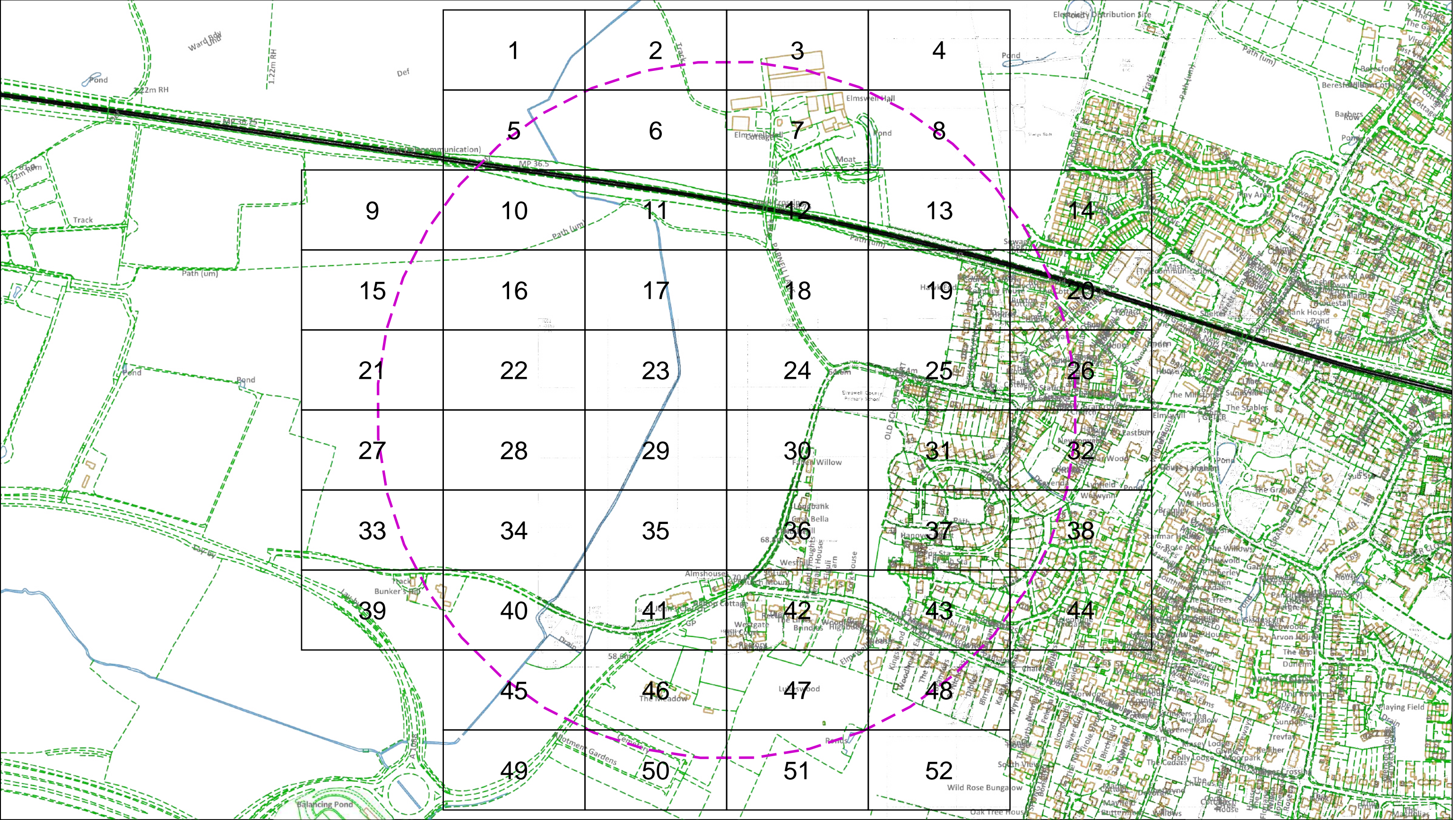


- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

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

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

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
 - the date, time and place at which such damage was caused;
 - a description of the electric line and/or electrical plant to which damage was caused;
 - the name of the person whom it appears to you is responsible for that damage;
 - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.



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

Date Requested: 18/11/2022
Job Reference: 27654683
Site Location: 597771 263370
Requested by:
Miss Abigail Spiers
Your Scheme/Reference: Elmswell

Scale: 1:5125 (When plotted at A3)

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.

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.

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Dig Sites Area: Line:

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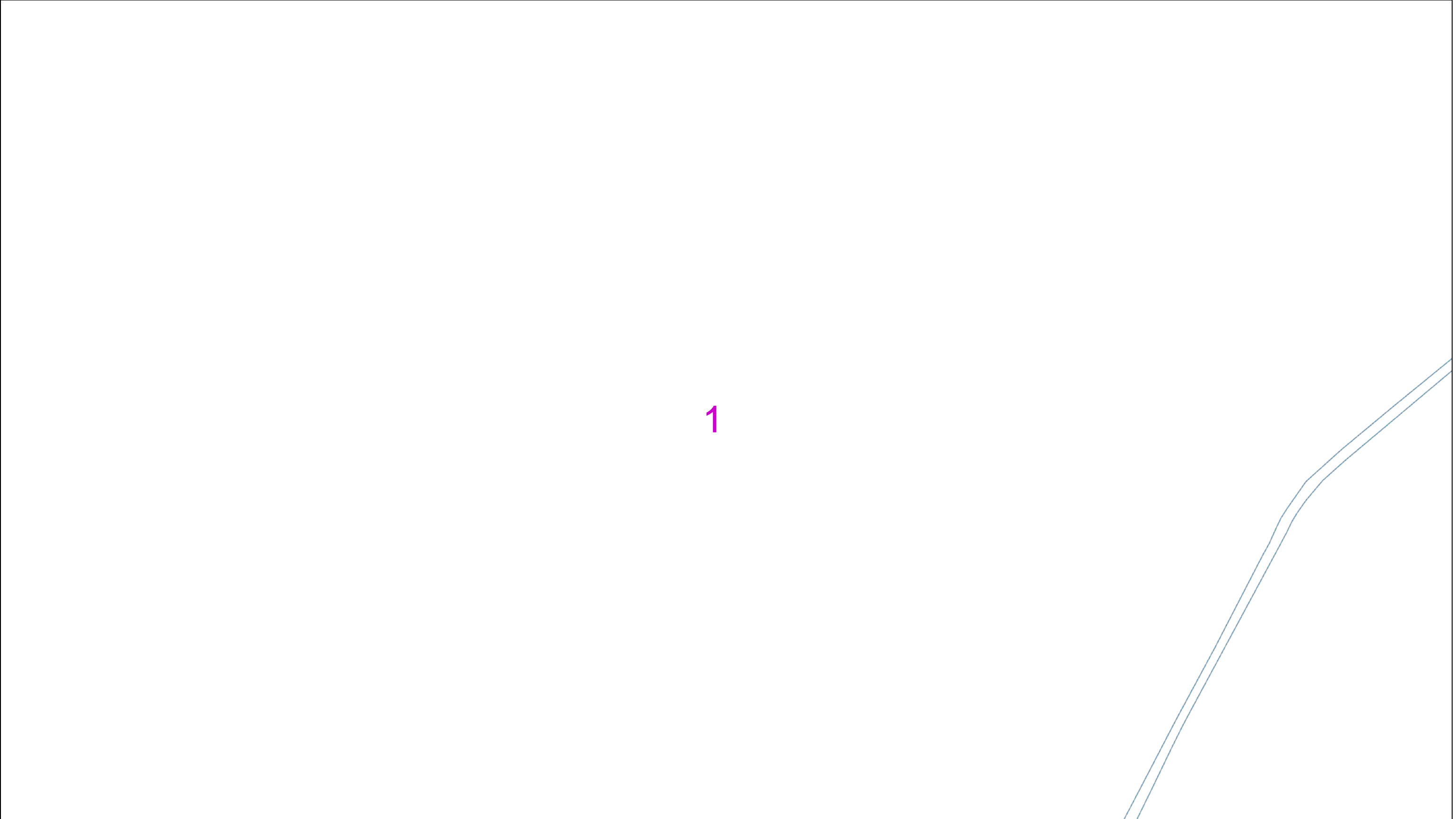
IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY

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

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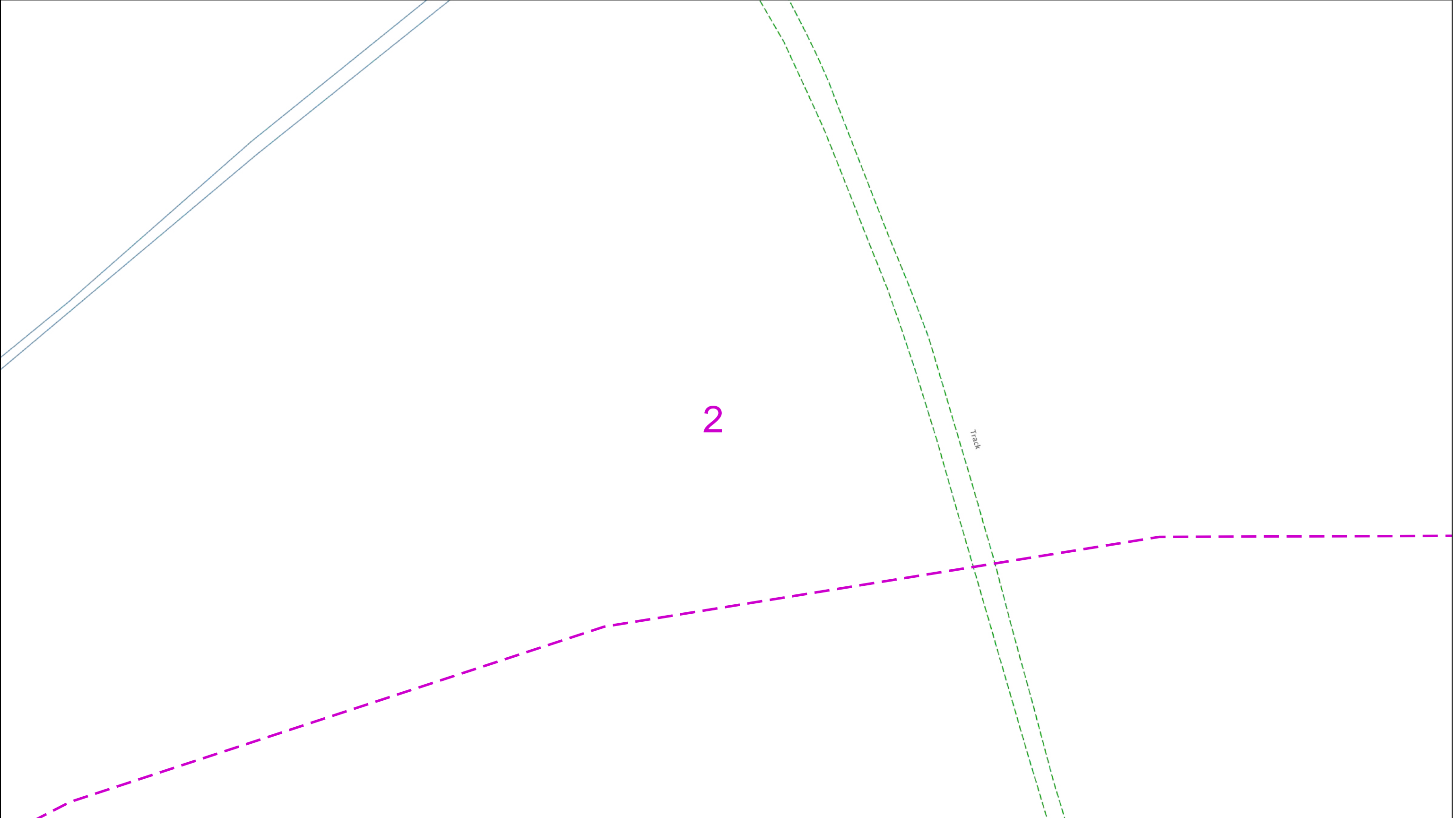
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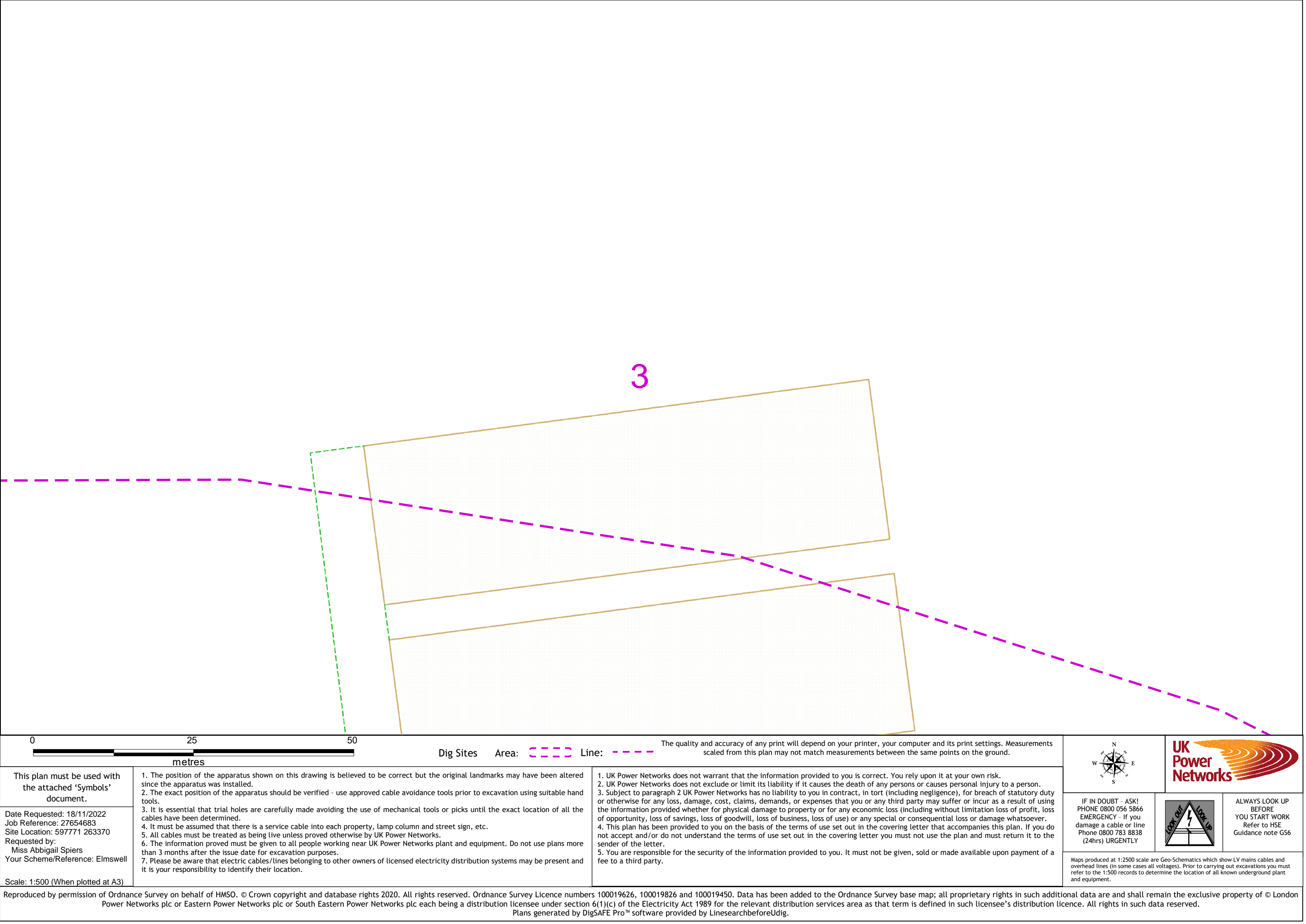
LOOK OUT





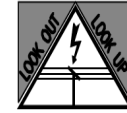
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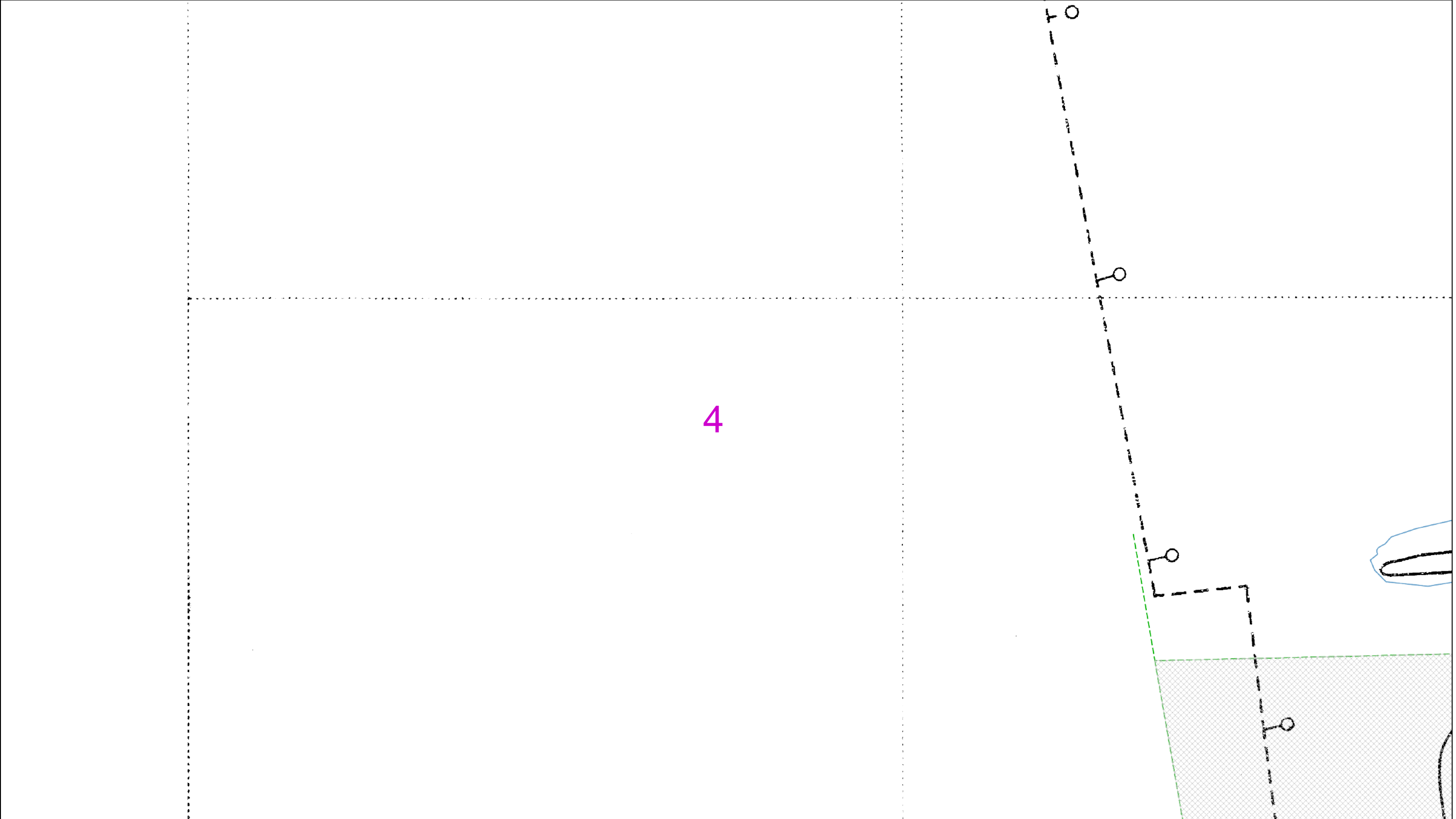
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02550metres

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Job Reference: 27654683
Site Location: 597771 263370
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LOOK OUT

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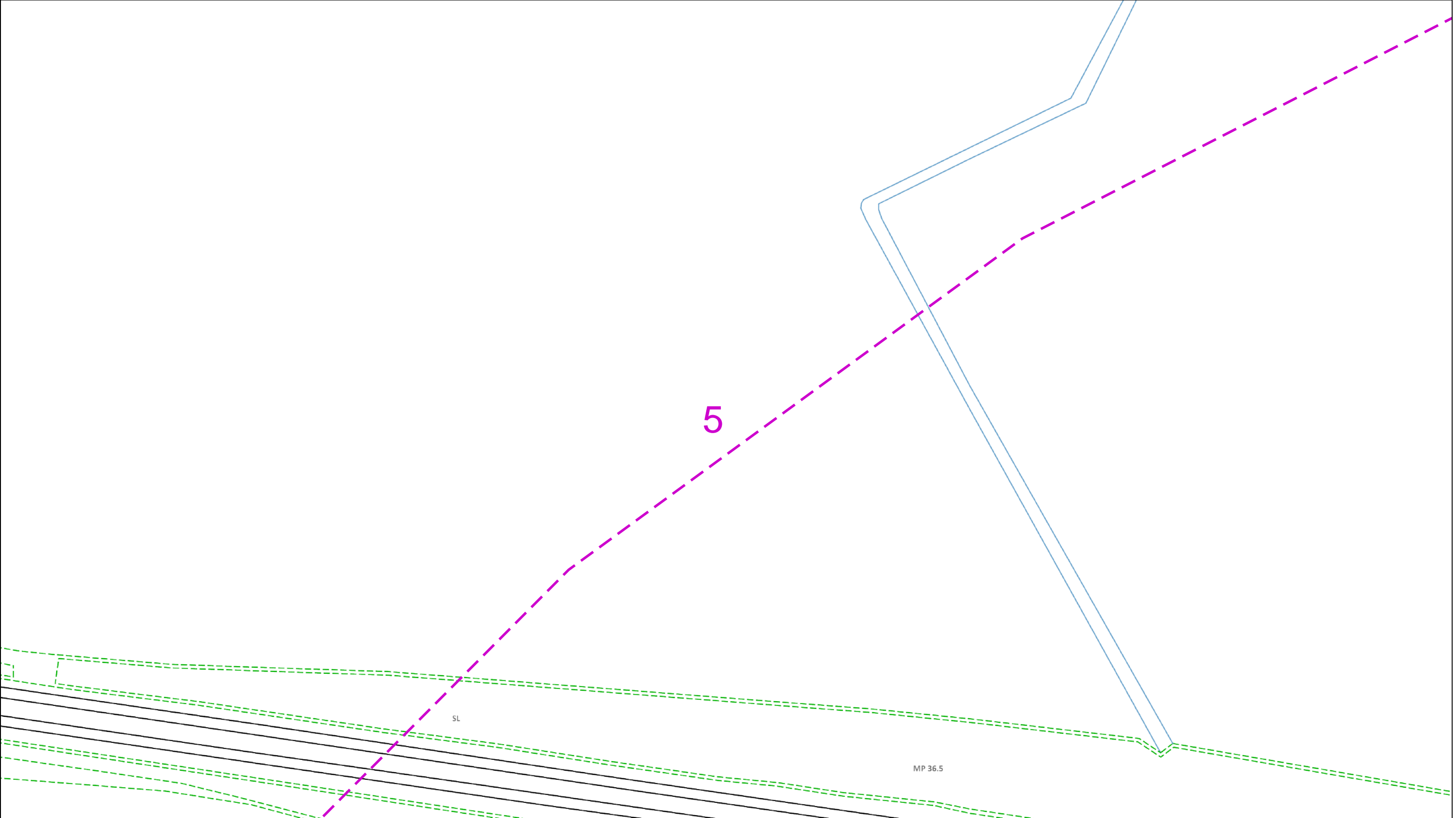
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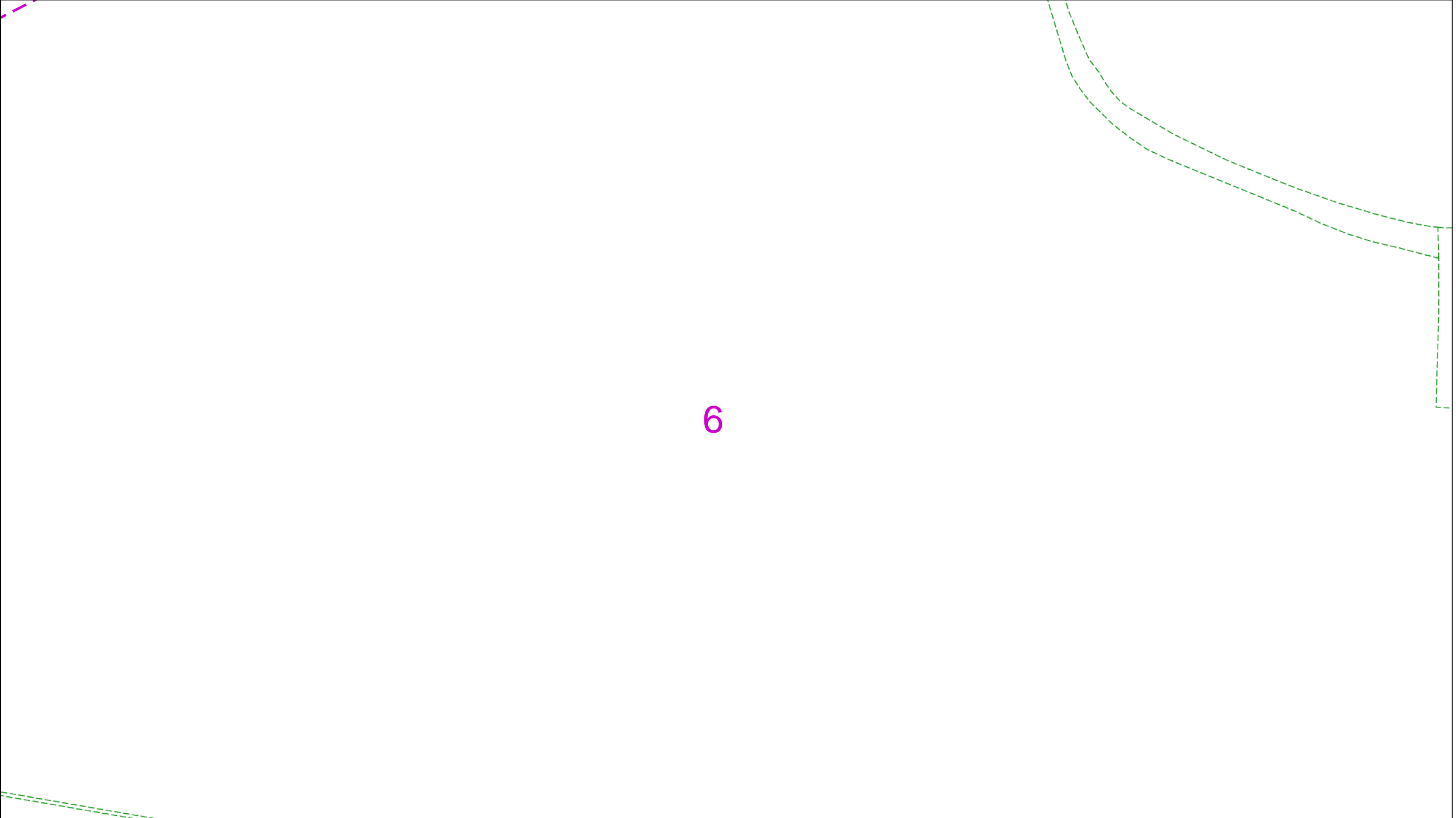
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02550metres

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Job Reference: 27654683
Site Location: 597771 263370
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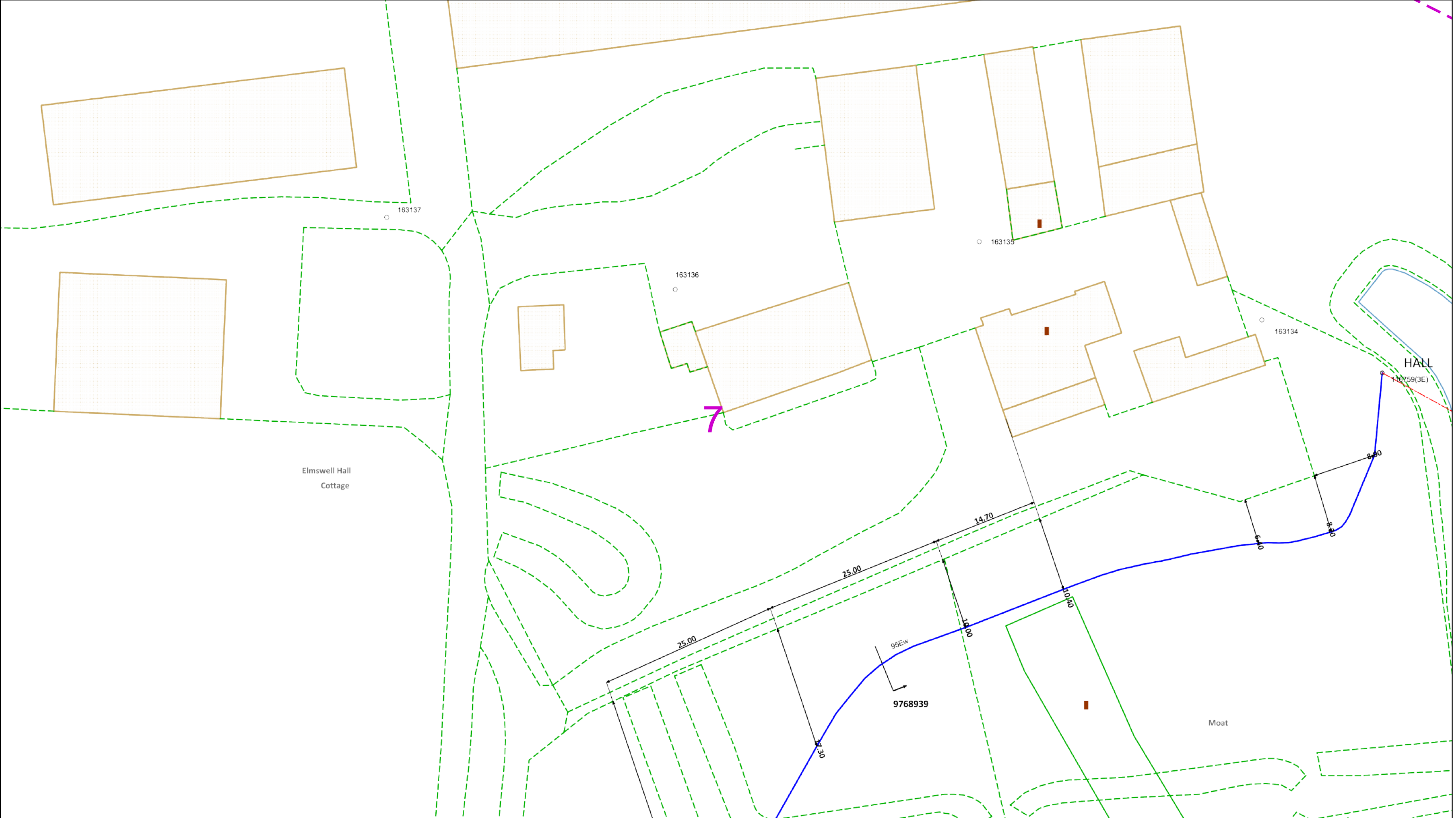
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(24hrs) URGENTLY

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metres

Dig Sites

Area:

Line:

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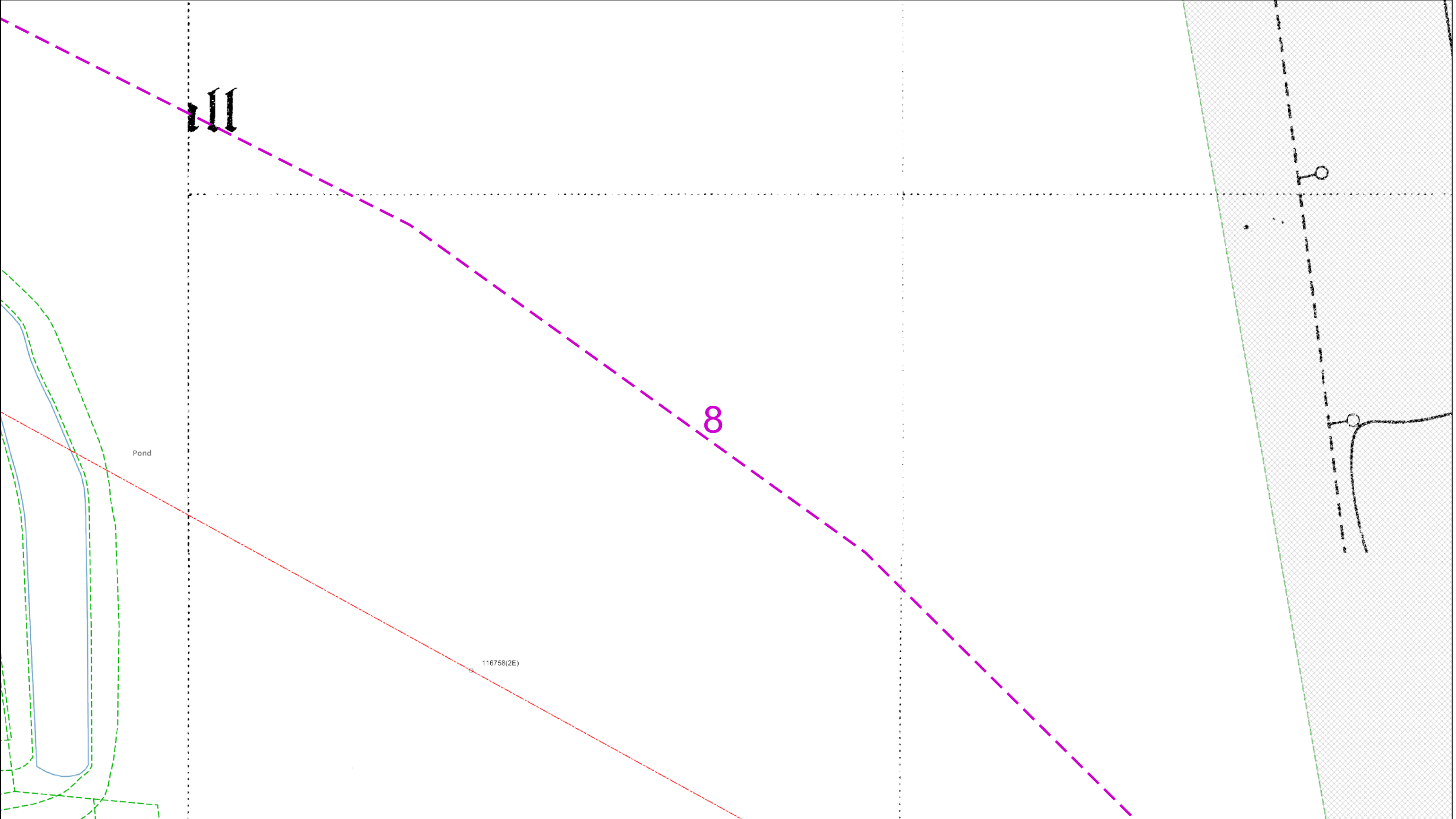
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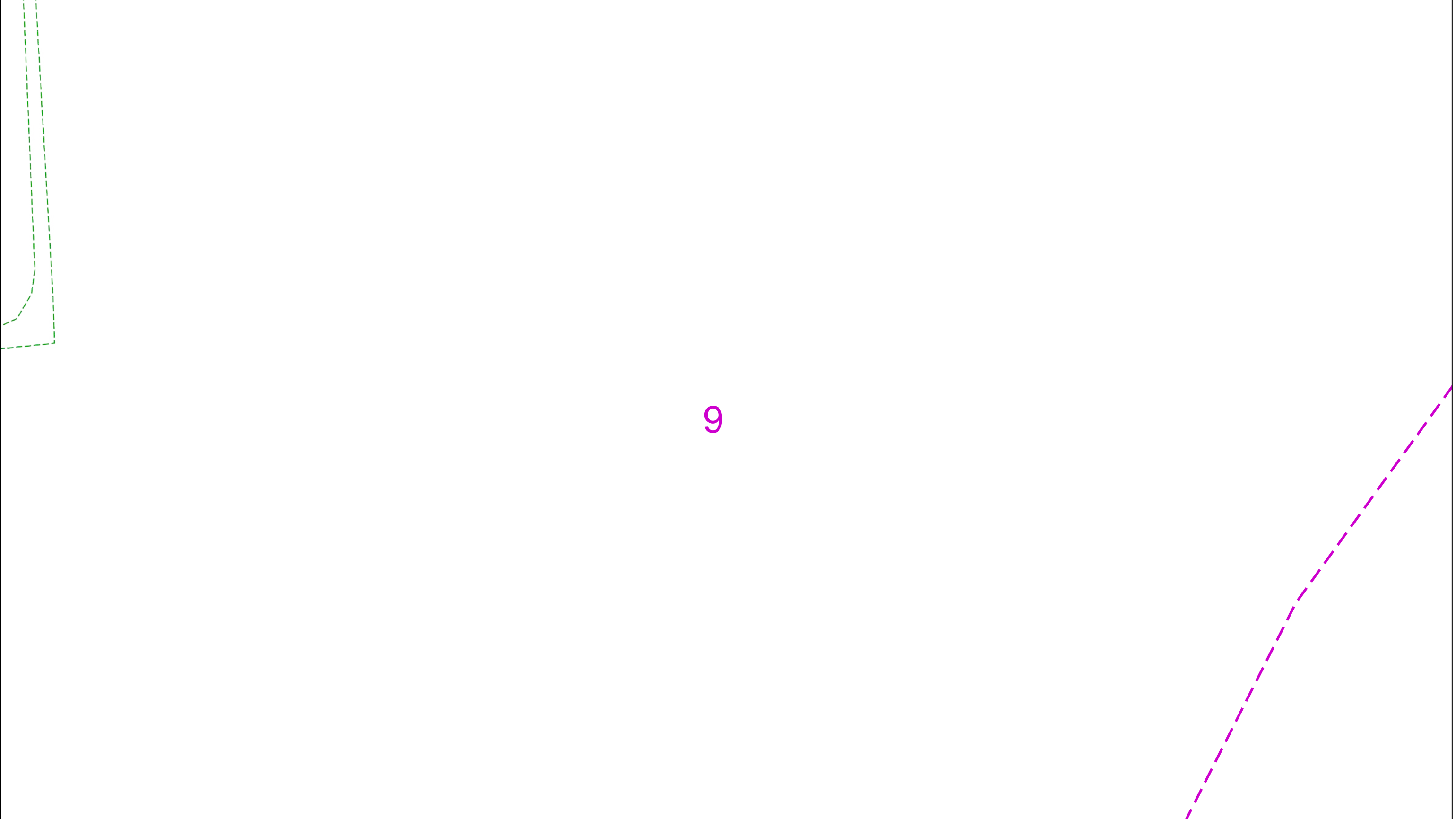
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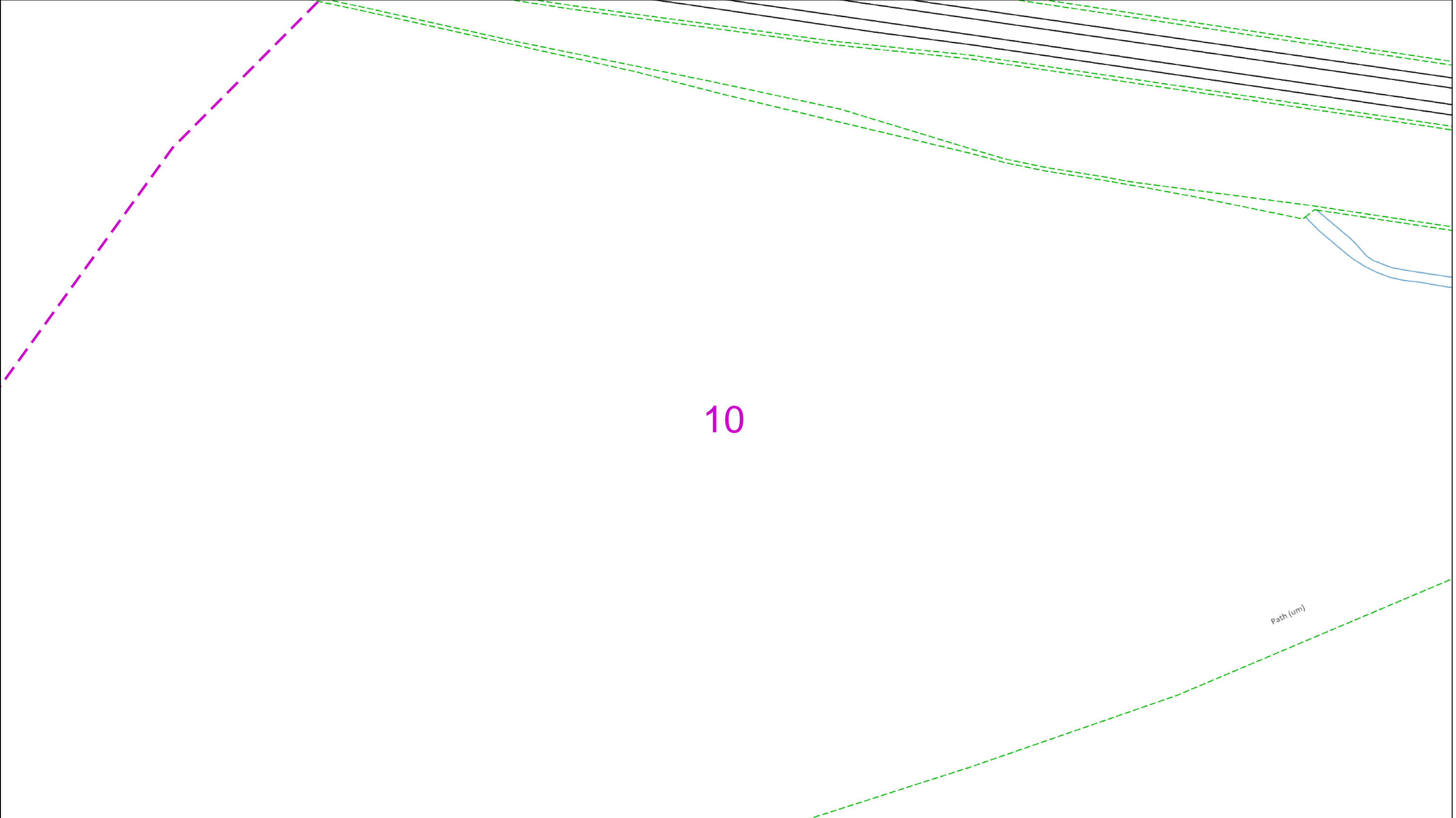
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02550metres

Dig SitesArea: [dashed magenta box] Line: [dashed magenta line]

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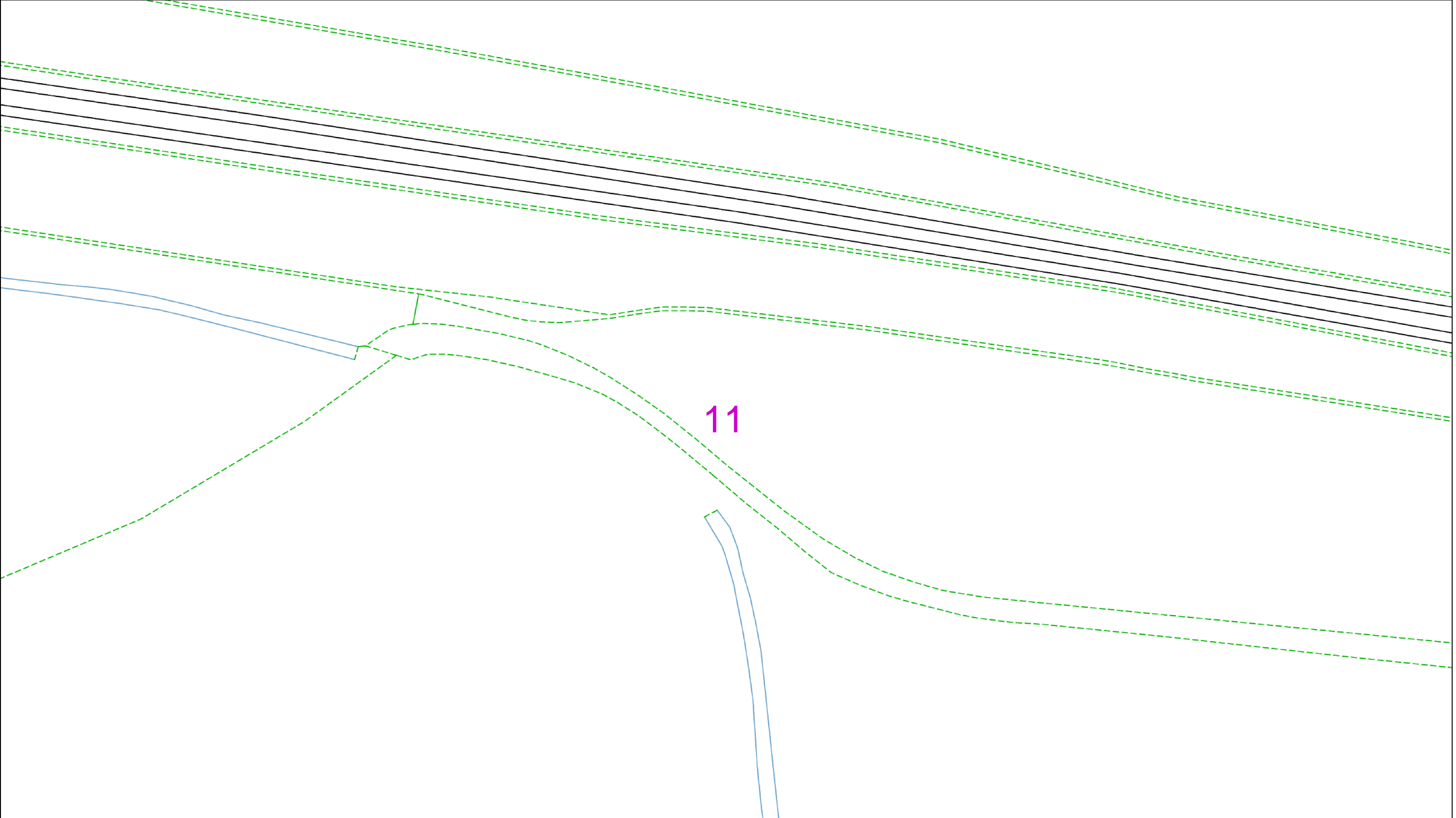
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02550metres

Dig SitesArea: ---- Line: ----

This plan must be used with the attached ‘Symbols’ document.

Date Requested: 18/11/2022
Job Reference: 27654683
Site Location: 597771 263370
Requested by:
Miss Abigail Spiers
Your Scheme/Reference: Elmswell

Scale: 1:500 (When plotted at A3)

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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.

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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.

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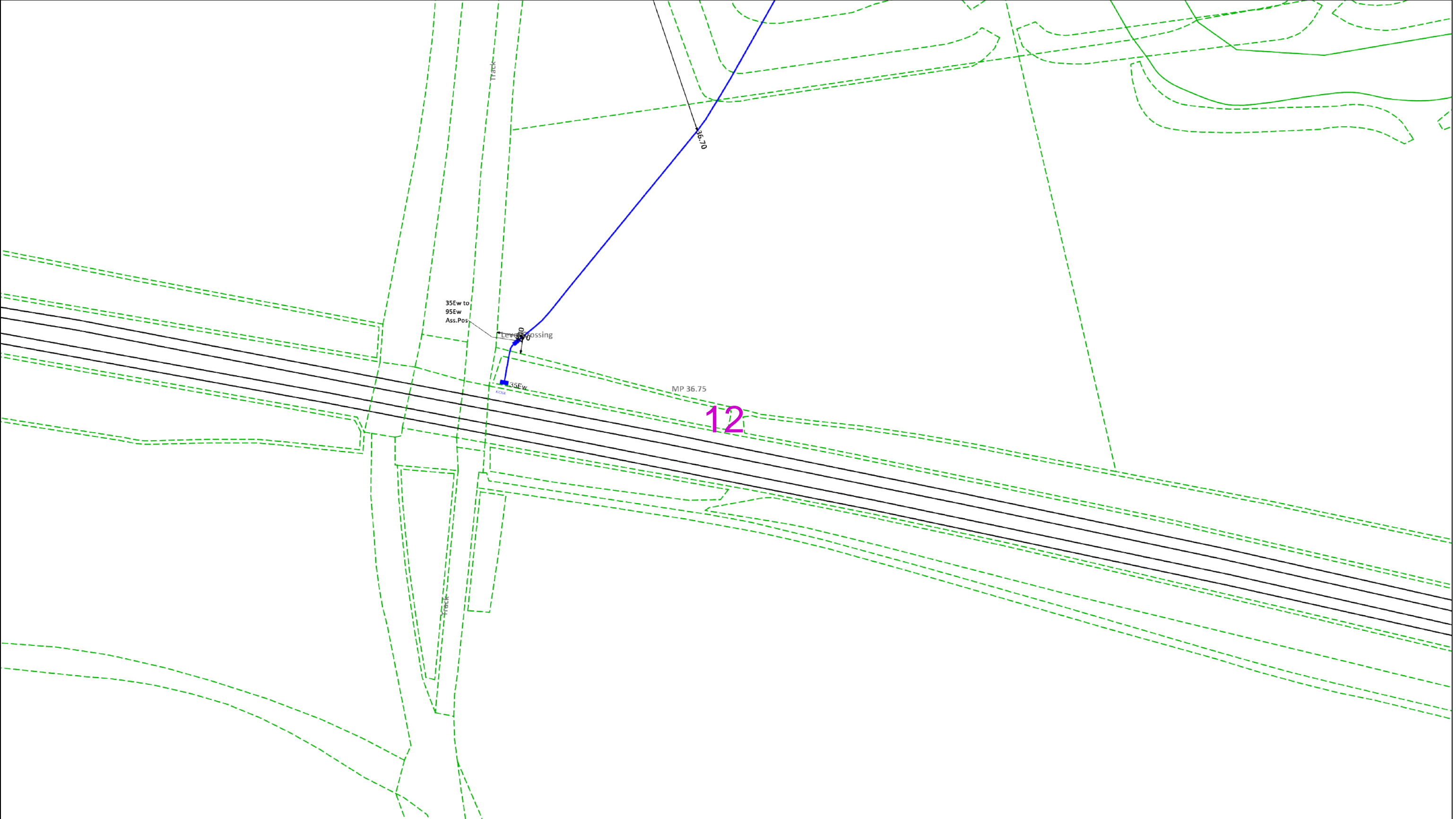
UK Power Networks

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EMERGENCY - If you damage a cable or line
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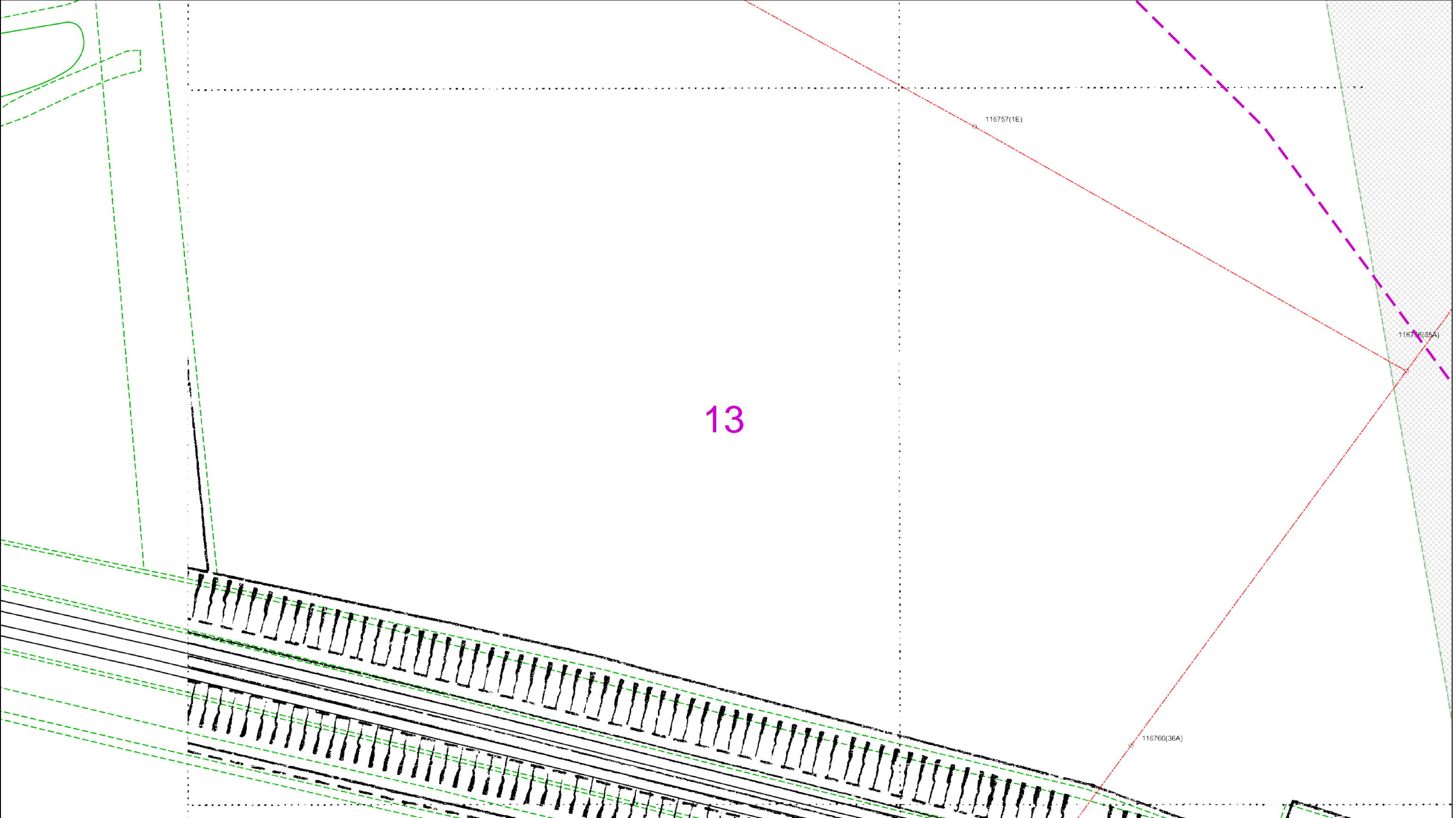
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<div>02550metres</div> <div>Dig SitesArea: Line:</div> <div>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</div>		<div></div> <div></div>
<div>This plan must be used with the attached ‘Symbols’ document.</div> <div>Date Requested: 18/11/2022 Job Reference: 27654683 Site Location: 597771 263370 Requested by: Miss Abigail Spiers Your Scheme/Reference: Elmswell</div> <div>Scale: 1:500 (When plotted at A3)</div>	<div>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.</div> <div>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.</div>	<div><div>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</div><div></div><div>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</div></div>
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LOOK OUT

LOOK UP

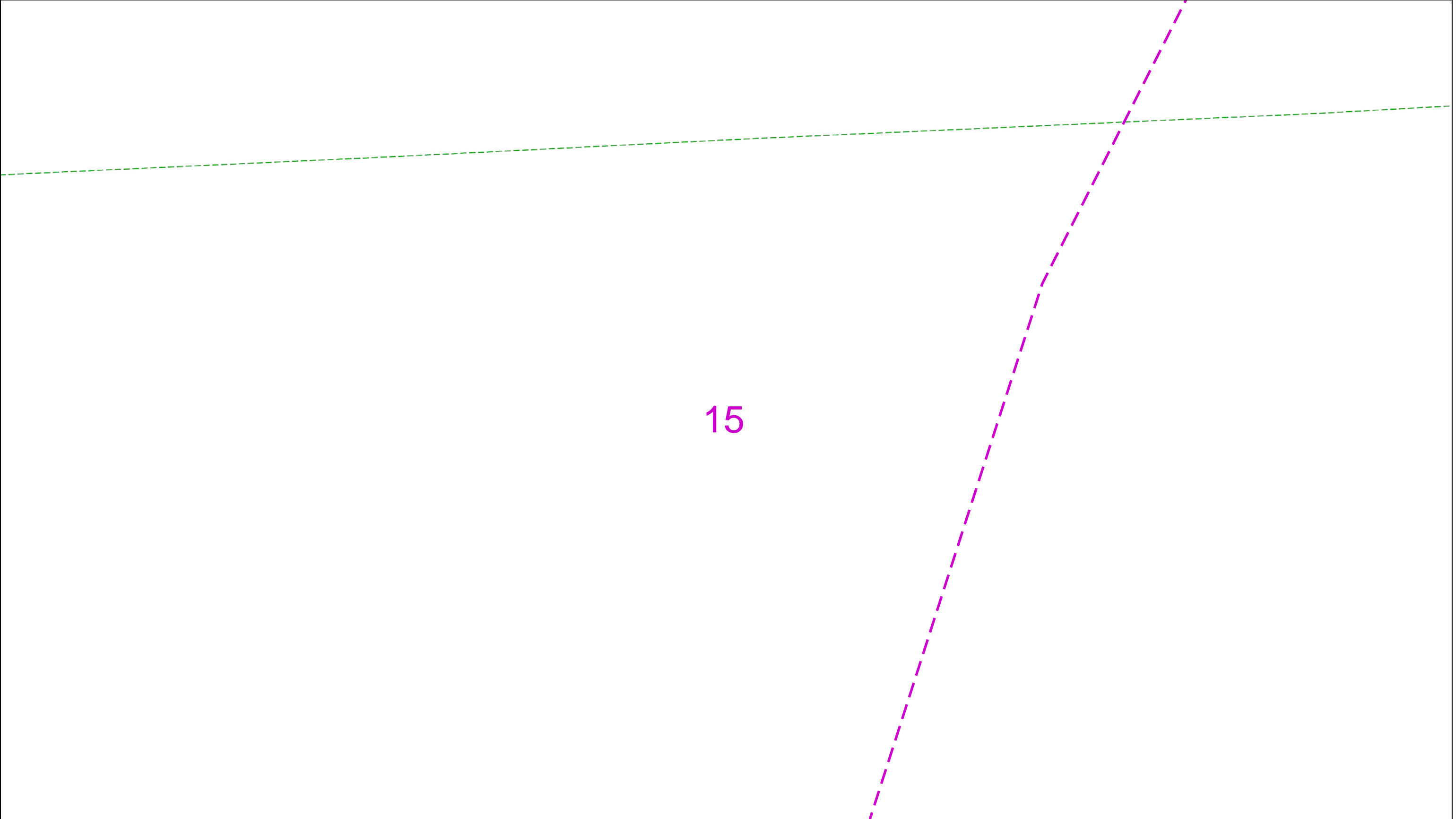
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