

## UTILITIES APPRAISAL

Proposed Development

Land off 52 New Street  
Ash  
Wingham  
Kent  
CT3 2BN

Prepared for:  
Classicus Estates Limited

8<sup>th</sup> November 2022

Project Number:  
RMA-C2432



environmental planning consultancy

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# 1 INTRODUCTION

- 1.1 RMA Environmental Limited has been commissioned by ENTRAN on behalf of Classicus Estates Limited to undertake a Utilities Appraisal for a proposed development on land off 52 New Street in Ash, near Wingham, Kent, CT3 2BN.
- 1.2 The objective of this appraisal is to establish the presence of key utility services in relation to the site boundary and, also, to identify any potential constraints associated with the ability of the relevant utility provider to supply the proposed development. The appraisal has been based on the development of the site to provide a residential scheme.
- 1.3 The proposed development seeks outline planning permission with all matters reserved (except for access) for the demolition of existing buildings, including 51-53 Sandwich Road, and the erection of up to 52 new homes, including affordable, access from New Street and Sandwich Road, together with associated parking, open space, landscaping, drainage and associated infrastructure.
- 1.4 A search of utilities and services located on or close to the site has been undertaken to inform the layout design. This was achieved through the provision of a Groundsure Essentials Utilities Search Report (refer to Appendix A).
- 1.5 Utility plans (refer to Figures 1.1 and 1.2) have been prepared which summarise the location of services within and immediately adjacent to the application site. It is noted that mapping provided by affected utilities owners is not exhaustive; unmapped infrastructure may still be located within the site boundary that has not been identified during this search.
- 1.6 The following subsections provide details of the availability and any potential capacity issues that might exist for the following services:
  - mains water supply;
  - sewerage;
  - gas;
  - electricity; and
  - telecommunications.
- 1.7 It has been concluded that all principal services are available in the local area. Some of the available services may require further studies to be carried out to confirm that there is sufficient capacity in the local area and to identify any abnormal costs for the development.

## 2 UTILITIES APPRAISAL

### Public Water Mains Infrastructure

#### Within the Site

- 2.1 Southern Water mapping identifies that no public water main infrastructure is located within the site boundary (refer to Figure 1.1).

#### Adjacent to the Site

- 2.2 Existing distribution public water main infrastructure is located to approximately 2 m to the north of the site along Sandwich Road, approximately 5 m to the south along New Street and approximately 18 m to the east of the site along Pippin Close (refer to Figure 1.1).
- 2.3 It is considered that easements with respect to the surrounding potable water network would not affect the layout of the proposed development.

### Surface Water and Foul Sewerage Infrastructure

#### Within the Site

- 2.4 Southern Water mapping identifies that no sewer infrastructure is present within the site and, therefore, easements will not need to be considered for the proposed development (refer to Figure 1.1).

#### Adjacent to the Site

- 2.5 A 150 mm public foul sewer is located approximately 3 m to the south along New Street.
- 2.6 A 100 mm foul rising main is located approximately 6 m to the north along Sandwich Road. A 150 mm public foul sewer is located approximately 1 m to the north of the site however, the section of sewer located close to the site is abandoned and would not require easements.
- 2.7 A 225 mm public surface water sewer located approximately 70 m to the north-west and discharges into a watercourse approximately 75 m to the north-west of the site.
- 2.8 Southern Water mapping further indicates that a 150 mm public foul sewer and a 900 mm public surface water sewer are located along Pippin Close approximately 20 m to the east and a 150mm public foul sewer is located approximately 25 m to the east within a residential area.
- 2.9 It is anticipated that applicable easements for these sewers would not affect the layout of the proposed development. It is concluded that links to surface water and foul infrastructure are available however, it is recommended that Southern Water are consulted further to establish if there is sufficient capacity in the local network and suitable connection points for the development.

## Gas Infrastructure

### Within the Site

- 2.10 Southern Gas Network mapping identifies that no gas infrastructure is present within the site and, therefore, easements will not need to be considered for the proposed development (refer to Figure 1.1). There may be private service pipes for the existing buildings in the southern part of the site; however, the exact location of these pipes can be determined at a later stage.

### Adjacent to the Site

- 2.11 Low pressure (LP) gas infrastructure is located along the roads surrounding the site including Sandwich Road to the north, New Street to the south and Cherry Garden Lane to the west of the site.
- 2.12 Southern Gas Network mapping further indicates that Medium Pressure (MP) gas infrastructure is located approximately 4 m to the south along New Street.
- 2.13 It is anticipated that any easements for gas infrastructure adjacent to the site would not affect the proposed development layout.

### Capacity

- 2.14 It is concluded that links to gas infrastructure are available for the development; however, network reinforcement outside the site boundary may be required. It is recommended that Southern Gas Network is consulted further to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.

## Electricity

### Within the Site

- 2.15 UK Power Network mapping identifies that low voltage electricity infrastructure cables are located within the site along the northern and southern boundaries and a service cable connected to 52 New Street is located within the site near the southern boundary (refer to Figure 1.1).
- 2.16 As a result of electricity infrastructure being present within the site, easements or diversions will need to be considered for the proposed development.

### Adjacent to the Site

- 2.17 UK Power Network mapping has identified that electricity infrastructure cables are located approximately 30 m to the north-west of the site, adjacent to the southern boundary and within the residential development approximately 20 m to the east.
- 2.18 Electricity infrastructure cables surround the site along Sandwich Road, New Street and Cherry Garden Lane.

### Capacity

- 2.19 It is concluded that electricity connections are available for the development; however, network reinforcement may be required. Detailed consultation with UK Power Network will be carried out when the exact power requirements of the proposed development have been quantified to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.

## **Telecommunications**

### Within the Site

- 2.20 Telecommunications mapping was received from Openreach (BT infrastructure). Mapping indicates that no telecommunications infrastructure is present within the site and, therefore, easements will not need to be considered for the proposed development (refer to Figure 1.1).

### Adjacent to the Site

- 2.21 Telecommunications mapping has identified that there is Openreach infrastructure located along Sandwich Road, Cherry Garden Lane and New Street to the north, west and south. Furthermore, Openreach telecommunications infrastructure is located approximately 2 m to the north-east within a residential area.
- 2.22 It is considered that easements for adjacent telecommunication infrastructure would not affect the proposed development; however, this will be confirmed prior to works commencing through further consultation with Openreach.

### Capacity

- 2.23 It is concluded that telecommunications links are available for the site; however, network reinforcement may be required. Detailed consultation with Openreach will be required when the exact requirements of the proposed development have been quantified to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.



### 3 SUMMARY AND CONCLUSIONS

- 3.1 Table 3.1 provides a summary of the availability of key services and the recommended actions to be undertaken in order to fully establish any abnormal infrastructure costs that would be required to ensure sufficient capacity is available to serve the development.

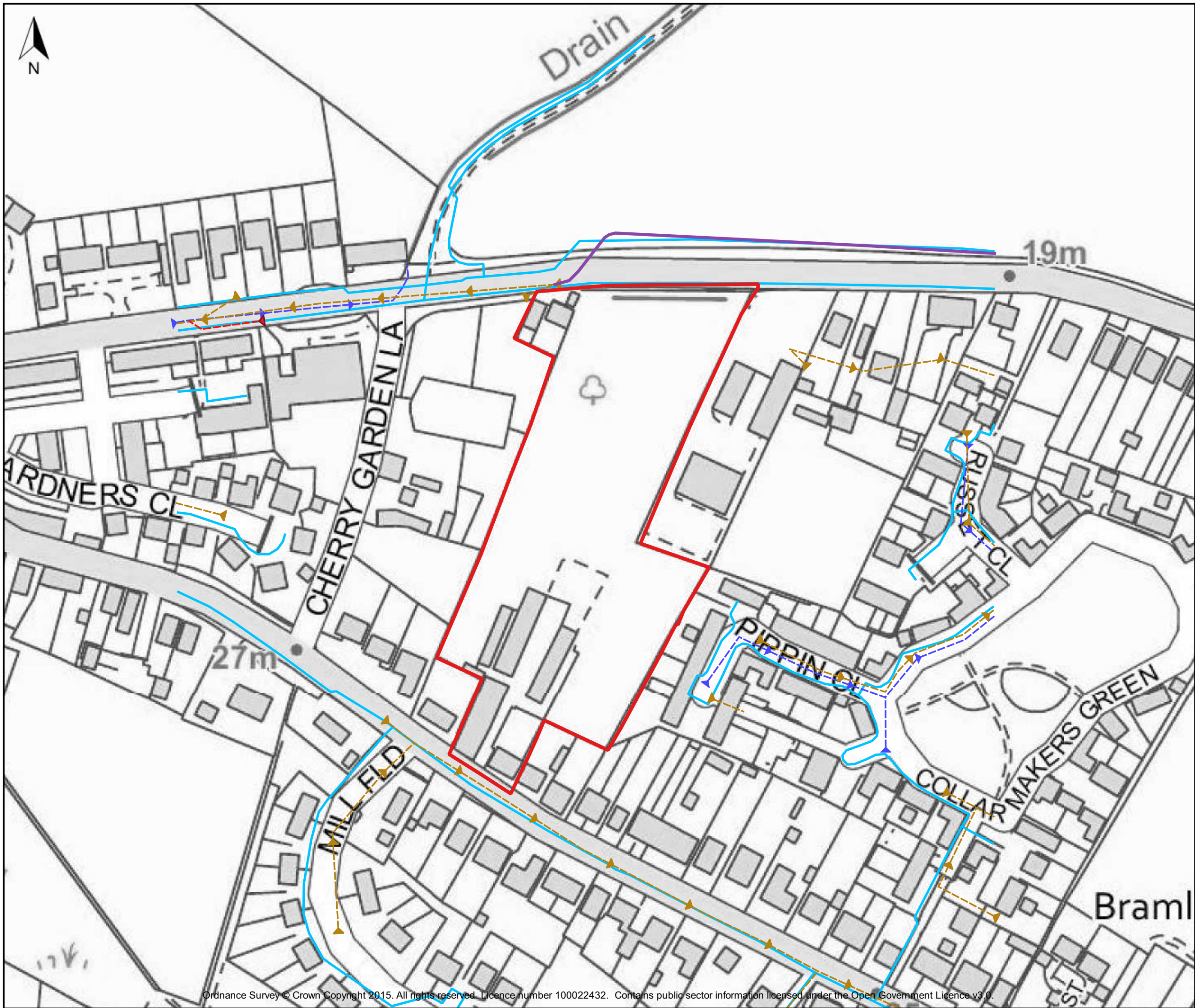
**Table 3.1: Summary of Utilities Appraisal**

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
Mains water	Southern Water mapping identifies that no public water main infrastructure is located within the site boundary.  Existing distribution public water main infrastructure is located to the north of the site along Sandwich Road, approximately 5 m to the south along New Street and approximately 18 m to the east of the site along Pippin Close.	Connections can be made to mains infrastructure surrounding the site.  Network reinforcement outside the site boundary may be required.	Southern Water should be consulted at the detailed design stage to establish costs of providing new on-site water mains to serve the development.
Sewerage	Southern Water mapping identifies that no sewer infrastructure is present within the site.  Public foul sewers and surface water sewers are located to the north, north-west and south of the site along Sandwich Road and New Street.	Consultation should be undertaken with Southern to determine if there is sufficient capacity within the surface water and foul sewers to supply the proposal and suitable connection points.	It is recommended that Southern Water should be consulted during the planning application to determine the capacity of the local sewerage network.
Gas	Southern Gas Network mapping identifies that no gas infrastructure is present within the site.  LP gas infrastructure is located along the roads surrounding the site including Sandwich Road to the north, New Street to the south and Cherry Garden Lane to the west of the site.  Southern Gas Network Mapping further indicates that MP gas infrastructure is located approximately 4 m to the south along New Street.	Gas links are available for the site but network reinforcement outside the site boundary may be required.	Consultation should be undertaken with Southern Gas Networks with regard to the availability of gas for the development once the exact requirements are quantified.
Electricity	UK Power Network mapping indicates identifies that low voltage cables are located within the site along the northern and southern	Easements or diversions for electricity infrastructure will need to be considered for the cables within the site.	Consultation should be undertaken with UK Power Networks with regard to easements during the construction phase of the development and the supply

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
	<p>boundaries and a service cable connected to 52 New Street is located within the site near the southern boundary.</p> <p>UK Power Network mapping has identified that electricity infrastructure is approximately 30 m to the north-west of the site, adjacent to the southern boundary and within the residential development approximately 20 m to the east.</p> <p>Electricity cables surround the site along Sandwich Road, New Street and Cherry Garden Lane.</p>	<p>Electricity connections are available for the development; however, network reinforcement may be required.</p>	<p>of electricity to the development once the exact requirements are quantified.</p>
Telecoms	<p>Telecommunications mapping was received from Openreach). Mapping indicates that no telecommunications infrastructure is present within the site.</p> <p>Telecommunications mapping has identified that there is Openreach infrastructure located along Sandwich Road, Cherry Garden Lane and New Street to the north, west and south. Furthermore, Openreach telecommunications infrastructure is located approximately 2 m to the north-east within a residential area.</p>	<p>It is considered that easements for adjacent telecommunication infrastructure would not affect the proposed development; however, this will be confirmed through further consultation with Openreach.</p> <p>Network reinforcement outside the site boundary may be required.</p>	<p>Consultation should be undertaken with Openreach with regard to the easements for the infrastructure within the site and for the supply of telecoms to the development once the exact requirements are quantified.</p>

## ***Figures***





- Key**
- Application Site
  - Water Main
  - Combined Sewer
  - Foul Sewer
  - Surface Water Sewer
  - Rising Main

Figure 1.1: **Sewerage and Water Mains Infrastructure**

Client: **Classicus Estates Limited**

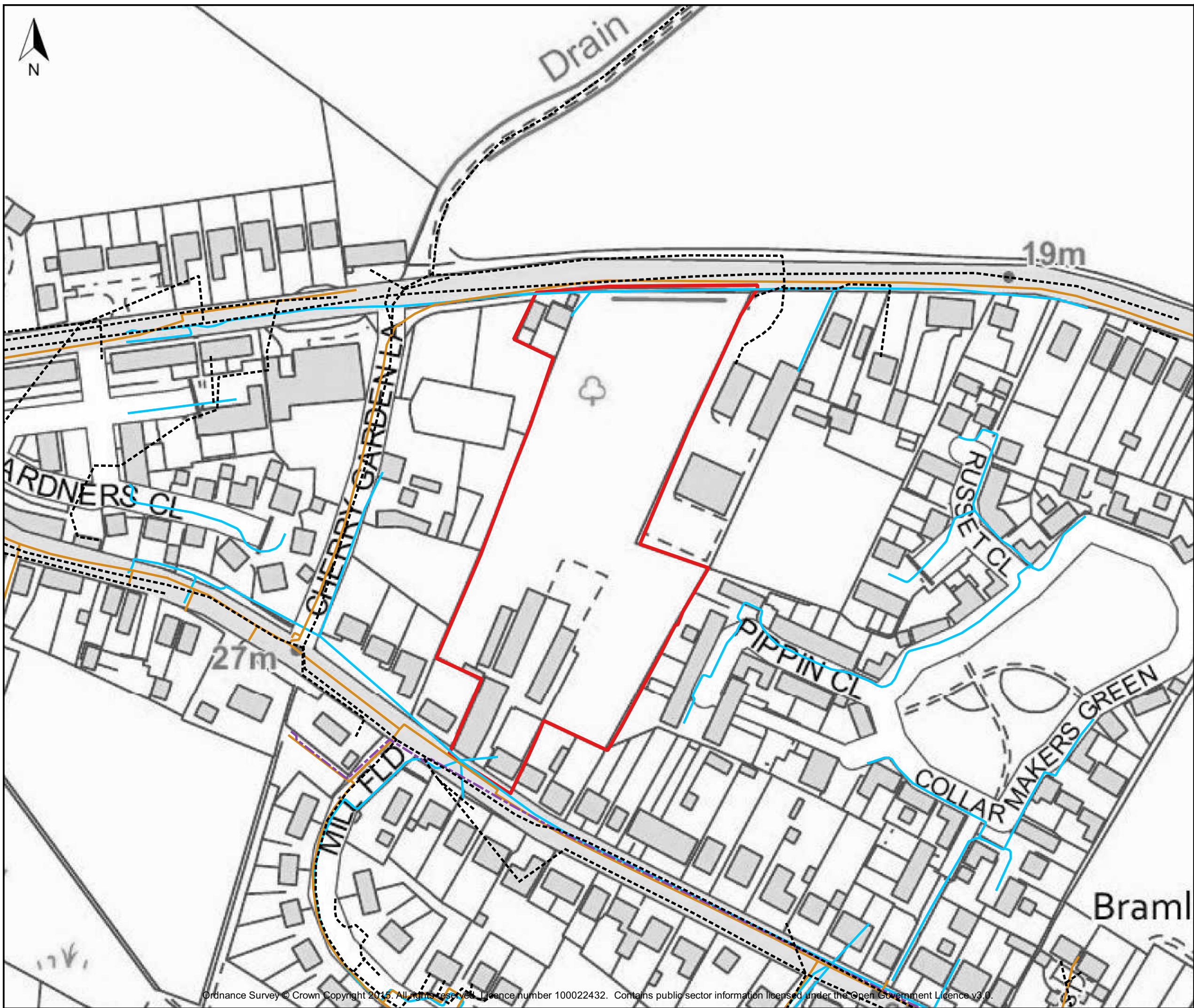
Project: **Ash Sandwich**

Project No.: **C2432**



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**Key**

- Application Site
- Low Pressure Mains
- Medium Pressure Mains
- Overground/Underground Electricity Infrastructure
- Telecommunication Infrastructure

Figure 1.2: <b>Electricity, Gas and Telecommunication Infrastructure</b>	
Client:	<b>Classicus Estates Limited</b>
Project:	<b>Ash Sandwich</b>
Project No.:	<b>C2432</b>



Drawn: RT	Checked: NY	Date: 08/11/2022	Scale: 1:1,500@A3
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## ***Appendix A: Groundsure Utility Search Report***



# Essentials Utility Search Report

**For the following location:**

629443.9501549547,158319.32037151905,

**Client:**

RMA Environmental Limited

**Co-ordinates:**

629443.950,158319.320

**Reference:**

GRS12523/estl\_GS-8970697

**Search Date:**

10/08/2022

**emapsite™** **Technics**  
Geospatial Consultant Surveyors

**LOCATION INTELLIGENCE**

To access Groundsure's market leading environmental solutions, please call **08444 159 000**,  
email **info@groundsure.com** or contact your authorised reseller.

**WWW.GROUNDSURE.COM**

Thank you for your Utility Search Report order. You have selected one of several report options developed to suit the specific needs of our different customers. The range comprises:

### Utility Essentials

The Utility Essentials report gives visibility of the 5 key services – Gas, Electric, Water, Sewage and British Telecom, supplied for areas of up to 25 hectares. The Essentials report is ideal for remote sites where only the main utilities providers are likely to be present or projects where the aim is merely to check the availability of the main utilities e.g. in the planning stages of a new development. All available information is collated and delivered as a single report in 5 working days with any outstanding information being delivered as soon as it is available.

### Utility Premium

The Utility Premium report provides comprehensive information about all services affecting your site, including: Gas and Oil Pipelines; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks. This report is ideal when comprehensive information is required for your site, ensuring you are managing your risk and avoiding expensive delays. Supplied for areas of up to 25 hectares, all available information is gathered, collated and supplied as a single report within 10 working days, with any outstanding information being delivered as soon as it is available. Please note, a search of Vtesse Networks Ltd is not included in this report. If you require a Vtesse Networks Ltd search this is available through our Utility Singles Telecoms report.

### Utility Fast-track

The Utility Fast-track report delivers all the information of a Premium report (Gas and Oil Pipelines; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks) but with all available supplier responses being collated in a report and delivered to you within 5 working days, with any outstanding information being delivered as soon as it is available. Please note, a search of Vtesse Networks Ltd is not included in this report. If you require a Vtesse Networks Ltd search this is available through our Utility Singles Telecoms report.

### Utility Singles

Our Utility Singles reports enable you to request data for a single utility type. You can order Gas, Water & Sewerage, Electricity or Telecoms as an individual search. This is a cost-effective way to obtain relevant information if you only need to check the availability/position of a particular utility in order to plan a new development or make changes to an existing development. Supplied for areas of up to 25 hectares\*, all available information is gathered, collated and supplied as a single report within 10 working days, with any outstanding information being delivered as soon as it is available.

\*Telecom report with Vtesse is limited to a maximum radius of 250m.



## UTILITY REPORT CONTENT & INFORMATION

### 1 Purpose of Utilities Report

The Utilities Report is intended to be for project planning and feasibility only. It is not suitable to be used for construction or excavation purposes. The existence of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification in this regard.

### 2 Compilation of the Utilities Report

The Utilities Report is a compilation of Utility Company record plans. These are obtained via application to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The quality of the plans therefore varies. A quality assured process is followed for each report. This requires that it is checked at different stages during the process before being subjected to a final assessment prior to issue.

### 3 Limitations and Accuracy of the data

Each Utility Company has its own disclaimer statement in respect of the information they provide. They do not guarantee or provide a warranty for the data. The Utility Company disclaimers should be referred to when considering the accuracy and completeness of the data. Generally the plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant in a given area.

Some Utility Companies only show main utilities. Therefore service pipes or cables may not be shown on the plans but they may be present on the site.

Some Utility Companies state that the utilities may deviate from the route and position shown on the plans.

Due to the time delay between installation of, or repair or upgrading of utilities and the subsequent updating of the Utility Companies plans, it should be noted that there could be utilities present that are not shown on the plans.

The user shall make further enquires and investigations to satisfy himself as to the adequacy of the plans and position of the utilities. The exact position of the utilities should be verified by the use of suitable detecting devices and safe digging practices in accordance with HS(G)47. Further advice on the location of the utilities should be requested from the owner.

### 4 Completeness

Whilst every effort is made to locate all Utility Companies in a given area, due to the sensitive or restrictive nature of certain sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee to provide details on all utilities in a given area.

### 5 Date

Due to the Utility Companies plans being regularly changed and updated, the Utility Report is only valid at the time of production.

### 6 Liability

For the reasons given in 1 – 5 above neither emapsite Ltd nor Technics Group Limited (trading name of Subtechnics Limited) can accept any liability for or offer any guarantees for the report or the content. No representation is made by either emapsite Ltd and/or Technics Group Limited as to the accuracy, completeness, sufficiency or otherwise of this report.

### 7 Copyright

The copyright of the Utilities Report remains with Technics Group Limited and may not be copied nor communicated using any method either in whole or in part without the prior written consent of Technics Group Limited.

### 8 Assignment

The Utility Report cannot be assigned to any other party without the prior written consent of Technics Group Limited.

## Terms and Conditions

The Terms and Conditions should be read in conjunction with the 'Report Content & Information' sheet. The content of the 'Report Content & Information' sheet forms part of the Terms and Conditions.

### 1. Disbursements

- 1.1. Several Utility Companies charge for either searching to determine if they have any plant or for providing plans. These charges are included in the cost of Utility Essentials, Utility Premium and Utility Fast-track Reports, and are not charged as extra. Utility Singles Reports do not include disbursement charges and these will be charged as extra to the client at cost. The client will be made aware of any applicable charges prior to finalisation of purchase.
- 1.2. The Utility Companies that make a charge or the charges themselves may be changed or updated without notification to the client.

### 2. Turnaround times

- 2.1. Whilst every effort is made to produce the reports as quickly as possible we are reliant on the Utility Companies to provide us with the plans and/or data. Depending on the product purchased, generally reports are completed within approximately 5 to 15 working days.
- 2.2. No guarantees can be made regarding the time taken to complete the report.

### 3. Limitation of Liability

- 3.1 Technics Group Ltd (trading name of Subtechnics Limited) and/or emapsite Ltd will make all reasonable endeavors to provide the Utility Report within the stated time period and shall not be liable for any delay arising because of any act, omission or delay of any Utility Company.
- 3.2 The Utility Companies have no liability to Technics Group Ltd and/or emapsite Ltd in relation to the provision of information, plans and/or data or the omission of or to provide such information, plans or data. Therefore Technics Group Ltd and/or emapsite Ltd shall have no liability to a Client for the information, plans and data contained in a Utilities Report.
- 3.3 Technics Group Ltd and/or emapsite Ltd shall have no liability in relation to any Utilities Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, costs, damages, charges or expenses.

### 4. Cancellation Policy

- 4.1. We are unable to cancel the order once finalised.

### 5. Force Majeure

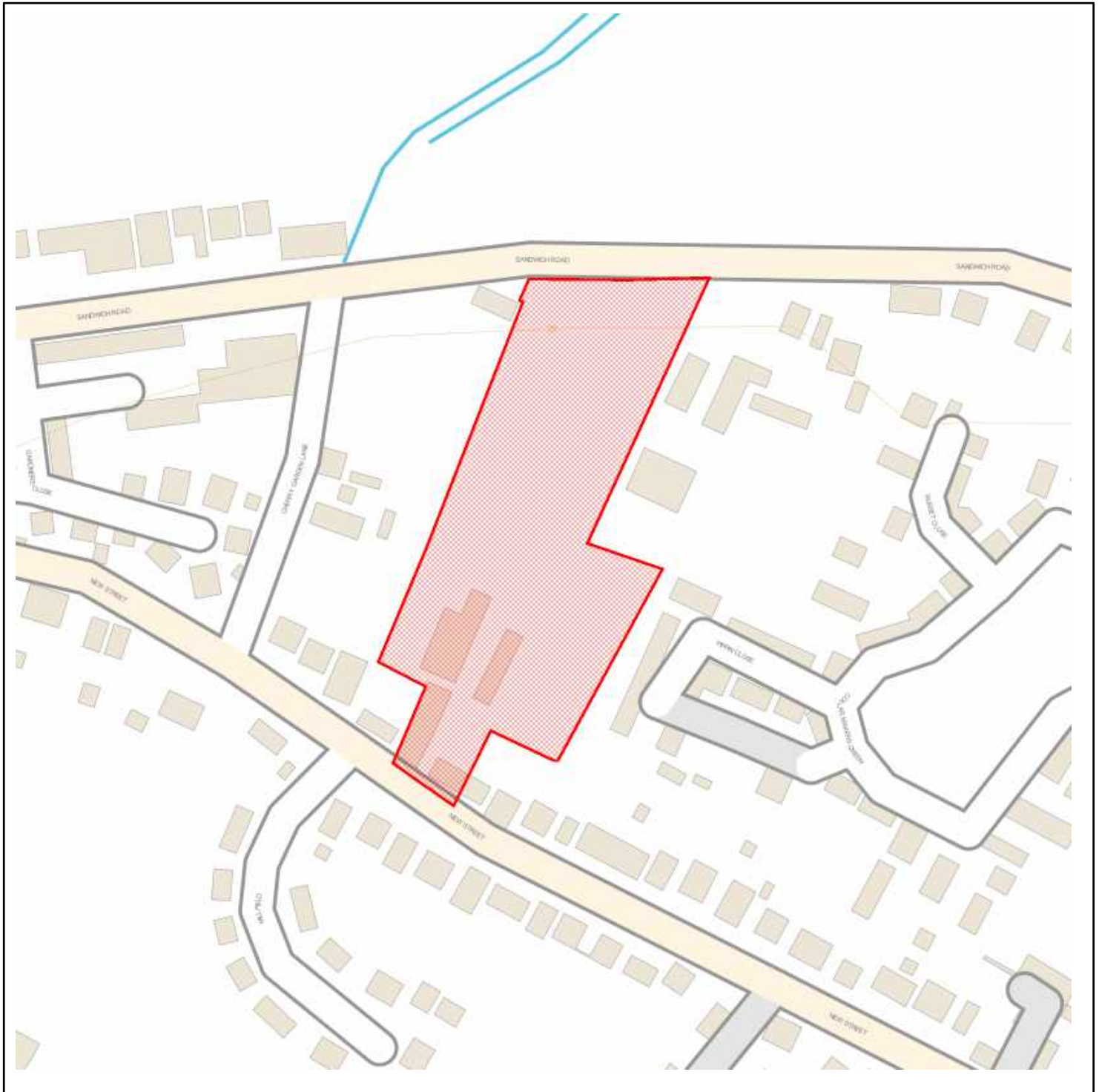
Technics Group Ltd and/or emapsite Ltd will have no liability to the Client if it is prevented from or delayed in performing its obligations in connection with producing the Utilities Report by any act, event, omission, accident or incident beyond its reasonable control. These include but are not limited to:- any form of industrial dispute, strike or lock-out, breakdown or failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, accident, incident, breakdown of plant, machinery or electronic system, fire or flood.

### 6. Governing Law

The Governing Law and Jurisdiction of these Terms and Conditions, any Contract or Agreement are governed by and construed in accordance with the laws of England and Wales. The courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these Terms and Conditions, any Contract or Agreement.

# Site Location Plan

Our Ref                    GRS12523/estl\_GS-8970697  
Grid Reference        OSGB: 629443.950,158319.320



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

**Utility Company Underground Services Results Schedule**

Your Ref:                    estl\_GS-8970697

Our Ref:                    GRS12523

Address:                    629443.9501549547,158319.32037151905,

Grid Reference:            629443.950,158319.320

Postcode:

Author:                    Stephen Sawyer

Search Date:                10/08/2022

Utility Company	Responses	Outcome
Electricity		
UK Power Networks	4	Affected
Gas		
SGN	6	Affected
Telecoms/Cable		
BT Openreach	1	Affected
Water and Sewers		
Southern Water	2	Affected

# Electricity

Our Ref: 26633367      Your Ref: GRS12523

Wednesday, 17 August 2022

Stephen Sawyer  
Technics House Merrow Business Park  
Guildford  
Surrey  
GU4 7WA

Dear Stephen Sawyer

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

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

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

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

Plan Provision  
0800 056 5866





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

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

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

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

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

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





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

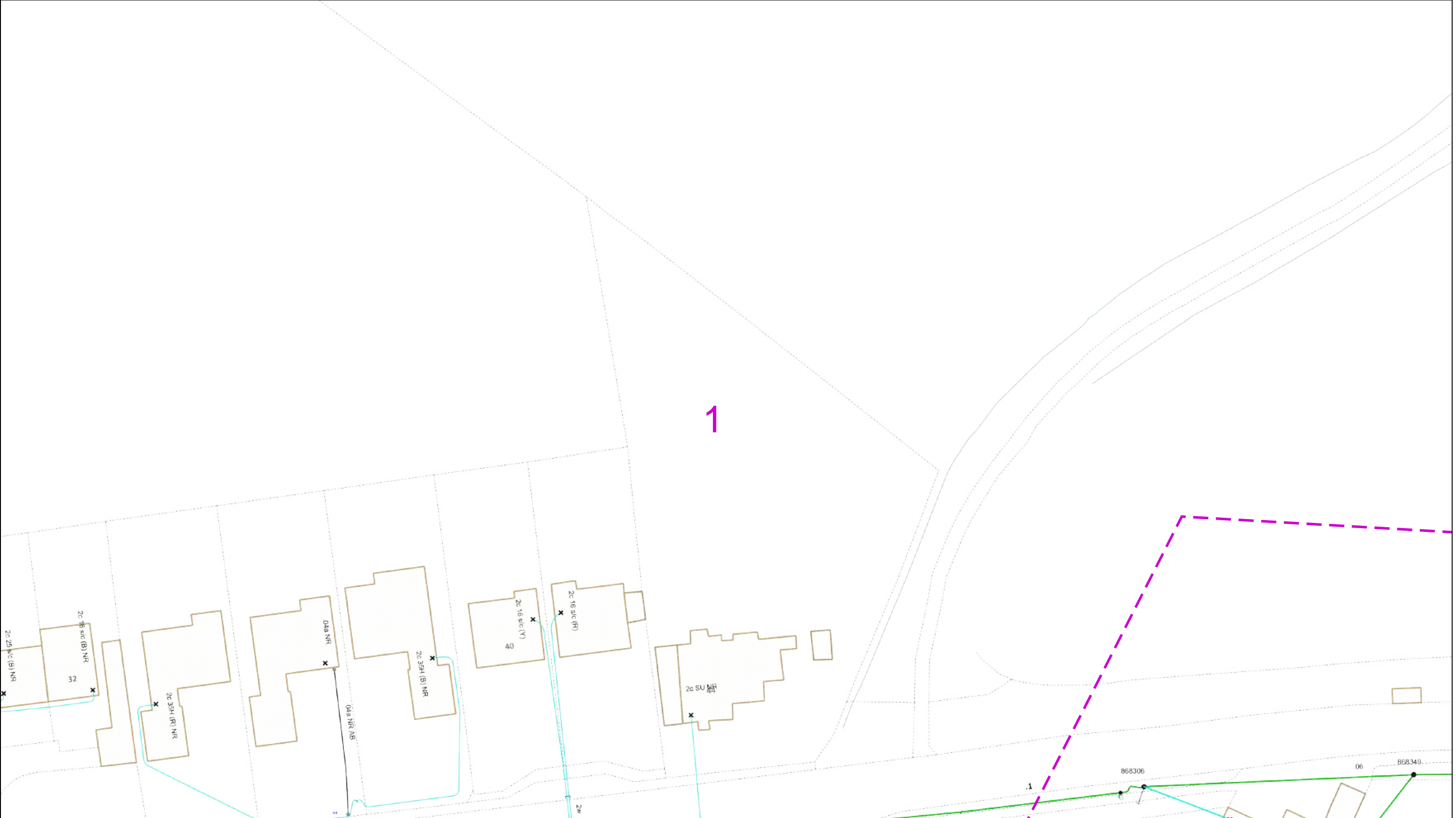
The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

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

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







0 25 50

metres

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: 17/08/2022  
Job Reference: 26633367  
Site Location: 629300 158143  
Requested by:  
Mr Stephen Sawyer  
Your Scheme/Reference: GRS12523

Scale: 1:500 (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.

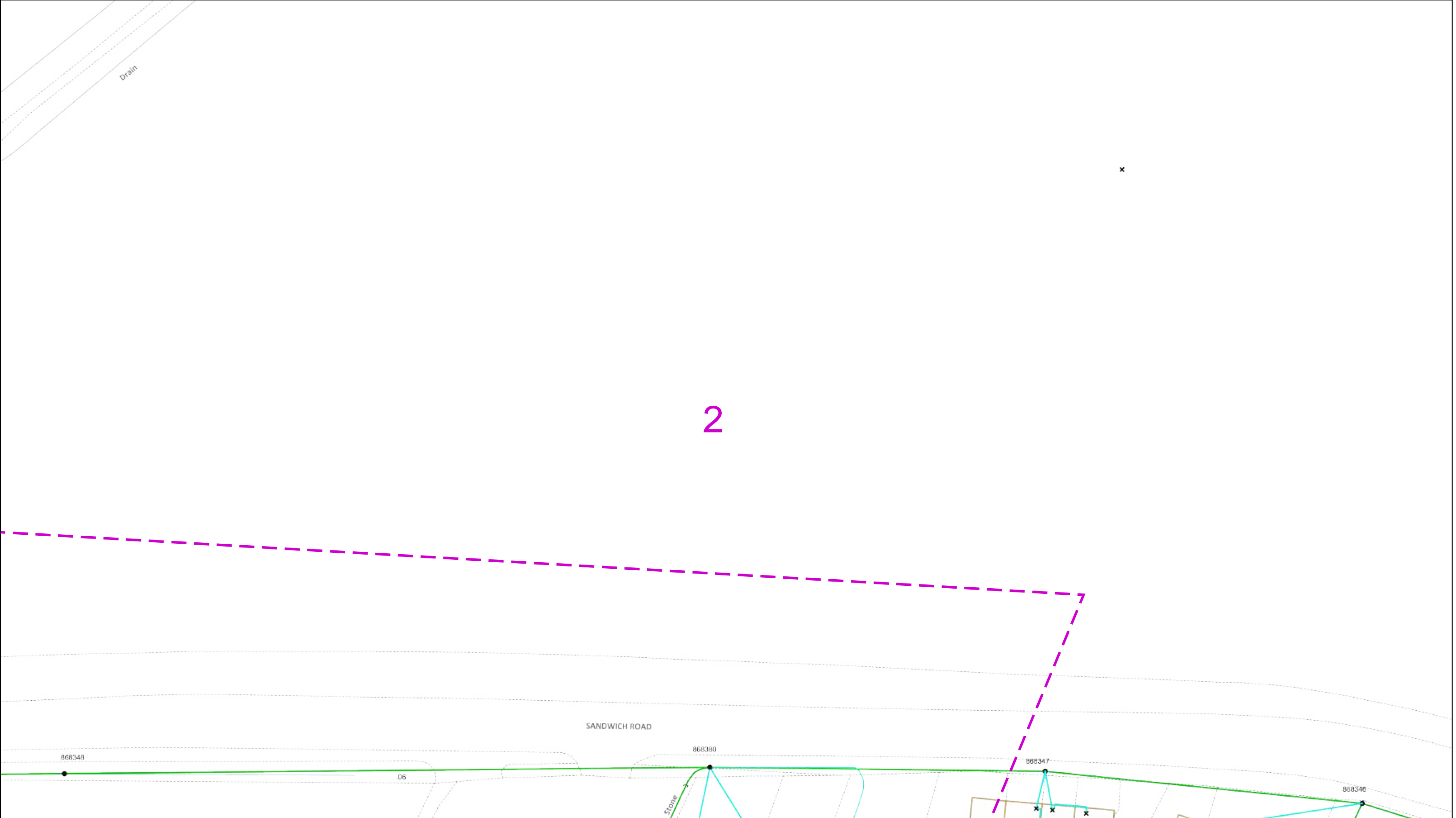
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IF IN DOUBT - ASK!  
PHONE 0800 056 5866  
EMERGENCY - If you damage a cable or line  
Phone 0800 783 8838  
(24hrs) URGENTLY

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.



2

0

25

50

metres

Dig Sites

Area:

Line:

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Date Requested: 17/08/2022

Job Reference: 26633367

Site Location: 629300 158143

Requested by: Mr Stephen Sawyer

Your Scheme/Reference: GRS12523

Scale: 1:500 (When plotted at A3)

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EMERGENCY - If you  
damage a cable or line  
Phone 0800 783 8838  
(24hrs) URGENTLY

LOCK OUT

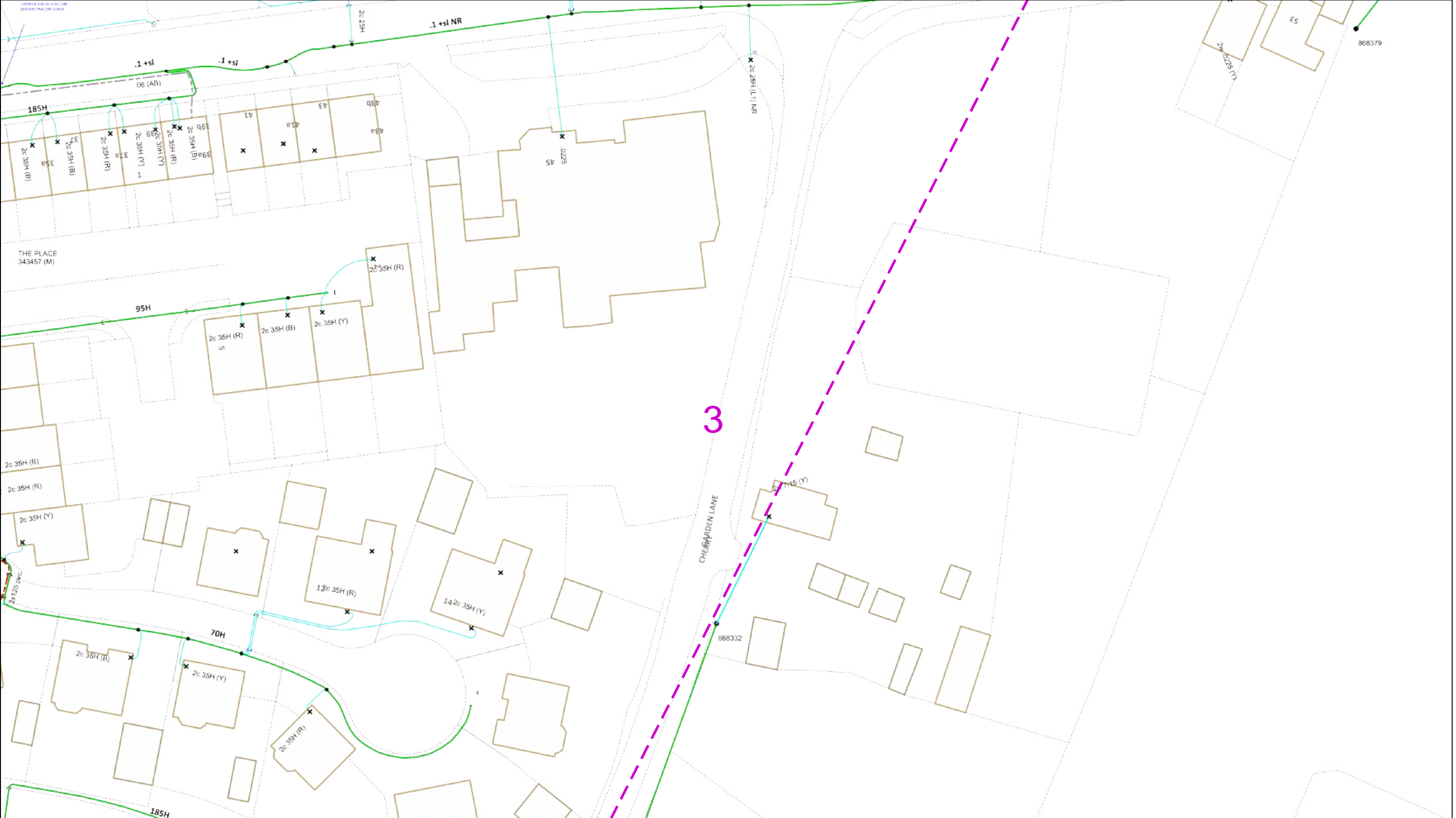
LOCK UP

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UK Power Networks



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0 25 50

metres

Dig Sites

Area:  Line: 

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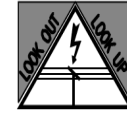
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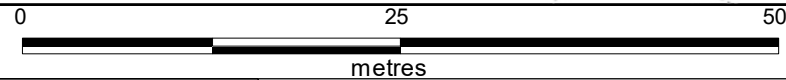
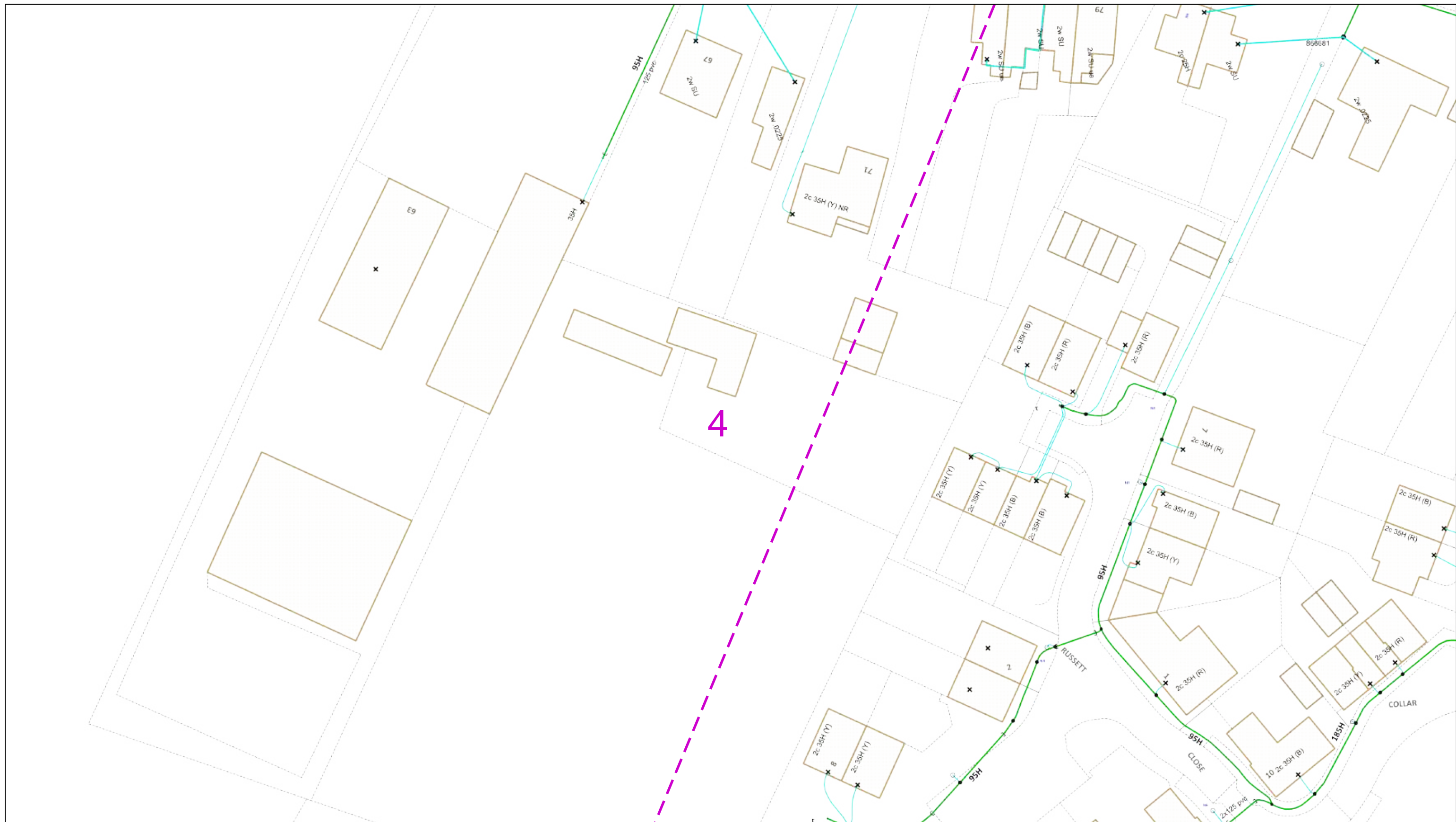
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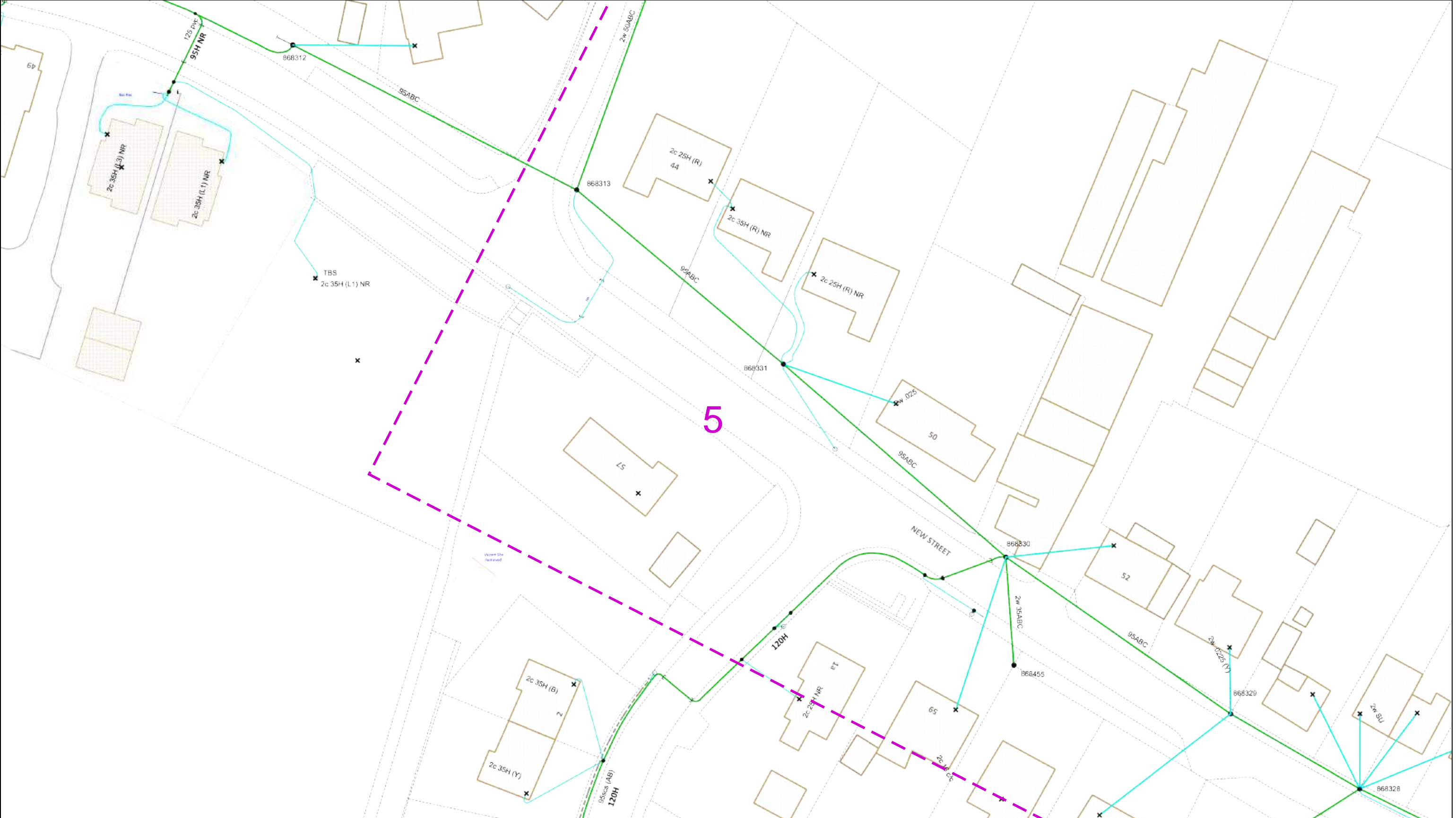


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<p>0 25 50 metres</p> <p>Dig Sites Area: Line:</p> <p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>				
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 17/08/2022 Job Reference: 26633367 Site Location: 629300 158143 Requested by: Mr Stephen Sawyer Your Scheme/Reference: GRS12523</p> <p>Scale: 1:500 (When plotted at A3)</p>	<p>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.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>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.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>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.</p> <p>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.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p>	<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>
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# UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

All you need to do is:

1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



Thank you for making the area a safer place to dig.

**UK Power Networks, working with LSBUD**



# Network Records NetMAP Symbols Booklet - South East England

**Version 1.2**

Released October 2010

Always check with your local Network Records office or the UK Power Networks server to ensure that you are using the most up to date copy of this booklet - Tel: 08000 565866

## Index:-

Page no:	Contents:
1	Guidance notes.
2	The area covered by this guide.
3	<u>1:500 (&amp; 1:1250) view</u>
	Scenery.
4	Scenery (UK Power Networks use only).
7	Primary distribution line route (EHV).
8	Secondary distribution cables (HV/LV).
9	Secondary distribution cable terminology.
12	Cable ducts.
13	Poles.
14	EHV, HV and LV sites.
15	Joints.
16	Street furniture
17	Miscellaneous.
18	Connectivity.
19	Abbreviations.
20	Cable phasing.
21	Operational status colours.
22	<u>1:2500 view</u> (UK Power Networks use only).
	Notes.
23	Primary distribution line route.
24	Secondary distribution cables.
25	Primary and secondary sites.
27	Switch types.
28	<u>1:10000 view</u> (UK Power Networks use only).
	Notes.
29	Secondary distribution cables.
30	Primary and secondary sites.



## Guidance notes.

### **Important notice:**

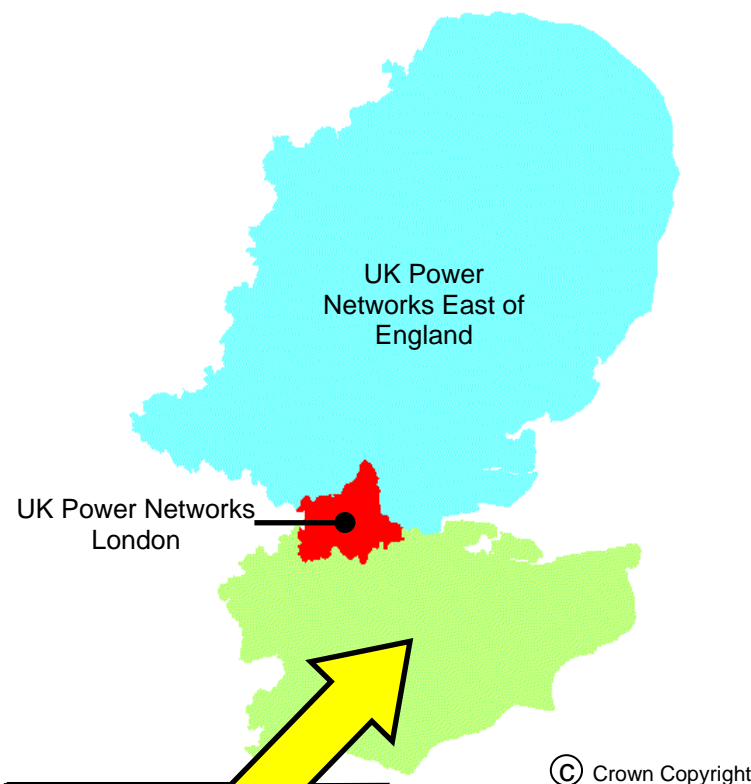
If you do not understand the NetMAP record that you are using, please contact the UK Power Networks Network Records team for guidance on  
**Tel: 08000 565866.**

- The position of apparatus shown on NetMAP is believed to be correct, but the original landmarks may have altered since the apparatus was installed.
- It must be assumed that there is at least one service to each property, lamp column, street sign etc.
- Third party cables are not usually shown.
- When viewed in black and white, the line-style indicates the voltage.
- All LV cables are 4 core and all HV cables are 3 core – unless otherwise stated.
- All cables are copper – unless otherwise stated.



**Plan Provision Team  
and CableWatch  
Fore Hamlet  
Ipswich  
Suffolk IP3 8AA  
Tel: 08000 565866**





## **The area covered by this guide:**










**UK Power Networks  
South East England.**  
This is the only area  
where this booklet  
applies

## 1:500 (& 1:1250) view

### Scenery








NetMAP system	Description
	Secondary buildings and fence lines
	Building line
	Kerb line
	UK Power Networks / SPN licence boundary (not visible unless selected)

## Scenery for UK Power Networks use only - boxed in red









NetMAP system	Description
 Inset Network – Contact xxxx IDNO for further information	Area of inset network - not the asset of UK Power Networks (only visible to UK Power Networks and their immediate contractors)
	Proposed Cross Rail route (only visible to UK Power Networks and their immediate contractors)
	High pressure pipelines in the general vicinity (only visible to UK Power Networks and their immediate contractors)
Note: Pipelines are only viewable on NetMAP by UK Power Networks staff and their immediate contractors. Do not carry out any excavation without consent from the relevant agency - legally protected high pressure petroleum products pipeline route in the general vicinity - consult <a href="http://www.linewatch.co.uk">www.linewatch.co.uk</a> for contacts and guidance. Pipeline contact numbers can also be found on the intranet – out of hours, contact our Control Centre.	
	Water - surface water (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 1 (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 2 (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 3 (only visible to UK Power Networks and their immediate contractors)

section continued on next page




## Scenery for UK Power Networks use only - boxed in red

NetMAP system	Description
	Historical - Scheduled Monuments (only visible to UK Power Networks and their immediate contractors)
	Historical - Parks and Gardens (only visible to UK Power Networks and their immediate contractors)
	Historical - Areas of Archaeological Potential (AAP) (only visible to UK Power Networks and their immediate contractors)
	Nature - Ramsar Wetlands of International Importance (only visible to UK Power Networks and their immediate contractors)
	Nature - Special Area of Conservation (SAC) (only visible to UK Power Networks and their immediate contractors)
	Nature - Special Protected Area (SPA) (only visible to UK Power Networks and their immediate contractors)
	Nature - Site of Special and Scientific Interest (SSSI) (only visible to UK Power Networks and their immediate contractors)
section continued on next page	














## Scenery for UK Power Networks use only - boxed in red

NetMAP system	Description
	Nature - Local Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Nature - National Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Nature - Area of Outstanding Natural Beauty (AONB) (only visible to UK Power Networks and their immediate contractors)
	Nature - National Park (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - very high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - medium sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - low sensitivity (only visible to UK Power Networks and their immediate contractors)

## Primary distribution line route (1:500 view)

NetMAP system	Description
	275–400kV National Grid route
	132kV cable route
	33kV cable route
Approximate routes only – see separate record	

## Secondary distribution cables (1:500 view)

NetMAP system	Description
	11kV underground cable
	11kV overhead line
	6.6kV underground cable
	6.6kV overhead line
	<6.6kV underground cable
	<6.6kV overhead line
	LV underground cable
	LV overhead line
	Pilot cable
	LV street lighting (pl)
	Service overhead line
	Service underground
	Logical service connection



## Secondary distribution cable terminology (1:500 view)

### HV underground

sta (no text)	PILCSTA (paper insulated lead covered steel tape armour)
XLPE	PILCSWA (paper insulated lead covered steel wire armour)
bcs	XLPE (cross linked polyethylene) insulation
scs	CAS (corrugated aluminium sheath) belted construction
ua	CAS (corrugated aluminium sheath) with screened cores
c/c	PILC (paper insulated lead covered) unarmoured
Poly	Concentric cores
BOTES	Poly (polyethylene) insulation
of	BOTES – Board of Trade earth screen
33 kV design	Oil filled
ax	Constructed to 33 kV specification
cx	Triplex with aluminium conductor
	Triplex with copper conductor

### HV overhead

(no text)	Bare open wire
pvc	Open wire PVC covered
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
+ew	Open wire with extra earth conductor
ccc	Compact covered conductor

### Overhead line materials

sca	Steel cored aluminium
cc	Cadmium copper
st	Steel
sil	Simalec
ccs	Copper covered steel
cpl	Compactal

section continued on next page

## Secondary distribution cable terminology continued (1:500 view)

### LV underground mains and services

W	Waveform
We	Waveform with separate earth wire
H	Hybrid – copper neutral with aluminium phase conductor
He	Hybrid with separate earth wire
ua	PILC (paper insulated lead covered) unarmoured
(no text)	PILC (paper insulated lead covered) with/without armour
XLPE	XLPE (cross linked polyethylene) insulation
DISTR	PISTA (paper insulated steel tape armour) 4c SAC (solid aluminium core) with lead covered neutral
c/c	Concentric cores
s/c	Split concentric with separated neutral and earth wires
CONSAC	Paper insulated aluminium sheathed 3 core with solid aluminium cores
vb	Vulcanised bitumen/rubber insulation
Capothene	Capothene core insulation
tby	Tape braid and yarn
swa	PILSWA (paper insulated lead steel wire armour)
sac	PILSTA (paper insulated steel tape armour) solid aluminium core
Solidal	4 sector SAC with solid aluminium cores
LSF	Low smoke and fume (orange cable)
Trough	Cable laid in filled trough

### LV overhead mains and services

(no text)	Bare open wire
ABC	Aerial bundled (or bunched) conductor
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
pvc	PVC covered open wire
c/c	Concentric cores
H	Hybrid – copper neutral with aluminium phase conductor
ue	Under eaves – hessian covered lead cable
vir	Vulcanised India rubber insulation

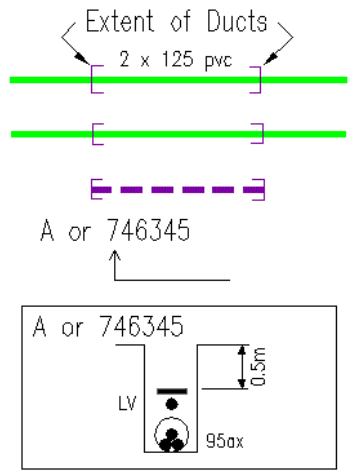
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







## Secondary distribution cable terminology continued













(1:500 view)








Various annotation	
.1	Cable size (sq. inches)
185	Cable size (sq. millimetres)
a	Aluminium
ITC	Instrument traced cable or ITC - cable traced electronically using Cable Avoidance Tool (CAT) or similar







## Cable ducts (1:500 view)

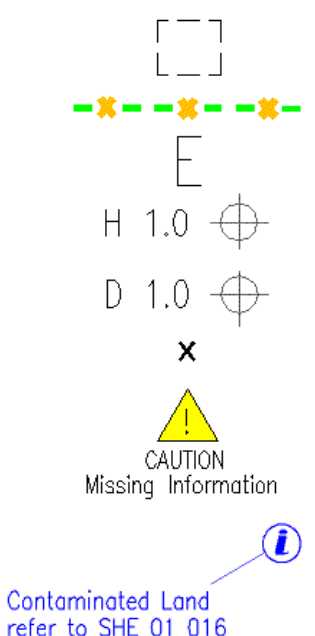
NetMAP system	Description
	<p>Duct 2 way</p> <p>Duct 1 way (no text)</p> <p>Spare duct</p> <p>Cross section arrow</p> <p>Cross section showing: duct, tile depth, tile, single LV cable and HV Triplex cable</p>
Duct materials	
<p>(no text)</p> <p>pvc</p> <p>st</p> <p>asb</p> <p>fbr</p> <p>wi</p> <p>cp</p> <p>t/e</p>	<p>Earthenware</p> <p>PVC</p> <p>Steel</p> <p>Asbestos</p> <p>Fibre</p> <p>Iron</p> <p>Concrete pipe</p> <p>Trenchless excavation</p>


Poles (1:500 view)	
NetMAP system	Description
       	<p>Section pole Pole number (unique) Single leg</p> <p>H pole</p> <p>3 member</p> <p>4 member</p> <p>Strut</p> <p>Pole support (stay)</p> <p>Flying stay</p> <p>Tower 33kV to 400kV</p>

EHV, HV and LV sites (1:500 view)	
NetMAP system	Description
<p>Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)</p>	
           	<p>Ground mounted primary substation showing name, transformer voltage and SPENS number</p> <p>Pole mounted substation showing name and SPENS number</p> <p>Ground mounted substation showing name and SPENS number</p> <p>2 way link box</p> <p>4 way link box</p> <p>Link box without busbar</p> <p>(options similar to 1:2500 view) LV distribution pillar</p> <p>Voltage regulator</p> <p>Voltage balancer</p> <p>Open point</p> <p>Open point – out of phase</p> <p>Overhead open point</p>
<p>Note: For LV linking, use the 1:2500 view</p>	

Joints (1:500 view)	
NetMAP system	Description
      	<p>Straight (same for HV)</p> <p>Pot end (same for HV)</p> <p>Branch (same for HV)</p> <p>Sleeve repair</p> <p>Capped end</p> <p>Service to LV main</p> <p>Under eaves service</p>
<div> <div>□</div> <div>.1 .15 □</div> <div>R – R</div> <div>Y – B</div> <div>B – Y</div> </div>	<p>Jointing phase drawing</p>

Street furniture (1:500 view)	
NetMAP system	Description
     TBS 	<p>Pole mounted street light</p> <p>Street light</p> <p>Zebra crossing</p> <p>Road sign</p> <p>Bollard</p> <p>Pelican crossing</p> <p>Traffic controller</p> <p>Advertising sign</p> <p>Amplifier station</p> <p>Control cubicle</p> <p><u>Text displayed/description</u></p> <p>Pay and display</p> <p>Bus shelter</p> <p>TBS</p> <p>Kiosk</p> <p>Water meter</p> <p>PL pillar</p> <p>TCB</p> <p>Unknown</p>

Miscellaneous (1:500 view)	
NetMAP system	Description
	<p>Underground chamber or draw pit</p> <p>Earth conductor</p> <p>Earth pin</p> <p>Height marker</p> <p>Depth marker</p> <p>Supply point</p> <p>Missing data in or near this location</p> <p>Contaminated land reference</p>

Connectivity (1:500 view)	
NetMAP system	Description
	<p>Edge node</p> <p>Node</p> <p>Connector</p> <p>Pole termination (nothing visible unless selected)</p>
<p>Edge nodes, nodes, connectors and pole termination joints may not appear on screen unless turned on and selected.</p>	

## Abbreviations (1:500 view)

NetMAP system	Description
NR	No record
SU	Size unknown
AB	Abandoned
(M)	PME available
VO5	Year LV linking verified
MS	Milestone
MP	Marker post
pmt	Pole mounted transformer
pl	Public lighting
TBS	Temporary builder's supply
TCB	Telephone call box
CET	Cable electronically traced
IT	Instrument traced (same as CET)
CAT	Cable avoidance tool (same as CET)
+sl	Street lighting
+sw	Switch wire
2c	2 core
PESL	Public Electricity Supply License
Added	Supplied by SPN
Excluded	Not supplied by SPN
IIP	Assumed open point
VSxxxx	Vacant site
CB	Callender box

## Cable phasing (1:500 view)

<u>Old core colours</u>	<u>Shown on map</u>	<u>New core colours</u>
Neutral	Neutral	Neutral
Red	R	L1
Yellow	Y	L2
Blue	B	L3
Note:- Scott is a different phasing system		

### Operational status colours (1:500 view)




PROPOSAL ———— Symbols and cables appear in ORANGE  
OUT OF SERVICE ———— Cable and joints appear in BLACK  
ABANDONED ———— Cables and joints appear in GREY

### 1:2500 view - for UK Power Networks use only - boxed red






#### Notes

1. No underground HV cables are shown on the 1:2500 view
2. Poles and joint details are similar to the 1:500 view
3. For cable/line information refer to the 1:500 view

### Primary distribution line route (1:2500 view)










NetMAP system	Description
	275–400kV National Grid route
	132kV cable route
	33kV cable route

### Secondary distribution cables (1:2500 view)

NetMAP system	Description
	11kV overhead line
	6.6kV overhead line
	<6.6kV overhead line
	LV underground cable
	LV overhead line









## Primary and secondary sites (1:2500 view)

NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
	Ground mounted substation showing capacity, phase, name and SPENS number
	Pole mounted substation showing capacity, phase, name and SPENS number
	Primary substation showing name and SPENS number (no site shown)
	2 way link box
	4 way link box
	Link box identifier
	4 way link box without busbar
	6 way link box without busbar
	8 way link box without busbar

section continued on next page

## Primary and secondary sites continued (1:2500 view)

NetMAP system	Description
	LV distribution pillar
	Voltage regulator
	Voltage balancer
	Open point
	Open point – out of phase
	Earth pin

### Switch types (1:2500 view)







NetMAP system	Description
ABSD	Air brake switch disconnecter
A/R	Auto recloser
A/S	Sectionaliser
FUSE	Fuse
S/D	Surge diverter
PF	Pathfinder
ASL	Automatic sectionalising links
PMR	Pole mounted recloser
PMS	Pole mounted sectionaliser
GVR	Gas vacuum recloser

### 1:10000 view - for UK Power Networks use only - boxed red









#### Notes

1. No EHV cables/overhead lines shown on 1:10000 view.
2. For congested areas print at 1:5000.
3. HV site used instead of branch joint on 1:10000 for connectivity purposes. The site is not displayed until it is selected.

## Secondary distribution cables (1:10000 view)

NetMAP system	Description
	11kV underground cable
	6.6kV underground cable
	<6.6kV underground cable
	11kV overhead line
	6.6kV overhead line
	<6.6kV overhead line

## Primary and secondary sites (1:10000 view)

NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
<div> <div>SITE NAME 008590</div>  </div>	Primary substation showing name and SPENS number
<div> <div>SITE NAME 521234</div>  </div>	11kV ground mounted substation showing name and SPENS number
<div> <div>SITE NAME 524514</div>  </div>	6.6kV ground mounted substation showing name and SPENS number
<div> <div>SITE NAME 523634</div>  </div>	<6.6kV ground mounted substation showing name and SPENS number
<div> <div>SITE NAME pmt 527522</div>  </div>	11kV pole mounted substation showing name and SPENS number
<div> <div>SITE NAME pmt 525743</div>  </div>	6.6kV pole mounted substation showing name and SPENS number
<div> <div>SITE NAME pmt 526543</div>  </div>	<6.6kV pole mounted substation showing name and SPENS number
<div> <div>SITE NAME 527238</div>  </div>	Pole mounted switching substation showing name and SPENS number




Be Bright

Stay Safe

**Stop!**  
Think before  
you dig!





**Your life can be lost within seconds if you come into contact with electricity.**

**Every year, people are killed or seriously injured when they come into contact with high voltage electricity.**

This can have a far-reaching and devastating effect on family, friends and colleagues.

Distractions, working long hours, rushing to get the job done, can all impact on how we work and our safety.

Taking time to plan, being prepared and focusing on the way we work can help keep us safe.



WOODEN POLES  
CAN CARRY  
TELEPHONE AND  
ELECTRICITY WIRES.  
**NEVER ASSUME**  
THE WIRE IS A  
TELEPHONE WIRE



LINES CAN BE  
**RE-ENERGISED**  
AT ANY TIME



# 400,000 VOLTS

ELECTRICITY SYSTEMS CARRY  
VOLTAGE UP TO 400,000 VOLTS.  
**EVEN 230 VOLTS (DOMESTIC  
VOLTAGE) CAN BE LETHAL**

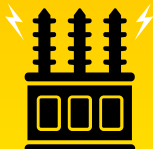
**Be Bright**

**Stay Safe**



**RUBBER BOOTS  
WILL NOT PROTECT YOU!**

**OUR NETWORK** DISTRIBUTES ELECTRICITY THROUGH  
UNDERGROUND CABLES, PYLONS, OVERHEAD POWER  
LINES, SUBSTATIONS AND OTHER EQUIPMENT



National power cut helpline

**POWER CUT?  
CALL 105**

OR CALL US 24 HOURS A DAY ON  
**0800 31 63 105**

**TAKE NOTICE**  
OF ANY YELLOW  
'**DANGER OF DEATH**'  
WARNING SIGNS.  
AND STAY WELL  
AWAY!



REMEMBER  
ELECTRICITY  
**CAN**  
JUMP GAPS



**OVERHEAD  
POWER LINES**  
ARE OFTEN  
UNINSULATED  
(BARE)



CARRY OBJECTS AND EQUIPMENT  
**HORizontally AND AT LOW  
LEVEL TO THE GROUND**



**CABLES ARE  
OUT OF SIGHT**  
ALWAYS REQUEST  
CABLE PLANS  
BEFORE STARTING  
WORK



**TOUCHING ANYTHING IN  
CONTACT WITH ELECTRICAL  
EQUIPMENT, EVEN THE LOWEST  
OF VOLTAGES, CAN BE FATAL**



# The electricity network is designed to keep you safe. But how safe are you when you are working?

**UK Power Networks** is the country's biggest electricity distributor, making sure the lights stay on for more than eight million homes and businesses across London, the South East and the East of England.

**The safety of our customers and staff is our top priority.**

Underground cables carry a powerful electrical charge which can be conducted through machinery and equipment with fatal consequences. Anyone working close to live underground cables should take the time to read this simple leaflet and identify the precautions they should be taking.



**WATCH OUR EXCAVATION  
ANIMATION BY SCANNING  
THE QR CODE WITH YOUR  
PHONE CAMERA.**



# Keep well away - Electricity can kill



## Remember:

- The depth and location of cables and services shown on the plans may have changed because of subsequent site alterations
- Be aware that not all cables and services may be shown on the plans
- Cables do not run in straight lines. Underground cables may be deflected around underground obstacles and can change depth
- Wear Personal Protective Equipment to minimise the harm of electric shock and burns



# How can we help?

If you work or live in the UK Power Networks area contact us or look on our website. We provide free information and advice about the precautions and safe working practices to be followed when working close to electrical equipment.

Further advice and guidance is available from the Health and Safety Executive (HSE):

**HSG85 - Electricity at Work – Safe Working Practices**

**GS6 - Avoiding Danger from Overhead Power Lines**

**HSG47 - Avoiding Danger from Underground Services**

## What to do in an emergency

**If a mains electricity cable is damaged:**

- **STOP WORK IMMEDIATELY**
- Notify UK Power Networks: Dial 105
- If you damage a cable, stay calm, keep clear, and call for help
- Call the emergency services if anyone is injured or there is a fire. Anyone who has received an electric shock should go to hospital as damage may have occurred to the heart
- Always treat the cable(s) as live even if they are not sparking
- Never remove anything that is stuck or in contact with the cable
- Stay clear - keep everyone away until assistance arrives




To request your **FREE** vehicle cab stickers visit  
[www.ukpowernetworks.co.uk/  
internet/en/safety/](http://www.ukpowernetworks.co.uk/internet/en/safety/)


If you are unsure who your network operator is then please visit  
[www.energynetworks.org](http://www.energynetworks.org)



**You could be in danger when carrying out your everyday trades activities such as digging, construction and demolition.**

 **Contact UK Power Networks or Line Search Before U Dig (LSBUD) in advance of the works to obtain relevant cable plans or to request disconnections. The cable plans will only show the indicative route and not the route into the property**

 **Ensure the cable plans are shown to and understood by those on site BEFORE starting work**


 **Confirm the cable location by using a Cable Avoidance Tool (CAT) before digging commences. Once found, mark cable positions with spray paint or similar**

**For cable plans visit  
[www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk)  
or [www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk)**

 **Complete a risk assessment and ensure it covers electrical hazards**

 **Use spades and shovels with insulated handles in preference to forks and picks**

 **Look around for anything in the vicinity that would have an electricity service such as street lights, CCTV cameras, or meter boxes and identify where the cables are**

 **Look for electrical wires, cables and equipment near to where you are going to work and check for warning signs and any other hazards**

 **Contact UK Power Networks to agree a safe method of work if there is a cable encased in concrete,  
DO NOT BREAK OPEN**

 **Make sure everyone on site is aware of the presence and location of electrical cables**

 **Before demolishing a building make sure supplies are disconnected, preferably well clear of the work area. For guidance on how to arrange a disconnection visit [www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk)**

**NATIONAL POWER CUT HELPLINE**

**POWER CUT?  
CALL 105**

**ADD THIS NUMBER TO YOUR  
TELEPHONE CONTACTS LIST**



# Stop! Think before you dig!

#bebrightstaysafe



@UKPowerNetworks



/ukpowernetworks

National power cut helpline

**POWER CUT?  
CALL 105**




Or call us  
24 hours a day on  
**0800 31 63 105**

For safety advice about overhead power lines,  
disconnections and general enquiries, go to:  
[www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk)

To request your **FREE** vehicle cab stickers visit  
[www.ukpowernetworks.co.uk/internet/en/safety/](http://www.ukpowernetworks.co.uk/internet/en/safety/)

If you are unsure who your network  
operator is then please visit  
[www.energynetworks.org](http://www.energynetworks.org)

 what3words



Scan the QR code on your  
phone to get the app

To report broken or damaged  
electrical equipment or in an  
emergency call 0800 31 63 105 or  
105 and use what3words to help us  
locate you faster.



**UK  
Power  
Networks**  
Delivering your electricity



# Gas



Our Ref: 26633367      Your Ref: GRS12523

Wednesday, 17 August 2022

Stephen Sawyer  
Technics House Merrow Business Park  
Guildford  
Surrey  
GU4 7WA

Dear Stephen Sawyer

Thank you for your enquiry dated Wednesday, 17 August 2022

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

**The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.**

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

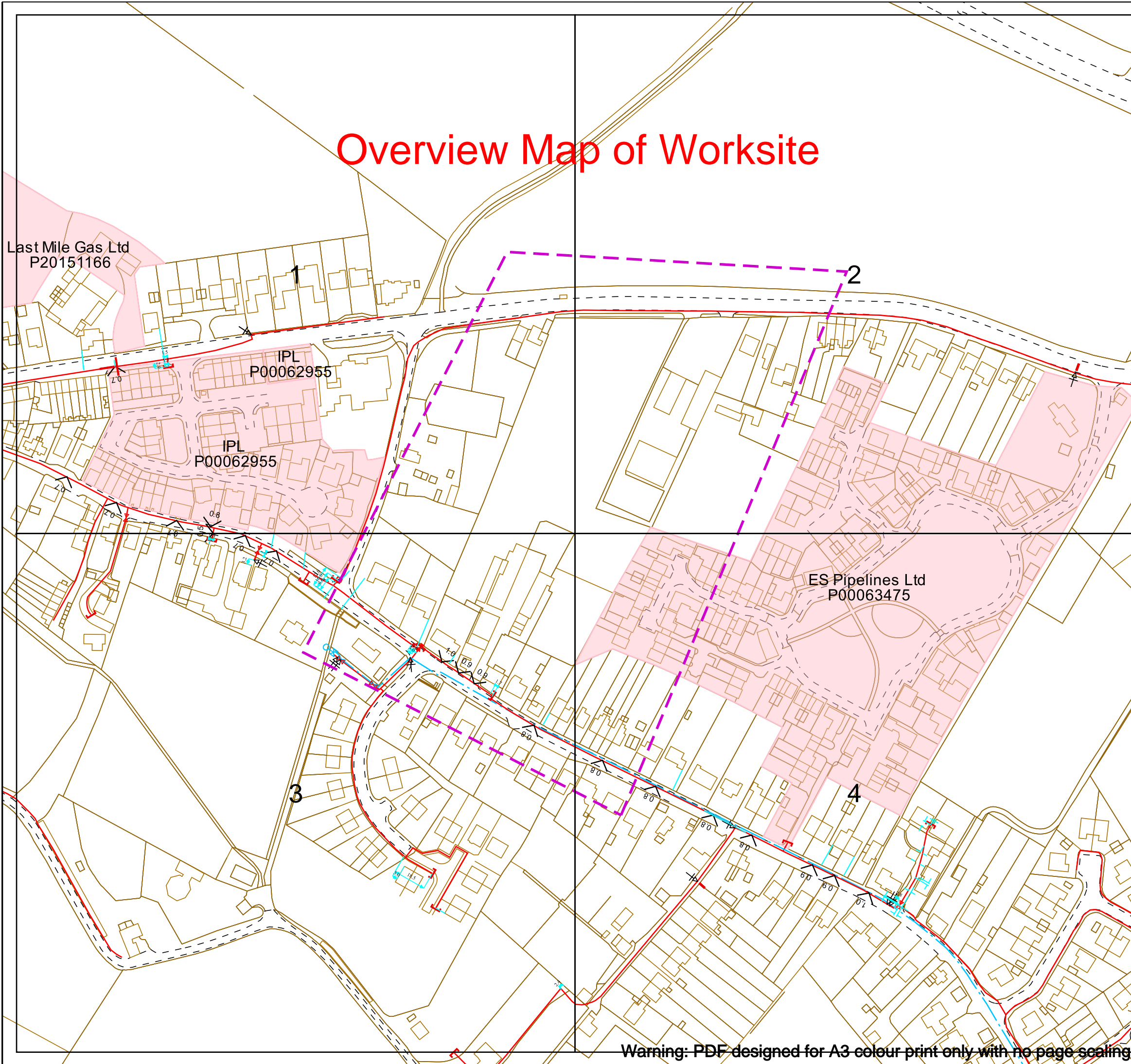
A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the 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 relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,  
The Safety Admin Team  
**For more information, visit our Dig Safely pages on [sgn.co.uk](https://www.sgn.co.uk)**  
Tel: 0800 912 1722



**Contact Us**  
**SGN Safety Admin Team:**  
0800 912 1722  
**Email:**  
plantlocation@sgn.co.uk

Date Requested: 17/08/2022  
Job Reference: 26633367  
Site Location: 629457 158341  
Requested by: Mr Stephen Sawyer  
Your Scheme/Reference: GRS12523

Scale: 1:2050 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

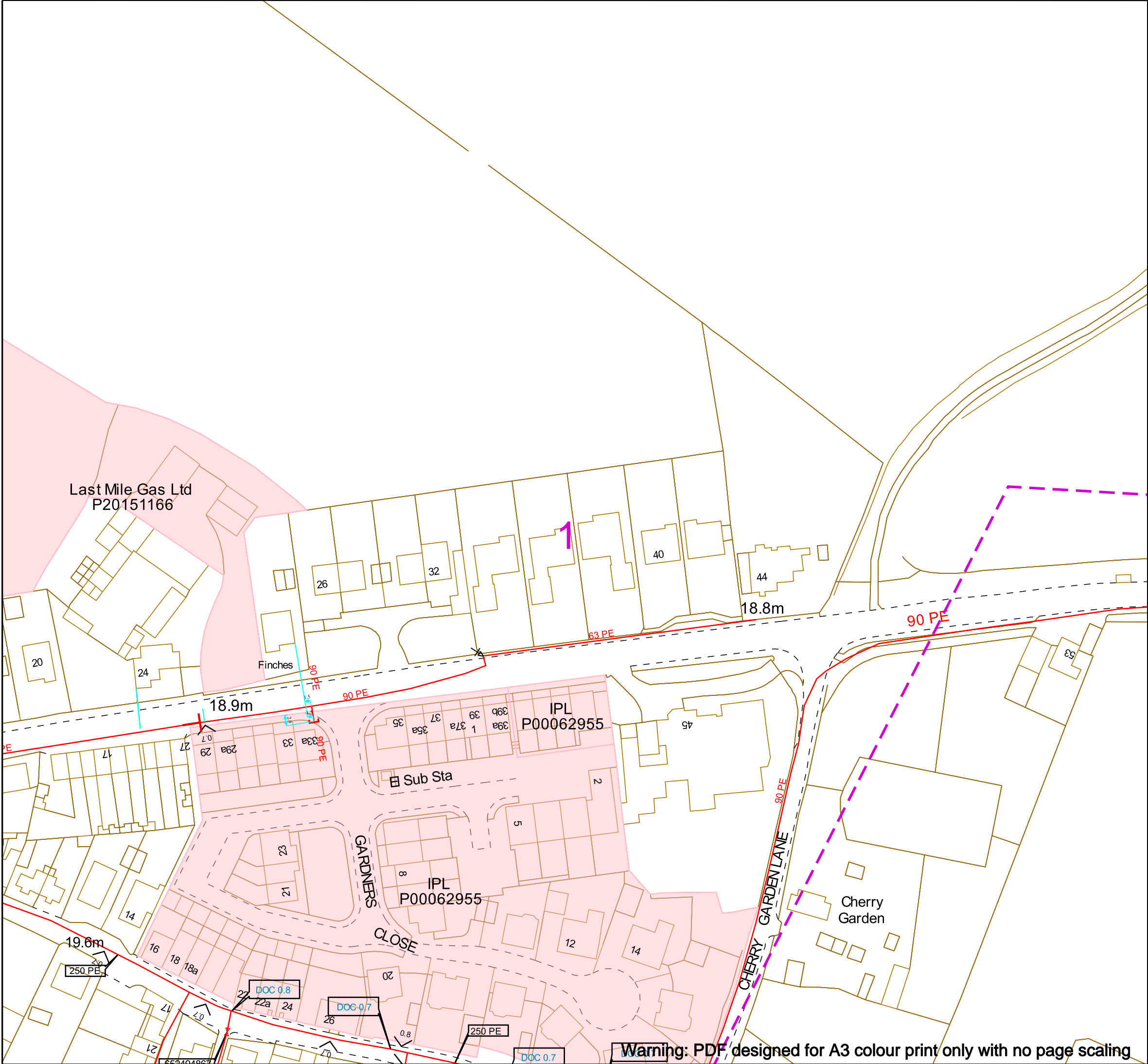
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 111 999**

Low Pressure Mains ————  
Medium Pressure Mains ————  
Intermediate Pressure Mains ————  
High Pressure Mains ————  
LAs ————  
GTs ————  
SSSIs ————  
Some Examples Of Plant Items  
Valve — Syphon — Depth of Cover — Diameter Change — Material Change —  
Digsite: Line: ———— Area: ————



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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

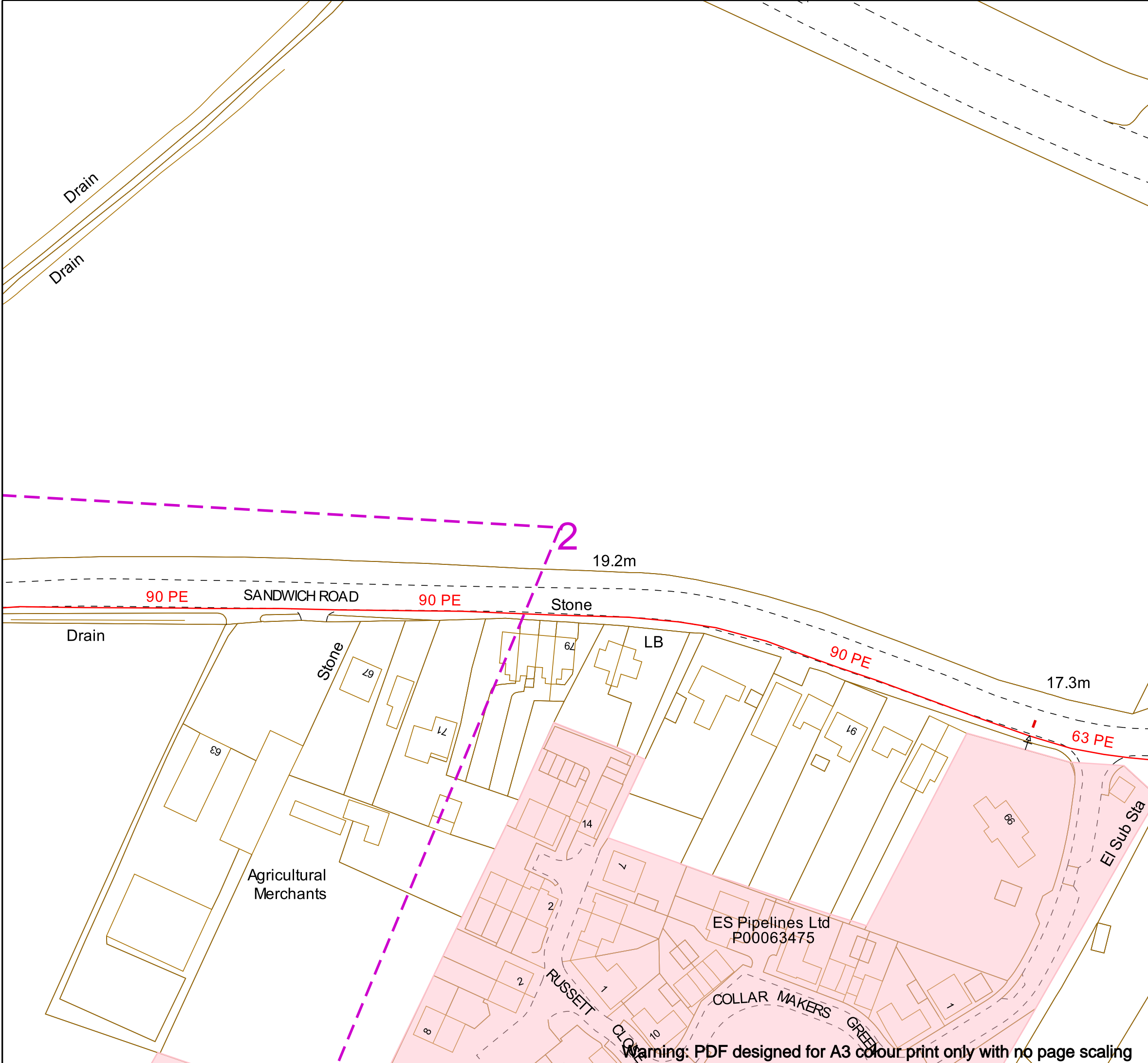
Digsite:

Line:

Area:



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High Pressure Mains ————  
LAs ————  
GTs ———— SSSIs ————

Some Examples Of Plant Items  
Valve ⋈ Siphon ○ Depth of Cover ∨ Diameter Change ↓ Material Change |

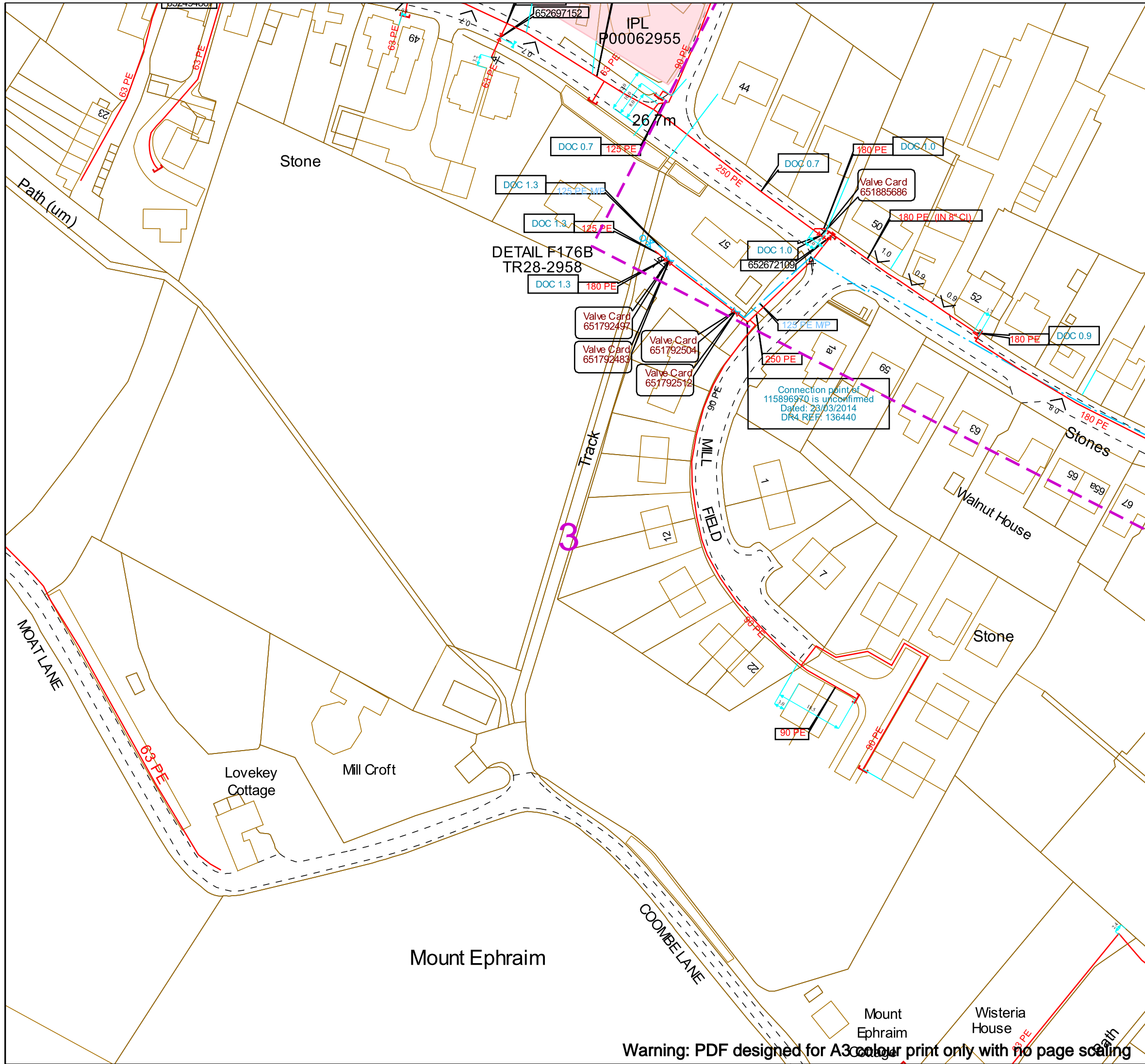
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Warning: PDF designed for A3 colour print only with no page scaling





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**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
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Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	

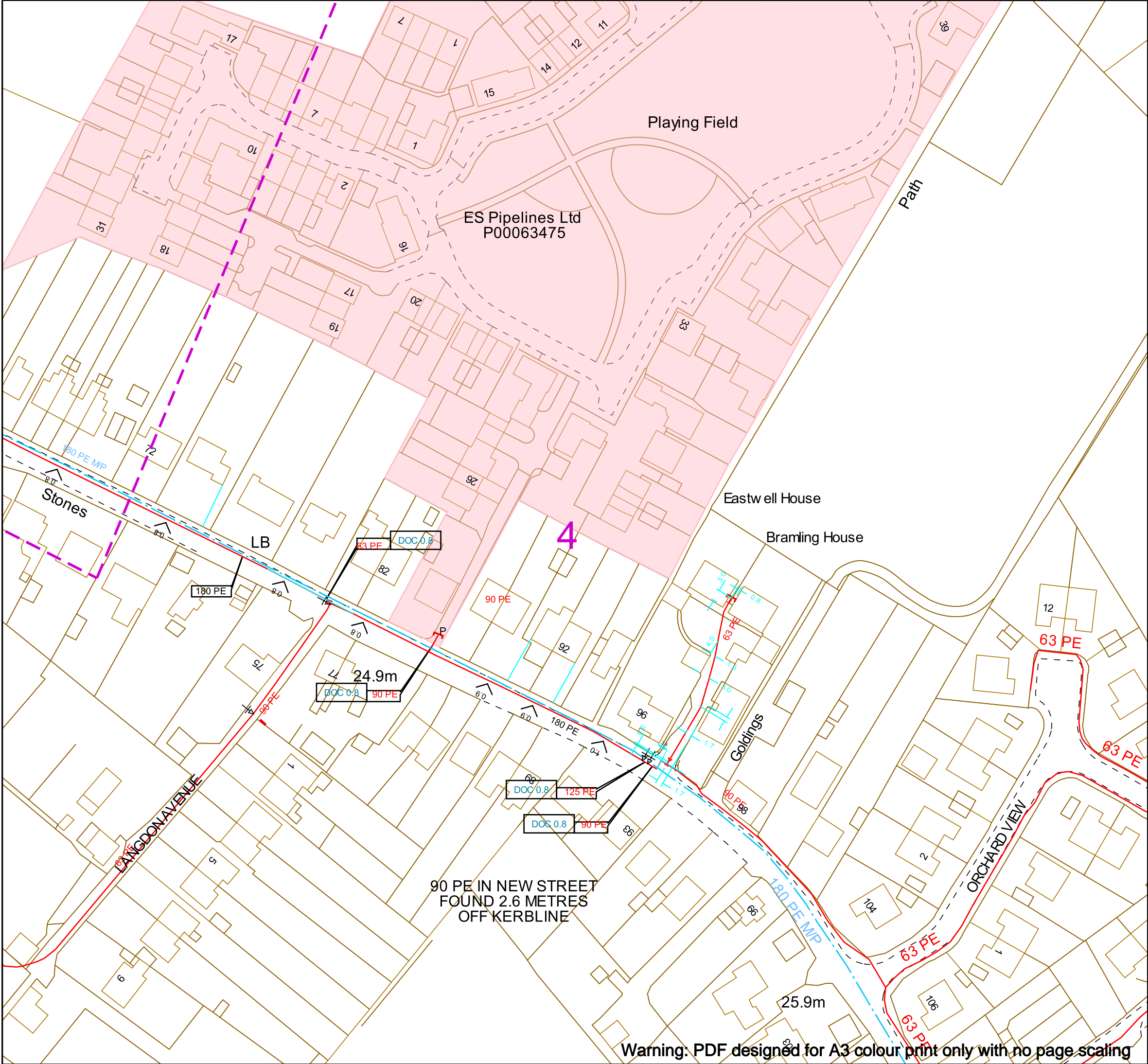
Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
-------	--	--------	--	----------------	--	-----------------	--	-----------------	--

Digsite: Line: Area:

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Your Scheme/Reference: GRS12523

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 111 999**

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite:

Line:

Area:



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

# Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
					LP MAINS	
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE		MP MAINS	
					IP MAINS	
					LHP MAINS	
					HISTORY DATA	
					SSSI	
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT		CONTACT ZONE	
						LTS



**SGN**

Your gas. Our network.

**Know what's below**

Protecting you and your family



## Protecting you and your family

Are you planning on carrying out any home improvements such as building a conservatory, an extension, a new pond, decking, concreting, landscaping, fencing or planting trees in your garden? You must make sure you have drawings/maps showing any pipes or cables around your home. To obtain copies of our gas drawings/maps please visit our **Dig safely** pages on [sgn.co.uk](http://sgn.co.uk) and follow the link to our online system.

**This service is free of charge.**

Our Dig safely page is also where you'll find advice on any protective measures you may need to take before you start work, whether you're planning on doing it yourself or hiring a professional.

Damaging gas pipes is dangerous and could lead to a fire or an explosion. It could also cause large-scale loss of gas supply to the local community and is potentially very expensive.



## Responsibilities

It's the responsibility of whoever is doing the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance.

In practice, this means anyone carrying out work must obtain a copy of any available colour drawings showing the position of buried utilities for reference before and during the project.

#### Non-recording of service pipes >

Individual service pipes are not normally recorded on gas network drawings. This is accepted practice and reinforced by guidance given in Design, construction and installation of service pipes – approved code of practice, published by the HSE, and IGE/TD/4 – Gas Services, published by the Institute of Gas Engineers and Managers.

## What you need to do when planning a conservatory or house extension, landscaping, fencing or any other groundworks

It's the responsibility of whoever is undertaking the work to check with utility companies before the work starts.

If you're planning any building or digging work remember that gas pipes, power cables, water pipes and sewers all run underground and could be right beneath your feet. Construction or excavation work can damage underground services or prevent further maintenance.

Remember that obtaining planning permission or a building warrant from your local authority doesn't normally involve consultation with utility companies so you should get in touch with them when you start planning your project. This will help keep everyone safe.

Please visit our **Dig safely** pages on [sgn.co.uk](http://sgn.co.uk) for more information and our online mapping system.



< Service entry

### Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf and you have requested a map from us, **your own gas service may not be marked**. The simplest way to understand the location of your gas service is to know where it enters your house, as pictured.

Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing above.

If you're unsure and need further help, please contact us and we'll arrange for a Plant Protection officer to contact you.



Any damage, however minor, must be reported to the National Gas Emergency Service

## Planting a tree or landscaping your garden

### Tree roots can damage utilities.

If you're planting trees or shrubs, make sure you consider the type of plant, root type and their location in relation to buried gas pipes to avoid any damage. We may need access to repair and maintain our pipes and equipment in the future, and we reserve the right to remove any tree or bush if we need to.

## What happens if you damage a pipe?

### If you damage a gas pipe:

- Call the National Gas Emergency Service on 0800 111 999 immediately
- **DON'T** attempt to make repairs yourself
- **DON'T** handle or attempt to alter the position of the exposed pipe

### Damaging a gas pipe can result in:

- Major fire/explosion leading to death or serious injury
- Asphyxiation due to gas exposure leading to death or serious injury
- Loss of gas supply to individuals or communities
- Financial costs to you for repair and remedial work
- Enforcement action by the HSE

We will recover all reasonable costs incurred in repairing damaged gas pipes.



# Delivering gas safely, reliably and efficiently

## Your safety is our top priority

We manage the network that distributes natural and green gas to over 5.9 million customers in Scotland and the south of England.

We own and operate 74,000km of gas mains, and associated plant and equipment. We're committed to delivering gas safely, reliably and efficiently to every one of our customers.

Accidental damage to our pipes could put you or members of the public at risk.



All our engineers and contractors carry a photo ID card with our company logo on it. Don't be afraid to check with our Security team on **0800 015 5170** that the person on your property is supposed to be there.



Service entry



Meter box

# Help

If you're planning any work on or around your property and you need more information, you'll find everything you need on our Dig Safely pages.



[sgn.co.uk](https://www.sgn.co.uk)



0800 912 1722

**Smell gas? 0800 111 999**

## Follow these six steps if you smell gas:



DO open windows and doors to help ventilate the gas



DO turn off the gas supply at the meter and make sure any gas appliances are turned off



DO call the **National Gas Emergency number on 0800 111 999**. Lines are open 24 hours a day, 365 days a year



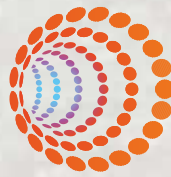
DON'T smoke or use any naked flames



DON'T touch any electrical switches. Turning a switch on or off could ignite a gas leak



DON'T enter a cellar if you smell gas, even if your gas meter is located in the cellar



# SGN

Your gas. Our network.

## Dig safely

Measures to avoid injury  
and damage to gas pipes



**The following protective and precautionary measures MUST be taken when working in the vicinity of gas mains and services.**

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

**To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.**

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

**You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.**

## In a gas emergency

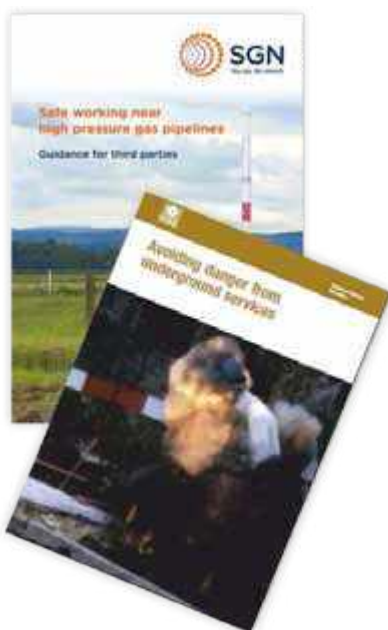
If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- **Ask people to move away from the area of the gas escape.**
- **Call 0800 111 999 immediately.**

1. **Don't attempt to repair the escape or stop the leakage.**
2. **As gas may enter buildings, ask people in the surrounding premises to leave until it's safe for them to return.**
3. **Stop anyone going near the immediate vicinity of the gas escape.**
4. **Prohibit smoking and extinguish all naked flames.**
5. **Don't use mobile phones or other ignition sources.**
6. **Assist our representatives and other emergency services such as the police, ambulance, and fire service as requested.**

### Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from [hse.gov.uk](http://hse.gov.uk)
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from [njug.org.uk](http://njug.org.uk)







## Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on **[sgn.co.uk](https://www.sgn.co.uk)** for plant protection information and links to our online mapping system and other associated information and guidance.

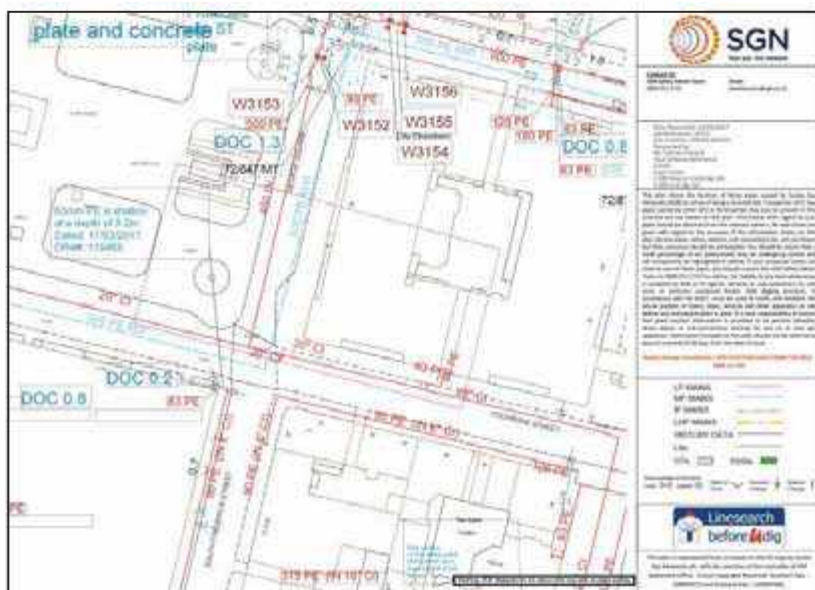
Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

## What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.



### Example of a gas map

Note: Service pipes are not shown on our maps

# When working near our gas mains and services

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## Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services **MUST** be made within your site Health and Safety file.

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## Financial

Every reasonable precaution **MUST** be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

## HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

## Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that **MUST** be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

## Surface boxes and manholes

Do not bury or move our surface boxes. Free access **MUST** be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

## Deep excavations

Adequate protection, approved by us, **MUST** be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains **MUST** be prevented. We **MUST** be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You **MUST** give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.





## Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You **MUST NOT** carry out any work in servitudes/easements without our prior written consent.

## Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact, restraints and thrust blocks, and supports **MUST NOT** be removed without our agreement.

## Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

## Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering **MUST** be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains **MUST** conform to the following:

- If sand, it **MUST** be well-graded in accordance with BS EN 12620:2002.
- It **MUST NOT** contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete **MUST NOT** be used.
- It **MUST** be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming **MUST NOT** take place until a 300mm hand rammed layer has been completed over the crown of the main.

## Access

Free access to our sites, mains and services, including temporary structures and spoil heaps **MUST** be available at all times.











## Mechanical excavation

Mechanical excavators (including breaker attachments) **MUST NOT** be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 - 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 - 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

# Major accident hazard pipelines

## High pressure pipeline

**No work is to take place near an HP pipeline until it is agreed with us.** After agreement and before any work does take place, the location of our pipeline **MUST** be marked up and its position confirmed by digging trial holes with our personnel in attendance.



Pipeline markers

## High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you **MUST** familiarise yourself with before carrying out any work.

**The default method of excavating near high pressure gas pipelines MUST always be by hand.**



## Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.



## Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted **MUST** be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us **MUST** be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) **MUST NOT** be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.



In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

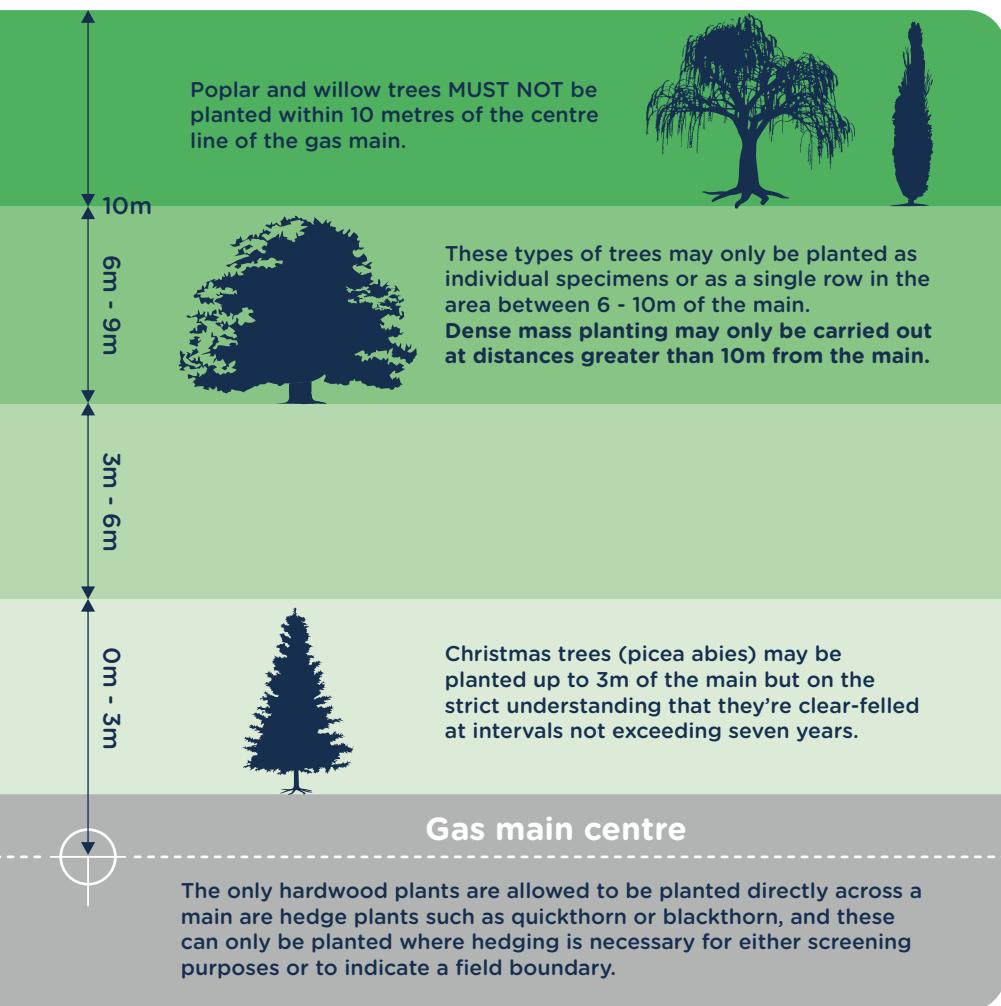
### Gas main centre

Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, **MUST** be left clear at all times.

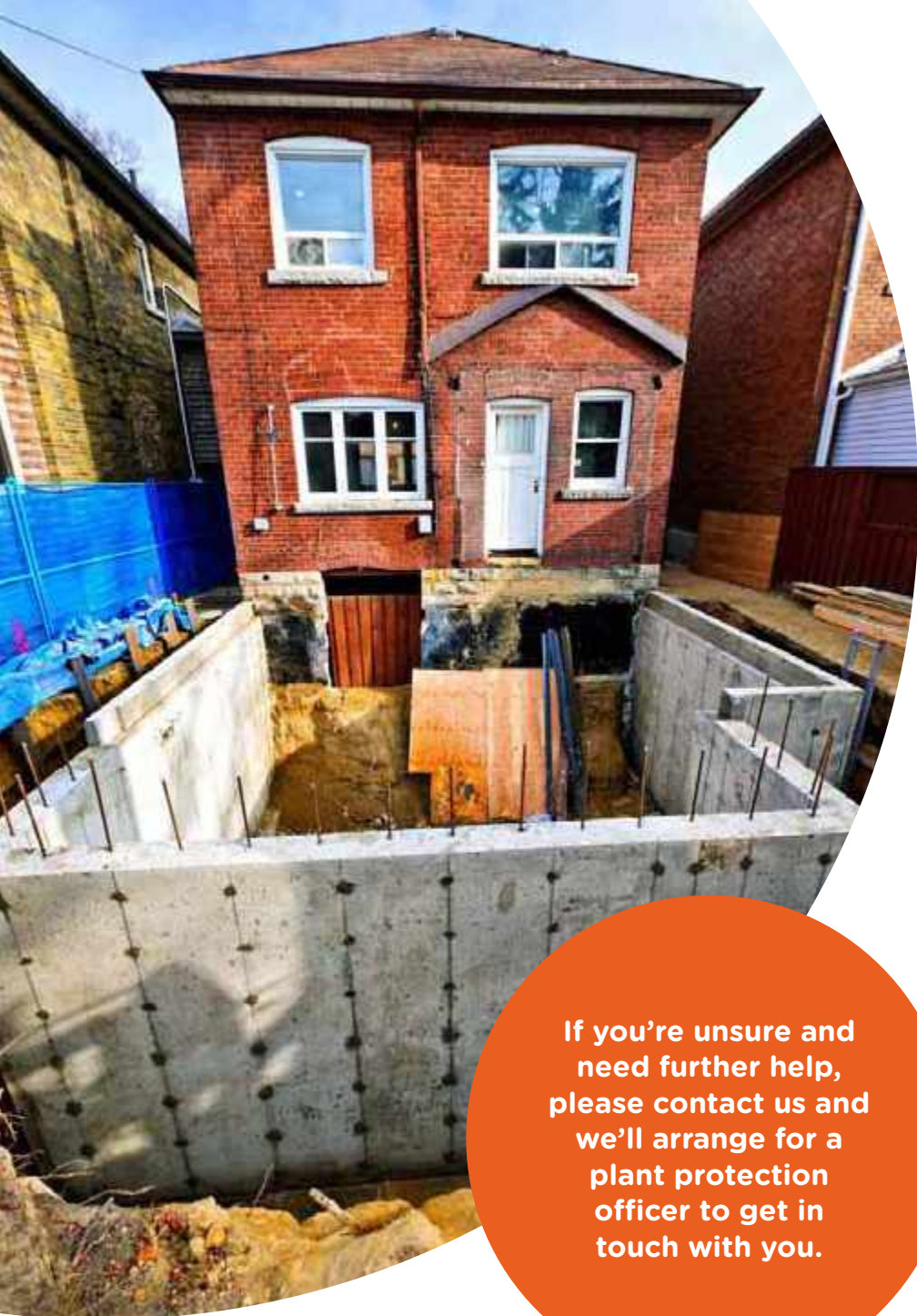


on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they **MUST** be planted from gas mains or services. You **MUST** contact us for further information.



Note: For further guidance, please refer to NJUG 10.



**If you're unsure and  
need further help,  
please contact us and  
we'll arrange for a  
plant protection  
officer to get in  
touch with you.**

# Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf, we may send you a site map of our gas mains and services but your own gas service won't be marked.

The simplest way to understand the location of your gas service is to know where it enters your house.



< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.



We provide a free plant location enquiry service and we're always happy to help.



Visit our **Dig safely** pages on **sgn.co.uk**



**0800 912 1722 \***

\*All calls are recorded and may be monitored



# Safety Advice - Valves



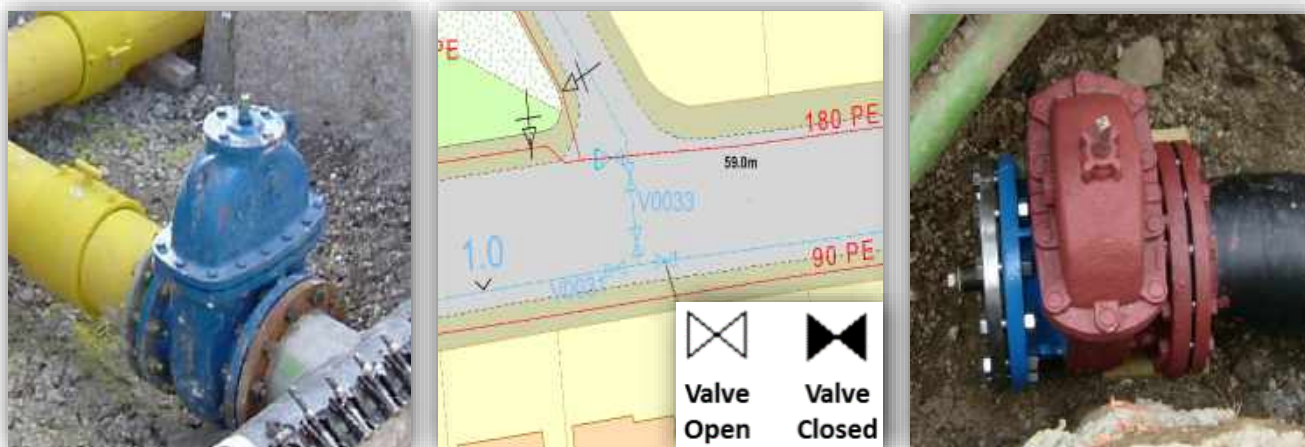
## Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

## Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



## What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

## Contact details

If you require further information or need assistance please contact us:

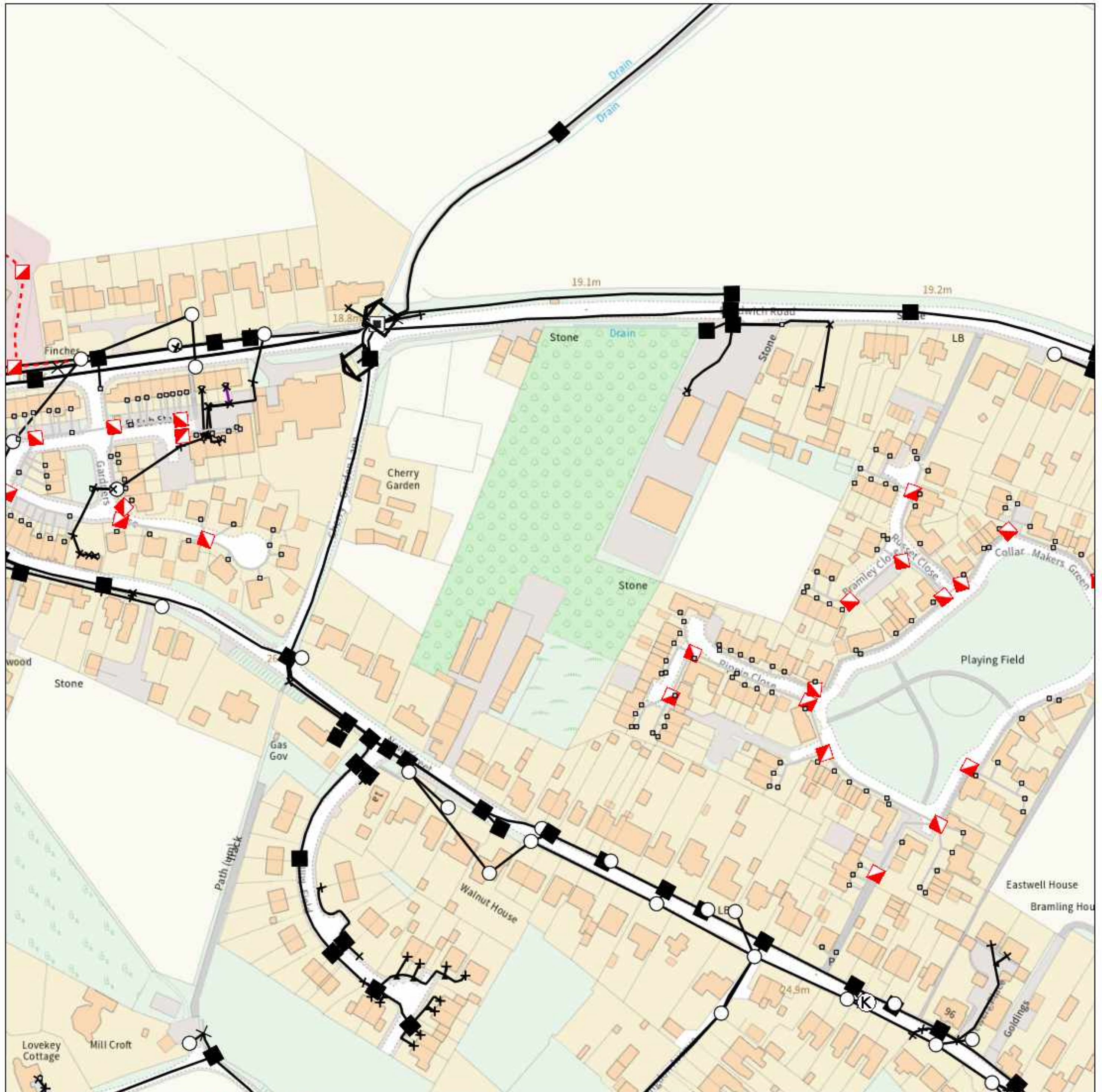
**Safety Admin Team:** 0800 912 1722  
[plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

Valve enquiries will be forwarded to a local engineer who will provide further safety information.

# Telecoms/Cable



# 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 [cbvd@openreach.co.uk](mailto:cbvd@openreach.co.uk)

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

## 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

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Controller of Her Majesty's Stationary Office  
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## 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 : ZXV02444C

Map Reference : (centre) TR2944358319

Easting/Northing : (centre) 629443,158319

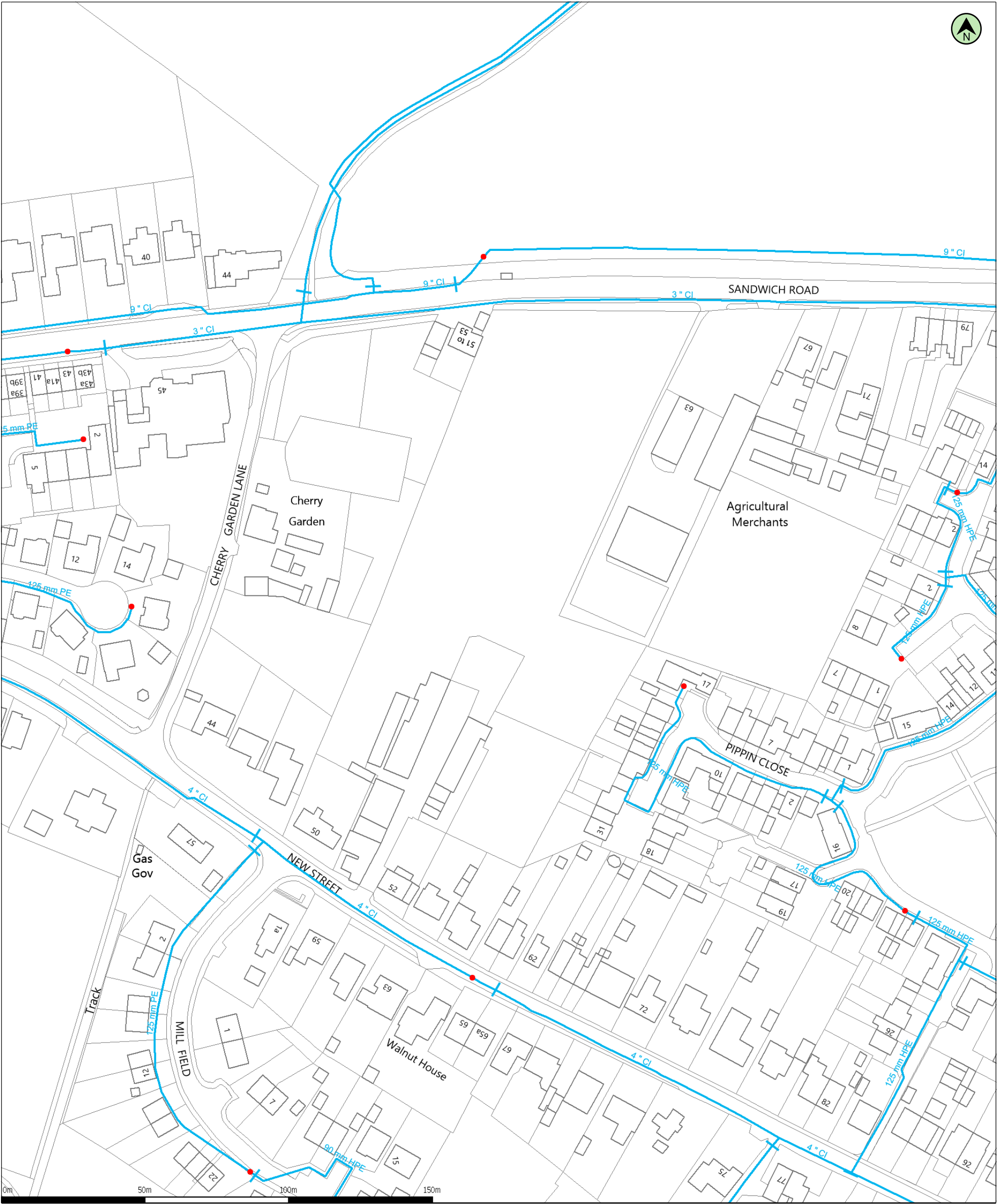
Issued : 17/08/2022 14:44:36

**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](mailto:nnhc@openreach.co.uk)**



# Water and Sewers



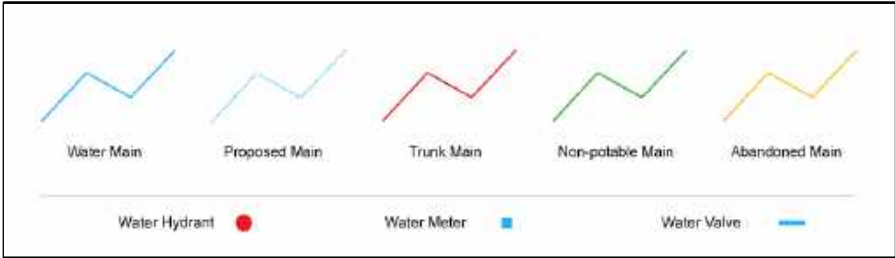


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Data updated: 21/07/22

Scale: 1:1250  
Map Centre: 629443,158319

Date: 17/08/22  
Our Ref: 928590 - 1

Clean Water Plan A3  
Powered by digdat



utility.reports@technicsgroup.com

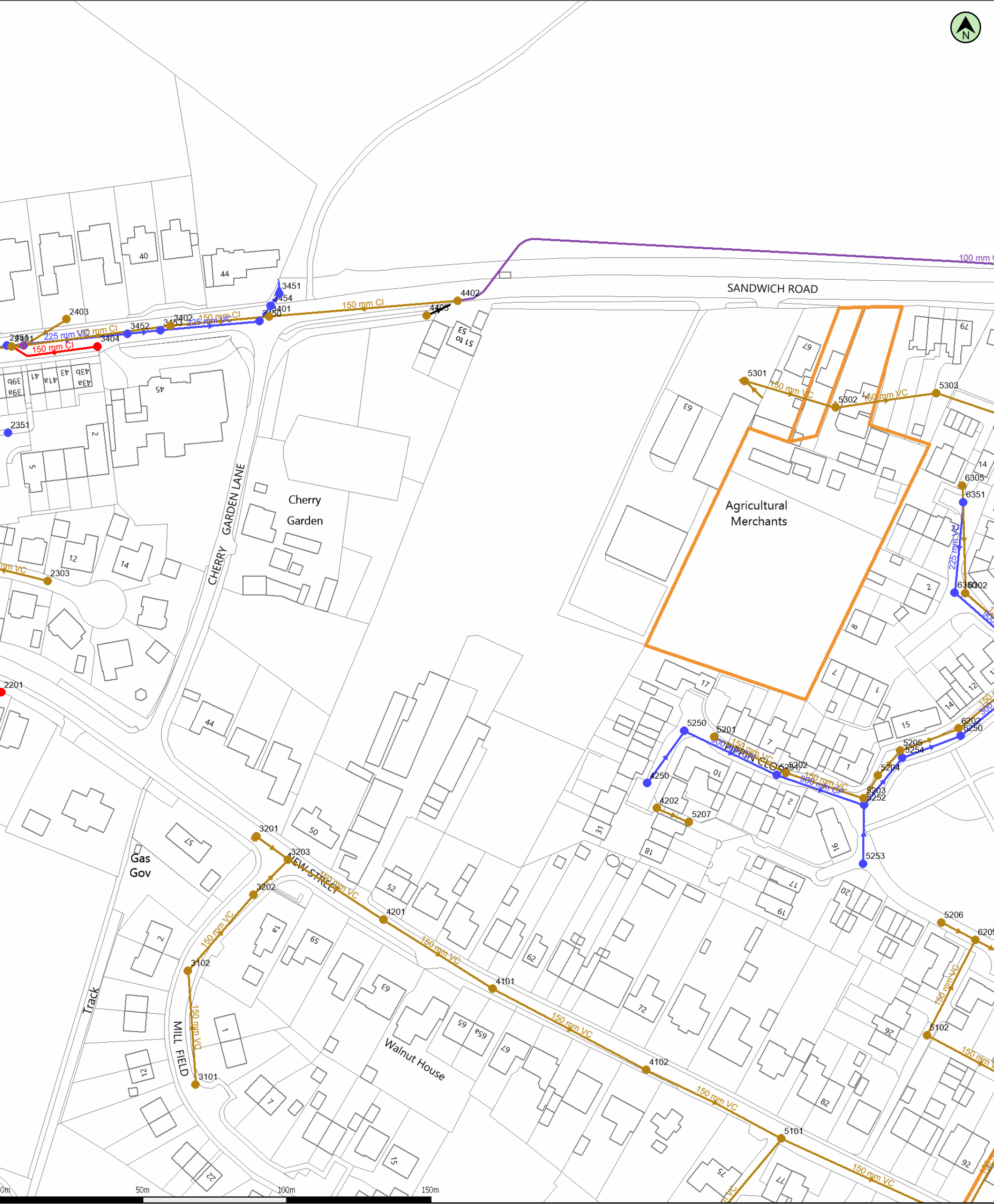
GRS12523



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2022 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



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Data updated: 21/07/22

Scale: 1:1250  
Map Centre: 629443,158319

Date: 17/08/22  
Our Ref: 928590 - 2

Wastewater Plan A3  
Powered by digdat


utility.reports@technicsgroup.com

GRS12523



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## END USER LICENCE AGREEMENT

### 1 Introduction

By accessing this DATA the End User agrees to abide by the Terms and Conditions of Licence contained herein.

### 2 Definitions

- **LICENSOR** – emapsite.com Limited (Registered Number 3931726: MASDAR House, 1 Reading Road, Eversley, Hants RG27 0RP) who have been licensed to market the Intellectual Property Rights of others under these terms.
- **RESELLER** – Groundsure Limited and/or their own channel partners
- **END USER** – the person, organisation or company who is accessing the DATA, on the basis of these Licence terms, having been accepted as a Licensee by Licensor and paid the Price due to the Reseller in consideration for such Licence, and is identified as the person, organisation or company given on the corresponding invoice for this product from the Reseller.
- **DATA** - means the Products licensed and made available to the End User by the Licensor as a series of data sets which together provide indicative maps showing the underground assets of Utility Providers for England, Wales and Scotland and compiled by Subtechnics Limited.

### 3 Grant of licence

The licence granted to the End User is personal, revocable, non-exclusive and non-transferable, limited to Internal Use (as defined in clause 5 below) as the only Permitted Use by the End User and is for a period as specified in the corresponding order invoice from the Reseller. Save as expressly authorised to vary in accordance with clause 5 below, the End User shall be prohibited from:

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using the DATA in any manner for the creation of products or services for Distribution;

using DATA otherwise than for Internal Use;

assigning or dealing with in any way its rights under the End User Contract;

putting, or allowing the DATA (or any Derived Data) to be put on any free, open or public access website; and

distributing or granting licences of the DATA (in whatever form) or material derived from DATA (including interrogating DATA), save as expressly varied by relevant part of clause 5 below.

### 4 Intellectual Property and Copyright

4.1 The End User must acknowledge and agree that all Intellectual Property Rights in the DATA are the absolute property of the Utility Providers (or where relevant

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© Utility Provider (named as applicable) and Subtechnics Limited

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5.2 Internal Use means the following internal uses by the End User: Without compromising the prohibitions contained in clause 3 above, analysing the DATA against a location or a series of locations to obtain information derived from the DATA such as proximity to underground assets and use of and sharing such information/results of such analysis internally within the End User's legal entity only.

5.3 Commercial Use means use that does not fall under Internal Uses (as above) and involves the provision or any form of Distribution to any third party of the DATA or any material derived from DATA (including Derived Data or Static Data) in connection with, expectation of or anticipation of any direct or indirect commercial benefit or commercial relationship (including a service, broker or agency agreement) and whether or not in return for any consideration (including direct or indirect fee, payment or other benefit), free of charge or for no consideration.

5.4 Derived Data means any material derived from or created using DATA, including where DATA is manipulated, aggregated, integrated, combined, merged, modelled, transformed or processed in or with other data or facilities;

5.5 Static Data means DATA and any data (including Derived Data resulting from Internal Uses presented or included in static format in presentations or reports in hard copy, .pdf or similar format. Static Data does not allow for alteration of the data presented, nor enable any further analysis to be carried out against the data (including against the DATA).

### 6 Confidentiality

6.1 In this clause 6, 'Confidential Information' means all confidential information disclosed (whether in writing, orally or by another means and whether directly or indirectly) by a Party to the other Party whether before or after the date of this Agreement which might reasonably be considered confidential, including the DATA, information relating to the DATA, and information relating to any of the operations, plans or intentions, clients, contacts, product information, software, data, processes, methods, know-how, trade



secrets, market opportunities and business affairs of a Party.

6.2 Each Party shall treat the other Party's Confidential Information as confidential and shall protect it as such. It shall manage it with not less than the same degree of care as it does its own Confidential Information. In any event where Confidential Information is disclosed in any way by one Party ('Disclosing Party') to the other Party ('Receiving Party'), either before or during the Term of this Agreement or after its expiry or termination for any reason, the Receiving Party shall:

not use Confidential Information for a purpose other than the performance of its obligations under this Agreement;  
not disclose Confidential Information to any person except with the prior written consent of the Disclosing Party; and  
make every effort to prevent the use or disclosure of Confidential Information.

6.3 During the term of this Agreement the Receiving Party may disclose Confidential Information solely to the extent that such disclosure is necessary for the purposes of this Agreement, to any of its directors, other officers, employees, End Users, Affiliates, contractors or sub-contractors. Receiving Party shall ensure that persons to whom Confidential Information is disclosed are made aware of and comply with the Receiving Party's obligations of confidentiality as if they were the Receiving Party.

## 7 Information Access

7.1 In so far as the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority for the purposes of the Information Access Regimes:

End User acknowledges that the Utility Providers, Subtechnics Limited, Reseller and Licensor consider that DATA is exempted from disclosure because DATA is:

proprietary to the Utility Provider and disclosure would harm the interests of the Utility Provider (including its commercial interests);

protected by database rights and other Intellectual Property;

confidential and the disclosure of it by the End User would constitute a breach of confidence actionable by the Utility Provider, Subtechnics Limited and/or the Licensor; and  
confidential commercial or industrial information protected by laws to protect a legitimate economic interest.

7.2 End User shall, in the event it receives a request for information ('Access Request') under the Information Access Regimes pursuant to which the DATA might be disclosed: immediately notify the Reseller of the Access Request and provide the Reseller with full and complete details of the Access Request and the DATA that may be disclosed, together with any other information the Reseller may request;

consult, as soon as possible within receipt of Access Request, with the Reseller as to whether the DATA constitutes information which is exempt from disclosure or publication pursuant to the Information Access Regimes and/or pursuant to the matters set out above;

notify the Reseller immediately of any final decision as to disclosure of the DATA and no less than 72 hours before

any proposed disclosure, as to what if any of the DATA (or any Derived Data) is proposed to be disclosed and co-operate fully and at End User's sole cost with the requirements set out in this paragraph.

7.3 End User shall not disclose the DATA in any publication scheme maintained pursuant to any Information Access Regime without first notifying the Reseller in advance of disclosure in accordance with this paragraph.

7.4 Where the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority under the Information Access Regimes and the End User seeks to make disclosure or discloses DATA under the Information Access Regimes without the consent of the Reseller, such disclosure shall entitle the Reseller and/or the Licensor and/or Subtechnics Limited to terminate the End User Contract with immediate effect and without liability on their part.

7.5 The Contracts (Rights of Third Parties) Act 1999 shall apply for the benefit of Subtechnics Limited and the Licensor and the Reseller that Subtechnics Limited and/or the Licensor and/or the Reseller may (but shall have no obligation to) enforce any of the terms in the End User Contract which relate to disclosure under the Information Access Regimes, limitation on liability, use of DATA or infringement of Intellectual Property Rights in the DATA.

## 8 Termination

8.1 The licence must terminate automatically in the event that the End User materially breaches any of the requirement / obligations set out in this End User Licence Agreement. All use of DATA and material derived from DATA shall cease promptly in such event, except as follows:

- Following expiry of the End User Contract, the End User may continue to use limited material created using DATA during the term of its End User Contract. Such material is limited to that which is both properly authorised as relevant Permitted Use by the End User and is in static form, i.e. such that after termination it is not changed, added to, updated, modified in any other way or used in or to create any new, updated, supplemented or modified product, tool, analysis or material.

- Material which is not in static form (including probabilistic modelling and models and output therefrom, which is automatically deemed to be not static) shall not be used after termination of the End User Contract.

- the End User must be prohibited from using DATA (including in Reseller's Product/Service), and from deriving any new, updated, supplemented or modified product, tool or material from DATA, after the date of termination of its End User Contract.

8.2 The invalidity or unenforceability of any part of this Agreement shall not prejudice or affect the validity or enforceability of the remainder of the Agreement, which shall remain in full force and effect. If any provision of this Agreement is found to be invalid, illegal or unenforceable but would cease to be so if some part of the provision were deleted or modified, the provision in question shall apply with such minimum modification as may be necessary to make it

valid, legal and enforceable and still give effect to the commercial intention of the Parties in this Agreement.

## 9 Fees

9.1 The End User must acknowledge its obligation to pay licence fees to the Reseller. The total price of the Products shall be the Reseller's written quoted price as varied from time to time. The price is exclusive of any applicable Value Added Tax, which the End User shall be additionally liable to pay to Licensors.

9.2 End User shall pay in full on order or shall pay within 30 days of the date of invoice, if accepted for an account with the Reseller. The time of payment shall be of the essence of the Contract. All payments shall be made in full without deduction in respect of any set-off or counterclaim. If the End User fails to make any payment on the due date then without prejudice to any other right or remedy available to Licensors, Licensors shall be entitled to:

cancel the Contract or suspend any deliveries to the End User;

appropriate any payment made by the End User to the DATA; and

charge the End User interest (both before and after any judgment) on the amount unpaid, at the rate of 4 per cent per annum over the base rate for the time being of Barclays Bank PLC.

Licence to DATA is not deemed to commence until payment has been made of the Price in full to Licensors.

## 10 Liability

10.1 Licensors warrant that the DATA will correspond with its specification at the time of delivery. The above warranty does not extend to any defect resulting from use of the DATA with materials or equipment not supplied by Licensor. The above warranty is given by Licensors subject to the following conditions:

Neither Licensor nor Reseller shall be under any liability in respect of any defect in the DATA arising from any drawing, design or specification supplied by the End User or in respect of any defect arising from failure to follow Licensors' guidance, misuse or alteration of the DATA without Licensors' approval;

Neither Licensor nor Reseller shall be under any liability under the above warranty (or any other warranty, condition or guarantee) if the total price for the DATA has not been paid by the due date for payment; and Except in respect of death or personal injury caused by Licensor or Reseller's negligence, neither Licensor nor Reseller shall be liable to the End User for any consequential loss or damage (whether for loss of profit or otherwise), costs, expenses, or other claim for consequential compensation whatsoever which arises out of or in connection with the supply of the DATA, except as expressly provided in these Conditions.

Except in respect of injury to or death of any person Licensor's and Reseller's aggregate liability for breach of contract, negligence or other default shall not exceed the value of the Contract.

Except as expressed here all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law.

## 11 Governing Law and Jurisdiction

The End User Contract and any matter, dispute or claim arising from or in connection with the End User Contract in so far as it applies to DATA and its use (including non-contractual disputes or claims) shall be governed by and construed in accordance with English law. The End User must submit to the mediation process prescribed in the Agreement and, subject to that, to the exclusive jurisdiction of the English court.

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