

BUILDINGS AND BUILT ENVIRONMENT

Hargreaves Land Limited

Planning Application 1 at Lincolnshire Lakes (North)

Scunthorpe

Utilities Statement

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EXECUTIVE SUMMARY

This Utilities Statement was instructed by Hargreaves Land Limited ('the Client') to inform a hybrid planning application for a residential-led mixed use development (the 'Proposed Development') for Planning Application 1, at Lincolnshire Lakes (North) ('the Site').

Planning Application 1 consists of a hybrid application, comprising:

- A full planning application for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian / cycle way to Scotter Road, a foul pumping station, earthworks and 'off-plot' drainage, ecological and associated landscaping and infrastructure works; and
- An outline planning application, with all matters reserved, for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works.

Anglian Water, are local clean water authority, have existing infrastructure within the wider Site boundary, however this does not encroach into the proposed residential plot boundary, or the local centre, but the assets still need to be considered and coordinated with.

Severn Trent Water are a state-owned water authority based in the Midlands and responsible for water supply management, and wastewater treatment and disposal. From the information provided, STW show no existing drainage constraints located within the Site boundary. STW have shown there is existing pressure surface water and public surface water gravity / lateral drainage located to the north of Brumby Grove, within Scotter Road. This existing infrastructure will not affect any proposed works on Site.

Regarding telecoms, BT Openreach have existing underground cables and joint boxes within Brumby Common Lane, however this will not affect the Proposed Development and should provide a local point of connection to the BT Openreach infrastructure.

The Proposed Development should not have any significant impact on any existing utility assets.

A point of connection has been confirmed with the local network operators for the electric and water capacities required which has verified the feasibility of providing the required connections.

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1. INTRODUCTION AND SCOPE

- 1.1 This Utilities Statement was instructed Hargreaves Land Limited ('the Client') to inform a hybrid planning application for a residential-led mixed-use development (the 'Proposed Development') for Planning Application 1 at Lincolnshire Lakes (North) ('the Site').
- 1.2 The Site Location Plan and red line boundary is shown in **Figure 1.1**.



Figure 1.1: Site Location Plan

- 1.3 The purpose of this report is to provide an overview and outline of the following:
- Existing utility services that are located within and around the proximity of the Proposed Development;
 - Diversions, if any, that are likely to be required to accommodate the Proposed Development works; and
 - The anticipated extent of utility works necessary to service the Proposed Development together with indicative budget costs.

1.4 **Figure 1.2** presents a snapshot of the Proposed Site Plan.



Figure 1.2: Proposed Site Plan

2. OBJECTIVES AND SUMMARY

Objectives

2.1 The objectives of the Utilities Statement are to:

- Review documentary records of existing utility supplies on receipt;
- Highlight any constraints because of the location of existing utilities;
- Ascertain the viability of the Proposed Development in terms of utility provisions; and
- Advise on any necessary diversion/disconnection works.

Summary

2.2 This report is based on a desktop utilities search (a type D survey, as set out in the British Standards Institute PAS 128:2022 – Specification for underground utility detection, verification and location).

2.3 It is recommended that a more enhanced survey such as a Type B survey to PAS 128:2012 is also carried out prior to construction. This will more accurately determine the location of existing utility services but also identify services which maybe present within and around the Site boundary but have not been identified in our desktop study such as private water and gas mains.

2.4 **Table 2.1** provides a list of the utility companies that were contacted to determine the status of their apparatus within the Site, and within the immediate vicinity of the Site. The full summary of the response and plans received can be found in **Appendix 1**.

Table 2.1: Contacted Utility Companies

Contacted Utility Providers			
Anglian Water	Colt	MBNL	Utility Assets Ltd
BT Openreach	Engie	Northern Powergrid	Verizon
Cadent Gas	GTC	Severn Trent Water	Virgin Media
City Fibre	Lumen Technologies	Sota	Vodafone

2.5 **Table 2.2** provides a summary of the utility companies that have already confirmed that they DO NOT have apparatus within the vicinity of the Site.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)		
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	E.ON UK CHP Limited	EDF Energy Renewables Ltd
EirGrid	Eleclink Limited	Electricity North West Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Kensa Utilities	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Meibourm Solar Limited	Moray East Offshore Windfarm	MUA Group Limited
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
SP Energy Networks	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy

Table 2.2: Utility Companies Not Within the Site Area

- 2.6 It has been confirmed that significant upgrades to the existing utility network infrastructure are not currently anticipated to accommodate the proposed electricity and water demands.
- 2.7 Quotes obtained from the utility providers do not guarantee that any existing spare capacity will be reserved for when proposed connection applications are made.
- 2.8 It is anticipated that all the existing utility network equipment will have associated legal rights, wayleaves and easements. It is recommended that details of all existing legal agreements are obtained and reviewed in relation to the existing equipment within the Site boundary.

3. EXISTING UTILITY SERVICES

- 3.1 The records of the existing utility services within the proximity of the Site were requested from the relevant utility companies and are detailed below. Please refer to the utility search log (**Appendix 1**) which details the status of all existing utility services. For further details on each utility service, please refer to the appropriate appendices.

Electricity

Northern Powergrid

- 3.2 Northern Powergrid is an electrical distribution company based in Newcastle Upon Tyne in England. It is the Distribution Network Operators for the North East England and Yorkshire regions and the North Lincolnshire area.
- 3.3 Record information provided by Northern Powergrid does show existing infrastructure within the Site boundary. Close to the existing roundabout, there is an existing LV main which is within the Site boundary, but not within the plot boundary, and fed from an existing pole mounted substation on Brumby Common Lane. This existing infrastructure can be retained as it does not affect the phase 1 works and could potentially be feeding existing street lighting, or traffic signals. This infrastructure is not in close proximity to the proposed residential plot and will not affect the Proposed Development.
- 3.4 Furthermore, there are existing 11kV cables supplying the existing substation that are routed along Brumby Common Lane. The existing High Voltage (HV) cables appear to connect to the NPG HV network at Salisbury Close, to the east of The Site. The existing infrastructure does not affect the residential Plot Boundary, or the local centre.
- 3.5 The existing LV and HV cables are located beneath the proposed pedestrian / cycle way. The existing levels are not proposed to change significantly so these assets can remain in situ, the pedestrian / cycle way shall be carefully constructed around the existing electrical cables ensuring that their final position is fully compliant with Streetworks UK guidance. We recommend the exact position and level of the cables is verified for coordination purposes and consideration as part of the detailed design stage.
- 3.6 Also, there is an existing LV service main which appears to feed the existing telecommunications mast, to the south-west of Brumby Grove to the east of the Site. This does not affect the proposed plot boundary and will not need to be disconnected or diverted.
- 3.7 In addition, there is another substation located at Brumby Grove to the east of the Site but this will not affect the Site.

Gas

Cadent Gas

- 3.8 Cadent Gas owns, operates and maintains the largest gas distribution network in the UK, transporting gas to homes and businesses across West Midlands, Northwest England, East of England and North London.
- 3.9 Record information provided by Cadent Gas shows existing gas infrastructure toward the south and east of the Site. The existing 250mm Steel Intermediate Pressure (IP) Gas Main runs north to south beyond the eastern boundary. The Site crosses the IP Gas Main at Brumby Common Lane and the Proposed Development will be coordinated with the Gas Main's existing position. The proposed pedestrian / cycle way does cross the existing IP Gas Main, however the IP Gas Main itself is not affected due to the existing levels, and therefore cover, being retained. An existing controls cabinet associated with the Gas Main does fall within the cycleway so will need to be relocated as part of the proposed works. BWB have engaged with Cadent to agree the required works in relation to this asset and obtain a quotation.
- 3.10 There is an existing Cadent Gas cabinet located adjacent to Brumby Common Lane that will be affected by the creation of the proposed cycle / footway. This asset will require diversion to enable these works to be completed.

Clean Water/Drainage

Anglian Water

- 3.11 Anglian Water is a water company that operates in the East of England. Anglian Water is regulated under the United Kingdom Water Industry Act 1991.
- 3.12 Record information provided by Anglian Water shows a 355mm HPPE/PE100 potable water main. The main appears to derive from the east close to Brumby Grove and appears to encroach into the Site boundary. According to Anglian Water Guidelines, it is mentioned that the water mains shall maintain a 12-meter exclusion zone around the main (6 meters on either side). This constraint will be taken into account when finalising the layout plans.
- 3.13 We recommend the accurate location and depths are confirmed by undertaking a sub-scan survey to ensure the development plans are coordinated with the actual location.
- 3.14 There are also existing fire hydrants and pipe fittings located within Brumby Common Lane, however these will not be affected by the proposed residential development.

Severn Trent Water (STW)

- 3.15 Severn Trent Water are a state-owned water authority based in the Midlands and responsible for water supply management, and wastewater treatment and disposal.

- 3.16 There are no existing drainage constraints located within the Site boundary, however there is existing pressure surface water and public surface water gravity / lateral drainage located to the north of Brumby Grove, within Scotter Road. This existing infrastructure will not affect any proposed works on Site.

Telecoms

British Telecom (BT)

- 3.17 British Telecom (BT) is a multinational telecoms provider. It is a major supplier of telecoms services to commercial and residential properties throughout the United Kingdom.
- 3.18 Record information provided by BT Openreach does not show existing infrastructure within the Site boundary, but within close proximity of the Site, located within Brumby Common Lane, however it does not affect the proposed residential development, or the local centre.
- 3.19 There are existing BT ducts which run along Brumby Common Lane. There are also existing joint boxes located in Brumby Common Lane which will not affect the Proposed Development.

Virgin Media

- 3.20 Virgin Media (VM) Limited is a British company which provides telephone, television, and internet services in the United Kingdom.
- 3.21 Record information provided by Virgin Media shows no existing infrastructure within the Site boundary.

City Fibre

- 3.22 City Fibre are a provider of wholesale full fibre network infrastructure. They provide a portfolio of active and dark fibre services to their customers which include service integrators, enterprise and consumer service providers, local authorities, and mobile operators.
- 3.23 Record information provided by City Fibre shows no existing infrastructure within the Site boundary.

Vodafone

- 3.24 Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.
- 3.25 Record information provided by Vodafone shows no existing telecoms infrastructure within the Site boundary, or the vicinity of the Site.

Verizon Business

- 3.26 Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.
- 3.27 Verizon have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Mobile Broadband Network Limited (MBNL)

- 3.28 Mobile Broadband Network Limited (MBNL) is owned equally by EE and Three. They manage, maintain, and enhance the telecommunications network in the UK.
- 3.29 MBNL have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Multi-Utility Companies

Bring Energy

- 3.30 Bring Energy's purpose is to define, create and strengthen sustainable city-scale heating and cooling networks.
- 3.31 Bring Energy have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Gas Transportation Company (GTC)

- 3.32 Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional Distribution Network Operator's (DNO). They own various private utility network infrastructures throughout the United Kingdom.
- 3.33 GTC record information confirms that they have proposed electric, fibre, and gas infrastructure within the Site boundary, which is likely to be historic or from the previous developer.
- 3.34 Regarding electric, there have shown infrastructure which has a point load of 90kVA, and another 2No. locations with a point load of 180kVA. The historic proposed infrastructure doesn't appear to be feeding anything within the Site boundary so, if installed, can be isolated, disconnected and pulled back to the substation located at Brumby Grove, as this is where the cables derive from. However, there is no record of this proposed infrastructure being installed
- 3.35 GTC have shown 2No. 90mm proposed fibre ducts which derive from Brumby Grove and travel west, through the Site boundary, and connects to nothing. If installed, these ducts will need to be stripped back to Brumby Grove to allow proposed works to commence on site. However, there is no record of this proposed infrastructure being installed.

- 3.36 GTC have shown proposed gas infrastructure which follows a similar route to the electric and fibre infrastructure. The 250mm MP PE80 gas main crosses through the centre of the Site and is cut off to the west of the existing roundabout. Therefore, the gas main appears to not feed anything and, if installed, can be pulled back to West Common Lane. However, there is no record of this proposed infrastructure being installed.

Sota (Instalcom)

- 3.37 Sota (Instalcom) are a multi-utility contractor who undertake excavation and underground services for the provision of fibre optic cables, electric power cables and water mains. They own various private utility network infrastructures throughout the United Kingdom.
- 3.38 Sota (Instalcom) have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Remaining Utility Companies

Colt

- 3.39 Colt Technology Services Group Limited is a multinational telecommunications company headquartered in London, United Kingdom.
- 3.40 Colt have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Lumen Technologies

- 3.41 Lumen is an enterprise technology platform that enables companies to capitalize on emerging applications and power the 4th Industrial Revolution.
- 3.42 Lumen Technologies have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Sky UK Limited

- 3.43 Sky UK is a British telecommunications company which serves the United Kingdom owned by Comcast. Sky provides television and broadband Internet services, fixed line and mobile telephone services to consumers and businesses in the United Kingdom.
- 3.44 Sky have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

Utility Assets Ltd

- 3.45 Utility Assets Ltd provide an alternative option for commercial and retail developers in choosing a network operator for Sites.

3.46 Utility Assets Ltd have confirmed that they do not own any apparatus on the Site, or within proximity of the Site.

4. PROJECTED CONNECTIONS

4.1 The Proposed Development is understood to involve the construction of:

- Up to 550 residential units across development plots HA1a, HA1b, HA2 and HA3;
- Up to 2,499sqm (GEA) of E(a) and E(b), of which a maximum of 500sqm (GEA) is restricted to food retail / convenience store; and
- A total of up to 1,500sqm (GEA) of non-main town centre uses.

4.2 The projected future loads included in the preliminary calculations for the above are generic. These loads can be reduced by further consideration, design, and investment.

4.3 We have taken a careful assessment of electricity and water loads, and made reasonable assumptions based on design guides and experiences from similar projects.

Electricity, Gas and Water

Electricity - Loads

4.4 The anticipated diversified loads, based on the information available is as follows:

Total diversified (maximum connected load): 2,805 Kilovolt-amps (kVA)

Water - Loads

4.5 It is anticipated that the existing infrastructure within the area can be utilised to connect to the Proposed Development.

4.6 The water provision for Proposed Development has been based on the anticipated demand units and associated flow rates provided by CIBSE and simultaneous demand calculation as per BS 6700. Anticipated diversified loads, based on this information is 12.017 litres per second (l/s). This does not account for restricted water flow fittings.

Total diversified (connection load): 12.017l/s

4.7 The water provision for this scheme has been based on the anticipated demand units and associated flow rates provided by CIBSE and simultaneous demand calculation as per BS 6700. Anticipated diversified loads, based on this information, is 12.017 litres per second (l/s).

4.8 The projected total loads for both electricity and water is shown in **Table 4.1**.

Table 4.1: Projected Total Loads

SUMMARY OF PROJECTED LOADS	
Utility	Loads
Electricity (kVA)	2,805
Water (l/s)	12.017

Gas - Loads

- 4.9 It is anticipated that the Proposed Development will not utilise natural gas as an energy source. Due to the decarbonisation agenda and the national guidance to move away from fossil fuels, the expectation is that electric only heating and hot water systems will be used avoiding the requirement for a gas supply to the properties.

Multi-Utility Installation

- 4.10 Following receipt of the confirmed points of connection to the electric and water infrastructure the Client is considering various option in terms of the utilities delivery. Currently the intention is to engage with the network utility companies to provide and complete the non-contestable elements of work in terms providing the required utility capacities and connection to the network. The Client will then engage with a preferred Independent Network Operator (IDNO) and Independent Connection Provider (ICP) to undertake the contestable elements of works. The infrastructure would then be adopted, owned and operated by the IDNO Company.
- 4.11 The final design of the main connection infrastructure and final connections to all buildings within the proposed developed will be designed and coordinated in line with the final Development layouts.
- 4.12 There are a number of IDNO and ICP companies currently being considered and this will be finalised following receipt of planning approval.

5. UTILITY ASSUMPTIONS

5.1 In preparing the load assessments, the following assumptions were made:

- The electrical loads are reasonably balanced across the 3-phase supply;
- The 250mm Steel Intermediate Pressure Gas Main which is located south of Brumby Grove, just south of Brumby Lane can be retained;
- There are existing fire hydrants and water fittings owned by Anglian Water within Brumby Common Lane, but these will not affect the proposed Site;
- The total Development works have been thoroughly reviewed to allow maximum diversities to be applied at this stage, wherever possible;
- The IP Gas Main owned by Cadent Gas in the vicinity of the proposed pedestrian / cycleway, but this should not be affected by the proposed works, due to the levels being retained. An associated controls cabinet will require relocating to coordinate with the cycle way.
- It is currently assumed the new residential properties will be provided with electric heating and hot water and, therefore, there will be no requirement for gas; and
- Electrical Vehicle Chargers (EVC) are currently included to ensure compliance with Building Regulations Part S.

6. FINANCIAL IMPLICATIONS

6.1 The financial implications below are budget costs we have based on similar costs from projects carried out in the past.

Electric - Connection

6.2 On receipt of the budget estimate, we have received confirmation that Northern Powergrid are proposing to utilise existing HV network within the area and bring a HV cable to The Site, to enable a third party Independent District Network operator (IDNO) to build the required substations on Site, to allow the proposed development to be fed at Low Voltage.

6.3 Information from the budget quote confirmed Northern Powergrid will provide legal consent, other miscellaneous charges, and substation plant.

Water – Connection

6.4 We have made a formal application for a developer's enquiry to Anglian Water. Anglian Water have confirmed there is currently sufficient capacity in the existing 355mm HPPE/PE100 located to the south of The Site, to supply the proposed development

6.5 The budget costs include an infrastructure charge per dwelling.

BT - Connection

6.6 The infrastructure for telecommunications will be provided by BT Openreach into the new building development with a connection to each property. The BT connection will be a full fibre optic connection (FTTP) utilising the existing BT duct infrastructure within Brumby Common Lane as the connection point and new BT Openreach duct network and joint boxes within the Site.

6.7 Due to the number of proposed properties BT Openreach will provide, the new infrastructure free of charge.

Summary

6.8 The estimated budgets for all utilities are on the basis of utility companies installing mains in the Proposed Development in an open trench (excavated, backfilled and reinstated by the Client / contractor). The estimated budgets are also based on the assumption all meter works and installations are by others. The utility companies will excavate, backfill and reinstate services within public land only.

6.9 A summary of the preliminary budget costs obtained from the network companies for new electric and water connection works can be seen in Table 4.

Table 4: Estimated Utility Connection Costs

Utility	Description	Estimated Cost (exc. VAT)
Electricity (Northern Powergrid)	Northern Powergrid are to utilise existing HV network and provide a Point of Connection within Bridges Road; and a separate IDNO will then bring the cable from the point of connection to The Site where they can then feed the cables into the substations, to be able to provide the proposed development with power.	£16,248.78
Electricity (Independent distribution network operator)	Once NPG have provided the point of connection (POC) within Bridges Road, the independent distribution network operator (IDNO) will be able to pull a HV cable from the POC, to the proposed residential development, and feed into the 3No. proposed substations. Then, the IDNO will feed the proposed residential development with LV cables from the substations.	£1,500,00.00
Water (Anglian Water)	Estimated cost of onsite main delivery	£660,000.00
	Anglian Water infrastructure charges.	£6,600.00
Telecoms (BT Openreach)	New Joint Box, and duct infrastructure to facilitate a full fibre connection to each residential property.	Free of Charge
TOTAL		£2,182,848.78

7. DISCONNECTIONS / DIVERSIONS

- 7.1 There is an existing Cadent Gas cabinet located adjacent to Brumby Common Lane which will be affected by the creation of the proposed cycle / footway. This asset will require diversion to enable these works to be completed.

Table 5: Estimated Utility Diversion Cost

Utility	Description	Estimated Cost (exc. VAT)
Gas (Cadent Gas)	The existing Cadent Gas cabinet located adjacent to Brumby Common Lane will require diversion to enable these works to be completed.	£20,000.00
Total		£20,000.00

8. CONCLUSION

- 8.1 We understand there is a requirement for 3No. substations to be on Site; this includes a 1000kVA transformer, Ring Main Unit, and 6No. Low Voltage take off ways per substation. Confirmation has been received from Northern Powergrid that the required capacity can be obtained from existing HV network located between primary Bridges Road 28 and S/S Burringham Road 5117. Once the point of connection has been made, a HV cable will be available to be pulled to the Site which will feed into the proposed substations, then from the substations there will be the Low Voltage connections to the proposed residential properties, or the local centre.
- 8.2 Regarding the new water connection, it has been confirmed by Anglian Water that there is enough spare capacity in the existing 355mm HPPE/PE 100 main to the south of The Site, to feed the proposed development. They will provide further onsite water mains to feed the Proposed Development. Please refer to **Appendix 9**.
- 8.3 Based on the findings of this report, which has been undertaken as part of the due diligence works, the scheme should be acceptable for planning approval.

APPENDICES

APPENDIX 1: UTILITY SEARCH LOG



Utility Asset Search Status

Project Name: Lincolnshire Lakes
 Project Number: 221423
 Plot Location: DN17 3ND (Closest)
 X,Y Co-ordinates: 486467, 409309

Notes

- The statuses of existing services have been compiled from record drawings. The accuracy and number of services cannot be guaranteed. All existing services must be identified on site prior to commencement of works.
- Please refer to the National Joint Utilities Group (NJUG) Guidelines for minimum separation distances and depths.

Utility Company	Description	Are assets PRESENT within the VICINITY of the site? (Y = Yes, N = No)	Are assets present ON site? (Y = Yes, N = No)
Anglian Water (Clean)	Anglian Water is a water company that operates in the East of England. Anglian Water is regulated under the United Kingdom Water Industry Act 1991.	Y	Y
BT	British Telecom (BT) is a multinational telecoms provider. It is a major supplier of telecoms services to commercial and residential properties throughout the United Kingdom.	Y	N
Cadent Gas	Cadent Gas owns, operates and maintains the largest gas distribution network in the UK, transporting gas to homes and businesses across West Midlands, North West England, East of England and North London.	Y	Y
Cityfibre	CityFibre are a leading provider of wholesale full fibre network infrastructure. With major fibre infrastructure projects across towns and cities throughout the UK, they provide a portfolio of active and dark fibre services to customers including service integrators, enterprise and consumer service providers, local authorities and mobile operators.	N	N
Colt	Colt Technology Services Group Limited is a multinational telecommunications company headquartered in London, United Kingdom.	N	N
ENGIE	ENGIE are a multinational electric utility company, headquartered in La Défense, Courbevoie, which operates in the fields of energy transition, electricity generation and distribution, natural gas, nuclear, renewable energy and petroleum.	N	N
GTC (Electric)	Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.	Y	Y
GTC (Fibre)	Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.	Y	Y
GTC (Gas)	Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.	Y	Y
GTC (Water)	Gas Transportation Company is an independent utility infrastructure and networks provider. They act as an alternative gas and electricity connection provider to the regional DNO's. They own various private utility network infrastructures throughout the United Kingdom.	N	N
Lumen Technologies	Lumen Technologies, Inc. (formerly CenturyLink) is an American telecommunications company headquartered in Monroe, Louisiana, that offers communications, network services, security, cloud solutions, voice, and managed services.	N	N
Mobile Broadband Network Limited	MBNL is owned equally by EE and Three (3). They manage, maintain and enhance the telecommunications network in the UK.	N	N
Northern Powergrid	Northern Powergrid is an electrical distribution company based in Newcastle Upon Tyne in England. It is the Distribution Network Operators for the North East England and Yorkshire regions and the North Lincolnshire area.	Y	Y
Sewern Trent Water (Waste)	STW are a state-owned water authority based in the Midlands and responsible for water supply management, and waste water treatment and disposal.	Y	N
Sota	Instalcom are a multi-utility contractor who undertakes excavation and underground services for the provision of fibre optic cables, electric power cables and water mains. They own various private utility network infrastructures throughout the United Kingdom.	N	N
Utility Assets Ltd	Utility Assets provide an alternative option for commercial and retail developers in choosing a network operator for sites.	N	N
Verizon Business	Verizon is a multinational telecommunications conglomerate and a corporate component of the Dow Jones Industrial Average.	N	N
Virgin Media	Virgin Media Limited is a British company which provides telephone, television and internet services in the United Kingdom.	N	N
Vodafone	Vodafone Group plc is a British multinational telecommunications conglomerate with headquarters in London and Newbury, Berkshire.	N	N

KEY

ASSETS PRESENT	
NO RESPONSE	
NO ASSETS PRESENT	

3xVodafone maps	£159.60
3xNo Anglian Water Maps @ £29	£87
1No. Anglian Water Maps @ £47	£47
TOTAL	£293.60
20% VAT	£59.32
TOTAL COST OF ALL 3No. UTILITY SEARCHES	£352.92

APPENDIX 2: LINESEARCH BEFORE U DIG REPORT

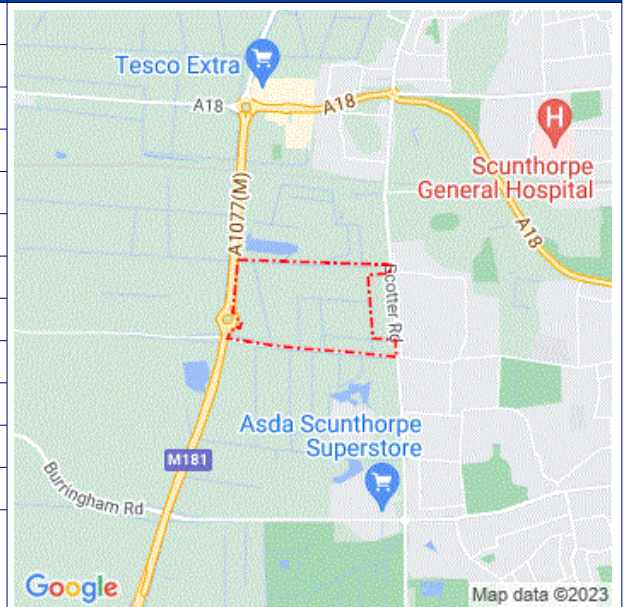
Enquirer

Name	Mr Tom Furlong	Phone	447500601088
Company	BWB Consulting	Mobile	447500601088
Address	Whitehall Waterfront, 2 Riverside Way, Leeds Whitehall Waterfront, 2 Riverside Way, Leeds Leeds West Yorkshire LS1 4EH		
Email	tom.furlong@bwbconsulting.com		

Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Commercial/industrial
Work type buffer*	75 metres
Start date	08/08/2023
End date	08/08/2023
Scheme/Reference	221423 - Lincolnshire Lakes Plot 2
Search location	XY= 486801, 409890
Confirmed location	-01 54
Site size	0 metres square
Site Contact Name	Tom Furlong
Site Phone No.	07500601088
Description of Works	

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

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

Affected LSBUD members
(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

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

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

**List of not affected LSBUD members
 (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)**

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	E.ON UK CHP Limited	EDF Energy Renewables Ltd
EirGrid	Eleclink Limited	Electricity North West Limited
Energy Assets Networks	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Kensa Utilities	Last Mile	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Moray East Offshore Windfarm	MUA Group Limited
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
SP Energy Networks	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy



Enquiry Confirmation

LSBUD Ref: 30422247

Date of enquiry: 07/08/2023

Time of enquiry: 11:36

Tata Communications (c/o JSM Construction Ltd)	Total Colnbrook Pipelines	Total Finaline Pipelines
Transmission Capital	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Voneus Limited	VPI Power Limited
Wales and West Utilities	West of Duddon Sands Transmission Ltd	Westminster City Council
Zayo Group UK Ltd c/o JSM Group Ltd		

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

Asset Owner	Preferred contact method	Phone	Status
Anglian Water	http://www.digdat.co.uk	01480323891	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrswa.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turmtown.com	01212 621 100	Not Notified
Northern Powergrid	Safediggingplans@northermpowergrid.com	01912294294	Not Notified
Severn Trent Water	www.stwater.co.uk/building-and-developing/estimators-and-maps/request-a-water-sewer-map	03456016616	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkingglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

APPENDIX 3: NORTHERN POWERGRID



If telephoning or calling please ask for:

Miss.Nicola Rosindale
0191 2294460

Our Ref: 23/472689

Your Ref: 221423

Date: 09 August 2023

Thomas Furlong
BWB Consulting
Whitehall Waterfront
2, Riverside Way
Leeds
LS1 4EH

Dear Sir/Madam

REQUEST FOR RECORDS SHOWING LOCATION OF APPARATUS at:

Lincolnshire Lakes Plot 2

Thank you for your enquiry dated 08/08/2023 concerning the above. The enclosed Mains Records only give the approximate location of known Northern Powergrid apparatus in the area. Great care is therefore needed and all cables and overhead lines must be assumed to be live.

Please note that while all efforts are made to ensure the accuracy of the data, no guarantee can be given. We would refer you to the Health & Safety Executive's publication HS(G)47 "Avoiding Danger From Underground Services" which emphasises that:

* Plans must only be used as a guide in the location of underground cables. The use of a suitable cable-tracing device is essential and careful hand digging of trial holes must be carried out to positively identify and mark the exact route of the cable. You should also bear in mind that a cable is unmistakably located only when it has been safely exposed.

* Cable depths are not generally indicated on our records and can vary considerably even when shown.

* Great caution must be exercised at all times when using mechanical plant. Careful trial digging should always be carried out on the whole route of the planned excavation to ascertain no cables exist.

The Health & Safety Executive have another publication, GS6 "Avoidance of Danger from Overhead Electric Lines" that you should be aware of if your work is near overhead power lines. Both of these documents provide comprehensive guidance for observance of statutory duties under the Electricity at Work Regulations 1989 and the Health & Safety at Work Act 1974. Our provision of these records is based upon the assumption that people using them will have sufficient competence to interpret the information given. Any damage or injury caused will be the responsibility of the organisation concerned who will be charged for any repairs.

Please note ground cover must not be altered either above our cables or below overhead lines, in addition no trees should be planted within 3 metres of existing underground cables or 10 metres of overhead lines. All our apparatus is legally covered by a wayleaves agreement, lease or deed or alternatively protected under the Electricity Act 1989. Should any alteration / diversion of our Company's apparatus be necessary to allow your work to be carried out, budget costs can be provided by writing to Network Connections, Alix House, Falcon Court, Stockton On Tees, TS18 3TU.

Tel:0800 0113433

Returned by email

Yours faithfully

I. Foster.

Northern Powergrid Records Information Centre

Northern Powergrid Mains Records enclosed:

SE864092.TIF

NORTHERN POWERGRID

is the trading name of Northern Powergrid (Northeast) plc (Registered No: 2906593) and Northern Powergrid (Yorkshire) plc (Registered No: 4112320)
Registered Office: Lloyds Court, 78 Grey Street, Newcastle upon Tyne NE1 6AF. Registered in England and Wales.

If you would like an audio copy of this letter or a copy in large type, Braille or another language, please call 0800 169 7602.

www.northernpowergrid.com



If telephoning or calling please ask for:

Miss.Nicola Rosindale
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Tel:0800 0113433

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Northern Powergrid Records Information Centre

Northern Powergrid Mains Records enclosed:

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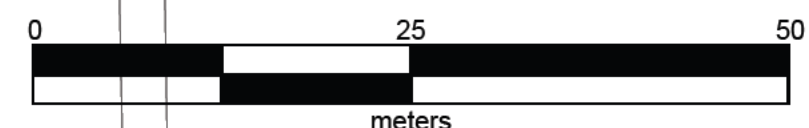
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If you would like an audio copy of this letter or a copy in large type, Braille or another language, please call 0800 169 7602.

www.northernpowergrid.com

Brumby Common West



Northern Powergrid Holdings Company
 The position of our equipment is shown on this plan as accurately as possible. It may have changed since the plan was produced. Therefore, the accuracy of the equipment and the location shown on this plan should be confirmed by the user before any work is carried out. The user should also confirm the location of any equipment shown on this plan before any work is carried out. The user should also confirm the location of any equipment shown on this plan before any work is carried out. The user should also confirm the location of any equipment shown on this plan before any work is carried out.

Warning - Work in progress in this area.

Underground Cable	Color	Label
110kV	Red	110kV
33kV	Orange	33kV
10kV	Yellow	10kV
0.6/1kV	Green	0.6/1kV
0.4/0.24kV	Blue	0.4/0.24kV
0.24/0.12kV	Light Blue	0.24/0.12kV
0.12/0.06kV	Dark Blue	0.12/0.06kV
0.06/0.03kV	Very Dark Blue	0.06/0.03kV
0.03/0.015kV	Black	0.03/0.015kV
0.015/0.0075kV	Grey	0.015/0.0075kV
0.0075/0.00375kV	White	0.0075/0.00375kV
0.00375/0.001875kV	Light Grey	0.00375/0.001875kV
0.001875/0.0009375kV	Very Light Grey	0.001875/0.0009375kV
0.0009375/0.00046875kV	White	0.0009375/0.00046875kV
0.00046875/0.000234375kV	White	0.00046875/0.000234375kV
0.000234375/0.0001171875kV	White	0.000234375/0.0001171875kV
0.0001171875/0.00005859375kV	White	0.0001171875/0.00005859375kV
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0.0000000000000000033306690652759625001430511474609375/0.000000000000000001665334532639812500071525573546875kV	White	0.0000000000000000033306690652759625001430511474609375/0.000000000000000001665334532639812500071525573546875kV
0.000000000000000001665334532639812500071525573546875/0.00000000000000000083266726631990625000357627867734375kV	White	0.000000000000000001665334532639812500071525573546875/0.00000000000000000083266726631990625000357627867734375kV
0.00000000000000000083266726631990625000357627867734375/0.000000000000000000416333633159531250001788139338671875kV	White	0.00000000000000000083266726631990625000357627867734375/0.000000000000000000416333633159531250001788139338671875kV
0.000000000000000000416333633159531250001788139338671875/0.00000000000000000020816681657976562500008940696693359375kV	White	0.000000000000000000416333633159531250001788139338671875/0.00000000000000000020816681657976562500008940696693359375kV
0.00000000000000000020816681657976562500008940696693359375/0.0000000000000000001040834082898778125000044703483466796875kV	White	0.00000000000000000020816681657976562500008940696693359375/0.0000000000000000001040834082898778125000044703483466796875kV
0.0000000000000000001040834082898778125000044703483466796875/0.000000000000000000052041704144938906250000223517417333984375kV	White	0.0000000000000000001040834082898778125000044703483466796875/0.000000000000000000052041704144938906250000223517417333984375kV
0.000000000000000000052041704144938906250000223517417333984375/0.00000000000000000002602085207246945312500001117587086669921875kV	White	0.000000000000000000052041704144938906250000223517417333984375/0.00000000000000000002602085207246945312500001117587086669921875kV
0.00000000000000000002602085207246945312500001117587086669921875/0.0000000000000000000130104260362347265625000005587935433349609375kV	White	0.00000000000000000002602085207246945312500001117587086669921875/0.0000000000000000000130104260362347265625000005587935433349609375kV
0.0000000000000000000130104260362347265625000005587935433349609375/0.000000000000000000006505213018117363281250000027939677166748046875kV	White	0.0000000000000000000130104260362347265625000005587935433349609375/0.000000000000000000006505213018117363281250000027939677166748046875kV
0.000000000000000000006505213018117363281250000027939677166748046875/0.00000000000000000000325260650905868162812500000139698385833740234375kV	White	0.000000000000000000006505213018117363281250000027939677166748046875/0.00000000000000000000325260650905868162812500000139698385833740234375kV
0.00000000000000000000325260650905868162812500000139698385833740234375/0.000000000000000000001626303254529440640625000000698491929168701171875kV	White	0.00000000000000000000325260650905868162812500000139698385833740234375/0.000000000000000000001626303254529440640625000000698491929168701171875kV
0.000000000000000000001626303254529440640625000000698491929168701171875/0.00000000000000000000081315162726472032031250000003492459645843505859375kV	White	0.000000000000000000001626303254529440640625000000698491929168701171875/0.00000000000000000000081315162726472032031250000003492459645843505859375kV
0.00000000000000000000081315162726472032031250000003492459645843505859375/0.000000000000000000000406575813632361601562500000017462298229217529296875kV	White	0.00000000000000000000081315162726472032031250000003492459645843505859375/0.000000000000000000000406575813632361601562500000017462298229217529296875kV