



# TECHNICAL NOTE 1

<b>DATE:</b>	15 March 2019	<b>CONFIDENTIALITY:</b>	Confidential
<b>SUBJECT:</b>	Land at Melbourn - Utilities		
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## EXISTING UTILITIES

A review of the existing utility infrastructure in the area around the proposed redevelopment of the land at Melbourn has been undertaken. The assessment has identified that the following utility services are located in the area:

- UKPN HV (Overhead and Buried)
- Cadent MP Gas
- Openreach Telecommunications
- CLH PS Oil Pipeline (Formerly DIO Pipeline)
- Photovoltaic Farm HV (buried)

The proposed development and new access road affects the following services:

- UKPN HV (Overhead and Buried)
- Cadent MP Gas
- Openreach Telecommunications
- Photovoltaic Farm HV (buried)

It is necessary for these services to be either diverted to suit the proposed development or lowered to allow the construction of the new access road. These alterations are seen as typical for a development of this nature and at this stage have not been identified as unachievable to allow the development to progress.

In undertaking the diversion works associated with these utility services new wayleave and/or easements will require to be agreed with the asset owner. The proposals indicate minor diversion of the existing services and propose to maintain the same access arrangements along the new route.

Existing easements on the CLH PS Oil Pipeline and Cadent MP gas main which are located on the boundary of the proposed development will require to be maintained. A 6m easement existing either side of the existing oil pipeline and a 2.5m easement is in place either side of the MP gas main.

At this stage there are no known major utility issues that would impact the development of the proposed site.