

# appendix H

SERVICES



# Appendix H

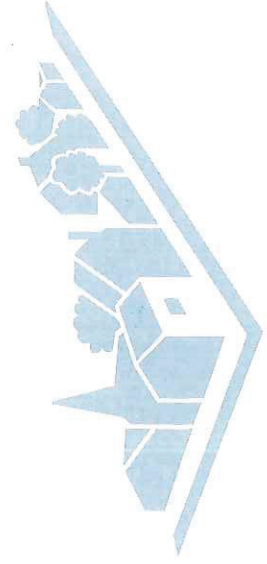
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## APPENDIX H - SERVICES

1. The provision of services such as electricity, water, drainage, etc. is clearly fundamental in the design and layout of residential development. The location of all services, and especially those above ground such as sub-stations and governors, needs to be considered at the earliest opportunity. Developers should therefore identify the detailed requirements for service provision at the planning application stage.

2. The National Joint Utilities Group has published several guidance documents of which developers should be aware:

*Publication No. 2 "Provision of Mains and Services by Public Utilities on Residential Estates";*

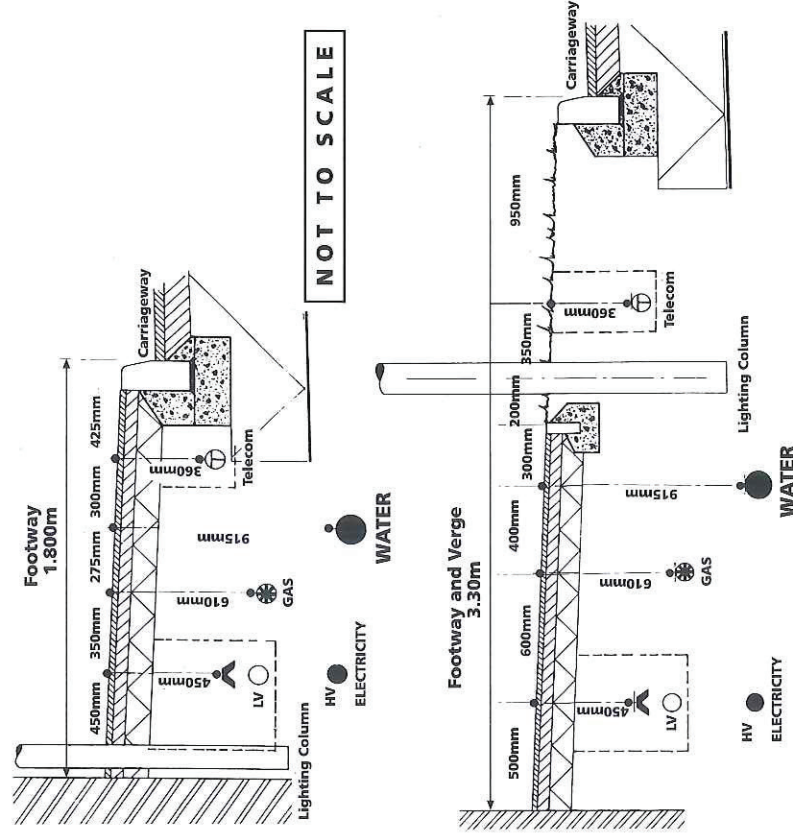
*Publication No. 4 "The Identification of Small Buried Mains and Services";*

*Publication No. 7 "Recommended Positioning of Utilities Mains and Plant for New Works";*

*Publication No. 10 "Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees". Copies from NJUG, 30 Millbank, London SW1P 4RD, Tel. 0171 963 5720, Fax 0171 963 5989.*

3. Mains and services within the adoptable highway should be located under footways wherever possible. Footways provide greater protection to the services than verges, and services under them are less costly both to install and maintain than under carriageways.

### LOCATION OF PUBLIC UTILITY SERVICES



- Note:** 1. The depths shown above will have to be increased where vehicle crossings are required.  
2. No mains services or ducts are permitted within the construction thickness.



4. In the absence of footways, eg in shared surface roads, underground mains and services shall be located within grass service margins. A grass service margin must be slightly mounded and rolled to give a satisfactory appearance. Apart from its appearance, the mounding will help to avoid the impression of a "missed out footway" and, together with avoidance of the use of paired vehicular accesses, will be a discouragement to use of the margin by pedestrians, etc. In order to avoid damage to the mains and services the planting of trees and shrubs in the service margin will not normally be permitted.

5. Where the highway boundary is not delineated by a wall or fence the grass service margin must be delineated on site by concrete marker posts sunk into the ground. The post size is to be 100mm x 100mm x 900mm. The intention here is that the grass service margin should appear to be part of (and be maintained by the frontager as) the adjacent garden. Notwithstanding the desirability of encouraging the frontagers to maintain the service margin it will be necessary for the developer to ensure that a clause is provided in the individual plot conveyances clearly indicating that the service margin does in fact form part of the publicly maintainable highway.

6. The developer will need to comply with the specific requirements of the various statutory undertakers. In addition, sewers, water mains and other underground services must be laid in accordance with the diagrams given in this guide and cross connections shall be reduced to a minimum. Work in connection with the installation of all services and the subsequent reinstatement of trenches shall be complete and the trenches fully consolidated before carriageway foundation work commences. Where this is not possible and where underground cables, services, etc. are to be installed at some later date, suitable ducts under the carriageway must be provided at the expense of the developer, unless otherwise provided by the statutory undertaker, and their positions permanently marked.

7. The developer is reminded of his responsibility for any gas, water, telephone, sewer or other service or main which may be damaged or require support during the progress of the roadworks. The cost of any such works including any diversion of existing services carried out by the statutory undertakers concerned is to be met by the developer.

8. The arrival of cable TV often results in considerable disturbance to footways and other public areas. This can be largely avoided on new estates by ensuring that suitable ducts for cable TV are included as part of the overall service arrangements for the site at the outset. When developments are likely to be served by the cable TV network, prior agreement should be reached with the NJUG and the highway authority as to the positioning of any necessary ducting.

9. Where work is to be undertaken to form a development road connection or other vehicle crossing to an existing highway, attention is drawn to Section 184(9) of the Highways Act, 1980, (as amended by Chapter 22 of the New Roads and Street Works Act 1991 and any other amendment or enactment in force at the time of construction of the works), with regard to statutory undertakers' plant. Attention is also drawn to Sections 181 and 182 of that Act regarding licences necessary for non-statutory apparatus. Any duct, cable or concrete surrounds thereto must be at least 380mm below finished carriageway level.





# appendix I

CONTACT ADDRESSES AND TELEPHONE NUMBERS

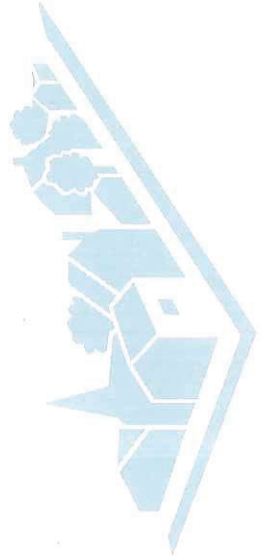


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# APPENDIX I - CONTACT ADDRESSES AND TELEPHONE NUMBERS

## Addresses of the District Councils in Lincolnshire

West Lindsey District Council 26 Spital Terrace GAINSBOROUGH Lincolnshire DN21 2HG <i>Tel: 01427 615411</i>	Boston Borough Council Municipal Buildings West Street BOSTON Lincolnshire PE21 8QR <i>Tel: 01205 357400</i>
North Kesteven District Council P O Box 3 District Council Offices Kesteven Street SLEAFORD Lincolnshire NG34 7EF <i>Tel: 01529 414155</i>	East Lindsey District Council Tedder Hall Manby Park LOUTH Lincolnshire LN11 8UP <i>Tel: 01507 601111</i>
South Holland District Council Council Offices Priory Road SPALDING Lincolnshire PE11 2XE <i>Tel: 01775 761161</i>	South Kesteven District Council Council Offices St Peter's Hill GRANTHAM Lincolnshire NG31 6PZ <i>Tel: 01476 591591</i>
Lincoln City Council City Hall Beaumont Fee LINCOLN LN1 1DH <i>Tel: 01522 511511</i>	

## Highway Offices of Lincolnshire County Council

Environmental Services Directorate 4th Floor City Hall Beaumont Fee LINCOLN LN1 1DN <i>Tel: 01522 552222</i>	Highways Agents for Lincolnshire County Council in Lincoln City City Engineer and Surveyor 5th Floor, City Hall Beaumont Fee LINCOLN LN1 1DN <i>Tel: 01522 511511</i>
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## The Offices of Divisional Surveyors, Lincolnshire County Council

North Division Tillbridge Lane Sturton by Stow Lincolnshire LN1 2BP <i>Tel: 01427 788426</i>	South Division Pode Hole SPALDING Lincolnshire PE11 3LN <i>Tel: 01775 769091</i>
East Division Manby Middlegate LOUTH Lincolnshire LN11 8SU <i>Tel: 01507 327771</i>	West Division The Hoplands Boston Road SLEAFORD Lincolnshire NG34 7HZ <i>Tel: 01529 307307</i>



## Addresses of Professional Institutions and Trade Federation

Royal Town Planning Institute  
26 Portland Place  
LONDON  
W1N 4BE  
*Tel: 0171 636 9107*

Royal Institute of British Architects  
66 Portland Place  
LONDON  
W1N 4AD  
*Tel: 0171 580 5533*

Landscape Institute  
6/7 Barnard Mews  
Clapham  
LONDON  
SW11 1QU  
*Tel: 0171 738 9166*

Institution of Civil Engineers  
1 Great George Street  
Westminster  
LONDON  
SW1P 3AA  
*Tel: 0171 222 7722*

The House Builders Federation  
Midland Region  
Federation House  
2309/11 Coventry Road  
Sheldon  
BIRMINGHAM  
B26 3PL  
*Tel: 0121 722 8001*

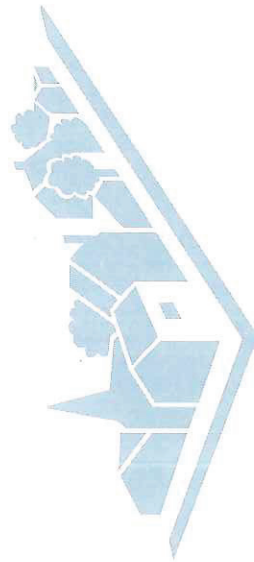


# appendix J

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## APPENDIX J - BIBLIOGRAPHY

### Highway Design:

Design Bulletin 32 (2nd Ed) - Residential Roads and Footpaths:  
Depts of the Environment and Transport

Advice Note TD42/95 - The Layout of Major/Minor Priority Junctions:  
Dept of Transport

Standard TD16/93 - The Geometric Design of Roundabouts:  
Dept of Transport

Development Road Specification and Construction 1991:  
Lincolnshire County Council

Guidance Notes and Technical Approvals for Small Structures:  
Lincolnshire County Council (December 1995)

A Guide to Parking Provision:  
Lincolnshire County Council (1986)

Street Lighting Development Road Design Guide 1993:  
Lincolnshire County Council

Traffic Signs Regulations and General Direction 1994

### National Joint Utilities Group Publications:

Publication No 2 - Provision of Mains and Services by  
Public Utilities on Residential Estates

Publication No 4 - The Identification of Small Buried Mains  
and Services

Publication No 7 - Recommended Positioning of Utilities  
Mains and Plant for New Works

Publication No 10 - Guidelines for the Planning, Installation and  
Maintenance of Utility Services in Relation to Trees.

### Traffic Calming:

The Highways (Road Humps) Regulations 1990

The Highways (Traffic Calming) Regulations 1993

Traffic Advisory Leaflet 1/87 - Measures to Control Traffic  
for the Benefit of Residents, Pedestrians and Cyclists.

Traffic Advisory Leaflet 2/90 - Speed Control Humps

Traffic Advisory Leaflet 7/93 - Traffic Calming Regulations



## Planning Advice

Dept of the Environment Circulars -

16/91 - *Planning Guidance*

5/94 - *Planning out Crime*

11/95 - *The Use of Conditions in Planning Permissions*

Planning Policy Guidance Notes - Dept of the Environment -

PPG3 - *Housing*

PPG7 - *The Countryside and the Rural Economy*

PPG8 - *Telecommunications (paras 41-43)*

PPG9 - *Nature Conservation*

PPG12 - *Development Plans and Regional Guidance*

PPG13 - *Transport*

PPG15 - *Planning and the Historic Environment*

PPG16 - *Archaeology and Planning*

PPG17 - *Sport and Recreation*

PPG24 - *Planning and Noise*

## Structure Plan and Local Plans:

Lincolnshire Structure Plan Review (Consultation Draft)

City of Lincoln Local Plan (Deposit Draft)

Boston Borough Local Plan (Deposit Draft)

East Lindsey Local Plan (Adopted)

North Kesteven Local Plan (Adopted)

South Holland Local Plan -

South Holland 2000 (Deposit Draft)

South Kesteven Local Plan (Adopted)

West Lindsey Local Plan (Deposit Draft)

## British Standards:

BS 3882 - Recommendations and Clarification for Topsoil

BS 3998: 1989 - Recommendations for Tree Works

BS 4428: 1989 and Amendment No1 (1991) - Code of Practice for

General Landscaping Operations Excluding Hard Surfaces

BS 5837: 1991 - Trees in Relation to Construction

## Landscape Related Publications:

Trees in Towns: Dept of the Environment (1993)

NHBC Standard: Buildings Near Trees -

Chapter 4.2 (1992)

Arboricultural Leaflet No 6 - Trees and Water:

Dept of the Environment (1980)

Arboricultural Research Note 110/93/EXT - Water Tables and Trees -

DR Helliwell: Arboricultural Advisory and Information Service (1993)

Community Woodland Design Guidelines:

Forestry Commission (1991)

Lowland Landscape Design Guidelines:

Forestry Authority (1992)

