

Utilities Statement

Waterman Building Services – April 2025



Client Name: DfT, HMRC & Department for Environment, Food and Rural Affairs (Defra)
Document Reference: SEV-WBS-ZZ-ZZ-RP-E-59000
Project Number: BSD15371

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Date	Prepared by	Checked by	Approved by
P01	28/02/2025			
P02	18/03/2025			
P03	24/03/2025			
P04	27/03/2025			
P05	17/04/2025			
Comments	Introduction expanded			

Disclaimer

This report has been prepared by Waterman Building Services Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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1. Introduction

This Utility Statement report has been prepared by Waterman Building Services in support of a new detailed application for the continued use and operation of the Sevington Inland Border Facility (IBF), Ashford, TN25 6GE (hereafter referred to as the Site) on behalf of Department for Transport (DFT), His Majesty's Revenue & Customs (HMRC) & Department for Environment, Food and Rural Affairs (Defra).

This document has collated the existing utility services associated with the Sevington Inland Boarder Facility site. The information of the utility services was procured by a 3rd party company known as Groundwise Searches Limited.

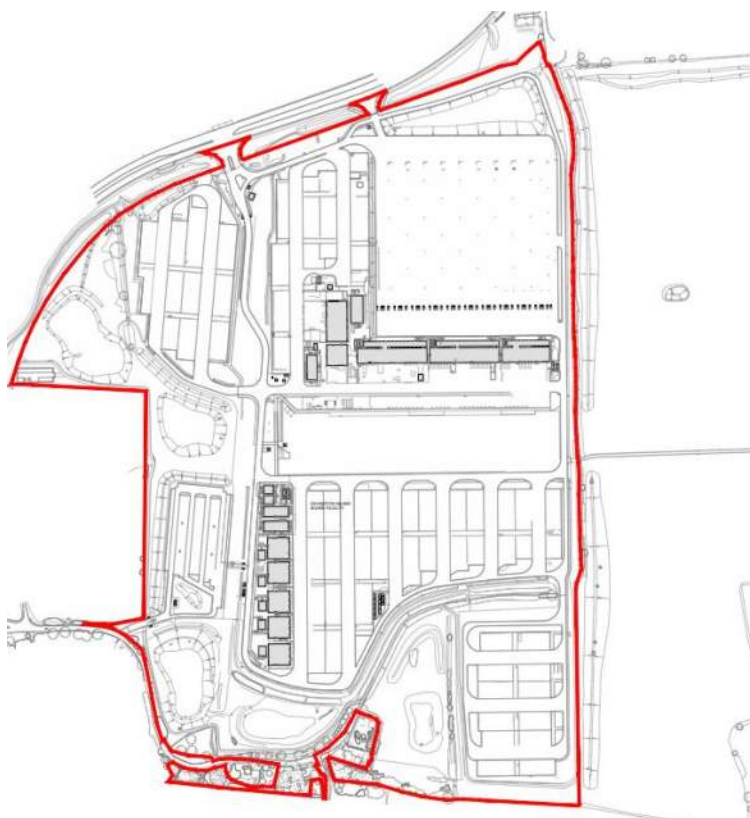
Based on the nature of this application, a fibre to premises statement is deemed not to be required.

1.1 Site Description

The Application Site is centred on National Grid Reference TR 03976 40758 and is located within the administrative boundary of Ashford Borough Council (ABC) and Kent County Council (KCC).

As illustrated in Image 1, the Application Site is located in Sevington, south-east of Ashford in Kent, Postcode: TN25 6GE. This is a semi-rural area on the outskirts of Ashford, with a mixture of residential and commercial land uses located to the north and west of the Application Site but with greenfield land use to the south and east.

Image 1: Site Location



The Application Site occupies an area of approximately 48 hectares (ha) and is bound by:

- **The A2070 Link Road and M20 motorway (M20 Junction 10a), to the north.**
- **Highfield Lane and Kingsford Street to the east and north-east respectively.**
- **Highfield Lane and Church Road, to the south.**
- **Church Road, St Marys Church and A2070 to the west.**

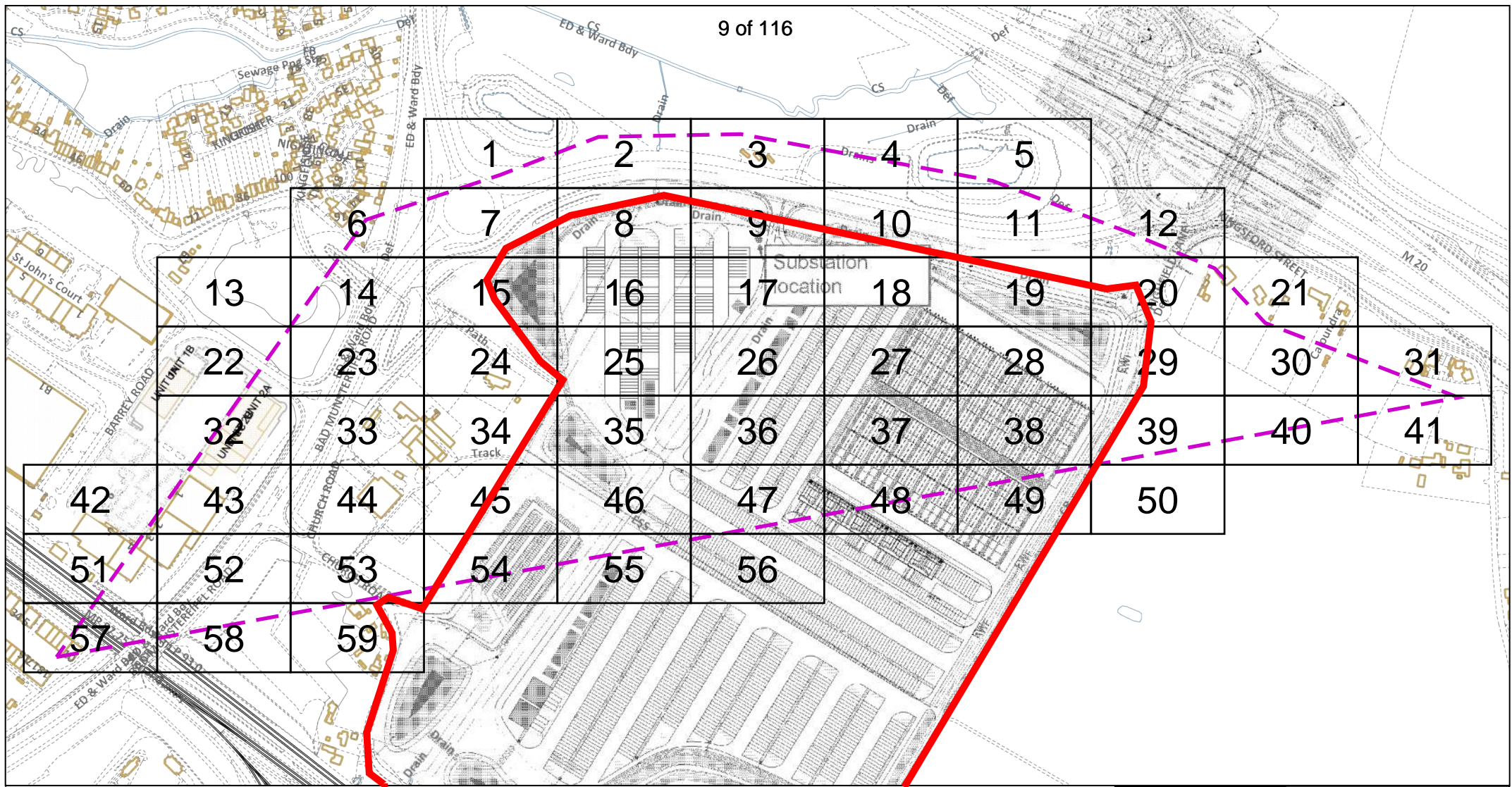
2. Utility Services

The utilities that are serving the Sevington site are as follows:

- UKPN (Electricity)
- SGN (Gas)
- Fulcrum (Gas)
- Existing Lumen Utility Infrastructure - OCU Group (Lumen Technologies) (Telecommunications)
- Openreach (Telecommunications)
- HSE (Various) – 3rd party is recommending that the client directly contacts HSE for further information.
- South East Water (Water Mains)
- Southern Water (Sewers)

3. UKPN

The following site utility layouts have been directly obtained from Groundwise Searches Ltd which depicts the present electrical utilities within the vicinity of the IBC site boundary.

Dig Sites Area:  Line: 

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

Date Requested: 19/02/2025

Job Reference: 36078720

Site Location: 603238 140584

Requested by:

M [REDACTED]

Your Scheme/Reference:

37047-2

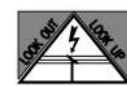
Scale: 1:5638 (When plotted at A4)

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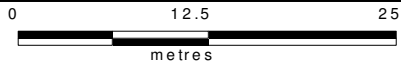
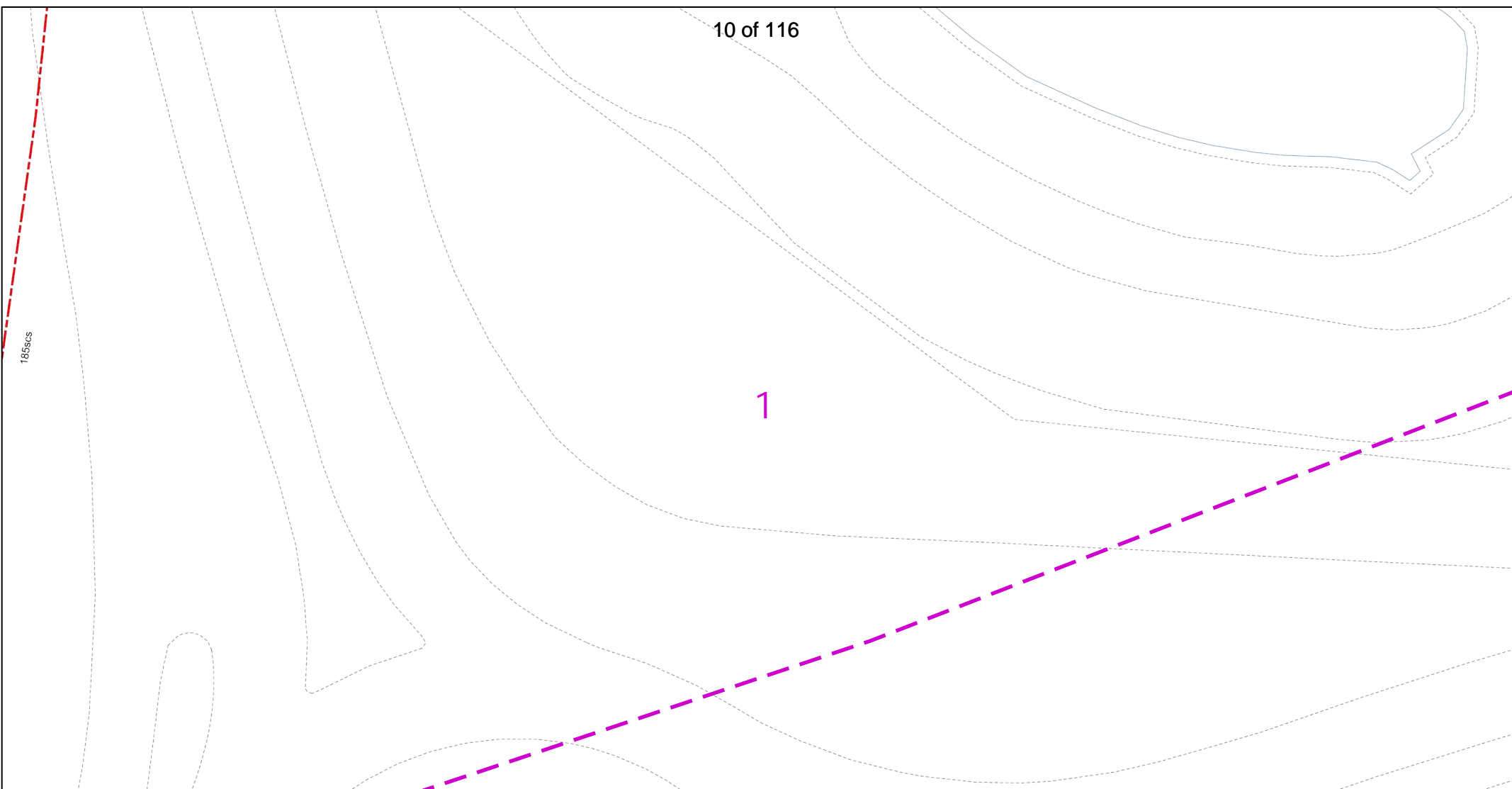


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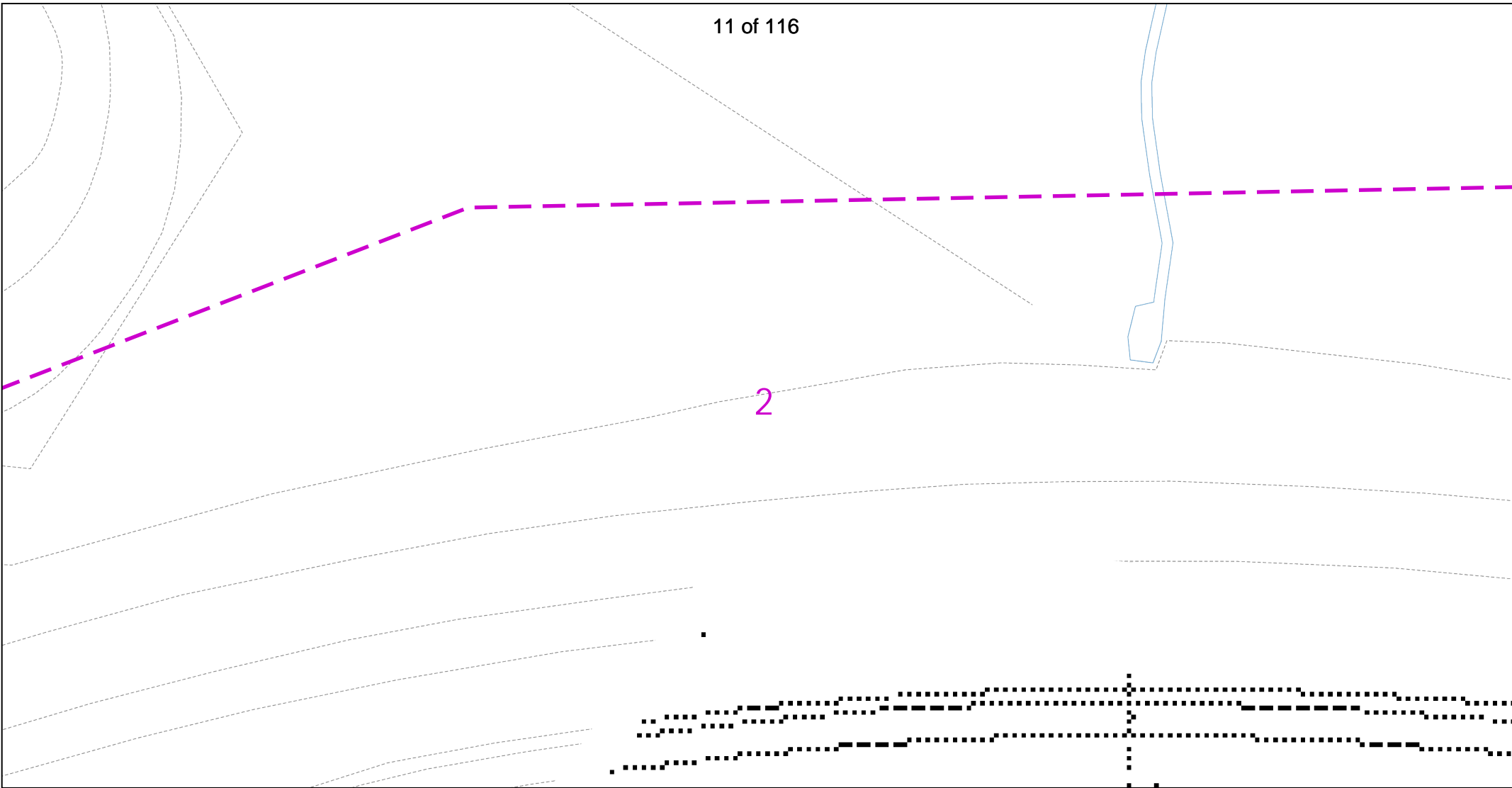
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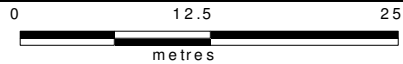
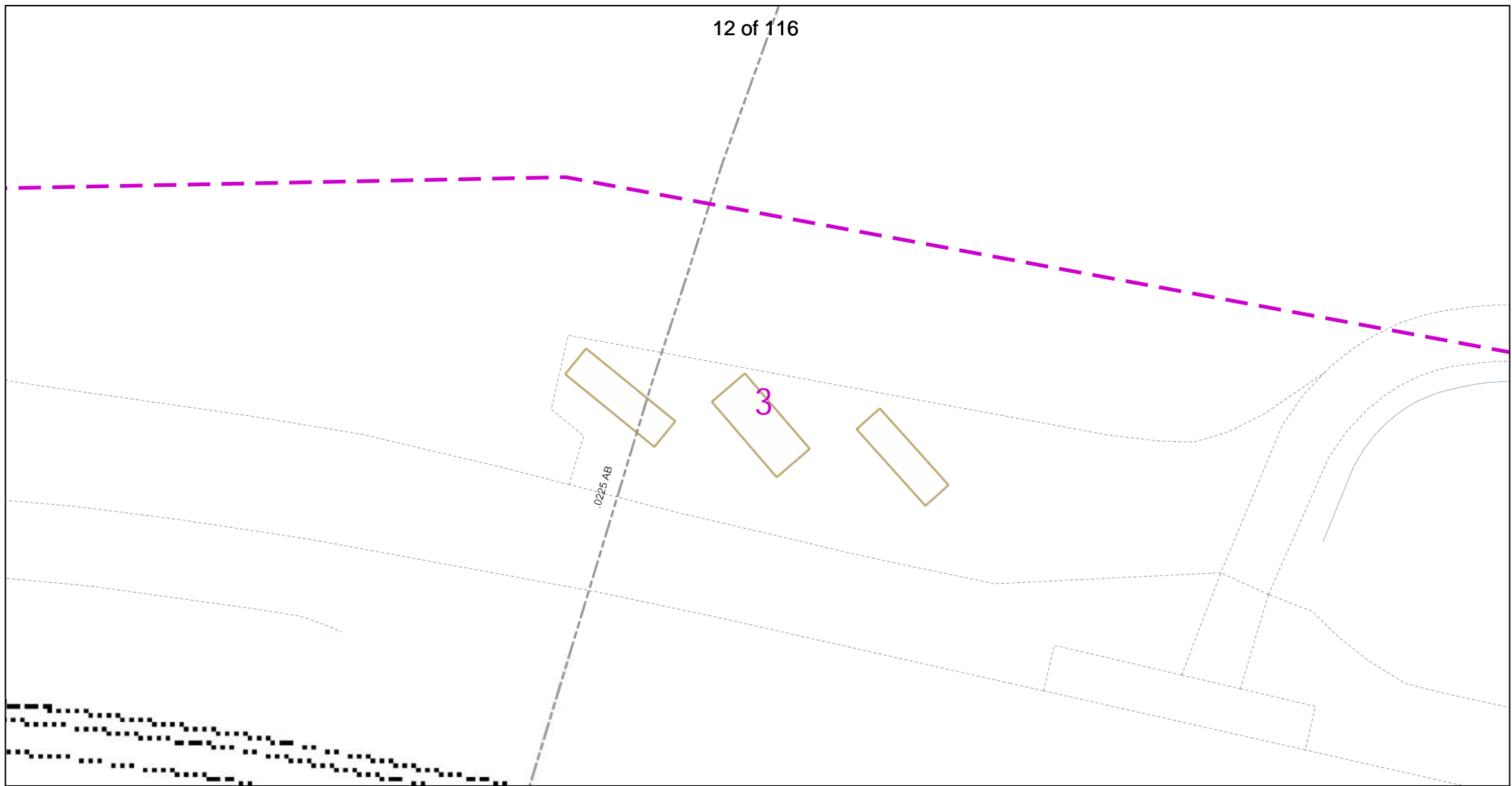


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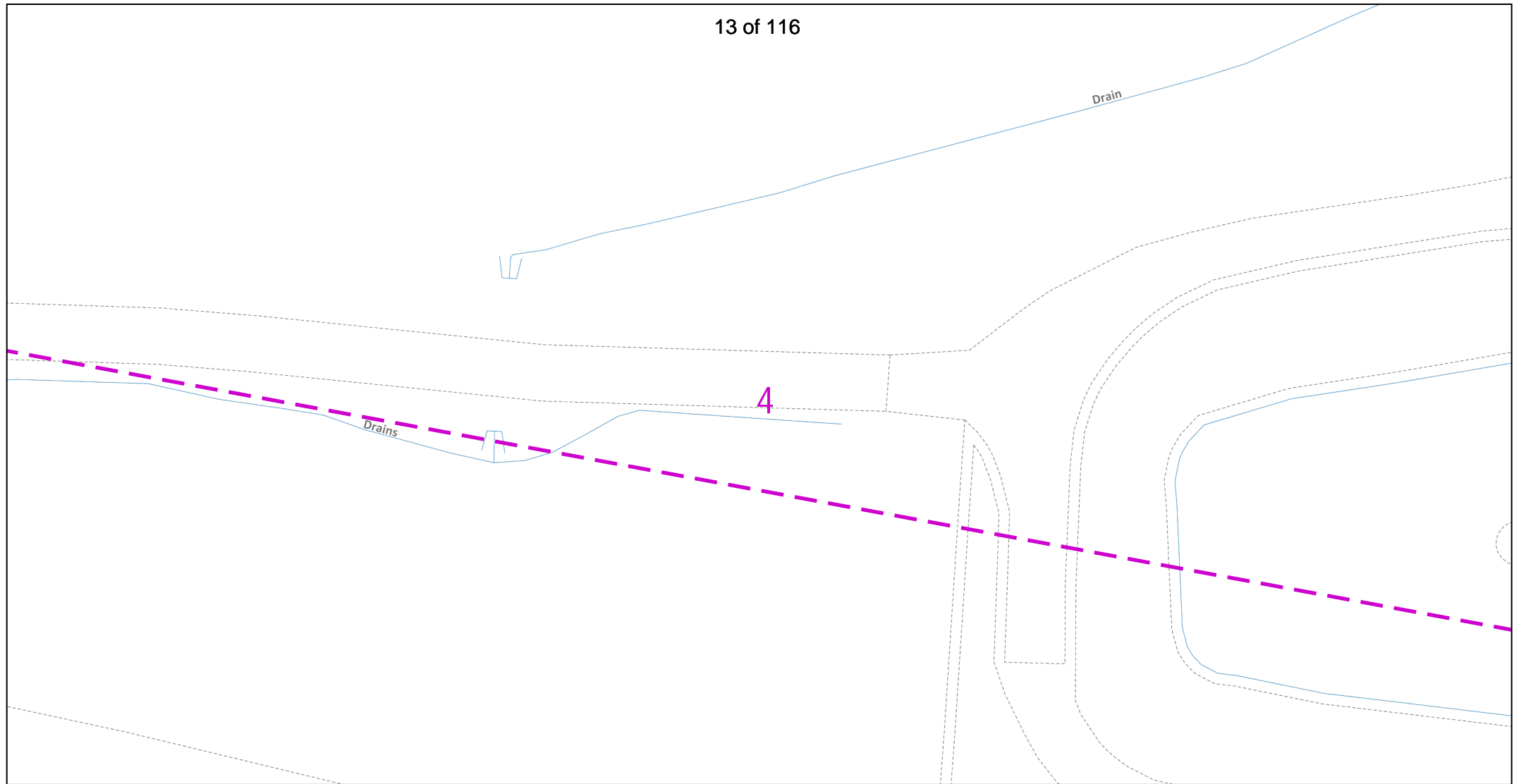


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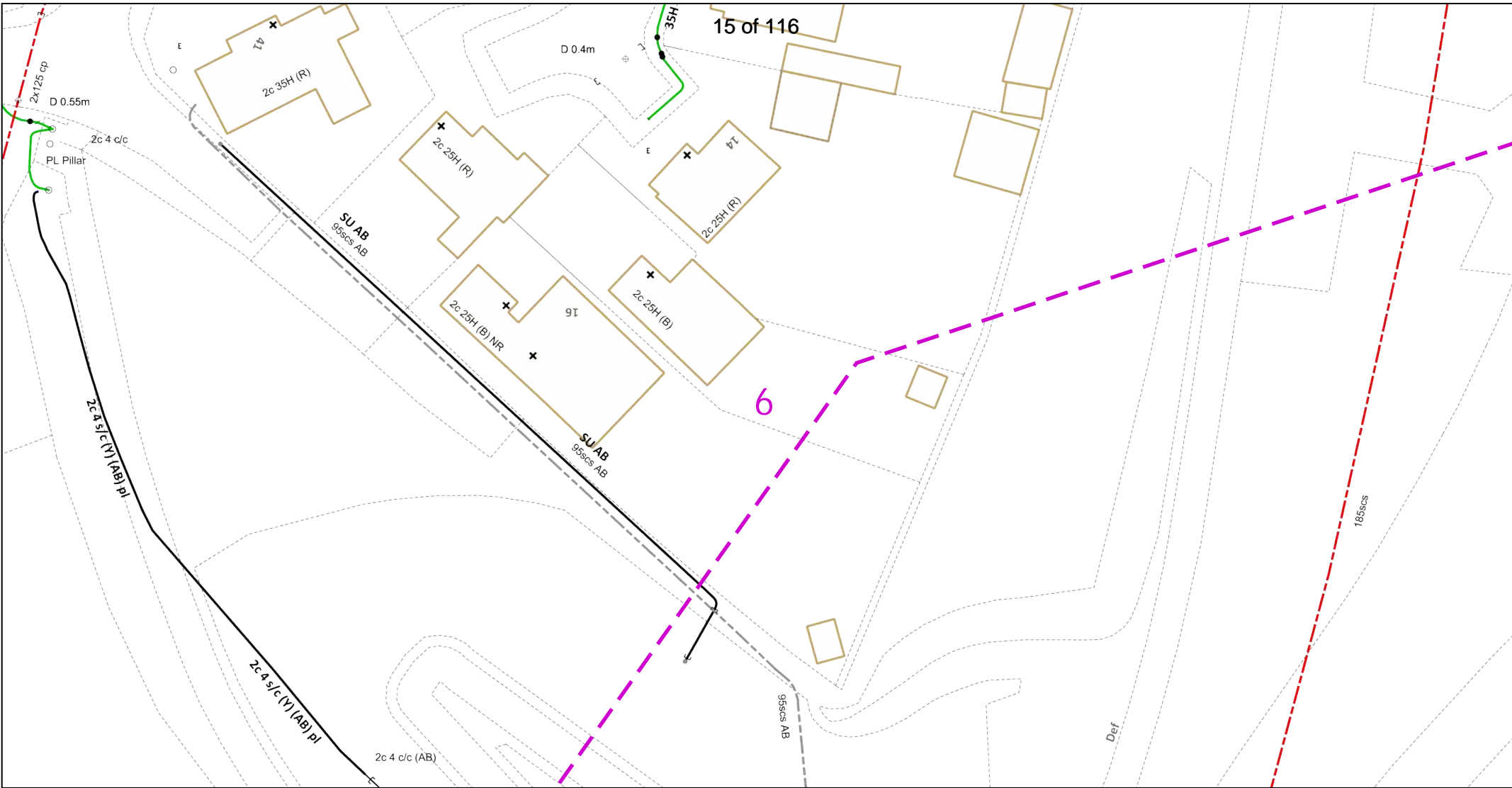


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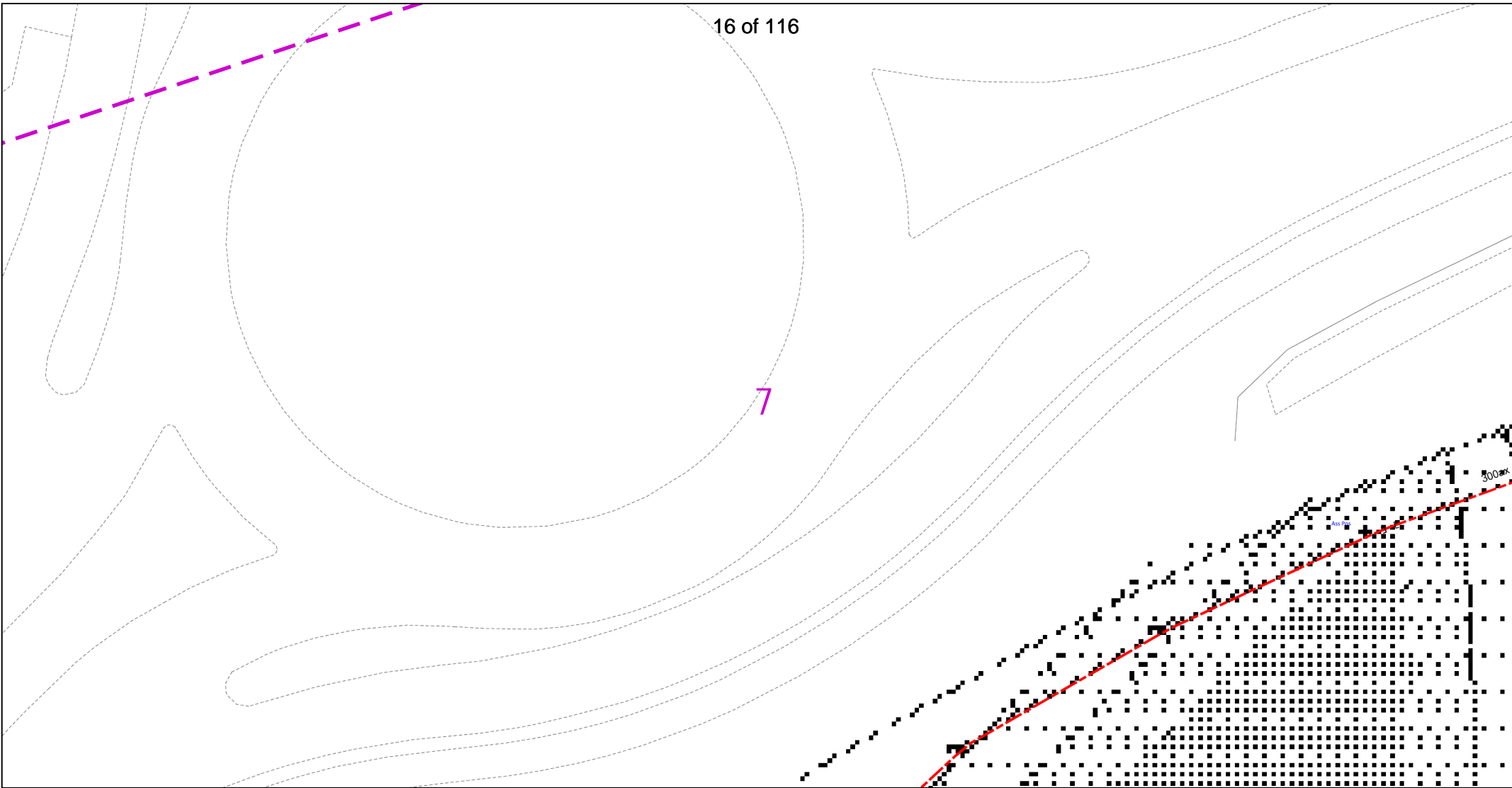
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Date Requested: 19/02/2025

Job Reference: 36078720

Site Location: 603238 140584

Requested by:

Your Scheme/Reference:

37047-2

Scale: 1:500 (When plotted at A4)

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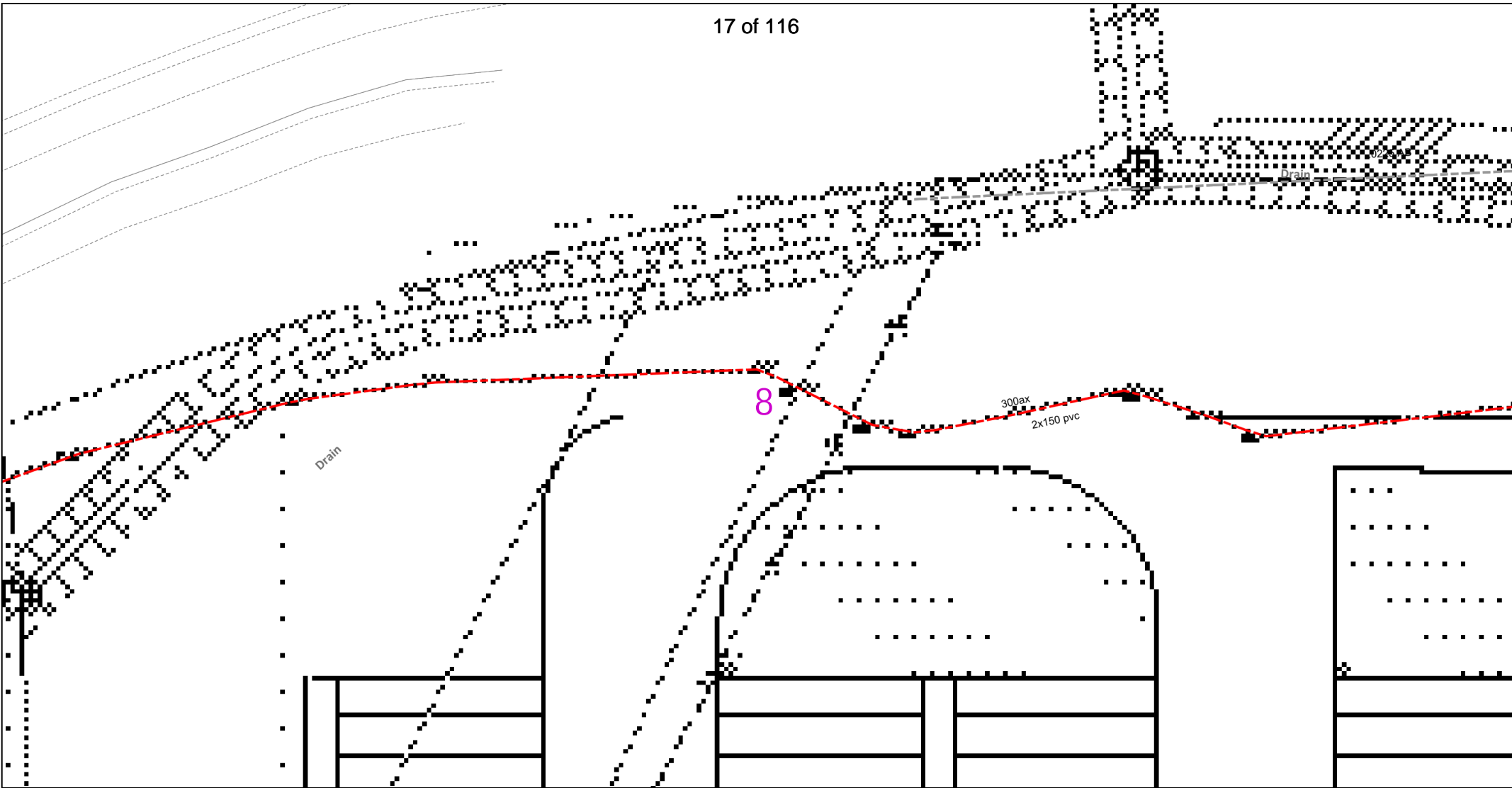
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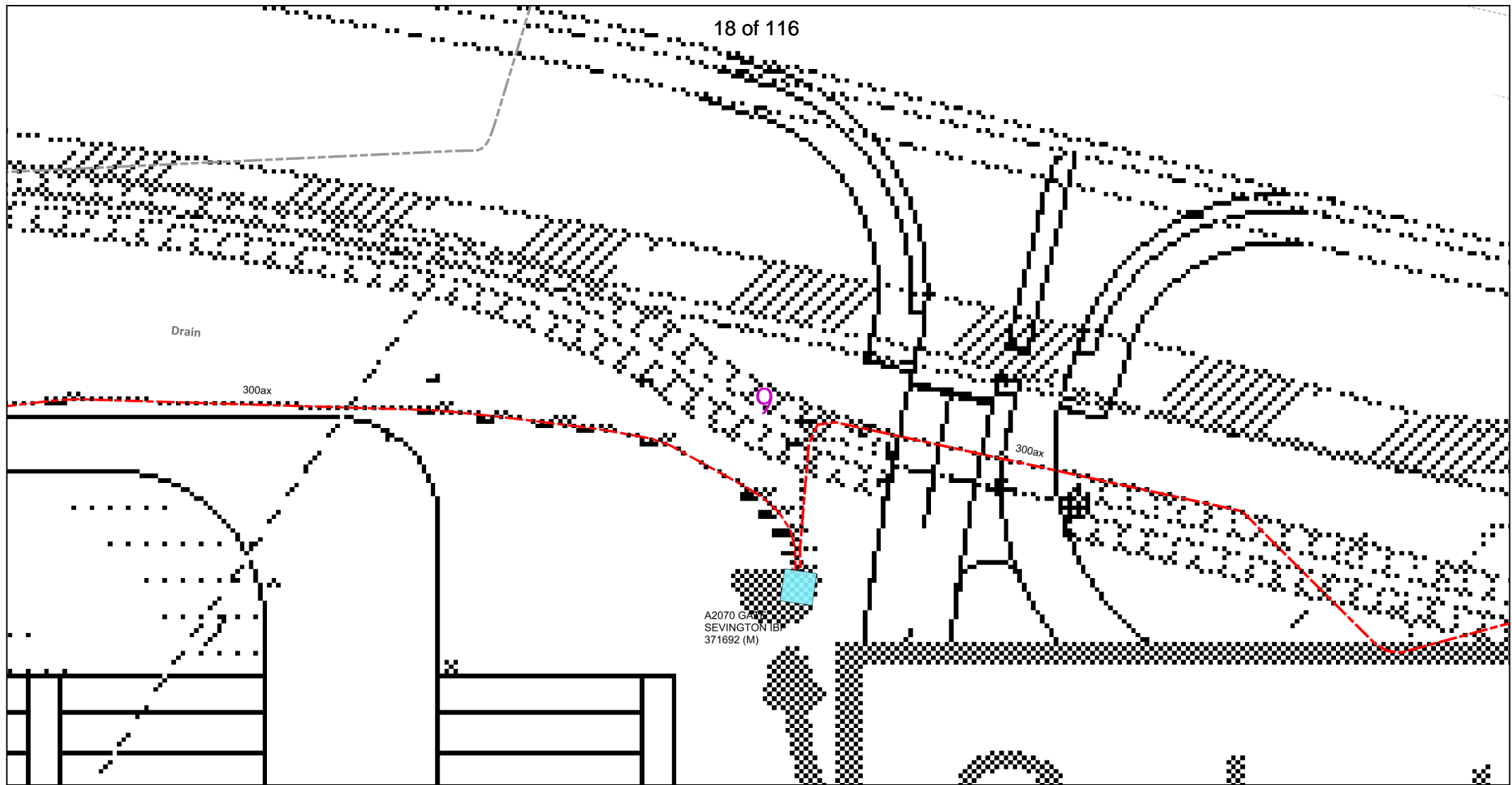


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<p>0 12.5 25 metres</p> <p>Dig Sites Area: - - - - Line: - - - -</p>		<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>									
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<p>Date Requested: 19/02/2025 Job Reference: 36078720 Site Location: 603238 140584 Requested by: XXXXXXXXXX</p> <p>Your Scheme/Reference: 37047-2 Scale: 1:500 (When plotted at A4)</p>								<p>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.</p>			
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0 12.5 25
metres

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Date Requested: 19/02/2025

Job Reference: 36078720

Site Location: 603238 140584

Requested by: 

Your Scheme/Reference:

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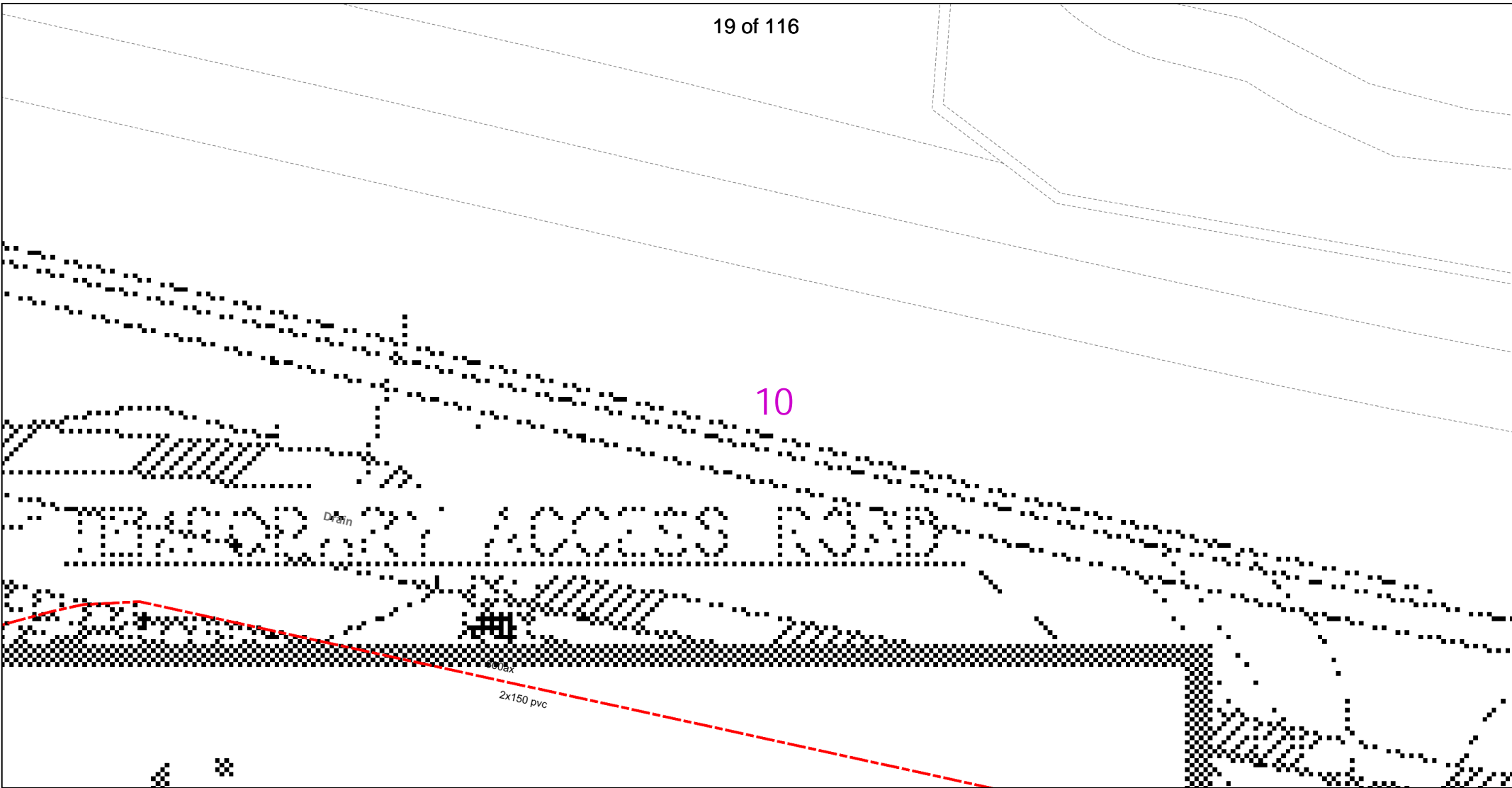


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0 12.5 25

metres

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37047-2
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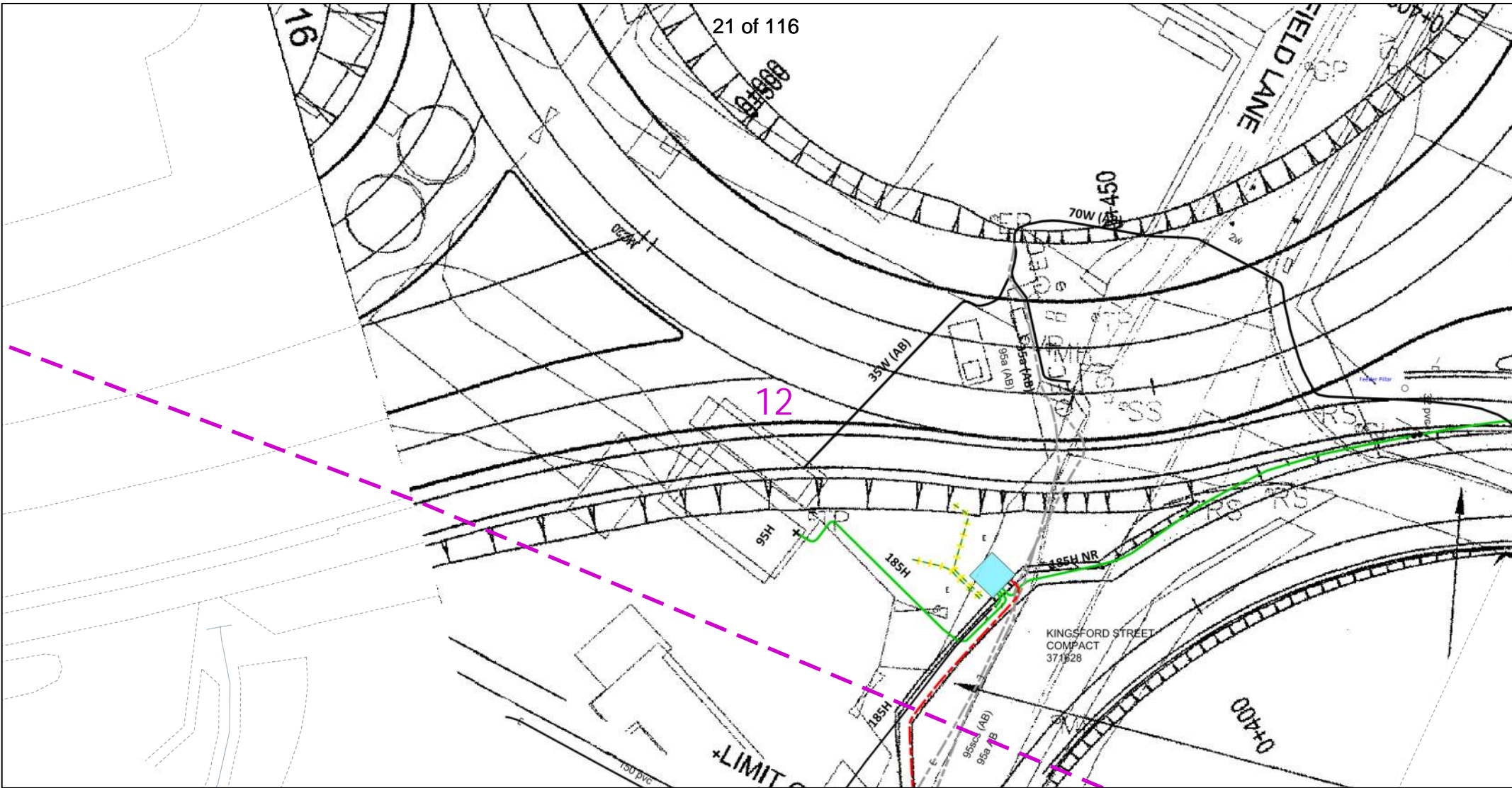
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012.525metres

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Requested by:

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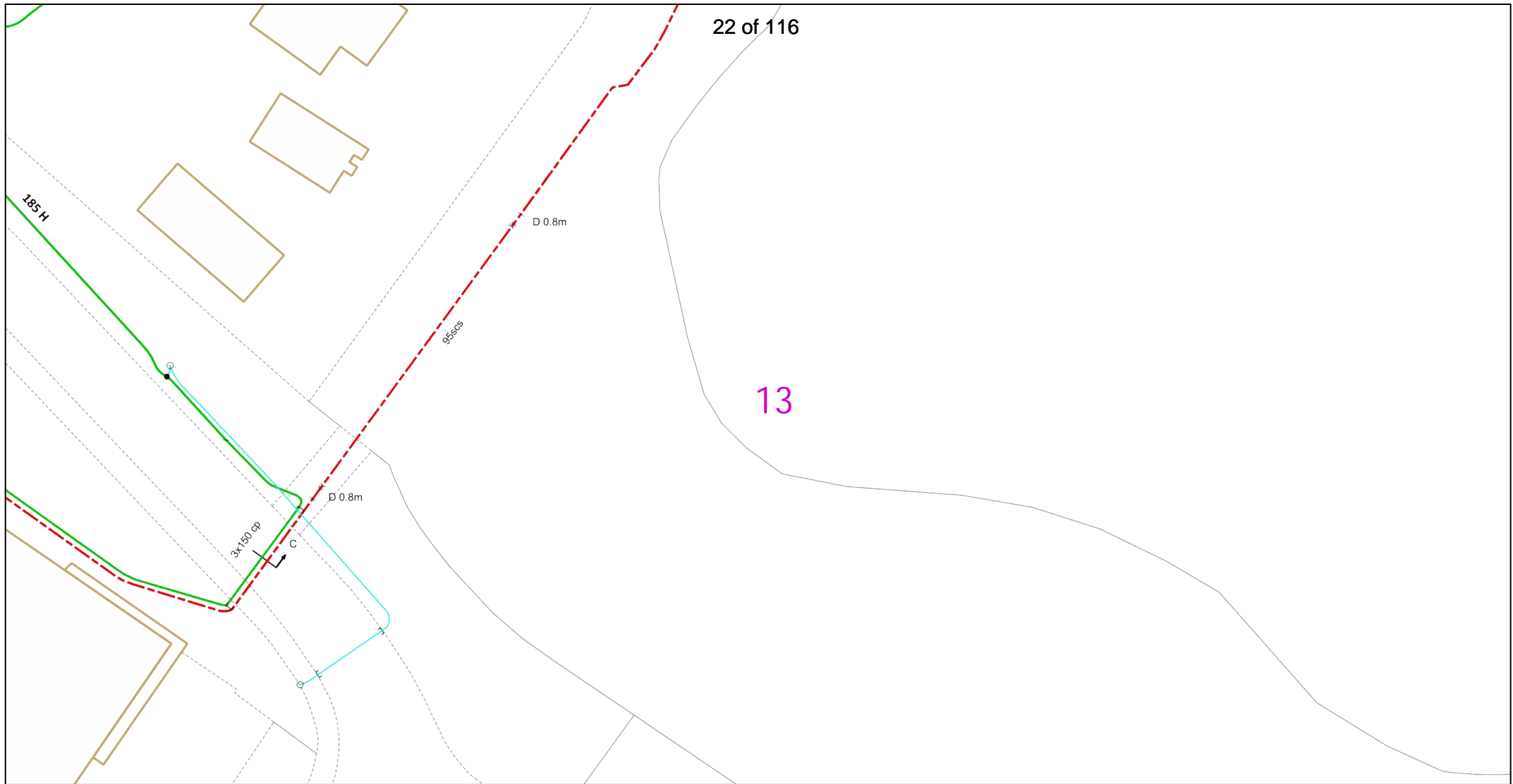
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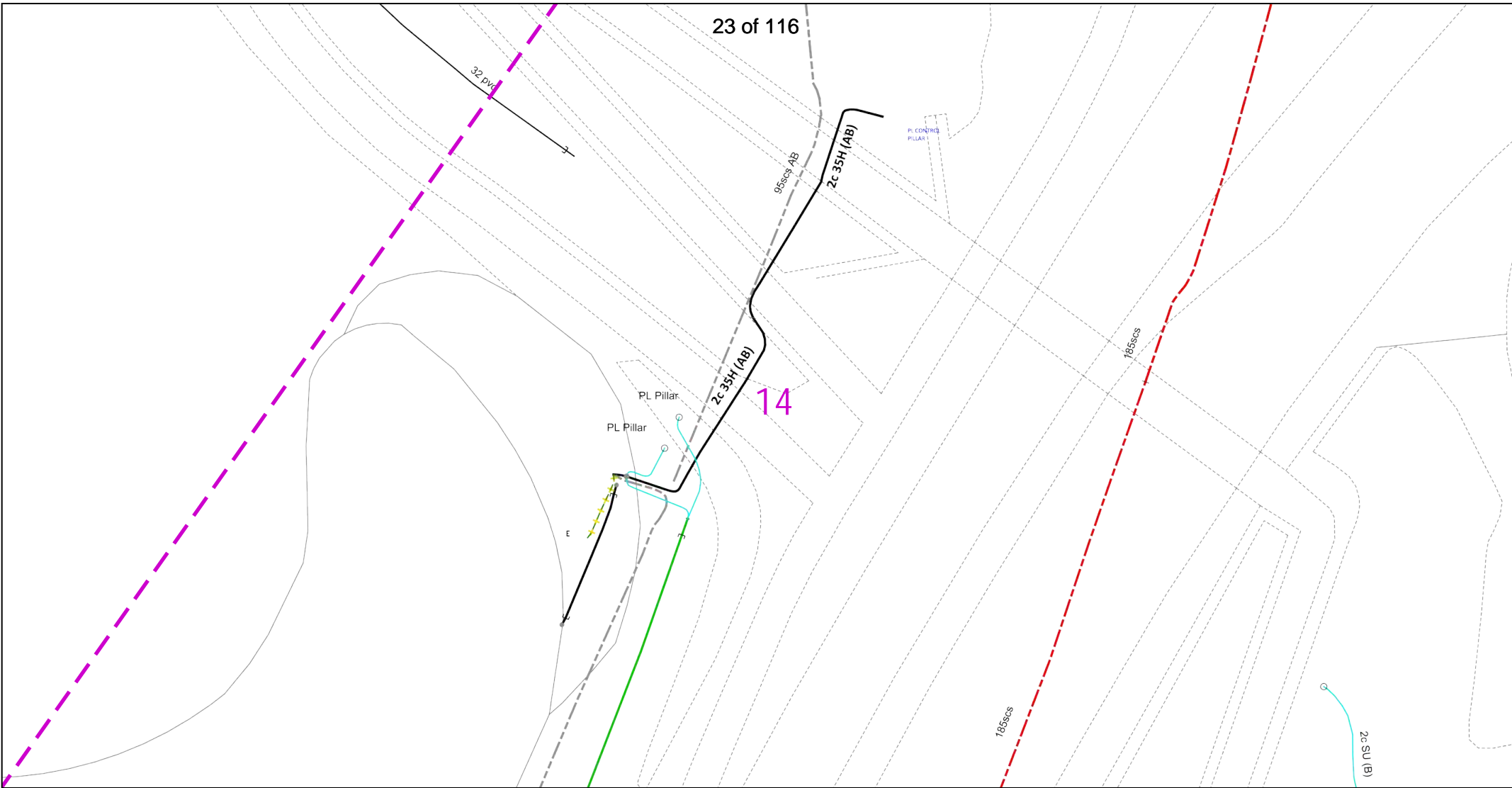


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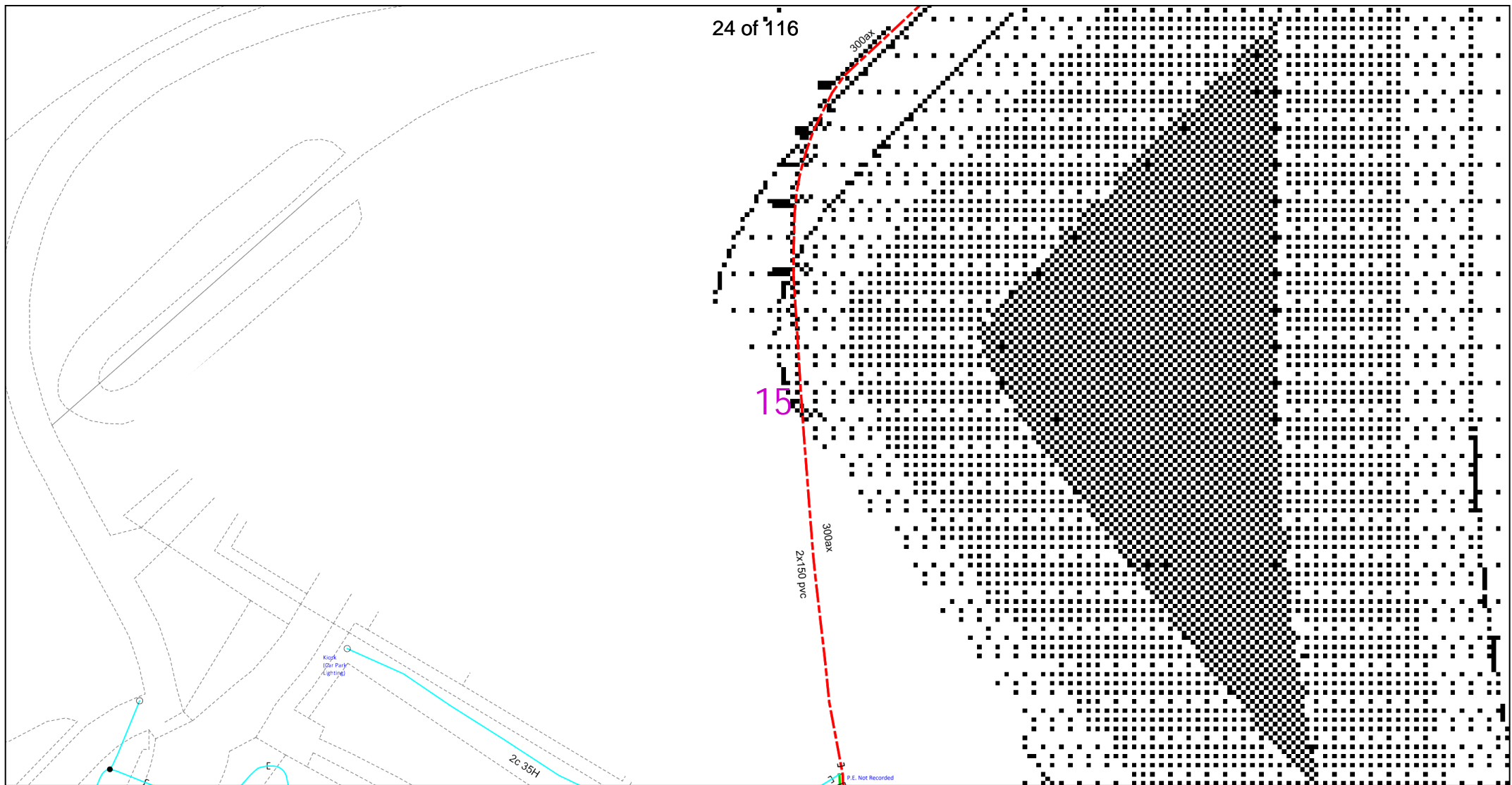
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<p>Date Requested: 19/02/2025</p> <p>Job Reference: 36078720</p> <p>Site Location: 603238 140584</p> <p>Requested by: </p> <p>Your Scheme/Reference: 37047-2</p> <p>Scale: 1:500 (When plotted at A4)</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics 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.</p>			

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0 12.5 25
metres

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Date Requested: 19/02/2025

Job Reference: 36078720

Site Location: 603238 140584

Requested by: 

Your Scheme/Reference:

37047-2

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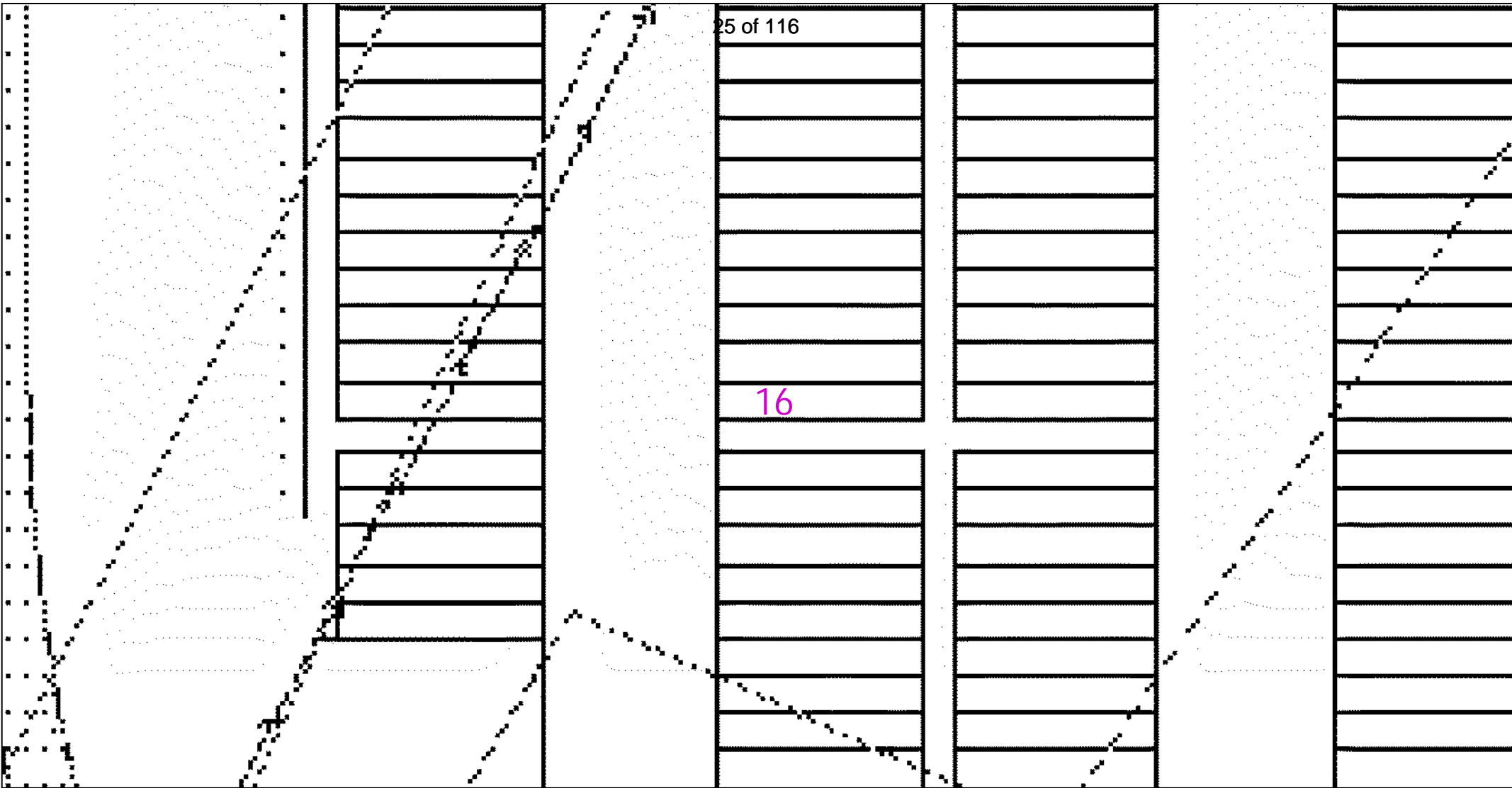
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Your Scheme/Reference:
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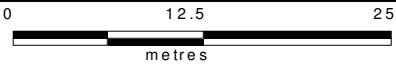
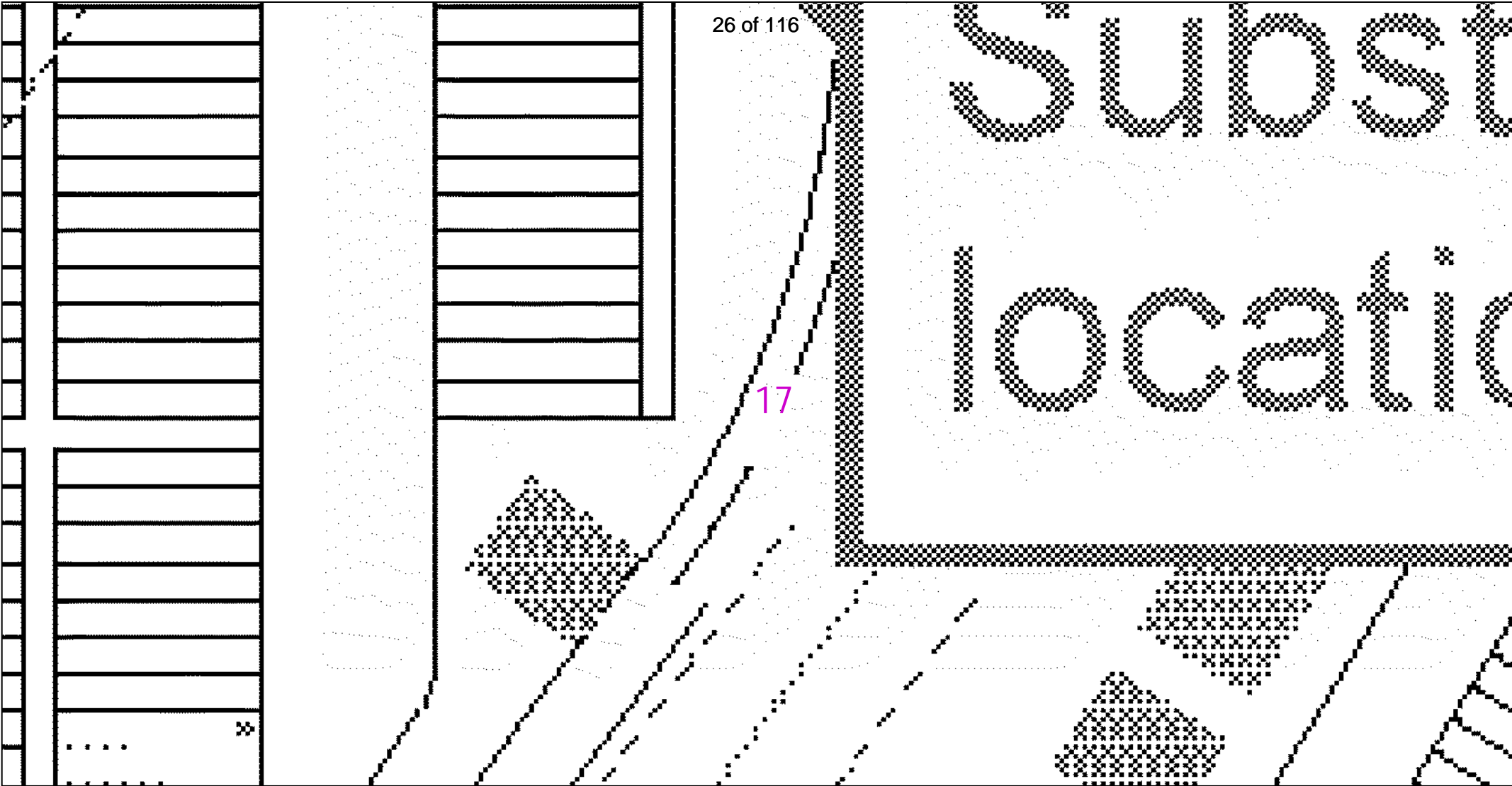
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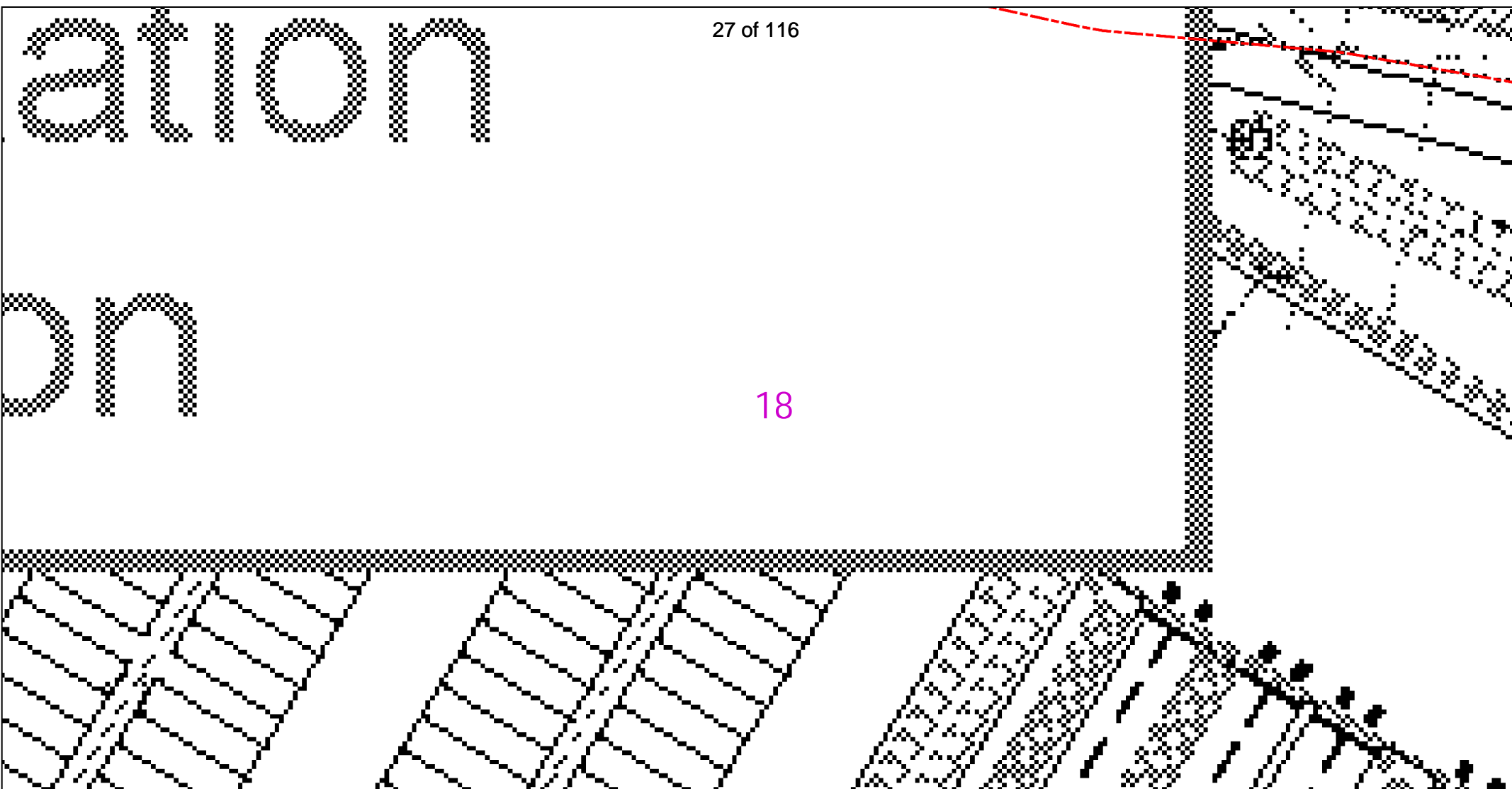
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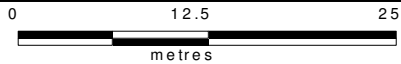


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18



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Site Location: 603238 140584

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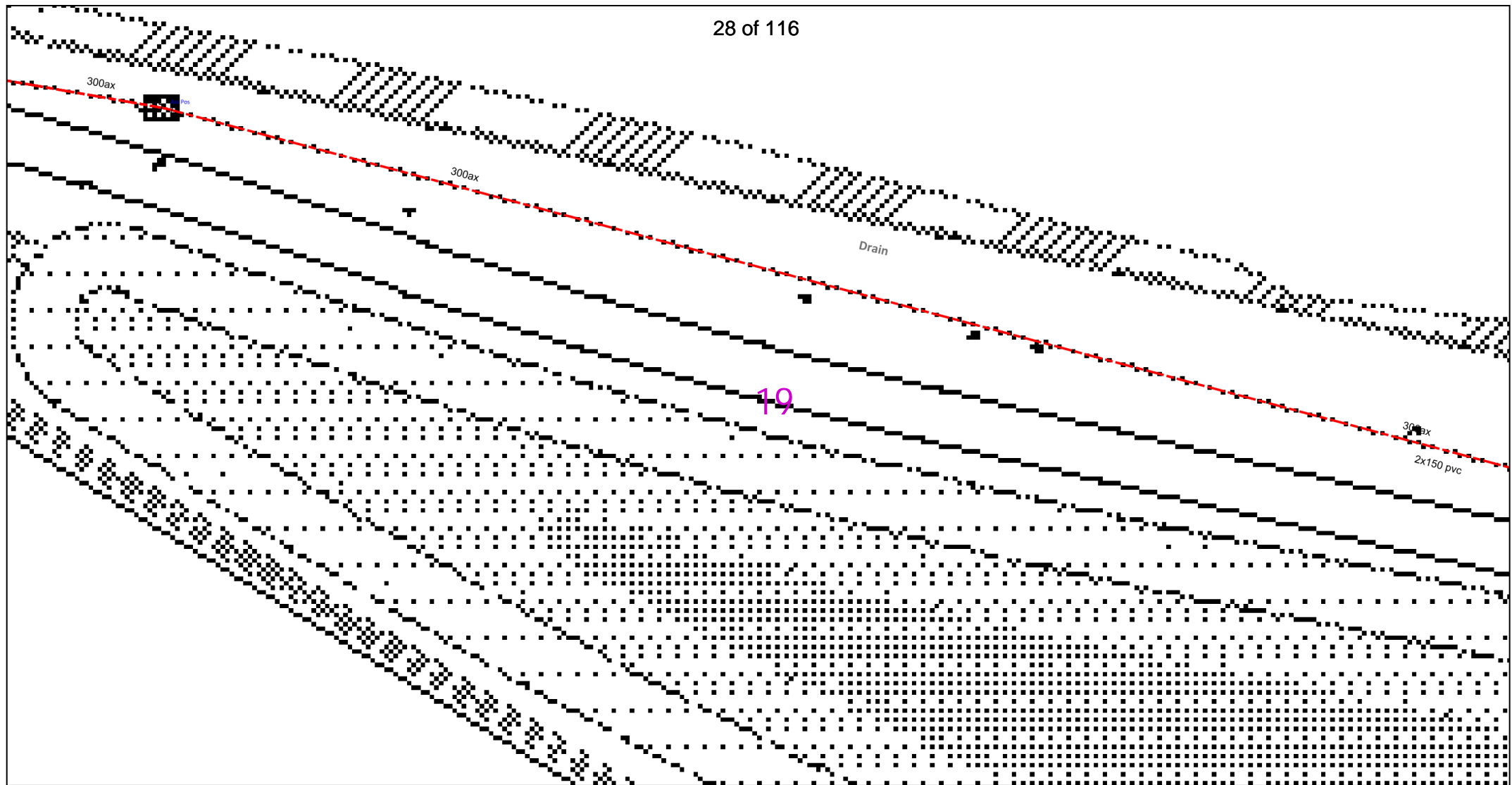


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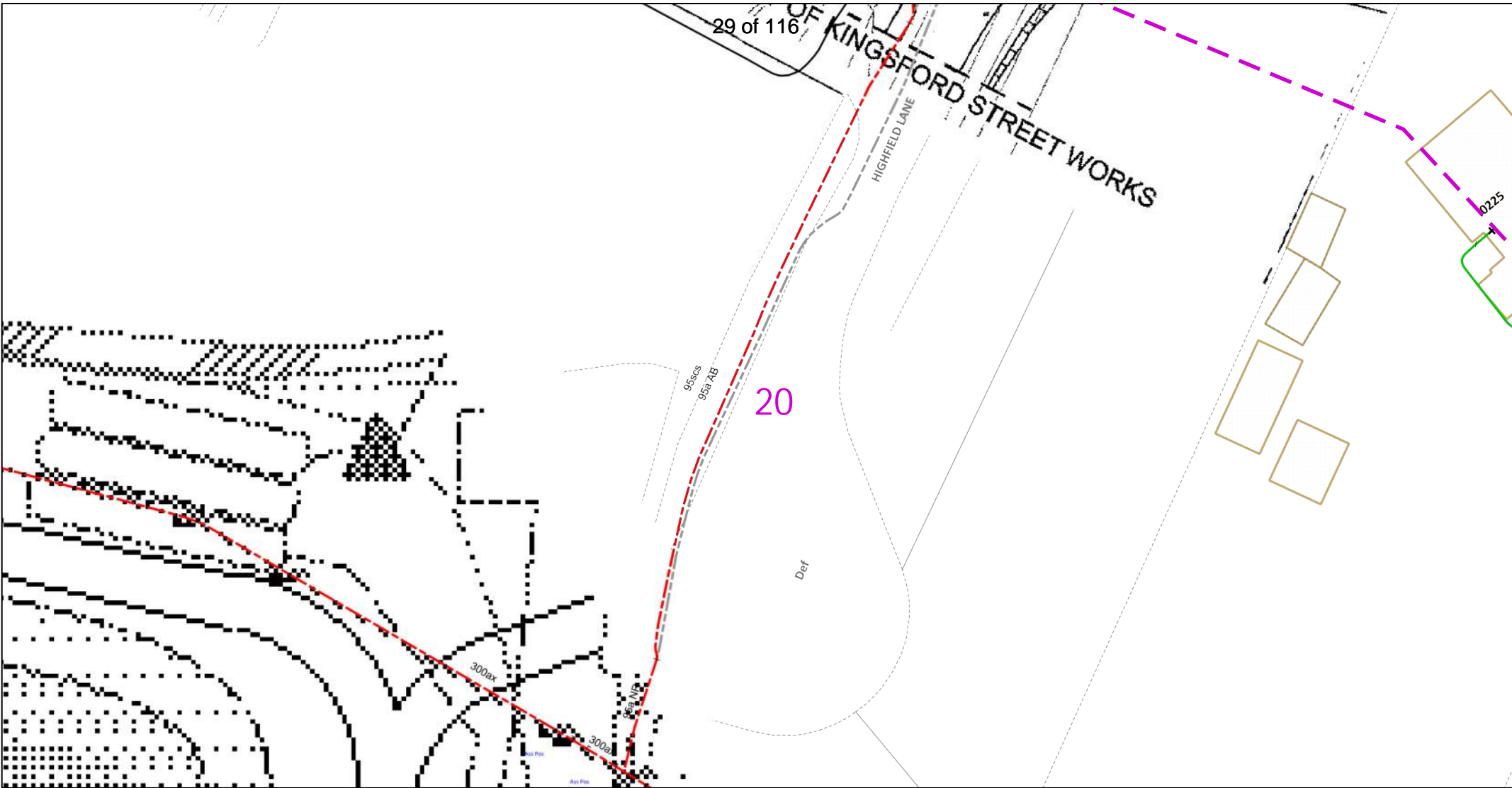
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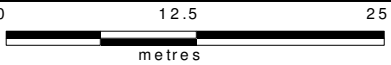
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20

10225



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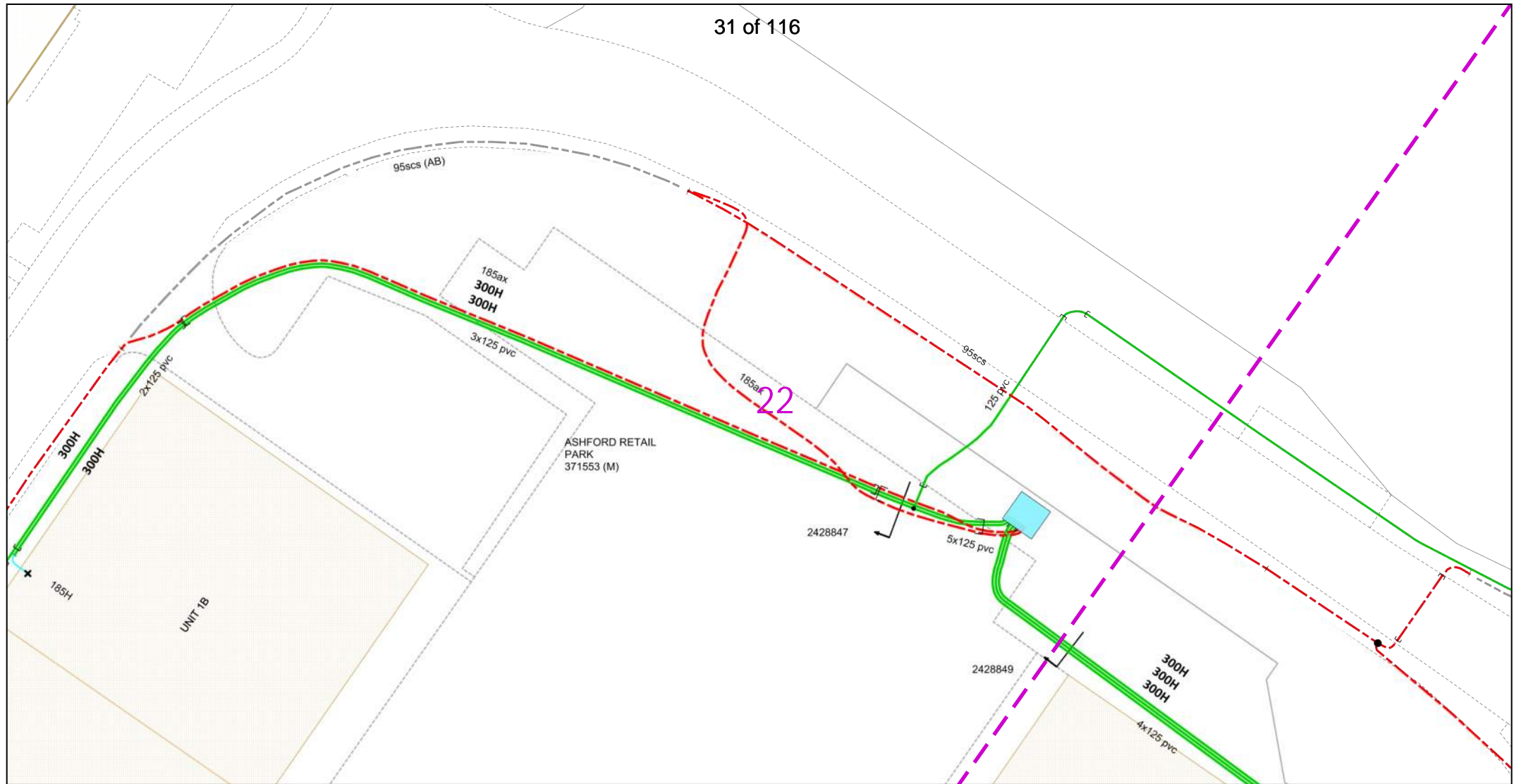


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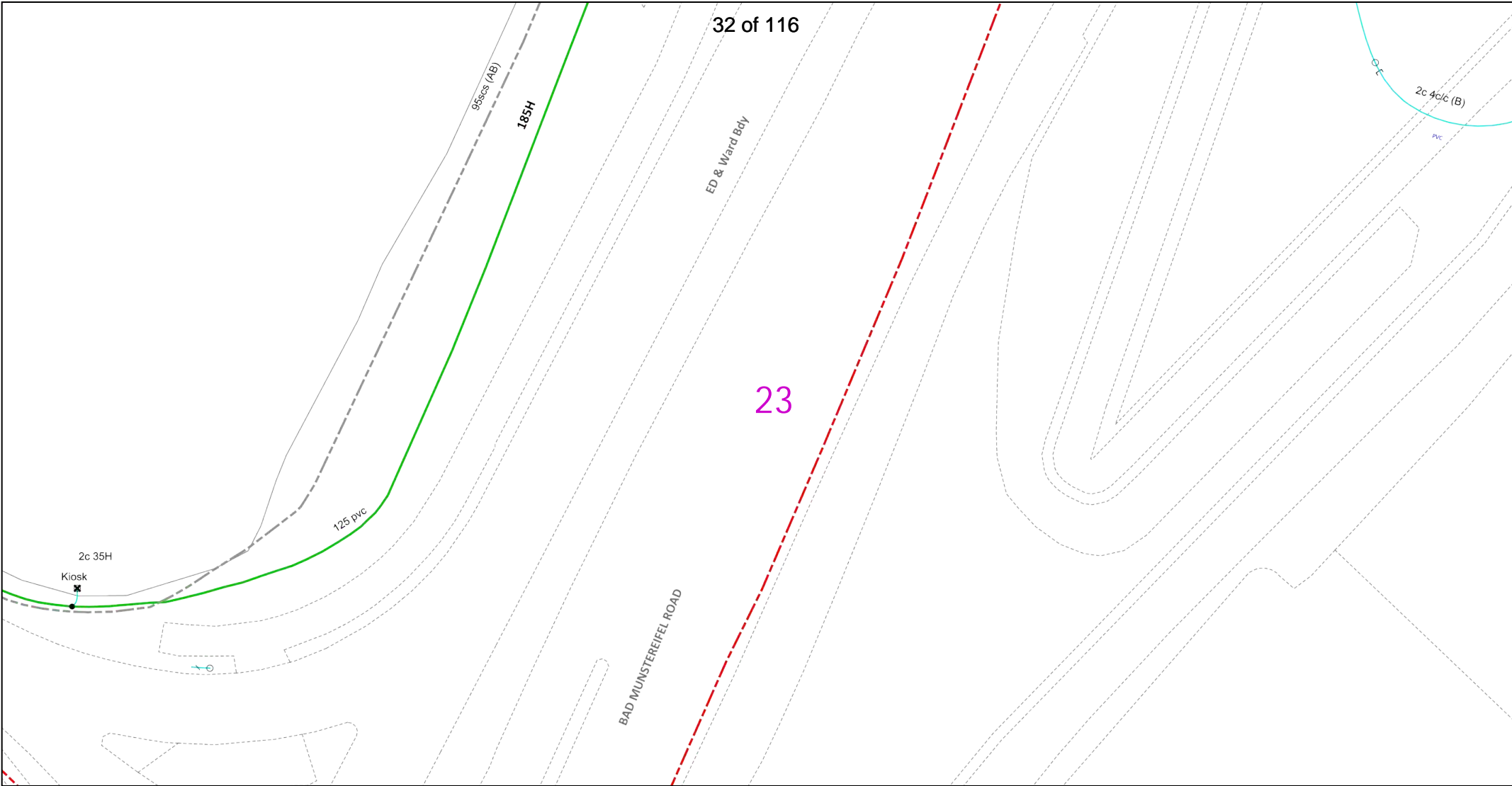


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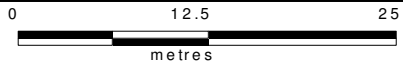
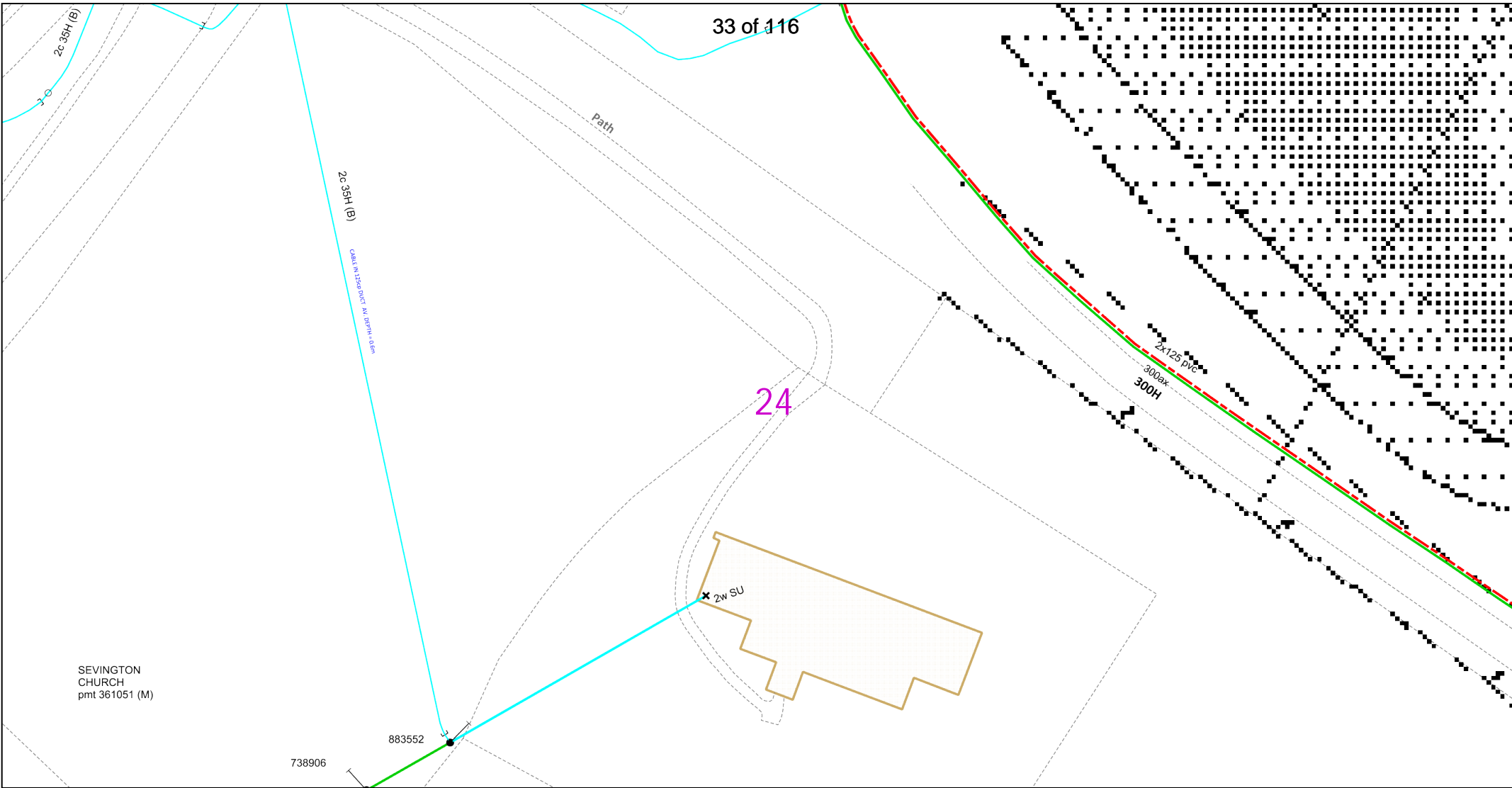
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<div>012.525</div> <div><div></div><div>metres</div></div>		Dig Sites Area: <div></div> Line: <div></div>		The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.		<div><div><div>N</div><div>W</div><div>E</div><div>S</div></div><div></div></div>		<div><div>UK Power Networks</div><div></div></div>			
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<div>Date Requested: 19/02/2025</div> <div>Job Reference: 36078720</div> <div>Site Location: 603238 140584</div> <div>Requested by: <div></div></div> <div>Your Scheme/Reference: 37047-2</div> <div>Scale: 1:500 (When plotted at A4)</div>						<div>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.</div>					
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<p>0 12.5 25 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>									
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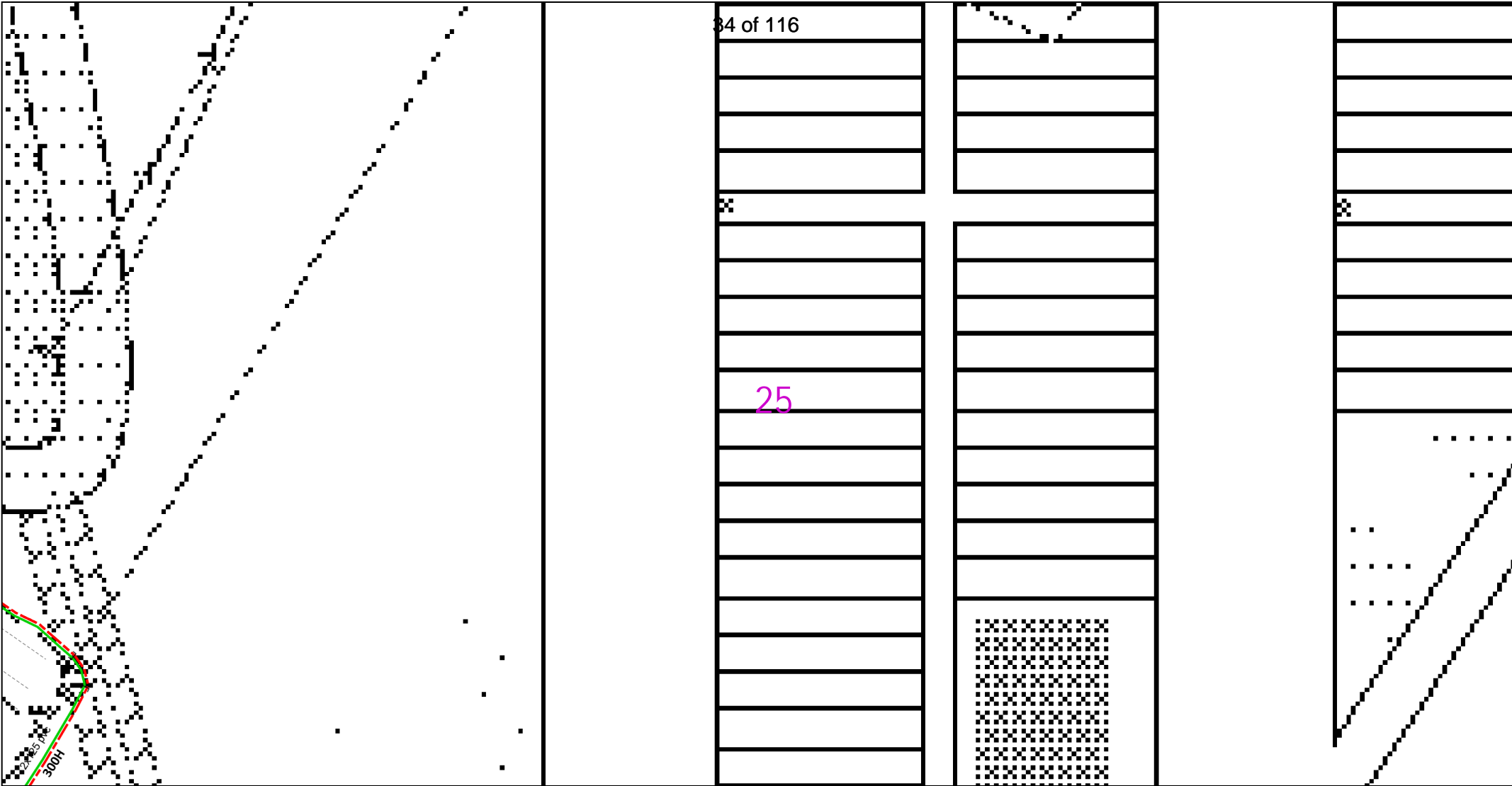


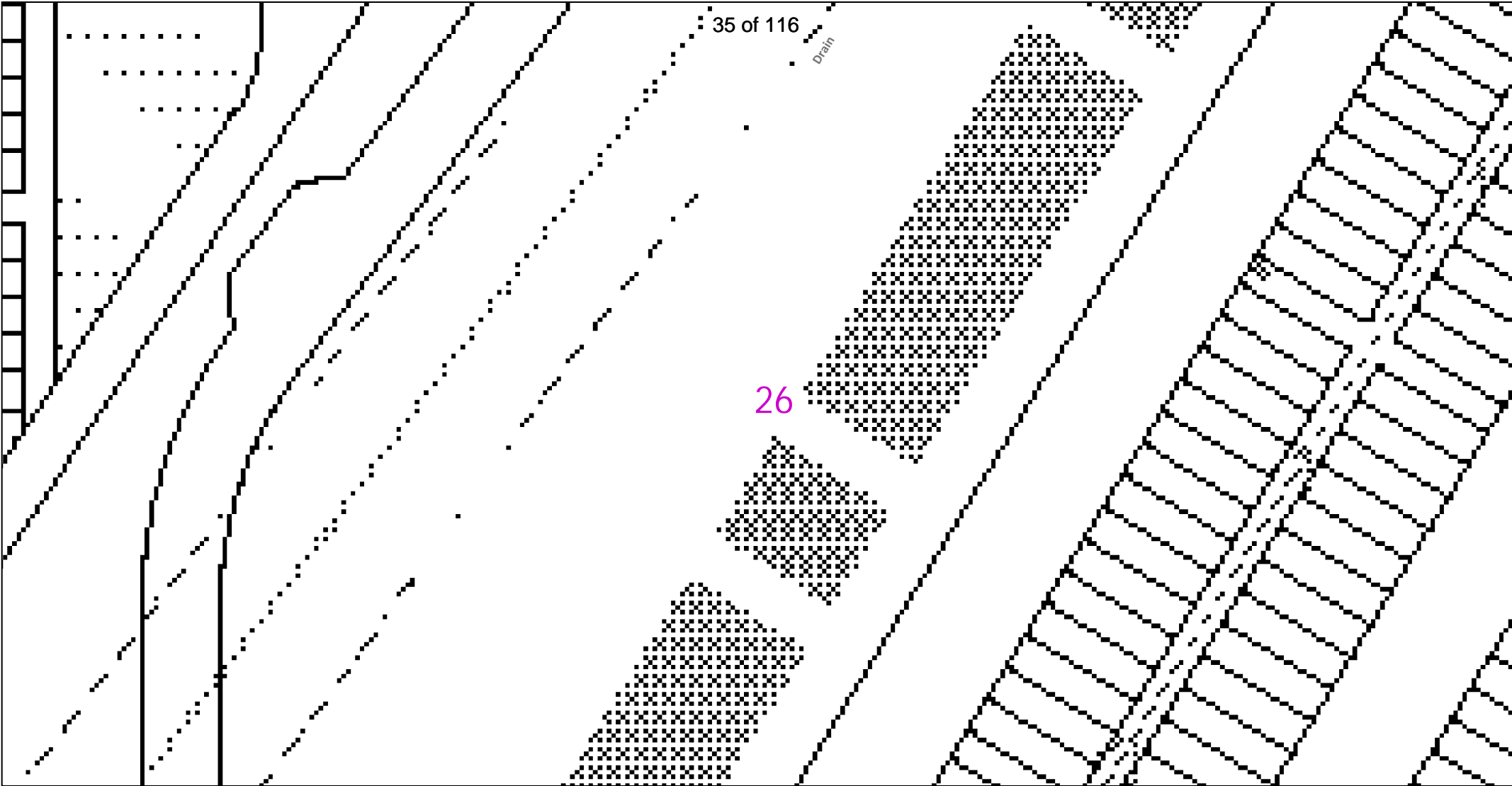
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26

Drain



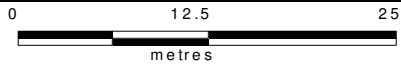
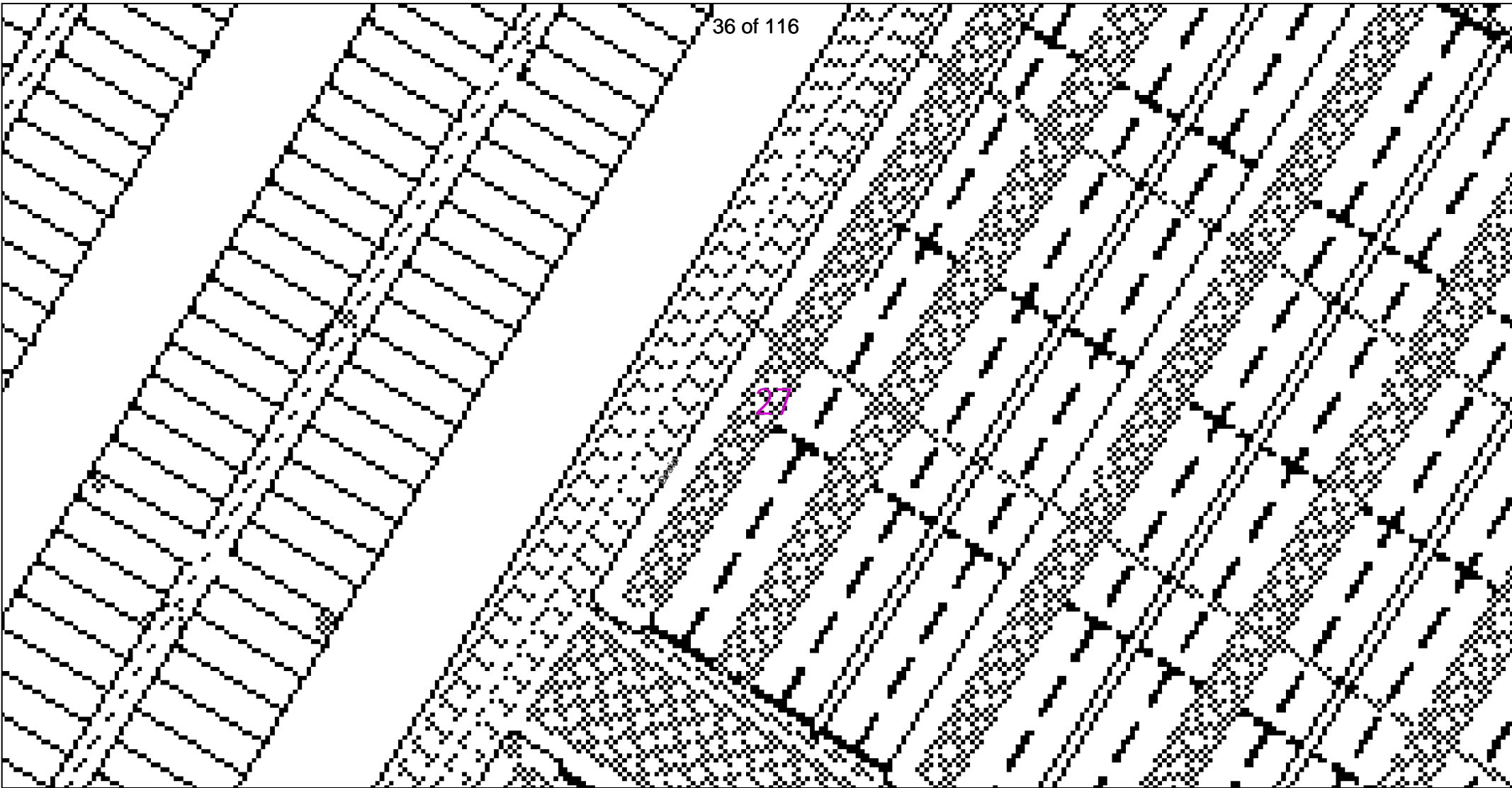
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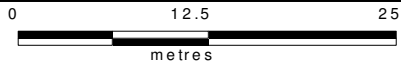
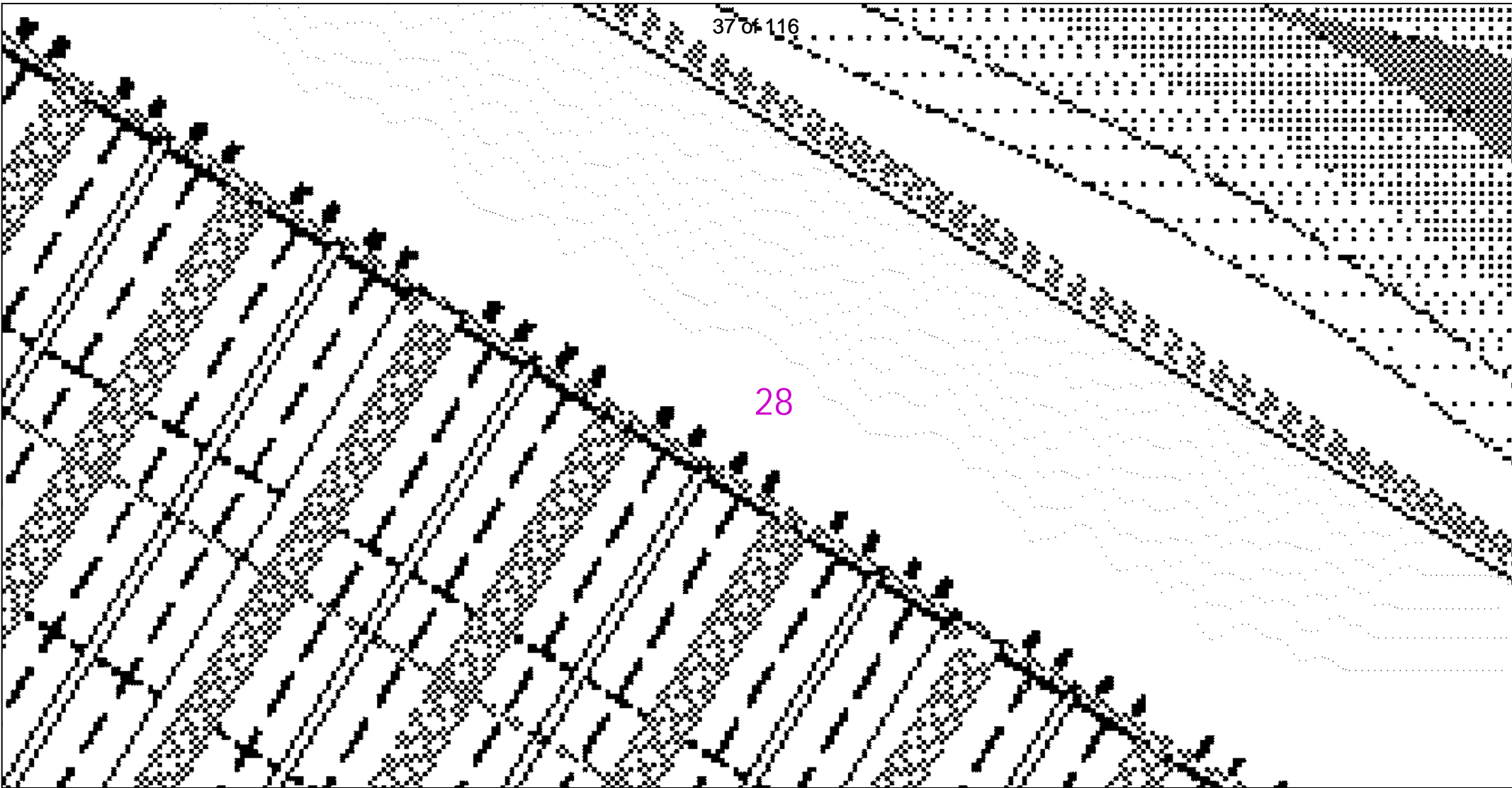
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