

# Utilities & Infrastructure Checklist



Site services and infrastructure | availability, capacity, routes, costs and constraints

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                  |                                                                                                              |                                                                                        |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--|--|--|
| 1. Site identification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                  |                                                                                                              | Find the location at maplify.co.uk and check the parcel and surrounding infrastructure |  |  |  |
| Site address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  | Site name / reference:                                                                                       |                                                                                        |  |  |  |
| Postcode:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Local authority: |                                                                                                              | Ward / parish:                                                                         |  |  |  |
| What3Words / grid ref:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Latitude:        |                                                                                                              | Longitude:                                                                             |  |  |  |
| Client / project reference:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Assessor:        |                                                                                                              | Date:                                                                                  |  |  |  |
| 2. Service requirements and existing site use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Current use and on-site services:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                  | Proposed use / development:                                                                                  |                                                                                        |  |  |  |
| Estimated electricity demand (kVA):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                  | Existing electricity supply / meter:                                                                         |                                                                                        |  |  |  |
| Water demand / fire supply needs:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                  | Expected foul / surface flow:                                                                                |                                                                                        |  |  |  |
| Known service routes / plant:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  | Known easements / wayleaves:                                                                                 |                                                                                        |  |  |  |
| Delivery programme / connection date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                  | Main utility-related concerns:                                                                               |                                                                                        |  |  |  |
| 3. Electricity, gas and energy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Use Maplify for site context; confirm assets, easements and network capacity with the operators                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Existing electricity supply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                  | Gas connection / supply nearby                                                                               |                                                                                        |  |  |  |
| DNO / network operator identified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                  | Gas distribution operator known                                                                              |                                                                                        |  |  |  |
| Substation / transformer nearby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                  | Gas mains / governor assets                                                                                  |                                                                                        |  |  |  |
| Grid connection capacity checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                  | Gas easements / exclusion zones                                                                              |                                                                                        |  |  |  |
| Overhead power lines / pylons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  | District heating / heat network                                                                              |                                                                                        |  |  |  |
| Underground electricity cables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                  | On-site solar / generation potential                                                                         |                                                                                        |  |  |  |
| Electricity wayleaves / easements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                  | EV charging / electrical upgrades                                                                            |                                                                                        |  |  |  |
| Diversion / upgrade quote needed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                  | Energy infrastructure safeguards                                                                             |                                                                                        |  |  |  |
| DNO / GDN / capacity reference / estimated connection date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                  |                                                                                                              |                                                                                        |  |  |  |
| 4. Water supply, foul and surface-water drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Screen drainage context in Maplify; verify actual routes and capacity with the water company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Mains water connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                  | Adopted foul sewer nearby                                                                                    |                                                                                        |  |  |  |
| Water company identified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                  | Private foul treatment system                                                                                |                                                                                        |  |  |  |
| Water main route / depth known                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                  | Foul discharge capacity checked                                                                              |                                                                                        |  |  |  |
| Pressure / supply capacity tested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                  | Manhole / sewer route known                                                                                  |                                                                                        |  |  |  |
| Meter and boundary location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                  | Adoption / build-over consent                                                                                |                                                                                        |  |  |  |
| Water connection quote / consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                  | Surface-water discharge point                                                                                |                                                                                        |  |  |  |
| Fire flow / hydrant provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  | Soakaway / infiltration viability                                                                            |                                                                                        |  |  |  |
| Water main easement / diversion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                  | SuDS / attenuation requirement                                                                               |                                                                                        |  |  |  |
| Water company / sewer map / outfall / drainage strategy reference:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                  |                                                                                                              |                                                                                        |  |  |  |
| 5. Telecoms, broadband and ancillary services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Use Maplify for location and coverage context; check availability directly with providers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Broadband / full-fibre availability:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                  | Provider / network reference:                                                                                |                                                                                        |  |  |  |
| Mobile coverage and signal tested:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                  | Telecoms masts / fibre ducts nearby:                                                                         |                                                                                        |  |  |  |
| Data / leased-line capacity required:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                  | Telecom wayleave / duct access:                                                                              |                                                                                        |  |  |  |
| Street lighting / CCTV / other assets:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                  | Digital connectivity concerns:                                                                               |                                                                                        |  |  |  |
| 6. Access, highways and physical infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Check Maplify transport and rights-of-way layers; verify access with the highway authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Existing adopted road access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                  | Access for utility contractors                                                                               |                                                                                        |  |  |  |
| Rights of way crossing site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                  | Road, rail or route safeguarding                                                                             |                                                                                        |  |  |  |
| Vehicle / delivery turning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                  | Bridges / culverts / structures                                                                              |                                                                                        |  |  |  |
| Visibility splays / junctions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                  | Drainage or utilities corridor                                                                               |                                                                                        |  |  |  |
| Road-opening permits needed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                  | Construction and traffic impacts                                                                             |                                                                                        |  |  |  |
| 7. Service checks and essential enquiries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                  |                                                                                                              |                                                                                        |  |  |  |
| Record evidence to obtain, quotations required and unresolved issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                  |                                                                                                              |                                                                                        |  |  |  |
| <div><input type="checkbox"/> Request statutory asset / network plans</div> <div><input type="checkbox"/> Confirm electricity supply and capacity</div> <div><input type="checkbox"/> Ask water company about water and sewers</div> <div><input type="checkbox"/> Check surface-water outfall / SuDS options</div> <div><input type="checkbox"/> Verify gas and telecoms availability</div> <div><input type="checkbox"/> Check utility easements / wayleaves</div> <div><input type="checkbox"/> Request connection or diversion quotations</div> <div><input type="checkbox"/> Investigate highways / PROW constraints</div> <div><input type="checkbox"/> Log data sources, dates and limitations</div> |  |                  | <div>Most significant network or capacity risks</div> <div>Priority provider enquiries / missing plans</div> |                                                                                        |  |  |  |

| 8. Statutory records and service evidence |                          |                          |     | Record which plans, provider confirmations, quotes and surveys are held or outstanding |                          |                          |     |
|-------------------------------------------|--------------------------|--------------------------|-----|----------------------------------------------------------------------------------------|--------------------------|--------------------------|-----|
| Service evidence / document               | Have                     | Need                     | Ref | Service evidence / document                                                            | Have                     | Need                     | Ref |
| Electricity network asset plan            | <input type="checkbox"/> | <input type="checkbox"/> |     | Public sewer / drainage plan                                                           | <input type="checkbox"/> | <input type="checkbox"/> |     |
| DNO capacity / connection response        | <input type="checkbox"/> | <input type="checkbox"/> |     | Foul sewer capacity response                                                           | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Substation / overhead line details        | <input type="checkbox"/> | <input type="checkbox"/> |     | Surface-water outfall confirmation                                                     | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Electrical diversion cost estimate        | <input type="checkbox"/> | <input type="checkbox"/> |     | Drainage strategy / SuDS options                                                       | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Gas network plan / availability           | <input type="checkbox"/> | <input type="checkbox"/> |     | Telecom fibre / duct network plan                                                      | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Gas easement / statutory records          | <input type="checkbox"/> | <input type="checkbox"/> |     | Broadband / mobile coverage check                                                      | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Water supply asset / hydrant plan         | <input type="checkbox"/> | <input type="checkbox"/> |     | Adopted highway / asset search                                                         | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Water connection response / quote         | <input type="checkbox"/> | <input type="checkbox"/> |     | Rights of way / access evidence                                                        | <input type="checkbox"/> | <input type="checkbox"/> |     |
| Existing utility survey / GPR             | <input type="checkbox"/> | <input type="checkbox"/> |     | Third-party easements / permissions                                                    | <input type="checkbox"/> | <input type="checkbox"/> |     |

| 9. Network capacity, costs and programme risks      |                              |                             |                            | Use Maplify for spatial context; do not infer utility location or spare capacity from map layers |                              |                             |                            |
|-----------------------------------------------------|------------------------------|-----------------------------|----------------------------|--------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|----------------------------|
| Electricity capacity insufficient                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Foul sewer capacity constraints                                                                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Substation upgrade required                         | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | No feasible surface-water outfall                                                                | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Long network connection lead time                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Infiltration / SuDS constraints                                                                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Electricity route / cable diversion                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Unknown below-ground services                                                                    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Gas service availability uncertain                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Highway permits / road works                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Water pressure / fire flow issues                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Fibre / broadband build cost                                                                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Water or sewer diversion needed                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Rail / highway interface approvals                                                               | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Landowner consents outstanding                      | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? | Operator quotation / fees unknown                                                                | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> ? |
| Network owner / survey / quote / enquiry reference: |                              |                             |                            |                                                                                                  |                              |                             |                            |

| 10. Operator contacts and key service data |                                     | Enter confirmed values only; use separate professional searches for precise asset locations |  |
|--------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------|--|
| Electricity distributor / reference:       | Supply capacity (kVA) / demand:     |                                                                                             |  |
| Nearest substation / route / lead time:    | Electrical connection cost / quote: |                                                                                             |  |
| Gas operator / connection status:          | Gas cost / lead time:               |                                                                                             |  |
| Water company / pressure / flow:           | Connection location / quote:        |                                                                                             |  |
| Foul sewer owner / capacity / point:       | Surface-water outfall / SuDS:       |                                                                                             |  |
| Telecom / fibre provider / speed:          | Highway authority / access detail:  |                                                                                             |  |

| 11. Infrastructure issue and action register |                  |                   |                     | List follow-up enquiries, owners, target dates and results to support decisions |  |  |  |
|----------------------------------------------|------------------|-------------------|---------------------|---------------------------------------------------------------------------------|--|--|--|
| Issue / further investigation                | Provider / owner | Priority / timing | Outcome / reference |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |
|                                              |                  |                   |                     |                                                                                 |  |  |  |

| 12. Infrastructure summary and next steps                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                | Record a provisional assessment and specify any provider confirmation or specialist advice needed |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--|
| <div><div>Preliminary service position</div><div><input type="checkbox"/> Services adequate based on evidence</div><div><input type="checkbox"/> Capacity confirmation outstanding</div><div><input type="checkbox"/> Connection quotations required</div><div><input type="checkbox"/> Further utility / drainage survey</div><div><input type="checkbox"/> Material servicing constraint found</div></div> <div>Assessor / date / next review:</div> | <div>Key capacity or routing constraints</div> <div></div> <div>Next steps, provider responses and dates</div> |                                                                                                   |  |