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Land south of Northlands Lane: Soakaway Testing

P25017_R2
April 2026

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Document Control

Title

Land south of Northlands Lane: Soakaway Testing

Client

Fairfax Acquisitions Ltd,
Buncton Barn,
Buncton Lane,
Bolney,
Haywards Heath,
RH17 5RE

Reference

P25017_R2

Status

Final

Document Reference	Issue Date	Comments	Written by	Approved by
P25017_R2	July 2025	Final draft	RLW	JEM
P25017_R2_REV1	April 2026	Updated with revised RLB	MJF	JEM

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1. Introduction

1.1. Instruction

Aqua Terra Consultants Ltd (Aqua Terra) was instructed by Fairfax Acquisitions Limited (the Client) to undertake infiltration testing for a parcel of land to the south of Northlands Lane, Storrington (the Site). Instruction to proceed in accordance with proposal P25017_P1 was confirmed by email dated 4th February 2025.

1.2. Site location

A Site location plan is presented as drawing P25017_R2_D01 and the Site address is given as follows:

Land south of Northlands Lane,
Storrington,
Pulborough,
RH20 3EZ

The Site comprises two grassed fields with a public footpath running between them, on the outskirts of Storrington, West Sussex. The Site is approximately 6.2 Ha in size and is centred on National Grid Reference 509233, 115309.

1.3. Brief

The Client is planning to submit an outline planning application for a residential led development. To support the application a sustainable drainage strategy is required which this report supports by demonstrating whether infiltration drainage may be viable at the Site.

1.4. Scope

The scope of work was to undertake infiltration testing across the Site in accordance with BRE365 (2016), to inform the proposed development drainage strategy. Aqua Terra have also been commissioned to prepare a flood risk assessment and sustainable drainage strategy which the data herein informs and is presented separately.

1.5. Geology

A review of British Geological Survey (BGS) 1:50,000 scale mapping and the 1:10,000 sheet TQ01NE indicates the geological sequence underlying the Site is as follows:

- Superficial geology: Head (Diamicton)
- Solid geology: Hythe Formation (sandstone) outcrops across the majority of Site, Fittleworth Member (sandstone) outcrops across the south east corner of Site.

1.6. Limitations

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

2. Fieldwork

2.1. Fieldwork

Soakaway testing was completed over the course of 2No. days between 21st and 22nd July 2025. Drawing P25017_R2_D02 details the locations of the exploratory holes, and the ground conditions encountered are discussed in Section 3. The Site boundary has been amended following the completion of field work, and therefore TP01 is now outside of the updated site boundary. The works undertaken are summarised in the following table:

Table 2-1 Fieldwork undertaken

Work element	Comments/ rationale
Utilities and service clearance	Prior to the Site works a utilities report was obtained and each position was checked for services by trained and competent Aqua Terra staff using the plans (see Appendix B) and non-intrusive CAT and Genny techniques.
Trial pits	Three trial pit locations (TP01 to TP03) were machine excavated (using a tracked excavator) to depths of between 2.67m and 2.9m below ground level (m bgl). All trial pits were terminated within the superficial Head Deposits. The faces and base of each pit were cut to create as square a shape as possible, the dimensions of each pit were measured and recorded.
Logging of strata	All strata were logged by competent Aqua Terra staff in accordance with BS5930. The engineering logs are presented in Appendix C.
Soakaway testing	Soakaway testing in general accordance with BRE 365 (2016) was carried out in TP01 and TP02 using a 1,000 litre IBC, which rapidly inundated the trial pits to the required depth. Water levels were measured at regular intervals across the test period. If tests were successful and where time allowed, repeat tests were run in the same saturated pit as detailed by BRE365. The results of this testing are presented in Appendix D. Soakaway testing was not completed within TP03 due to time constraints.
Backfill	On completion of excavation and testing, the pits were bailed of water and backfilled with arisings, which were compacted in discrete layers by the tracked excavator in reverse order to excavation. Excess materials were carefully mounded on the backfilled pits to accommodate future settlement.
Installations	TP02 was fitted with an observation pipe prior to being backfilled with clean imported gravel, a bentonite seal and upstanding cover for future groundwater monitoring purposes. Above ground, the installations were clearly marked using a blue standpipe.

2.2. Limitations

On the 21st July, vehicular access was available only for the smaller eastern field. This was via the gateway off Northlands Lane in the north west of the field. The western boundary of this field was heavily overgrown with no clear access route to the western field. The western field is accessible via a padlocked gate at the northern edge of the Site on the public footpath that runs between the two

fields, however, neighbouring landowners refused vehicular access through this route, on the basis of the land registry covenant permitting agricultural use only. The neighbouring landowners also claimed the use of the gateway to the eastern field to be trespassing, however this was confirmed by the Client and landowner of the Site to be an unfounded claim. Following obstruction to the access route, the issue was reported to the police. Unfortunately, this resulted in much reduced time available on Site to complete the scope of works.

On 22nd July, access to the western field was obtained via the eastern field. Two previously overgrown gateways, either side of the public footpath, were cleared of brambles. Padlocks were present on both of these gates which were removed and replaced with new combination locks.

2.3. Ground conditions

2.3.1. Strata Encountered

The strata encountered during the fieldwork are summarised as follows:

- **Topsoil:** 0.3m to 0.4m thick. Encountered in all positions as a grass covered, light brown, slightly gravelly, slightly clayey SAND.
- **Head Deposits:** Encountered in all positions as an orangish brown, gravelly, fine to coarse SAND to a gravelly sandy CLAY.

Exploratory logs of each position can be found in Appendix C and a photographic log is shown in Appendix E.

2.3.2. Obstructions and stability

No obstructions were encountered in any of the exploratory positions. Some instability was noted within TP02 during the soakaway testing, collapsing inwards from 2.9m bgl to 2.56m bgl

2.4. Visual and olfactory evidence of contamination

There was no evidence of significant or gross impact to soils encountered within exploratory positions.

2.5. Groundwater

No seepages or groundwater strikes were noted in the exploratory positions.

3. Summary of infiltration testing results

A summary of the infiltration testing is presented in Table 3-1 below with full results presented in Appendix C. The infiltration values for each pit have been calculated in accordance with the methodology set out in BRE 365.

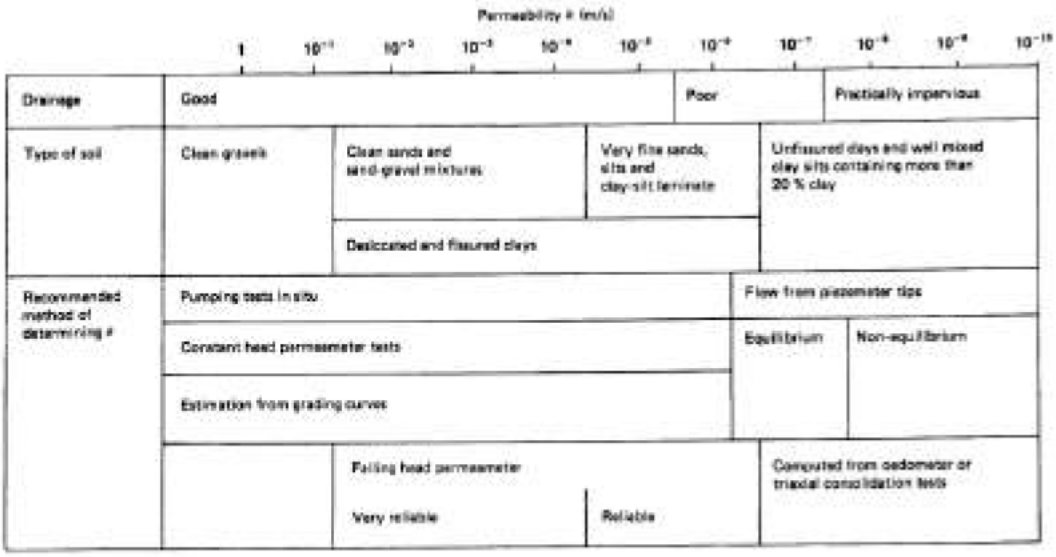
Table 3-1 Summary of infiltration testing

Trial pit	Test	Depth of pit (m)	Geology of test section	Permeability (m/s)	Average (m/s)
TP01	1	2.67	Head Deposits	7.13E-06	7.13E-06*
TP02	1	2.9	Head Deposits	3.70E-05	7.31E-05
	2	2.63		8.13E-05	
	3	2.56		1.01E-04	

* Extrapolated

Figure 3-1 below classifies the soil as very fine sands, silts and clay-silt laminate, which concurs with the soils observed on Site. Drainage is classified as good within TP02. In TP01, the water failed to drain sufficiently in the time available, with no repeat tests undertaken. This indicates that drainage within the Head Deposits is likely to be variable, however infiltration drainage is considered to be feasible at the Site.

Figure 3-1 Permeability and drainage characteristics of soils from BS 8004:1986



4. Conclusions

4.1. Ground conditions encountered

The trial pitting confirmed the published geology at the Site, consisting of approximately 0.3m of Topsoil underlain Head Deposits to a maximum excavated (proven) depth of 2.9m bgl.

No groundwater strikes or seepages were noted within any of the excavations.

TP01 remained open and stable for the duration of testing, some instability was noted within TP02. No visual or olfactory evidence of gross contamination was noted within the excavations.

4.2. Infiltration drainage potential

TP01 failed to drain away within the time available. However this was limited (see Section 2.2) by external factors and repeat tests were not undertaken for this position. TP02, however, did drain within a sufficient timescale and as such repeat tests were carried out and infiltration rates calculated. Infiltration rates ranged between 1.01E-04 m/s and 8.13E-05 m/s in TP02, indicating good drainage. As a result, it is possible to conclude that that infiltration drainage is feasible at the Site with a recommended initial design value of 3E-05 m/s.

Drawings

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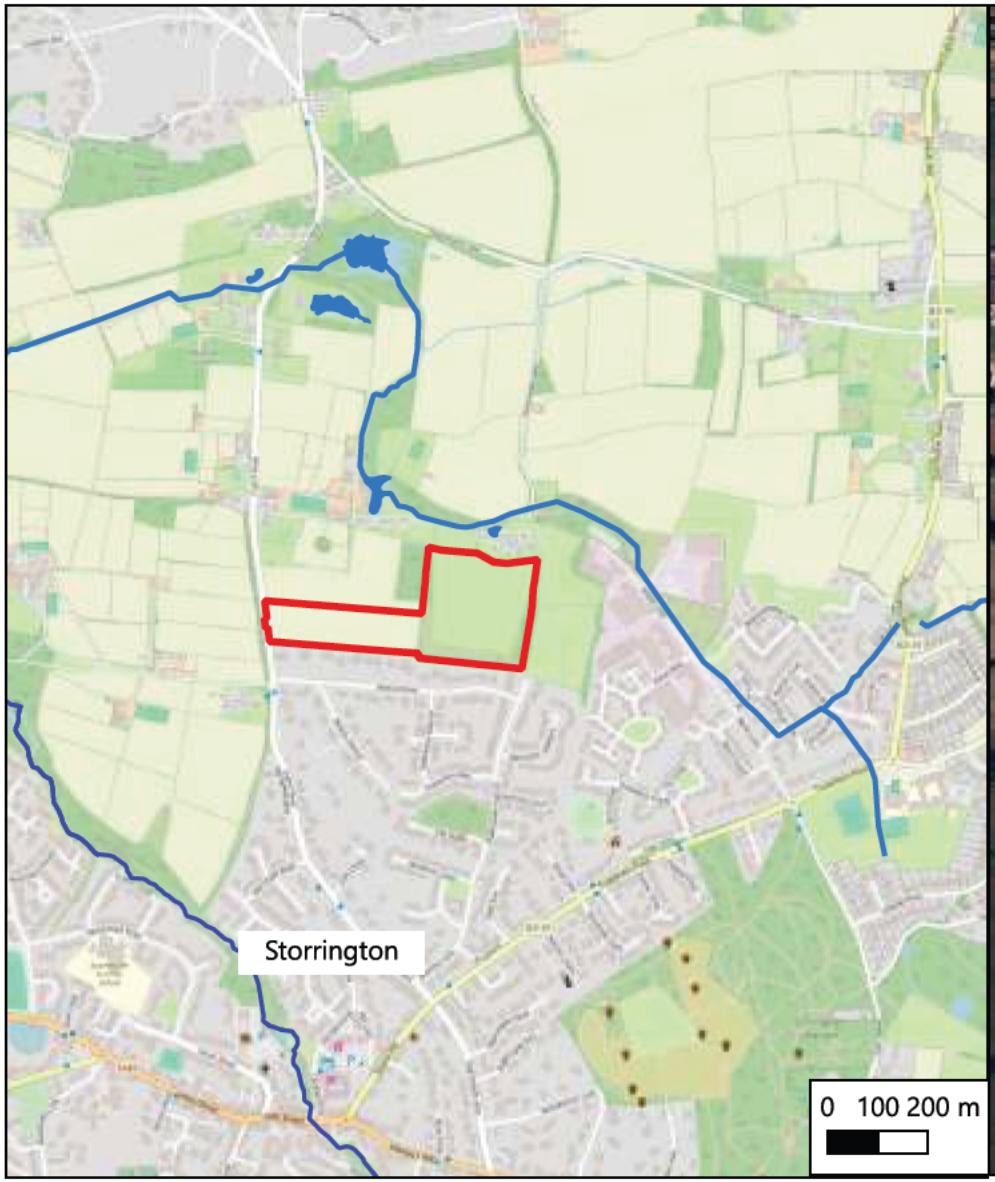

Figure Title	Drawing Number	Scale	Original
Site location	**P25017_D01**	**NTS**	**A4**
	Project Number	**Drawn**	**Checked**
	P25017	**RLW**	**JEM**
Client	Date	Site Location	
Fairfax Acquisitions Ltd	**24/04/2026**	**Northlands Lane, Storrington**	

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Figure Title

Exploratory Positions

Client

Fairfax Acquisitions Ltd

Drawing Number	Scale	Original
P25017_D02	**1:3000**	**A4**
Project Number	Drawn	Checked
P25017	**RLW**	**JEM**
Date	Site Location	
24/04/2026	**Northlands Lane, Storrington**	

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Appendix A Report conditions

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Report Conditions

This report has been prepared by Aqua Terra Consultants Ltd. (Aqua Terra) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by Aqua Terra solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Aqua Terra at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology, and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Aqua Terra cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Aqua Terra take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Aqua Terra may, by prior written agreement, agree to such release, if it is acknowledged that Aqua Terra accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Aqua Terra accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual, or otherwise, against Aqua Terra except as expressly agreed with Aqua Terra in writing. Aqua Terra reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.

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Appendix B Service plans

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Apogee Property
& Utility Consultants

Report Type: Full Utility Search

Apogee Job Number: 428848

Client Site Name: Northlands Lane

Client Job Number: P25017

Report Speed: 5 (Working) Days

Percentage Complete: 100%

No. Utilities Affected: 8

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C2 Stats Plans Responses Summary

Apogee Job Number: 428848
Client Site Name: Northlands Lane
Percentage Complete: 100%

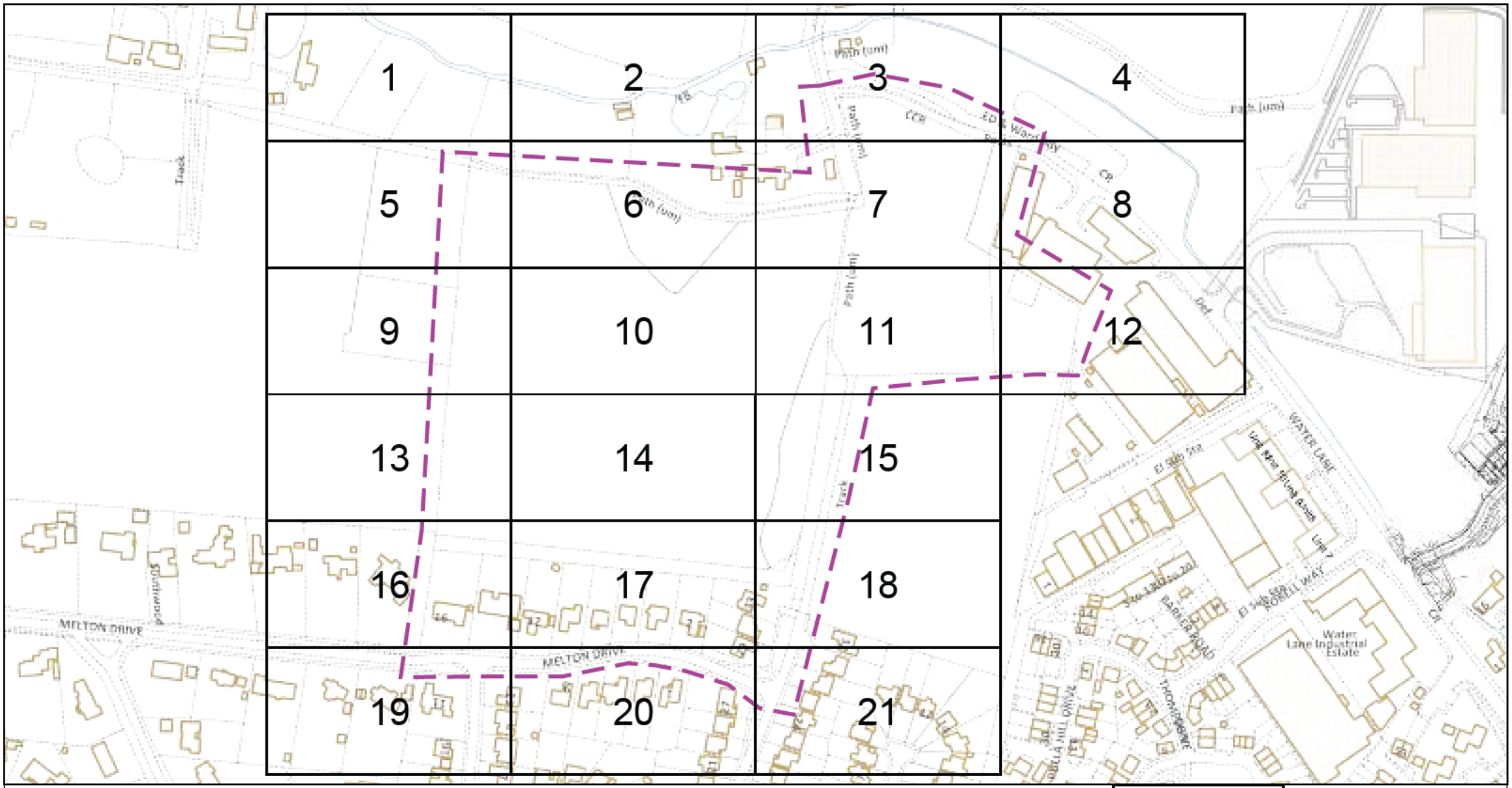
Client Job Number: P25017

Utility Name	Utility Type	Affected	Not Affected	No Response Received	Comments
UKPN	Electric	03/03/2025			
SGN	Gas	03/03/2025			
Eclipse Power	Multi		03/03/2025		
Energy Assets	Multi		03/03/2025		
GTC	Multi	03/03/2025			
Last Mile (Energetics)	Multi		03/03/2025		
Leep Utilities	Multi		03/03/2025		
Equans / Bring Energy	Multi		03/03/2025		
Southern Water	Water	03/03/2025			
Southern Water	Sewerage	03/03/2025			
BT	Telecoms	03/03/2025			
Vodafone (C&W, Energis, Thus)	Telecoms			*	Not Requested By Client
Virgin Media	Telecoms			*	Not Requested By Client
AllPoints Fibre	Telecoms	03/03/2025			
Cityfibre	Telecoms		03/03/2025		
Colt (CA Telecom)	Telecoms		03/03/2025		
EUNetworks	Telecoms		03/03/2025		
Lumen Technologies	Telecoms		05/03/2025		
Kcom	Telecoms		03/03/2025		
MBNL	Telecoms		05/03/2025		
Sky	Telecoms		04/03/2025		
Sota	Telecoms		07/03/2025		
Arelion (Telent)	Telecoms		03/03/2025		
Verizon	Telecoms		04/03/2025		
Linesearch	Linesearch	03/03/2025			
Mast Data	Telecoms	03/03/2025			EE / Three
Coal Authority	Mining		03/03/2025		

See end of report for acronyms key, basic risk assumptions and further information on how to interpret and use the information in this report.

Job No:	428848
Approved by:	Keith Smith
Date of First Issue:	07/03/2025
Signature:	[redacted]

Date	Version	Created by	Description of change
07/03/2025	0.1	Amanda White	First & Final Issue



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Job Reference: 36489773
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Requested by:
Mr Aaron Nickless
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428848
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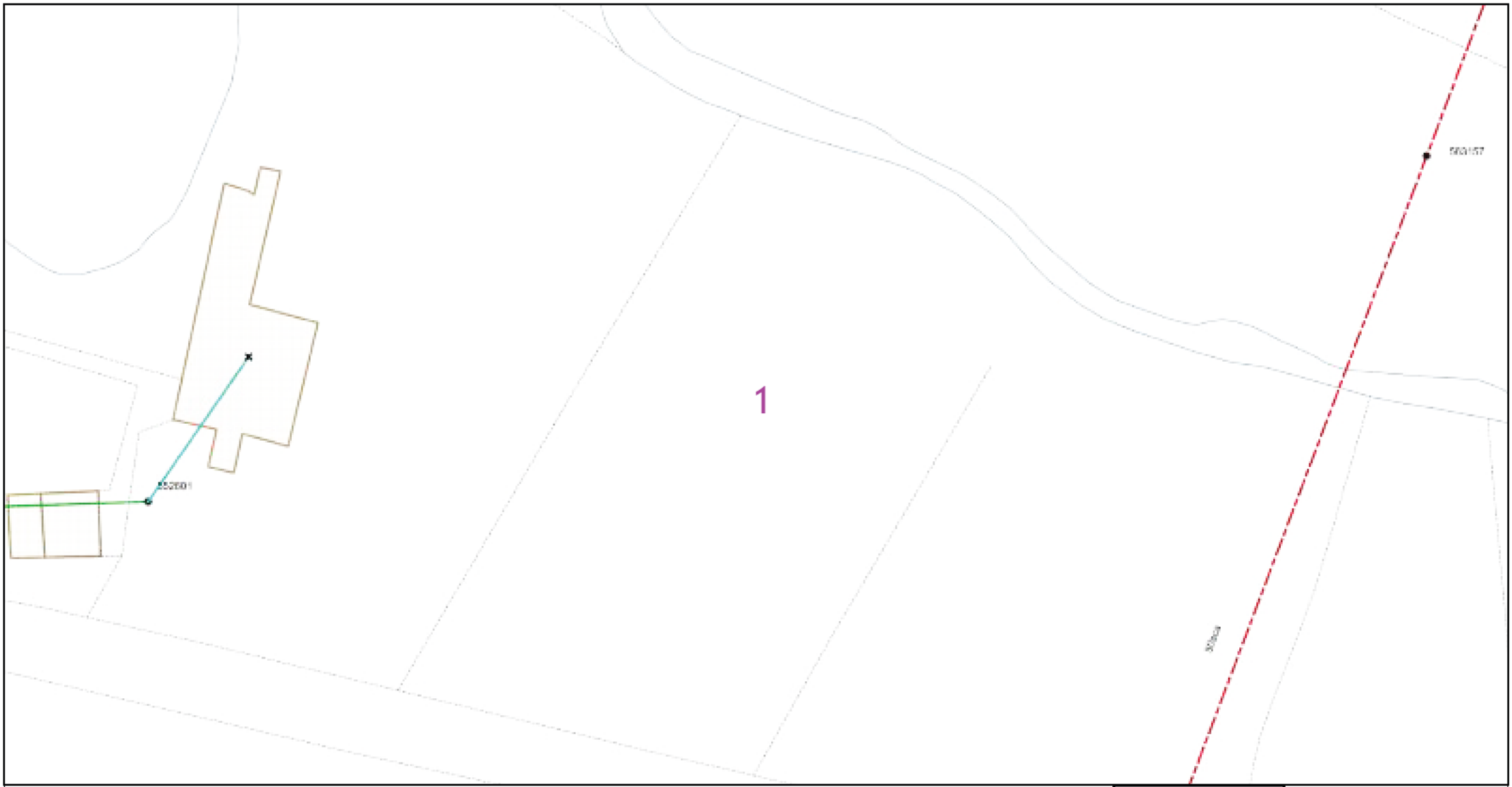

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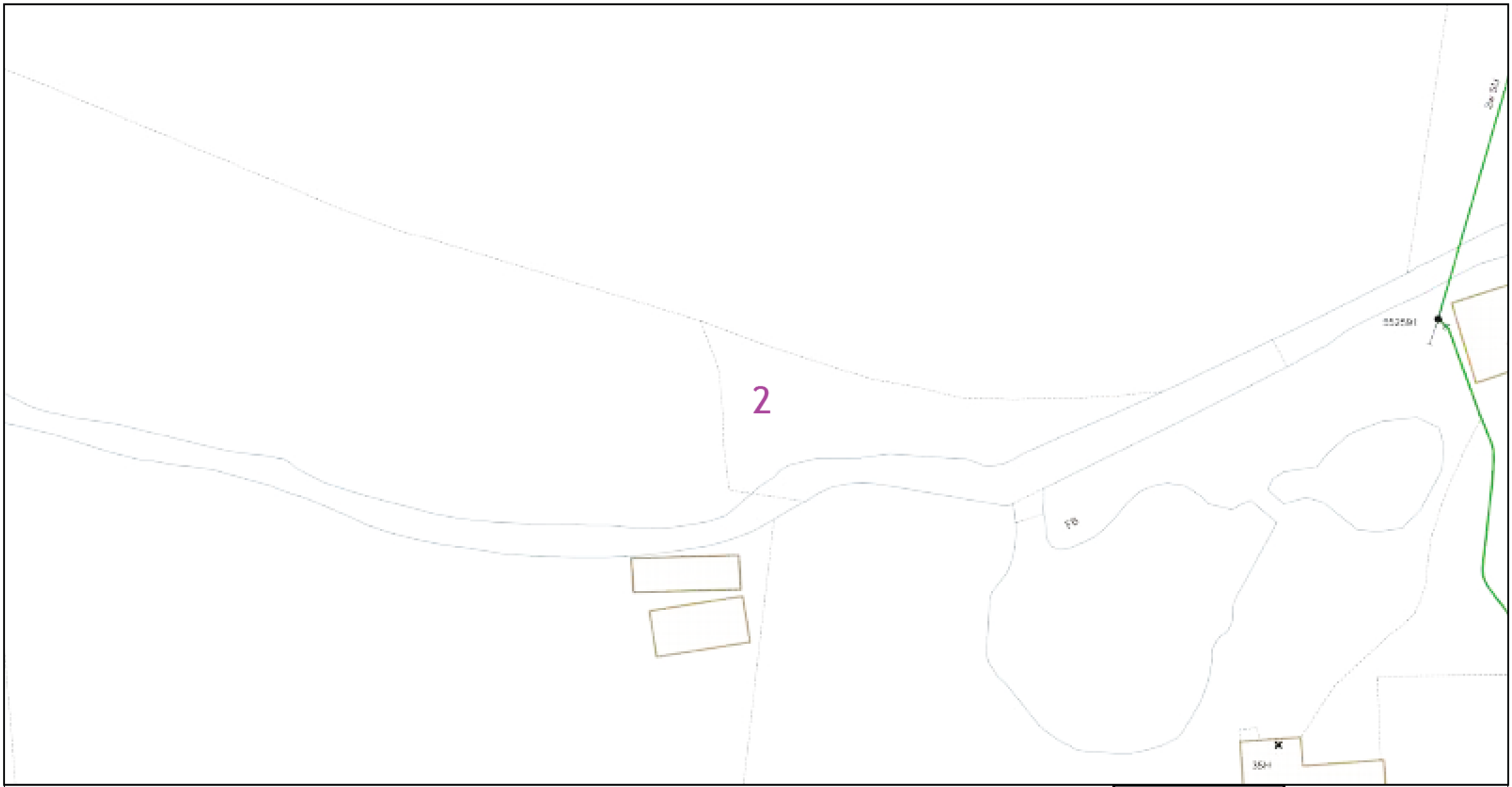

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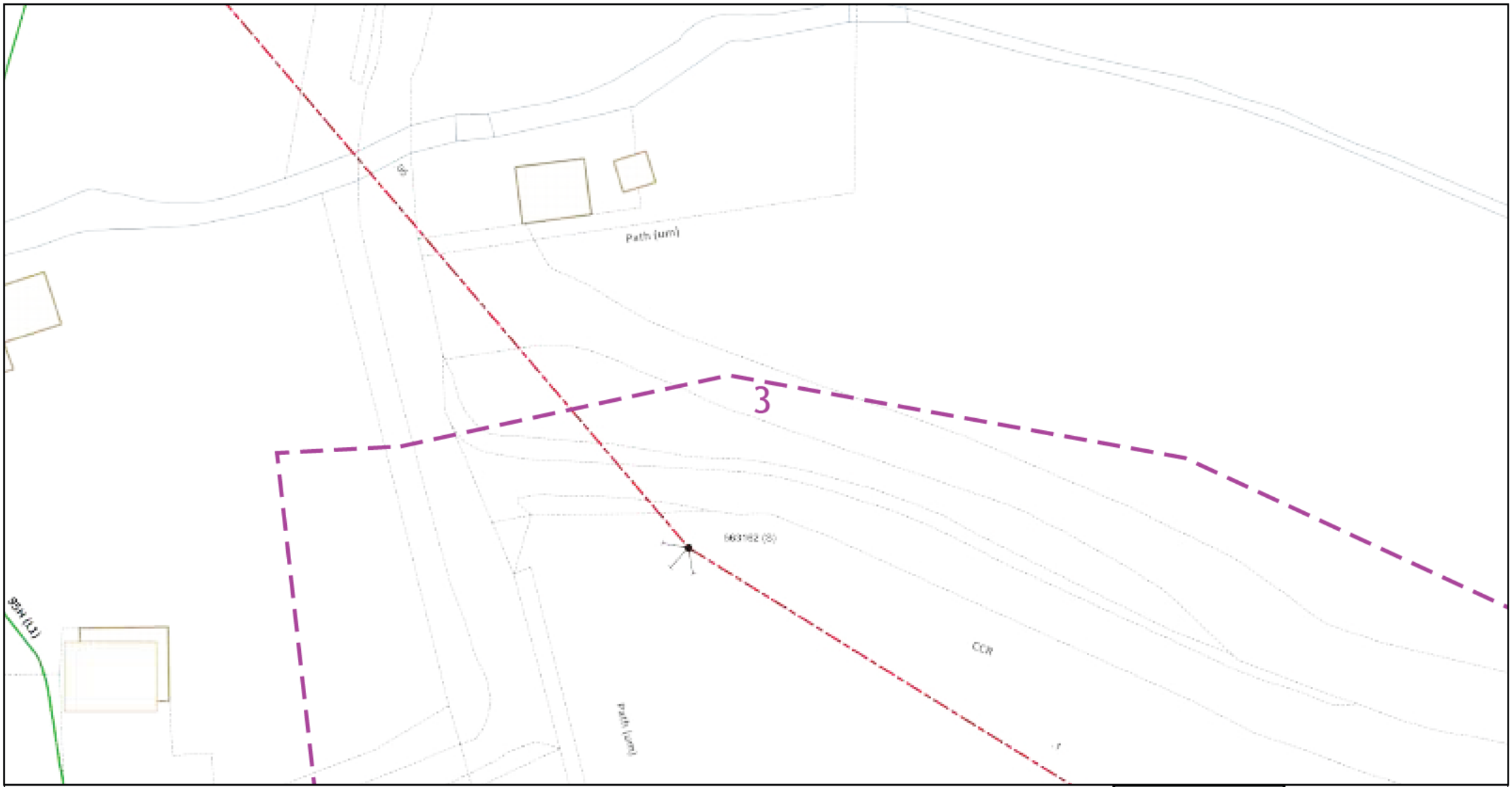

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metres

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Date Requested: 03/03/2025
Job Reference: 36489773
Site Location: 509054 115098
Requested by: Mr Aaron Nickless

Your Scheme/Reference:
428848
Scale: 1:500 (When plotted at A4)

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0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838 (24hrs)
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LOOK OUT LOOK UP

ALWAYS LOOK UP BEFORE YOU START WORK
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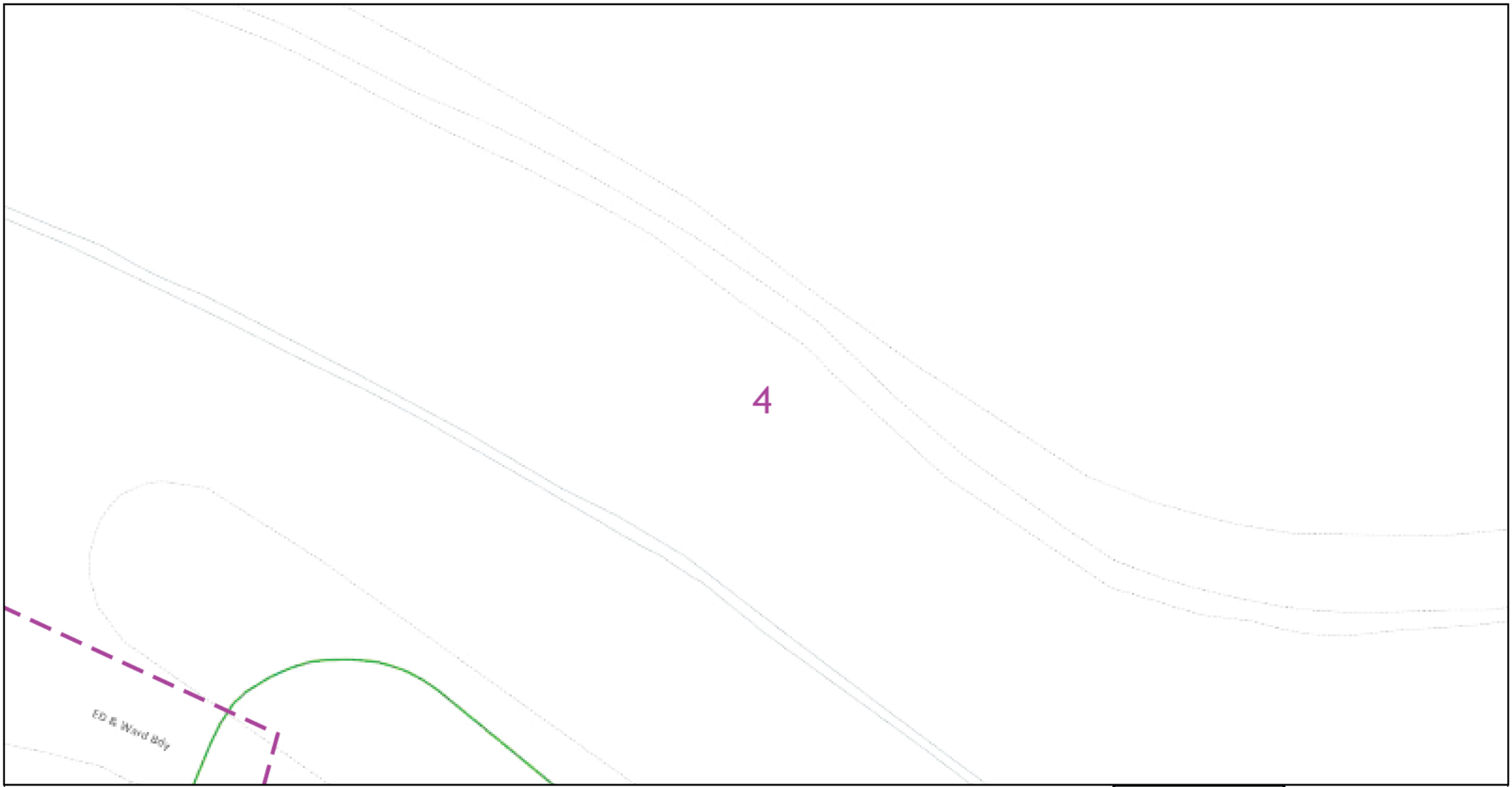

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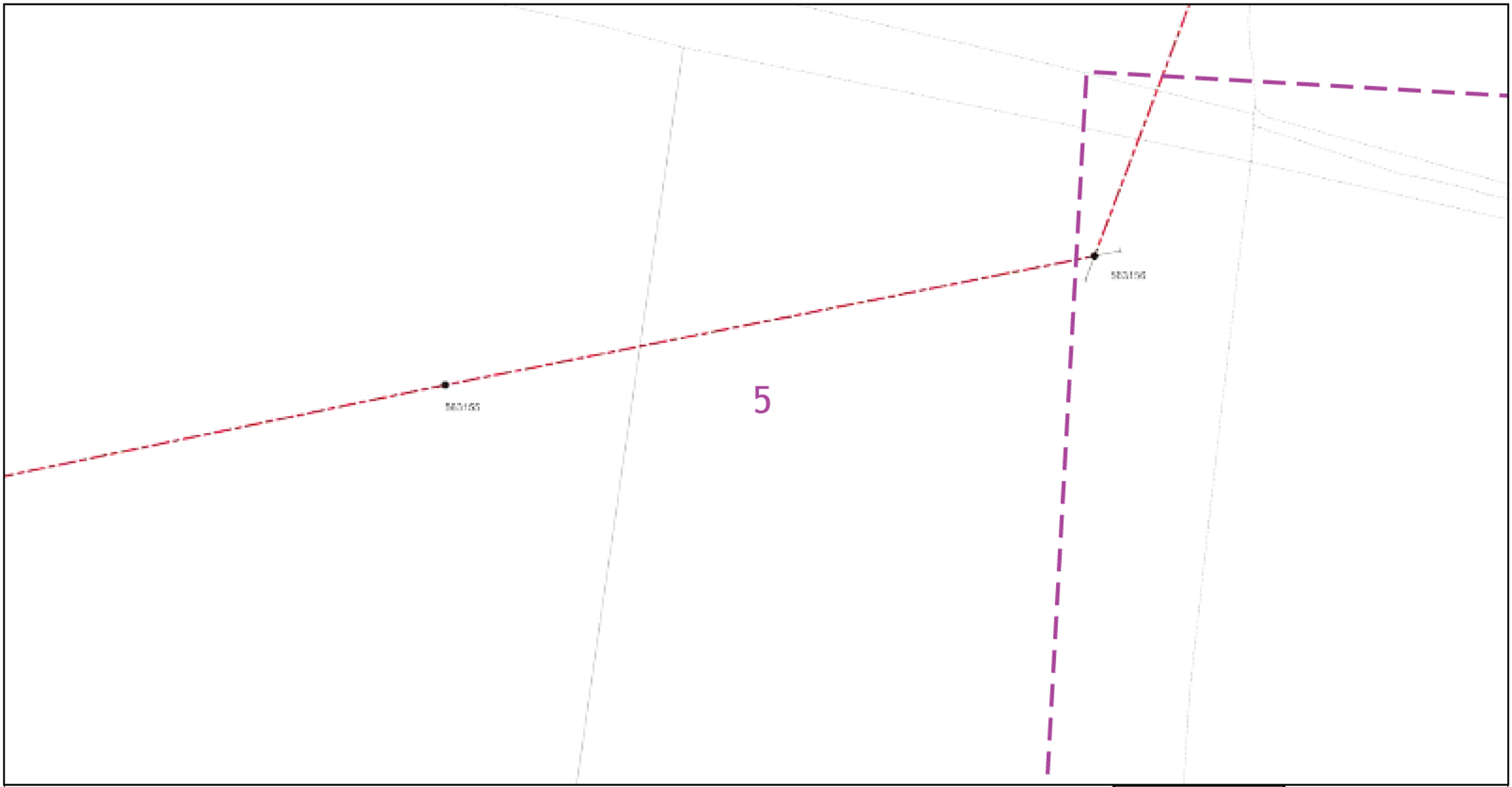

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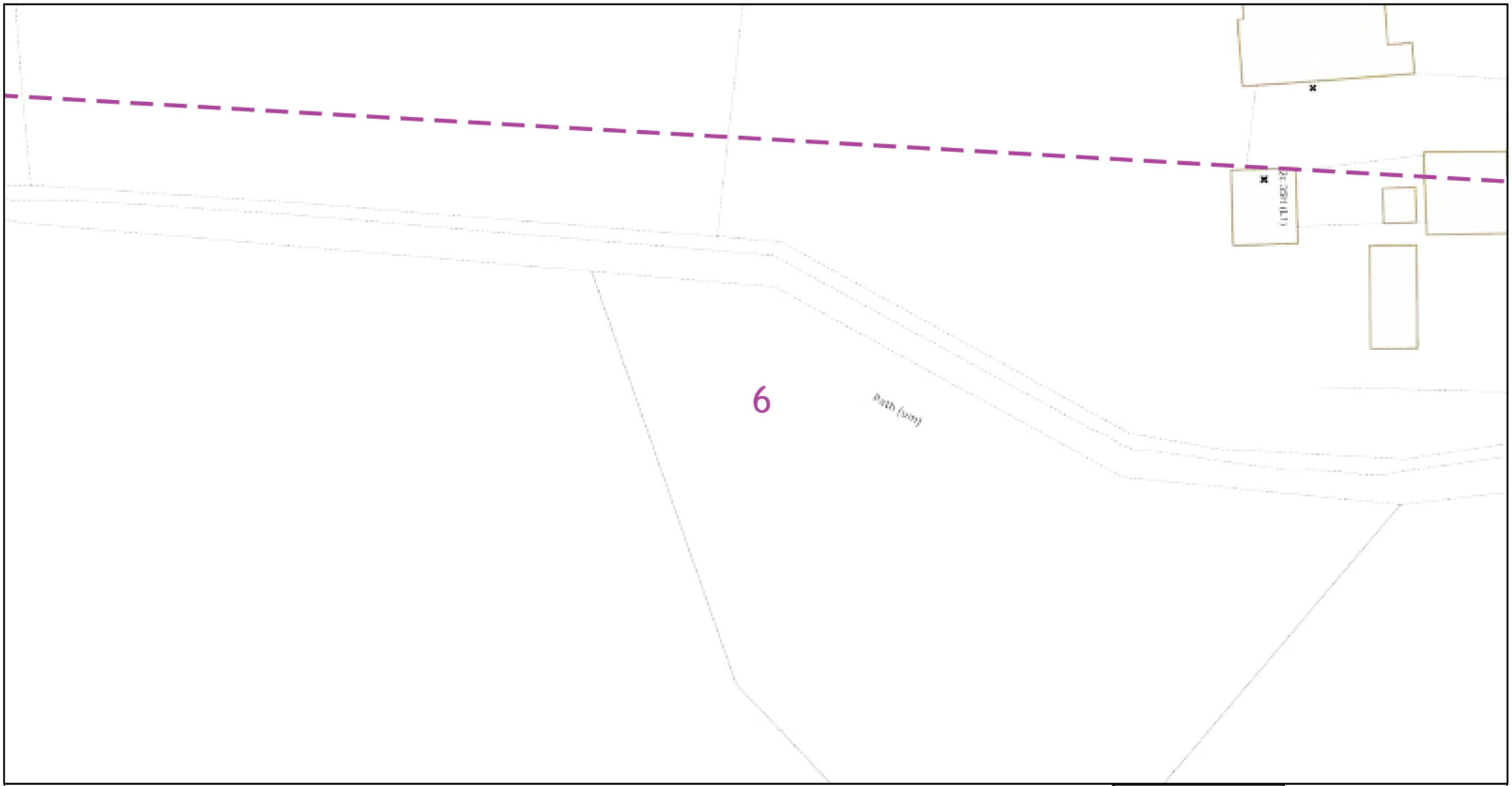

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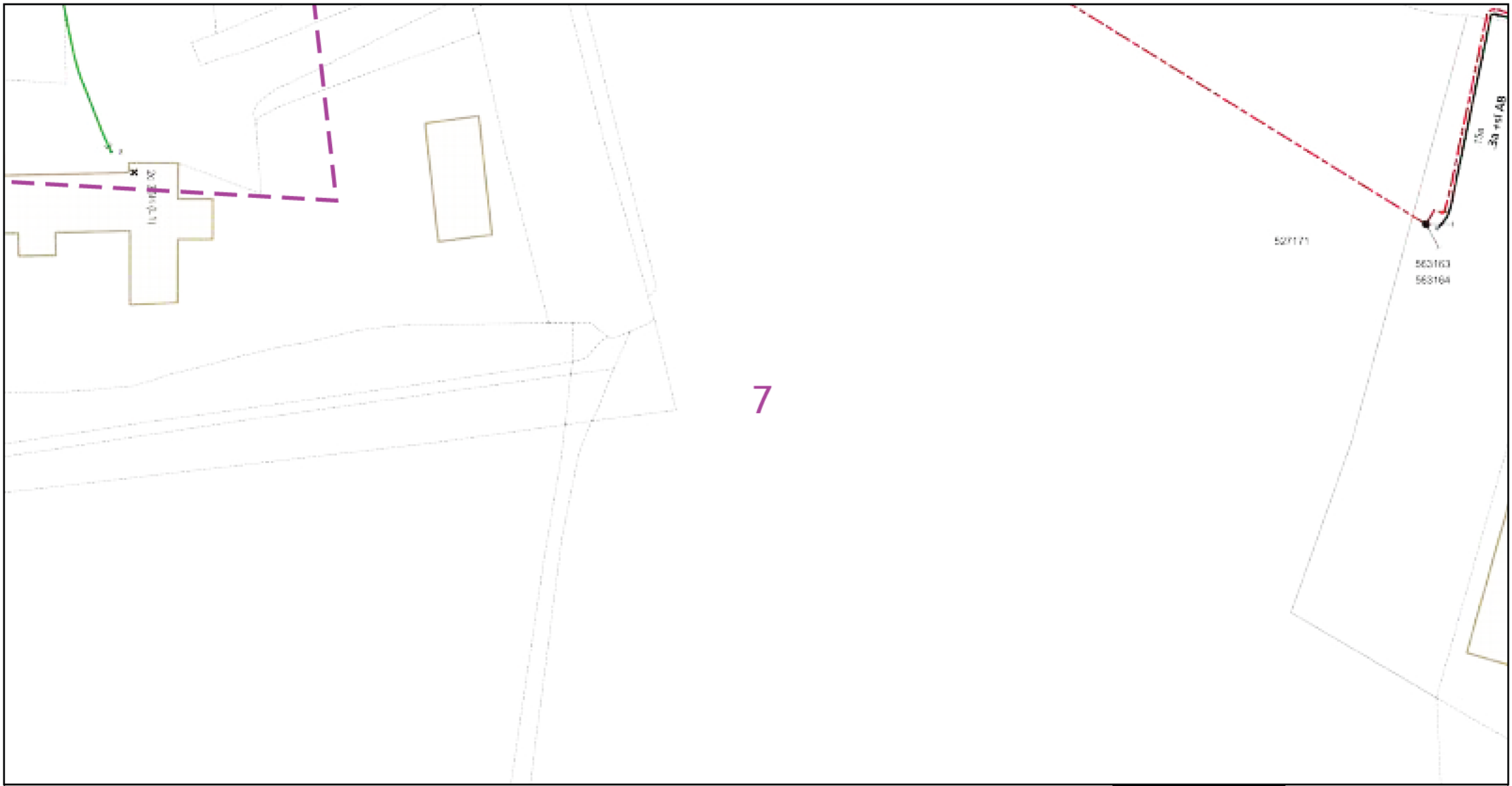

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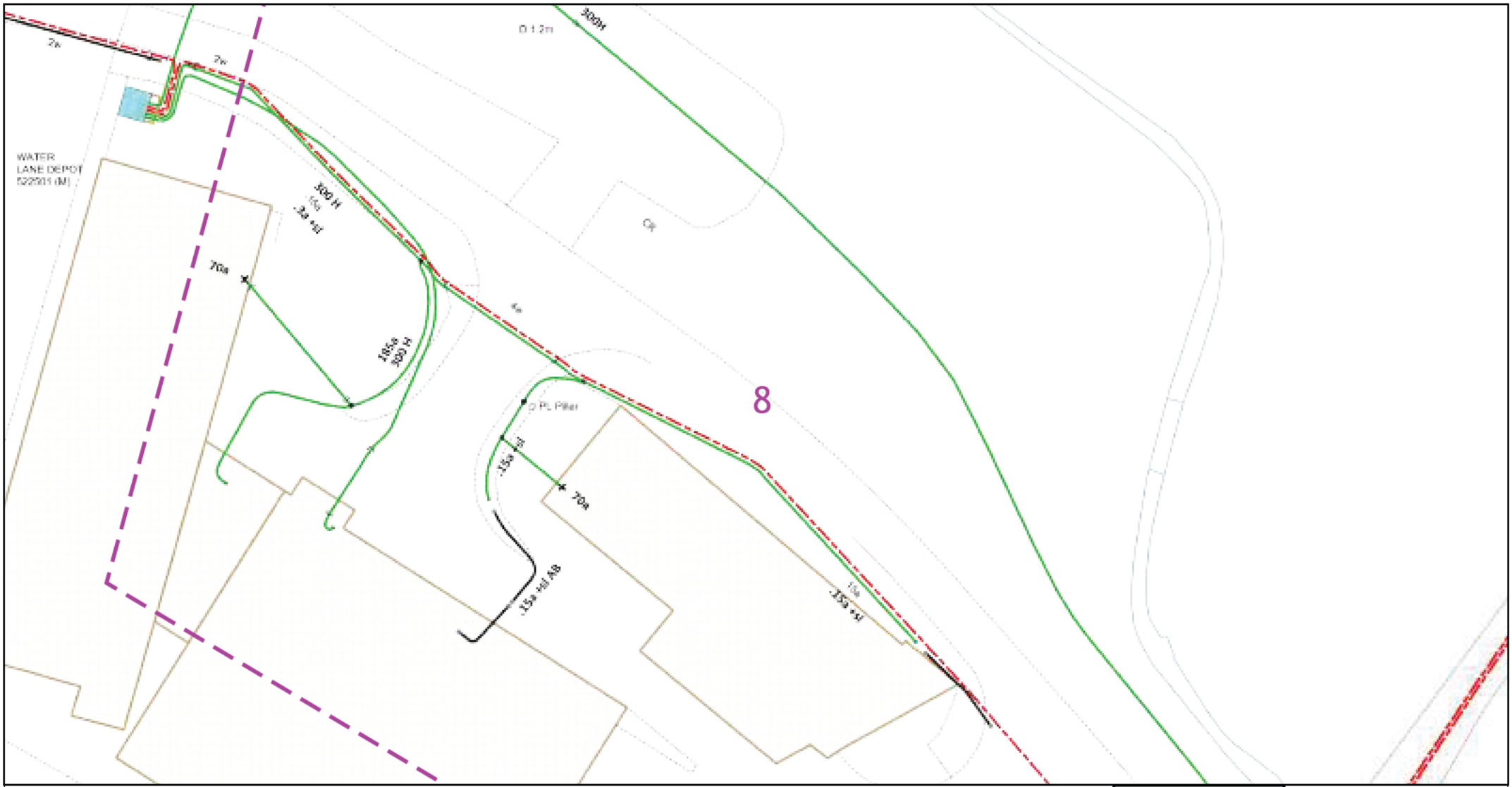

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10

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Job Reference: 36489773
Site Location: 509054 115098
Requested by: Mr Aaron Nickless

Your Scheme/Reference:
428848
Scale: 1:500 (When plotted at A4)

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0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY

LOOK OUT LOOK UP

ALWAYS LOOK UP BEFORE YOU START WORK
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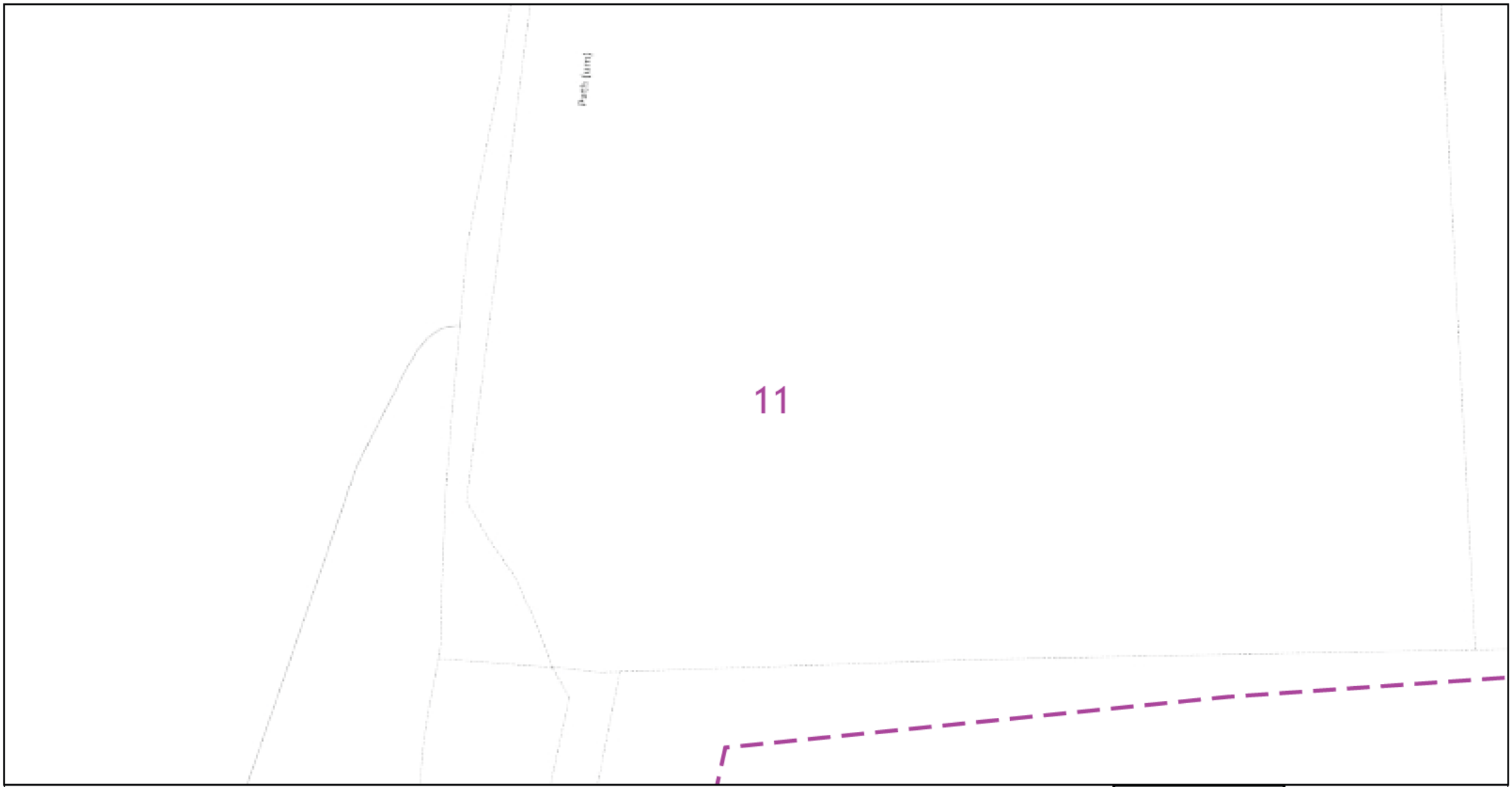

0 12.5 25
metres

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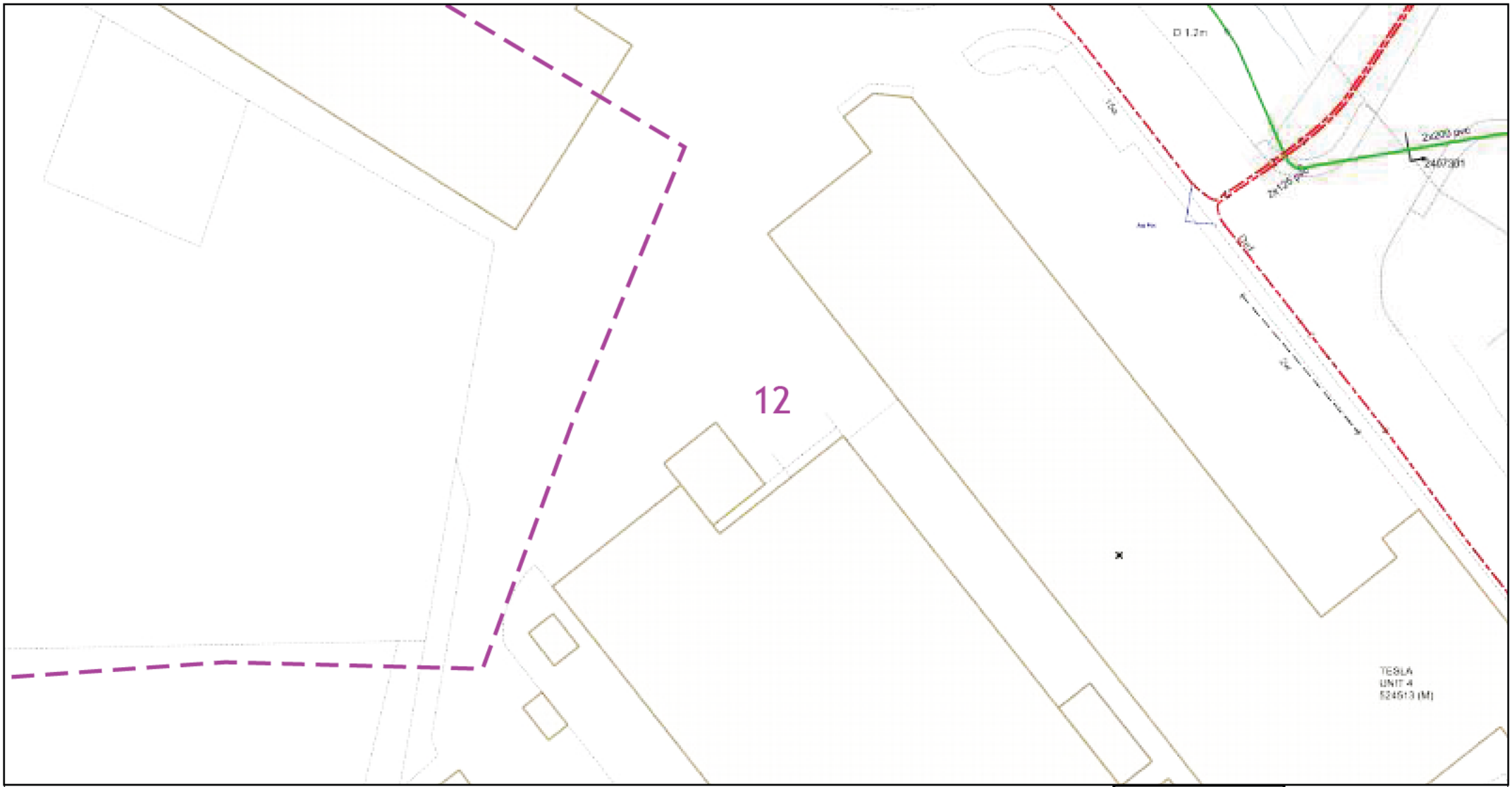

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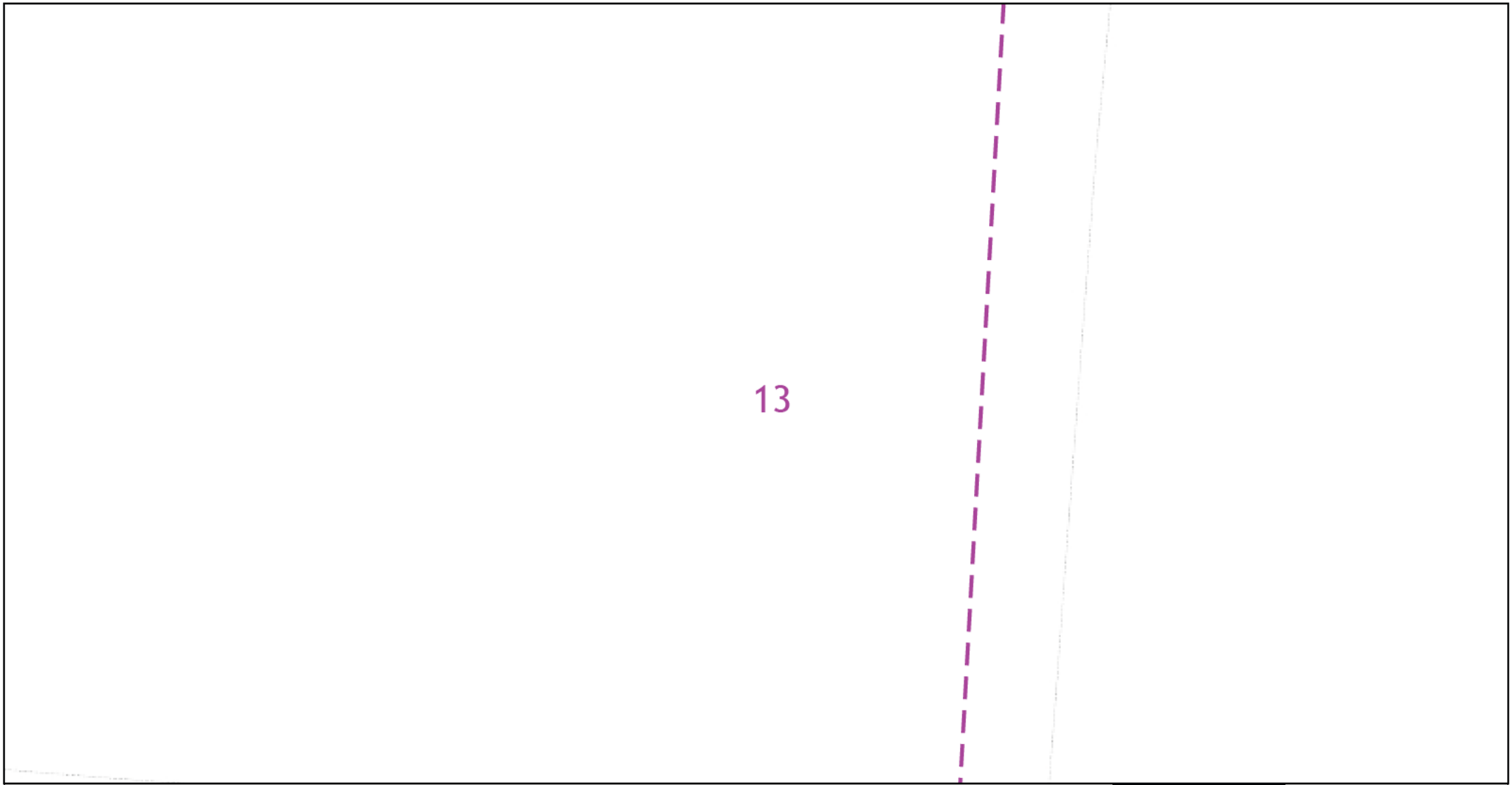

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14

0 12.5 25
metres

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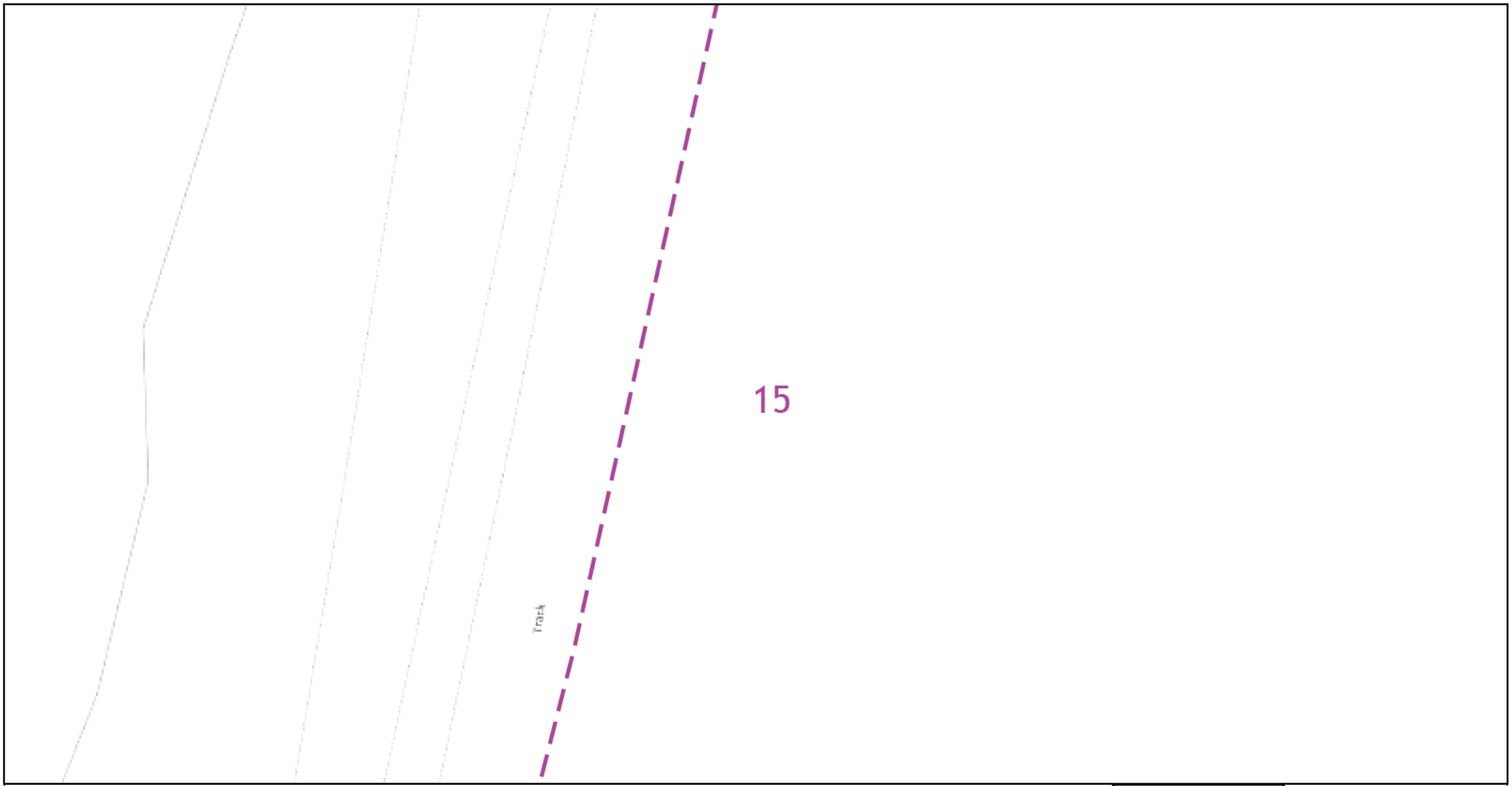

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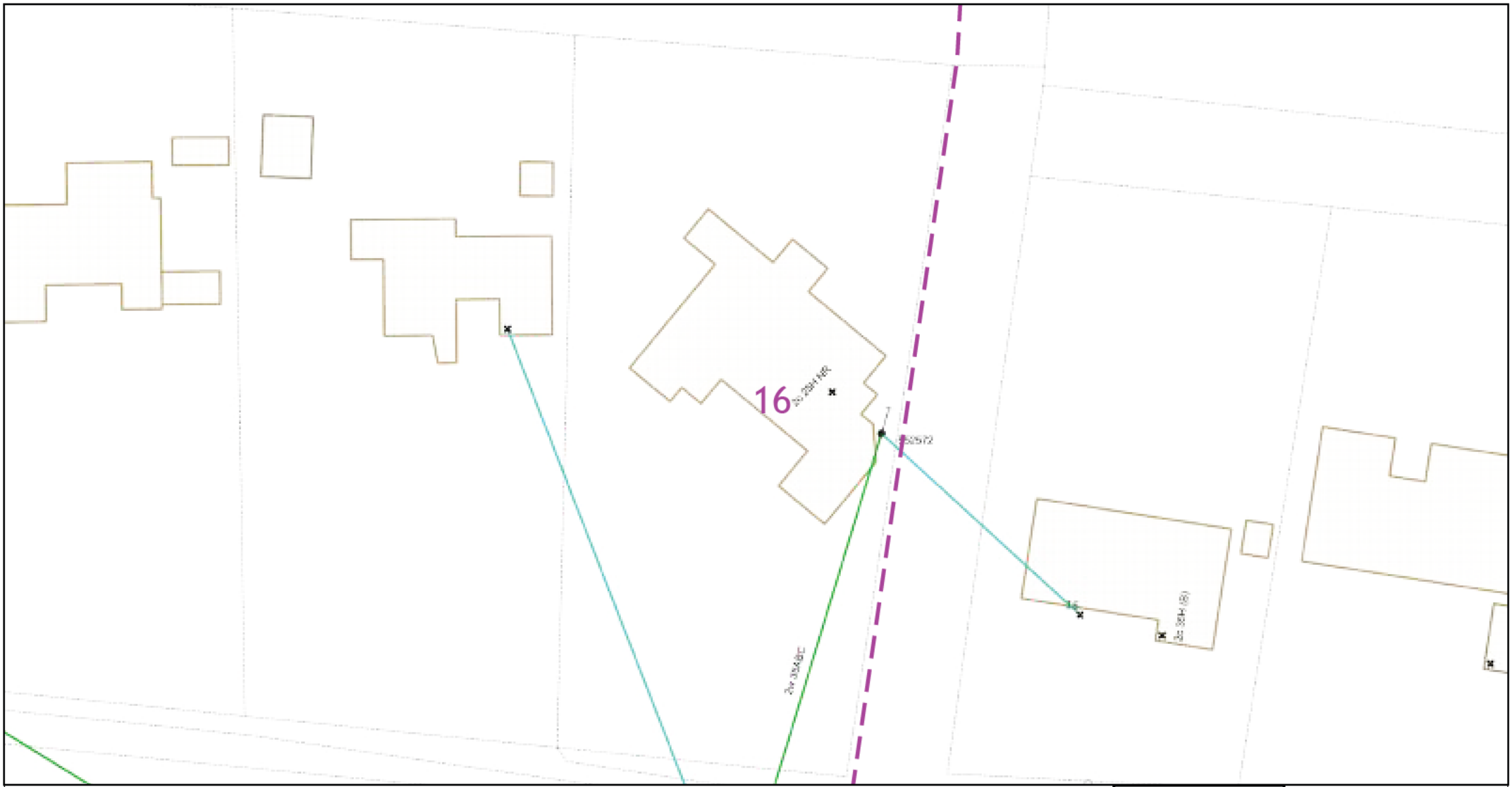

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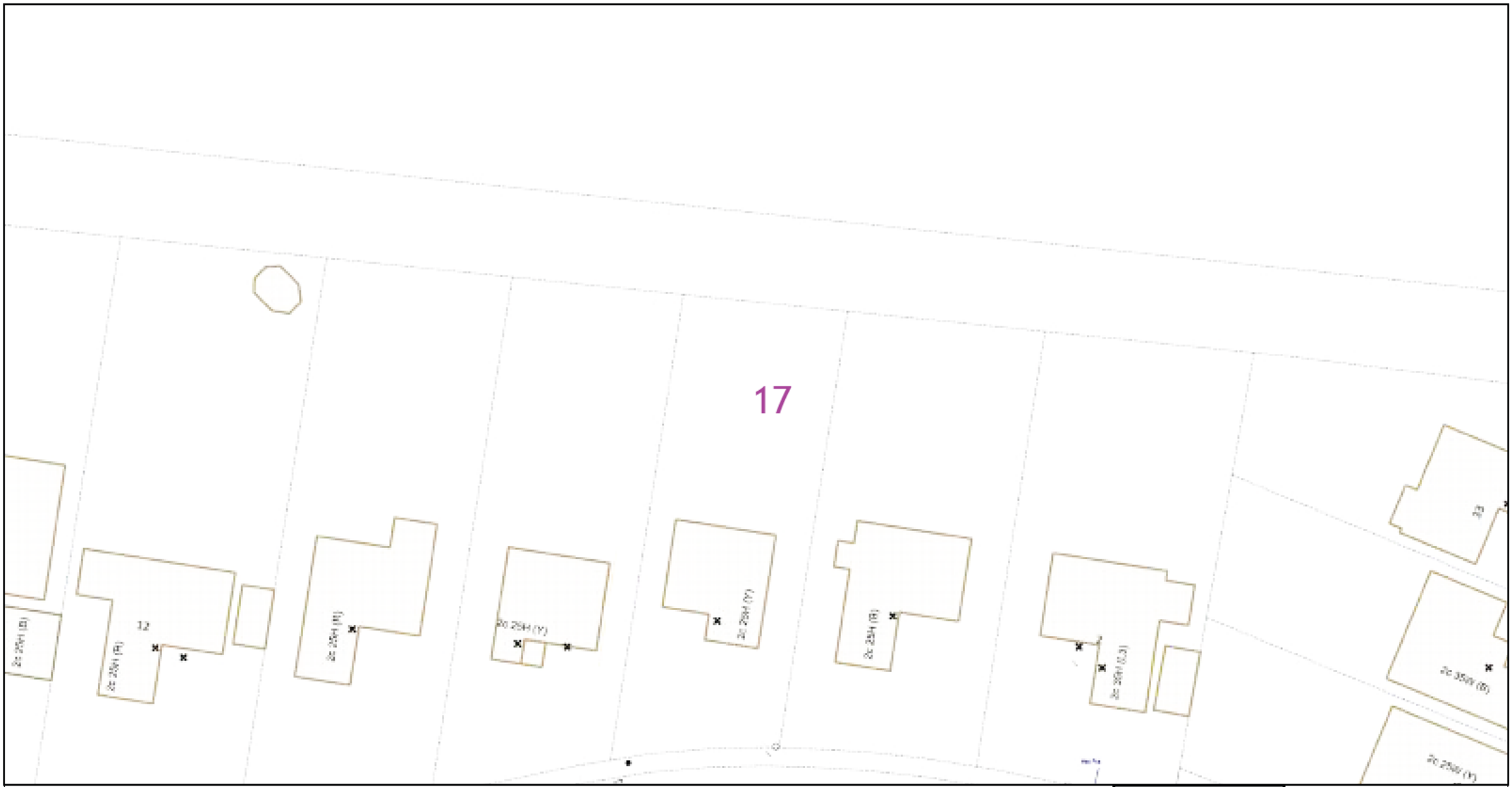

0 12.5 25
metres

Dig Sites Area: Line:

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Date Requested: 03/03/2025
Job Reference: 36489773
Site Location: 509054 115098
Requested by: Mr Aaron Nickless

Your Scheme/Reference:
428848
Scale: 1:500 (When plotted at A4)

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UK Power Networks

IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY

LOOK OUT LOOK UP

ALWAYS LOOK UP BEFORE YOU START WORK
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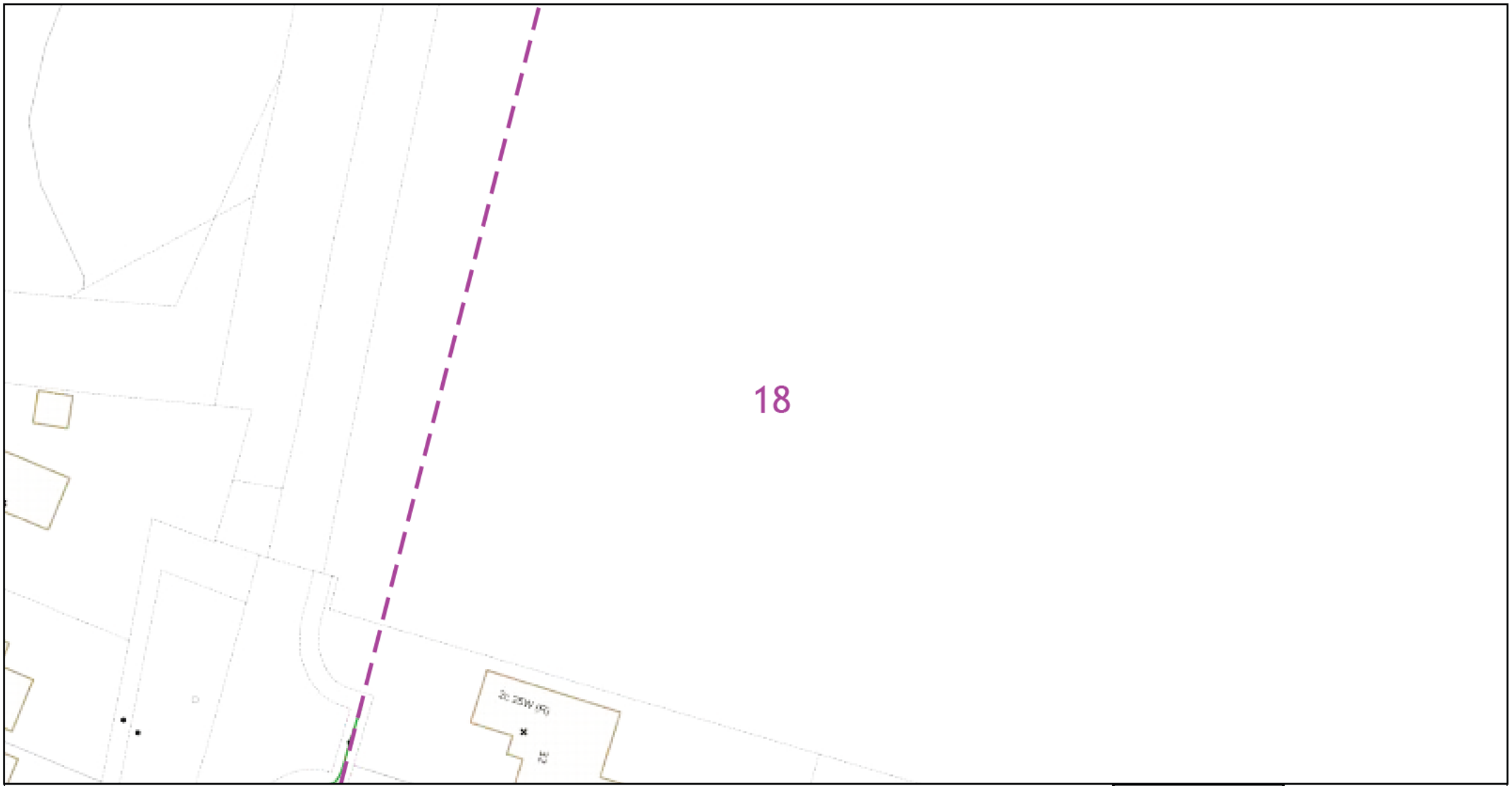

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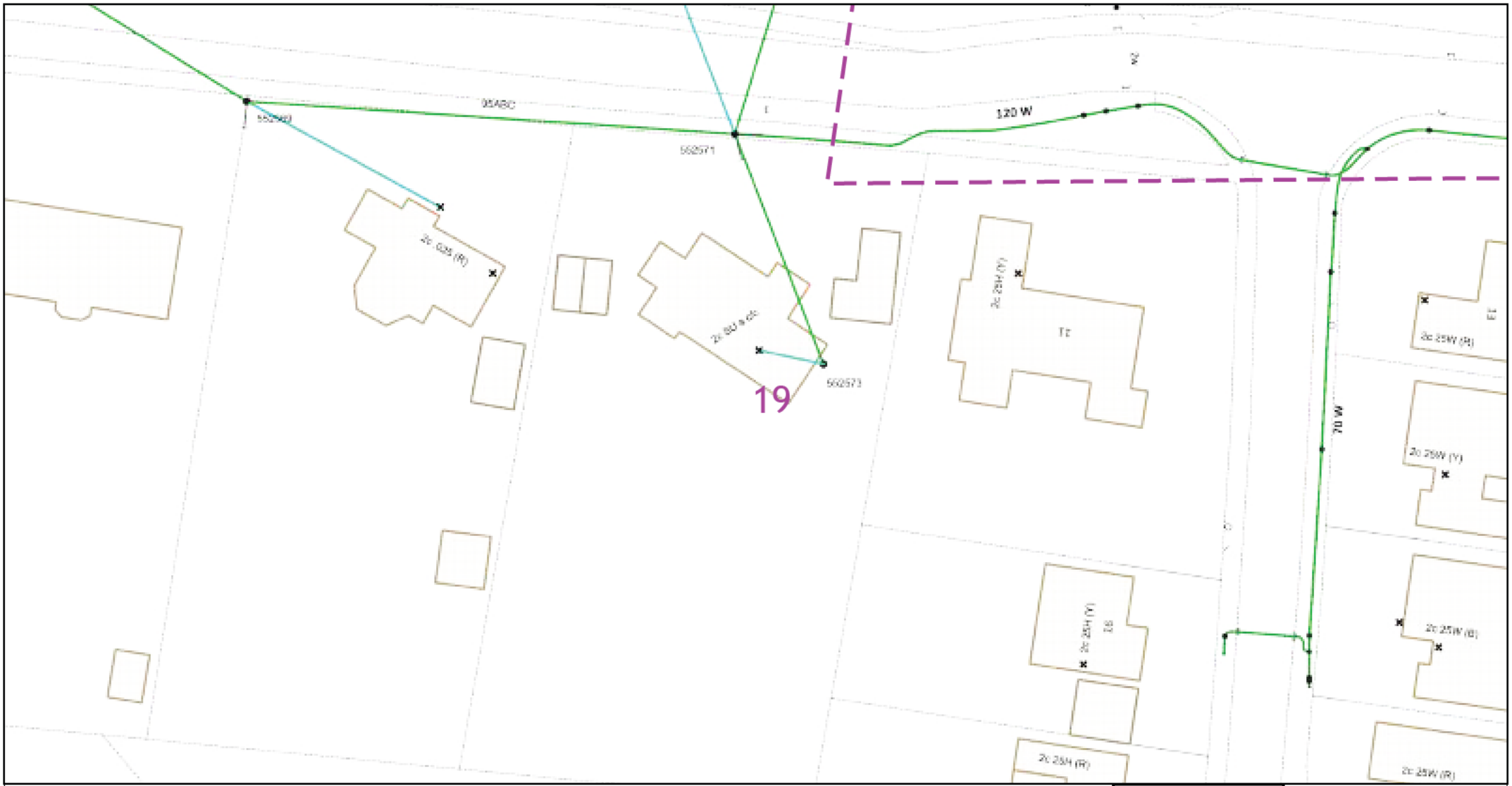

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0 12.5 25
metres

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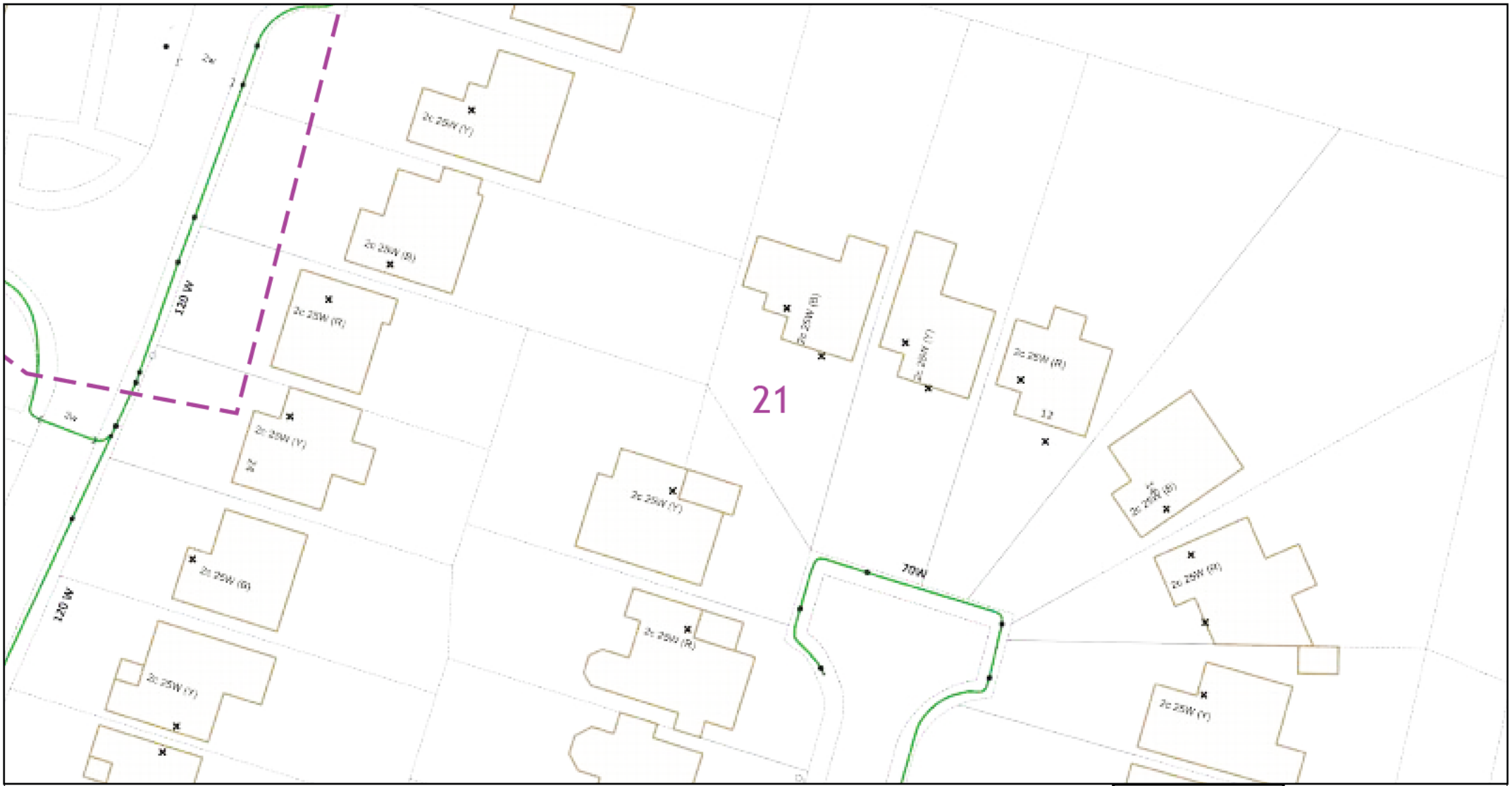

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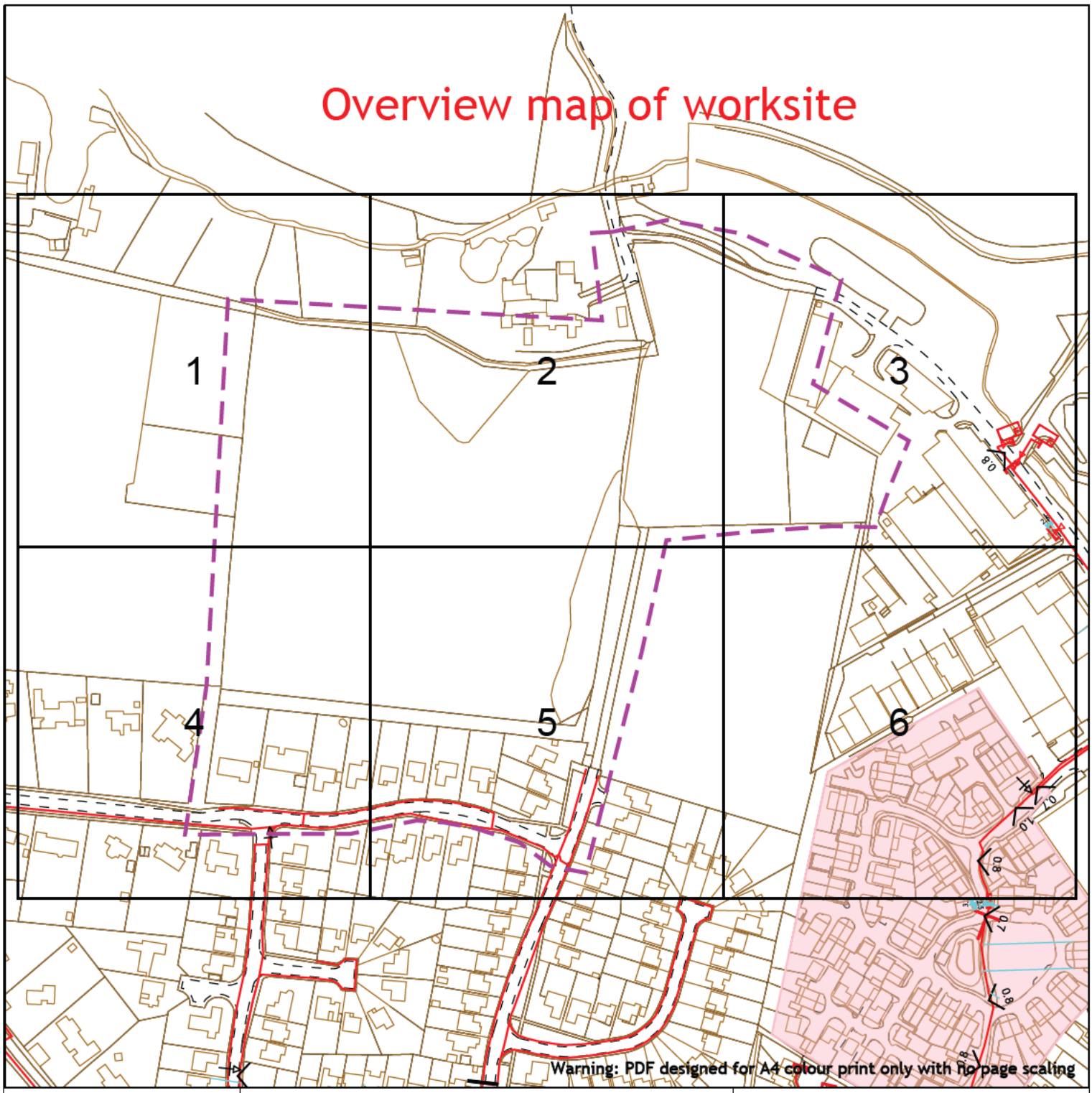
Overview map of worksite



SGN

Contact Us
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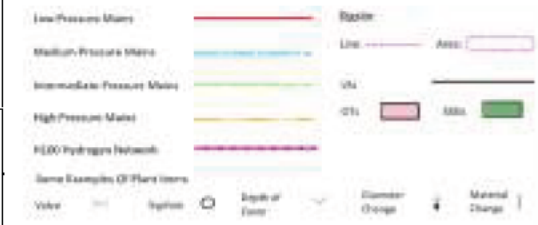

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Linesearch before dig

Date Requested: 03/03/2025
Job Reference: 36489773
Site Location: 509194 115252
Requested by: Mr Aaron Nickless

Your Scheme/Reference: 428848

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Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Scale: 1:3075 (When plotted at A4)

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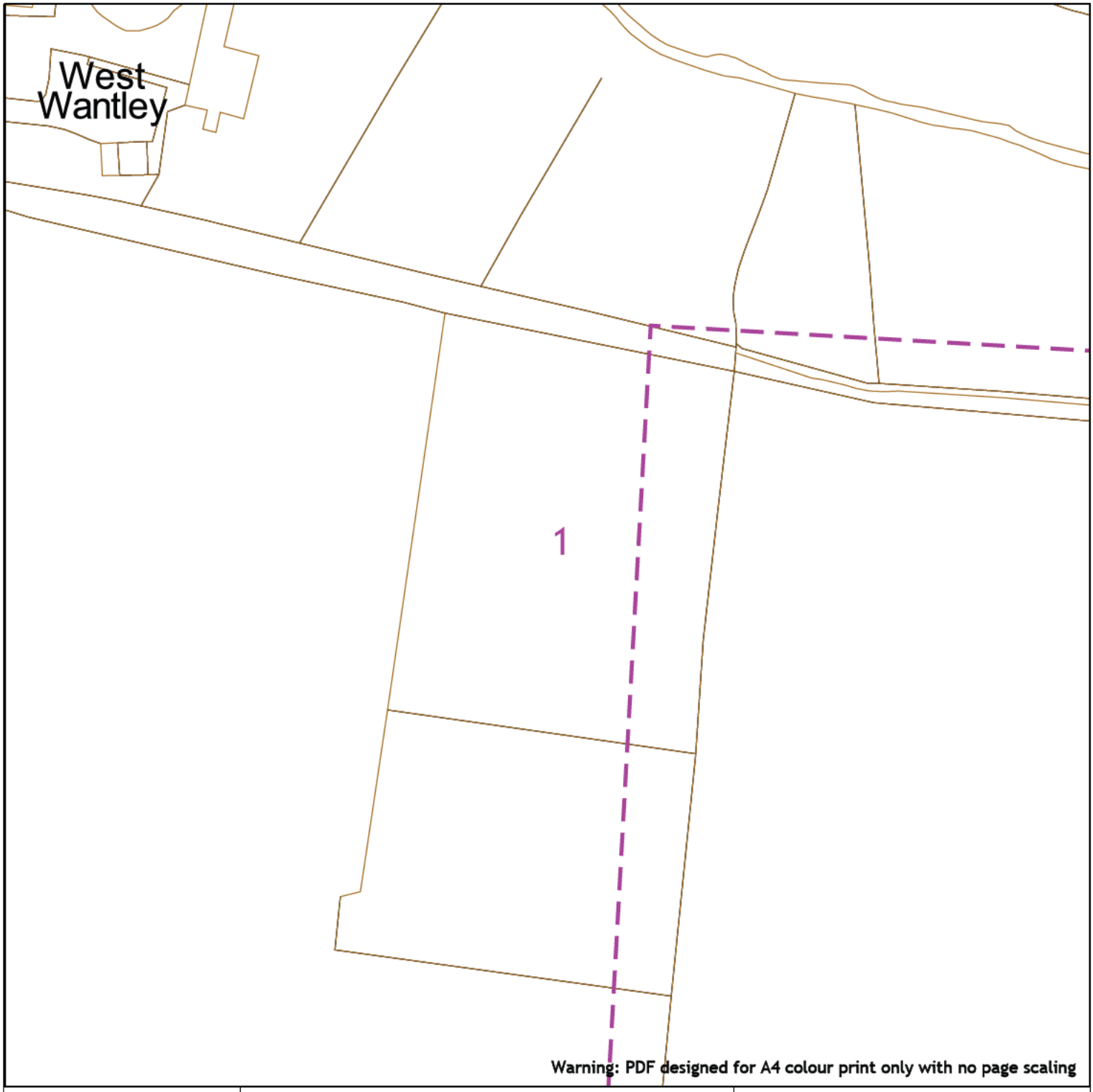
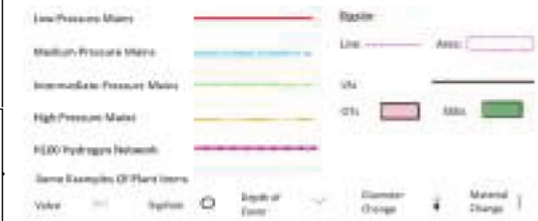


Warning: PDF designed for A4 colour print only with no page scaling

SGN



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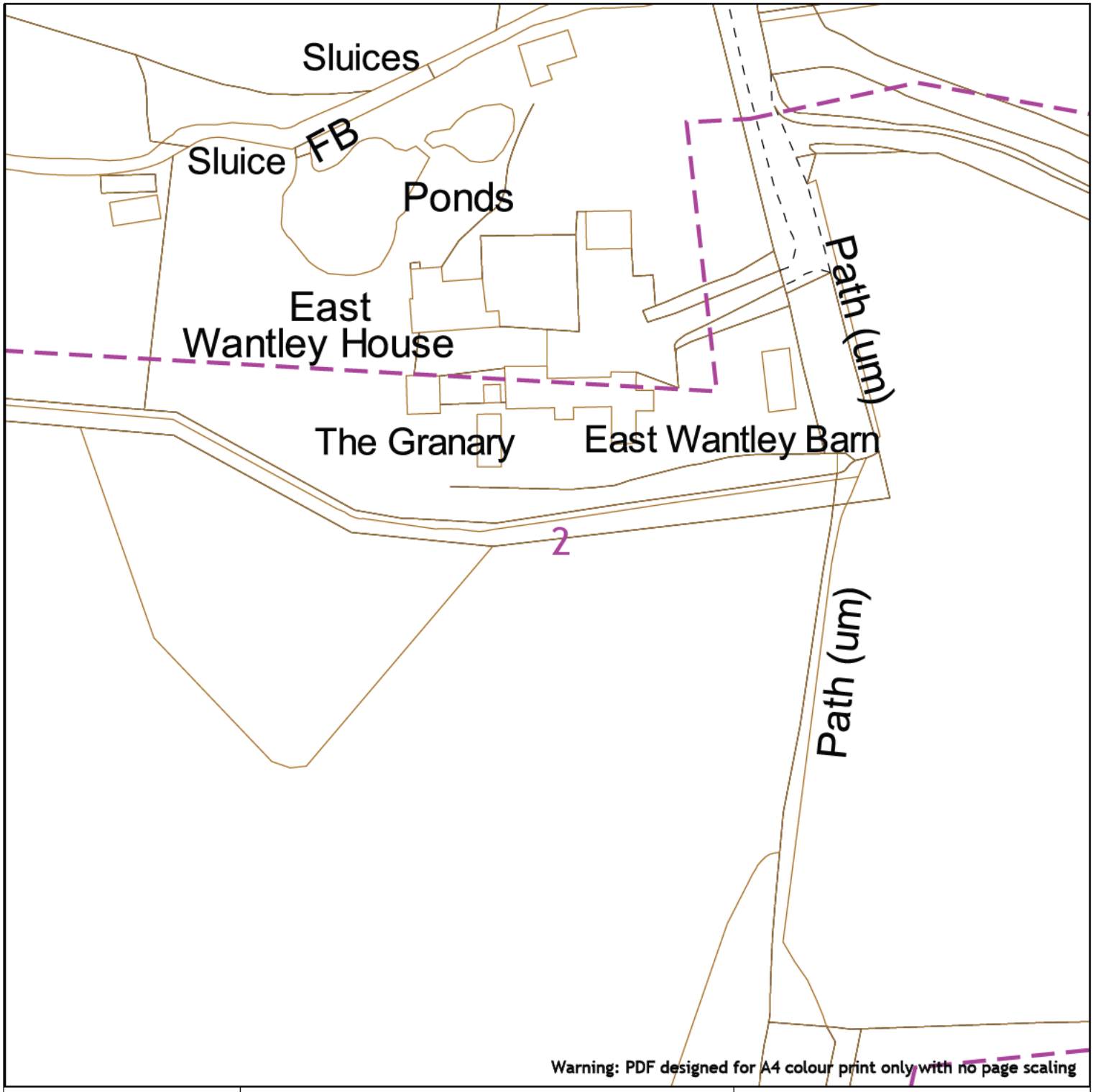

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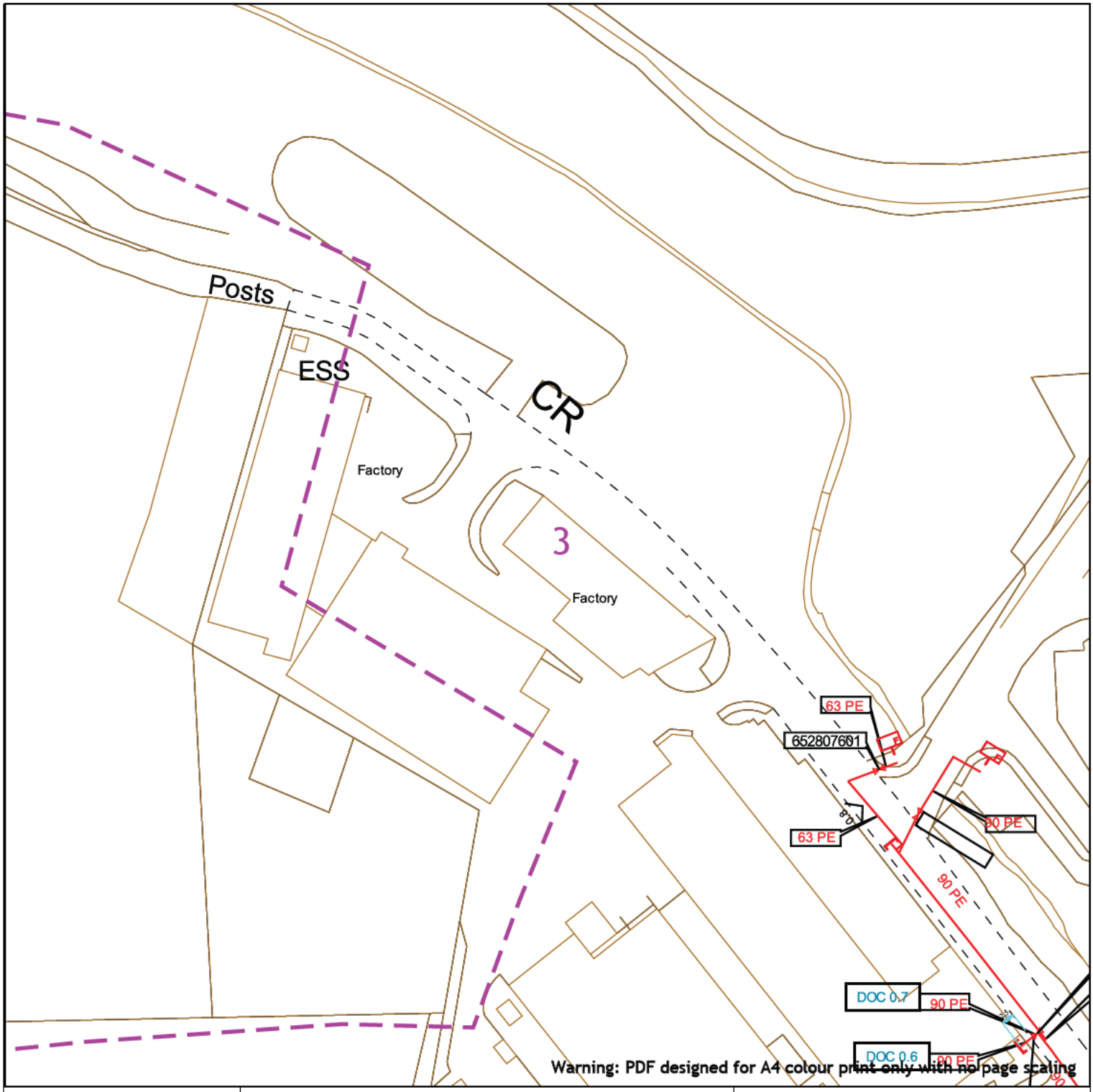
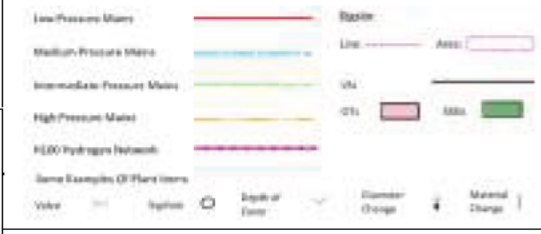


SGN

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk



N W E S

This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before dig

Date Requested: 03/03/2025
Job Reference: 36489773
Site Location: 509194 115252
Requested by: Mr Aaron Nickless

Your Scheme/Reference: 428848

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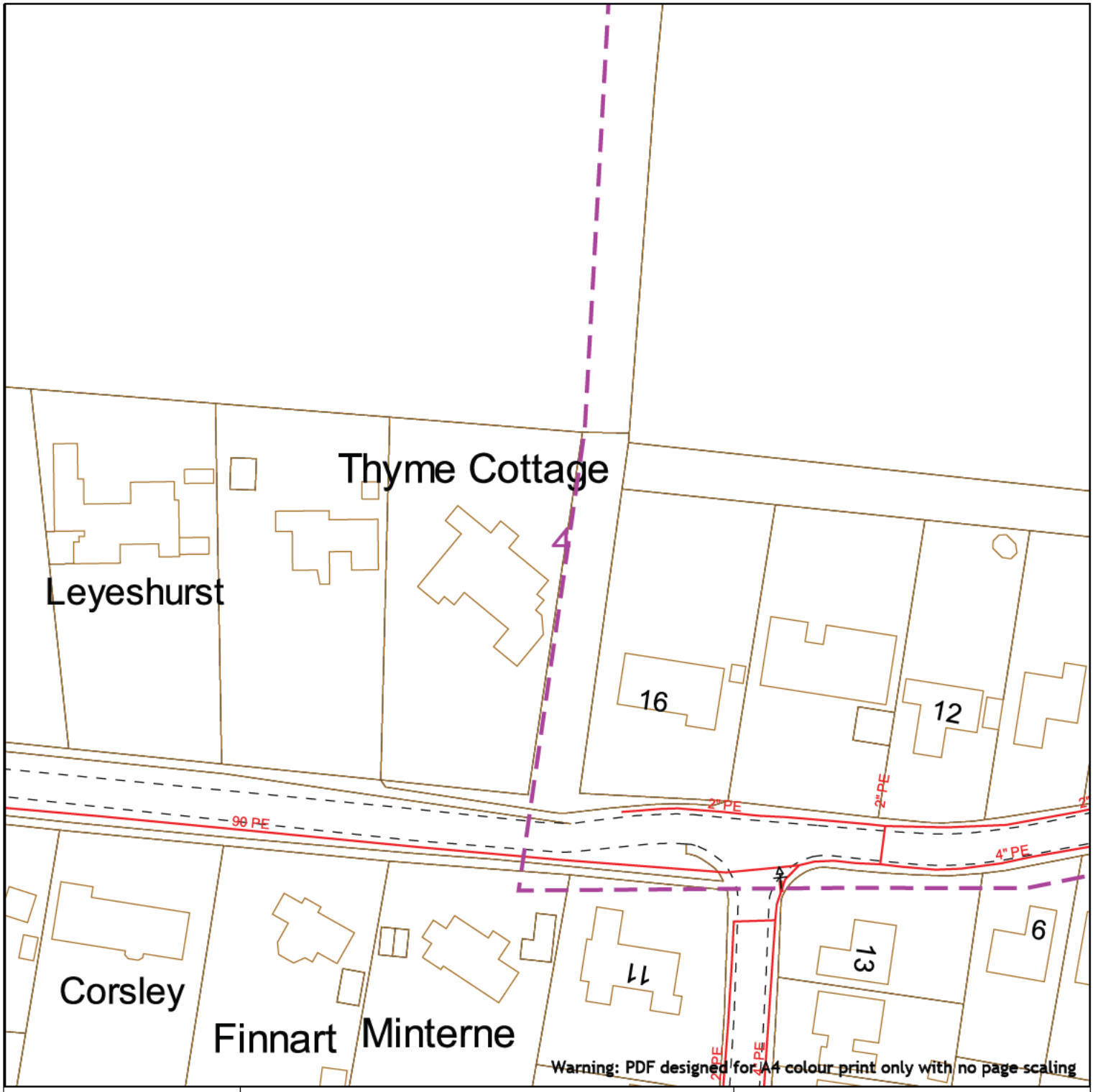

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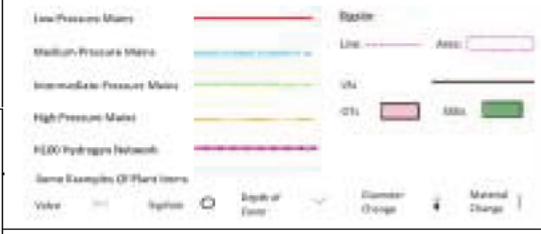

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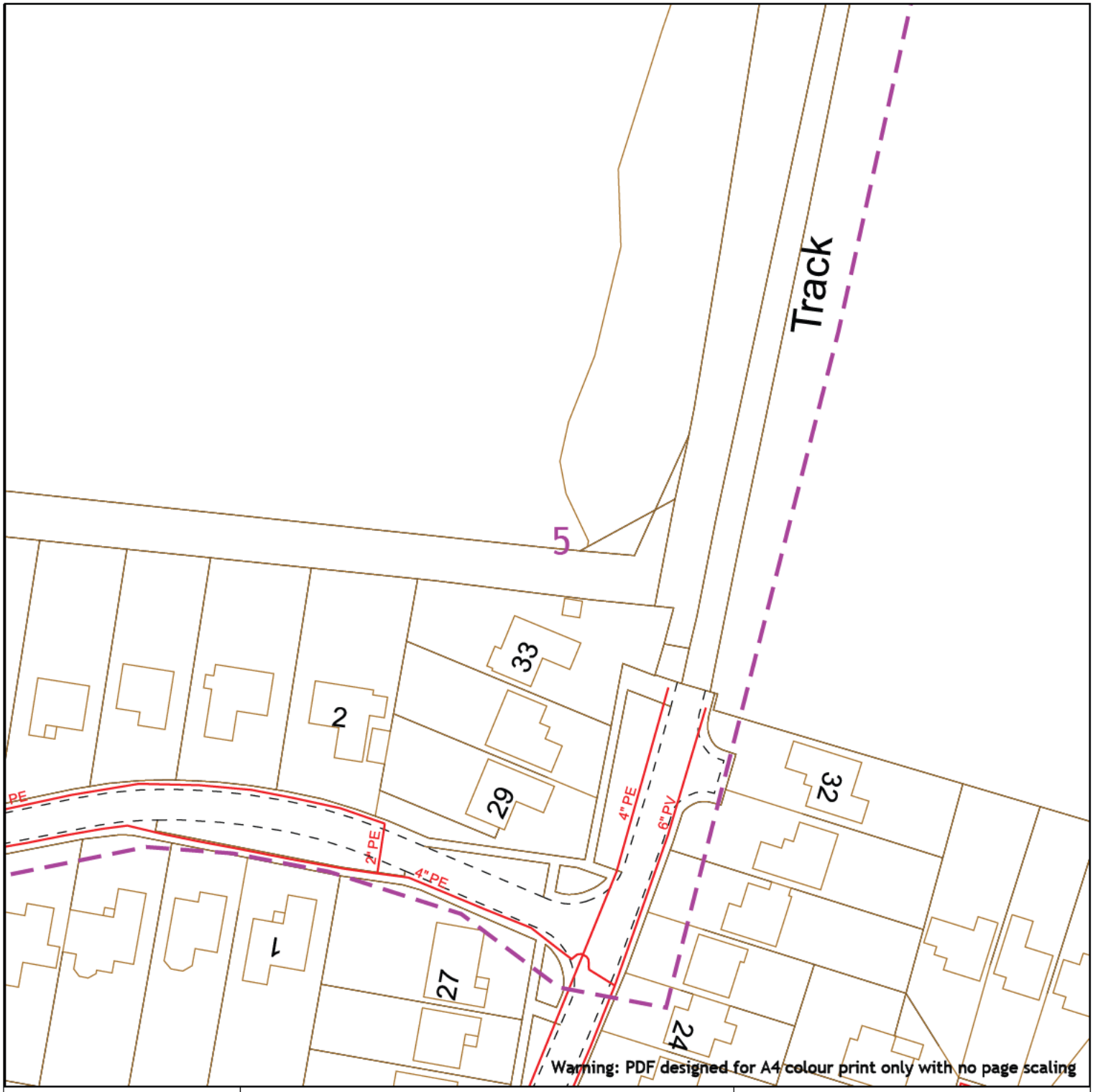

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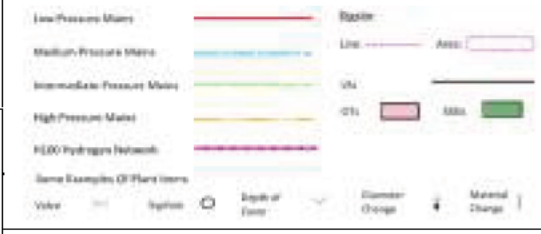

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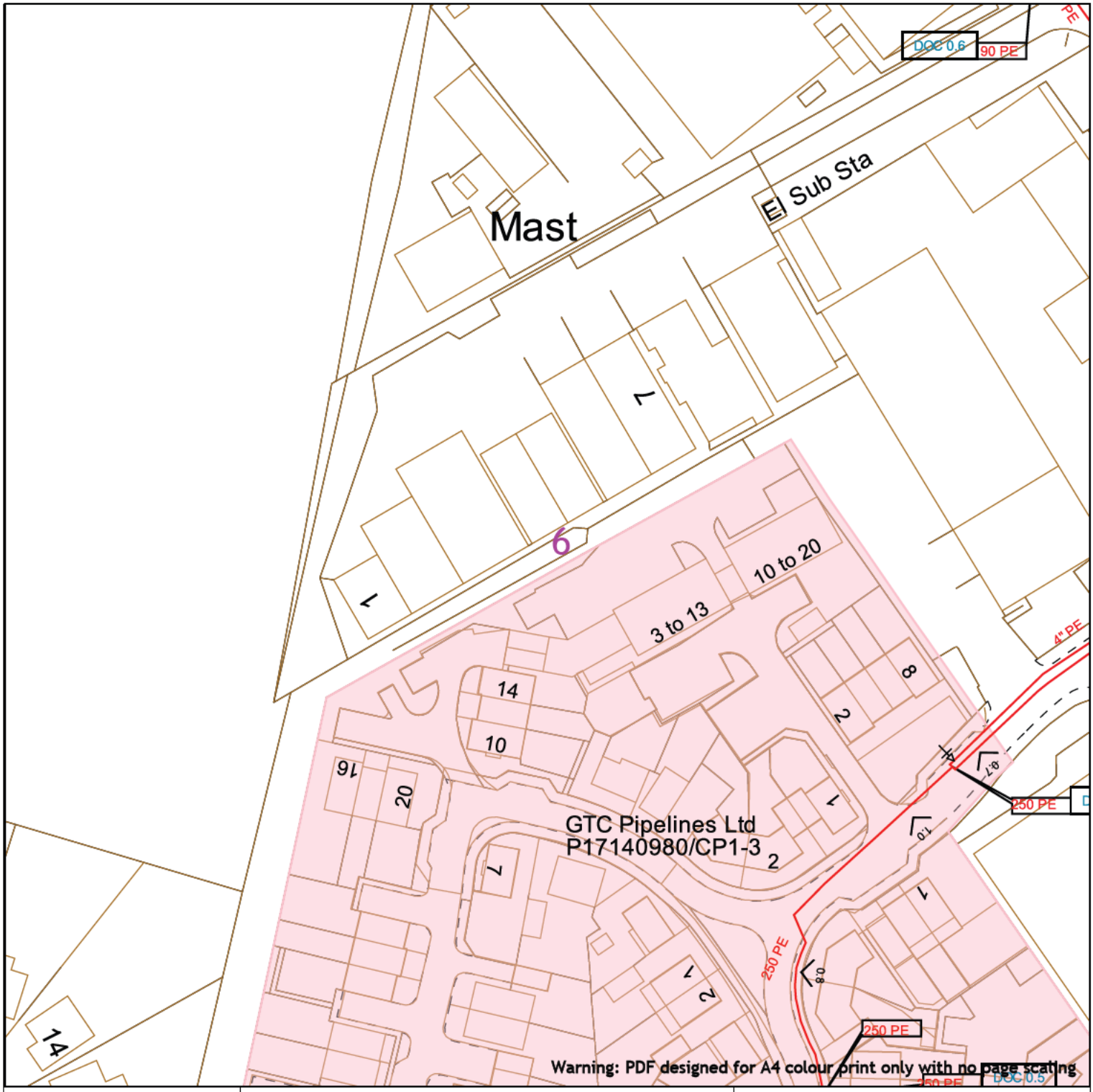

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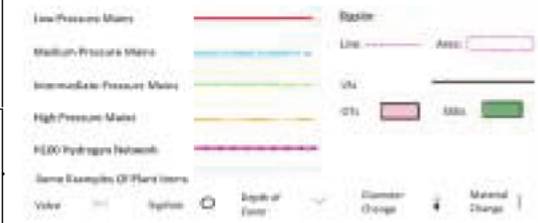

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Outlook

GTC Plant Enquiry - Ref- 5127000

From plantenquiryservice@gtc-uk.co.uk <plantenquiryservice@gtc-uk.co.uk>
Date Mon 03/03/2025 15:28
To Amanda White <amanda.white@apogeepropertyandutilityconsultants.com>

2 attachments (783 KB)
GU-DPR-IG-0022 Safe working in the vicinity of utility networks.pdf; 5127000.png;

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 5127000
Your Enquiry Ref: 428848

Dear AMANDA JADE,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. For your records, the search area is shown in the attached map.

Please click on the links below to download copies of the relevant utility asset drawings locating our assets in the area which you identified. These drawings are grouped by our relevant network reference, should you need to contact us regarding any of our networks please quote this reference. Links to files will remain live for 10 days. If you do not download these files within this period you will need to submit a new enquiry – this will ensure you have an up-to-date copy of our asset records.

PLEASE NOTE: Where drawings are large, these have been provided in smaller segments. A drawing index is provided as the first file listed for each network reference (example of a network reference: N1234567) shown below. This is intended to help you find the drawing relevant to you more quickly. Please take care to ensure that you use the relevant drawings for every network listed below as we may have multiple networks and multiple utilities in this area.

N0022680

Electric

- EN0022680-1_1_of_3_Entire_site_Rev9-0.png
- EN0022680-1_2_of_3_Rev9-0.png
- EN0022680-1_2_of_3_Rev9-0_appendix_1_of_2.png
- EN0022680-1_2_of_3_Rev9-0_appendix_2_of_2.png
- EN0022680-1_3_of_3_Rev9-0_Contestable_LV_Rev9-0.png
- EN0022680-1_3_of_3_Rev9-0_Contestable_LV_Rev9-0_appendix_2_of_2.png
- EN0022680-1_3_of_3_Rev9-0_Contestable_LV_Rev9-0_appendix_1_of_2.png

Water

- WN0022680-1_1_of_1_Rev1-0.png

Gas

- N0022680-1_1_of_1_Rev8-0.png

This information is for guidance only and the precise position of the plant must be established, prior to your works, using hand-digging methods only. The contractor will be held responsible for any damage caused to our asset. Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Open Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

All works in the vicinity of our networks should be undertaken in accordance with the attached document "GU-DPR-IG-0022: Safe working in the vicinity of utility networks". Reference should also be made to HSG47 Avoiding Danger from Underground Services.

Important: The area of your proposed works may contain gas mains operating at Medium and Intermediate Pressure tiers or electric cables operating at High Voltage – please refer to the network drawings included with this email. If your proposed works are likely to involve excavation within 10 metres of any of these assets, including but not limited to gas governors and electric substations you MUST inform GTC Plant Enquiries by calling 01359 240363 and quoting your Plant Enquiries Service Reference number.
Important: Drawings provided by this service may include utility assets not owned or managed by GTC. Conversely our drawings will NOT display assets from all third parties. It is your responsibility to ensure you have requested information from all utility asset owners.

Gas Escape or Damage MUST be reported on 0800 111 999. National Grid / DNGT will attend to make safe and repair.
Electricity Network Damage MUST be reported to ENC on 0800 032 6990.
Water Network Damage MUST be reported to IWNL on 02920 028 711
Fibre Network Damage MUST be reported to IFNL on 0845 051 1669

Thank you for using the GTC Plant Enquiries Service.

Your sincerely,

GTC Plant Enquiry Service

GTC
Synergy House
Woolpit Business Park
Woolpit

Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

NOTE:
This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
VAT Number: GB688 8971 40. Registered No: 029431.

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Thank you

INFORMATION AND GUIDANCE

GU-DPR-IG-0022

TITLE: Safe Working in Vincinty of Utility Networks	DOCUMENT NO: GU-DPR-IG-0022
Document Business Owner:	Head of Strategy and Planning

Author/Reviewer:	Head of Strategy and Planning	Daniel Worman	October 2024
Approver:	Head of Strategy and Planning	Daniel Worman	October 2024
Authoriser:	Gas Networks Director	Ian Aldridge	October 2024

Document Review – Latest Update

Document Version	Amendment Details
07	The cloned version of this document has been recoded to *PU-DPR-IG-0022* to reflect changes to coding within the IMS. The details here are provided to retain consistency and records with both the original and cloned document. Disclaimer message added to document history. **THIS DOCUMENT IS CLONED AND A SUBSERVIENT VERSION OF *ALL EDITS MUST BE REPLICATED IN PU-DPR-IG-0022*.**

Full Document History is available at the end of this document

Next Review Due	**October 2027**

SAFE WORKING IN THE VICINITY OF UTILITY NETWORKS

(Refer to the HSE Guidance Document HSG47)

Introduction

This document should be issued to anyone intending on working in the vicinity of GTC and associated entities' utility networks and should be used in conjunction with HSG47, NJUG guidance and industry recognised practices.

Confirmation should be sought from the asset owner in any instance of ambiguity or if there is confusion.

Any querries regarding diversions, alterations, and disconnections for Gas, Water, Distributed Heat and Fibre please contact: Network_Variations@gtc-uk.co.uk

Any querries regarding diversions, alterations, and disconnections for Electric, please contact: c

For more information please see the GTC website: https://www.gtc-uk.co.uk/ or alternatively contact plant.enquiries@bu-uk.co.uk

The Dangers

Damage to services can cause significant disruption and project delays and therefore incur considerable costs as well as the potential for severe or fatal injury to not only to those directly involved but also the general public.

Damages often have instantaneous reactions like explosive arcing with cables or leaks for gas and water mains however latent reactions due to damages that are ignored, consealed, or unnoticed can have much greater consequences.

General

1. It is imperative that all works are carried out in accordance with the guidance provided by the HSE (Health and Safety Executive) in their document HSG47 "Avoiding Danger from Underground Services", ISBN 978 0 7176 6584 6, 3rd Edition 2014. No party shall carry out any excavation works or other intrusive works such as piling, blasting or demolition without following the guidance in HSG47.

2. We own gas, electricity, water, waste water, fibre, and district heating apparatus located in the highway, private property and through the countryside. Some plant may be located in land for which a wayleave or easement has been granted and there may be no surface evidence of the presence of apparatus.

3. Ensure that you have obtained detailed plans of existing and proposed gas, electricity, water, waste water, fibre, and district heating networks before any works commence.

4. The position of the networks shall be pinpointed as accurately as possible by visually surveying the area for indications of apparatus, by means of a locating device, and reference the information gathered to the plans. Locating equipment must be tested and calibrated within the manufacturer's calibration date.

Excavation work should be carried out where applicable, carefully following recognised safe digging practices. Once a locating device has been used to determine position and route, excavation may proceed; trial holes should be dug using suitable hand tools to

confirm the position of buried networks. During excavation the locating device should be reused to check position and route of buried apparatus.

Once the apparatus has been located, appropriate marking be made on the covering hard surface confirming location and any errors in plans identified, GTC should be advised to allow plans to be updated.

5. Hand-held power tools can damage buried apparatus and shall be used with care until the exact position of a utility has been determined. They may only be used to break a paved or concrete surface above the network, unless there are any indications that the network is particularly shallow; in such circumstances, accuracy of plant location is determined and excavation initiated adjacent to the apparatus.

6. No manhole, chamber or other structure shall be built over, around or under the network. Such structures, other pipes, ducts and cables should be laid to provide a minimum clearance from the existing network of 300mm or 1.5 times the diameter of the asset, whichever is the greater. No work should be carried out if this minimum clearance cannot be met or which results in a reduction of cover or protection over the network, without first consulting GTC, please seek advice from GTC.

7. Where an excavation uncovers any network apparatus the backfill shall be adequately compacted, particularly beneath the network, to prevent any settlement, which would subsequently damage the network. Backfill material adjacent to the network shall be selected fine material or sand, containing no stones, bricks or lumps of concrete etc. and shall be suitably compacted to give comparable support and protection to that provided before excavation. No power compaction shall take place until at least 200mm cover of selected fine fill has been suitably compacted by hand tools.

8. If the road construction is close to the top of the network, GTC shall be asked to identify whether any additional precautions are necessary. The road construction depth should not be reduced without permission from the local Highway Authority.

9. Costs incurred by GTC through direct or consequential damage shall be recharged.

10. Where utilities are within a duct the duct should be treated in the same manner as live utility cable/pipe/fibre and any work in the vicinity of the apparatus shall be carried out with caution.

Any damage caused no matter how insignificant or minor in appearance SHALL BE REPORTED to GTC as soon as possible.

Precautions for Gas Networks

11. Plans do not always show the presence of gas service pipes (from the gas main to premises) but their existence should be assumed with consideration given to the increased height of the service off-take fitting on the main.

12. The depth of cover for gas mains is typically 750mm in carriageways and grass verges, 600mm in footways and 1.1m in open field. The depth of cover for gas services is typically between 375mm and 600mm . Reference should always be made to the network drawing. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.

13. Gas pipes should be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.

14. If a gas leak is suspected, the following action should be taken immediately:

- Remove all people from the immediate vicinity of the escape. If the service connection to a building or the adjacent main has been damaged, warn the occupants to leave the building, and any adjoining building, until it is safe for them to return. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building. Gas leaking from the damage inside or gas travelling along the line of the service connection pipe from outside the building may cause a build-up of gas within the building.
- Prohibit smoking, and extinguish all naked flames and other sources of ignition i.e. stop excavator and compressor engines within at least 5.0m of the leak.
- Inform the National Gas Emergency Service immediately by dialling:

  0800 111 999

- Remain on site.
- Assist the Gas Emergency Service Provider staff, Police, Fire Services or other Statutory Authorities as requested.

15. Where gas pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the gas pipe or cause excessive loading over the gas pipe then GTC shall be consulted.

16. No concrete or other hard material should be placed or left under or adjacent to any gas pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a gas pipe.

17. Where an excavation uncovers a gas pipe with a damaged wrapping, GTC shall be informed, so that repairs can be made to prevent future corrosion and leakage.

18. Pipe restraints or thrust blocks close to gas mains shall not be removed or interfered with as they are a safety feature of the live gas network.

19. Anyone who carries out work near underground gas plant should observe any specific requirements made by the site manager, and ensure that access to the plant by the asset owners staff is available at all times. No unauthorised repairs to gas pipes should be made.

20. Where excavation is within 5m proximity to above or below ground pressure control equipment, ground workers must be aware of the possibility of encountering small auxilary pipework that is more susceptible to damage.

21. Where PE pipes and cables have been exposed and it is intended that hot work (e.g. welding, grinding, etc) be carried out, contact shall be made with GTC to confirm additional precautions and actions that may require to be undertaken.

22. GTC shall be consulted if it is intended to carry out any of the following activities:

- Using explosives within 30m of gas pipes or 400m of gas pressure reduction equipment.
- Piling or boring within 15m of gas plant.
- Excavating within 10m of pressure reduction equipment.
- Reducing the cover or protection of a gas pipe.
- Carrying out deep excavations nearby (minimum of 2m up to 15m).
- Working within 3m of GTC's intermediate pressure (IP) mains.

Precautions for Electricity Networks

23. Plans do not always show the presence of electric service cables (from the electricity main to premises) but their existence should be assumed.

24. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried cable. Even if no cables are shown on plans or detected by a locator, there may still be cables present, which could be live and a close watch should be kept for any signs which could indicate their presence such as marker tape, tape tile, concrete tiles and wooden battens. Any marker which is disturbed by our excavations must be replaced once work is completed.

25. Typically underground cables are laid in trenches between 450mm and 1000mm deep, although some high voltage cables will be deeper, however, depths should never be assumed.

26. A cable is positively located only when it has been safely exposed. Even then, digging should still proceed with care as there may be other cables adjacent or lower down.

27. Occasionally, cables are terminated in the ground by means of a seal, sometimes with external mechanical protection. These "pot ended" or "bottle ended" cables should be treated as live and should not be assumed to be abandoned or disused. They can be difficult to detect with locators even when "live".

28. Where practicable, such power tools shall only be used 500mm or more away from the indicated line of a cable buried in or below a hard surface. Having done so, the cable shall then be positively located by careful hand digging under the hard surface. The hard surface should be gradually removed until the cable is exposed. If the cable is not exposed then it must be assumed to be embedded within the surface. Where possible a cable locator shall be used as a depth guide down the side of the excavation.

29. Because of the difficulty in confirming depth, hand held power tools shall never be used over the cable unless either:

- The cable has already been exposed by digging under the surface to be broken out and it is at a safe depth (at least 300mm) below the bottom of the hard surface material.

or

- Physical precautions have been taken to prevent the tool striking the cable.

30. Excavating close to electricity cables buried in concrete is dangerous and shall not be undertaken unless the cable(s) have been isolated. For this reason alone electricity cables should not be buried in concrete.

31. Where mechanical excavators are used in the possible vicinity of underground cables, the work should be arranged so that damage to cables is avoided so far as is reasonably practicable. To minimise danger to operatives those onsite shall be outside of the reach of the excavator bucket and shall not enter the trench whilst digging is undertaken. Excavator operators shall be instructed to stay in the cab if a cable is struck. If excavator operators have to exit the cab they should jump clear. If excavator operators climb down from the cab the risk of electrocution is significantly increased. If a cable is struck, the machine involved shall be subject to continous observation and no one shall enter the excavation or approach the machine or the cable until GTC have been contacted and the damaged cable has been made safe.

32. Where cables have been exposed:

- Any damage shall be reported to GTC immediately on: **0800 032 6990**

  And work shall not be undertaken in the vicinity of a damaged cable until GTC has investigated its condition.

- For more than 1.0m and they cross a trench, support shall be provided. If the exposed cable length is shorter than 1.0m support shall still be considered if joints have been exposed or the cable appears otherwise vulnerable to damage. Where advice and help is needed contact GTC.

- Suitable precautions shall be taken to prevent damage from on-going work in the excavation. This may involve for example the use of physical means (e.g. timber boards, sandbags etc) to prevent mechanical damage. Materials or equipment which could damage or penetrate the outer sheath of the cable shall not be used. Cables lying in the bottom of an excavation are particularly vulnerable and shall be protected by nail free wooden planks, troughing or other suitable means.

- Cables shall not be moved aside unless the operation is supervised by GTC.

- Precautions shall be taken to prevent access by members of the public.

33. GTC shall be consulted if it is intended to carry out any of the following activities:

- Using explosives within 30m of plant or substations piling or boring within 15m of electric plant.

- Excavating within 10m of a substation.

- Carrying out deep excavations nearby (minimum of 2m up to 15m).

- Working near GTC's HV plant.

Precautions for Water Networks

34. Plans do not always show the presence of water service pipes (from the water main to premises) but their existence should be assumed with consideration given to the increased height of the service off-take fitting on the main.

35. The depth of cover for water mains are typically 900mm. The depth of cover for water services are typically 750mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.

36. Water mains shall be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.

37. The danger created by damaging a water pipe with an excavator is much greater than if the damage is done with a hand-held power tool. Water pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators shall not be used within 500mm of a water pipe.

38. If a water leak is suspected, the following action should be taken immediately:

- Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building.
- Shut down all working plant and machinery in the vicinity of the damage
- Inform IWNL by dialling: **02920 442 716**
- Remain on site.
- Do not attempt to make a repair.
- Assist Approved Contractors, Police, Fire Services or other Statutory Authorities as requested.

39. Where water pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the water pipe or cause excessive loading over the water pipe then GTC must be consulted.

40. No concrete or other hard material should be placed or left under or adjacent to any water pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a water pipe.

41. Where an excavation uncovers a water pipe with a damaged wrapping, GTC shall be told, so that repairs can be made to prevent future corrosion and leakage.

42. Pipe restraints or thrust blocks close to water mains should never be removed.

43. Anyone who carries out work near underground water plant shall observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to water pipes should be made.

44. Where PE pipes and cables have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact shall be made with GTC to confirm additional precautions and actions that may require to be undertaken.

45. GTC shall be consulted if it is intended to carry out any of the following activities:

- Using explosives within 30m of plant.
- Piling or boring within 15m of water plant.
- Excavating within 10m of water asset structures.
- Reducing the cover or protection of a water main or service.
- Carrying out deep excavations nearby (minimum of 2m up to 15m).

Precautions for Fibre Networks

46. Plans may not always show the presence of fibre ducts but their existence should be assumed if GTC advise they have fibre services deployed in the given area. Any planned excavation work should only proceed with due care and attention.

47. Chambers with IFNL or OFNL marked lids can be used as an onsite indictor that GTC have fibre plant deployed in a given area however an exclusion of their presence does not necessarily mean there is no plant present.

48. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried fibre duct. Even if no ducts are shown on plans there may still be ducts present which could have live fibre service installed. A close watch shall be kept for any signs which could indicate duct presence such as marker tape. Any marker which is disturbed by our excavations must be replaced once work is completed.

49. The depth of cover for fibre duct is typically between 350mm and 600mm in footways and grass verges, 600mm in carriageways and 1m in agricultural deployments. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.

50. Fibre ducts should be located by hand digging before mechanical excavation begins. When the positions and depth of the ducts have been determined, work can proceed. Even then, digging should still proceed with care as there may be other ducts adjacent or lower down.

51. If fibre duct damage is suspected, the following action should be taken immediately:

- Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage at the point of impact. For example, damage to a fibre connection outside the building may result in further, unseen damage to the connection inside the building.
- Shut down all working plant and machinery in the vicinity of the damage.
- Inform GTC Fibre immediately on: **02920 028 726**
- Remain on site.
- Do not attempt to make a repair.

- Assist Approved Contractors, Police, Fire Services or other Statutory Authorities as requested.

52. Where fibre ducts cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress on the duct. For ducts parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the duct from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the fibre duct or cause excessive loading over the fibre duct then GTC must be consulted.

53. No concrete or other hard material shall be placed or left under or adjacent to any fibre duct as this can cause damage to the duct at a later date. Any backfill should comply with the requirements of NRSWA. Concrete backfill should not be used within 300mm of a fibre duct.

54. Anyone who carries out work near underground fibre plant should observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to fibre ducts should be made.

55. Where fibre ducts have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.

56. GTC shall be consulted if it is intended to carry out any of the following activities:

- Using explosives within 30m of plant or fibre asset structures.
- Piling or boring within 15m of fibre plant.
- Excavating within 10m of fibre asset structures (including the OSCP).
- Reducing the cover or protection of a fibre asset.
- Carrying out deep excavations nearby (minimum of 2m up to 15m).

Precautions for District Heating Networks

For information with respect to Dstrict Heating Networks this could also include District Cooling.

57. Plans do not always show the presence of District Heating service pipes (from the District Hearing main to premises) but their existence should be assumed.

58. The depth of cover for District Heating mains is typically a minimum of 600mm under normal light carriageways and during construction activities, additional temporary protective bridging should be placed over DHN pipe runs. The depth of cover for District Heating services is typically 6000mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.

59. District Heating mains shall be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.

60. The danger created by damaging a District Heating with an excavator is much greater than if the damage is done with a hand-held power tool. District Heating pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators should not be used within 600mm of a District Heating pipe.

61. If a water leak is suspected, the following action should be taken immediately:

- Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building.
- Shut down all working plant and machinery in the vicinity of the damage.
- Inform Metropolitan by dialling: **02920 100 346**
- Remain on site.
- Do not attempt to make a repair.
- Assist Approved Contractors, Police, Fire Services or other Statutory Authorities as requested.

62. Where District Heating cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the District Heating or cause excessive loading over the water pipe then Metropolitan must be consulted.

63. No concrete or other hard material should be placed or left under or adjacent to any District Heating as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a District Heating.

64. Where an excavation uncovers a District Heating pipe with a damaged insulation, Metropolitan should be told, so that repairs can be made to prevent future corrosions and leakage.

65. Pipe restraints , Anchor blocks or foam padding close to district heating mains shall never be removed.

66. Anyone who carries out work near underground district heating plant shall observe any specific requirements made by the site manager, and ensure that access to the plant by the asset owners staff is available at all times. No unauthorised repairs to district heating pipes shall be made.

67. Where District Heating pipes have been exposed and it is intended hot work (e.g. welding, grinding, etc) will be carried out, contact shall be made with Metropolitan to confirm additional precautions and actions that may require to be undertaken.

68. Metropolitan shall be consulted if it is intended to carry out any of the following activities:

- Using explosives within 30m of gas pipes or 400m of gas pressure reduction equipment.
- Piling or boring within 15m of District Heating pipe.

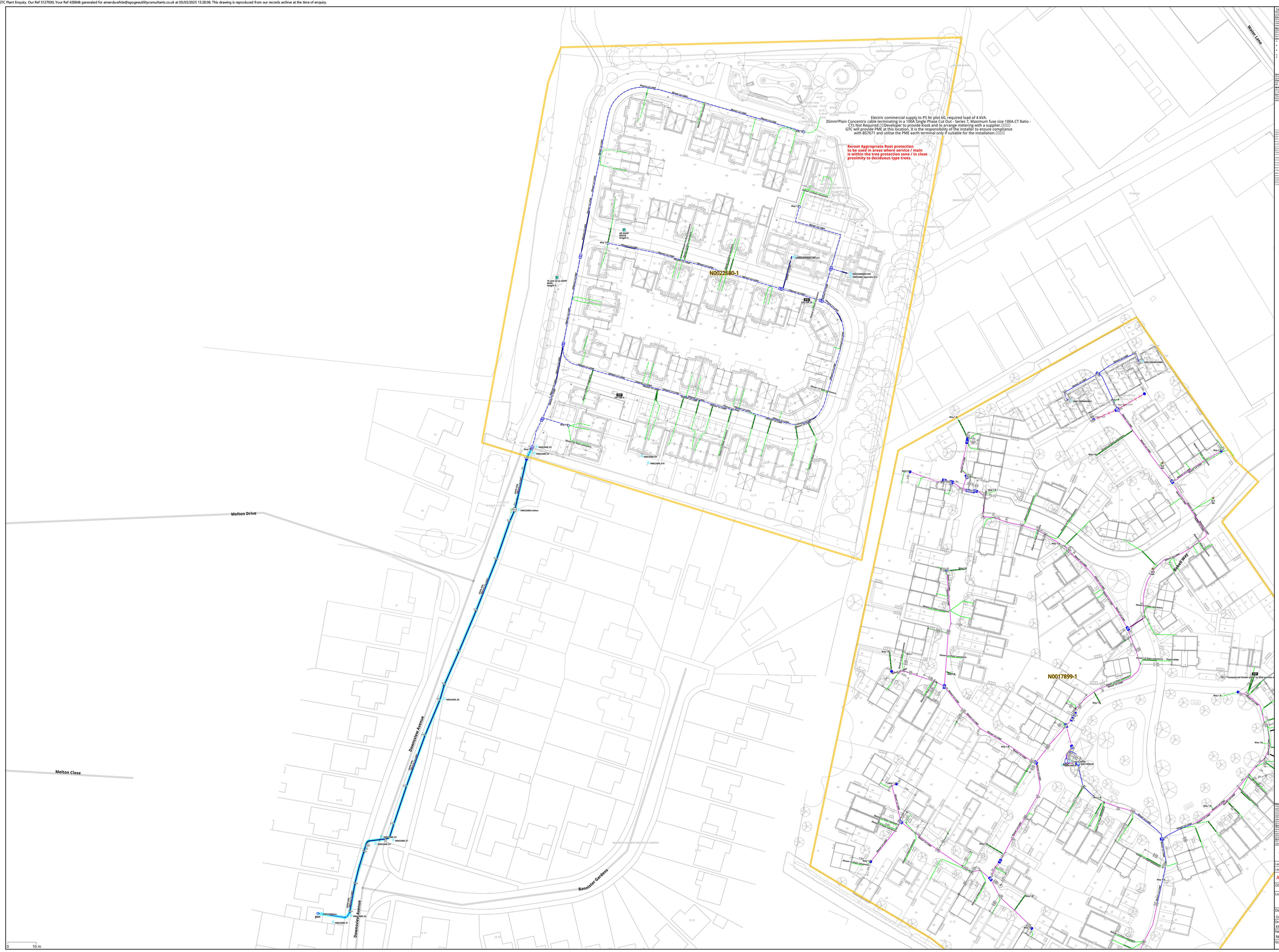
- Reducing the cover or protection of a District Heating pipe.
- Carrying out deep excavations nearby.

DOCUMENT HISTORY

Revision Number	Date	Reasons For Amendment
1	-	Document Issued
2	-	Document Reviewed
3	-	Document Reviewed
4	January 2017	Document Reviewed.
4	December 2018	Document reviewed, revision number retained,
4	January 2020	Document reviewed, minor changes only, revision number retained.
5	November 2021	Document reviewed, changes to logo, amendments throughout.
5	January 2024	Document reviewed, no changes required revision number retained.
6	January 2024	Corrected an error error on the attached document that is sent out when customers request our asset plans. The email address for electricity diversions was spelt incorrectly and thereby didn't send. This has been amended and the document updated. **THIS DOCUMENT IS CLONED AND A SUBSERVIENT VERSION OF *ALL EDITS MUST BE REPLICATED FROM GU-DPR-IG-0022*.**
7	October 2024	The cloned version of this document has been recoded to *PU-DPR-IG-0022* to reflect changes to coding within the IMS. The details here are provided to retain consistency and records with both the original and cloned document.

GTC Plant Enquiry. Our Ref 5127000, Your Ref 428848 generated for amanda.white@apogeeutilityconsultants.co.uk at 03/03/2025 15:28:05. This map shows the search area of your enquiry.

GTC Plant Enquiry. Our Ref 5127000, Your Ref 428848 generated for amanda.white@apogeeutilityconsultants.co.uk at 03/03/2025 15:28:08. This drawing is reproduced from our records archive at the time of enquiry.


Electric commercial supply to PS Nr plot 60, required load of 4 kVA.
35mm²Plain Concentric cable terminating in a 100A Single Phase Cut Out - Series 7, Maximum fuse size 100A.CT Ratio - CTs Not Required.Developer to provide kiosk and to arrange metering with a supplier.
GTC will provide PME at this location. It is the responsibility of the installer to ensure compliance with BS7671 and utilise the PME earth terminal only if suitable for the installation.
Reroot Appropriate Root protection to be used in areas where service / main is within the tree protection zone / in close proximity to deciduous type trees.
N0022680-1
N0017899-1
Water Lane
Melton Drive
Melton Close
Downsview Avenue
Bannister Gardens
Roundway
BADGER BUFFER
Manor LV Line
Manor LV Plain concentric
Manor LV Earthing
Manor LV Service
Manor LV Duct
Manor LV Joint
Manor LV Pillar
Manor LV Fuse
Manor LV Cut Out
Manor LV Meter
Manor LV Pillar concentric
Manor LV Service Concentric
Manor LV Duct Concentric
Manor LV Joint Concentric
Manor LV Earthing Concentric
Manor LV Fuse Concentric
Manor LV Cut Out Concentric
Manor LV Meter

GTC Plant Enquiry. Our Ref 5127000, Your Ref 428848 generated for amanda.white@apogeeutilityconsultants.co.uk at 03/03/2025 15:28:12. This drawing is reproduced from our records archive at the time of enquiry.

N0022680-1
N0017899-1
Electric commercial supply to PS Nr plot 60, required load of 4 kVA.
PS Nr 825mm/Plain Concentric cable, 2 x 185mm Al, 2 x 25mm Cu, Maximum fuse size 100A.CT Ratio - CTs Not Required.Developer to provide kiosk and to arrange metering with a supplier. GTC will provide PME at this location. It is the responsibility of the installer to ensure compliance with BS7671 and utilise the PME earth terminal only if suitable for the installation.
Recce Appropriate Root protection to be used in areas where service / main is within the tree protection zone / in close proximity to deciduous type trees.
Melton Drive
Melton Close
Aldermoor Avenue
Downsview Avenue
Banister Gardens
Greenfield Way
Sullington Copse
Banks Croft
The Green
Market Lane
Rabbit Way
Robell Way
Badger Buffer
Badger Lane
Bluebell Lane
Primrose Lane
Primrose Way
Meadow Lane
Meadow Way
Orchard Way
Orchard Lane
Spring Lane
Spring Way
Willow Way
Willow Lane
Hawthorn Way
Hawthorn Lane
Ash Way
Ash Lane
Oak Way
Oak Lane
Elm Way
Elm Lane
Beech Way
Beech Lane
Cedar Way
Cedar Lane
Pine Way
Pine Lane
Maple Way
Maple Lane
Sycamore Way
Sycamore Lane
Chestnut Way
Chestnut Lane
Walnut Way
Walnut Lane
Hazel Way
Hazel Lane
Holly Way
Holly Lane
Ivy Way
Ivy Lane
Rowan Way
Rowan Lane