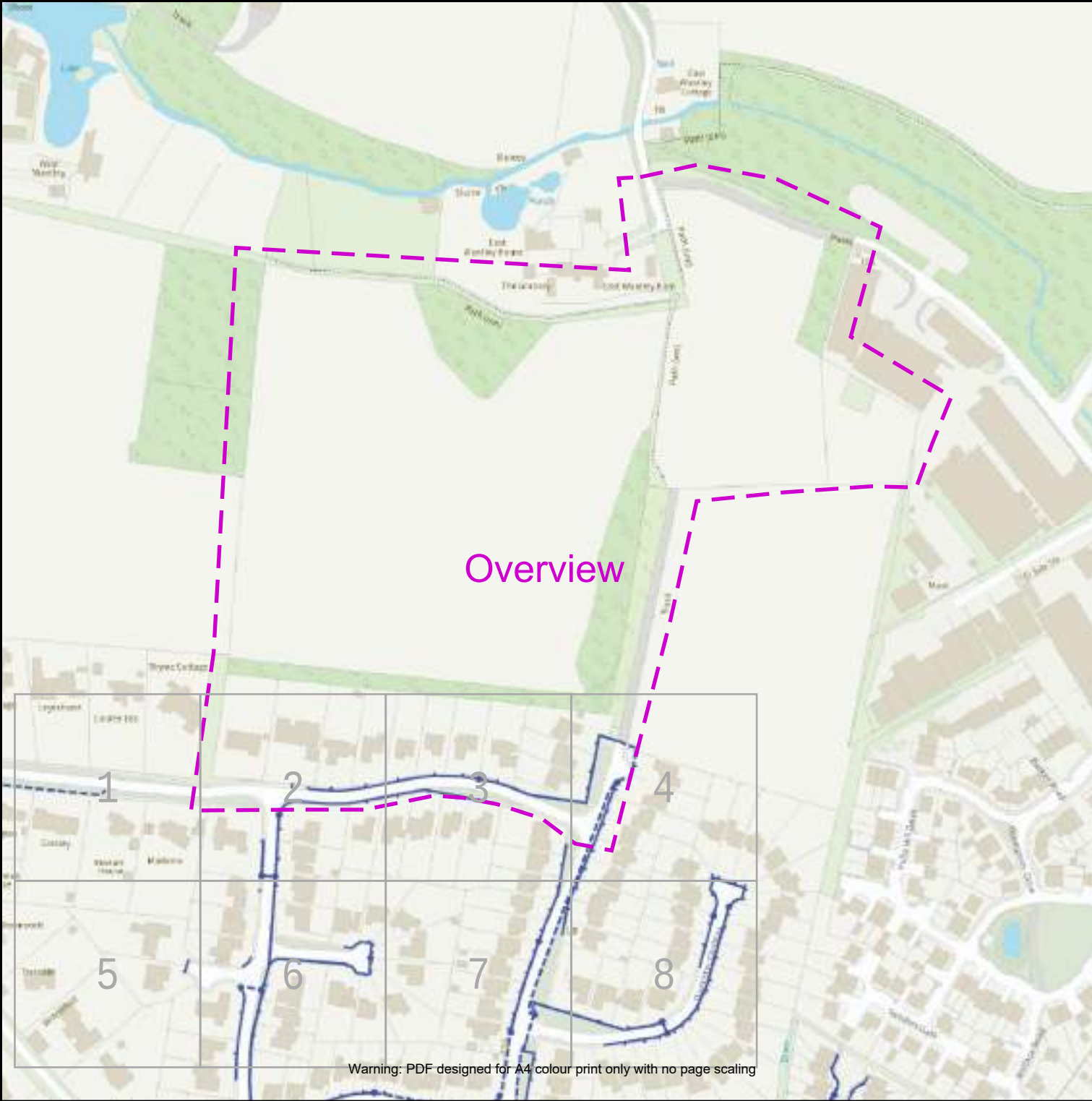
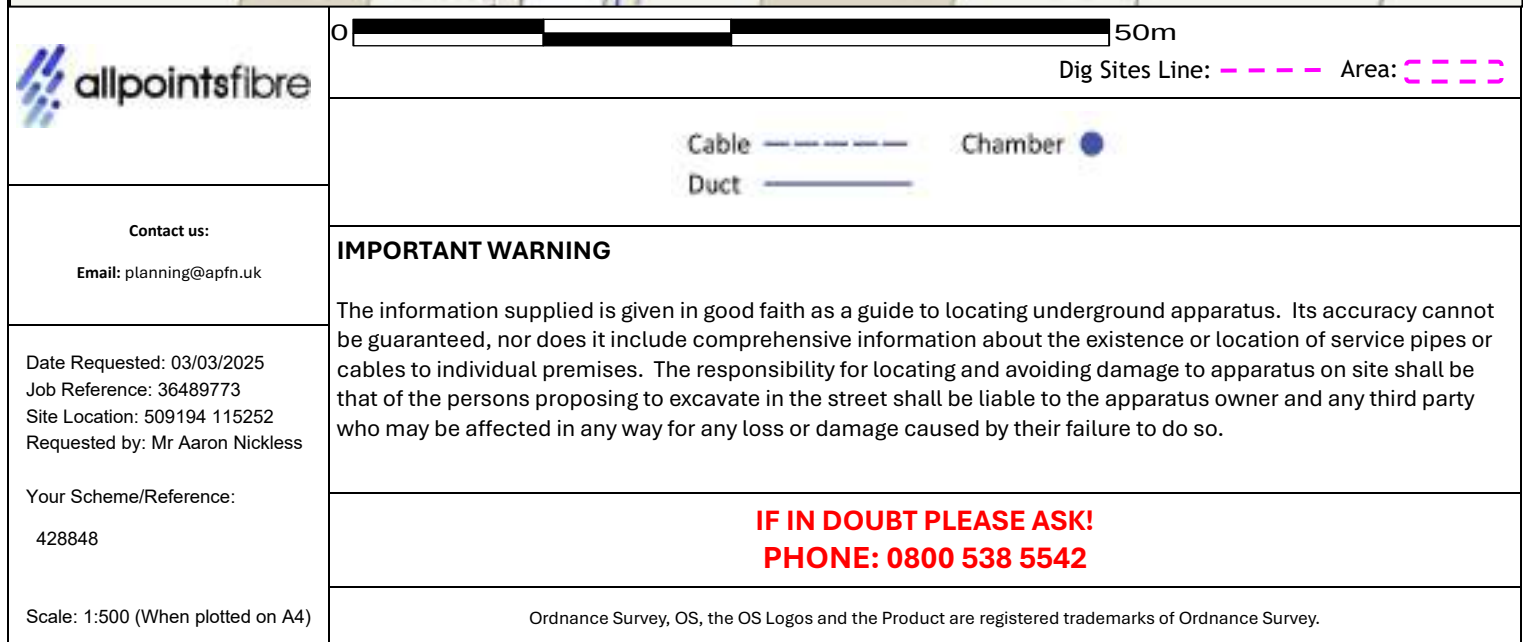




	Dig Sites Line: ----- Area: -----
Contact us: Email: planning@apfn.uk	Cable ----- Chamber ● Duct -----
Date Requested: 03/03/2025 Job Reference: 36489773 Site Location: 509194 115252 Requested by: Mr Aaron Nickless	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
Your Scheme/Reference: 428848	IF IN DOUBT PLEASE ASK! PHONE: 0800 538 5542
Scale: 1:2946 (When plotted on A4)	Ordnance Survey, OS, the OS Logos and the Product are registered trademarks of Ordnance Survey.

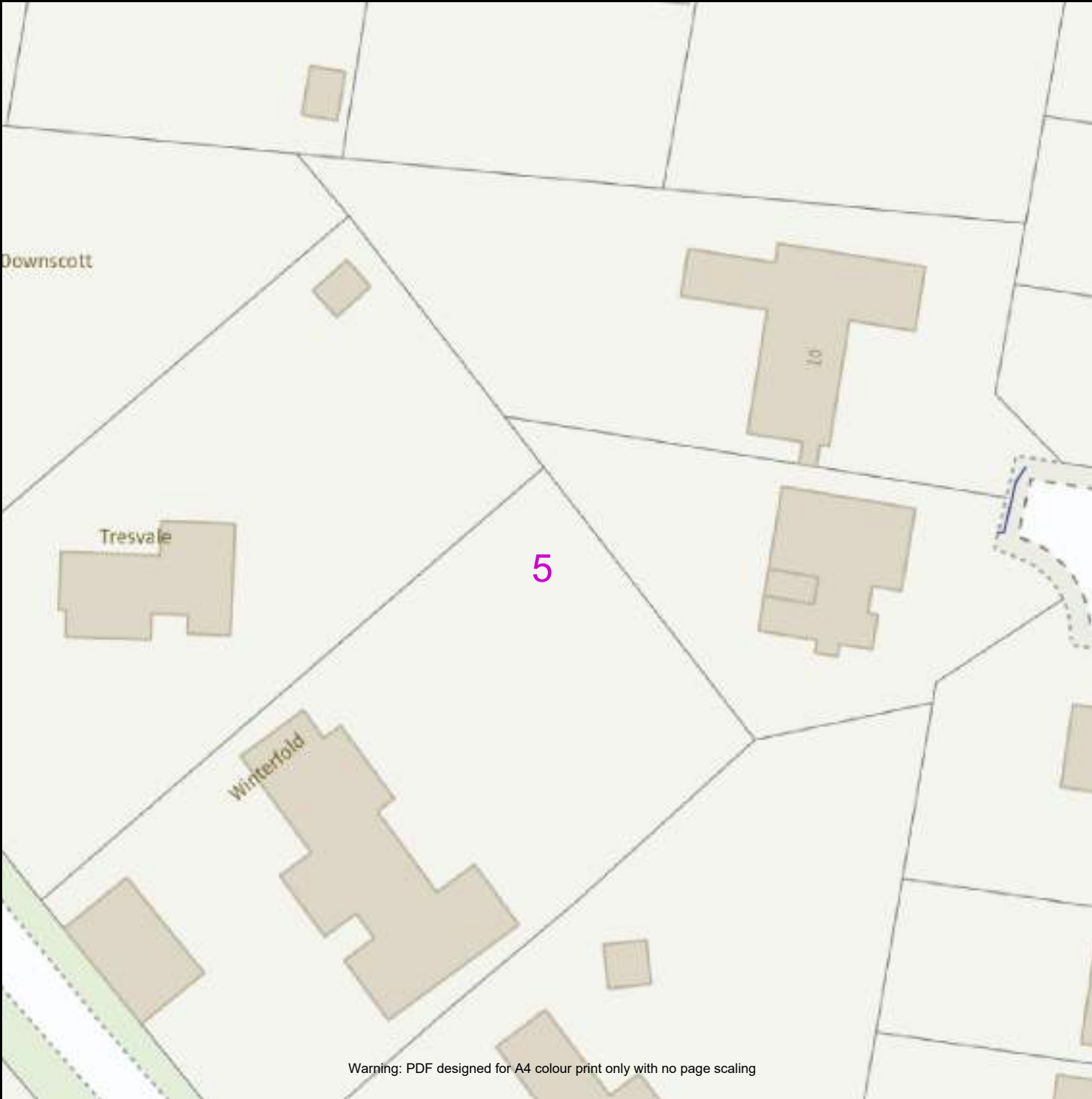


	0  50m Dig Sites Line:  Area: 
Contact us: Email: planning@apfn.uk	Cable  Chamber  Duct 
Date Requested: 03/03/2025 Job Reference: 36489773 Site Location: 509194 115252 Requested by: Mr Aaron Nickless	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
Your Scheme/Reference: 428848	IF IN DOUBT PLEASE ASK! PHONE: 0800 538 5542
Scale: 1:500 (When plotted on A4)	Ordnance Survey, OS, the OS Logos and the Product are registered trademarks of Ordnance Survey.





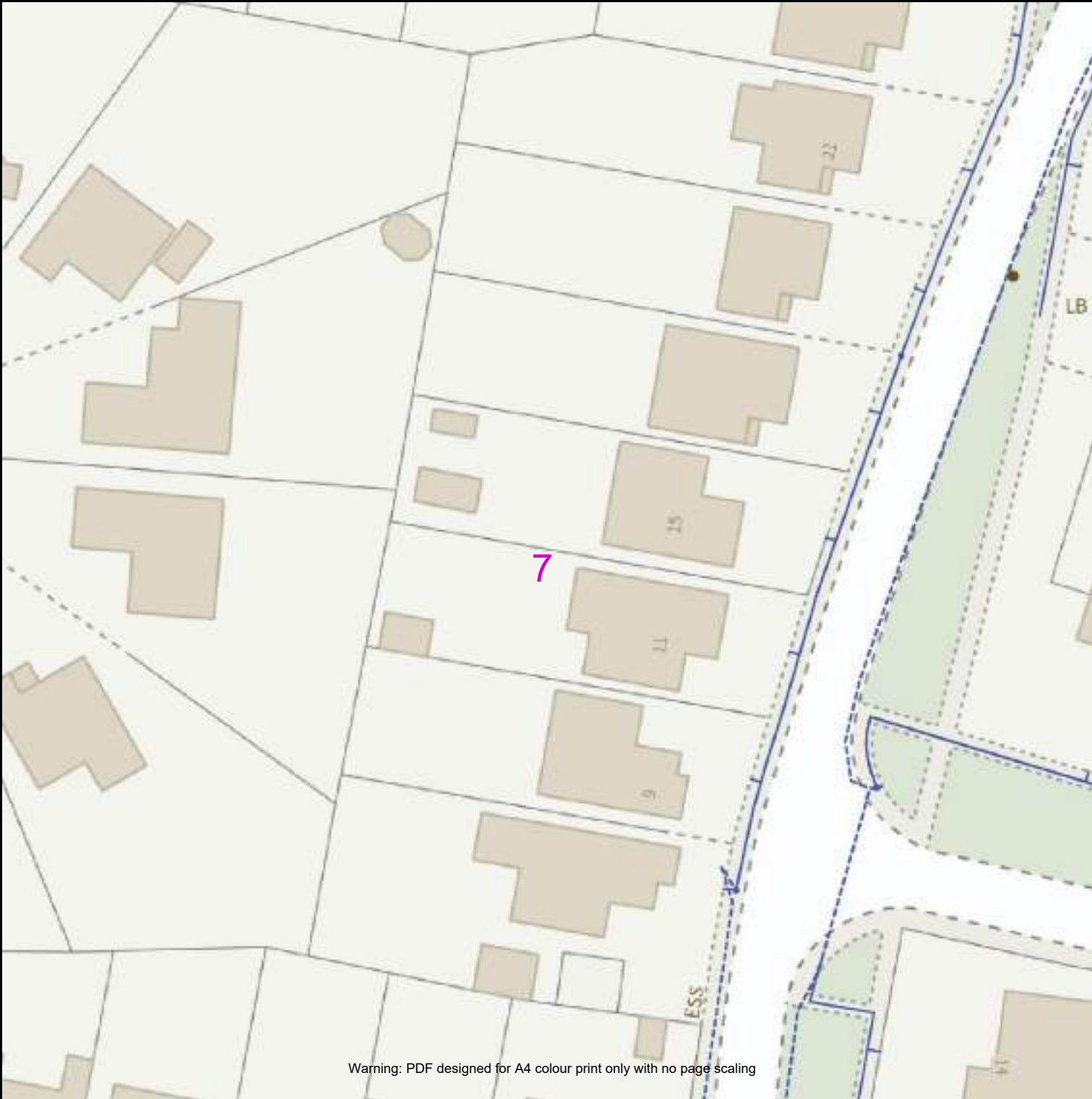
	 50m Dig Sites Line:  Area: 
	Cable  Duct  Chamber 
Contact us: Email: planning@apfn.uk	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
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Scale: 1:500 (When plotted on A4)	Ordnance Survey, OS, the OS Logos and the Product are registered trademarks of Ordnance Survey.



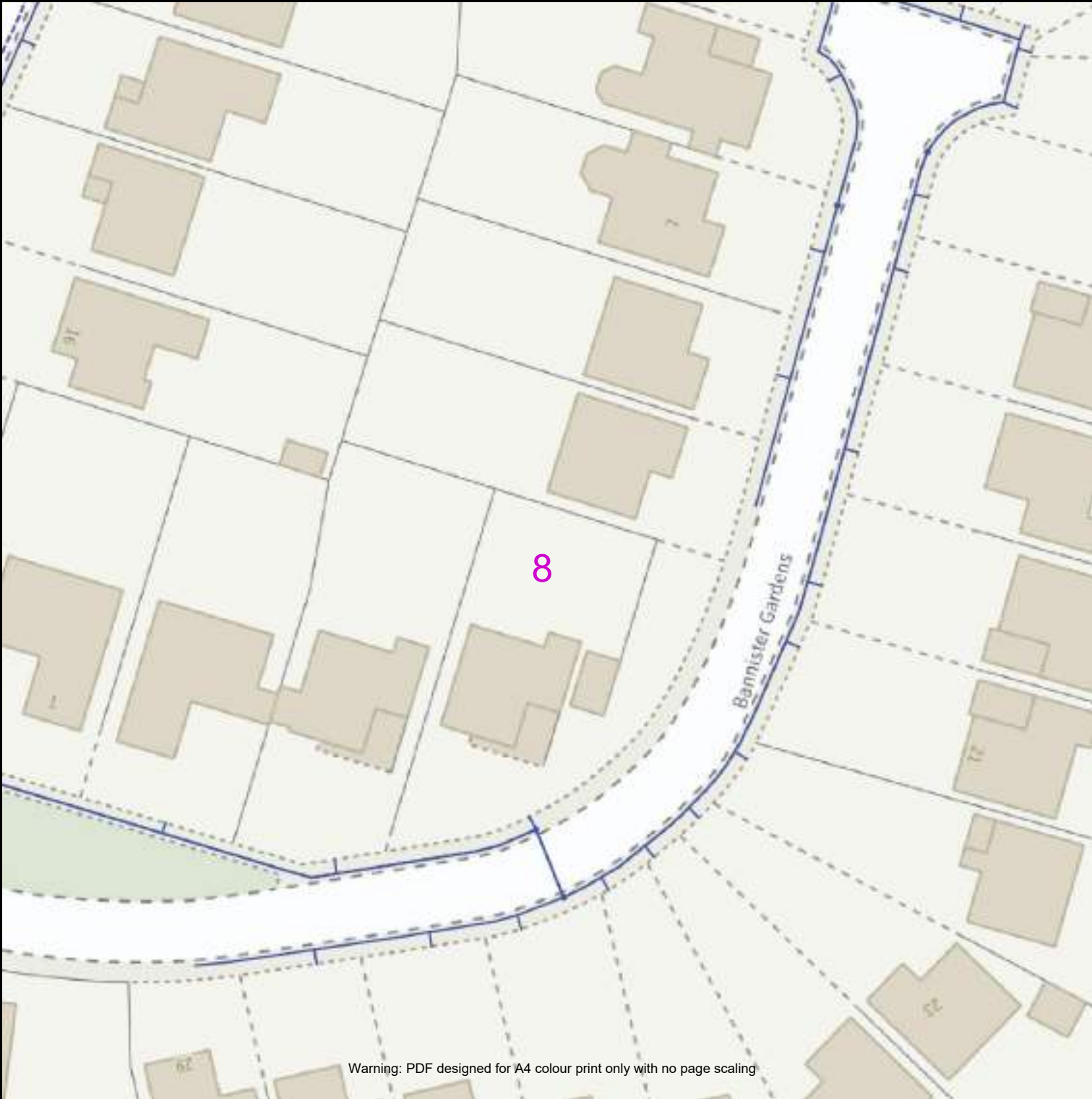
	0  50m Dig Sites Line:  Area: 
	Cable  Chamber  Duct 
Contact us: Email: planning@apfn.uk	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
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	 Dig Sites Line: Area:
	Cable Chamber Duct
Contact us: Email: planning@apfn.uk	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
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	0 50m Dig Sites Line: Area:
	Cable Duct Chamber
Contact us: Email: planning@apfn.uk	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
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	0  50m Dig Sites Line:  Area: 
	Cable  Chamber  Duct 
Contact us: Email: planning@apfn.uk	IMPORTANT WARNING The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.
Date Requested: 03/03/2025 Job Reference: 36489773 Site Location: 509194 115252 Requested by: Mr Aaron Nickless	IF IN DOUBT PLEASE ASK! PHONE: 0800 538 5542
Your Scheme/Reference: 428848	Ordinance Survey, OS, the OS Logos and the Product are registered trademarks of Ordnance Survey.
Scale: 1:500 (When plotted on A4)	

Enquirer

Name	Mr Aaron Nickless	Phone	07960564409
Company	Apogee	Mobile	07960564409
Address	Hall Park Court Blount House Hall Park Court Hall Park Way Telford SHR TF1 6QJ		
Email	aaron.nickless@apogeeutilityconsultants.co.uk		

Enquiry Details

Enquiry type	Initial Enquiry
Work category	Utility Works
Work type	Single excavations site (deeper than 1.5m)
Work type buffer*	50 metres
Start date	04/03/2025
End date	04/03/2025
Scheme/Reference	428848
Search location	RH203EZ
Confirmed location	509194 115252
Site size	93054 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied

Description of Works

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
AllPoints Fibre		08003116555	Await response
SGN	08009121722	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cadent Gas
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
EDF Energy Renewables Ltd	EET Fuels	EirGrid
Eleclink Limited	Electricity North West Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
Impala Terminals Infrastructure Ltd	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Kensa Utilities	Last Mile	Liverpool City Region Connect
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	MUA Group Limited
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
National Grid Ventures	Neos Networks	Northern Gas Networks Limited
Northumbrian Water Group	NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd
NYnet Ltd	Ogi	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	Shell	Shell NOP

Location Search



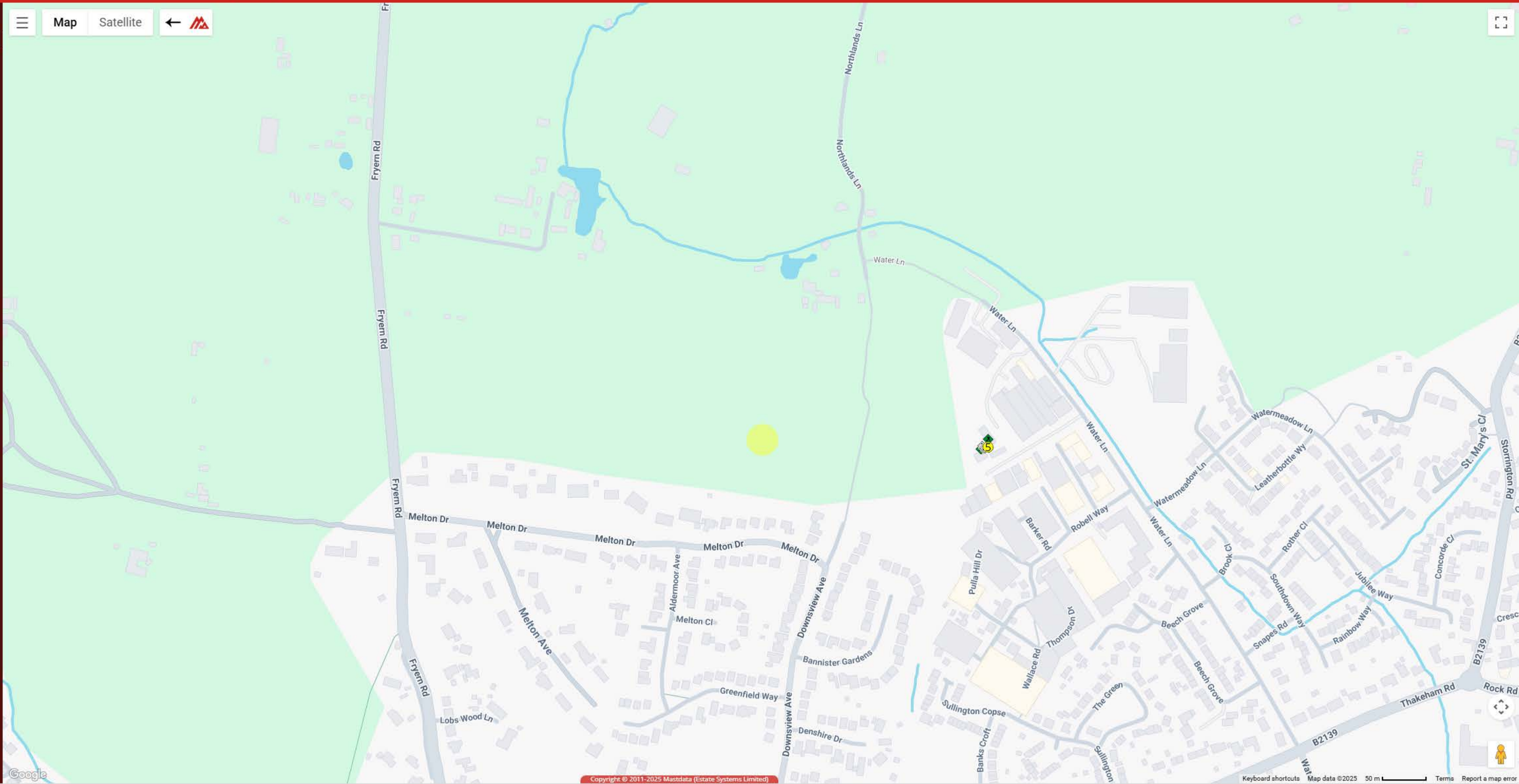
Enter Location

Search

Marker Visibility

 EE (Orange) EE (T-Mobile) EE O2 Three Vodafone BT TE Airwaves CTIL MBNL LPA Apvd < 4y LPA Apvd < 10y LPA Apvd + LPA Ref/Wdn LPA Other Centre Point Show All Hide All

Use the panel above to select which marker types you want visible on the map.



Location Search



Enter Location

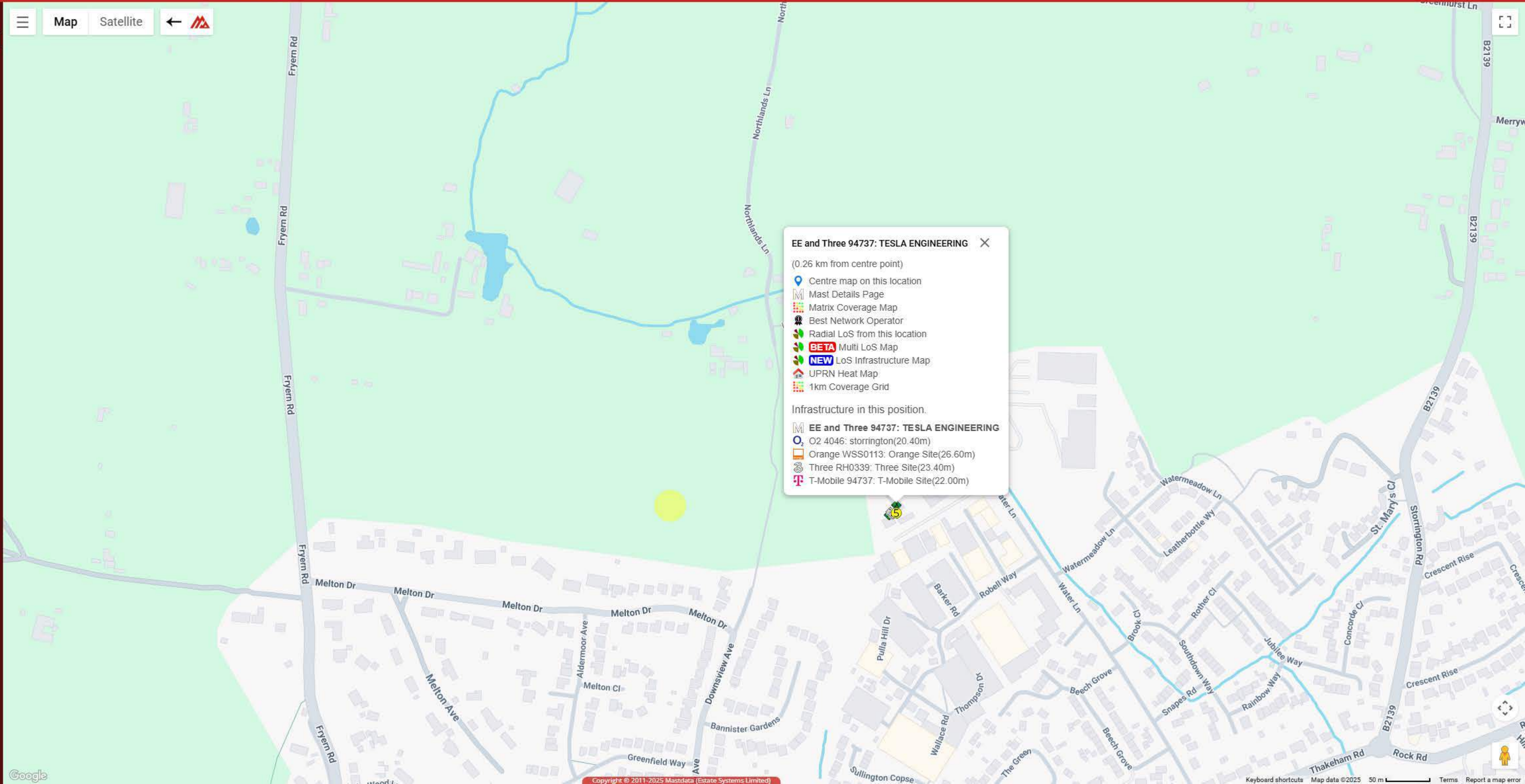
Search

Marker Visibility

-  EE (Orange)
-  EE (T-Mobile)
-  EE
-  O2
-  Three
-  Vodafone
-  BT
-  Airwaves
-  CTIL
-  MBNL
-  LPA Apvd < 4y
-  LPA Apvd < 10y
-  LPA Apvd +
-  LPA Ref/Wdn
-  LPA Other
-  Centre Point

 Show All Hide All

Use the panel above to select which marker types you want visible on the map.





TALK TO US 01234 486487

LICENSED IDNO

CUSTOMER CARE

SECTORS & CASE STUDIES

KNOWLEDGE HUB

NEWS & EVENTS

Location Search

Our Network Asset Search platform will highlight where we may have plant or apparatus within the vicinity of the co-ordinates you enter.

It is important to note that the search result information provided is to be used as a guide only. To ensure safety during the activity, your organisation must follow HSG47 guidelines to locate any buried services in the vicinity and follow a safe system of work during the work activity.

Eastings X	509194
Northings Y	115252
Project Reference	428848
Message/Comment	
Submit	

Note: Please search with a minimum of 5 digits to get the nearby Power network locations.

We have identified that we do not have any network assets within 500m of your searched location.

Asset Search Disclaimer

Thank you for using Eclipse Power's Location asset search tool. Before you continue, kindly note the following advice:

This information is to be used solely for the purpose for which it was requested and the copyright and other intellectual property rights in all material on our website is owned by us and may not be reproduced, online or offline, without Eclipse Power Networks prior written consent.

Please ensure a full search of area required as the search parameters provide results within 500m only. Should you require a search covering a larger area e.g. 600m, please submit additional alternative reference points to fully cover the area of the plan.

Whilst Eclipse Power Networks takes all reasonable steps to ensure that the information available is correct, we do not guarantee the correctness nor completeness of material on this website as the material is supplied by others.

If Eclipse Power Networks suspects any wrongful or suspicious activity, we hold the right to remove accounts from the website and will require an appeal process for this to be rectified.

Underground Assets

It is the responsibility of the on-site worker to be HSG47 compliant when undertaking works on site; and we strongly advise the use of a Cat and Genriy assist the process.

Eclipse Power Networks or any other party (whether involved in producing, maintaining or delivering this website), shall be not liable or responsible for any kind of loss or damage that may result to you (or a third party) because of the information that has been provided.

This exclusion shall include servicing or repair costs and, without limitation, any other direct, indirect or consequential loss.

Above Ground Assets

Eclipse Power Networks also operates and maintains a range of above ground assets, including high voltage air insulated substations.

Any work taking place within the vicinity of our AIS sites, we encourage implementing the following minimum electrical safety clearances, which are used as a basis for the Energy Networks Association (ENA) TS 43-8. These standards have been agreed by the European Committee for Electrotechnical Standardisation and form part of the British Standard BS EN 50341-1:2012 Overhead Electrical Lines exceeding AC 1kV.

Normal System Voltage			Minimum distance from live conductor
Up to and including	but not exceeding	33kV	0.8m
Exceeding 33kV	but not exceeding	66kV	1.0m
Exceeding 66kV	but not exceeding	132kV	1.4m
Exceeding 132kV	but not exceeding	275 kV	2.4m
Exceeding 275kV	but not exceeding	400 kV	3.1m

Impressed Voltage Management

If you are working adjacent to our live HV substations, we advise a safe system of work is established to control and manage associated risks of impressed voltages. Any conducting materials, or temporary positioned objects (i.e. cranes) installed near high-voltage equipment could be raised to an elevated voltage compared to the local earth, regardless of direct contact.

If any further information is required, please feel free to contact Eclipse Power Networks directly using the following email address:

assetenquiries@eclipsepower.co.uk

Thanks for your continued support and cooperation.

Find our connections in your area!

1,319 views

Published on 21 January

SHARE

- ✓

Electric
- ▼

All items
- ✓

Water
- ▼

All items



From: nrswa.uk@equans.com
To: [David Haigh](#)
Subject: Automatic reply: [External] Equans Postcode list confirmation
Date: 26 March 2024 11:39:41

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.

EQUANS

Thank you for your enquiry. This mail box is monitored constantly

EQUANS owns and operates district energy networks in the following areas and have buried pipework either inside or very close to the area codes listed below:

- Birmingham - B1-B9, B15-B19
- Coventry - CV1, CV2 & CV3
- Eastleigh - SO50
- Southampton - SO14, SO15 & SO17
- Hatfield - AL10
- Leicester - LE1-LE5
- Leeds - LS2
- London
 - Bloomsbury - W1, WC1, WC2, NW1 & N1C
 - Olympic Site - E3, E7, E9-E11, E13, E15 & E20
 - Whitehall -SW1A, SW1E, SW1H, SW1P, SW1V & SW1Y
 - Embassy Quarter - SW8, SW11
 - ExCel Exhibition Centre - E16
- Newcastle – NE4 5QB

Due to the volume of enquiries, EQUANS is only able to respond to enquiries which fall within the above Areas of Interest.

If your enquiry falls within these areas, EQUANS will respond with a further email containing details of buried assets which may or may not affect your work.

EQUANS Document Control

Urban Energy
UK & Ireland
NRSWA.UK@equans.com

Kings Yard,
1 Waterden Road,
Queen Elizabeth Olympic Park
London E15 2GP - UK

Please consider the environment before printing this message

EQUANS Mail Disclaimer: <https://www.equans.com/disclaimer/disclaimer-mail/en>



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office CityFibre Holdings Ltd 15 Bedford Street, London, WC2E 9HE Tel: 0845 293 0774 Web: www.cityfibre.com	Asset Office CityFibre Holdings Ltd, Rutherford House, Birchwood, Warrington, WA3 6ZH Email: asset.team@cityfibre.com
--	---

Disclaimer:

Information shown on this plan is for general guidance only.
No warranty is made as to its accuracy.
This plan must not be solely relied upon in the event of
excavation or other works being carried out in the vicinity
of Cityfibre plant.
No liability of any kind is accepted by Cityfibre, its agents or
servants for any error, omission, discrepancy or
deviation. This information is valid for the date printed.

Project

Plant Enquiry

Drawing

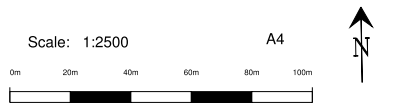
Existing Plant

Drawn by:

smallworld

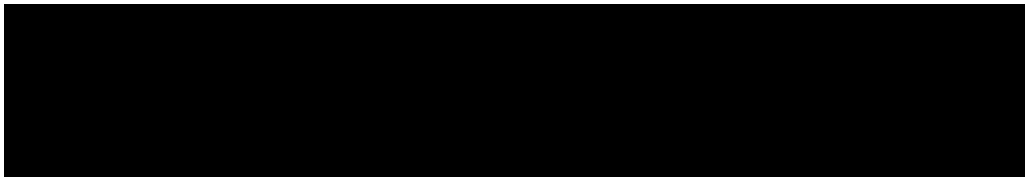
Date: 03/03/2025

Drawing No.	Revision
CFH_EP_000001	001





RE: E03-25-1092 C2 Enquiry 428848 Northlands Lane



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.

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

OCU responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

This response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Please note that our email address has changed from plantenquiries@instalcom.co.uk to plantenquiries@ocugroup.com. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests unless they were urgent.

If you require any further information, please do not hesitate to contact us.

Regards

Plant Enquiries Dept
OCU
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: plantenquiries@ocugroup.com
Web: <http://www.ocugroup.com>



RE: C2 Enquiry 428848 Northlands Lane



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KCOM Commercial in Confidence

Hello,

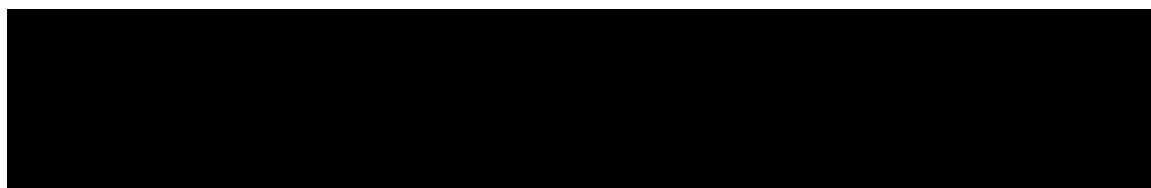
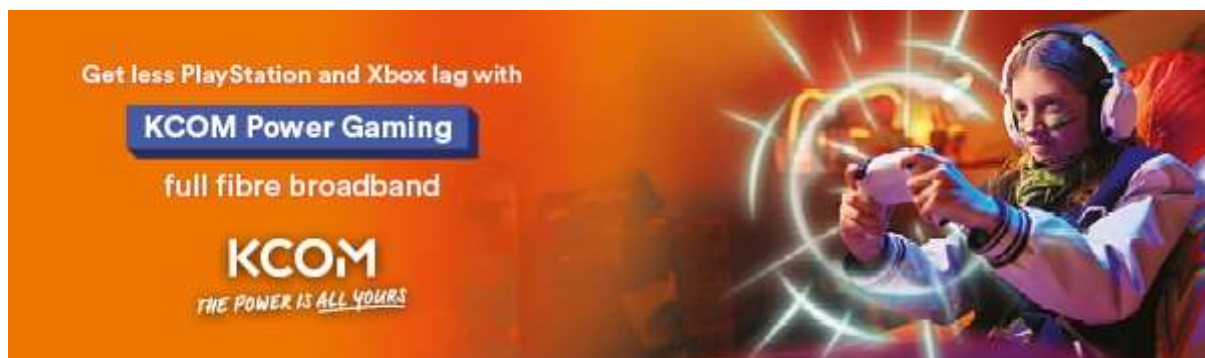
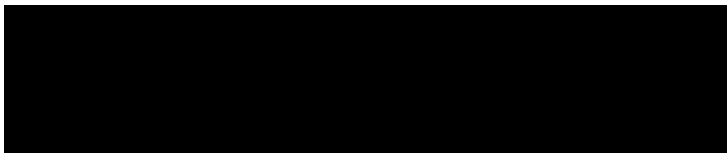
Location : 428848 Northlands Lane

At this time the KCOM Group PLC has no apparatus or proposals for new apparatus in the vicinity of these works and will not be affected by them. Please note this reply is valid for 3 months from the date of this letter.

KCOM now offer this service free on-line, to register for this please contact Tony Ford at Tony.Ford@Kcom.com

Kind Regards

Matthew Franklin
External Network Planner



Important: This mail was received from outside of KCOM; please treat its content with caution.

Dear Sir / Madam

RE: C2 Enquiry 428848 Northlands Lane

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.

Confidential - External

Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

MBNL do not have any plant that would be affected by the proposed work. Should you have any further queries please use the contact details below.

Thank you,

Kind regards

SHQ Telecoms

Turner & Townsend Advisory

 | www.turnerandtownsend.com

Turner & Townsend Europe Limited

Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Dear Sir / Madam

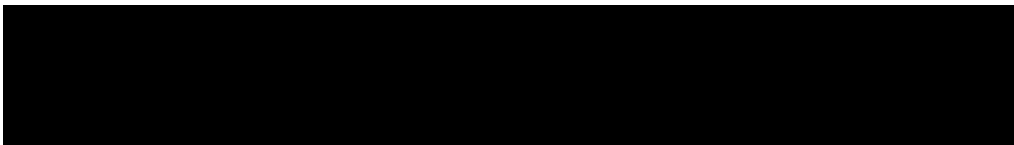
NEW ROADS AND STREET WORKS ACT 1991 PRELIMINARY ENQUIRY Appendix C2 of the Code of Practice (CoP) 'Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works)'

My client is considering a scheme involving major highway works as detailed below:

Scheme Number: 428848

Location of works: Northlands Lane

C2 Enquiry 428848 Northlands Lane



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Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

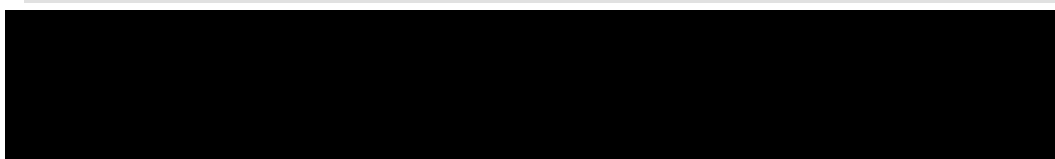
Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards



NRSA Department
Sky UK - Technology - Operations

 nrswa@sky.uk  +44 2070323234



Dear Sir / Madam

NEW ROADS AND STREET WORKS ACT 1991 PRELIMINARY ENQUIRY Appendix C2 of the Code of Practice (CoP)
'Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works)'

RE: S03-25-0668 C2 Enquiry 428848 Northlands Lane

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.



Dear Sir or Madam,

With reference to your plant enquiry below, we can confirm that SOTA do not have any apparatus within the immediate proximity of your proposed works.

This response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Please note that our email address has changed from sota.plantenquiries@instalcom.co.uk to sota.plantenquiries@ocugroup.com. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests.

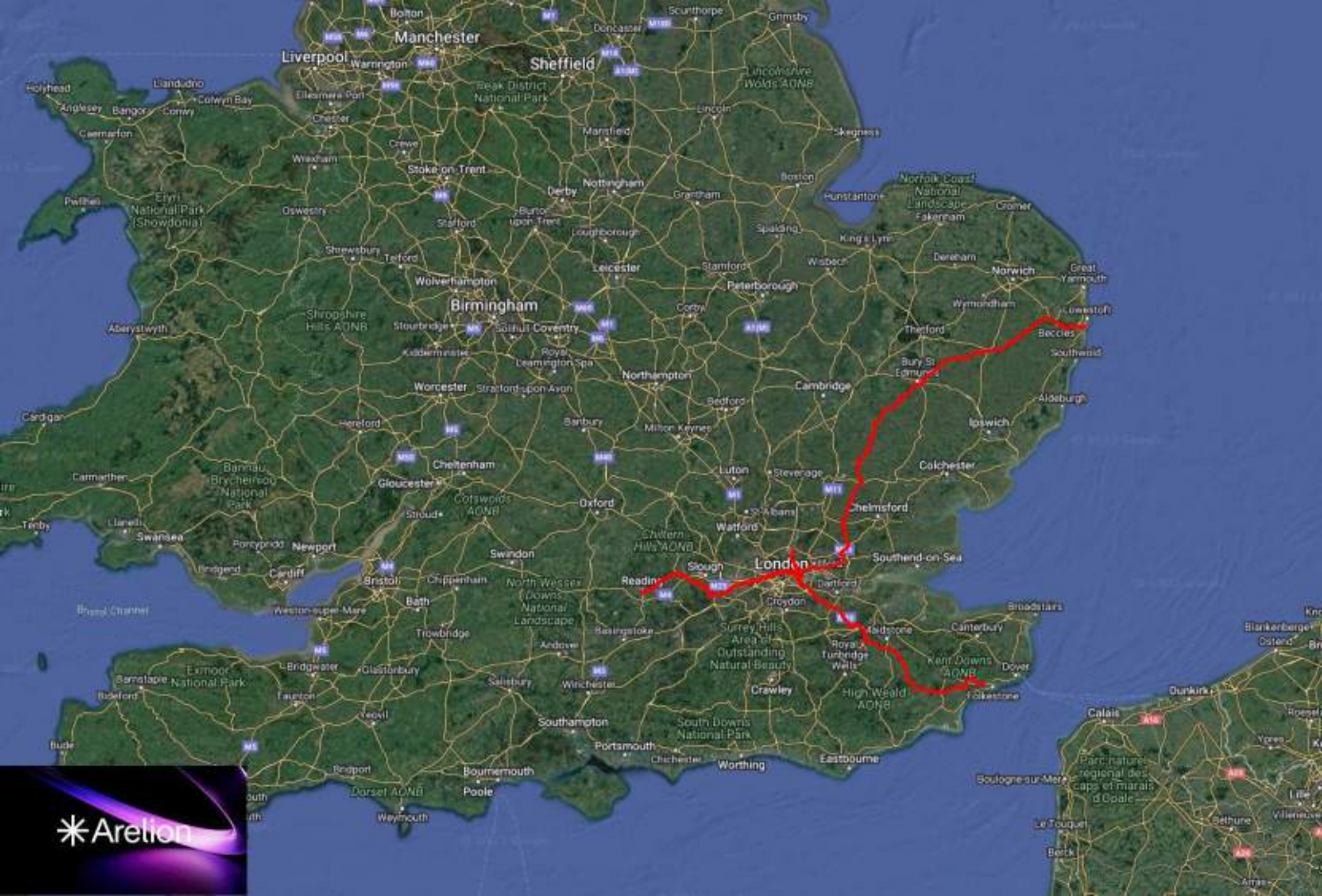
If you require any further information, please do not hesitate to contact us.

Regards

Plant Enquiries Dept
OCU
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: sota.plantenquiries@ocugroup.com
Web: <http://www.ocugroup.com>





Re: C2 Enquiry 428848 Northlands Lane

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.

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GMB) Email osp-team@uk.verizon.com#

www.verizon.com

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Property address

EAST WANTLEY BARN, NORTHLANDS LANE, STORRINGTON, WEST SUSSEX, RH20 3EZ



Screen reference: MRP104

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 The Coal Authority

The Coal Authority, 200 Uchfield Lane, Mansfield, Nottinghamshire NG18 4RG

 The Coal Authority

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Recommended actions

We can confirm your boundary is:

- located off the coalfield
- not within the Cheshire Brine Compensation District

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 The Coal Authority

The Coal Authority, 200 Uchfield Lane, Mansfield, Nottinghamshire NG18 4RG

Definition of Report Terms

Affected Plant – Where plant records indicate that the utility has plant in or near to the site.

Not Affected – Where the utility or we (using our maps and resources) have determined that there is no plant in or near the site.

No Response Received – Despite our chasing we are still to receive a response from the utility, you will get further reiterations of the report until it is complete, with the exception of the Council where in some cases they never respond.

Vodafone & Virgin Media

Virgin Media Option: We find that Virgin are affected by a lot of our searches particularly in urban areas you should only not search Virgin where you are happy with the risk or have certainty they are not in the site area.

Vodafone Option: We find that Vodafone are affected in less than 10% of enquires but this increases in urban area and the South East particularly in London.

NB. Should you change your mind and require us to search any or all of these three after you have received your report or within 90 days of receiving your report we will process any or all of the above with you only paying the disbursement charge levied by the relevant utility. In the event that you have not received your Invoice then the additional costs will be added. In cases where your Invoice has been issued then a new one will be issued at the point at which you instruct us to complete the additional search.

Acronyms Key

Electric			
DNO	Distribution Network Operator	KVA	Kilo Volt Amperes
IDNO	Independent Distribution Network Operator	MVA	Mega Volt Amperes
ICP	Independent Connections Provider	AC	Alternating Current
LV	Low Voltage	S/S	Substation
HV	High Voltage	PMT	Pole Mounted Transformer
EHV	Extra High Voltage		
Water			
SLO	Self Lay Organisation	WRAS	Water Regulation Advisory Scheme
Incumbent	Local Water or Water & Sewerage Company		
Gas			
GT	Gas Transporter	LP	Low Pressure
IGT	Independent Gas Transporter	MP	Medium Pressure
UIP	Utility Infrastructure Provider	IP	Intermediate Pressure
PRS	Pressure Reducing Station (Governor)	HP	High Pressure
Others			
AP	Apogee Property & Utility Consultants	CATV	Cable Television
PE	Polyethylene	FTTP	Fibre to the premise
DI	Ductile Iron	FTTC	Fibre to the cabinet
ST	Steel	l/min	Litres per minute
CI	Cast Iron	H&S	Health & Safety
SI	Spun Iron	HBF	House Builders Federation
HPPE	High Performance Polyethylene	TPO	Tree Preservation Order
MDPE	Medium Density Polyethylene	TBC	To be confirmed
GRP	Glass Reinforced Plastic	N/A	Not Applicable

Important Information

Relevant Documents

The following documents must be referred to before work commences in the vicinity of existing services:

- Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
- General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
- HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
- National Joint Utilities Group (NJUG) Publications Vol. 1.
- CDM Regulations 2015.
- PAS 128:2014 Specification for Underground Utility Detection, Verification and Location.

Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:

- All existing buildings have gas, water electric and telecoms supplies to them until proven otherwise.
- Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be 'live' until proven otherwise.
- All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.
- The only acceptable proof that a service is 'dead' and can be removed is written confirmation from the owner of the service.
- Council Plans, where we are lucky enough to obtain them, often only include the locations of their plant and sometimes do not show connecting DNO or other plant that one might expect them to show. Comparisons with DNO connecting plant need to be made by the client to properly interpret them.
- The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility asset maps and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by CAT Scan GPR survey or trial holes before construction works commence.

Please note not all service connections are shown on the utility asset maps.

Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves a Wayleave search service is available from us please ask for a quotation.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask us for further details.



Trial Pit

TP01
Sheet 1 of 1

Hole Type TP	Easting 509344.28	Northing 115367.83	Ground Level (m)	Scale 1:25
Project Name Land south of Northlands Lane	Project No. P25017	Start Date 2025-07-21	End Date 2025-07-22	

Client Fairfax Acquisitions Ltd	Consultant RLW	Contractor ADP Group
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
						(0.40)		Grass covered, light brown, slightly gravelly, slightly clayey, medium to coarse SAND. Gravel is fine to coarse, sub angular to angular of flint. Frequent roots and abundant rootlets. (TOPSOIL)
						0.40		Orangish brown, gravelly, fine to coarse SAND with pockets of orangish brown slightly clayey SAND. Sand is fine to coarse. Gravel is fine to coarse, sub angular to angular of sandstone and flint. (HEAD DEPOSITS)
						(2.27)		Frequent cobbles and rare boulders up to 27cm of extremely weak to moderately strong sandstone. (2.00 - 2.67m)
						2.67	End of Trial Pit at 2.67m	

Remarks Trial pit cleared using CAT and genny. Trial pit excavated by JCB to 2.67m bgl and terminated within the Head Deposits. Soakaway testing was carried out within trial pit. Position was backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 2.67m Stable L = 2.18m W = 0.55m	Logger RLW
--	--	---------------



Trial Pit

TP03
Sheet 1 of 1

Hole Type TP	Easting 509130.08	Northing 115393.40	Ground Level (m)	Scale 1:25
Project Name Land south of Northlands Lane	Project No. P25017	Start Date 2025-07-22	End Date 2025-07-22	

Client Fairfax Acquisitions Ltd	Consultant RLW	Contractor ADP Group
------------------------------------	-------------------	-------------------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
						(0.30)		Grass covered, light brown, gravelly, slightly clayey, fine to medium SAND. Gravel is fine to coarse, sub angular to angular of flint. Frequent roots and abundant rootlets. (TOPSOIL)
						0.30		Orangish brown, gravelly, slightly clayey, fine to coarse SAND. Gravel is fine to coarse, sub angular to sub rounded of sandstone. (HEAD DEPOSITS)
						(2.55)		
						2.85	End of Trial Pit at 2.85m	

Remarks Trial pit cleared using CAT and genny. Trial pit excavated by JCB to 2.85m bgl and terminated within the Head Deposits. Position was backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 2.85m JCB Stable L = 1.75m W = 0.50m	Logger RLW
	Checked By: JEM Approved By: JEM Status: FINAL	

The following spreadsheet calculations are based on the method given in BRE Digest 365

Note: enter values only in the yellow-highlighted cells - do not alter any other cell, even if it appears to be blank.

Project title:	Northlands Lane			Project number:	P25017
Trial pit number:	TP01	Test number:	1	Date of test:	22/07/2025
Test carried out by:	RLW	Calculations by:	RLW	Verified by:	JEM

Details of pit

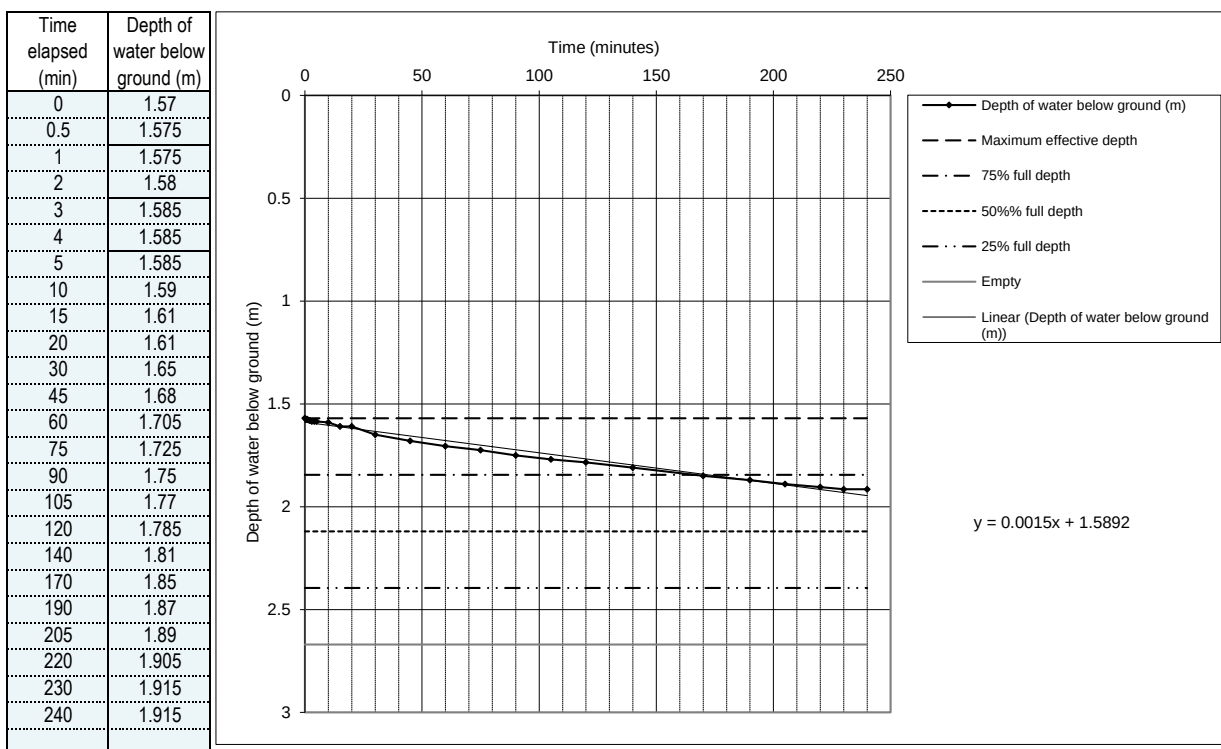
Actual depth of pit, D'	(m)	2.67
Effective depth of Pit, D ⁽¹⁾	(m)	1.1
Length of Pit, L	(m)	2.18
Width of Pit, W	(m)	0.55
Proportion of pit volume occupied by gravel solids, P _g ⁽²⁾		0

Notes:

- (1) For a standard test in which the pit is filled with water, the effective depth will be equal to the actual depth. If the pit is not completely filled, it will be equal to the depth at the start of each test.
- (2) Typically, for a gravel of dry density 18kN/m³, specific gravity of rock solids 2.65, the proportion of volume occupied by rock is 0.69 (i.e. 69%). For dry density 16kN/m³, the rock volume is 0.61 (61%), and for dry density 20kN/m³, it is 0.77 (77%). If the pit is left open (gravel is not used) then put P_g = 0.

Volume, V, of pit between 75% and 25% depths (m ³) = L x W x ½D =	0.66
Effective volume between 75% and 25% depths, V _{p75-25} = V x P _g =	0.66
Internal surface area of pit up to 50% level, a _{p50} (m ²) = area of 2 sides + 2 ends + base = (2 x L x ½D) + (2 x W x ½D) + (L x W)	4.20

Water level readings



Time t_{p25} at which water is at 75% of effective depth, from graph (minutes)

170.53333

Time t_{p75} at which water is at 25% of effective depth, from graph (minutes)

537.2

Hence time t_{p75-25} for water to fall from 75% depth to 25% depth (minutes)

366.66667

Time t_{p75-25} (seconds)

22000

Soil infiltration rate, f

$$f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}} = \frac{0.66}{4.20 \times 22000}$$

Hence,

Soil infiltration rate, f

=

7.13E-06

m/s

The following spreadsheet calculations are based on the method given in BRE Digest 365

Note: enter values only in the yellow-highlighted cells - do not alter any other cell, even if it appears to be blank.

Project title:	Northlands Lane			Project number:	P25017
Trial pit number:	TP01	Test number:	1	Date of test:	22/07/2025
Test carried out by:	RLW	Calculations by:	RLW	Verified by:	JEM

Details of pit

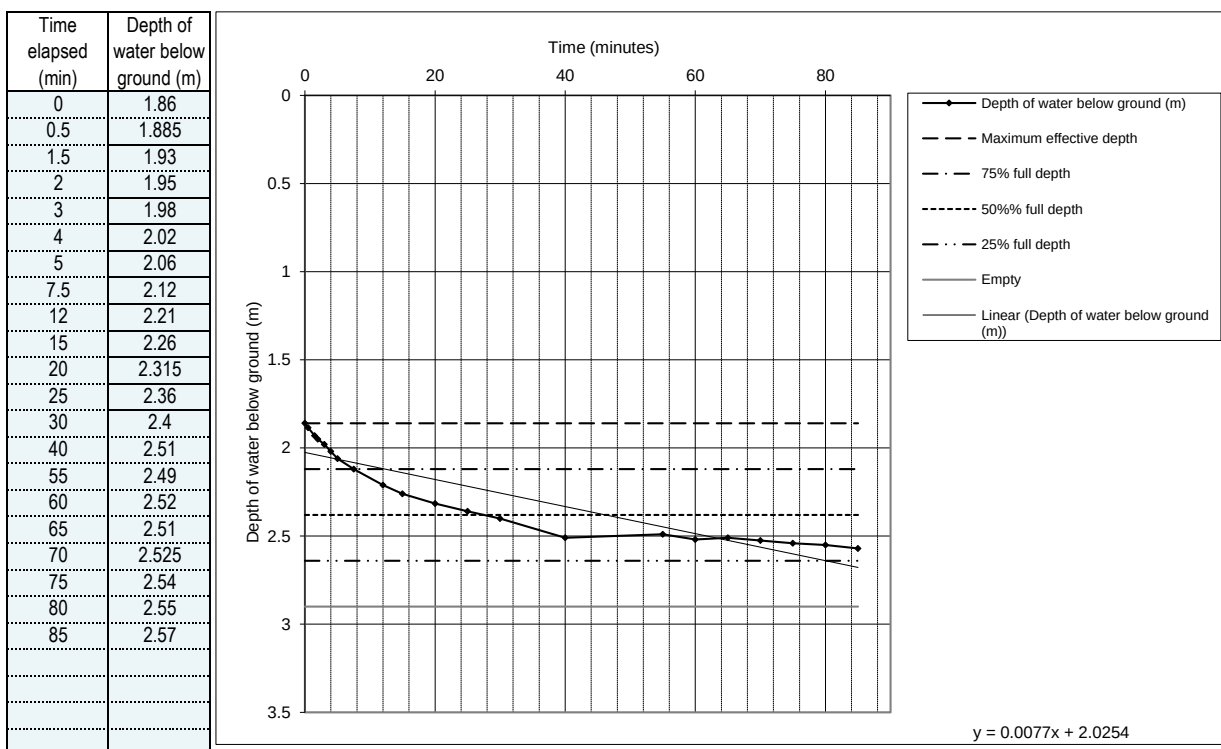
Actual depth of pit, D'	(m)	2.9
Effective depth of Pit, D ⁽¹⁾	(m)	1.04
Length of Pit, L	(m)	1.85
Width of Pit, W	(m)	0.55
Proportion of pit volume occupied by gravel solids, P _g ⁽²⁾		0

Notes:

- (1) For a standard test in which the pit is filled with water, the effective depth will be equal to the actual depth. If the pit is not completely filled, it will be equal to the depth at the start of each test.
- (2) Typically, for a gravel of dry density 18kN/m³, specific gravity of rock solids 2.65, the proportion of volume occupied by rock is 0.69 (i.e. 69%). For dry density 16kN/m³, the rock volume is 0.61 (61%), and for dry density 20kN/m³, it is 0.77 (77%). If the pit is left open (gravel is not used) then put P_g = 0.

Volume, V, of pit between 75% and 25% depths (m ³) = L x W x ½D =	0.53
Effective volume between 75% and 25% depths, V _{p75-25} = V x P _g =	0.53
Internal surface area of pit up to 50% level, a _{p50} (m ²) = area of 2 sides + 2 ends + base = (2 x L x ½D) + (2 x W x ½D) + (L x W)	3.51

Water level readings



Time t_{p25} at which water is at 75% of effective depth, from graph (minutes)

12

Time t_{p75} at which water is at 25% of effective depth, from graph (minutes)

79.818182

Hence time t_{p75-25} for water to fall from 75% depth to 25% depth (minutes)

67.818182

Time t_{p75-25} (seconds)

4069.0909

Soil infiltration rate, f

=

$$\frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

=

$$\frac{0.53}{3.51 \times 4069.0909}$$

Hence,

Soil infiltration rate, f

=

3.70E-05

m/s

*Collapsed inwards to 2.63m bgl.

*Heavy rainfall from 40 minutes

The following spreadsheet calculations are based on the method given in BRE Digest 365

Note: enter values only in the yellow-highlighted cells - do not alter any other cell, even if it appears to be blank.

Project title:	Northlands Lane			Project number:	P25017
Trial pit number:	TP02	Test number:	2	Date of test:	22/07/2025
Test carried out by:	RLW	Calculations by:	RLW	Verified by:	JEM

Details of pit

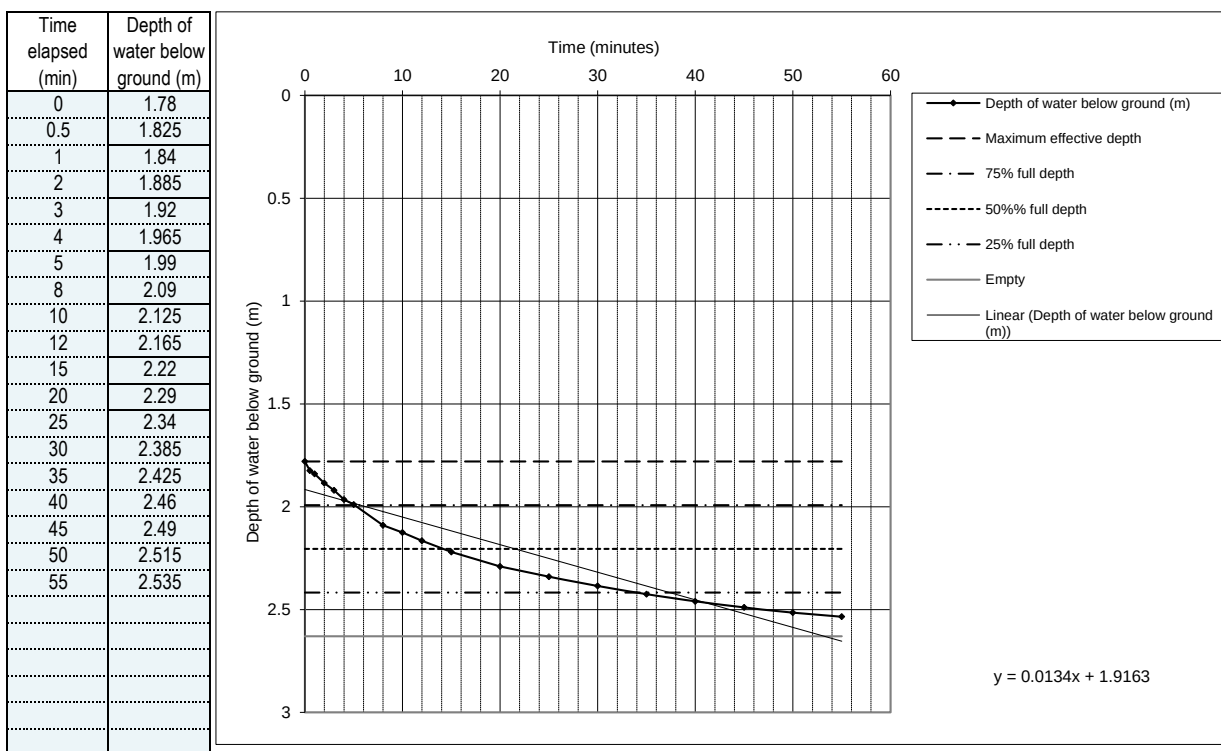
Actual depth of pit, D'	(m)	2.63
Effective depth of Pit, D ⁽¹⁾	(m)	0.85
Length of Pit, L	(m)	1.85
Width of Pit, W	(m)	0.55
Proportion of pit volume occupied by gravel solids, P _g ⁽²⁾		0

Notes:

- (1) For a standard test in which the pit is filled with water, the effective depth will be equal to the actual depth. If the pit is not completely filled, it will be equal to the depth at the start of each test.
- (2) Typically, for a gravel of dry density 18kN/m³, specific gravity of rock solids 2.65, the proportion of volume occupied by rock is 0.69 (i.e. 69%). For dry density 16kN/m³, the rock volume is 0.61 (61%), and for dry density 20kN/m³, it is 0.77 (77%). If the pit is left open (gravel is not used) then put P_g = 0.

Volume, V, of pit between 75% and 25% depths (m ³) = L x W x ½D =	0.43
Effective volume between 75% and 25% depths, V _{p75-25} = V x P _g =	0.43
Internal surface area of pit up to 50% level, a _{p50} (m ²) = area of 2 sides + 2 ends + base = (2 x L x ½D) + (2 x W x ½D) + (L x W)	3.06

Water level readings



Time t_{p25} at which water is at 75% of effective depth, from graph (minutes)

Time t_{p75} at which water is at 25% of effective depth, from graph (minutes)

Hence time t_{p75-25} for water to fall from 75% depth to 25% depth (minutes)

Time t_{p75-25} (seconds)

5

34

29

1740

$$\text{Soil infiltration rate, } f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}} = \frac{0.43}{3.06 \times 1740}$$

Hence,

Soil infiltration rate, f

=

8.13E-05

m/s

*Collapsed inwards to 2.56m bgl

The following spreadsheet calculations are based on the method given in BRE Digest 365

Note: enter values only in the yellow-highlighted cells - do not alter any other cell, even if it appears to be blank.

Project title:	Northlands Lane			Project number:	P25017
Trial pit number:	TP02	Test number:	3	Date of test:	22/07/2025
Test carried out by:	RLW	Calculations by:	RLW	Verified by:	JEM

Details of pit

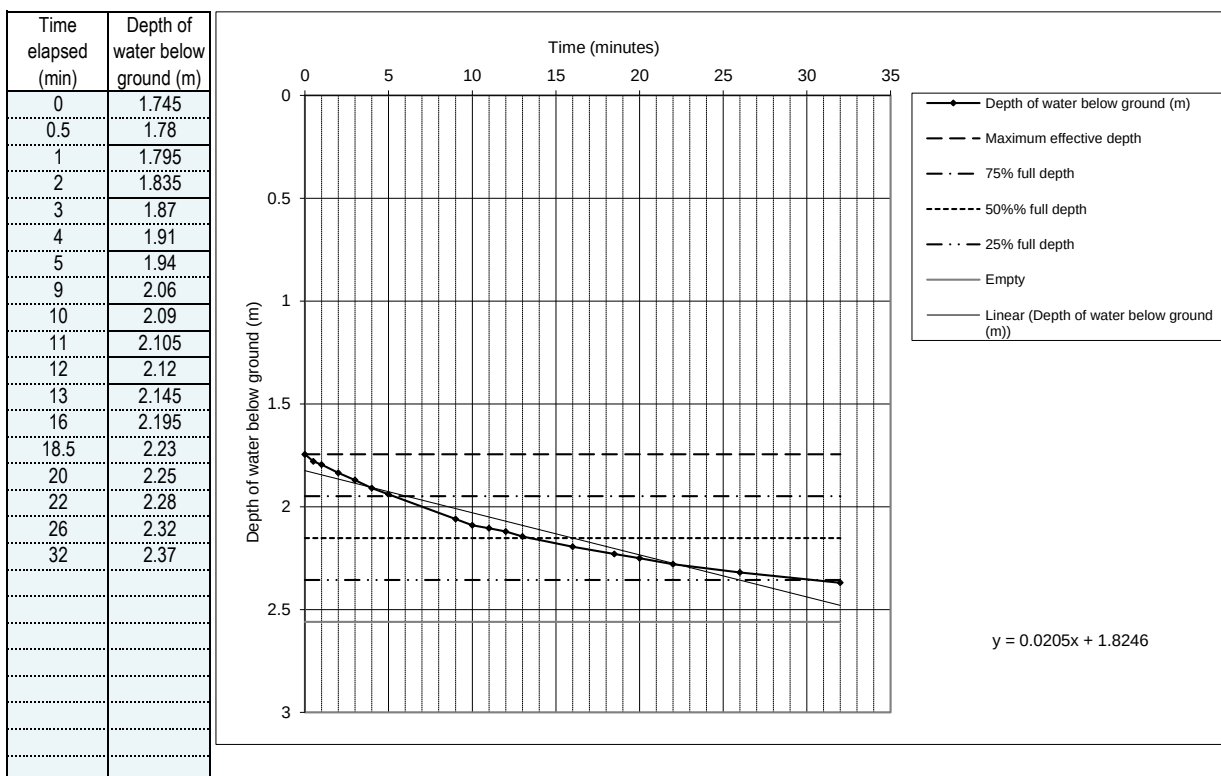
Actual depth of pit, D'	(m)	2.56
Effective depth of Pit, D ⁽¹⁾	(m)	0.815
Length of Pit, L	(m)	1.85
Width of Pit, W	(m)	0.55
Proportion of pit volume occupied by gravel solids, P _g ⁽²⁾		0

Notes:

- (1) For a standard test in which the pit is filled with water, the effective depth will be equal to the actual depth. If the pit is not completely filled, it will be equal to the depth at the start of each test.
- (2) Typically, for a gravel of dry density 18kN/m³, specific gravity of rock solids 2.65, the proportion of volume occupied by rock is 0.69 (i.e. 69%). For dry density 16kN/m³, the rock volume is 0.61 (61%), and for dry density 20kN/m³, it is 0.77 (77%). If the pit is left open (gravel is not used) then put P_g = 0.

Volume, V, of pit between 75% and 25% depths (m ³) = L x W x ½D =	0.41
Effective volume between 75% and 25% depths, V _{p75-25} = V x P _g =	0.41
Internal surface area of pit up to 50% level, a _{p50} (m ²) = area of 2 sides + 2 ends + base = (2 x L x ½D) + (2 x W x ½D) + (L x W)	2.97

Water level readings



Time t_{p25} at which water is at 75% of effective depth, from graph (minutes)

6.0560976

Time t_{p75} at which water is at 25% of effective depth, from graph (minutes)

29

Hence time t_{p75-25} for water to fall from 75% depth to 25% depth (minutes)

22.943902

Time t_{p75-25} (seconds)

1376.6341

Soil infiltration rate, f

=

$$\frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

=

$$\frac{0.41}{2.97 \times 1376.6341}$$

Hence,

Soil infiltration rate, f

=

1.01E-04

m/s



Access gate at the north of Site		TP01	
Project	Northlands Lane	Date	21-22/7/25
Project No.	P25017	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP01 arisings

Project Northlands Lane
Project No. P25017
Client Fairfax Acquisitions Ltd

TP01 arisings

Date 21-22/7/25
Engineer RLW
Comments



TP01		Sandstone cobble in TP01	
Project	Northlands Lane	Date	21-22/7/25
Project No.	P25017	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP01 reinstated		TP02	
Project	Northlands Lane	Date	21-22/7/25
Project No.	P25017	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP02



TP02 installation

Project	Northlands Lane	Date	21-22/7/25
Project No.	P25017	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



TP03

Project Northlands Lane
 Project No. P25017
 Client Fairfax Acquisitions Ltd



TP03 topsoil

Date 21-22/7/25
 Engineer RLW
 Comments



Looking southwards along public footpath



Replaced padlock on gateway to western field

Project	Northlands Lane
Project No.	P25017
Client	Fairfax Acquisitions Ltd

Date	21-22/7/25
Engineer	RLW
Comments	



Replaced padlock on gateway to eastern field



Northern access at end of works

Project	Northlands Lane	Date	21-22/7/25
Project No.	P25017	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	