



Preliminary Utility Service Appraisal

Land North of Rectory Lane, Ashington

25-036-RPT-006 Rev B

July 2026



Charles & Associates

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Executive Summary

Charles & Associates have carried out a preliminary utilities services appraisal to support the proposed development on the Site at Land north of Rectory Lane, Ashington. An Outline Planning application will be submitted for up to 125 dwellings access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.

Utility records have been obtained from each service company covering the Site and these were used to prepare an Existing Utilities Layout showing all the known services in the vicinity of the Site. Private connections from these main services have not been reviewed.

This report shows that the majority of services are in the roads surrounding the Site with only one major service crossing the Site. This is an overhead 11kV High Voltage electricity line, which crosses the central part of the Site and is proposed to be diverted underground, with accommodation of its diverted route within the detailed development layout.

Other utilities may be affected by the proposed works to create site accesses. Protection requirements of the utilities will be confirmed as part of the detailed design. At this stage it is anticipated that the following utilities may need to be diverted as a result of the Site accesses:

- Low voltage overhead electricity lines in Rectory Lane

As detailed utility service loading requirements are not yet fully known for the development, it has not been possible to provide full details of available service capacities to supply the development. However, budget estimates have been obtained from UK Power Networks (UKPN) for electricity supply and capacity enquiries made with Southern Water for Potable Water and Foul Drainage.

UKPN has confirmed that the Site could be supplied via a new 11kV high voltage connection to an existing 11kV line in the land immediately west of the Site and a new secondary substation on-site.

Southern Water has advised that the existing water main in Rectory Lane provides a suitable Point of Connection and currently has capacity for the development proposals.

Southern Water has confirmed that additional off-site sewers or improvements to existing sewers will be required to provide sufficient foul drainage capacity to service the development. Southern Water aim to provide this within 24 months following granting of planning permission. The developer contribution to required works would be via the per plot New Infrastructure Charge.

The report does not include details of any existing legal easements or wayleaves which may exist. These will need to be determined prior to commencement of any works which could impact these services.

1 Introduction

1.1 Appointment

- 1.1.1 Charles & Associates Consulting Engineers Ltd (C&A) have been commissioned by Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, hereafter called 'The Client' to prepare a Preliminary Utilities Services Appraisal Report for a proposed development of Land north of Rectory Lane, Ashington, West Sussex, hereafter referred to as the "Site".

1.2 Purpose

- 1.2.1 This report has been prepared to support an outline planning application up to 125 dwellings access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access. The report is provided as a means of demonstrating that utility issues would not constrain the development of the Site. A proposed Outline Masterplan is included in **Appendix A**.

1.3 Site Location

- 1.3.1 The proposed development Site is 7.39 hectares in area and is located to the north of Rectory Lane, in the village of Ashington, West Sussex, approximately 15km to the north of Worthing and approximately 18km to the south of Horsham. The Site abuts the urban edge of Ashington and is well contained by trees and hedges. It is bounded by hedgerows and trees on Rectory Lane to the south, and on its eastern boundary. The western and northern boundary is also bounded by hedgerows, trees and a ditch network including the Lancing Brook which flows to the north, before it joins the EA Main River, the River Adur, approximately 5km north-west of the Site. The location of the Site is shown in **Figure 1.1** below.
- 1.3.2 Refer to **Appendix A** for the proposed Outline Masterplan.

Figure 1.1: Site Location



1.4 Limitations

- 1.4.1 This report is based on third party information, which has not been independently verified by C&A.
- 1.4.2 It should be noted that the existing utility networks may have future new third-party connections made to them at any time and thus identified points of connection and inferred capacity statuses are subject to change. Advice within this report could therefore change and supplies cannot be guaranteed until any necessary agreements are in place and or formal quotations have been accepted and paid.
- 1.4.3 C&A makes no warranties or guarantees in relation to this report and bears no liability for its use other than as set out in the contract under which it was supplied.

1.5 Report Structure

- 1.5.1 This report is structured as follows:
- **Chapter 2** describes the method of obtaining the utility records and basic assumptions on all the services.
 - **Chapter 3** sets out the known existing utility infrastructure in the vicinity of the Site.
 - **Chapter 4** sets out the utilities that may need to be diverted as a result of the development.
 - **Chapter 5** discusses capacity for connections to serve the proposed development.
 - **Chapter 6** summarises and concludes this report.

2 Methodology

2.1 Desktop Search

- 2.1.1 The Landmark Envirocheck service has been used to obtain a full suite of utility records for areas on, and adjacent to, the Site. It should be noted that private connections are not shown on these records and therefore these have not been included.
- 2.1.2 The Health and Safety Executive (HSE) was also consulted to establish the presence of any nearby major hazard sites or pipelines and related constraints.
- 2.1.3 The results of these searches have been used to prepare an Existing Utilities Layout, **Drawing number 25-036-008**, included in **Appendix B**. This shows the approximate location of utility services on the Site and surrounding area.
- 2.1.4 This plan was prepared using records provided by each utility company. C&A cannot guarantee the authenticity or reliability of any data and / or records provided by third parties.
- 2.1.5 Original copies of individual service companies' records are included in **Appendix C**.
- 2.1.6 Consultation response from the HSE is contained in **Appendix D**.
- 2.1.7 Capacity checks, supply enquiries and budget estimates are included in **Appendix E**.

2.2 Basic Assumptions made for all Services

- 2.2.1 Whether planning, designing or during construction works the following basic assumptions must always be made:
- All open land considered to have services beneath 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.
 - 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 Electromagnetic Location (EML)/ Ground Penetration Radar (GPR) survey or trial holes before construction works commence.
- 2.2.2 Where utility apparatus is found within the Site boundary, it is recommended that the Client checks for legal easements or wayleaves.

- 2.2.3 For the proposed development it has been assumed that all proposed buildings are to have potable water, electricity and telecommunications supplies to them and that a foul drainage connection will be required.
- 2.2.4 It has been assumed that none of the proposed development will require a gas supply.

3 Existing Utility Infrastructure

3.1 Utility Records

3.1.1 The Landmark Envirocheck service has been used to obtain a full suite of utility records. This has identified the following potentially affected utilities:

- Energy Asset Networks
- Environment Agency
- ESP Utilities Group
- GTC
- LinesearchbeforeUdig
- Openreach – (British Telecommunications)
- SGN (Southern Gas Networks)
- Southern Water
- UK Power Networks
- Utility Assets
- West Sussex County Council

3.2 Environment Agency

3.2.1 The Environment Agency (EA) has not identified any specific apparatus on the Site and has provided a standard response referencing various data sources. The accompanying Flood Risk Assessment report should be referred to for further information.

3.3 LinesearchbeforeUdig (LSBUD)

3.3.1 LSBUD reports indicate that the following utilities are within the vicinity of the Site:

- Southern Gas Networks (SGN)
- UK Power Networks
- ESP Utilities Group
- Energy Asset Networks

3.3.2 The LSBUD response is included in **Appendix C**. SGN and ESP are discussed in the Gas section of this chapter. UK Power Networks are discussed in the Electricity section of this chapter. Review of the Energy Asset Networks record plans confirms that their assets are limited to an area at the A24 / Billingshurst Road roundabout and are therefore remote from the Site.

3.4 Openreach – British Telecommunications

- 3.4.1 Openreach (BT) supply residential areas around the perimeter of the Site. Openreach record plans are included in **Appendix C**. These confirm that there are overhead lines and associated poles within the Rectory Lane highway corridor and at the southeast boundary of the residential development.

3.5 Gas

- 3.5.1 SGN is the gas distribution network operator in the Ashington area. SGN record plans are included in **Appendix C**. These records indicate that there is a medium pressure (MP) 180mm PE gas main located in Rectory Lane. In addition, low pressure (LP) gas mains are present within part of the surrounding residential development.
- 3.5.2 GTC supplies the existing residential development located to the southeast of the Site via a localised network of LP Gas Mains. This includes a LP main shown to be located in Rectory Lane.
- 3.5.3 ESP Utilities Group provided records that show their network and apparatus does not encroach into the Site boundary. The ESP network is shown limited to an area within the residential development to the southwest in Penn Gardens.

3.6 Potable Water

- 3.6.1 Southern Water Ltd (SW) is the regional potable Water Company. Water apparatus record plans are included in **Appendix C**. These confirm that there are existing water mains within Rectory Lane and the existing development to the south of the Site.
- 3.6.2 There is a 125mm diameter (PE) SW water main located in Rectory Lane.
- 3.6.3 These mains provide potential points of connection for the proposed development.

3.7 Surface Water Drainage

- 3.7.1 Southern Water are the sewerage undertaker for the area of Ashington. Their record plans are included in **Appendix C**. These records show that there is a 225mm diameter SW water sewer in Meiros Way south of Rectory Lane and southeast of the Site boundary. This network drains away from the Site to the south.
- 3.7.2 No surface water sewer network is indicated within Rectory Lane or within the Site boundary.

3.8 Foul Drainage

- 3.8.1 Southern Water record plans are shown in **Appendix C**. These records show that a 150mm diameter foul sewer is located in Rectory Lane and drains from east to west to a foul pumping station in Mousdell Close. From here a rising main runs eastwards along Rectory Lane, taking flows from the pumping station and connects into Manhole Reference 9301 south east of the Site in Rectory Lane.
- 3.8.2 A 225mm diameter gravity foul sewer then drains southwards as part of the network that eventually discharges to the Ashington Wastewater Treatment Works (WWTW)

3.9 Electricity

- 3.9.1 UK Power Networks are the regional electricity distribution network operator (DNO) for the area. Utility records indicate that 11KV overhead high voltage electricity lines cross the central part of the Site.
- 3.9.2 There are further 11KV overhead lines outside of the Site to the west and north. One route crosses the fields from north to south, west of the Site. The other crosses the fields north of the site boundary and connects to the overhead line through the Site.
- 3.9.3 There are Low Voltage (LV) overhead lines to the south of the Site along Rectory Lane.
- 3.9.4 An electricity substation is located adjacent to Rectory Lane near the central southern boundary of the Site, with a connecting 11kV cable route and associated underground electricity infrastructure in the vicinity.
- 3.9.5 There is a pole mounted transformer on site at the southern end of the 11KV overhead cables feeding a LV Overhead Line connection.

3.10 HSE

- 3.10.1 The HSE's Planning Advice Web App was consulted and identified that the Site does not currently lie within the consultation distance (CD) of a major hazard Site or major accident hazard pipeline. Therefore, at present HSE does not need to be consulted on any developments on this Site. The HSE response is included in **Appendix D**.

4 Utility Diversions

- 4.1.1 Utilities that are directly affected by the proposed development are expected to be diverted to allow for the accesses and proposed development to be built.

4.2 Electricity

- 4.2.1 The existing 11kV overhead line that crosses the Site is expected to require undergrounding to facilitate development. The diversion and undergrounding will be taken via a suitable route through the development parcel.
- 4.2.2 UKPN has provided a budget estimate for diversionary work to underground the HV Overhead line crossing the Site. The budget estimate for altering the above apparatus is [REDACTED]. Refer to **Appendix E**, for the UKPN budget estimate.
- 4.2.3 Low voltage overhead lines may need to be diverted to facilitate the Site access, subject to detailed design.

4.3 Other Utilities

- 4.3.1 Based on the records received, other utilities are no expected to require diversion to facilitate development accesses, subject to detailed design, survey and confirmation with utility companies.

5 Preliminary Capacity Assessment

5.1 Development Proposals

- 5.1.1 The development proposal of the Site is for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.
- 5.1.2 Capacity enquiries were carried out while the scale of development was being assessed through the master planning process and were based on a development quantum of 150 dwellings to provide a robust assessment of potential demand requirements.

5.2 Water Supply

- 5.2.1 A Level 1 Capacity Check was undertaken with Southern Water for a potential Point of Connection on the existing 125mm PE water main in Rectory Lane (Grid Reference: 512736,116458). Southern Water has confirmed that this location currently has adequate capacity for the proposed development.
- 5.2.2 Southern Waters response is included in Appendix E.
- 5.2.3 Therefore, no significant constraints to potable water supply have been identified.

5.3 Gas Supply

- 5.3.1 At this stage it is assumed that a gas supply will not be required for the development, and a Point of Connection Enquiry has therefore not been carried out.

5.4 Electricity Supply

- 5.4.1 It is anticipated that the development would be heated by Air Source Heat Pumps (ASHP) and that each dwelling would have provision for a 7kW Electric Vehicle (EV) charging point.
- 5.4.2 Two budget estimates to provide an electricity connection to the Site have been obtained from UKPN, which is the Distribution Network Operator (DNO) for the Site. Each budget estimate was based on a different loading scenario:
- A demand of 525 kVA based on an after diversity maximum demand (ADMD) per dwelling of 3.5kVA
 - A demand of 750 kVA based on an ADMD of 5KVA per dwelling.

- 5.4.3 Both scenarios require a connection to be made from the existing 11kV network to the west of the Site. Existing trees along Rectory Lane may constrain the route or require an overhead connection to be provided to reach the Site. The proposed development would require a secondary substation on-site, from which a low voltage network of cables would provide the electricity to the development.
- 5.4.4 UKPN's budget estimates are included in **Appendix E**.

5.5 Telecommunications

- 5.5.1 Openreach has existing telecommunications infrastructure in the south of the Site along Rectory Lane.
- 5.5.2 The Broadband availability Ofcom Checker tool has been consulted and shows that the area surrounding the Site has Ultrafast full fibre broadband available as shown in **Appendix E**.
- 5.5.3 Due to the proximity of their existing apparatus, it is anticipated that Openreach will be able to provide services to the proposed Site.
- 5.5.4 Openreach has a licensed obligation to provide telephony services to customers requiring a supply to the Site boundary at no cost to the developer. It is usual for Openreach to provide ducts free of charge and pay the developer to lay them within the development infrastructure.
- 5.5.5 There are no other telecoms infrastructure providers identified in the search area.

5.6 Foul Drainage

- 5.6.1 A Foul Water Drainage Strategy for the Site has been produced and included under a separate cover within the Flood Risk Assessment. The site falls to the north, and the foul drainage strategy is to drain the proposed development to a new on-site foul pumping station, from where flows would be pumped to connect to the existing foul sewer network to the south.
- 5.6.2 The new on-site foul water network will be offered for adoption to Southern Water or a New Appointments and Variations (NAV) provider under a standard Section 104 agreement of the Water Industry Act (WIA), (1991). Foul water connection will be made via a Section 106 agreement (WIA) with Southern Water.
- 5.6.3 With respect to Infrastructure Charges, a fee will be payable to Southern Water Ltd under the Water Industry Act, for each property, proposed to be connected into the public sewer network.
- 5.6.4 The infrastructure charges paid to Southern Water will form the developer's contribution to the costs of any upgrades required to allow the Site to adequately drain to the WWTW.

- 5.6.5 The receiving network is served by Ashington WWTW.
- 5.6.6 A foul water capacity check was undertaken with Southern Water based on a proposed connection to the existing 150m diameter foul sewer in Rectory Lane. Southern Water's response is included in **Appendix E**.
- 5.6.7 Southern Water confirmed there is currently inadequate capacity within the foul sewerage network. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide network capacity from the point of practical connection funded by the New Infrastructure Charge. Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in their current business plan.
- 5.6.8 The proposed development will drain via a new foul pumping station. This will give the option of actively managing flows to manage capacity if required in the interim period. Detailed proposals will be agreed with Southern Water as required as part of any future reserved matters planning applications.

5.7 Surface Water Drainage

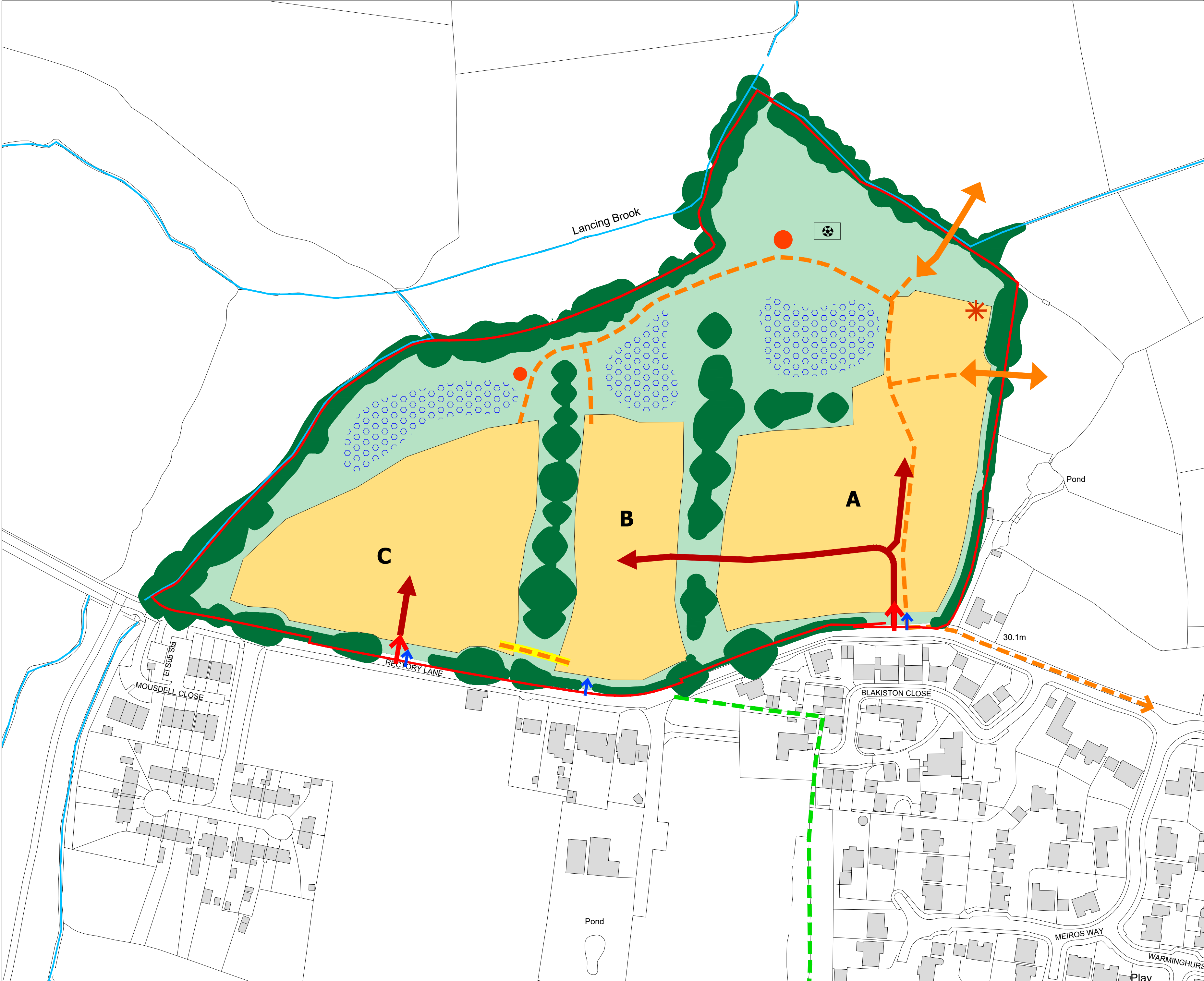
- 5.7.1 The surface water drainage strategy for the Site has been produced and included under a separate cover within the Flood Risk Assessment.
- 5.7.2 The presence of existing watercourses, including Lancing Brook, provides suitable outfall opportunities for the development, subject to detailed design and regulatory approvals. No connection is proposed to the existing surface water sewers.

6 Summary & Conclusions

- 6.1.1 This Utilities & Drainage Statement has been prepared to inform proposals for a development of up to 125 dwellings which includes access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.
- 6.1.2 Utility records have been obtained from potentially affected statutory undertakers. Records received have not identified any significant utility constraints to the proposed development.
- 6.1.3 Diversionary work is expected to be required to the following existing utility assets:
- 11kV overhead high voltage electricity lines on-site to be undergrounded through the development
 - Low voltage electricity lines near the site access
- 6.1.4 Other diversionary works could be required in relation to the site access works, subject to the precise locations of existing utilities in Rectory Lane and the detailed design of the access & highway works.
- 6.1.5 A suitable potable water Point of Connection, currently with capacity for the proposed development, has been identified in Rectory Lane by Southern Water, adjacent to the Site.
- 6.1.6 UK Power Networks has provided a budget estimate for an electricity connection to serve the proposed development, based on two potential scenarios. Both would require a new 11kV connection from an overhead line adjacent to the site and a new secondary substation on-site.
- 6.1.7 The development foul drainage will drain via a new pumping station that will offer an opportunity to manage peak flows. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge and aims to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in their current business plan. A detailed foul drainage strategy will be developed in consultation with Southern Water to ensure development phasing and infrastructure delivery work with the development programme.
- 6.1.8 HSE consultation confirms that the Site does not lie within the consultation distance of a major hazard Site or major accidents hazard pipeline.
- 6.1.9 Further investigation into costs and details of necessary local upgrades to existing utility infrastructure should be undertaken at detailed stage.

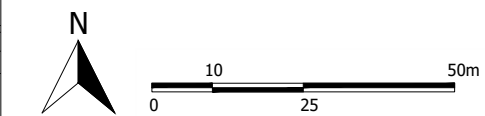
- 6.1.10 In terms of the provision of utility services and foul drainage discharge related to the Site there is no reason why the Site should not be granted planning permission.

Appendix A Outline Masterplan



Date	Rev.	Revisions
07/07/26	E	Red line change at access points

- Site Boundary
- Proposed access points
- Pedestrian/cycle link to the site
- Indicative access route
- Indicative emergency access corridor
- Indicative active travel route
- Indicative active travel connection to wider allocation (ASN2)
- Existing Public Right of Way
- A Residential development area including access/circulation, incidental open space, playspace and SUDS (incl. reference letter)
- Green infrastructure to include public open space, tree planting, landscape, SUDS and access/circulation
- Existing watercourse/drain retained
- Indicative location of SuDS
- Existing planting to be retained
- Indicative location of children's play
- Indicative location of informal kickabout space
- Indicative location of pumping station

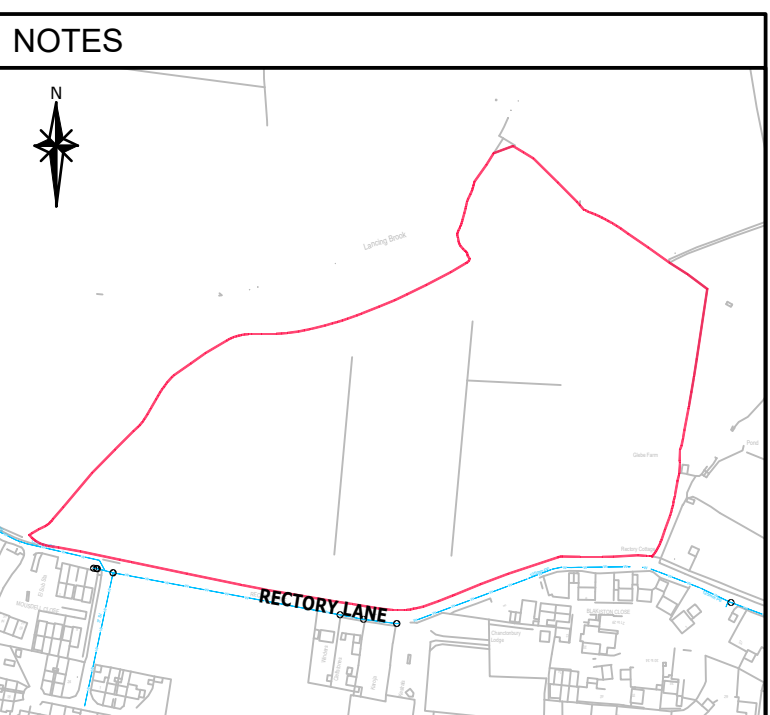
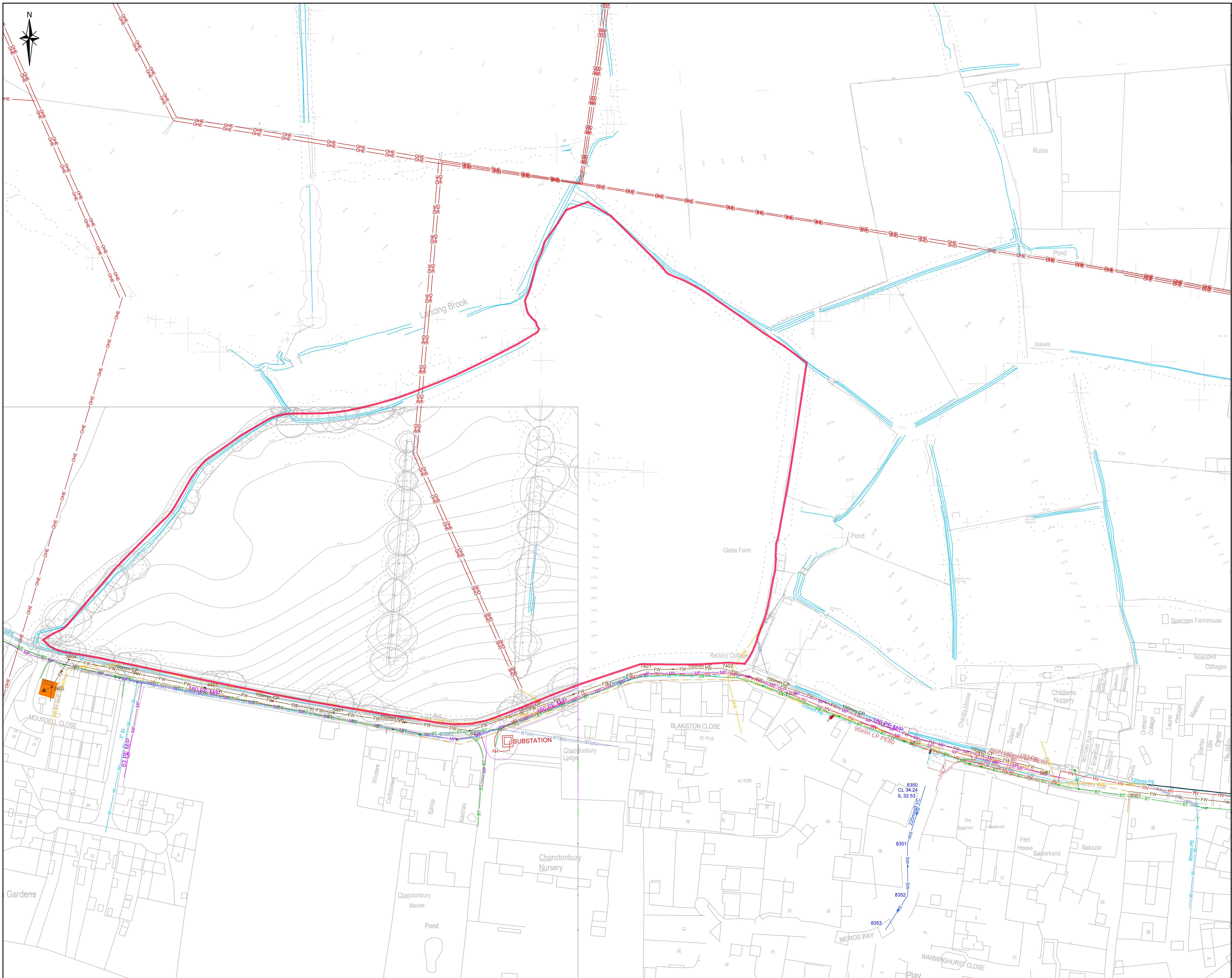


Project		
Land north of Rectory Lane Ashington		
Title		
Outline Masterplan (Parameter)		
Job	Drawing No.	Rev.
26001	06	E
Drawn	Scale	Date
TS	1:1250@A2	07/2026



37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567
Copyright: This drawing is the property of Urban Place Lab Ltd. No disclosure or copy of it may be made without the written permission of Urban Place Lab Ltd.

Appendix B Existing Utilities Layout



KEY PLAN - NTS

NOTES:

1. Do not scale from this drawing.
2. This drawing is in metres unless stated otherwise.
3. Topographical Survey has been provided by others.
C&A accept no liability for inaccuracies.
4. C&A Consulting Engineers Ltd cannot guarantee the authenticity or reliability of any data and/or records provided by third parties.
5. Utilities shown are based on third party records. Refer to Utility Company records for further information.

KEY:

- | | |
|---|--|
|  | Indicative Site Boundary |
|  | Indicative river bank |
|  | Indicative Highway Boundary |
| FOUL AND SURFACE WATER | |
|  | Pumping Station |
|  | Foul Water Sewer (Southern Water) |
|  | Surface Water Sewer (Southern Water) |
|  | Rising Main, Vacuum or Siphon (Southern Water) |
|  | Potable Water (Southern Water) |
| ELECTRIC | |
|  | 11Kv Overhead line (UK Power) |
|  | 11KV Underground cable (UK Power) |
|  | LV Overhead Cable |
|  | LV Underground cable |
| TELECOMMS | |
|  | Openreach Overhead |
|  | Openreach Underground |
| GAS | |
|  | Low Pressure Mains (SGN) |
|  | Medium Pressure Mains (SGN) |

[illegible]

Appendix C Utility Records

Utilities Report

Utility Type

	Electricity	STATUS: AFFECTED NUMBER AFFECTED: 3
	Gas	STATUS: AFFECTED NUMBER AFFECTED: 2
	Water & Sewerage	STATUS: AFFECTED NUMBER AFFECTED: 2
	Telecoms	STATUS: AFFECTED NUMBER AFFECTED: 2
	Other	STATUS: AFFECTED NUMBER AFFECTED: 5

Total Number of Utility Companies Contacted: 18

Report Information

	Works Description: Utility works
	Batch: A Responses Received: 18/18

Status: Complete - Please see 'Understanding This Report'

This report is issued for the site described as:
Site off Rectory Lane, Warminghurst

Report Number:
264092

National Grid Reference:
1 512841 116592; 2 512331 116864; 3 513369 116850; 4 513300 116320; 5 512311 116455;

Customer Reference:
396735070_1

Report Date:
25/03/2026

CONTACT DETAILS

If you require any assistance, please contact our customer services team on:

0330 036 6618

or by email at:

customerservice@envirocheck.co.uk

Utilities Report



Understanding this report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

Report Summary

The table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

Location Map

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

Request Status Report

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

Affected Utilities – We have received plans/information

No Response Received – We are still awaiting a full response

Not affected Utilities – We have received a not affected/no plant present response

Responses

Affected responses are listed by company. Any responses from companies confirming they are not affected are provided at the back of the report for your records.

'Awaiting Further Responses' or 'Pack Complete'?

We do not include Local Authority requests when indicating if the pack is 'Complete' or 'Awaiting Further Responses' as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don't receive replies from local authorities at all

Utilities Report



Landmark Utilities Report Service PAS 128 Statement

Prepared for: Landmark Information Group Ltd

Practitioner: AtkinsRéalis

Report Number: 264092

Client Reference: 396735070_1

Site Name: Site off Rectory Lane, Warminghurst

Date of Order: 26/02/2026

Date of Issue: 25/03/2026

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

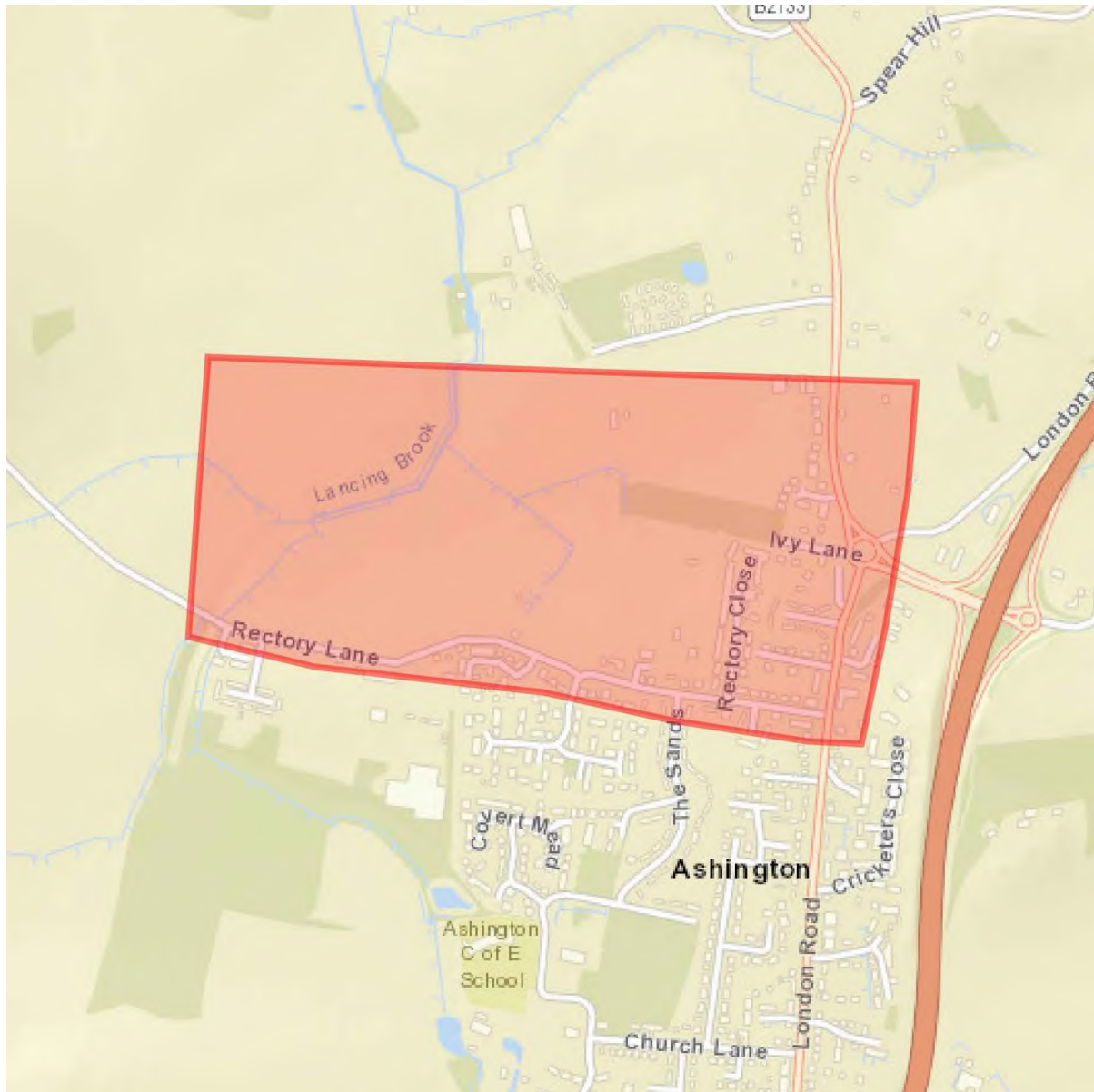
Any responses contained within this report have been obtained between the start date of the order and the date of issue. The validity period of each response is subject to individual asset owners. Where not conveyed on each response, it is the client's responsibility to determine the validity period of each response.

If you want to discuss your report further with us, please contact Landmark Customer Services.

Utilities Report



Search data map



Please ensure that search data covers the **COMPLETE AREA** within the boundary lines on this map. This is marked by **—**

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

Client Reference:
396735070_1

Route:
Site off Rectory Lane, Warminghurst

Postcode:
RH20 3AN

OSGR:
512853 116618

Check by:
SK

Utilities Report



Request Status Report

Route:
Site off Rectory Lane,
Warminghurst

Postcode:
RH20 3AN

OSGR:
512853 116618

Date Requested:
26/02/2026

Client Reference:
396735070_1

Report Number:
264092

Checked and Validated By:
ReR

Validation Date:
25/03/2026

Affected Utilities

We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Notes
Energy Asset Networks		25/03/2026	
Environment Agency	Environment Agency	25/03/2026	
ESP Utilities Group		25/03/2026	
GTC	Electricity, Gas, Telecom, Water Supply	25/03/2026	
LinesearchbeforeUdig	Other	25/03/2026	
Openreach - [British Telecommunications]	Telecom	25/03/2026	
SGN - (Southern Gas Networks)	Gas	25/03/2026	
Southern Water	Sewerage, Water Supply	25/03/2026	
UK Power Networks	Electricity	25/03/2026	
Utility Assets	Electricity	25/03/2026	
West Sussex County Council	Council	25/03/2026	

Utilities Report

Not Affected Utilities

We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Notes
CityFibre	Telecom	25/03/2026	
Network Rail	Rail	25/03/2026	
OCU Group	Telecom	25/03/2026	
SKY Telecommunications Services	Telecom	25/03/2026	
Verizon	Telecom	25/03/2026	
Virgin Media	Telecom	25/03/2026	
Vodafone	Telecom	25/03/2026	



Affected Utilities



Affected Utilities

Energy Asset Networks

From: EnergyAssets@safedigs.co.uk
To: requests.utilitysolutions@atkinsrealis.com
Sent: 2026-02-27T12:44:05+00:00
Subject: Plant Enquiry Ref Job No. 40622801

27/02/2026

LinesearchbeforeUdig ref: 40622801

Your ref: 264092/SAK

Dear Sir/Madam,

Thank you for contacting us regarding equipment and apparatus operated by Energy Assets Networks.

We can confirm that Energy Assets Networks currently has (or is planning to have) gas pipes or cables in the vicinity of your proposed works. A copy of our drawings and site location has been enclosed to aid you in locating them.

We will do everything that we can to assist you in safe working procedures. However, it is important to note that we are not responsible for any incidents or accidents that may occur during your work around our network.

Furthermore, we draw your attention to the following general guidance notes:

- This information is given as a general guide for information purposes only and Energy Assets Networks gives no warranty, representation, or guarantee, whether express or implied, that the content is accurate, complete, or up to date.
- Where applicable, service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated.
- No liability of any kind whatsoever is accepted by Energy Assets Networks, its agents, servants or contractors for any error, omission, or misstatement.
- Please note that all Energy Assets Networks equipment on site should be assumed to be LIVE until proven otherwise.
- Referral to the HSE document HSG47 is essential for any information regarding trial holes and safe digging practice when working near our networks. A copy of this document can be downloaded from the following HSE website link - <https://www.hse.gov.uk/pubns/books/hsg47.htm>.
- Energy Assets Networks reserves its position completely to enforce the terms of any easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.
- You must not build over any of our plant or enclose our apparatus or equipment.
- Additional costs may be incurred if our plant must be relocated due to your proposed works.
- Do please note that other utility network operators may have assets in the area which could be affected by your proposed works.
- In the case of an emergency please use the phone number listed below

If you require advice in connection with your search, please contact the relevant number below.

Your sincerely,

Energy Assets Networks

Pipelines: 01506 425 362
pipelines@EnergyAssets.co.uk

Networks: 0333 666 2008
info@energyassetsnetworks.co.uk

Gas Emergency Number
0800 111 999

Electric Emergency Number
0333 800 2016

LinesearchbeforeUdig:

If you have an enquiry relating to the use of the LinesearchbeforeUdig website, please contact LinesearchbeforeUdig using the following information:

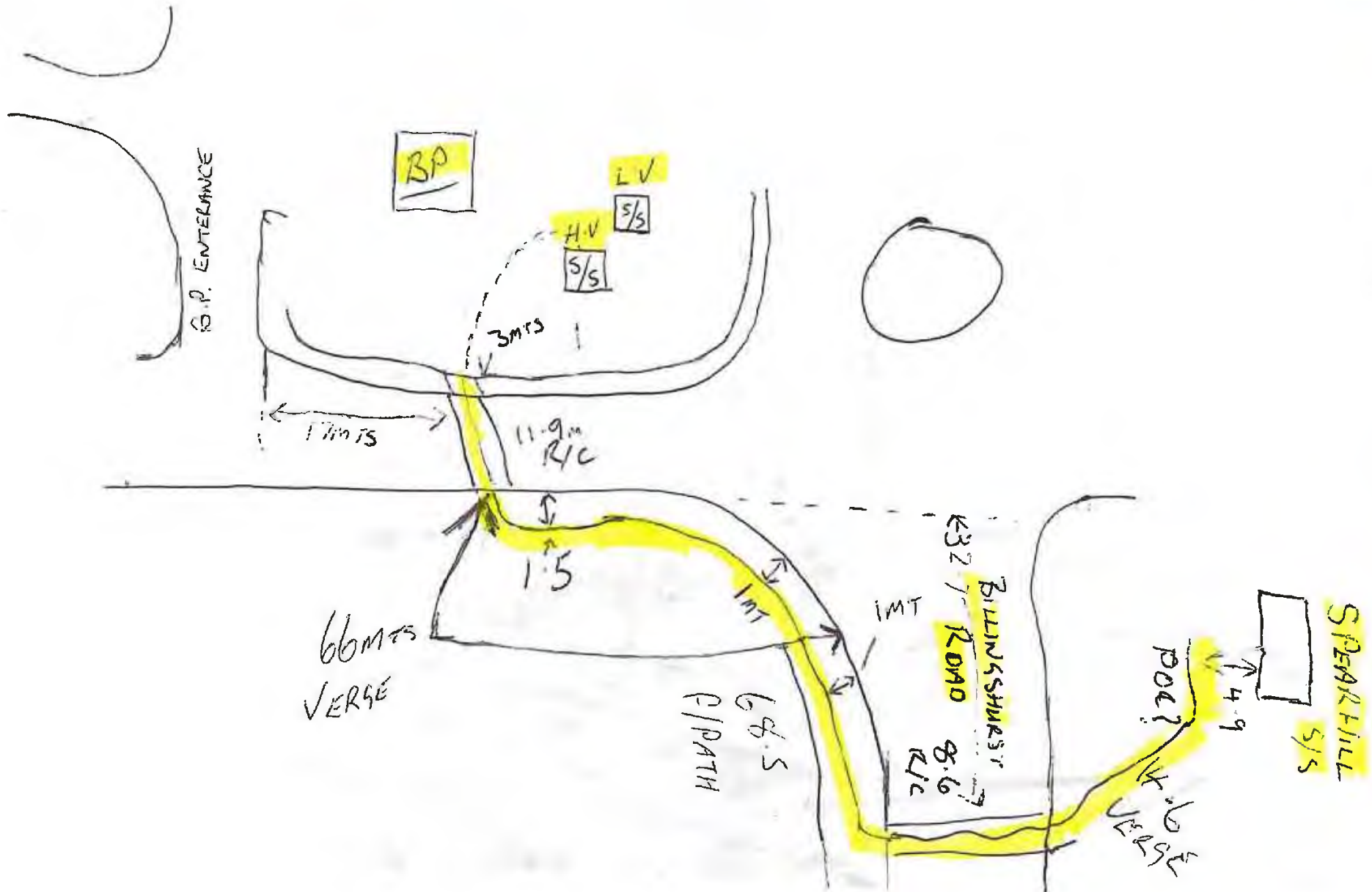
Telephone: 0845 437 7365

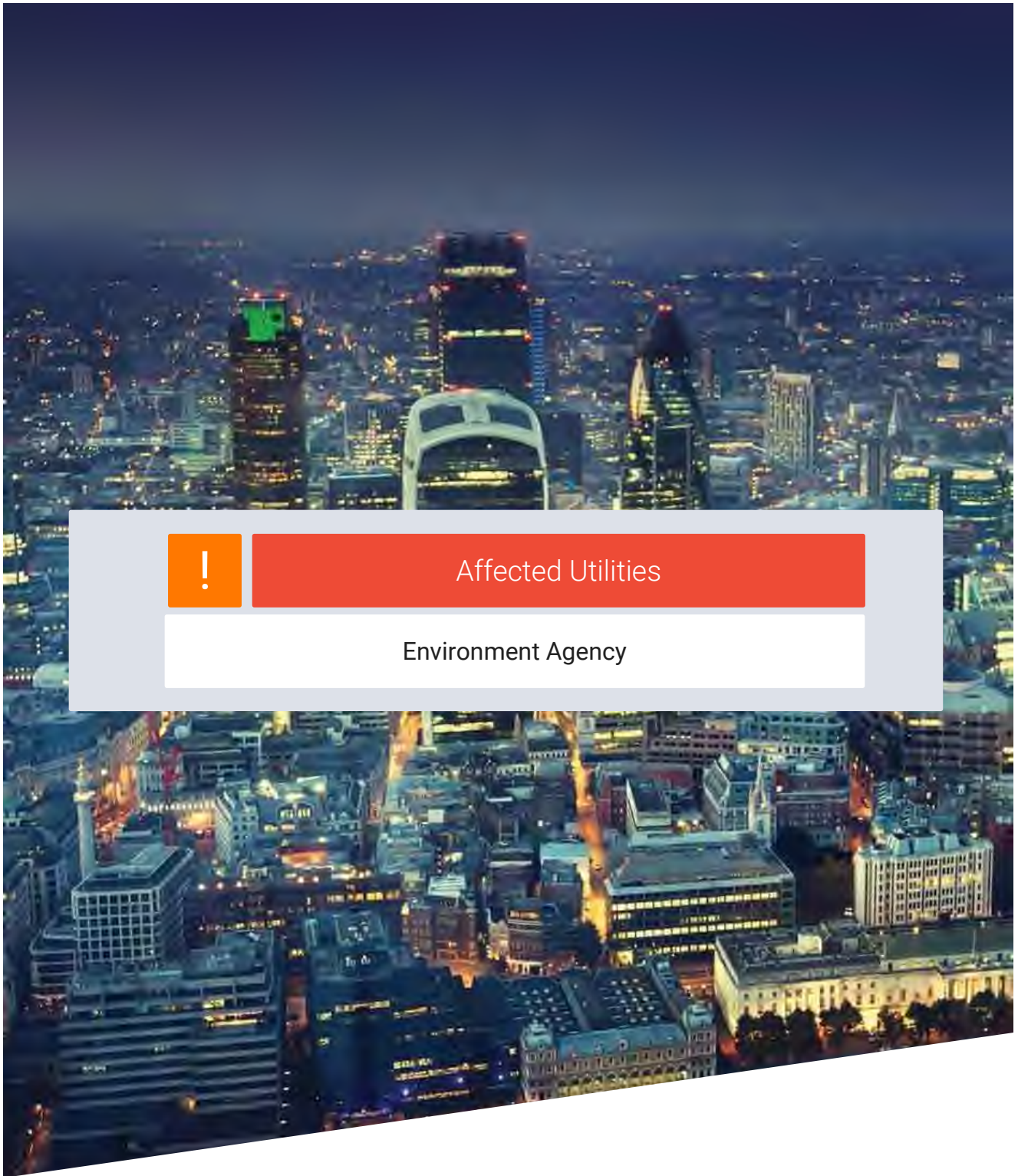
Email: enquiries@lsbud.co.uk

Website: www.lsbud.co.uk

ASHINGTON

172 MTS





From: enquiries@environment-agency.gov.uk
To: requests.utilitysolutions@atkinsrealis.com
Sent: 2026-02-28T10:49:48+00:00
Subject: RE: Plant Enquiry - 264092 - Site off Rectory Lane, Warminghurst - Please respond by 24/03/2026

Hello there,

Thank you for contacting the Environment Agency.

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment, or pipelines situated in the public highway.

As part of our response to the extreme flooding events we have seen in recent months we have made "AIMS Spatial Flood Defences including standardised attributes", and "Spatial Flood Defences without standardised attributes" – Open Data available. These can be accessed by the following link:

Results for "Spatial Flood Defences" - data.gov.uk

It is the only dataset in England that shows flood defences currently owned, managed or inspected by the Environment Agency. You can check if any of these would affect any works carried out by yourselves. You no longer need to send them to us to check on your behalf.

The dataset below shows the (approximate) location of all current sites used for monitoring water quantity, including groundwater, rivers, lakes, estuaries and rainfall.

Monitoring points is all open data and can be downloaded here:

Hydrometric Monitoring Points - data.gov.uk

Additionally, you can access interactive maps showing all Environment Agency operated assets, and all our monitoring points at the links below:

Asset Information and Maintenance Programme (data.gov.uk)

Hydrology Data Explorer - Explore

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. Flood Defence Consents now fall under the new Environmental Permitting (England and Wales) Regulations 2016 system (EPR). You can access an interactive map showing main rivers below:

Statutory Main River Map (data.gov.uk)

You may need an environmental permit for flood risk activities if you want to do work in, under, over or within 8 metres from the 'fluvial' river and from any flood defence structure or culvert or 16m from the 'tidal' river and from any flood defence structure or culvert or any activity within 16 metres of the base of a sea defence which is likely to endanger the stability of, cause damage to, reduce the effectiveness of that sea defence, or interfere with the regulator's access to or along that sea defence.

The EPR is a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt, and only higher risk activities will require a permit. Your proposed works may fall under one or more of the below:

'Exemption'

'Exclusion'

'Standard Risks Permit'

'Bespoke permit'

New forms and further information can be found at:

Flood risk activities: environmental permits - [GOV.UK \(www.gov.uk\)](http://www.gov.uk)

You are breaking the law if you carry out these activities without a permit unless you are exempt.

If you have any queries, please contact our National Customer Contact Centre. They will then be able to tell you the classification of your application, the fee associated with your application, and how to proceed forward. They can be contacted by email: floodriskactivity@environment-agency.gov.uk.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.

Thank you for taking the time to consult us on this matter.

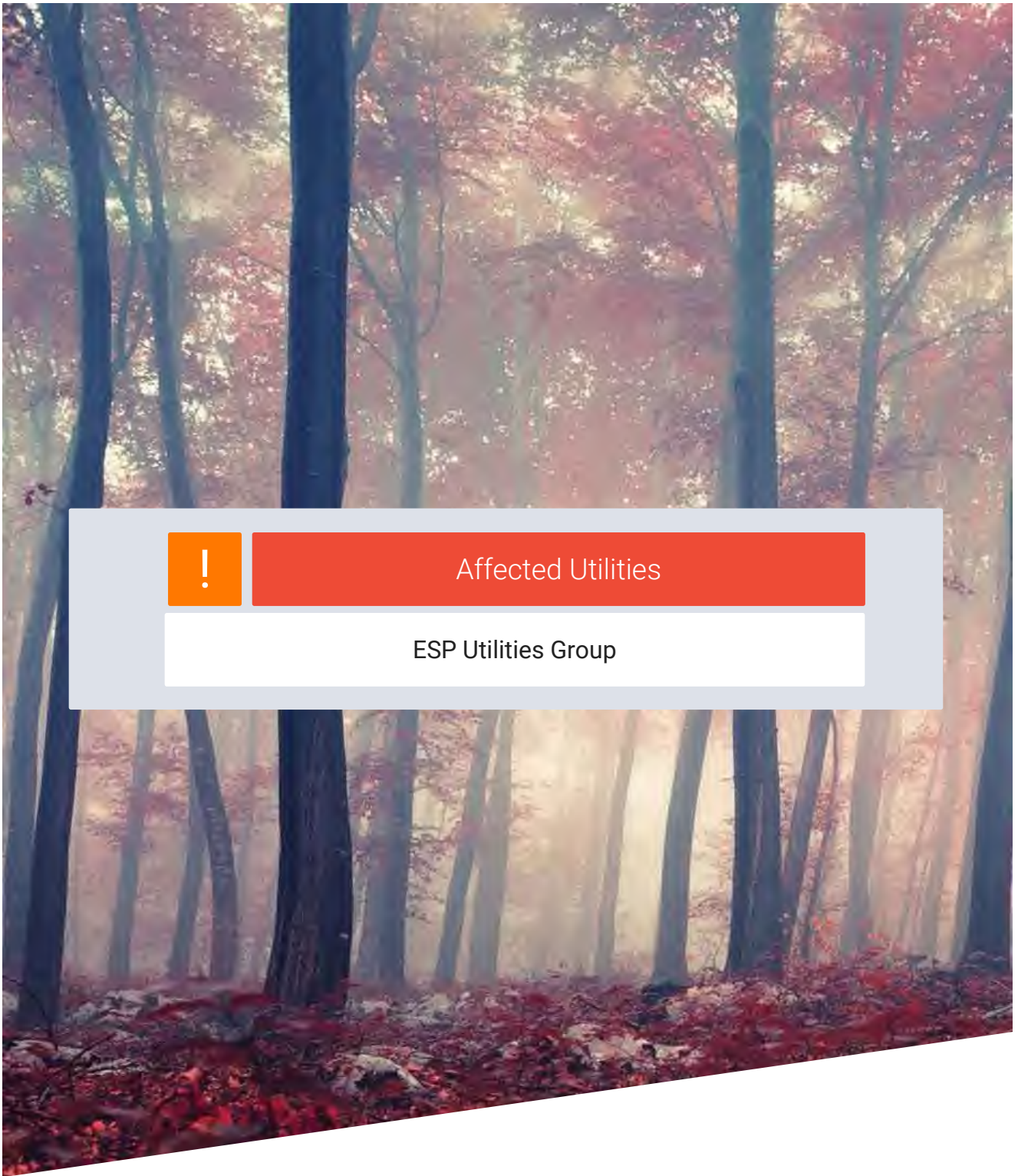
Kind regards,

Jamal.

Customer Service Advisor

Environment Agency. Tel: 0370 8506506

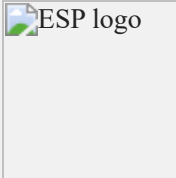
Web Site: www.gov.uk/environment-agency



Affected Utilities

ESP Utilities Group

From: ESP@safedigs.co.uk
To: requests.utilitysolutions@atkinsrealis.com
Sent: 2026-02-27T12:42:45+00:00
Subject: ESP Utilities Group (ESP) Enquiry Ref Job No. 40622801



ESP Utilities Group Ltd

Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA

Date: 27 Feb 2026

To: Mr Ben Evans

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

We acknowledge with thanks your LSBUD request (referenced below) dated 27 Feb 2026 12:37:05 PM for information on the location of our assets.

LSBUD REFERENCE:	40622801
YOUR REFERENCE:	264092/SAK

We can confirm that ESP Utilities Group Ltd (**ESP**) may have water, gas and electric assets within the vicinity of your search.

Please refer to the attached plan(s) showing the approximate position of our apparatus.

WARNING: When working in the vicinity of ESP Utilities Group Ltd's assets you have a legal Duty of Care that must be observed.

As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas & electric network.

Safe digging practices, in accordance with HSE publication HSG47 "[Avoiding danger from underground services](#)" must be used to verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you.

Arrangements can be set in place so that one of our representatives can meet on site (date to be agreed) and we will be happy to discuss the impact of your proposals on the gas network once we have received the details.

ESP are continually laying new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your enquiry.

Please do not hesitate to contact us for further assistance.

Yours sincerely,

ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

Office Tel: [01372 587500](tel:01372587500)

Email: PlantResponses@espug.com

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the LSBUD enquiry outlined above. **Please ensure that the LSBUD enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited. Full terms can be found at www.lsbud.co.uk

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither ESP Utilities Group Ltd nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms. Full terms can be found at www.lsbud.co.uk

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#).

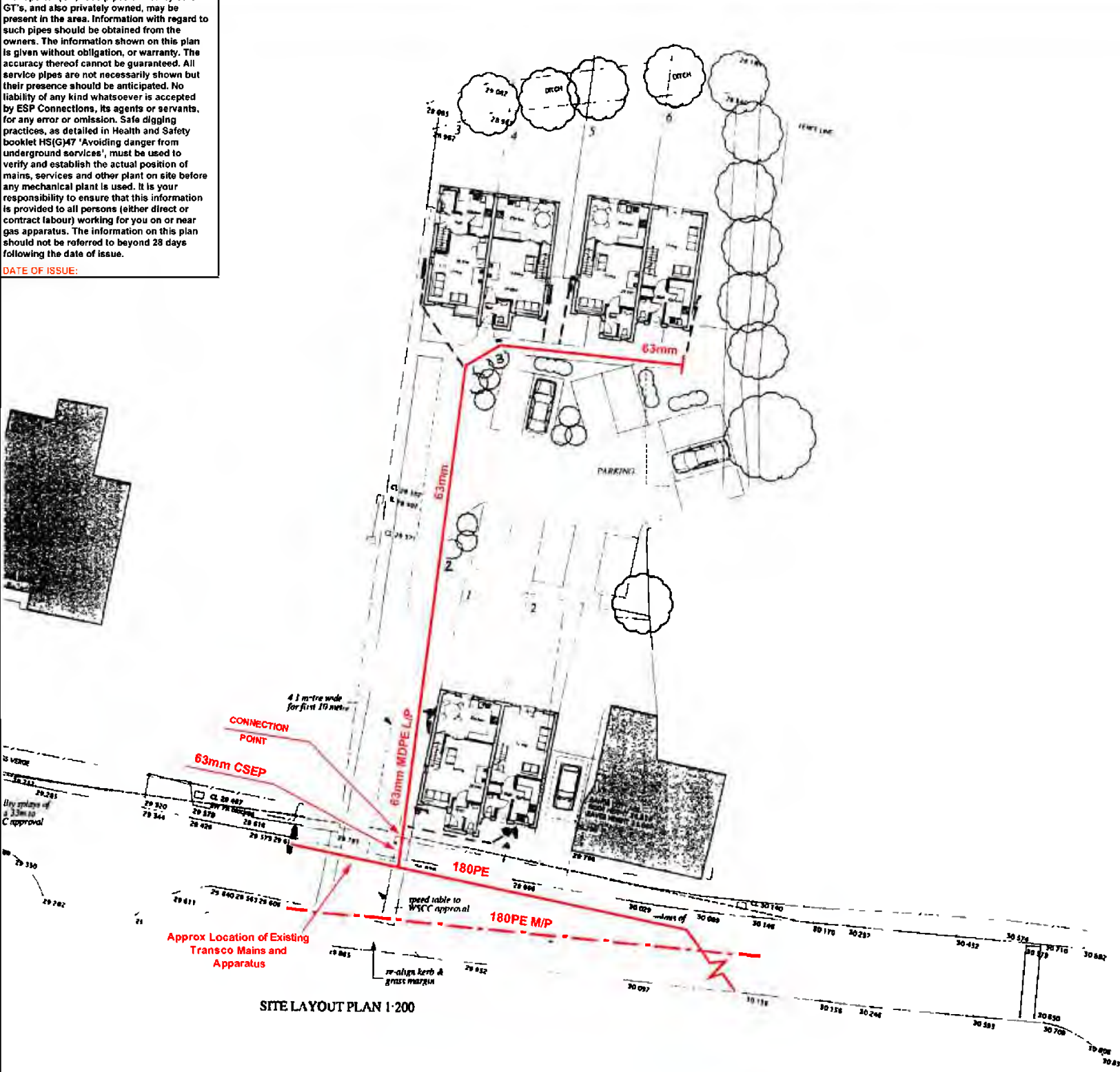


Compiled with TicketAccess by PelicanCorp

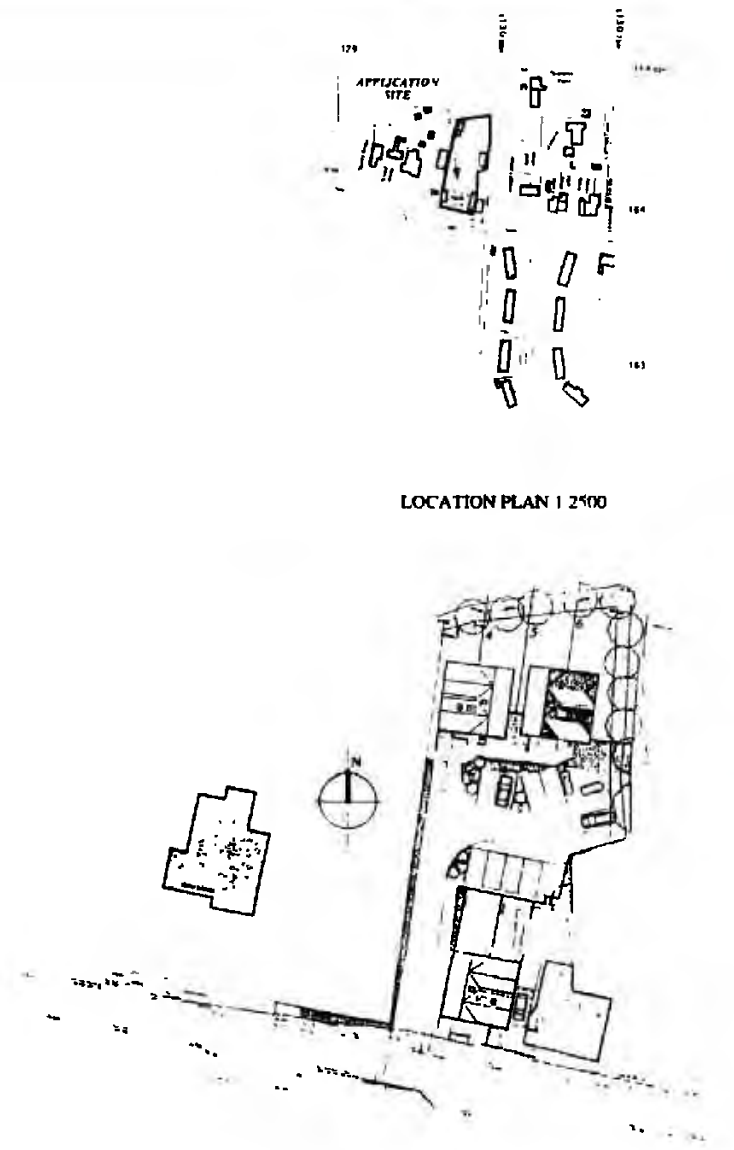


This plan shows only the pipes owned by ESP Connections in its role as a licensed Gas Transporter (GT). Gas pipes owned by other GT's, and also privately owned, may be present in the area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty. The accuracy thereof cannot be guaranteed. All service pipes are not necessarily shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by ESP Connections, its agents or servants, for any error or omission. Safe digging practices, as detailed in Health and Safety booklet HS(G47 'Avoiding danger from underground services', must be used to verify and establish the actual position of mains, services and other plant on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct or contract labour) working for you on or near gas apparatus. The information on this plan should not be referred to beyond 28 days following the date of issue.

DATE OF ISSUE:



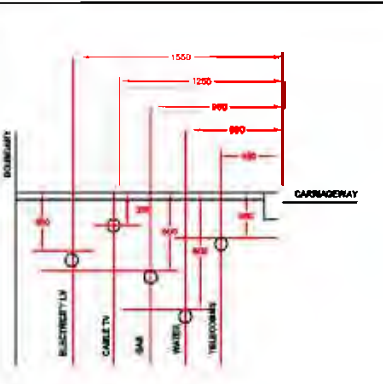
SITE LAYOUT PLAN 1:200



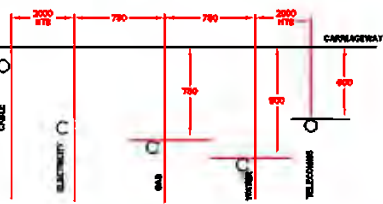
LOCATION PLAN 1:2500

BLOCK PLAN 1:500

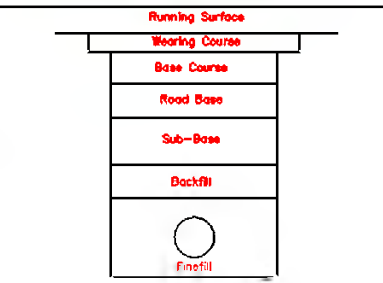
NOTES



TYPICAL FOOTPATH SECTION TO SHOW RELATIVE POSITIONS



TYPICAL ROAD SECTION TO SHOW RELATIVE DUCT POSITIONS



Key

-----	Proposed Low Pressure Mains
-----	Existing Low Pressure Mains
-----	Proposed Medium Pressure Mains
-----	Existing Medium Pressure Mains
-----	Proposed Intermediate Pressure Mains
-----	Existing Intermediate Pressure Mains
-----	Proposed High Pressure Mains
-----	Existing High Pressure Mains
-----	Change of size
-----	Gas Main Duct Sizes
-----	Mains
-----	180mm PE 300mm/10"
-----	125mm PE 200mm/8"
-----	90 & 63mm PE 150mm/6"
-----	Services
-----	32 & 25mm PE 75 or 100mm / 3" or 4"

REVISION NOTES	DATE



PROJECT
**Rectory Place (Sands Cottage),
Rectory Lane, Ashington**

TITLE
GAS LAYOUT

DATE	6/6/2002	SCALE	1:200
DRAWN	BSR	CHECKED	AJL
DRAWING NO.	PPS14830	Issue:	FAL01

A1

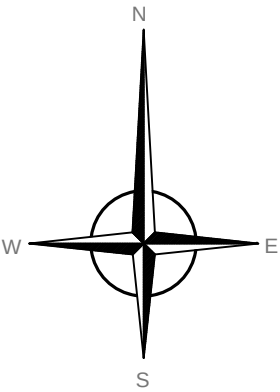
	CSEP REF	
	Upstream Transporter	SGN
	Connection point	E: 512406 N: 116397

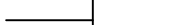
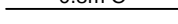


All mains laid at standard depth of cover
(fields) 1.1m, (roads & verge) 0.75m, (footpath) 0.6m
Unless otherwise stated.

Materials	Description
DI	Ductile Iron Main
CI	Cast Iron Main
ST	Steel main or service
MDPE (17.6)	Medium Density Polyethylene (SDR Rating) main or service
HDPE (11)	High Density Polyethylene (SDR Rating) main or service
Size	Description
12"	Metallic main or service - Imperial (nominal bore)*
150mm	Metallic main or service - Metric (nominal bore)
3"	Polyethylene main or service - Imperial (nominal bore)
90	Polyethylene main or service - Metric (outsidediameter)
* note - for Steel 18" denotes the pipe size where the designation changes from nominal bore to outside diameter	
Pressure	Description
LP	Low Pressure - up to 75 millibar gauge
MP	Medium Pressure - between 75 millibar and 2 bar gauge
IP	Intermediate Pressure - between 2 bar and 7 bar gauge
HP	High Pressure - above 7 bar gauge

Key for Mains & Service Pipework	
	Existing LP mains or services operating up to 75 millibar gauge
	Proposed LP mains or services operating up to 75 millibar gauge
	Existing MP mains or services operating between 75 millibar and 2 bar gauge
	Proposed MP mains or services operating between 75 millibar and 2 bar gauge
	Existing IP mains or services operating between 2 bar and 7 bar gauge
	Proposed IP mains or services operating between 2 bar and 7 bar gauge



	90	125	
			
	Change in diameter nominal bore		
			
	Mains not connected		
			
	Valve		
			
	Pressure Regulator		
			
	Cap End		
			
	Pressure / Purge point		
			
	Depth of Cover main or service		
	0.8m C		

1

Note

This Plan shows only the pipes owned by E S Pipelines Ltd in its role as a licensed Gas Transporter (GT). Gas pipes owned by other GT's, and also privately owned, may be present in the area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty. The accuracy thereof cannot be guaranteed. All service pipes are not necessarily shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by E S Pipelines Ltd, its agents or servants, for any error or omission. Safe digging practices, as detailed in Health and Safety booklet HSG147 Avoiding danger from underground services, must be used to verify and establish the actual position of mains, services and other plant on site before any Mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct or contract labour) working for you on or near gas apparatus. The information on this plan should not be referred to beyond 28 days following the date of issue. DATE OF ISSUE: 01/07/2015
REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT RESERVED.
THIS DRAWING IS THE COPYRIGHT OF E.S. PIPELINES LIMITED AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT ©



PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

Introduction

Damage to ESP Utilities Group's plant can result in uncontrolled gas escapes which may be dangerous. In addition, these occurrences can cause expense, disruption of work and inconvenience to the public.

Various materials are used for gas mains and services. Cast Iron, Ductile Iron, Steel and Plastic pipes are the most widely found. Modern Plastic pipes are either bright yellow or orange in colour.

Cast Iron and Ductile Iron water pipes are very similar in appearance to Cast Iron and Ductile Iron gas pipes and if any Cast Iron or Ductile Iron pipe is uncovered, it should be treated as a gas pipe. ESP Utilities Group do not own any Cast Iron or Ductile Iron gas pipes but their gas network infrastructure may be connected to Cast Iron, Ductile Iron or Steel pipes owned by a regional gas distribution network, either Cadent Gas, Northern Gas Networks, Wales and West Utilities or SGN.

The following general precautions apply to *Intermediate Pressure (2-7barg MOP), Medium Pressure (75mbarg-2barg MOP), Low Pressure (up to 75mbarg MOP) and other gas mains and services likely to be encountered in general site works and are referred to within this document as '**pipes**'.

*Whenever an IP main has been confirmed to be present following a plant enquiry, the enquirer **MUST NOT** continue with work until contact is made with ESP and the work discussed in detail. This may result in on site attendance during the work by an ESP representative. It may be necessary for ESP to attend site in relation to potential works on other pressure tiers of pipes depending on the level of risk associated with the works.

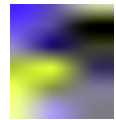
Locating Gas Pipes

It should be assumed when working in urban and residential areas that gas mains and services are likely to be present. On request, ESP Utilities Group will give approximate locations of pipes derived from their records. The records do not always show the position of gas service pipes as they are not a regulatory requirement, but their probable line can be deduced from the gas meter position. ESP Utilities Group staff will be pleased to assist in the location of gas plant and provide advice on any precautions that may be required. The records and advice are given in good faith but cannot be guaranteed until manual excavation has taken place to positively identify the location of ESP plant. Proprietary pipe and cable locators are available and should be used to detect underground plant wherever possible although generally these will not locate plastic pipes.

Safe working Practices

To ensure safe working conditions adjacent to gas plant the following **must** be observed:

- Observe any specific request made by ESP Utilities Group staff or Gas Emergency Provider personnel
- Gas pipes must be located by hand digging before mechanical excavation is undertaken.
- Once a gas pipe has been located, mechanical excavation must proceed **with care**. A mechanical excavator **must not** in any instance be used within 0.5 metres of a gas pipe and greater safety distances may be advised by ESP Utilities Group depending on the mains maximum operating pressure (MOP).
- **No apparatus or plant must be laid over and along the line of a gas pipe, irrespective of clearance.**
- Where heavy plant may have to cross the line of a gas pipe during construction work, the number of crossing points should be kept to a minimum. Crossing points should be clearly indicated and crossings at other places along the line of the pipe should be prevented. Where the pipe is not adequately protected by an existing road, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. ESP Utilities Group staff will advise on the type of reinforcement necessary.
- No explosives should be used within 30 metres of any gas pipe without prior consultation and the agreement of ESP Utilities Group.
- **ESP Utilities Group must be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation.** ESP Utilities Group above ground installations will have a sign with a site number; please quote this site number in any correspondence.
- Where it is proposed to carry out piling or boring within 15 metres of any gas pipe, ESP Utilities Group should be consulted prior to the commencement of the works.



- Access to gas plant must be maintained at all times during on site works.

Proximity of Other Plant

- For gas pipes operating at a pressure a pressure of up to 2bar (Low Pressure and Medium Pressure) other utility plant or apparatus **must not be installed within 250mm** of the gas pipe.
- For gas pipes operating in excess of 2 bar (Intermediate Pressure) other utility plant or apparatus **must not be installed within 600mm** of the gas pipe.
- These minimum proximities are required in to facilitate repair, whether the adjacent plant be parallel to or crossing the gas pipe.
- No manhole or chambers shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a gas pipe, without consultation with ESP Utilities Group.

Support and Backfill

Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of ESP Utilities Group and must not be used as an anchor or support in any way. In some cases, it may be necessary to divert the gas pipe before work commences.

Where a trench is excavated crossing or parallel to the line of the gas pipe, the backfill should be adequately compacted, particularly beneath the pipe, to prevent any settlement which could subsequently cause damage to the pipe.

In special cases it may be necessary to provide permanent support to the gas pipe, before backfilling and reinstatement is carried out. Backfill material adjacent to gas plant must be selected fine material or sand, containing no stones, bricks or lumps of concrete, etc., placed to a minimum depth of 150mm around the pipes and well compacted by hand. No power compaction should take place until 300 mm of selected fine fill has been suitably compacted.

If the road construction is in close proximity to the top of the gas pipe, a "cushion" of selected fine material such as sand must be used to prevent the traffic shock being transmitted to the gas pipe. The road construction depth must not be reduced without permission from the local Highway Authority.

No concrete or other hard material must be placed or left under or adjacent to any Cast Iron pipe as this may cause fracture of the pipe at a later date.

Concrete backfill should not be used closer than 300 mm to the pipe.

Damage to Coating

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent ESP Utilities Group must be notified so that repairs can be made to prevent future corrosion and subsequent leakage.

Welding or "Hot Works"

When welding or other "hot works" involving naked flames are to be carried out in close proximity to ESP Utilities Group gas plant and the presence of gas is suspected, ESP Utilities Group must be contacted before work commences to check the atmosphere. Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Suitable method statements and risk assessments should be undertaken.

Particular care must be taken to avoid damage by heat or naked flame to plastic gas pipes or to the protective coating on other gas pipes. When works on copper pipes are undertaken near to other metallic gas pipes, care should be taken to avoid flux coming into contact with other metallic pipework to prevent accelerated corrosion which can lead to leakage.

Leakage from Gas Apparatus

If damage or leakage is caused or an escape of gas is smelt or suspected the following action must be taken at once:

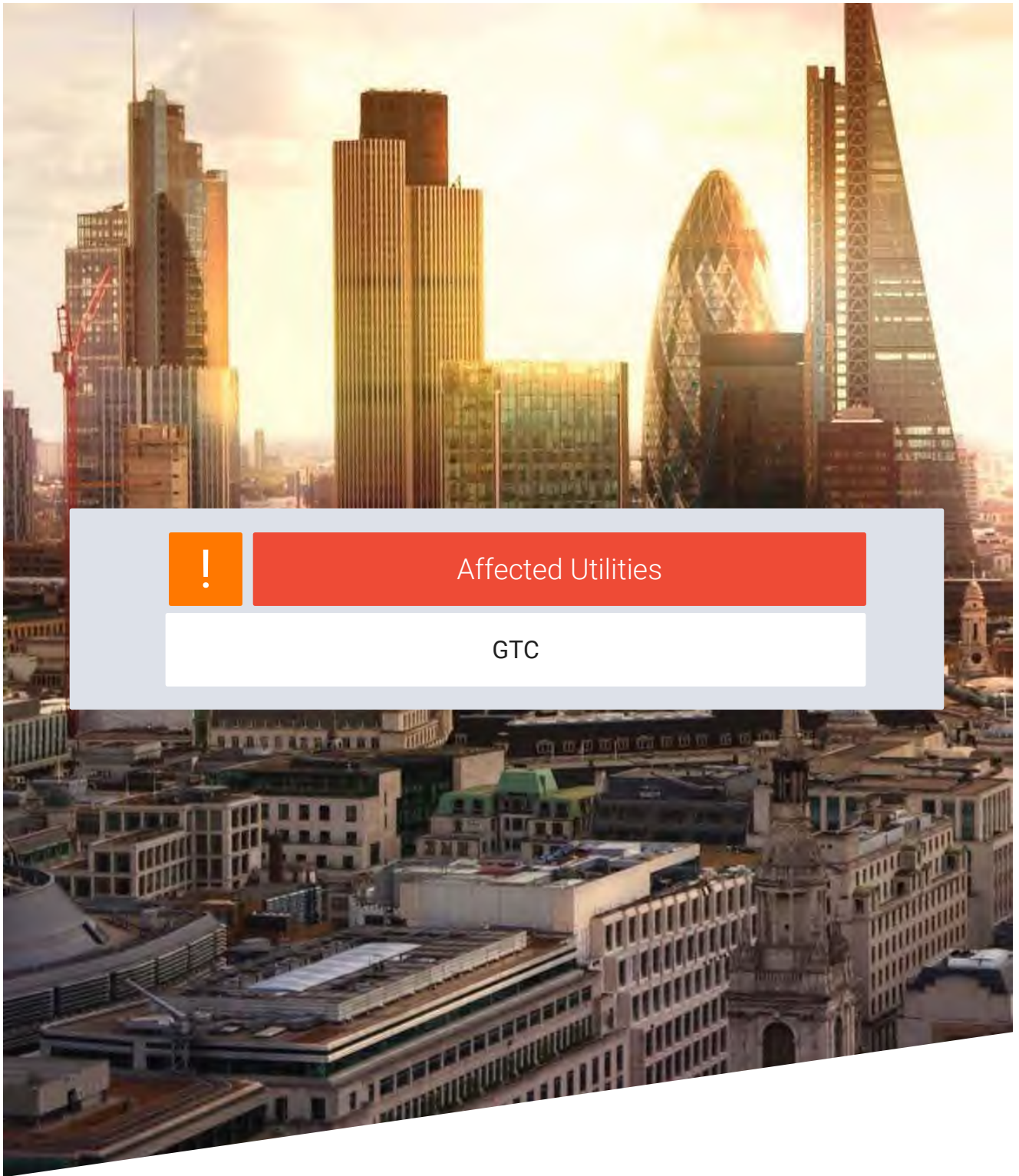
- Remove all personnel from the immediate vicinity of the escape;
- Contact National Gas Emergency Number, on: **0800 111 999**;
- Prevent any approach by the public, prohibit smoking, extinguish all naked flames or other source of ignition within 15 metres from the gas leak as a minimum;
- Assist gas personnel, Police or Fire Service as requested.

REMEMBER – IF IN DOUBT, SEEK ADVICE FROM ESP UTILITIES GROUP.

ESP Utilities Group can be contacted at:

Office Address: Bluebird House, Mole Business Park, Leatherhead, Surrey KT22 7BA

Office Tel: 01372 587500; **Fax:** 01372 377996



From: plantenquiryservice@gtc-uk.co.uk
To: requests.utilitysolutions@atkinsrealis.com
Sent: 2026-03-04T04:23:04+00:00
Subject: GTC Plant Enquiry - Ref- 6332459

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 6332459

Your Enquiry Ref: 264092/ATV

Dear Jordan,

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.

N0012765

Electric

- [EN0012765-1_1_of_3_Entire_site_Rev1-1.png](#)
- [EN0012765-1_2_of_3_Rev1-1.png](#)
- [EN0012765-1_3_of_3_Rev1-1_Contestable_LV_Rev1-1.png](#)

Gas

- [N0012765-1_1_of_1_Rev1-0.png](#)

N0024785

Electric

- [EN0024785-1_1_of_5_Entire_site_Rev7-0.png](#)
- [EN0024785-1_2_of_5_Rev7-0_appendix_1_of_2.png](#)
- [EN0024785-1_2_of_5_Rev7-0_appendix_2_of_2.png](#)
- [EN0024785-1_2_of_5_Rev7-0.png](#)

- [EN0024785-1_3_of_5_Rev7-0.png](#)
- [EN0024785-1_4_of_5_Rev7-0_Contestable_HV_Rev7-0_appendix_2_of_2.png](#)
- [EN0024785-1_4_of_5_Rev7-0_Contestable_HV_Rev7-0_appendix_1_of_2.png](#)
- [EN0024785-1_4_of_5_Rev7-0_Contestable_HV_Rev7-0.png](#)
- [EN0024785-1_5_of_5_Rev7-0_Contestable_HV_Rev7-0.png](#)

Water

- [WN0024785-1_1_of_1_Rev7-1.png](#)

N7020048

Gas

- [N7020048-1_1_of_3.png](#)
- [N7020048-1_2_of_3.png](#)
- [N7020048-1_3_of_3.png](#)

N7039698

Gas

- [N7039698-1_1_of_1_Rev2-0.png](#)

N7011271

Gas

- [N7011271-1_1_of_3_Entire_site_Rev2-0.png](#)
- [N7011271-1_2_of_3_Rev2-0.png](#)
- [N7011271-1_3_of_3_Rev2-0.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

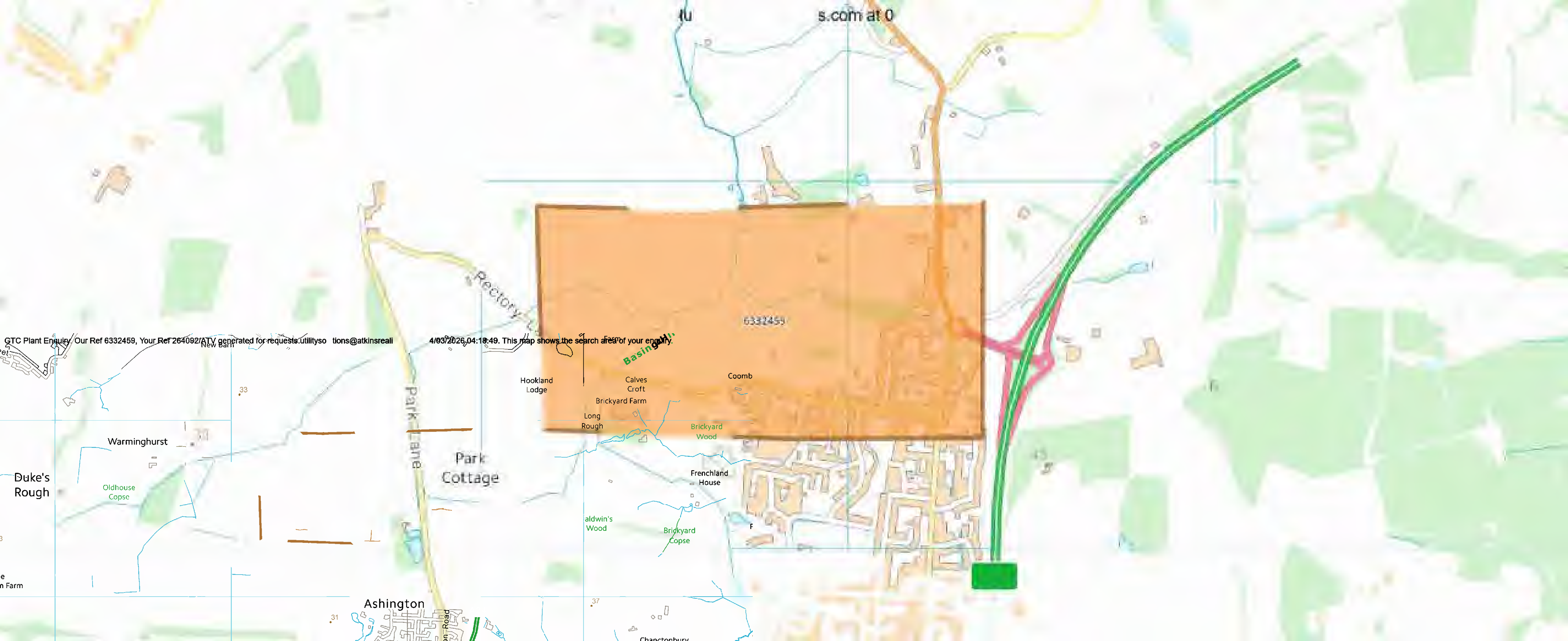
NOTE:

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



GTC Plant Enquiry Our Ref 6332459, Your Ref 264092/ATV generated for requests.utilityso tions@atkinsreali

4/03/2026, 04:18:49. This map shows the search area of your enquiry.

6332459

Hookland Lodge

Calves Croft

Coomb

Brickyard Farm

Long Rough

Brickyard Wood

Frenchland House

Aldwin's Wood

Brickyard Copse

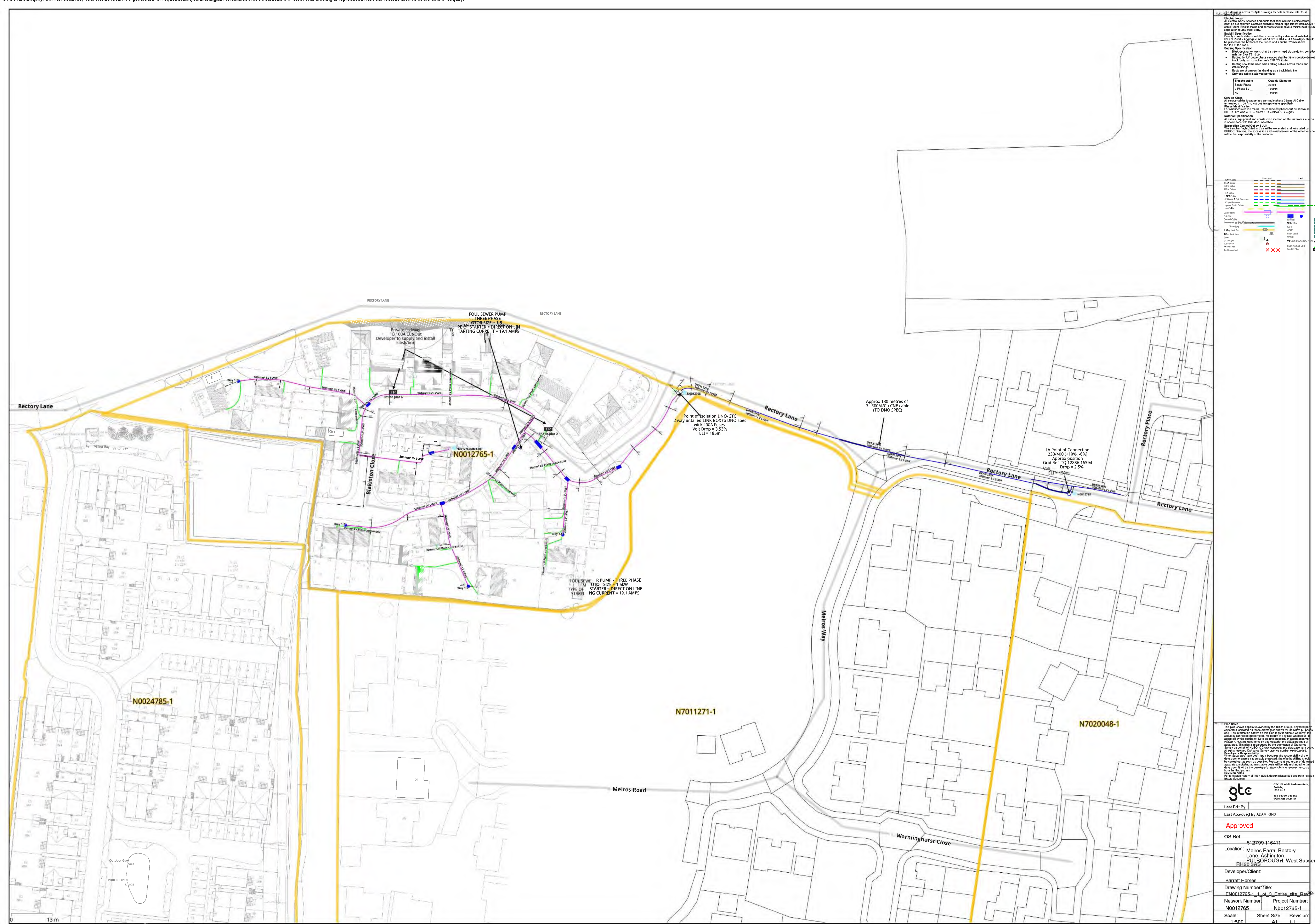
Warminghurst

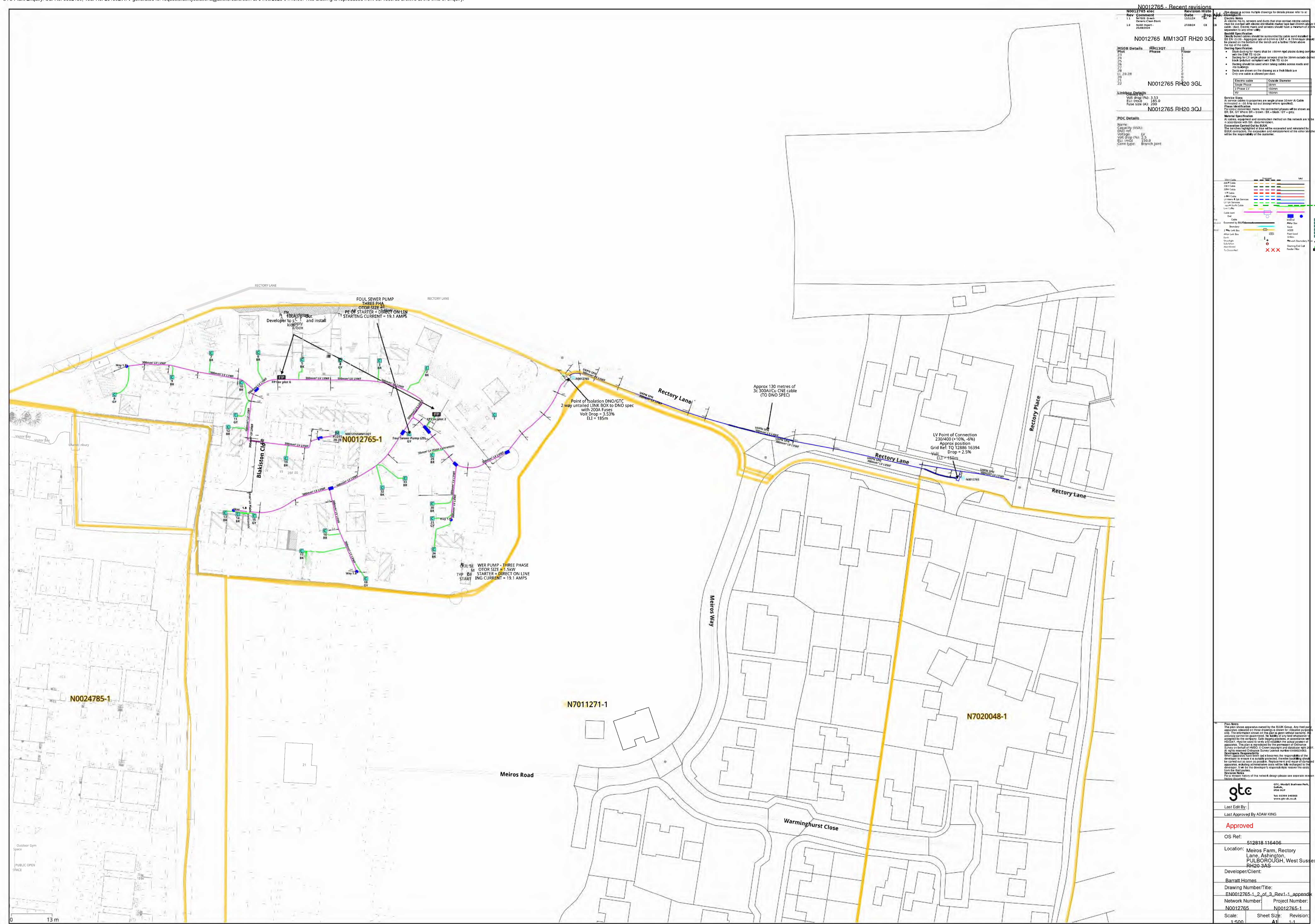
Oldhouse Copse

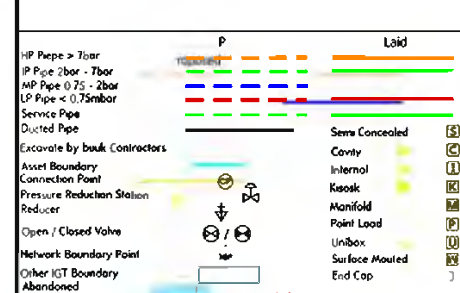
Duke's Rough

Ashington

Chanctonbury

[illegible]







Room Schedule

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	Living Room	1200	36000	
102	Dining Room	800	24000	
103	Kitchen	600	18000	
104	Bedroom	1000	30000	
105	Bathroom	400	12000	
106	Garage	1500	45000	
107	Storage	200	6000	
108	Entry	300	9000	
109	Staircase	100	3000	
110	Front Porch	200	6000	
111	Back Porch	100	3000	
112	Driveway	1000	30000	

Material Schedule

Material	Quantity	Unit	Notes
Concrete	1000	cu. yd.	
Rebar	100	lbs.	
Brick	10000	sq. ft.	
Insulation	1000	sq. ft.	
Roofing	1000	sq. ft.	
Paint	100	gals.	
Windows	10	units	
Doors	10	units	
Stairs	10	units	
Porches	10	units	
Driveway	10	units	





Floor Plan



Floor Plan



Floor Plan

Floor Plan



Floor Plan



Graph of a function



Graph of a function



Graph of a function



Graph of a function

Star Design

Star Design



