

Appendix B Existing Services Records – Not affected



Priya, Shubha

From: Plantenquiries <p[REDACTED]>
Sent: 03 December 2020 21:15
To: Utility Solutions GDC Requests
Subject: RE: Plant Enquiry - 90619 - Site off Oak Tree Lane, Woodgate - Please respond by 26/11/2020

Categories: Shubha

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact p[REDACTED] and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

From: requests.utilitysolutions@atkinsglobal.com <r[REDACTED]>

Sent: 24 November 2020 03:49



We have checked CityFibre's website and in this instance your area is not affected.

From: Plant Enquiries <[REDACTED]>
Sent: 24 November 2020 15:59
To: Utility Solutions GDC Requests
Subject: RE: Plant Enquiry - 90619 - Site off Oak Tree Lane, Woodgate - Please respond by 26/11/2020

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Last Mile **does not** have any plant within the area(s) specified in your request.

If you require further assistance with outstanding enquiries, please call 03300 587 443.

Please ensure all plant enquiries are sent to [REDACTED]

Regards

From: [REDACTED]
Sent: 24 November 2020 03:49
Cc: [REDACTED] m
Subject: Plant Enquiry - 90619 - Site off Oak Tree Lane, Woodgate - Please respond by 26/11/2020

Our Reference: 90619
Site Name: Site off Oak Tree Lane, Woodgate
Works Description: Building Works - Low Rise
Site Grid References: 494125 104154,494371 103997,493872 104306,494370 104311

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

It would be greatly appreciated if you could respond to this enquiry by 26/11/2020. Your prompt response will assist with our clients proposals in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.

Kind regards,

ATKINS - Utility Solutions

The Hub, 500 Park Avenue, Aztec West, Almondsbury, Bristol, BS32 4RZ.

From: NRSWA [REDACTED]
Sent: 24 November 2020 17:16
To: Utility Solutions GDC Requests
Subject: Plant Enquiry - 90619 - Site off Oak Tree Lane, Woodgate - 26/11/2020



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 [REDACTED]

Regards

NRSWA Department
Tech UK - Implementation

sky | TECHNOLOGY



Kind Regards,

Tabitha Harris
NRSWA Administrator
Tech UK Operations

Please note due to Covid our office is closed, with limited access to post, please send ALL plant enquiries to [REDACTED]

Please ensure you send a full grid ref and map with your enquiry e.g. 529155, 179741 OR TQ 29155 79741

70 Buckingham Avenue
Slough
SL1 4PN

ADVISORY NOTICE

SUPPLIER UPDATE: Utility Assets

On 24/11/2020, an enquiry was sent to Utility Assets' plant record department. As of the date of issue of this Utilities Report, we have not received a formal response from Utility Assets in regards to owning any equipment on this site. Utility Assets have however advised the following:

"Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from asset.manager@utilityassets.co.uk quoting a site reference number.

Asset Manager - Utility Assets Ltd"

If a formal response is received within 3 months of the date of this search it will be forwarded onto you as per our usual service. However, without formal communication from Utility Assets it remains unconfirmed that your site will not be affected by their network. Utility Assets will not acknowledge receipt of this enquiry, or any subsequent queries, unless their network will be affected.

Terms and Conditions

Full Terms and Conditions can be found on the following URL:

[REDACTED]

Please note that Utilities Reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please telephone our Customer Service Team [REDACTED]

Appendix C Utility Trace

Equipment Information					
Equipment	Manufacturer	Model	Serial Number	MKS REF	Date of Calibration
DLA, Tx Transmitter	SPK Radioelectronics	RD6000	1076-108-8221	RD10	11/10/2020
DLA, Rx Receiver	SPK Radioelectronics	RD6000	108070LB-1455	RD10	11/10/2020
GPR	Leica GPR	GPR 12000	0719-20-00007	GPR18	10/01/2021

DETECTION SURVEY REPORT

GENERAL

This survey was carried out in accordance with PAS 128:2014 (Publicly Available Specification from BS). After a pre-survey consultation with the client it was agreed to carry out the detection survey using methodology M1 as per Table 2 of the PAS 128:2014. The survey boundary has been shown on the drawing; please see freestyle section of the key for reference.

DESKTOP UTILITY REPORT

In addition the client has provided MK Surveys with historical record information. As per PAS 128:2014 this record information is classed as historical and must be referenced with extreme caution. There is no guarantee of the completeness and accuracy of this information. Site staff provided further local knowledge.

DETECTION SURVEY

DRAINAGE
Drainage pipes were traced with pipe stons and invert levels recorded. Whenever possible the chamber sizes have been recorded and positioned on the drawing. All connections from gullies, external rainwater pipes and external soil stacks have been recorded wherever possible with manholes, streetlights and sewer runs by radio sonde location and/or GPR. Where a saddle connection is present the position is assumed only until proven to GED or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be straight and labelled as GED. All drainage should be cross checked in critical areas by CCTV survey or verification survey type A. MH102 was unable to be located with a aerial detector. We have located a foul water pipe out of MH8 but due to the pipe being blocked we were unable to trace the full route of the pipe.

WATER
Water utilities located using EML, with electronically derived depths or GPR detected depths to the crown of the pipe. Where utilities have not been successfully detected, the position has been drawn in relation to the supplied utility records information. Recommend trial excavations to confirm depth and position in critical areas.

GAS
Gas utilities located using EML, GPR derived depths to the crown of the pipe. Where utilities have not been successfully detected, the position has been drawn in relation to the supplied utility records information. Recommend trial excavations to confirm depth and position in critical areas.

ELECTRICITY

Electric cables within the survey area have been located using EML methods with electronically derived depths recorded. Unable to confirm amount of cables within ducts from surface inspection. Record information shows a 11kV HV cable in the carpark park to the south of the site. Survey result confirms this doesn't enter the site boundary. Recommend trial excavations to confirm depths and position in critical areas.

TELECOM

Telecom ducts have been traced with depths recorded. Due to laws protecting British Telecom apparatus all ducts have been located using remote detection techniques only and compared with record information. Chamber sizes have been recorded using GPR techniques wherever possible. For further information regarding BT apparatus please contact Openreach directly.

CATV

No evidence of CATV Network identified during the survey. Records information can confirm this.

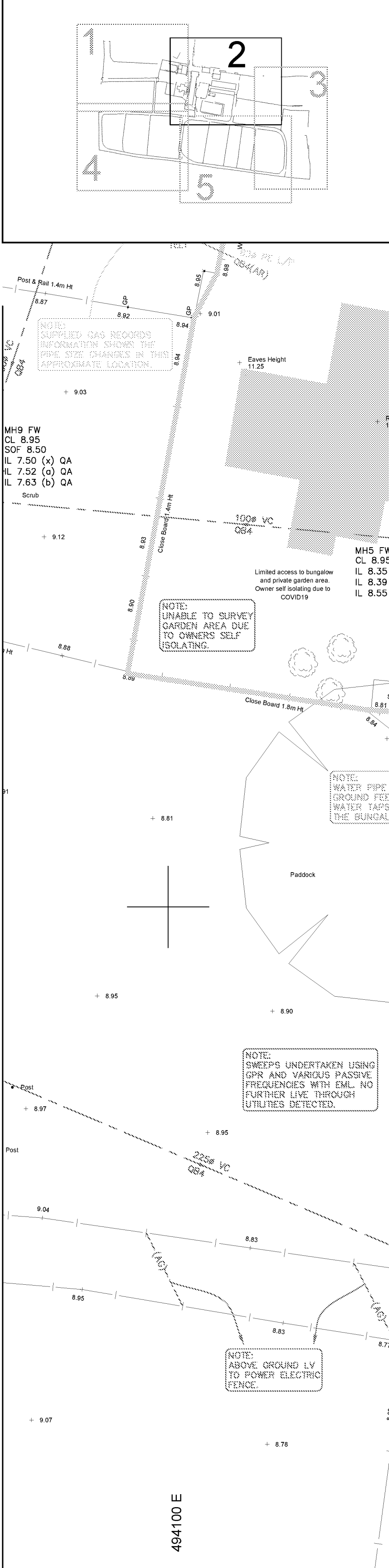
UNKNOWN

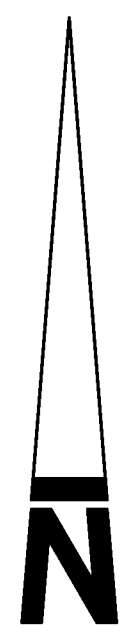
Some unknown targets identified on the drawing using GPR are classified as 'non-linear targets'. These are not consistent with what we expect to see when identifying a buried utility and appear on the drawing as single targets with depths < 6 not taking two or more depth readings). This does not mean they are not utilities, we are just unable to positively identify them as a utility. We would strongly recommend that further verification surveys (PAS 128:2014 survey type A) are carried out to identify these targets in critical areas. All unknown anomalies were located using EML or GPR techniques. Recommend trial excavations to confirm identity position and depths in critical areas.

SEE CAUTIONARY NOTES WITHIN THE UTILITY KEY

Desktop Utility Records		
Utility Type	Provider Details	Date Acquired
Drainage	Seaboard Water	25/1/2020
Water	Portsmouth Water	23/1/2020
Gas	Seaboard Gas Networks	24/1/2020
Electricity	Seaboard and Southern Electricity Networks	23/1/2020
Telecom	Openreach	24/1/2020
CATV	Virgin Media	Not Applicable

Sheet Layout: (Not to Scale)





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- [illegible]

- | SERVICE TYPE | |
|--------------|----------------------------|
| WV | WASH WATER |
| WW | RAIN WATER PIPE |
| OC | STOP COCK |
| SO | SOAKAWAY |
| SP | SOIL PIPE |
| ST | STAY CABLE |
| SV | STOP GILDRICE VALVE |
| VYP | SOIL VENT PIPE |
| TCB | TELEPHONE CALL BOX |
| TEL | TELEPHONE CONNECTION COVER |
| TL | TRAFFIC LIGHT |
| TLG | TRAFFIC LIGHT COVER |
| TM | TICKET MACHINE |
| TP | TELEPHONE POLE |
| VP | VENT PIPE |
| WM | WATER METER |
| WO | WASH OUT |
| WR | WATER RISER |
| WT | WATER TAP |
| SAV | SATV. SERVICE |
| EL | ELECTRICITY (V) |
| ELP | ELECTRICITY (V) |
| FUE | FUEL |
| HEAT | HEATING |
| GA | GAS/BOG ELECTRIC |
| GA | GAS/BOG ELECTRIC |
| TR | TRUCK DRIVER |
| CO | COMBINED EXPEND |
| PL | POLICE POWER |
| PL | PLUMBERS WORK |

- DEPTHS
 d ELECTRONICALLY DERIVED
 Pd PASSIVELY DERIVED
 Bd BASE DEPTH
 Cd DEPTH TO CROWN
 Id DEPTH TO INVERT
 Sd DEPTH TO SOFFIT
 UNIDENTIFIED BEWER
 TELECOM
 UNKNOWN SERVICE
 WATER
 SERVICES SURVEY WARNING

- [illegible]

PAS 128:2014 Quality Level Guide		
Quality Level	Description	Accuracy
Q04	A utility is expected to exist but cannot be detected - (AR), (R), (V)	Undefined
Q03P	Horizontal locations only using one geophysical technique.	~ 50mm Horizontal
Q03	No depth information - (N2)	Undefined Vertical
Q02P	Horizontal and vertical location only using one geophysical technique.	~ 25mm or ~ 40% of depth whichever is greater
Q02		~ 15mm or ~ 15% of depth whichever is greater
Q01P	Horizontal and vertical location only using two geophysical techniques.	~ 50mm Horizontal
Q01		~ 25mm Vertical
QA	Service verified in an open excavation, inside an inspection chamber / draw pit, or at the point the service enters / exits the ground.	

Equipment Information					
Equipment	Manufacturer	Model	Serial Number	MKS REF	Date of Calibration
EWL Tx Transmitter	SPX Radiodetection	RD9000	10TX108-5221	RD10	11/12/2020
EWL Rx Receiver	SPX Radiodetection	RD9000	10RX00LS-14595	RD10	11/12/2020
GPR	Leica DG	Opera DG2000	010-20-00537	GPR18	13/01/2021

GENERAL: This survey was carried out in accordance with PAS 128:2014 (Publicly Available Specification from BSI). After a pre-survey consultation with the client it was agreed to carry out the detection survey using methodology M1 as per Table 2 of the PAS 128:2014. The survey boundary has been shown on the drawing; please see linestyle section of the key for reference.

DESKTOP UTILITY REPORT: In addition the client has provided MK Surveys with historical record information. As per PAS 128:2014 this record information is classed as historical and must be referenced with extreme caution. There is no guarantee of the completeness and accuracy of this information. Site staff provided further local knowledge.

Drainage was fitted with pipe sizes and invert levels recorded. Wherever possible the chamber sizes had been recorded and positioned on the drawing. All connections from pulleys, external rainwater pipes and external soil stacks have been proven wherever possible into manholes and sewer runs by radio sonde location and/or GPR. Where a saddle connection is present the position is assumed only until proven to QB2 or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be straight and labelled as QB4. All drainage should be cross checked in critical areas by CCTV survey or verification survey type A. MH9102 was unable to be located with a metal detector. We have traced a foul water pipe out of MH8 but due to the pipe being blocked we were unable to trace the full route of the pipe.

Water utilities located using EML with electronically derived depths or GPR derived depths to the crown of the pipe. Where utilities have not been successfully detected, the position has been drawn in relation to the supplied utility records information. Recommend trial excavations to confirm depth and position in critical areas.

Gas utilities located using GPR derived depths to the crown of the pipe. Where utilities have not been successfully detected, the position has been drawn in relation to the supplied utility records information. Recommend trial excavations to confirm depth and position in critical areas.

Electric cables within the survey area have been located using EM. Numerous cables with electronically derived depths recorded. Unable to confirm amount of cables within ducts from surface inspection. Record information shows a 11KV HV cable in the caravan park to the south of the site. Survey result confirms this doesn't enter the site boundary. Recommend trial excavations to confirm depths and position in critical areas.

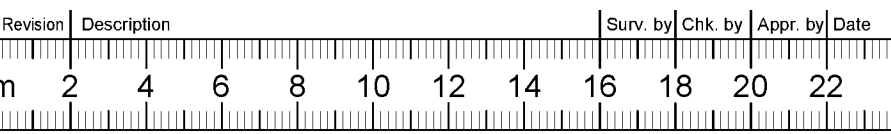
Telecom ducts have been traced with reports recorded, safe to areas protecting urban Telecom apparatus all ducts have been located using remote detection techniques only and compared with record information. Chamber sizes have been recorded using GPR techniques wherever possible. For further information regarding BT apparatus please contact Openreach directly.

UNKNOWN
Some unknown targets identified on the drawing using GPR are classified as 'non-linear'

readings). This does not mean they are not utilities, we are just unable to positively identify them as a utility. We would strongly recommend that further verification surveys (PAS 128/2014 survey type A) are carried out to identify these targets in critical areas. All unknown anomalies were located using EML or GPR techniques. Recommend trial excavations to confirm identity position and depths in critical areas.

SEE CAUTIONARY NOTES WITHIN THE UTILITY KEY

Desktop Utility Records		
Utility Type	Provider Details	Date Acquired
Drainage	Southern Water	25/11/2020
Water	Portsmouth Water	23/11/2020
Gas	Southern Gas Network	24/11/2020
Electricity	Scottish and Southern Electricity Networks	23/11/2020
Telecom	Openreach	24/11/2020
CATV	Virgin Media	Not Applicable



mksurveys

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Pye Homes

Oak Tree Lane
Woodgate
West Sussex

PAS 128:2014 Utility Survey

Scale 1:200	Sheet Size: A0	Sheet Number: 3	Date: January 2021
Project Number: 29395	Rev: -	Surveyed By: HM	Checked By: Approved By: TW CP
			

DETECTION SURVEY REPORT

GENERAL

This survey was carried out in accordance with PAS 126:2014 (Publicly Available Specification) under BS 7688-1 pre-survey consultation with the client it was agreed to carry out the detection survey using methodology M1 as per Table 2 of the PAS 126:2014. The survey boundary has been shown on the drawing, please see location section of the key for reference.

DETECTION UTILITY REPORT

In addition the client has provided M1 drawings with historical record information. As per PAS 126:2014 this record information is classed as historical and must be referenced with reference to other data. There is no guarantee of the completeness and accuracy of this information. Site staff provided further knowledge.

DETECTION SURVEY

DRAINAGE

Drainages were fitted with pipe sizes and invert levels recorded. Wherever possible the chamber dates have been recorded and positioned on the drawing. All connections from gullies, external drains and pipes and surface drain stacks have been proven wherever possible. Inlet manholes and sewer runs by radio scans located inside GPR or above. In instances where other detection methods were unsuccessful connections between manholes have been assumed to be present and are labelled as GPR. All drainage should be cross checked in critical areas for CCTV survey or verification survey type A. MH9102 was unable to be located at a manual detector. Video traced a blockage from the MH9102 down to the pipe being blocked but were unable to trace the full route of the pipe.

WATER

San utilities located using EMU, with electronically derived depths or GPR derived depths to the crown of the pipe. Where utilities have not been successfully detected, the position has been estimated using GPR depth records information. Recommended trial excavations to confirm depth and position in critical areas.

GAS

San utilities located using GPR derived depths to the crown of the pipe. Where utilities have not been successfully detected, the position has been drawn in relation to the supplied utility information. Recommended trial excavations to confirm depth and position in critical areas.

ELECTRICITY

Electric cables within the survey area have been located using EMU, methods with electronically derived depths recorded. Unable to confirm amount of cables within ducts from surface inspection. Record information shows a 11kV HV cable in the carpark on the south of the site. Survey result confirms this directly under the site boundary. Recommended trial excavations to confirm depths and position in critical areas.

TELECOM

Telecom ducts have been traced with positions recorded. Due to laws protecting British Telecom separate all ducts have been located using remote detection techniques only and compared with recorded information. Chamber sizes have been recorded using GPR techniques wherever possible. For further information regarding BT arrange direct contact Openreach directly.

CATV

The existence of CATV Network identified during the survey. Records information can confirm this.

UNKNOWN

Surveys targets identified on the drawing using GPR are classified as "non-linear targets". These are not considered with what we expect to see when identifying a "linear target", and appear on the drawing as single targets with depths 1 ft not linking two or more depth readings. This does not mean they are not utilities, we are just unable to confidently identify them as a utility. We would strongly recommend that further verification surveys PAS 126:2014 survey type A be carried out to identify these targets in critical areas. All unknown anomalies were located using EMU, or GPR techniques. Recommended trial excavations to confirm depths and position in critical areas.

SEE CALCULATION NOTES WITHIN THE UTILITY KEY

Detect Utility Records			
Utility Type	Provider Details	Date	Depth Acquired
Drainage	Severn Water	25/11/2020	0.00m
Water	Severn Water	25/11/2020	0.00m
Gas	Severn Gas Network	24/11/2020	0.00m
Electricity	Scottish and Southern Electricity Networks	24/11/2020	0.00m
Telecom	Openreach	24/11/2020	0.00m
CATV	Virgin Media		Not Available

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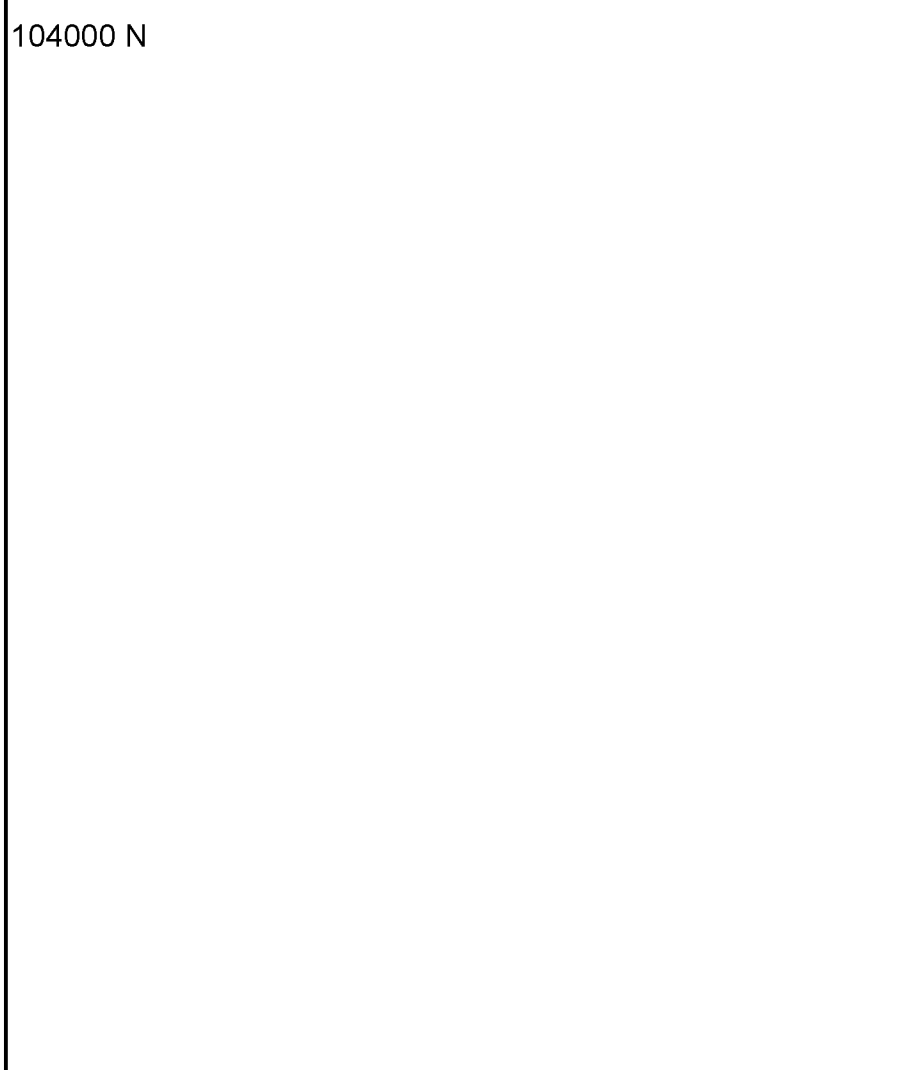
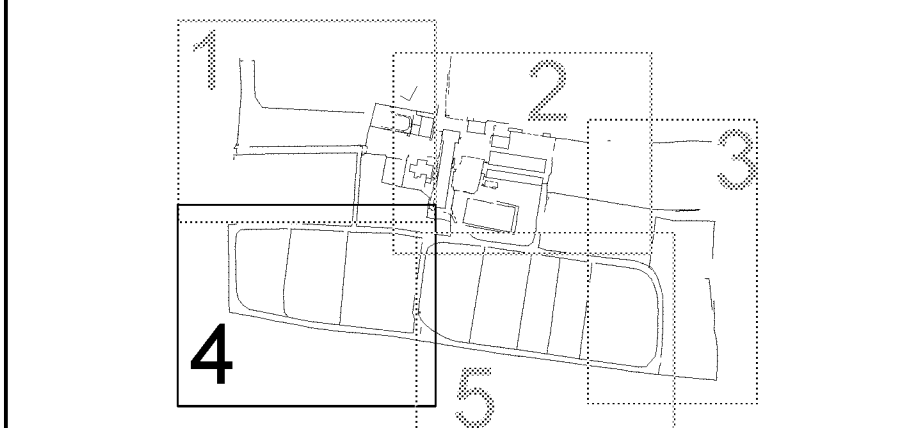
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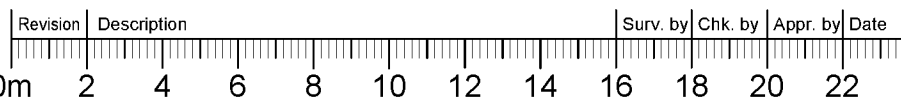
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PAS 128:2014 Quality Level Guide		
Quality Level	Description	Accuracy
Q04	A utility is expected to exist but cannot be detected - (AR), (R), (V)	Undefined
Q03	Horizontal location only using one geophysical technique. No depth information - ND	+/- 500mm horizontal
Q02	Horizontal and vertical location only using one geophysical technique	+/- 500mm or +/- 40% of depth whichever is greater
Q01	Horizontal and vertical location only using two geophysical techniques	+/- 500mm or +/- 15% of depth whichever is greater
QA	Service verified in an open excavation, unless an inspection chamber / access pit, or at the point the service enters/ exits the ground.	+/- 50mm horizontal +/- 25mm vertical



mksurveys

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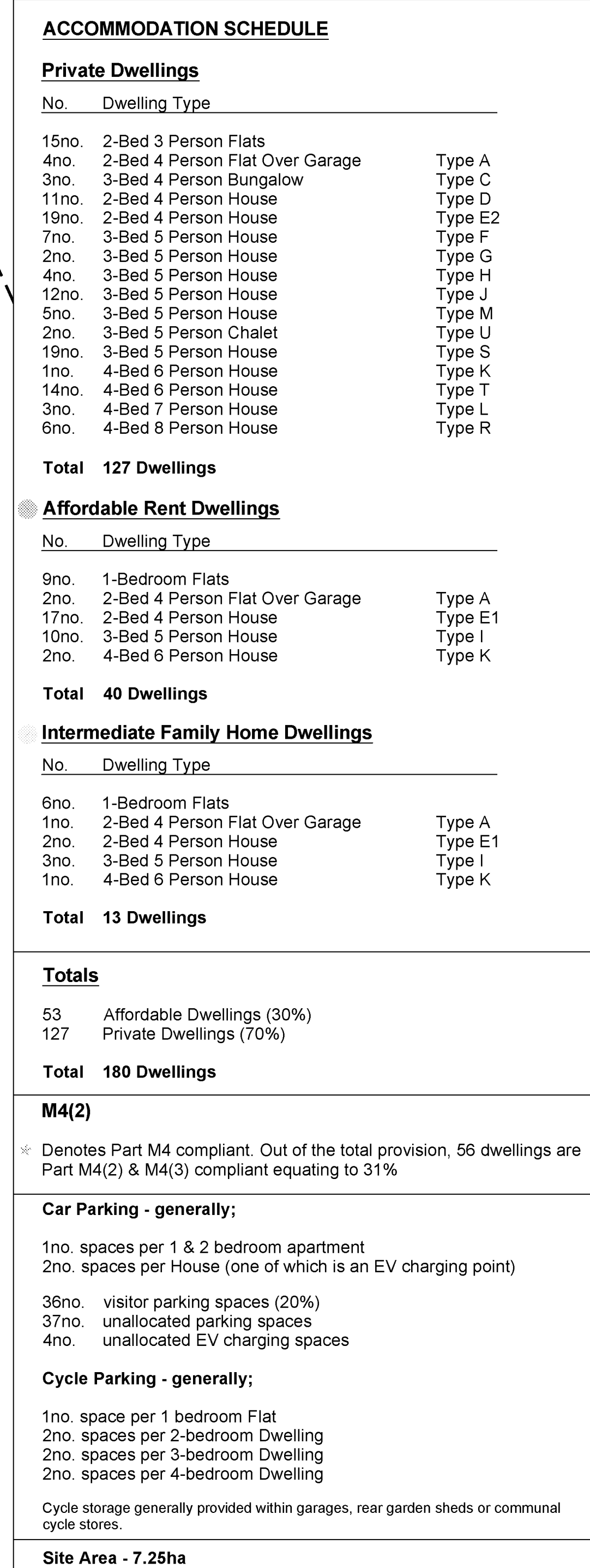
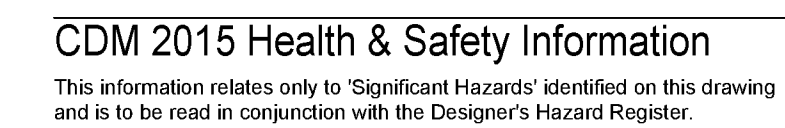
Pye Homes

Oak Tree Lane
Woodgate
West Sussex

PAS 128:2014 Utility Survey

Scale 1:200	Sheet Size: A0	Sheet Number: 4	Date: January 2021	
Project Number: 29395	Rev. -	Surveyed By: HM	Checked By: TW	Approved By: CP
				

Appendix D Masterplan



Q	29 021	Highway amendments	LT
P	29 021	Residential river-invested	LT
Q	22 071	Parking in front of plots added	LT
N	09 021	Layout Updated	LT
M	10 021	Layout Updated	LT
L	03 021	Layout Updated	LT
K	16 120	Layout Updated	LT
I	16 120	Residential site layout updated & No's increase	LT
J	25 110	Site layout Updated	LT
H	25 110	Colour added	LT
G	19 120	M421 conditions reviewed	LT
F	19 120	Layout adjusted to consultant comment	LT
E	19 120	Layout adjusted to consultant comment	LT
D	11 110	Site layout adjusted to consultant comment	LT
C	11 110	Afterload provision allocated	LT
B	06 120	Site layout amended to take in highway comments	LT
A	18 019	Parking provision added	LT
A	18 019	Food Service position added	LT
A	20 019	Site layout updated	LT
Rev	Date	Revision Details	Dr



Client's Name
Pye Homes

Job Title
Land east of Woodgate Lane,
Woodgate

Drawing Title
Site Layout

Scale
1:500 @ A0 / 1:1000 @ A2

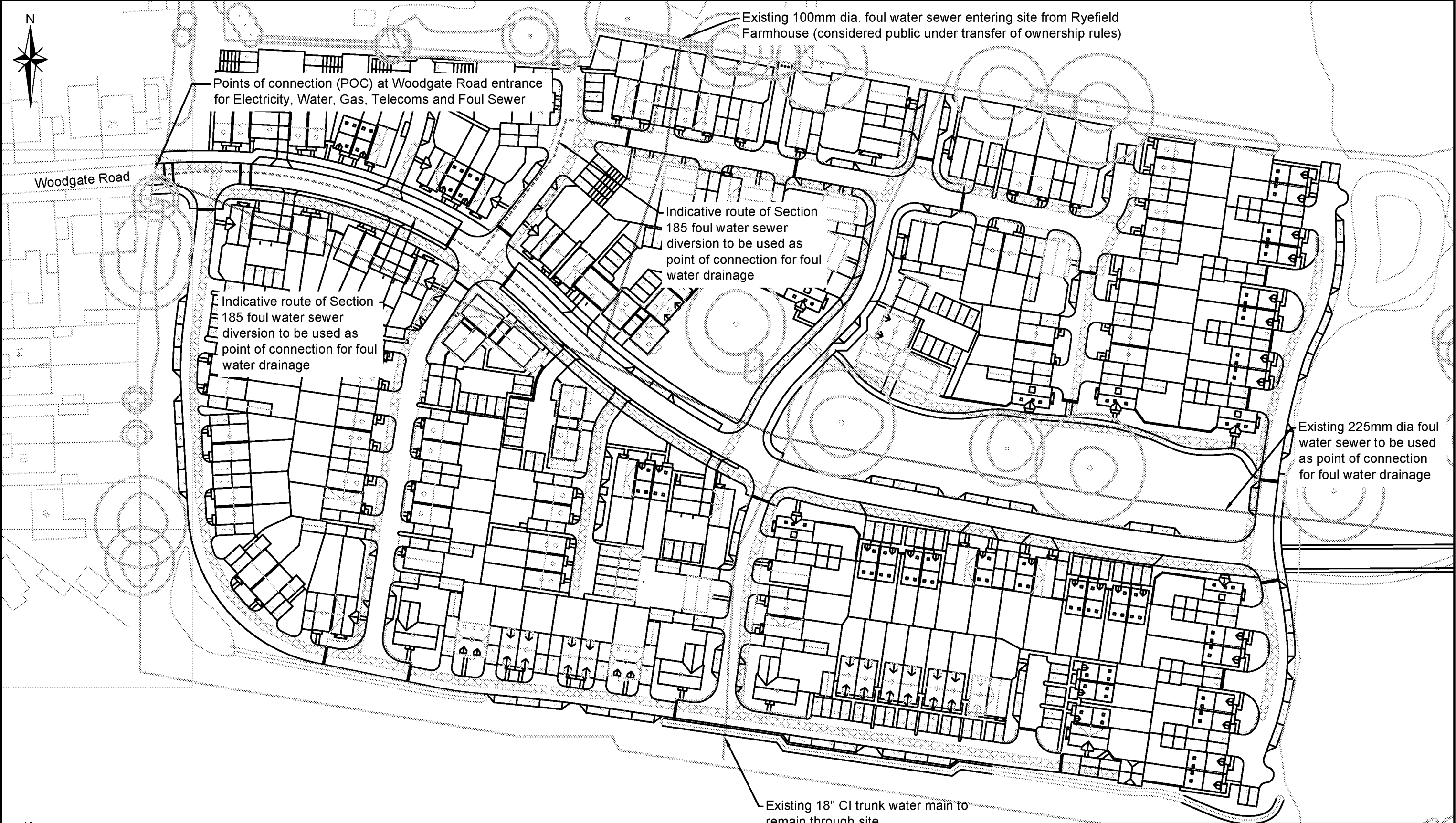
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Job No	Drawing No	Rev
6781	02	0

Status **APPROVAL**

Appendix E Preliminary Services Appraisal Plan





Key



Indicative 2m Service Margin



Future Extension to 2m Service Margin

Rev	A	Amended following update to Architect's layout	SC	SAC	GAC	Aug 21
		Amendments	Drn	Chk	App	Date

 Charles & Associates	Issued by ☒ Landmark House Station Road Hook Hampshire RG27 9HA 01256 630420	Job Title Land East of Woodgate Lane	Client Pye Homes	Scale 1:1000	Date Mar 21	Designed LW
	☐ Park House, Park Farm East Malling Trust Estate Bradbourne Lane Aylesford Kent ME20 6SN 01732 448120	Drawing Title Preliminary Services Appraisal		Drawn LW	Checked MR	Approved GAC
				Job No 20-061	Drawing No 20-061-019	Rev A

