
Utilities Assessment

Land South of Barnham Road, Eastergate, PO20 3RT

Client

Landacre (Eastergate) Ltd

Stockers Farm

Salthill Road

Chichester PO19 3PY

Ref: 10635

Date: November 2020

Consulting Engineers

GTA Civils & Transport Limited

66a Church Walk, Burgess Hill

West Sussex

RH15 9AS



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Issue	Issue date	Compiled	Checked
Preliminary Issue	29/06/2020	JR	MR
Second Issue	25/09/2020	JR	MR
Third Issue	10/11/2020	JR	MR

1 Introduction

- 1.1 GTA Civils & Transport Limited was appointed by the client, Landacre (Eastergate) Ltd, to provide a Utilities Assessment in respect of a proposed residential development at Land South of Barnham Road, Eastergate, PO20 3RT.
- 1.2 This report has been prepared for the Client in relation to the proposed development at the above address, and no responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.3 The location, size, depth and identification of existing services that may be shown or referred to in this report have been assessed from non-intrusive investigations, record drawings or the like. Any contractor shall safely carry out intrusive investigations, trial holes or sounding prior to commencing any works to satisfy himself that it is safe to proceed and that the assessments are accurate.

2 Existing and Proposed Sites

- 2.1 The site is located at Eastings: 495034, Northings: 105154 – refer to Site Location Map in Appendix A. The local government body is Arun District Council.
- 2.2 The site is situated on Barnham Road (B2233) at the location where the road junctions with Church Lane.
- 2.3 The site is bounded by Barnham Road to the north and neighbouring properties of the same road to the east. To the south lies agricultural land, and to the west a nursery.
- 2.4 The existing site is greenfield land with an area of is 1.74 ha.
- 2.5 A topographical survey is contained in Appendix B. The survey shows the land as having a gentle slope from north to south, with ground levels to AOD ranging from +10.36m to +11.82m.
- 2.6 The proposal is to construct 44No dwellings – refer to Proposed Site Plan in Appendix C.
- 2.7 For more detailed information on the proposed foul and surface water drainage strategy, refer to the Flood Risk Assessment by GTA Civils & Transport Ltd.

3 Water Supply

- 3.1 The incumbent water company for the area is Portsmouth Water, whose records of water mains surrounding the site are contained in Appendix D. The records show distribution mains within all the roads surrounding the site, including Barnham Road and Church Lane.
- 3.2 A trunk main is also shown present in Church Lane, which connects to the distribution main along Barnham Lane at the junction of the two roads.
- 3.3 The anticipated peak supply flow rate into the proposed development of 44No dwellings is estimated at 2.04 l/s, based on 4000 litres/dwelling/day from Sewers for Adoption 7th Edition.
- 3.4 The anticipated continuous flow rate is estimated at 0.34 l/s, calculated as being a factor of 6 less than the peak supply flow rate.
- 3.5 New water mains and services will need to be provided from the distribution main or trunk main to the north of site within the junction of Barnham Road with Church Lane.
- 3.6 A Pre-Development/Capacity Enquiry submittal to Portsmouth Water would determine whether the required capacity is available adjacent to or close to the site.

4 Gas Supply

- 4.1 Gas infrastructure surrounding the site is owned and operated by Southern Gas Networks (SGN). SGN's records are contained in Appendix E.
- 4.2 Gas records show a 12" low pressure (LP) main in Barnham Road. Branching off this main is a 6" LP main which continues along the private road on the west boundary of the site,
- 4.3 New gas mains and services will need to be provided from the LP mains to the north of site within the junction of Barnham Road with Church Lane.
- 4.4 Gas loads for the 44No dwellings are estimated at 2,640kW peak hourly load and 906,400kW annual gas load, based on peak hourly and annual gas loads per property of 60 kW and 20,600 kWh respectively.
- 4.5 A budget estimate request to SGN based on these figures would determine whether any off-site reinforcement will be required to provide these loads.

5 Electricity Supply

- 5.1 The incumbent electricity company for the area is Scottish and Southern Electricity Networks (SSE). Electricity mains records are contained in Appendix F.
- 5.2 Asset records show a low voltage (LV) underground electric cables in Barnham Road and Church Lane. These cables issue from sub-station reference 'Eastergate S/S' located just outside the northwest corner of the site.
- 5.3 New electricity mains and services will need to be provided from the LV mains to the north of site within the junction of Barnham Road with Church Lane.
- 5.4 A budget estimate request to SSE would determine whether any off-site reinforcement will be required to service the site.

6 Telecomm & Data

- 6.1 Records from British Telecomm (BT) are shown in Appendix G.
- 6.2 BT's records shows 2No underground telephones lines on each side of Barnham Road, and 1no overhead telephone line running along the west boundary of the site, issuing from from Barnham Road to the northwest. The line is shown terminating on a pole located approximately halfway along the site on its north-south axis.
- 6.3 The topographical survey in Appendix shows these poles, although the northernmost pole is located outside the site boundary, rather than within. The poles are shown serving properties "Little Warwick" to the east of the site and the nursery to the southwest of the site.
- 6.4 New underground telephone lines and ducts to serve the development can be provided by application to BT.
- 6.5 The on-site overhead BT lines and poles may need to be relocated, depending on their positions in relation to the proposed houses and roads. Any diversion of assets would need to be made in application and consultation with BT.
- 6.6 Virgin Media confirms via their online postcode search service that it does not currently have services in the area.

7 Cable

- 7.1 Various cable companies were contacted – Atkins Global, Sky, C.A. Telecom, KPN, CityFibre, Verizon and others – all of whom confirmed that they had no apparatus in the area concerned.
- 7.2 The cable search responses are contained in Appendix H.

8 Independent Utilities

- 8.1 The following independent utilities were contacted: GTC Pipelines, Virtual Utilities, Energy Assets and Last Mile. The independent utilities contacted confirmed that they do not have apparatus in the area.
- 8.2 The independent utilities' search responses are contained in Appendix J.

9 Drainage

- 9.1 Southern Water provides sewerage services for the area in which the site resides.
- 9.2 Sewer records from Southern Water contained in Appendix K show a 175mm foul sewer flowing in a southeast direction along Barnham Road situated to the north of the site. The depth of the sewer is approximately 1.5m to invert and is of vitrified clay (VC) construction. Another 175mm foul sewer is shown flowing in a northeast direction within Church Lane to connect to the Barnham Road sewer at the junction of the two roads.
- 9.3 The anticipated peak foul flow rate from the proposed development of 44No dwellings is estimated at 2.04 l/s, based on 4000 litres/dwelling/day from Sewers for Adoption 7th Edition.
- 9.4 Proposed foul drainage would discharge to the foul public foul sewer along Barnham Road. Based on the invert level of the sewer along Barnham Road in relation to the site's existing ground levels, a hybrid gravity/pumped solution would be feasible, with the north part of the site draining by gravity to the sewer and the south part to rely on pumped drainage.
- 9.5 A Pre-Development/Capacity Enquiry submittal to Southern Water would determine whether the required capacity is available in the sewer along Barnham Road.
- 9.6 New on-site foul sewers, pump station and rising main can be offered for adoption to

Southern Water by way of a Section 104 application.

- 9.7 Surface water: There are no surface water sewers present on the records from Southern Water. The topographical survey in Appendix B shows a ditch running along sections of the west and south boundaries.

10 Summary

- 10.1 Water Supply – there are existing distribution mains within Barnham Road from which one would seek to obtain new water mains and services in consultation with Portsmouth Water. In the first instance, a Pre-Development/Capacity Enquiry submittal to Portsmouth Water would determine whether the required capacity is available in the water mains along Barnham Road without off-site reinforcement.
- 10.2 Gas Supply – there is an LP main in Barnham Road from which one would seek to obtain new mains and services in consultation with SGN or an independent gas transporter. A budget estimate request to SGN would reveal whether any off-site reinforcement is required.
- 10.3 Electricity Supply – there are underground LV cables in Barnham Road and a sub-station located just outside the northwest corner of the site, from which one would seek to obtain new mains and service in consultation with SSE. A budget estimate request to SSE would reveal whether any off-site reinforcement is required.
- 10.4 Telecoms & Data – there are existing underground telephone lines in Barnham Road, and an on-site overhead telephone line running along the west boundary. New connections can be obtained in consultation with the network provider, BT, along with diversion of the on-site overhead line, if deemed necessary. There are no fibre optics in the area of the site.
- 10.5 Cable – the cable companies contacted confirmed they have no assets in the area concerned.
- 10.6 Independent Utilities – the independent utilities contacted confirmed they have no assets in the area concerned.
- 10.7 Foul Drainage – there is a foul sewer running along Barnham Road to the north. There is insufficient fall from the site to the sewer to enable a full gravity solution for the proposed foul drainage, therefore pumping will be required in addition to gravity drainage. Proposed on-site pump station and sewers could be offered for adoption to Southern Water under a Section 104 agreement.

- 10.8 Surface Water Drainage – there are no surface water sewers in the vicinity of the site. The topographical survey shows the presence of a ditch on the south and southwest boundaries.
- 10.9 The strategy for proposed surface water and foul drainage is described in the Flood Risk Assessment by GTA Civils & Transport Ltd.

- End of report -

Appendix A

Site Location Map



Appendix B

Topographical Survey

Year	Score	Team	Score	Team	Score	Team	Score	Team	Points
1970	100	1	0	1	0	1	0	1	0
1971	100	0	0	1	0	1	0	1	0
1972	100	0	0	1	0	1	0	1	0
1973	100	1	0	0	1	0	0	1	0
1974	100	0	0	1	0	1	0	1	0
1975	100	0	0	1	0	1	0	1	0
1976	100	0	0	1	0	1	0	1	0
1977	100	0	0	1	0	1	0	1	0
1978	100	0	0	1	0	1	0	1	0
1979	100	0	0	1	0	1	0	1	0
1980	100	0	0	1	0	1	0	1	0
1981	100	0	0	1	0	1	0	1	0
1982	100	0	0	1	0	1	0	1	0
1983	100	0	0	1	0	1	0	1	0
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1986	100	0	0	1	0	1	0	1	0
1987	100	0	0	1	0	1	0	1	0
1988	100	0	0	1	0	1	0	1	0
1989	100	0	0	1	0	1	0	1	0
1990	100	0	0	1	0	1	0	1	0
1991	100	0	0	1	0	1	0	1	0
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1994	100	0	0	1	0	1	0	1	0
1995	100	0	0	1	0	1	0	1	0
1996	100	0	0	1	0	1	0	1	0
1997	100	0	0	1	0	1	0	1	0
1998	100	0	0	1	0	1	0	1	0
1999	100	0	0	1	0	1	0	1	0
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2013	100	0	0	1	0	1	0	1	0
2014	100	0	0	1	0	1	0	1	0
2015	100	0	0	1	0	1	0	1	0
2016	100	0	0	1	0	1	0	1	0
2017	100	0	0	1	0	1	0	1	0
2018	100	0	0	1	0	1	0	1	0
2019	100	0	0	1	0	1	0	1	0
2020	100	0	0	1	0	1	0	1	0
2021	100	0	0	1	0	1	0	1	0
2022	100	0	0	1	0	1	0	1	0
2023	100	0	0	1	0	1	0	1	0
2024	100	0	0	1	0	1	0	1	0
2025	100	0	0	1	0	1	0	1	0
2026	100	0	0	1					

Part No.	Metric			Value			Status	Notes
	Score	Weight	Impact	Score	Weight	Impact		
Part A	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part B	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part C	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part D	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part E	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part F	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part G	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part H	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part I	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part J	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part K	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part L	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part M	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part N	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part O	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part P	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part Q	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part R	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part S	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part T	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part U	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part V	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.
	100	0.5	0.5	0	0.5	0		
Part W	100	0.5	0.5	0	0.5	0	OK	All metrics within target range.

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..... Finches
..... Kest
..... Wattle
..... Stairs
..... Change of Surface
..... Footpath
..... Bank Top
..... Bank Bottom
..... Building
..... Building Overhead
..... Roof heights
..... Flower Bed
..... Overhead Cable
..... Road Edge
..... Hedge Row
..... Canopy
..... Edge of vegetation

Multi directional tree canopy

Trunk position at ground level

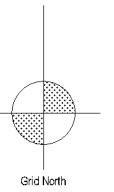
Edge of canopy

No. 38

Male pole

Tree number

Tree species should be confirmed by a arboricultural consultant if critical
Trunk sizes are measured at 1.5m above ground level
Eaves heights (where shown) are taken at the end of the tile / top of guttering.
Ridge heights are taken at the top of the ridge tile.
Service covers indicated where visible at time of survey



J. Brotherton & Partners
Land Surveyors & Engineers

'Findon' 113 Frogmore Lane
Waterdoville, Hampshire PO6 9RD

Tel: 023 9259 1979
Email: enquiries@jcsurveys.co.uk
Web: www.jcsurveys.co.uk

Client	Landacre (Eastergate) Ltd
Drawing Title	Topographic Land Survey

Location
Barnham Road, Eastingate, Chichester, West Sussex, PO20 3R

The grid and datum for this survey is based on the Ordnance Survey grid OSGB36, site centered on

control station GPS1 with a scale factor of 1.00				
LEVELS BASED ON	CGGCR36	Surveyor-	SR	Assistant-

GFSD BASED ON	OSQ3336	Drawn By: SB	Checked by:
Drawing & CAD Ref.		REVISIONS	

20346		
SCALE (when printed)	Date	DETECT

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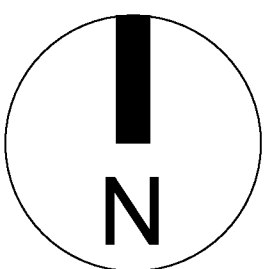
Removal of this block also removes all warranties
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All critical dimensions, positions and levels to be checked on site

Appendix C

Proposed Site Plan

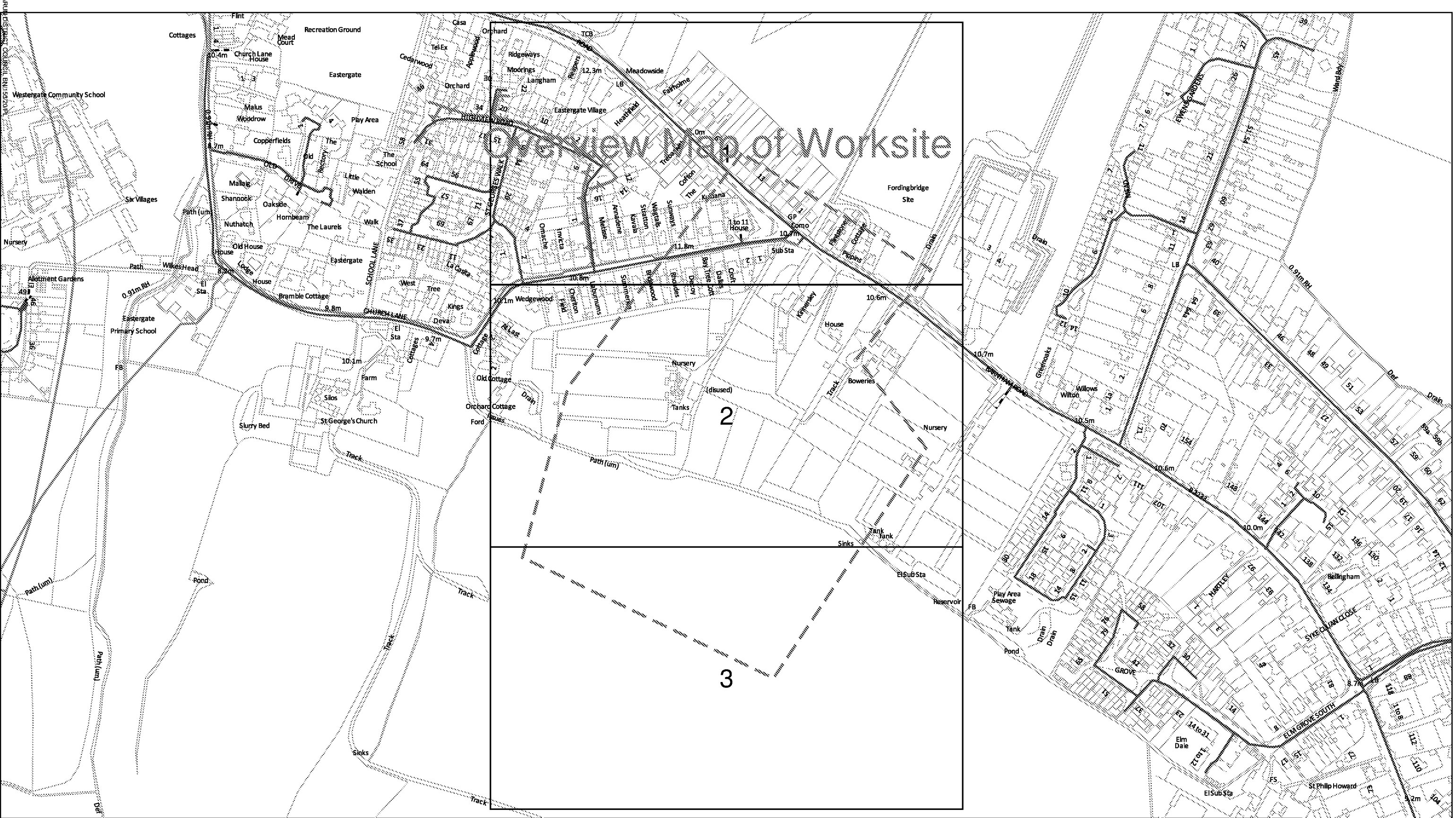




Utilities Assessment: Land South of Barnham Road, Eastergate, PO20 3RT

Appendix D

Water Mains Records



Date Requested: 04/05/2020 Job Reference: 18304070 Site Location: 494904 105086 Requested by: Mr Duncan Phillips Your Scheme/Reference: U206/20		Dig Sites Area: Line: Measurements scaled from this plan may not match measurements between the same points on the ground.		
Scale: 1:3844 (When plotted at A3)		Distribution Mains Raw Water Main Fire Main Abandoned Mains Communication Pipe Trunk Main Private Mains Cable		
The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.				
© Crown copyright and database rights 2020. Ordnance Survey Licence Number 100018036. Warning: PDF designed for colour print only with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.				

Utilities Assessment: Land South of Barnham Road, Eastergate, PO20 3RT

Appendix E

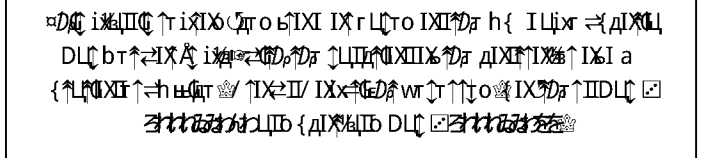
Gas Mains Records

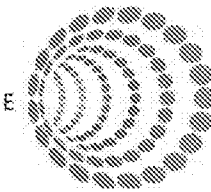


Date Requested: 04/05/2020
Job Reference: 18304070
Site Location: 494900 105088
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
U206/20

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Date Requested: 04/05/2020
Job Reference: 18304070
Site Location: 494900 105088
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
U206/20
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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www.gutenberg.org/files/17099/17099-h/17099-h.htm

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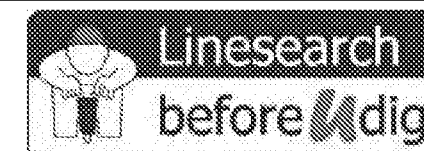
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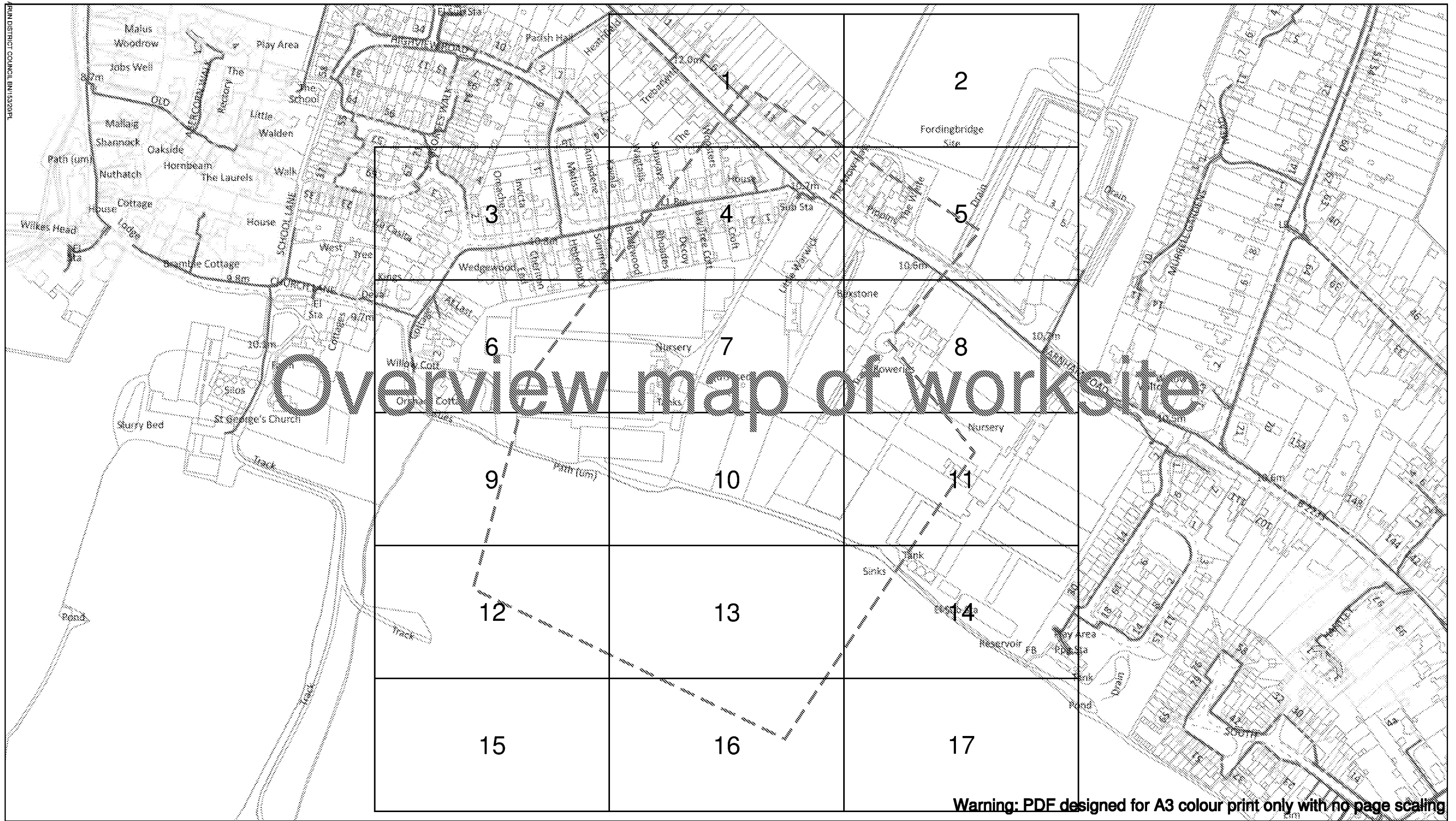
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Fordingbridge
Industrial
Site

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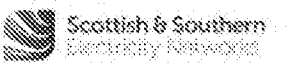
Appendix F

Electricity Mains Records



Warning: PDF designed for A3 colour print only with no page scaling

Dig Sites Area:  Line: 



Date Requested: 04/05/2020
Job Reference: 18304070
Site Location: 494904 105086

Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
U206/20

Findings

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Scale: 1:3075 (When plotted at A3)

Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1m

[illegible]

Scottish and Southern Energy Power Distribution Ltd.

Registered Office: Inveralmond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered In Scotland No.SC213459

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
AssetData@ssen.com
 01256 337 294

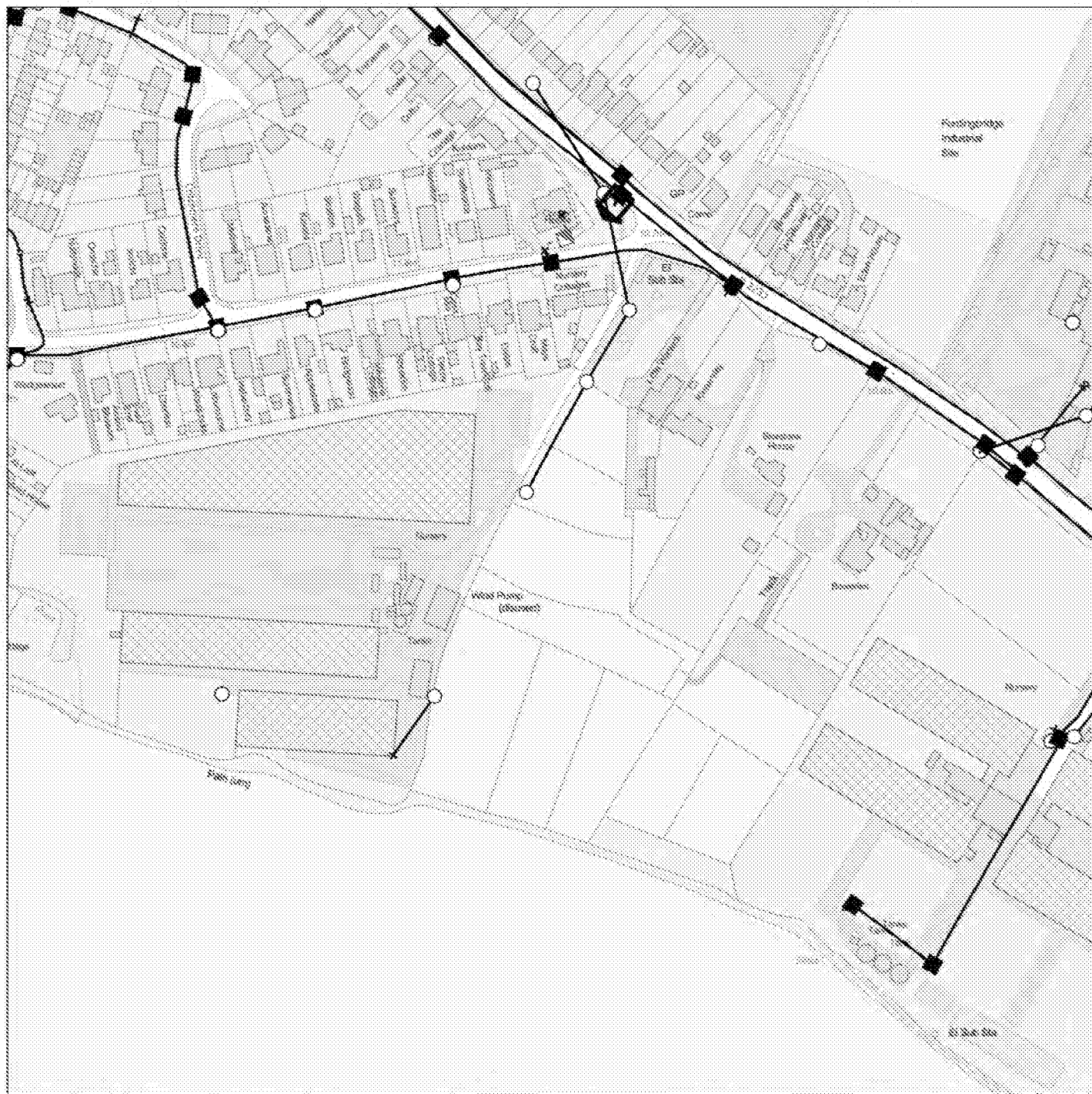
BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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Appendix G

Telecomm & Data Records

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbvd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours, Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cvd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 093 2023 (opt 1 + opt 3) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Mask		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

BT Ref : TSV04426R

Map Reference : (centre) SU9491705140

Easting/Northing : (centre) 494917,105140

Issued : 04/05/2020 16:42:27

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Appendix H

Cable



Searches - Cornerstone Projects Ltd

From: Dileep, Shaik <[REDACTED]>
Sent: 05 May 2020 12:50
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Please accept this email as confirmation that Vodafone: Fixed does not have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
[REDACTED]

ATKINS working on behalf of Vodafone: Fixed 

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).



Please consider the environment before printing this e-mail

From: Searches - Cornerstone Projects Ltd <[REDACTED]>
Sent: 04 May 2020 21:06
To: National Plant Enquiries <[REDACTED]>
Subject: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sirs,

Re: - Underground Apparatus / Plant

Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any likely special problems

Searches - Cornerstone Projects Ltd

From: NRSWA - [REDACTED]
Sent: 05 May 2020 13:00
To: searches@ [REDACTED]
Subject: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140



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 [REDACTED]

Regards

NRSWA Department
Tech UK - Implementation

sky | TECHNOLOGY

✉ nrswa@sky.uk ☎ +44 20703232234

From: Searches - Cornerstone Projects Ltd <[REDACTED]>
Sent: 04 May 2020 16:36
To: Searches - Cornerstone Projects Ltd <[REDACTED]>
Subject: [EXTERNAL] Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sirs,

Re: - Underground Apparatus / Plant

Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any likely special problems that could arise in connection with your apparatus as a result of the works and any limitations on the quality of the information provided.

The proposed site area is centered accurately on the OS grid reference above and will be no more than 200m x 200m, unless noted otherwise in which case the site boundaries will be as marked on the attached plan. If you have no apparatus in the area of the proposed works, please send a nil return.

Searches - Cornerstone Projects Ltd

From: Plantenquiries <p[REDACTED]>
Sent: 06 May 2020 13:35
To: 'Searches - Cornerstone Projects Ltd'
Subject: RE: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

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



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From: Searches - Cornerstone Projects Ltd [REDACTED]
Sent: 04 May 2020 16:36
To: Searches - Cornerstone Projects Ltd <s[REDACTED]>

From: KPN Plant Enquiries <KPNPlantEnquiries@kpn.co.uk>
Sent: 09 May 2020 15:18
To: 'Searches - Cornerstone Projects Ltd'
Subject: RE:K05-20- 0554 Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Searches - Cornerstone Projects Ltd

From: [REDACTED]
Sent: 04 May 2020 16:44
To: [REDACTED]
Subject: CityFibre Plant Enquiry, issued on 5/4/20 3:43 PM. Reference 7a819b86-5409-4041-aa7e-90cf9cae240b.
Attachments: emap.pdf

You recently requested information pertaining to the above location and in relation to CityFibre Holdings Ltd plant.

Reference 7a819b86-5409-4041-aa7e-90cf9cae240b

User: User

Title: U206-20

Comment:

Please find attached a plan of the area of your interest that may contain plant which may be affected by your proposed works.

The validity of this response is 6 weeks, after such time a new enquiry would need to be made.

Please see the points of contact below if they are required:

Plant Enquiries
Rutherford House
Birchwood Park
Warrington
WA3 6ZH
[REDACTED]

Please quote the Reference ID in the subject line in any correspondence.

Please be aware that all information included in this eMap is the property of the sender and subject to copyright. It is illegal to copy or send this information to any third party without the permission of the sender.

Plant Enquiries [CityFibre]

0203 5100 602

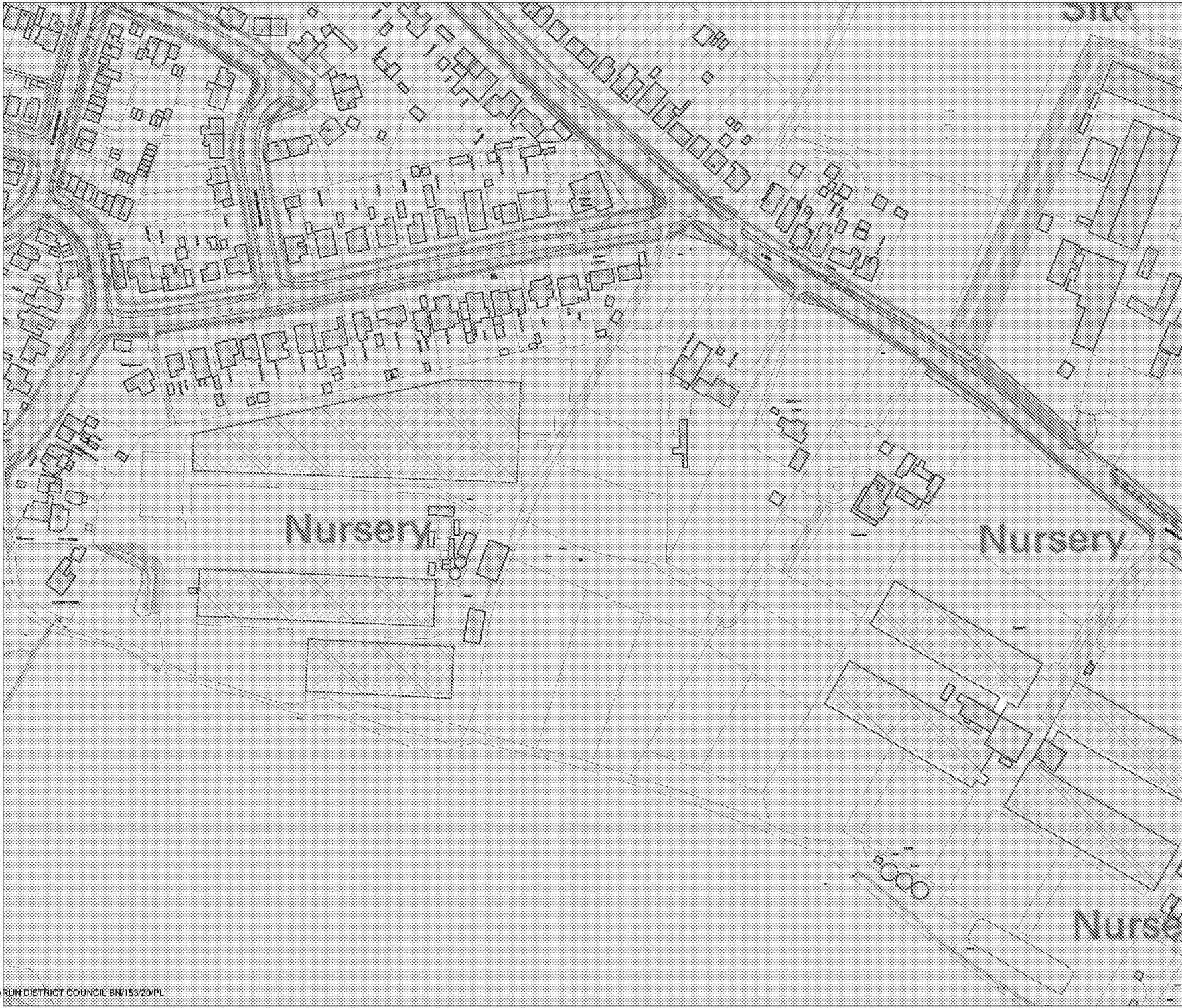
[CityFibre]<<https://www.cityfibre.com>>

[Follow CityFibre on LinkedIn]<<https://www.cityfibre.com>> [Follow CityFibre on LinkedIn]
<<https://www.linkedin.com/company/cityfibre>> [Follow CityFibre on Twitter] <<https://www.twitter.com/CityFibre>>

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bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE

Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH

Email: asset.team@cityfibre.com

Disclaimer:

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

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld Date: 04/05/2020

Drawing No.	Revision
CFH_EP_000001	001



Searches - Cornerstone Projects Ltd

From: Plantenquiries <P[REDACTED]>
Sent: 12 May 2020 14:58
To: 'Searches - Cornerstone Projects Ltd'
Subject: RE:E05-20- 1077 Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sir or Madam,

Thank you for your plant enquiry below.

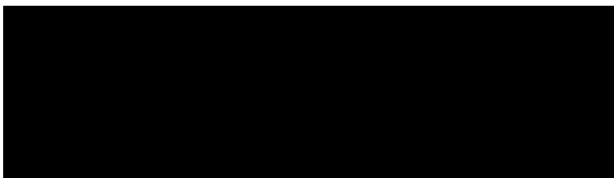
We can confirm that CenturyLink Communications UK Limited (formerly Level 3), Global Crossing (Uk) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd do not have any apparatus within the indicated works area.

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

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

Regards

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



From: Searches - Cornerstone Projects Ltd [REDACTED]
Sent: 04 May 2020 16:36
To: Searches - Cornerstone Projects Ltd [REDACTED]
Subject: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sirs,

Searches - Cornerstone Projects Ltd

From: UK OSP-Team <[REDACTED]>
Sent: 04 May 2020 17:37
To: Searches - Cornerstone Projects Ltd
Cc: UK OSP-Team
Subject: RE: [E] Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

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

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

Yours faithfully

Plant Protection Officer E.mail osp-team@uk.verizon.com

From: Searches - Cornerstone Projects Ltd [REDACTED]
Sent: 4 May, 2020 4:36 PM
To: Searches - Cornerstone Projects Ltd
Subject: [E] Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sirs,

Re: - Underground Apparatus / Plant

Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any likely special problems that could arise in connection with your apparatus as a result of the works and any limitations on the quality of the information provided.

The proposed site area is centered accurately on the OS grid reference above and will be no more than 200m x 200m, unless noted otherwise in which case the site boundaries will be as marked on the attached plan. If you have no apparatus in the area of the proposed works, please send a nil return.

Your earliest response would be greatly appreciated.

Thanks,

Ryan Lowndes
Project Manager – Highways and Major Projects
Cornerstone Projects Ltd
91 Market Street, Hoylake, Wirral CH47 5AA

Appendix J

Independent Utilities

Searches - Cornerstone Projects Ltd

From: [REDACTED]
Sent: 04 May 2020 16:50
To: [REDACTED]
Subject: GTC Plant Enquiry - Ref- 1343477
Attachments: 1343477.png; GU-DPR-IG-0022 Safe working in the vicinity of utility networks.pdf

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 1343477

Your Enquiry Ref: U206-20

Dear Duncan,

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.

N7038725

Gas

- [N7038725-1 1 of 2.png](#)
- [N7038725-1 2 of 2.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.

Kuldana

1 to 11
Corner
House

This plan must be available on site when excavation is taking place. The information shown on this plan is given without obligation or warranty. The accuracy thereof cannot be guaranteed. Where services cables and apparatus etc. are not shown, their presence must be anticipated. To the maximum extent permitted by law, no liability of any kind whatsoever (including liability or negligence) is accepted by GTC or the asset owners, their employees, contractors, agents or servants for any error or omission. The actual position of apparatus must be verified and established on site before any mechanical plant is used. Mechanical excavators should not be used within 0.6m of any apparatus. The information provided relates only to plant previously owned by companies within the Ineos group. It is advised that other utilities may have apparatus in the area and therefore must be contacted regarding details of their apparatus. This drawing may not include gas services.

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Legend

- Gas Pipe
 - LP Pipe
 - MP Pipe
 - IP or Service Pipe
- Gas Node
 - Connection Point
 - Reducer
 - Capend
- Gas PRI

0 9.3m

SCALE: 1:215
O.S. REF: 494922, 105298
N7038725_1_of_2 Gas
Date: 02-08-2014

A3

A group member of
Brookfield Utilities Ltd
Energy House
Widened Business Park
Worsley
Salford M10 0UP



This plan must be available on site when excavation is taking place. The information shown on this plan is given without obligation or warranty. The accuracy thereof cannot be guaranteed. Where service cables and apparatus etc. are not shown, their presence must be anticipated. To the maximum extent permitted by law, no liability of any kind whatsoever (including liability or negligence) is accepted by GTC or the asset owners, their employees, contractors, agents or servants for any error or omission. The actual position of apparatus must be verified and established on site before any mechanical plant is used. Mechanical excavators should not be used within 0.6m of any apparatus. The information provided relates only to plant previously owned by companies within the Ineos group. It is advised that other utilities may have apparatus in the area and therefore must be contacted regarding details of their apparatus. This drawing may not include gas services.

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Legend

Gas Pipe

— LP Pipe

— MP Pipe

— IP or Service Pipe

Gas Node

⊕ Connection Point

⬇ Reducer

⌋ Capend

Gas PRI

Ⓢ

0 21.6m

SCALE: 1:500

A3

O.S. REF: 494978, 105343

N7038725_2 of 2 Gas

Date: 02-08-2014

A group member of
Brockfield Utilities Ltd
Energy House
Widened Business Park
Widened
Bridle, W15 3LP

gtec
Leading utility networks

Searches - Cornerstone Projects Ltd

From: Plant Enquiries <[REDACTED]>
Sent: 04 May 2020 17:01
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

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: Searches - Cornerstone Projects Ltd <[REDACTED]>
Sent: 04 May 2020 16:36
To: Searches - Cornerstone Projects Ltd <[REDACTED]>
Subject: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sirs,

Re: - Underground Apparatus / Plant

Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

In order that all reasonable precautions may be taken to avoid risk to health and safety through contact with any of your existing apparatus during execution of works at the above site location, please provide plan(s) indicating the general position and nature of your apparatus in the locality. In addition, please highlight any likely special problems that could arise in connection with your apparatus as a result of the works and any limitations on the quality of the information provided.

The proposed site area is centered accurately on the OS grid reference above and will be no more than 200m x 200m, unless noted otherwise in which case the site boundaries will be as marked on the attached plan. If you have no apparatus in the area of the proposed works, please send a nil return.

Your earliest response would be greatly appreciated.

Thanks,

Ryan Lowndes
Project Manager – Highways and Major Projects
Cornerstone Projects Ltd
91 Market Street, Hoylake, Wirral CH47 5AA
[REDACTED]

Searches - Cornerstone Projects Ltd

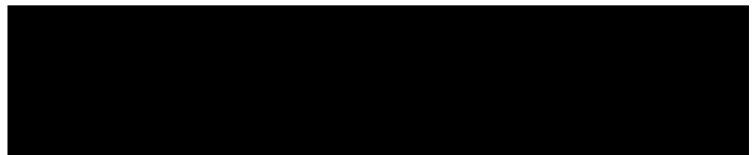
From: Pipelines <[REDACTED]>
Sent: 05 May 2020 08:35
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Hi Ryan,

I can confirm that Energy Assets Pipelines do not have any apparatus in the area identified below.

Kind Regards
Andrew

Pipelines



Smell gas? Call the free Gas Emergency Services line immediately on 0800 111 999. If your gas needs reconnecting ring 0333 9000 405

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Energy Assets Group Limited is incorporated and registered in England and Wales with company number 07931804.

Registered Office: Ship Canal House, 98 King Street, Manchester, M2 4WU

 Please consider the environment before printing this email

Pipelines

Energy Assets Limited



From: Searches - Cornerstone Projects Ltd [n [REDACTED]]
Sent: 04 May 2020 16:36
To: Searches - Cornerstone Projects Ltd [REDACTED]
Subject: Plant Enquiries - Site Ref. U206/20 Warwick Nursery - Warwick Nursery, Barnham Road, Eastergate - NGR E494917 N105140

Dear Sirs,

Utilities Assessment: Land South of Barnham Road, Eastergate, PO20 3RT

Appendix K

Sewer Records

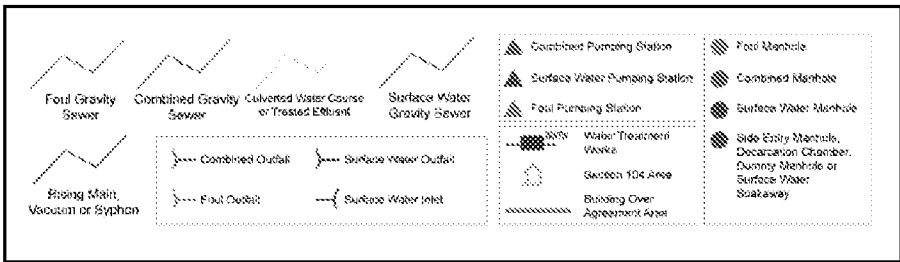


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Data updated: 15/06/20

Scale: 1:1250
Map Centre: 494930,105168

Date: 19/06/20
Our Ref: 408144 - 1

Wastewater Plan A3
Powered by digdat



duncan@cornerstoneprojects.co.uk

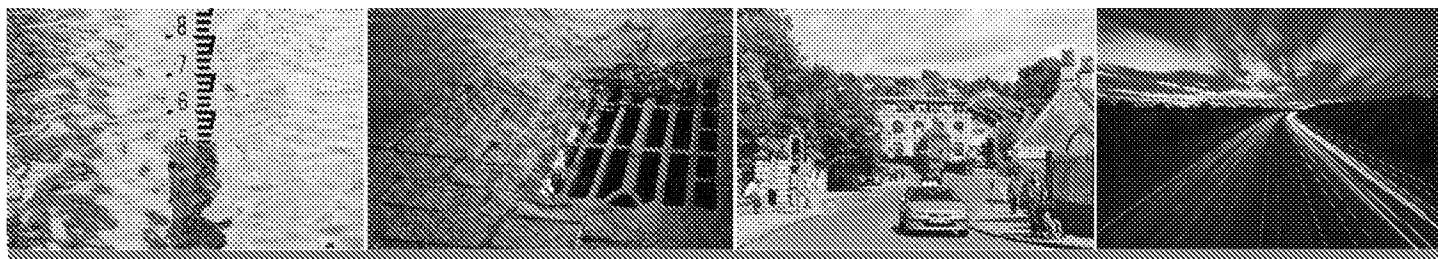
U206/20



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2020 Ordnance Survey 100031673. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



Civil Engineering - Transport Planning - Flood Risk

GTA Civils & Transport, Gloucester House, 66a Church Walk, Burgess Hill, West Sussex, RH15 9AF

