

Kings Close, Yapton

C411

Plotlife SPV3

CR

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Completion Report

Kings Close, Yapton

On behalf of

Plotlife SPV3 Limited

Distribution

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CONTENTS

1	INTRODUCTION	1
2	PROJECT BACKGROUND & UNDERSTANDING	1
2.1	REMEDIAL OBJECTIVE.....	2
2.2	REGULATORY.....	2
3	REMEDIAL WORKS	3
3.1	UTILITIES SURVEY	3
3.2	GROUND INVESTIGATION	3
3.2.1	<i>Material Characterisation</i>	<i>3</i>
3.2.2	<i>Ground Investigation to the North and East of the Site</i>	<i>4</i>
3.2.3	<i>Ground Investigation around TP8 & WS4</i>	<i>4</i>
3.2.4	<i>Protected Species – Slow Worms</i>	<i>4</i>
3.3	HAND PICKING OF SURFACE ACM AND GENERAL WASTE.....	5
3.4	PROCESSING OF STOCKPILES	5
3.5	REDUCE LEVEL DIG	5
3.5.1	<i>Japanese Knotweed</i>	<i>5</i>
3.5.2	<i>Land South of Main Access Road</i>	<i>6</i>
3.5.3	<i>Main Access Road & Northern Parking Area</i>	<i>6</i>
3.5.4	<i>Foundations & Underground Structures</i>	<i>6</i>
3.5.5	<i>Excavation of Soakaways.....</i>	<i>6</i>
4	UNEXPECTED GROUND CONDITIONS.....	8
4.1	SOILS CONTAINING AIB	8
4.2	SOILS CONTAINING A SOLID COAL TAR PRODUCT.....	8
5	WASTE DISPOSAL	10
6	VERIFICATION.....	11
6.1	NATURAL SOILS.....	11
6.2	SOLID COAL TAR PRODUCT AREA EXCAVATION.....	11
7	ENVIRONMENTAL CONTROLS AND MONITORING	12
8	OUTSTANDING REMEDIAL WORKS.....	13
8.1	REMOVAL OF SOILS FROM HOARDING AND FENCES	13
8.2	INSTALLATION OF HIGH VISIBILITY GEOTEXTILE	13
8.3	CAPPING SOILS IN SOFT LANDSCAPING AREAS	13
8.4	SURFACE WATER DRAINAGE SOAKAWAYS	13
8.5	GAS PROTECTION SYSTEM.....	13

8.6	WATER SUPPLY PIPES.....	14
8.7	VERIFICATION	14
9	RESIDUAL RISK REGISTER.....	15
10	SUMMARY.....	15
	APPENDIX A DRAWINGS	1
	APPENDIX B PHOTOGRAPHS.....	2
	APPENDIX C REGULATORY	3
	APPENDIX D SERVICES	4
	APPENDIX E TRIAL TRENCH/PIT LOGS	5
	APPENDIX F ANALYTICAL RESULTS.....	6
	APPENDIX G JAPANESE KNOTWEED REPORT	7
	APPENDIX H STOCKPILE REGISTER	8
	APPENDIX I RECEIVING WASTE FACILITY PERMITS	9
	APPENDIX J WASTE CARRIERS LICENCES	10
	APPENDIX K WASTE TRANSFER NOTES	11
	APPENDIX L HAZARDOUS WASTE CONSIGNMENT NOTES.....	12
	APPENDIX M VALIDATION REGISTER	13
	APPENDIX N AIR MONITORING.....	14

1 Introduction

Soilfix Limited (Subcontractor) was appointed by Plotlife SPV3 Ltd (Plotlife) to undertake remediation works at Kings Close, Yapton comprising of reduced level excavation and offsite disposal.

Plotlife were the client and Principal Contractor under CDM regulations.

The environmental consultant for the project was Ground Management Ltd.

Waste classification trial pits were completed on 11th April 2018. Soilfix's remediation works commenced on 16th April and were complete by 25th May 2018.

Drawing's in Appendix A show the proposed site layout as well as the area's excavated by Soilfix. Drawing C411_DWG03 shows proposed housing plot numbers which are referenced in various sections of this report.

Photographs of all stages of the works are included in Appendix B.

2 Project Background & Understanding

Soilfix were provided with the following information to inform our remediation works;

- Ground Management Ltd; Land Quality Assessment of Land at Kings Close, Yapton; dated 24th March 2017;
- Ground Management Ltd; Land Quality Assessment Phase 2 Report, Kings Close, Yapton; dated 24th August 2017; and,
- Ground Management Ltd 'Remediation Summary', doc. ref. G6308, dated 31st October 2017

The land is located in the West Sussex village of Yapton, approximately 6km north east of Bognor Regis and 5km west north west of Littlehampton, grid reference SU 97958 03091. The site is irregular in shape with an area (including the Kings Close access road) of approximately 4676m². Prior to Soilfix's works, the site was undeveloped, generally level, with two stockpiles comprising of soil and demolition materials. Vegetation, mostly low lying, was present across the site. Fly tipped materials (general refuse) were also present.

Historically the northern half of the site was used as an engineering works and joinery, with a former brickworks present on the southern half, extending off-site to the west. The buildings housing the engineering works and joinery were demolished between 2007 and 2012, and the brick-works was present on the site during the early 1900s. There has been

no development on the site since the demolition of the engineering / joinery works, except for the installation of an access road across the north of the site.

During the early 1800s, the Portsmouth and Arundel canal was constructed and passed through the village of Yapton, just north of the site. It is understood that during the construction of the canal, arising's from the excavation were placed on the site.

Historic use of the site had resulted in the contamination of the soils, predominantly in the made ground at depths between 0m and 1m below ground level (bgl). Contamination comprised predominantly of PAHs and lead, but also included other metals (copper & arsenic) and petroleum hydrocarbons. Numerous fragments of cement bound asbestos containing materials (ACMs) were also identified on the site and these are suspected to be from the demolition of the previous engineering / joinery buildings. In addition, groundwater had also been shown to be contaminated with petroleum hydrocarbons at two locations (TP8 & WS4).

2.1 Remediation Objective

The objective of the remediation was to break the pathway between contamination identified in the made ground and future occupants of the site. This was achieved through:

- Excavating all material within 600mm of the proposed finish levels of the development. This will allow import of clean capping materials during the construction phase;
- Segregation and waste classification of excavated material, and disposal to appropriate disposal / treatment facility; and,
- Hand picking of asbestos cement fragments and disposal to appropriate disposal facility.

2.2 Regulatory

Local Planning Authority (Arun District Council)

The development works are subject to planning permission granted by Arun District Council (refer Appendix C). This includes pre-commencement conditions relating to contaminated land. This report is to address condition 17.

Environment Agency

The remediation strategy was approved by the Environment Agency (EA). Correspondence is presented in Appendix C. Additional investigation was requested by the EA in the locations of TP04 WS08

3 Remediation Works

The main works completed can be summarised as follows:

- Sort existing stockpiles, separating refuse and asbestos cement;
- Reduce level dig across the site to produce a formation level 600mm below the final finish level;
- Processing of material and characterisation for disposal/reuse;
- Sampling and analysis of stockpiled materials;
- Disposal of excess material to a suitable landfill facility;
- Verification and reporting; and
- Demobilisation.

3.1 Utilities Survey

Prior to the main excavation works commencing, Soilfix specialist subcontractor Midlands Surveys undertook a site survey to identify the location of underground services. A service plan and survey is presented in Appendix D.

3.2 Ground Investigation

A series of trial pits, trial trenches and soil samples of insitu material were undertaken onsite. These were undertaken for waste classification and further site investigation.

Trial pits were excavated with a 360 excavator, appropriate samples were taken where required. All samples were sent to an independent UKAS accredited laboratory for analysis. A plan showing the location of the exploratory holes is presented in Appendix A. Trial pit logs are included in Appendix E and laboratory analysis is included in Appendix F.

3.2.1 Material Characterisation

Soilfix undertook a series of trial pits SFTP02-SFTP07 within the main site area. The trial pits were undertaken within the made ground to be removed offsite. The analytical results were assessed to determine the waste classification of materials onsite. The materials were then excavated and segregated based on the analysis.

3.2.2 Ground Investigation to the North and East of the Site

Trial pits SFTP01, SFTP08, SFTP09 and SFTP10 were excavated in the access road to the north of the site and in the car parking areas. Samples were taken of the made ground in each trial pit, a sample of the underlying natural material was taken from SFTP10.

The area adjacent to Kings Close road was excavated as part of the reduced level excavation. The material within the road edge in two locations recorded as RE01 and RE02 were logged and sampled. In each location a sample was taken of the granular material and the underlying reworked clay.

3.2.3 Ground Investigation around TP8 & WS4

The groundwater recovered from TP8 & WS4 had been shown to contain elevated concentrations of PAHs and TPH.

The Environment agency supported the requirement for further investigation during the site strip and development and that any material identified as impacted visually or olfactory should be removed from site in these areas and verification samples undertaken (refer to Section 2.2).

During the reduced level excavation across all areas of site a watching brief was maintained by Soilfix for further potential sources of contamination as detailed in the sections below.

Following the reduced level excavation works, a series of trial trenches (Trench 1 to Trench 4) were excavated to prove the depth of the made ground within the location of WS4 and TP8 and investigate for the presence of any TPH/PAH contamination sources. TP11 was excavated within Trench 3 to 3.3m below ground level. No visible or olfactory contamination was recorded in any of the trenches, and no infrastructure was recorded that may have been a potential source.

TP11 was excavated within Trench 3 and a sample was taken from the natural strata. No visible or olfactory contamination was recorded within this excavation.

3.2.4 Protected Species – Slow Worms

Slow worms were identified within the site prior to Soilfix's remediation works. The slow worms were collected and placed for overwintering, within a confined area of the site (Temporary Receptor Site) secured with reptile fencing (P740_MS02, Appendix A). At the start of Soilfix works the slow worms were being collected and relocated to an appropriate location offsite, as such no works were undertaken within this area. Following the relocation of the reptiles and 5 clear days of not finding any slow worms, Soilfix undertook a

destructive survey under the supervision of the Clients ecologist. The ground was worked through steadily using the 360 excavator following guidance from the ecologist. The ecologist was there to identify any slow worms present. No slow worms were found during the deconstructive search, however a number of frogs were found and relocated by the ecologist.

3.3 Hand Picking of Surface ACM and General Waste

All ACMs visible on the surface were picked by appropriately trained operatives. The near surface soil was then raked using the excavator and again handpicked. Handpicked ACMs were double bagged and placed in a designated lockable skip for disposal off site. When soils were dry dust suppression was implemented using water with diluted surfactant solution as required.

During the handpicking of ACM's any general waste was also handpicked and segregated for disposal off site by Plotlife.

Following the reduce level excavation of the site, a walkover was carried out and any remaining visible ACM removed.

3.4 Processing of Stockpiles

Using a 360 excavator with the addition of a riddle bucket where required the stockpiles on site were processed/pre-treated for offsite disposal. All ACMs were picked by appropriately trained operatives as per Section 3.3. Large pieces of hard-core were segregated, any other inclusions were segregated either by the excavator or handpicking by the asbestos operatives. Materials were segregated and disposed as per Section 5.

3.5 Reduce Level Dig

3.5.1 Japanese Knotweed

A small area of the site was known to contain previously treated Japanese Knotweed as detailed in the 'Survey of Japanese Knotweed, At Kings Close Yapton' drawing in Appendix A. During excavation of this area a watching brief was maintained by Environet UK to check that none of the soils contained any visible Japanese Knotweed. The material was excavated in layers as directed, localised deeper trial pits were also excavated for inspection. No visible Japanese Knotweed was found to be present within the materials excavated onsite, Appendix G contains a letter from Environet to confirm this.

3.5.2 Land South of Main Access Road

A reduced level excavation was undertaken as per the drawing supplied by Plotlife in Appendix A (Archibald Shaw drawing no. 101 titled 'General Arrangement showing Drainage', with remediation formation levels annotated). The excavation was supervised by a competent remediation engineer or site manager. The material was stripped back in layers and inspected for visual and olfactory contamination. Asbestos trained operatives handpicked any visible ACM as per Section 3.3. Any general refuse was separated either by the excavator or the asbestos operatives.

The materials were segregated into different waste classifications based location, visual and olfactory signs of contamination as well as the waste classification trial pit sampling detailed in Section 3.2. Further details of waste disposal are contained in Section 5.

The reduced level excavation was to enable a 600mm capping layer to be placed in the proposed gardens (by others during the construction phase). The reduced level excavation also removed soils from the proposed building and road footprints to allow for the build makeup.

The required levels of the reduced level excavation were confirmed by Plotlife. The excavation depth was confirmed using a laser level.

Due to site boundary fencing and hoarding a number of areas onsite were unable to be reduced to the required level. Drawing C411 DWG02 in Appendix A shows the area's where soils are still remaining, these soils will be removed as part of the groundworks phase of works.

3.5.3 Main Access Road & Northern Parking Area

The area to the north of the site contained a road and parking area, a series of trial pits were undertaken within this area as described above. Some of the soils in the area of SFTP01 contained elevated concentrations of metals, these were classified as hazardous for waste disposal. Soilfix undertook removal of the soils associated with this trial pit.

3.5.4 Foundations & Underground Structures

During the reduced level excavation a series of slabs, foundations, underground chambers and metal structures were located on site. These were removed the material segregated and the resulting void backfilled with material from the surrounding area.

3.5.5 Excavation of Soakaways

Soilfix undertook the excavation of proposed soakaways in two locations on the site. One soakaway was excavated within proposed gardens of proposed Plots 5, 6, 7 and 8. A

further soakaway was excavated within the gardens of Plots 1, 2, 3 and 4. The sides and base of these excavations were inspected by Soilfix and found to contain no gross visual or olfactory contamination.

4 Unexpected Ground Conditions

During the reduced level excavation some unexpected ground conditions were encountered. This consisted of soils containing Asbestos Insulation Board (AIB) and soils containing a solid coal tar product.

4.1 Soils containing AIB

During the reduced level excavation it was found that the soils in the south west corner of the site contained AIB in addition to asbestos cement. As AIB is a more friable material than asbestos cement, clearly identifiable original form AIB is classed as a licensable material under CAR SOIL 2016 and CAR 2012.

On the discovery of AIB in this area, the works were stopped, the area was made safe and segregated with fencing. Two bulk samples (BS01 and BS02) of the suspected material were retrieved by Soilfix and sent to a UKAS accredited laboratory for analysis, results are presented in Appendix F. The analysis confirmed that the material was AIB.

A small site investigation was undertaken in order to delineate the area of site effected by the material.

Soilfix specialist HSE-licenced subcontractor Environmental Asbestos Solutions Ltd (EAS) visited site to plan the works required, then submitted an ASB5 notification of licenced works to the HSE.

The reduce level excavation in this area was undertaken following EAS' asbestos plan of works under the supervision of a licenced works supervisor, with asbestos licenced operatives undertaking the hand picking of ACM including AIB. Soilfix provided the 360 excavator with an appropriately trained 360 excavator driver.

Once the soils were handpicked and inspected to confirm they were free of ACMs they were moved into the stockpiling area to be disposed offsite.

On completion of the reduce level excavation in this area, the surface was thoroughly checked and handpicked of all visible ACM's. The excavator was thoroughly checked and any visible ACM removed.

4.2 Soils Containing a Solid Coal Tar Product

The made ground in an area as detailed on drawing C411.DWG03 contained fragments of a solid black material with a distinctive coal tar odour. This material was segregated and stockpiled separately. Once stockpiled a sample was taken of the solid product (SP05 S2) and a sample was taken of the soil fraction within the stockpile (SP05 S1).

The analytical analysis confirmed the black solid contained coal tar, refer to Appendix F.

The coal tar material was chased out below the remediation level to 4.775mAOD. The extent of the excavation was approximately 3m by 6m, with no obvious coal tar product remaining in the walls or base after this excavation. The side and the base of the excavation were sampled as per Section 6 for verification purposes.

The coal tar product area (centre of site) was not in the same area of the site as WS4 and TP8 (east of site, refer Section 3.2.3). Due to the distance from WS4/TP8, as well as the solid nature of the coal tar product, it was considered unlikely to be the source of the hydrocarbon contamination identified in WS4 and TP8 by Ground Management Ltd previously. Notwithstanding this, the coal tar product and associated soils were removed offsite (SP5, refer Section 5) as per the Ground Management Ltd Remediation Summary Section 2.2.4.

5 Waste Disposal

The waste was characterised in accordance with Environment Agency Technical Guidance WM3 (2015). The waste was segregated based on ground investigation findings, based on location and visual and olfactory observations of contamination. Hazardous waste was visually identified and segregated as black ashy soil, this was generally present in distant areas and layers. The soils were segregated as they were excavated, and handpicked of any general refuse and ACM. A stockpile register is included in Appendix H.

Receiving facility permits for all the waste facilities used by Soilfix are included in Appendix I, waste carriers licences are available in Appendix J. A summary of all waste disposal from Soilfix's works is provided in Table 1 below.

Table 1: Summary of Waste Disposal

Waste Stream	Disposal Location	Transport	Number of Loads	Approx. Volume (m³)
Non hazardous soil and stones (w <0.1% asbestos)	Airlinks Golf Club, Southall Lane, Hounslow	Sheeted tipper lorry	191	1910
Hazardous soil and stone containing metals	Mick George, Mepal Soil Waste Treatment Centre, Mepal	Sheeted tipper lorry	8	80
Hazardous soil and stones containing coal tar blacktop	Mick George, Mepal Soil Waste Treatment Centre, Mepal	Sheeted tipper lorry	1	10
Hazardous asbestos-containing materials	Cohart, Burnt Mills, Basildon Essex	8 yard locked skip	1	2

Waste transfer notes are included in Appendix K. Hazardous waste consignment notes are included in Appendix L.

Soilfix placed general refuse into a skip provided and disposed by Plotlife, hardcore was placed into a stockpile for Plotlife to process, and all metal was placed into a pile and removed offsite by Plotlife.

6 Verification

A laser level was used to confirm that the site was reduced to at least 600mm below the proposed finish level, unless natural soils were encountered above this in which case the soils were inspected and sampled.

6.1 Natural Soils

In two areas of the site natural soils were encountered shallower than 600mm below proposed level that showed no visible or olfactory signs of contamination. This included soils in proposed Plots 1, 9, 10 and 11. Where the soils were in proposed gardens they were left in situ and a sample of the soils was taken from each Plot, labelled sample P1, P9, P10 and P11 accordingly. The validation register in Appendix M contains details of the material sampled and drawing C411.DWG03 in Appendix A shows the location of the samples.

Within the proposed building area of Plots 9, 10 and 11, the natural soils were excavated to allow for the construction make up. These soils were stockpiled within the garden area of the plots (approximately 80-100m³ of material, named SP04). Two verification samples were taken of the stockpile, SP04 S1 and SP04 S2.

The samples of the insitu soils (P1, P9, P10, and P11) and stockpiled material (SP04 S1 and SP04 S2) were sent to an independent UKAS accredited laboratory for analysis, analytical results are included in Appendix F. The results were compared to the Ground Management Ltd criteria for imported soils, and the analytical results did not show any exceedances of this criteria.

6.2 Solid Coal Tar Product Area Excavation

During Soilfix works an area of soils containing a solid coal tar product was found to be present on site as detailed in Section 4.2. Following the removal and stockpiling of these soils, the base and sides of the excavation were sampled as detailed in the Validation Register (Appendix L) and drawing C411.DWG03 (Appendix A). The analytical results are included in Appendix F, and did not show any exceedance of Ground Management Ltd's criteria for Removing Oil Contaminated Soils.

7 Environmental Controls and Monitoring

Soilfix used a pressure washer bowser to ensure soils with the potential to contain asbestos were damp to prevent the potential release of asbestos fibres to air.

Soilfix employed REC Asbestos Ltd and Vintec Ltd to carry out reassurance airborne fibre monitoring in accordance with HSG248 at regular intervals during excavation works. Air sampling pumps were ran around excavation areas, on site personnel and at the site boundaries. All airborne fibre monitoring results were within normal background limits.

Soilfix operatives donned additional PPE (FFP3 filter respirators and type 5/6 disposable suits) during initial excavation of made ground as a precaution (until sufficient air monitoring was completed to prove no fibre release). Additional PPE was also donned during all handpicking of visible ACMs.

During the Licensed works additional air monitoring was put in place and the licensed contractor wore FFP3 filter respirators and type 5/6 disposable suits. The licensed contractor used a decontamination unit, which was clearance tested prior to removal offsite. The air monitoring certificates are located in Appendix N.

8 Outstanding Remediation Works

Following Soilfix's works onsite there are a number of items outstanding to complete remediation. These will be completed as part of the groundworks and construction phase (and not by Soilfix).

8.1 Removal of Soils from Hoarding and Fences

Soils within site boundary fencing and hoarding as detailed on Drawing C411 DWG02 in Appendix Require excavation and disposal offsite as part of the groundworks and construction phase works. Verification will be required.

8.2 Installation of High Visibility Geotextile

To further prevent digging into potentially contaminated material in the proposed development, a high visibility marker geotextile such as Alert™ or similar will be placed over the surface of proposed landscape and garden areas, prior to placement of clean capping soils (refer to Ground Management Ltd Remediation Summary for further details). Verification will be required.

8.3 Capping Soils in Soft Landscaping Areas

A soil cover system is to be used wherever soft landscaping is proposed within the development e.g. public open space and throughout private gardens (including paved areas in gardens in case paving is removed in the future). The soil cover system should be at least 600mm thick, comprising an upper topsoil layer of 200mm and a lower subsoil layer of 400mm. This should be placed on top of the high visibility marker layer (refer to Ground Management Ltd Remediation Summary for further details). Verification will be required.

8.4 Surface Water Drainage Soakaways

Proposed soakaway design and locations to be agreed with the Environment Agency (as per Section 2.2.7 of Ground Management Ltd. Remediation Summary).

8.5 Gas Protection System

Ground Risk Management report 'Remediation Summary for Land at Kings Close, Yapton dated 31st October 2017' indicated that a basic gas protection system (equivalent to Characteristic Situation 2 / Amber 1 in CIRIA 665) may be required for the four units along the eastern side of the site, where there may be small amounts of contaminated soils or

groundwater that could give rise to organic vapours (refer Section 2.3.1 of Ground Management Ltd. Remediation Summary).

No hydrocarbon contamination was encountered in the soils excavated or investigated by Soilfix during our works within the east side of the site.

The ground gas conditions and any protection measures required should be agreed with the local authority by the Environmental Consultant (Ground Risk Management)

8.6 Water Supply Pipes

Installation of appropriate water supply pipes (refer Section 2.4.3 of Ground Management Ltd. Remediation Summary). Verification will be required.

8.7 Verification

Soilfix understand verification of the further remaining remedial works are to be completed by Ground Management Ltd on behalf of Plotlife.

9 Residual Risk Register

The following residual risks are considered to remain on site following completion of Soilfix's remediation works;

- Possible asbestos fibres and ACMs in unexcavated soils outside of Soilfix's completed excavation extents;
- Elevated concentrations of metals in unexcavated soils outside of Soilfix's completed excavation extents;
- Possible soils containing solid coal tar product outside of Soilfix's completed excavation extents;
- Live electric cable; and
- Live water pipe.

10 Summary

Soilfix have completed remedial works at the Kings Close site in Yapton. The works consisted of reduced level excavation to at least 600mm below proposed finish floor level or to natural soils. All surplus soils were segregated into appropriate waste classifications, handpicked of ACM and general refuse and removed offsite under duty of care. Unexpected contamination in the form of licensable ACMs (AIB) was identified and removed from the southwestern area of the site. An area of soils containing a solid cold tar product was identified and removed in the centre of the site. No sources of mobile hydrocarbon contamination (such as buried fuel tanks, pipes, interceptors etc.) with the potential to impact groundwater receptors were identified during Soilfix's works.

Appendix A Drawings



Map Title:

Survey of Japanese Knotweed
At Kings Close, Yapton

Site Information

Plot ID	Area (m ²)	Rhizome Area (m ²)
13-3	543	1847
13-6	131	Shared with JK1
13-8		
13-9		
13-10		
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38

Innovation Centre
223 Cambridge Science Park
Cambridge CB4 0EY
Tel: 01223 437055
Fax: 01223 437058
Email: enquiries@t-o-m-rd.co

Date: _____

13 / 03 / 2007

Scale @ A3:

1:500

Drawn / Checked / Approved: 2578 / MP0234

Latitude / Longitude (JK1)
50.8188 / -0.6105

Legend



Japanese Knotweed

Estimated Rhizome Area Using EA Guidelines



Site Boundry

based on Andersen Survey 1-2805 Late-line data with the permission of the Controller of HKASD.

Manuscript received on 03/06/2017

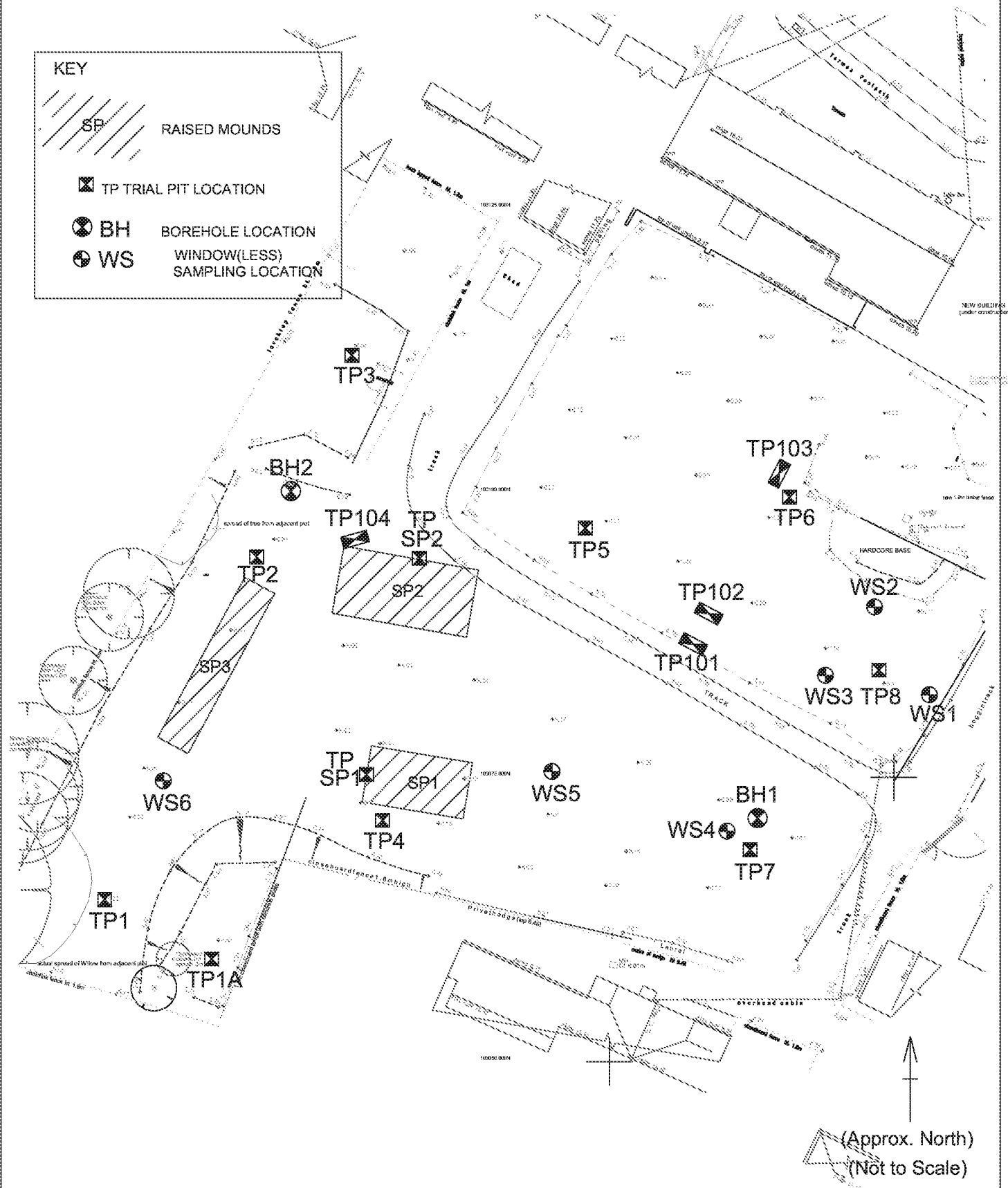
KEY

SP RAISED MOUNDS

☒ TP TRIAL PIT LOCATION

 BH BOREHOLE LOCATION

 WS WINDOW(LESS) SAMPLING LOCATION



Soilfix

Kings Close, Yapton

Plotlife SPV3 Ltd

Sampling & Stockpile Locations

A

A

949 162017

Site

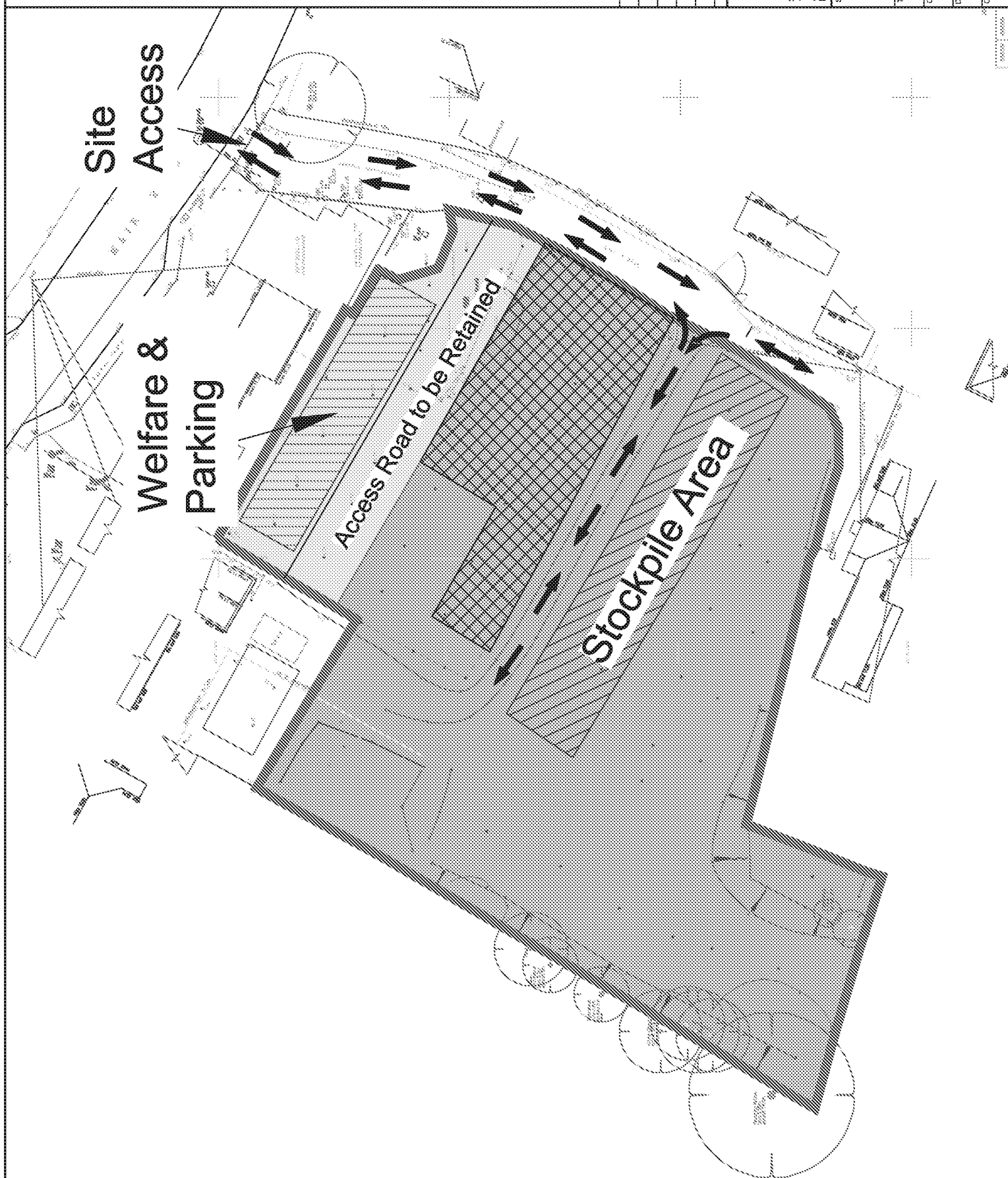
Access

Welfare & Parking

M10

A10

North



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Silix

**10, St Martins Ind. Park
Avonmouth
BS11 0RS**

Contact:
☎ +44 (0) 117 982 0025
✉: info@solifix.co.uk
🌐: www.solifix.co.uk

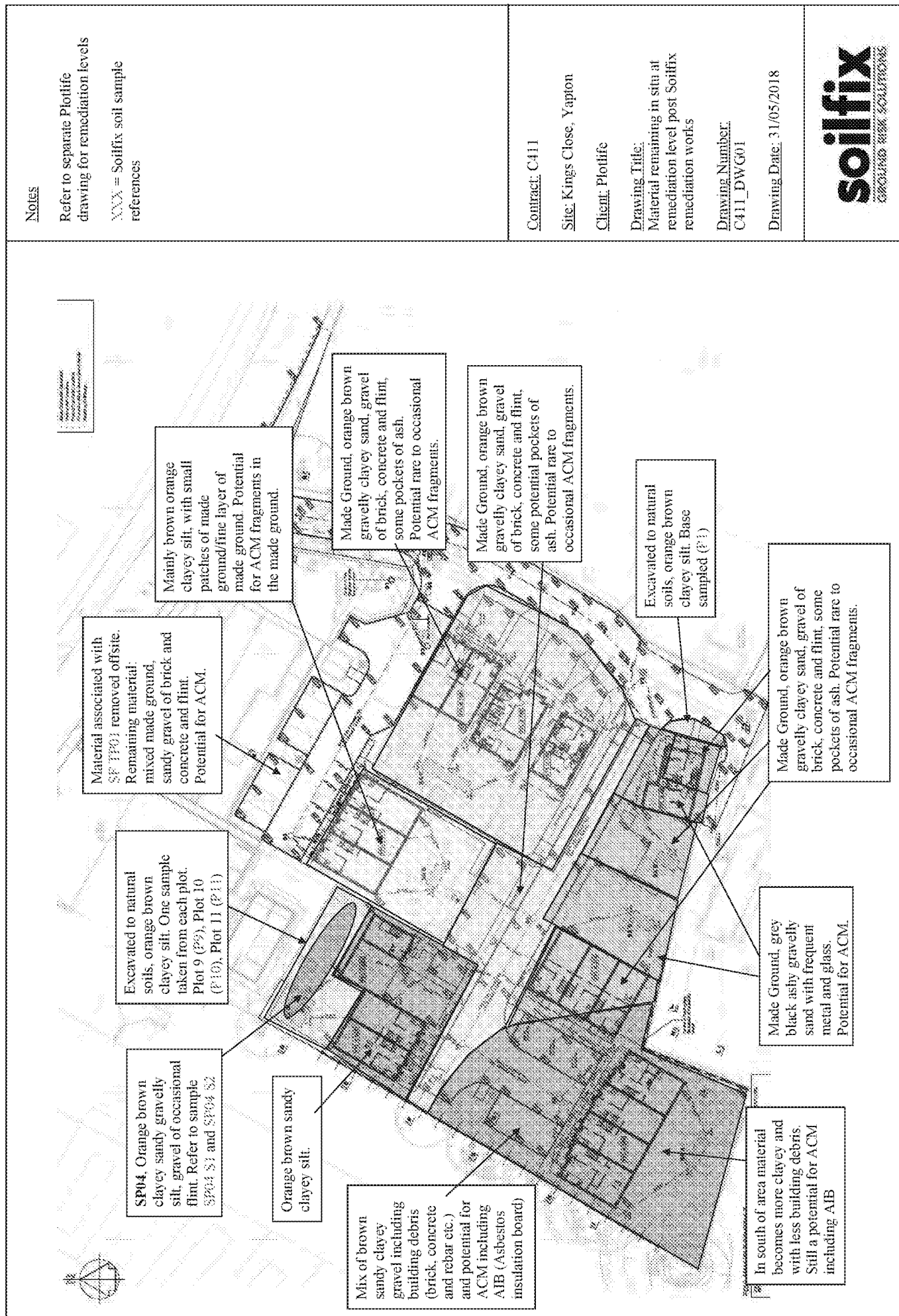
Site Address:

Kings Close,
Yapton

Title: **Excavation and Enabling Works
General Arrangement**

Client: **Plotlife Developments**

Drawn:	SJN	Checked:	GE	Appr'd:	GE	Rev:	0
Contract:	P740_PLO	Dwg No:	P740_MS02	Scale:	NTS		A3



Notes

Drawing indicates where soils were not removed to the remediation levels by Soilfix due to standoffs from site fencing and hoarding. Excavation to be completed by Plotlife during construction phase

Contract: C411

Site: Kings Close, Yapton

Client: Plotlife

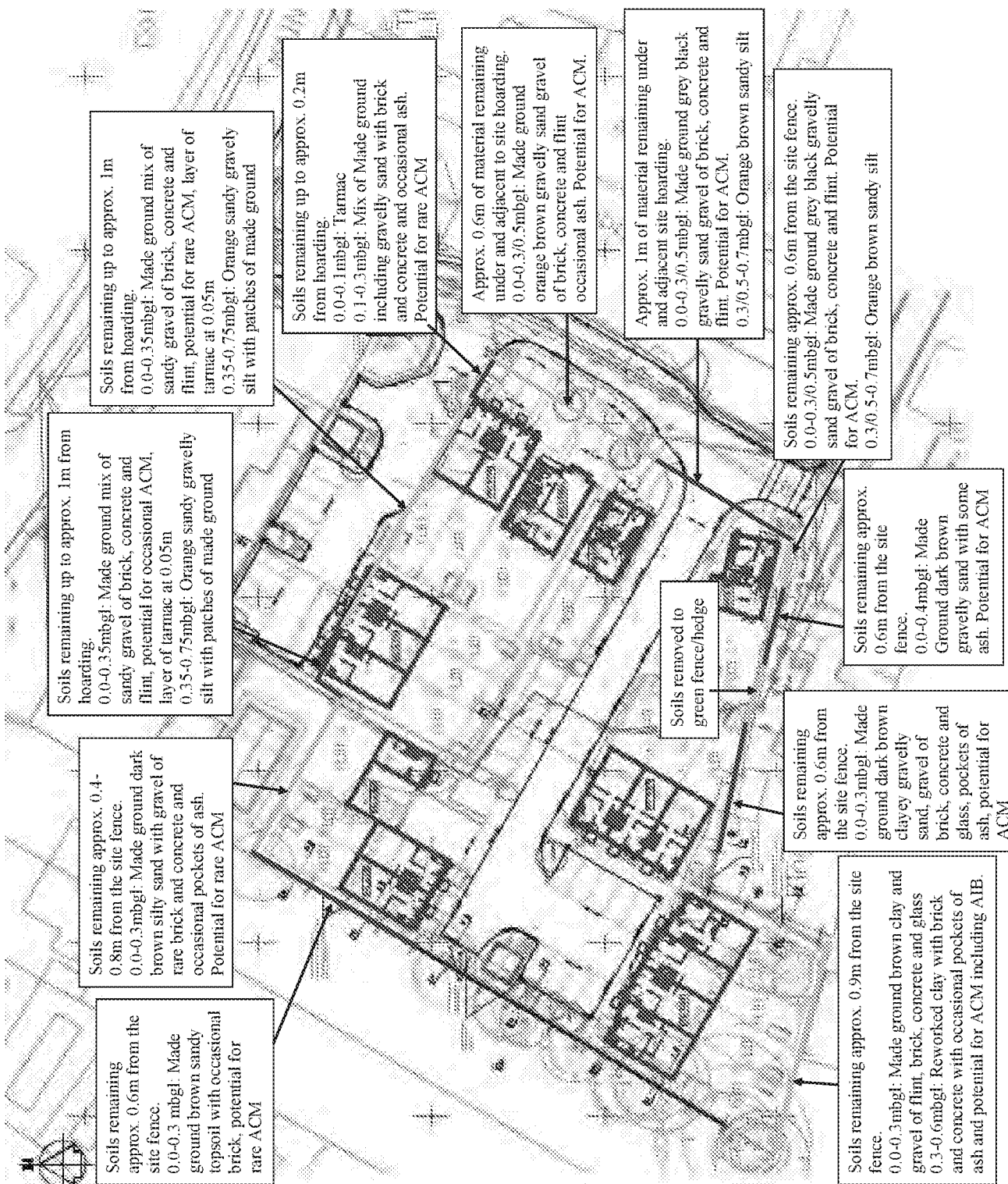
Drawing Title:

Materials remaining at site boundary following Soilfix remediation

Drawing Number:
C411_DWG02

Drawing Date: 31/05/2018

soilfix
Remediation Specialists



Notes



Soilfix Trial Pit



Soilfix Trial Trench



Soilfix Trial Pit on
Excavation Boundary/Edge



Validation Sample (natural
soils)



Validation Sample (after
removal of material
containing coal tar)



Approximate area excavated
to remove material
containing coal tar

Contract: C411

Client: Plotlife

Site: Kings Close, Yapton

Drawing Title:

Trial Hole and Sampling Locations

Drawing Number:

C411_DWG03

Drawing Date: 31/05/2018

soilfix
GROUNDWORK SOLUTIONS



Appendix B Photographs



Site prior to Soilfix works



Site prior to Soilfix works



Temporary reptile receptor
area



Site prior to Soilfix works



SF TP1



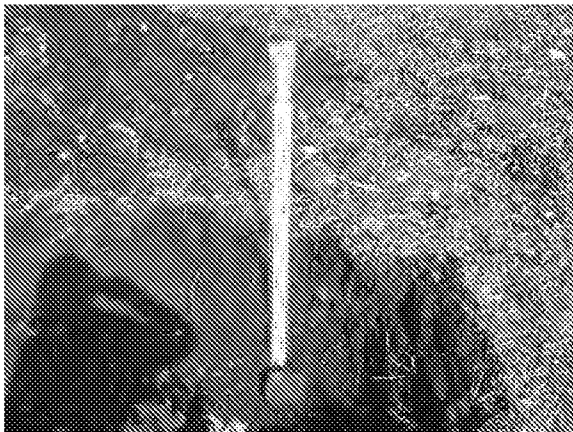
SF TP8



SF TP2



SF TP3



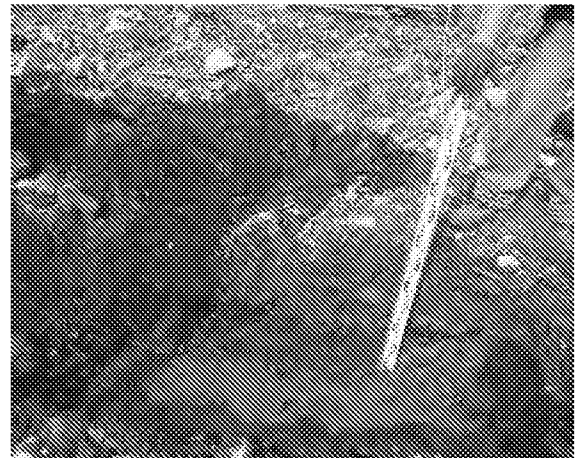
SF TP4



SF TP5



SF TP6



SF TP7



Stockpiling non-hazardous soils



Sorting through soils



Hand picking asbestos



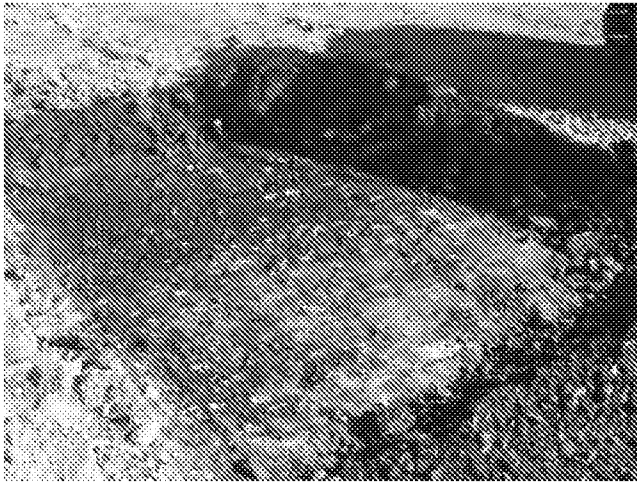
Raking through soils



Excavating and segregating soils
under the supervision of Environet



Segregating soils



Segregating ashy soils from TP06



Excavating soils associated with SFTP01



Segregating ashy soils associated with TP04 and SFTP04



Stockpiling hazardous soils



Segregating soils associated with TP07



Plots, 8, 9 and 10



SP04



Loading away non-hazardous soils



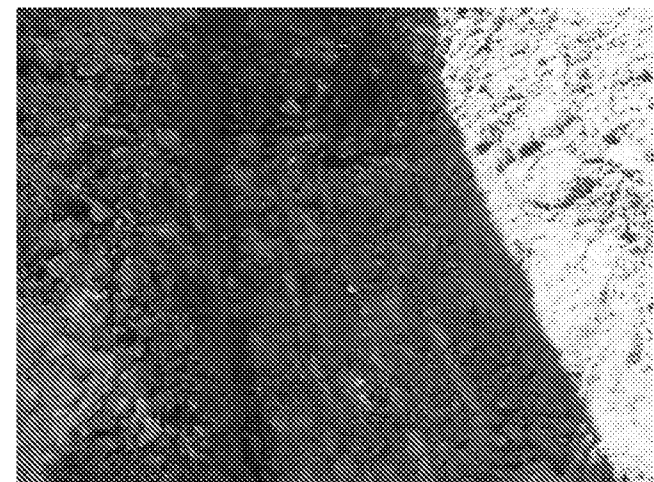
Loading away hazardous
soils



Excavating to natural soils in plot 1



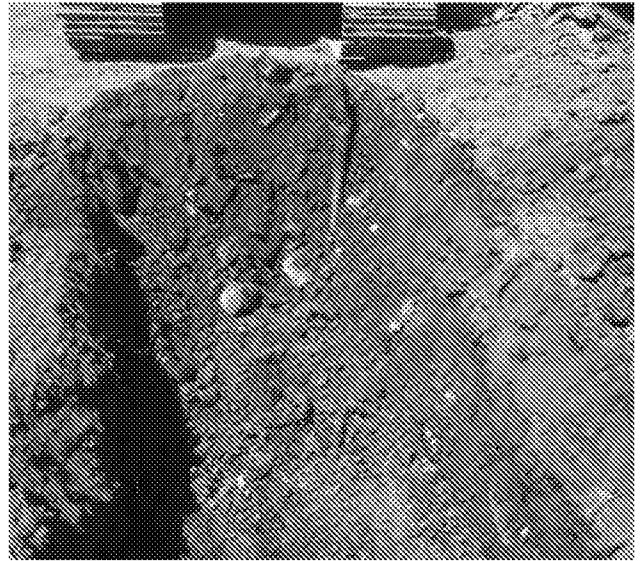
Trial Trench 1



Trial Trench 2



Trial Trench 3



Excavating Trial Trench 4



AIB in soil



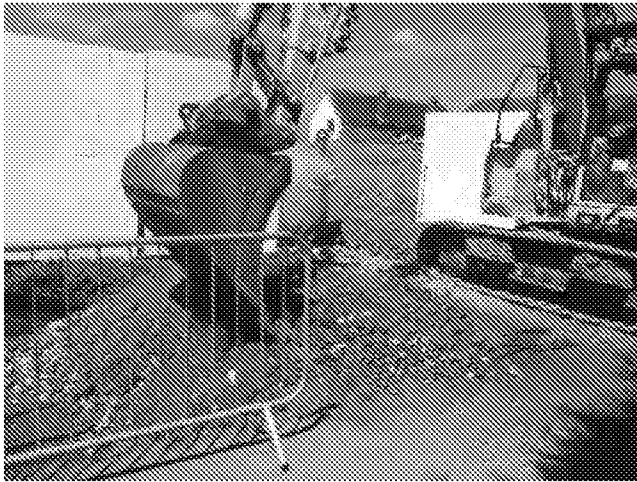
AIB on concrete



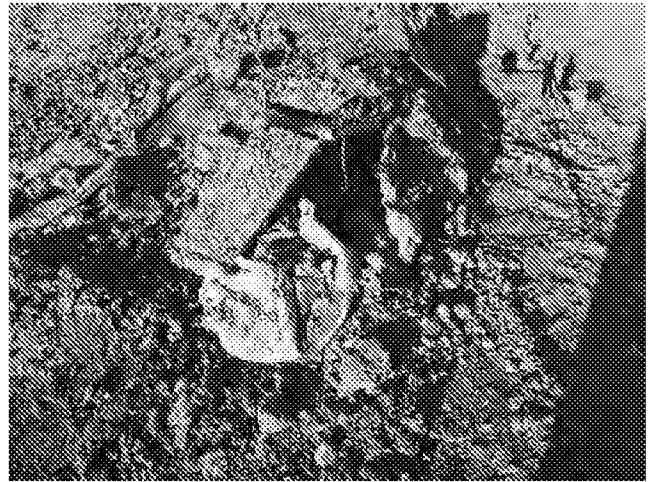
Investigation to find extent of AIB



Licenced work area



Wetting soils



Metal in the ground



Metal structure removed
from the ground



Pulling out hard core



Stockpile of concrete and bricks
left on site for Plotlife



Discovery of coal tar containing
material in soils



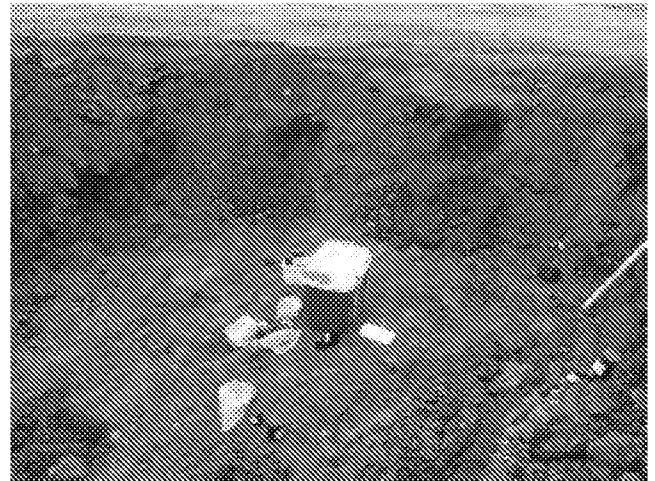
SP05



SP05



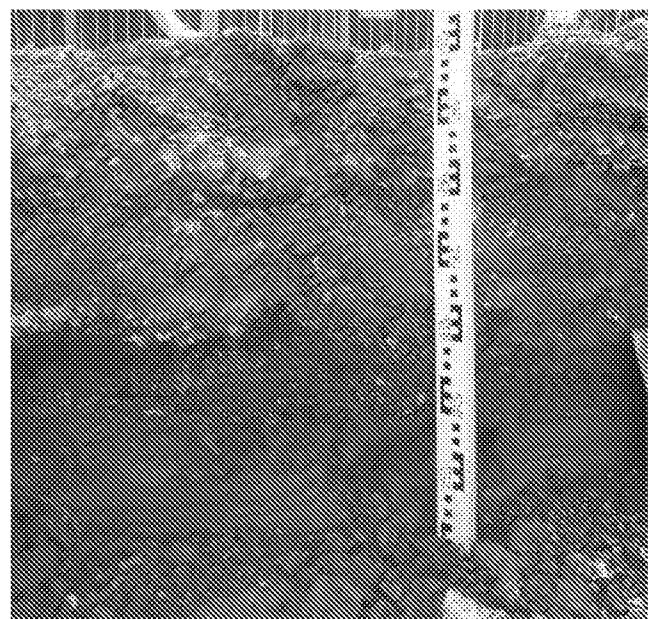
Excavated area for removal of coal tar



Sampling the base and side of the excavation



RE01



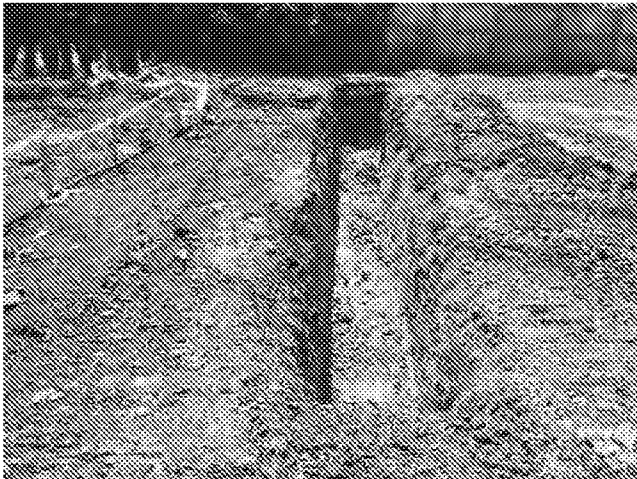
RE02



Material remaining below hoarding



Soakaway excavated in plots
5, 6, 7 and 8



Soakaway excavated



Works completed



Soakaway excavated

Appendix C Regulatory



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: Y/22/14/

1 To Addressee

Crescent Designs (Sussex Ltd)
 Columbia House
 Columbia Drive
 Worthing
 BN13 3HD

2 Site Address

Land at Kings Close
 Yapton

3 Description of Development

Outline Application with some matters reserved for a proposed residential development of site with 1 x 4 bedroom house, 13 x 3 bedroom houses 3 x 2 bedroom houses & 1 x 2 bedroom flat over garages, incorporating parking & access to main road, via a redefined alignment of Kings Close & Highway improvement works at existing crossover.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the conditions specified below and the obligations under the section 106 agreement.

- 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Scale;
- (b) Appearance;
- (c) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

SITE LOCATION PLAN DWG 13020-LOC;
 PROPOSED OUTLINE PLANNING SITE LAYOUT DWG 13020-01 REVB;
 PROPOSED ACCESS IMPROVEMENTS DWG 13020-02 REVB;
 PROPOSED ACCESS AND PARKING LAYOUT PLAN DWG 13020-03 REVB;
 INDICATIVE STREET SCENES SHEET 2 DWG 13020-11;
 INDICATIVE STREET SCENES SHEET 1 DWG 13020-10;
 SWEEP PATH ANALYSIS OF A LARGE REFUSE VEHICLE DWG 238-01 REV A (SUPPLEMENTARY);
 STAGE 1 ROAD SAFETY AUDIT DESIGN RESPONSE JUNE 2014 (SUPPLEMENTARY);
 ROAD SAFETY AUDIT STAGE 1 JUNE 2014 INCLUDING APPENDIX A & B (SUPPLEMENTARY); and
 RESPONSE REPORT-ROAD SAFETY AUDIT STAGE 1 JUNE 2014 (SUPPLEMENTARY).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing 13020-03REVB.

Reason: In the interests of road safety and in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway. The approved details shall be retained in perpetuity in good working order.

Reason: In the interests of road safety and in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No part of the development shall be first occupied until visibility splays of 2.4 metres by 73 metres to the west and 2.4 metres by 63.5metres to the right have been provided at the proposed site vehicular access onto Main Road in accordance with the approved planning drawing 13020-03REVB. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with policy GEN7 of the Arun District Local Plan.

- 7 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
- Reason: To provide car-parking space for the use in accordance with policy GEN7 of the Arun District Local Plan.
- 8 The garage buildings shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.
- Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety and in accordance with policy GEN7 of the Arun District Local Plan.
- 9 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The approved cycle parking spaces shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To provide alternative travel options to the use of the car in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.
- 10 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
- Reason: To provide adequate on-site car parking and turning space for the development and in accordance with policy GEN7 of the Arun District Local Plan.
- 11 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction;
 - the method of access and routing of vehicles during construction;
 - the parking of vehicles by site operatives and visitors;
 - the loading and unloading of plant, materials and waste;
 - the storage of plant and materials used in construction of the development;
 - the erection and maintenance of security hoarding;
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); and
 - details of public engagement both prior to and during construction works.
- Reason: In the interests of highway safety and the amenities of the area and in accordance with policy GEN7 of the Arun District Local Plan.

- 12 No development or preparatory works affecting the site shall be carried out until a reptile survey has been undertaken identifying detrimental impact and should it be necessary, also providing full details of mitigation. These details will then be submitted to the Local Planning Authority for approval. Mitigation shall then be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.
- Reason: In accordance with the National Planning Policy Framework (Paragraphs 109 & 118).
- 13 To avoid risk of harm to potentially nesting birds, removal of any trees and/or shrubs should be undertaken between September and the end of February when birds have ceased nesting (except those trees identified as having bat roost potential in Figure 2 in Appendix 1 of the Ecological Assessment prepared by Adonis Ecology). If this is not possible, and some trees or shrubs are due to be removed between March and August, an Ecologist should check for active bird nests no more than seven days before works commence on removal of trees or hedgerows, and any active nest found should be protected as advised by the Ecologist until the birds have finished nesting.
- Reason: In accordance with the National Planning Policy Framework (Paragraphs 109 & 118).
- 14 Prior to the commencement of development or any preparatory works and to support the Reserved Matters application an ecological enhancement scheme shall be submitted to the LPA for approval; it will pick up all recommendations arising out of the supporting ecological reports as appropriate. All approved details shall then be implemented in full and in accordance with the agreed timings and details.
- Reason: In accordance with the National Planning Policy Framework (Paragraph 118).

15

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - * all previous uses;
 - * potential contaminants associated with those uses;
 - * a conceptual model of the site indicating sources, pathways and receptors; and
 - * potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Local Plan policy GEN7.

16

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policy GEN7.

17

Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun District Local Plan policy GEN7.

- 18 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be retained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 19 No development or new tree planting should be located within 3 metres either side of the centreline of a public sewer and any new soakaways should not be located within 5m of a public sewer. All existing infrastructure should be protected during the course of construction works.

Reason: To protect the public sewer in accordance with Arun District Local Plan policies GEN7 and GEN9.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The applicant is advised that as the estate roads are to remain private/unadopted, the

Highway Authority would require provisions in any s106 agreement to confirm that the estate roads would not be offered for adoption at a later date and wording included to ensure that the carriageways, footways and casual parking are properly constructed, surfaced and drained, and that the works are appropriately certified from a suitably qualified professional confirming the construction standard.

INFORMATIVE: The applicant is advised that any future reserved matters application must accord with the indicative details/plans submitted as part of this application.

INFORMATIVE: The protection of neighbouring trees to the development should be made in accordance with BS5837 Trees in Relation to Construction.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact: Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, S021 2SW (Tel: 0330 303

0119) or www.southernwater.co.uk.

INFORMATIVE: Please have regard to the Yapton Neighbourhood Plan when preparing your reserved matters application. In particular, Policy H3 states that: "In order to provide for the needs of older people in Yapton, developments of five or more dwellings must ensure that a minimum of 25% of the 1-, 2- and 3-bed dwellings provided are delivered to Lifetime Homes standards."

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to the following provisions:

Affordable Housing - provision of 5 Affordable Housing Units consisting of 4 x affordable rent dwellings & 1 x Shared Ownership dwelling;

Fire & Rescue - £494 & 1 x Fire Hydrant;

Libraries - £4,480; and

Childrens Play/Open Space - £36,000.



Case Officer: Mr S Davis

Date of Decision:

14 November 2014

Karl Roberts
Assistant Director Planning & Economic Regeneration

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

For all other cases, if you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pes

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town &

Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

Mr Alistair Tyler
Ground Management Ltd
Robin Hill Farm Clay Lane
Fishbourne
Chichester
PO18 8AB

Our ref: HA/2017/119308/03-L01
Your ref: PAC/SLTSDN/00199
Date: 24 October 2017

Dear Mr Tyler

DOCUMENT REVIEW - SITE INVESTIGATION

DEVELOPMENT AT KINGS CLOSE, YAPTON LAND AT KINGS CLOSE, YAPTON, BN18 0EX

Thank you for accepting our offer to provide detailed planning advice. We have reviewed the following documents:

Site Investigation produced by Ground Management Ltd

We are providing this advice under Agreement No. PAC/SLTSDN/00199. Please note we have taken 3.5 hours to review and provide our advice on these documents which is as we estimated in our Programme of Works. The total will be £294 which is payable on receipt of our invoice.

Environment Agency Advice

We have reviewed the submitted information in relation to the proposed development and have the following detailed comments

We have reviewed the latest report produced by Ground Management Ltd. The report provides further information on additional investigations that have been undertaken in key areas where previous soil and groundwater contamination was identified. The investigations from the window sampling holes have identified further contamination, particularly around TP8 and WS4.

We agree that the results from BH1 do not present a significant risk of wider groundwater pollution from the site.

We agree that potentially the contamination around TP8 and WS4 is a result of a

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

Cont/d..

historic spill of potential source and support the requirement for further investigation during site strip and development. We also agree that any material identified as impacted visually or olfactory should be removed from site in these areas. and verification sampling undertaken.

We support the requirement for any soakaways to be sited in areas away from contamination or that the soil is remediated. We also agree that any piling proposals are undertaken such that contaminated material is not driven in to the underlying strata.

I hope the above advice is helpful. If there is any further work you anticipate needing our detailed advice on in relation to this project please let me know so it can be incorporated into this charging agreement.

Please submit this letter with your formal planning application as confirmation that we find the reports acceptable.

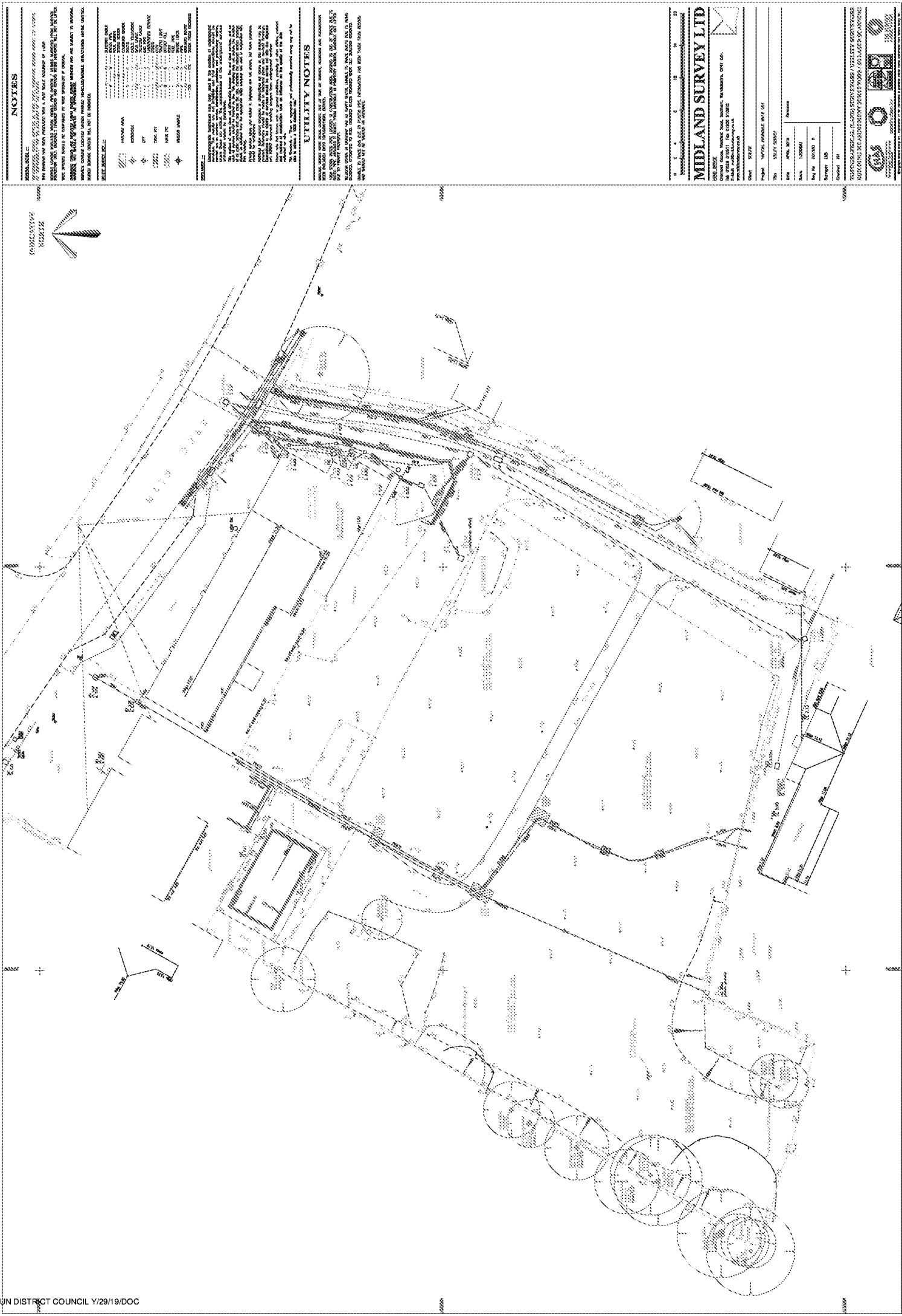
Yours sincerely

Miss Suz Greenwood
Planning Advisor, Environment Agency

[Redacted signature]

Direct e-mail suz.greenwood@environment-agency.gov.uk

Appendix D Services



NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE LOT, UNLESS OTHERWISE NOTED.

2. THE SHOWN LOT AREA IS BASED ON A SURVEY OF 1980. THE SHOWN LOT AREA MAY VARY FROM THE ACTUAL LOT AREA DUE TO REENTRY, ERECTION, OR OTHER CAUSES. THE SHOWN LOT AREA IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN FOR REFERENCE.

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LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ADJACENT ROAD
---	ADJACENT RAILROAD
---	ADJACENT AIRPORT
---	ADJACENT WATERWAY
---	ADJACENT PARK
---	ADJACENT SCHOOL
---	ADJACENT CHURCH
---	ADJACENT HOSPITAL
---	ADJACENT GOVERNMENT BUILDING
---	ADJACENT INDUSTRIAL BUILDING
---	ADJACENT RESIDENTIAL BUILDING
---	ADJACENT COMMERCIAL BUILDING
---	ADJACENT PUBLIC BUILDING
---	ADJACENT PRIVATE BUILDING
---	ADJACENT OTHER BUILDING

UTILITY NOTES

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UTILITY NOTES

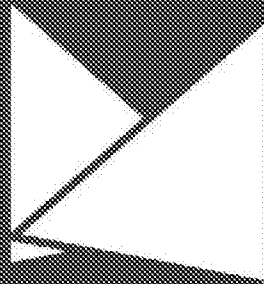
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MIDLAND SURVEY LTD

Surveys To Build On

DESKTOP UTILITY SEARCH

Client: Solfix

Issue Date: 04/05/2018

Address:

Land Off:

Land Off:

Kings Cl,

Yapton,

- Topographical Surveys
- Measured Building Surveys
- Utility Mapping Surveys
- 3D Modelling
- CCTV Surveys
- Desktop Searches

UTILITIES REPORT

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 braking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from the 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.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss or have any questions regarding your report please contact us.

DEFINITION OF TERMS

Affected -- Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.

Not Affected -- Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

No Response Received -- At the date of sending the report, no response has been received from the utility supplier.

REPORT CONTENTS / STATUS

Affected Utilities

We have received plans/information from the following companies.

Company	Category	Report Page Number
SSE	ELECTRIC	5-8
SGN	GAS	9-16
PORTSMOUTH WATER	WATER	17
SOTHERN WATER	SEWER	18-20
BT	FIBER	21-22

Not Affected Utilities

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

Company
VIRGINMEDIA
CATELECOMUK
CENTURY LINK
CITYFIBRE
ENERGETICS
EUNETWORKS
GTC
KPN
NETWORK RAIL
PLANCAST
SKY
SOTA
UTILITY ASSETS
VERIZON
VODAFONE

Not Recieved Utilities

We are still awaiting a full response from the following companies.

Company	Category	Notes
ENGIE		NOT RECEIVED
MOBILE BROADBAND NETWORK		NOT RECEIVED
TELENTTELIA		NOT RECEIVED

AFFECTED UTILITIES

Affected utilities mean the supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.

We have received plans/information from the following companies:

Watch it!

Safety advice brought to you by Scottish and Southern Electricity Networks

These notes are intended to help all those who have to work in the vicinity of electrical apparatus. Employers have a legal obligation to ensure that their operatives are fully instructed in the correct procedures.

The Electricity at Work Regulations 1989 impose health and safety requirements upon employers, employees and self-employed persons with respect to electricity at work. The regulations impose restrictions on persons being engaged in work activities on or near live conductors.

Regulation 14 requires that: "No person shall be engaged in any work activity on or near any live conductor (other than one suitably covered with insulating material so as to prevent danger) that danger may arise unless:

- ◆ it is **unreasonable** in all circumstances for it to be dead; and
- ◆ it is **reasonable** in all circumstances for him to be at work on or near it while it is live; and
- ◆ suitable precautions (including where necessary the provision of suitable protective equipment) are taken to prevent injury."

The purpose of the regulations is to require precautions to be taken against the risk of death or personal injury from electricity in work activities.

Publications

The Health and Safety Executive have produced a document entitled 'Avoiding Danger from Underground Services', and the Appendix 1 deals specifically with electric cables. Copies are available from the HSE's Accredited Agents and good booksellers, Ref. HS (G) 47.

Copies of Health and Safety Guidance note GS 6 relating to safe working in proximity to overhead lines, are available from the Health and Safety Executive's website - www.hse.gov.uk.

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult Scottish and Southern Electricity Networks immediately. Tel. 0800 072728 for southern England or 0800 300999 for Scotland.

Additional copies of these "Watch it!" leaflets can be obtained from our Asset Data Team office upon request. Tel. 01256 337294, or Fax 01256 337295.

You must read and accept the following safety notes as part of the contract to receive our network plans. You will have the option to print these and issue them to site staff.

Watch it! - Working in the vicinity of underground cables

Our plans show the positions and normal depths for the buried cables and pipes at the time when they were installed. However, alterations to road alignments surface levels and buildings may have occurred subsequently without our knowledge. If you discover plant or cables that are not marked or incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our plans.

These plans show the equipment owned by Scottish and Southern Electricity Networks. There may be other privately owned plant in the area, which is outside of our control. You should always check with the Local Authority, National Grid Company, Department of the Environment, other Electricity Companies and other utilities before proceeding.

It is not intended that the issue of these plans will absolve either party from their obligation under any of the acts that control digging in the public highways.

Supplies To Properties, etc.

The location of cables supplying individual properties, street lighting, traffic signs, telephone kiosks etc. are not always shown on the plans. You should assume that each property, streetlight etc. will have its own supply cable.

Major Circuits

Where our plans indicate the presence of cables with a voltage exceeding 11,000 volts, you are advised to contact our local depot (telephone number is on the plans), before commencing any excavations within the vicinity of these cables. These major circuits form an extremely important link in Scottish and Southern Electricity Networks' networks, and damaging or modifying these circuits is a major and costly undertaking. Any development should therefore be designed to allow these circuits to remain undisturbed and accessible in their present location.

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below:

- ✓ **do** make sure you have plans of the underground cables in the area **before** any excavation work starts. Remember that some cables may not be shown on plans. If carrying out emergency work, excavate as though there are buried live cables in the vicinity.
- ✓ **do** use a cable locator to determine the position of existing cables in the work area. The positions should be marked and tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- ✓ **do** ask for a cable to be made dead if it is buried in concrete.
- ✓ **do** watch for signs of cables as work progresses. Note any marker-tape or cable-cover, which may be exposed

- ✓ **do** backfill carefully, using stone-free soil around the cables, replacing marker-tapes and / or covers.
- ✓ **do** notify us immediately if you accidentally damage our cables. Arrange to keep people well clear of a cable that has been damaged until we have confirmed it has been made safe.
- ✓ **do** make sure before starting to demolish a building that all cables have been disconnected. We welcome prior notice of the intention to demolish buildings. This enables us to ensure that the site has been made safe electrically.
- ✓ **don't** operate a bulldozer, scraper, dragline or excavator; unless you are satisfied that there are no buried cables in the working area.
- ✓ **don't** use picks, pins, forks or pointed instruments in soft clay or soil when cables are present. Exercise extreme caution where such instruments are used to free lumps of stone, or break up firmly compacted ground. **Never** throw a fork or sharp instrument into the ground.
- ✓ **don't** dig trial holes over the indicated route of the cable. Excavate alongside instead.
- ✓ **don't** use exposed cables as a convenient step or handhold.
- ✓ **don't** handle or attempt to alter the position of any cable.

Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service.

Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.

Watch it! - Working in the vicinity of overhead lines

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below

- ✓ **do** carefully note the position of all overhead lines before commencing work.
- ✓ **do** co-operate with us during planning and sitework stages.
- ✓ **do** follow the advice given in HSE Guidance Note GS 6 when siting barriers, goal posts, bunting etc.
- ✓ **do** keep overhead lines in view when moving scaffolding or machinery and take special care when felling or lopping trees.
- ✓ **do** remember that the raising or slewing of a crane or excavator jib may cause danger when operating near an overhead line.

- ✓ **do** avoid any machinery that is in contact with an overhead line until we confirm that conditions are safe.
- ✓ **do** warn others to keep well clear.
- ✓ **don't** drive a high vehicle below an overhead line when an alternative route is available.
- ✓ **don't** raise the bed of a tipper lorry beneath an overhead line or drive under the line with the body of the vehicle raised.
- ✓ **don't** steady any suspended load until you are satisfied that there is no danger from overhead lines.
- ✓ **don't** handle or use scaffold platforms, poles, pipes or ladders unless they are at a safe distance from overhead lines.
- ✓ **don't** transport long objects beneath overhead lines, unless they are carried in a horizontal position.
- ✓ **don't** approach or touch any broken or fallen overhead lines.

Always remember that:

- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.

Scottish and Southern Electricity Networks is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460 (all having their Registered Offices at Inverlmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having its Registered Office at No.1 Forbury Place 43 Forbury Road Reading RG1 3JH which are members of the SSE Group www.ssen.co.uk



NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

services	l.v.	h.v.	e.h.v.
FOOTPATH/UNMADE	0.45m	0.45m	0.60m 0.80m
ROAD CROSSING	0.60m	0.60m	0.75m 0.80m
AGRICULTURAL	1.00m	1.00m	1.00m 1.10m
l.v./services	- up to 1000V		
h.v.	- over 1000V to 11,000V		
e.h.v.	- 22,000V to 132,000V		

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work (available from the HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE G36 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTIONS OF THE CONTROLLER OF THE STATIONER OFFICE, LONDON, DECEMBER 1900.
 This map has been made by us with the sanction of the Ordnance Survey, and is not to be used for any purpose other than the one for which it was made.
 Ordnance Survey, Southampton, Hants.
 Ordnance Survey No. 1, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 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Our Ref: 12644151 Your Ref: U01230



Wednesday, 18 April 2018

Camilla Snellman
Cromwell House Westfield Road
Southam
Warwickshire
CV470JH

Dear Camilla Snellman

Thank you for your enquiry dated Wednesday, 18 April 2018

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

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 the mains, pipes, 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 on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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

Yours sincerely,
The Safety Admin Team

For more information, visit our Dig Safely pages on sgn.co.uk

Smell gas?
Call 0800 111 998

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 8HJ

Authorised and regulated by the Financial Conduct Authority



Contact Us

SGN Safety Admin Team:

Email:
plantlocation@sgn.co.uk

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

Area:

LAs

GTs

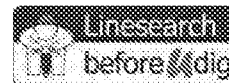
SSSIs

Diameter Change

Material Change



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



This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with H5 (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately -- KEEP EVERYONE AWAY FROM THE AREA

0800 111 999

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Dyers Croft

Tillington
Cotts

Turpins
Mount

Victoria
House

63 PE

63 PE

48 47
48

63 PE

63 PE

Path (un)

Mimosa

TACK-LEE ROAD

PIPE IN 4" SI

74 PE (IN 4" SI)

30 PE (IN 4" SI)

EB ROAD

PIPE IN 4" SI

75 PE (IN 4" SI)

SGN 8

SGN 11

80 PE (IN 4" SI)

82 PE (IN 4" SI)

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Contact Us

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of
Cover

Digsite:

Line:

Area:

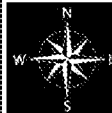
LAs

GTs

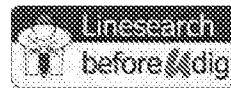
SSSIs

Diameter
Change

Material
Change



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guaranteed.



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Report damage immediately -- KEEP EVERYONE AWAY FROM THE AREA

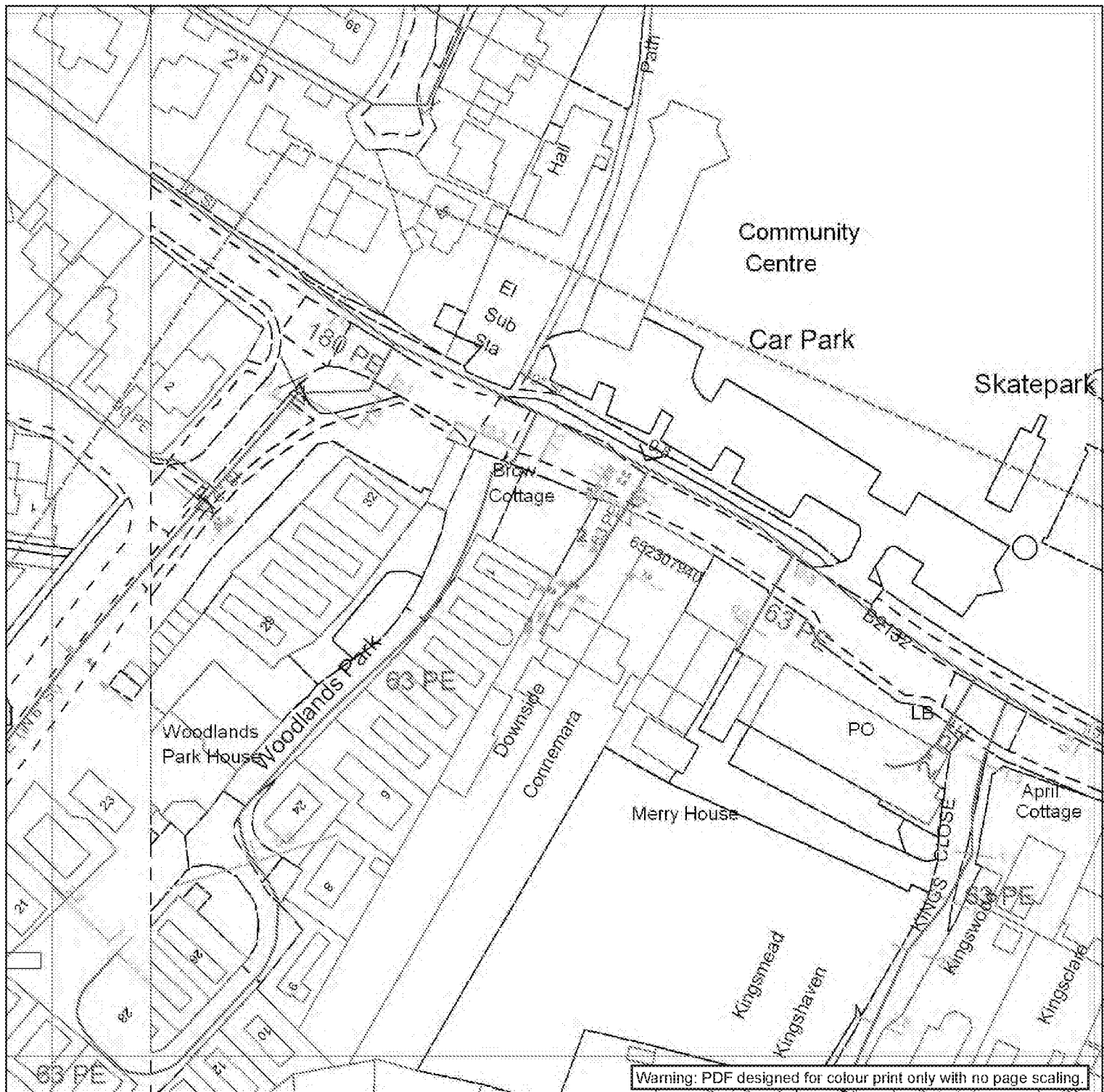
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Date Requested: 18/04/2018
Job Reference: 12644151
Site Location: 497944 103063
Requested by:
Miss Camilla Snellman
Your Scheme/Reference:
U01230

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

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Line:

LAs

GTs

Diameter Change

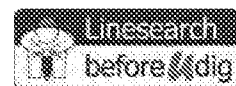
Area:

SSSIs

Material Change



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This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with H5 (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately -- KEEP EVERYONE AWAY FROM THE AREA

0800 111 999

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Plans generated by DigSAFE Pro (tm) software provided by LineasearchbeforeUdig

Date Requested: 18/04/2018
Job Reference: 12644151
Site Location: 497944 103063
Requested by:
Miss Camilla Snellman
Your Scheme/Reference:
U01230

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

(Recreation Ground)



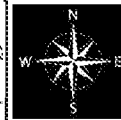
Warning: PDF designed for colour print only with no page scaling.



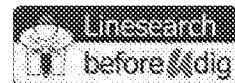
Contact Us

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

Low Pressure Mains	.....	Digsite:	.....
Medium Pressure Mains	.....	Line:	 Area:
Intermediate Pressure Mains	.....	LAs	.....
High Pressure Mains	.....	GTs	 SSSIs
Some Examples Of Plant Items			
Valve	⋈	Syphon	○
Depth of Cover	∨	Diameter Change	⊥
		Material Change	



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Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



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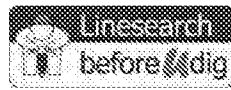
Contact Us

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

Low Pressure Mains	.....	Digsite:	.....
Medium Pressure Mains	.....	Line:	.....
Intermediate Pressure Mains	.....	Area:	.....
High Pressure Mains	.....	LAs	.....
Some Examples Of Plant Items		GTs	
Valve	⋈	SSSIs	
Syphon	○	Diameter Change	⬇
Depth of Cover	∨	Material Change	



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Job Reference: 12644151
Site Location: 497944 103063
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Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



Contact Us

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

LA's

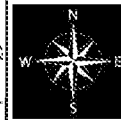
GT's

Diameter Change

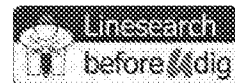
Area:

SSSIs

Material Change



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Date Requested: 18/04/2018
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Site Location: 497944 103063
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Contact Us

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

Area:

LAs

GTs

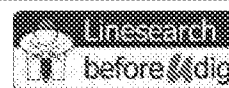
SSSIs

Diameter Change

Material Change



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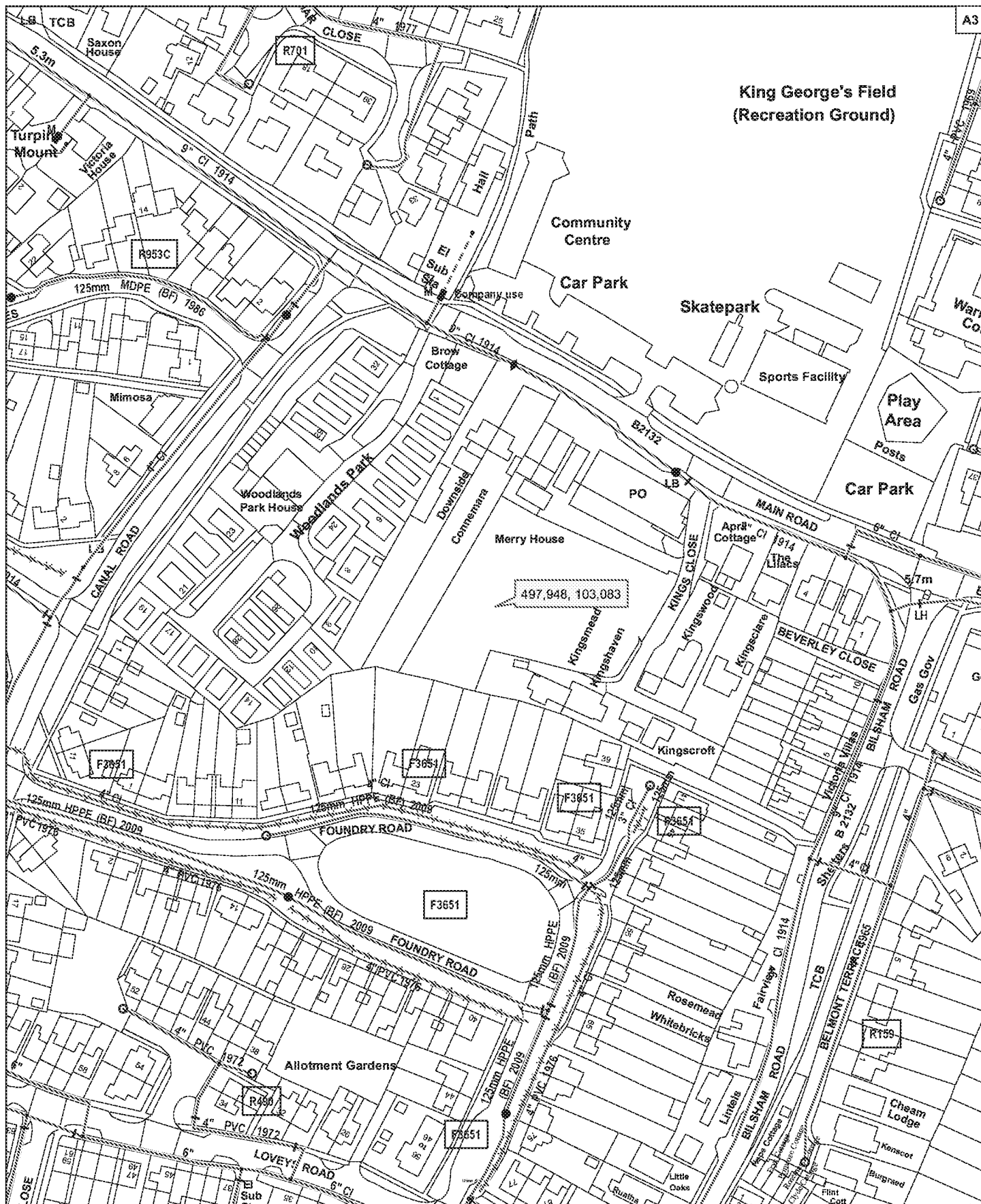
0800 111 999

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Plans generated by DigSAFE Pro (tm) software provided by LineasearchbeforeUdig

Date Requested: 18/04/2018
Job Reference: 12644151
Site Location: 497944 103063
Requested by:
Miss Camilla Snellman
Your Scheme/Reference:
U01230

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



—	EXISTING MAIN	—	COMPANY WASHOUT	—	WO TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
- - - - -	ABANDONED MAIN	—	WASHOUT FIRE HYDRANT	—	FH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
—	PROPOSED MAIN	—	FIRE HYDRANT	—	WOFH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
		—	PROPOSED FIRE HYDRANT		

U01230	Portsmouth Water Registered Office P.O. BOX NO. 8, West Street, Havant, Hampshire. PO9 1LG. Registered in England No. 2536455 Telephone: (023) 9249 9888 Fax: (023) 9249 3632 Website: www.portsmouthwater.co.uk	Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015. All rights reserved. Ordnance Survey Licence Number 100018036. 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.	Dwg No: Job No: OS Ref: SU9703SE Scale: 1:1,290 Date: 24/04/2018
---------------	---	--	---



Midland Survey Limited
Cromwell House
Westfield Road
Southam Warwickshire
CV47 0JH

Your ref U01230
Our ref 291266
Date 03 May 2018



Attention: Camilla Snellman

Dear Customer

Re: Provision of public sewer record extract

Location: Land off King Close Yapton BN18 0EX

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch

Southern Water Southern House Capstone Road Chatham Kent ME5 7QA www.southernwater.co.uk

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No. 2366670



SUG9703SE

Drawn by: okuneyt

Scale: 1:1250

Date: 03/05/2018

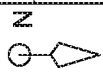
The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.

The actual positions should be determined on site.

WATERWORKS: THIS PLAN WAS DEVELOPED AT SOUTHERN WATERWORKS CENTRES

WATERWORKS: LINDSEY ROAD, CHICHESTER, PO19 1SL, SUSSEX, BA060000, GBR008

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**Southern
Water**

Node				Node				Node				Node					
Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
0001X	6.06	3.61	225	VC	CIRC	0001X	6.06	3.61	225	VC	CIRC	0001X	6.06	3.61	225	VC	CIRC
0002X	5.83	3.48	225	VC	CIRC	0002X	5.83	3.48	225	VC	CIRC	0002X	5.83	3.48	225	VC	CIRC
0003X			150	VC	CIRC	0003X			150	VC	CIRC	0003X			150	VC	CIRC
0004X			150	VC	CIRC	0004X			150	VC	CIRC	0004X			150	VC	CIRC
0101X	6.13	2.86	350	VC	CIRC	0101X	6.13	2.86	350	VC	CIRC	0101X	6.13	2.86	350	VC	CIRC
0201X	6.23	3.78	225	VC	CIRC	0201X	6.23	3.78	225	VC	CIRC	0201X	6.23	3.78	225	VC	CIRC
0301X	6.23	3.48	150	VC	CIRC	0301X	6.23	3.48	150	VC	CIRC	0301X	6.23	3.48	150	VC	CIRC
1002X	6.26	3.85	150	VC	CIRC	1002X	6.26	3.85	150	VC	CIRC	1002X	6.26	3.85	150	VC	CIRC
1007X	6.66	4.45	150	VC	CIRC	1007X	6.66	4.45	150	VC	CIRC	1007X	6.66	4.45	150	VC	CIRC
1102X	6.87	4.87	150	VC	CIRC	1102X	6.87	4.87	150	VC	CIRC	1102X	6.87	4.87	150	VC	CIRC
1105X			150	VC	CIRC	1105X			150	VC	CIRC	1105X			150	VC	CIRC
1201X			150	VC	CIRC	1201X			150	VC	CIRC	1201X			150	VC	CIRC
1902X	7.12	5.85	150	VC	CIRC	1902X	7.12	5.85	150	VC	CIRC	1902X	7.12	5.85	150	VC	CIRC
1903X	7.31	6.78	150	VC	CIRC	1903X	7.31	6.78	150	VC	CIRC	1903X	7.31	6.78	150	VC	CIRC
1904X	7.11	6.10	150	VC	CIRC	1904X	7.11	6.10	150	VC	CIRC	1904X	7.11	6.10	150	VC	CIRC
2405X	8.453	5.647	UNK	UNK	CIRC	2405X	8.453	5.647	UNK	UNK	CIRC	2405X	8.453	5.647	UNK	UNK	CIRC
7801X			UNK	UNK	CIRC	7801X			UNK	UNK	CIRC	7801X			UNK	UNK	CIRC
8101X			UNK	UNK	CIRC	8101X			UNK	UNK	CIRC	8101X			UNK	UNK	CIRC
8102X			UNK	UNK	CIRC	8102X			UNK	UNK	CIRC	8102X			UNK	UNK	CIRC
8103X	5.45	2.86	350	VC	CIRC	8103X	5.45	2.86	350	VC	CIRC	8103X	5.45	2.86	350	VC	CIRC
8501X			UNK	UNK	CIRC	8501X			UNK	UNK	CIRC	8501X			UNK	UNK	CIRC
8502X			UNK	UNK	CIRC	8502X			UNK	UNK	CIRC	8502X			UNK	UNK	CIRC
9001X			150	VC	CIRC	9001X			150	VC	CIRC	9001X			150	VC	CIRC
9002X			150	VC	CIRC	9002X			150	VC	CIRC	9002X			150	VC	CIRC
9101X	6.61	3.61	350	VC	CIRC	9101X	6.61	3.61	350	VC	CIRC	9101X	6.61	3.61	350	VC	CIRC
9102X	3.22	-0.06	350	PF	CIRC	9102X	3.22	-0.06	350	PF	CIRC	9102X	3.22	-0.06	350	PF	CIRC

**Southern
Water**

Our Ref: Ref shown on map



Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods

Email Dial before you dig CBYD@openreach.co.uk

Visit the website www.openreach.co.uk/cbyd

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It 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 made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

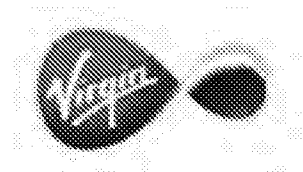
Please ensure you quote our reference on any future correspondence.

Yours faithfully,

NOT AFFECTED UTILITIES

Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

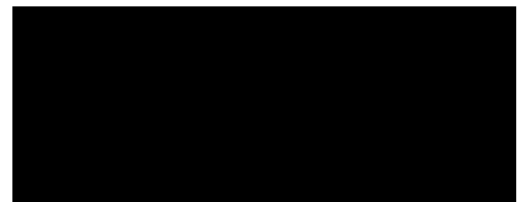
We have received a not affected/no plant present response from the following companies:



Midland Surveys

Virgin Media
Field Services
Units 1-12
Broad Lane
Mayfair Business Park
Bradford
Yorkshire
BD4 8PW

Plant Enquiry Ref: VM.1103632
Your Letter Date: 17.04.2018
Your Ref: U01230
Date: 20.04.2018



Hello,

Enquiry Location: Land Off: Kings Cl, Yapton, Arundel BN18 0EX

Thank you for your enquiry regarding work at the above location.

Virgin Media and Vital plant should not be affected by your proposed work and no strategic additions to our existing network are envisaged in the immediate future.

Should your request be in relation to a New Development and you require an estimate to be prepared for Virgin Media to service your proposed development, please submit this request for costs along with site drawings (scale 1:500) to:

Virgin Media
New Build
Virgin Media
1 Dove Wynd
Strathclyde Business Park
Bellshill
ML4 3AL

This information is only valid on the date of issue. If your start date is 3 months or more from the date of this letter, please re-apply for updated information.

Yours faithfully,

National Plant Enquiries Team



Please note: National Plant Enquiries Team (Bradford) cover and respond to plant enquiries for all ex ntl:Telewest franchise areas.



(c) Crown copyright and database rights 2018 Ordnance Survey 100019209		Date: 20/04/18	Scale: 1:4715	Map Centre: 497943, 103083	Data updated: 04/03/18	Telecoms Plan A4
Important information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found in the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100019209.						
sultan.mohammed@virginmedia.co.uk						
VM: 1103632						



Camilla Snellman [REDACTED]

RE: U01230--Stats Request

1 message

Plantenquiries [REDACTED]

Wed, Apr 25, 2018 at 12:32 PM

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



RE: E04-18-3991 U01230--Stats Request

1 message

Plantenquiries <Plantenquiries@instalcom.co.uk>

Fri, Apr 20, 2018 at 3:00 PM



Dear Sir or Madam,

Thank you for your plant enquiry below.

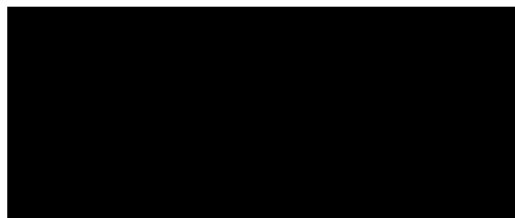
We can confirm that CenturyLink Communications UK Limited (formerly Level 3), Global Crossing (Uk) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd do not have any apparatus within the indicated works area.

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



LEGEND

- EXISTING PLANT
- EXISTING PLANT

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Page 6 of 10

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 8HE
Tel: 0845 283 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd
Rutherford House,
Widmore,
WAS 52J
Tel: 0845 283 0774
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 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: 18/04/2018

Drawing No.

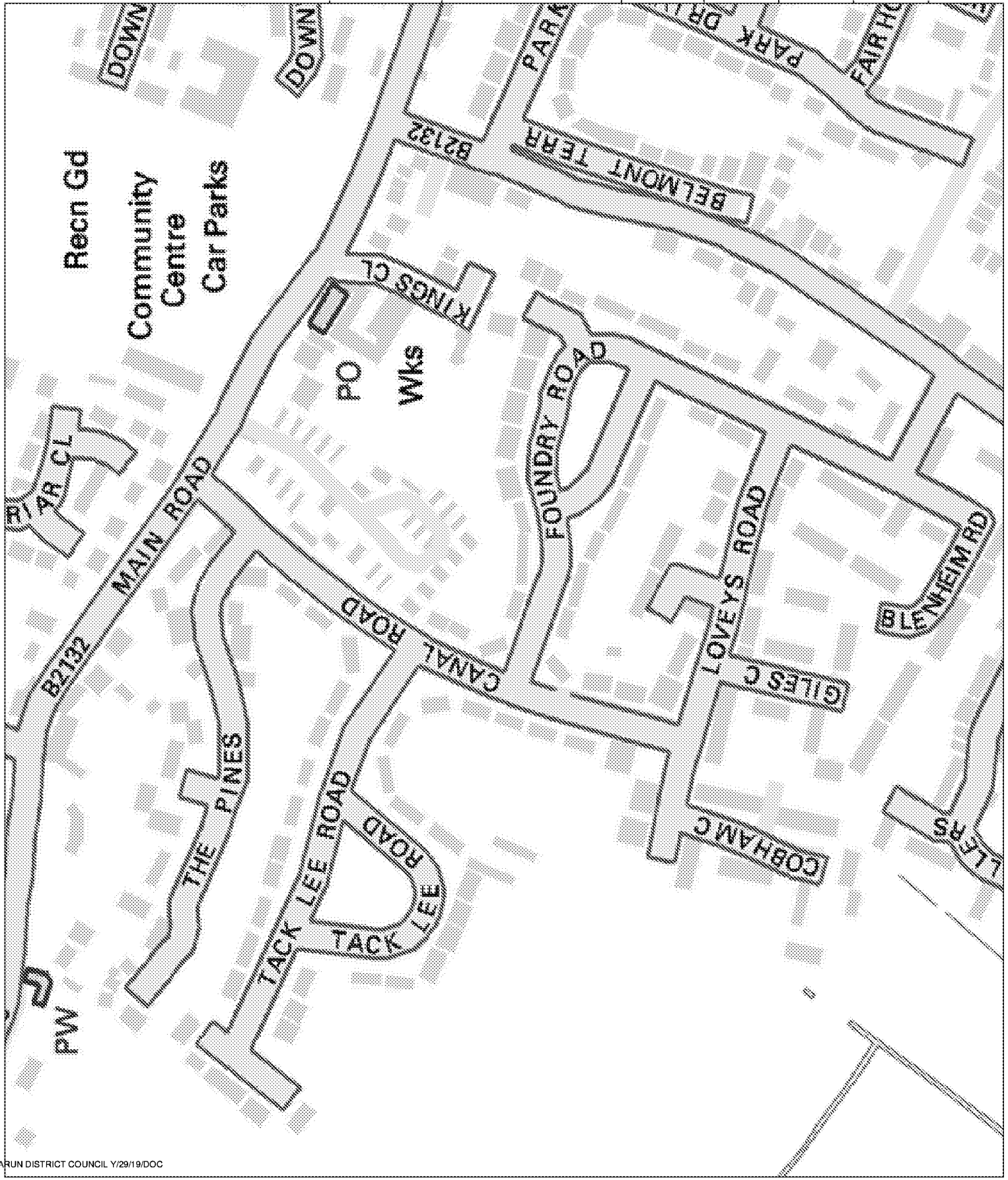
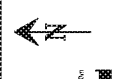
CFH_EP_000001

Revision

001

Scale: 1:1250

A4





RE: U01230--Stats Request1 message

Tue, Apr 17, 2018 at 12:36 PM


Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics 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.

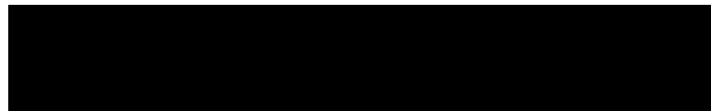
Please ensure all plant enquiries are sent to plantenquiries@energetics-uk.com

Regards

Plant EnquiriesE: plantenquiries@energetics-uk.comW: www.energetics-uk.com

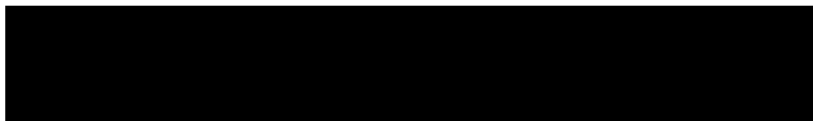
WE SUSTAIN • WE BUILD • WE PROTECT





Re: U01230--Stats Request1 message

Thu, Apr 19, 2018 at 1:48 PM



To Whom It May Concern:

Thank you for your recent enquiry regarding your proposed work at the above location.

euNetworks Fiber UK Limited do not have plant in the vicinity of your proposed works and no strategic additions to our existing network are envisaged in the immediate future.

This information is only valid for a period of 3 months so, if your start date is 3 months or more from the date of this email, please re-apply for updated information at our generic email address



Kind regards

ALL PLANT ENQUIRIES AND DIVERSIONARY REQUESTS SHOULD BE ADDRESSED BY EMAIL TO THE OPERATIONS TEAM AT plantenquiries@psgservices.co.uk , WITH A PLAN AND FULL POSTAL ADDRESS OF YOUR ENQUIRY, THANK YOU



For and on behalf of euNetwork Fiber UK Limited



GTC Plant Enquiry - Ref- 6643701 message

Wed, Apr 18, 2018 at 3:34 PM

GTC Apparatus Not Found In Search Area**Our Plant Enquiry Service Ref: 664370****Your Enquiry Ref: N/A**

Dear Camilla,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

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
- Independent Fibre Networks Limited
- Independent Community Heating Limited

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

Your sincerely,

GTC Plant Enquiry Service.

GTC
Energy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP

**NOTE:**

This E-Mail originates from GTC, Energy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP

VAT Number: GB688 8971 40. Registered No: 029431.

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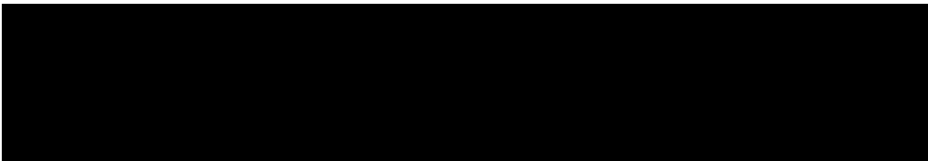
Thank you

664370.png
442K



RE:K04-18- 1355 U01230--Stats Request

1 message

Tue, Apr 17, 2018 at 12:54 PM

Dear Sir or Madam,

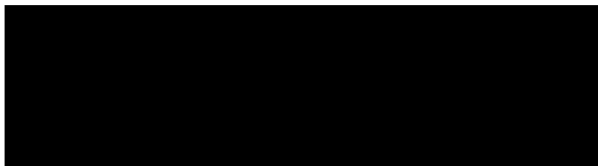
With reference to your plant enquiry below, we can confirm that KPN do not have any apparatus within the immediate proximity of your proposed works.

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

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





RE: U01230--Stats Request1 message

Thu, Apr 19, 2018 at 9:26 AM



Dear Sir/Madam,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

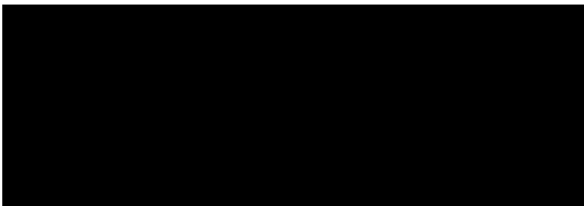
<http://www.networkrail.co.uk/aspx/1758.aspx?cd=1>

If you require any further clarification on any of the information please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Alexis Xoufarides
Distribution Manager (NRSWA), Asset Information Services

Asset Information Services: to inspire & enable through the power of data
National Records Centre, Audax Road, York YO30 4US



**RE: U01230--Stats Request**

1 message

Wed, Apr 18, 2018 at 8:50 AM

This response does not include Vtesse plant, please continue to use Vtesse details for their enquiries

To whom it may concern

Thank you for your enquiry regarding the above proposals at the above location

We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.

We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department

The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

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Registered office: 1st Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE.
Registered in England and Wales with number 4455025 VAT No. 8567 195 80



[Redacted]

U01230--Stats Request

1 message



Tue, Apr 17, 2018 at 12:46 PM



Thank you for your enquiry.

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

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

Regards

NRSWA Department
Tech UK - Implementation

sky | TECHNOLOGY

 nrswa@sky.uk 





RE:s04-18- 1044 U01230--Stats Request

1 message



Tue, Apr 17, 2018 at 12:45 PM

Dear Sir or Madam,

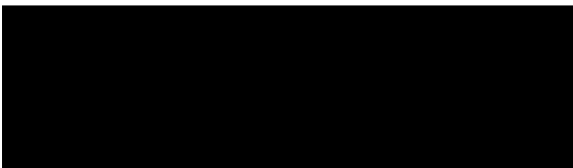
With reference to your plant enquiry below, we can confirm that SOTA do not have any apparatus within the immediate proximity of your proposed works.

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

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





Re: U01230--Stats Request1 message

Tue, Apr 17, 2018 at 12:27 PM

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



RE: U01230--Stats Request

1 message



Wed, Apr 18, 2018 at 8:41 AM

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 (GB) Email





RE: U01230--Stats Request - Land Off: Kings Cl, Yapton Arundel BN18 0EX

1 message

Fri, Apr 20, 2018 at 9:56 AM



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



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, Energis Communications Limited, Thus Group Holdings Plc 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).



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