

## UTILITIES APPRAISAL

Proposed Residential and  
Leisure Centre  
Development

Land to the West of  
Egley Road  
Woking  
GU22 0NJ

Prepared for:  
Woking Football Club

22<sup>nd</sup> November 2019

Project Number:  
RMA-C1947



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Report Number: RMA-RC1947

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3	8 <sup>th</sup> November 2019	Revised Issue
4	22 <sup>nd</sup> November 2019	Final Issue

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# 1 INTRODUCTION

- 1.1 RMA Environmental Limited has been commissioned by Woking Football Club to undertake a utilities appraisal for a proposed residential development on Egley Road in Woking Surrey, GU22 0NJ.
- 1.2 The principal objective of this appraisal is to establish the presence of key utility services in relation to the site boundary and also to identify any potential constraints associated with the ability of the relevant utility provider to supply the proposed development. The appraisal includes the redevelopment of the site, following the demolition of the existing building, to provide a health club building (Class D2) incorporating an external swimming pool and tennis/sports courts, the provision of 36 dwelling houses (Class C3) up to a maximum of 3 storeys in height, associated landscaping and car parking and new vehicular access from an existing road serving Hoe Valley School (refer to the proposed development layout at Appendix A).
- 1.3 A search of utilities and services which are located on or close to the site has been undertaken to inform the later detailed design stage. Utility plans (refer to Figures 1.1 and 1.2) have been prepared which summarise the location of services within and immediately adjacent to the application site. This was achieved through the provision of a Groundwise Utilities Search Report (refer to Appendix B). It is noted that mapping provided by affected utilities owners is not exhaustive; unmapped infrastructure may still be located within the site boundary that has not been identified during this search.
- 1.4 The following subsections provide details of the availability and any potential capacity issues that might exist for the following services:
- mains water supply;
  - sewerage;
  - gas;
  - electricity; and
  - telecommunications.
- 1.5 It has been concluded that all principal services are available in the local area. Some of the available services may require capacity studies to be carried out to confirm that there is sufficient capacity in the local area and to identify any abnormal costs to the development.

## 2 UTILITIES APPRAISAL

### Public Water Mains Infrastructure

#### Within the Site

- 2.1 Affinity Water asset records indicate that there is no public mains water infrastructure within the site boundary.

#### Adjacent to the Site

- 2.2 An existing public water main is located approximately 60 m east of the site within Egley Road.
- 2.3 Public water mains infrastructure is further identified along Egley Drive approximately 100 m south-east of the site at its closest point. According to Affinity Water mapping, a public water main is located along Chiltern Close approximately 90 m east of the site at its closest point.
- 2.4 It is considered that easements with respect to the water mains network within the site or within the vicinity of the site would not affect the layout of the proposed development (refer to Figure 1.1).

#### Capacity

- 2.5 It is concluded that water mains links are available for the development via adjacent infrastructure; however, network reinforcement outside the site boundary may be required. Affinity Water should be consulted further to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.

### Surface Water and Foul Sewerage Infrastructure

#### Within the Site

- 2.6 Thames Water asset records indicate that there is no public surface water or foul sewer infrastructure within the site boundary.

#### Adjacent to the Site

- 2.7 According to Thames Water sewer network mapping, foul sewerage infrastructure is located within residential areas along Egley Drive, Egley Road, Chiltern Close and Hook Hill Lane. The foul sewer in closest proximity to the site is located within Chiltern Close approximately 70 m south of the site (refer to Figure 1.1).
- 2.8 Thames Water sewer mapping indicates that surface water sewer infrastructure is located approximately 100 m south-east of the site at its closest point along Egley Drive.
- 2.9 It is anticipated that applicable easements for these sewers would not affect the layout of the proposed development.

### Capacity

- 2.10 Consultation has been undertaken with Thames Water to determine if there is sufficient capacity within the surface water and foul sewers to supply the proposal.
- 2.11 This consultation is included within Appendix C and states that the foul sewerage network does not currently have enough capacity to serve the development. Therefore, Thames Water are required to carry out detailed modelling work and potential off-site reinforcement to ensure the necessary improvement are in place prior to the development going ahead. Thames Water should be consulted following planning consent so this detailed network modelling can be undertaken.
- 2.12 With regard to surface water drainage at the site, it is proposed to discharge surface water runoff from the development to the watercourse to the north-east of the site at existing greenfield rates, as detailed within the surface water drainage strategy which is included as part of this application. There is no requirement to undertake a surface water capacity enquiry with Thames Water as connection to public surface water sewer is not required.

## **Gas Infrastructure**

### Within the Site

- 2.13 Southern Gas Network mapping identifies that there is no gas infrastructure within the site.

### Adjacent to the Site

- 2.14 Southern Gas Network mapping identifies a Medium Pressure (MP) gas main located immediately adjacent to the south-western boundary of the site along Hook Hill Lane.
- 2.15 It is identified that Low Pressure (LP) infrastructure is located within residential areas along Egley Drive, Egley Road, Chiltern Close and Hook Hill Lane. LP gas infrastructure in closest proximity to the site is located within Chiltern Close approximately 70 m south of the site (refer to Figure 1.1).
- 2.16 It is anticipated that any easements for gas infrastructure would not affect the proposed development layout.

### Capacity

- 2.17 It is concluded that links to gas services are available for the development; however, network reinforcement outside the site boundary may be required. Southern Gas Networks should be consulted further to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.

## Electricity

### Within the Site

- 2.18 UK Power Network Mapping identified a Low Voltage (LV) underground line in the north-eastern part of the site. This underground cable originates from the current building within the site and runs parallel to the access route of the building within the site for approximately 120 m and exits via the north-eastern corner of the site. There is no other electricity infrastructure within the site (refer to Figure 1.2).
- 2.19 As a result of LV Electricity infrastructure being present within the site, easements or diversions will need to be considered for the proposed development.

### Adjacent to the Site

- 2.20 UK Power Network mapping has identified that an LV underground cable is located immediately adjacent to the south-western boundary of the site along Hook Hill Lane.
- 2.21 Two electricity service cables are indicated to be located approximately 50 m and 90 m south of the site at their closest points. According to UK Power Network mapping, 11 kV electricity infrastructure is located approximately 25 m north-east of the site at its closest point. Furthermore, LV electricity infrastructure is shown to be within the garden centre adjacent to the eastern site boundary and along Egley Drive south-west of the site.
- 2.22 It is anticipated that any easements for adjacent electricity infrastructure would not affect the proposed development layout.

### Capacity

- 2.23 It is concluded that electricity connections are available for the development; however, network reinforcement may be required. Detailed consultation with UK Power Network will be required when the exact power requirements of the proposed development have been quantified to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.

## Telecommunications

### Within the Site

- 2.24 Openreach telecommunications mapping identifies that there is no BT telecommunications infrastructure within the site; however, mapping provided from Zayo indicates underground fibreoptic telecommunications are located within the north-eastern part of the site. This intersects the site through the existing access route from Egley Road (refer to Figure 1.2).
- 2.25 As a result of Zayo Telecommunications infrastructure within the site, easements or diversions will need to be considered for the proposed development.

### Adjacent to the Site

- 2.26 A telecommunications map was received from Openreach (the infrastructure division of BT Group). This has identified that there is Openreach infrastructure located approximately 15 m east of the site and within Chiltern Close and Egley Drive.
- 2.27 It is anticipated that any easements for telecommunications infrastructure would not affect the proposed development layout.

### Capacity

- 2.28 It is concluded that telecommunications links are available for the site via infrastructure adjacent to the site; however, network reinforcement may be required. Detailed consultation with Openreach will be required when the exact requirements of the proposed development have been quantified to establish if there is sufficient capacity in the local network or if capacity upgrades off-site will be required.

### 3 SUMMARY AND CONCLUSIONS

- 3.1 Table 3.1 provides a summary of the availability of key services and the recommended actions to be undertaken in order to fully establish any abnormal infrastructure costs that would be required to ensure sufficient capacity is available to serve the development.

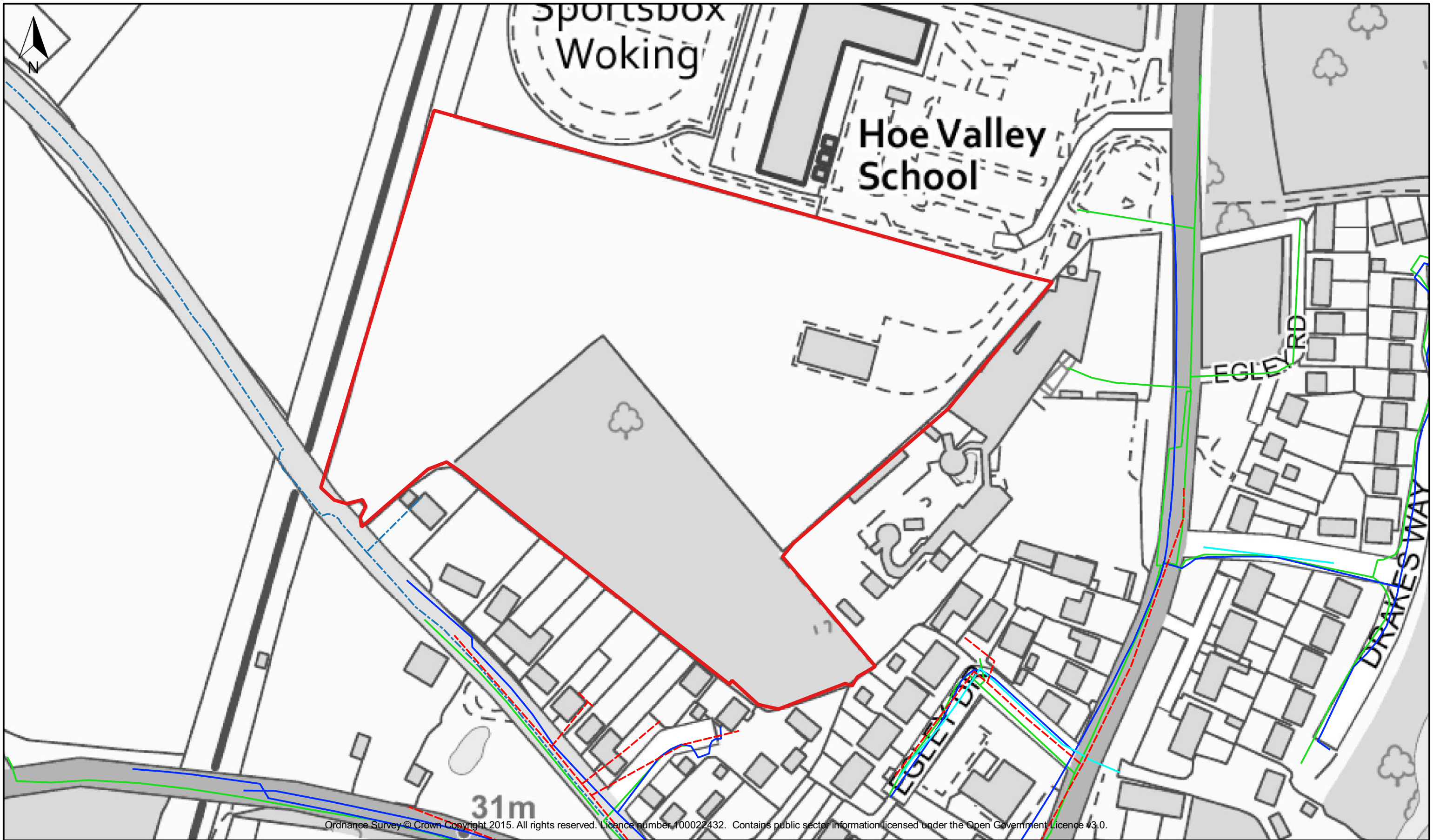
**Table 3.1: Summary of Utilities Appraisal**

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
Mains water	<p>No public water mains are located within the site boundary.</p> <p>Existing mains water infrastructure is located 60 m east of the site within Egley Road and further infrastructure is located within Egley Drive and Chiltern Close.</p>	<p>Although there are no public water mains within the site, connections can be made to adjacent mains infrastructure.</p> <p>Network reinforcement outside the site boundary may be required.</p>	Affinity Water should be consulted at the detailed design stage to establish costs of providing new on-site water mains to serve the development.
Surface Water and Foul Sewerage	<p>No public surface water or foul sewer infrastructure is located within the site boundary.</p> <p>The closest foul sewerage infrastructure is located within Chiltern Close approximately 70 m south of the site.</p> <p>The closest surface water sewer infrastructure is located approximately 100 m south-east of the site within Egley Drive.</p>	<p>Consultation with Thames Water states that there is insufficient capacity within the foul sewerage system to supply the proposal and that further modelling work and potential off-site reinforcement will be necessary.</p> <p>Surface water runoff will be discharged to the watercourse to the north-east of the site and therefore there is no requirement to undertake surface water capacity enquiry with Thames Water.</p>	Thames Water should be consulted following planning consent so detailed modelling of foul sewerage infrastructure can be undertaken.
Gas	<p>No gas infrastructure is located within the site boundary.</p> <p>MP gas infrastructure is located immediately adjacent to the south-western site boundary</p>	Gas links are available for the site but network reinforcement outside the site boundary may be required.	Consultation should be undertaken with Southern Gas Networks with regard to the availability of gas for the development once the exact requirements are quantified.

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
	and, LP infrastructure within closest proximity is located approximately 70 m south of the site along Chiltern Close.		
Electricity	<p>An LV underground electricity line is located within the north-eastern part of the site, which enters the site via the existing access route of the site.</p> <p>Further electricity infrastructure is located within the residential area situated east, south and west of the site.</p>	As infrastructure is located within and adjacent to the site, it is concluded that an electricity supply will be available subject to potential infrastructure upgrades.	Consultation should be undertaken UK Power Networks with regard to easements during the construction phase of the development and the supply of electricity to the development once the exact requirements are quantified.
Telecoms	<p>Zayo telecommunications infrastructure is located within the north-eastern part of the site where it intersects the existing access route via Egley Road.</p> <p>Openreach infrastructure is located immediately adjacent to the site within the residential area situated east and south of the proposed development.</p>	<p>It is considered that any easements would not affect the development; however, this will need to be confirmed through further consultation with Openreach.</p> <p>Network reinforcement outside the site boundary may be required.</p>	Consultation should be undertaken with Openreach with regards to making connections to adjacent telecommunications infrastructure for the site, once the exact requirements are quantified.

# Figures





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**Key**

- Red Line Boundary
- Foul Sewer
- Water Main Pipe
- Surface Water Sewer
- Low Pressure Gas Main
- Medium Pressure Gas Main

Figure 1.1: **Sewerage, Water Mains and Gas Infrastructure**

Client: **Woking Football Club**

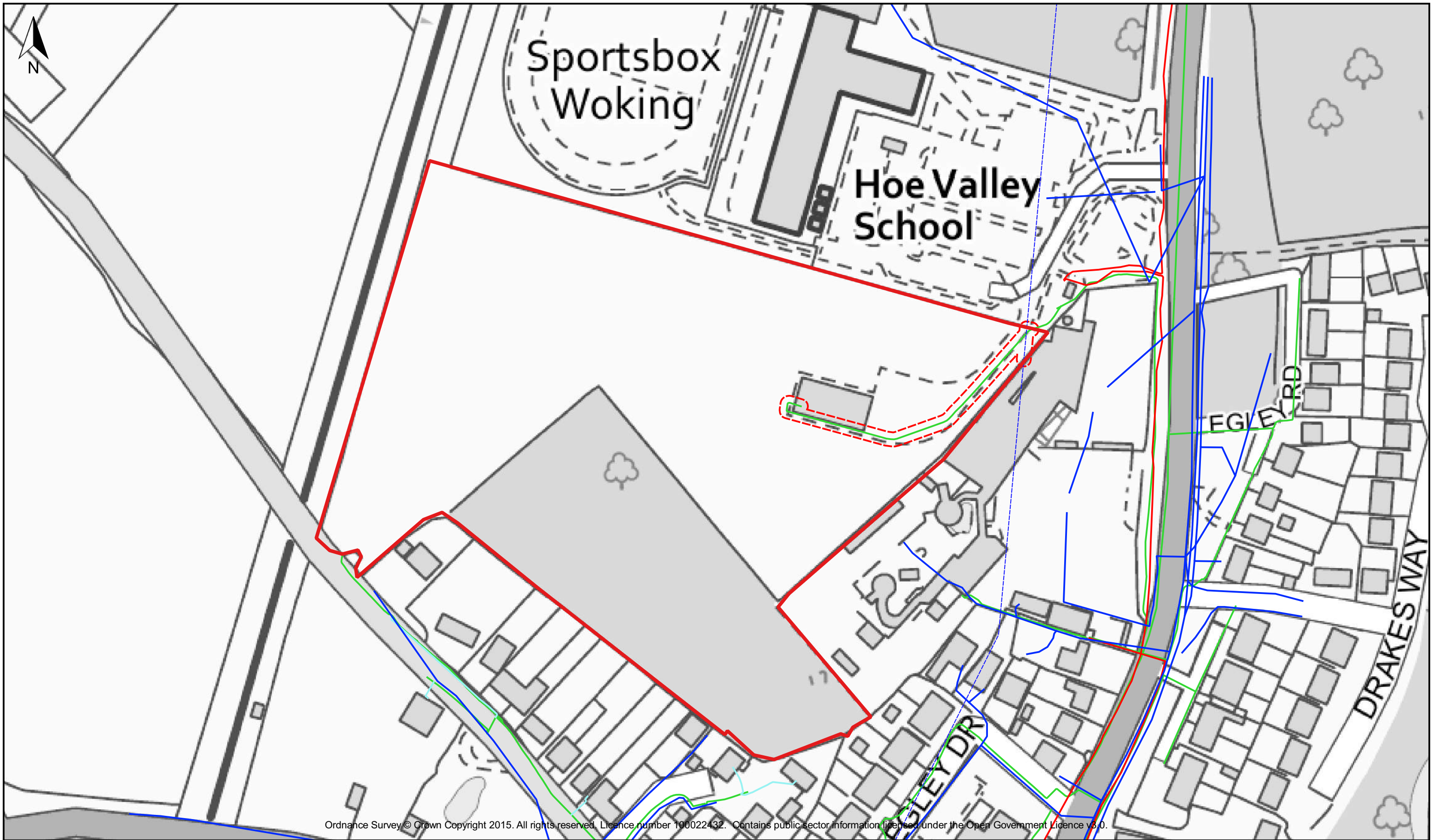
Project: **Egley Road Woking**

Project No.: **C1947**



Drawn: KR	Checked: MS	Date: 08/11/2019	Scale: 1:1,500@A3
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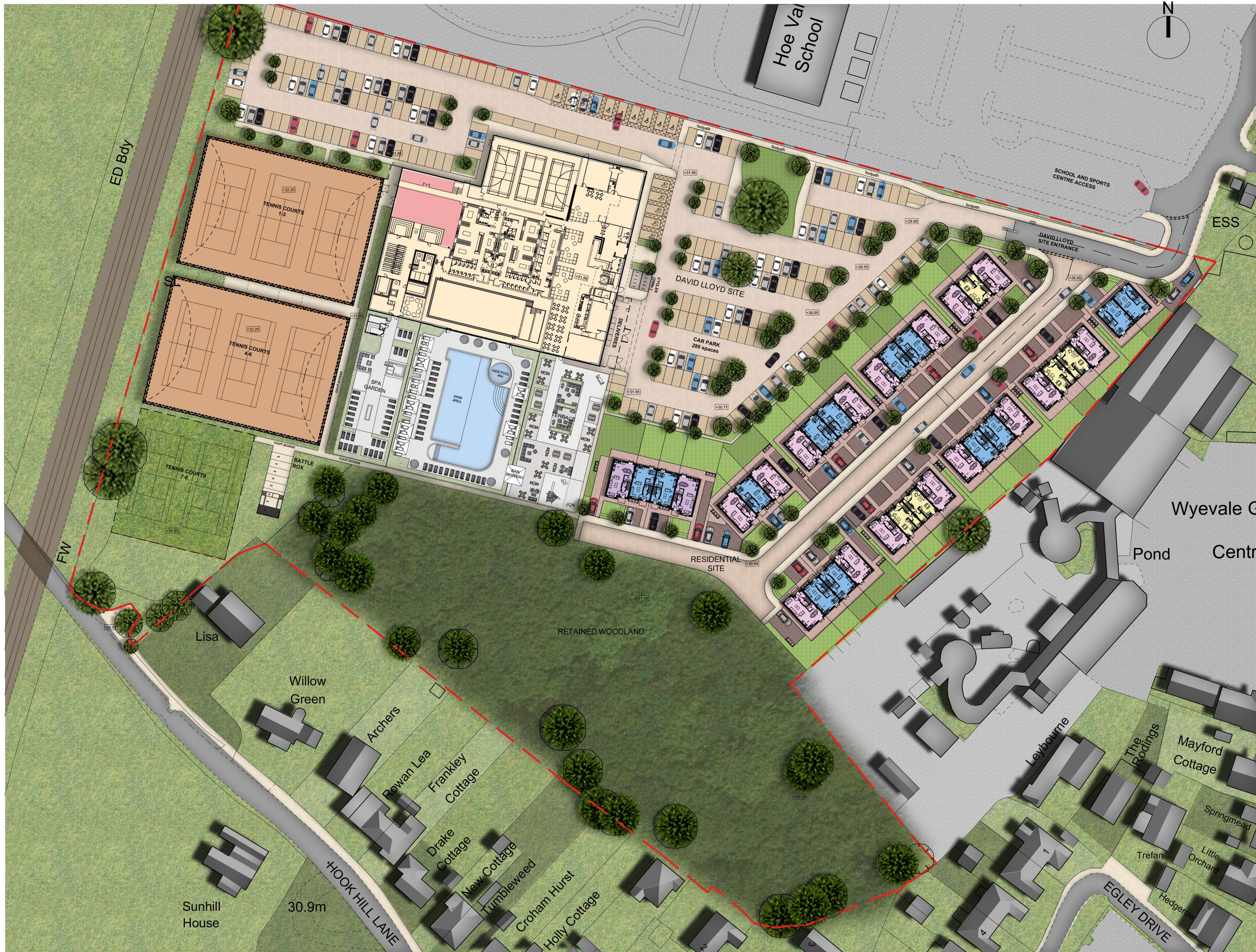
Key	
	Red line Boundary
	Buffer
	LV Electricity Cable
	11KV Electricity cable
	Service Electricity Cable
	BT Telecommunications
	Zayo Underground Telecommunications

Figure 1.2:	<b>Electricity and Telecoms Infrastructure</b>
Client:	<b>Woking Football Club</b>
Project:	<b>Woking Sites EIA - Egley Site</b>
Project No.:	<b>C1947</b>

Drawn: KR	Checked: MS	Date: 08/11/2019	Scale: 1:1,500@A3

# ***Appendix A: Proposed Development Layout***





**LEGEND**

**SITE BOUNDARY**

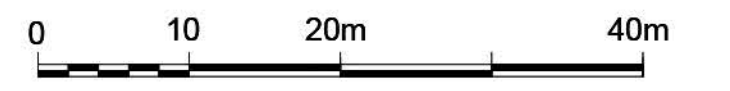
(Leisure Site Area: 22,303sqm)  
(Residential Site Area: 9,161sqm)

RESIDENTIAL:  
0.91 hectares  
36no. houses

- 05 x House Type 1
- 13 x House Type 2
- 16 x House Type 3
- 02 x House Type 4

Gross density:  
39 dwellings/ha  
58,366 sqft saleable area  
90 parking spaces provided

- House Type 1  
2/3 BEDROOM (4 PEOPLE)  
TOWNHOUSE  
(123.2sqm /1326sqft)
- House Type 2  
3 BEDROOM (6 PEOPLE)  
TOWNHOUSE  
(145sqm /1560sqft)
- House Type 3  
4 BEDROOM (8 PEOPLE)  
TOWNHOUSE  
(162.3sqm /1747sqft)
- House Type 4  
5 BEDROOM (9 PEOPLE)  
TOWNHOUSE  
(162.3sqm /1747sqft)



SCALE @ 1:500



## ***Appendix B: Groundwise Premium Utility Search Report***

Developer Services  
Affinity Water Limited  
Tamblin Way  
Hatfield, Herts  
AL10 9EZ

Tel: 0345 3572428

ds@affinitywater.co.uk

Your ref: 23398

Groundwise Searches Limited  
Suite 8, Chichester House  
45 Chichester Road  
Southend-on-Sea  
Essex  
SS1 2JU

20 February 2019

Dear Sirs

**Re:**  
**C2 Notice - New Roads and Street Works Act 1991 section 55 (1)/Highways Act**

Thank you for your letter/notice dated 20/02/2019 informing me of your intention to carry out work at the above location.

I am pleased to enclose herewith a copy of our Ordnance Survey based asset records indicating the approximate positions of the Company's existing mains and ancillary apparatus.

The mains were originally laid at an approximate depth of 900mm from ground to top of pipe. As surface reference points may well have been altered since, both line and depth must be regarded as approximate only. The Company cannot accept responsibility for loss or damage that may occur as a result of inaccuracies in the particulars supplied and actual locations must be determined by hand dug trial holes.

Records of service connections and telemetry cables are not kept on these plans. However, if you would like our Customer Service Technician to visit the site to meet your representative and mark the location of known services within your proposed working area, please telephone our Call Centre on 0345 3572407 and they will make the necessary arrangements. Service pipes to individual properties (which are not shown) were originally laid at a depth of 750mm from ground level to top of pipe.

If you are working in close proximity to our apparatus, please ensure the following precautions are taken:

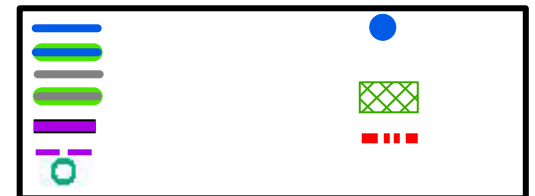
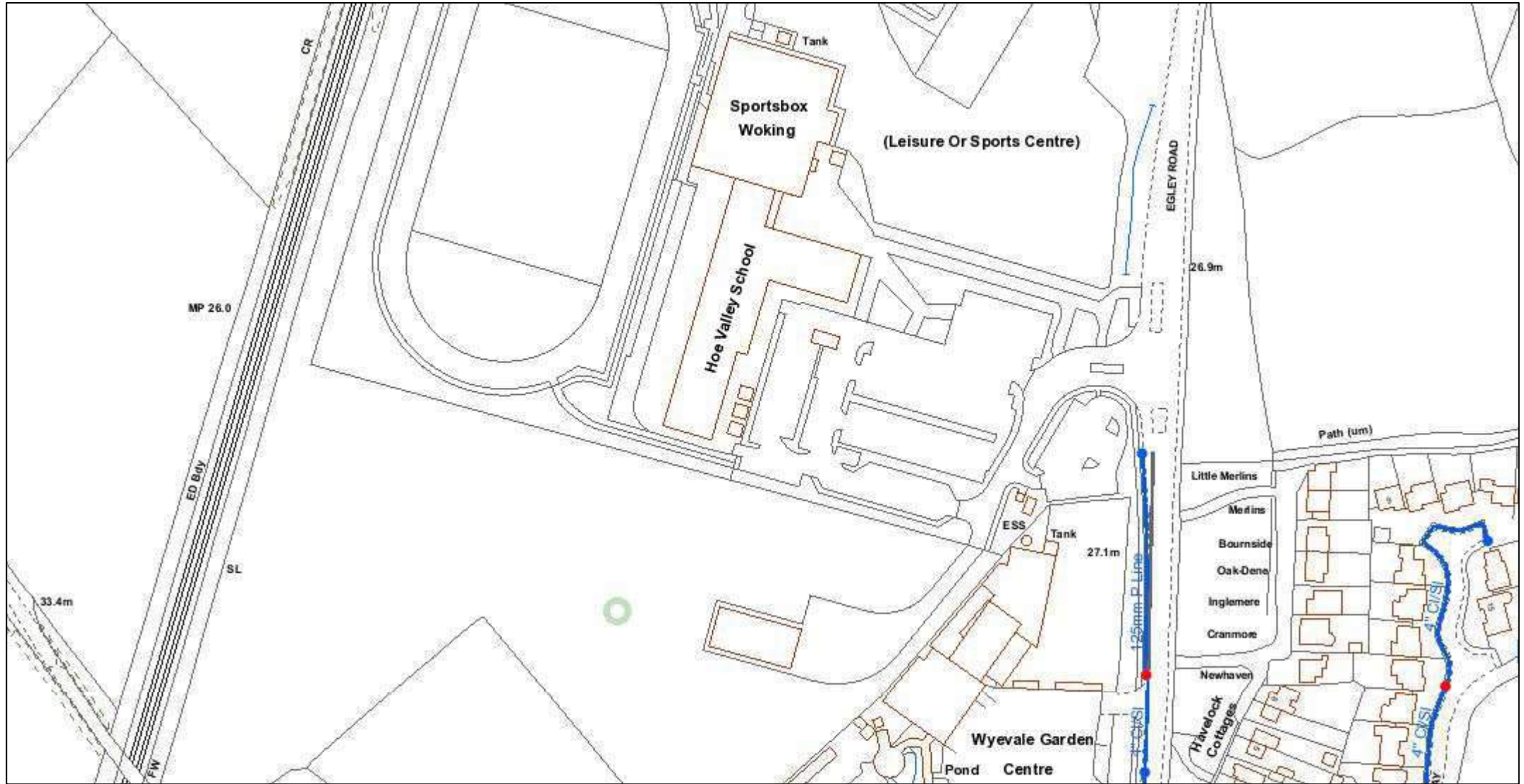
- Temporary and/or permanent support must be provided. In the event of damage occurring to our apparatus, all repair costs incurred by the Company will be charged to you or your contractor.

- The exact position of Company apparatus when needed, should be determined by hand dug trial holes.
  
- Telemetry cables and service pipes to individual properties may exist adjacent to the main and will generally not be indicated on the plan. You must not, therefore, assume that the Company has no apparatus within the vicinity other than that which is shown on the plan.
- Contractors should not increase the overburden pressure on mains. Contractors should avoid increasing or decreasing the depth of cover by more than 150mm. No buildings are to be erected within 2m of the main.
- Will you please ensure that all surface boxes and marker posts and plates belonging to the Company are kept clear during your works and realigned to any revised surface levels. In addition, no manholes, joint boxes, trees or other obstructions shall be placed over the Company's apparatus or in any position likely to cause difficulty for us to maintain our apparatus in the future.
- Once work has been completed the pipes should be surrounded by a layer of compacted sand and the marker tape replaced. The remainder of the backfill should not contain any large lumps of hard materials or sharp objects. Any pipe exposed by an excavation must be adequately supported for the whole of the exposed length. The pipe or support must not be used as a step or hand hold.
- All bends on mains are restrained by concrete thrust blocks bearing upon the surrounding soil. Under no circumstances should thrust blocks be disturbed or removed. If the thrust block needs to be removed approval will need to be gained from the Company.
- In the event of any leakage or damage sustained to any water main or ancillary equipment the Company must be notified immediately.

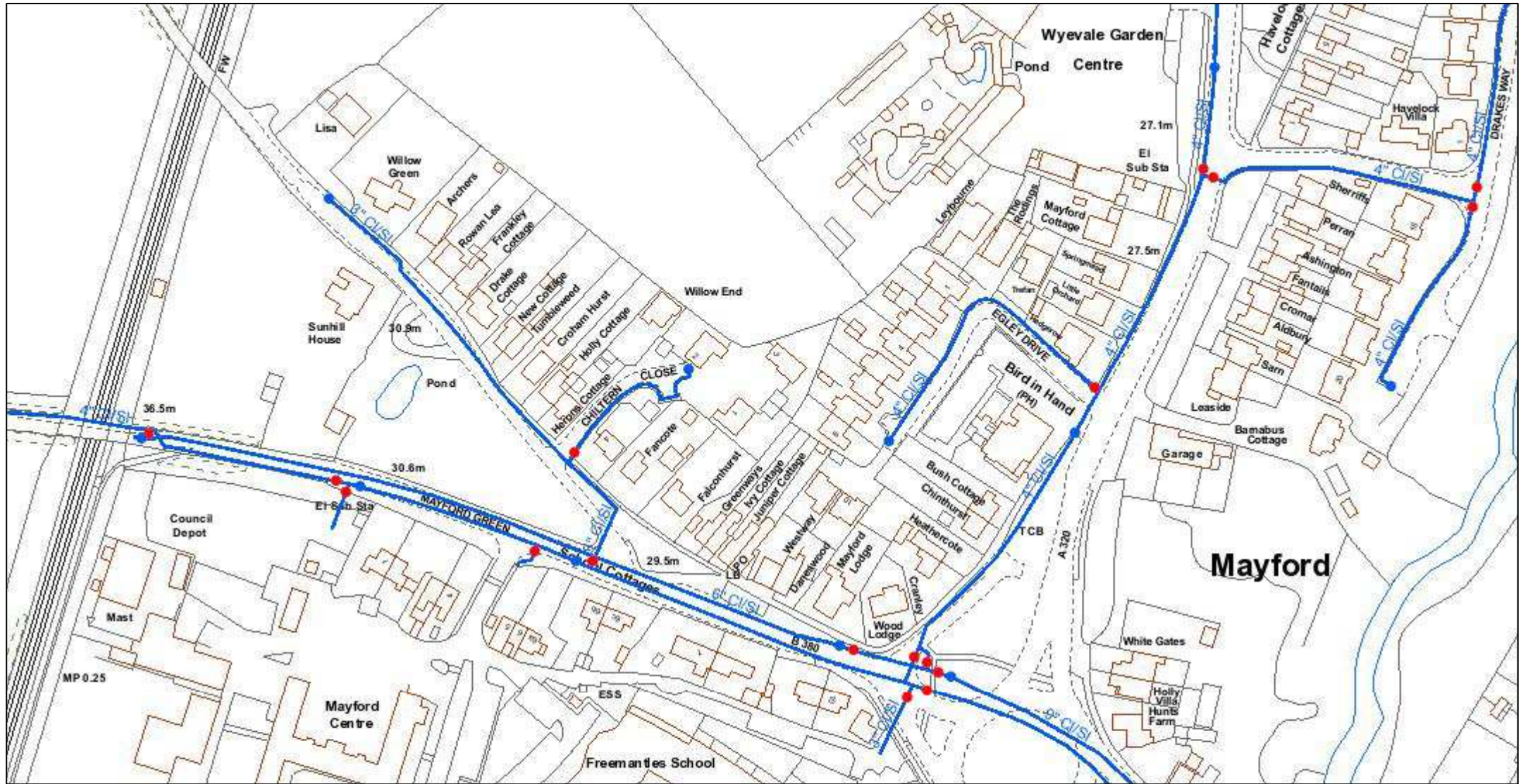
Please do not hesitate to contact me if you require any further assistance.

Yours faithfully

Enclosure: Record plan







## Debbie Miller

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**From:** NRSWA <nrswa.nrswa@sky.uk>  
**Sent:** 11 February 2019 11:06  
**To:** Debbie Miller  
**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL



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](mailto:nrswa@sky.uk).

Regards

NRSWA Department  
Tech UK - Implementation

**sky | TECHNOLOGY**

✉ [nrswa@sky.uk](mailto:nrswa@sky.uk) ☎ +44 20703232234

**Kind Regards,**

**Tabitha Harris**  
NRSWA Administrator  
Tech UK Operations

[NRSWA@sky.uk](mailto:NRSWA@sky.uk)



**70 Buckingham Avenue**  
**Slough**  
**SL1 4PN**

---

**From:** Debbie Miller <DMiller@groundwise.com>

**Sent:** 08 February 2019 16:17

**To:** plantenquiries@energetics-uk.com; osm.enquiries@atkinglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA <nrswa.nrswa@sky.uk>; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk

**Subject:** [EXTERNAL] Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**

**Site : Land at Egley Road, Woking, GU22 0PL**

**Grid reference: 499449,156413**

**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd



[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

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Business Address and Registered Office - Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU  
Company Registration Number 4130795  
VAT number 769 0642 02

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Groundwise Ref: 23398DM

Our Ref: Ref shown on map

Date of issue: shown on map

email: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)

Dear Customer,

**NR & SW ACT 1991 – PROPOSED WORKS AT:** Land at Egley Road

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

Email the Click Before You Dig Team [CBYD@openreach.co.uk](mailto:CBYD@openreach.co.uk)

Visit the Click Before You Dig Website [www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

Thank you for your request of 20/02/2019 describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus 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 BT apparatus. 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 your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,

**Julie Cullum**  
**NNHC & MBE Manager**



## Debbie Miller

---

**From:** Plantenquiries <plantenquiries@catelecomuk.com>  
**Sent:** 19 February 2019 07:38  
**To:** Debbie Miller  
**Subject:** RE: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

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

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

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

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

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

Kind regards,

## Plant Enquiry Team



**Please consider the environment before printing this email.**

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---

**From:** Debbie Miller [mailto:DMiller@groundwise.com]  
**Sent:** 08 February 2019 16:17  
**To:** [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [osm.enquiries@atkinglobal.com](mailto:osm.enquiries@atkinglobal.com); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@psgservices.co.uk](mailto:plantenquiries@psgservices.co.uk); Plantenquiries <[plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com)>; [NRSWA@bskyb.com](mailto:NRSWA@bskyb.com);

OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk;  
mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk  
**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**  
**Site : Land at Egley Road, Woking, GU22 0PL**  
**Grid reference: 499449,156413**  
**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**  
Production Researcher  
Groundwise Searches Ltd

**GROUNDWISE**

[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

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Business Address and Registered Office - Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU  
Company Registration Number 4130795  
VAT number 769 0642 02

## LEGEND

- EXISTING PLANT
- EXISTING PLANT

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Select a bitmap

Head Office  
CityFibre Holdings Ltd  
15 Bedford Street,  
London,  
WC2E 9HE  
Tel: 0845 293 0774  
Web: www.cityfibre.com

Asset Office  
CityFibre Holdings Ltd,  
Rutherford House,  
Birchwood,  
Warrington,  
WA3 6ZH  
Email: asset.team@cityfibre.com

### Disclaimer:

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

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 20/02/2019

Drawing No.

CFH\_EP\_000001

Revision

001

Scale: 1:1250

A4





## Debbie Miller

---

**From:** Plant Enquiries <plantenquiries@energetics-uk.com>  
**Sent:** 12 February 2019 19:46  
**To:** Debbie Miller  
**Subject:** RE: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

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](mailto:plantenquiries@energetics-uk.com)

Regards



### Plant Enquiries

|  
e: [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com) | w: [www.energetics-uk.com](http://www.energetics-uk.com)  
a: Fenick House, Lister Way, Hamilton International Technology Park



---

**From:** Debbie Miller <DMiller@groundwise.com>

**Sent:** 08 February 2019 16:17

**To:** Plant Enquiries <plantenquiries@energetics-uk.com>; osm.enquiries@atkinsglobal.com;  
plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk;  
plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com;  
OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk;  
mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk

**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**

**Site : Land at Egley Road, Woking, GU22 0PL**

**Grid reference: 499449,156413**

**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

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Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd

**GROUNDWISE**

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*Business Address and Registered Office - Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU  
Company Registration Number 4130795  
VAT number 769 0642 02*

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## Joe Shawyer

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**From:** nrswa.uk@engie.com  
**Sent:** 10 May 2018 10:50  
**To:** Joe Shawyer  
**Subject:** Automatic reply:

## ENGIE

**Thank you for your enquiry. This mail box is monitored daily**

ENGIE owns and operates district energy networks in the following cities. In addition, ENGIE has buried pipework either inside or very close to the area codes listed below:

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

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

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

**However, if no Response is forthcoming please take this automated reply as evidence that ENGIE have no assets within the areas. In accordance with the NRSWA 1991 legislation, please allow 10 days a response, otherwise after this time it is deemed that ENGIE have no assets in the area enquired.**

If you have any further questions or enquiries please email [doccontrol@engie.com](mailto:doccontrol@engie.com)

### ENGIE Document Control

Urban Energy  
UK & Ireland  
[NRSWA.UK@engie.com](mailto:NRSWA.UK@engie.com)

Cofely GDF SUEZ is now ENGIE  
[engie.co.uk](http://engie.co.uk)

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

**Debbie Miller**

---

**From:** plantenquiries@psgservices.co.uk  
**Sent:** 12 February 2019 09:11  
**To:** Debbie Miller  
**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

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: [plantenquiries@psgservices.co.uk](mailto:plantenquiries@psgservices.co.uk).

Kind regards

**ALL PLANT ENQUIRIES AND DIVERSIONARY REQUESTS SHOULD BE ADDRESSED BY EMAIL TO THE OPERATIONS TEAM AT [plantenquiries@psgservices.co.uk](mailto: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

Thanks

Vivien Hart

T 01772 514453 | E [plantenquiries@psgservices.co.uk](mailto:plantenquiries@psgservices.co.uk)



Telecommunications Survey, Planning, Engineering & GIS Services

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Virus-free. [www.avg.com](http://www.avg.com)

**Debbie Miller**

---

**From:** plantenquiryservice@gtc-uk.co.uk  
**Sent:** 20 February 2019 10:35  
**To:** Debbie Miller  
**Subject:** GTC Plant Enquiry - Ref- 910823  
**Attachments:** 910823.png

## **GTC Apparatus Not Found In Search Area**

**Our Plant Enquiry Service Ref: 910823**  
**Your Enquiry Ref: 23398**

Dear Debbie,

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  
Tel: 01359 240363  
plant.enquiries@gtc-uk.co.uk

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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The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended

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Thank you

## Debbie Miller

---

**From:** Susan Mary Bacon <Sue.Bacon@gtt.net>  
**Sent:** 18 February 2019 12:39  
**To:** Debbie Miller; Joe Shawyer  
**Subject:** PLANT ENQUIRY RESPONSE - Land at Egley Road, Woking, GU22 0PL 23398DM

**PLEASE NOTE & ONLY USE NEW EMAIL ADDRESS:**

[VTN.PlantEnquiriesInternal@gtt.net](mailto:VTN.PlantEnquiriesInternal@gtt.net)

Our Ref: 0219/024

Please take this as confirmation that GTT (Formerly Interoute Vtesse Ltd) do not have any plant within your outlined site area.

Kind regards

**Sue Bacon**

Plant Enquiry Team

[VTN.PlantEnquiriesInternal@gtt.net](mailto:VTN.PlantEnquiriesInternal@gtt.net)

[www.gtt.net](http://www.gtt.net)

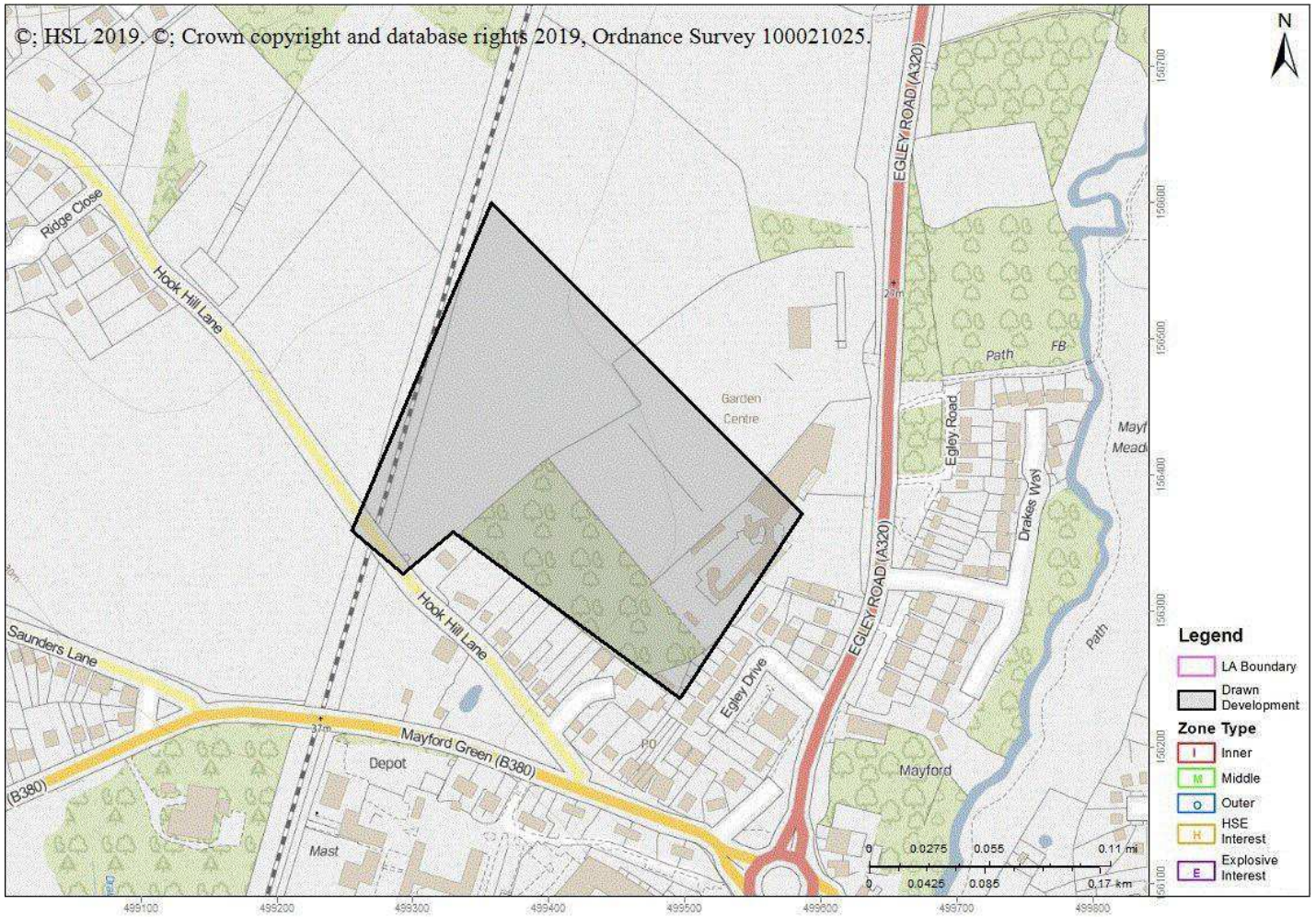


Interoute is a subsidiary of GTT

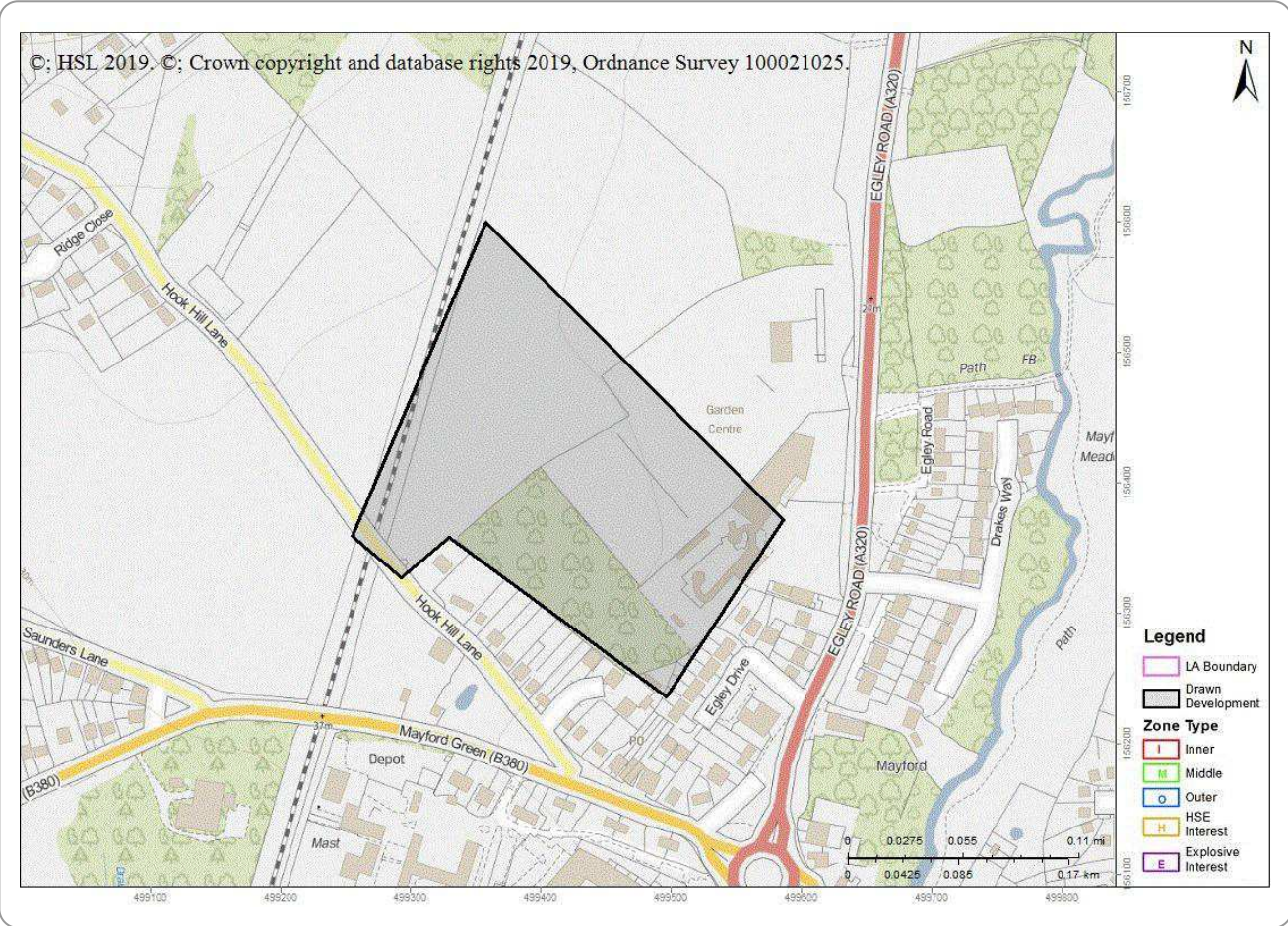
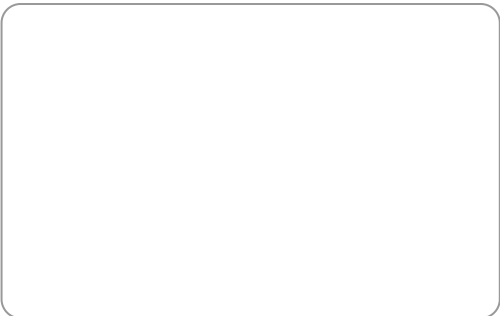
**CONTACTABLE ONLY VIA EMAIL**



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To whom it may concern (Applicant)

Date as postmark

Re: On Rail Plant Protection and Diversionary Works.

### **History**

CenturyLink Communications UK Limited ("CenturyLink") has leased from Network Rail PLC ("Network Rail") telecommunications cabling lying alongside the railway track throughout the United Kingdom, under a Finance Lease dated 30 June 1994.

CenturyLink has run cables on the railway infrastructure throughout the UK under the provision of the Network Rail Deed of Grant dated 31 March 1995.

CenturyLink has two wayleave agreements with London Underground Limited to lay Fibre Optic cables in the London Underground environment dated 30<sup>th</sup> March 1994 and 24<sup>th</sup> April 1998.

CenturyLink has a wayleave agreement with Serco and Docklands Light Railway to lay Fibre Optic cables alongside the Docklands Light Railway dated 18<sup>th</sup> March 2011

CenturyLink has an agreement with City, Greenwich, Lewisham Rail Link PLC to lay cabling along the Lewisham extension of the Docklands Light Railway dated 11<sup>th</sup> February 2002.

### **Application**

The Applicant is proposing to undertake civil engineering works on the On Railway infrastructure (either Network Rail, London Underground Limited and Docklands Light Railway) and has requested CenturyLink to divert cabling so that the civil engineering works may proceed, and also has requested CenturyLink on completion of the civil engineering works to replace such cabling along its original route.

Please be advised that with effect from 1<sup>st</sup> June 2011 CenturyLink has engaged a nominated Agent to deal with all On Rail Plant Protection and Diversionary Works on CenturyLink's behalf.

This will cover enquiries for and from the following list of CenturyLink group companies:

CENTURYLINK COMMUNICATIONS UK LIMITED  
CENTURYLINK COMMUNICATIONS EUROPE LIMITED

CenturyLink Communications UK Limited. Registered office: 7<sup>th</sup> Floor, 10 Fleet Place, London EC4M 7RB, United Kingdom. Registered in England and Wales, Company registration No. 02495998.



LEVEL 3 COMMUNICATIONS LIMITED

The nominated Agent and contact details for Instalcom are:

Instalcom Ltd  
Borehamwood Ind Park  
Rowley Lane, Borehamwood  
WD6 5PZ, UK

Paul Alderton  
[paul.alderton@instalcom.co.uk](mailto:paul.alderton@instalcom.co.uk)  
Office: +44 208 731 4600  
Mobile: +44 7831 842772

The Applicant is required to liaise with the nominated Agent in order to make arrangements for the carrying out of the On Rail Plant Protection and Diversinary Works.

The nominated Agent is further authorised to collect all relevant costs associated with the On Rail Plant Protection and Diversinary Works.

The nominated Agent shall be liable for any and all charges levied against CenturyLink if the nominated Agent (including its employees, agents or sub-contractors) has acted fraudulently or negligently or breaches the authority given to it by CenturyLink for the purposes of the carrying out of the On Rail Plant Protection and Diversinary Works.

For and on behalf of CenturyLink Communications UK Limited: -

Signed.....Scott C. Pearce..... Print.....SCOTT C. PEARCE.....

Title:.....ASSOCIATE GENERAL COUNSEL..... Date.....21 FEBRUARY 2018.....

CenturyLink Communications UK Limited. Registered office: 7<sup>th</sup> Floor, 10 Fleet Place, London EC4M 7RB, United Kingdom. Registered in England and Wales, Company registration No. 02495998.



## **SPECIAL REQUIREMENTS IN RELATION TO CENTURYLINK PLANT**

1. In this special requirement, the following terms shall have the meanings assigned to it:-
  - a. "Company" means CenturyLink.
  - b. "Company Representative" means the staff of CenturyLink or its Authorized Representatives and Agents.
  - c. "Apparatus" means all surface or sub-surface equipment and plant including any associated cabling and/or ducting owned leased or rented by CenturyLink.
2. Before commencing any work or moving heavy plant or equipment over any portion of the site, the contractor shall confirm details of the Apparatus, owned, leased or rented by the Company, within the site with the Company Representative, who can be contacted at the following point: -

**Instalcom Limited**  
**Borehamwood Industrial Park**  
**Rowley Lane**  
**Borehamwood**  
**Hertfordshire**  
**WD6 5PZ**  
**Tel: 0208 731 4600**  
**Fax: 0208 731 4601**  
**E-mail: [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)**

3. Where such details show that the works or the movement of plant or equipment may endanger the Apparatus of the Company the Contractor must give the Company Representative at least 7 days written notice of the date on which it is intended to commence such works of the movement of plant and equipment in order that the presence of any sub-surface apparatus can be indicated by markers to be supplied by the Company and placed by the Contractor under the supervision of a Company Representative. The Contractor shall ensure that all Company Apparatus, particularly surface running cabling is adequately protected from damage and such protective measures shall be approved by the Company Representative.
4. In the event of a Company marker being disturbed for any reason, it shall not be replaced other than in the exact position of its former depth unless the repositioning is carried out at the direction and under the supervision of a Company Representative.
5. The Contractor shall take particular care in relation to the protection of Company Apparatus, where such Apparatus includes the presence within the site of optical fibre cabling. The contractor should particularly note that the damage to such Apparatus is extremely disruptive to the Company network and costly to reinstate. The Contractor shall make every effort to avoid the disturbance of Company Apparatus more than is absolutely necessary for the completion of the works in accordance with the contract.

6. When excavating around, moving or backfilling around Company Apparatus, the Company Representative shall be given adequate notice, which shall not be less than 3 days, of the contractor's intentions in order that he may supervise the works. The Contractor should note that the normal depth of cover for Company Apparatus and ducts are as follows: -
  - a. Carriageways 600mm
  - b. Footways 350mm
  - c. Verges 450mm

These minimum depths of cover should be maintained wherever possible.

Where the minimum depths of cover cannot be maintained, the Contractor shall carry out the instructions of the Company Representative for the protection of Company Apparatus.

Where cables are not in duct and the required depth of cover cannot be maintained, such cables as are affected shall be enclosed and protected in UPVC duct or equivalent materials as supplied by the Company and by the method directed by the Company Representative.

With regard to excavation in the vicinity of Company Apparatus the Contractor should have particular regard to the possibility of reduced cover and the encountering of such Company Apparatus at depths of cover less than that given at **a, b and c above**.

7. All excavation adjacent to Company Apparatus is to be carried out by hand until the exact extent and/or location of Company Apparatus is known. Mechanical borers and/or excavators shall not be used within 1.0m of Company Apparatus without the supervisory presence of a Company Representative, to prevent any movement of Company Apparatus during excavations, complete shuttering shall be used as directed by the Company Representative if:-
  - a. Excavation is deeper than the depth of cover of adjacent Company Apparatus.
  - b. Excavation is within 1.0m of Company Apparatus in stable ground.
  - c. Excavation is within 5.0m of Company Apparatus in unstable ground.

If for the completion of the works, the Contractor intends using any of the following: -

- a. Pile driving equipment within 10.0m of Company Apparatus.
- b. Explosives within 20.0m of Company Apparatus.
- c. Laser equipment within 10.0m of Company Apparatus.

The Contractor shall advise the Company Representative, giving at least 7 working days written notice in order that any special protective measure for the Company Apparatus affected may be arranged.

8. All Company manhole, joint box and /or other access points and chambers within the site shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and/or further equipment required by the Company for the maintenance of its Apparatus, must be maintained at all reasonable times. The Contractor should particularly note that footway type jointing chambers are not specified for carriageway loadings and will need to be adequately protected and/or demolished and rebuilt under the supervision of a Company Representative where such chambers are likely to be placed at risk, either temporarily or permanently, from the movement of plant and/or equipment on the site.

9. The covers to Company chambers and/or Apparatus shall only be lifted by means of appropriate keys obtained from the Company Representative and under the direct supervision of the Company Representative. No employee of the Contractor or of any sub-contractor employed by the Contractor shall enter any chamber and/or Apparatus of the Company unless under the supervision of the Company Representative and in any case not before the mandatory gas check has been carried out in the presence of the Company Representative and such checks have shown it to be safe to enter the chamber and/or Apparatus of the Company.

The Company Representatives shall be given reasonable access to all Company Apparatus and chambers when required.

10. In the event of any damage whatsoever to Company Apparatus, the Contractor shall immediately inform the Company Representative and report the occurrence immediately by contacting the Company as follows:-

**Telephone:-**

**0208 731 4600**  
**Mon-Fri Office Hours (Instalcom Head Office)**

**0845 330 8615**  
**Out of Office Hours / Weekends**

11. The above requirements do not relieve the Contractor of any of his obligations under the Contract.

**The accuracy of information on the plans cannot be guaranteed and no liability can be accepted for errors or omissions.**

**Damage to Communications Plant is Expensive – Please Take Care.**







## Debbie Miller

---

**From:** Plantenquiries <Plantenquiries@instalcom.co.uk>  
**Sent:** 14 February 2019 12:26  
**To:** Debbie Miller  
**Subject:** RE: E02-19-2855 23398DM - Site : Land at Egley Road, Woking, GU22 0PL  
**Attachments:** 23398DM - Land at Egley Road, Woking, GU22 0PL.pdf; Guide To Excavation.pdf; CenturyLink - Instalcom Nominated Agent Letter 21.02.2018.pdf

Dear Sir or Madam,

With reference to your enquiry regarding the above noted location, we enclose the drawings on behalf of CenturyLink Communications UK Limited (formerly Level 3) indicating the approximate position of services in this area.

If you need access to the railway / underground lines as part of your works could you please contact Peter Walton ([peter.walton@centurylink.com](mailto:peter.walton@centurylink.com)) for further information about the location of this equipment.

We would draw your attention to the fact that while the position of the plant has been shown as accurately as possible, the information is intended as a general guide only and must not be relied upon in the event of any excavations or other work in the vicinity. **We would remind you that the onus remains on you to determine the exact position for example by a hand excavated trial hole.** Instalcom accepts no liability for claims arising from any inaccuracy, omissions or errors contained herein. If you would like to query the location further, please email us accordingly and we can arrange an in depth survey, which will be charged at a cost. Enclosed is a guide to excavation works around existing plant.

Instalcom responds to plant enquiries for CenturyLink (formerly Level 3), GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD and FIBRESPAN LTD simultaneously and therefore you only need send one copy of a plant enquiry to cover all of these companies.

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

Regards

**Plant Enquiries Administrator**



Instalcom Limited  
Borehamwood Ind Park  
Rowley Lane  
Borehamwood  
WD6 5PZ

Office: +44 (0)208 731 4779  
Fax: +44 (0)208 731 4601  
Email: [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk)  
Web: <http://www.instalcom.co.uk>



---

**From:** Debbie Miller [mailto:DMiller@groundwise.com]

**Sent:** 08 February 2019 16:17

**To:** plantenquiries@energetics-uk.com; osm.enquiries@atkinglobal.com; Plantenquiries <Plantenquiries@instalcom.co.uk>; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; KPN Plant Enquiries <kpn.plantenquiries@instalcom.co.uk>

**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**

**Site : Land at Egley Road, Woking, GU22 0PL**

**Grid reference: 499449,156413**

**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

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I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd

**GROUNDWISE**

[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

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Company Registration Number 4130795  
VAT number 769 0642 02

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## Debbie Miller

---

**From:** KPN Plant Enquiries <kpn.plantenquiries@instalcom.co.uk>  
**Sent:** 12 February 2019 15:55  
**To:** Debbie Miller  
**Subject:** RE: K02-19- 1391 23398DM - Site : Land at Egley Road, Woking, GU22 0PL



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

Office: +44 (0)208 731 4613  
Fax: +44 (0)208 731 4601  
Email: [kpn.plantenquiries@instalcom.co.uk](mailto:kpn.plantenquiries@instalcom.co.uk)  
Web: <http://www.instalcom.co.uk>



---

**From:** Debbie Miller [mailto:DMiller@groundwise.com]  
**Sent:** 08 February 2019 16:17  
**To:** [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com); [Plantenquiries <Plantenquiries@instalcom.co.uk>](mailto:Plantenquiries@instalcom.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@psgservices.co.uk](mailto:plantenquiries@psgservices.co.uk); [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [NRSWA@bskyb.com](mailto:NRSWA@bskyb.com);

OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk;  
mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; KPN Plant Enquiries  
<kpn.plantenquiries@instalcom.co.uk>

**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**

**Site : Land at Egley Road, Woking, GU22 0PL**

**Grid reference: 499449,156413**

**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd

**GROUNDWISE**

[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

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*Business Address and Registered Office - Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU  
Company Registration Number 4130795  
VAT number 769 0642 02*

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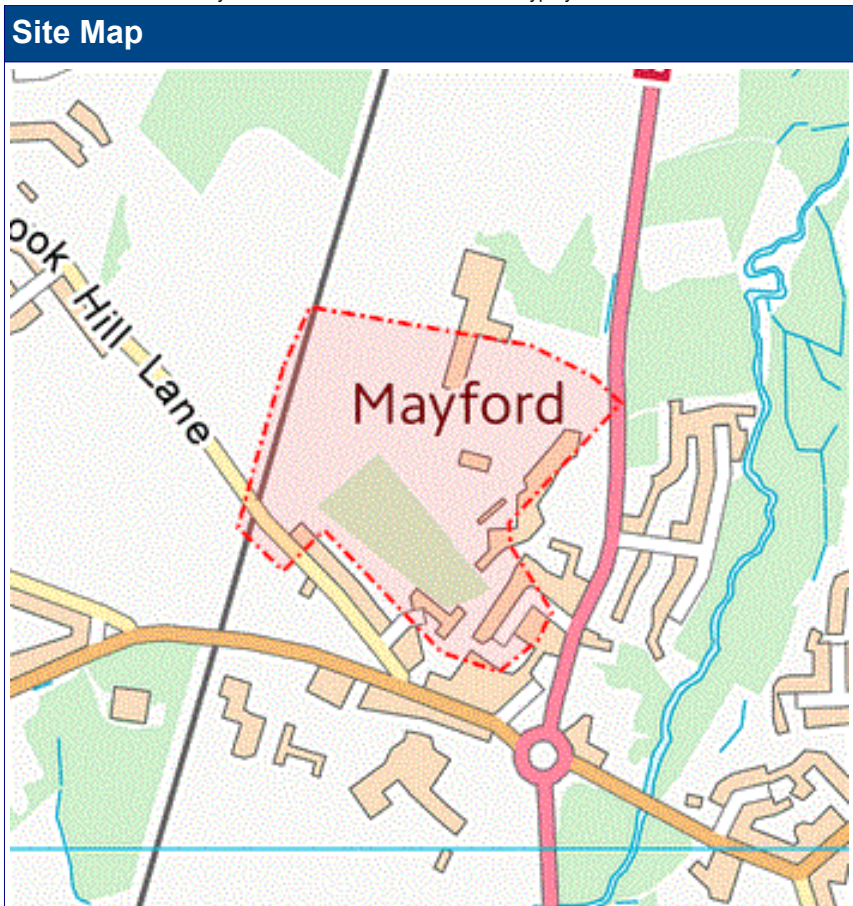
## Enquirer

Name	Mr Joe Shawyer	Phone	01702615566
Company	Groundwise Searches Ltd	Mobile	Not Supplied
Address	Suite 8 Chichester House Suite 8 Chichester House 45 Chichester Road Southend on Sea Essex SS1 2JU		
Email	exempt@groundwise.com		

## Enquiry Details

Scheme/Reference	23398		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	08/02/2019	Work type	Commercial/industrial
End date	08/03/2019	Site size	88810 metres square
Searched location	XY= 499449, 156413	Work type buffer*	25 metres
Confirmed location	499414 156370		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Not Supplied		

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



## Asset Owners

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

**Notes.** Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

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

**Asset Owners & Responses.** Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
  - a. **These LSBUD Members will either:**
    - i. **Ask for further information ("Email Additional Info" noted in status).** The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
    - ii. **Respond directly to you ("Await Response").** In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

**National Grid.** Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com)



**LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.**

### List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
SGN	08009121722	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992 655 919	0800 169 1646	Await response

**LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.**

### List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CLH Pipeline System Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Ltd
DIO (MOD Abandoned Pipelines)	Drax Group	E.ON UK CHP Limited
EirGrid	Electricity North West Limited	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	Fulcrum Pipelines Limited
Gamma	Gateshead Energy Company	Gigaclear PLC
Gtt	Hafren Dyfrdwy	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Northumbrian Water Group
NPower CHP Pipelines	Oikos Storage Limited	Ørsted
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Premier Transmission Ltd (SNIP)	Prysmian Cables & Systems Ltd (c/o Western Link)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
Scottish Power Generation	Seabank Power Ltd	Severn Trent (Chester area only)
Shell (St Fergus to Mossmorran)	Shell Pipelines	SSE (Peterhead Power Station)
Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)	Total Finaline Pipelines
Transmission Capital	Uniper UK Ltd	Vattenfall
Veolia ES SELCHP Limited	Wales and West Utilities	Western Power Distribution
Westminster City Council	Wingas Storage UK Ltd	

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Affinity Water	AIT@affinitywater.co.uk	01707277523	Not Notified
BT	<a href="https://www.swns.bt.com/pls/mbe/welcome.home">https://www.swns.bt.com/pls/mbe/welcome.home</a>	08009173993	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	<a href="https://pe.gtc-uk.co.uk/PlantEnqMembership">https://pe.gtc-uk.co.uk/PlantEnqMembership</a>	01359240363	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Thames Water	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	<a href="https://plant.interoute.com/plant-enquiries/">https://plant.interoute.com/plant-enquiries/</a>	01992532100	Not Notified

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# Mast Data

## Mobile Phone Masts

**Search Reference:** 23398

**Search Date:** 20/02/2019

A search for the location of mobile phone masts has been carried out using <http://www.mastdata.com/>

On this occasion there **does not** appear to be masts within the vicinity of your site.

Please see the enclosed Mast Data map and information – the circular area, shaded yellow, shows the location of your site.

Further details can be found on the Mast Data website - <http://www.mastdata.com/>

Mast Data  
North End House  
Avon  
Christchurch  
Dorset  
BH23 7BJ  
020 8144 8143  
[info@mastdata.com](mailto:info@mastdata.com)

### Groundwise Searches Limited

Suite 8, Chichester House  
45 Chichester Road  
Southend on Sea  
Essex, SS1 2JU

Telephone 01702 615566  
Fax 01702 460239  
Email [mail@groundwise.com](mailto:mail@groundwise.com)  
Website [www.groundwise.com](http://www.groundwise.com)



# MBNL

Dear Sir/Madam

Many thanks for your email. Turner & Townsend would like to assure you that all plant enquiries we receive are reviewed thoroughly before making a decision on how to progress. Unfortunately, due to the sheer volume of enquiries we receive, we are unable to reply to every individual enquiry. We endeavour to reply to all **relevant** enquiries within a period of 14 working days. **Kindly note that if you do not receive a reply to your enquiry within 14 working days, you are able to assume that your proposal will NOT impact upon one of our sites.**

Kind Regards

**MBNL SHQE Team**

**Turner & Townsend**

t: +44 (0) 121 262 3663

<http://www.turnerandtownsend.com>

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Worksite Survey Team  
National Records Centre  
Audax Road  
YORK

NRSWA Asset Enquiries

YO30 4US

Tel: 01904 386353

Date: 15 February 2019

**TM6**

Your Reference **2019\_26219**

Our Reference: **SET195517**

Dear NRSWA,

**Re: Buried Services Search: \*\*OP\*\* Egley Road, Woking**

**Please find information available as per the checklist.**

The information contained herein is based on Network Rail's records and, where appropriate, third parties such as utility companies. The search enclosed does not cover a search of local council records. Also, schematic Signal and Telecom (S&T) cables plans are not provided as part of the search results, therefore you must assume S&T cables are present until proven otherwise.

Although at the date of this letter the information is as up to date as possible, it is **NOT** a statement of validity, accuracy or completeness as to any of the enclosed search information and must not be relied on as such.

Your risk assessment **MUST** take into account:

- That the information supplied, including the services shown on the map from the Rail Infrastructure Network Model (RINM), does not provide any guarantee as to the accuracy of the actual location of services on site and **MUST** be considered as for guidance purposes only.
- That new/unrecorded services are likely to be present
- That the enclosed buried services search information has been collated only for the ELR and Mileage boundaries as stated on the original request form

Included in your buried services search is a list of local engineers and managers you **MUST** contact before any ground disturbance is carried out, to check whether further information is held locally.

Further guidance can be obtained from the Health and Safety Executive publication HSG47 "Avoiding Danger from Underground Services" and the Network Rail Publication NR/L2/INI/CP1030.

Should you become aware of any additional underground services or assets within the locality during your investigations and/or works, including redundant assets, please identify them as a matter of urgency to the site manager. Records of the location of these assets should be kept for onward transmission and entry into the Hazard Directory.

Yours sincerely

**Thomas McKenna**

Distribution Administrator

# BURIED SERVICES INFORMATION CHECKLIST



YOUR REF	2019_26219	OUR REF	SET195517
LOCATION	**OP** Egley Road, Woking	ELR	WPH1
MILEAGE FROM	25.1720	MILEAGE TO	26.0240
Utility Company/Internal Source	Category	Enc	Notes
Site Map	GIS Systems	Yes	
Hazard Directory	Hazard	Yes	
Civils SE	NRG	Yes	
eB	NRG	No	NIL RETURN - see below

**NIL RETURN:** After interrogating the information made available to us, no records containing buried services information have been returned for this worksite.

However, reference must be made to the guidelines supplied with this buried services search, which contain important information on safe working practices.

**Upon receipt can you please check that the information provided agrees with this listing and if there are any discrepancies please contact the Worksite Survey Team at:**

**National Records Centre, Audax Road, York. YO30 4US**

**WorksiteSurveyTeam@networkrail.co.uk**

Checklist printed on: 15/02/19

Route	Delivery Unit	Role	Name	Tel:	Mobile:	
Wessex	Inner	S&T Maintenance Engineer	Graham Day	N/A	07967 668662	
		Section Manager (Signalling)	Dan McDonnell	N/A	07808 244457	
		E&P Maintenance Engineer	Roy Gardner	N/A	07799 336078	
		Section Manager (D&P)	Zenith Mbanje	0208 5455241	07801 840138	
		Route Communications Engineer	Paul Stevens	N/A	07920 856609	
	Feltham	Section Supervisor (Signalling)	Dan McDonnell	N/A	07808 244457	
	Waterloo	Section Supervisor (Signalling)	Dave Flannigan	N/A	07825 375632	
	Wimbledon	Section Manager (Signalling)	Mathys Taljaard	0208 5455272	07966 337439	
		Section Supervisor (Signalling)	Dave Empson	N/A	07801 841010	
	Woking	Section Manager (D&P)	James Rice	N/A	07967 668680	
	Section Manager (Signalling)	Hennie Kleinhans	01483 749573	07971 099506		
Wessex	Outer	E&P Maintenance Engineer	Jim Rundle	N/A	07711 601304	
		S&T Maintenance Engineer	Richie Foulger	N/A	07515 626272	
		Section Manager (Signalling)	Simon Pethick	02380 728676	07967 668940	
		Section Manager (D&P)	Deborah Clements	02380 728827	07966 337453	
		E&P Maintenance Engineer	James Rundle	01483 804081	07711 601304	
		Route Communications Engineer	Paul Stevens	N/A	07920 856609	
		Salisbury	Section Manager (Signalling)	Derek Halstead	02380 728560	07970 153517
		Basingstoke	Section Manager (Signalling)	Mark Johnson	N/A	07713 301031
		Havant	Section Manager (Signalling)	Liam Perkins	N/A	07808 244466



**Asset Information Services**

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[GeospatialReportingAnalysis@NetworkRail.co.uk](mailto:GeospatialReportingAnalysis@NetworkRail.co.uk)

**LOCAL CONTACTS LIST - WESSEX IMDMs**

**BURIED SERVICES**

JOB NO.: 10104.113

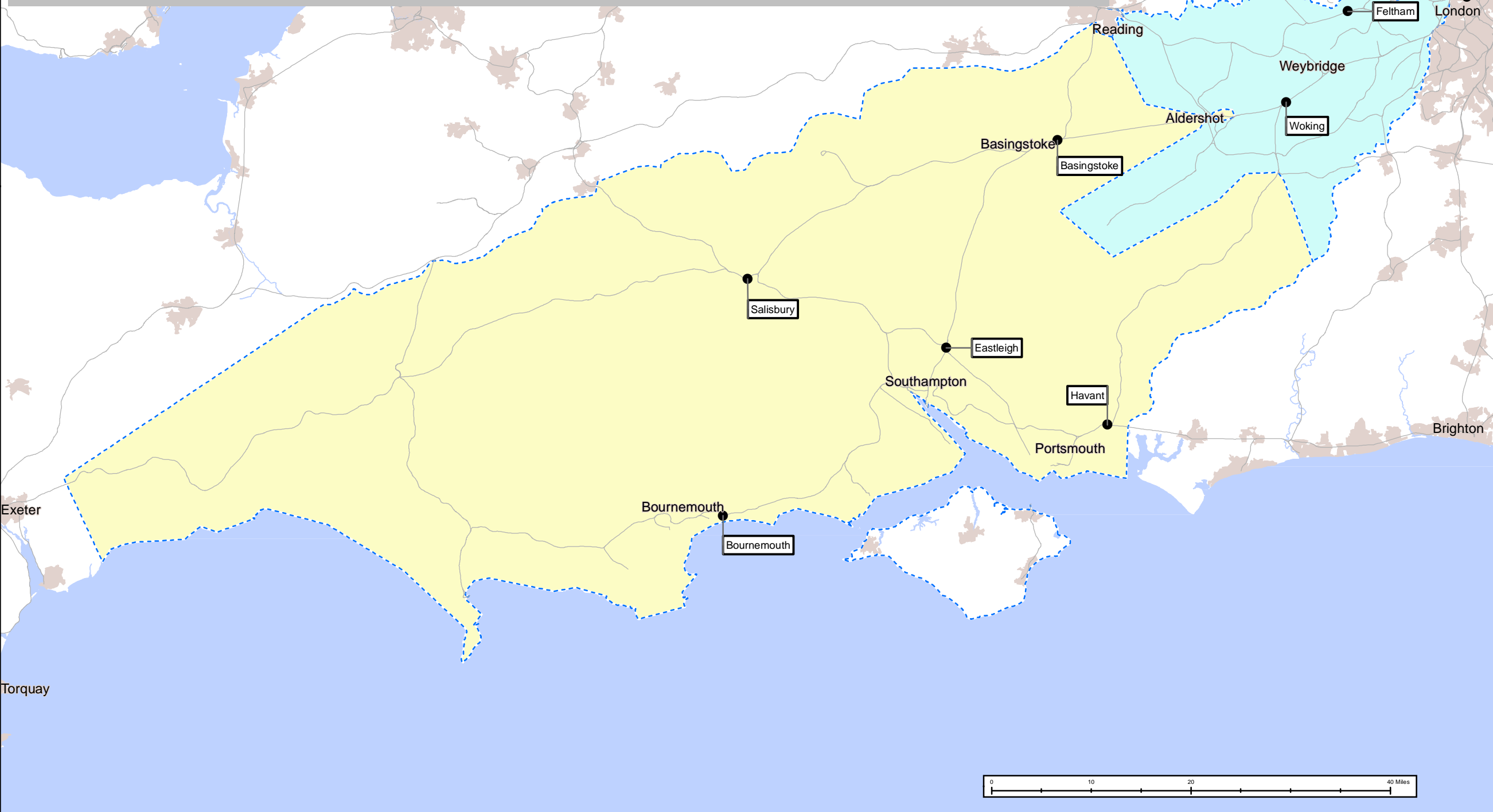
SCALE: 1:700,000 @ A3

USE TYPE: [INTERNAL] DATE: 15/08/2018

VERSION: 1 QA BY: SD PRODUCED BY: DJ

**LEGEND**

- Stations
- Rail Network
- ⋯ IMDM Boundaries
- IMDM Boundaries**
- IMDM Wessex Inner
- IMDM Wessex Outer
- Urban Areas



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# GEO-RINM

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Infrastructure Features

 Tunnel Bore

Infrastructure Network Model

 Track Link

OS MasterMap

Points

- General Feature, Positioned...
- General Feature, Positioned...
- Height Control, Bench Mark
- Historic Interest, Structure
- Inland Water, Culvert
- Political Or Administrative, Boundary...
- Rail, Structure
- Roadside, Structure
- Structure,
- Structure, Triangulation Point Or Pillar
- Terrain And Height, Spot Height

Symbols

- Bench Mark
- Boundary Half Mereing
- Direction of Flow
- Switch
- Road Related Flow

Line Features

- Building
- Building
- Building Overhead
- General Feature Edge
- General Feature

-- General Feature Underground

-- Top of Slope

-- Bottom of Slope

-- Bottom of Slope

— Narrow Gauge Railway

— Standard Gauge Railway

-- Overhead Construction

— Validate General Feature

— Rail

-- Mean High Water

— Mean High Water

-- Mean Low Water

— Mean Low Water

Boundaries

— Political Or Administrative, County

-- Political Or Administrative, District

-- Political Or Administrative, Electoral

— Political Or Administrative, Parish

-- Political Or Administrative, Parliamentary

Buried Services - Network Rail

— Historic Cable Route

Land Information

Company Ownership

Freehold Ownership

Leasehold Ownership

Prohibitive Interest

Bridge (Rail over Rail)

Bridge (Rail over River)

Bridge (Rail over Road)

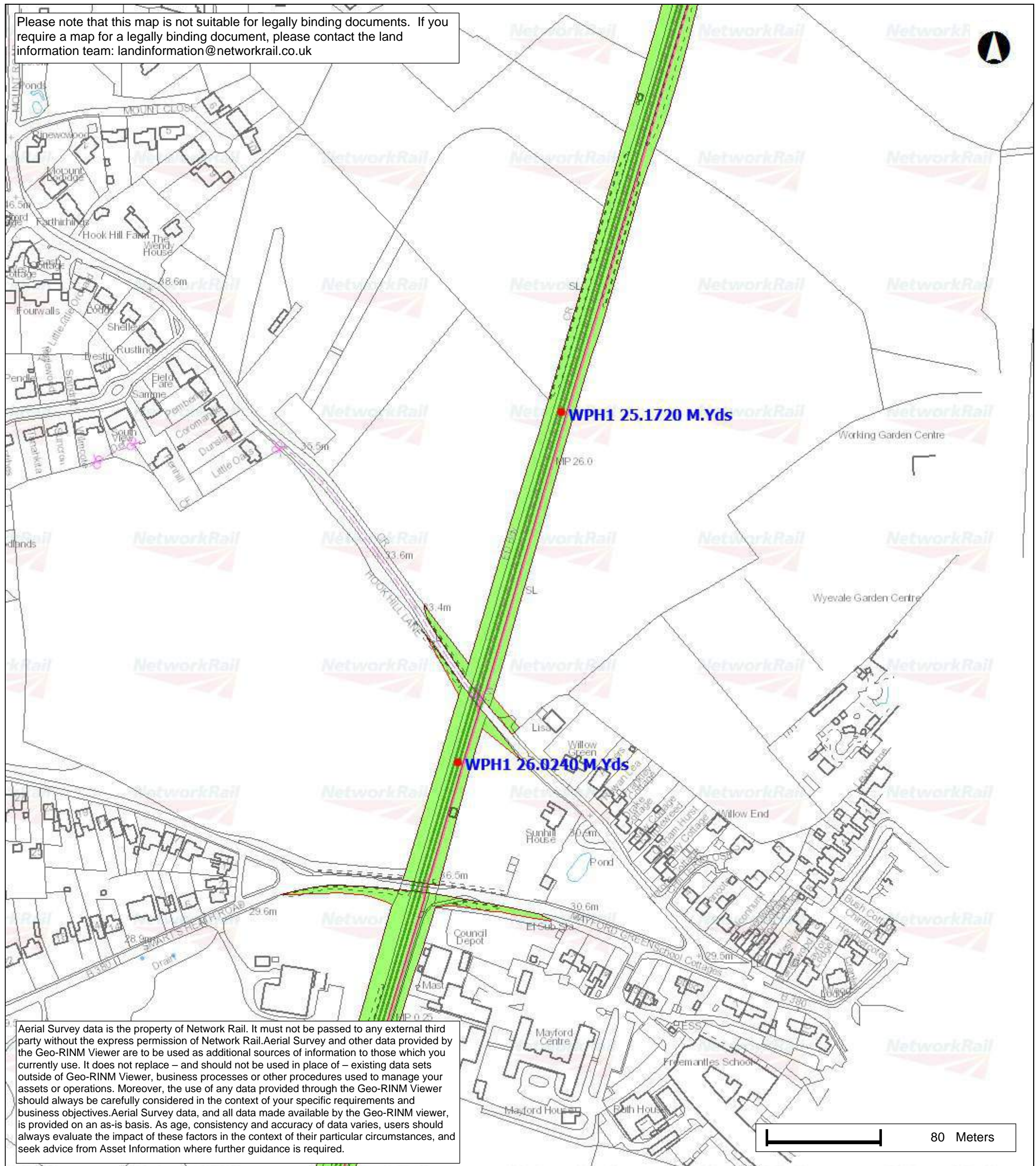
Bridge (Road over Rail)

Level Crossing

Tunnel



Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk



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Legend				
— Track Link	▲ Structure, Triangulation Point Or	-- Building Overhead	— Validate General Feature	— Political Or Administrative, Parliamentary
Points	+ Terrain And Height, Spot Height	— General Feature Edge	— Rail	— Historic Cable Route
▲ General Feature, Positioned Coniferous Tree	Symbols	— General Feature	-- Mean High Water	Company Ownership
○ General Feature, Positioned Nonconiferous Tree	← Bench Mark	-- General Feature Underground	-- Mean High Water	■ Freehold Ownership
Height Control, Bench Mark	— Boundary Half Mering	-- Top of Slope	-- Mean Low Water	■ Perimeter Sale
• Historic Interest, Structure	→ Direction of Flow	-- Top of Slope	— Mean Low Water	■ Leasehold Ownership
• Inland Water, Culvert	— Switch	-- Bottom of Slope	Boundaries	■ Bridge (Rail over Rail)
• Political Or Administrative, Boun Post Or Stone	← Road Related Flow	-- Bottom of Slope	— Political Or Administrative, Coun	■ Bridge (Rail over River)
• Rail, Structure	Line Features	— Narrow Gauge Railway	— Political Or Administrative, Distri	■ Bridge (Rail over Road)
• Roadside, Structure	-- Building	— Standard Gauge Railway	— Political Or Administrative, Elect	■ Bridge (Road over Rail)
• Structure,	— Building	-- Overhead Construction	— Political Or Administrative, Paris	■ Level Crossing

SET195517 Egley Road, Woking	
Scale	1 : 2,500
Plot Date	15/02/19 13:37
Printed By	
Output created from GeoRINM Viewer	





# National Hazard Directory

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## Terms and Conditions

The National Hazard Directory (NHD) is issued by Network Rail to provide information on those hazards recorded as present on Network Rail's infrastructure. Its' purpose is to alert users to the typical hazards they may come across whilst working on Network Rail's Infrastructure. The National Hazard Directory is maintained by Network Rail to provide its employees and contractors with information on known hazards present on the infrastructure in order to assist in the identification of the associated risks working 'on or near the line'.

The records are updated regularly and therefore Network Rail believe that the contents are reasonably accurate at the time of issue, but some of the information can vary in age and accuracy so for that reason Network Rail will give no warranty as to the suitability of its use. It is recommended that all searches (in particular for buried services) should be conducted together with a site specific risk assessment/site visit, taking into account the requirements of the appropriate track safety rules, rule books/industry standards and so on. Network Rail will accept no liability in respect of the content or subsequent use of the National Hazard Directory or any of the information contained within.

Users of the Directory must note that when working on or near the line that the appropriate requirements of the Rule Book, especially the provisions of the track safety rules, must be applied as appropriate to the activity concerned.

OnTrac Ltd does not warrant the use of the Network Rail National Hazard Directory or any of the information contained within and no representations or warranties are made as to completeness or accuracy of the data. The data should be used for reference purposes only. Accordingly, OnTrac Ltd will accept no responsibility for loss of profit or for any indirect, incidental or consequential damages.

**National Hazard Directory****Customised Report**

Search Criteria: ELR(s) = WPH1; Mileage From = 25.1720; Mileage To = 26.0240

Date: 15/02/2019

7 Hazards found.

ELR	ELR Name	Mileage From	Mileage To	Hazard Code	Hazard Description	Local Name	Track ID	Free Text
WPH1	WOKING JN - HAVANT JN	24.1620	27.0796	HBE	Buried Electrical Cables	Wok'g-Worplesdon	Unknown	. *. ELR WPH1 Mileage 027.0797
WPH1	WOKING JN - HAVANT JN	26.0000	26.0798	ESI	Site of Special Scientific Interest (SSSI)	Smarts and Prey Heaths	All/Multiple Tracks	Site management statement available
WPH1	WOKING JN - HAVANT JN	26.0175	26.0175	HBG	Buried Gas Pipe	Worplesdon buried gas pipe	All/Multiple Tracks	Gas Main- Hook Hill Lane Info on underground/overhead services <gas, water, electricity> has not been validated.
WPH1	WOKING JN - HAVANT JN	26.0175	26.0175	HXE	Buried & Overhead Electric Cable	Worplesdonburied&o'head electric cable	All/Multiple Tracks	Cable Attachment to Bdge No 4
WPH1	WOKING JN - HAVANT JN	26.0182	26.0188	HCC	Restricted Clearance	Worplesdon clearance hazard	Up Main/Fast	
WPH1	WOKING JN - HAVANT JN	26.0185	26.0194	HCC	Restricted Clearance	Worplesdon clearance hazard	Down Main/Fast	
WPH1	WOKING JN - HAVANT JN	26.0215	26.0215	MAP	Authorised Access Point - Pedestrian	Mayford Hook Hill Lane Bridge 4	Down Main/Fast	Risk Rating 6,Hazard Rating 3,Score 18,Steps No.

**From:** Linton Tom on behalf of NRG Enquiries  
**Sent:** 14 February 2019 15:55  
**To:** OP Buried Services Enquiries  
**Cc:** BS\_Transmittals  
**Subject:** Buried Services search: \*\*OP\*\* Egley Road, Woking (SET195517)  
**Attachments:** 339494.tif; SET195517.xlsx

**Categories:** Tom

Thank you for your recent enquiry for buried services records from the NRG.

With reference to \*\*OP\*\* Egley Road, Woking

	No records have been found
1	Record(s) sent via email
	Record(s) sent via CD/DVD
	Record(s) sent via SharePoint

**Please note that all other aspects including the Utility Companies search results will be sent to you separately by the Worksite Survey Team.**

**Please direct all queries to [WorksiteSurveyTeam@networkrail.co.uk](mailto:WorksiteSurveyTeam@networkrail.co.uk)**

Kind regards,  
National Records Group

The information contained in these records is indicative only and should not be relied on for any purpose. No warranty or guarantee is given as to its accuracy or completeness and no liability is accepted by Network Rail for any errors or omissions or for the consequences of reliance on this information for any purpose. The actual position of infrastructure, plant, equipment and boundaries must be verified on site and the position of any underground cables or service pipes verified by cable detector or other suitable means. This information is confidential and should not be divulged to any other person or used for a purpose other than the purpose for which it was requested. The document may not be reproduced, stored in a retrieval system or transmitted in any form or by any means without the permission of Network Rail.

**Tom Linton**  
Records Assistant



**Route Services | National Records Group**

National Record Centre | Audax Road | Clifton Moor | York YO30 4US  
T 01904 386352 | E [Tom.Linton@networkrail.co.uk](mailto:Tom.Linton@networkrail.co.uk)  
W [networkrail.co.uk](http://networkrail.co.uk)

## Debbie Miller

---

**From:** Interoute Enquiries <interoute.enquiries@plancast.co.uk>  
**Sent:** 11 February 2019 09:40  
**To:** Debbie Miller  
**Subject:** RE: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**This response does not include Vtesse or Easynet plant, please continue to use Vtesse or Easynet 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

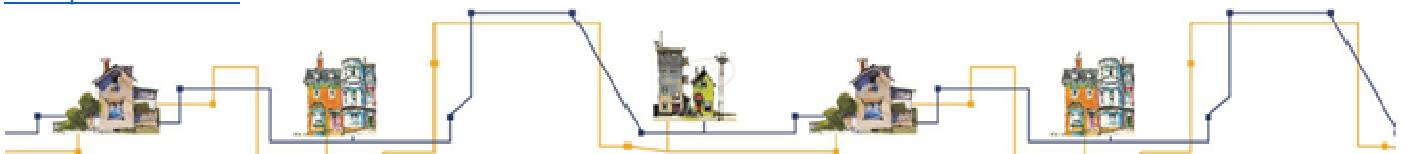
**PLANCAST Plant Enquiry Department**



The Old Haybarn  
Rosebery Mews, Mentmore  
Bedfordshire LU7 0UE

T: 01296 662 647

[www.plancast.co.uk](http://www.plancast.co.uk)



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Registered office: 1<sup>st</sup> Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE.

Registered in England and Wales with number 4455025 VAT No. 8567 195 80



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**From:** Debbie Miller <DMiller@groundwise.com>

**Sent:** 08 February 2019 16:17

**To:** plantenquiries@energetics-uk.com; osm.enquiries@atkinglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; Interoute Enquiries <interoute.enquiries@plancast.co.uk>;  
plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com;  
OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk;

mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk

**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref:** 23398DM

**Site :** Land at Egley Road, Woking, GU22 0PL

**Grid reference:** 499449,156413

**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd

**GROUNDWISE**

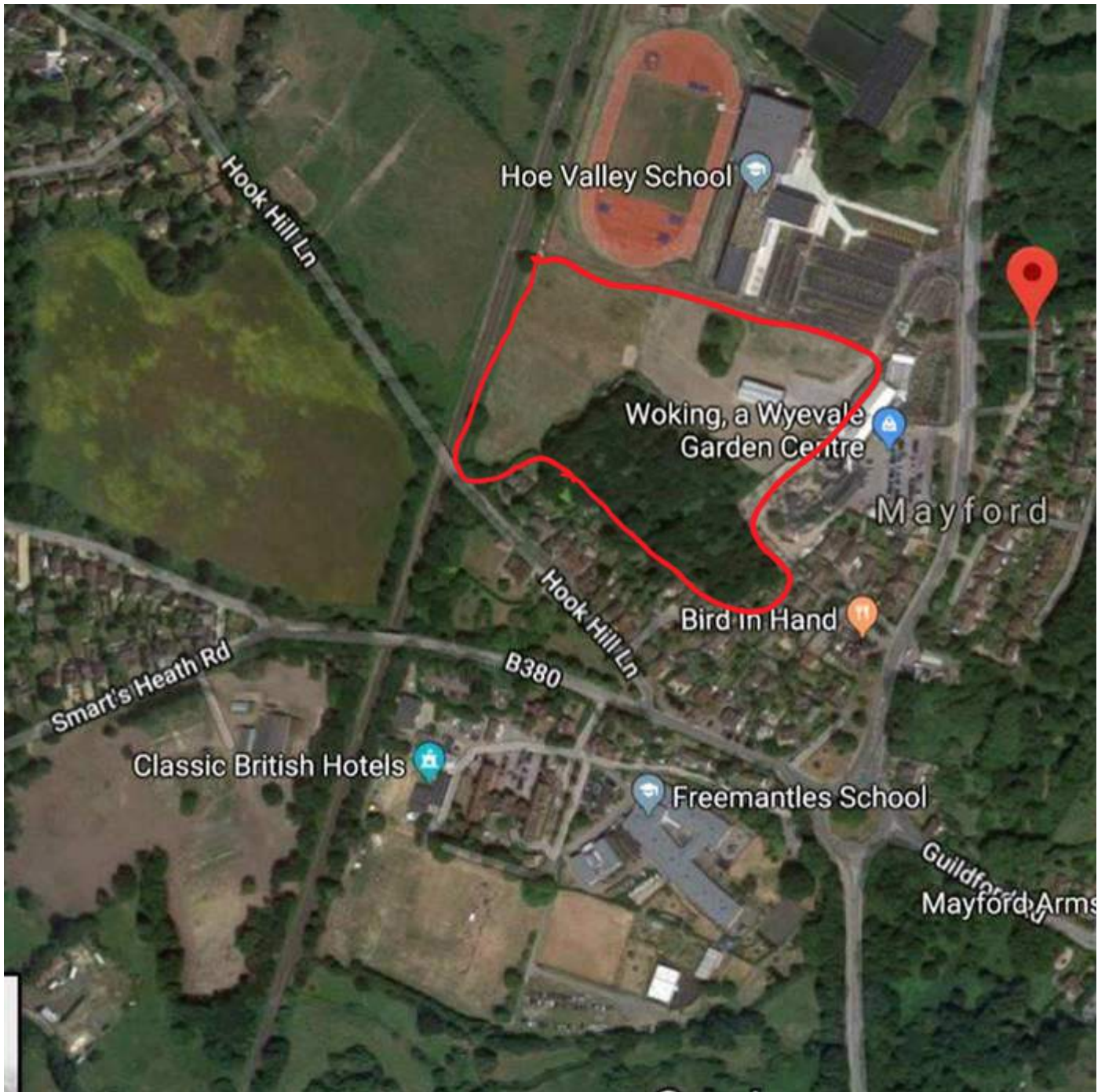
[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

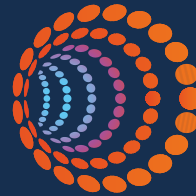
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Business Address and Registered Office - Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU  
Company Registration Number 4130795  
VAT number 769 0642 02

From:

Sales





**SGN**

Your gas. Our network.

**Know what's below**

Protecting you and your family



## Protecting you and your family

Are you planning on carrying out any home improvements such as building a conservatory, an extension, a new pond, decking, concreting, landscaping, fencing or planting trees in your garden? You must make sure you have drawings/maps showing any pipes or cables around your home. To obtain copies of our gas drawings/maps please visit our **Dig safely** pages on [sgn.co.uk](http://sgn.co.uk) and follow the link to our online system.

**This service is free of charge.**

Our Dig safely page is also where you'll find advice on any protective measures you may need to take before you start work, whether you're planning on doing it yourself or hiring a professional.

Damaging gas pipes is dangerous and could lead to a fire or an explosion. It could also cause large-scale loss of gas supply to the local community and is potentially very expensive.



## Responsibilities

It's the responsibility of whoever is doing the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance.

In practice, this means anyone carrying out work must obtain a copy of any available colour drawings showing the position of buried utilities for reference before and during the project.

#### Non-recording of service pipes >

Individual service pipes are not normally recorded on gas network drawings. This is accepted practice and reinforced by guidance given in Design, construction and installation of service pipes – approved code of practice, published by the HSE, and IGE/TD/4 – Gas Services, published by the Institute of Gas Engineers and Managers.

## What you need to do when planning a conservatory or house extension, landscaping, fencing or any other groundworks

**It's the responsibility of whoever is undertaking the work to check with utility companies before the work starts.**

If you're planning any building or digging work remember that gas pipes, power cables, water pipes and sewers all run underground and could be right beneath your feet. Construction or excavation work can damage underground services or prevent further maintenance.

Remember that obtaining planning permission or a building warrant from your local authority doesn't normally involve consultation with utility companies so you should get in touch with them when you start planning your project. This will help keep everyone safe.

Please visit our **Dig safely** pages on [sgn.co.uk](http://sgn.co.uk) for more information and our online mapping system.



< Service entry

### Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf and you have requested a map from us, **your own gas service may not be marked**. The simplest way to understand the location of your gas service is to know where it enters your house, as pictured.

Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing above.

If you're unsure and need further help, please contact us and we'll arrange for a Plant Protection officer to contact you.





Any damage, however minor, must be reported to the National Gas Emergency Service

## Planting a tree or landscaping your garden

### Tree roots can damage utilities.

If you're planting trees or shrubs, make sure you consider the type of plant, root type and their location in relation to buried gas pipes to avoid any damage. We may need access to repair and maintain our pipes and equipment in the future, and we reserve the right to remove any tree or bush if we need to.

## What happens if you damage a pipe?

### If you damage a gas pipe:

- Call the National Gas Emergency Service on **0800 111 999** immediately
- **DON'T** attempt to make repairs yourself
- **DON'T** handle or attempt to alter the position of the exposed pipe

### Damaging a gas pipe can result in:

- Major fire/explosion leading to death or serious injury
- Asphyxiation due to gas exposure leading to death or serious injury
- Loss of gas supply to individuals or communities
- Financial costs to you for repair and remedial work
- Enforcement action by the HSE

We will recover all reasonable costs incurred in repairing damaged gas pipes.



# Delivering gas safely, reliably and efficiently

## Your safety is our top priority

We manage the network that distributes natural and green gas to over 5.9 million customers in Scotland and the south of England.

We own and operate 74,000km of gas mains, and associated plant and equipment. We're committed to delivering gas safely, reliably and efficiently to every one of our customers.

Accidental damage to our pipes could put you or members of the public at risk.



Service entry



All our engineers and contractors carry a photo ID card with our company logo on it. Don't be afraid to check with our Security team on **0800 015 5170** that the person on your property is supposed to be there.



Meter box

# Help

If you're planning any work on or around your property and you need more information, you'll find everything you need on our Dig Safely pages.



[sgn.co.uk](http://sgn.co.uk)



0800 912 1722

**Smell gas? 0800 111 999**

## Follow these six steps if you smell gas:



DO open windows and doors to help ventilate the gas



DO turn off the gas supply at the meter and make sure any gas appliances are turned off



DO call the National Gas Emergency number on 0800 111 999. Lines are open 24 hours a day, 365 days a year



DON'T smoke or use any naked flames



DON'T touch any electrical switches. Turning a switch on or off could ignite a gas leak



DON'T enter a cellar if you smell gas, even if your gas meter is located in the cellar

Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE	LP MAINS	MP MAINS	IP MAINS
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT	LHP MAINS	HISTORY DATA	SSSI
				CONTACT ZONE	GTs	LTS

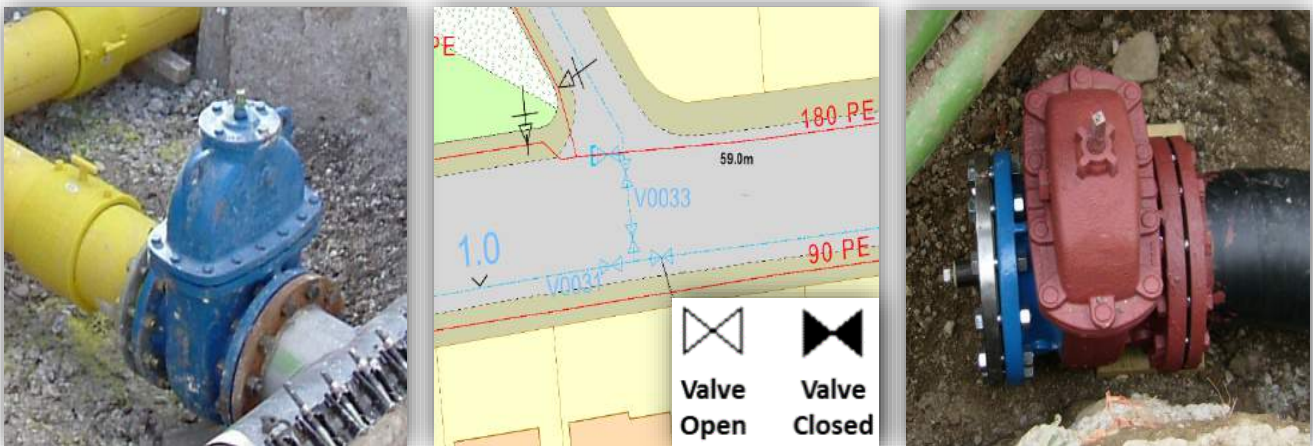
## Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

## Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



## What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

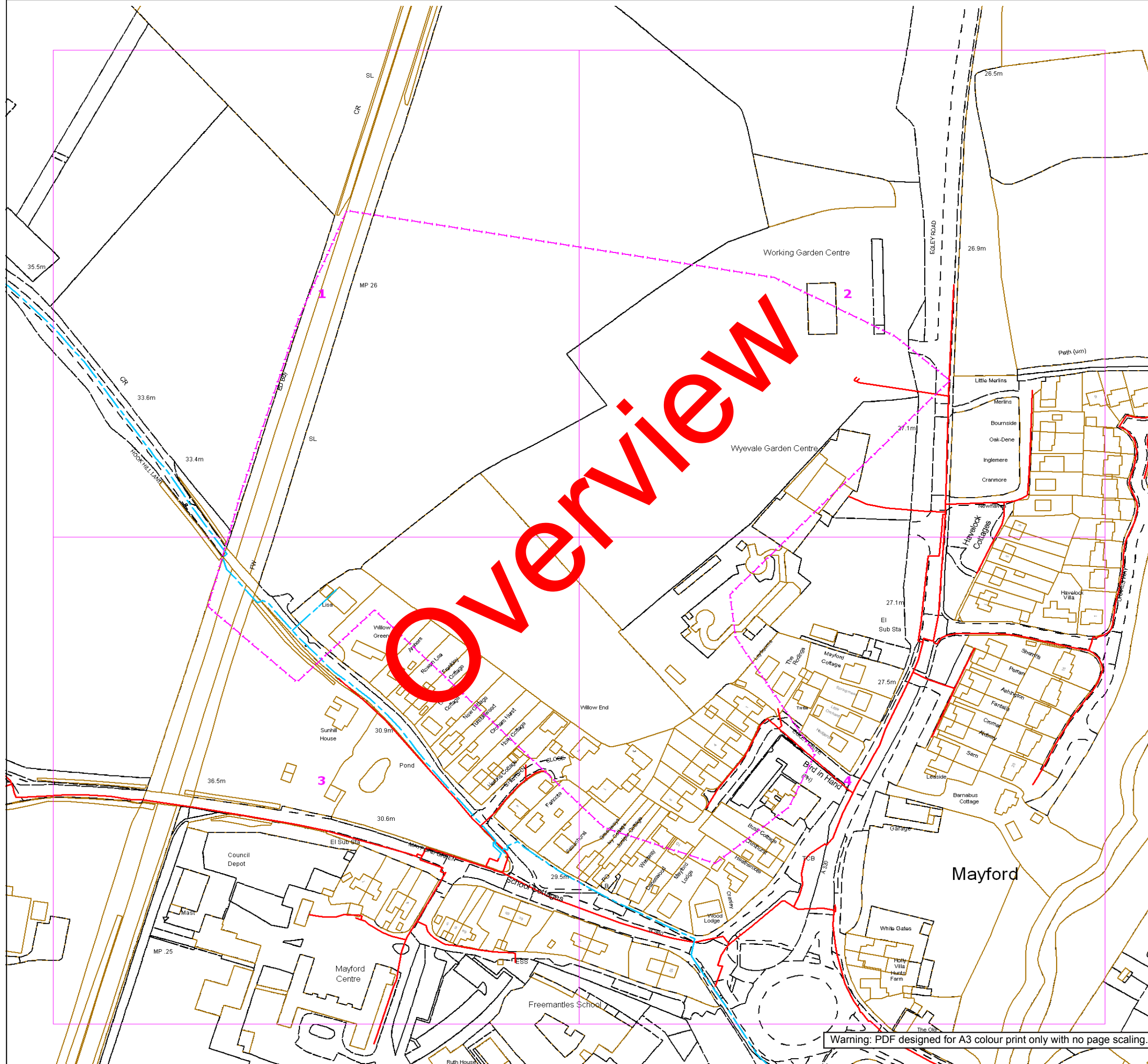
## Contact details

If you require further information or need assistance please contact us:

Safety Admin Team: **0800 912 1722**  
[plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

Valve enquiries will be forwarded to a local engineer who will provide further safety information.





**Contact Us**  
**Mapping Enquiries:** All areas  
**General Enquiries:** All areas

Date Requested: 20/02/2019  
 Job Reference: 14788992  
 Site Location: 499453 156374  
 Requested by:  
 Mr Joe Shawyer  
 Your Scheme/Reference:  
 23398

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 HS (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**

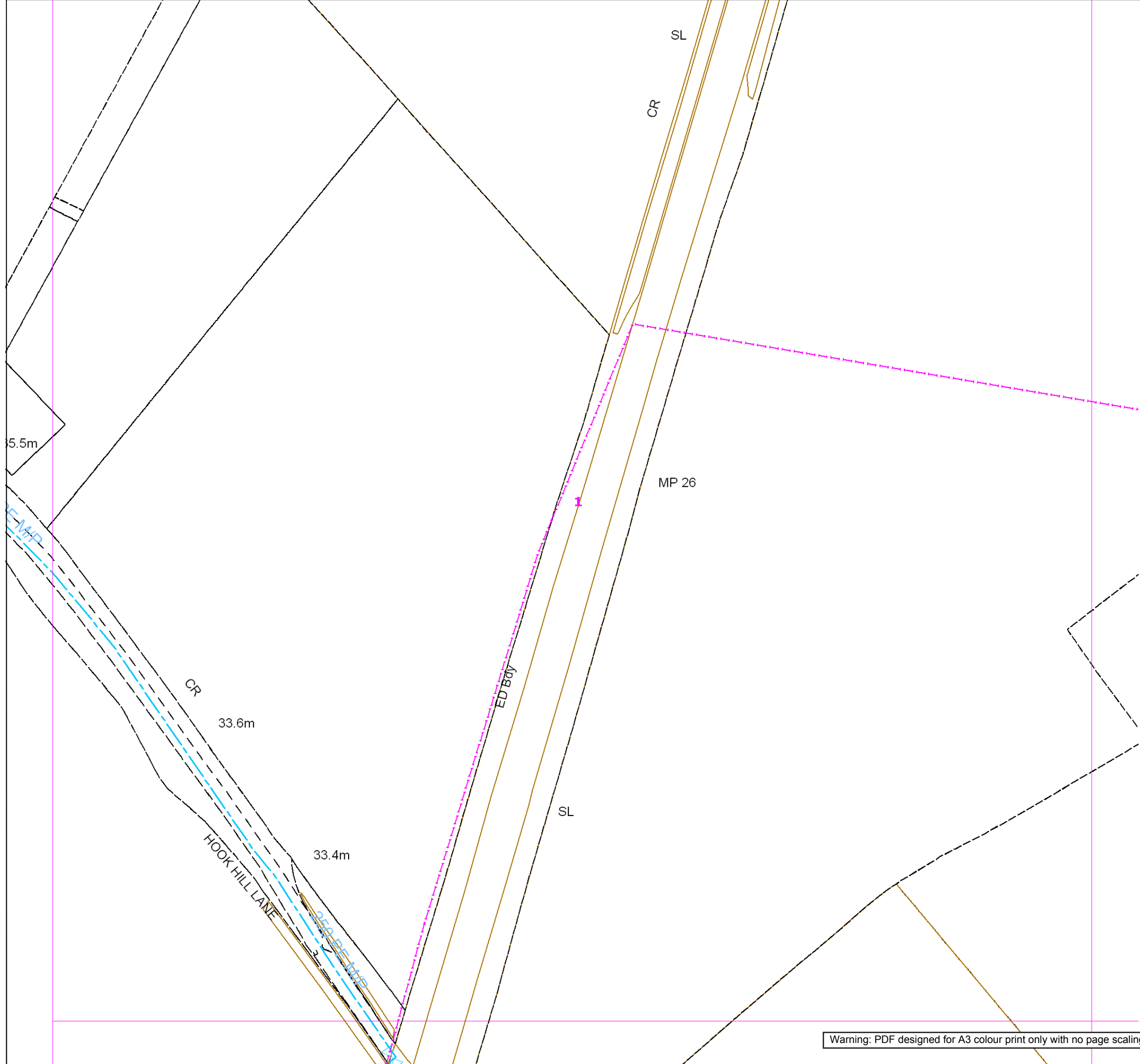
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	

Some Examples Of Plant Items  
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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**Contact Us**  
**Mapping Enquiries:** All areas  
**General Enquiries:** All areas

Date Requested: 20/02/2019  
 Job Reference: 14788992  
 Site Location: 499453 156374  
 Requested by:  
 Mr Joe Shawyer  
 Your Scheme/Reference:  
 23398  
 Exact Scales:  
 1:1000 Area or Circle dig site  
 1:1000 Line dig site

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GTs	
SSSIs	

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**SGN**  
Your gas. Our network.

**Contact Us**

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All areas

**General Enquiries:**  
All areas

Date Requested: 20/02/2019  
Job Reference: 14788992  
Site Location: 499453 156374  
Requested by:  
Mr Joe Shawyer  
Your Scheme/Reference:  
23398  
Exact Scales:  
1:1000 Area or Circle dig site  
1:1000 Line dig site

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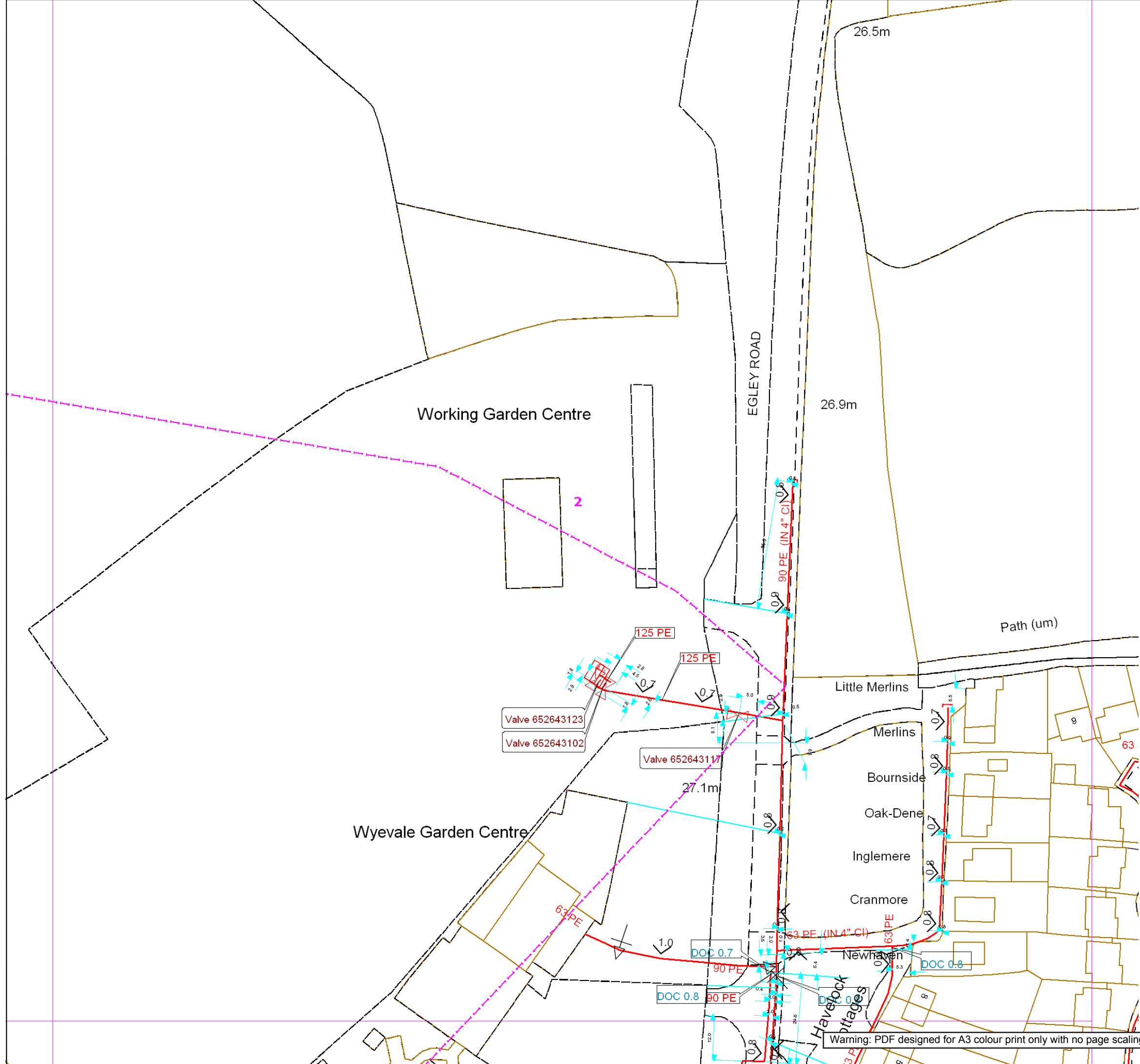
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Some Examples Of Plant Items  
Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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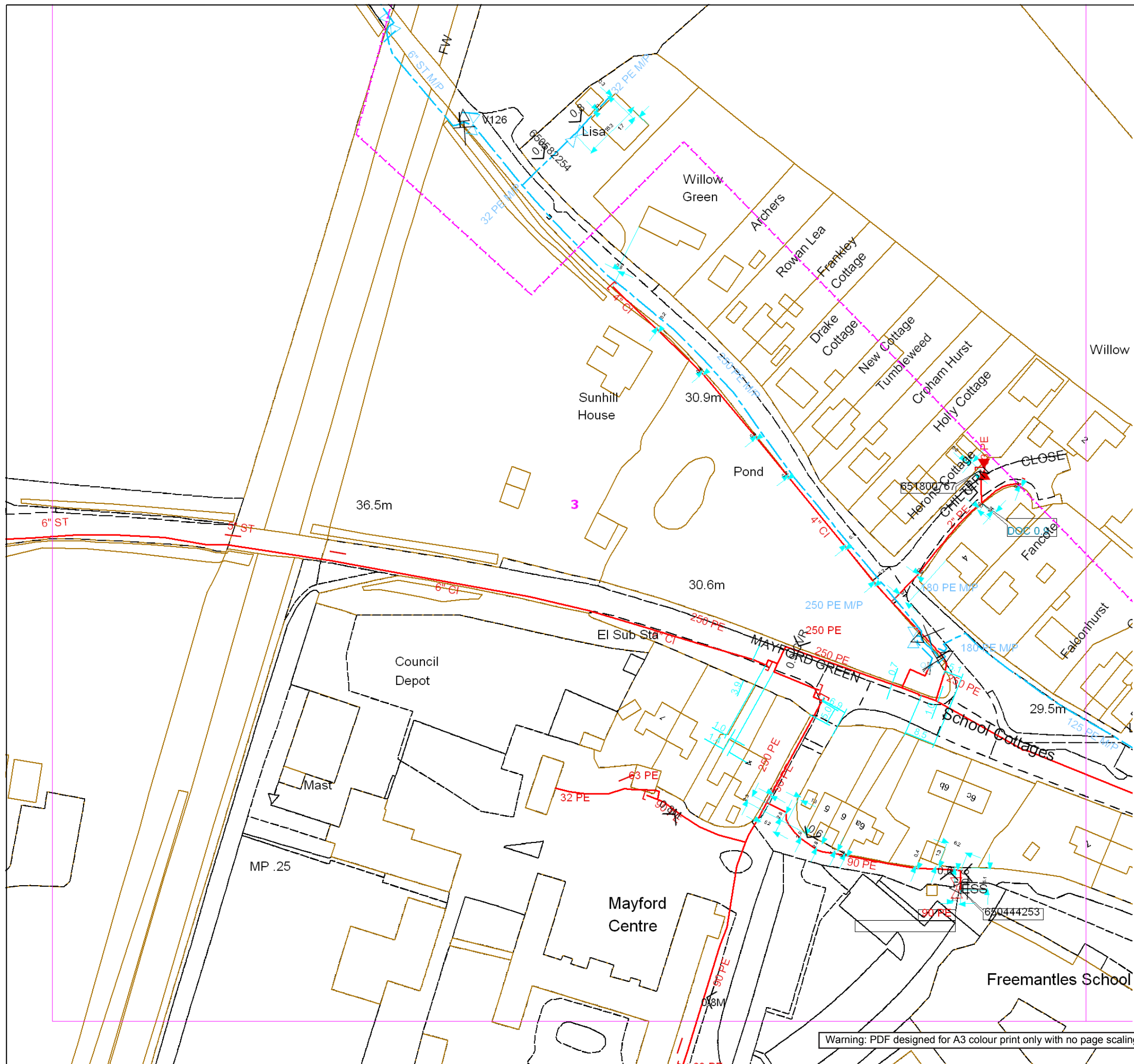
- Low Pressure Mains —
- Medium Pressure Mains - - -
- Intermediate Pressure Mains - · - · -
- High Pressure Mains - - -
- LAs
- GTs  SSSIs

- Some Examples Of Plant Items
- Valve
  - Syphon
  - Depth of Cover
  - Diameter Change
  - Material Change

Digsite: Line: - - - - - Area:

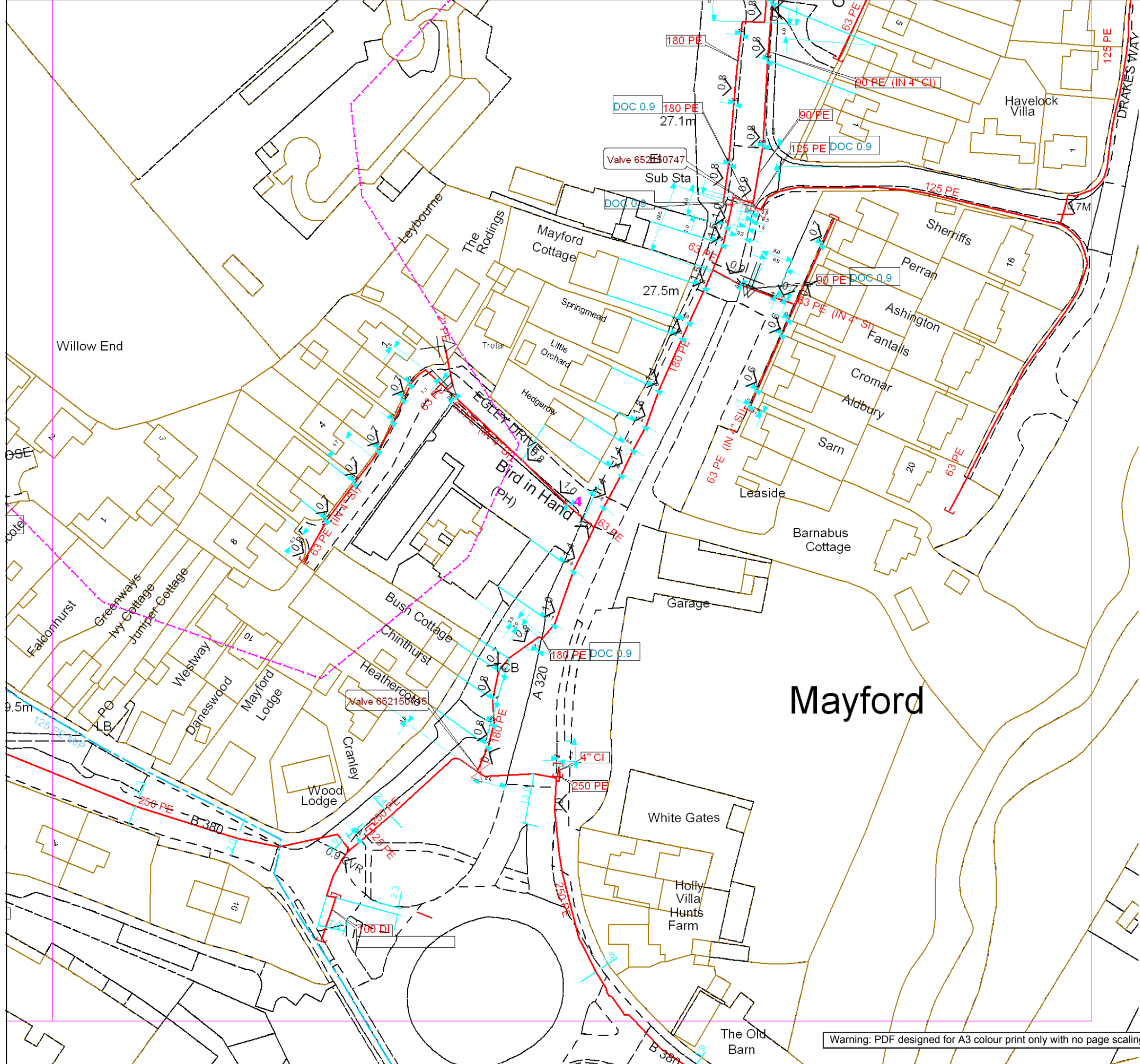


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**Low Pressure Mains** ———

**Medium Pressure Mains** - - - - -

**Intermediate Pressure Mains** - · - · -

**High Pressure Mains** - · - · -

**LAs**

**GTs**  **SSSIs**

Some Examples Of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: - - - - - Area:



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



Our Ref: 14788992      Your Ref: 23398

Wednesday, 20 February 2019

Joe Shawyer  
Suite 8 Chichester House Suite 8 Chichester House 45 Chichester Road  
Southend on Sea  
Essex  
SS1 2JU

Dear Joe Shawyer

Thank you for your enquiry dated Wednesday, 20 February 2019

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](http://sgn.co.uk)**  
Tel: 0800 912 1722





# SGN

Your gas. Our network.

## Dig safely

Measures to avoid injury  
and damage to gas pipes



**The following protective and precautionary measures MUST be taken when working in the vicinity of gas mains and services.**

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

**To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.**

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

**You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.**



## In a gas emergency

If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- Ask people to move away from the area of the gas escape.
- Call **0800 111 999** immediately.

1. Don't attempt to repair the escape or stop the leakage.
2. As gas may enter buildings, ask people in the surrounding premises to leave until it's safe for them to return.
3. Stop anyone going near the immediate vicinity of the gas escape.
4. Prohibit smoking and extinguish all naked flames.
5. Don't use mobile phones or other ignition sources.
6. Assist our representatives and other emergency services such as the police, ambulance, and fire service as requested.

### Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from [hse.gov.uk](http://hse.gov.uk)
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from [njug.org.uk](http://njug.org.uk)





# Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on [sgn.co.uk](http://sgn.co.uk) for plant protection information and links to our online mapping system and other associated information and guidance.

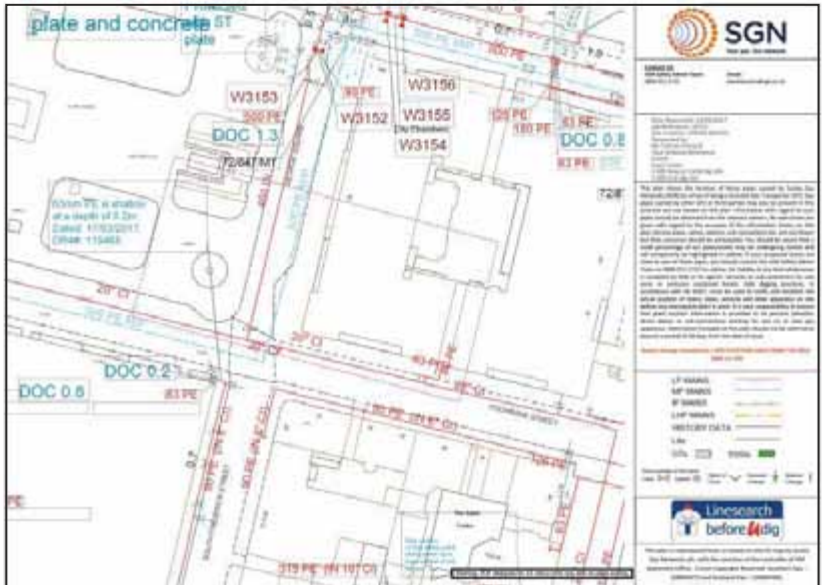
Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

## What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.



Example of a gas map

Note: Service pipes are not shown on our maps

# When working near our gas mains and services

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## Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services MUST be made within your site Health and Safety file.

---

## Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

## HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

## Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that MUST be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

## Surface boxes and manholes

Do not bury or move our surface boxes. Free access MUST be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

## Deep excavations

Adequate protection, approved by us, MUST be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains MUST be prevented. We MUST be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You MUST give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.





## Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You **MUST NOT** carry out any work in servitudes/easements without our prior written consent.

## Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact, restraints and thrust blocks, and supports **MUST NOT** be removed without our agreement.

## Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

## Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering **MUST** be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains **MUST** conform to the following:

- If sand, it **MUST** be well-graded in accordance with BS EN 12620:2002.
- It **MUST NOT** contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete **MUST NOT** be used.
- It **MUST** be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming **MUST NOT** take place until a 300mm hand rammed layer has been completed over the crown of the main.

## Access

Free access to our sites, mains and services, including temporary structures and spoil heaps **MUST** be available at all times.











## Mechanical excavation

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 - 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 - 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

# Major accident hazard pipelines

## High pressure pipeline

**No work is to take place near an HP pipeline until it is agreed with us.** After agreement and before any work does take place, the location of our pipeline **MUST** be marked up and its position confirmed by digging trial holes with our personnel in attendance.



Pipeline markers

## High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you **MUST** familiarise yourself with before carrying out any work.

**The default method of excavating near high pressure gas pipelines MUST always be by hand.**



## Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.



# Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted **MUST** be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us **MUST** be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) **MUST NOT** be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.



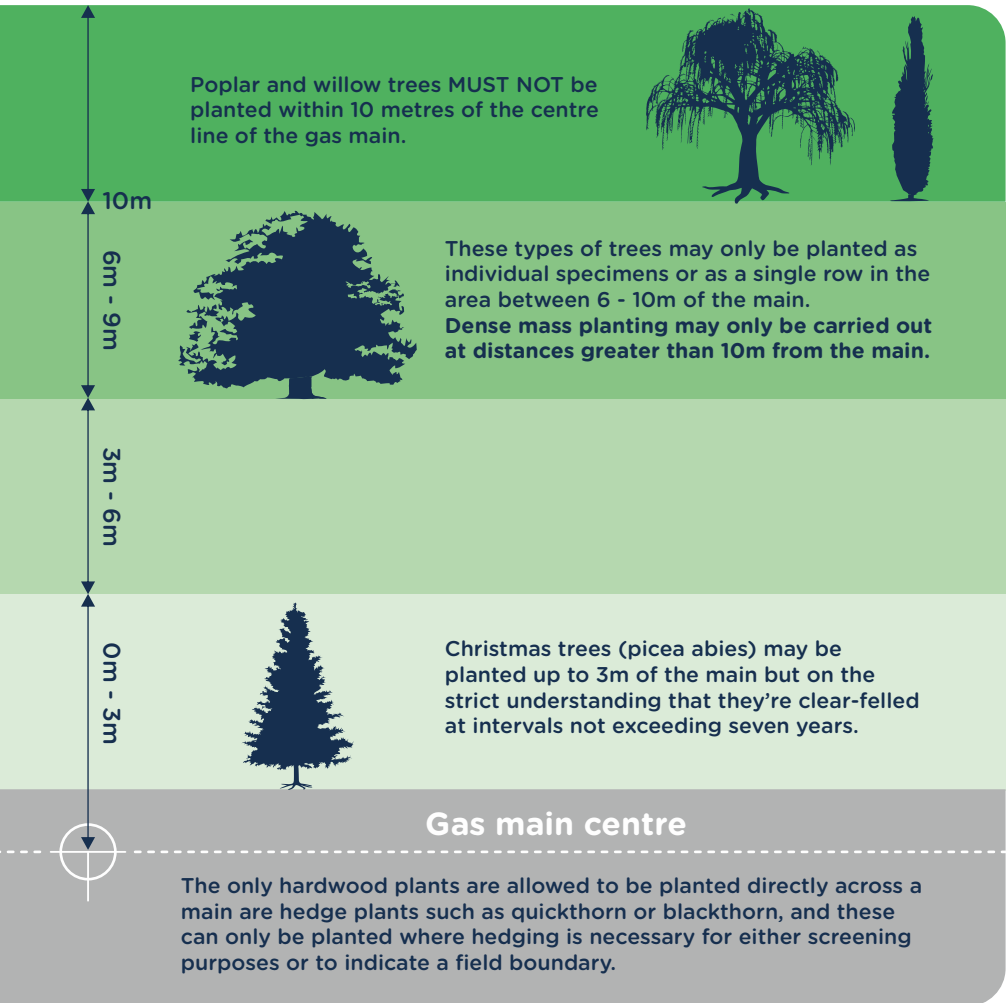
In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

## Gas main centre

Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, **MUST** be left clear at all times.

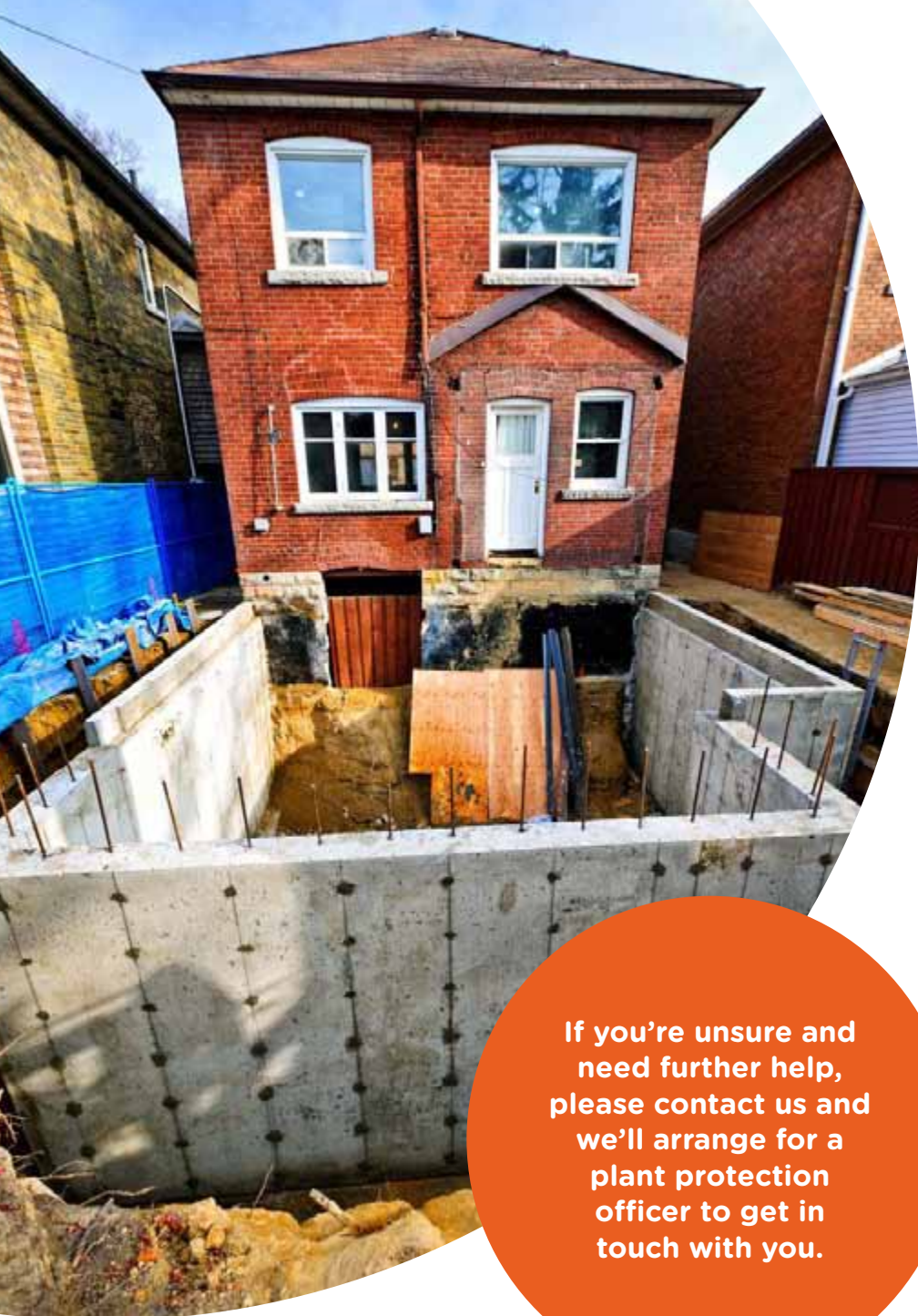
on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they **MUST** be planted from gas mains or services. You **MUST** contact us for further information.



Note: For further guidance, please refer to NJUG 10.





**If you're unsure and need further help, please contact us and we'll arrange for a plant protection officer to get in touch with you.**

# Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf, we may send you a site map of our gas mains and services but your own gas service won't be marked.

The simplest way to understand the location of your gas service is to know where it enters your house.



< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.



We provide a free plant location enquiry service and we're always happy to help.



Visit our **Dig safely** pages on [sgn.co.uk](https://www.sgn.co.uk)




**0800 912 1722** \*


\*All calls are recorded and may be monitored





NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID	<div style="border: 1px solid black; padding: 5px; text-align: center; margin-bottom: 10px;"> <b>WARNING</b> </div> <p>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)</p> <p>WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)</p>	<small>BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.</small>														
<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">services</td> <td style="text-align: left;">l.v.</td> <td style="text-align: left;">h.v.</td> <td style="text-align: left;">e.h.v.</td> </tr> <tr> <td>FOOTPATH</td> <td>0.40m</td> <td>0.45m</td> <td>0.60m 0.75m</td> </tr> <tr> <td>ROAD CROSSING</td> <td>0.60m</td> <td>0.60m</td> <td>0.75m 0.90m</td> </tr> </table>		services	l.v.	h.v.	e.h.v.	FOOTPATH	0.40m	0.45m	0.60m 0.75m	ROAD CROSSING	0.60m	0.60m	0.75m 0.90m	<p style="font-size: 8px;">This copy has been made by or with the authority of Southern Electric Power Distribution plc. pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('the Act'). Unless the Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.</p> <p style="font-size: 8px; text-align: center;">Template: SIAS MRSWA COL A5 plot</p>	hv_1250_500 Mapping Services Unit 01256 337294	Grid Ref: su99445641 Scale: 1:1250 Date: 20/02/2019
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e.h.v.	- 22,000V. to 132,000V.															



NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID	<div style="border: 1px solid black; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">WARNING</div> <p>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)</p> <p>WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)</p>	<small>BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.</small>														
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## 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](http://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 Inveralmond 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](http://www.ssen.co.uk)

# SSE

**Search Reference:** 23398

**Search Date:** 20/02/2019

A search for SSE assets has been carried out via their online mapping system.

On this occasion there does not appear to be any SSE apparatus within the vicinity of your site. Blank tiles, downloaded from the SSE mapping system, have been included to show this.

The SSE Asset Data Team can be contacted by;

Email: [Asset.Data@sse.com](mailto:Asset.Data@sse.com)

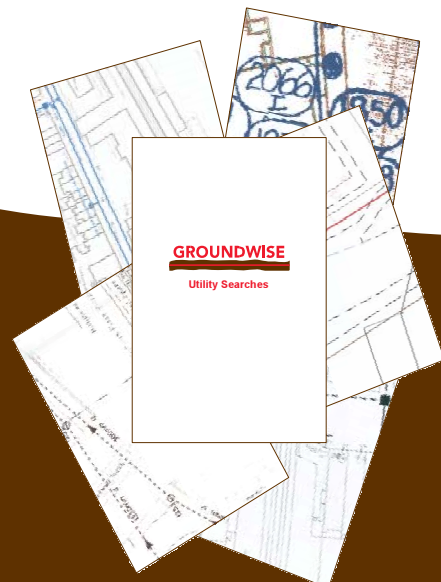
Phone: 01256 337 294

Website: <https://www.ssen.co.uk/ContactUs/>

## Groundwise Searches Limited

Suite 8, Chichester House  
45 Chichester Road  
Southend on Sea  
Essex, SS1 2JU

Telephone 01702 615566  
Fax 01702 460239  
Email [mail@groundwise.com](mailto:mail@groundwise.com)  
Website [www.groundwise.com](http://www.groundwise.com)



## Debbie Miller

---

**From:** marc.zahra@skanska.co.uk on behalf of SURREY.LIGHTINGSERVICES@skanska.co.uk  
**Sent:** 13 February 2019 10:48  
**To:** Debbie Miller  
**Subject:** RE: Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL  
**Attachments:** 23398.pdf

Good morning Debbie,

Thank you for your enquiry.

We can confirm that we do not have any assets within the location identified in the attachment.

Kind Regards,

**Marc Zahra**

Customer Liaison Officer

07785518941

Street Lighting, Infrastructure Services

Croydon & Lewisham PFI, Surrey PFI, and TFL

**Skanska UK**

Hazel House

Merrow Depot

Guildford

Surrey

GU4 7BQ

[skanska.co.uk](http://skanska.co.uk)

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Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should notify us immediately, and destroy this message. Skanska UK Plc, Registered Office: Maple Cross House, Denham Way, Maple Cross, Herts. WD3 9SW. Registered in England - Registration Number: 784752

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**From:** Debbie Miller [mailto:DMiller@groundwise.com]

**Sent:** 08 February 2019 16:18

**To:** IS-[SURREY.LIGHTINGSERVICES] <SURREY.LIGHTINGSERVICES@skanska.co.uk>

**Subject:** FW: Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

***Request for plans & information showing the location of any council owned assets within the vicinity of the following site:***

- **Street Lighting apparatus/cabling**

**Ref: 23398DM**

**Site : Land at Egley Road, Woking, GU22 0PL**

**Grid reference: 499449,156413**

**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd

**GROUNDWISE**

[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

*This e-mail contains confidential information belonging to the sender which is legally privileged. It is the responsibility of the recipient to ensure that any e-mails or attachments are virus free, as Groundwise Searches Ltd accept no responsibility. Should you not be the intended recipient then any disclosure, copying, distribution or the taking of any action in reliance on the contents of this e-mail is strictly prohibited. If you have received this transmission in error, please notify us immediately, and permanently delete this message.*

*Business Address and Registered Office - Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU  
Company Registration Number 4130795  
VAT number 769 0642 02*



# GROUNDWISE

## Groundwise Searches Ltd

### Terms & Conditions

#### 1. Definitions

- "Client" means any company or other person or body placing an Order with Groundwise;
- "Equipment" means pipes wires cables and other plant or equipment;
- "Fee" means in relation to a Site of an area not exceeding the Standard Maximum Area the fee for carrying out a Search identified either on Groundwise website (where an Order is placed through the website) or on the Order Form where an Order is placed using an Order Form plus Value Added Tax and in relation to a Site of an area exceeding the Standard Maximum Area shall be such sum as shall be agreed between Groundwise and a Client plus Value Added Tax;
- "Groundwise" means Groundwise Searches Limited;
- "Order" means an order by a Client from Groundwise for the provision of a Search whether placed electronically through Groundwise's website or in paper form using an Order Form;
- "Order Form" means Groundwise's current standard Utility Searches Order Form for placing an order for a Search in hard copy;
- "Report" means a written report in hard copy provided by Groundwise to a Client in response to an Order reflecting the results of Groundwise's enquiries of Utility Companies made on or before the date of the Report;
- "Search" means making enquiries of the Utility Companies likely to have utilised or operated Equipment on a Site, as to the location of any Equipment on that Site following acceptance by Groundwise of an Order, and providing the Client with a Report;
- "Site" means a site identified on a plan submitted with an Order which in relation to any Order placed electronically shall not exceed the Standard Maximum Area;
- "Standard Maximum Area" means an area no greater than 15 hectares or of a length no greater than one kilometre and a width no greater than two hundred metres;
- "Terms of an Order" means in the case of an Order placed electronically the information requested from a Client relating to a Site, the provisions relating to the method of payment, the information contained in or accessed through the tabs appearing on an Order Summary and all other applicable information contained in Groundwise's website and in the case of an Order placed in hard copy means the provisions of a completed Order Form.

#### 2. Agreement

- 2.1 The Terms of an Order together with these Terms and Conditions constitute the terms of a contract ("Contract") between Groundwise and a Client for the carrying out of a Search.
- 2.2 A Contract shall come into effect when Groundwise notifies a Client that it has accepted an Order. Where such notification is by email it shall be deemed to have occurred as soon as Groundwise has sent the email to the Client, where such notification is by letter, upon the posting of the letter to the Client, or where there is a verbal acceptance when Groundwise verbally confirms acceptance of an Order to the Client.

#### 3. Payment and Refunds

- 3.1 Other than in the case of Clients who have set up an account with Groundwise, when placing an Order a Client shall provide Groundwise with credit card details sufficient to enable Groundwise to debit that credit card with the Fee and by such notification and subject to accepting the relevant Order Groundwise is authorised to debit that credit card with the Fee.
- 3.2 In the case of Clients who have an account with Groundwise the Fee shall be paid within 28 days of the acceptance of an Order by Groundwise.
- 3.3 Groundwise shall be entitled to terminate any account set up with it by a Client any time without notice and to require payment in accordance with paragraph 3.1.
- 3.4 Where a Client cancels an Order :
  - 3.4.1 within three hours of that Order being accepted by Groundwise, Groundwise shall promptly refund the Fee paid plus Value Added Tax in full, or where no fee has been paid no fee shall be payable;
  - 3.4.2 within three days but after the elapse of three hours of an Order being accepted by Groundwise, Groundwise shall promptly refund 50% of the Fee paid plus Value Added Tax or where no fee has been paid 50% of the fee plus Value Added Tax shall be payable and in either such case following such reimbursement or where no payment has been made upon making any payment due the relevant Contract shall terminate without further liability on the part of Groundwise or of the Client.

#### 4. Limitation of Liability

- 4.1 Groundwise shall use its reasonable endeavours to provide a Search within the period referred to in the Order and shall not be liable for any delay arising because of any act omission or delay of any Utility Company.
- 4.2 Without limiting the liability of Groundwise in the case of death or personal injury Groundwise shall have no liability to a Client:
  - 4.2.1 for the information contained in a Report to the extent that any errors or omissions reflect the errors or omissions of a Utility Company in providing or omitting to provide information to Groundwise and to the extent that that Utility Company has no liability to Groundwise in relation to the provision of such information, or the omission to provide relevant information;
  - 4.2.2 In relation to any Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, or any special indirect consequential or pure economic loss, costs, damages, charges or expenses and subject as earlier provided Groundwise's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation restitution or otherwise in relation to the performance or contemplated performance of the Services shall be limited £5,000,000.00.
  - 4.2.3 In the absence of express written agreement to the contrary, Groundwise shall have no liability to any third party for any errors or omissions contained in or omitted from a Report.

#### 5. Copyright

- 5.1 The copyright in the Report is the property of Groundwise and the Report may not be copied or reproduced in whole or in part nor communicated or divulged to any third party without the prior written consent of Groundwise save as set out below.
- 5.2 The Report may, without further charge, be made available to the owner of the Site at the date of the Report, their agents, consultants and professional advisors, any person who purchases the whole of the Site, any person who provides funding secured on the whole of the Site, and prospective buyers of the Site, and any of their respective agents, consultants and professional advisors. The Report may also be published on a local authority planning portal in relation to a proposed development of the site.
- 5.3 The provisions concerning liability in Clause 4 shall apply to any of the third parties mentioned above in the same manner as they do to the Client.

#### 6. Data Protection

In processing any personal data received from a Client or potential Client, Groundwise will comply with its privacy policy a copy of which can be viewed at [address] on its website.

#### 7. Force Majeure

Groundwise will have no liability to the Client if it is prevented from or delayed in performing its obligations under a Contract by acts events omissions or accidents beyond its reasonable control, including strikes, lock-outs and other industrial disputes, failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, compliance with any law or governmental order rule regulation or direction, accident, breakdown of plant or machinery, fire, flood, storm or default of suppliers or sub-contractors.

#### 8. Severance

- 8.1 If any provision or part of any provision in these terms and conditions or of any Contract is found by any court or administrative body of competent jurisdiction to be invalid, unenforceable or illegal, the other provisions will remain force.
- 8.2 If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some of it were deleted that provision will apply with whatever modification is necessary to make it valid, enforceable and legal.
- 8.3 The parties agree, in the circumstances referred to in paragraph 8.1 above to attempt to substitute for any invalid, unenforceable or illegal provision a valid, enforceable and legal provision which achieves to the greatest extent possible the same effect as would have been achieved by the invalid, unenforceable or illegal provision.

#### 9. Status of Pre-Contractual Statements

Each of the parties acknowledges and agrees that in entering into a Contract it does not rely on any undertaking, promise, assurance, statement, representation, warranty or understanding (whether in writing or not) of any person (whether party to these terms and conditions or not) relating to the subject matter of a Contract, provided that without prejudice to the generality of the foregoing, any revision to the Terms and Conditions agreed in writing by Groundwise and a Client or a potential Client ( including any express written agreement relating to the assignment of copyright or licensing of all or part of the contents of a Report) shall apply to the Contract to which it has been agreed that it will apply.

#### 10. Assignment

A Client shall not, without the prior written consent of Groundwise, assign transfer charge sub-contract or deal in any other matter with any of its rights under a Contract.

#### 11. Third Party Rights

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is not intended that the rights of either of the parties shall be contractually enforceable by any third party.

#### 12. Governing Law and Jurisdiction

These terms and conditions and any Contract are governing by and construed in accordance with the laws of England and Wales and the parties irrevocably agree that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these terms and conditions or any Contract

# Asset location search



## Property Searches

Groundwise Searches Ltd  
Suite 8 Chichester House  
45 Chichester Road  
SOUTHEND ON SEA  
SS1 2JU

**Search address supplied** Land At Egley Road  
Woking  
GU22 0PL

**Your reference** 23398DM

**Our reference** ALS/ALS Standard/2019\_3949964

**Search date** 8 February 2019

### Keeping you up-to-date

#### Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)  
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148



**Search address supplied:** Land At Egley Road, Woking, GU22 0PL

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

## Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

## Waste Water Services

**Please provide a copy extract from the public sewer map.**

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Clean Water Services

**Please provide a copy extract from the public water main map.**

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Affinity Water Ltd  
Tamblin Way  
Hatfield  
AL10 9EZ  
Tel: 0845 7823333



# Asset location search



# Property Searches

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

## **Payment for this Search**

A charge will be added to your suppliers account.

## Further contacts:

### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

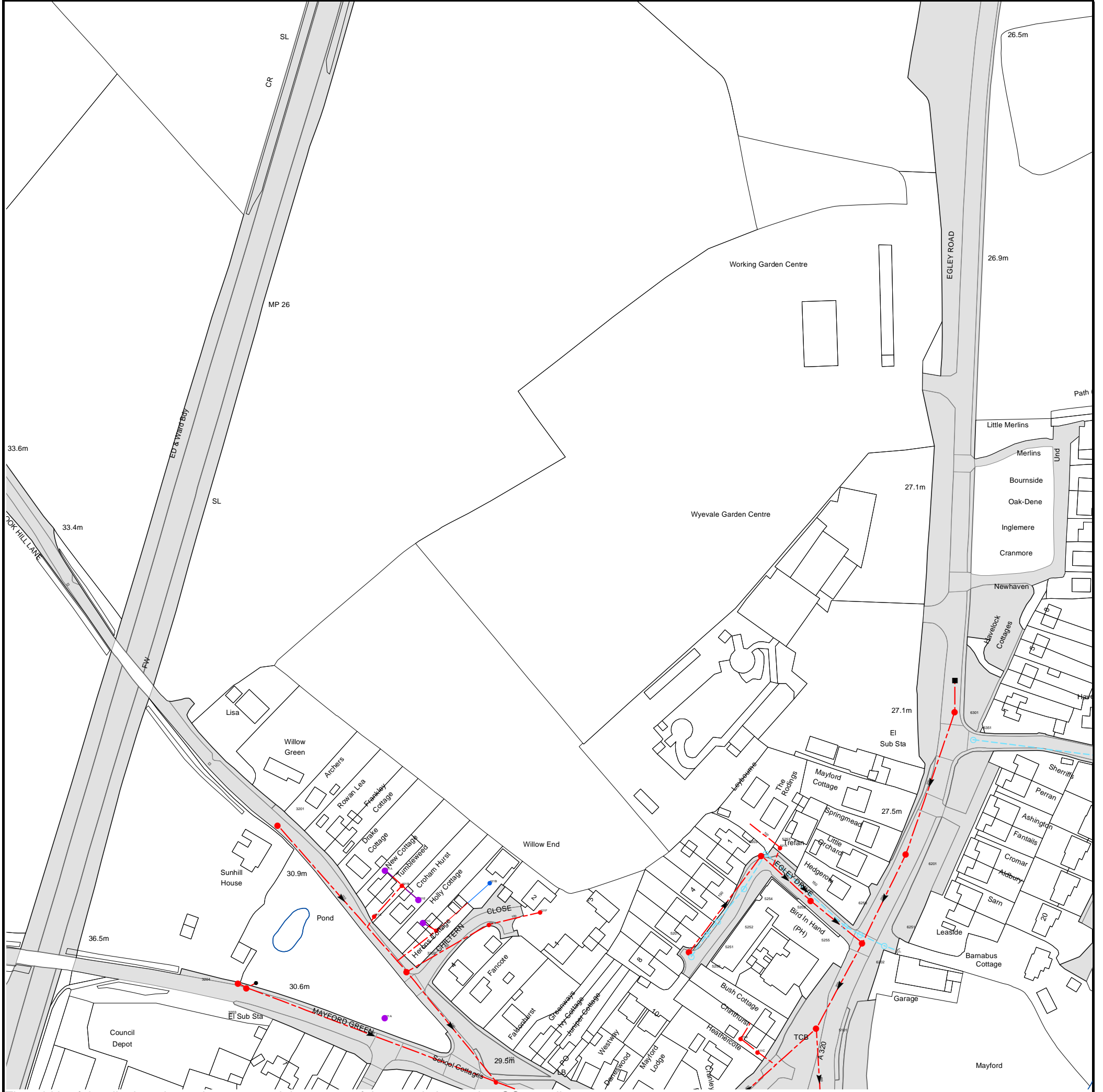
### Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

Asset Location Search Sewer Map - ALS/ALS Standard/2019\_3949964



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 499462,156411  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4101	29.34	26.93
5101	27.38	24.54
311A	n/a	n/a
3203	31.42	28.5
3204	31.45	n/a
3202	29.74	28.14
5250	28.4	27.81
5201	28.39	27.69
6251	26.97	26.03
6202	27.24	n/a
6250	27.15	26.43
5251	28.43	27.62
421D	n/a	n/a
5255	27.3	26.5
421A	n/a	n/a
421C	n/a	n/a
5252	28.34	27.53
321C	n/a	n/a
421F	n/a	n/a
5202	27.6	26.31
421E	n/a	n/a
5254	28.09	27.25
321B	n/a	n/a
421B	n/a	n/a
321A	n/a	n/a
5203	28.11	26.84
6201	27.47	24.83
5253	28.07	27.06
521A	n/a	n/a
3201	31.7	29.31
6351	n/a	n/a
6301	27.17	24.98



















The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.










# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Surface Water**
-  **Trunk Foul**
-  **Storm Relief**
-  **Trunk Combined**
-  **Vent Pipe**
-  **Bio-solids (Sludge)**
-  **Proposed Thames Surface Water Sewer**
-  **Proposed Thames Water Foul Sewer**
-  **Gallery**
-  **Foul Rising Main**
-  **Surface Water Rising Main**
-  **Combined Rising Main**
-  **Sludge Rising Main**
-  **Proposed Thames Water Rising Main**
-  **Vacuum**





## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






## Other Symbols

Symbols used on maps which do not fall under other general categories








-  /  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

## Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
<p>Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS / OSS</p>	<p>Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a></p>	<p>By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number</p>	<p>Made payable to '<b>Thames Water Utilities Ltd</b>' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b></p>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

## Terms and Conditions

### Search Code



#### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### **The Search Code:**

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### **Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### **TPOs Contact Details**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

## Debbie Miller

---

**From:** TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>  
**Sent:** 21 February 2019 09:28  
**To:** Debbie Miller  
**Subject:** RE: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Our ref:** Damian Sweeney TEL: 01234759112 or 07712129249

### **New Roads and Street Works Act 1991- Sections 83, 84,142 and 143 Codes of Practice Appendix C2**

In response to your notice regarding works which you, are proposing to undertake.

I can confirm that *Trafficmaster* does not have equipment installed within the boundary of the works.

If you have any further queries regarding this or any other programme, please do not hesitate to contact me on my details below.

Yours sincerely  
For & on Behalf of  
Trafficmaster Ltd

**Infrastructure Maintenance**  
[plantenquiries@trafficmaster.co.uk](mailto:plantenquiries@trafficmaster.co.uk)

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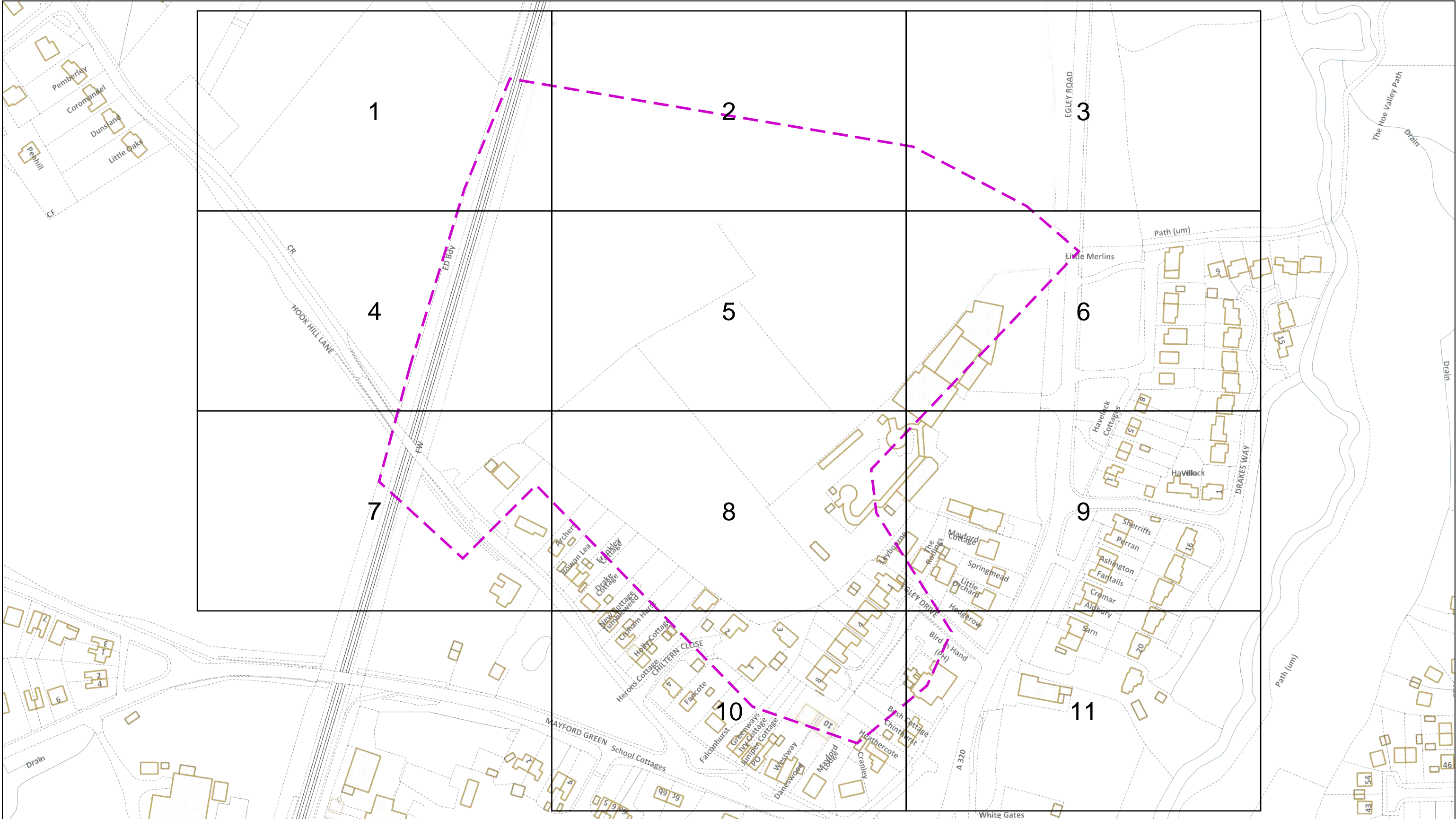
**From:** Debbie Miller <DMiller@groundwise.com>  
**Sent:** 08 February 2019 16:17  
**To:** plantenquiries@energetics-uk.com; osm.enquiries@atkinglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>; mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk  
**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**  
**Site : Land at Egley Road, Woking, GU22 0PL**  
**Grid reference: 499449,156413**  
**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.





Dig Sites Area: Line:

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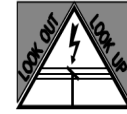
This plan must be used with the attached 'Symbols' document.  
 Date Requested: 20/02/2019  
 Job Reference: 14788992  
 Site Location: 499079 156093  
 Requested by: Mr Joe Shawyer  
 Your Scheme/Reference: 23398  
 Scale: 1:2050 (When plotted at A3)

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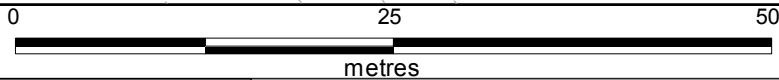
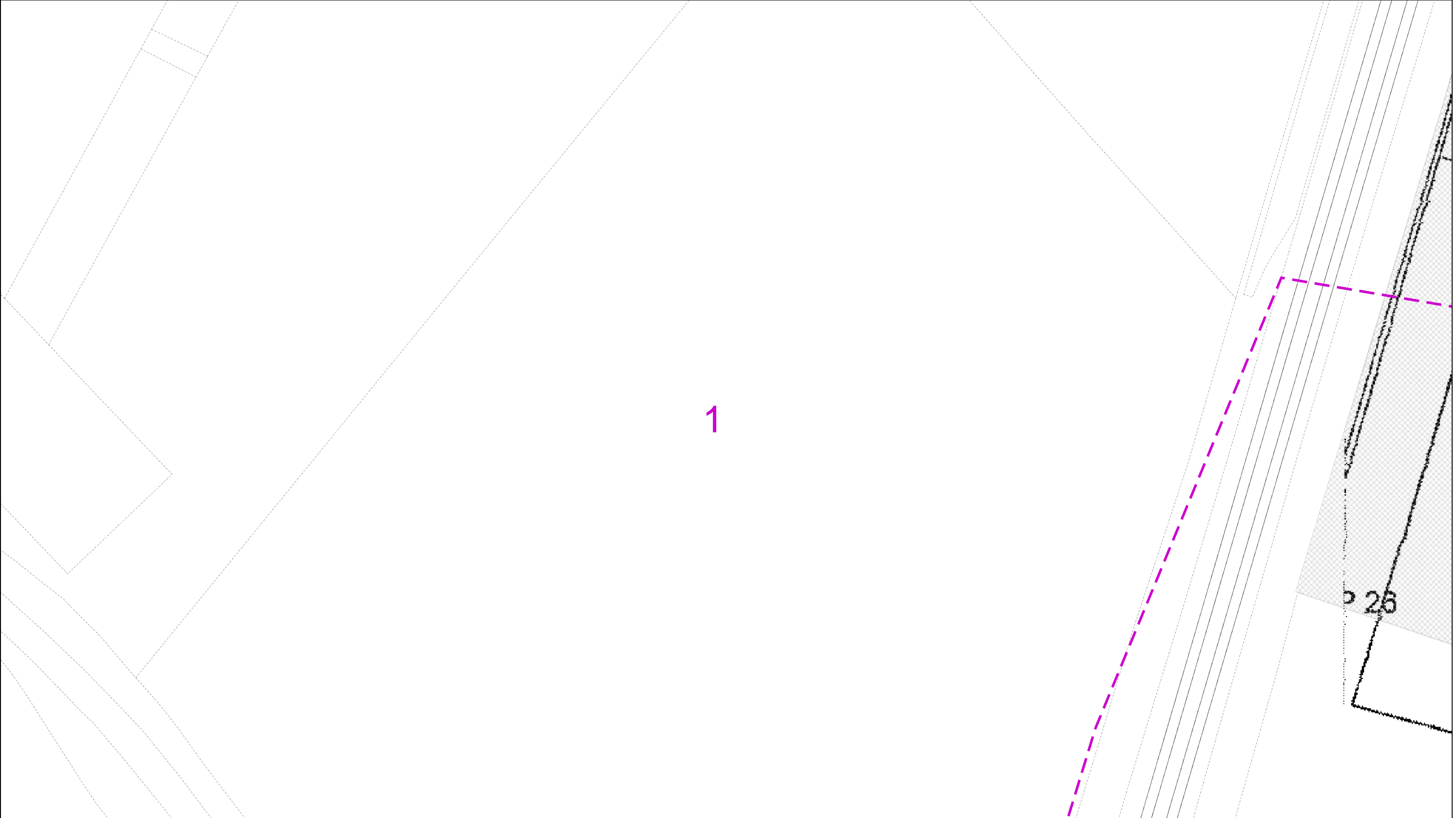


IF IN DOUBT - ASK!  
 PHONE 0800 056 5866  
 EMERGENCY - If you damage a cable or line  
 Phone 0800 783 8838  
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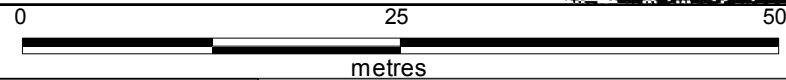
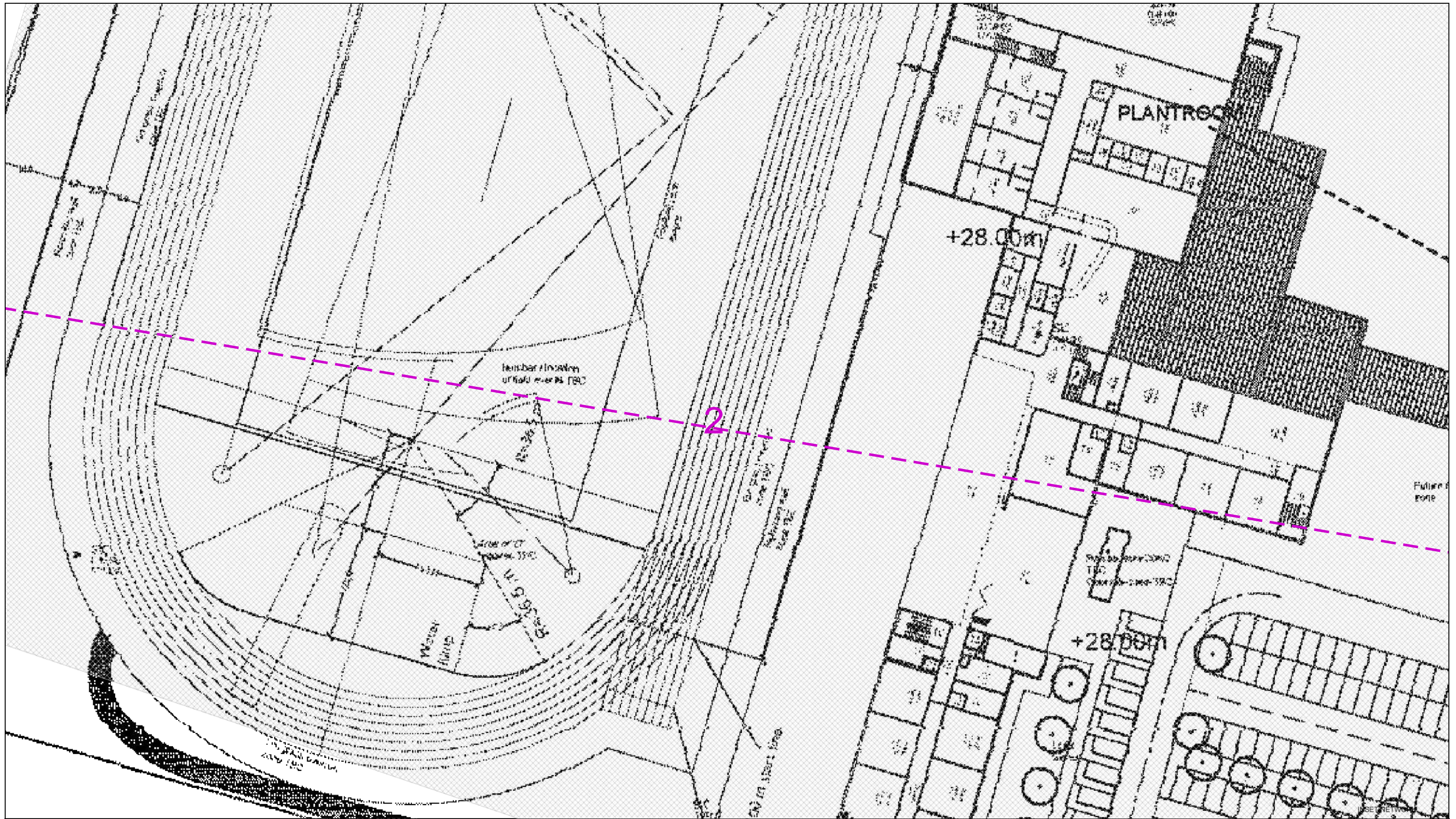
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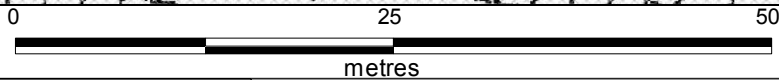
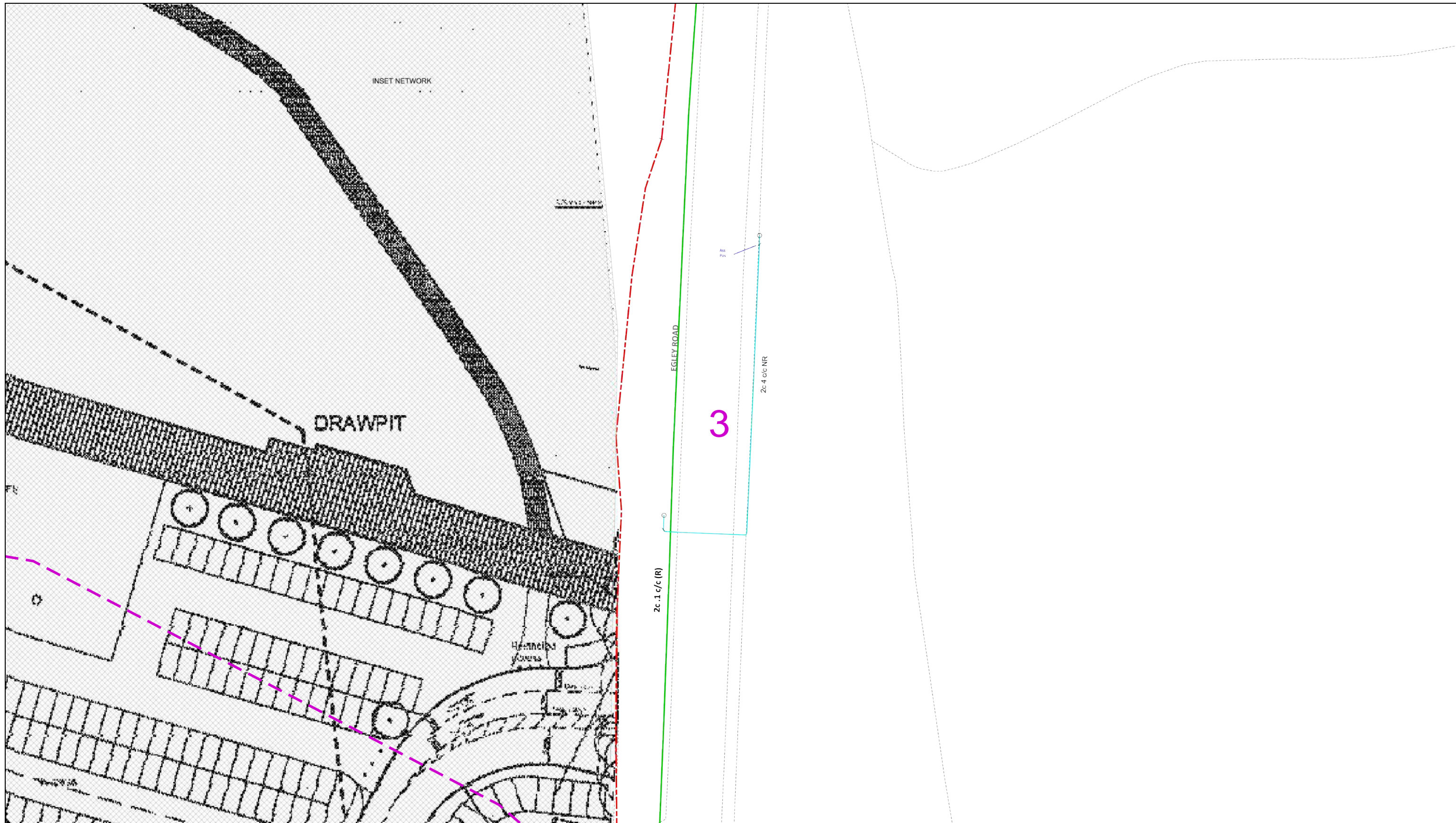
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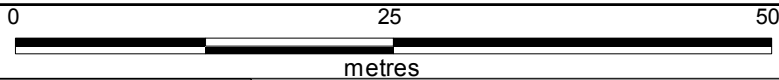
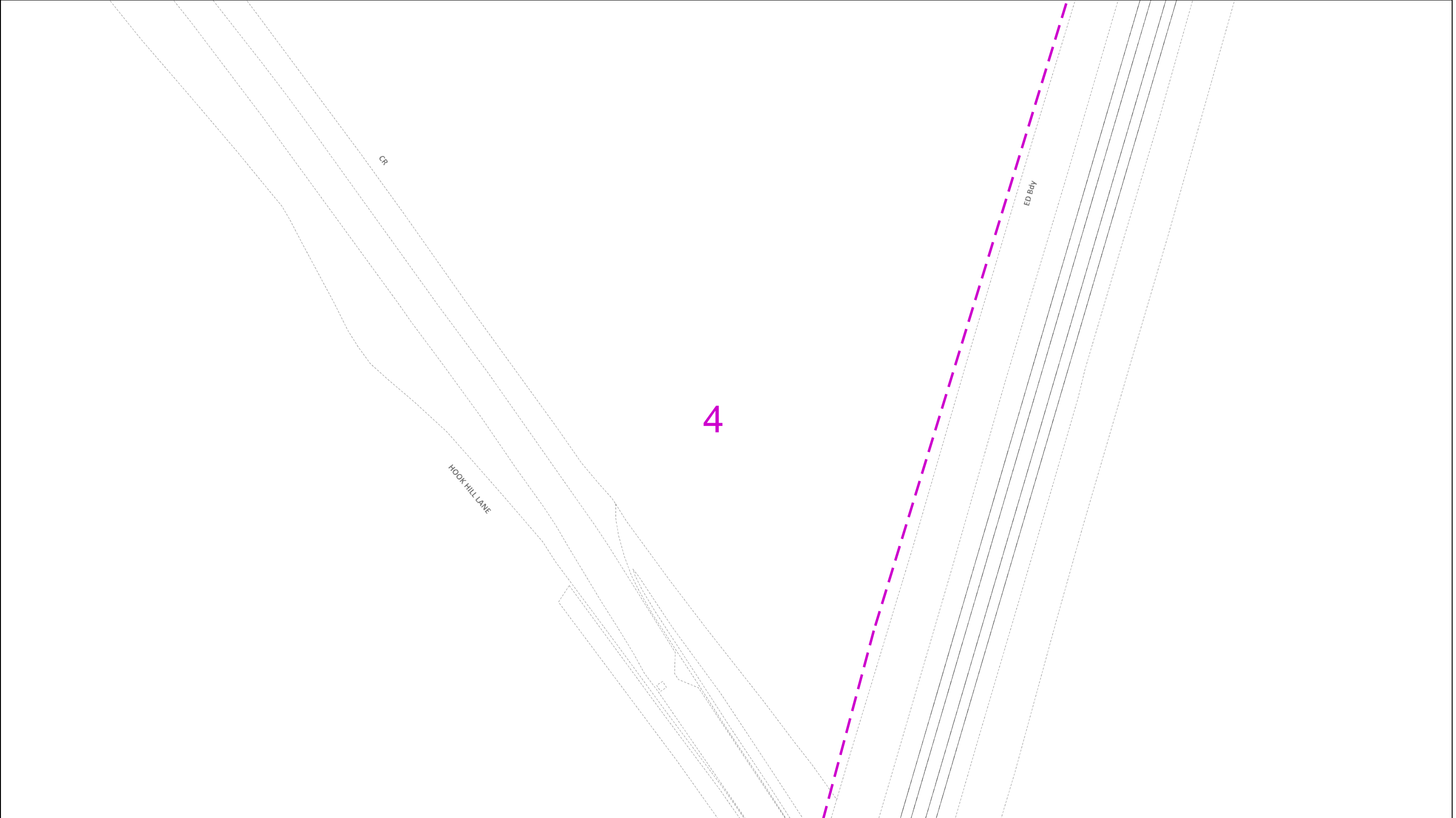
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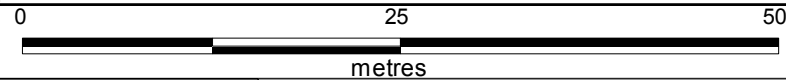
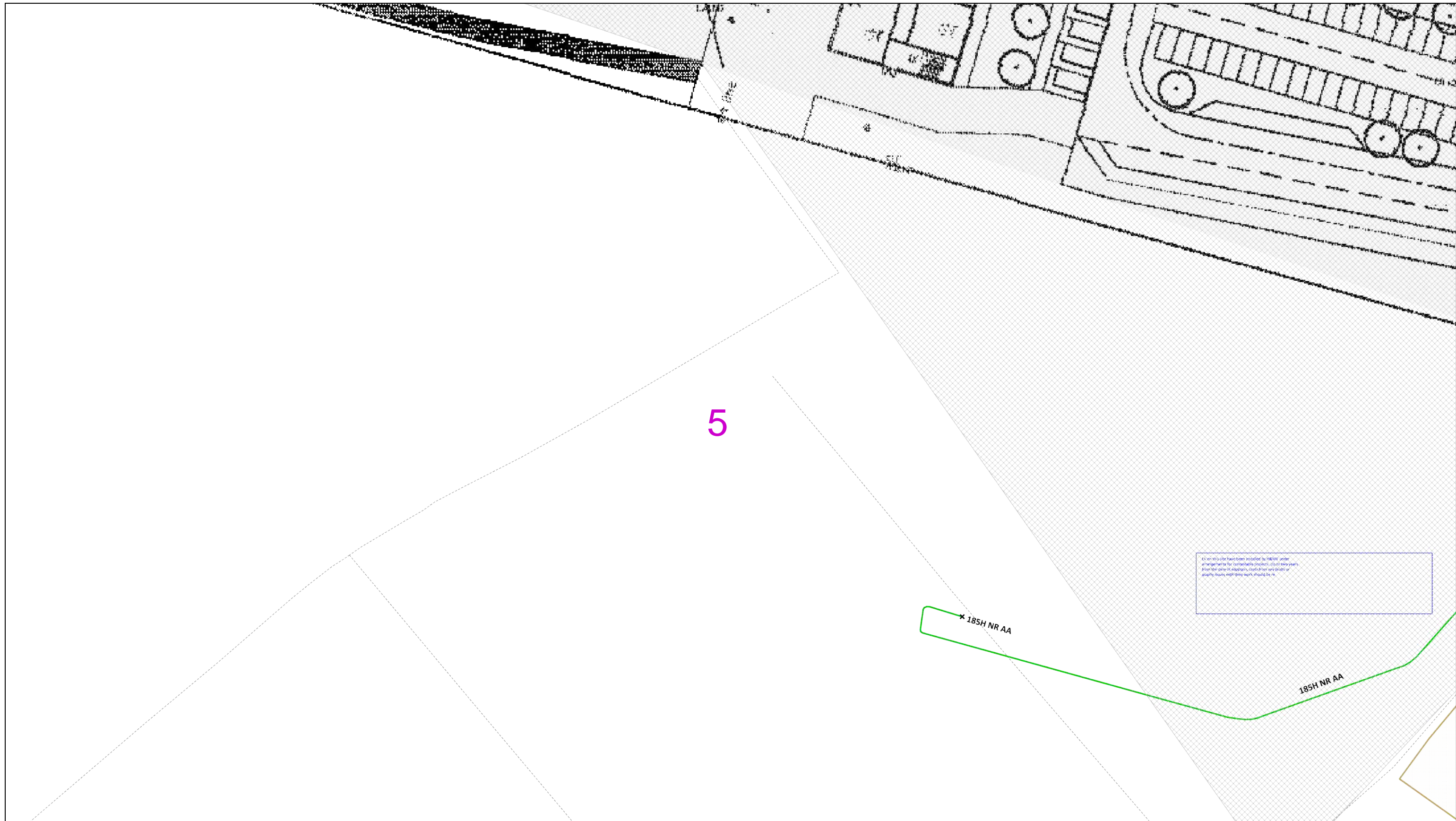
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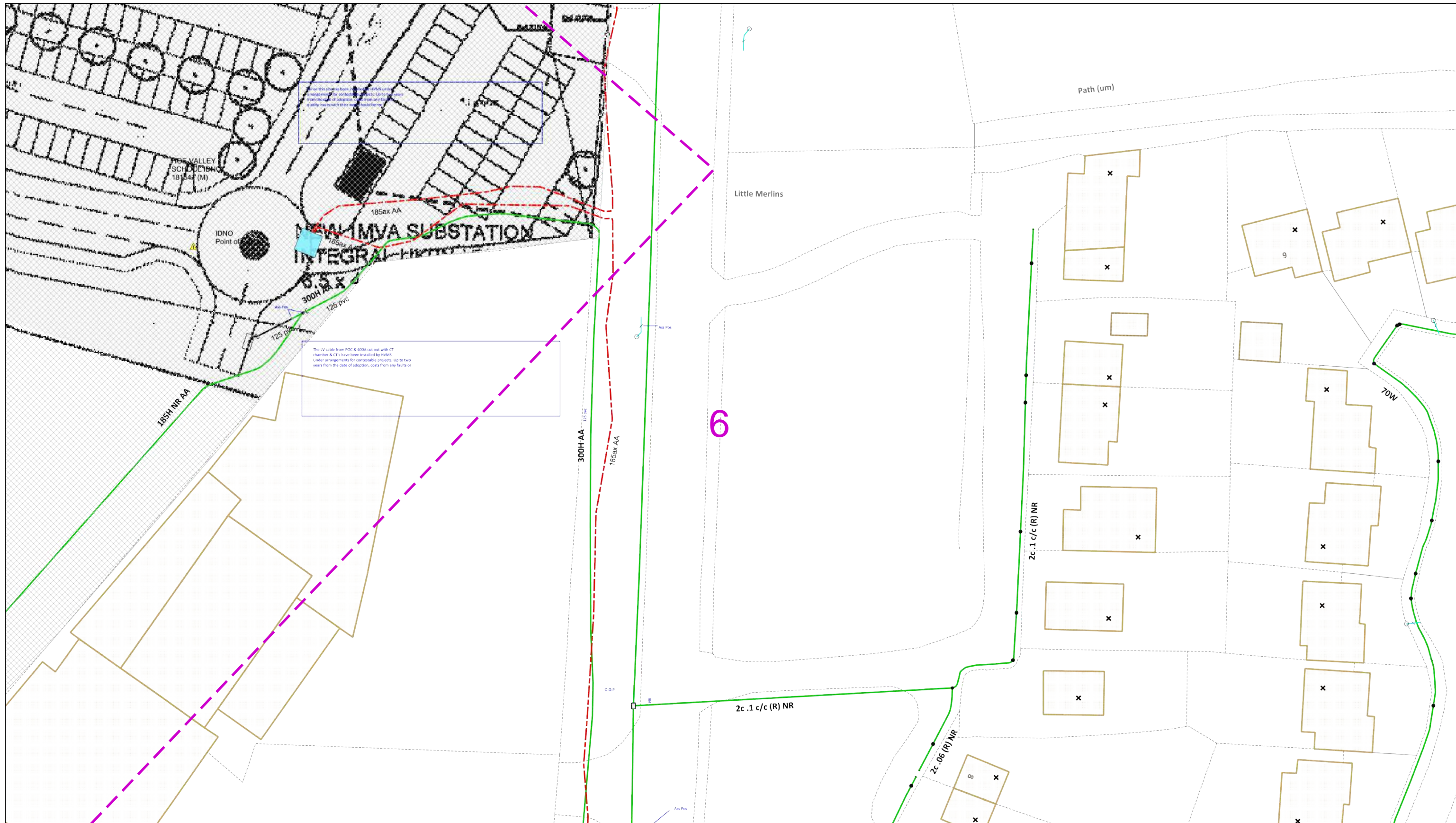
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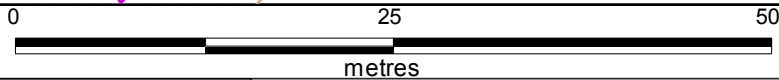
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The LV cable shown here is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

The LV cable from POC 6.400A cut out with CT chamber & CT's have been installed by HVMS under arrangements for contestable projects, up to two years from the date of adoption, costs from any faults or



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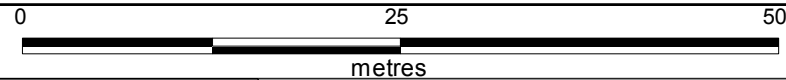
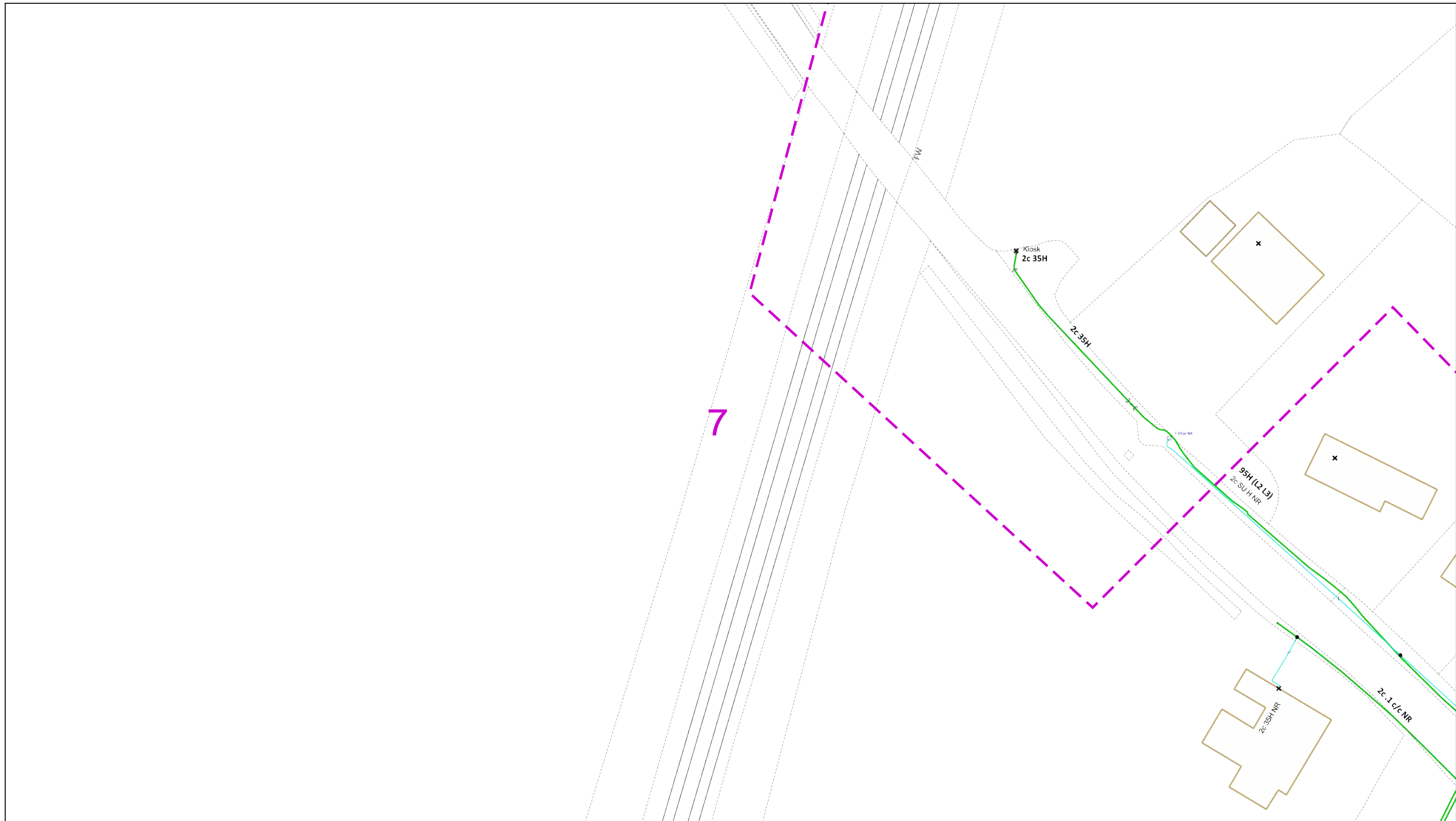
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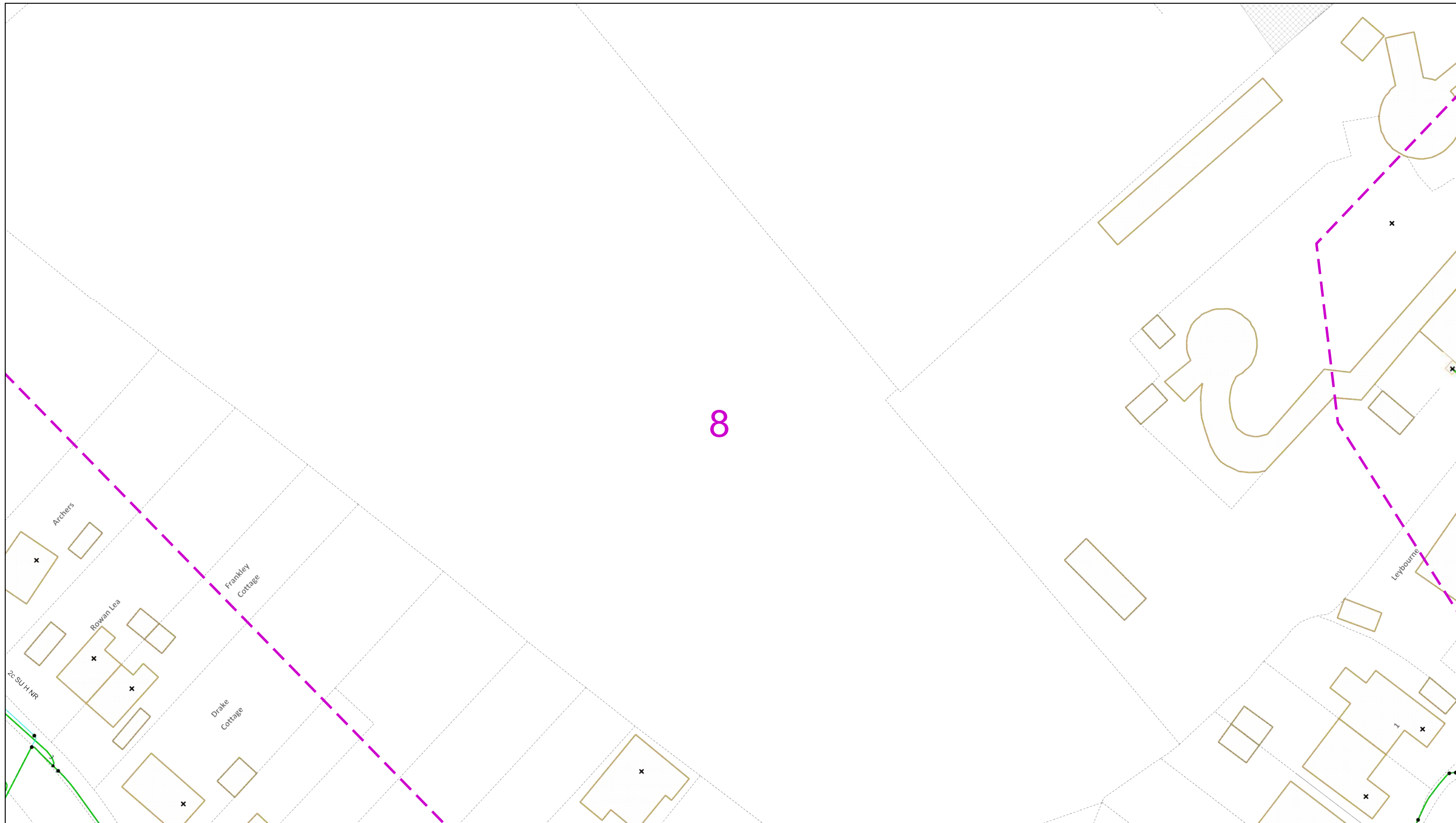
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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
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IF IN DOUBT - ASK!  
 PHONE 0800 056 5866  
 EMERGENCY - If you  
 damage a cable or line  
 Phone 0800 783 8838  
 (24hrs) URGENTLY

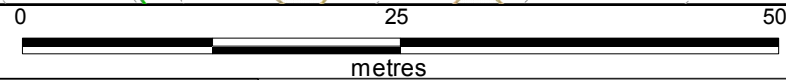
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 Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.





8



Dig Sites Area: [dashed purple line] Line: [dashed purple line]

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.



This plan must be used with the attached 'Symbols' document.

Date Requested: 20/02/2019  
 Job Reference: 14788992  
 Site Location: 499079 156093  
 Requested by:  
 Mr Joe Shawyer  
 Your Scheme/Reference: 23398

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
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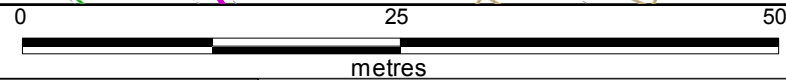
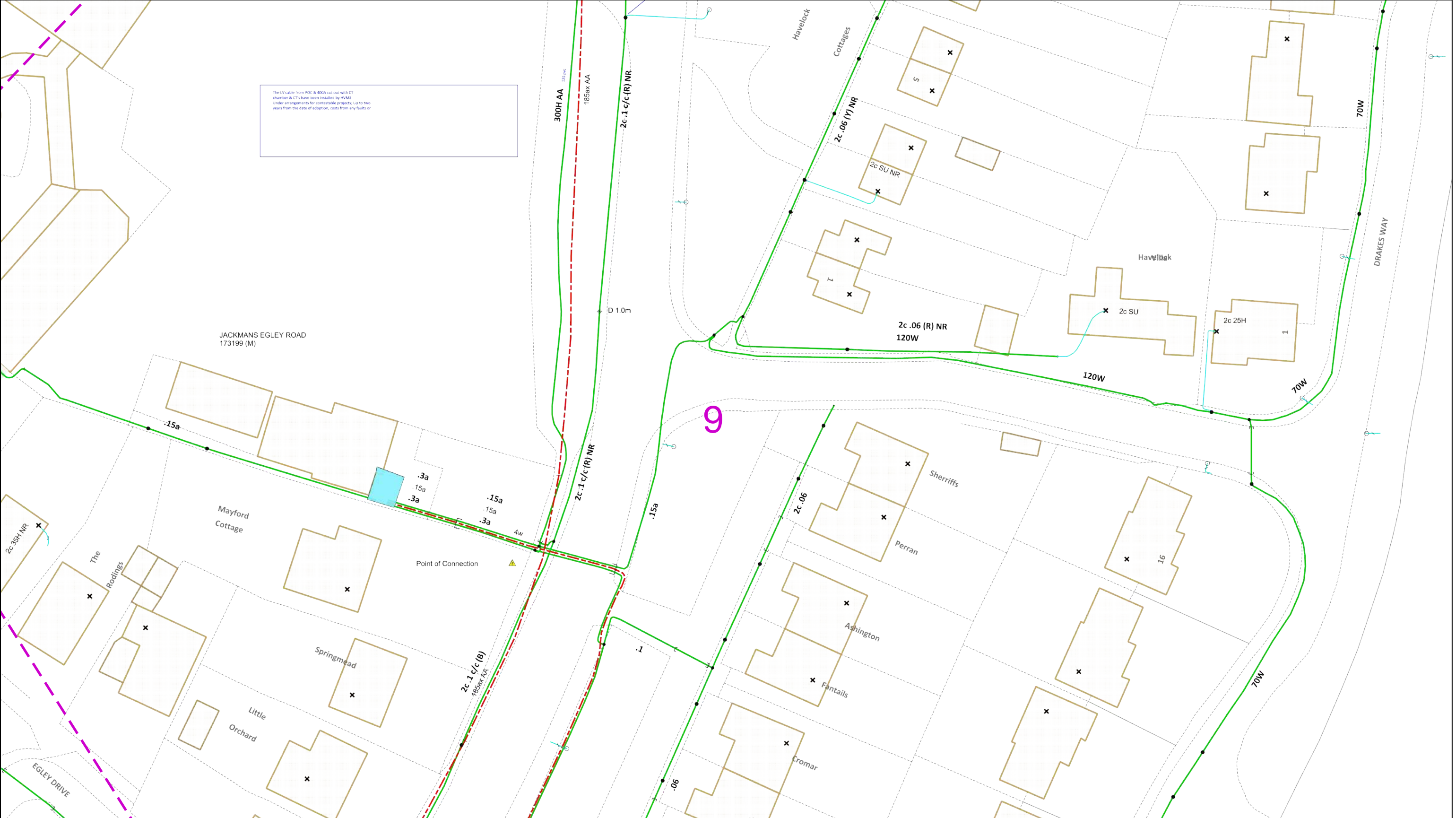
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The LV cable from POC & 400A out with CT chamber & CT's have been installed by PNM's under arrangements for sustainable projects. Up to two years from the date of adoption, costs from any faults or



Dig Sites Area: Line:

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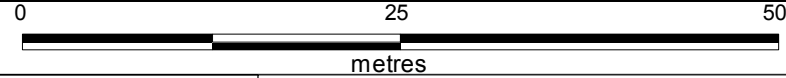
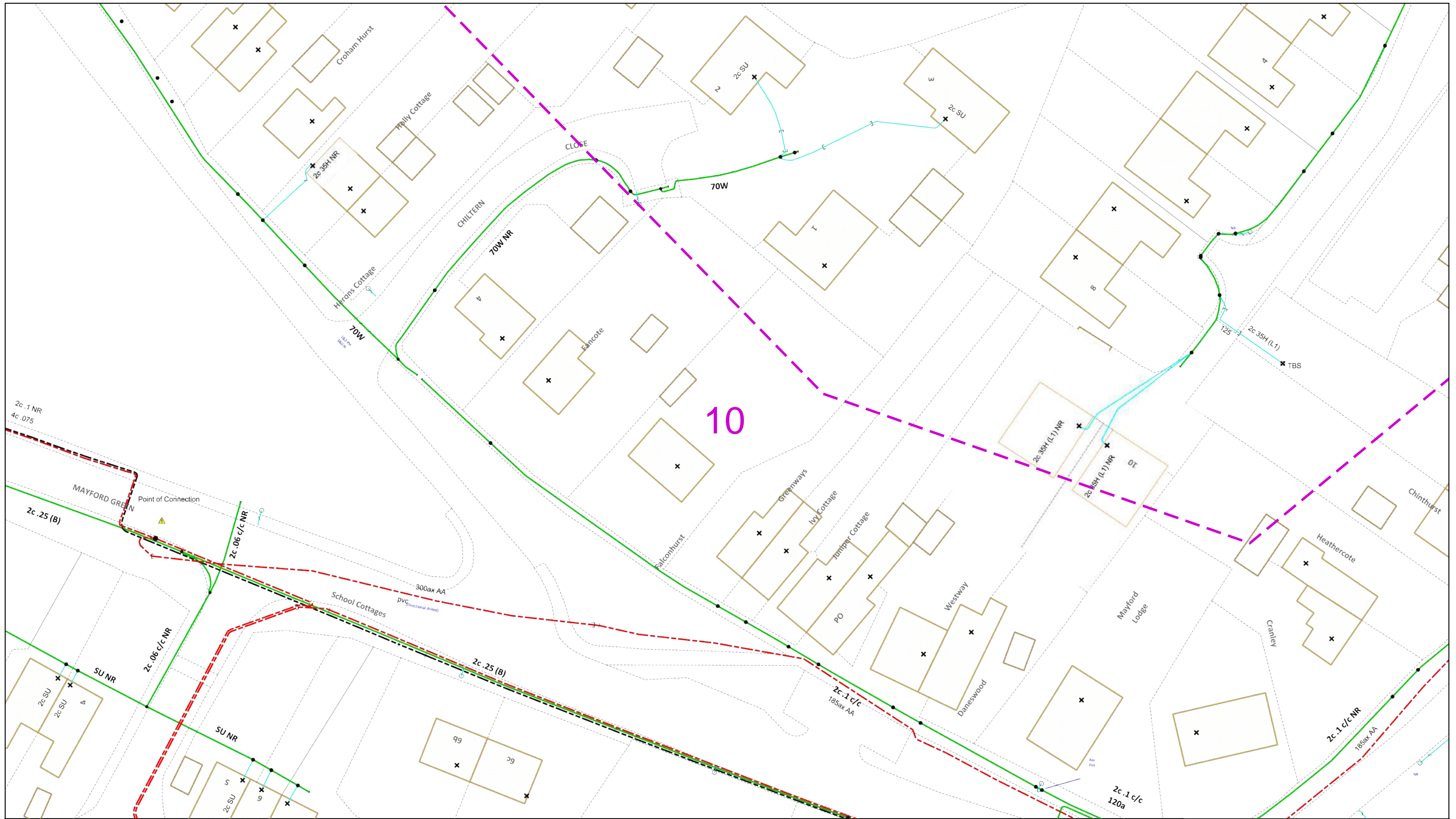
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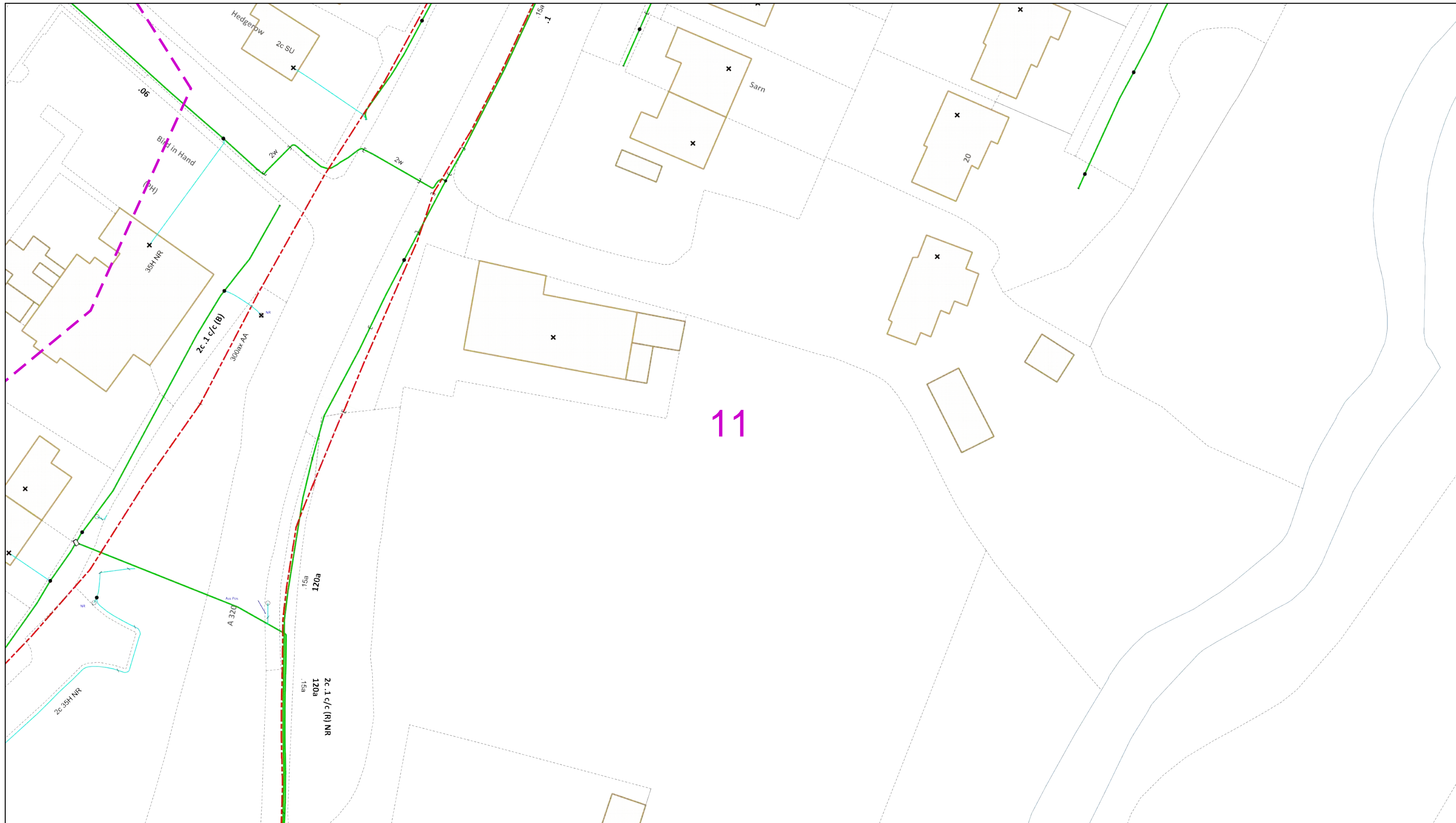
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# Network Records NetMAP Symbols Booklet - South East England

**Version 1.2**

Released October 2010

Always check with your local Network Records office or the UK Power Networks server to ensure that you are using the most up to date copy of this booklet - Tel: 08000 565866

(i)

## Index:-

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1	Guidance notes.
2	The area covered by this guide.
3	<u>1:500 (&amp; 1:1250) view</u>
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4	Scenery (UK Power Networks use only).
7	Primary distribution line route (EHV).
8	Secondary distribution cables (HV/LV).
9	Secondary distribution cable terminology.
12	Cable ducts.
13	Poles.
14	EHV, HV and LV sites.
15	Joints.
16	Street furniture
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20	Cable phasing.
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22	<u>1:2500 view</u> (UK Power Networks use only).
	Notes.
23	Primary distribution line route.
24	Secondary distribution cables.
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27	Switch types.
28	<u>1:10000 view</u> (UK Power Networks use only).
	Notes.
29	Secondary distribution cables.
30	Primary and secondary sites.

(ii)

## Guidance notes.

### **Important notice:**

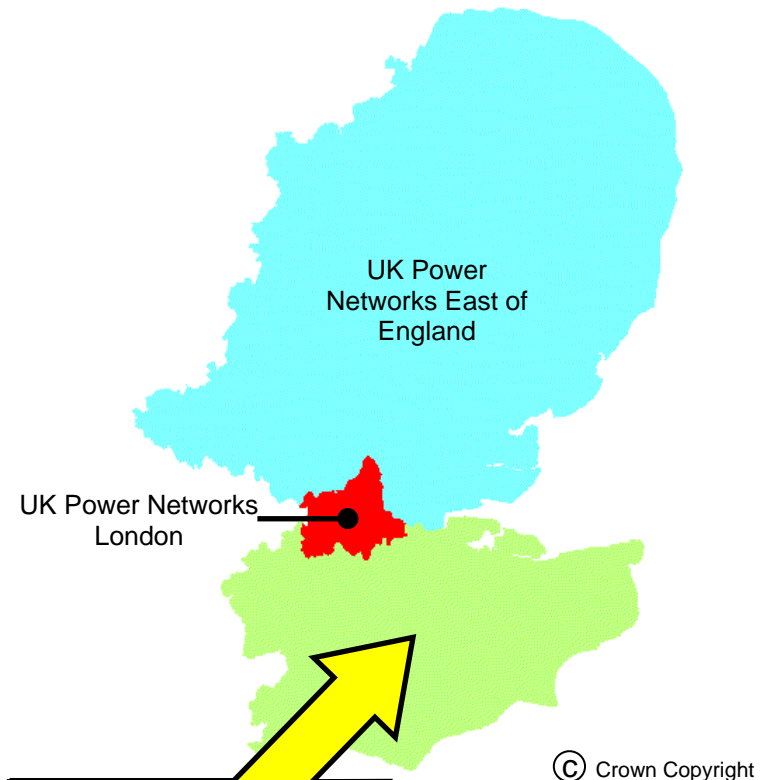
If you do not understand the NetMAP record that you are using, please contact the UK Power Networks Network Records team for guidance on  
**Tel: 08000 565866.**

- The position of apparatus shown on NetMAP is believed to be correct, but the original landmarks may have altered since the apparatus was installed.
- It must be assumed that there is at least one service to each property, lamp column, street sign etc.
- Third party cables are not usually shown.
- When viewed in black and white, the line-style indicates the voltage.
- All LV cables are 4 core and all HV cables are 3 core – unless otherwise stated.
- All cables are copper – unless otherwise stated.



**Plan Provision Team  
and CableWatch  
Fore Hamlet  
Ipswich  
Suffolk IP3 8AA  
Tel: 08000 565866**

## **The area covered by this guide:**







**UK Power Networks  
South East England.**

This is the only area  
where this booklet  
applies










# 1:500 (& 1:1250) view

## Scenery








NetMAP system	Description
	Secondary buildings and fence lines
	Building line
	Kerb line
	UK Power Networks / SPN licence boundary (not visible unless selected)

# Scenery for UK Power Networks use only - boxed in red









NetMAP system	Description
 Inset Network – Contact xxxx IDNO for further information	Area of inset network - not the asset of UK Power Networks (only visible to UK Power Networks and their immediate contractors)
	Proposed Cross Rail route (only visible to UK Power Networks and their immediate contractors)
	High pressure pipelines in the general vicinity (only visible to UK Power Networks and their immediate contractors)
<p>Note: Pipelines are only viewable on NetMAP by UK Power Networks staff and their immediate contractors. Do not carry out any excavation without consent from the relevant agency - legally protected high pressure petroleum products pipeline route in the general vicinity - consult <a href="http://www.linewatch.co.uk">www.linewatch.co.uk</a> for contacts and guidance. Pipeline contact numbers can also be found on the intranet – out of hours, contact our Control Centre.</p>	
	Water - surface water (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 1 (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 2 (only visible to UK Power Networks and their immediate contractors)
	Water - Source Protection Zone 3 (only visible to UK Power Networks and their immediate contractors)

section continued on next page




**Scenery for UK Power Networks use only - boxed in red**

NetMAP system	Description
	Historical - Scheduled Monuments (only visible to UK Power Networks and their immediate contractors)
	Historical - Parks and Gardens (only visible to UK Power Networks and their immediate contractors)
	Historical - Areas of Archaeological Potential (AAP) (only visible to UK Power Networks and their immediate contractors)
	Nature - Ramsar Wetlands of International Importance (only visible to UK Power Networks and their immediate contractors)
	Nature - Special Area of Conservation (SAC) (only visible to UK Power Networks and their immediate contractors)
	Nature - Special Protected Area (SPA) (only visible to UK Power Networks and their immediate contractors)
	Nature - Site of Special and Scientific Interest (SSSI) (only visible to UK Power Networks and their immediate contractors)
<b>section continued on next page</b>	














**Scenery for UK Power Networks use only - boxed in red**

NetMAP system	Description
	Nature - Local Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Nature - National Nature Reserve (only visible to UK Power Networks and their immediate contractors)
	Nature - Area of Outstanding Natural Beauty (AONB) (only visible to UK Power Networks and their immediate contractors)
	Nature - National Park (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - very high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - high sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - medium sensitivity (only visible to UK Power Networks and their immediate contractors)
	Fluid filled cables - low sensitivity (only visible to UK Power Networks and their immediate contractors)

### Primary distribution line route (1:500 view)

NetMAP system	Description
	275–400kV National Grid route
	132kV cable route
	33kV cable route
Approximate routes only – see separate record	

### Secondary distribution cables (1:500 view)

NetMAP system	Description
	11kV underground cable
	11kV overhead line
	6.6kV underground cable
	6.6kV overhead line
	<6.6kV underground cable
	<6.6kV overhead line
	LV underground cable
	LV overhead line
 Pilot	Pilot cable
 2c SU pl	LV street lighting (pl)
	Service overhead line
	Service underground
	Logical service connection



## Secondary distribution cable terminology (1:500 view)

### HV underground

sta (no text)	PILCSTA (paper insulated lead covered steel tape armour)
XLPE	PILCSWA (paper insulated lead covered steel wire armour)
bcs	XLPE (cross linked polyethylene) insulation
sca	CAS (corrugated aluminium sheath) belted construction
ua	CAS (corrugated aluminium sheath) with screened cores
c/c	PILC (paper insulated lead covered) unarmoured
Poly	Concentric cores
BOTES	Poly (polyethylene) insulation
of	BOTES – Board of Trade earth screen
33 kV design	Oil filled
ax	Constructed to 33 kV specification
cx	Triplex with aluminium conductor
	Triplex with copper conductor

### HV overhead

(no text)	Bare open wire
pvc	Open wire PVC covered
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
+ew	Open wire with extra earth conductor
ccc	Compact covered conductor

### Overhead line materials

sca	Steel cored aluminium
cc	Cadmium copper
st	Steel
sil	Simalec
ccs	Copper covered steel
cpl	Compactal

section continued on next page

## Secondary distribution cable terminology continued (1:500 view)

### LV underground mains and services

W	Waveform
We	Waveform with separate earth wire
H	Hybrid – copper neutral with aluminium phase conductor
He	Hybrid with separate earth wire
ua	PILC (paper insulated lead covered) unarmoured
(no text)	PILC (paper insulated lead covered) with/without armour
XLPE	XLPE (cross linked polyethylene) insulation
DISTR1	PISTA (paper insulated steel tape armour) 4c SAC (solid aluminium core) with lead covered neutral
c/c	Concentric cores
s/c	Split concentric with separated neutral and earth wires
CONSAC	Paper insulated aluminium sheathed 3 core with solid aluminium cores
vb	Vulcanised bitumen/rubber insulation
Capothene	Capothene core insulation
tby	Tape braid and yarn
swa	PILSWA (paper insulated lead steel wire armour)
sac	PILSTA (paper insulated steel tape armour) solid aluminium core
Solidal	4 sector SAC with solid aluminium cores
LSF	Low smoke and fume (orange cable)
Trough	Cable laid in filled trough

### LV overhead mains and services

(no text)	Bare open wire
ABC	Aerial bundled (or bunched) conductor
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
pvc	PVC covered open wire
c/c	Concentric cores
H	Hybrid – copper neutral with aluminium phase conductor
ue	Under eaves – hessian covered lead cable
vir	Vulcanised India rubber insulation

section continued on next page

**Secondary distribution cable terminology continued**  
(1:500 view)










Various annotation	
.1	Cable size (sq. inches)
185	Cable size (sq. millimetres)
a	Aluminium
ITC	Instrument traced cable or ITC - cable traced electronically using Cable Avoidance Tool (CAT) or similar













**Cable ducts (1:500 view)**

NetMAP system	Description
	<p>Duct 2 way</p> <p>Duct 1 way (no text)</p> <p>Spare duct</p> <p>Cross section arrow</p> <p>Cross section showing: duct, tile depth, tile, single LV cable and HV Triplex cable</p>

**Duct materials**

(no text) pvc st asb fbr wi cp t/e	<p>Earthenware</p> <p>PVC</p> <p>Steel</p> <p>Asbestos</p> <p>Fibre</p> <p>Iron</p> <p>Concrete pipe</p> <p>Trenchless excavation</p>
---	---

Poles (1:500 view)	
NetMAP system	Description
(S) 999999 	Section pole Pole number (unique)
	Single leg
	H pole
	3 member
	4 member
	Strut
	Pole support (stay)
	Flying stay
	Tower 33kV to 400kV

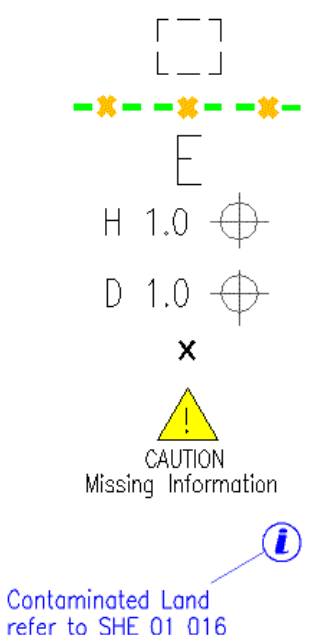
EHV, HV and LV sites (1:500 view)	
NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
	Ground mounted primary substation showing name, transformer voltage and SPENS number
	Pole mounted substation showing name and SPENS number
	Ground mounted substation showing name and SPENS number
	2 way link box
	4 way link box
	Link box without busbar
	(options similar to 1:2500 view) LV distribution pillar
	Voltage regulator
	Voltage balancer
	Open point
	Open point - out of phase
	Overhead open point
Note: For LV linking, use the 1:2500 view	



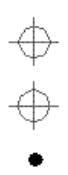
Joints (1:500 view)	
NetMAP system	Description
	Straight (same for HV)
	Pot end (same for HV)
	Branch (same for HV)
	Sleeve repair
	Capped end
	Service to LV main
	Under eaves service
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>□</p> <p>.1 .15 □</p> <p>R - R</p> <p>Y - B</p> <p>B - Y</p> </div>	Jointing phase drawing

Street furniture (1:500 view)	
NetMAP system	Description
	Pole mounted street light
	Street light
	Zebra crossing
	Road sign
	Bollard
	Pelican crossing
	Traffic controller
	Advertising sign
	Amplifier station
	Control cubicle
	<u>Text displayed/description</u>
	Pay and display
	Bus shelter
	TBS
	Kiosk
	Water meter
	PL pillar
	TCB
	Unknown

### Miscellaneous (1:500 view)

NetMAP system	Description
	<p>Underground chamber or draw pit</p> <p>Earth conductor</p> <p>Earth pin</p> <p>Height marker</p> <p>Depth marker</p> <p>Supply point</p> <p>Missing data in or near this location</p> <p>Contaminated land reference</p>

### Connectivity (1:500 view)

NetMAP system	Description
	<p>Edge node</p> <p>Node</p> <p>Connector</p> <p>Pole termination (nothing visible unless selected)</p> <p>Edge nodes, nodes, connectors and pole termination joints may not appear on screen unless turned on and selected.</p>

### Abbreviations (1:500 view)

NetMAP system	Description
NR	No record
SU	Size unknown
AB	Abandoned
(M)	PME available
V05	Year LV linking verified
MS	Milestone
MP	Marker post
pmt	Pole mounted transformer
pl	Public lighting
TBS	Temporary builder's supply
TCB	Telephone call box
CET	Cable electronically traced
IT	Instrument traced (same as CET)
CAT	Cable avoidance tool (same as CET)
+sl	Street lighting
+sw	Switch wire
2c	2 core
PESL	Public Electricity Supply License
Added	Supplied by SPN
Excluded	Not supplied by SPN
IIP	Assumed open point
VSxxxx	Vacant site
CB	Callender box

### Cable phasing (1:500 view)

<u>Old core colours</u>	<u>Shown on map</u>	<u>New core colours</u>
Neutral	Neutral	Neutral
Red	R	L1
Yellow	Y	L2
Blue	B	L3

Note:- Scott is a different phasing system



**Operational status colours (1:500 view)**

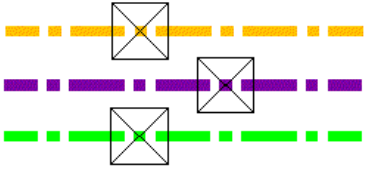
PROPOSAL ———— Symbols and cables appear in ORANGE  
OUT OF SERVICE ———— Cable and joints appear in BLACK  
ABANDONED ———— Cables and joints appear in GREY

**1:2500 view - for UK Power Networks use only - boxed red**






**Notes**

1. No underground HV cables are shown on the 1:2500 view
2. Poles and joint details are similar to the 1:500 view
3. For cable/line information refer to the 1:500 view



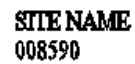
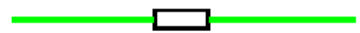

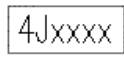
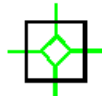


### Primary distribution line route (1:2500 view)

NetMAP system	Description
	<p>275–400kV National Grid route</p> <p>132kV cable route</p> <p>33kV cable route</p>

### Secondary distribution cables (1:2500 view)







NetMAP system	Description
	<p>11kV overhead line</p>
	<p>6.6kV overhead line</p>
	<p>&lt;6.6kV overhead line</p>
	<p>LV underground cable</p>
	<p>LV overhead line</p>

### Primary and secondary sites (1:2500 view)

NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
	Ground mounted substation showing capacity, phase, name and SPENS number
	Pole mounted substation showing capacity, phase, name and SPENS number
	Primary substation showing name and SPENS number (no site shown)
	2 way link box
	4 way link box
	Link box identifier
	4 way link box without busbar
	6 way link box without busbar
	8 way link box without busbar

section continued on next page

### Primary and secondary sites continued (1:2500 view)

NetMAP system	Description
	LV distribution pillar
	Voltage regulator
	Voltage balancer
	Open point
	Open point - out of phase
	Earth pin

### Switch types (1:2500 view)

NetMAP system	Description
ABSD	Air brake switch disconnecter
A/R	Auto recloser
A/S	Sectionaliser
FUSE	Fuse
S/D	Surge diverter
PF	Pathfinder
ASL	Automatic sectionalising links
PMR	Pole mounted recloser
PMS	Pole mounted sectionaliser
GVR	Gas vacuum recloser







### 1:10000 view - for UK Power Networks use only - boxed red

#### Notes











1. No EHV cables/overhead lines shown on 1:10000 view.
2. For congested areas print at 1:5000.
3. HV site used instead of branch joint on 1:10000 for connectivity purposes. The site is not displayed until it is selected.



## Secondary distribution cables (1:10000 view)

NetMAP system	Description
	11kV underground cable
	6.6kV underground cable
	<6.6kV underground cable
	11kV overhead line
	6.6kV overhead line
	<6.6kV overhead line

## Primary and secondary sites (1:10000 view)

NetMAP system	Description		
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)			
<table border="1"> <tr> <td>SITE NAME 008590</td> <td></td> </tr> </table>	SITE NAME 008590		Primary substation showing name and SPENS number
SITE NAME 008590			
SITE NAME 521234			
SITE NAME 524514			
SITE NAME 523634			
SITE NAME pmt 527522			
SITE NAME pmt 525743			
SITE NAME pmt 526543			
SITE NAME 527238			



**Think**  
before you...



**DIG UNDER GROUND**



# THINK . . .

**Every year people are killed or seriously injured in incidents involving underground electricity cables.**



## THE DANGER

Underground cables carry a powerful electrical charge which can be conducted through machinery and equipment with fatal consequences. Anyone working close to live underground cables should take time to read this simple safety leaflet and identify the precautions they should be taking.



## WHO IS AT RISK?

People in construction, demolition, agriculture, infrastructure or anywhere else where excavation is taking place. That is why it is vital everyone working on or visiting a working site is fully aware of the hazards and the steps that must be taken to avoid them.



## HOW INCIDENTS HAPPEN

Sadly, accidents where excavators, breakers or other tools make contact with power cables are not uncommon. Where equipment or machinery is used near underground cables the risk must be considered and controlled in the interests of everyone.

# THINK AHEAD

Get the basics right. Familiarise yourself with the site. Mark the route of underground cables running across the site on all plans circulated to staff. Find out if the work could be carried out away from the cables, or avoided all together.

UK Power Networks is committed to safety and actively encourages anyone undertaking work to contact us in advance for advice and free cable locating maps.

These will help you avoid our underground cables during your work, which is vital for your safety as well as ensuring we can provide a reliable supply of electricity.

For free maps and advice call **0800 056 5866** or write to:

Plan Provision

UK Power Networks

Fore Hamlet

Ipswich

IP3 8AA

[plans@ukpowernetworks.co.uk](mailto:plans@ukpowernetworks.co.uk)

We can advise you on what steps to take if essential work is necessary close to underground cables and help ensure safe working practises are implemented.

Good management reduces the risk of accidents. With proper planning and control, workers should not come into contact with underground cables.

If excavation work forms a part of your day-to-day activities obtain a copy of the Health & Safety Executive's Guidance Note "Avoiding Danger from Underground Services" HSG47, which is free to download from the HSE's website - **[www.hse.gov.uk/pubns/priced/hsg47.pdf](http://www.hse.gov.uk/pubns/priced/hsg47.pdf)**





# WHAT TO DO

- **Have cable drawings and records on site**, know how to read them and check them before starting work. Be aware that not all cables may be shown on the records.
- **Look around for anything in the vicinity** that would have an electricity service, such as street lights, CCTV cameras, phone boxes, etc. as well as the more obvious things like houses and industrial units.
- **Always** use a cable avoidance tool (CAT) to survey the entire site before digging commences. Once found, mark cable positions with spray paint or similar. Do not forget to use encroachment lines as well.
- **Dig trial holes**, by hand, alongside the indicated route of the cables(s).
- Use spades and shovels with **insulated handles** in preference to forks and picks.
- **Make sure everyone** on site, including visitors, **understand the risks**.
- If there is a **cable encased in concrete** contact **UK Power Networks to agree a safe method of work**. This may mean making the cable dead.
- Before demolishing a building **make sure that supplies are disconnected**, preferably well clear of the work area.  
For guidance on how to arrange a disconnection visit [www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk) – Our Services
- Have the **emergency contact telephone number** easily available on site.



## WHAT NOT TO DO

- Never allow anyone near a damaged or suspected damaged cable or joint.
- Do not handle or attempt to alter the position of a cable or joint.
- Never assume that cables run in straight lines, they may be deflected around underground obstacles.
- Do not use mechanical excavator or powered digging tool within the vicinity of known cables.
- Never knock a road pin, or forcibly throw a spiked digging tool into the ground, without checking what is below the surface.





# IF A CABLE IS DAMAGED

Notify UK Power Networks immediately:

**London 0800 028 0247**

**East of England 0800 783 8838**

**South East 0800 783 8866**

**Call the emergency services if anyone is injured.** Anyone who has received an electrical shock should go to hospital as damage may have occurred to the heart.

Always **treat the cable(s) as live** even if they are not sparking. Cables can be re-energised at any time without warning.

**Never remove anything** that is stuck **in a cable**.

**Keep everyone well away** from the area of the damage.

**Do NOT** attempt to remove anything that is in contact with the cable.



**PLAN IT OUT**

**CHECK IT OUT BEFORE  
YOU DIG UNDER GROUND**







# DANGER OF DEATH

THINK BEFORE  
YOU DIG

Call the network operator

0800 587 3243

[www.ukpowernetworks.co.uk](http://www.ukpowernetworks.co.uk)

If you are unsure of your network operator then please  
visit [www.energynetworks.org](http://www.energynetworks.org)

Our Ref: 14788992      Your Ref: 23398

Wednesday, 20 February 2019

Joe Shawyer  
Suite 8 Chichester House Suite 8 Chichester House 45 Chichester Road  
Southend on Sea  
Essex  
SS1 2JU

Dear Joe Shawyer

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision  
0800 056 5866



This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
  - the date, time and place at which such damage was caused;
  - a description of the electric line and/or electrical plant to which damage was caused;
  - the name of the person whom it appears to you is responsible for that damage;
  - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.





# Utility Assets Ltd

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](mailto:asset.manager@utilityassets.co.uk) quoting a site reference number.

Asset Manager - Utility Assets Ltd

## Debbie Miller

---

**From:** UK OSP-Team <osp-team@uk.verizon.com>  
**Sent:** 11 February 2019 09:11  
**To:** Debbie Miller  
**Cc:** UK OSP-Team  
**Subject:** RE: Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

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 [osp-team@uk.verizon.com](mailto:osp-team@uk.verizon.com)

---

**From:** Debbie Miller [<mailto:DMiller@groundwise.com>]  
**Sent:** 08 February 2019 16:17  
**To:** [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); [osm.enquiries@atkingglobal.com](mailto:osm.enquiries@atkingglobal.com); [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); UK OSP-Team; [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@psgservices.co.uk](mailto:plantenquiries@psgservices.co.uk); [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [NRSWA@bskyb.com](mailto:NRSWA@bskyb.com); [OPBuriedServicesEnquiries@networkrail.co.uk](mailto:OPBuriedServicesEnquiries@networkrail.co.uk); [plantenquiries@trafficmaster.co.uk](mailto:plantenquiries@trafficmaster.co.uk); [mbl.plant.enquiries@turntown.com](mailto:mbl.plant.enquiries@turntown.com); [assetrecords@utilityassets.co.uk](mailto:assetrecords@utilityassets.co.uk); [kpn.plantenquiries@instalcom.co.uk](mailto:kpn.plantenquiries@instalcom.co.uk)  
**Subject:** [E] Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

**Ref: 23398DM**  
**Site : Land at Egley Road, Woking, GU22 0PL**  
**Grid reference: 499449,156413**  
**Requests:**

**For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.**

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

I enclose location plans of the site for your convenience and look forward to hearing from you. We shall of course be providing a copy of your response to our client as part of a wider report on the site including reports from other utility companies or providers.

Should you have any problems in identifying the location of the sites or should you require further clarification of the details requested, please do not hesitate to contact me.

I look forward to receiving details from you and thank you in advance for your assistance in this matter.

Kind regards,

**Debbie Miller**

Production Researcher  
Groundwise Searches Ltd

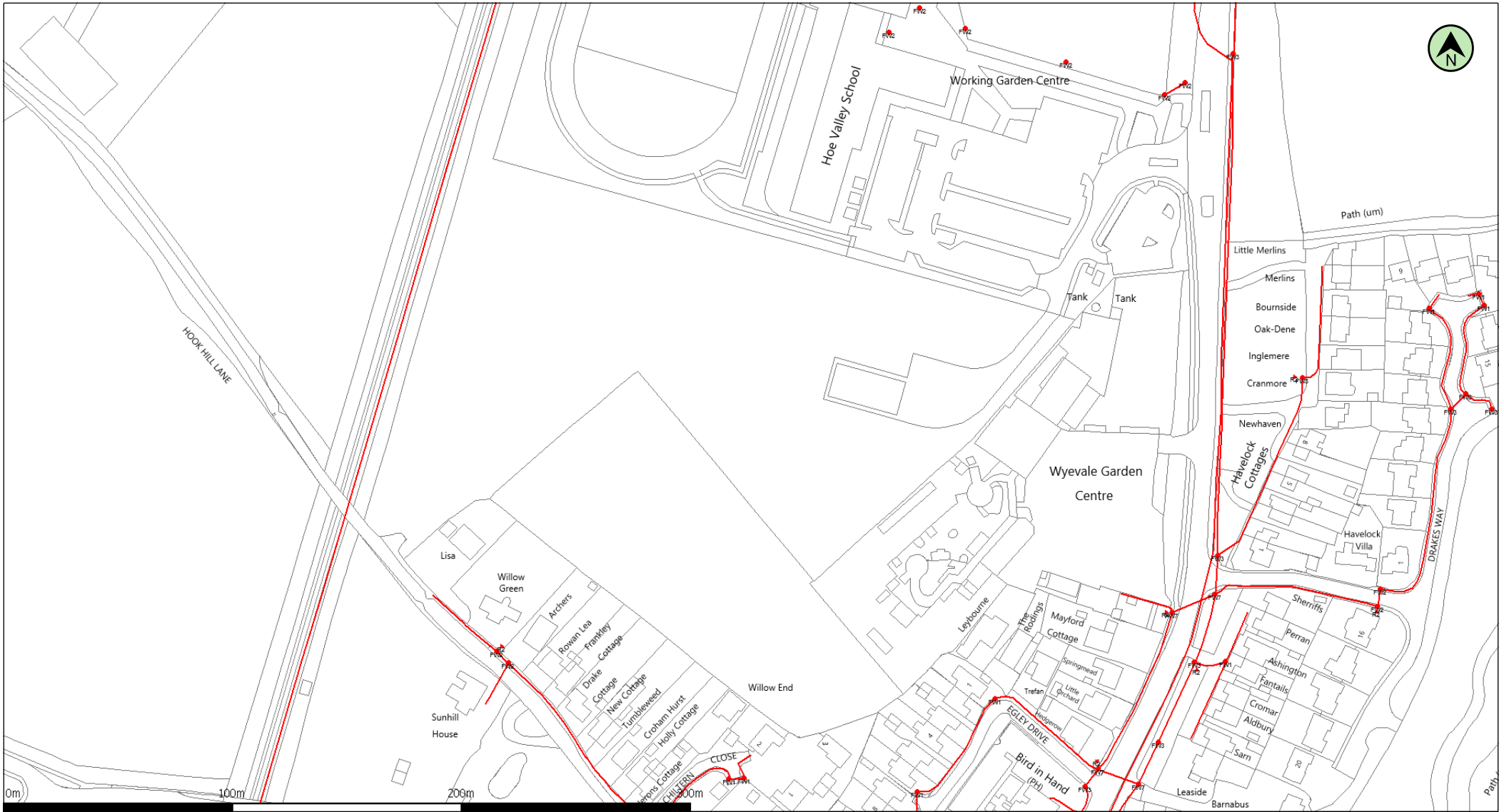


[dmiller@groundwise.com](mailto:dmiller@groundwise.com) | 01702 615566 | [www.groundwise.com](http://www.groundwise.com)  
Suite 8 Chichester House, 45 Chichester Road, Southend-on-Sea, Essex SS1 2JU

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Date: 13/02/19

Scale: 1:2357

Map Centre: 499449,156395

Data updated: 11/01/19

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 using 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 2019 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



chilakala.apsar@virginmedia.co.uk

VM.1127577







# Special Requirements relating to the External Plant Network of Vodafone

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## 1. Introduction

This document sets out the procedure that will apply when Other Parties intend or are undertaking works in the vicinity of Vodafone apparatus (see Appendix B for further information on what constitutes Vodafone apparatus).

## 2. Purpose of document

This document provides a means by which the Vodafone specific special requirements relating to their apparatus, regardless of it being situated in the public highway / road, private street, land or any other areas, is made aware to Other Parties.



### 3. Scope

This document will be presented to Other Parties or Contractors to encourage those undertaking works within the vicinity of Vodafone apparatus to refer to and comply with. This is in order to protect where necessary the Vodafone apparatus and to avoid damage to the apparatus and loss of service.

A National Joint Utilities Group (NJUG) document NJUG Volume 3 Guidelines on the Management of Third Party Cable Ducting provides useful reference material.

It should be noted that, where appropriate, additional information on avoiding danger from underground apparatus is contained within the HSG47 guidance book titled "Avoiding Danger from Underground Services."

### 4. Vodafone Network and Apparatus

Damage to Vodafone apparatus is extremely disruptive and can be expensive to repair, especially where long lengths of cable have to be replaced.

In order to maintain the network integrity and minimise disruption to service, it is essential that disturbances are absolutely minimal. When working within the vicinity of Vodafone apparatus, extreme care is necessary in order to avoid costly repairs. The Other Parties / Contractor shall make every effort to ensure that disturbance of Vodafone apparatus is no more than is absolutely necessary for the completion of the works in accordance with their contract. It should be noted that it is an offence to interfere with Vodafone apparatus without first contacting the company for advice.

### 5. Plant records

It is the responsibility of the Other Parties undertaking works which may affect Vodafone apparatus to obtain all relevant Vodafone plant records from our agent Atkins Global prior to works commencing. This may be done by contacting the Atkins Global Plant Enquiries Team listed in Appendix B.

Plant records for such enquiries will generally be provided within 10 working days of receipt and in compliance with the New Roads and Street Works Act 1991 [NRSWA] requirements.

### 6. Definitions

The following definitions are applicable in this document:

- a) **Apparatus** - means all surface or sub-surface equipment and plant used by Vodafone including any associated cables or ducts owned, leased or rented by Vodafone.
- b) **Cable** - means any polythene or other sheath containing optical fibres or metallic conductors.
- c) **Depth of cover** - means the depth from the surface to the topmost barrel of the duct nest, in the case of ducts encased in concrete, to the top of the concrete, and in the case of directly buried cable, the top of the cable.
- d) **Jointing chamber** - means any manhole, surface box or other chamber giving access to Vodafone apparatus or their network.
- e) **Utility** - means an organisation licensed to provide gas, water, electricity, Cable TV or telecommunications services.
- f) **Developer** - means an organisation licensed to develop industrial/residential premises or given license to connect to utility apparatus.



- g) **Contractor** - means the individual, firm or company contracted to undertake the work for a Utility or Other Parties.
- h) **Other Parties** - means the Utilities, Highway or Roads Authorities, Developers, Street/Roads Authority Section 50/109 licensees
- i) **Site** - means the location of, or in the vicinity of, the various works.

## 7. Requirements

Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Other Parties or Contractor shall notify Vodafone of their intentions. This may be done by contacting Vodafone via the contact list in Appendix B.

Upon receipt of this notification, Vodafone will identify if their apparatus is affected. If any Vodafone apparatus is affected by the works then they will arrange for the necessary records to be provided and confirm details of Vodafone apparatus and network operated within the affected area or adjacent to the proposed work site.

### 7.1 Location of Plant

It is the responsibility of the Other Parties or Contractors to undertake adequate plant location procedures. These may include searches for metallic cables which must be performed by actively inducing a signal in a cable conductor via a transmitter. A passive search is not considered sufficient.

Before applying a tracing signal to the Vodafone apparatus, the Other Parties or Contractors shall seek confirmation from Atkins Global that the Vodafone apparatus will not suffer any disruption to its networks normal workings as a result of the nature of the signal being induced.

### 7.2 Trial excavations

Optic fibre cables are very susceptible to damage from excavation tools. They are not electrically conductive and cannot be located by radio induction methods. Once an approximate location is known, the exact location must be ascertained by means of hand dug pilot holes. Where the work to be carried out by the Other Party or Contractor involves excavation in the vicinity of our apparatus, the Other Party or Contractor shall, by trial excavation at his own expense, determine the exact location and depth of the Vodafone apparatus. All excavations adjacent to the Vodafone apparatus are to be carried out by hand until the extent and /or location of the apparatus is known.

**All excavation work shall be executed in accordance with the current issue of Health and Safety series booklet HSG47, Avoiding danger from underground services.**

## 8. Depths of cover

The Other Party or Contractor should note that the minimum depths of cover for Vodafone apparatus shall be maintained together with specified separation requirements. Where the minimum depths of cover specified by Vodafone cannot be maintained, the Other Party or Contractor shall at their own expense, carry out the instructions of Vodafone requirements for the protection or diversion of their apparatus.

**The Other Party or Contractor should have particular regard to the possibility of encountering Vodafone apparatus (including ducts and cables), at depths of cover other than that reported.**

Surface cables (such as cables on bridges or walls) which are liable to be placed in danger from the Other Parties or Contractors works shall be protected, at the Other Parties expense, as directed by the Vodafone representative.



## 9. Separation

Reference should be made to HSG47 to ensure that adequate separation is achieved. The following details outline the specific requirements of Vodafone and capture the HSG47 requirements.

### 9.1 High voltage cables

High voltage single core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 500 mm.

High voltage multi-core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 350 mm.

In exceptional circumstances where the above clearances cannot be maintained, the separating distance may be reduced to a minimum of 175 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the High Voltage cable and the Company Apparatus, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

### 9.2 Low voltage cables

Low voltage cables of less than 1000 V shall have a minimum clearance from Company Apparatus of 180 mm. In exceptional circumstances where the above clearance cannot be maintained, the separating distance may be reduced to a minimum of 75 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the services, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

### 9.3 Ancillary electrical apparatus

Street furniture such as lamp posts, traffic posts and other such ancillary electrical apparatus shall have a minimum clearance of 150 mm from underground Company Apparatus and 600mm clearance from above ground Company Apparatus.

### 9.4 High pressure gas mains and other Undertakers plant/equipment

High pressure gas mains shall have a minimum clearance of 450 mm from Company Apparatus. All other undertakers' plant and equipment, when running in parallel with Company Apparatus, shall have a minimum clearance of 200mm. Where gas mains cross Company Apparatus, the minimum clearance shall be 200mm. All other undertakers' plant and equipment, when running across Company Apparatus, shall have a minimum clearance of 100 mm. NJUG Volume 1, Guidelines on the positioning and colour coding of underground utilities' apparatus refers.

### 9.5 Other Undertakers plant

Other undertakers' plant and equipment which runs in parallel with Company Apparatus shall have a minimum clearance of 200mm. All other undertakers' plant and equipment when running across Company Apparatus shall have a minimum clearance of 100mm.

### 9.6 Tramways

Each separating distance shall be individually agreed with the Company Representative.





## 10. Jointing chambers

### 10.1 Protection

Footway type jointing chambers are not designed to withstand carriageway loadings.

Where such chambers are liable to be placed at risk, either temporarily or permanently, from vehicular traffic or from the movement of plant and/or equipment, they will need to be adequately protected. Alternatively, they may have to be demolished and rebuilt to carriageway standards, at the Other Parties or Contractors expense under supervision of Vodafone representative.

All Vodafone jointing chambers and / or other access points shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and / or any further equipment required by Vodafone for the maintenance of its apparatus, must be maintained at all reasonable times.

### 10.2 Access

The covers to Vodafone jointing chambers and / or apparatus shall only be lifted by means of the appropriate keys and under the direct supervision of a Vodafone representative. Other Parties or Contractors shall not enter any Vodafone jointing chamber and / or apparatus unless under the supervision of a Vodafone representative and in any case not before the mandatory gas test has been carried out in the presence of Vodafone representative and such checks have shown it to be safe to enter the Vodafone chamber and / or apparatus. The Other Parties or Contractors shall be given reasonable access to Vodafone apparatus and chambers when required.

## 11. Notification periods

Where the Other Parties or Contractors works or the movement of plant or equipment may endanger Vodafone apparatus, the Other Party or Contractor shall give the Vodafone **at least 7 working days'** notice in writing of the intended date to commence operations.

No excavation should be made without first consulting the relevant Vodafone apparatus layout drawings, which will be made available from the Vodafone agent Atkins Global on request and allowing 28 working days for processing the relevant drawings. However, should this not be possible, direct contact should be made to the Atkins Global Plant Enquiries Team as soon as possible to assess the situation.

When excavating, moving or backfilling (including use of Foamed Concrete for Reinstatements – FCR) around Vodafone apparatus, Vodafone shall be given adequate prior written notice of the Other Parties or Contractors intentions, in order that the works may be adequately supervised. Such notice shall not be less than 3 working days.

## 12. Excavation and backfill

All excavations adjacent to Vodafone apparatus are to be carried out by hand until the extent and or location of the Vodafone apparatus is known.

Use of mechanical borers and / or excavators shall not be used without the supervisory presence of a Vodafone representative or a given exemption.

Shuttering of the excavation or support to Vodafone apparatus, at the Other Parties or Contractors expense, shall be used as directed by the Vodafone representative.

At least 7 working days' notice must be given to Vodafone in order that any special protective measures which may be required to protect Vodafone apparatus, at the Other Parties or Contractors expense, when equipment such as pile driving, explosives, laser cutting high powered RF equipment or RF test gear, is to be used in conjunction with the works.



Other Parties or Contractors are advised to refer to the National Joint Utilities Group publication: NJUG Volume 1- Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus

## 13. Foam concrete

If foam concrete is being used as the backfill material, it shall not be used either above or within 500 mm of any Company Apparatus. A suitable material in accordance with the specification for the Reinstatement of Openings in Highways shall be substituted.

## 14. Attendance of Company Representative

If a situation requires the attendance on site of a Vodafone representative for a continuous period of more than 6 hours, suitable facilities shall be provided by the Other Party or Contractor, at their expense, to meet the office and ablution requirements. If a situation arises that requires urgent attention Vodafone will endeavour to attend site within 2 hours for all other occasions arising, 24 hours.

## 15. Damage reports

In the event of any damage whatsoever occurring to Vodafone apparatus, the Other Party or Contractor shall immediately inform Vodafone by contacting their 24/7 number , (for contact details please refer to Appendix A).

All relevant costs of any subsequent repair and / or removal of the Vodafone apparatus shall be charged to the Other Party or Contractor, irrespective of who affects the repair.

The above requirements do not relieve the Other Party or Contractor of any of their obligations under their contract.



## 16. Appendix A – Street Works Team Contacts for Vodafone

Function	Address	Phone	Email Address
Streetworks Team	Vodafone Damage Claims, Pavilion 4, 1-2 Berkeley Square , 99 Berkeley Street Glasgow G3 7HR	0333 304 0759	<a href="mailto:utilitiescentre@vodafone.com">utilitiescentre@vodafone.com</a>
Customer Complaints	n/a	0333 304 0762	n/a
Liability Claims Or Damage to Vodafone Apparatus	Vodafone Damage Claims, Pavilion 4, 1-2 Berkeley Square , 99 Berkeley Street Glasgow G3 7HR	0333 304 1104	<a href="mailto:claims@vodafone.com">claims@vodafone.com</a>
Diversionary Works C2/C3	Atkins Global, PO Box 290, 500 Aztec West, Almondsbury, Bristol, BS32 4RZ.	T: 01454 662881 F: 01454 663330	<a href="mailto:osm.enquiries@atkinsglobal.com">osm.enquiries@atkinsglobal.com</a>
Diversionary Works C4 / Escalations	Smale House, Floor 2E, 114 Great Suffolk Street, London, SE1 OSL	02075281485	<a href="mailto:c3requests@vodafone.com">c3requests@vodafone.com</a>
Emergencies 24 Hour – Defects & Faults	n/a	0333 304 0762	n/a
Plant Enquiries Vodafone inc: Cable & Wireless; Mercury Communications; Thus Plc; Energis; Scottish Telecom; Your Comms; Norweb Comms	Atkins Global PO Box 290 500 Aztec West, Almondsbury, Bristol, BS32 4RZ	T: 01454 662881 F: 01454 663330	<a href="mailto:osm.enquiries@atkinsglobal.com">osm.enquiries@atkinsglobal.com</a>



## 17. Appendix B – What constitutes Vodafone Network

Vodafone own fibre network dedicated to business and residential users of telecommunications and has an international cable network that provides connectivity to 153 countries, either directly or indirectly through partners, reaching across the Atlantic Ocean, through Europe and on to India and throughout Asia. Spanning approximately 500,000 km in length, including interests in more than 69 major global cable systems, our next-generation network improves the quality and performance of telecommunications services through our use of advance optical and IP transmission.

In the UK & Ireland Vodafone's overall network includes the following legacy networks now owned through acquisitions or Company name changes.

Below are examples of what you could see on the streets and should be aware of:



Cable & Wireless became Cable & Wireless Worldwide in 2010







Mercury Communications – changed its name to Cable & Wireless in 1996



Energis – was acquired by Cable Wireless in 2005





Thus plc was acquired by Cable & Wireless in 2008



### Scottish Telecom

Scottish Telecom demerged from its parent company Scottish Power to become Thus plc in 2002





# your communications

Your Communications was integrated into Thus plc in 2006



## NORWEB COMMS

Norweb Communications became Your Communications in 2000



Our apparatus is installed in roads and streets of UK and Ireland, however in some places is undistinguishable from other operators' apparatus, for example in City Centres where high quality infill modular paving chamber covers are found; some with labels and some without.

See below as examples:







The apparatus shown here is now owned, maintained and still in operation by Vodafone and includes.

- Vodafone
- Cable & Wireless
- Mercury Communications
- Energis
- Thus plc
- Your Communications
- Norweb Communications
- Scottish Telecom

Please see the Contact Details in Appendix A for Plant Enquiries and help on site.

## 18. About this Document

### Content Owner

Chris Nesbitt

### Changes since last version

Reformatted using the current Vodafone template to include updated Contact Details .

End of Document



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### Legend

- Underground Utility Box.Location Act., T02
- Underground Route.Route Act. - Owned
- Underground Route.Route Act. - Leased
- Underground Route.Route Act. - Third Party



Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 22/02/2019    Scale : 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.

## Debbie Miller

---

**From:** Harshita K S <Harshitha.KS@atkinsglobal.com>  
**Sent:** 22 February 2019 11:29  
**To:** Debbie Miller  
**Subject:** RE: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL  
**Attachments:** Egley Road.pdf; Vodafone External Apparatus Special Requirements - Copy.pdf

Please note that according to our records there is leased and/or third party network within your proposed works. We strongly recommend you contact all other utility providers to gather the extent of services within that area. Unfortunately, we are unable to advise who the plant is leased to or who the third party is.


Note: Only affected part printed.

### **IMPORTANT - PLEASE READ = Your Next Step?:**

Where apparatus is affected and requires diversion, please send all the scheme related proposals that affects the Vodafone Network to [c3requests@vodafone.com](mailto:c3requests@vodafone.com) with a request for a 'C3 Budget Estimate'. Please ensure you include a plan showing proposed works. (A location plan is insufficient for Vodafone to provide a costing). These estimates will be provided by Vodafone directly, 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). Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered.

Plant Enquiries Team  
T: +44 (0)1454 662881  
E: [osm.enquiries@atkinsglobal.com](mailto:osm.enquiries@atkinsglobal.com)

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.

ATKINS working on behalf of Vodafone: Fixed 

### **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.

 Please consider the environment before printing this e-mail

---

**From:** Debbie Miller <DMiller@groundwise.com>  
**Sent:** 08 February 2019 21:47  
**To:** [plantenquiries@energetics-uk.com](mailto:plantenquiries@energetics-uk.com); National Plant Enquiry's <[OSM.enquiries@atkinsglobal.com](mailto:OSM.enquiries@atkinsglobal.com)>; [plantenquiries@instalcom.co.uk](mailto:plantenquiries@instalcom.co.uk); [osp-team@uk.verizonbusiness.com](mailto:osp-team@uk.verizonbusiness.com); [interoute.enquiries@plancast.co.uk](mailto:interoute.enquiries@plancast.co.uk); [plantenquiries@psgservices.co.uk](mailto:plantenquiries@psgservices.co.uk); [plantenquiries@catelecomuk.com](mailto:plantenquiries@catelecomuk.com); [NRSWA@bskyb.com](mailto:NRSWA@bskyb.com); [OPBuriedServicesEnquiries@networkrail.co.uk](mailto:OPBuriedServicesEnquiries@networkrail.co.uk); [plantenquiries@trafficmaster.co.uk](mailto:plantenquiries@trafficmaster.co.uk); [mbnl.plant.enquiries@turntown.com](mailto:mbnl.plant.enquiries@turntown.com); [assetrecords@utilityassets.co.uk](mailto:assetrecords@utilityassets.co.uk); [kpn.plantenquiries@instalcom.co.uk](mailto:kpn.plantenquiries@instalcom.co.uk)  
**Subject:** Ref: 23398DM - Site : Land at Egley Road, Woking, GU22 0PL

## **GUIDE TO CONTRACTORS UNDERTAKING EXCAVATIONS IN THE VICINITY OF ZAYO PLANT**

1. Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Contractor shall confirm details of the location of the Zayo apparatus by contacting and requesting utility drawings from LinesearchbeforeUdig

All Enquirers should register free of charge for the Zayo plant enquiry service at LinesearchbeforeUdig <http://www.linesearchbeforeudig.co.uk/>

Or follow the direct link to register at <http://onecall.linesearchbeforeudig.co.uk/RegisterNewUser> and start your search there.

If you have any queries or wish to speak to a member of the JSM Plant Protection Team please call 01992 655 919.

**The accuracy of information on the plans cannot be guaranteed and no liability can be accepted for errors or omissions.**

2. Where the utility drawings show that the works or the movement of plant or equipment may endanger the Zayo Apparatus the Contractor must mark out the location of the Zayo Apparatus and ensure the apparatus is adequately protected from damage.
3. The contractor should note that damage to Zayo's Fibre-optic network is extremely disruptive and costly to reinstate. The Contractor shall make every effort to avoid the disturbance of Zayo's apparatus for the completion of the work.
4. When excavating, moving or backfilling around Zayo's apparatus The Contractor should note that the normal depth of cover for Zayo ducts are as follows:
  - Carriageway        600mm
  - Footway            350mm
  - Verge                350mm
5. With regard to excavation in the vicinity of Zayo's apparatus the Contractor should be aware of the possibility of reduced cover and the possibility of encountering Zayo apparatus at depths of cover less than that given above.
6. All excavation adjacent to Zayo apparatus is to be carried out by hand until the exact extent and/or location of the Zayo apparatus is known. Use spades and shovels in preference to other tools.



7. Do NOT use Mechanical borers and/or excavators within 0.5m of Zayo Apparatus.
8. To prevent any movement of Zayo apparatus during excavations, complete shuttering shall be used if:
  - The excavation is deeper than the depth of cover of the adjacent Zayo apparatus.
  - The excavation is within 1.0m of Zayo apparatus in stable ground.
  - The excavation is within 5.0m of Zayo apparatus in unstable ground.
9. If for the completion of the works the Contractor intends using any of the following:
  - Pile driving equipment within 10.0m of Company Apparatus.
  - Explosives within 20.0m of Company Apparatus.

Then the Contractor shall advise the Zayo Plant Protection Centre giving a minimum 10 working days written notice.

10. All Zayo manhole, joint box and /or other access points and chambers within the site shall be kept clear and unobstructed at all times to allow access by Zayo and /or their Contractor to carryout maintenance on the network. The Contractor should particularly note that footway type jointing chambers are not specified for carriageway loadings and will need to be adequately protected and/or demolished and rebuilt by Zayo where such chambers are likely to be placed at risk, either temporarily or permanently, from the movement of plant and/or equipment on the site.
11. The covers to Zayo chambers and/or apparatus shall only be lifted by means of appropriate manhole keys under the direct supervision of a Zayo Representative. No employee of the Contractor or of any sub-contractor employed by the Contractor shall enter any Zayo chamber and/or apparatus unless under the supervision of a Zayo Representative.
12. In the event of any damage whatsoever to Zayo apparatus, the Contractor shall immediately report the incidence to Zayo by contacting Zayo as follows:

**Telephone: 0800 169 1646 (Zayo 24Hr Network Operations Centre)**

**Damage to Communications Plant is Expensive – Please Take Care**

Please note these basic safety details are explained in detail in the HSE booklet HS(G)47 – Avoiding Danger from Underground Services.



**Mr Joe Shawyer**  
**Groundwise Searches Ltd**  
**Suite 8 Chichester House Suite 8 Chichester House 45 Chichester Road**  
**Southend on Sea Essex**  
**SS1 2JU**

**Zayo Plant Protection Centre**  
c/o JSM Group Ltd  
Plant Protection Department  
Sterling House  
Mutton Lane  
Potters Bar  
Herts, EN6 3AR

**Date: 07/02/2019**

**Your Reference: 23398**

**Our Reference: 14788992**

**Dear Mr Joe Shawyer,**

#### **ZAYO GROUP LTD UK AFFECTED C2 PRELIMINARY PLANT ENQUIRY**

**We acknowledge with thanks your request dated 07/02/2019 11:20:13 AM for information on the location of our assets.**

We confirm we have reviewed your proposed plan and have enclosed maps of the area in which Zayo Group UK Ltd have apparatus.

Please note these maps indicate approximate location only and their accuracy cannot be guaranteed. To determine the exact location a trial hole must be dug using extreme caution and hand dig methods only. Please refer to the attached document "Guide to Excavation within the vicinity of Zayo Apparatus".

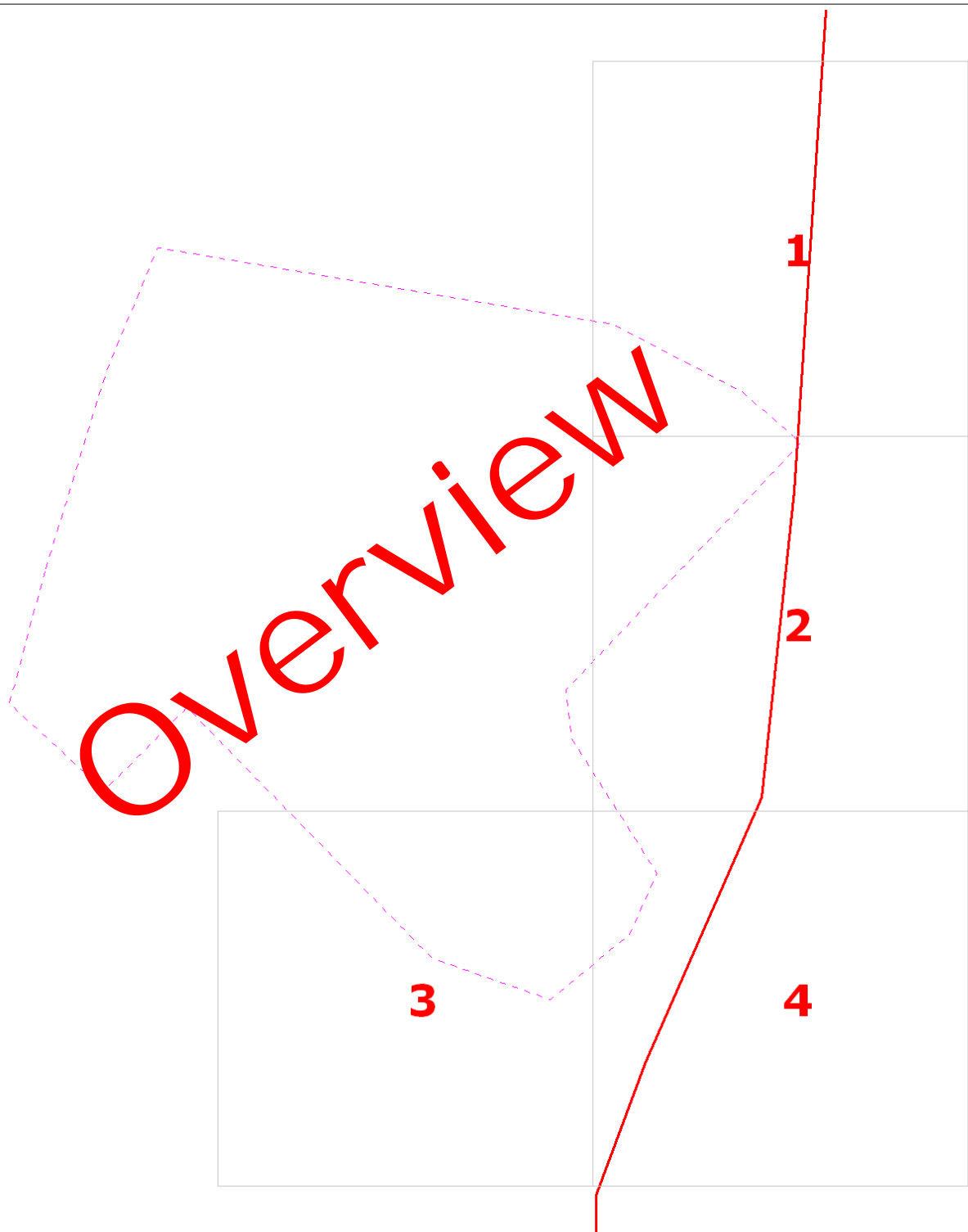
Please forward all C3 and C4 Diversionary Estimate requests for diversionary works under the New Roads and Street Works Act 1991 "Measures necessary where apparatus is affected by Major Works (Diversionary Works), A Code of Practice", to [zayodiversions@jsmgroup.com](mailto:zayodiversions@jsmgroup.com).

Please do not hesitate to contact us for further assistance.

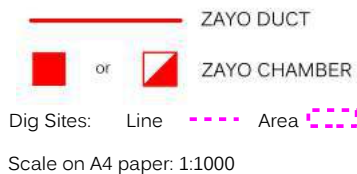
Yours faithfully,

Zayo Group UK Ltd c/o JSM Group Ltd  
JSM Plant Protection Department  
T: 01992 655 919  
[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

# Overview



Date Requested: 07/02/2019  
Requested by: Joe Shawyer  
Company: Groundwise Searches Ltd  
Job Reference: 14788992  
Your Scheme/Reference: 23398



4th Floor Harmsworth House  
13-15 Bouverie Street  
London EC4Y 8DP

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JSM Group Ltd  
Sterling House  
Mutton Lane, Potters Bar  
Hertfordshire, EN6 3AR  
T: 01992 788 019



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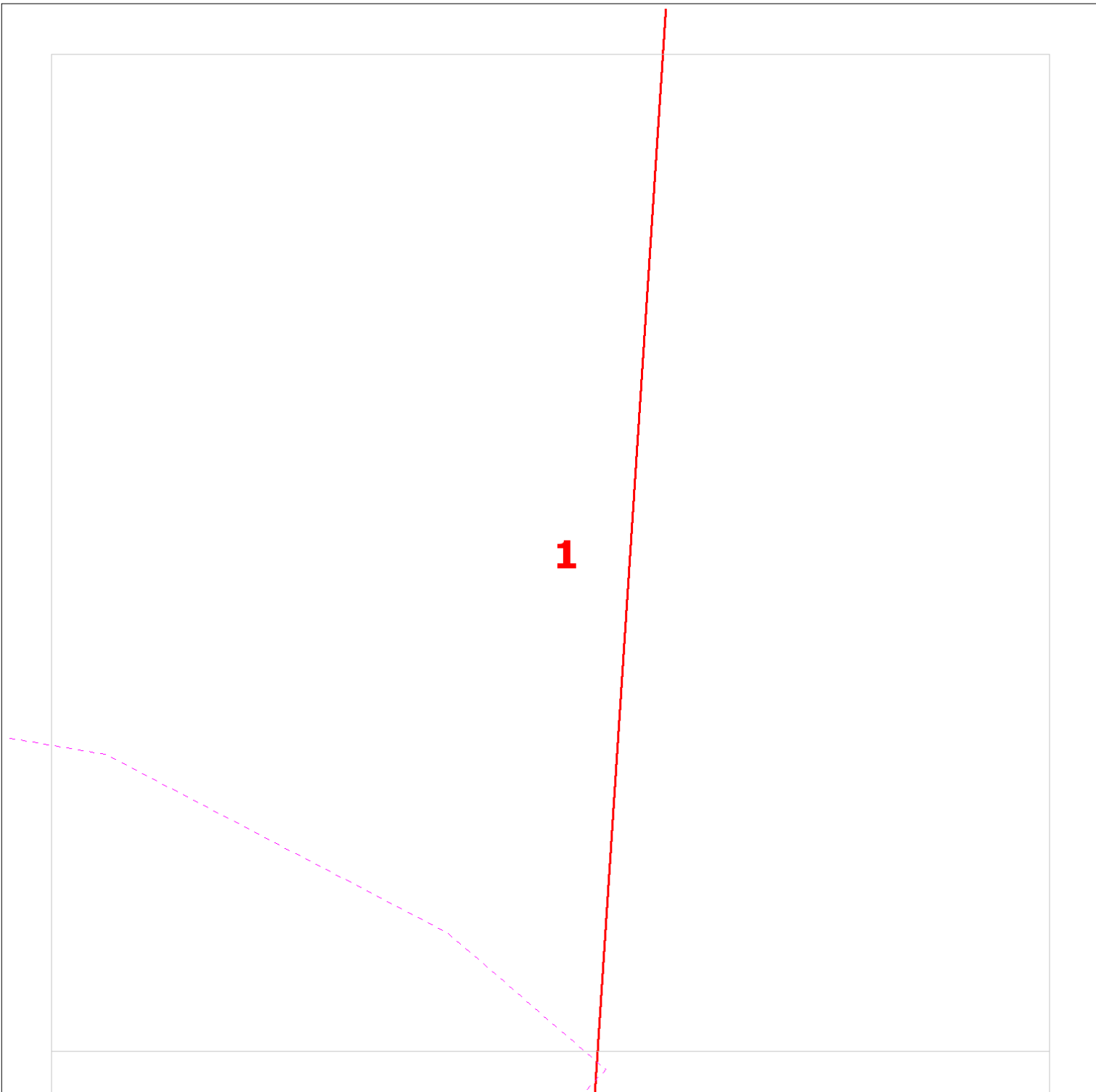
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In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

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 Requested by: Joe Shawyer  
 Company: Groundwise Searches Ltd  
 Job Reference: 14788992  
 Your Scheme/Reference: 23398

 ZAYO DUCT  
 or  ZAYO CHAMBER  
 Dig Sites: Line  Area 

Scale on A4 paper: 1:1000



4th Floor Harmsworth House  
 13-15 Bouverie Street  
 London EC4Y 8DP



JSM Group Ltd  
 Sterling House  
 Mutton Lane, Potters Bar  
 Hertfordshire, EN6 3AR  
 T: 01992 788 019

[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

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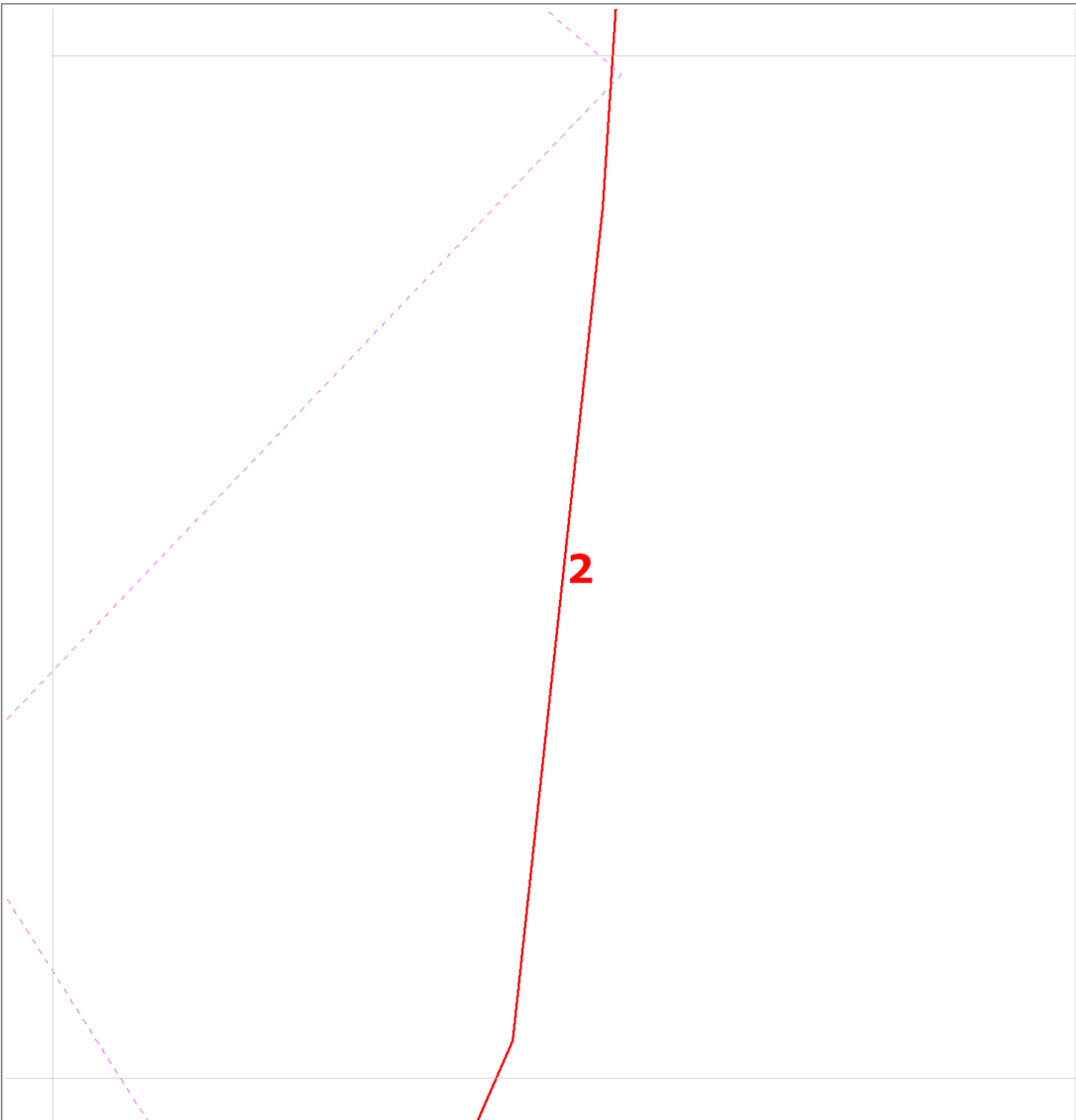
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 ZAYO DUCT  
 or  ZAYO CHAMBER  
 Dig Sites: Line  Area   
 Scale on A4 paper: 1:1000



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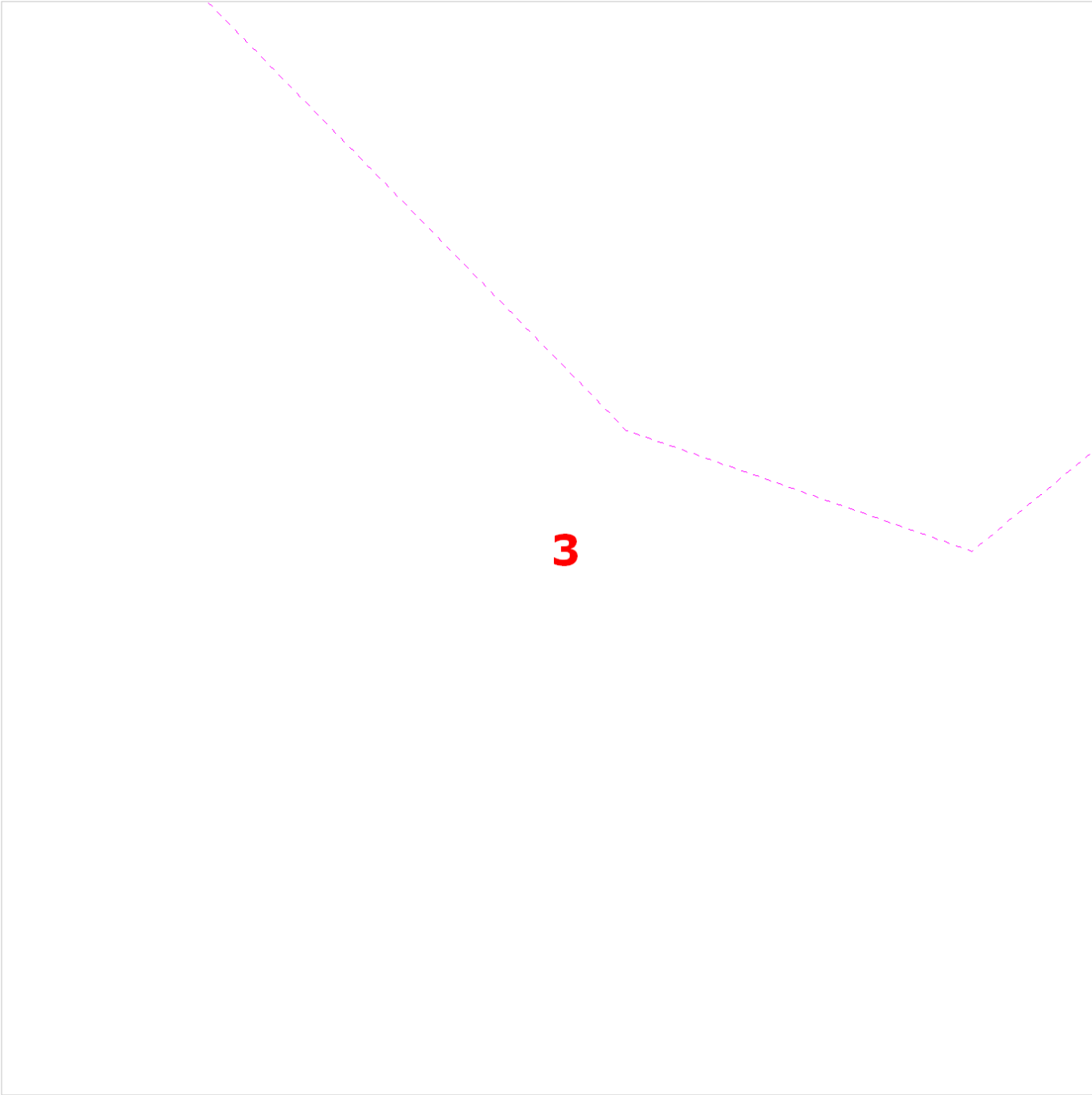
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 Dig Sites:    Line     Area 

Scale on A4 paper: 1:1000



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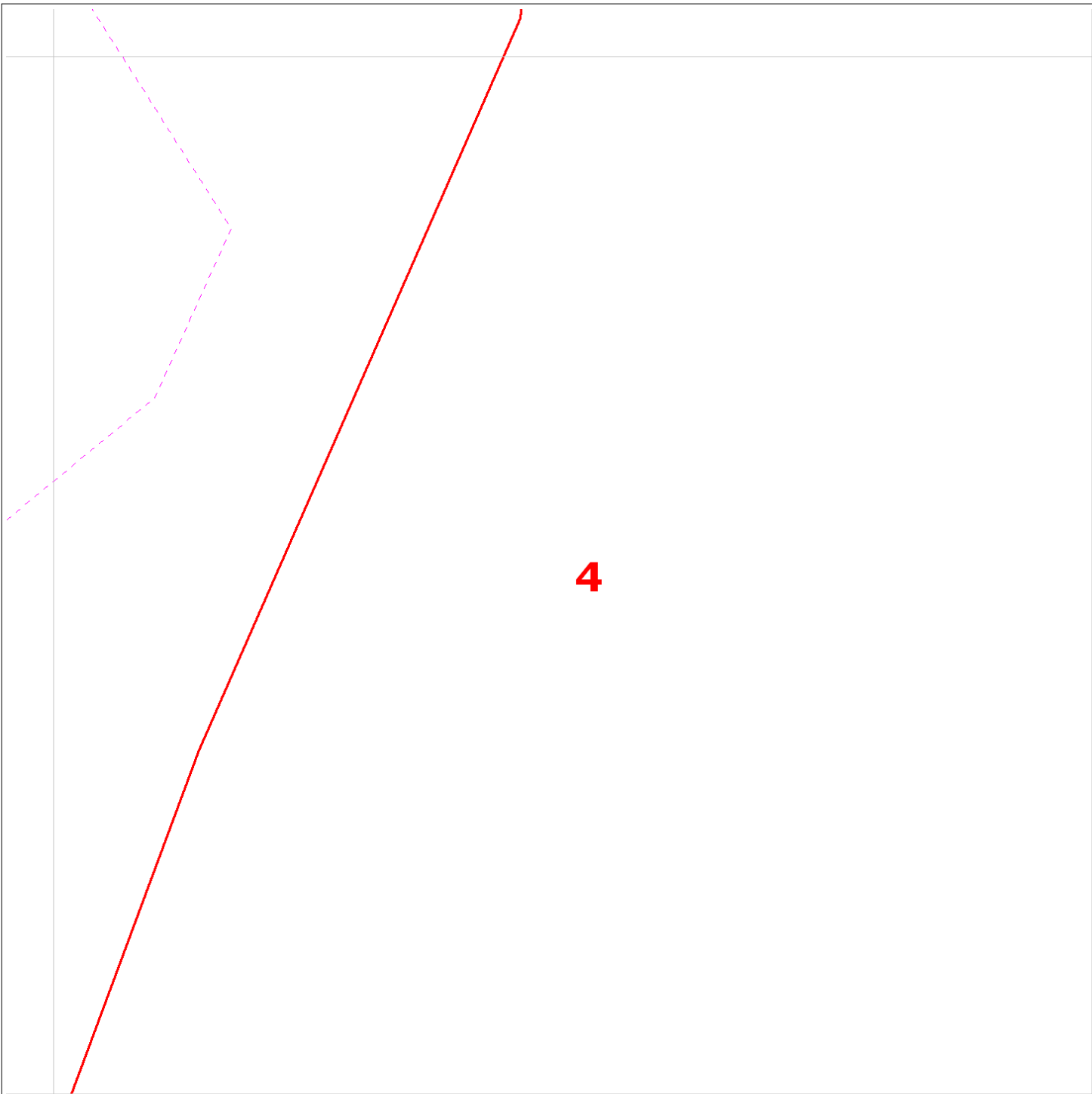
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 T: 01992 788 019



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[zayoplantenquiries@jsmgroup.com](mailto:zayoplantenquiries@jsmgroup.com)

## **Appendix C: Thames Water Consultation**





**Ms Melissa Seymour**

**RMA Environmental Ltd,**  
Suite 4, Swallow Court,  
Devonshire Gate,  
Tiverton,  
Devon,  
EX16 7EJ



24 July 2019

## Pre-planning enquiry: Insufficient Capacity

Dear Melissa,

Thank you for providing information on your development.

**Site: Land West of Egley Road, Woking, Surrey - GU22 0PS**

*Existing site: Greenfield.*

*Proposed site: Houses (36 units) + Sports Hall (1,500 visitors/day).*

*Proposed foul water discharge by gravity into manhole SU99565203.*

*Proposed surface water discharge to nearby watercourse and not to Thames Water sewer.*

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

### Foul Water

We've assessed your **foul water** proposals and concluded that our sewerage network will not have enough capacity for your development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

### How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 8 months

Design: 6 months

Construction: 6 months

**Total: 20 months**

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

### What do you need to tell us before we start modelling?

We're responsible for funding any modelling and reinforcement work. We need, though, to spend our customers' money wisely, so we'll only carry out modelling once we're confident that your development will proceed.

In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years..

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

### Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable.

*The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.*

Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible we would then consider a restricted discharge into the public surface water/combined sewer network. As a guide a discharge rate of 5 litres/second/Hectare will be use, in most instances, however more onerous constraints may be imposed to fit local circumstances. The system shall not show signs of flooding above ground for the worst 1 in 30-year storm and shall be tested for exceedance in a 1 in 100-year storm to demonstrate any flooding that may occur will not flood properties.

Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.

Please see the attached 'Planning your wastewater' leaflet for additional information.

### What do I need to do next?

If you are satisfied with the points above, then you should compare your own timeline with the typical timescales we have suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

If you've any further questions, please contact me on 020 3577 7608

Yours sincerely

Zaid Kazi

Development Engineer  
Developer Services – Sewer Adoptions Team  
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