



VENDORS ENVIRONMENTAL DUE DILIGENCE REPORT

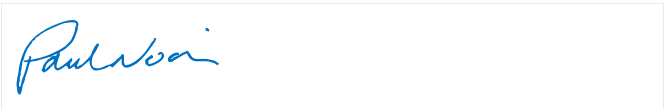

Land at Buck Farm, Howe Lane, Bracknell, Berkshire RG42 5QS

Redwood Bank Limited

May 2025



Instruction No.	2024-030
Site Address	Land at Buck Farm, Howe Lane, Bracknell, Berkshire RG42 5QS
National Grid Reference	E: 486303 N: 174516
Land Use	Derelict farm buildings, grazing land and significant mounds of earth on Land Parcel no.5
Tenure	Assumed Freehold
Inspection Date	16 January 2025
Access Restrictions	Access was restricted into Parcels nos.2 and 5 due to significant rainfall causing waterlogged ground conditions. The tipped materials were primarily soft clays and this made access impossible on foot. We gained access into Parcels nos. 2 and 5 from those points accessible by foot.
Weather at time of inspection	Cold and heavy rain
Site Area (Approx.)	87.0 Hectares / 215 Acres

Prepared By	Authorised By
	
Paul Nixon BSc MSc LLM MCIWM Director	Gareth Condry BSc MSc MIEMA CEnv Director

Report Version	Version 2.0
	Incorporating the conclusions of the Asbestos Management Survey, Volumetric Survey and Materials Classification Reports prepared in April 2025
Report Issued	May 2025



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1.0 Scope of Instruction and Client Brief

1.1 Client Instruction and Objectives

CONNIX Consulting Limited (CONNIX) were instructed by Redwood Bank Limited (the Client) to undertake an Environmental Due Diligence Report for the subject property. We understand that the Client intends to dispose of the freehold interest in the subject property and this report will form part of a sales pack that will be provided to potential purchasers.

The objectives of this report are to identify any environmental issues, as set out in this report, that would have the potential to impact value, affect continued use or lead to regulatory attention.

This report is subject to CONNIX Terms of Business agreed with the Client.

1.2 Report Reliance

This report has been prepared by CONNIX with all reasonable skill, care and diligence, and taking account of the Services and the Terms of Business agreed between CONNIX and the Client. This report is confidential to the Client, and CONNIX accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known, unless formally agreed by CONNIX beforehand. Any such party relies upon the report at their own risk. The scope of Services offered by CONNIX for this instruction are as set out in our proposal and CONNIX disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of these Services.

1.3 Background Data Sources Reviewed

The findings of this report are based upon information provided to us and database information obtained from regulatory and statutory bodies (the Environment Agency, Local Authority, etc) as contained within the Groundsure Insight Report (ref. GS-8FO-GFM-HQD-QHU and ref. GS-Z94-OIA-UD6-99R_LS_1_1).

The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed in the report and which CONNIX assumes to be reliable but has not been independently confirmed. We cannot and do not guarantee the authenticity or reliability of third-party information we have relied upon.

Our inspection is of a visual, non-intrusive nature and we provide no guarantee of the absence of issues within areas hidden, inaccessible or elements of the property where access was not permitted/possible.

1.4 Report Preparation

This report is based on and prepared in general accordance with current best practice guidance documents concerning the assessment of potentially contaminated land and property due diligence including but not limited to;

- British Standards (BS) 10175:2011: +A2:2017: Investigation of Potentially Contaminated Sites, Environment Agency Land Contamination;
- Environment Agency (last up dated July 2023), Land Contamination Risk Management (LCRM) How to Assess and Manage the Risks from Land Contamination;
- Risk Management Guidance, DEFRA (2012): Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance;
- Royal Institution of Chartered Surveyors (RICS) Environmental Risks and Global Real Estate 1st Edition, November 2018; and
- Royal Institution of Chartered Surveyors (RICS) Technical Due Diligence of Commercial Property, RICS Guidance Note, Global 1st Edition, January 2020.

2.0 Site Location

The property is situated within the village of Binfield, Berkshire that is 10km to the north of Bracknell town centre. The site boundaries are formed by Drift Road (north), Birds Hill Golf Club (east), Pendry's Lane (south) and Howe Lane (west).

From a review of Land Registry Title (BK413410) and supporting information provided by the Client, we understand that the property comprises 7no. parcels of farmland, which occupy a total area of approximately 87 hectares/215 acres.

A plan showing the 7no. land parcel is presented below in **Figure 1**.



Figure 1: Site Layout Plan showing individual land parcels on Buck Farm



The main vehicular access is via Howe Lane to the west (B3018), but there is a secondary vehicle access on Drift Road to north. This access comprises a padlocked farm gate and 'kissing gate' for pedestrians. Access on foot is also possible from Pendry's Lane on the southern boundary via the public footpath that traverses the property and exits on Drift Road to north. Junction 6 of the M4 Motorway is located 8km to the northeast.

The property is referred to in this report as 'Land at Buck Farm', but there are references on the Royal Borough of Windsor and Maidenhead Planning Portal to 'Land at Stag Farm'. We understand that the original name was Buck Farm and this was changed more recently to Stag Farm. For the avoidance of doubt, Buck Farmhouse and Buck Farm Barn are residential properties that are located on Howe Lane to the southwest and are not part of the subject property.

2.1 Overview & General Arrangement

The parcels of land that make up the Buck Farm site are described as follows :

Table 1: Description of Land Parcels

Area	Approx. Area	Description	Evidence of Land Raising/Tipping
Land Parcel no.1	23.14 acres	Grazing land with land drain running east/west across land parcel. The land is bordered by hedgerows and mature trees. Approximate elevation of land is between 39.85m AOD and 44.73m AOD with a mean elevation of 41.31m AOD.	No
Land Parcel no.2	34.89 acres	According to the Valuation Report prepared by Carter Jonas (31/05/19), the farm buildings (former dairy) include the following: <ul style="list-style-type: none"> • Eight-bay steel portal frame barn with a corrugated fibre cement roof, block walling to the sides which is around 1.5m high and a part-concrete and hardcore floor. There is further attached 8 bay steel framed lean to with a corrugated fibre cement roof, block walling to the sides which is around 1.5m high and a concrete floor. The barn has been divided with block walls to form a dairy parlour and basic storage facilities. Approx. 19.5m x 41.5m; • Two-bay steel frame barn with a corrugated fibre cement roof, open front and block walling on the sides to around 1.5m high. There is a hardcore floor. Approx. 8.1m x 9.2m; • Five bay steel portal framed barn with a corrugated fibre cement roof, part-timber sleeper and part-block walling to around 1.5m high. There is a hardcore floor. Approx. 23m x 8.1m; and • Two static caravans which are used for residential purposes. <p>The land to the north and east of the farm buildings appears to have been disturbed, was surfaced with pasture, and used for grazing of animals.</p> <p>Ground conditions bordering the main access road that runs between Parcel nos. 2 and 3 appeared to have been raised by tipped materials (clay and</p>	Yes



Area	Approx. Area	Description	Evidence of Land Raising/Tipping
		<p>construction/demolition wastes). These materials appear to have been imported to reinforce the pre-existing farm track.</p> <p>The land is bordered by hedgerows and mature trees.</p> <p>Polo Pitch no.1 was constructed on this land parcel.</p> <p>Approximate elevation of land is between 44.54 AOD and 44.54m AOD with a mean elevation of 42.17m AOD.</p>	
Land Parcel no.3	19.54 acres	<p>Grazing land with slight overspill of materials used to construct the main access road that runs between Parcel 2 and 3.</p> <p>Running between Parcels nos.3 and 6 is a drainage ditch that was flowing towards The Cut on the southwestern boundary.</p> <p>The land is bordered by hedgerows and mature trees.</p> <p>Approximate elevation of land is between 39.39m AOD and 42.08m AOD with a mean elevation of 40.81m AOD.</p>	No
Land Parcel no.4	28.35 acres	<p>Grazing land with gate access onto Drift Road to the north. The land was waterlogged towards the southwestern corner. There is a drainage ditch running between Parcels nos.4 and 5 and appears to enter the fishery on the western boundary.</p> <p>The land is bordered by hedgerows and mature trees and the Birds Hill Golf Club to the east.</p> <p>Approximate elevation of land is between 41.24m AOD and 46.42m AOD with a mean elevation of 43.55m AOD.</p>	No
Land Parcel no.5	39.24 acres	<p>All of the Parcel has been tipped, but the majority of the large stockpile is situated on the western portion. Situated on the southwestern corner of the stockpile is a ramp constructed from demolition arisings. The stockpile itself appears to comprise subsoils, clays and flints and is heavily waterlogged and there are large pools of standing water. The surrounding drainage ditches appear to have been overtipped and this is resulting in significant waterlogging.</p> <p>The land is bordered by hedgerows and mature trees.</p> <p>Polo Pitch no.3 was to be constructed on this land parcel but was not completed.</p> <p>Approximate elevation of land is between 41.08m AOD and 53.15m AOD with a mean elevation of 45.68m AOD.</p>	Yes
Land Parcel no.6	41.82 acres	<p>Grazing land with evidence of land raising/tipping.</p> <p>The land is bordered by hedgerows and mature trees.</p> <p>Polo Pitch no.2 was constructed on this land parcel.</p>	Yes



Area	Approx. Area	Description	Evidence of Land Raising/Tipping
		Approximate elevation of land is between 36.61m AOD and 46.34m AOD with a mean elevation of 43.56m AOD.	
Land Parcel no.7	13.47 acres	Grazing land with no evidence of land raising/tipping. Approximate elevation of land is between 40.61m AOD and 46.90m AOD with a mean elevation of 44.03m AOD.	Yes
Land Parcel no.8	0.47 acres	Not shown on Figure 1 as separate parcel Buildings and hardstanding.	No
Land Parcel no.9	1.18 acres	Not shown on Figure 1 as separate parcel Access Roads.	Yes

2.2 Topographical Survey

Greenhatch Group was commissioned in April 2025 to undertake a comprehensive topographical survey of Buck Farm using an Unmanned Aircraft System (UAS) fitted with a Zenmuse L2 Aerial LiDAR system.

The survey included the following features:

- Site boundaries (Fences/Walls/Hedges etc.) indicating type, width, and height;
- Footpaths, cycleways, and tracks;
- General changes in surfacing noting type;
- General topography including banks, slopes, depressions, bunds, and ditches;
- Isolated trees above 75mm diameter (at 1.5m above ground) indicating trunk position, canopy spread and general top of canopy levels;
- Limits of woodland blocks, vegetation and bushes, shrubs, and gardens;
- Service & drainage covers;
- Junction boxes/feeder pillars;
- Service poles (Telegraph & Electricity);
- Main overhead service routes with cable heights noted where possible; and
- General street/site furniture (Signage, benches, litter bins, telephone boxes, etc.).

Levels were taken at suitable centres (15m) across the site, at all points of detail listed above and at all changes in gradient. All data was referenced to the OS grid and datum (Scale Factor 1.0) via GNSS/GPS methods with permanent survey control stations established for future reference.

2.3 Volumetric Survey

Greenhatch Group also conducted a volumetric survey of the entire property to ascertain the quantities of material brought onto the land to create the 3no. polo pitches.

The cut/fill volumes are given in cubic metres, and positive (+) figures indicate material being infilled and negative (-) figures indicate material extracted. The volumes calculated were derived from subtracting the survey level data obtained in March 2025 from Environment Agency LiDAR data sourced through Promap Digital Maps for the period 2003-2009.

A plan showing the cut/fill volumes across each land parcel is presented below in **Figure 2**.

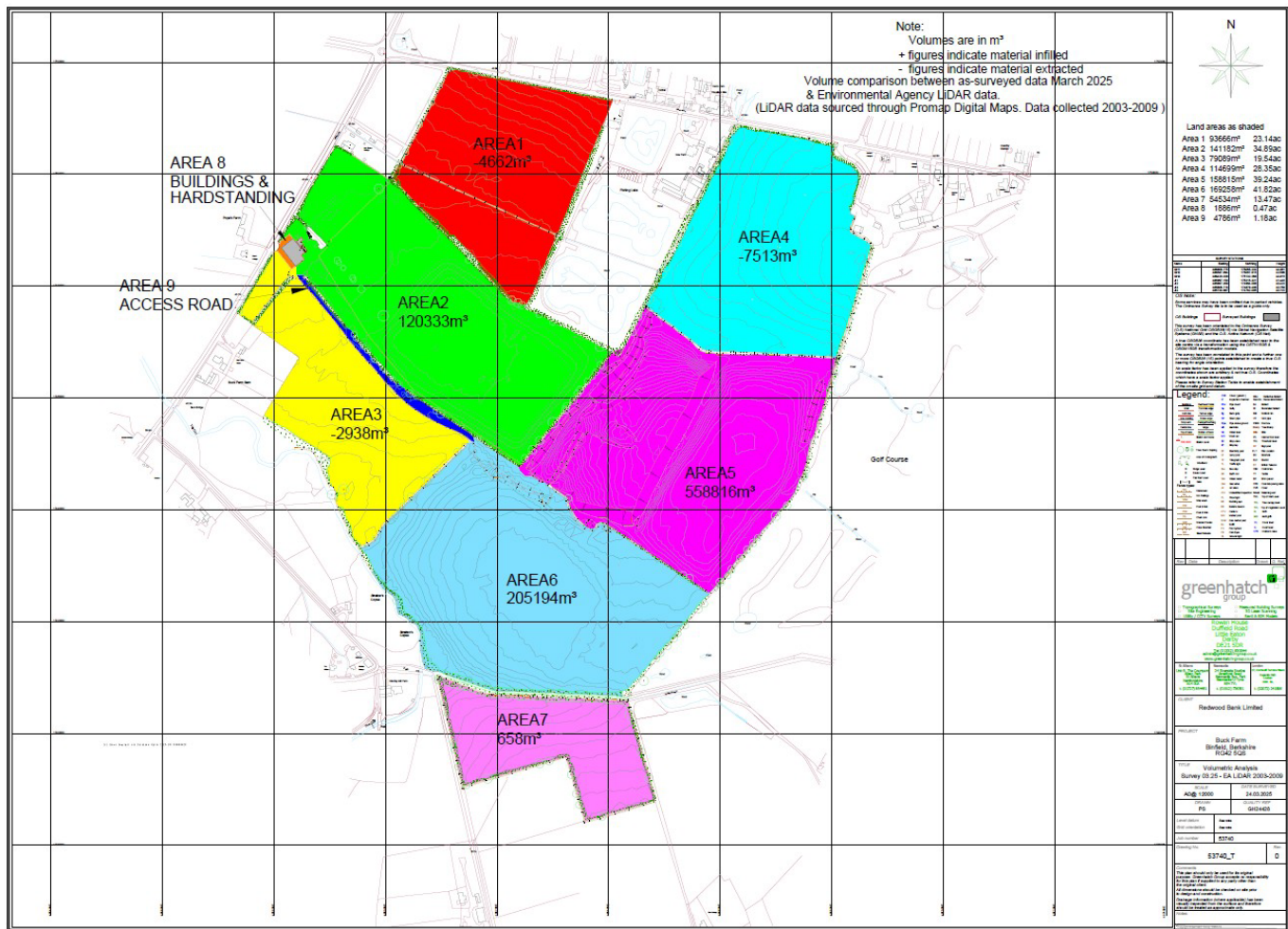


Figure 2: Volumetric Survey, dated March 2025 of Deposited Materials

2.4 Utilities Search

CONNIX has undertaken a Line Search Before You Dig enquiry to ascertain the presence of above/below ground utility infrastructure that may be present on the property.

Based on the information obtained, the following utility assets are understood to be located on or within close proximity to the site:

- National Gas Transmission underground high-pressure pipeline;
- Cigaclear underground fibre optic cable;
- Neos Networks underground fibre optic cable; and
- Scottish and Southern Electricity Networks (high voltage overhead line and underground low voltage cable).

A copy of the statutory utility plans is provided in **Appendix B**.



2.5 Site Inspection Photographs

CONNIX has undertaken a site inspection on 17 January 2025 and the following photographs show the main site features:

2.6 Parcel no.1



Photo 1: View of grazing land looking southwest



Photo 2: View of grazing land looking southeast



Photo 3: View of gas pipeline marker on northern boundary with Drift Road

2.7 Parcel no. 2



Photo 4: View of access into Buck Farm and mobile homes



Photo 5: View of derelict farm building at site entrance



Photo 6: View of farm entrance, haul road and mobile CCTV tower at site entrance looking east



Photo 7: View of barn from the rear



Photo 8: View of inspection covers within former dairy buildings



Photo 9: View within former dairy buildings



Photo 10: View of derelict barn to rear of farm building shown in Photo 5 above



Photo 11: View of occupied mobile home at the rear of derelict barn shown in Photo 7



Photo 12: View of inspection cover of Klargester sewage treatment system



Photo 13: View of blocked land drainage due to tipping



Photo 14: View of haul road looking towards farm buildings/Howe Lane



Photo 15: View of overspilled tipped material and waterlogged ground

2.8 Parcel no.3



Photo 16: View looking south towards the Cut



Photo 17: View looking west towards Howe Lane with overspill of tipped materials



Photo 18: View looking west towards Buck Farmhouse



Photo 19: View of raised haul road looking south towards Parcel no.6



Photo 20: View of land drain between Parcel no.3 looking to south



Photo 21: View looking west towards Buck Farmhouse

2.9 Parcel no.4



Photo 22: View of gated access from Drift Road to north



Photo 23: View looking west towards the fishery



Photo 24: View looking to southwest



Photo 25: View looking southeast



Photo 26: View southwest towards stockpile on Parcel no.5



Photo 27: View of Parcel no.4 from top of stockpile on Parcel no.5



2.10 Parcel no.5



Photo 28: View of stockpile from Parcel no.4 looking south



Photo 29: View of western boundary (fishery) looking southwest



Photo 30: View of stockpile from Parcel no.4 looking south



Photo 31: View of eastern elevation of stockpile



Photo 32: View of stockpile looking southwest towards Parcel no.6



Photo 33: View of summit of stockpile



Photo 34: View of stockpiled materials on southwestern elevation



Photo 35: View of recently deposited material on summit of stockpile



Photo 36: View of ramp constructed to gain access to summit of stockpile



2.11 Parcel no.6



Photo 37: View of land Parcel no.6 looking northeast towards golfclub



Photo 38: View of southern boundary looking to the east



Photo 39: View looking towards the northeast



Photo 40: View of stockpile on Parcel no.5 looking northwards



Photo 41: View of The Cut on western boundary



Photo 42: View of sluice valve marker posts on southern boundary of Parcel no.6 (Pendry's Lane)

2.12 Parcel no.7



Photo 43: View of ford through The Cut located immediately to the west



Photo 44: View of Pendry's Lane separating Parcels nos. 6 and 7



Photo 45: View of grazing land looking south



2.13 Environmental Risk Assessment Criteria

CONNIX has adopted the following risk ratings to highlight the significance of issues identified

Not Applicable	IO	Issue is for information purposes only
Low	L	Issue that does not require management or action
Low/Moderate	L/M	Issue that may require management or action
Moderate	M	Issue for ongoing management or action
Moderate/High	M/H	Issue considered a risk or management item
High	H	Issue considered a significant risk or requires urgent management attention

2.14 Asbestos Containing Materials

ACMs were banned in the UK in 1999 under the Asbestos (Prohibitions) (Amendment) Regulations 1999 (although limited exclusions still applied).

The Control of Asbestos Regulations 2012 came into effect in April 2012. These repeal earlier asbestos legislation, including; the Asbestos Regulations 2006, the Control of Asbestos at Work Regulations 2002, Asbestos Licensing Regulations 1983 and the Asbestos (Prohibition) Regulations 1992 (as amended).

Owners, Occupiers, Managers and/or those who have responsibilities for premises have a legal duty to either manage the risk of asbestos or a duty to co-operate with whoever manages that risk. The responsible party must identify the existence of asbestos containing materials, record their location and condition, set out a plan to manage the risk from the material and take the necessary steps to put this plan into action.

An appropriately licensed asbestos contractor should remove asbestos material that is likely to be disturbed and cannot be easily protected. Reviews of this plan will have to be undertaken on an on-going basis. Details as to the location and condition of the materials must be provided to anyone who is liable to work on or disturb it.

We have not been provided with an Asbestos Survey Report/Asbestos Register. However, given the age of the buildings and the observations during our site inspection we suspect asbestos containing materials are present within the fabric of the farm buildings, particularly as roof sheets.

L/M

CASA Environmental Limited has undertaken a refurbishment/demolition asbestos survey in February 2025 of the farm buildings on behalf of Redwood Bank Limited and have confirmed the following:

- Chrysotile asbestos in generally poor condition noted in roof sheets, internal panelling and rainwater goods;
- Chrysotile asbestos noted as debris in external areas surrounding the outbuildings; and
- Presumed asbestos in electrical switchgear.

Recommendations were made for the removal of asbestos containing materials in poor condition and debris on the floor of the building.

A copy of the Asbestos Survey is presented in **Appendix B**.



2.15 Potential for Invasive Plant Species

Invasive plants are those contained with the Wildlife and Countryside Act 1981, however, of these the most commonly occurring on commercial property and which can cause substantial problems, include Japanese Knotweed, Giant Hogweed and Himalayan Balsam.



From an inspection of accessible areas on site, non-native invasive plants such as Japanese Knotweed, Giant Hogweed and Himalayan Balsam were not suspected to be present on site.

However, the site measures approximately 87 hectares/215 acres and contains areas of woodland making full identification impossible. Should confirmation be required to rule out the potential for such species, then a specialist survey would be required.

2.16 Underground Fuel Storage

From our site inspection and information provided, we are unaware of the presence of underground fuel tanks on site..



2.17 Above Ground Fuel Storage

From our site inspection, there are no above ground fuel storage tanks on site.



2.18 Chemical Storage and Management

From our site inspection, no significant quantities of chemicals/substances are stored on site.



2.19 Petroleum Licensing

The Petroleum (Consolidation) Regulations 2014 require that where greater than 30 litres of petroleum is stored, this needs to be registered with the Petroleum Enforcement Authority (PEA) and where greater than 275 litres is stored a licence is also required. No petroleum was stored on site.



2.20 Waste Management Practices

From our regulatory enquiries with the Environment Agency (EA), we understand that the following Environmental Permits were granted to Jordan Construction Limited (now trading as Shorts Group) for the importation of materials for the construction of the polo pitches:



- Permit EAWML 102770 EPR XP / 3799 VA - surrendered 31 May 2011. This was standard rules permit (SR2010no.8) and covered the whole property and limited the imported volumes to 100,000 tonnes per in total; and
- Permit EAWML 400493 EPR AB / 3300 KW - surrendered 24 July 2013. This was standard rules permit (SR2010no.8) and covered the area occupied by polo pitch no.2 and limited the imported volumes to 100,000 tonnes in total.

The EA has confirmed that:

- The Environmental Permits permitted the use of the following categories of material for construction purposes including:



- i. Waste Code 1.0 - Wastes resulting from exploration, mining, quarrying and physical and chemical treatment of minerals wastes resulting from exploration, mining, quarrying and physical and chemical treatment of minerals;
 - ii. Waste Code 2.0 - Wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing;
 - iii. Waste Code 10.0 - Wastes from thermal processes;
 - iv. Waste Code 17.0 - Construction and demolition wastes (including excavated soil from contaminated sites);
 - v. Waste Code 19.0 - Wastes from waste management facilities, off site wastewater treatment plants and preparation of water intended for human consumption/industrial waste; and
 - vi. Waste Code 20.0 - Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions; and
 - vii. All hazardous and/or liquid materials were prohibited.
- The EA has not identified evidence of any illegal activity that has been substantiated and is being pursued;
 - The EA has no records of any ground investigation/contamination investigations on the site or any remediation/enforcement notices served/pending or currently in force regarding land contamination; and
 - The EA has confirmed that fly tipping falls under the remit of the local authority, therefore, further enquiries with them would be required to understand whether they hold any further information.

During our site inspection, we noted significant volumes of stockpiled soils on the site, particularly on Parcel no.5. We understand that this stockpile of material is subject to ongoing investigation by the Planning Enforcement Team at Royal Borough of Windsor and Maidenhead Council (ref. 23/50093/ENF) and no formal action has been taken to date against the landowner (Emirates Holdings Limited)

From discussions with Mr Brian Benzie, Principal Planning Enforcement Officer, we understand that tipping of materials ceased towards the end of 2024, when the farm was secured by the Client.

2.21 Site Drainage Arrangements

We have not been provided with any private drainage drawings for the property and any drainage is likely to relate to land/field drainage and those drains that serve the farm buildings.



However, there is a Thames Water Asset Location Plan included in the Flood Risk Assessment submitted in connection to planning permission (12/00777/FULL) and details existing public and private sewers in the vicinity of the site. The plan highlights that there does not appear to be any public foul or surface water sewers on or within the vicinity of the site.

We understand that the static caravan on site has a Klargestor sewage treatment unit.

From the site inspection, we noted that the land drains present on Parcels nos. 2, 3 and 5 have been covered (partially/fully) by the deposition of materials and this has resulted in the buildup of surface water and waterlogging to occur.



3.0 Historical Land Use

To ascertain the historical land uses on site, CONNIX has purchased historical mapping from Groundsure, at scales of 1:500, 1:1,250, 1:2,500, 1:10,000 and 1:10,560. We have also reviewed Google Earth Imagery and the planning history where information for the site is available.

Area	Description
Land Parcel no.1	From at least 1897 until the present day, the land has been and remains in agricultural/grazing use.
Land Parcel no.2	From at least 1897 until c.2008, the land was in agricultural/grazing use. Between 08 September 2008 and 09 March 2014, the eastern portion of the land has evidence of construction activities as a haul road had been developed linking Howe Lane with the eastern portion of the farm. Satellite imagery shows that the surface vegetation had been removed to expose the underlying ground and this is likely to be commensurate with the formation of Polo Pitch no.1. From at least 28 June 2018 until the present day the land appears to have reverted back to agricultural/grazing land.
Land Parcel no.3	From at least 1897 until the present day, the land has been and remains in agricultural/grazing use.
Land Parcel no.4	From at least 1897 until the present day, the land has been and remains in agricultural/grazing use.
Land Parcel no.5	From at least 1897 until c.2013, the land was in agricultural/grazing use. From at least 28 June 2018 the southern portion of the land parcel has evidence of construction activities. Satellite imagery shows that the surface vegetation had been removed to expose the underlying ground and this is likely to be associated with the construction of Polo Pitch no.3. From at least 08 March 2022 the eastern portion of the land (towards the golfclub) appears to have reverted back to agricultural/grazing land. The majority of the land parcel is dominated by a large stockpile of earth and is heavily waterlogged due to poor drainage.
Land Parcel no.6	From at least 1897 until c.2012, the land was in agricultural/grazing use. From at least 28 June 2013 a track had been formed linking land parcel no.5 to the north with land parcel no.6. The map dated 08 March 2014 indicates that a large area of worked ground was evident and surface vegetation had been removed to expose the underlying ground and this is likely to be associated with the construction of Polo Pitch no.2. From at least 27 February 2022, the land appears to have reverted back to agricultural/grazing land.
Land Parcel no.7	From at least 1897 until the present day, the land has been and remains in agricultural/grazing use.



We have included a selected number of Google Earth Images below to document site developments:



Photo 46: Google Earth Image dated 10 September 2003



Photo 47: Google Earth Image dated 08 September 2008



Photo 48: Google Earth Image dated 06 June 2013



Photo 49: Google Earth Image dated 28 June 2018



Photo 50: Google Earth Image dated 12 February 2021



Photo 51: Google Earth Image dated 08 March 2022



Photo 52: Google Earth Image dated 29 June 2024

3.1 Unexploded Ordnance (UXO) Risk Mapping

From a review of the Zetica Risk Maps, the site is in an area where there is a Low Risk of unexploded ordnance (UXO). Should any redevelopment occur in the future a specialist UXO survey prior to intrusive groundworks would be unlikely based on this information.

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3.2 Potential for Historical Contamination

In summary, given that the site has been in use as agricultural land, the potential for contamination is typically regarded to be low.

H

However, from a review of the planning portal and site inspection, the land has been subject to the importation of 'soils' to create 3no. polo pitches under two environmental permits.

CONNIX has not obtained any ground investigation/laboratory testing data of imported materials for the construction of the polo pitches from the Planning Portal. Further investigation will be required to confirm whether the materials on the land are contaminated and/or suitable for use.

From discussions with Mr Brian Benzie, Principal Planning Enforcement Officer, the Council are investigating potential breaches of planning permission (ref. 23/50093/ENF) and have issued the landowner (Emirates Holdings Limited) with a Planning Contravention Notice, dated 23/05/23 associated with total volume of waste deposited on site and number of vehicle movements. The notice requires further information regarding waste importation activities to be provided. We understand that no formal enforcement action has been taken to date.

We understand that no enforcement action has been taken to date against the landowner for breach of planning legislation. Therefore, no formal decision has been made regarding what remedial action will be required to ensure legal compliance.

The potential source-pathway-receptor linkages to potential historical contamination are assessed in the Preliminary Risk Assessment.

Selected extracts of the historical maps are provided in **Appendix A**.



4.0 Geological Conditions

4.1 Geological Mapping

From a review of the British Geological Survey (BGS) Solid & Drift Sheet no.269, Windsor at a scale of 1:50,000 contained within the Groundsure Insight Report together with a review of the online BGS GeoIndex, the following geological succession has been identified at the site.

Strata	Description
Alluvium Bordering The Cut on western boundary. Also, suspected to be present in close proximity to numerous surface watercourses crossing the property.	Comprises variable proportions of gravel, sand, silt and clay with organic rich pockets.
London Clay Formation -underlies the entire site area	Comprises bioturbated or poorly laminated, blue-grey or grey, brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay.

4.2 Structural Geology

The BGS map does not indicate the presence of any geological faults within 500m of the site.

4.3 Ground Stability Hazards

The Groundsure Insight Report indicated that the underlying geological conditions have been classified as follows:

Potential Geological Hazard	Hazard Rating
Shrinking or Swelling Clay Ground Stability	Low
Running Sand Ground Stability	Low
Compressible Ground Stability	Moderate
Collapsible Ground Stability	Very Low
Landslide Ground Stability	Very Low
Ground Dissolution Stability	Very Low

The above classifications are representative of the natural ground conditions and not the imported materials.

4.4 Natural Cavities

The Groundsure Insight Report does not identify the presence of any natural cavities on site or within 500m of the property.

4.5 Mineral Extraction

According to the British Geological Survey, no evidence of surface mineral extraction or man-made cavities have been identified on the property or within 250m.



4.6 Mining

The property is not located within an area that is affected by coal mining.

L

4.7 Radon

Studies have shown that long-term exposure to elevated levels of radon, the biggest source of ionising radiation dose to the average UK citizen, increases the risk of lung cancer. The dataset combines Indoor Radon Measurements and Geology. The output provides an assessment of the likelihood of a dwelling having a radon concentration at or above the Action Level based on its location. The data does not provide the actual radon level within a specific dwelling.

The outputs are classified using the Affected Area levels defined by UK Health Security Agency and Radon Protection Levels (based on BR 211 Guidance 'Radon: Guidance on Protective Measures for New Buildings' indicating where it may be necessary to apply preventative measures in new buildings and extensions.

The property is in a lower probability radon area as less than 1% of homes are above the Residential Action Level of 200Bq/m³. No radon protective measures would be necessary in the construction of new dwellings or extensions.

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4.8 Historical Site Investigations

Groundwater Monitoring of Buck Farm, (ref. S.3/483), undertaken by Ground Investigation Services Ltd, dated 8 May 2008

IO

The above report was undertaken on behalf of Peter Brett Associates (PBA) to provide groundwater level information to be incorporated into a flood risk assessment. The report was submitted in support of planning consent 17/01903/CONDIT for the construction of polo pitch no.3.

The report confirmed the following:

- The investigation comprised 10no. window sampler boreholes distributed across the entire property;
- Ground conditions comprised a mantle of Topsoil averaging 0.32m in depth overlying Flood Plain Gravel and London Clay formations;
- The Flood Plain Gravel was recorded in BHs 1, 3, 7, 9 and 10 generally comprised soft to firm orange, brown mottled sandy Clays with varying amounts of flint gravel. The London Clay was encountered in all borehole locations beneath the Topsoil or Flood Plain Gravel to a depth of at least 5m (base of boreholes);
- Groundwater monitoring identified standing water level in the boreholes to be approximately 0.8m below ground level (m bgl); and
- Groundwater flow was towards the northwest (The Cut).

4.9 Materials Classification of Land Parcels

Materials Classification of Land Parcels at Buck Farm, undertaken by TRC Group, dated 12 May 2025

IO

TRC were engaged by the client to undertake a material classification assessment of imported materials understood to comprise material deposited at the site as waste under two Environmental Permits.

A ground investigation took place at the site from 17 to 21 March 2025. The field work comprised 11no. hand dug pits and 51no. trial pits. During the ground investigation, the ground conditions were found to comprise Made Ground considered to be representative of the imported material overlying natural deposits of the London Clay Formation.



The imported materials were distributed across parcels 2, 5 and 6 and 9. The deepest areas of imported materials were encountered within the eastern areas of parcels 5 where the extent of the depth of material was measured by Greenhatch as c.10m. A large stockpile of material was present in the centre of the Site, in Area 5, which due to its size could not be fully characterised, all exploratory locations on the stockpile were found to contain Made Ground, considered to be representative of imported material.

The Made Ground contained significant amounts of anthropogenic materials including ceramic, brick, concrete, plastic, glass, asphalt, metal, polystyrene, wires, wood, MDF, fabric, bitumen, burnt material, domestic batteries and clinker. There was no discernible difference in composition of the Made Ground in each area it was encountered; land parcels 2, 5, 6 and 9.

Made Ground was not encountered in land parcels 1, 3, 4 or 7.

The laboratory results revealed detectable concentrations of metals and hydrocarbons. Although these were generally not indicative of significant contamination, they are likely to exceed natural background concentrations. Asbestos fibres in soil were encountered in 3 no. samples on land parcel nos. 2 and 5 at concentrations below the laboratory limit of detection.

The imported material is considered to be a waste and must therefore be managed in accordance with appropriate waste legislation and guidance if it is to be removed or if the site is to be reprofiled.

The laboratory testing undertaken has been assessed in accordance with WM3 'Guidance on the classification and assessment of waste' (1st edition, version 1.2 GB 2021) in order to classify the material in terms of off-site disposal.

Based on the results of the laboratory analysis undertaken the materials analysed all classify as non-hazardous.

Due to presence of anthropogenic components, including fibres of asbestos, some materials may be considered as mixed wastes. The presence of these constituents means the material is unlikely to be considered suitable for disposal to an inert waste landfill site.

Due to the heterogenous nature of the material, and the presence of the large stockpile, further sampling and testing may be required to fully characterise the material in terms of off-site disposal.

A copy of the materials classification report is provided in **Appendix B**.

4.10 British Geological Survey Online Borehole Records

The British Geological Survey hold a data base of historical exploratory records which can, where available, provide information on the potential likely ground conditions at or close to the site. We have undertaken a search of the British Geological Survey online database for historical borehole records.

From this review, there are no borehole records noted on site or within 50m proximity within the same geological setting.



5.0 Hydrogeological Conditions

5.1 Aquifer Designation

According to the Groundsure Insight Report, the following aquifer designations are assigned to the geological units beneath the site:

Geological Unit	Aquifer Designation
Alluvium	Secondary A Aquifer with permeable layers capable of supporting water supplies and base flow to rivers on a local scale.
London Clay Formation	Unproductive Strata with low permeability and have negligible significance for water supply or for the supply of base flow to streams and rivers.

Local groundwater flow is likely to be to the northeast towards The Cut. According to the Groundsure Insight Report, there is no Water Framework Classification for the groundwater at the site location.

The Environment Agency's Groundwater Vulnerability maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties of the local area.



The site is shown to be in an area where the superficial deposits have a high groundwater vulnerability, which means that groundwater resources have very limited natural protection and there is a high pollution risk to groundwater should spillages occur at the surface. Additional measures over and above good practice pollution prevention measures should be employed to ensure groundwater isn't impacted.

The site is shown to be in area of unproductive strata and as such surface pollutants are unlikely to represent a risk to groundwater due to the low permeability of the deposits and the protection which they provide to any aquifers that may be present beneath. However, water run-off from these areas may represent a risk to surface water or adjacent groundwaters.



5.2 Groundwater Source Protection Zone

The site is located within a Groundwater Source Protection Zone 3 (outer zone) that protects a South West Water abstraction (licence no: 28/39/24/0109), located 730m to the west at the water treatment works.



5.3 Groundwater Abstractions

The Groundsure Insight Report does not identify any groundwater abstractions authorised by the Environment Agency on site or within 500m of the property.





6.0 Hydrology and Flood Risk

6.1 Hydrology

The closest surface watercourse is The Cut that forms the southwestern boundary of the property. The watercourse has its source near Ascot Place in the village of Winkfield 10km to the southeast and joins the River Thames at Queens Eyot Island 8.5km to the northeast. The Cut (Binfield to River Thames confluence) and Maidenhead Ditch is indicated to have failing chemical and moderate ecological quality in 2019. The overall classification under the Water Framework Directive is moderate.

6.2 Culverted Watercourses

A culvert is a covered watercourse that allows water to flow unimpeded along its channel. The covering may consist of a pipe, stone, bricks, concrete, steel or other material. It is important to note that the Land Drainage Act 1991 provides that the owner of land through which a culvert passes is classed as the 'Riparian Owner' and is therefore responsible for maintaining the culvert to allow for the free passage of water.

From our discussions and observations on site, we are unaware of any culverted watercourses being present at the property. Should further clarification on this point be required, it would be necessary to undertake a review of the site's drainage plans, which may lead to an intrusive drainage survey being required and/or undertake a Culvert Search with the Land Registry.

L

6.3 Surface Water Abstractions

The Groundsure Insight Report does not identify any surface water abstractions authorised by the Environment Agency on site or within 250m of the property.

L

6.4 Fluvial Flood Risk

The online Environment Agency's Flood Map for Planning and Flood Risk Maps indicate the following information for the site:

Area	Fluvial/Coastal Flood Risk Rating	
Parcel no.1	Northern portion of parcel bordering Drift Road The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L
	Southern portion of parcel bordering land drain that runs east/west The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of river or sea flooding of between 1 in 100 and less than 1 in 30.	M/H
Parcel no.2	Eastern portion of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L
	Western portion of parcel bordering Howe Lane The Environment Agency risk rating at this location means that the site is at 'low' risk of flooding with an annual probability of river or sea flooding of between 1 in 1,000 and 1 in 100.	L



Area	Fluvial/Coastal Flood Risk Rating	
Parcel no.3	Eastern portion of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L
	Western portion of land parcel bordering Howe Lane The Environment Agency risk rating at this location means that the site is at 'low' risk of flooding with an annual probability of river or sea flooding of between 1 in 1,000 and 1 in 100.	L
Parcel no.4	Western portion of parcel bordering land drain running parallel to fishery The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of river or sea flooding of between 1 in 100 and less than 1 in 30.	M/H
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L
Parcel no.5	Western portion of parcel bordering land drain running parallel to fishery The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of river or sea flooding of between 1 in 100 and less than 1 in 30.	M/H
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L
Parcel no.6	Western portion bordering The Cut The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of river or sea flooding of between 1 in 100 and less than 1 in 30.	M/H
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L
Parcel no.7	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L

6.5 Surface/Pluvial Flood Risk

The online Environment Agency Surface Water Flood Map indicate the following information for the site:

Area	Surface/Pluvial Flood Risk Rating	
Parcel no.1	Northern portion of land parcel bordering Drift Road The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of surface water flooding of less than 1 in 1,000.	L
	Southern portion of parcel bordering land drain that runs east/west	M/H



Area	Surface/Pluvial Flood Risk Rating	
	The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of river or sea flooding of between 1 in 100 and less than 1 in 30.	
Parcel no.2	Eastern portion of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of surface water flooding of less than 1 in 1,000.	L
	Western portion of parcel bordering Howe Lane The Environment Agency risk rating at this location means that the site is at 'low' risk of flooding with an annual probability of surface water flooding of between 1 in 1,000 and 1 in 100.	L
Parcel no.3	Eastern portion of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of surface water flooding of less than 1 in 1,000.	L
	Western portion of parcel bordering Howe Lane The Environment Agency risk rating at this location means that the site is at 'low' risk of flooding with an annual probability of surface water flooding of between 1 in 1,000 and 1 in 100.	L
Parcel no.4	Western portion of parcel bordering land drain running parallel to fishery The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of surface water flooding of between 1 in 100 and less than 1 in 30.	M/H
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of surface water flooding of less than 1 in 1,000.	L
Parcel no.5	Western portion of parcel bordering land drain running parallel to fishery The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of surface water flooding of between 1 in 100 and less than 1 in 30.	M/H
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of surface water flooding of less than 1 in 1,000.	L
Parcel no.6	Western portion bordering The Cut The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of surface water flooding of between 1 in 100 and less than 1 in 30.	M/H
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of surface water flooding of less than 1 in 1,000.	L
Parcel no.7	Bordering Pendry's Lane The Environment Agency risk rating at this location means that the site is at 'medium/high' of flooding with an annual probability of surface water flooding of between 1 in 100 and less than 1 in 30	M/H



Area	Surface/Pluvial Flood Risk Rating	
	Remainder of parcel The Environment Agency risk rating at this location means that the site is at 'very low' risk of flooding with an annual probability of river or sea flooding of less than 1 in 1,000.	L

6.6 Groundwater Flooding

From a review of the Groundwater Flooding data contained in the Groundsure Insight Report simulated by Ambiantal Risk Analytics and based on the anticipated geological conditions of the site, there is a negligible risk of groundwater flooding. This is based on a 1 in 100-year return period using the 5m Digital Terrain Model for topographical surface levels.

L

6.7 Flood Risk Assessments Submitted for Planning Purposes

Flood Risk Assessment, Buck Farm, Howe Lane, Bracknell, undertaken by Hannah, Reed and Associates Limited on behalf of Buck Farm Limited, dated March 2012 (Polo Pitch no.1)

IO

- The report was submitted in support of planning consent 12/00777/FULL for the conversion of existing barn to 28 stables, feed stores and grooms flat, extension of existing hardstanding and additional parking and provision of a polo pitch no.1 with land drainage and attenuation basin in connection with use of farm for private polo use. Application was on land parcel no.2;
- The report notes that the mapped flood zones around the existing barn (the approximate levels of the 1 in 100 year and 1 in 1,000-year flood event) were found to be 40.45m AOD and 40.65m AOD respectively. Average ground levels in the immediate vicinity of the existing barn were approximately 40.67m AOD, suggesting that the barn is located entirely within Flood Zone 1;
- The scheme proposed that perforated pipe land drainage be installed under the pitch to provide drainage during periods of high groundwater levels. Run-off collected from the land drainage should be attenuated using an infiltration and attenuation basin, to be located within Flood Zone 1, and discharged at or below the existing run-off rate into the existing drainage ditch;
- The proposed access route to the polo pitch crosses Flood Zone 2, therefore, it was proposed that the footpath was to be graded so as to ensure that levels are set above the 1 in 1,000-year mapped flood level of 40.65 m; and
- Planning permission was granted on 19 June 2012.

Flood Risk Assessment, Buck Farm, Howe Lane, Bracknell, undertaken by Hannah, Reed and Associates Limited on behalf of Buck Farm Limited, dated March 2012 (Polo Pitch no.2)

- The report was submitted in support of planning consent 13/00180/Full for the construction of a second polo pitch. The planning application was on Parcel no.6;
- As the proposals consist solely of the re-grading of existing undeveloped land it was stated that there would be no increase in impermeable areas on-site as a result of the proposed development. The surface water run-off generated by the site post-development would remain at the existing, greenfield, run-off rate;
- The proposals were considered not to result in an increase in surface water run-off generated by the site and therefore the risk of surface water and fluvial flooding posed to the site and surrounding land would not be increased as a result of the proposed development. As the pitch is to be located in Flood Zone 1 there will be no impact on flood routes or a reduction of floodplain storage; and
- Planning permission was granted on 24 April 2017.



Flood Risk Assessment, Buck Farm, Howe Lane, Bracknell, undertaken by Peter Brett Associates on behalf of Buck Farm Limited, dated May 2015 (Polo Pitch no.3)

- The report was submitted in support of planning consent 17/01903/CONDIT for the construction of polo pitch no.3 on Parcel no.5;
- The site and the surrounding area are located within Flood Zone 1 'Low Probability'. Safe and dry access is available for the site via the public footpath along its western boundary, heading north towards Drift Lane;
- The proposal included the incorporation of a perforated pipe underground drainage system for the proposed polo pitch which would transfer surface water to an attenuation pond, before being discharged to the surrounding ditch network at rates no greater than existing. The attenuation pond would be designed to accommodate the 1 in 100 (1.0%) annual probability plus 20% allowance for climate change; and
- Planning Condition 14 (Surface Water Drainage Strategy) was discharged on 19/10/17, but we understand that the scheme was never implemented.

Flood Risk Assessment, Buck Farm, Drift Road, Bracknell, undertaken by Pike Smith and Kemp Rural Chartered Surveyors on behalf of Emirates Holdings Limited, dated February 2023

- The above report was undertaken on behalf of Emirates Holdings Limited to provide flood risk data for Parcel no.4 in support of planning consent 23/00965/FULL;
- Planning permission was sought to carry out works to restore land Parcel no.4 in order to provide an improved and levelled area of meadowland made up of a species rich grass mix to provide high quality grazing for equines as part of the previously permitted equestrian use;
- The proposed finished land levels following the restoration works would be 45m AOD and the works would comprise predominantly of the raising of land levels using inert fill, with a small amount of cut required to the eastern part of the site where existing land levels exceed the desired finished land levels;
- The property has benefited from 3no. previous planning consents (12/00777/FULL, 13/00180/FULL and 15/01816/FULL) for inert fill and an associated change of use, all of which have been implemented, of which the field subject to this application is the last area to be filled. The fill would comprise of porous inert soils;
- The applicant site is located within Flood Zone 1 and therefore was considered to be at low risk of flooding. The main source of potential flooding to the site is The Cut which is located approximately 900m to the west of the site; and
- The applicant site was considered to be at very low risk of surface water flooding and would not result in any increase in surface water run-off elsewhere.

The application was refused on 20 June 2024 on two grounds:

- The applicant within their supporting flooding information, had not adequately demonstrated that the development would mitigate the risk of flooding on site and beyond; and
- The proposal was considered inappropriate development in the Green Belt. No Very Special Circumstances exist which clearly outweigh the harm to the Green Belt which is afforded substantial weight and the other harm identified.

6.8 Flooding Caveat

This is not a flood risk assessment.

Flooding can also occur through other mechanisms such as insufficient drainage capacity and breach of water storage infrastructure, such as reservoirs. For the avoidance of doubt, these forms of flooding have not been specifically assessed as they fall outside of the scope of this report.



7.0 Regulatory Databases

7.1 Regulatory Databases

We have reviewed the Groundsure Insight Report to assess if there are any relevant entries that may impact the property. These entries are summarised below:

7.2 Discharge Consents

The Groundsure Insight Report does not identify any licensed surface water discharge consents authorised by the Environment Agency on site or within 250m of the property.

7.3 Environmental Permits (Part A(1), Part A(2) and Part B Installations)

The Groundsure Insight Report does not identify any of the above environmental permits on site or within 250m of the property.

7.4 Historical and Operational Landfill Sites

The Groundsure Insight Report does not identify any historical and/or operational landfills on site, or within 250m of the property.

7.5 Waste Management Facilities

The Groundsure Insight Report does not identify any operational waste treatment or transfer facilities located within a 250m radius of the site.

However, records indicate that there are 2no. surrendered Environmental Permits held by Jordan Construction Limited for the construction of polo pitches:

- Permit EAWML 102770 EPR XP/3799 VA - surrendered 31 May 2011. This was a standard rules permit (SR2010no.8) and covered the whole property and limited the imported volumes to 100,000 tonnes per site; and
- Permit EAWML 400493 EPR AB/3300 KW - surrendered 24 July 2013. This was a standard rules permit (SR2010no.8) and covered the area occupied by polo pitch no.2 and limited the imported volumes to 100,000 tonnes per site.

7.6 Hazardous Substances Authorisations/Consents

Industrial operations that involve the storage and use of significant quantities of hazardous substances are regulated by the Local Authority, Environment Agency and Health and Safety Executive (HSE). The Groundsure Insight Report does not identify any authorisations/consents on site or within 1km of the property.

7.7 Sensitive Land Uses

The Groundsure Insight Report has not identified any environmentally sensitive sites within 500m.



8.0 Environmental Sensitivity

The environmental sensitivity of the site is a measure of how vulnerable it is in the event of an environmental incident. We have utilised the information in the above sections and this has been summarised in the following table.

Attribute	Low Sensitivity	Moderate Sensitivity	High Sensitivity
Aquifer Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permeability of Aquifer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Groundwater Abstractions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Groundwater Source Protection Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitivity of Receiving Waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surface Water Abstractions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proximity to Human Occupation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site of Special Scientific Interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Areas of Outstanding Natural Beauty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local and National Nature Reserves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RAMSAR Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Protection Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On consideration of the hydrology, geology, hydrogeology and ecological receptors, the site and its surrounding area is of **'moderate' environmental sensitivity**. This means that there is potential for contaminants to leach and migrate due to the permeability of the soils and the local environment may be sensitive to the effects of contaminants in the soil and groundwater should they be present.



9.0 Regulatory Enquiries

9.1 Royal Borough of Windsor and Maidenhead Council – Planning Department

We have reviewed the Royal Borough of Windsor and Maidenhead Council planning portal to ascertain the material changes in land use, where information for the site is available, this is summarised below:

Planning Reference No.	Description	Date Determined
07/02327/FULL	Parcel 2 and Polo Pitch no.1 Conversion of existing barn to 28no. stables, feed store and grooms flat, extension of existing hardstanding for additional parking and provision of a polo pitch in connection with use of farm for private polo use.	09/11/07 Rejected as no Flood Risk Assessment provided in support Appeal withdrawn by applicant.
08/00275/FULL	Parcel 2 and Polo Pitch no.1 Conversion of existing barn to 28no. stables, feed stores and grooms flat, extension of existing hardstanding for manoeuvring and additional parking and provision of a polo pitch in connection with use of farm for private polo use.	30/12/10 Granted with Conditions.
11/00957/CONDIT	Parcel 2 and Polo Pitch no.1 Details required by Condition 2 (the access construction), 7 (samples of the materials) ,9 (hard and soft landscape works). 12 (tree protection) and 13 (utility/drainage runs, soakaways, site huts, material storage and cement mixing areas and contractor compound) of planning permission 08/00275 for conversion of existing barn to 28 stables, feed stores and grooms flat, extension of existing hardstanding for manoeuvring and additional parking and provision of a polo pitch in connection with use of farm for private polo use.	10/05/11 Conditions 2, 7 and 9 discharged – Conditions 12 and 13 outstanding.
11/02099/CONDIT	Parcel 2 and Polo Pitch no.1 Details required by Conditions (external materials) 12 (tree protection) and 13 (utilities, soakaways, site huts material storage areas) of planning permission 08/00275 for conversion of existing barn to 28 stables, feed stores and grooms flat, extension of existing hardstanding for manoeuvring and additional parking and provision of a polo pitch in connection with use of farm for private polo use.	08/11/11 Refused and Conditions 12 and 13 outstanding.
12/00777/FULL	Parcel 2 and Polo Pitch no.1 Conversion of existing barn to 28no. stables, feed stores and grooms flat, extension of existing hardstanding and additional parking and provision of a polo pitch with land drainage and attenuation basin in connection with use of farm for private polo use.	19/06/12 Granted with Conditions.
12/02715/FULL	Parcel 6 and Polo Pitch no.2 Provision of a polo pitch.	27/12/12



Planning Reference No.	Description	Date Determined
		Refused as proposed polo pitch would be in close proximity to the Public Footpath No 18.
12/02927/FULL	Demolition of existing barn building and construction of a new stable barn to comprise: 40 stables, a tack and mess room and feed store and a grounds man's flat, with associated office on the first floor above.	20/12/12 Withdrawn.
13/00180/FULL	Parcel 6 and Polo Pitch no.2 Provision of a polo pitch.	24/04/13 Granted with conditions.
13/01393/CONDIT	Parcel 6 and Polo Pitch no.2 Details required by Condition 13 (road survey) 14 (hedgerow details) and 16 (surface water drainage) of planning permission 13/00/180 for the provision of a polo pitch	20/06/13 Conditions 13 (Road Survey) 14 (Hedgerow details) and 16 (Surface Water Drainage) discharged.
15/01816/FULL	Parcel 6 and Polo Pitch no.2 Provision of polo pitch with provision of drainage lagoon.	09/12/15 Granted with Conditions, inc. Condition 9 (no more than 72,000 m ³ of materials imported and Condition 10 (daily maximum of 40 lorry loads and total number of lorry loads shall not exceed 6,222 tonnes).
16/00870/VAR	Parcel 6 and Polo Pitch no.2 Provision of polo pitch with provision of drainage lagoon as approved under planning permission 15/01816 without complying with Condition 9 (import/export of material) to amend the cubic metres.	04/05/16 Grant Variation of Condition 9 of planning permission ref: 15/01816 to allow for a maximum 93,332 m ³ of material being imported onto the site instead of 72,000 m ³ . The Construction Traffic Management Plan originally submitted with 15/01816 refers to a total of 6,222 lorry loads given that a standard HGV carries a load of 14m ³ and the application was assessed on this basis.
17/01439/FULL	Parcel 3 Erection of hay barn.	23/06/17 Application Withdrawn.
17/01903/CONDIT	Parcel 5 and Polo Pitch no.3 Details required by Condition 14 (detailed surface water drainage strategy) of planning permission 15/01816/FULL for the provision of polo pitch with provision of drainage lagoon.	19/10/17 Condition 14 (Surface Water Drainage Strategy) discharged.
17/01861/CONDIT	Parcel 5 and Polo Pitch no.3 Details required by condition 7 (construction management plan), 15 (hard and soft landscaping)	01/08/17 Condition 7 (construction management plan), 15 (hard



Planning Reference No.	Description	Date Determined
	and 16 (hedgerow) of planning permission 15/01816 for the provision of polo pitch with provision of drainage lagoon.	and soft landscaping) and 16 (hedgerow) discharged.
17 /02063/FULL	Parcel 4 Construction of hay barn.	08/01/18 Granted with Conditions.
23/00957/FULL	Parcel 4 Construction of new hay barn.	24/07/24 Application Refused as inappropriate development in the Green Belt.
23/00965/FULL	Parcel 4 Engineering operations for restoration of land Stag Farm, Howe Lane, Binfield, Bracknell.	20/06/24 Application Refused as the proposal is inappropriate development in the Green Belt. The applicant within their supporting flooding information, has not adequately demonstrated that the development would mitigate the risk of flooding on site and beyond. Due to the lack of sufficient supporting GCN ecological information, it cannot be conclusively determined if any habitat for protected species is present in and around the site and what impact the proposed development would have on the habitat of such protected/priority species, together with any mitigating measures if they were required.

9.2 Planning Enforcement Action

From a review of the planning portal, we have identified the following planning enforcement actions.

Planning reference No.	Description	Date Determined
09/50150/UCU	Complaint was siting of 6 mobile homes as grooms' accommodation without planning permission.	No Evidence Case Closed 04.12.09
11/50218/CONS	Construction of vehicular access onto Drift Road without planning permission.	No Evidence Case Closed 13.05.11
12/50068/COND	Importation of soil (contrary to Condition 21 of 08/00275).	No Evidence Case Closed 20.04.12
19/50122/ENF	Non-compliance with Condition 10 of 16/00870/VAR excessive vehicle movements.	No Evidence Case Closed 17.05.19



Planning reference No.	Description	Date Determined
19/50397/ENF	Excessive mud on Howe Lane from construction works relating to planning permission 15/01816/FULL	No Evidence Case Closed 19.12.19
20/50075/ENF	Change of use to tipping of M4 road works waste; or change of use to polo field; or change of use to industrial site without planning permission.	Case Closed 11.03.20
22/50089/ENF	Amount of grab loaders entering property daily / Howe lane continually mud on road/ height of land now altered.	Case Closed Justification from Officer 09.09.22
23/50093/ENF	Unauthorised importation and storage of waste materials. Further information regarding site operations (waste volumes/vehicle movements/waste transfer documentation) were requested from the landowner.	Case Open 17.05.23

The above is provided as a summary of the available information. Planning portals do not always have all the documentation uploaded and records only go back a certain number of years. Your solicitors or planning advisor should confirm if there are any outstanding planning conditions or breaches to planning control.

Royal Borough of Windsor and Maidenhead Council – Environmental Health Department

We have made regulatory enquiries to Mr Michael McNaughton, Environmental Protection Officer Borough of Windsor and Maidenhead Council regarding environmental issues that may impact the continued use of the property.

In summary, the Officer has confirmed the following details:

- The Council records do not indicate that there are any sites prioritised for investigating or to be determined or designated as contaminated land under the Environmental protection Act 1990 Part IIA (as amended);
- The Council do not hold any ground investigation reports or relevant documentation with reference to contaminated land issues;
- The Council contaminated land database does not indicate any current, historical or Environment Agency landfills or historic infilled or unknown filled ground on site or within 250m of the site boundary;
- The Council does not hold any information/records with respect to the potential for ground gas and gas protection measures. A search of records shows no outstanding conditions on any planning application with respect to contamination and ground gas;
- The Council does not hold any records of pollution incidents at the property, however, the Councils records are incomplete and out of date. The Council have anecdotal evidence that there are a number of discharge consents for domestic sewage. These are governed and regulated by the Environment Agency. The Council have no records whether any of these discharge consents were breached. Commercial search reports hold this information. If there were any breached of consents these are likely to be small and localised and not cause significant issues with respect to Part IIA and IPPC;
- The Council is unaware of any registered Private Water Supplies or Abstractions within 250m of the site; and
- The Council is not aware of any permitted activities with respect to the site. However, agricultural farms are a potential source of contamination due to their use including the use and storage of Agri chemicals, storage and maintenance of plant and machinery, asbestos in buildings etc. A standard contaminated land planning condition is likely to be requested should a sensitive end use be proposed via the local Planning Authority.



Where relevant, a copy of the Environmental Information Request is provided in **Appendix B**.



10.0 Preliminary Risk Assessment

10.1 Background






To assess the potential risks associated with the presence of ground contamination, the linkages between the probable sources, exposure pathways and sensitive receptors need to be carefully established and evaluated. This process is generally referred to as a Preliminary Risk Assessment (PRA) and is the starting point for assessing contamination risk on site.

This report has been prepared for Vendor Due Diligence purposes on the assumption that the site will remain in its current land use. Therefore, the objective of the PRA is to establish the following:

- Significance of potential land contamination and/or ground related risks;
- Suitability of the land from an environmental perspective for its assumed future use; and
- Need to undertake further surveys, investigations and/or due diligence.

10.2 Assessment of Risk

In consideration of the above objectives and available information, the overall risk with respect to issues identified on the site has been assessed qualitatively as low, low to moderate, moderate, moderate to high or high. CONNIX has adopted the following contaminated land risk definitions for the Preliminary Risk Assessment:

	Low	Contaminants may be present but very unlikely to have an unacceptable impact on key targets. No action needed whilst site remains in present use and remains undisturbed.
	Low to Moderate	Contaminants may be present but unlikely to have an unacceptable impact on key targets. Action unlikely to be needed only if the site remains in present use or otherwise remains undisturbed.
	Moderate	Contaminants probably or certainly present and likely to have an unacceptable impact on key targets.
	Moderate to High	Contaminants probably or certainly present and very likely to have an unacceptable impact on key targets. Action is advised to clarify risk.
	High	Contaminants probably or certainly present and very likely to have an unacceptable impact on key targets.

Potential Contaminants	Pathways	Receptors	Risk Evaluation of Pollutant Linkage	Risk
Historical Contaminants On Site Construction of 3no. Polo Pitches with imported soils. Polo Pitch no.1 (land parcel 2), Polo Pitch no.2 (land parcel 6) and Polo Pitch no.3 (land parcel 5). Off Site Agricultural land –potential for significant contamination not anticipated. Current Contaminants On Site Imported materials in land parcels 2, 5, 6 and 9. Based on the results of the laboratory analysis undertaken the materials analysed all classify as non-hazardous. Asbestos materials within building fabric and debris associated with agricultural buildings	Direct contact / ingestion of contaminated soil	Site Users	The previously constructed polo pitch no.1 was constructed from site won materials with no importation used or permitted. Polo pitches nos.2 and 3 were constructed under control of Environmental Permits (EP) that have now been surrendered. The materials imported to site are generally classified as Non-Hazardous but with some mixed wastes present. Tipping has continued on land parcel no.5 post surrender of EP and excessive volumes are present on site and subject to Planning Enforcement Notice. Direct contact is possible on land parcel no.5 that is not vegetated. The remainder of the site is covered by vegetation.	L/M
Current Contaminants Off Site Agricultural land – potential for significant contamination not anticipated.	Inhalation of ground gases/ dust/fibres	Construction Workers	Construction workers could be exposed to asbestos debris/fragments in the vicinity of agricultural buildings. Standard health and safety precautions should be adopted.	L/M
		Site users and members of public	Land parcel no.5 is not complete i.e vegetated and may be prone to dust generation as deposited materials dry out.	L/M
	Direct contact with soils Plant uptake from soil	Construction Workers	Whilst the materials imported to site have been categorised a Non- Hazardous, we cannot rule out the potential for contamination hot spots to be present within the mixed wastes.	L/M
		Buildings and Services	Materials testing has not identified any contaminants that could impact buildings/services.	L
		Landscaped Areas	No evidence of vegetation die back noted as a result of contamination. However, trees and vegetation may become impacted by waterlogged conditions as a result of poor land drainage as a result of tipping.	L



Potential Contaminants	Pathways	Receptors	Risk Evaluation of Pollutant Linkage	Risk
	Leaching to groundwater	Secondary A Aquifer in vicinity of The Cut Unproductive Aquifer beneath majority of site	The deposited materials have been classified as Non-Hazardous and the underlying ground conditions beneath the majority of the property is an Unproductive Aquifer and therefore of low sensitivity.	L
	Migration in groundwater	Water Abstractions	There are no groundwater abstractions within 500m of the site. Therefore, we consider the potential risk to be low.	L
	Migration in groundwater to watercourse	The Cut Located on western boundary Drainage ditches bisecting site	Based on the nature of deposited materials (Non-Hazardous) we consider the risk of migration of contamination in groundwater to be low.	L
	Surface water runoff	that discharge into The Cut	There is the potential for run-off from land parcel no.5 (to be high in suspended solids i.e clay/silt) to enter the land drainage network.	H
	Surface water runoff to adjacent land	Off Site Land and Property	From our site inspection, no evidence of surface water run-off to adjacent property was noted. Run off should be controlled during redevelopment.	L
	Migration in groundwater to adjacent land		The deposited materials have been classified as Non-Hazardous and the underlying ground conditions beneath the majority of the property is an Unproductive Aquifer.	L/M



11.0 Conclusions and Recommendations

CONNIX has completed this Environmental Due Diligence Report for disposal purposes and our conclusions and recommendations are set out below:

The site comprises Land Registry Title (BK413410) and consists of 9no. parcels of farmland, which occupies a total area of approximately 87 hectares/215 acres. The land is primarily laid to grass and is used for the grazing of livestock. There are a number of dilapidated outbuildings at the entrance off Howe Lane.

The site is bound by The Cut (western boundary) and is bisected by land drains. According to Environment Agency Flood Risk data, the land immediately adjacent to these features is potential at medium/high risk of flooding from fluvial/surface water sources. However, the majority of the agricultural land away from these features is at very low/low risk of flooding. Should further development be undertaken, it is likely that a site-specific flood risk assessment would be required for planning purposes.

During our inspection, we noted that the land drains in land parcels nos. 2 and 5 had been over tipped and water was ponding on the land surface causing significant waterlogging. Irrespective of the future use of the land, there will need to be surface water management scheme put in place/along with further maintenance to restore drainage.

The Client has commissioned an Asbestos Management Survey that has confirmed the presence of Chrysotile in cement products (roof, cladding, internal panelling) and also as broken fragments in the outbuildings. Located towards the centre of the farm is a large mound of material that was brought onto the farm to enable Polo Pitch no. 3 to be constructed.

From a review of the Royal Borough of Windsor and Maidenhead Council planning portal, we understand that planning permission was granted to construct 3no. polo pitches. The first polo pitch was constructed from site won materials, whilst polo pitches 2 and 3 required the importation of materials.

The relevant planning applications include:

- Application ref.08/00275/FULL, permitted the construction of pitch no.1, attached Condition 21 prohibits any importation of materials, which suggests no materials were imported;
- Application ref. 13/00180/FULL, permitted the construction of pitch no. 2, attached Condition 8 limited importation of materials to 72,000m³;
- Application 15/01816/FULL, permitted the construction of pitch no.3, attached Condition 9 limited importation of materials to 72,000m³; and
- Application 16/00870/VAR is for the same pitch as allowed under 15/01816/FULL but, increased the allowed importation of materials from 72,000m³ to 93,332m³. Condition 9 of 16/00870/VAR confirms this.

On inspection, polo pitches no.1 and no.2 had been constructed and were grass covered and used for grazing of livestock, rather than their intended use. We have been informed by those involved in the original construction that there no under pitch drainage and/or surface water management system was put in place.

The planning portal indicates that a Planning Contravention Notice (ref. 23/50093/ENF) was issued to the landowner (Emirates Holdings Limited), dated 23/05/23 associated with total volume of waste deposited on site and number of vehicle movements. The notice requires further information regarding waste importation activities to be provided. We understand that no formal enforcement action has been taken to date by the Planning Authority.

We have undertaken a Freedom of Information Request with the Environment Agency to ascertain their knowledge of historical tipping activities during the construction of the polo pitches. The Environment Agency has confirmed that Jordan Construction were granted 2no. Environmental Permit(s) for the construction of Polo Pitches 2 and 3 and these have been surrendered.

These permits include:

- Permit EAWML 102770 EPR XP / 3799 VA - surrendered 31 May 2011. This was a standard rules permit (SR2010no.8) and covered the whole property and limited the imported volumes to 100,000 tonnes per site; and



- Permit EAWML 400493 EPR AB / 3300 KW - surrendered 24 July 2013. This was a standard rules permit (SR2010no.8) and covered the area occupied by polo pitch no.2 and limited the imported volumes to 100,000 tonnes per site.

We understand that materials continued to be imported to site after the surrender of the Environmental Permits in July 2013 and did not cease until December 2024 when the site was secured by the Client. There is no information within the public domain to confirm the origin and identification of the waste carriers involved in the tipping during this period. However, it is an offence in the UK under Section 33 of the Environmental Protection Act 1990 to deposit, treat or dispose of controlled waste without an Environmental Permit.

We further understand that no formal enforcement action has been taken to date by the Environment Agency in relation to waste disposal activities on-site.

The Client has commissioned Greenhatch Group to undertake a full topographical and volumetric survey to ascertain the volume of materials imported to site. The survey has confirmed that a total of approximately 873,662 m³ of material has been imported onto the farm. The total volume calculated was derived from subtracting the survey level data obtained in March 2025 from Environment Agency LiDAR data sourced through Promap Digital Maps for the period 2003-2009. The Survey has confirmed that of the 873,662m³ of material imported, a significant stockpile of materials measuring 558,815m³ remains on land parcel no.5 towards the centre of the site.

The Client has commissioned TRC to undertake a Material Classification Assessment on imported waste materials under the 2no. Environmental Permits. A ground investigation took place between 17 to 21 March 2025, involving hand-dug pits and trial pits. Imported Made Ground was found in land parcels nos.2, 5, and 6, with the deepest deposits reaching 10m in land parcel no.5. The Made Ground contained various anthropogenic materials (e.g., ceramic, brick, concrete, plastic, glass, asphalt, metal, batteries, and minor quantities asbestos fibres).

There was no significant contamination, but detectable metals and hydrocarbons exceeded natural background levels. Some materials may classify as mixed waste due to asbestos content, making them unsuitable for disposal in an inert waste landfill. Laboratory testing classified the materials as non-hazardous, following WM3 Waste Classification Guidance. Given the heterogeneous nature of the material and the large stockpile, further sampling and testing would be required for off-site disposal.

For the avoidance of doubt, CONNIX is not able to speculate as to the future enforcement position that the Local Planning Authority/Environment Agency may take in relation to waste volumes on site. Therefore, we recommend that purchasers undertake their own due diligence and take appropriate legal advice in this regard.

We recommend that this Environmental Due Diligence Report and other technical surveys commissioned by the Client (Asbestos, Topographical/Volumetric Survey and Material Classification Assessment) are provided to potential purchasers for review.

All technical surveys are capable of assignment.

Appendices



APPENDIX A

Ordnance Survey Historical Mapping

Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: County Series

Map date: 1897-1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1898
Edition 1900
Copyright N/A
Levelled N/A

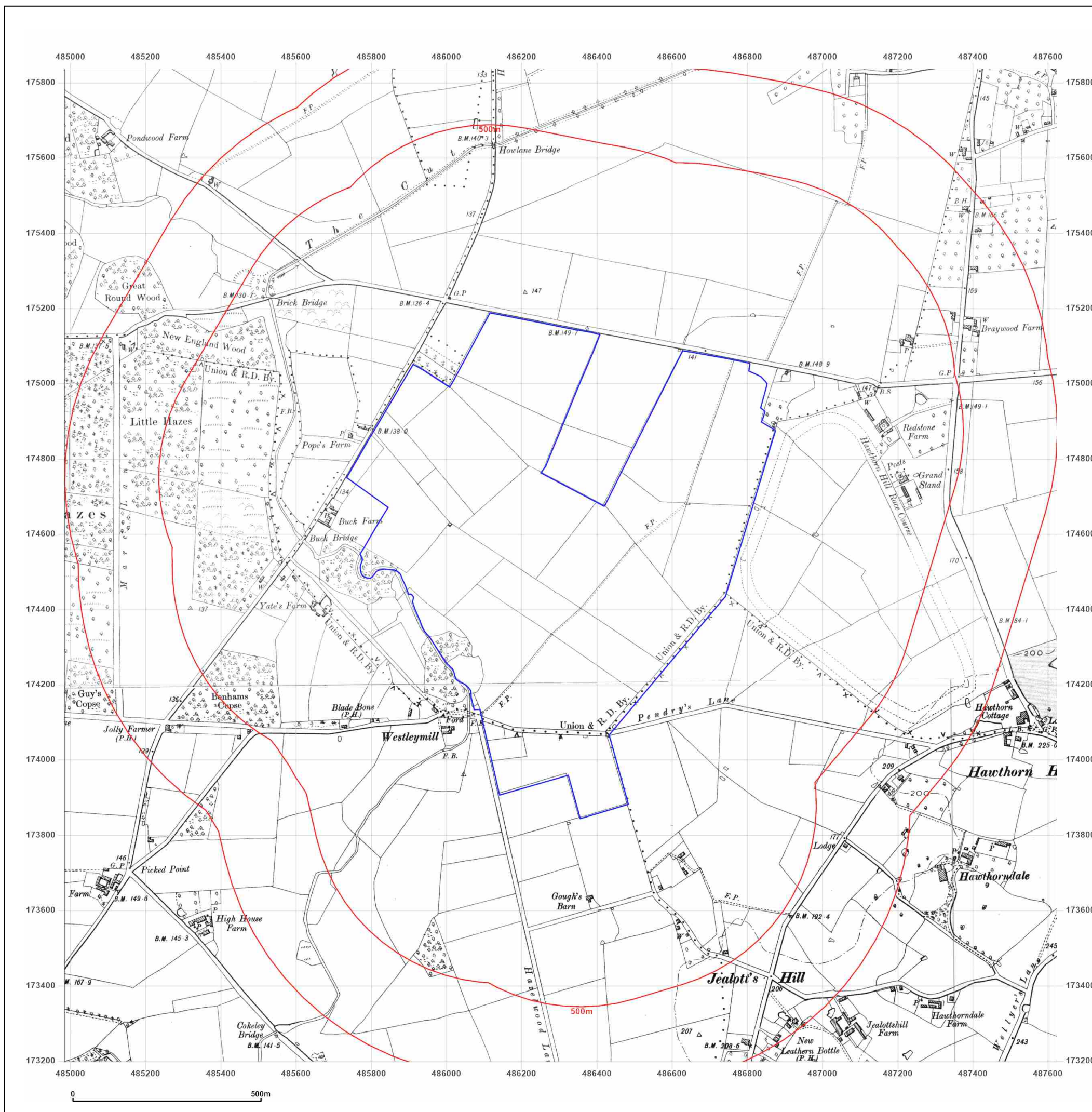


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Production date: 12 February 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: County Series

Map date: 1910-1913

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

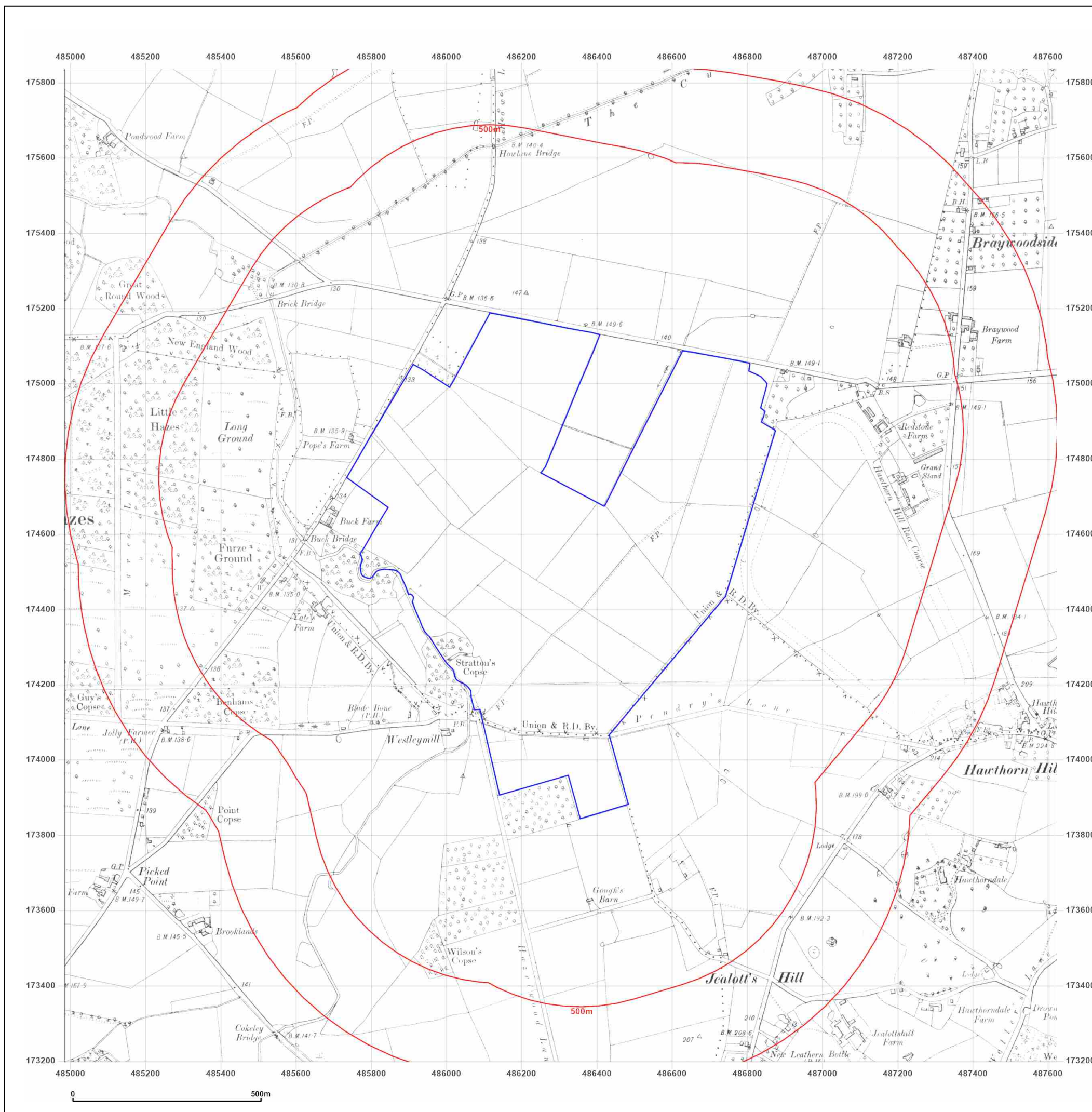


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Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: Provisional

Map date: 1956-1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1959
Edition N/A
Copyright N/A
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Surveyed 1956
Revised 1959
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Copyright N/A
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Surveyed 1956
Revised 1959
Edition N/A
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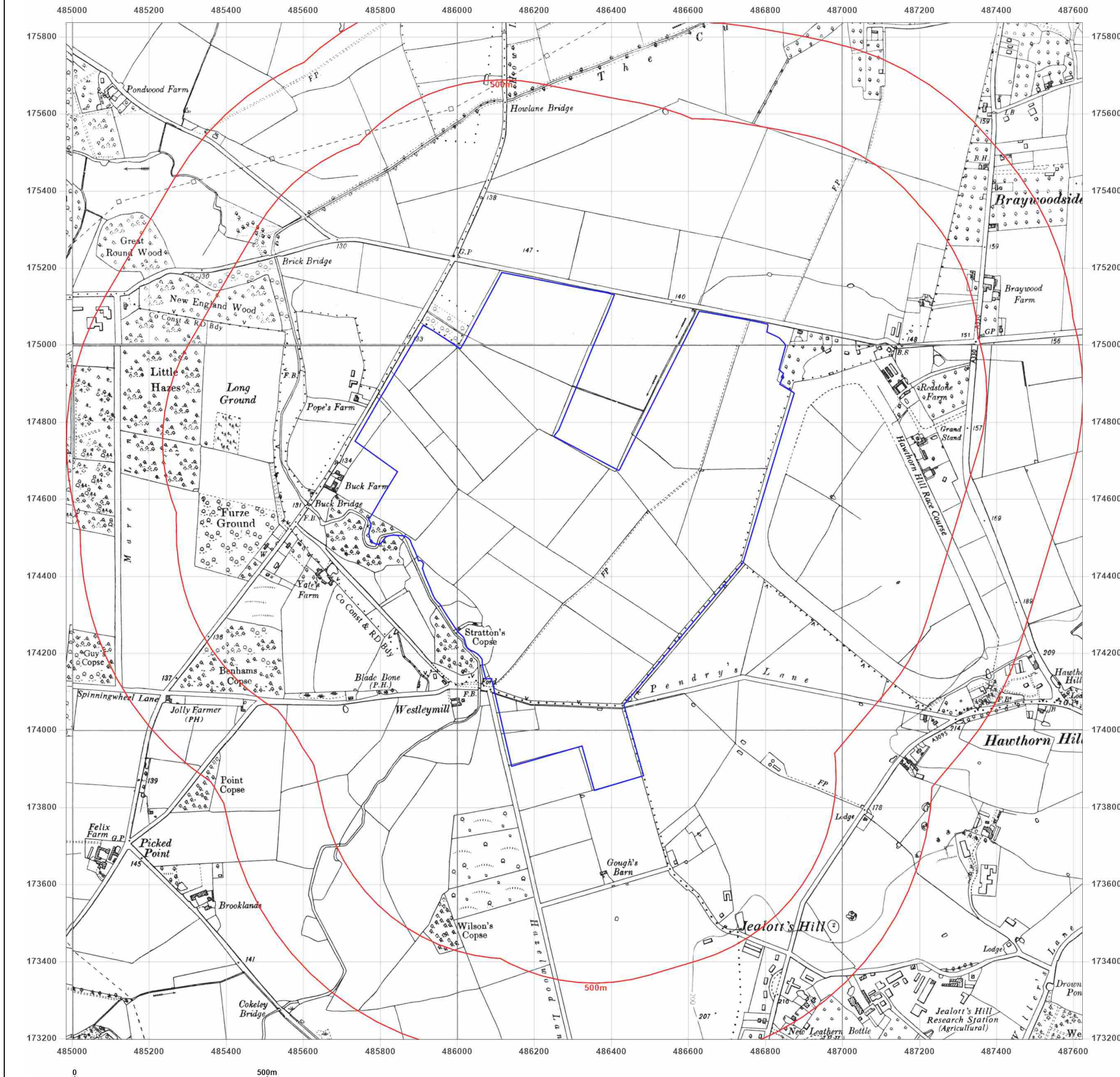


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Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: Provisional

Map date: 1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1959
Edition N/A
Copyright N/A
Levelled N/A

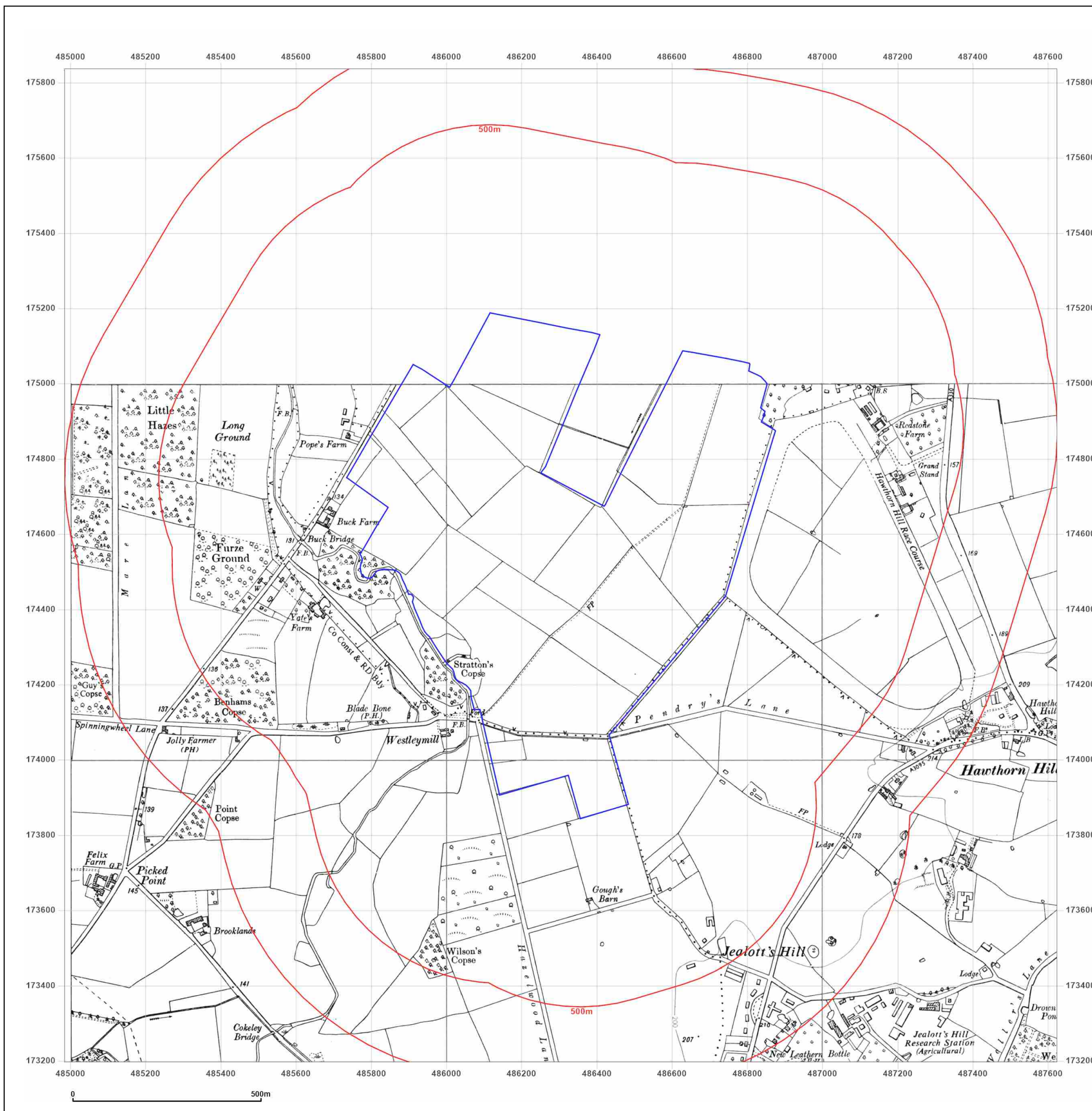


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Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: National Grid

Map date: 1975-1976

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1975
Edition N/A
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Levelled 1971

Surveyed 1972
Revised 1976
Edition N/A
Copyright 1976
Levelled 1971

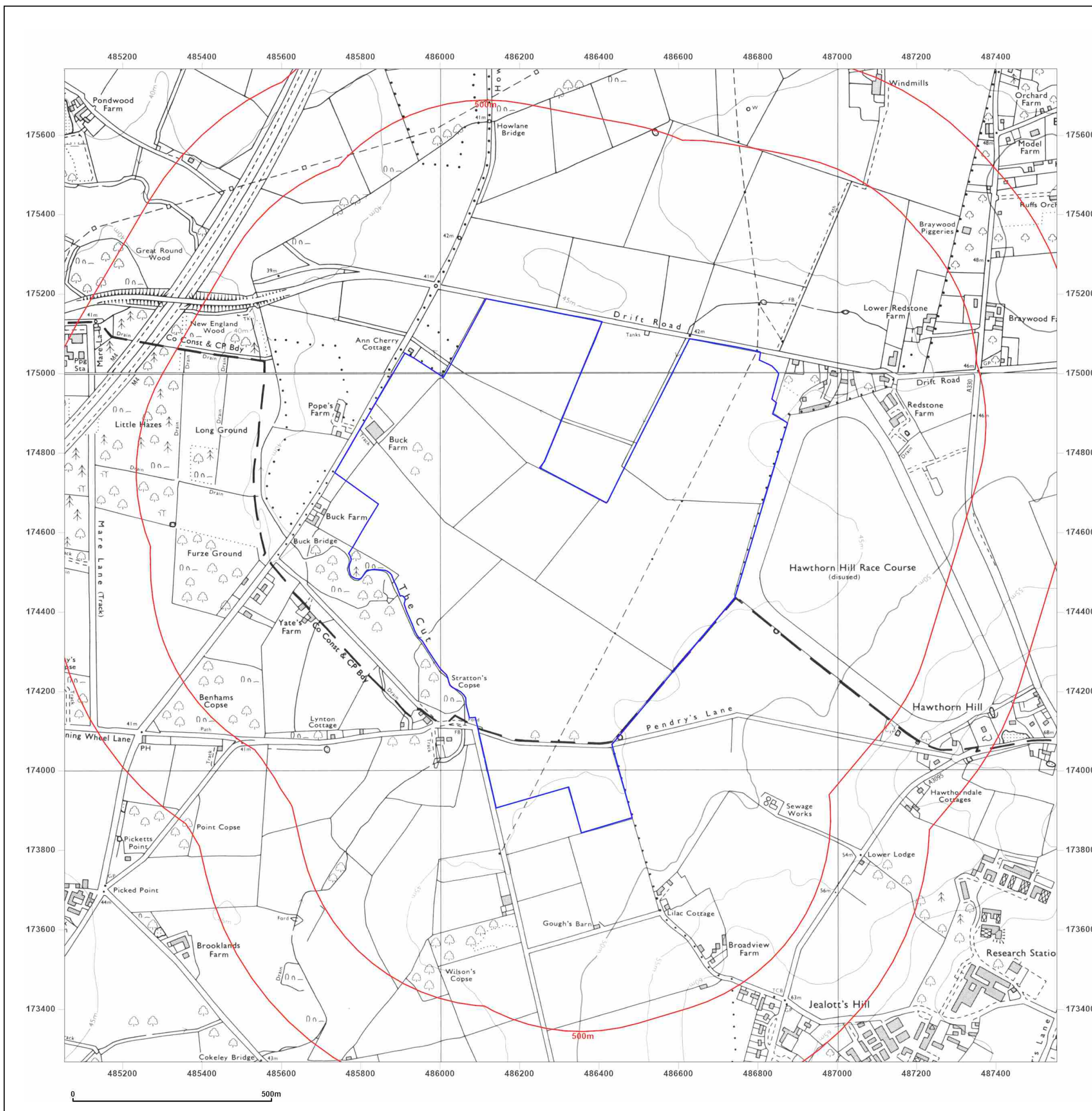


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Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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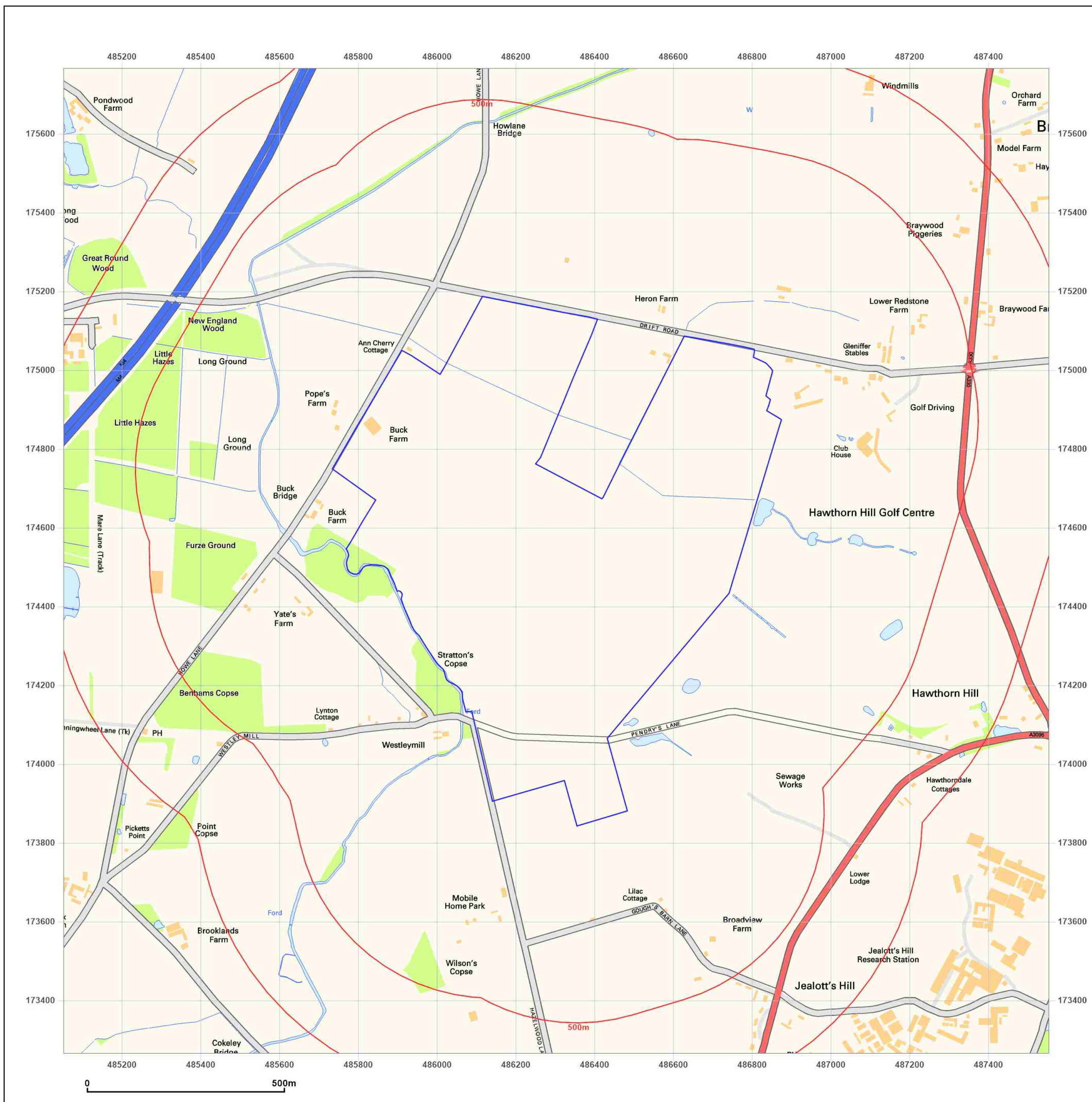


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Site Details:

Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

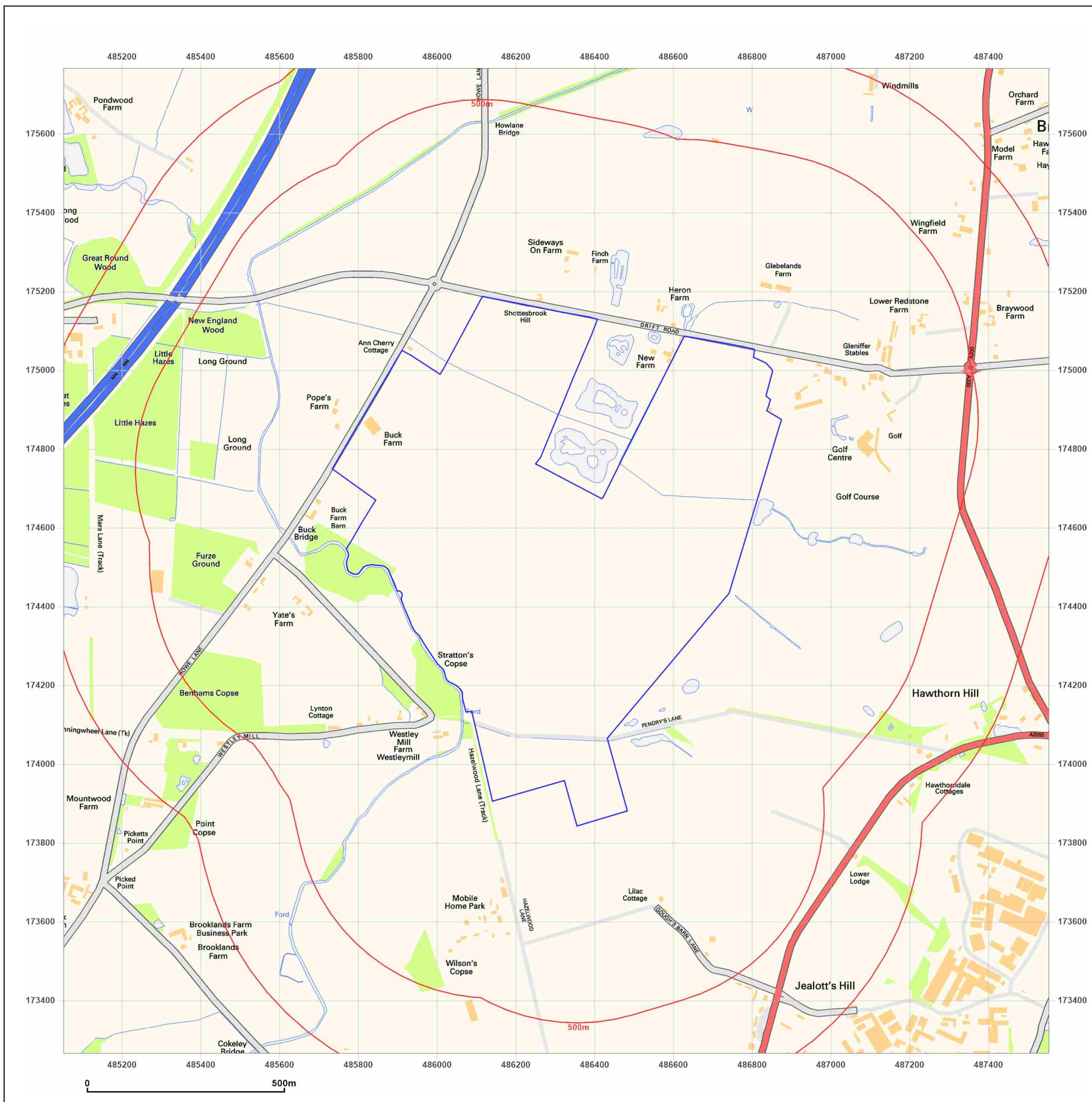


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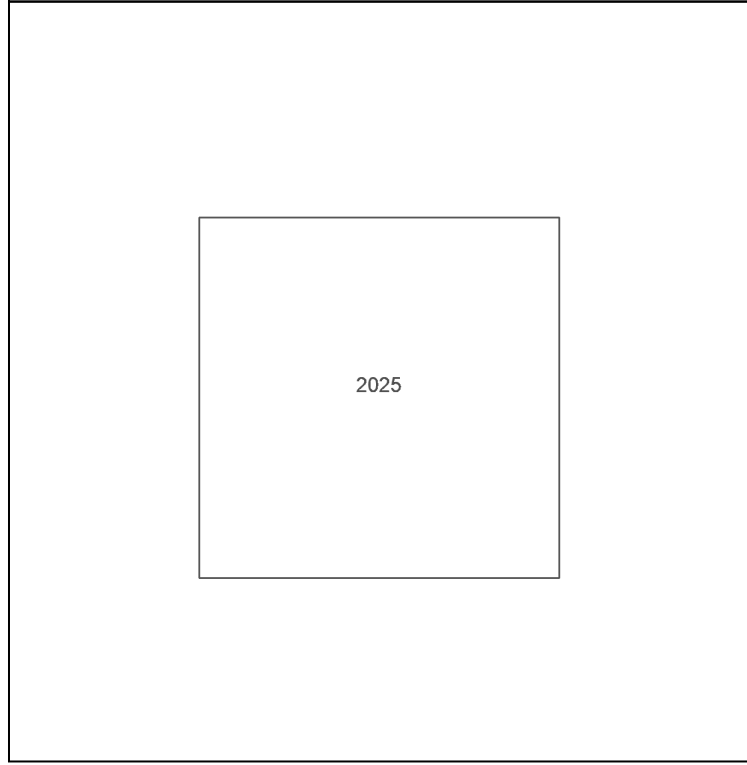
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Howe Lane Farm, RG42 2QS

Client Ref: 2024-030 Howe Lane Farm, Bracknell
Report Ref: GS-Z94-OIA-UD6-99R
Grid Ref: 486303, 174516

Map Name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000







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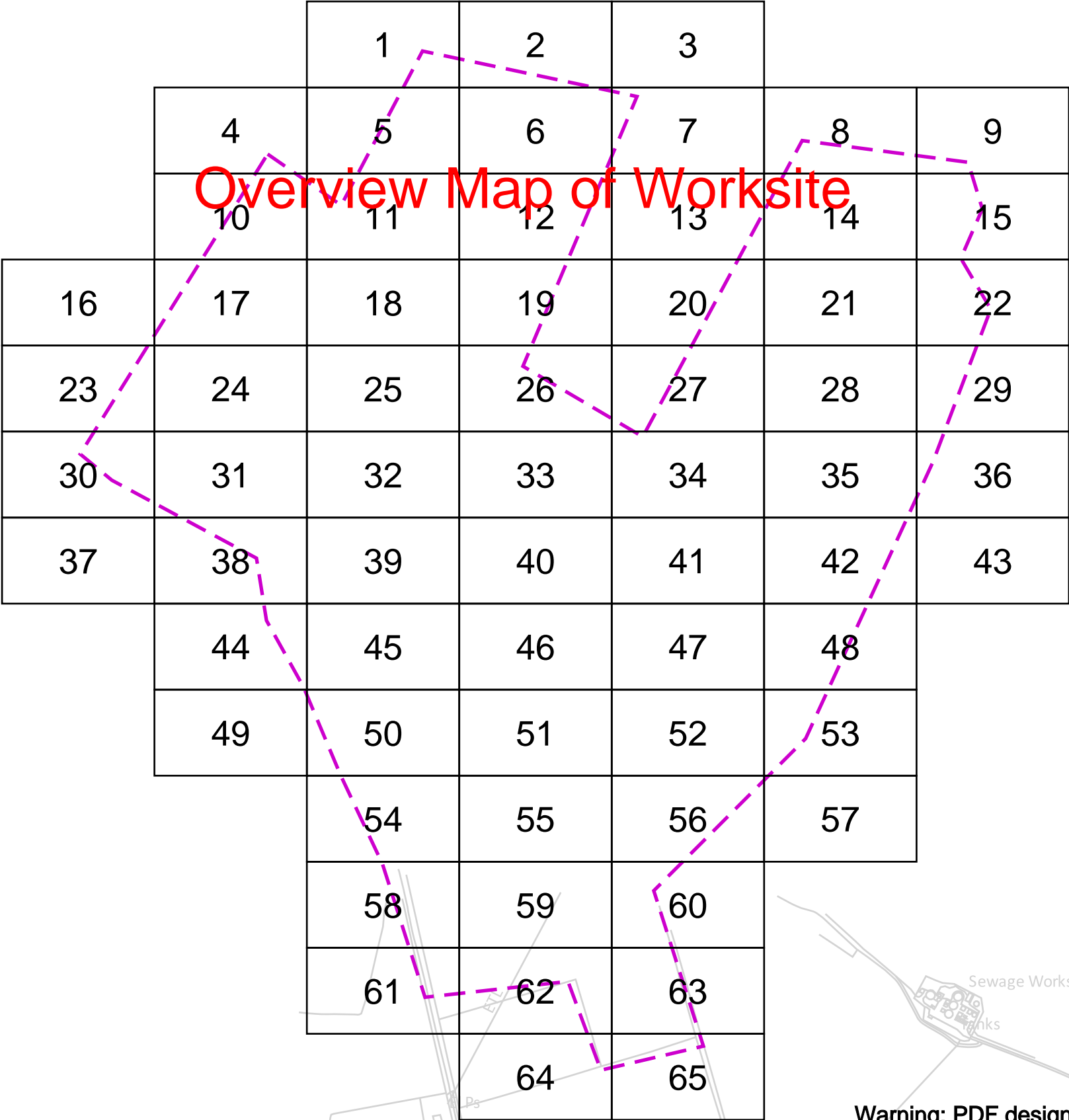
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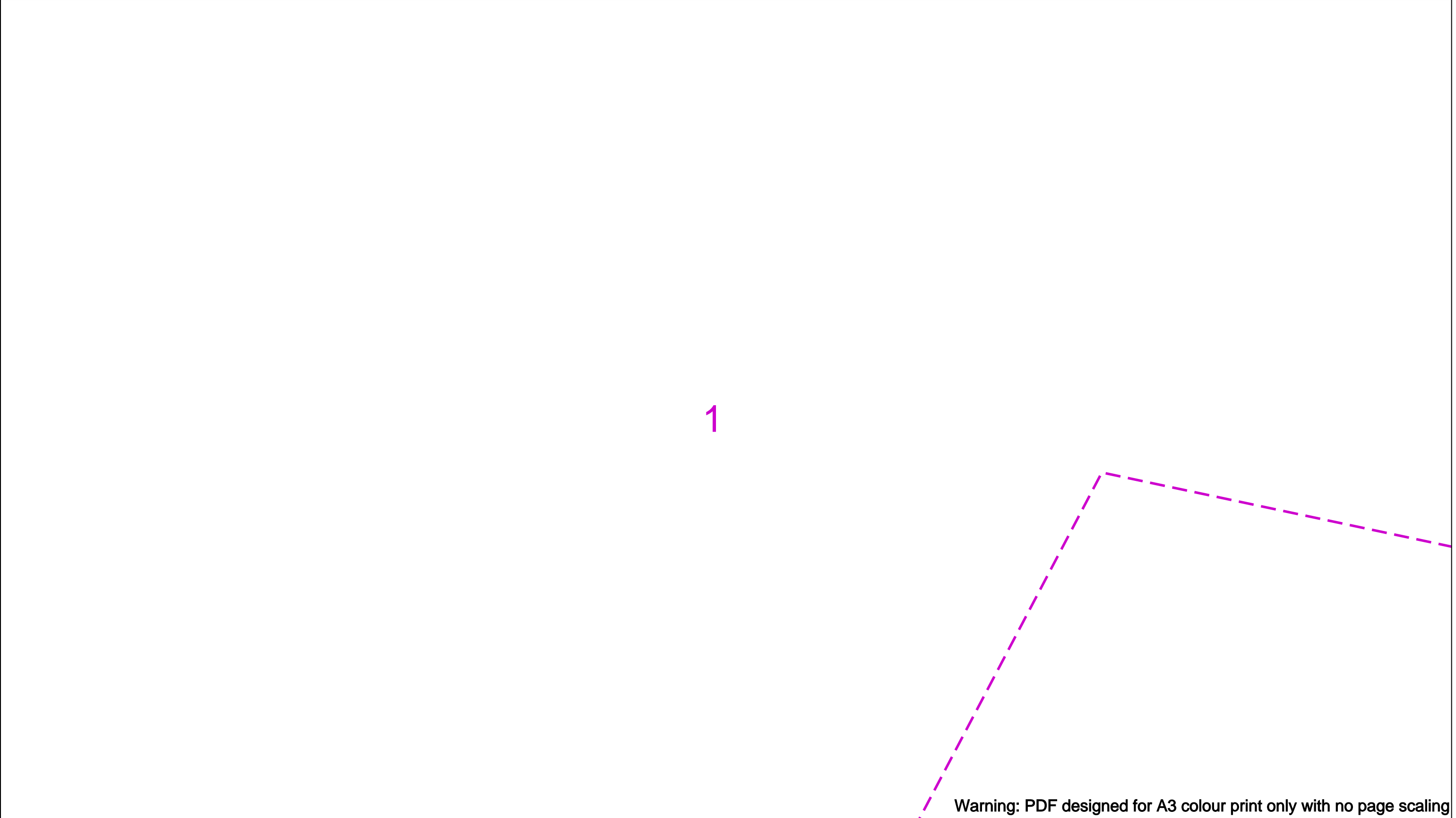
APPENDIX B

Supporting Documents




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

<p>Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane</p> <p>Scale: 1:6663 (When plotted at A3)</p>		<p>View extent: 200m, 115m</p> <p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	<p>In case of an emergency call 0800 111 999</p> <div><div><p>Dig Sites</p><p>— LP Mains</p><p>— MP Mains</p><p>— IP Mains</p><p>— LHP Mains</p></div><div><p>Area: Line: </p><p>Valve</p><p>Depth of cover</p><p>Syphon</p></div><div><p>Diameter Change</p><p>Material Change</p><p>Out of Standard Service</p></div></div>		<p>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:</p> <ul style="list-style-type: none">• Identification of shallow services• Identification of dual services• Recording of non-perpendicular services <p>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</p>	<div><div>Cadent</div><div>Your Gas Network</div></div>
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		<div> Your Gas Network</div>
<div>Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane</div>	<div>IMPORTANT NOTICES</div> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	<div><div><div><div><div></div><div>Dig Sites</div></div><div><div><div></div><div>LP Mains</div></div><div><div></div><div>MP Mains</div></div><div><div></div><div>IP Mains</div></div><div><div></div><div>LHP Mains</div></div></div><div><div><div></div><div>Valve</div></div><div><div></div><div>Depth of cover</div></div><div><div></div><div>Syphon</div></div></div><div><div><div></div><div>Area: <div></div></div><div><div></div><div>Line: <div></div></div></div><div><div><div></div><div>Diameter Change</div></div><div><div></div><div>Material Change</div></div><div><div></div><div>Out of Standard Service</div></div></div></div></div><div><p>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:</p><ul style="list-style-type: none">• Identification of shallow services• Identification of dual services• Recording of non-perpendicular services<p>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</p></div></div></div></div>		
Scale: 1:500 (When plotted at A3)				

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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		<div>Cadent</div> <div>Your Gas Network</div>
Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	<div><div><div></div><div></div><div></div><div></div></div><div>Dig Sites</div><div><div></div>LP Mains</div><div><div></div>MP Mains</div><div><div></div>IP Mains</div><div><div></div>LHP Mains</div></div> <div><div><div></div></div>Valve</div> <div><div></div>Depth of cover</div> <div><div></div>Syphon</div>		

Diameter ChangeMaterial ChangeOut of Standard Service

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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Dig Sites

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Area:

Line:

50m

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

• Identification of shallow services

• Identification of dual services

• Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent

Your Gas Network

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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		<div>Cadent</div> <div>Your Gas Network</div>
Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	<div><div><div></div><div></div><div></div><div></div></div><div>Dig Sites</div></div> <div><div></div><div></div><div></div><div></div></div> <div>LP Mains MP Mains IP Mains LHP Mains</div>		

Valve
Depth of cover
SyphonDiameter Change
Material Change
Out of Standard Service

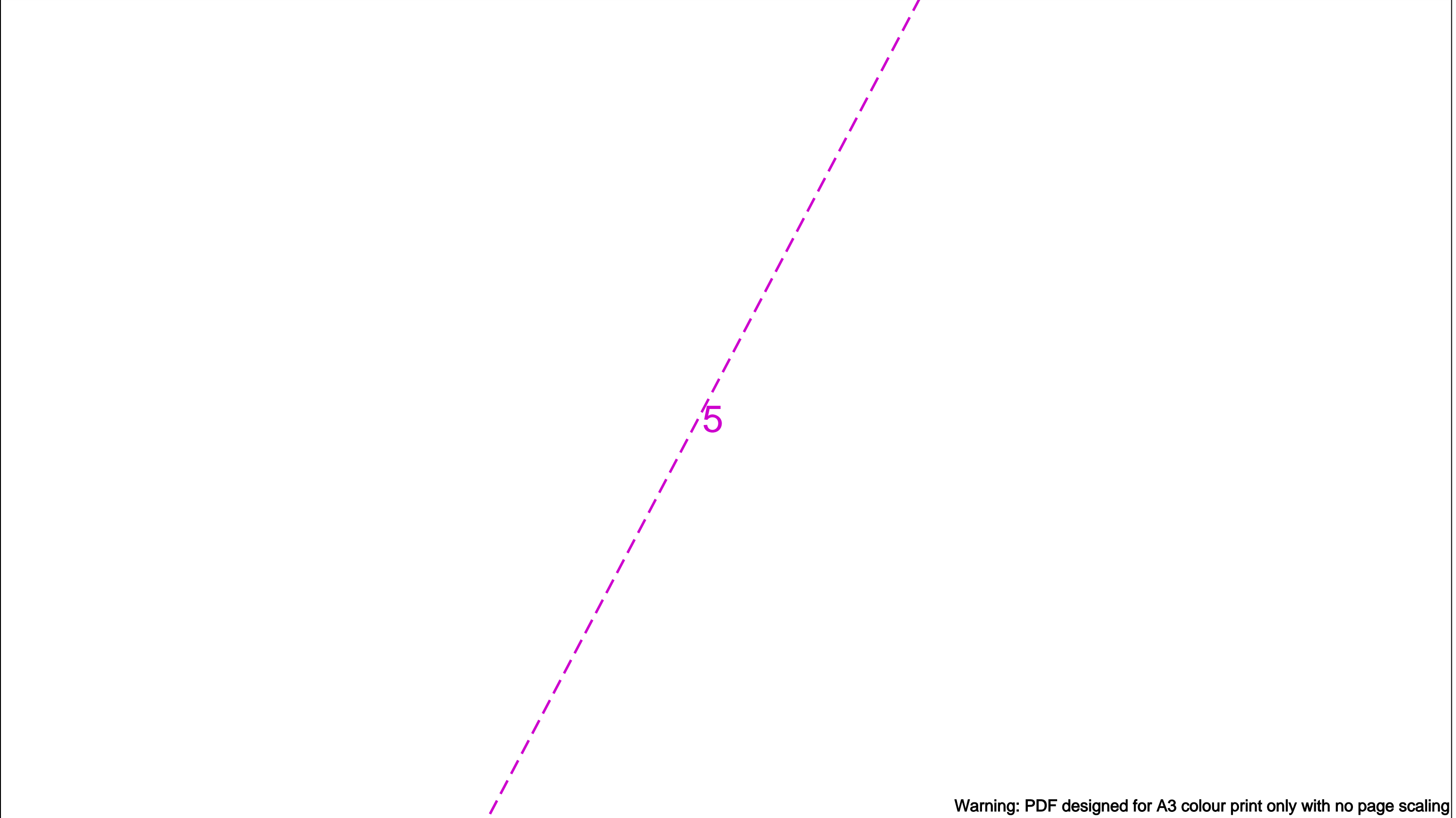
50m

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
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Valve
Depth of cover
SyphonDiameter Change
Material Change
Out of Standard Service

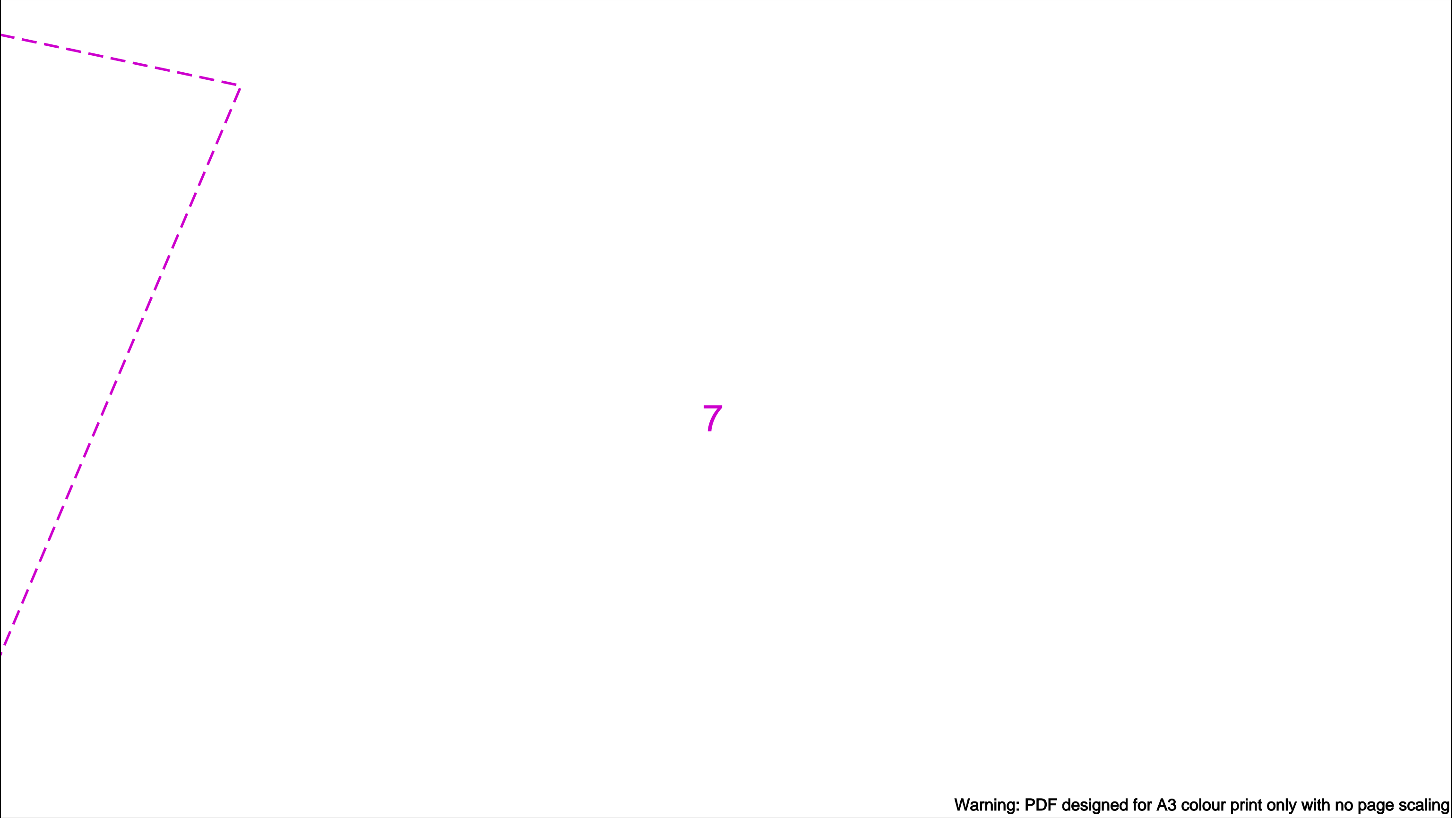
50m

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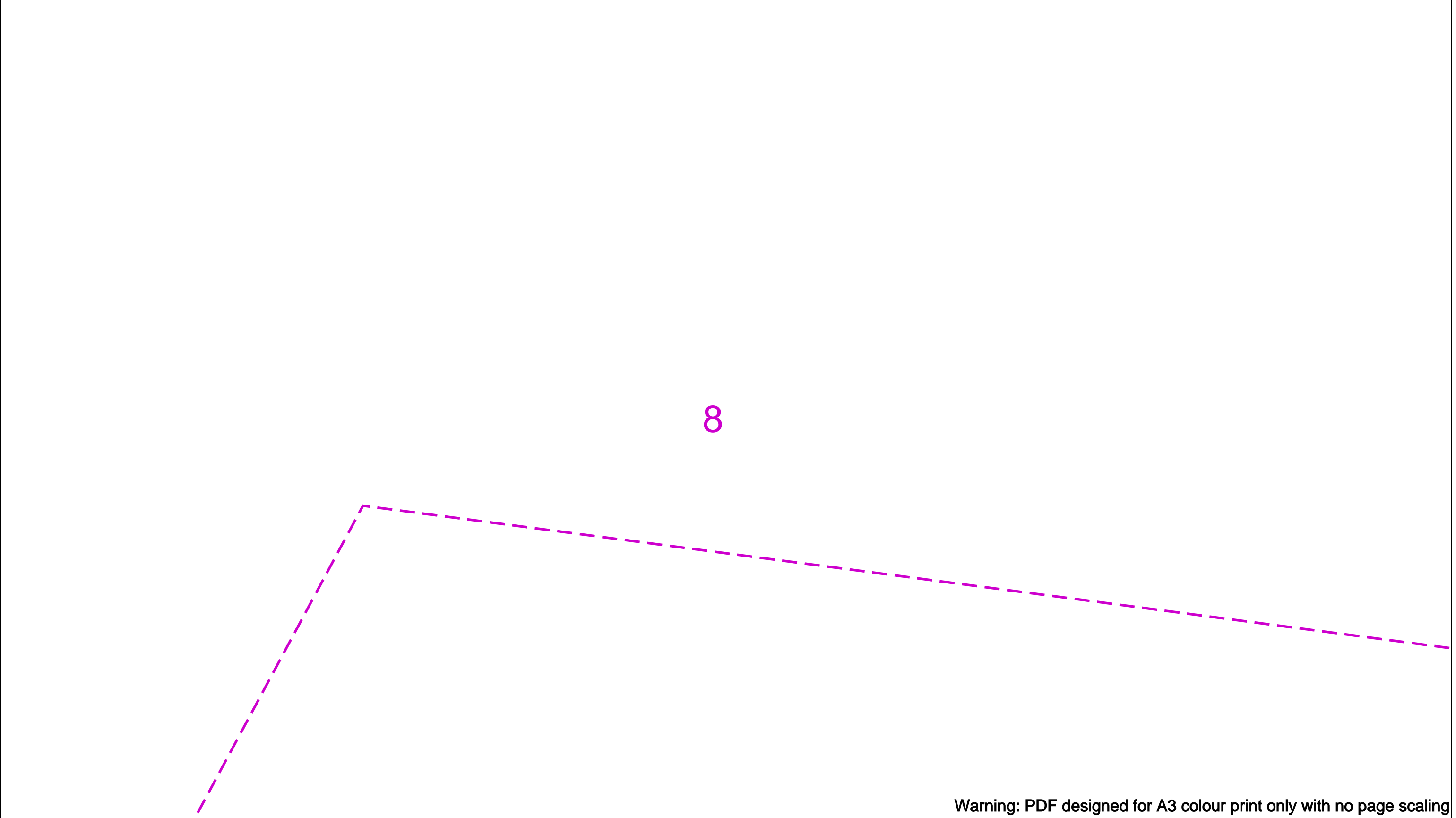
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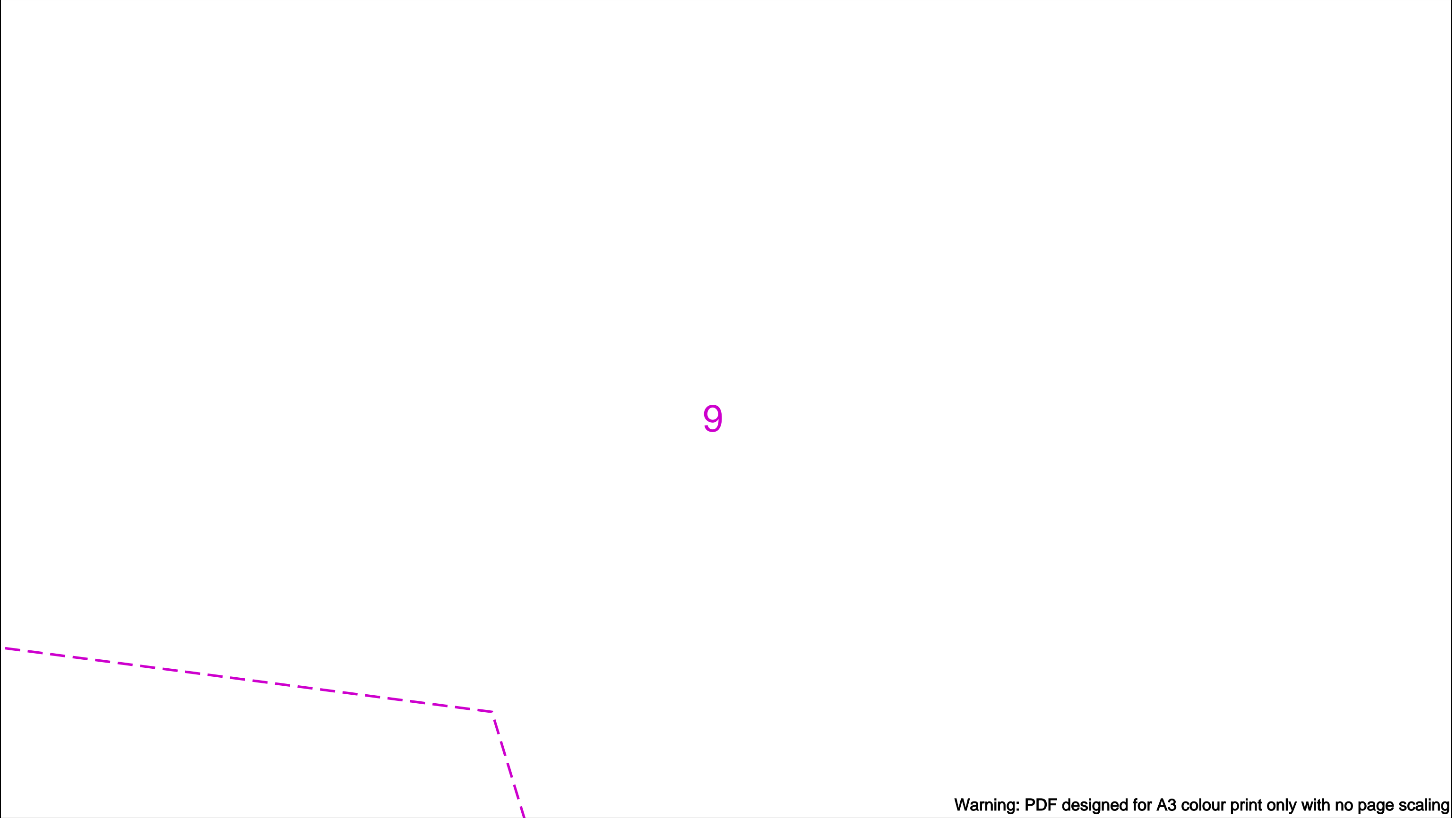
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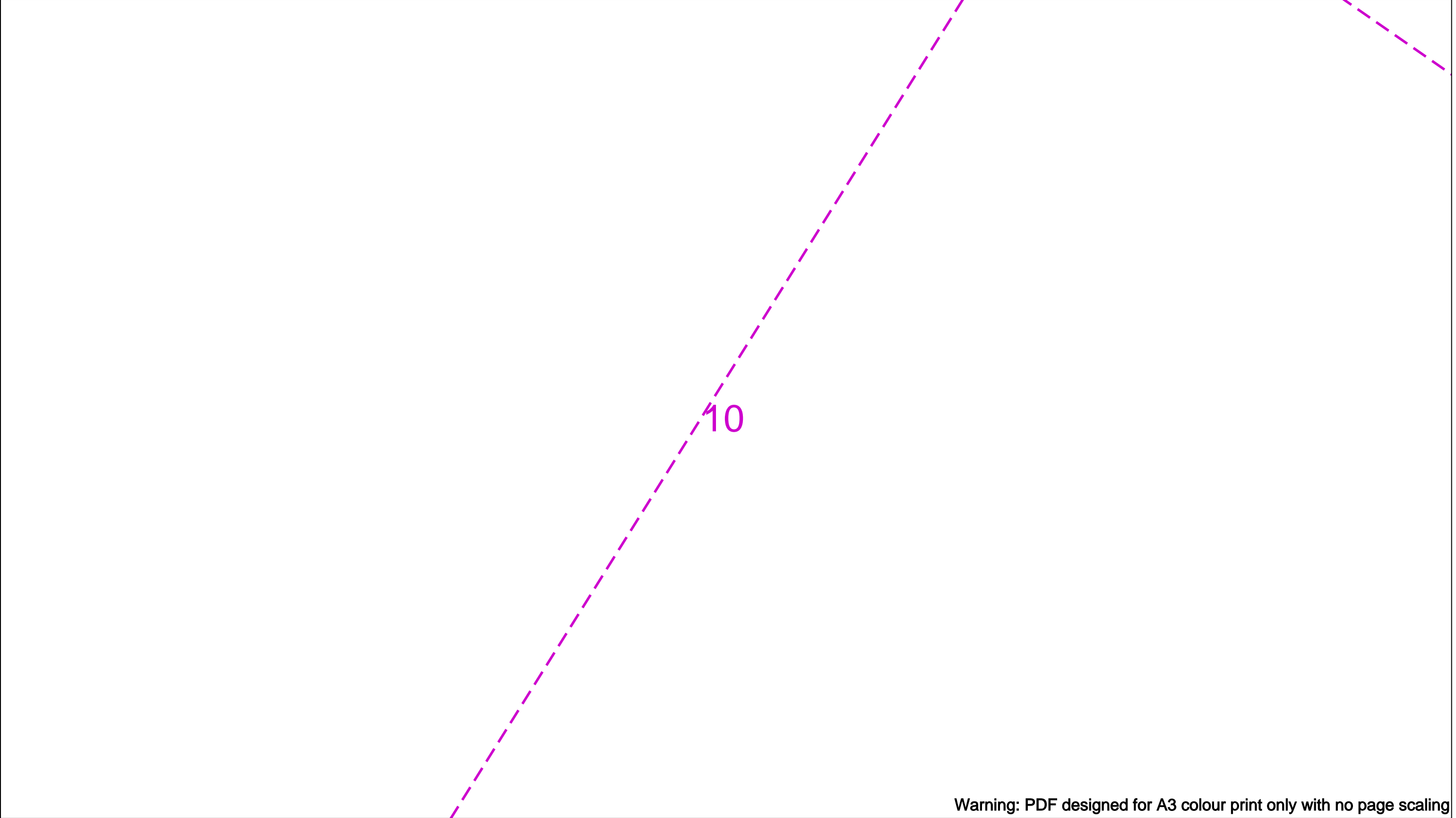
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Scale: 1:500 (When plotted at A3)					

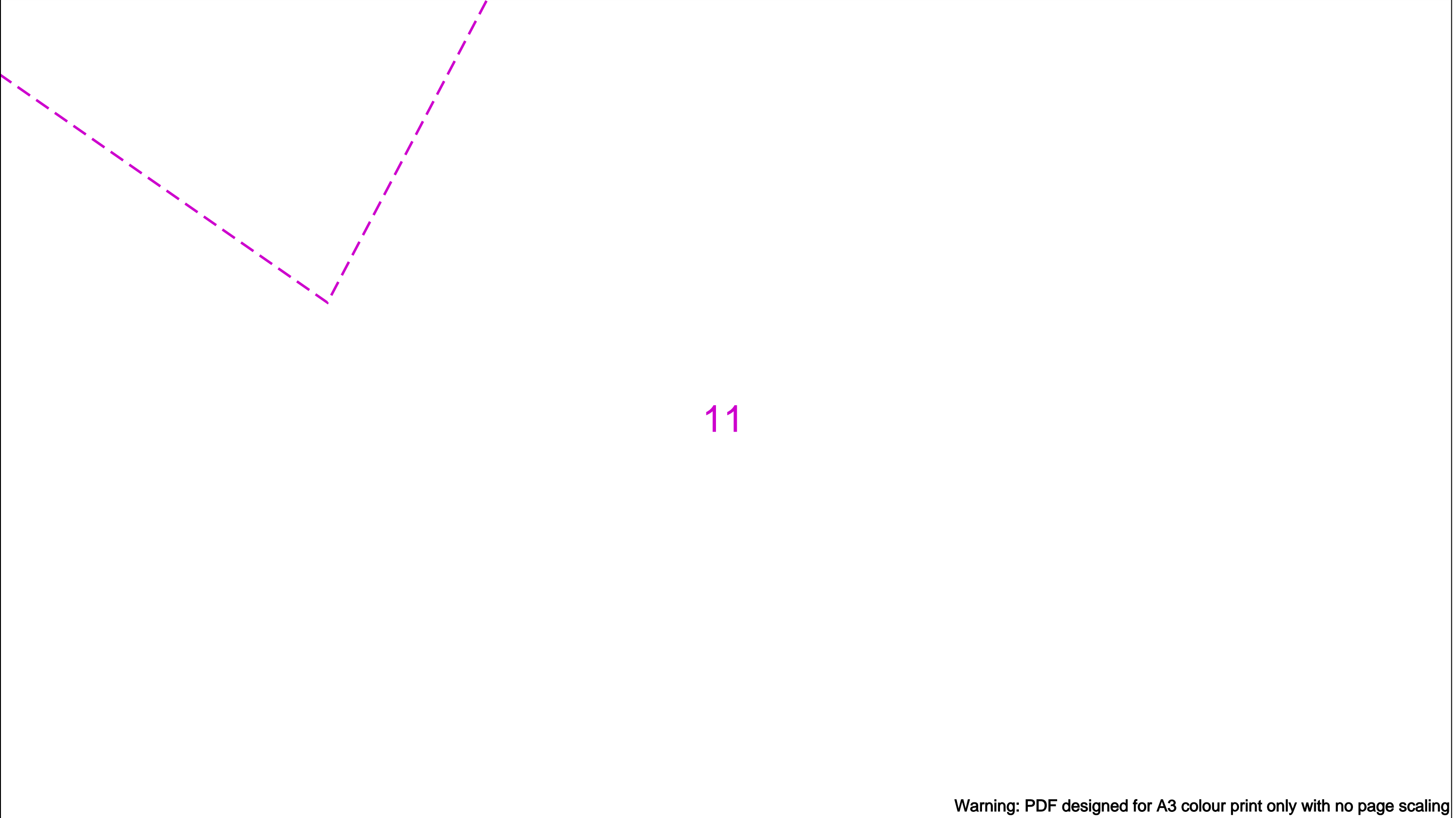
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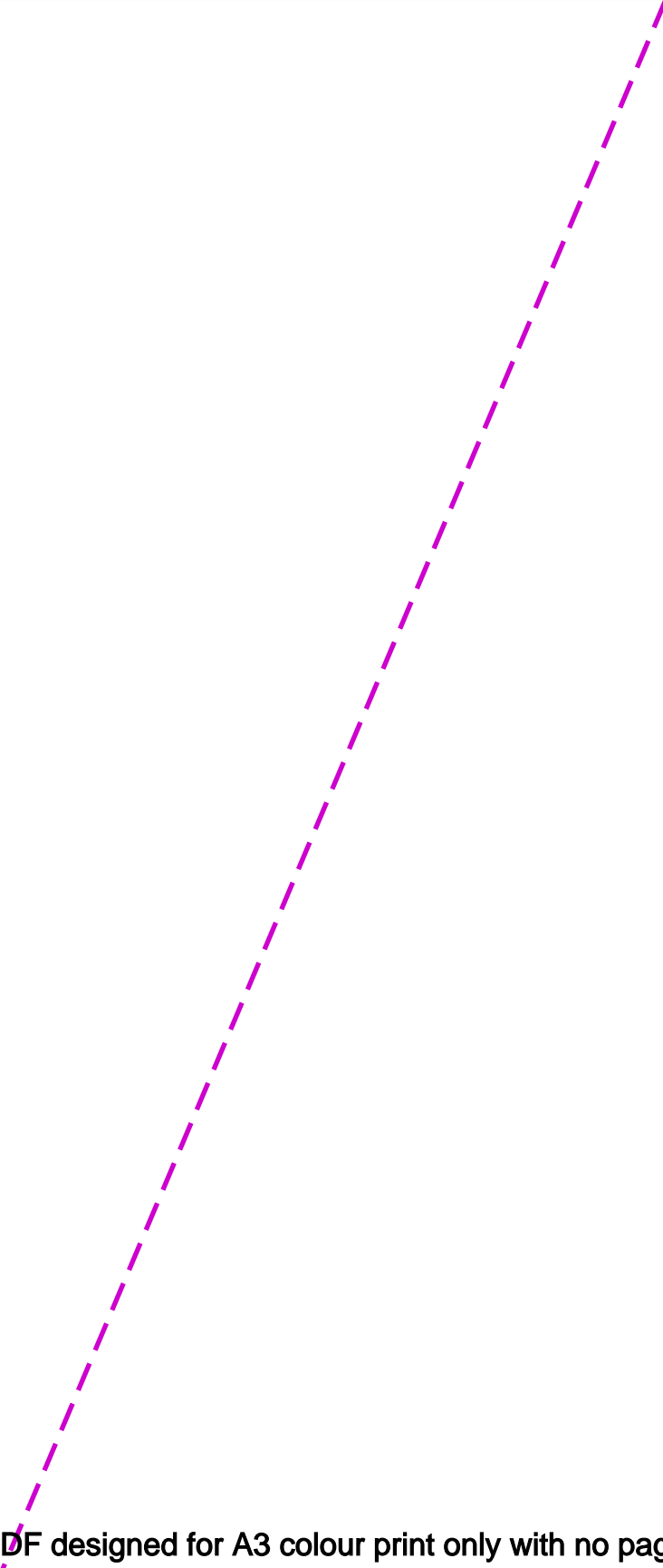


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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Area:

Line:

50m

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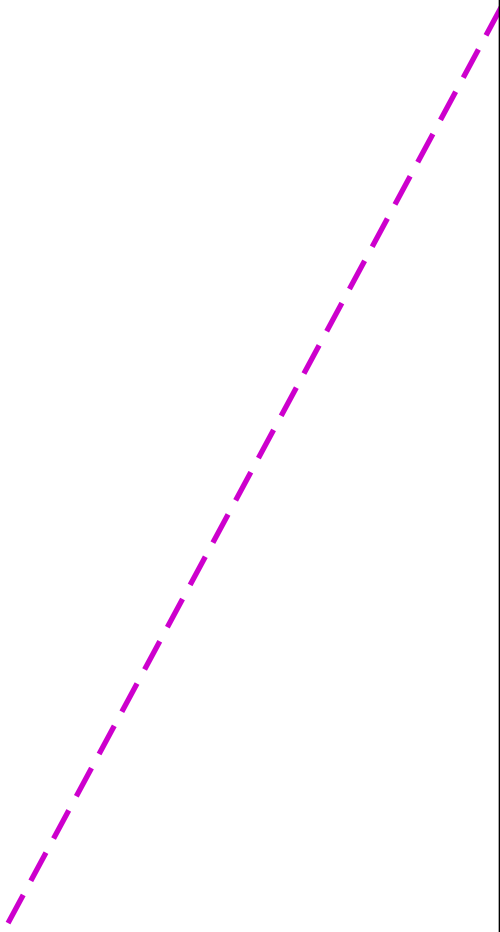
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		<div>Cadent</div> <div>Your Gas Network</div>
<div>Date Requested: 20/02/2025</div> <div>Job Reference: 36370157</div> <div>Site Location: 486315 174486</div> <div>Requested by:</div> <div>Mr paul nixon</div> <div>Your Scheme/Reference: howe lane</div>	<div>IMPORTANT NOTICES</div> <div>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</div>	<div><div><div><div></div></div><div>50m</div></div><div>Dig Sites</div><div><div><div></div>LP Mains</div><div><div></div>MP Mains</div><div><div></div>IP Mains</div><div><div></div>LHP Mains</div></div><div><div><div></div>Valve</div><div><div></div>Depth of cover</div><div><div></div>Syphon</div></div><div><div><div></div>Area: <div></div></div><div><div></div>Line: <div></div></div></div><div><div><div></div>Diameter Change</div><div><div></div>Material Change</div><div><div></div>Out of Standard Service</div></div></div>	<div>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.</div> <div>Out-of-standard service symbology may be used to indicate one or more of the following:</div> <div><div>• Identification of shallow services</div><div>• Identification of dual services</div><div>• Recording of non-perpendicular services</div></div> <div>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</div>	
Scale: 1:500 (When plotted at A3)				

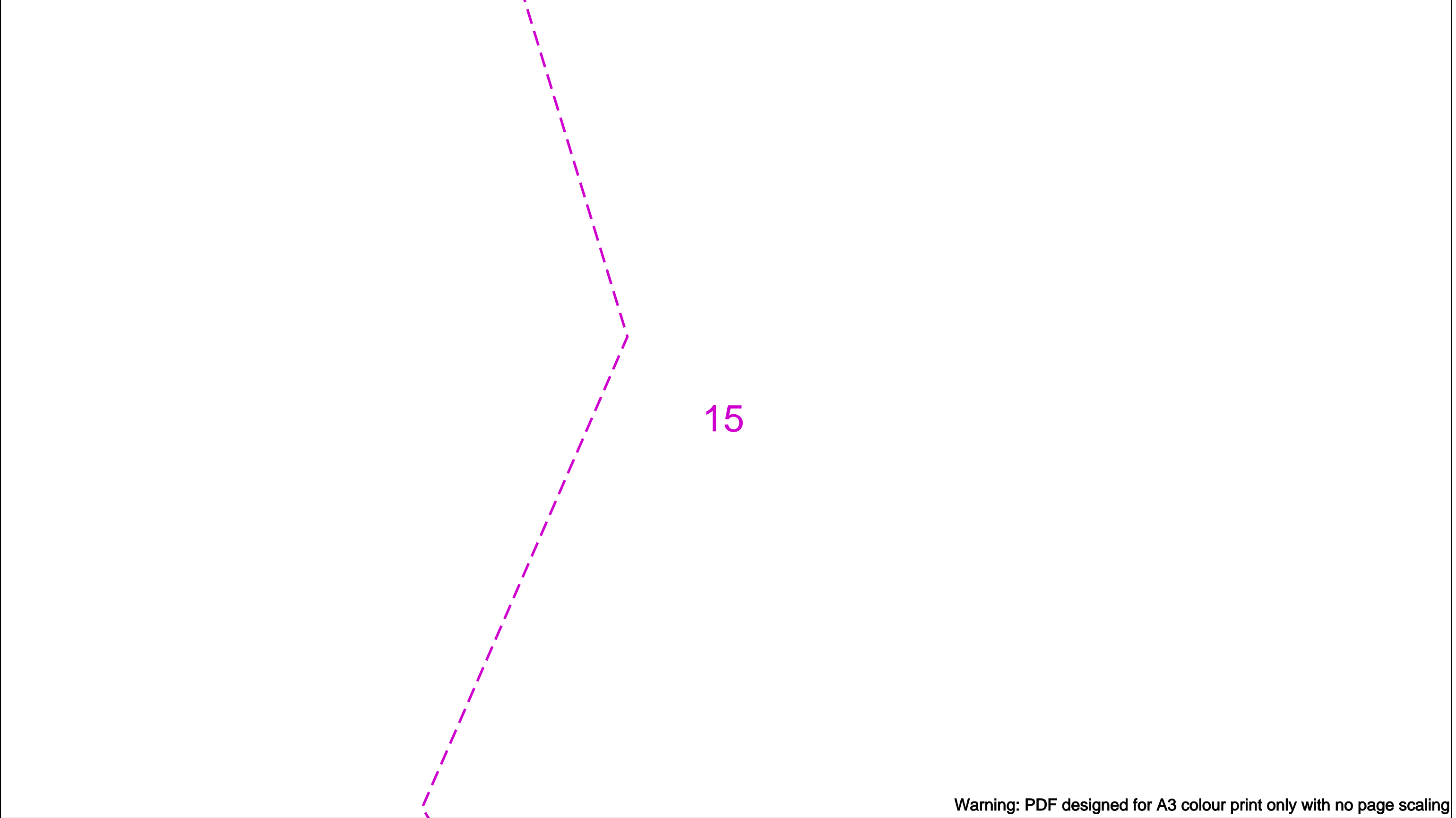
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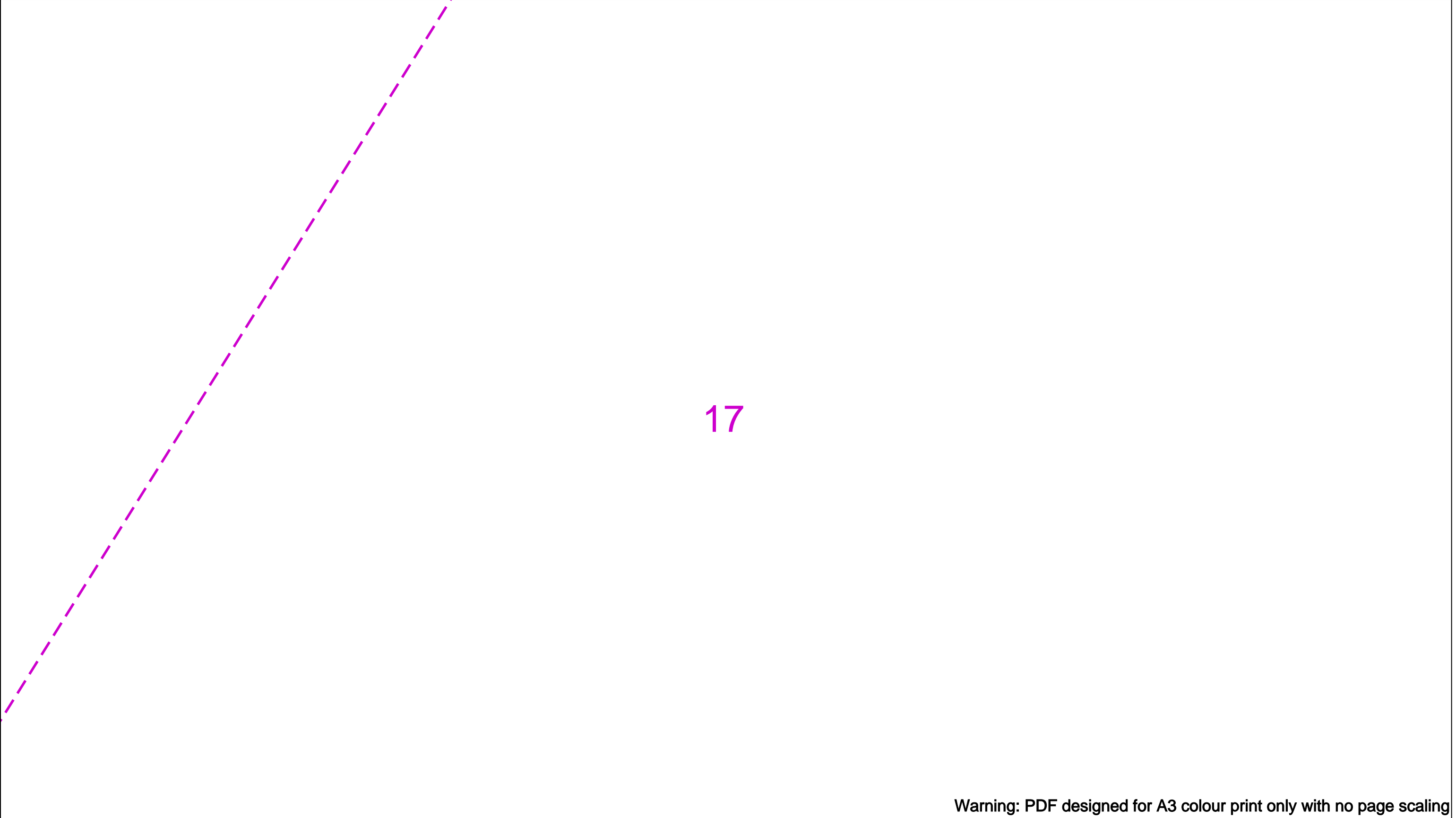
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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Area:

Line:

50m

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• Identification of shallow services

• Identification of dual services

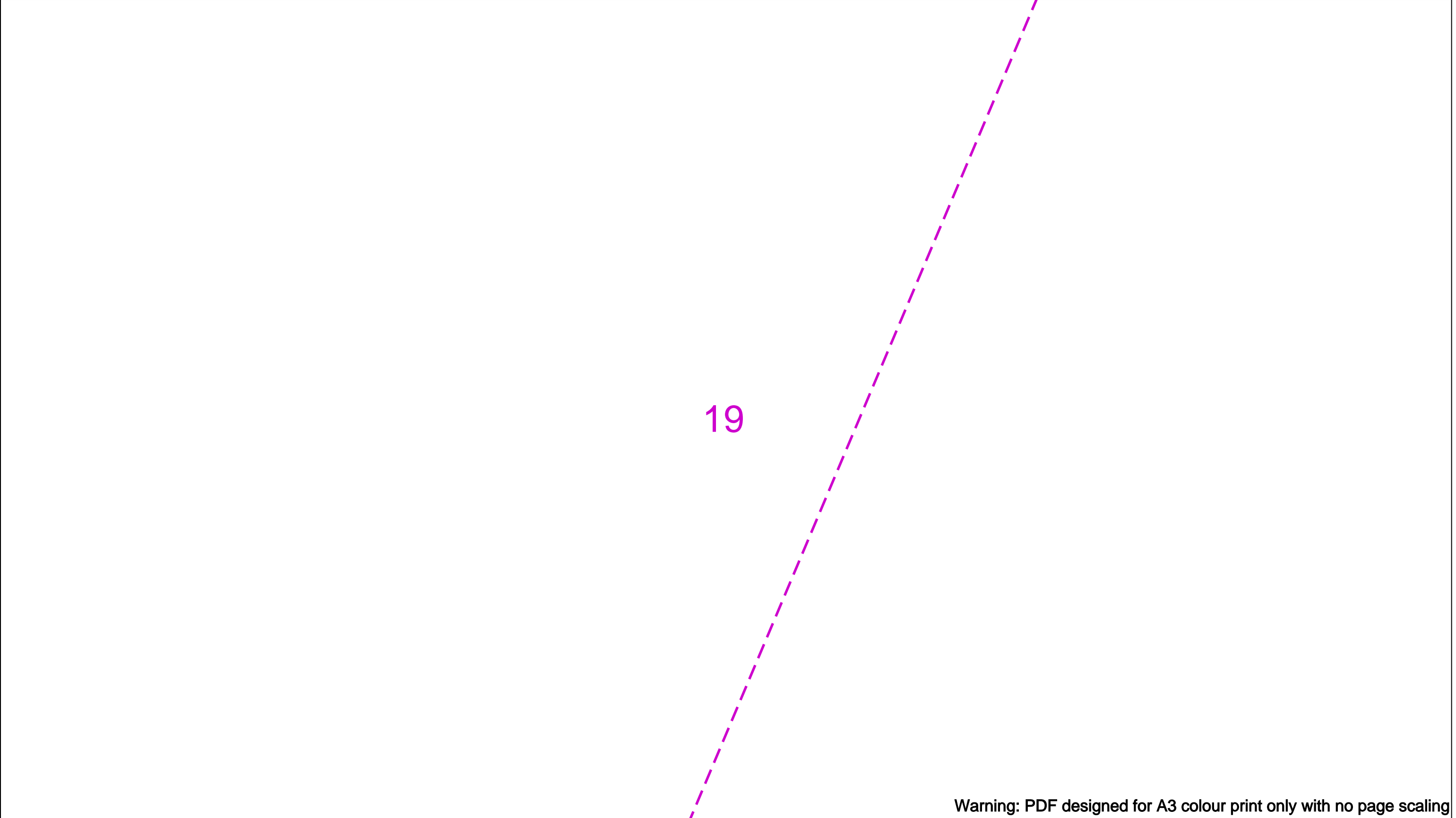
• Recording of non-perpendicular services

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Cadent

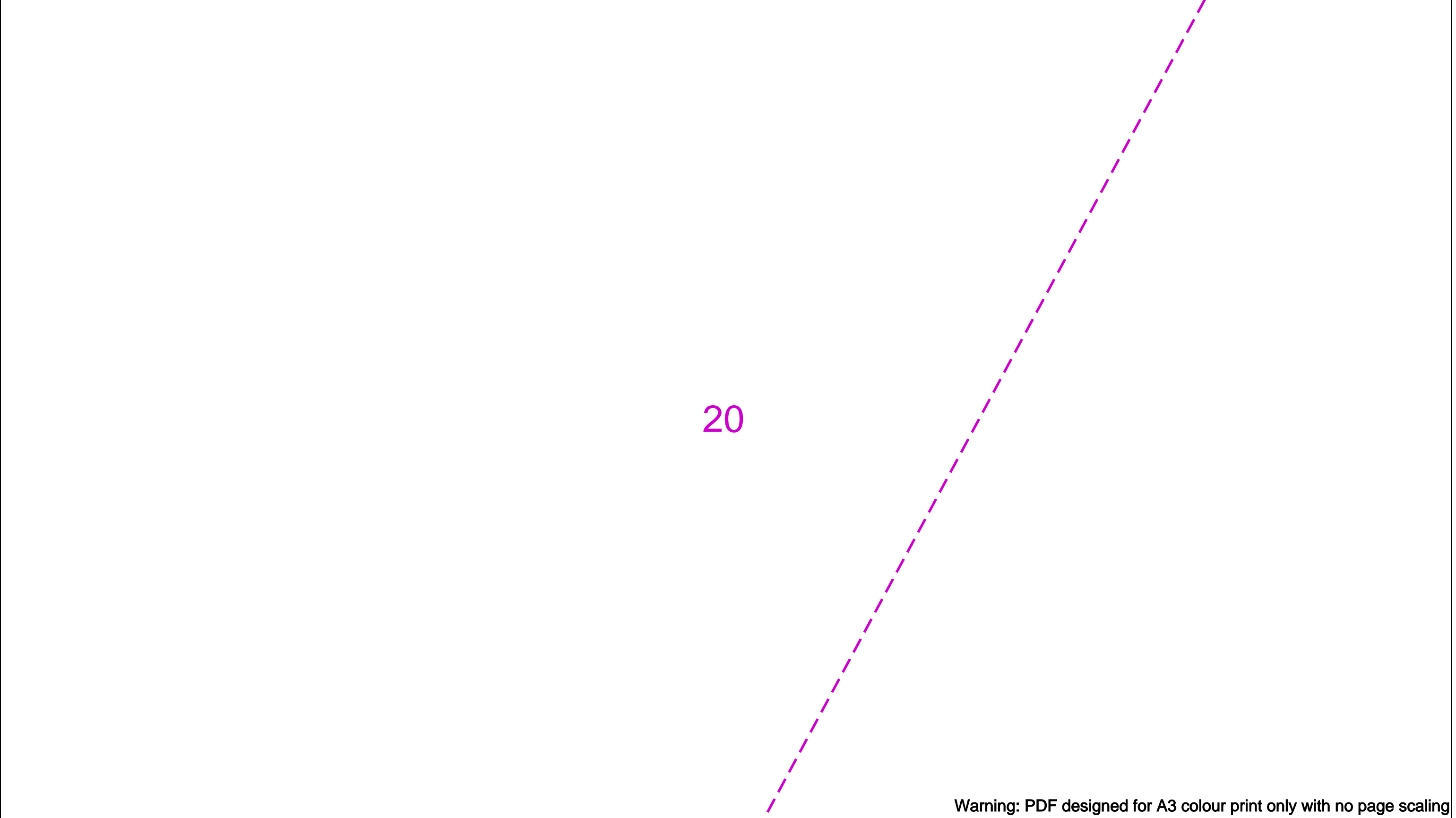
Your Gas Network

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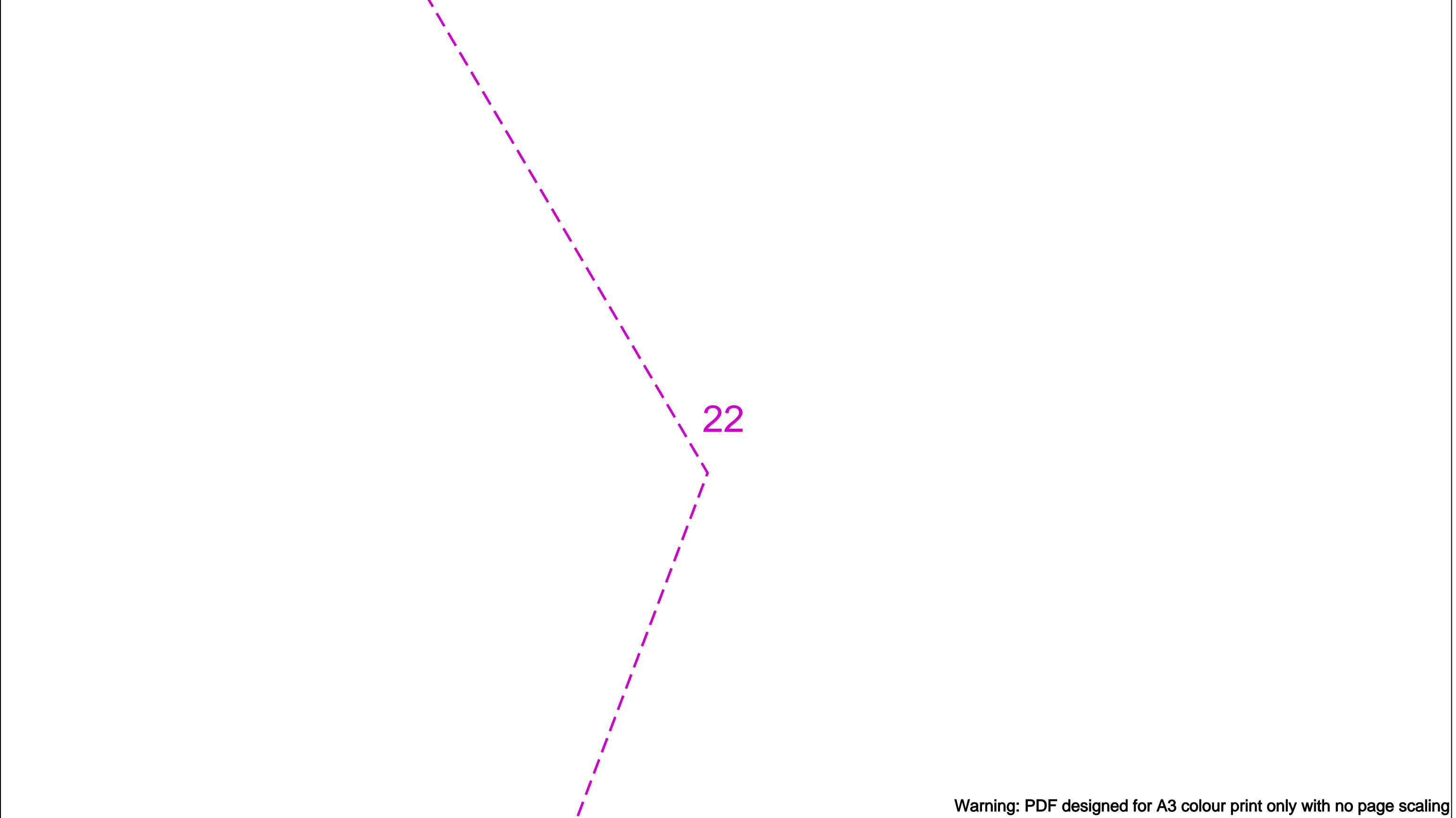
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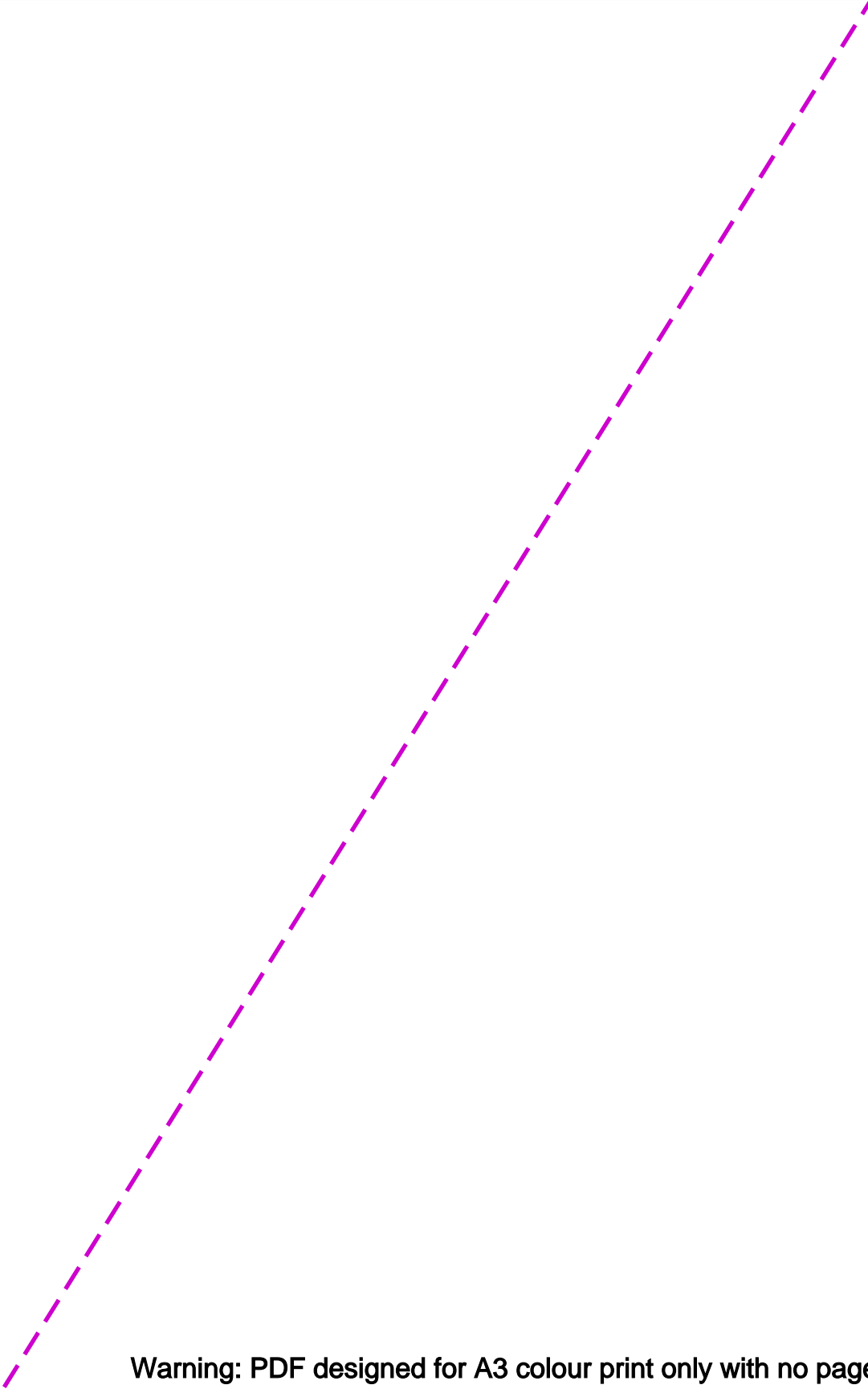


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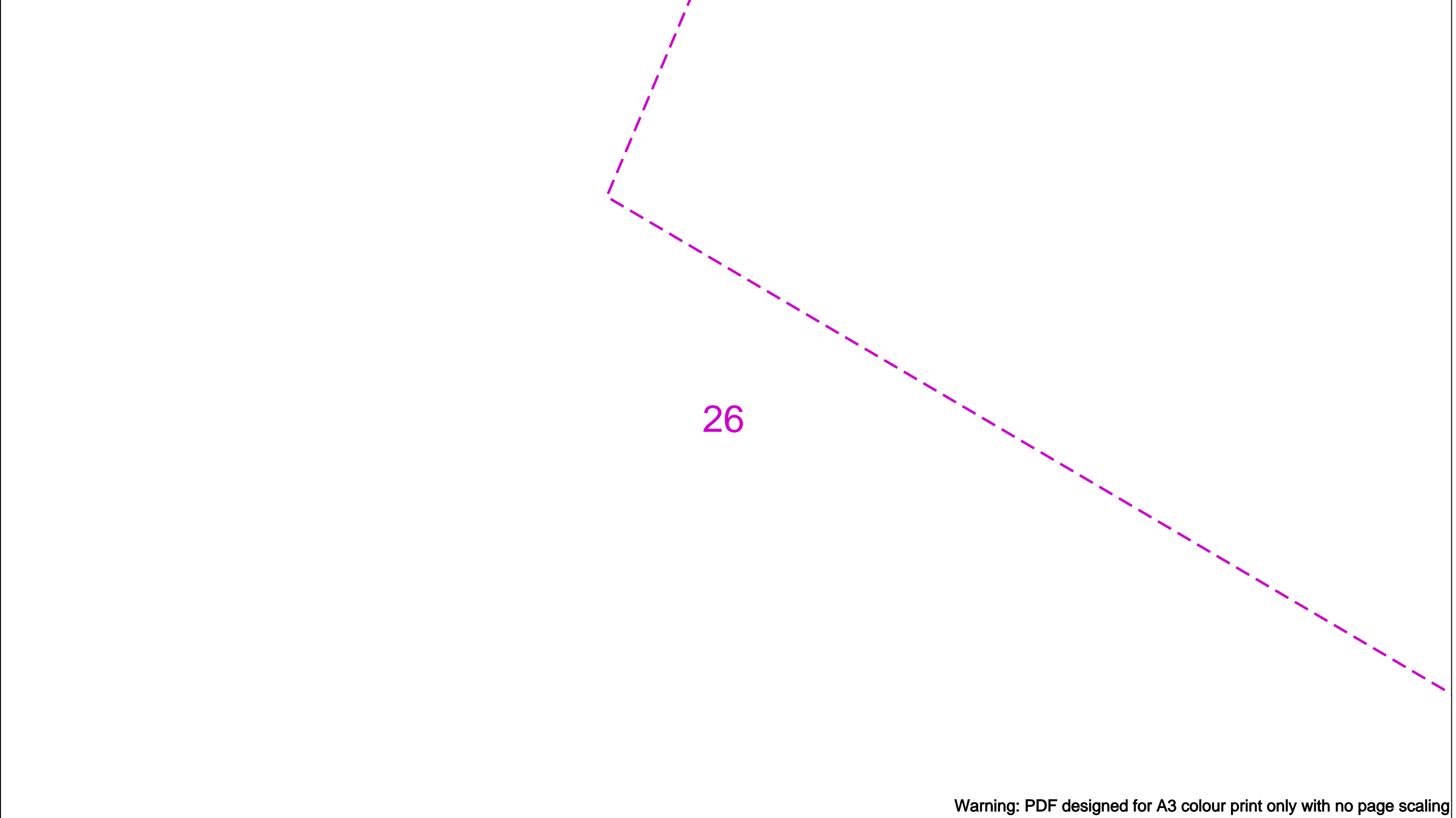
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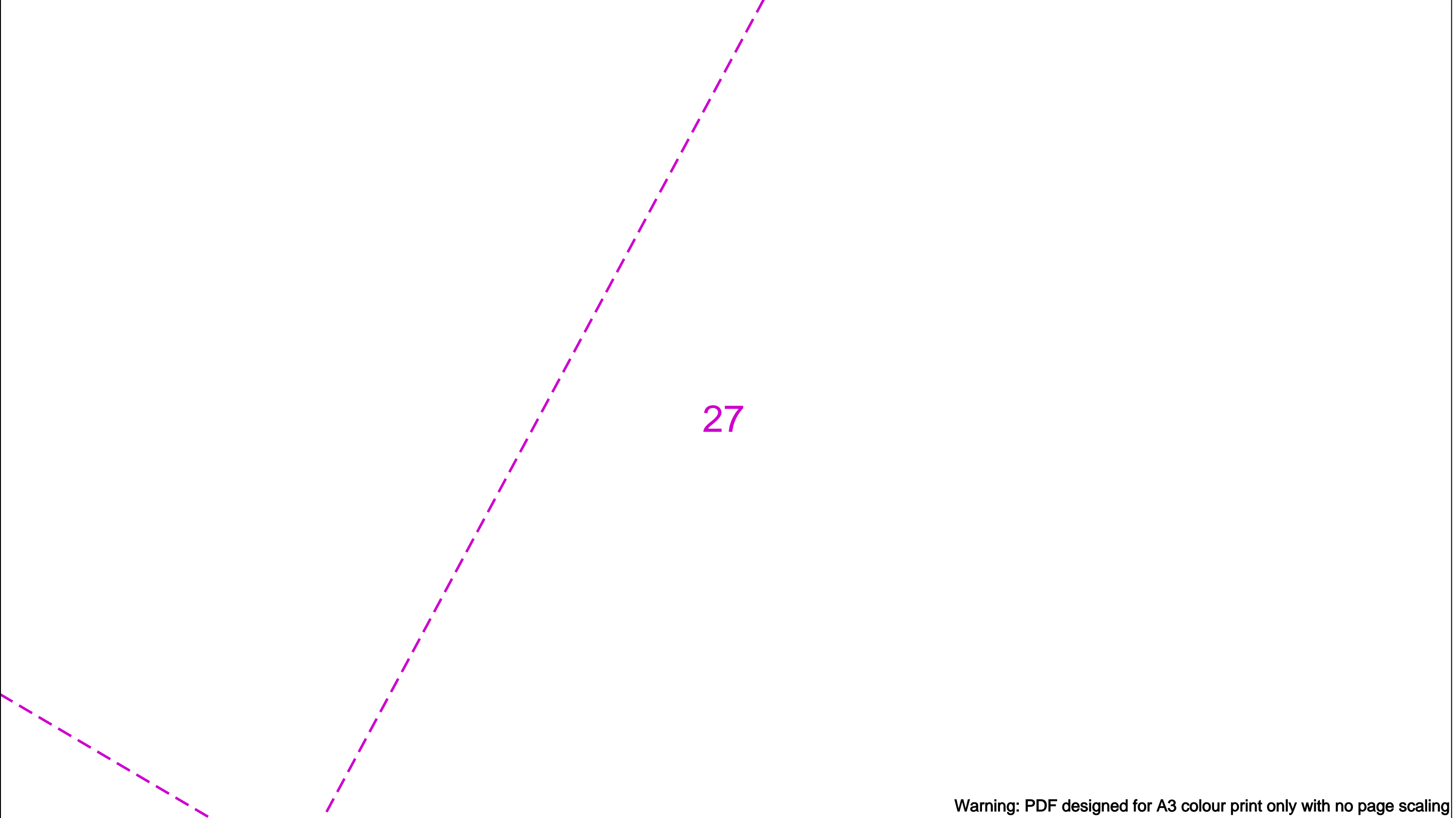
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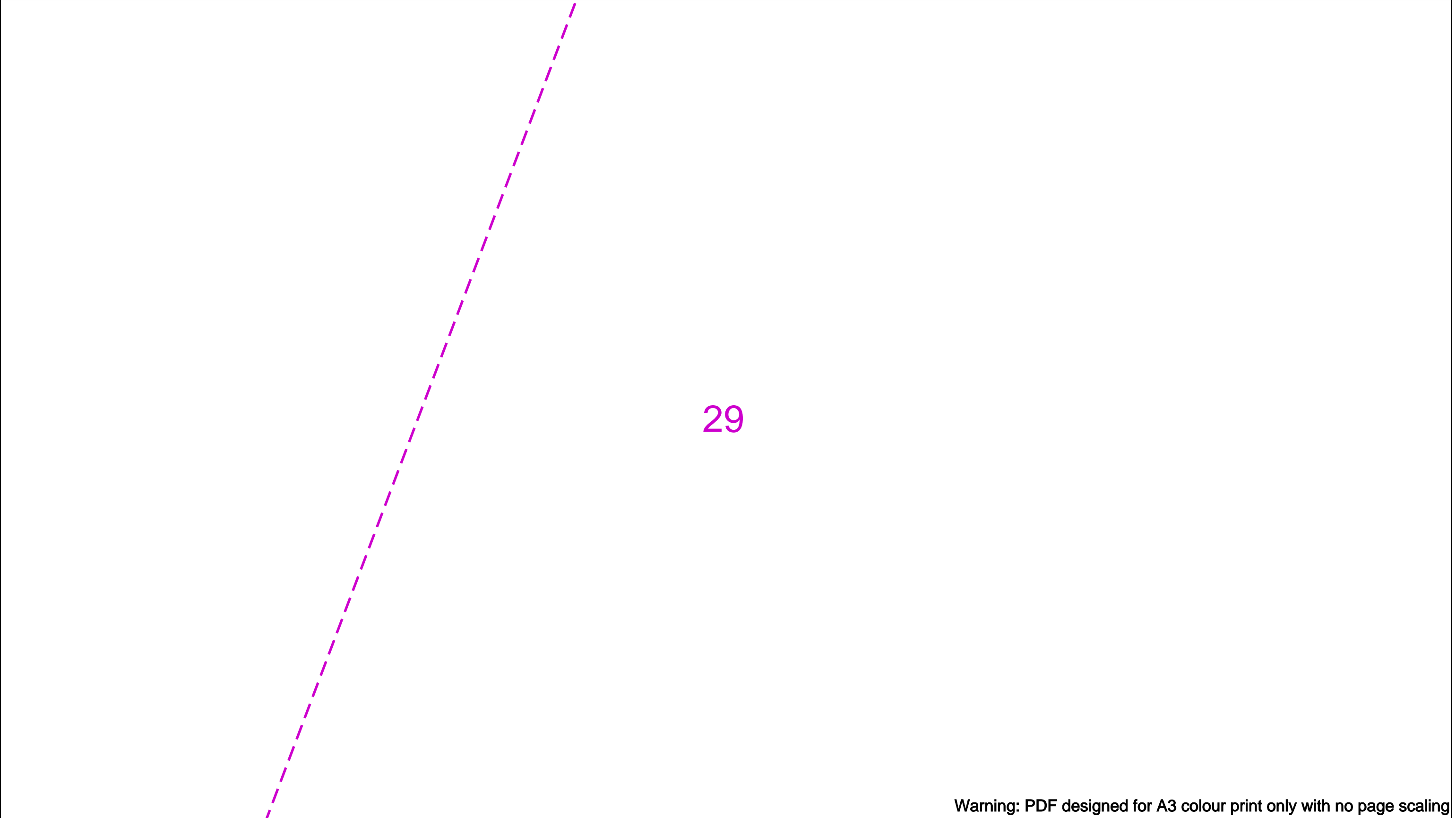
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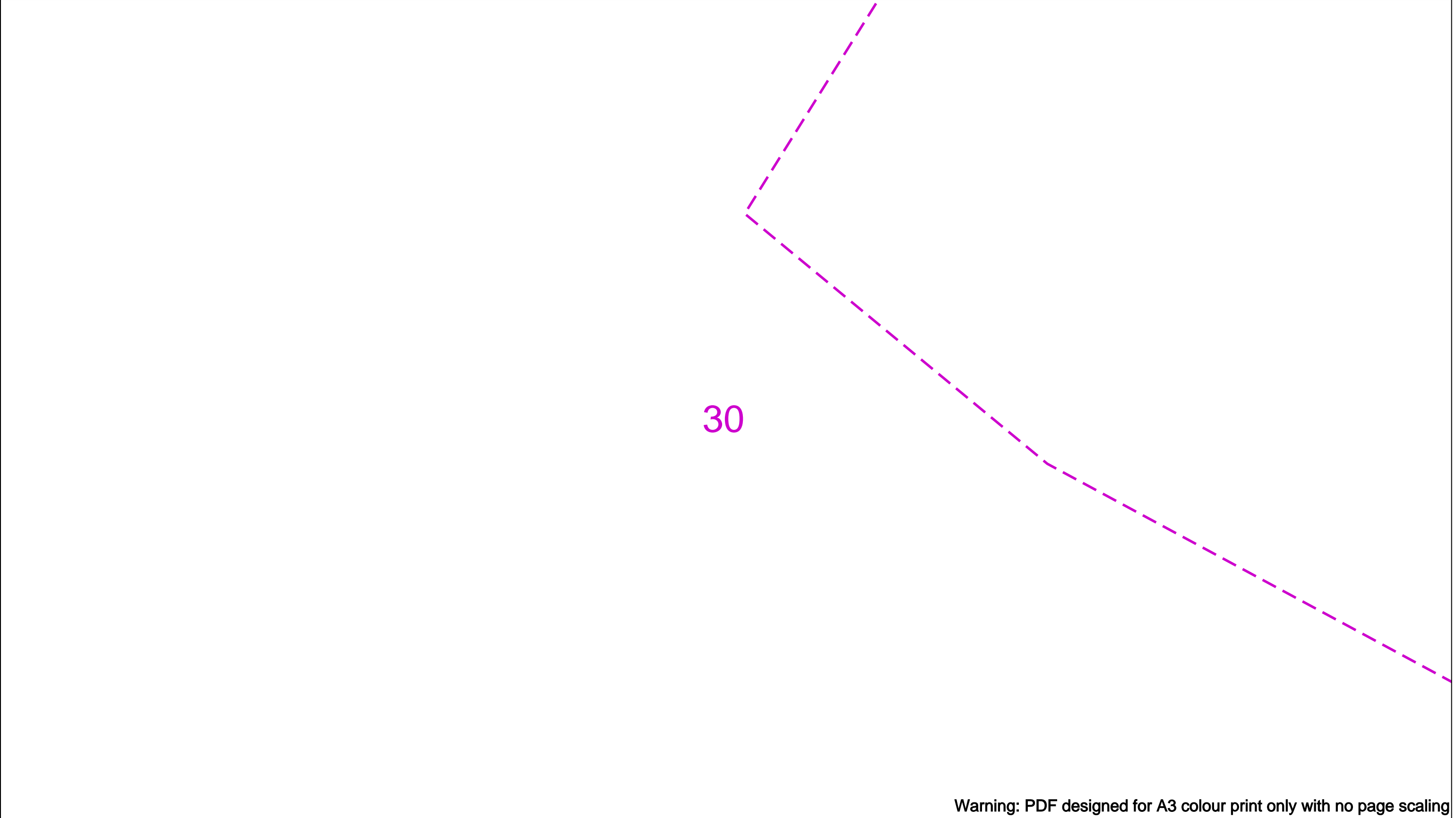
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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Area:

Line:

50m

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• Identification of shallow services

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Cadent

Your Gas Network

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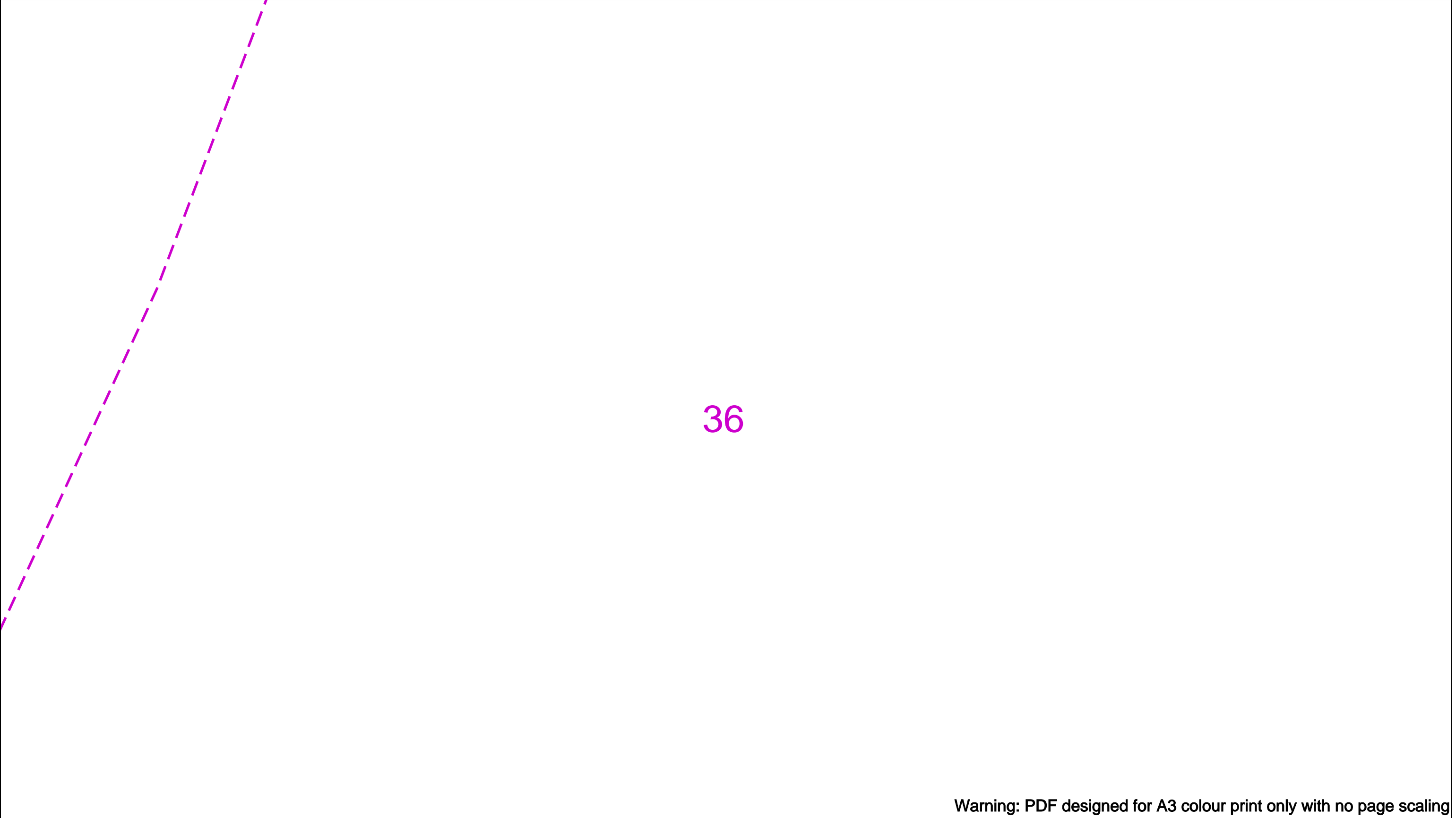
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Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	<div><div><div></div><div></div><div></div><div></div></div><div>Dig Sites</div></div> <div><div><div></div><div></div><div></div><div></div></div><div>LP Mains MP Mains IP Mains LHP Mains</div></div> <div><div><div></div><div></div><div></div><div></div></div><div>Valve Depth of cover Syphon</div></div> <div><div><div></div><div></div><div></div></div><div>Diameter Change Material Change Out of Standard Service</div></div>	<div><div></div>50m</div> <div>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:<ul style="list-style-type: none">• Identification of shallow services• Identification of dual services• Recording of non-perpendicular servicesA perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</div>	
Scale: 1:500 (When plotted at A3)				

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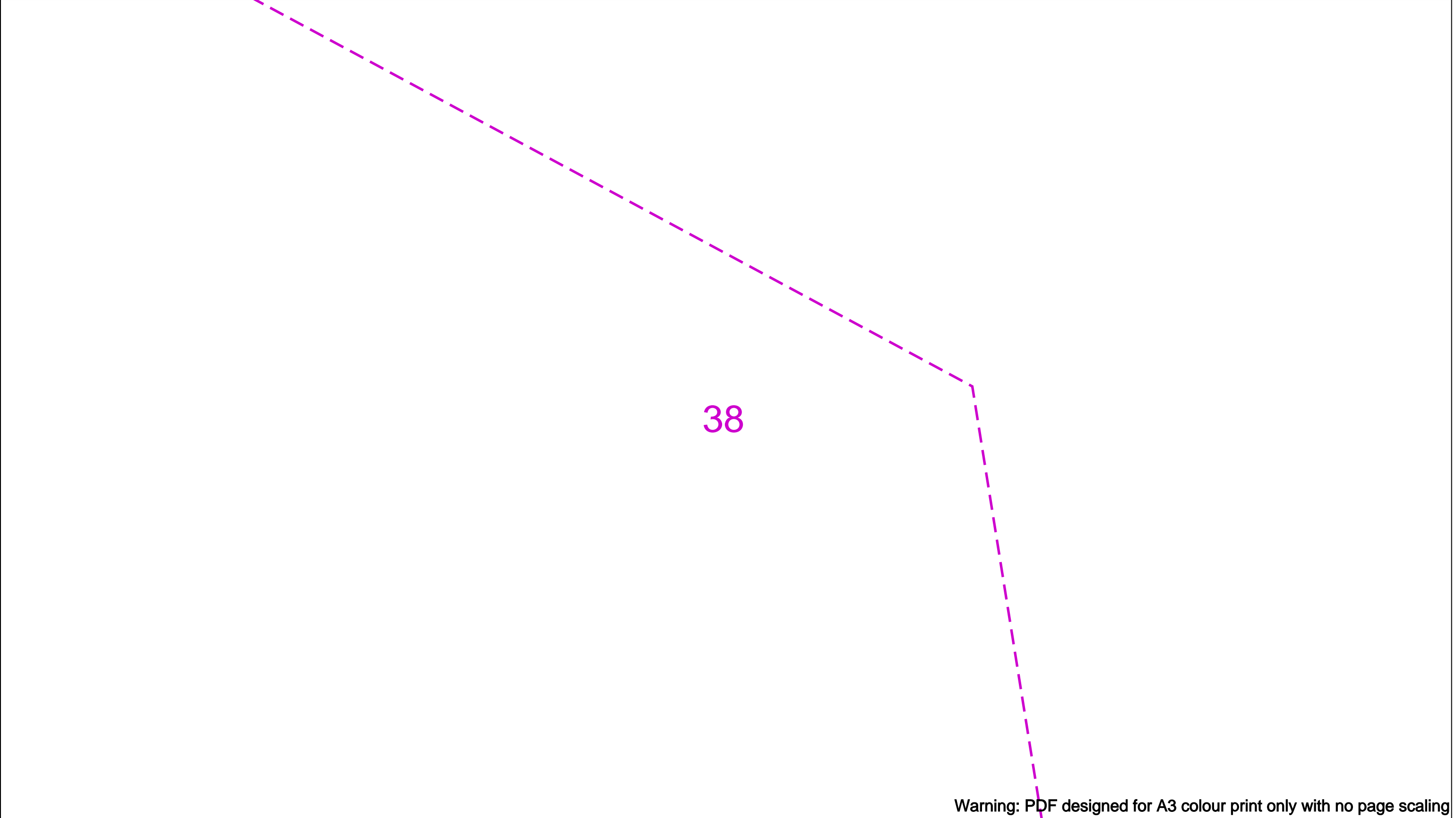
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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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Dig Sites

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LP Mains
MP Mains
IP Mains
LHP Mains

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Valve
Depth of cover
Syphon

— — — —

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Line:
Diameter Change
Material Change
Out of Standard Service

50m

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Your Gas Network

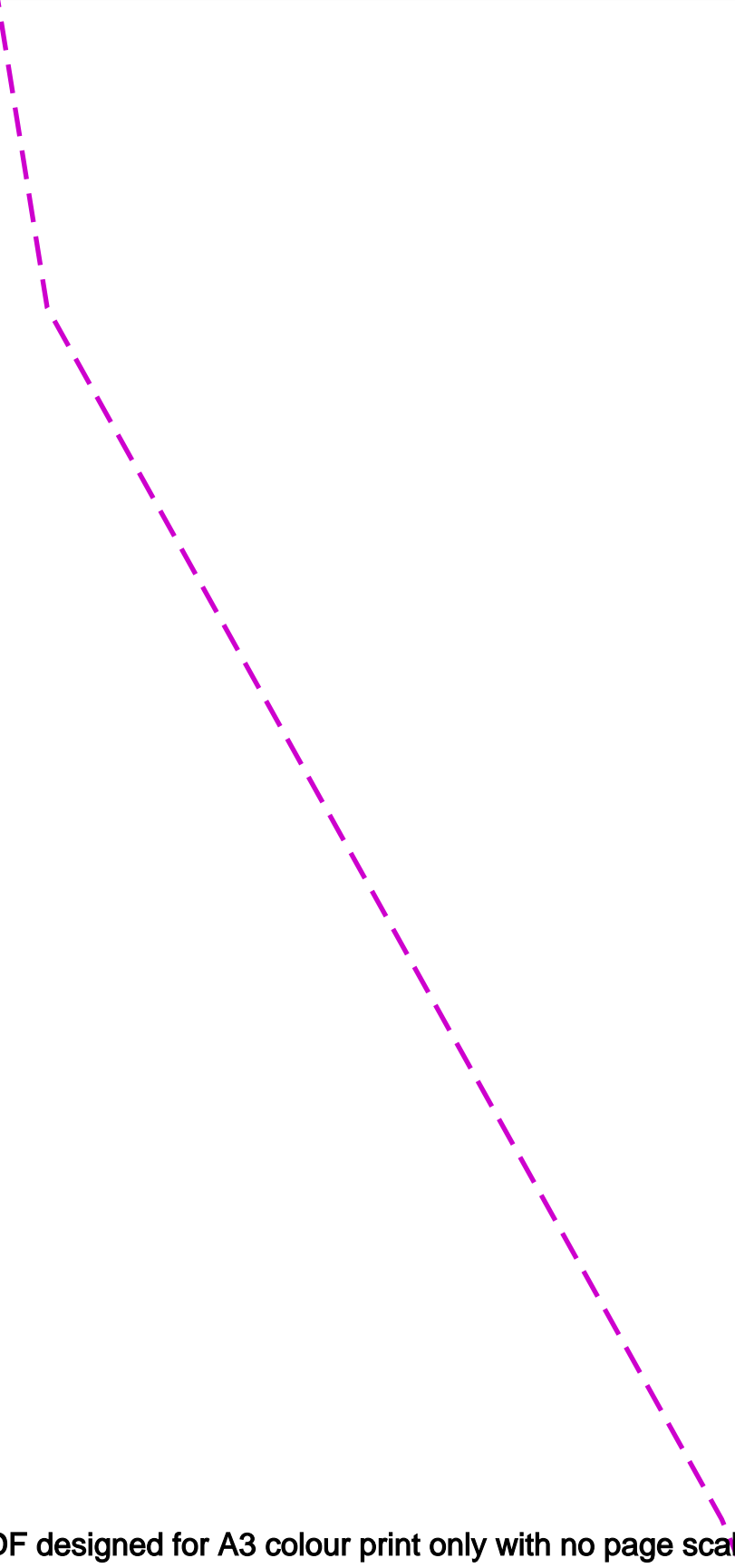
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Diameter ChangeMaterial ChangeOut of Standard Service

44



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Your Scheme/Reference: howe lane

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View extent: 200m, 115m

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Dig Sites

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LP Mains
MP Mains
IP Mains
LHP Mains

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Valve
Depth of cover
Syphon

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Area: — — — — —
Line: — — — — —

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Diameter Change
Material Change
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50m

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Your Gas Network

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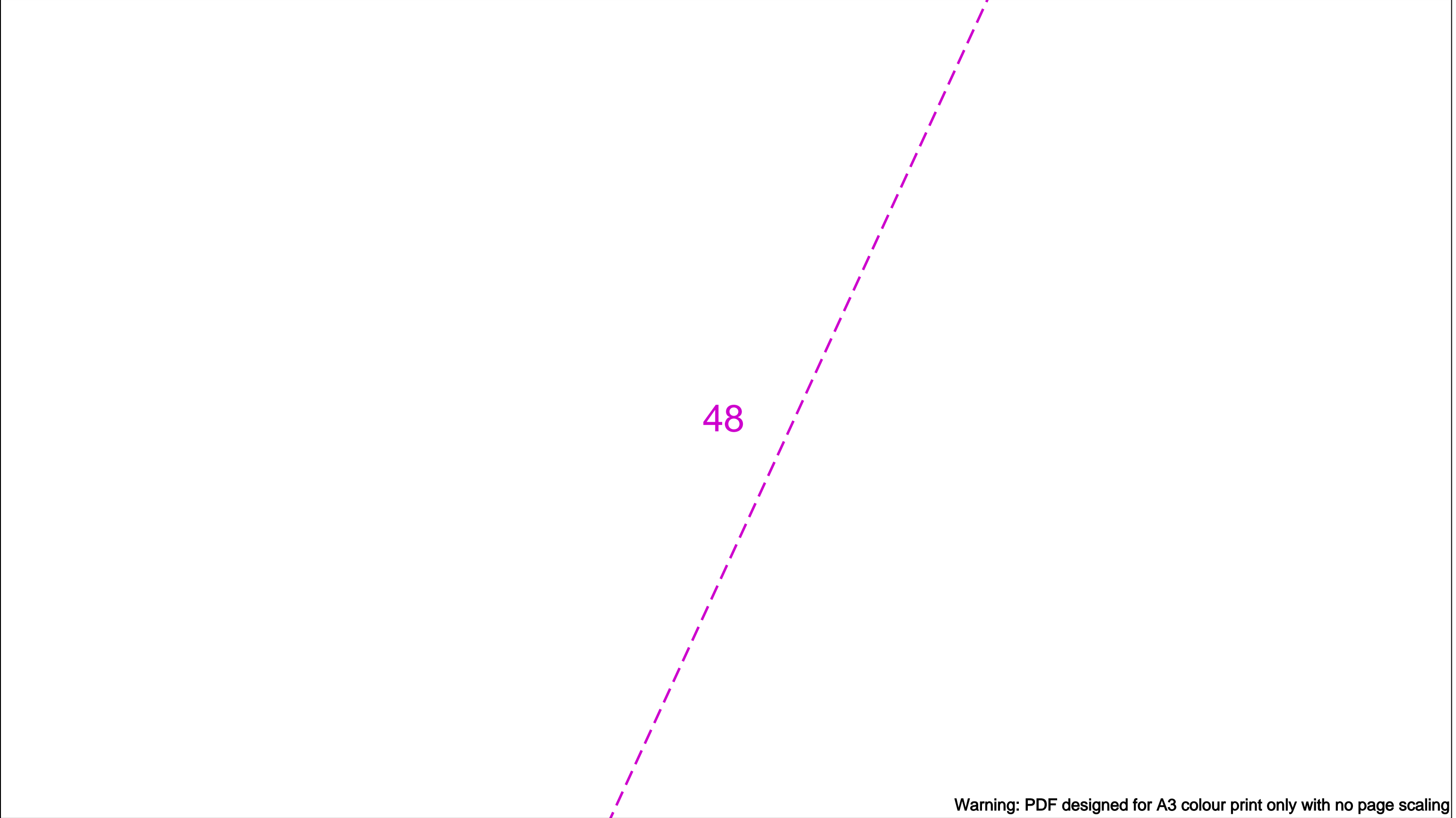
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Cadent

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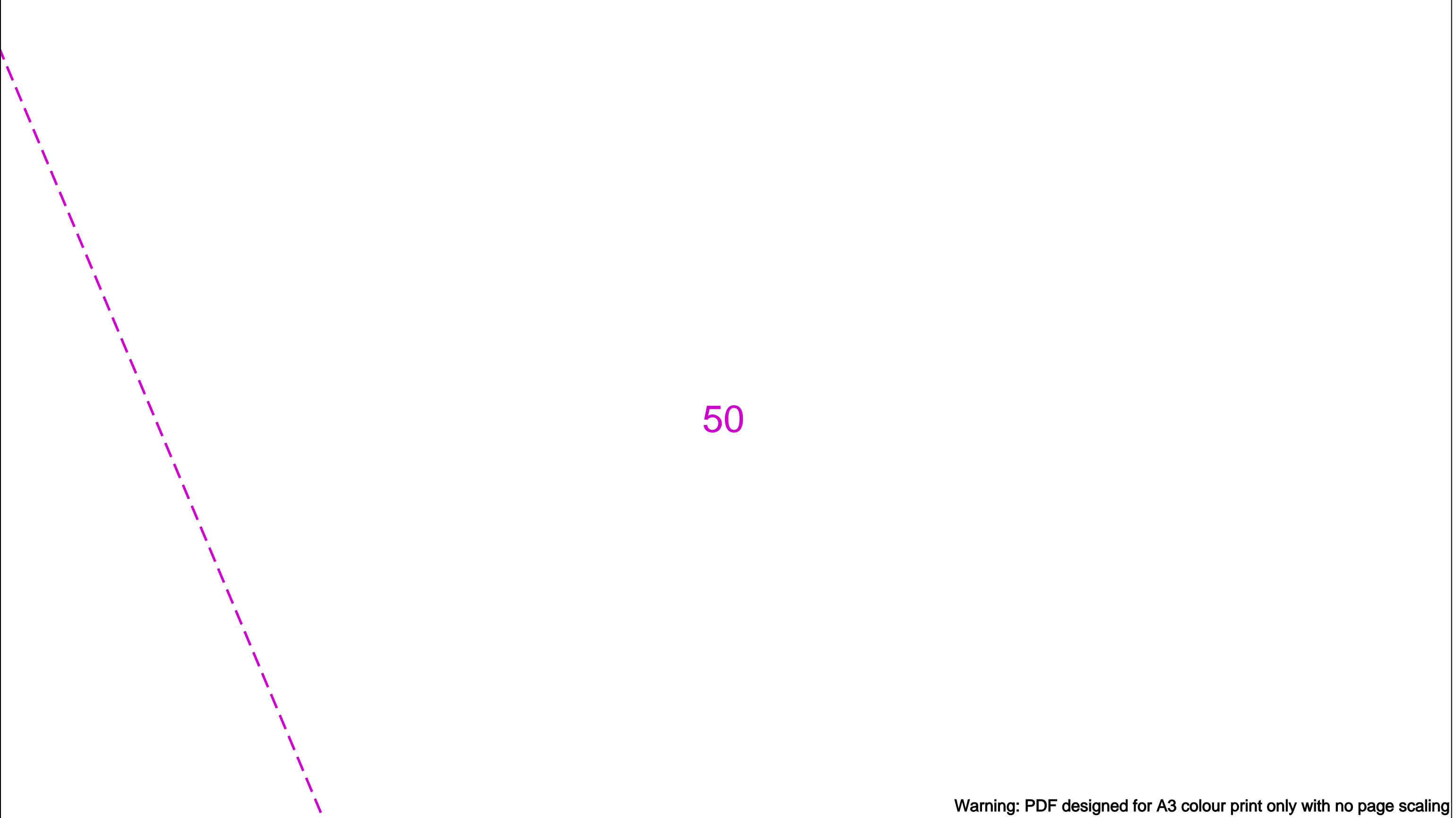
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Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Area:

Line:

50m

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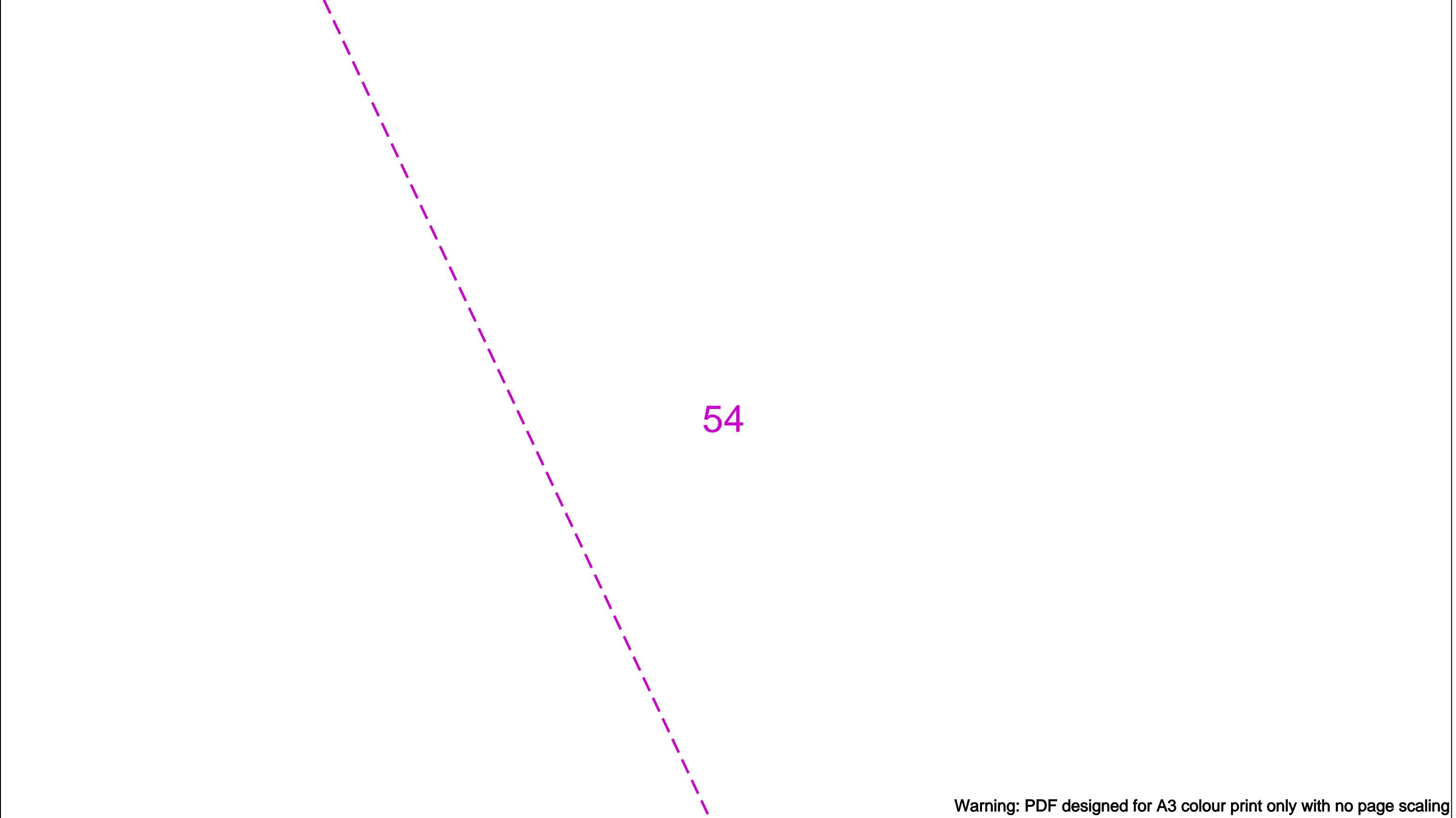
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Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Area:

Line:

50m

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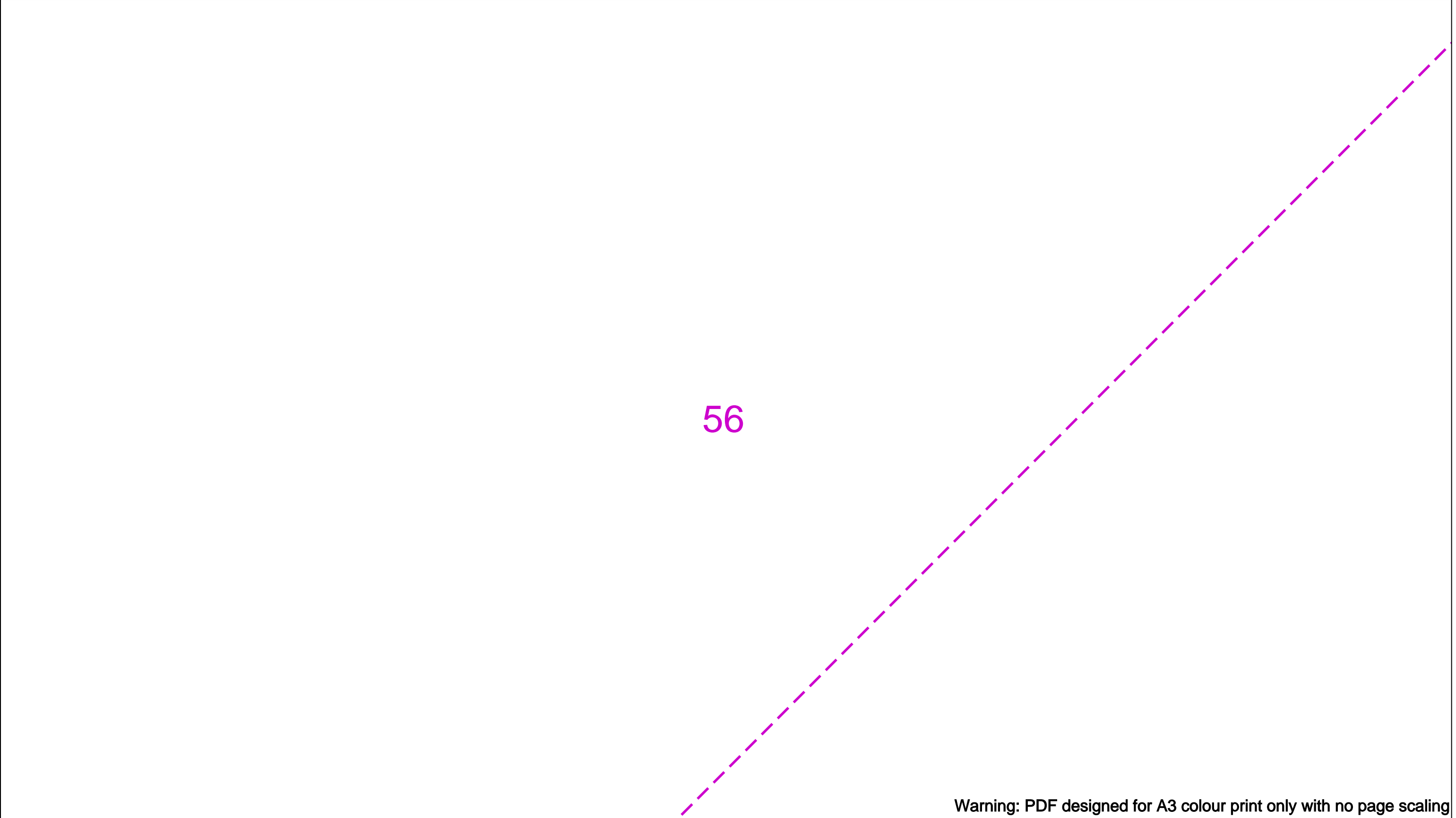
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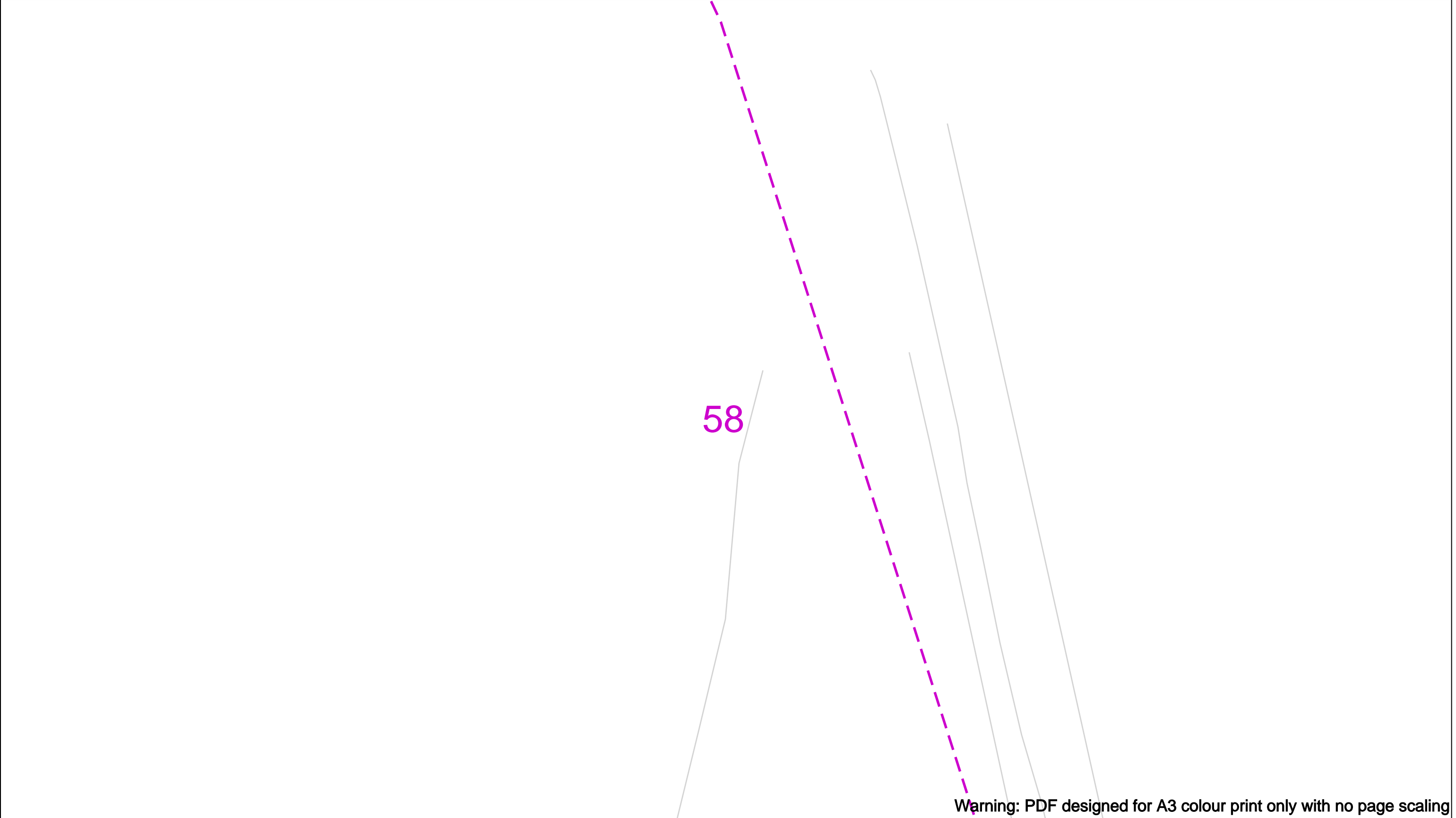
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View extent: 200m, 115m

Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999



Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Area:

Valve

Depth of cover

Syphon

Line:

Diameter Change

Material Change

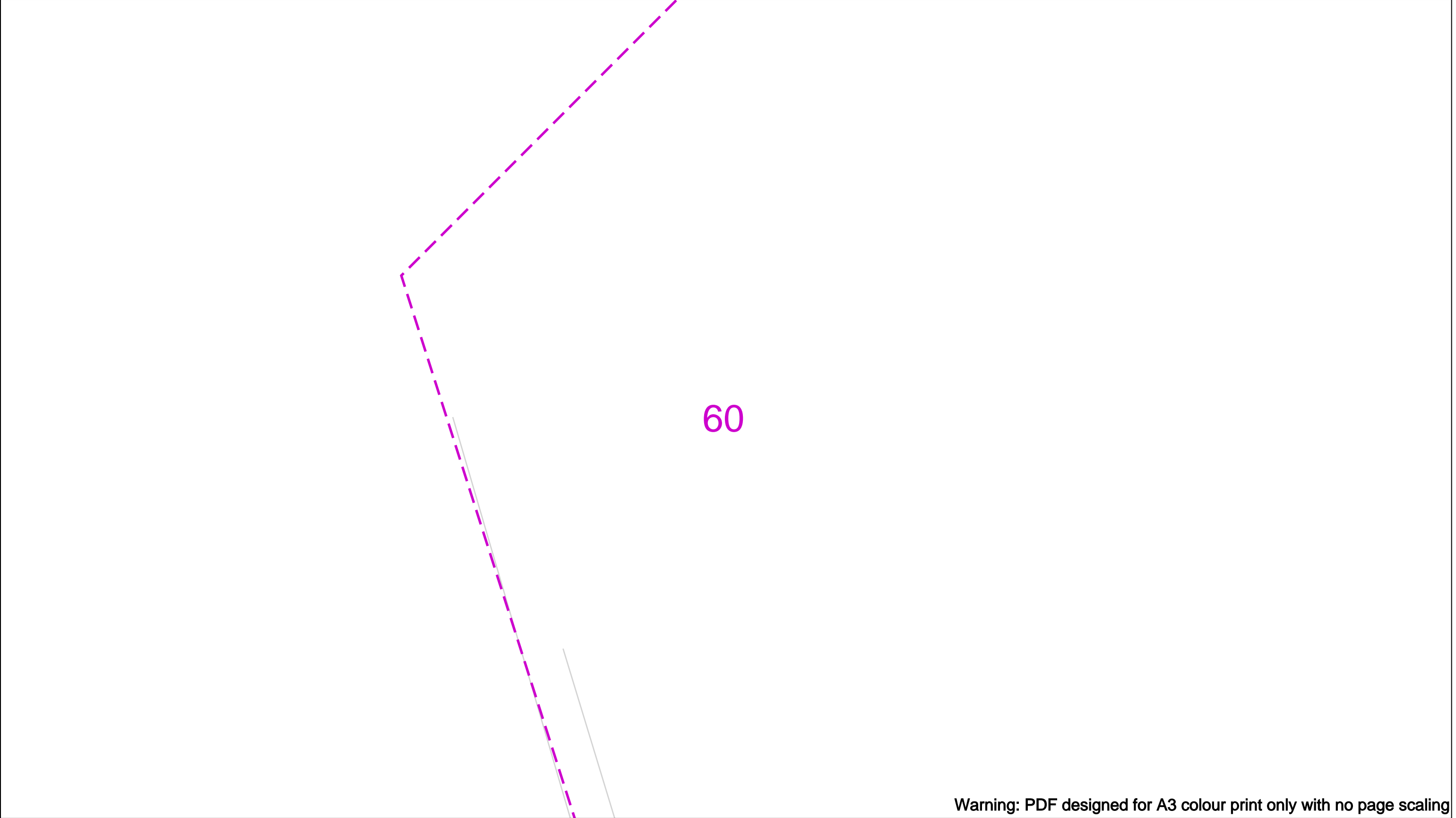
Out of Standard Service

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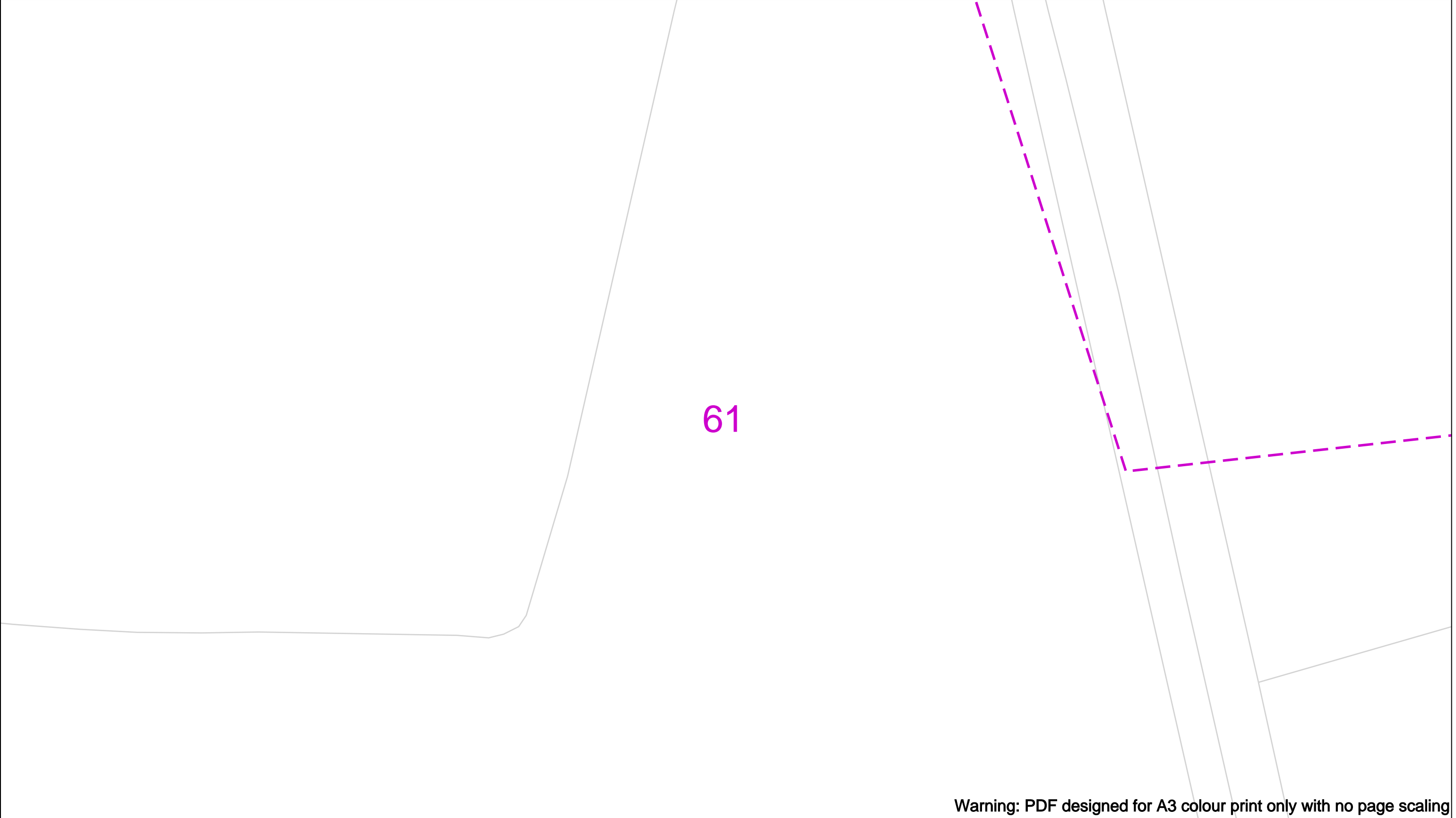
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		 Your Gas Network																		
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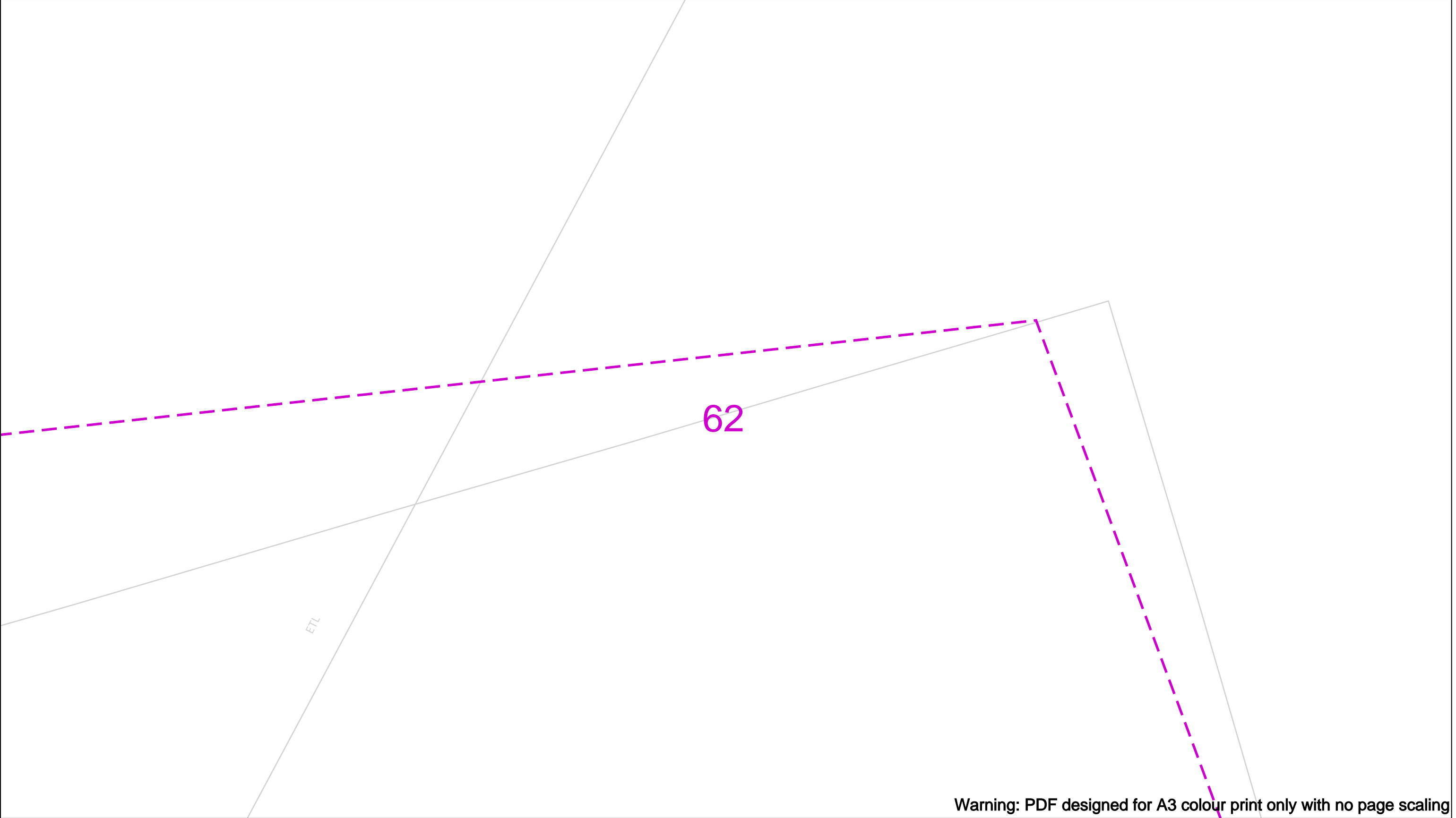
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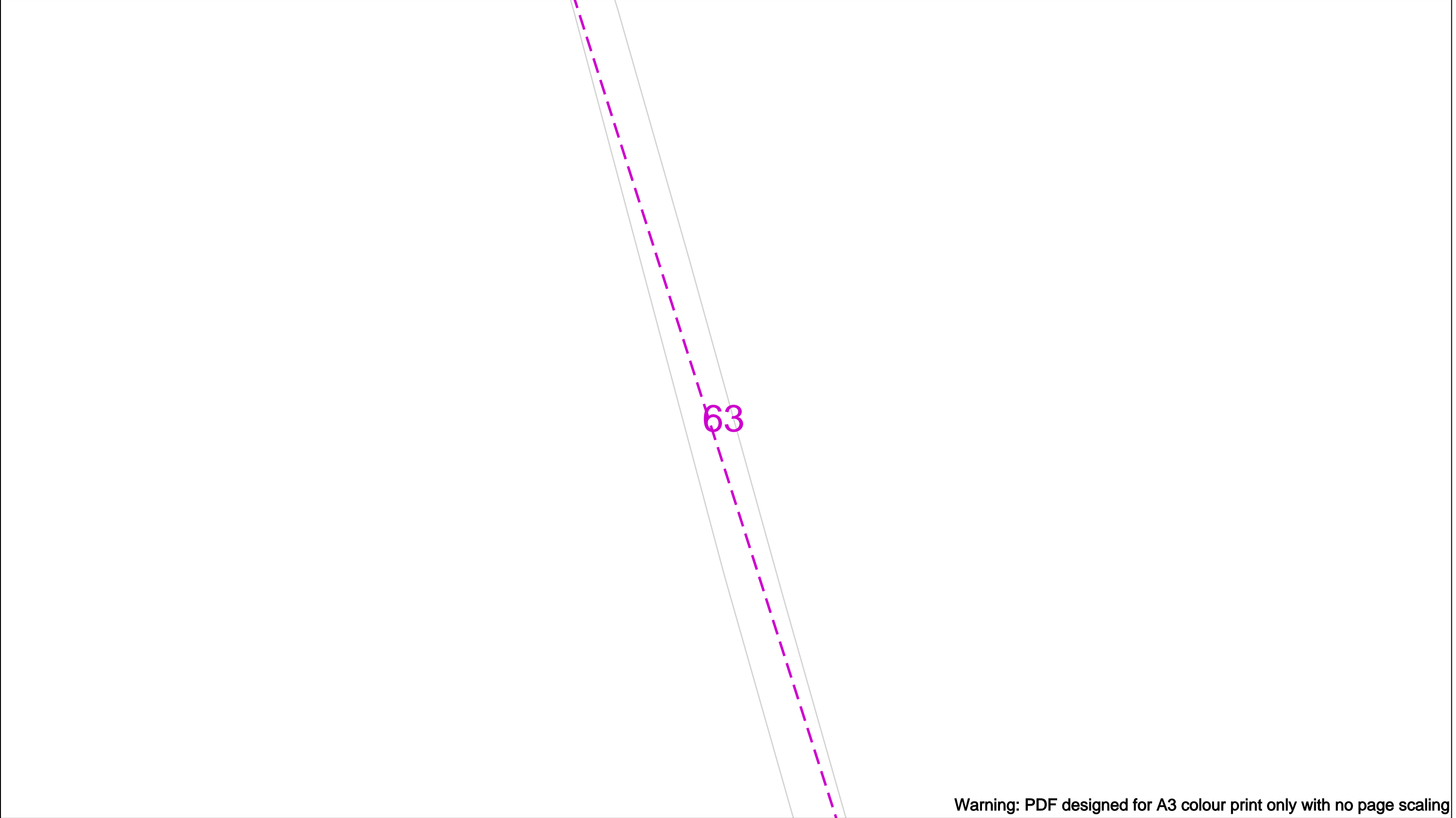
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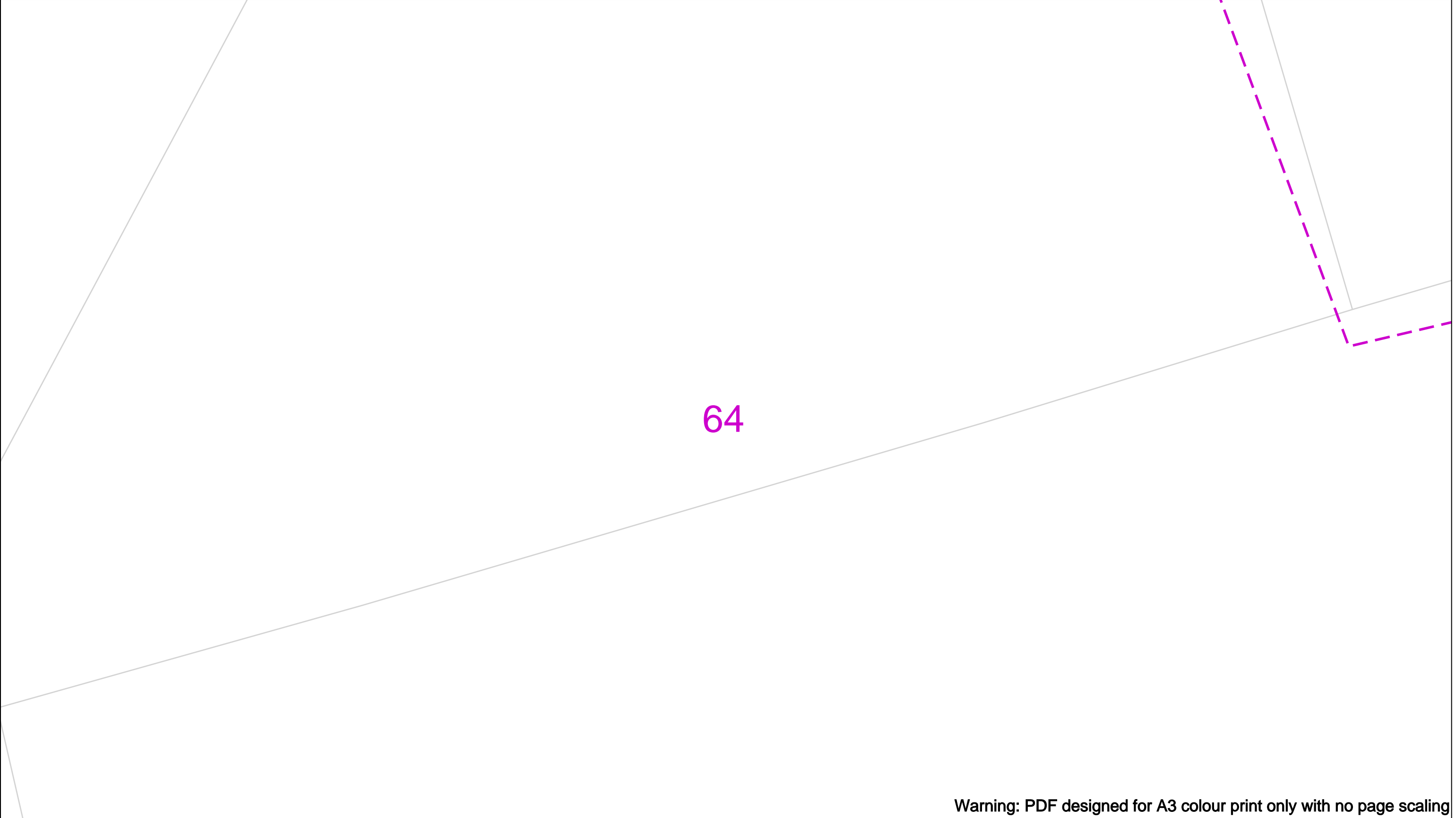
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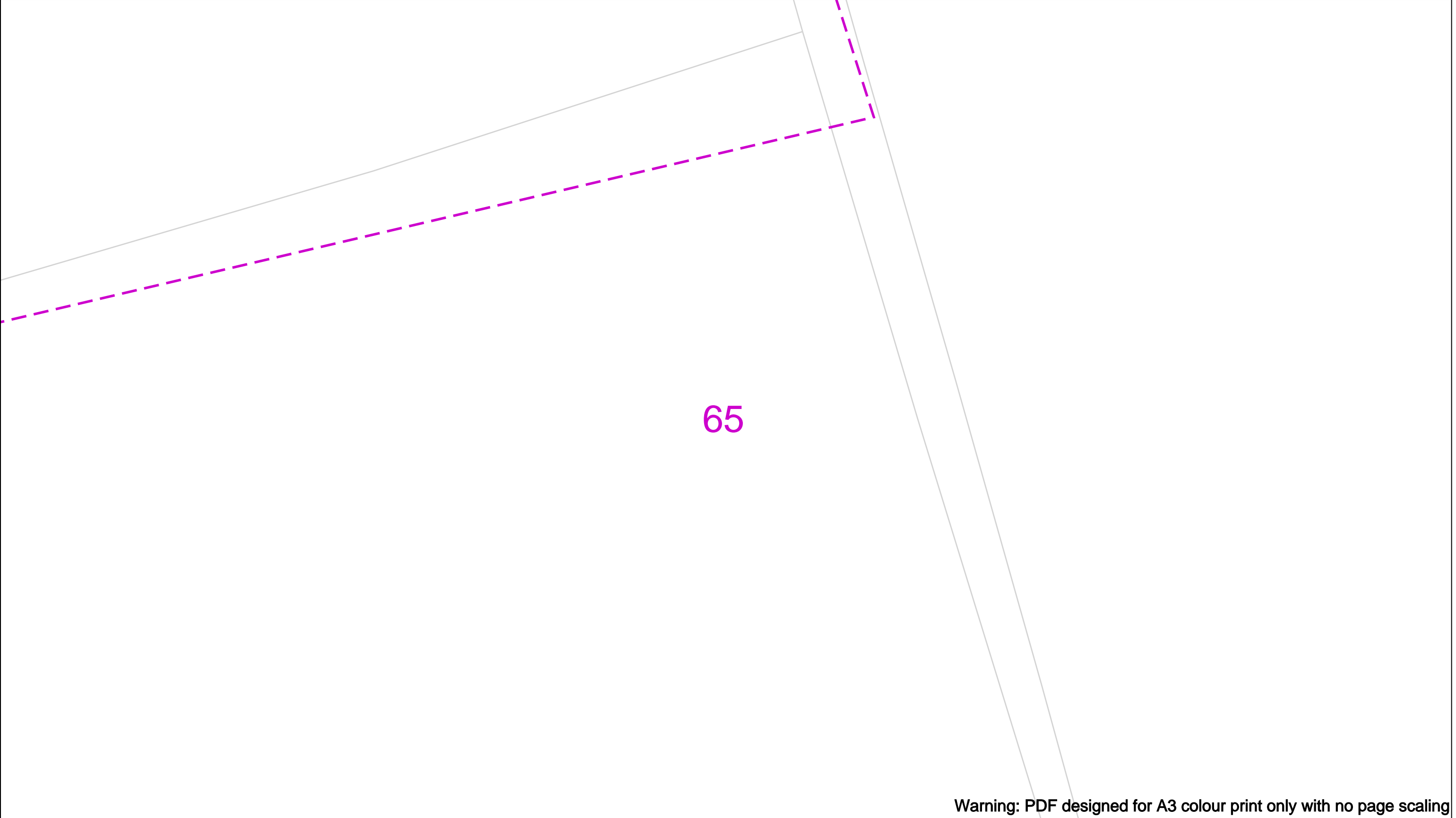
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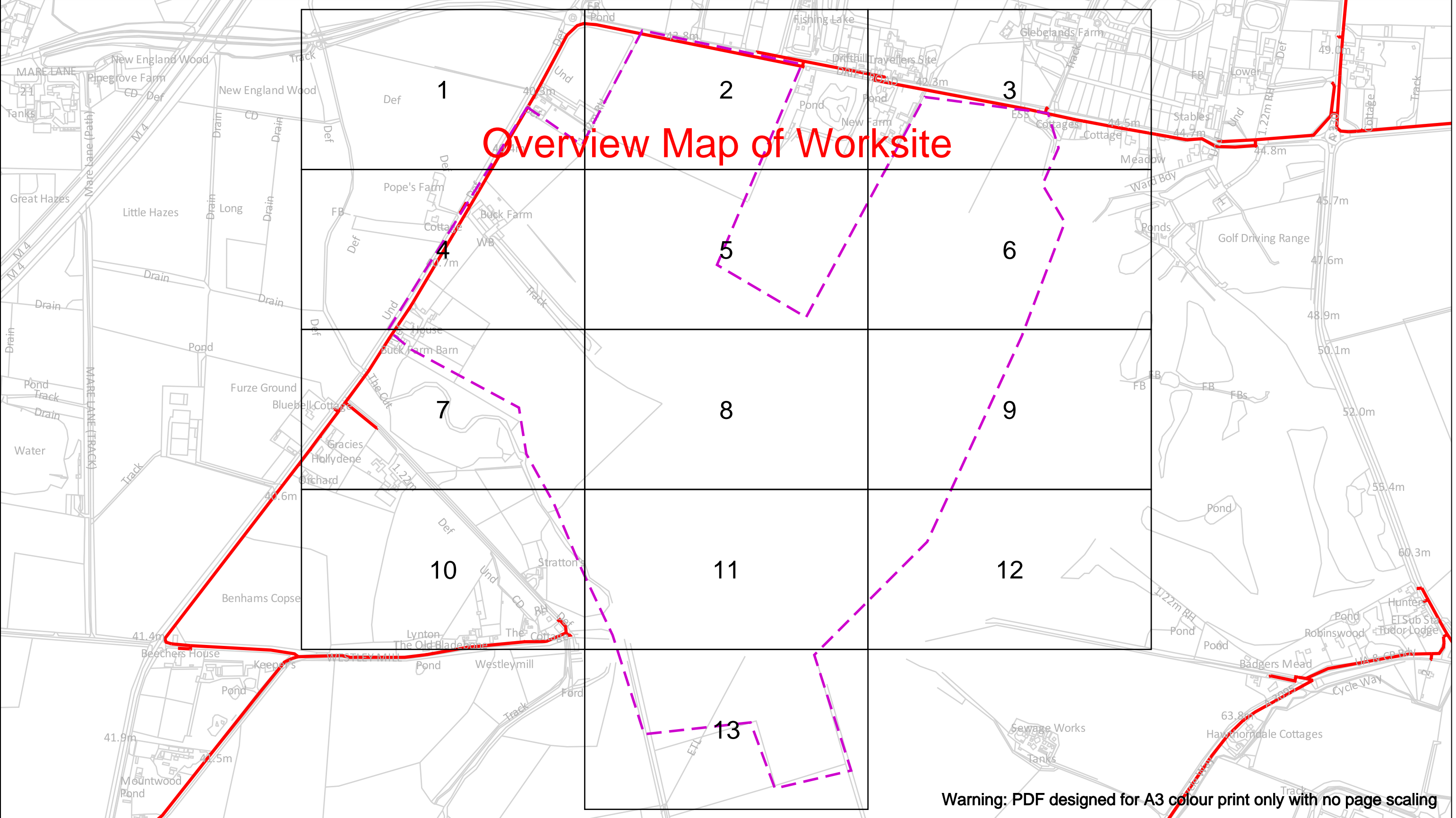
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50m




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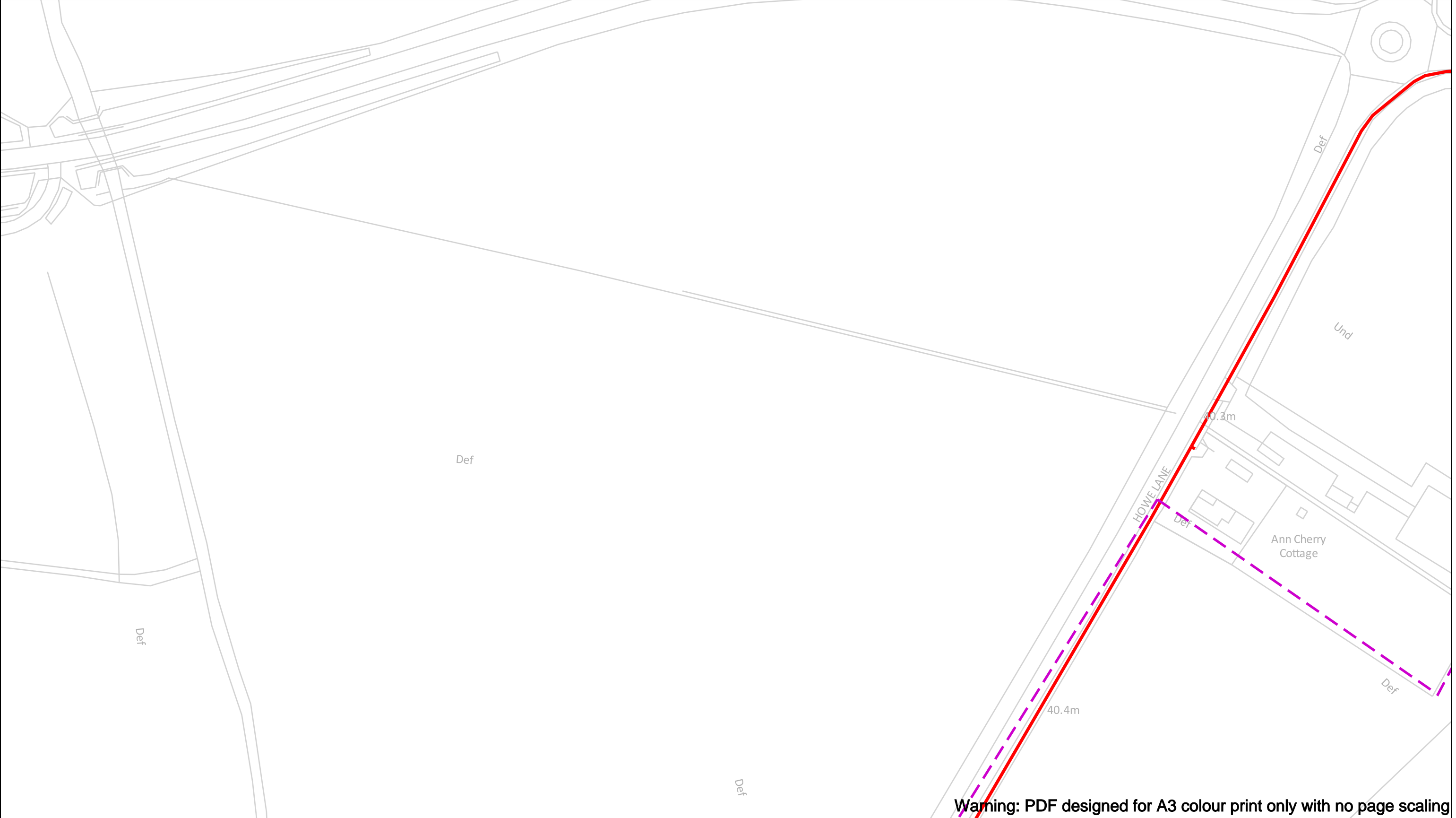
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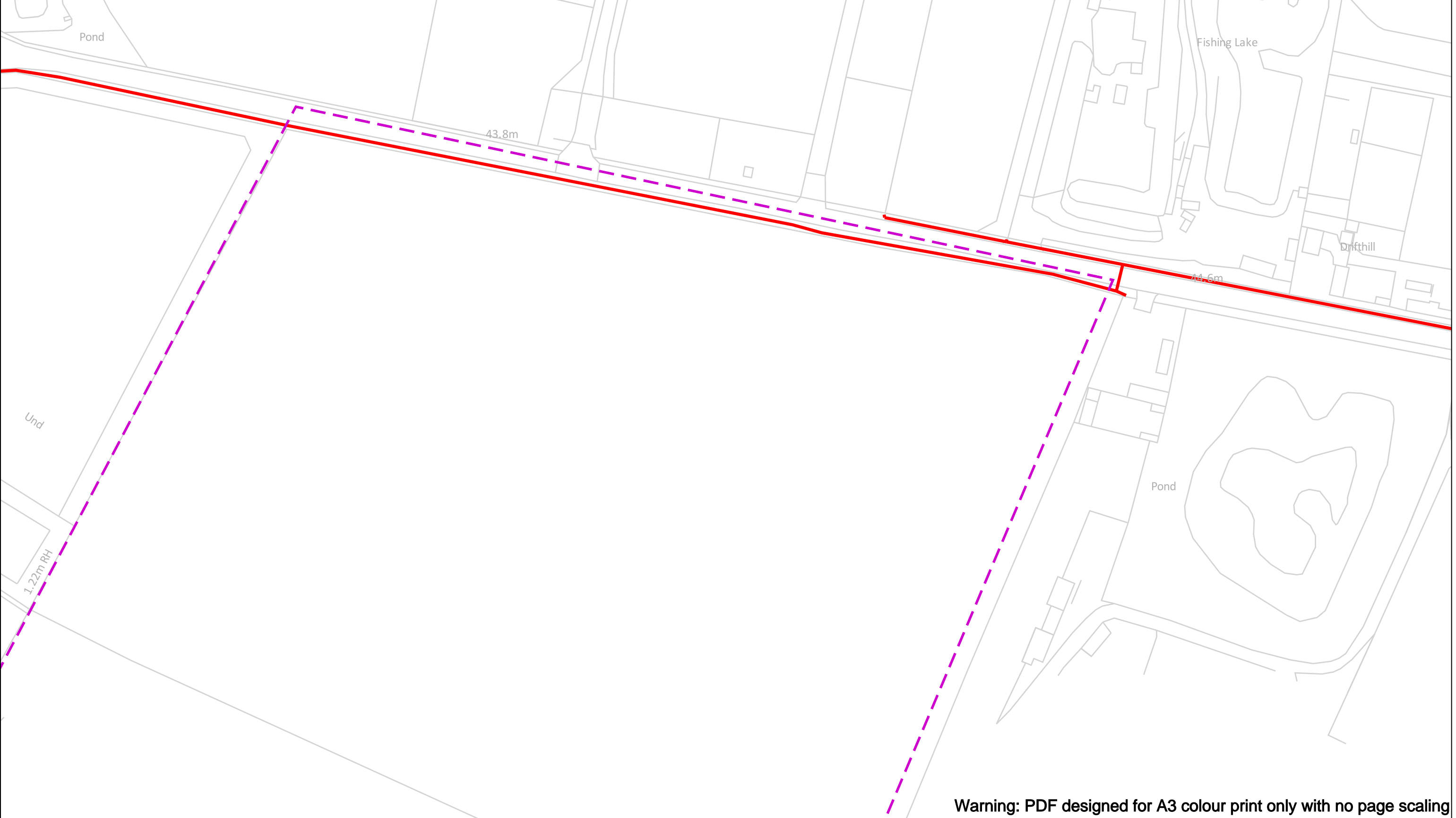
<p>Dig Sites Area:  Line: </p>		<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	
<p>Date Requested: 19/02/2025 Job Reference: 36370157 Site Location: 485661 173838 Requested by: Mr paul nixon</p>	<p>The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Gigaclear Ltd. The location of Gigaclear’s apparatus is indicated on the plan for general guidance but the exact location may vary from that shown. Gigaclear Ltd cannot guarantee the accuracy of this document and Safe Digging Practices should always be used to identify the exact location of any utility’s plant. Gigaclear Ltd accept no liability for any errors or omissions.</p>		
<p>Your Scheme/Reference: howe lane</p>	<p> Gigaclear Route</p>	<p>In Emergency Call: 01865 59 11 85</p>	
<p>Scale: 1:6406 (When plotted at A3)</p>		<p>Gigaclear Ltd, Building 1, Wyndyke Furlong, Abingdon, OX14 1UQ T: 01865 59 11 21 diversions@Gigaclear.com</p>	

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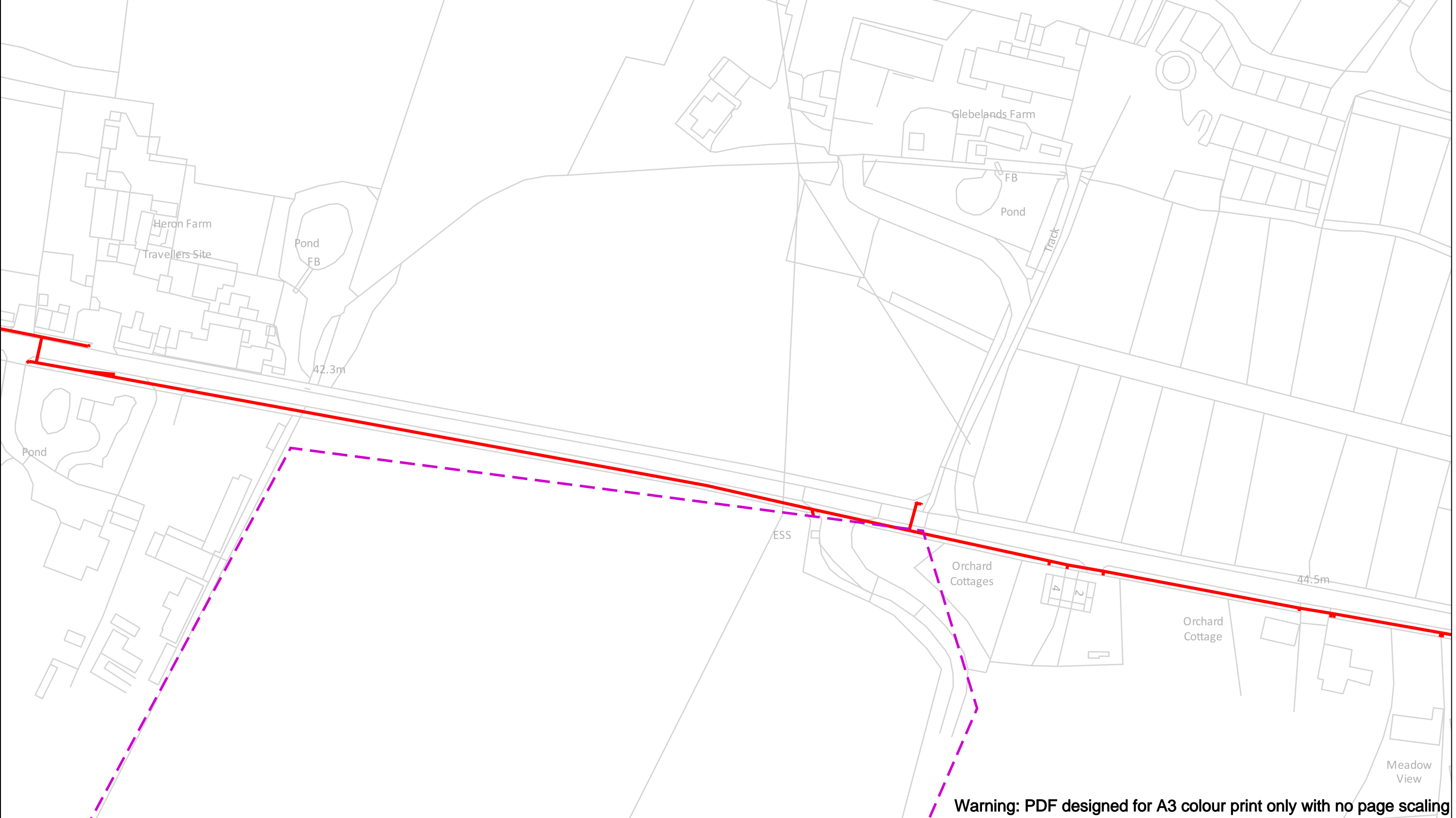
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<div>0 100 m</div> <div>Dig Sites Area: Line: </div> <div><div><div>Date Requested: 19/02/2025</div><div>Job Reference: 36370157</div><div>Site Location: 485661 173838</div><div>Requested by: Mr paul nixon</div><div>Your Scheme/Reference: howe lane</div></div><div><div>The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Gigaclear Ltd. The location of Gigaclear’s apparatus is indicated on the plan for general guidance but the exact location may vary from that shown. Gigaclear Ltd cannot guarantee the accuracy of this document and Safe Digging Practices should always be used to identify the exact location of any utility’s plant. Gigaclear Ltd accept no liability for any errors or omissions.</div><div><div> Gigaclear Route</div><div>In Emergency Call: 01865 59 11 85</div></div></div></div>		<div></div> <div></div> <div><div>Gigaclear Ltd, Building 1, Wyndyke Furlong, Abingdon, OX14 1UQ</div><div>T: 01865 59 11 21 diversions@Gigaclear.com</div></div>
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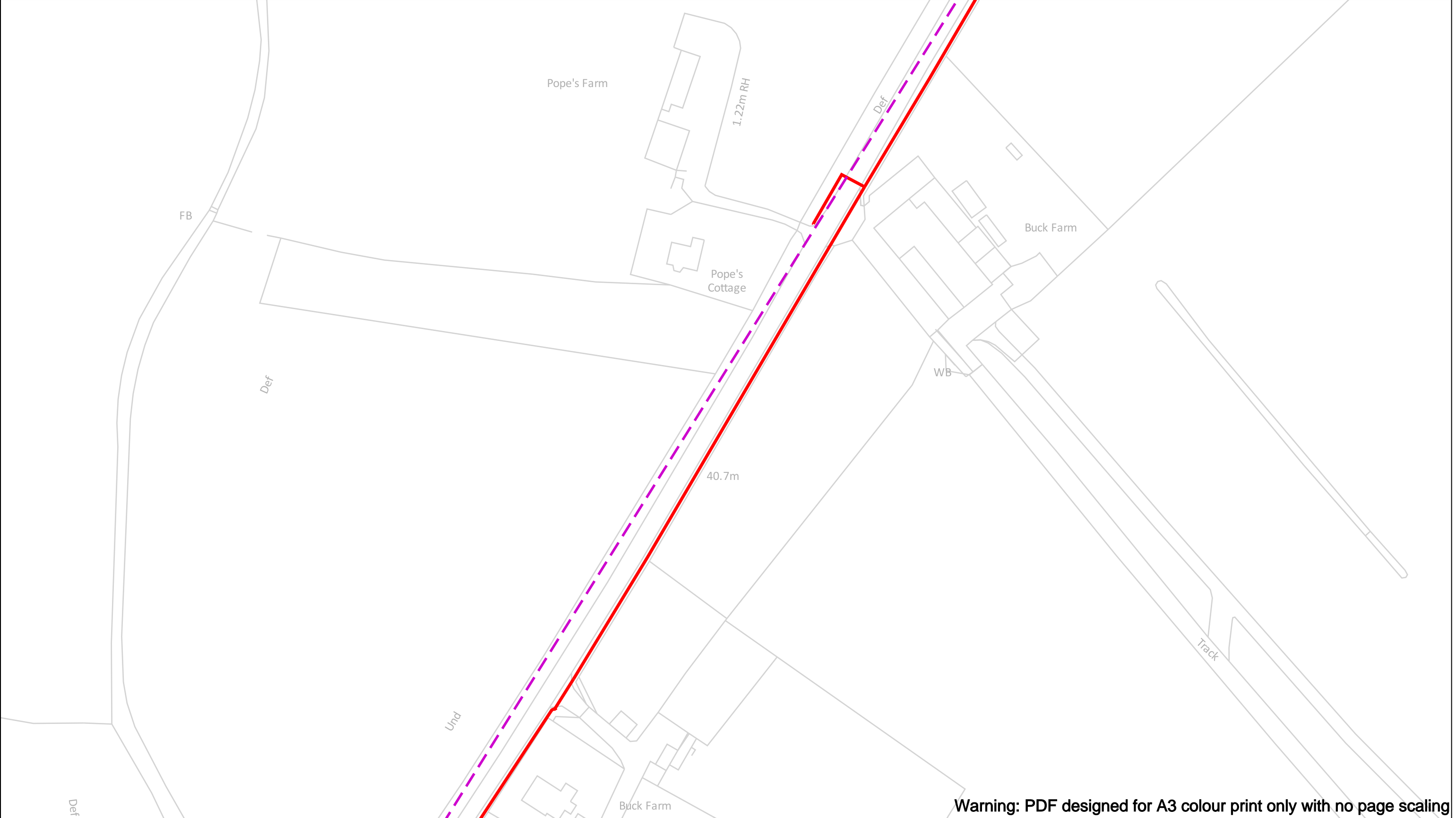
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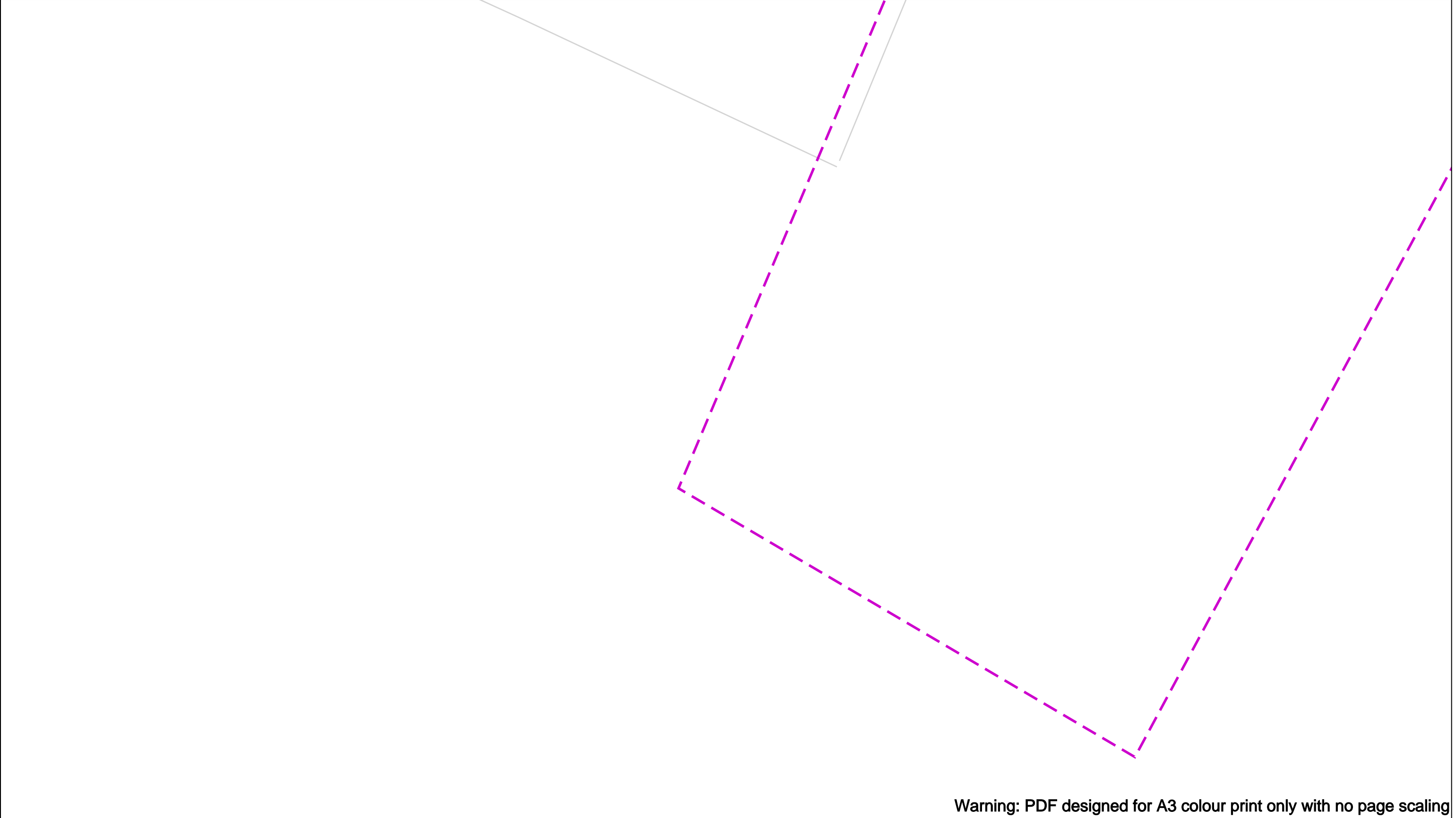


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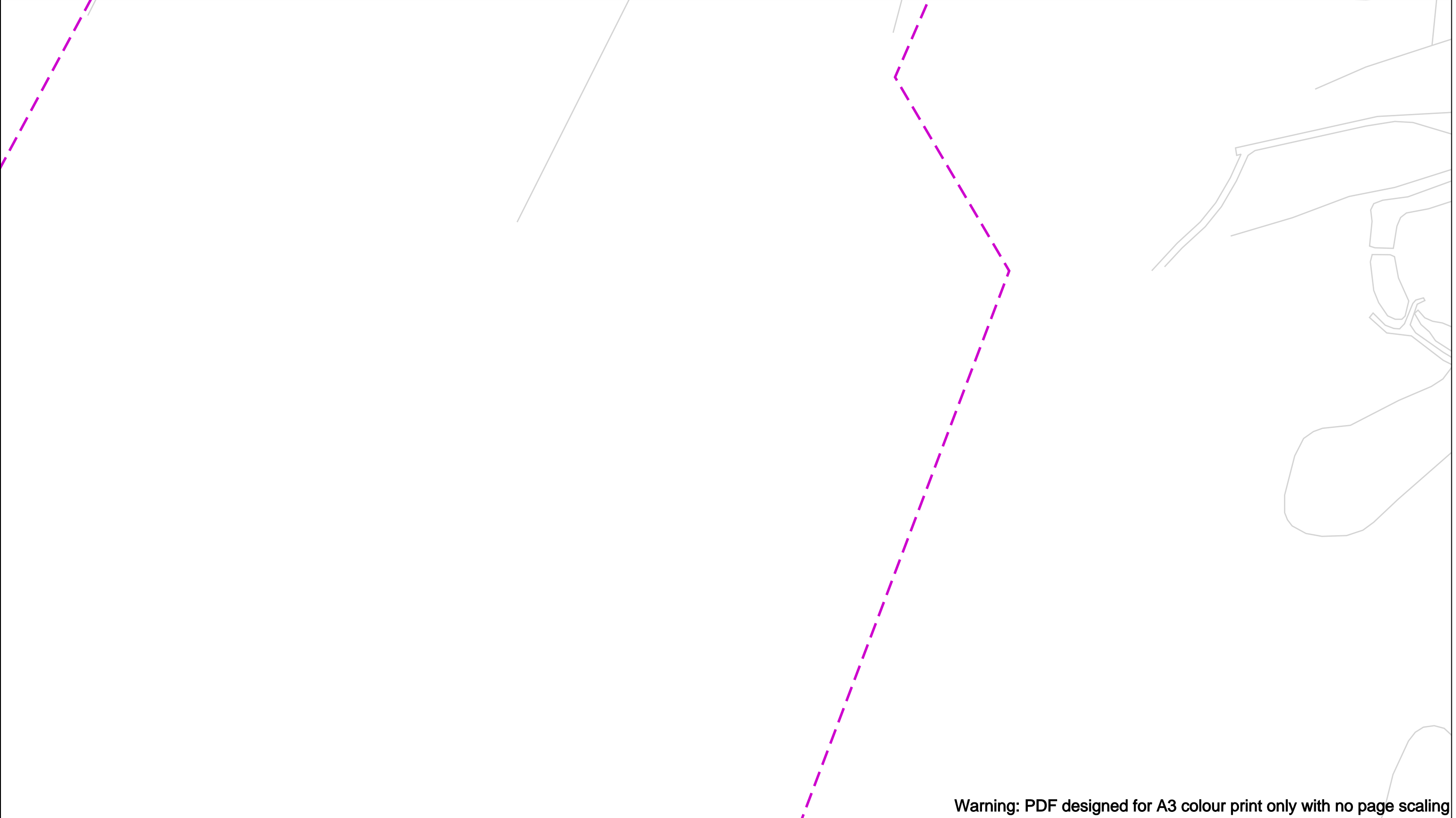


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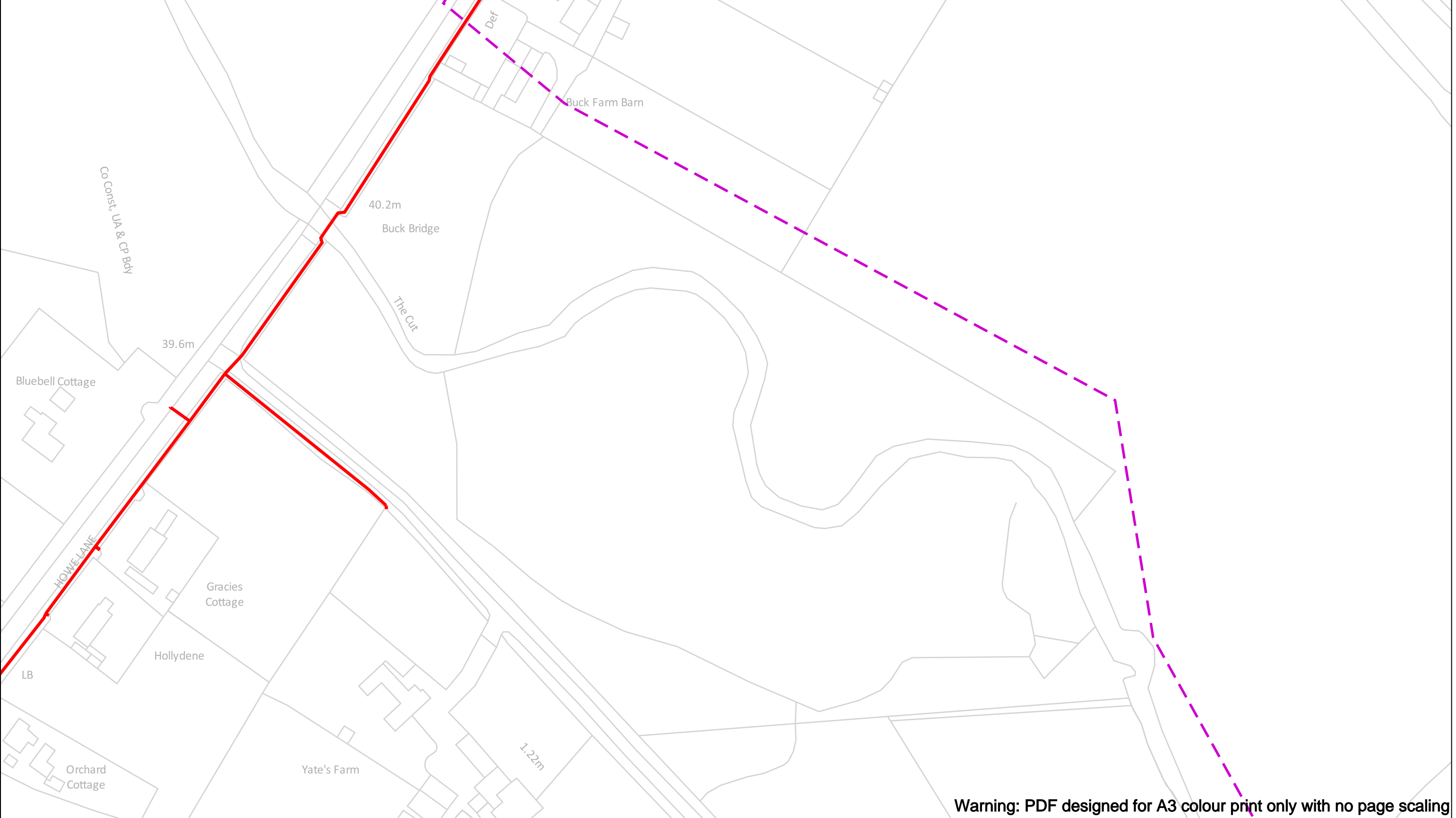
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<div>0  1 0 0 m</div> <div>Dig Sites Area:  Line: </div> <div>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</div>		<div></div> <div></div> <div>Gigaclear Ltd, Building 1, Wyndyke Furlong, Abingdon, OX14 1UQ T: 01865 59 11 21 diversions@Gigaclear.com</div>
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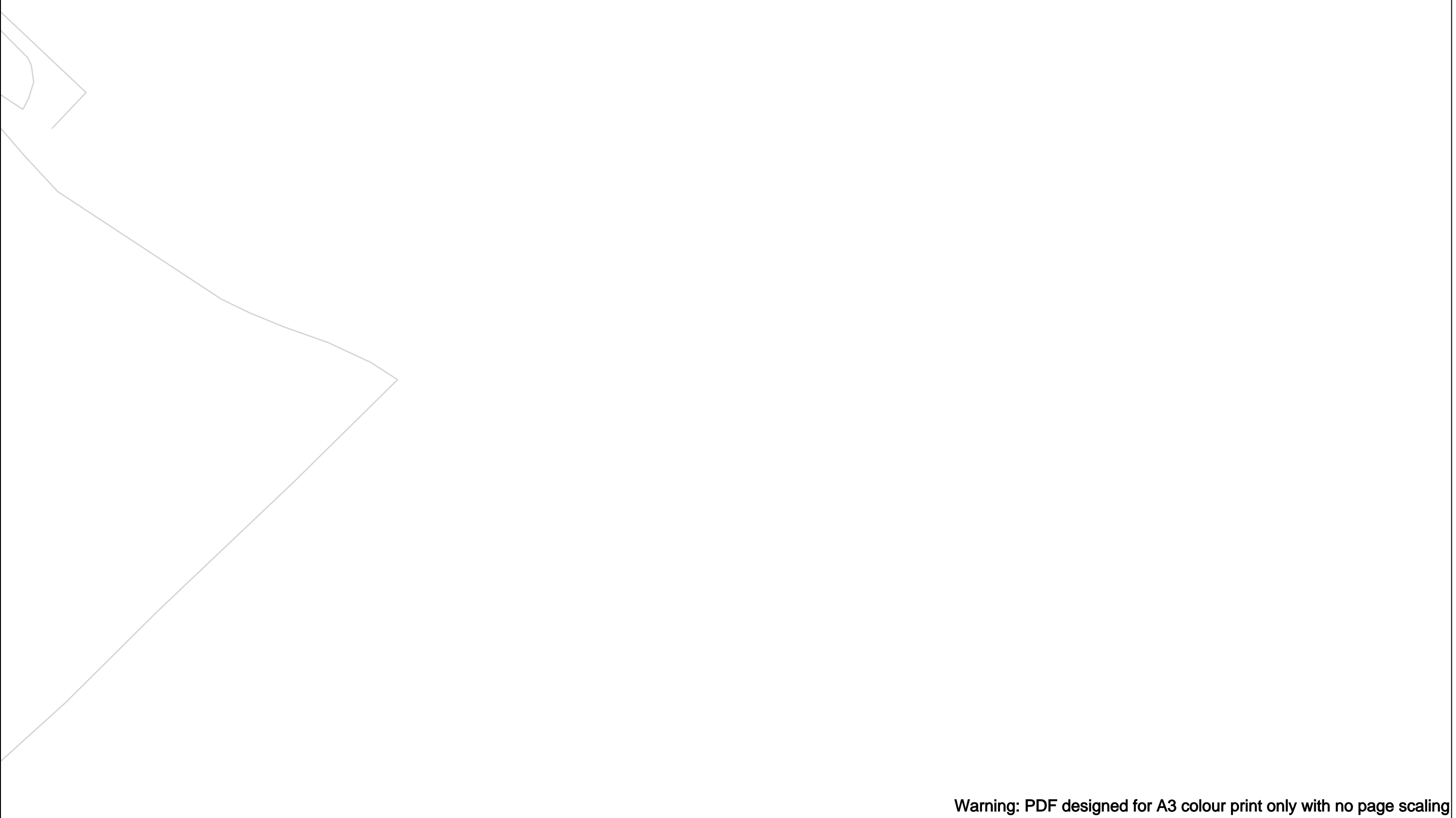


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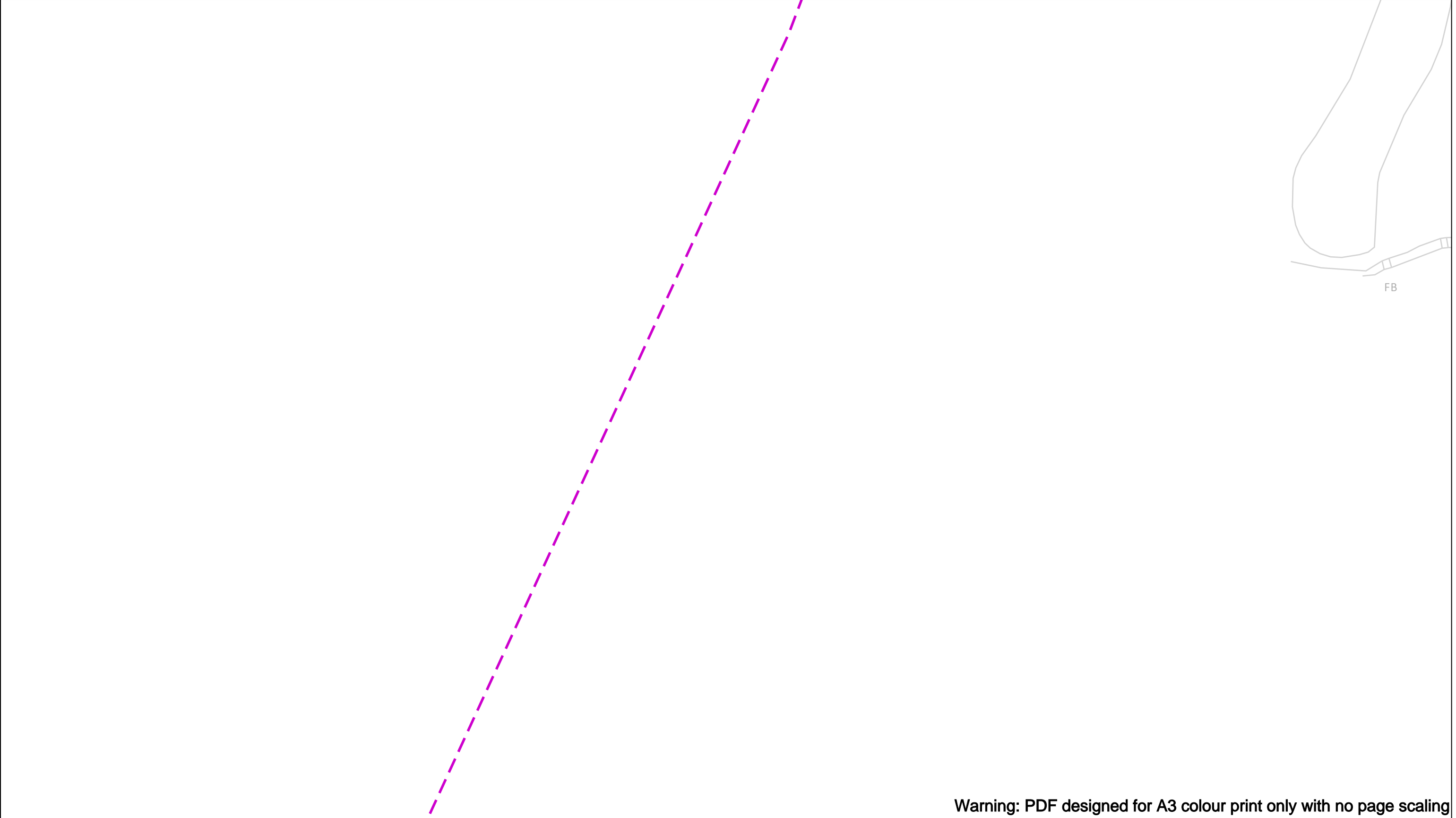


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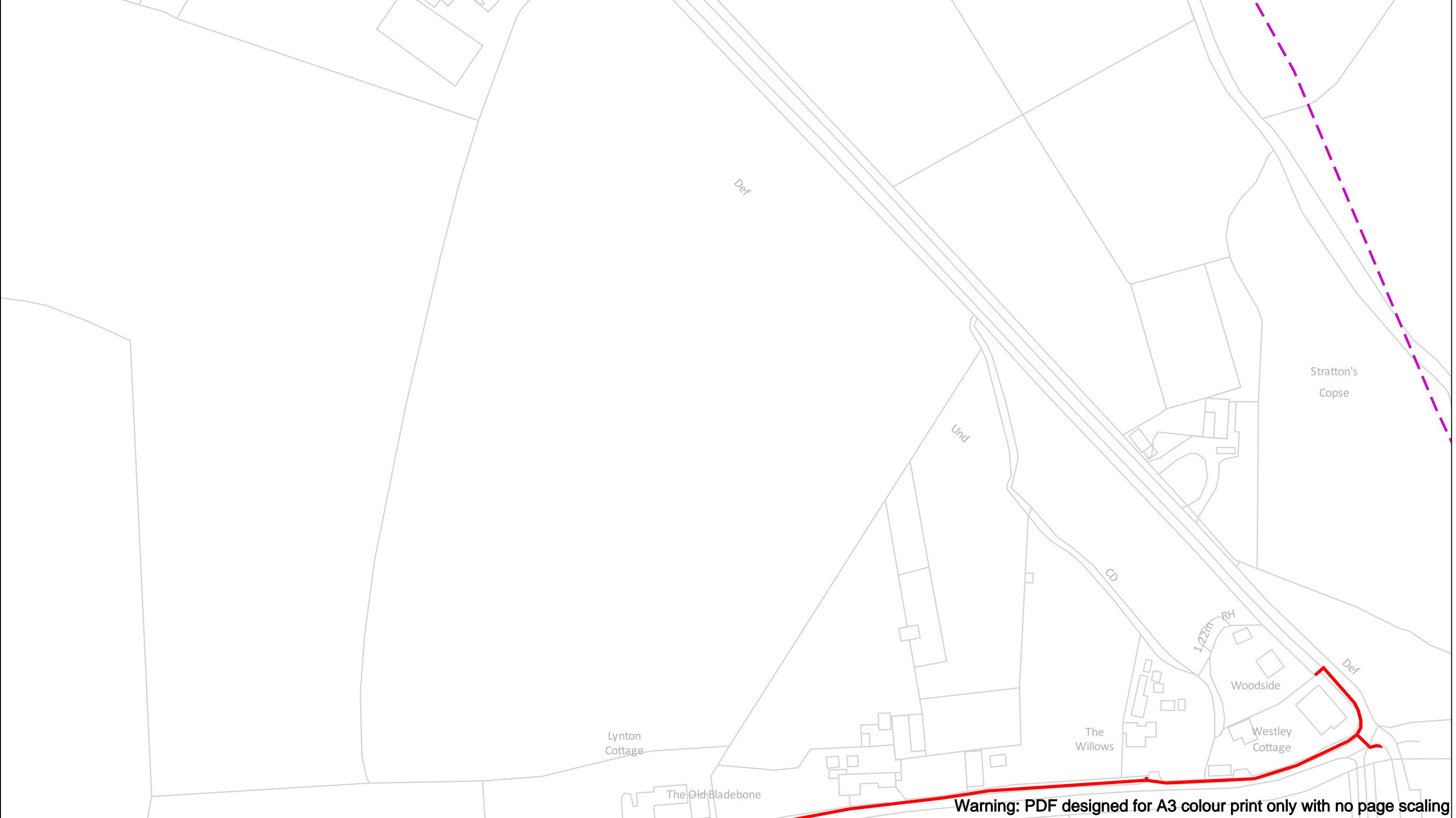
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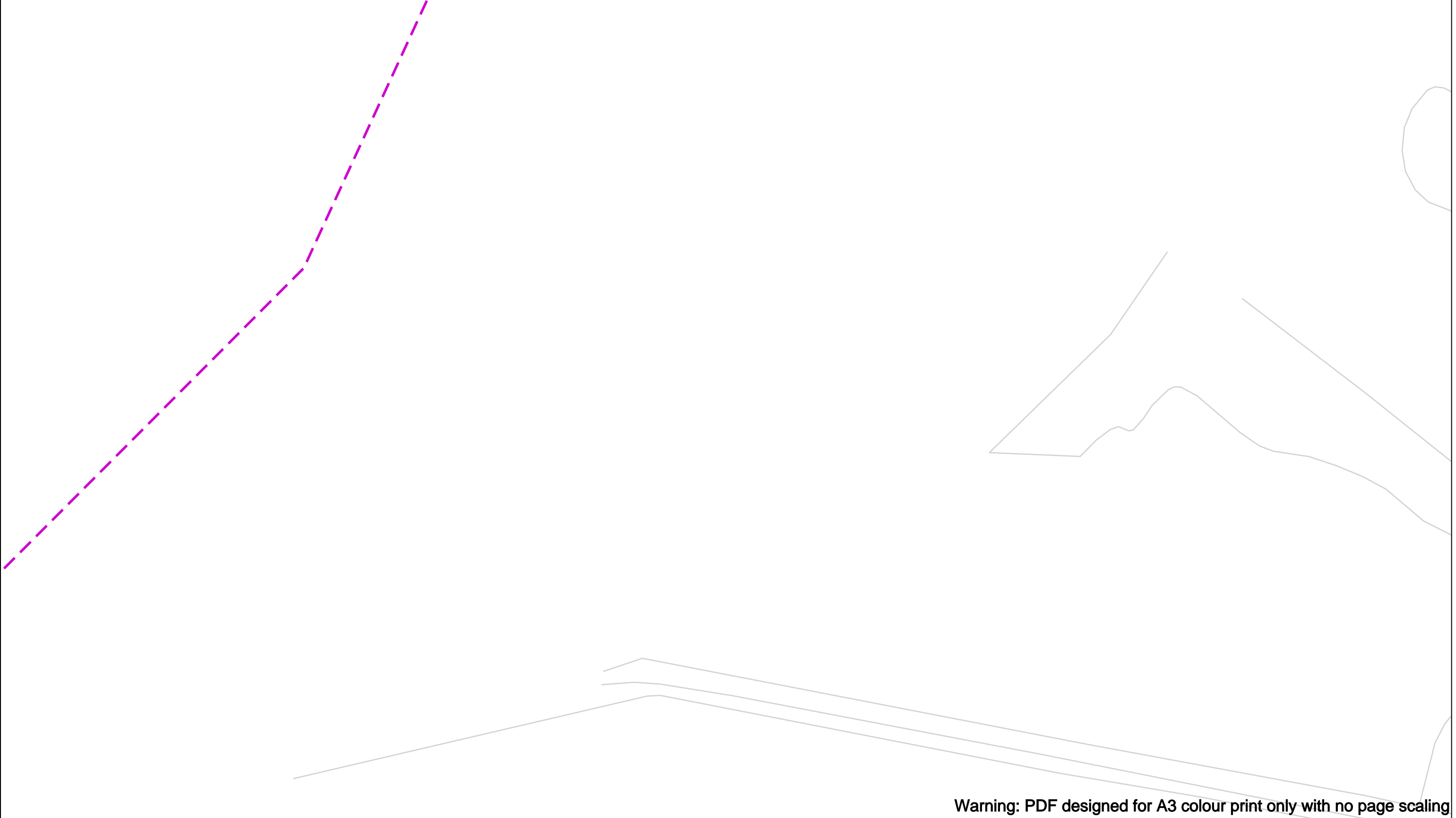


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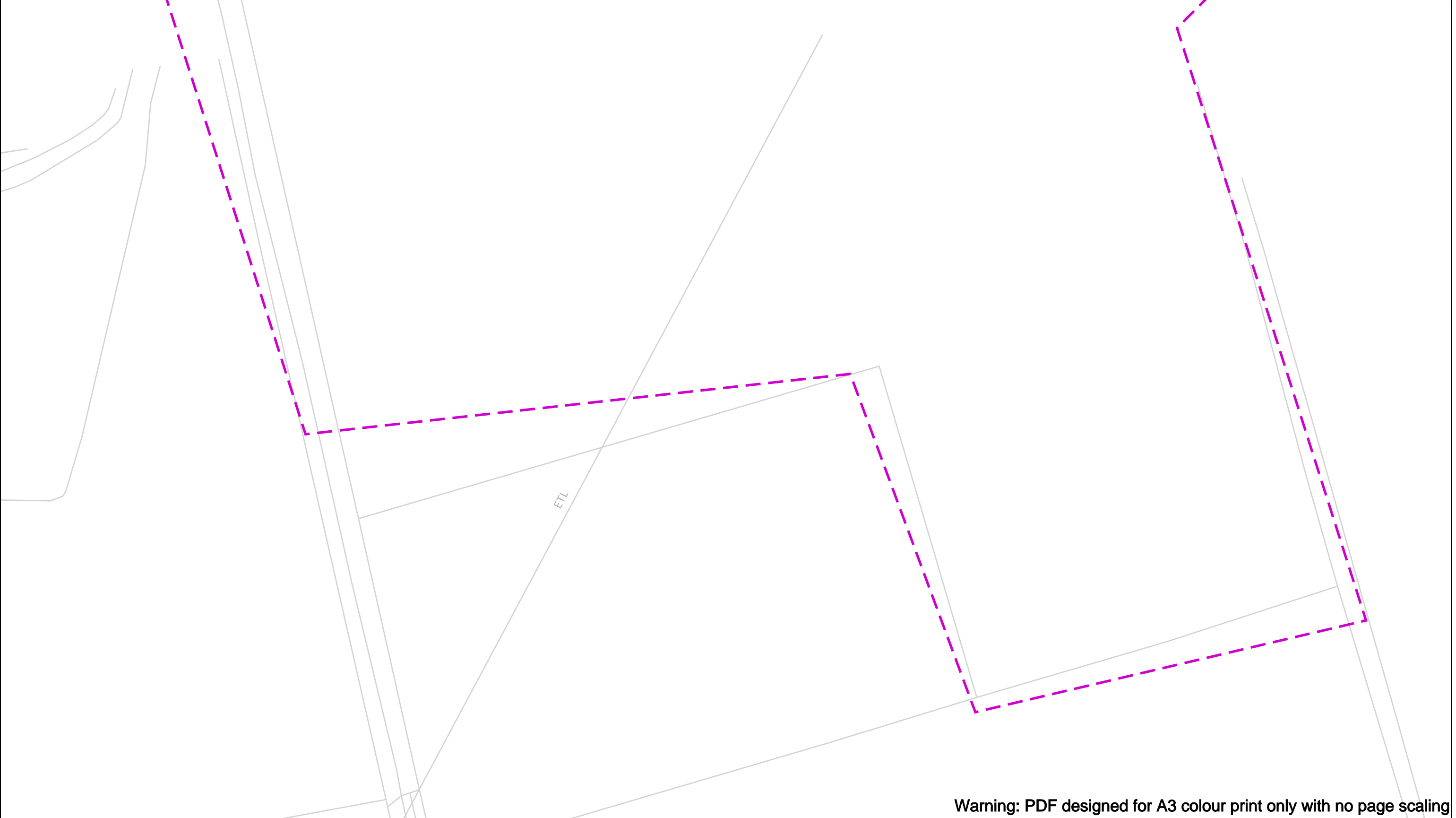
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	 Gigaclear Route	In Emergency Call: 01865 59 11 85			
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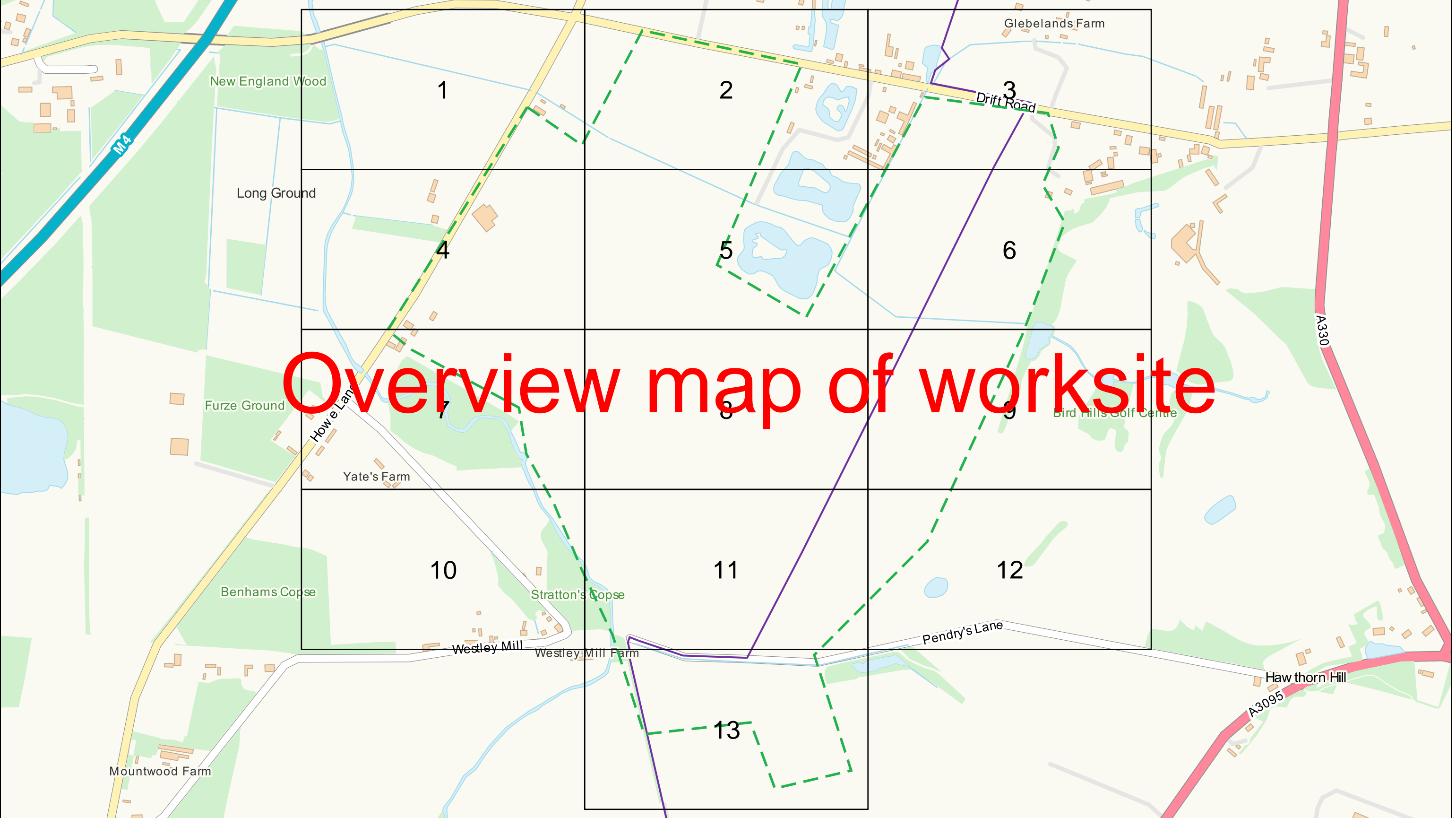
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Scale: 1:1250 (When plotted at A3)




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<p>Scale: 1:6406 (When plotted at A3)</p>	<p> Neos Network Underground Route</p>	<p>Emergency Number: 0345 305 3337</p>	
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Job Reference: 36370157
Site Location: 486315 174486

Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

Neos Network Underground Route

Emergency Number: 0345 305 3337

Registered Office:

Inveralmond House,
200 Dunkeld Road,
Perth, PH1 3AQ

Scale: 1:1250 (When plotted at A3)


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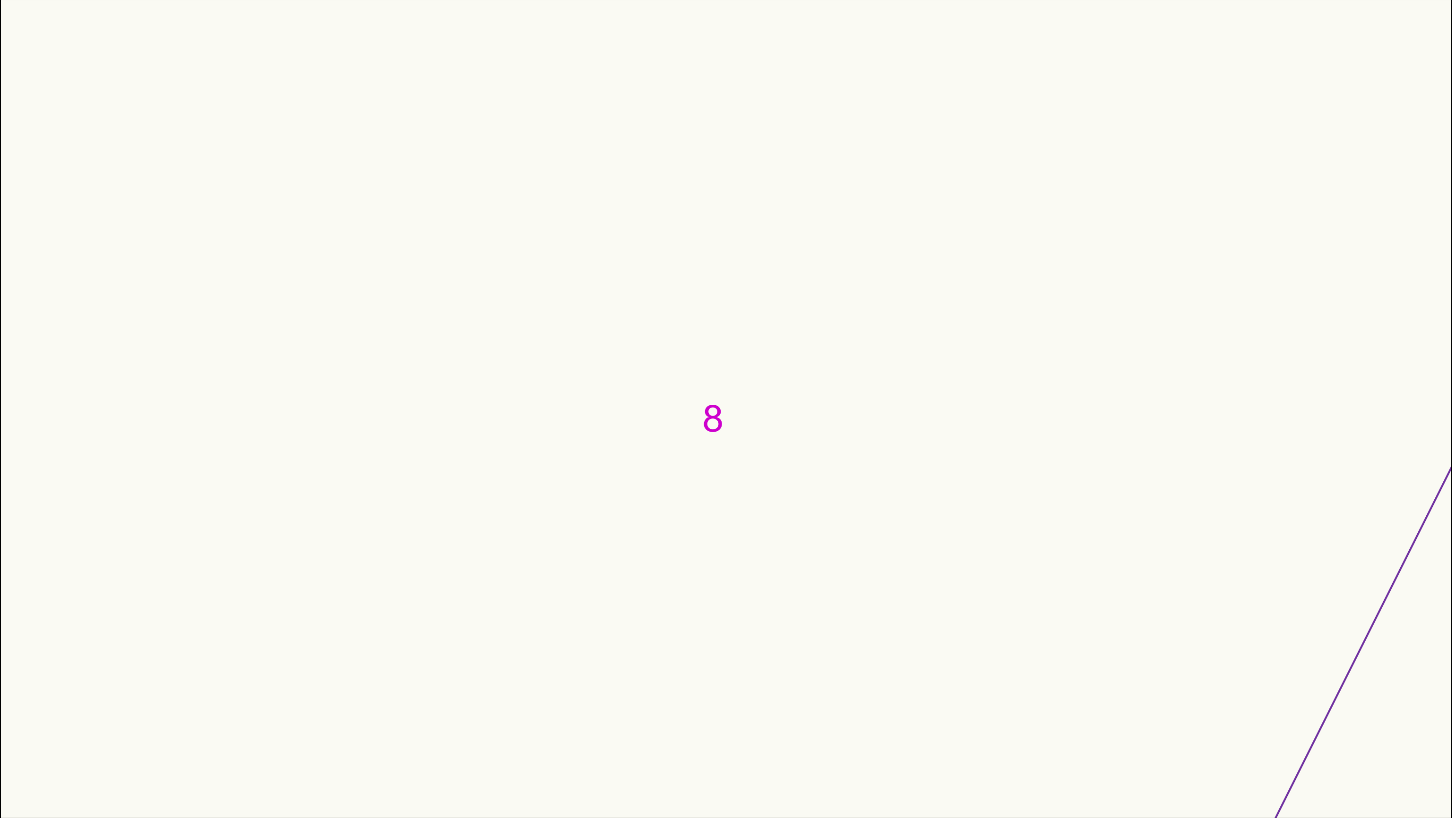
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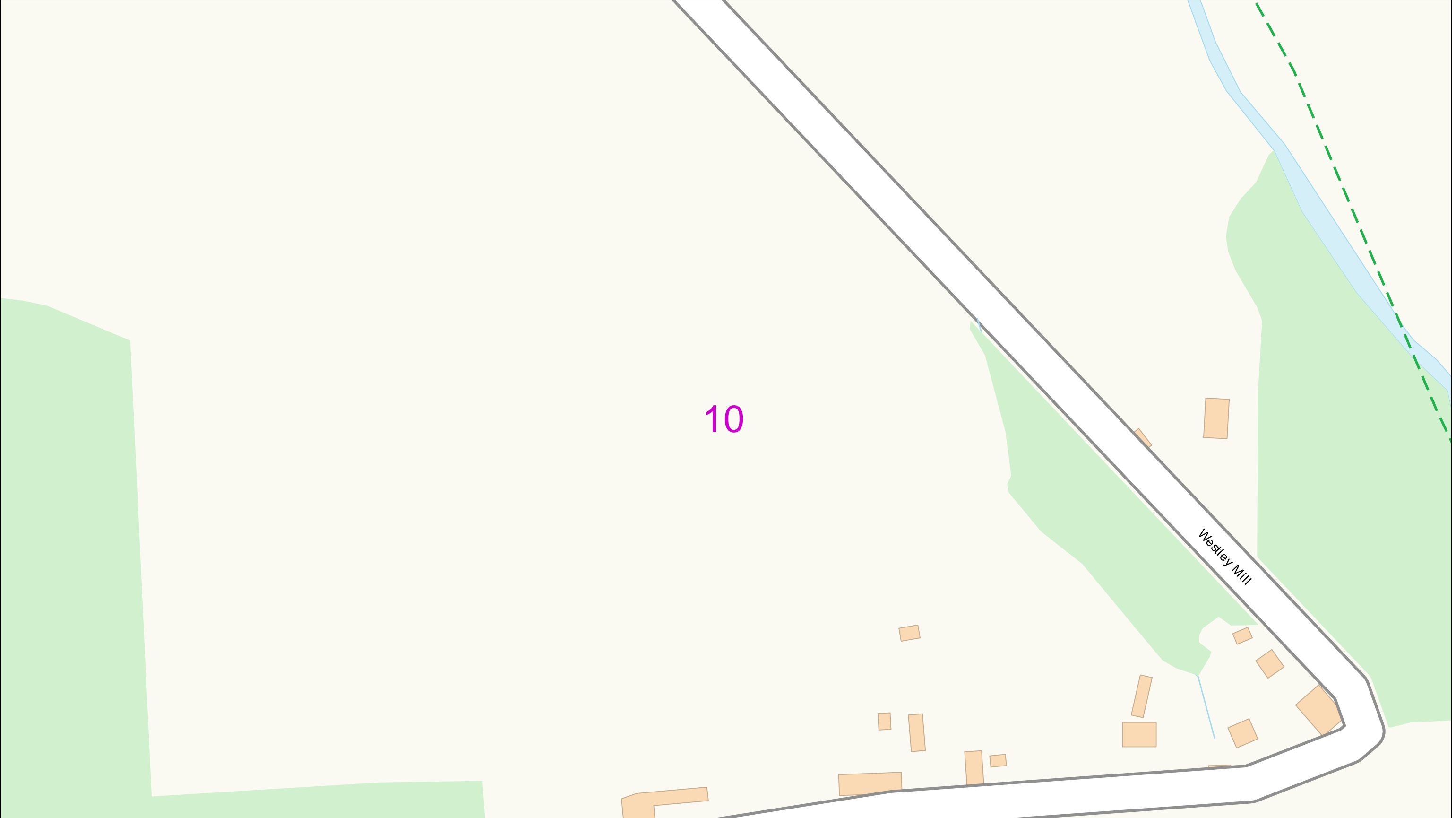


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<div>0  100 m</div> <div>Dig Sites Area:  Line: </div> <div><small>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</small></div>		<div></div> <div></div>	
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Dig Sites

Area: 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.

Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486

Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

Scale: 1:1250 (When plotted at A3)

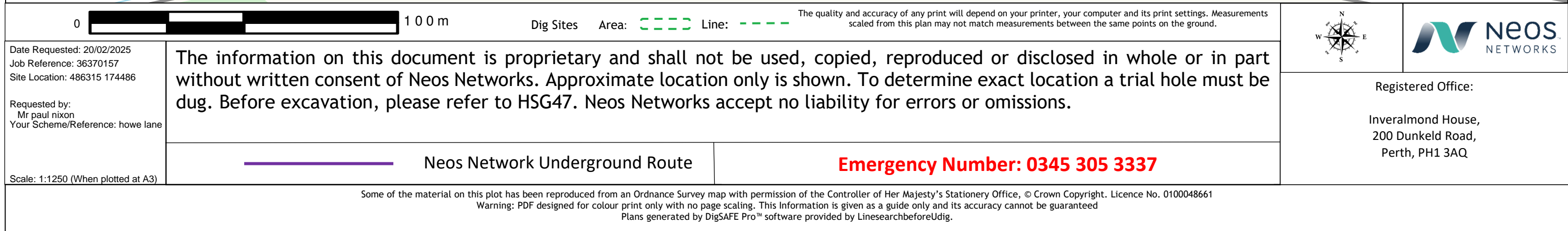
Neos Network Underground Route

Emergency Number: 0345 305 3337

Registered Office:

Inveralmond House,
200 Dunkeld Road,
Perth, PH1 3AQ

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<p>0 100 m</p> <p>Dig Sites Area: Line:</p> <p>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.</p>			
<p>Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486</p> <p>Requested by: Mr paul nixon Your Scheme/Reference: howe lane</p>	<p>The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Neos Networks. Approximate location only is shown. To determine exact location a trial hole must be dug. Before excavation, please refer to HSG47. Neos Networks accept no liability for errors or omissions.</p>		<p>Registered Office:</p> <p>Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ</p>
<p>Scale: 1:1250 (When plotted at A3)</p>	<p>Neos Network Underground Route</p>	<p>Emergency Number: 0345 305 3337</p>	
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Our Ref: 36370157 Your Ref: howe lane

Wednesday, 19 February 2025

paul nixon
70 Listowel Road
Birmingham
WMD
B14 6HX

Dear paul nixon

Gigaclear Ltd - Asset Network Plans

We acknowledge with thanks your request for information regarding the location of our apparatus.

Please find enclosed plan(s) showing the approximate location known to be in the vicinity of your scheme. Attached are conditions and information regarding the Gigaclear Network. Please ensure these details are made available to any of your operatives carrying out any works on your behalf.

Please note that the accuracy of the Gigaclear network cannot be guaranteed, and it is strongly advised that you undertake hand dug trial holes prior to commencing any of your works.

Please contact us using this email address diversions@gigaclear.com for requests for Diversionary Estimates, or for queries with the data provided.

When requesting Diversionary Works estimates please provide as much information as possible eg, Full site address including postcode, together with plan & section drawings, brief scope of works and contact details. Any damage caused to the Gigaclear apparatus, should be promptly reported to:

Email: noc@gigaclear.com

Tel: 01865 591185

Yours sincerely,

Gigaclear Diversionary Works Team
diversions@gigaclear.com

Our Ref: 36370157 howe lane

Wednesday, 19 February 2025

paul nixon
70 Listowel Road
Birmingham
WMD
B14 6HX

National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgas.com

Asset Protection
National Gas Transmission
National Grid House
Warwick
CV34 6DA
Email: box.assetprotection@nationalgas.com
Tel: 0800 970 7000

National Gas Transmission – Site Visit Letter

Dear Sir/ Madam,

An assessment has been carried out with respect to National Gas Transmission plc's apparatus and the proposed work location. Based on the location entered into the system for assessment the area has been found to be within the High Risk zone from National Gas Transmission plc's apparatus and you **MUST NOT PROCEED** without further assessment. A member of our Operations Team will contact you to arrange a site visit, this contact will be made within 7 working days. Please note that, for future enquiries, we do require 10 working days' notice prior to works commencing in order to complete a full safety assessment.

Please ensure that the start date you have given for your work is as accurate as possible. We require 10 working days notice to be able to schedule most visits. If the date you have given us changes, it may not be possible for us to amend it at short notice.

It is **YOUR** responsibility to take into account whether you are required to or would benefit from referring to the HSE Land Use Planning App (LUP), available from HSE's website. (Please note for some works this is a requirement for them to take place) More information on the LUP is available at <https://www.hse.gov.uk/landuseplanning/>

Please note this response and any attached map(s) are valid for 28 days.

Yours sincerely

Asset Protection Team

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Gas Transmission plc's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Gas Transmission plc (NGT)

This assessment does **NOT** include:

- National Gas Transmission's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Gas Transmission's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Asset Protection.
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. Cadent, National Grid Electricity Transmission plc, other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Gas Transmission plc easements or wayleaves nor any planning or building regulations applications.

National Gas Transmission plc or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Asset Protection team via e-mail (box.assetprotection@nationalgas.com) or via the contact details at the top of this response.

Are My Works Affected?

Is your proposal an Information Only or Planned Works Application?

Emergency Enquiry

The operations technicians in your area have received your enquiry and will be aware of its emergency status. They will endeavour to contact you as soon as they can to arrange a visit. If the work must be completed immediately, please call us on 0800 970 7000 and we will make sure the local engineers are aware of the urgency.

If the emergency nature of this enquiry is related to a safety issue with a National Gas Transmission Plc pipeline, please call the National Gas Emergency number on 0800 111 999.

Information Only

As your works are at an "Information Only" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Planned Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Asset Protection will endeavour to provide an initial assessment within 28 days of receipt of a Planned Works enquiry and, dependent on the outcome of this, further consultation may be required. In any event, for safety and legal reasons, works must not be carried out until a Planned Works enquiry has been completed and final response received.

Planned Works

Your proposal is in proximity of National Gas Transmission plc's apparatus, as shown on the attached map, which may impact, and possibly prevent, your proposed activities for safety and/or legal reasons. You must not commence any work until you have sent details to us at box.assetprotection@nationalgas.com and have received a response back confirming that we have no objections to the work taking place. You must read and follow all the guidance provided when planning or undertaking any activities at this location.

We will contact you within 28 working days of you providing us with the details of your work at the email address above. Please email, or call us at 0800 970 7000, if you have not had a response within this time frame.

Assessment

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment

Requirements

National High Pressure Gas Pipelines

BEFORE carrying out any work you must:

- Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Gas Transmission's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Gas Transmission's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

DURING any work you must:

- Ensure that the National Gas Transmission requirements are followed for work in the vicinity of High pressure pipelines including the supervision of the digging of trial holes.
- Comply with all guidance relating to general activities and any specific guidance for each asset type as specified in the Guidance Section below.
- Ensure that access to National Gas Transmission apparatus is maintained at all times.
- Prevent the placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Gas Transmission apparatus unless specifically agreed with National Gas Transmission in advance.
- Exercise extreme caution if slab (mass) concrete is encountered during excavation works as this may be protecting or supporting National Gas Transmission apparatus.
- Maintain appropriate clearances between gas apparatus and the position of other buried plant.

GUIDANCE

National Gas Transmission Network data

The Network map for National Gas Transmission assets can be downloaded at the following link in GIS format.

www.nationalgas.com/land-and-assets/network-route-maps

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Gas Transmission High Pressure Gas Pipelines and Associated Installation – Requirements for Third Parties' (SSW22). This can be obtained from: <Link to SSW22 once it has been updated and signed off>

Essential Guidance document:

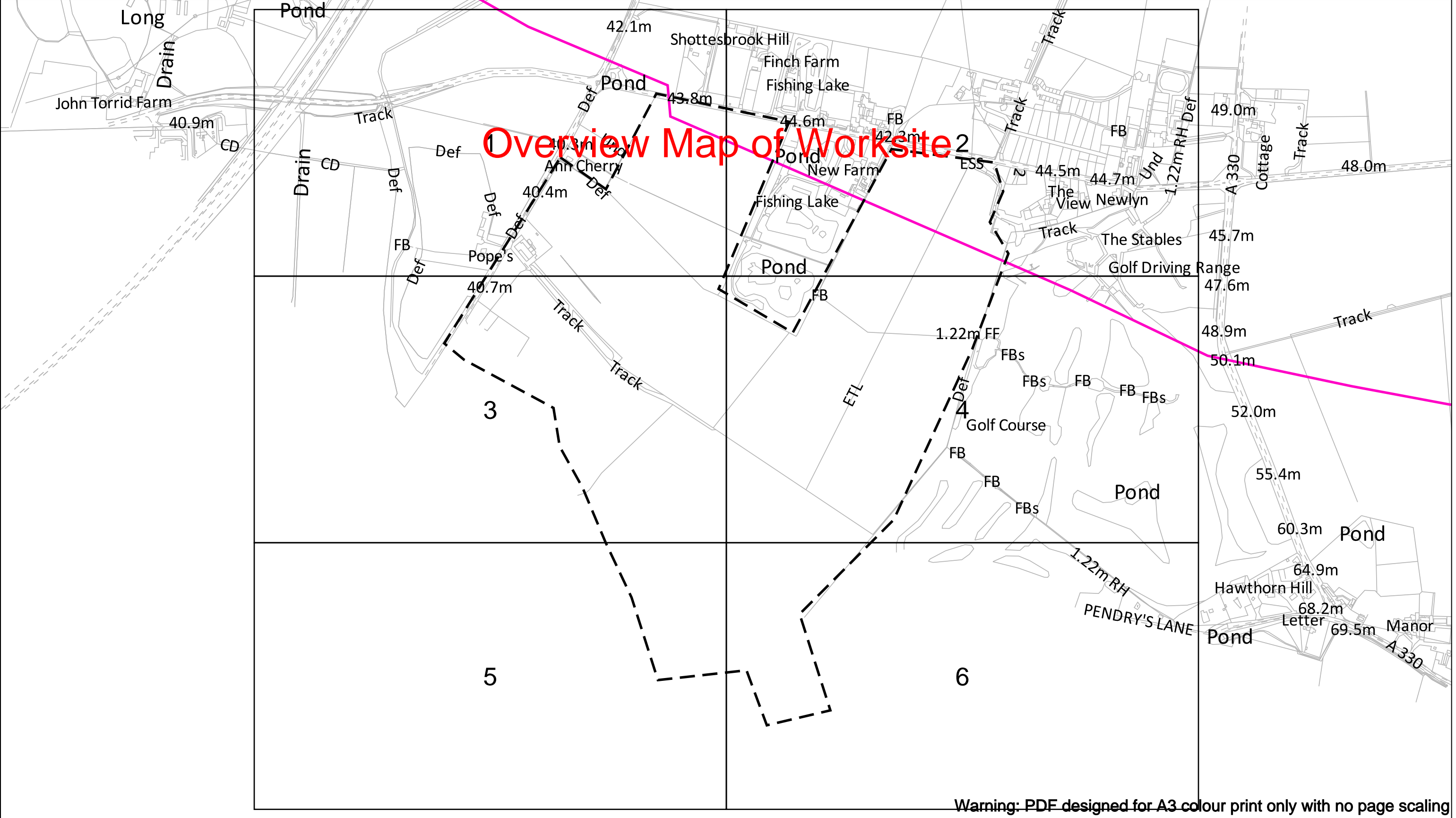
<http://www.nationalgas.com/sites/gas/files/documents/8589934982-Essential%20Guidance.pdf>

You should be aware of the following information regarding National Gas Transmission's high pressure underground pipelines and associated apparatus:

- Our underground pipelines are protected by permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our gas transmission network. Hence we require that no permanent structures are built over or under pipelines or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the pipeline route and that unrestricted and safe access to any of our pipeline(s) must be maintained at all times.
- The information supplied is given in good faith and only as a guide to the location of our underground pipelines. The accuracy of this information cannot be guaranteed. The physical presence of such pipelines may also be evident from pipeline marker posts. The person(s) responsible for planning, supervising and carrying out work in proximity to our pipeline(s) shall be liable to us, as pipeline(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a pipeline(s).
- The relevant guidance in relation to working safely near to existing underground pipelines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.
- Our pipelines are normally buried to a depth of 1.2 metres or more below ground and further information may be found on the plans provided. Ground cover above our pipelines should not be reduced or increased.
- Any proposed cable crossings are subject to approval from National Gas Transmission, completion of a Deed of Consent and must remain a minimum of 600mm above or below the pipeline. All works associated with cable installation must be supervised by National Gas Transmission. Cables cannot be pulled through until a Deed of Consent is in place.
- If it is planned to use mechanical excavators and any other powered mechanical plant, it shall not be sited or moved above the pipeline.
- If it is planned to carry out excavation to a depth greater than 0.3 metres, embankment or dredging works, the actual position and depth of the pipeline must be established on site with our representative and a safe working method agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

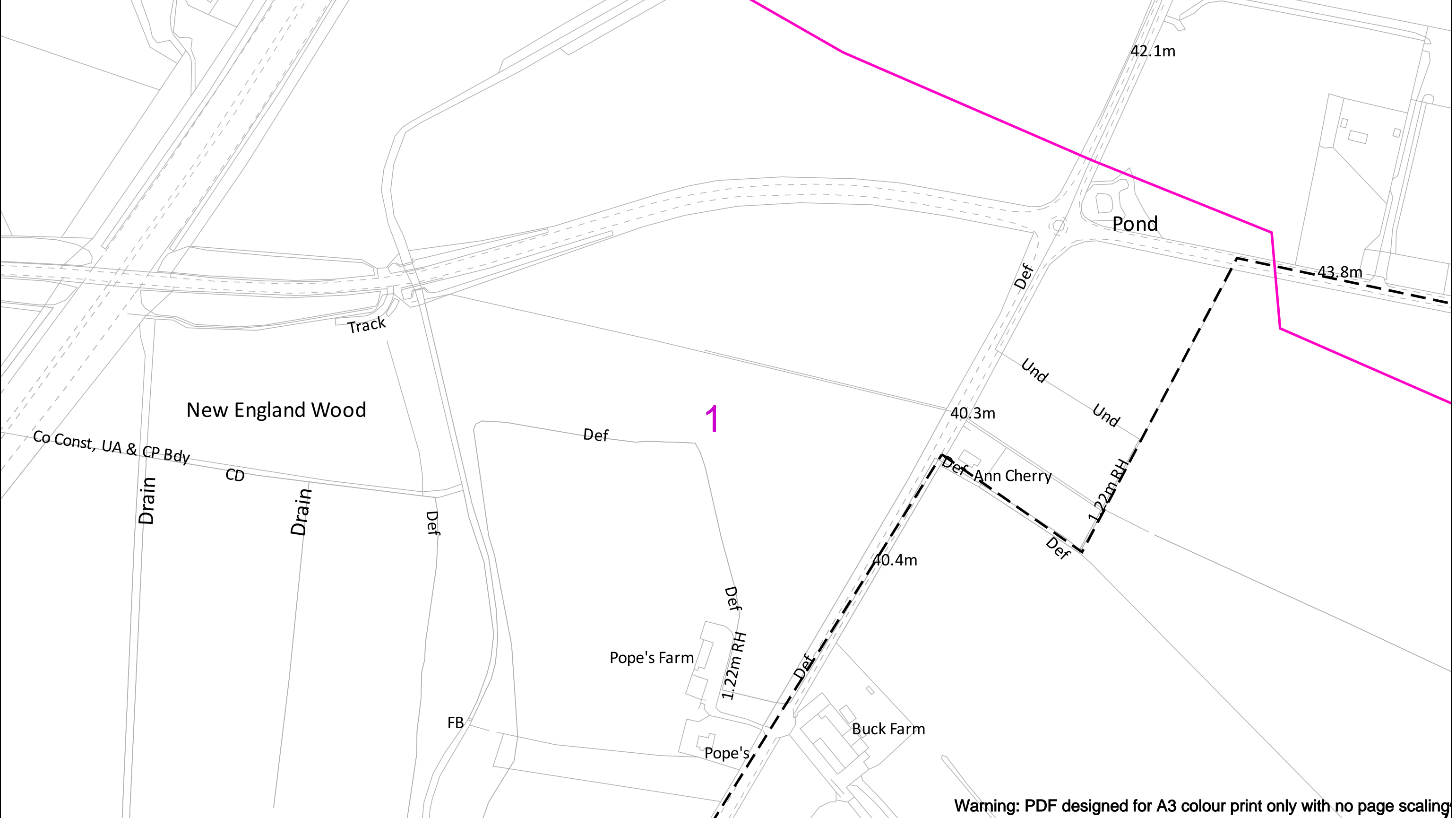
- The digging of trial holes to locate the pipeline must be carried out under the supervision of our on-site representative following approval of RAMS. Excavation works may take place unsupervised no closer than 3 metres from the pipeline once its actual location has been confirmed. Similarly, excavation with handheld power tools may take place no closer than 1.5 metres away.
- For operational and safety reasons National Gas Transmission requires unrestricted access to our Above Ground Installations and Compressor Stations. We would request that any proposed changes to roads/layouts in the vicinity of our site have regard to the need to maintain access.
- Any construction traffic should either cross the pipeline using existing roads or at agreed crossing locations using agreed protective measures.
- Ground anchors for scaffolding stay wires should only be sited in the vicinity of the pipeline after the pipeline position has been confirmed on site with our representative and the ground anchor position agreed.
- If your proposals include the installation of wind turbines then the minimum separation between the pipeline and the nearest turbine should be 1.5 times the mast height.
- If your proposals include the installation of a Solar Farm, all assets must remain outside of the National Gas Transmission easement, all cable crossings must be agreed during the design stage, a Deed of Consent undertaken and an Earthing report must be provided for review. National Gas Transmission must retain access to its assets at all times once works have been completed.

The relocation of existing underground pipelines is not normally feasible on grounds of cost, operation and maintenance and environmental impact. Further details can be found in our specification for: safe working in the vicinity of National Gas Transmission high pressure gas pipelines and associated installations – requirements for third parties: T/SP/SSW/22 (see link above or copy enclosed)



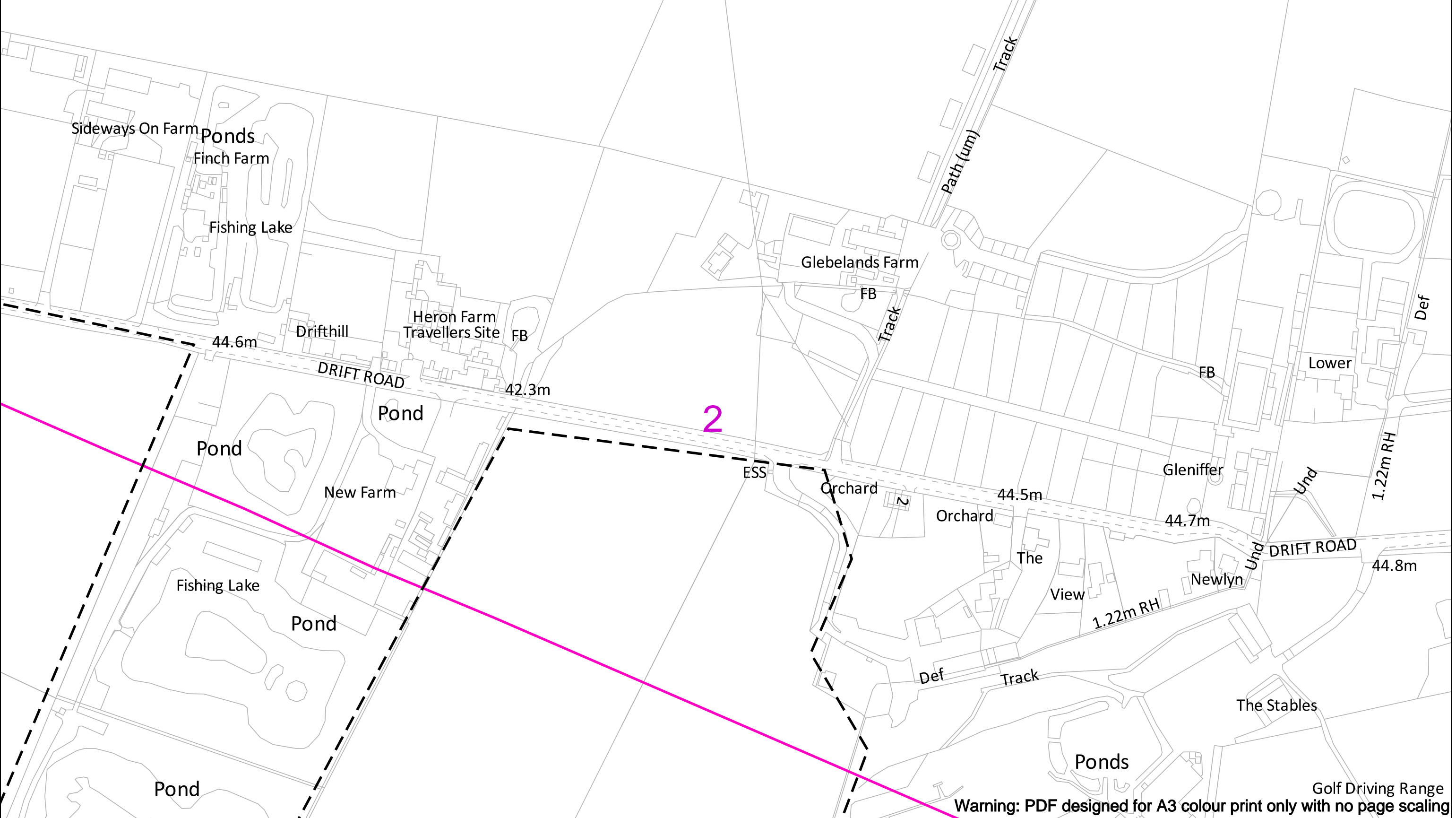
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<p>Date Requested: 19/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane</p> <p>Scale: 1:7688 (When plotted at A3)</p>	<p>IMPORTANT NOTICES</p> <p>This plan shows those pipes owned by National Gas Transmission PLC in its role as a licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Gas Transmission PLC or their agents, servants or contractors for any error or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p>	<p>National Gas Transmission Emergency Number: 0800 111 999 Available 24 hours, 7 days/week. Calls may be recorded and monitored</p> <p>Warning: PDF designed for colour print only with no page scaling</p> <div><div>Dig Sites</div><div>Area: </div><div>Line: </div><div> NHP Mains</div></div>	<div><p>National Gas Transmission National Grid House Warwick Technology Park Gallows Hill Warwick CV34 6DA box.assetprotection@nationalgas.com</p></div>
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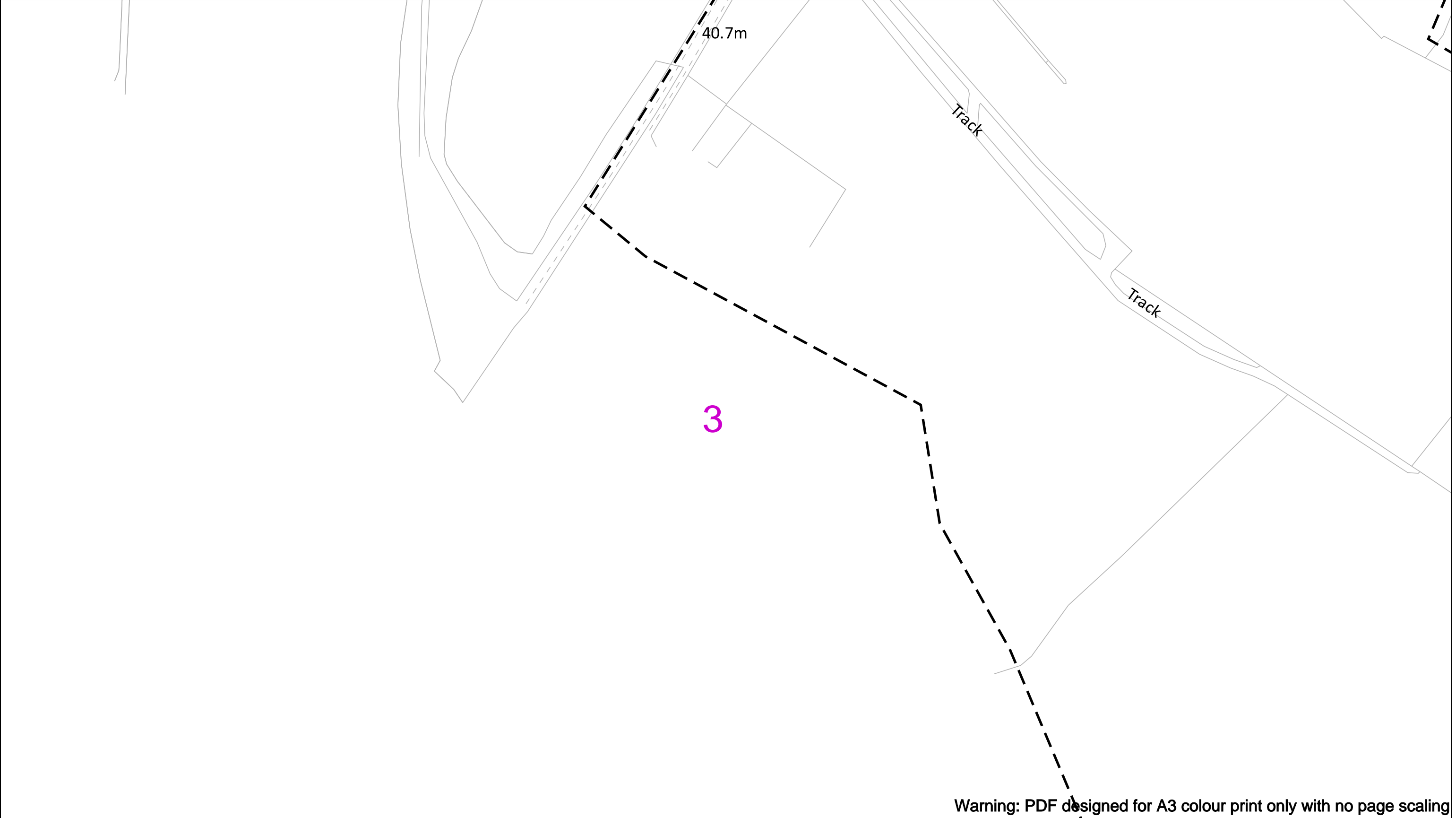


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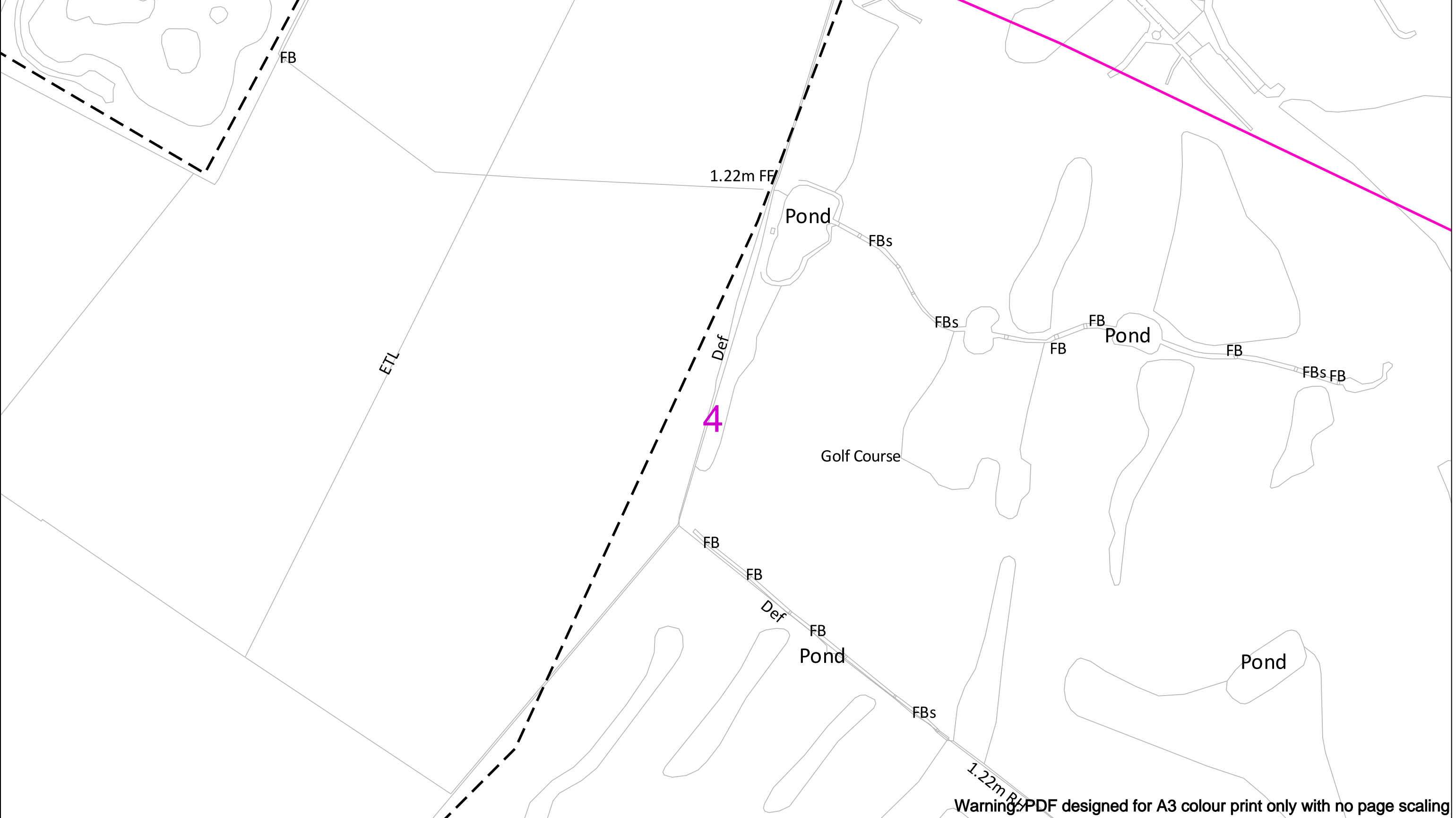


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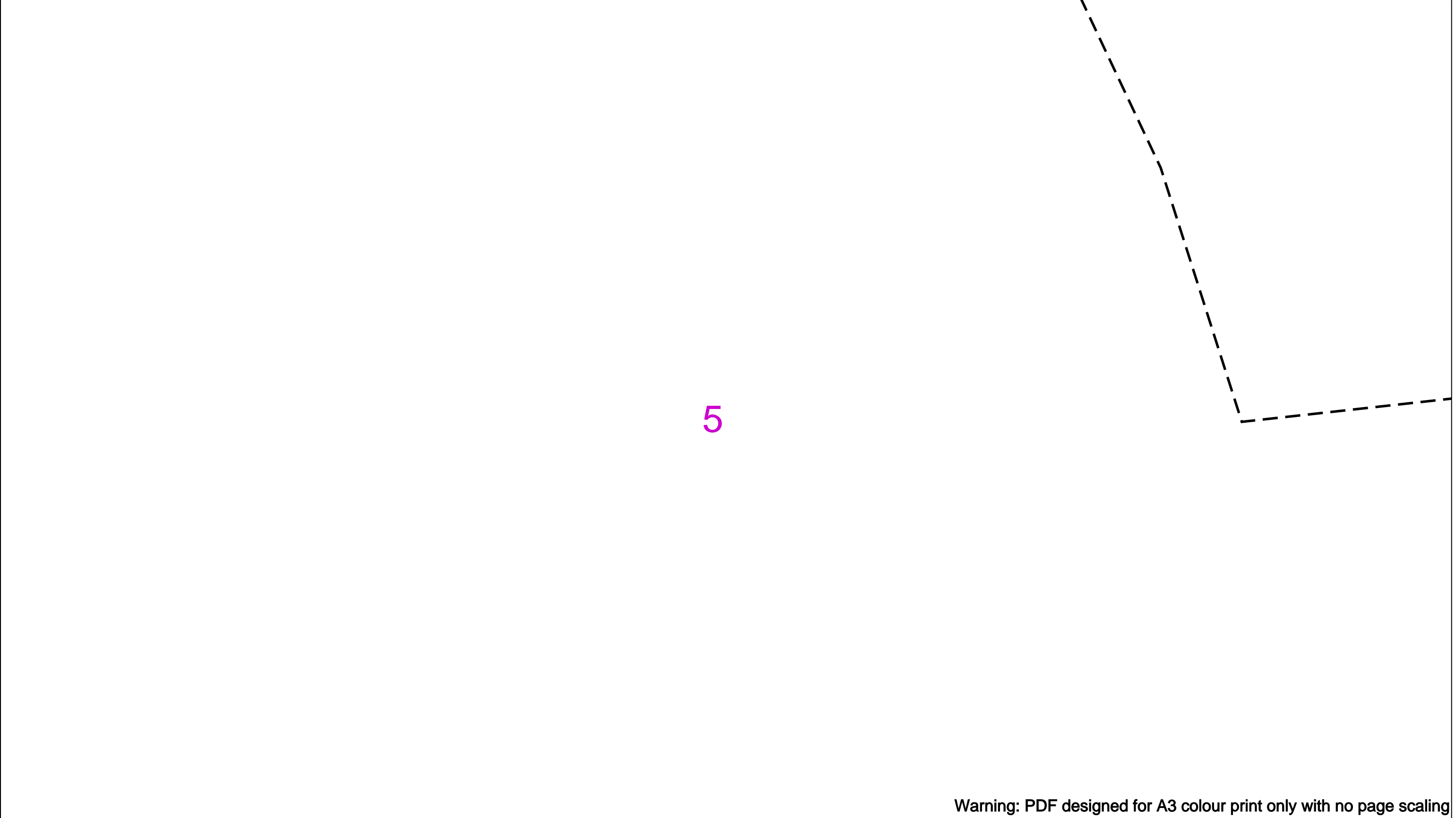
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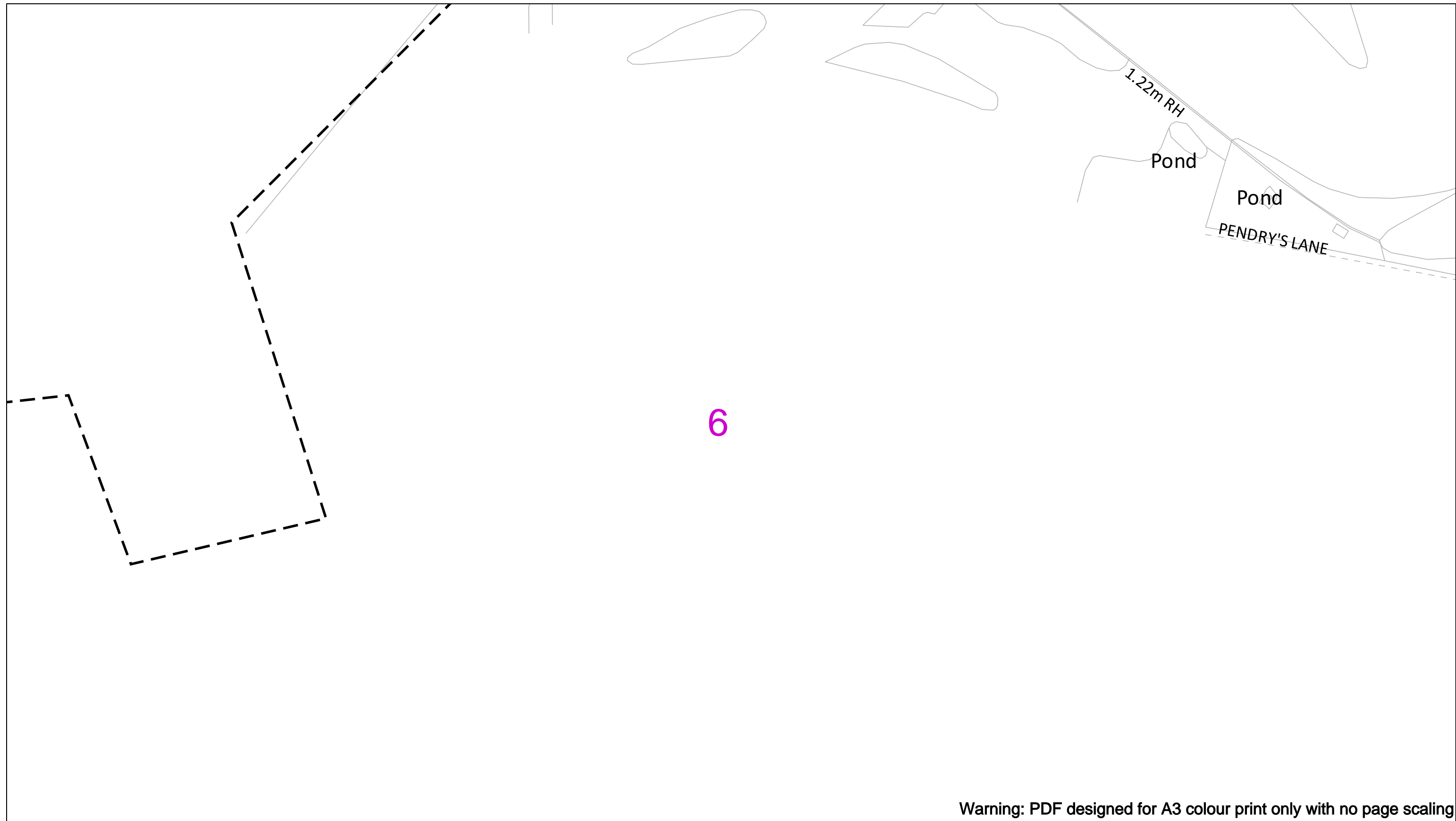
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<p>Scale: 1:2500 (When plotted at A3)</p>				

ENQUIRY SUMMARY

Received Date

19/02/2025 15:44

Work Start Date

28/02/2025

Your Reference

howe lane

Location

Centre Point: 486315 174486

X Extent:

Y Extent:

Postcode: RG425QS

Map Options

Paper Size: A3

Orientation: LANDSCAPE

Scale: 1:2500

Real World Extents: 1213m x 1358m

Enquirer Details

Organisation Name: Connix Consulting Limited

Contact Name: paul nixon

Email Address: paul@connix.co.uk

Telephone: 07853655300 / Not Supplied

Address: 70 Listowel Road, Birmingham, WMD, B14 6HX

Enquiry Type

Planned Works

Activity Type

Agricultural Works

Work Types

Ditch works / Field drainage

Notes/Works Description (if supplied)

dyke clearance

Site Contact Name (if supplied)

paul nixon

Site Contact Number (if supplied)

07853655300

Sales Receipt

Linesearch BeforeUdig Ltd

The Head Office
Ivanhoe Office Park
Ivanhoe Park Way
Ashby de la Zouch
Leicestershire
LE65 2AB

20/02/2025

Phone: +44 (0) 845 437 7365

VAT No: GB 128615804

Buyer Information

PAUL NIXON
paul@connix.co.uk

Description	Unit Price	Qty	Amount
Neos Networks Plan Request: 36370157	£36.00	1	£36.00
	Tax:		£7.20
	Total:		£43.20

Our Ref: 36370157 Your Ref: howe lane

Thursday, 20 February 2025

paul nixon
70 Listowel Road
Birmingham
WMD
B14 6HX

Dear paul nixon

Neos Networks - Asset Network Plans

We acknowledge with thanks your request for information on the location of our assets.

We have attached a plan showing the location of Neos Networks apparatus in the proposed work area for your information. If the map provided is missing any required information e.g. a background map, then please email C2requests@neosnetworks.com who will provide a more detailed map.

If you're laying your own services, please use the map provided showing our apparatus and follow your safe dig procedures. There is no need to contact us for permission to dig or arrange any supervision.

If you have determined your works may impact our existing apparatus, then please contact alterations@neosnetworks.com for a Budget Estimate. For us to provide you with a Budget Estimate we will require the following information in order to progress your query as quickly and as efficiently as possible:

- A covering letter or details on the email
- Plans / maps showing existing & proposed conditions (min 1:500 scale and PDF format if emailed)
- Scheme cost apportionment information with confirmation of who the works principal is (the person or company funding your project)

Neos Networks will respond with a Budget Fee letter (if your scheme falls outside of NRSWA) showing the payment required to prepare a Budget Estimate.

Yours sincerely

Neos Networks Team

Address: Neos Networks, 4 Penner Road, Havant, Hampshire, PO9 1QH
Telephone: 023 92 494 923
Email: C2requests@neosnetworks.com

For more information, visit our website:

<https://neosnetworks.com/our-network/plant-enquires>

Our Ref: 36370157 Your Ref: howe lane

Thursday, 20 February 2025

paul nixon
70 Listowel Road
Birmingham
WMD
B14 6HX

Dear paul nixon

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Kind Regards,

Asset Data Team
01256 337 294
Asset.data@sse.com

GUIDE TO INTERPRETING MAINS RECORDS PLAN



INTRODUCTION

The Health & Safety Executive have produced a document entitled 'Avoiding danger from underground services'. Copies are available from HMSO's accredited agents and good booksellers, Ref HS(G)47, ISBN 0118854925.

WHEN WORKING IN THE VICINITY OF ELECTRICITY CABLES AND OVERHEAD LINES PLEASE FOLLOW THE DO'S & DON'T'S LISTED BELOW.

DO'S

- Do** Make sure that you have plans of the cables in the area before any excavation work starts. Remember that some cables such as service cables may not be shown on the plans. Cables owned by other companies are not shown, e.g. local authorities, Department of the Environment, National Grid Co. etc.
- Do** Make sure that you understand the plans that have been supplied to you. For detailed explanation of the symbols used by Scottish & Southern Electricity Networks Distribution (SSEN Distribution) refer to this guide & the key shown on the plan
- Do** Use a cable avoidance tool (CAT) to determine the position of the existing cables in the work area. The positions should be clearly marked, and further tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- Do** Hand dig trial holes over the indicated route of the cable, excavate alongside.
- Do** Ask for a cable to be made dead if it is buried in concrete. Please note that this is likely to be a costly process.
- Do** Watch for signs of cables as work progresses, such as marker tapes or cable covers which may be exposed.
- Do** Backfill carefully using stone free soil around cables, replacing marker tapes and covers.

- Do** Ensure that there is maximum clearance above all cable & joints.
- Do** Notify SSEN Distribution immediately should accidental damage to cables occur however large or small. Arrange to keep people well clear of the cable that has been damaged. Do not backfill an area where cable damage has occurred.

DON'T'S

- Don't** Operate a bulldozer, scraper, dragline or excavator unless you are satisfied that there are no buried cables or overhead lines in the working area.
- Don't** Use picks, forks or pointed instruments in soft clay or soil where cables are present, exercise extreme caution where such instruments are used to free lumps of stone or to break up firmly compacted ground.
- 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 IN DOUBT ASK SSEN DISTRIBUTION

1. Overhead Line – These can be either High Voltage or Low Voltage, colour denotes voltage.
2. Poles.
3. Pole Mounted Transformer.

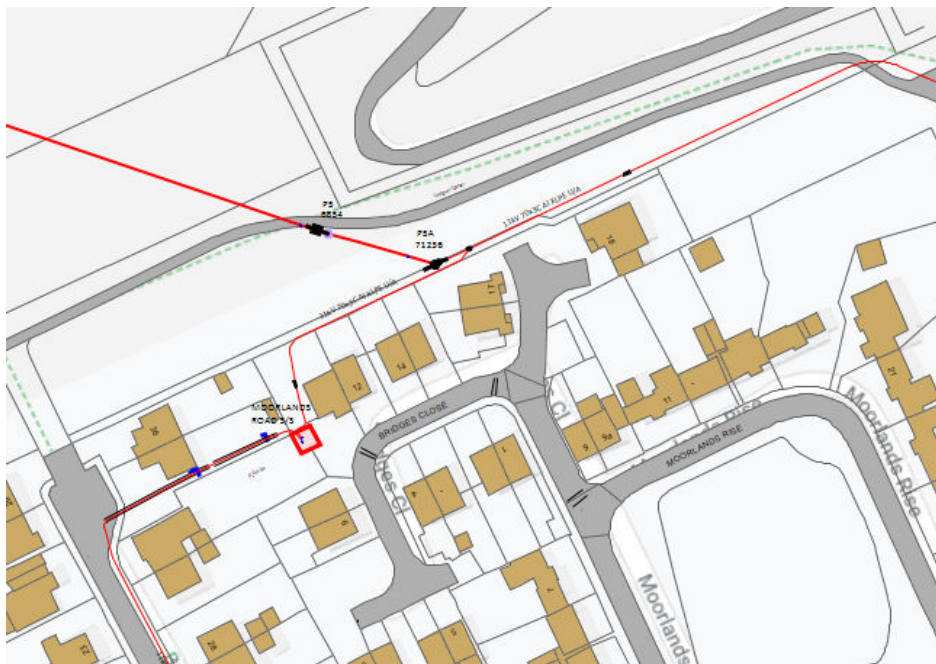
B. Typical example of Low Voltage cable records:



1. Sub Station
2. Low Voltage Underground cable.
3. Link Boxes: This is a box with a manhole cover marked as belonging to SSEN Distribution containing links. Either two or four cables will lead away from a link box.
4. Straight Joint: This is where two separate cables are joined together.
5. Breech Joint: This is where another cable is attached to the main.
6. Pot End: This is the end of the cable. In certain circumstances service cables to properties can be taken from the pot end. These services may not be shown on the plans.
7. Road crossing duct where a cable is routed under a path or road.
8. Cable terminations/Pole Box: Where underground cables are connected to overhead lines
9. Overhead line.
10. Street Lamps.










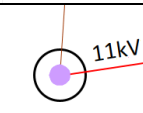
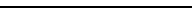
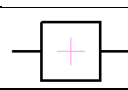

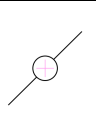

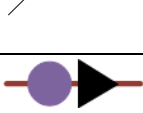




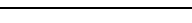


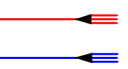
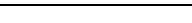
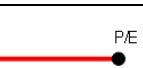
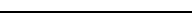
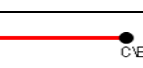
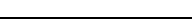
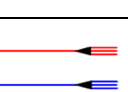
11. Services to properties: The service cable to an individual property are not always shown on the mains records that SSEN Distribution supply.
In some cases, a service can be looped from an adjacent property.







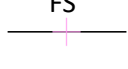








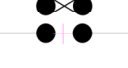


C) Typical example of High Voltage cable record.



1. Sub Station
2. High Voltage Underground cable – Colour denotes voltage.
3. Straight Joint: This is where two separate cables are joined together.
4. Breech Joint: This is where another cable is attached to the main.
5. Cable terminations/Pole Box: Where underground cables are connected to overhead lines
6. Overhead Switch.

SSEN DISTRIBUTION ELECTRIC SYMBOLS

Service cable		Single Poles	
LV Mains		H Poles	
LV Mains and Services (Split Phase)		3 Poles	
2-3.3kV		Tower	
6.6kV		Pole Mounted Transformer	
11kV		Circuit Breaker	
22kV		Switch Disconnector/ OH Air Break	
33kV		Pole Box	
66kV		Straight Joint	
132kV		Mains Breech Joint (Tee)	
Fibre Optic		Service Breech Joint	
Pilot Cable		Trifurcating Joint	
Assumed Route		Pot End	
Out of Service		Capped End	
Ducting		Sealing End	

Service Connector Joint		Surge Diverters	
Overhead Connector		Pillar	
Wall Box Joint		Substation	
Flying Stay		Non Electrical Item	
Stay		Street Furniture	
PME Earth		LV Link Box	
Neutral Earth		LV Supply Point	
Pit		ASLs	
Other Network		Embedded Network	

Linesearch BeforeUdig Ltd

The Head Office
Ivanhoe Office Park
Ivanhoe Park Way
Ashby de la Zouch
Leicestershire
LE65 2AB

Phone: +44 (0) 845 437 7365

VAT No: GB 128615804

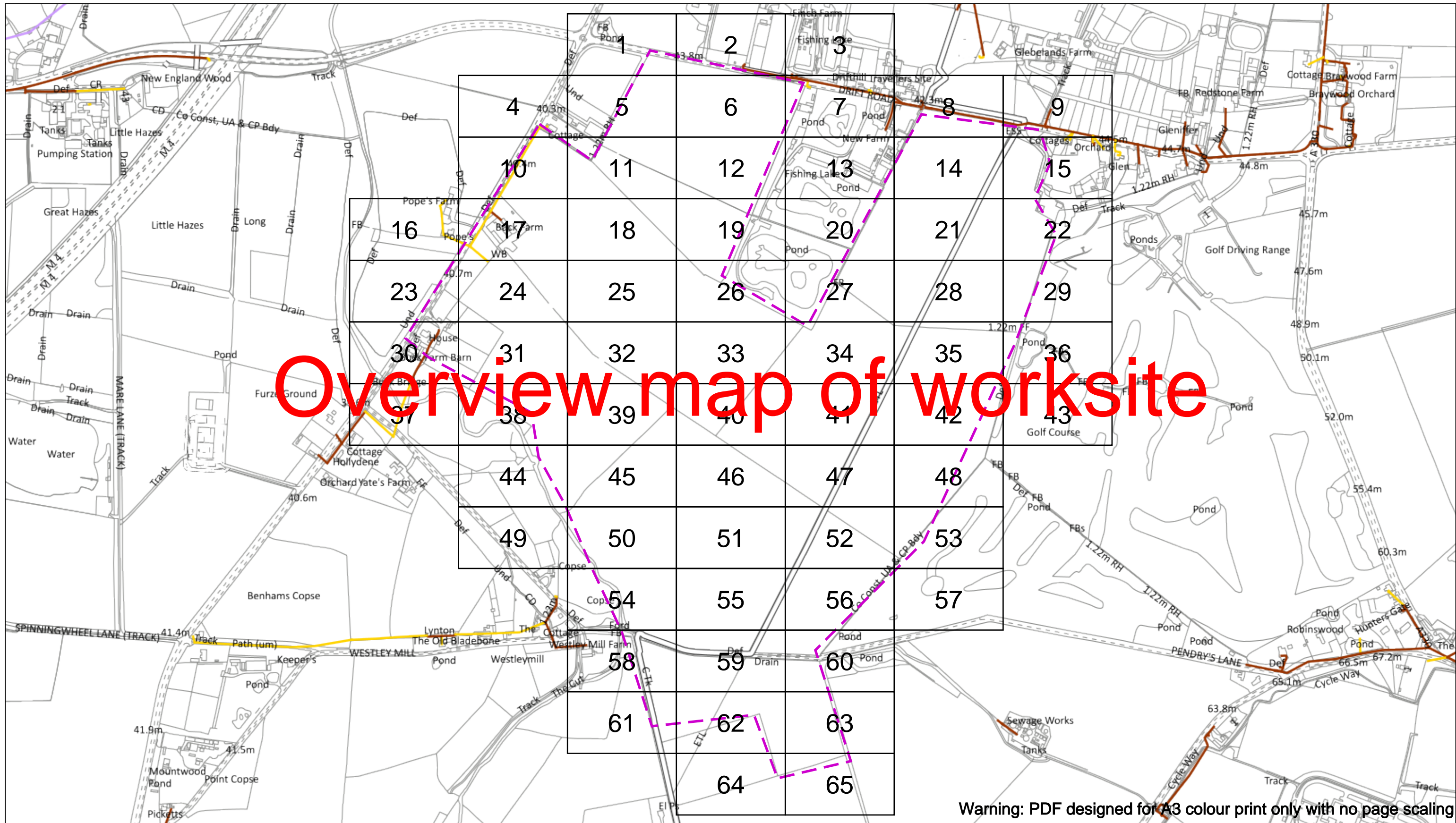
Buyer Information

PAUL NIXON
paul@connix.co.uk

Sales Receipt

20/02/2025

Description	Unit Price	Qty	Amount
SSEN Plan Request: 36370157	£15.00	1	£15.00
	Tax:		£3.00
	Total:		£18.00



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Dig Sites Area:  Line: 

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe
lane

WARNING

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

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

Voltages (V)				
LV (Low Voltage) and Services		Up to 1,000V		
HV (High Voltage)		Over 1,000V to 11,000V		
EHV (Extra High Voltage)		22,000V to 132,000V		
Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.9m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

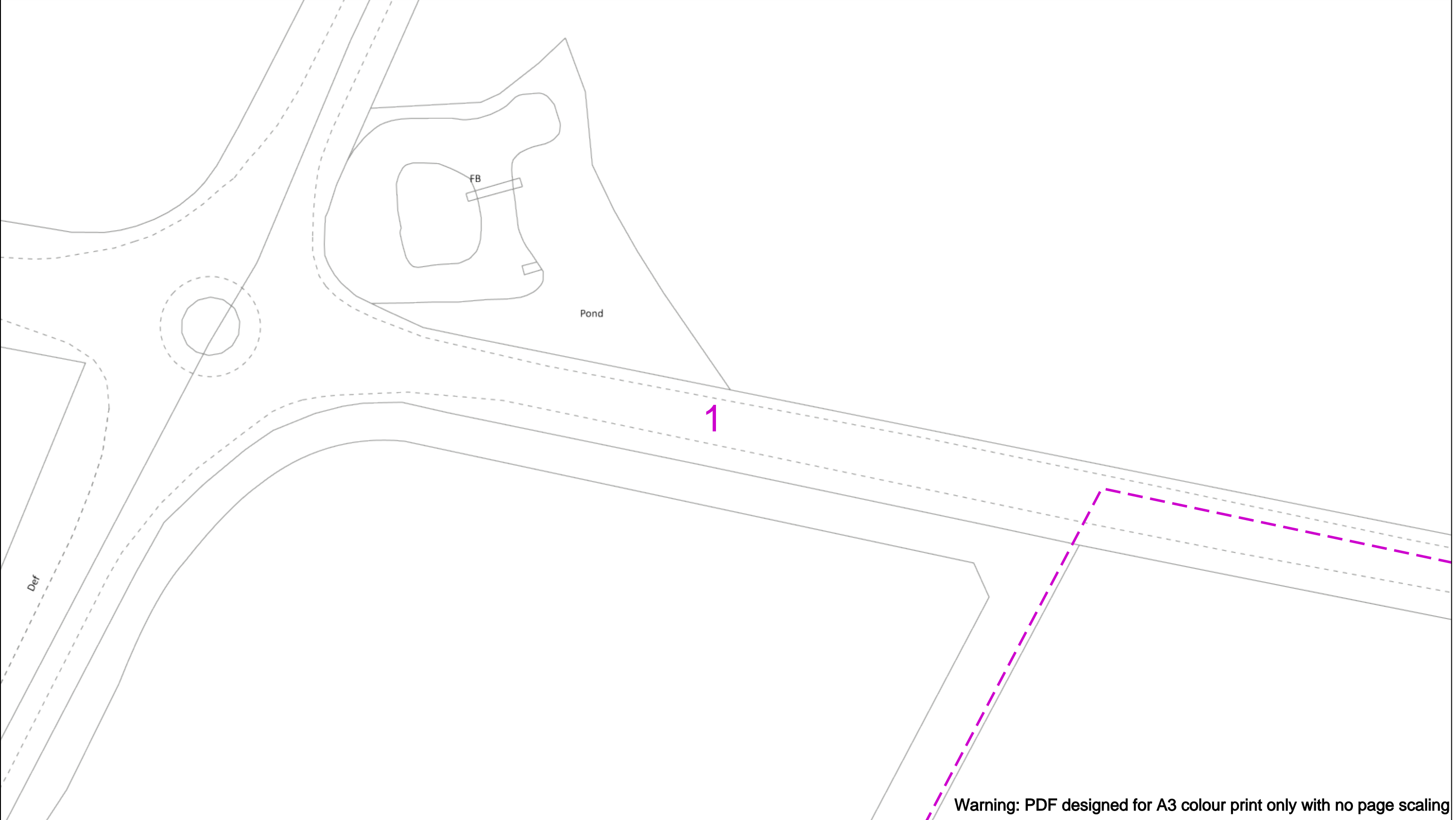
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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

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050m

Dig Sites

Area: 

Line: 

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

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Voltages (V)

LV (Low Voltage) and Services Up to 1,000V

HV (High Voltage) Over 1,000V to 11,000V


EHV (Extra High Voltage) 22,000V to 132,000V


Transmission 275,000V and 400,000V


NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID


	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m


Legend


 Service Cable


 LV Mains


 2-3.3kV


 6.6kV


 11kV


 22kV


 33kV


 66kV

 132kV


 275kV


 400kV


 Fibre Optic


 Pilot Cable


Distribution Structures [Electric]


 Pole, Existing Location

 Pole, Existing Location - Single

 Pole, Existing Location - H

 Duct Route

 Cross Section Route



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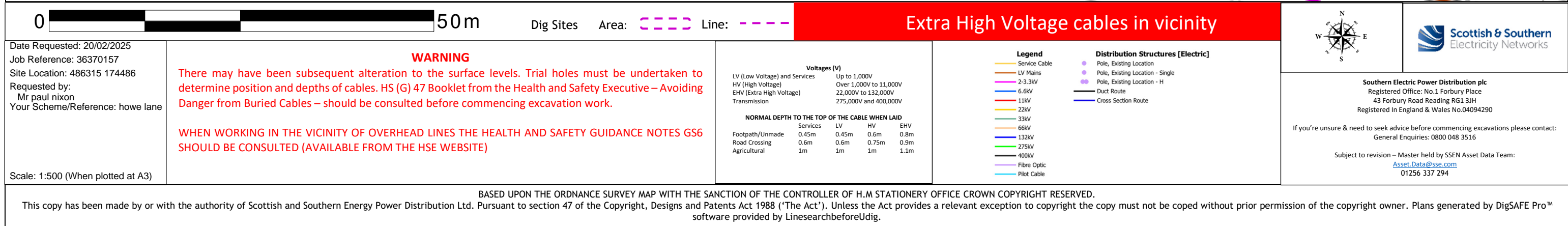
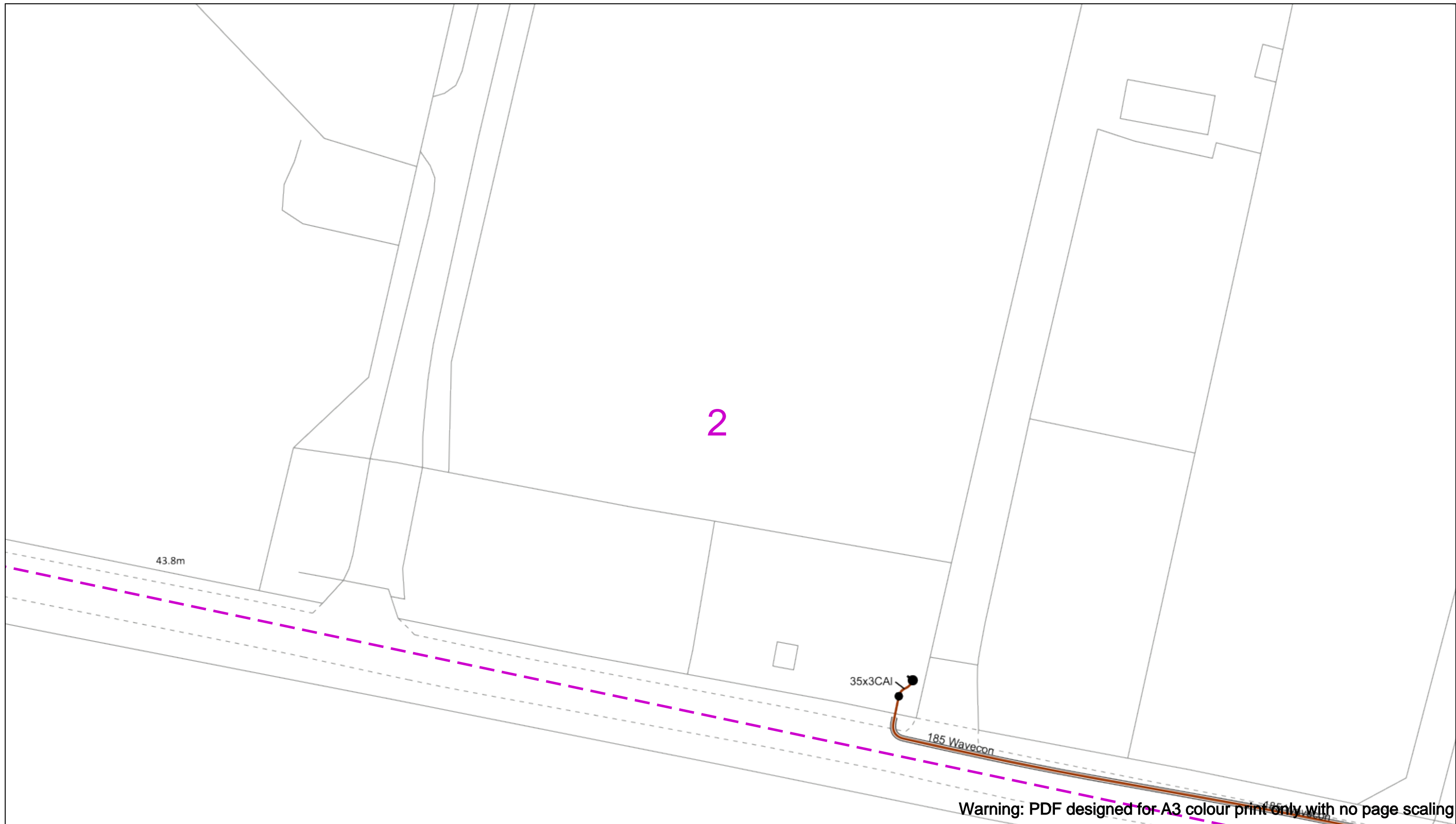
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Voltages (V)				
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Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
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Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
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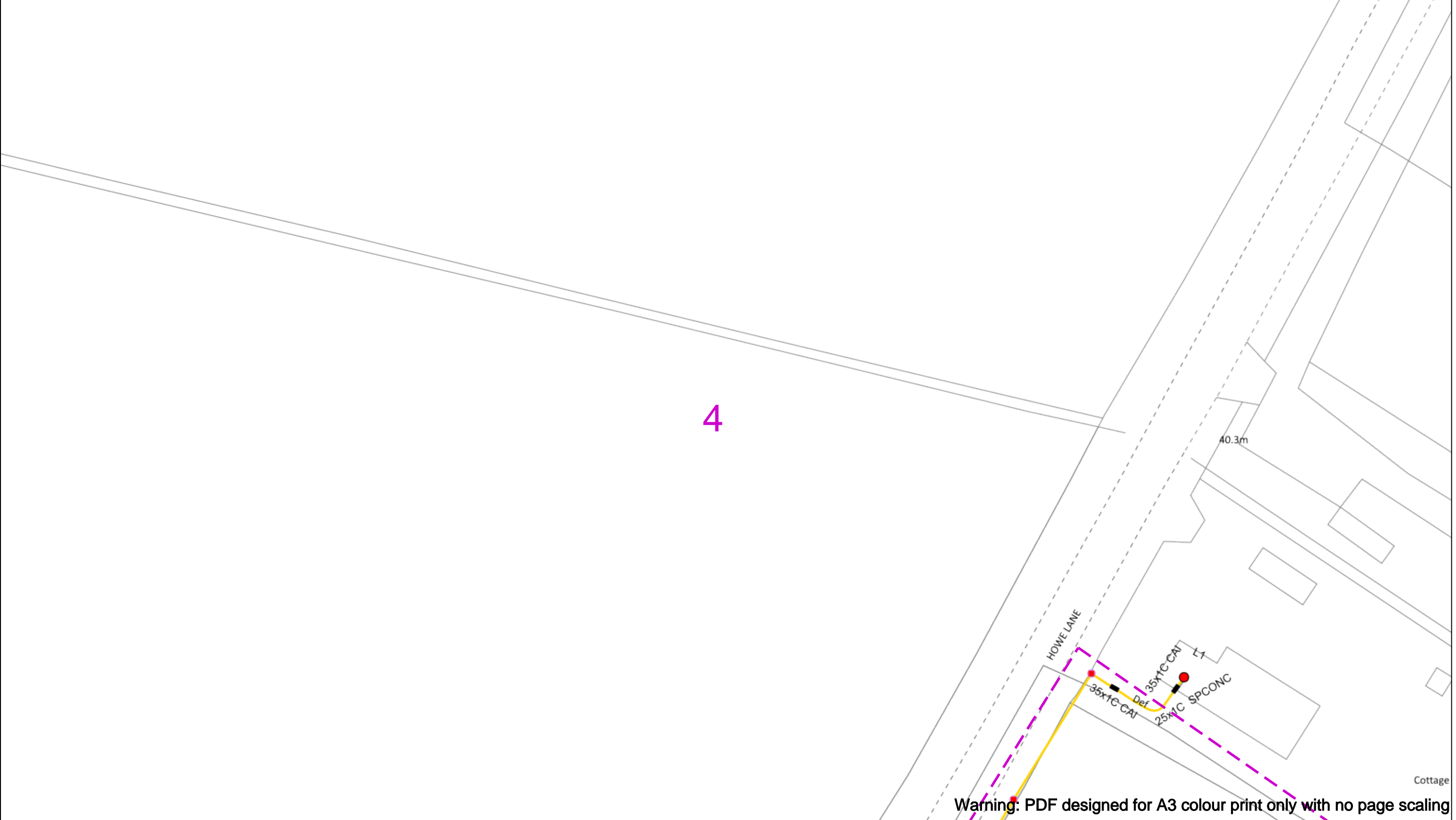
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Voltagess (V)

LV (Low Voltage) and Services

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HV (High Voltage)

Over 1,000V to 11,000V

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275,000V and 400,000V

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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

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6.6kV

11kV

22kV

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66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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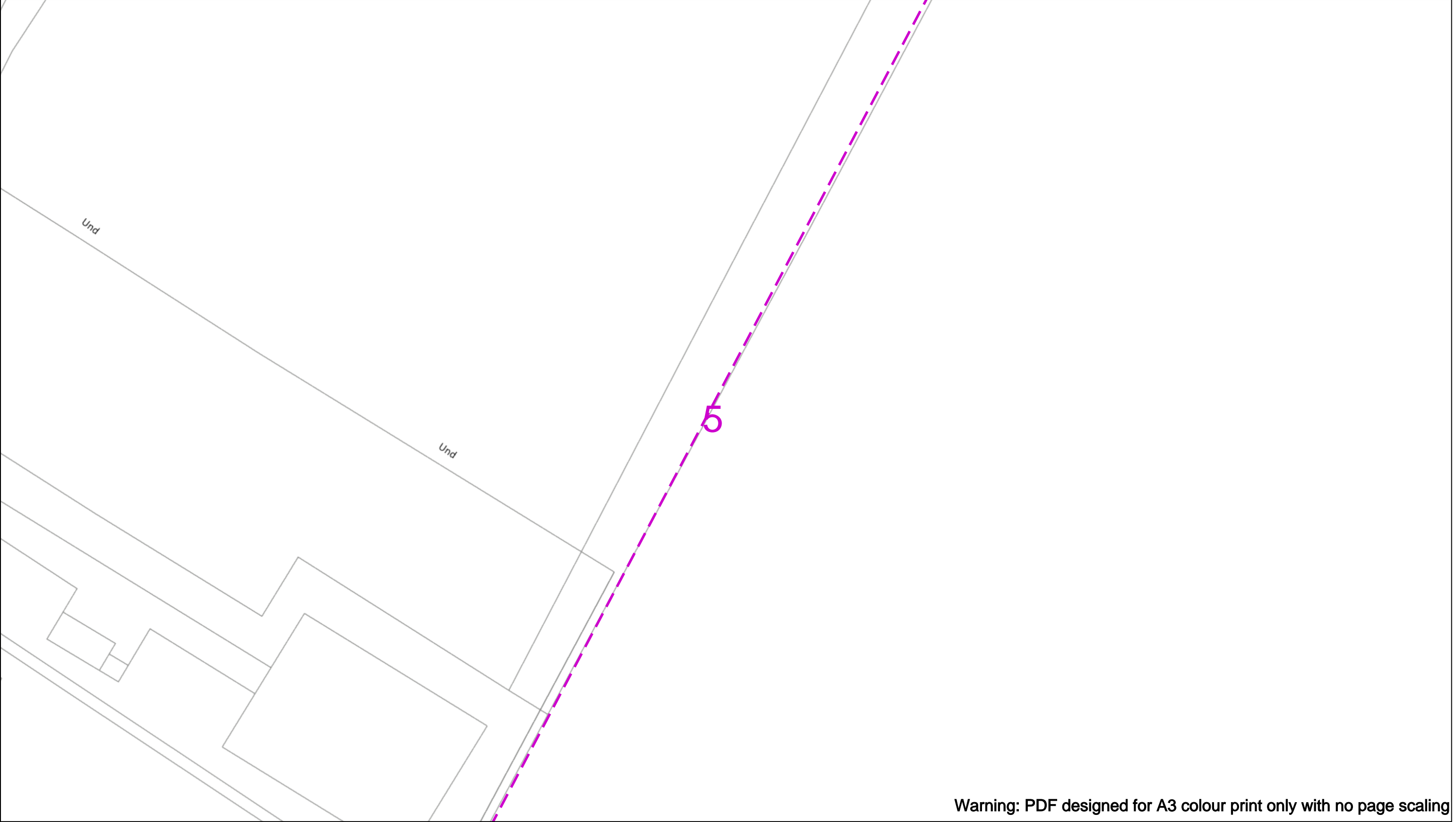
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HV (High Voltage)

EHV (Extra High Voltage)

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Legend

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[illegible]

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Your Scheme/Reference: howe lane

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

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

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

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered in England & Wales No.04094290

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General Enquiries: 0800 048 3516

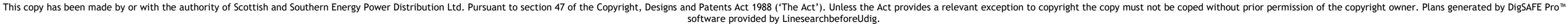
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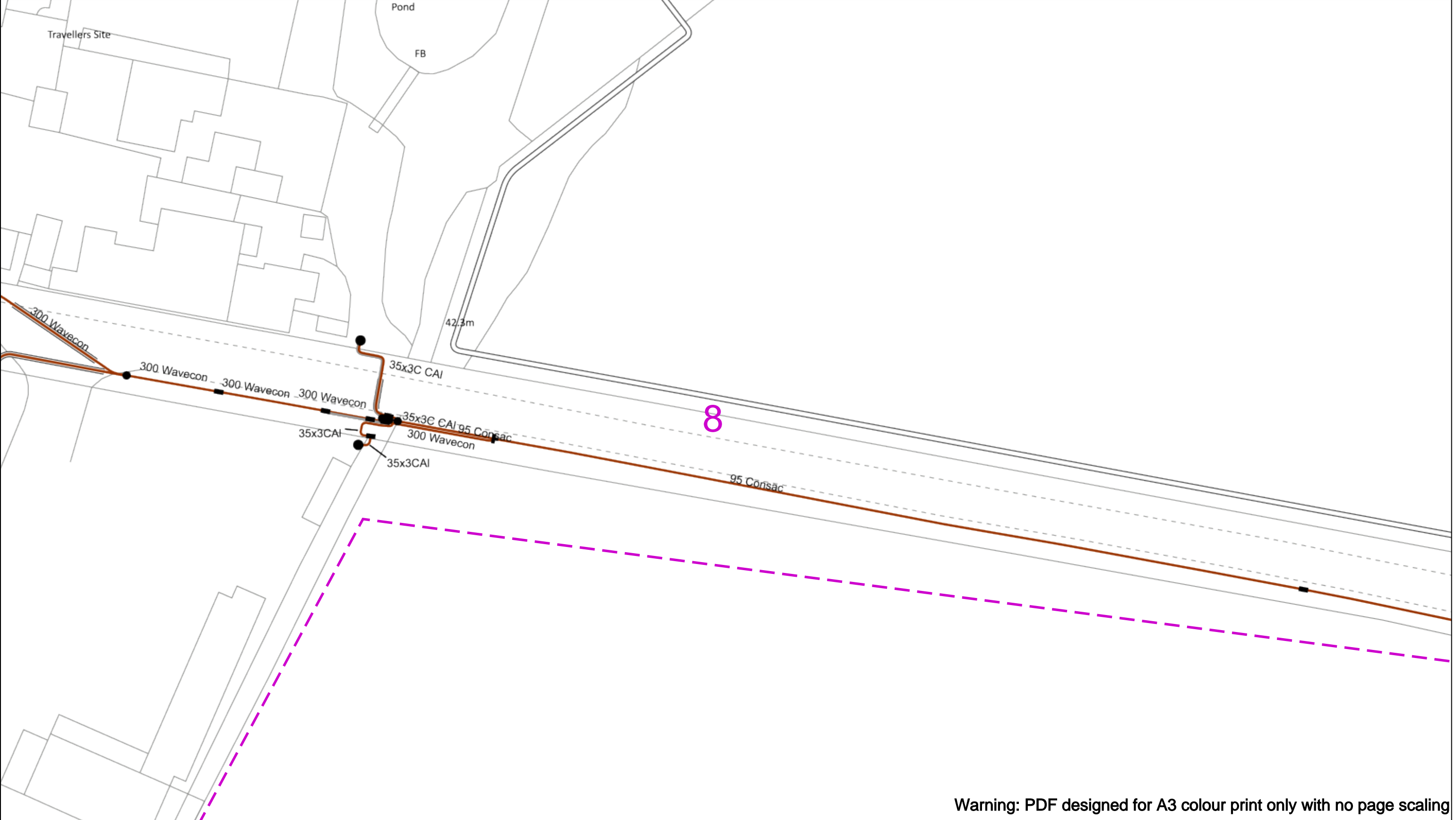
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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

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

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

Registered In England & Wales No.04094290

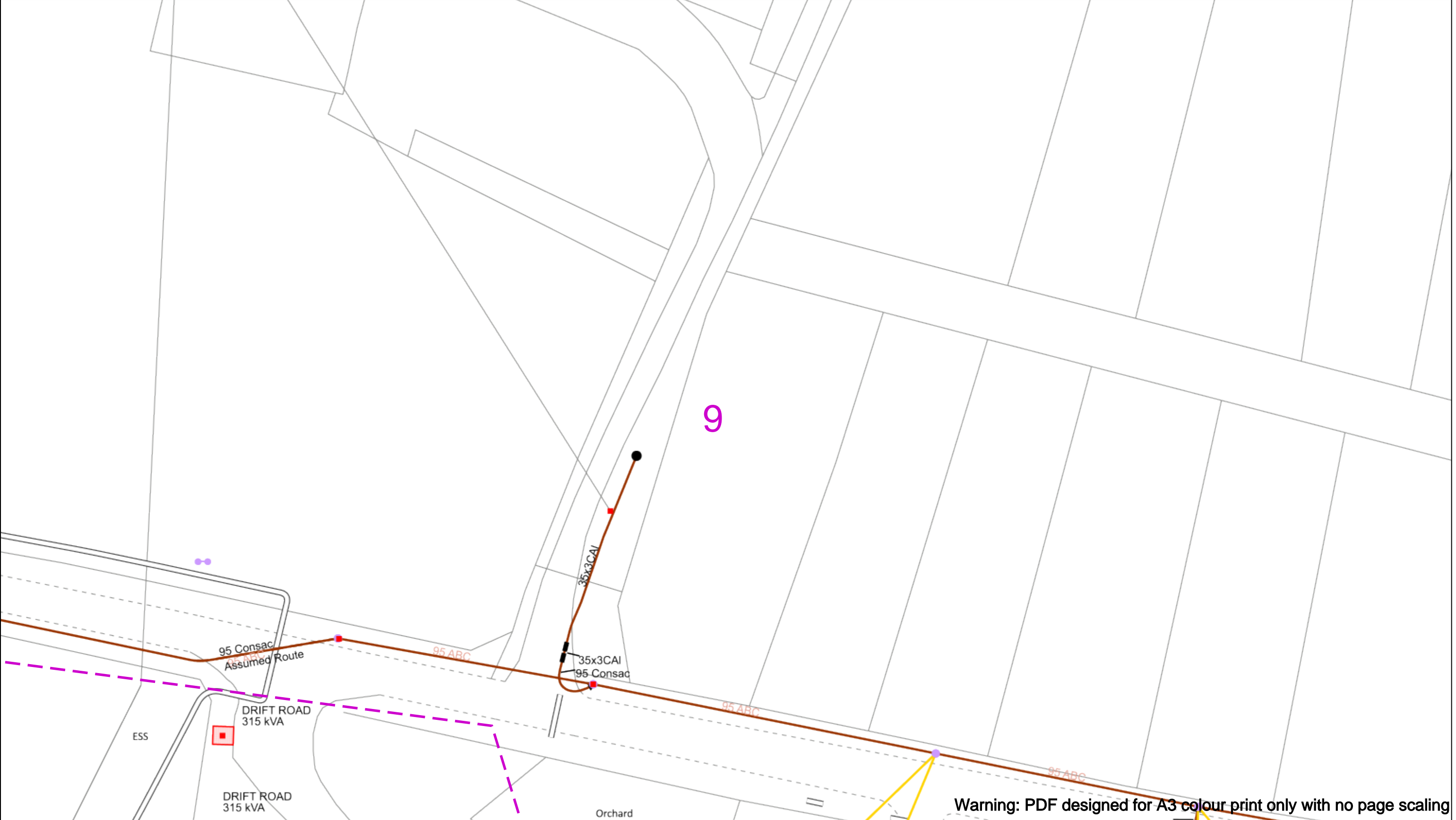
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0 50m

Dig Sites Area: Line:

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Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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	Voltages (V)			
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	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc
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Registered In England & Wales No.04094290

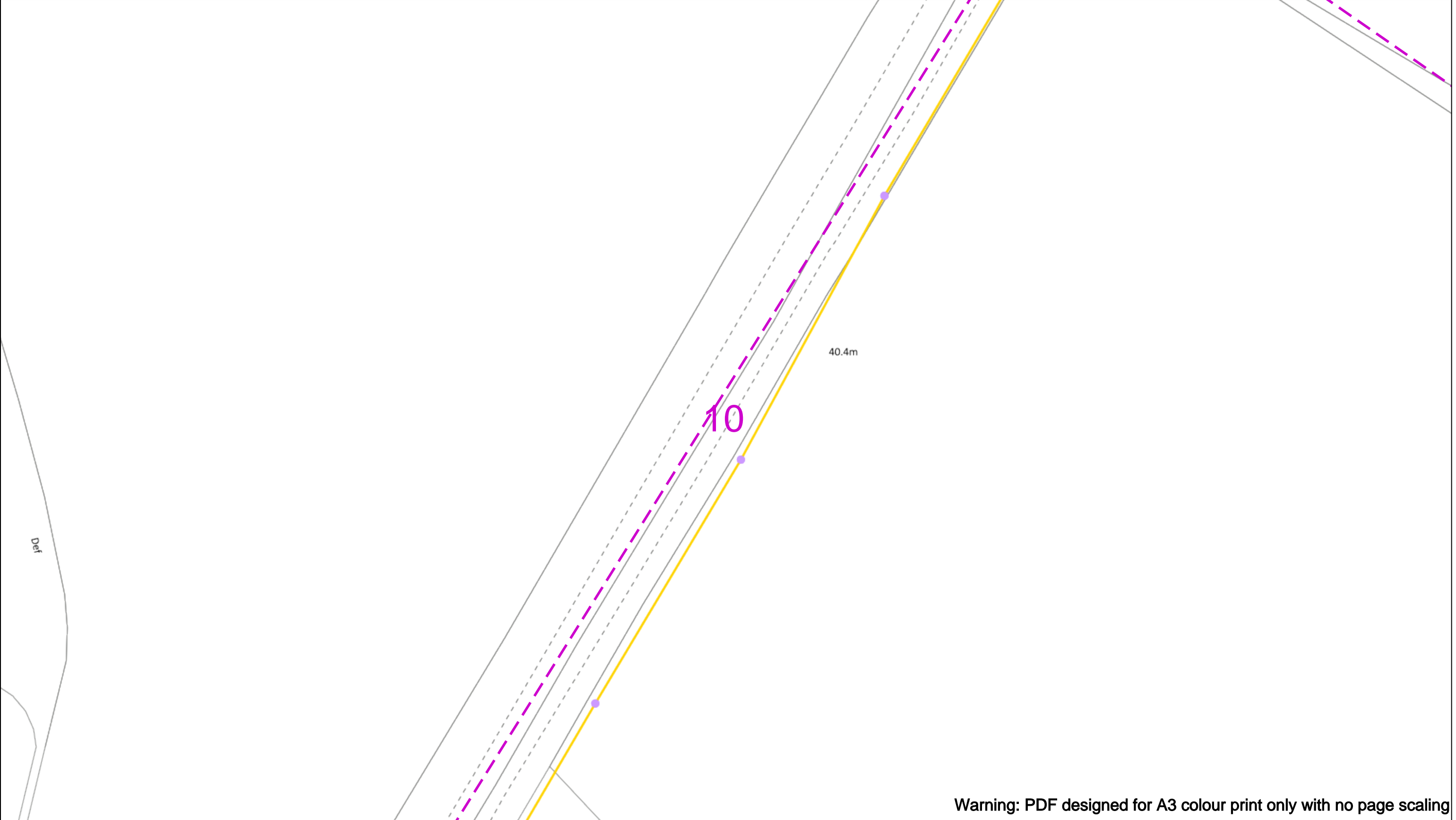
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Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

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

Scale: 1:500 (When plotted at A3)

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable
 LV Mains
 2-3.3kV
 6.6kV
 11kV
 22kV
 33kV
 66kV
 132kV
 275kV
 400kV
 Fibre Optic
 Pilot Cable

Distribution Structures [Electric]
 Pole, Existing Location
 Pole, Existing Location - Single
 Pole, Existing Location - H
 Duct Route
 Cross Section Route

Scottish & Southern
Electricity Networks

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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Scottish & Southern
Electricity Networks

Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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Voltages (V)			
LV (Low Voltage) and Services		Up to 1,000V	
HV (High Voltage)		Over 1,000V to 11,000V	
EHV (Extra High Voltage)		22,000V to 132,000V	
Transmission		275,000V and 400,000V	
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
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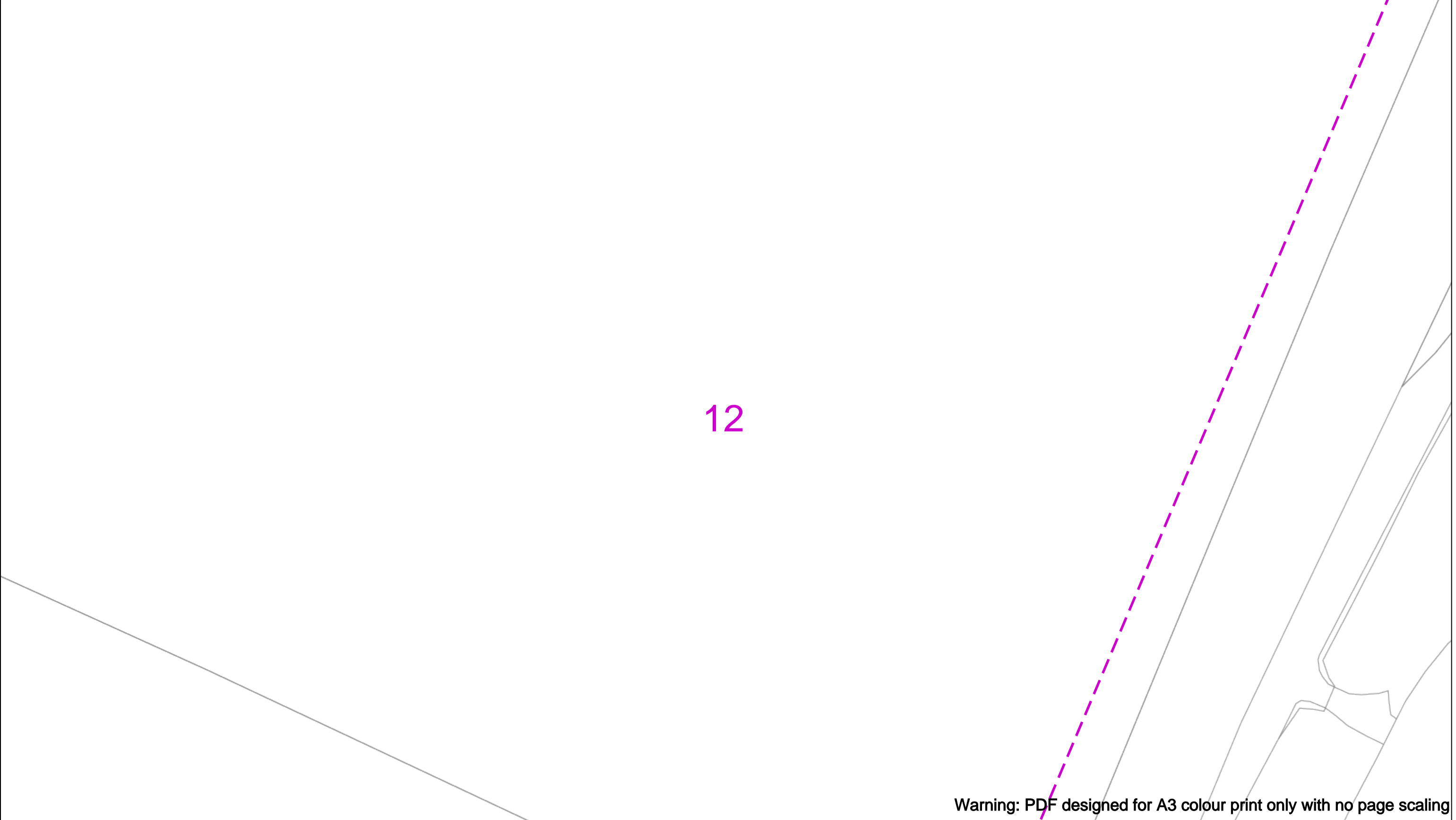
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Dig Sites

Area:

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Extra High Voltage cables in vicinity

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Job Reference: 36370157

Site Location: 486315 174486

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

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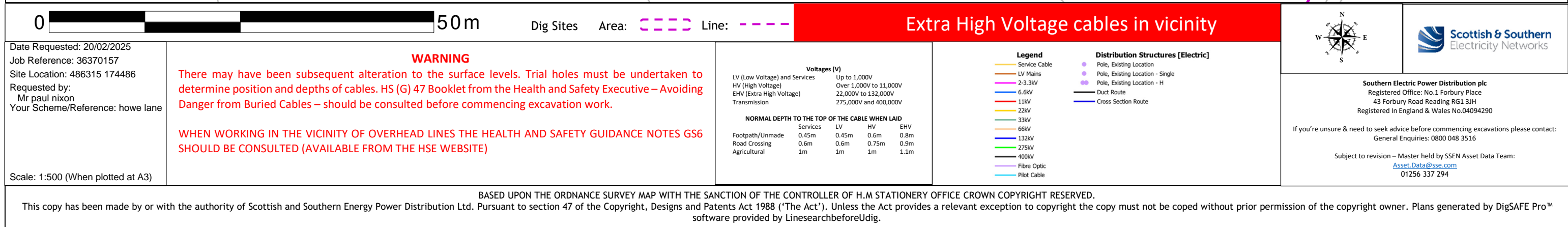
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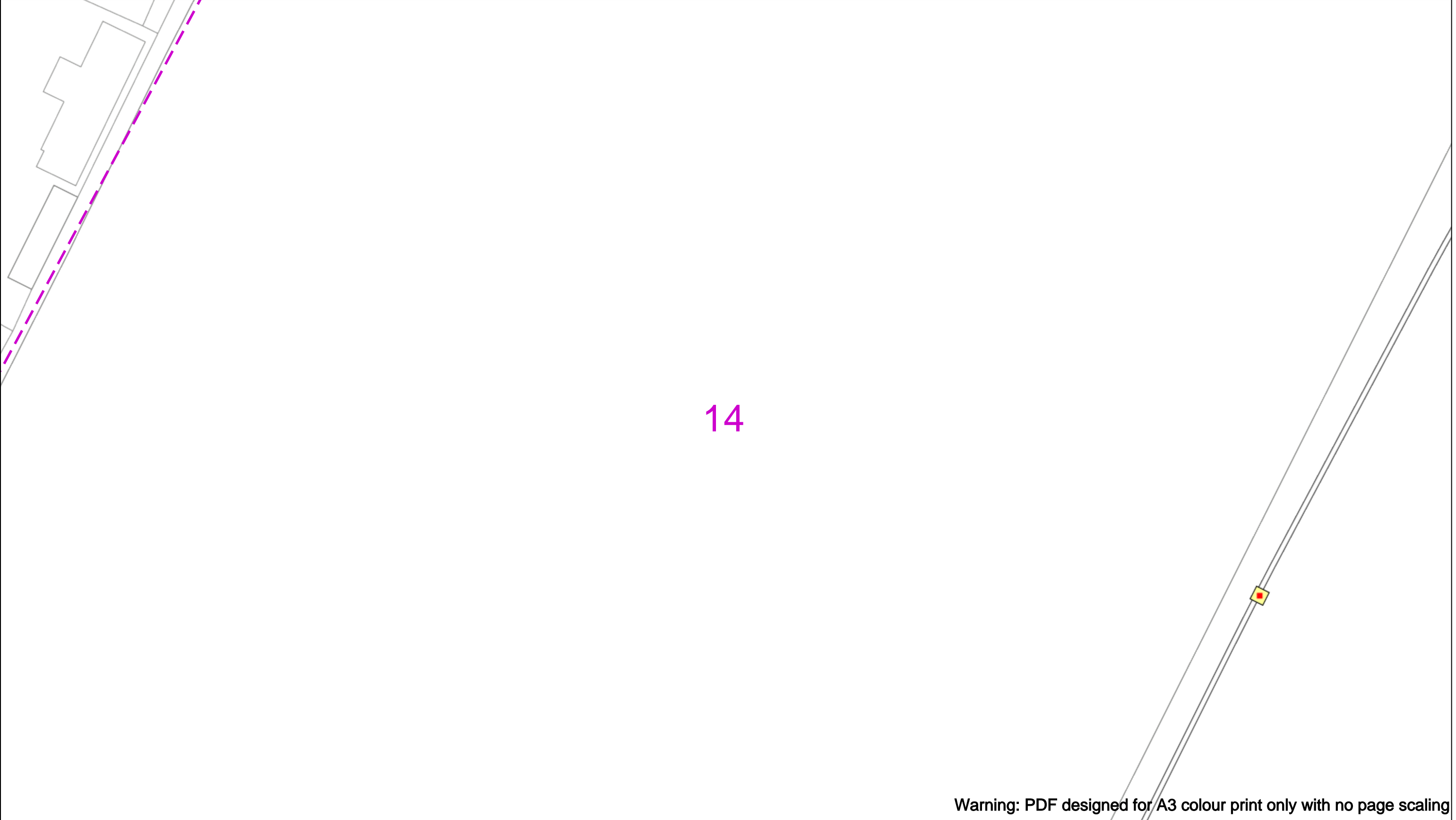
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Dig Sites

Area:

Line:

14

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

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Registered In England & Wales No.04094290

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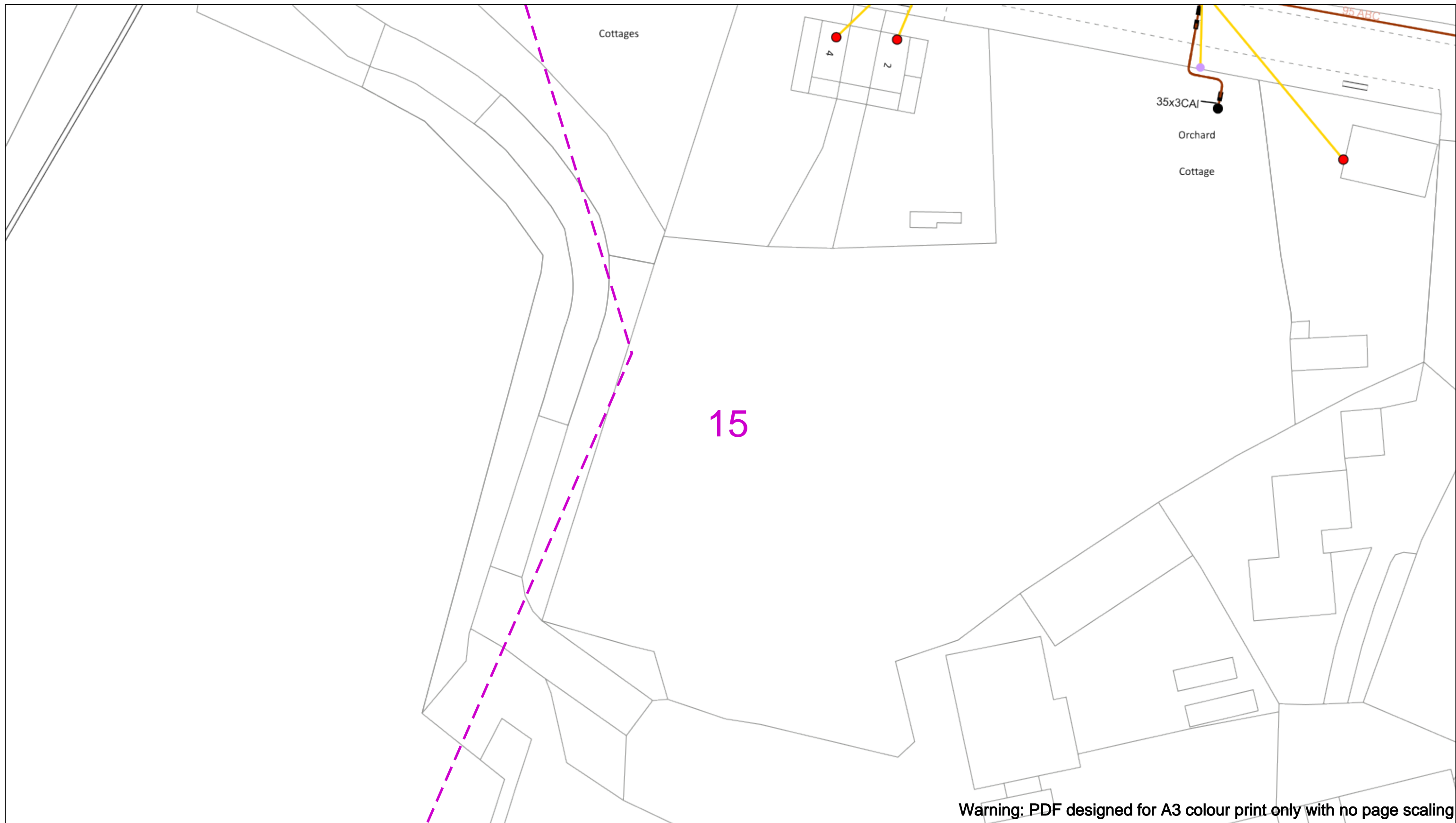
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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)				
LV (Low Voltage) and Services		Up to 1,000V		
HV (High Voltage)		Over 1,000V to 11,000V		
EHV (Extra High Voltage)		22,00V to 132,000V		
Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.9m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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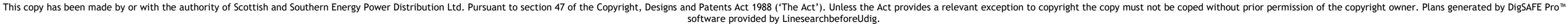
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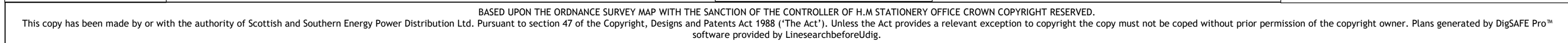
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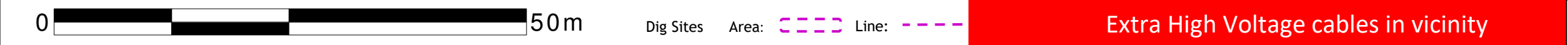
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Area:






— — — — —

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Voltages (V)	
LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
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	Services	LV	HV	EHV
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Agricultural	1m	1m	1m	1.1m

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	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
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- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
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Legend

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- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

- Legend**

 - Service Cable
 - LV Mains
 - 2-3.3kV
 - 6.6kV
 - 11kV
 - 22kV
 - 33kV
 - 66kV
 - 132kV
 - 275kV
 - 400kV
 - Fibre Optic
 - Pilot Cable

Distribution Structures [Electric]

 - Pole, Existing Location
 - Pole, Existing Location - Single
 - Pole, Existing Location - H
 - Duct Route
 - Cross Section Route

Southern Electric Power Distribution plc
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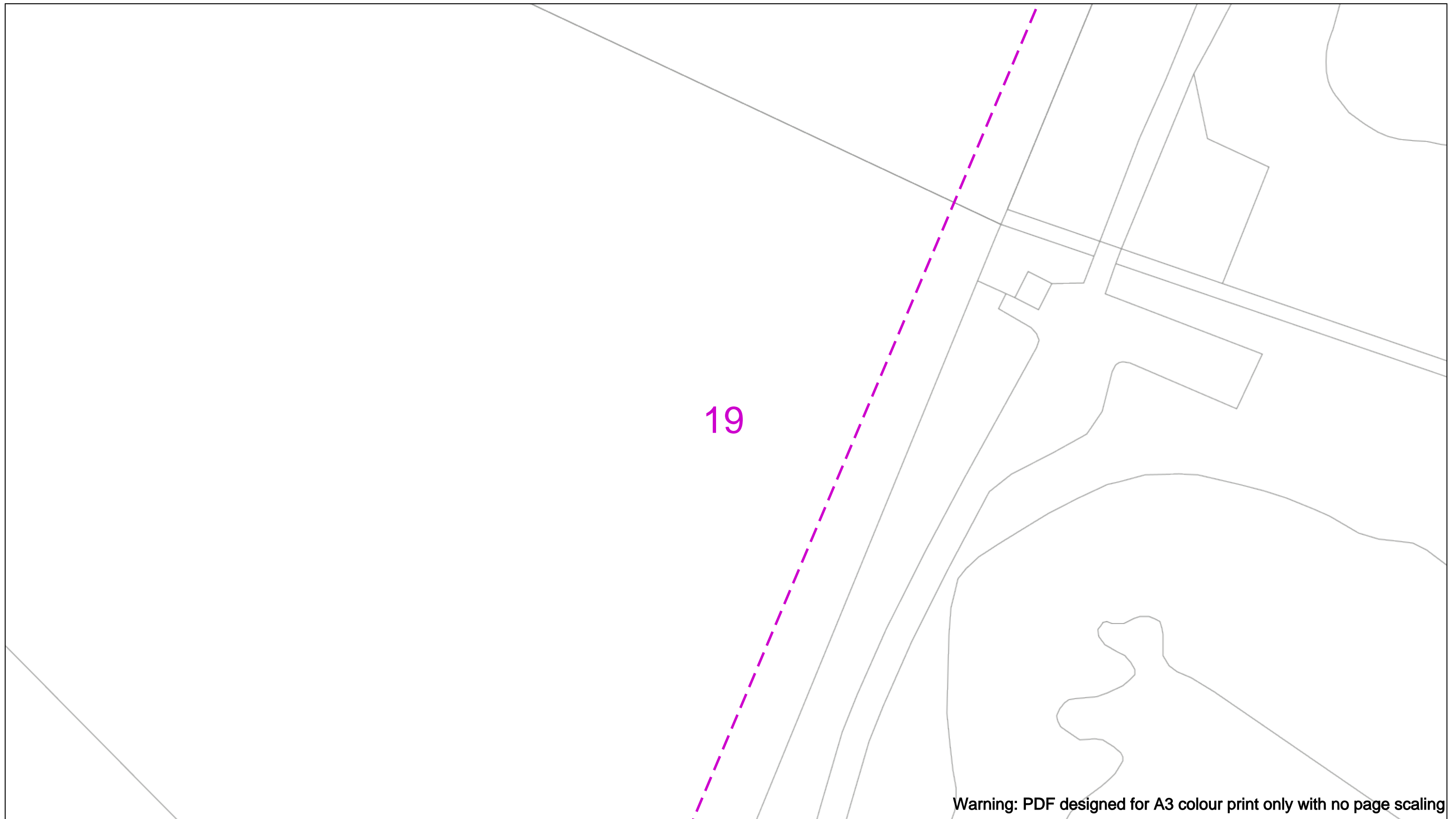
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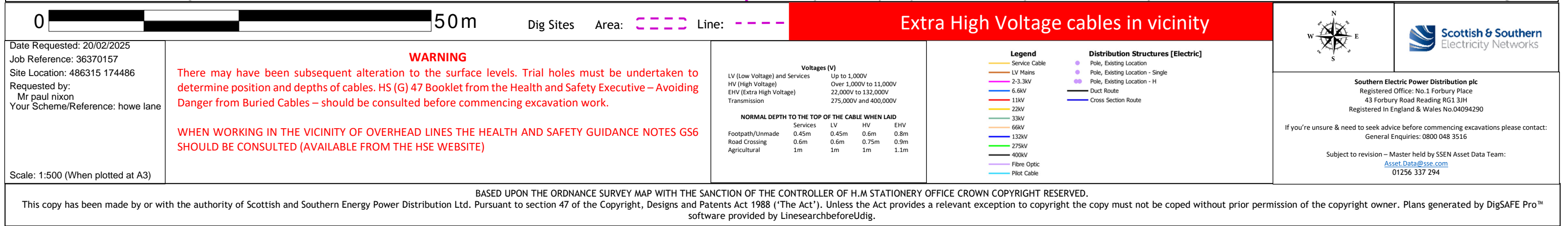
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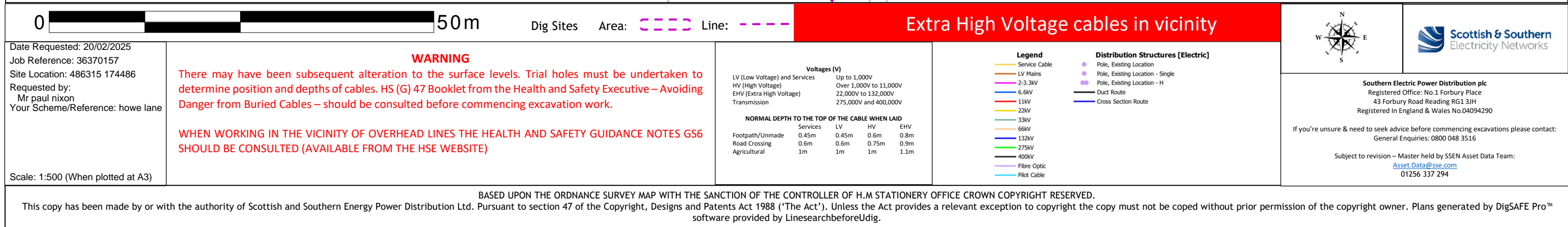
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[illegible]

0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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

Legend

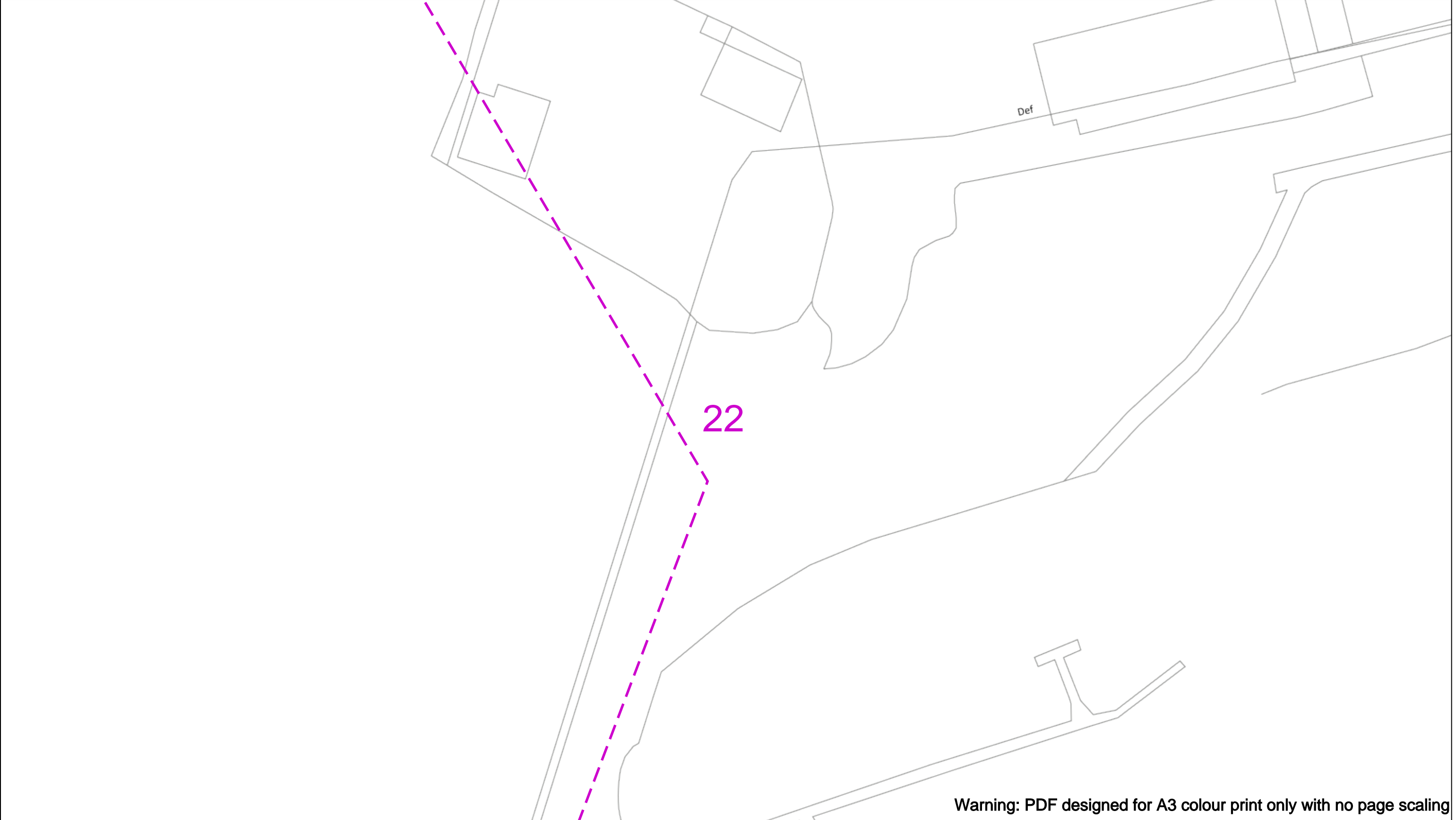
- Service Cable
- LV Mains
- 2.3-3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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0

50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern

Electricity Networks

Southern Electric Power Distribution plc

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A technical drawing of a building floor plan, likely a site plan or a section of a larger plan. The drawing is oriented horizontally. On the left side, there is a large, irregular, light gray shaded area representing a body of water or a large open space. To the right of this area, there is a large, light gray shaded rectangular area representing a building or a large plot. The building has several internal walls and a central corridor. A large, bold, purple number '23' is centered on the page, overlapping the building area. In the bottom right corner, there is a warning text: 'Warning: PDF designed for A3 colour print only with no page scaling'. The drawing includes various lines, including solid black lines for walls and dashed purple lines for a specific boundary or path. A small label 'Und' is visible near the bottom left corner of the building area.

0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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Scale: 1:500 (When plotted at A3)

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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MAIDENHEAD
ROAD S/S

24

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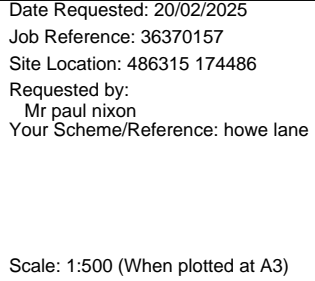
MAIDENHEAD
ROAD S/S

24

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 0 50m
 Dig Sites Area:  Line: 
Extra High Voltage cables in vicinity





Date Requested: 20/02/2025 Job Reference: 36370157 Site Location: 486315 174486 Requested by: Mr paul nixon Your Scheme/Reference: howe lane	<div style="text-align: center;">WARNING</div> <p>There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.</p>	
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<p>Date Requested: 20/02/2025</p> <p>Job Reference: 36370157</p> <p>Site Location: 486315 174486</p> <p>Requested by: Mr paul nixon</p> <p>Your Scheme/Reference: howe lane</p>	<p style="text-align: center;">WARNING</p> <p>There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.</p> <p>WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)</p>
<p>Scale: 1:500 (When plotted at A3)</p>	

<p>Date Requested: 20/02/2025</p> <p>Job Reference: 36370157</p> <p>Site Location: 486315 174486</p> <p>Requested by: Mr paul nixon</p> <p>Your Scheme/Reference: howe lane</p>	<p style="text-align: center;">WARNING</p> <p>There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.</p> <p>WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)</p>
<p>Scale: 1:500 (When plotted at A3)</p>	

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

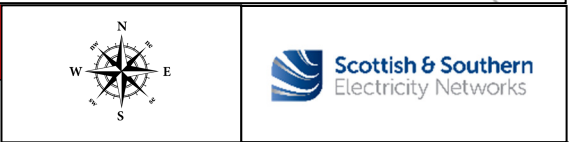
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m



Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route



	 Scottish & Southern Electricity Networks
---	--

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Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

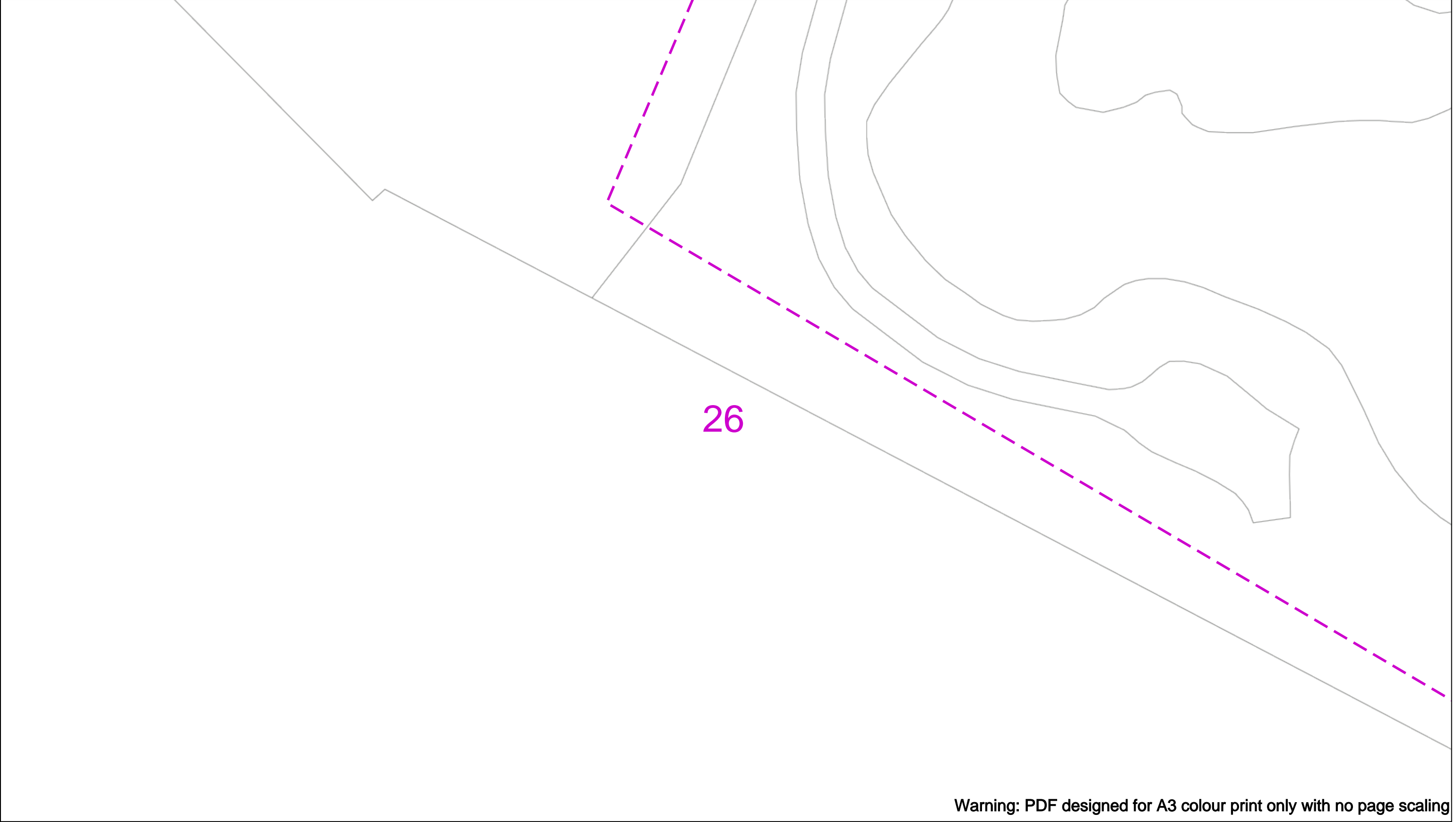
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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

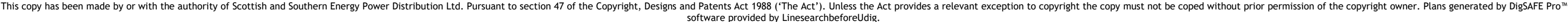
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Legend

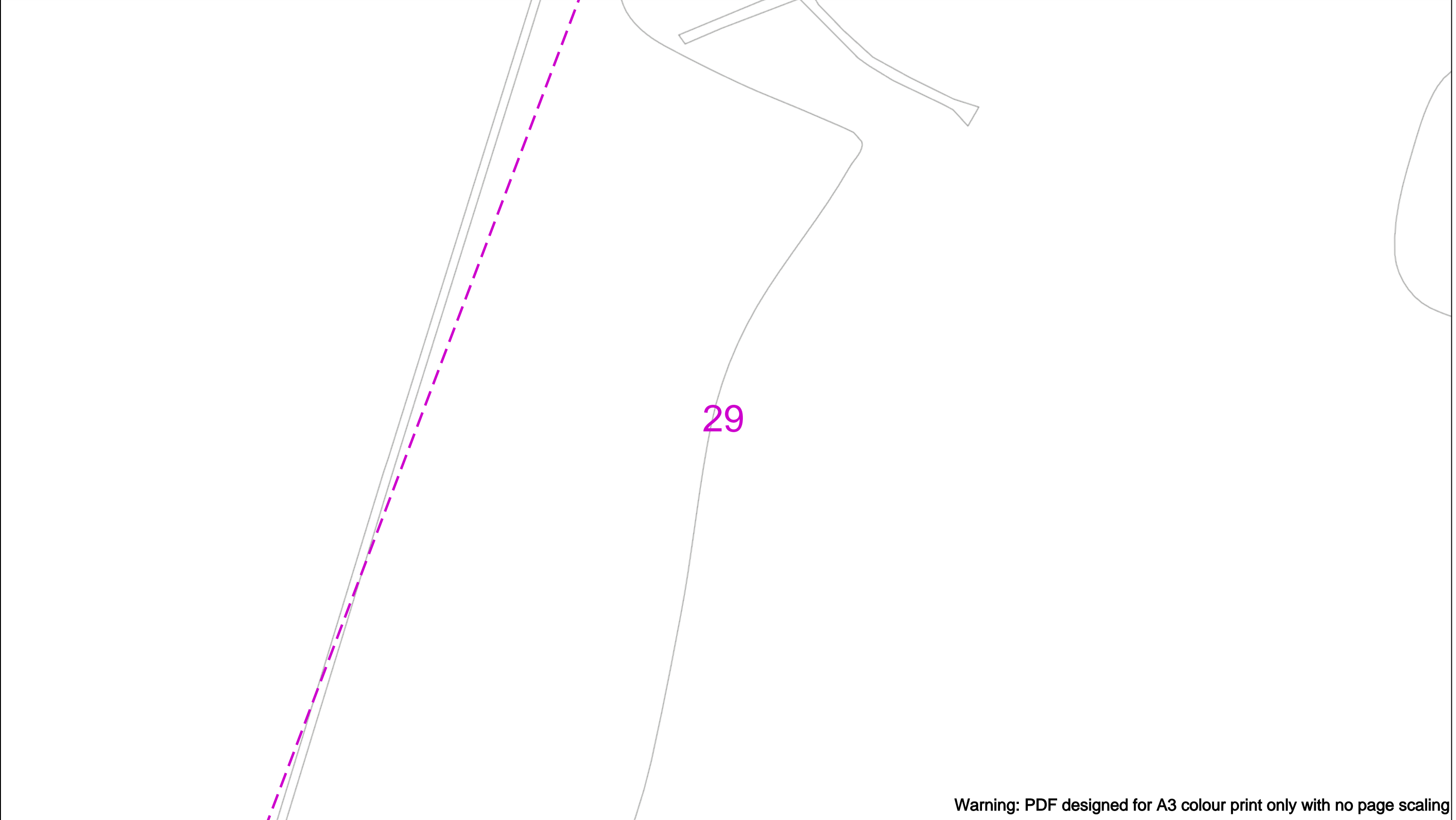
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- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
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- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

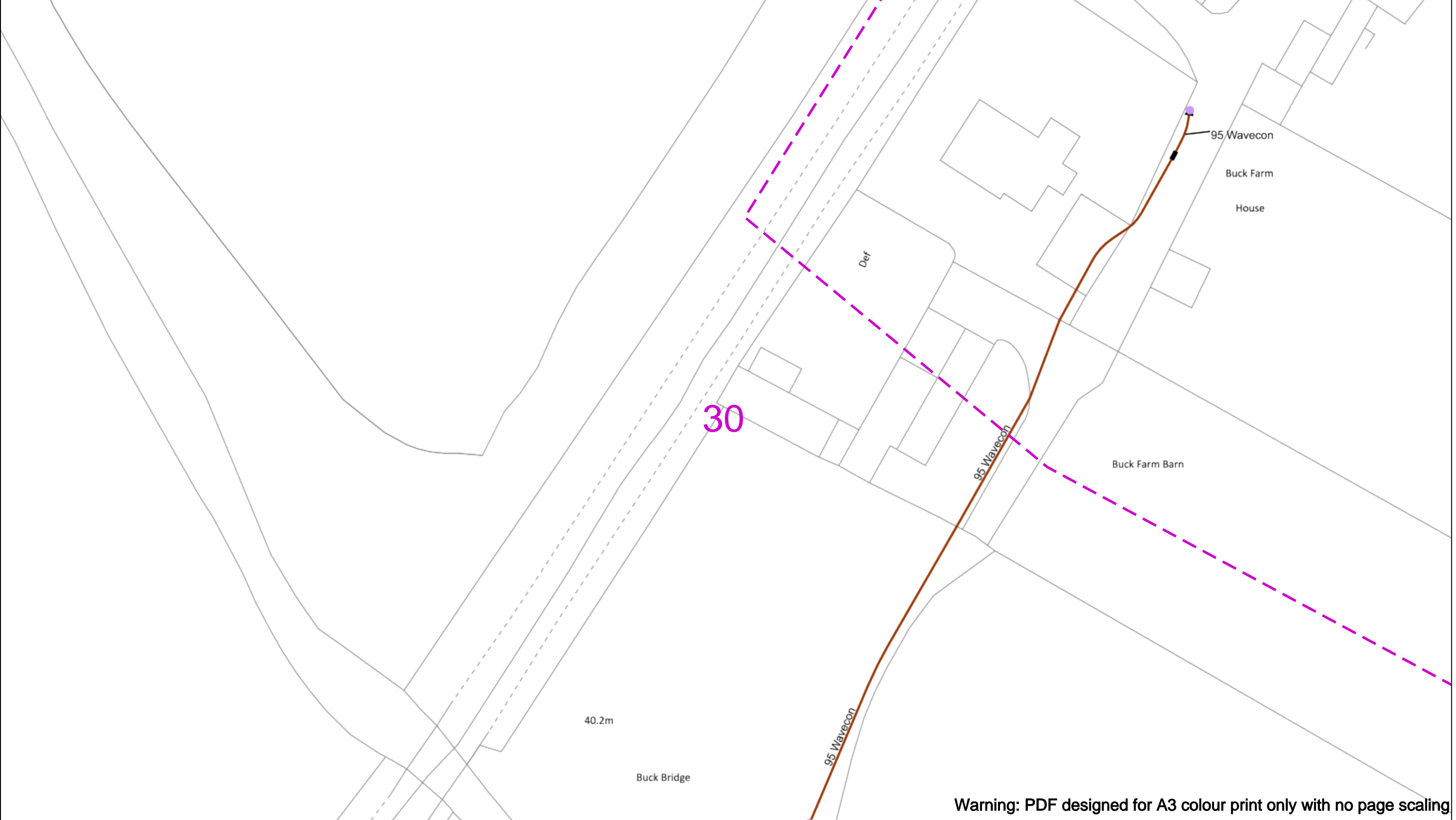
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Scale: 1:500 (When plotted at A3)

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

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General Enquiries: 0800 048 3516

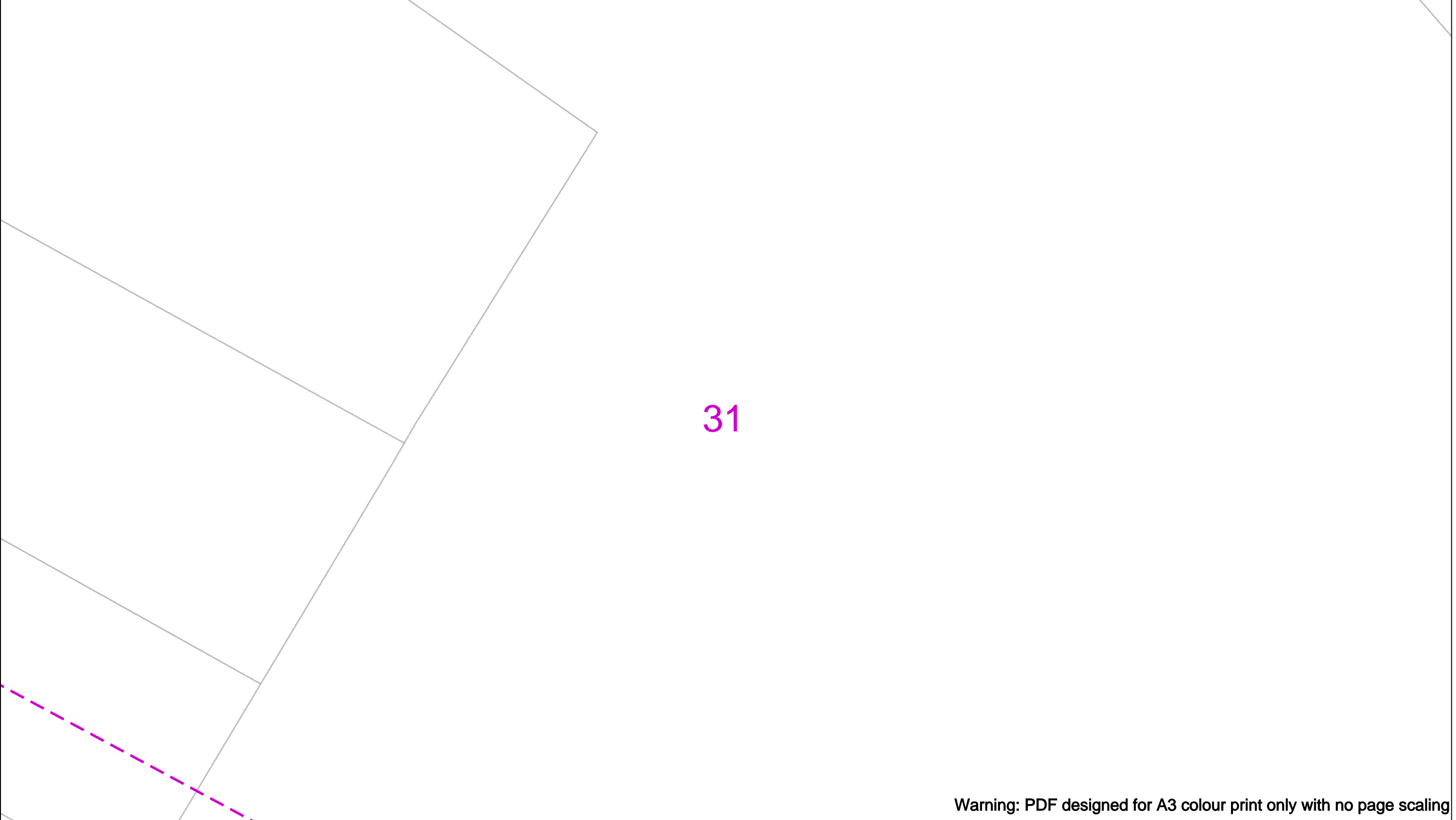
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0

50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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	Services	LV	HV	EHV
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern

Electricity Networks

Southern Electric Power Distribution plc

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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

Legend

- Service Cable
- LV Mains
- 2.3-3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

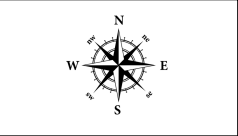
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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

WARNING

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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The image shows a blank white page. In the top-left corner, there are faint grey lines forming a triangular shape, with one side being dashed purple. In the bottom-right corner, there are also faint grey lines forming a triangular shape. A large, bold, purple number "34" is centered on the page. At the very bottom right, there is a small black warning text.

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 0 50m
 Dig Sites Area:  Line: 
Extra High Voltage cables in vicinity





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

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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35

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age scaling



Line: - - - -

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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Voltages (V)				
LV (Low Voltage) and Services		Up to 1,000V		
HV (High Voltage)		Over 1,000V to 11,000V		
EHV (Extra High Voltage)		22,000V to 132,000V		
Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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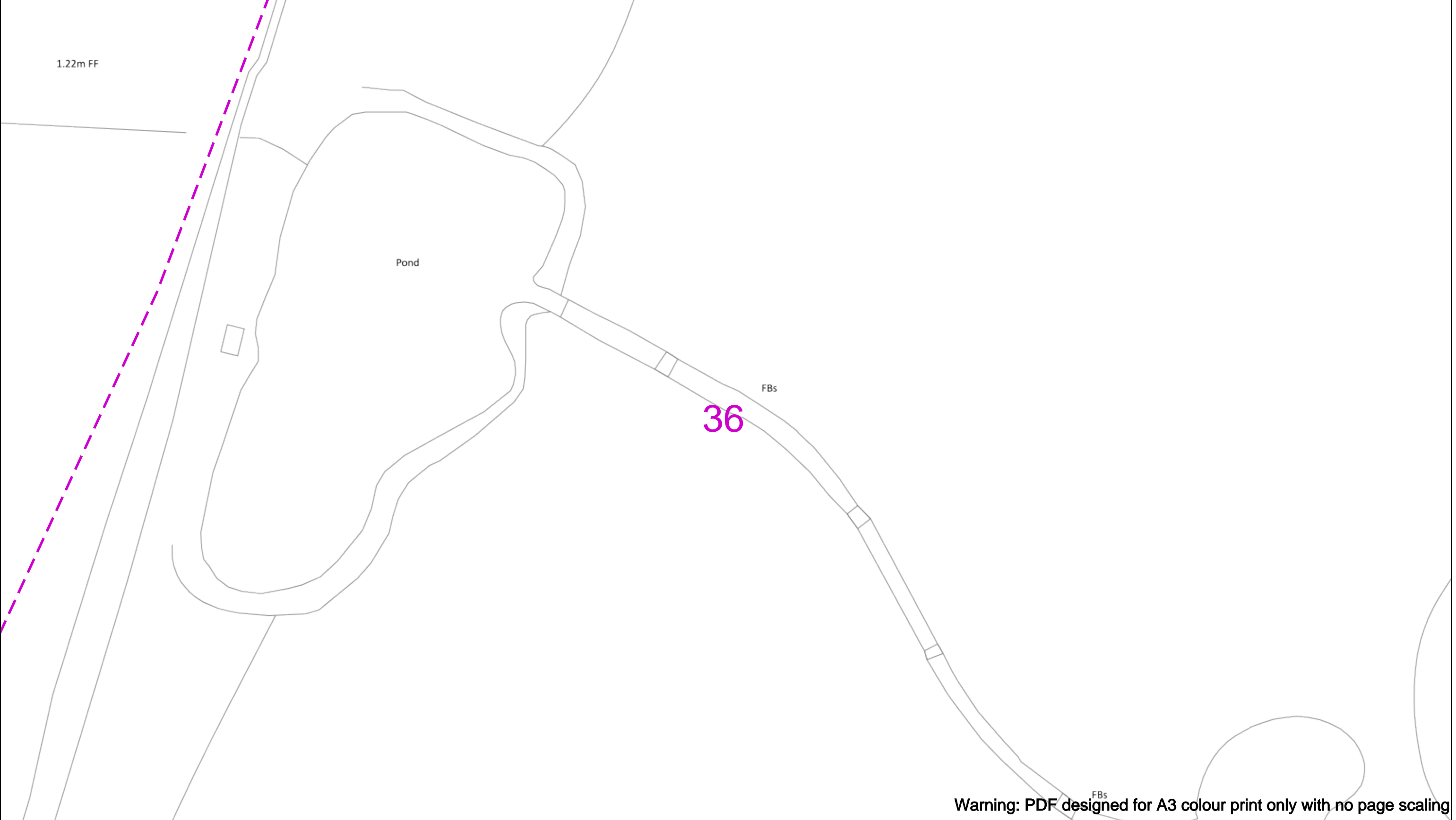
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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

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Site Location: 486315 174486

Requested by: Mr paul nixon

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EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern

Electricity Networks

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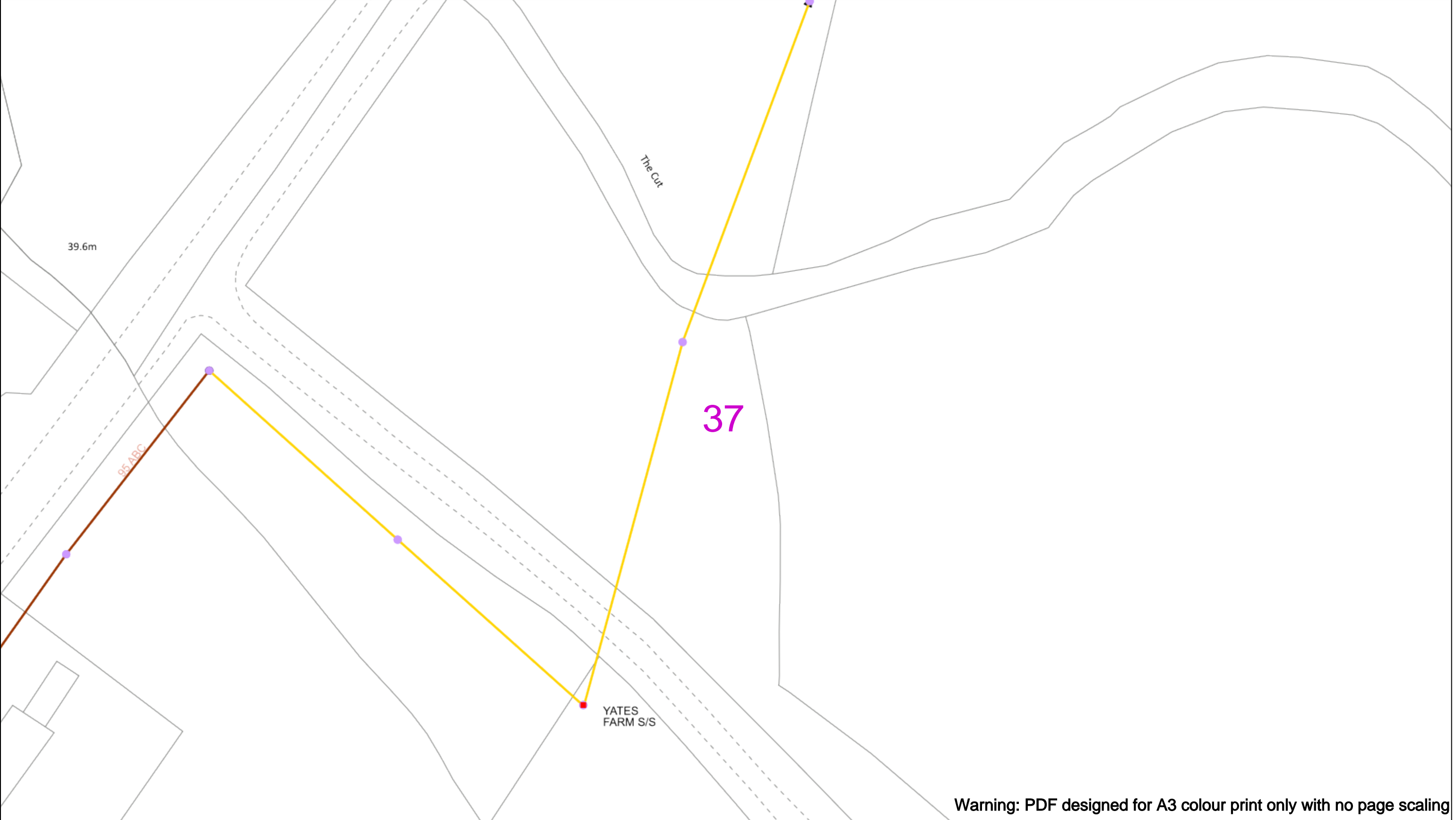
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050m

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Agricultural	1m	1m	1m	1.1m

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

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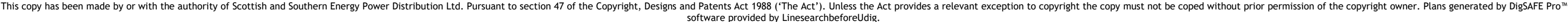
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Dig Sites

Area:

Line:

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Job Reference: 36370157

Site Location: 486315 174486

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	Services	LV	HV	EHV
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

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Electricity Networks

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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ETL

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0 50m Dig Sites Area: 333 Line: --- Extra High Voltage cables in vicinity



WARNING

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Scale: 1:500 (When plotted at A3)

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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Dig Sites

Area:



Line:



Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

WARNING

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
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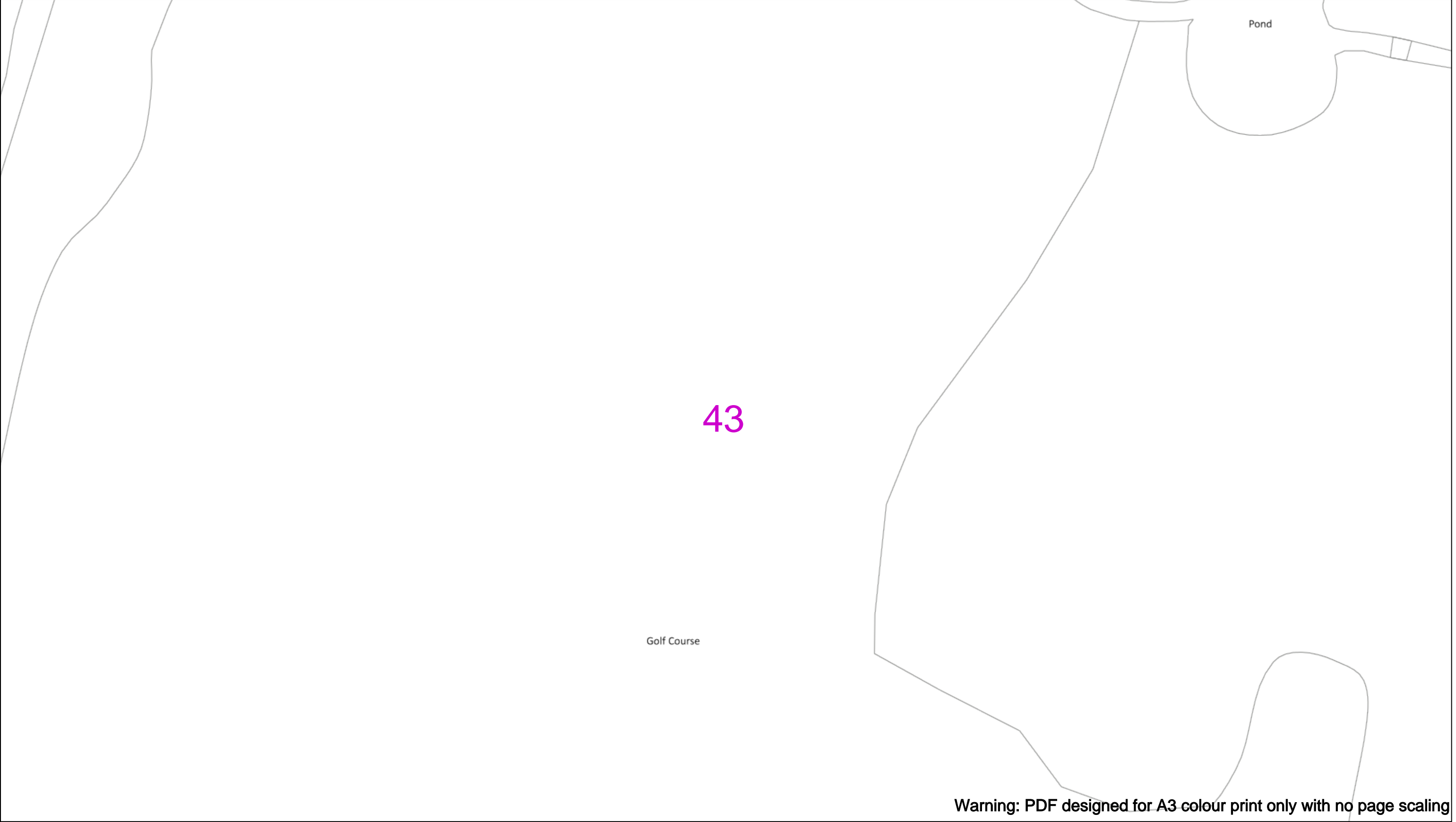
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050m

Dig Sites

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	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

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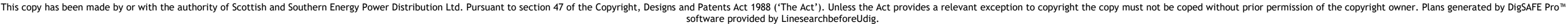
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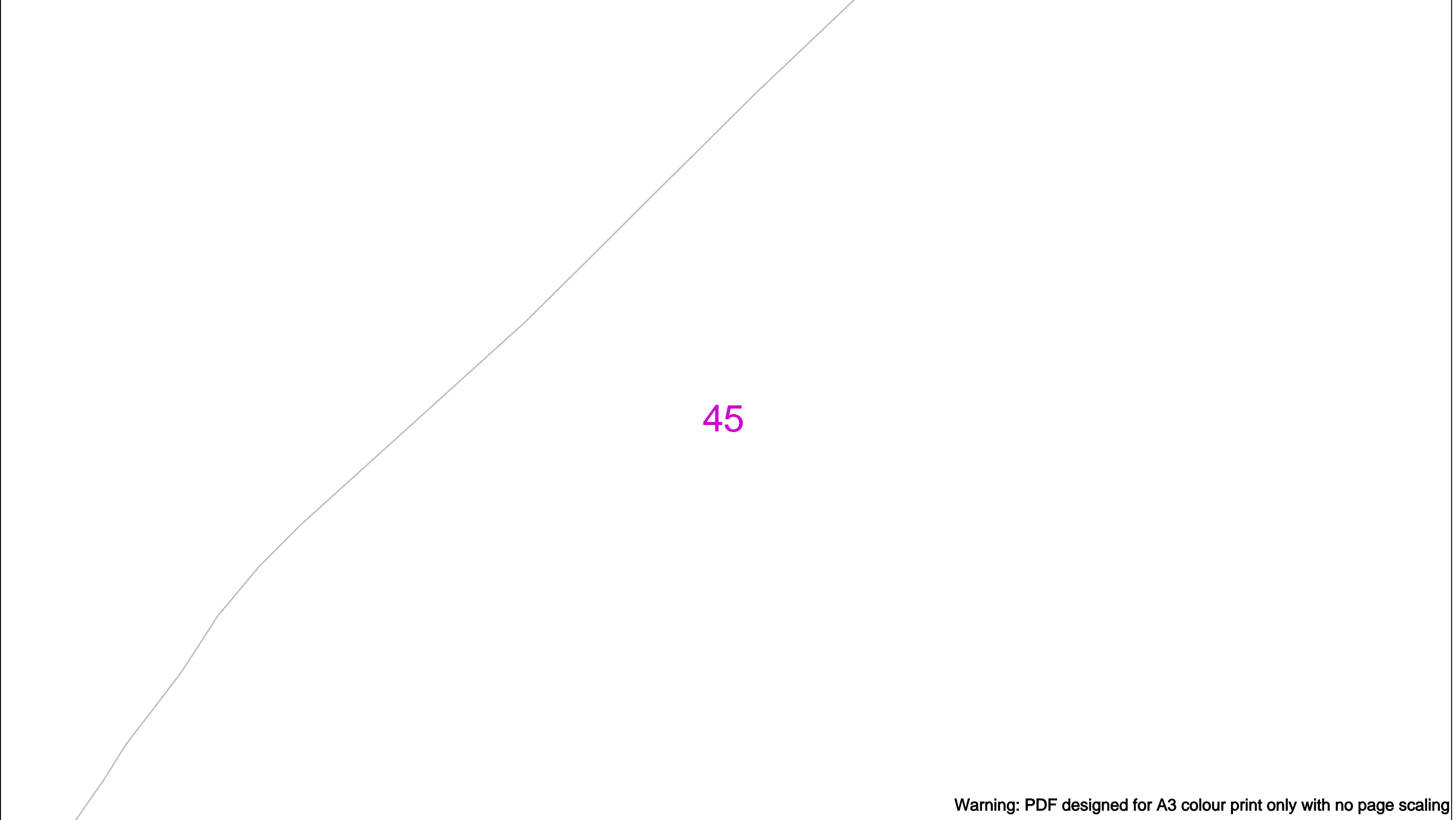
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050m

Dig Sites

Area:

Line:

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Date Requested: 20/02/2025

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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern

Electricity Networks

Southern Electric Power Distribution plc

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0

50m

Dig Sites

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Legend

Service Cable

LV Mains

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Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

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Electricity Networks

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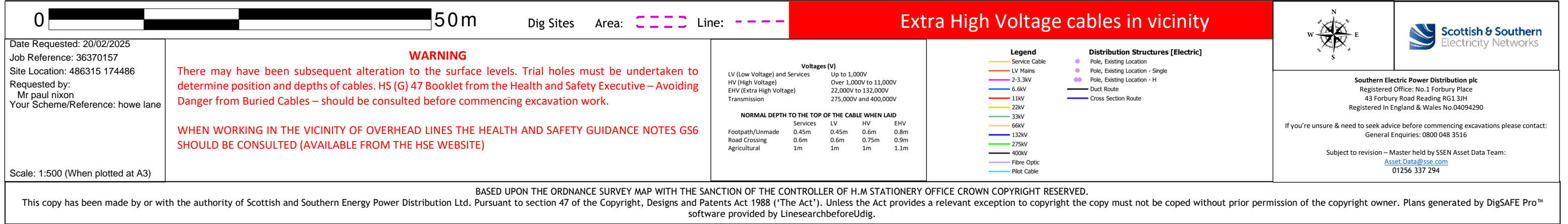
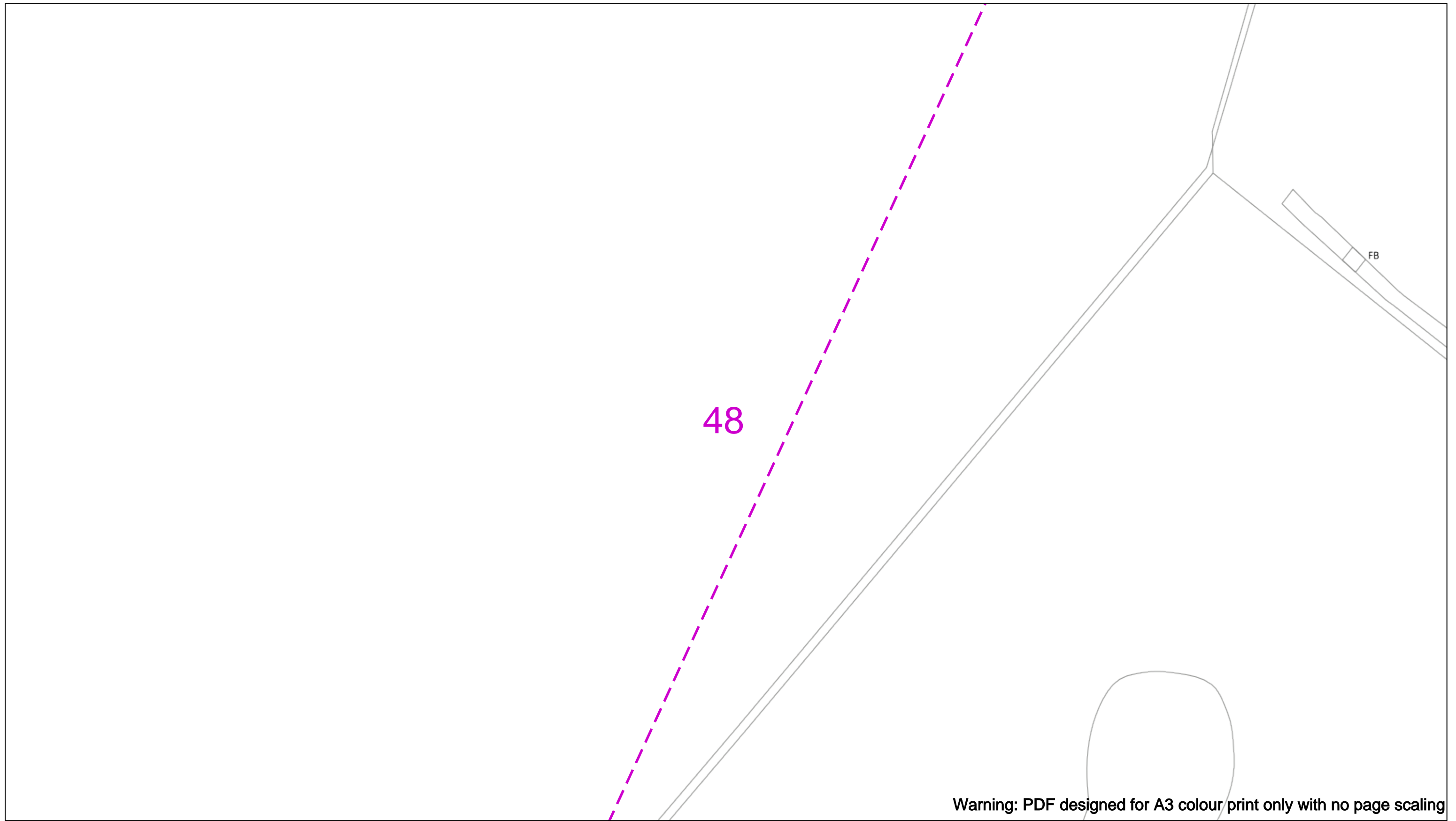
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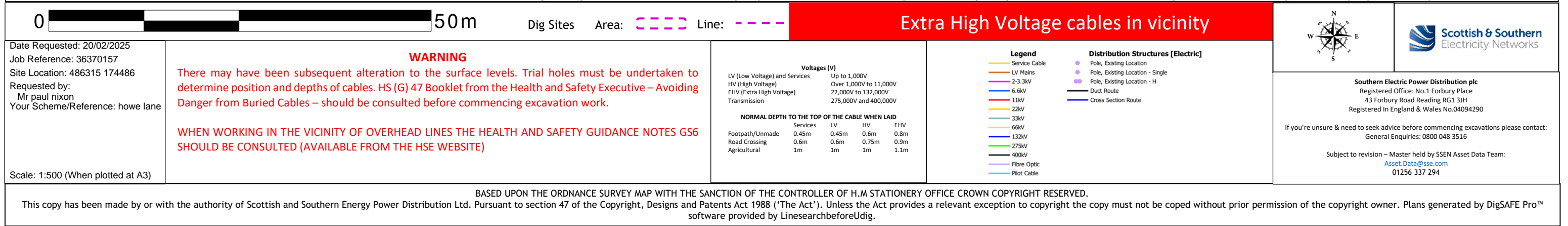
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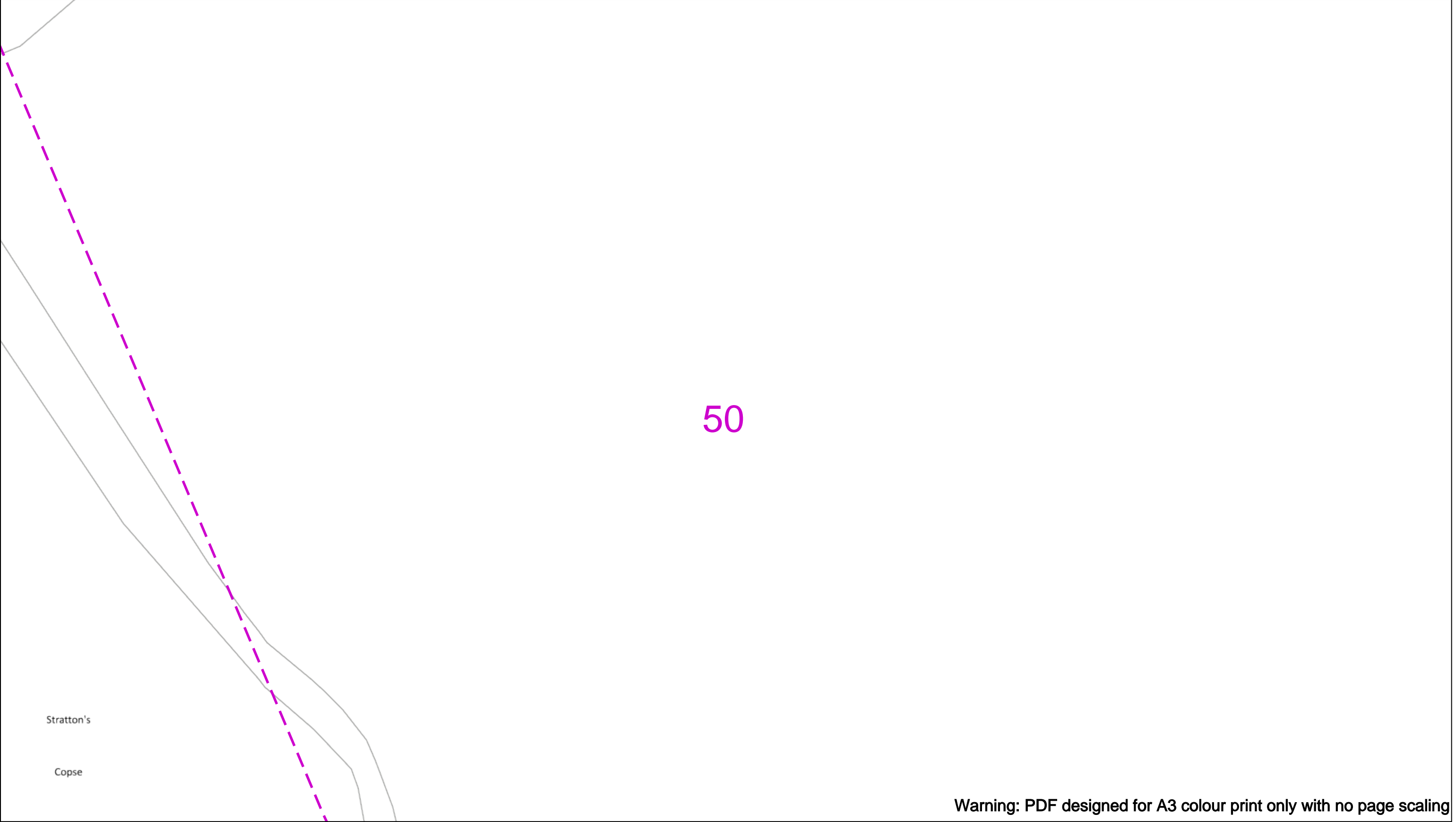
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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



Scale: 1:500 (When plotted at A3)

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

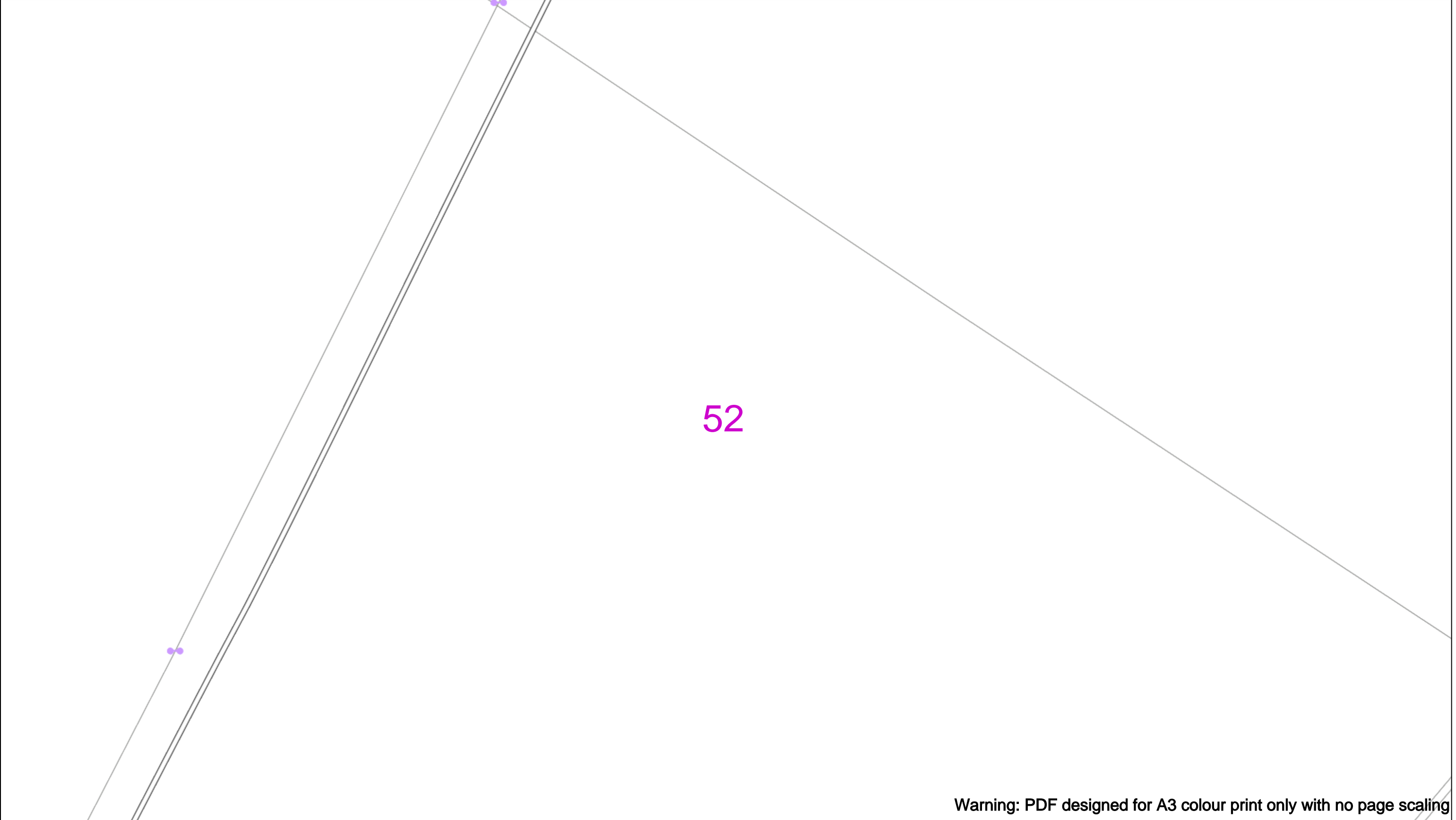
Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
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- Duct Route
- Cross Section Route

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Dig Sites

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Pilot Cable

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Cross Section Route

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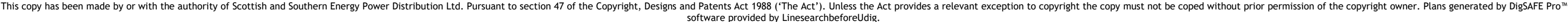
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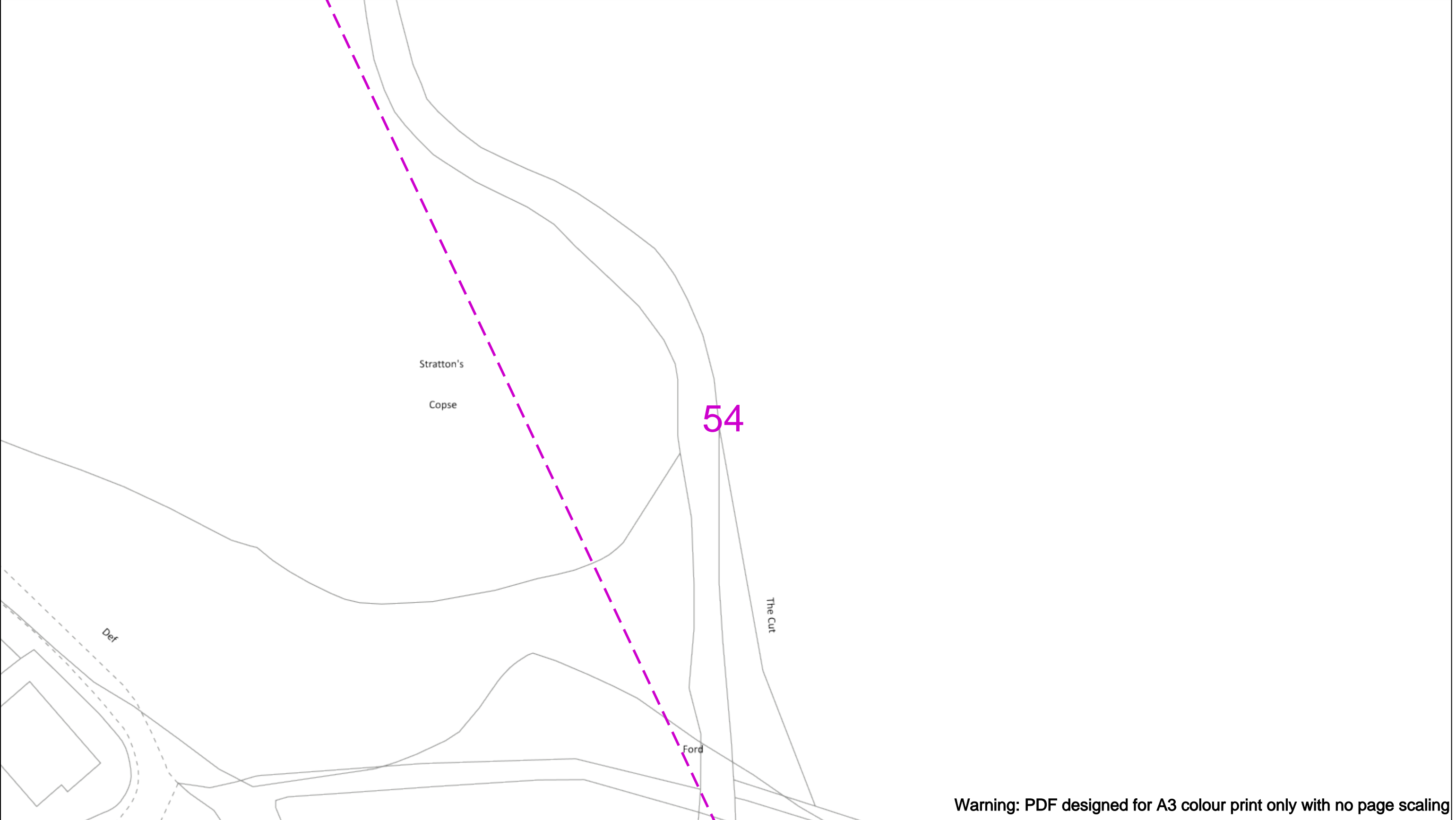
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Dig Sites

Area:

Line:

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Date Requested: 20/02/2025

Job Reference: 36370157

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Requested by:
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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

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132kV

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400kV

Fibre Optic

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Distribution Structures [Electric]

Pole, Existing Location

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Duct Route

Cross Section Route

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 0 50m
 Dig Sites Area:  Line: 
Extra High Voltage cables in vicinity





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Legend

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- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
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- Cross Section Route

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 0 50m
 Dig Sites Area:  Line: 


 Extra High Voltage cables in vicinity



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Distribution Structures [Electricity]

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Extra High Voltage cables in vicinity

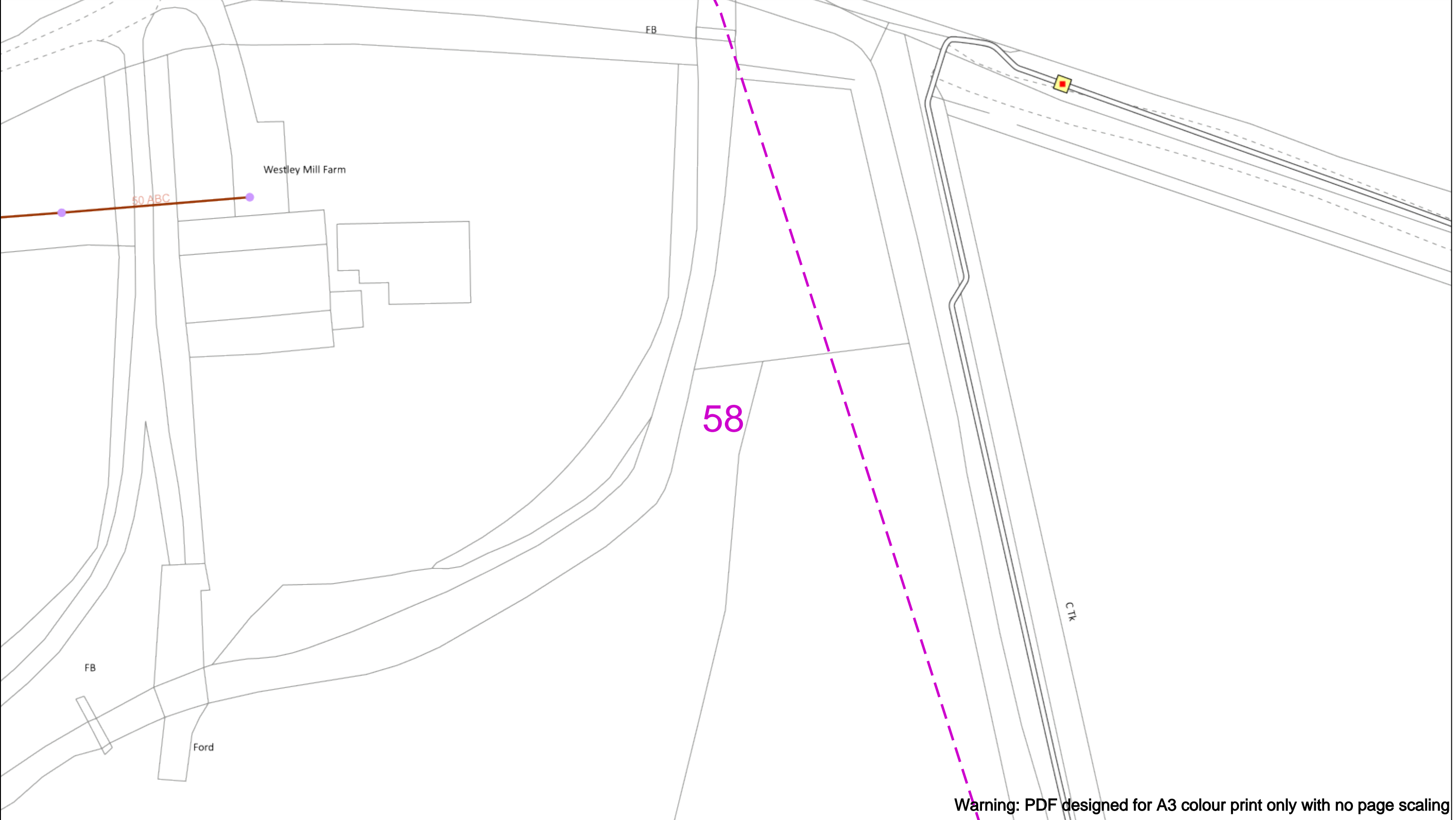


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Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

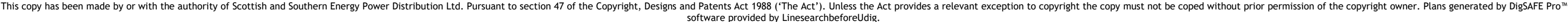
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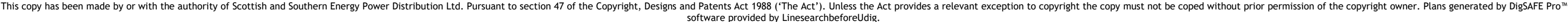
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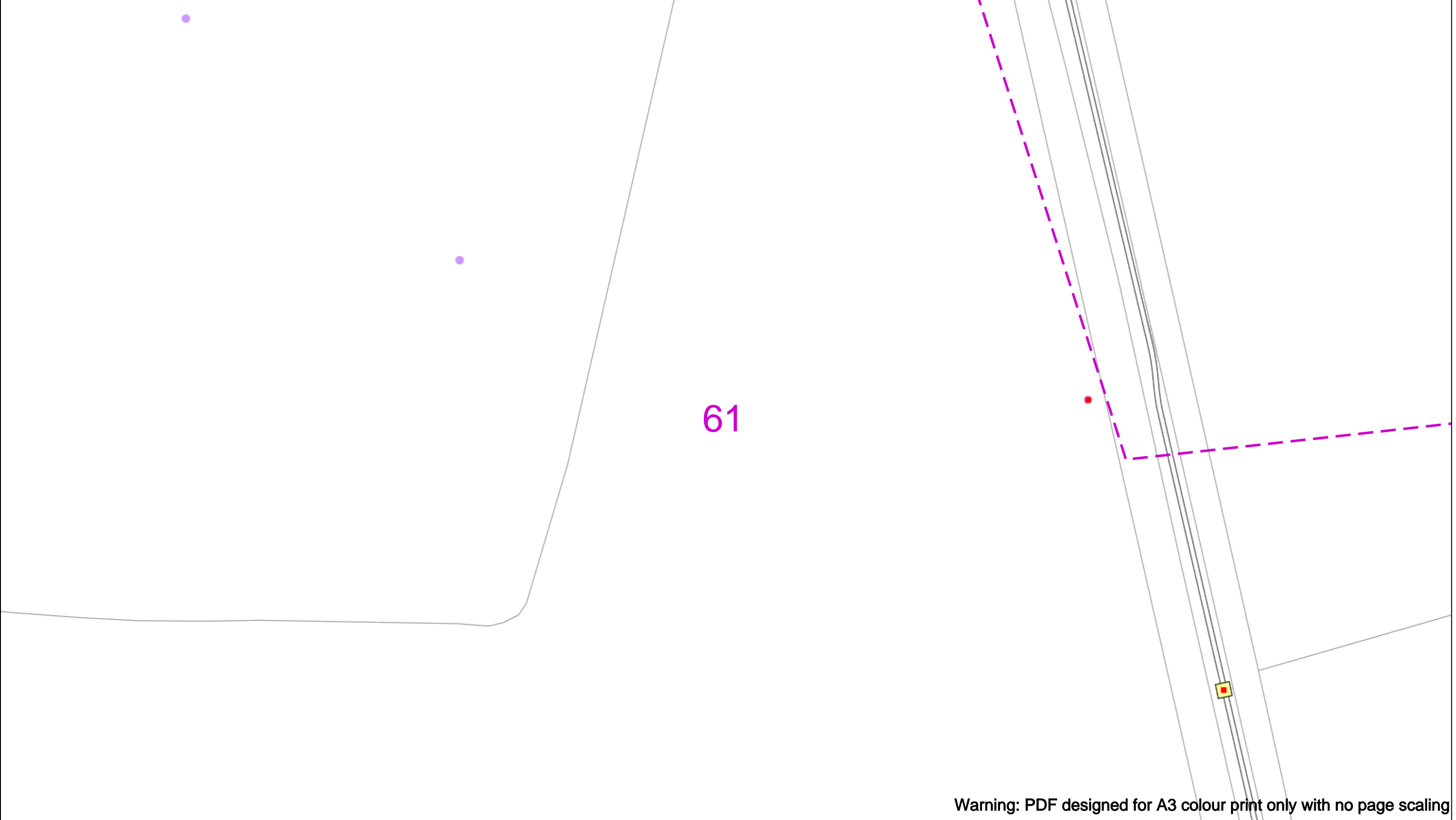
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50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

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

Scale: 1:500 (When plotted at A3)

Voltages (V)

LV (Low Voltage) and Services Up to 1,000V

HV (High Voltage) Over 1,000V to 11,000V

EHV (Extra High Voltage) 22,000V to 132,000V

Transmission 275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern

Electricity Networks

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

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Registered In England & Wales No.04094290

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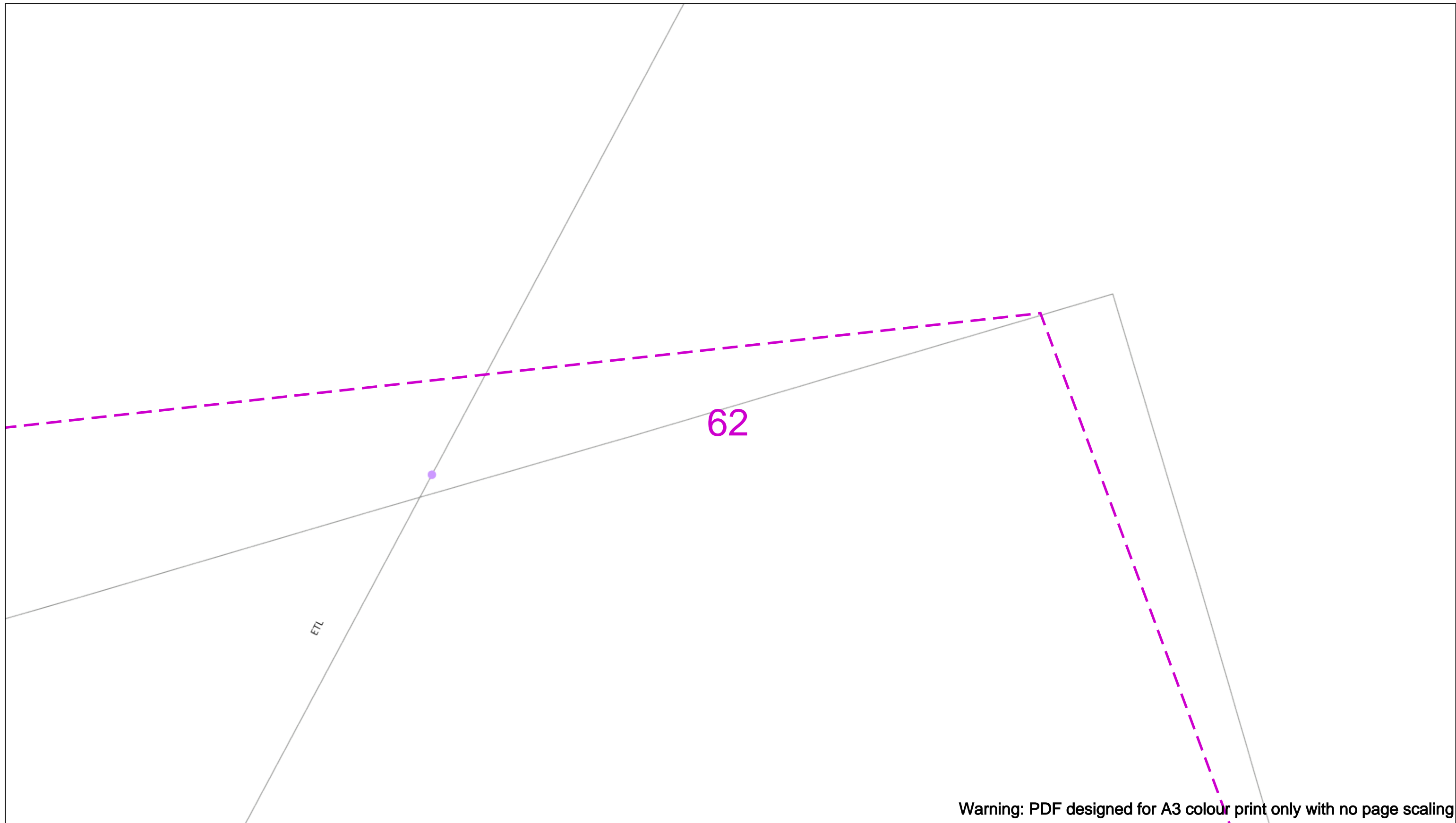
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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
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Scale: 1:500 (When plotted at A3)

Voltages (V)				
LV (Low Voltage) and Services		Up to 1,000V		
HV (High Voltage)		Over 1,000V to 11,000V		
EHV (Extra High Voltage)		22,000V to 132,000V		
Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

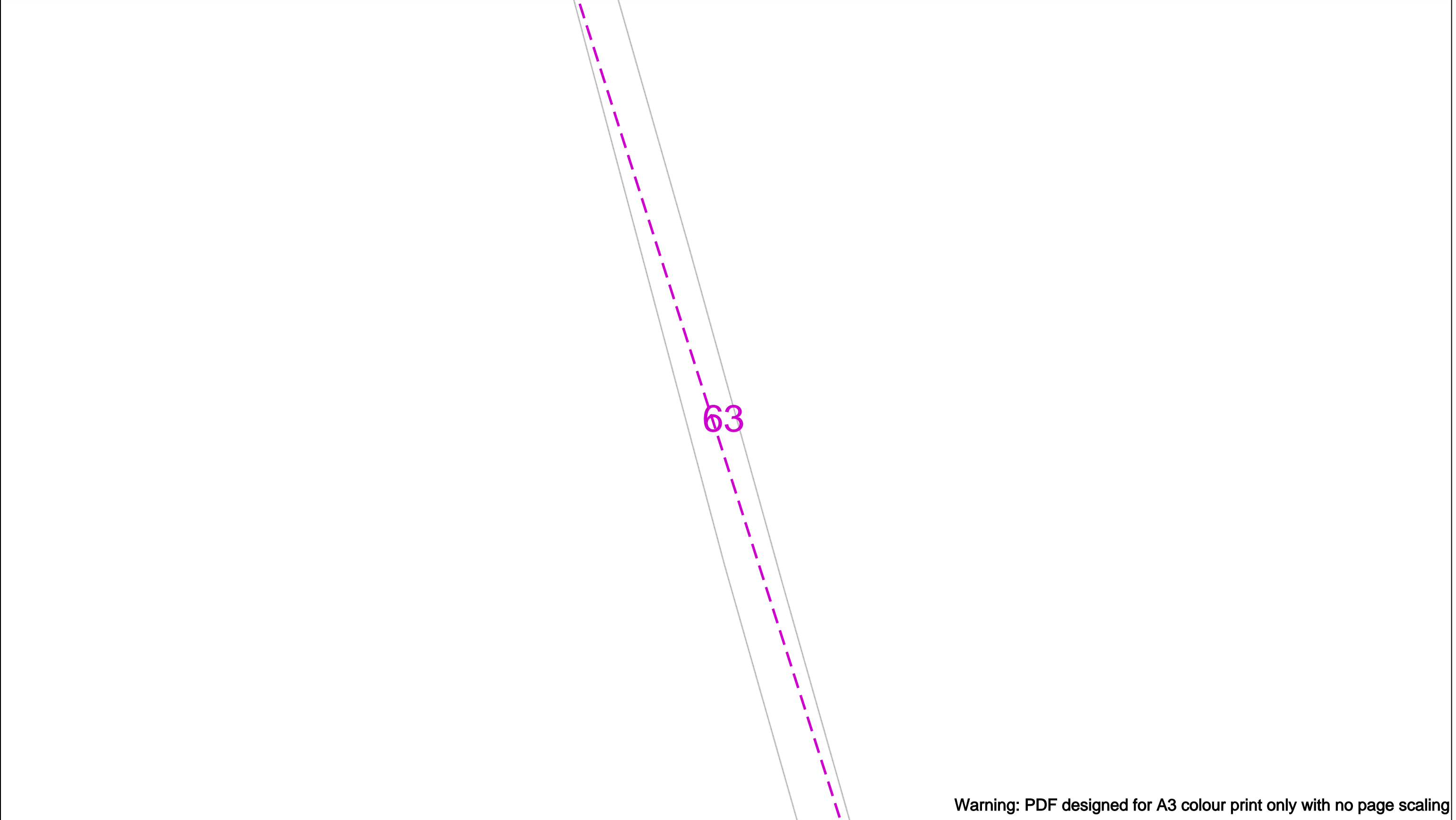
- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
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Dig Sites

Area:

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Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

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	Services	LV	HV	EHV
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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

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66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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 Dig Sites Area:  Line: 
Extra High Voltage cables in vicinity





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

Legend

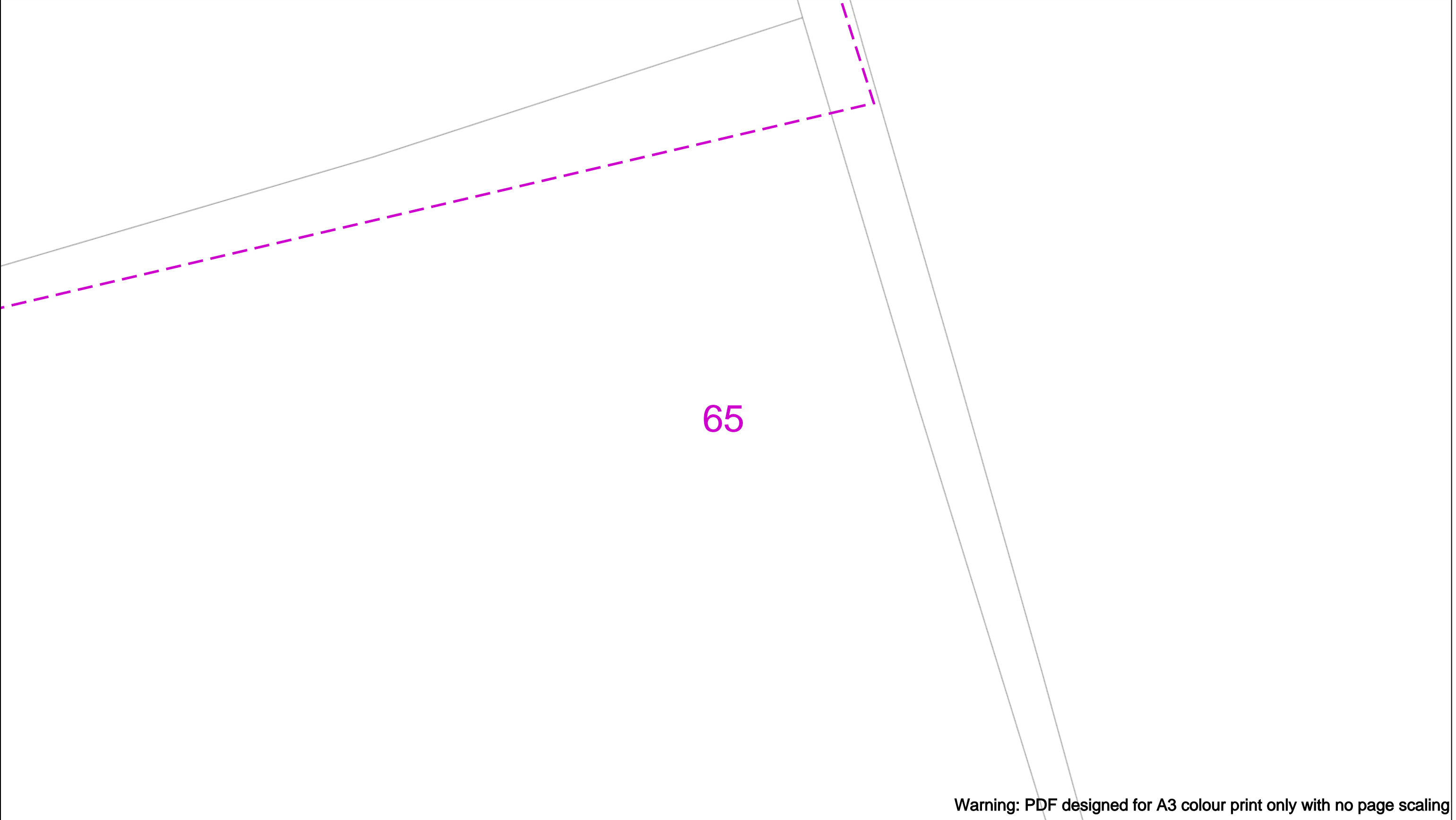
- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern
Electricity Networks

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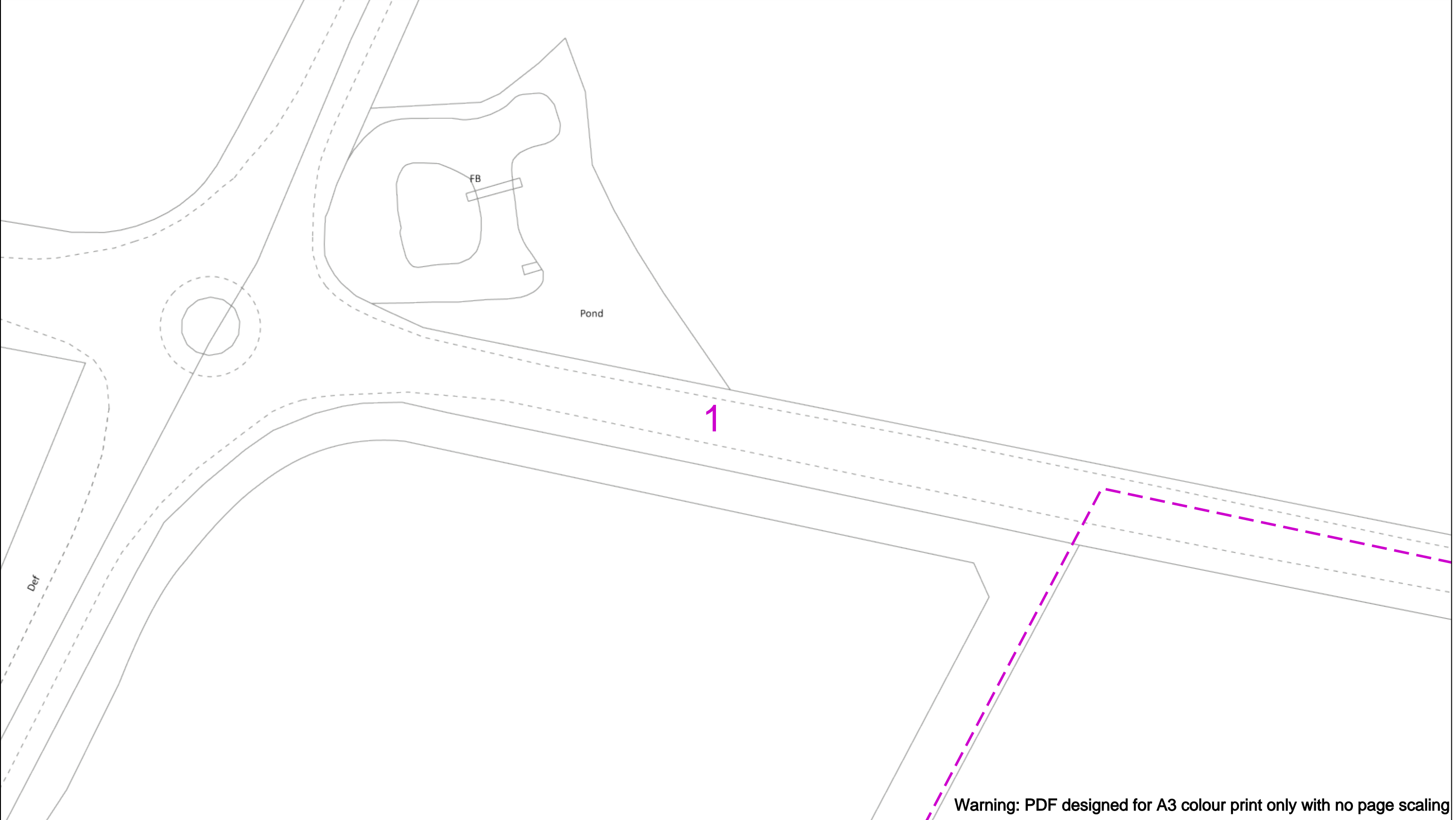


Extra High Voltage cables in vicinity




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Dig Sites

Area: 

Line: 

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

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Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m


Legend


 Service Cable


 LV Mains


 2-3.3kV


 6.6kV


 11kV


 22kV


 33kV


 66kV

 132kV


 275kV


 400kV


 Fibre Optic


 Pilot Cable


Distribution Structures [Electric]


 Pole, Existing Location

 Pole, Existing Location - Single

 Pole, Existing Location - H

 Duct Route

 Cross Section Route



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Registered In England & Wales No.04094290

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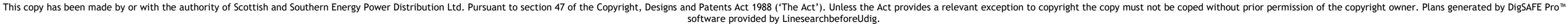
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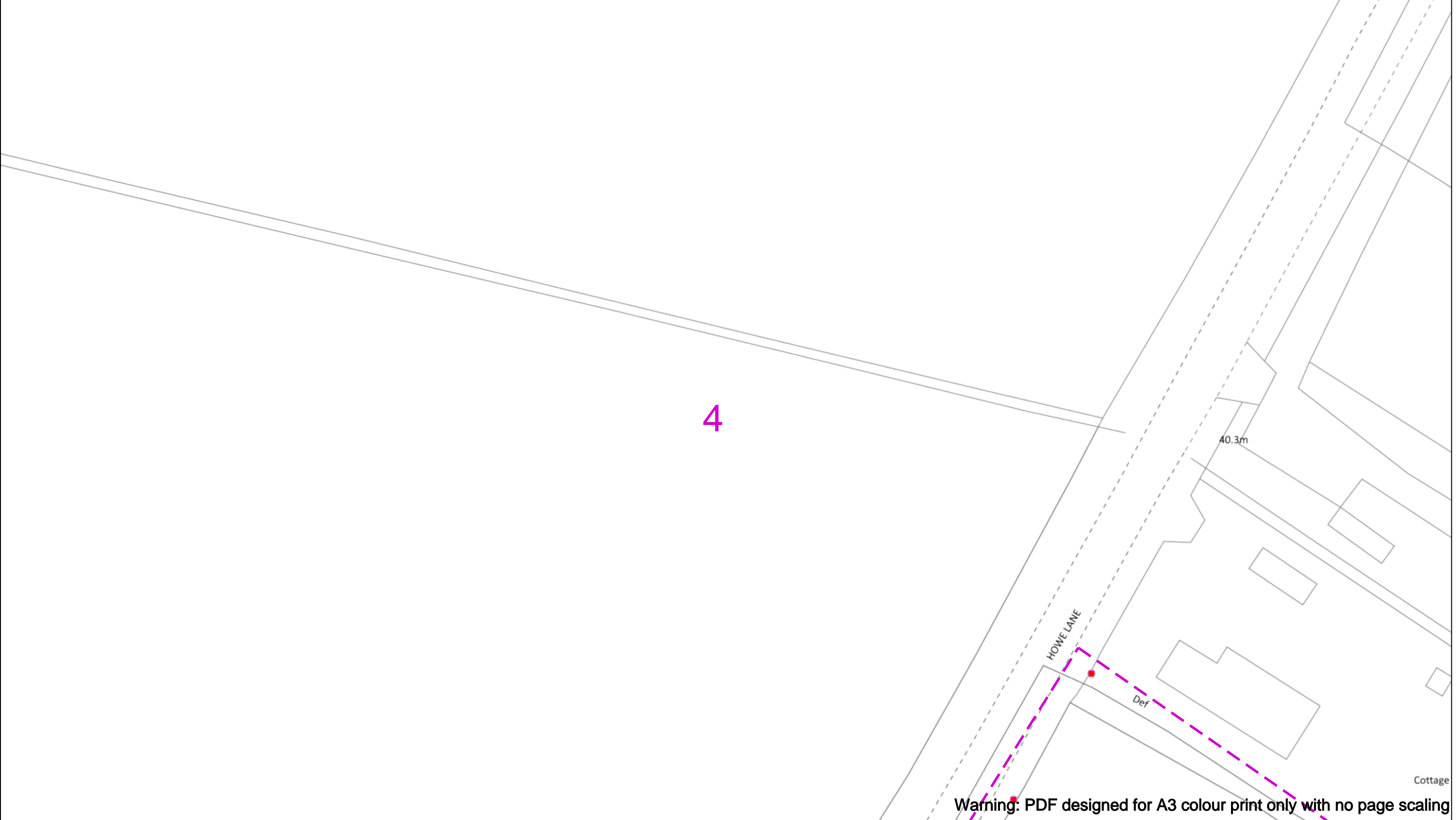
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050m

Dig Sites

Area:

Line:

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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

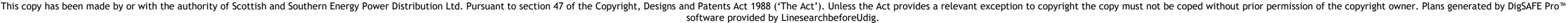
Duct Route

Cross Section Route

Scale: 1:500 (When plotted at A3)

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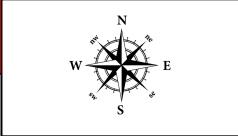


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Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
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Registered in England & Wales No.0409290

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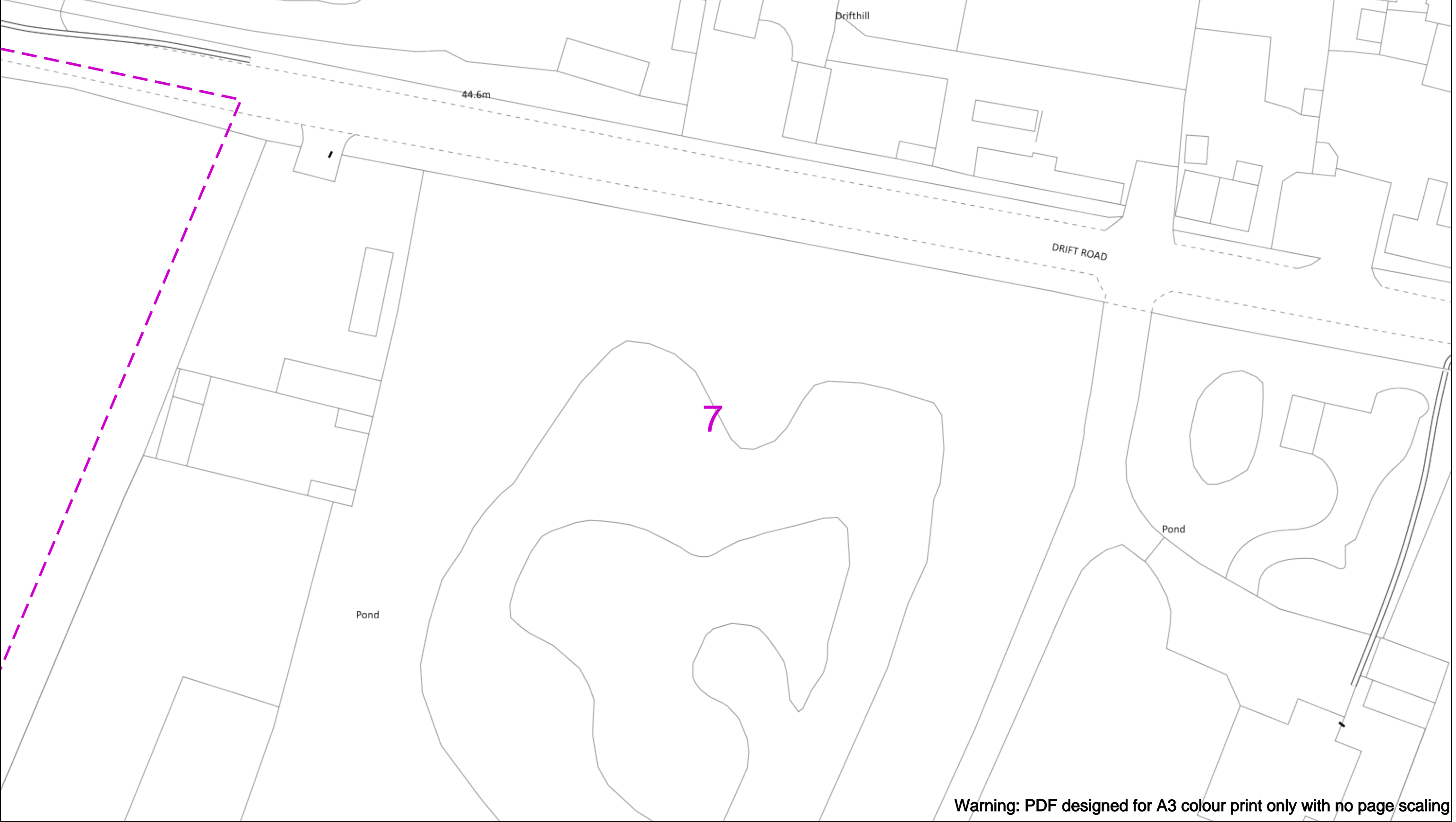
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050m

Dig Sites

Area:

Line:

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Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

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

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

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33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

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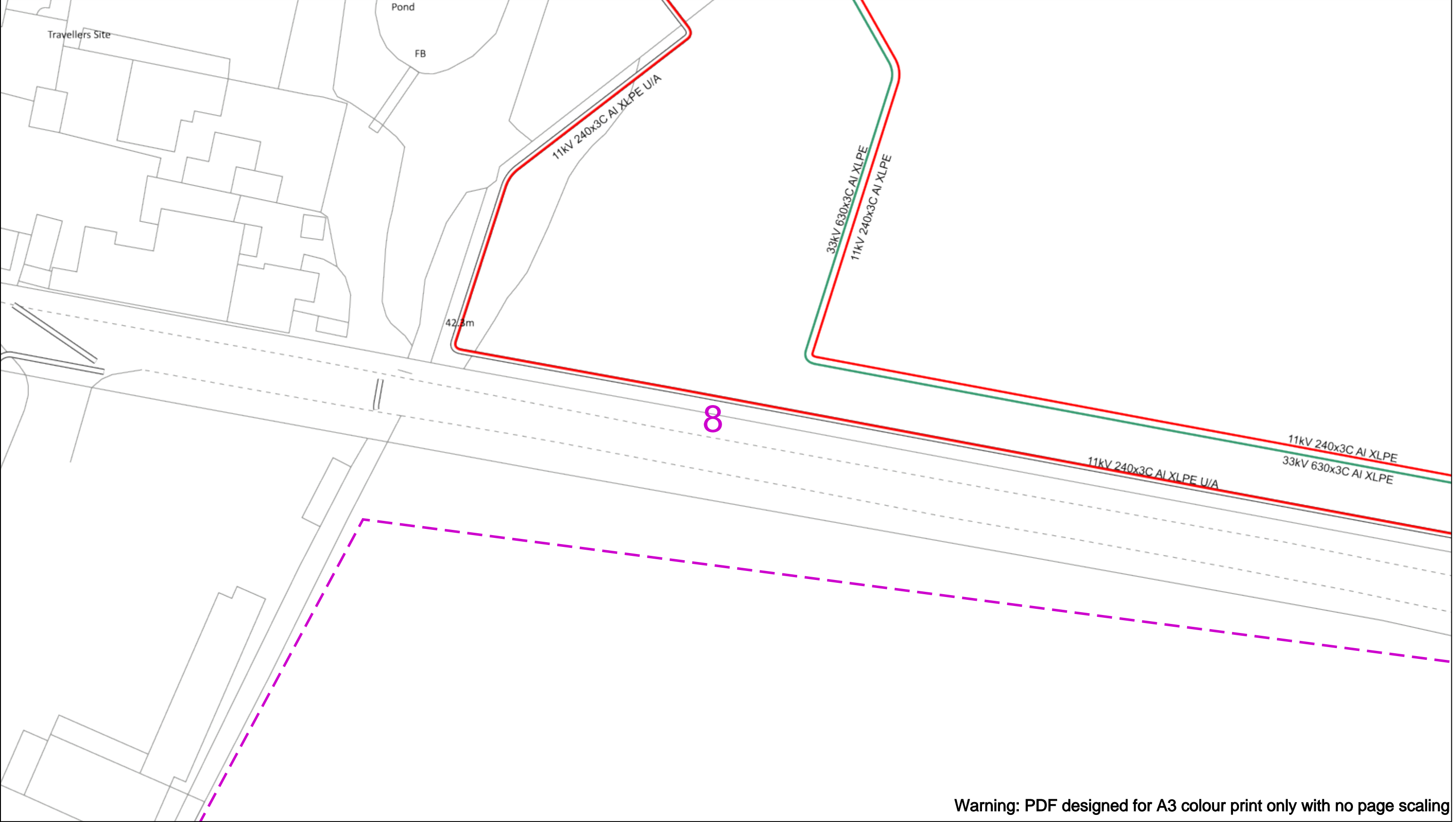
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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc

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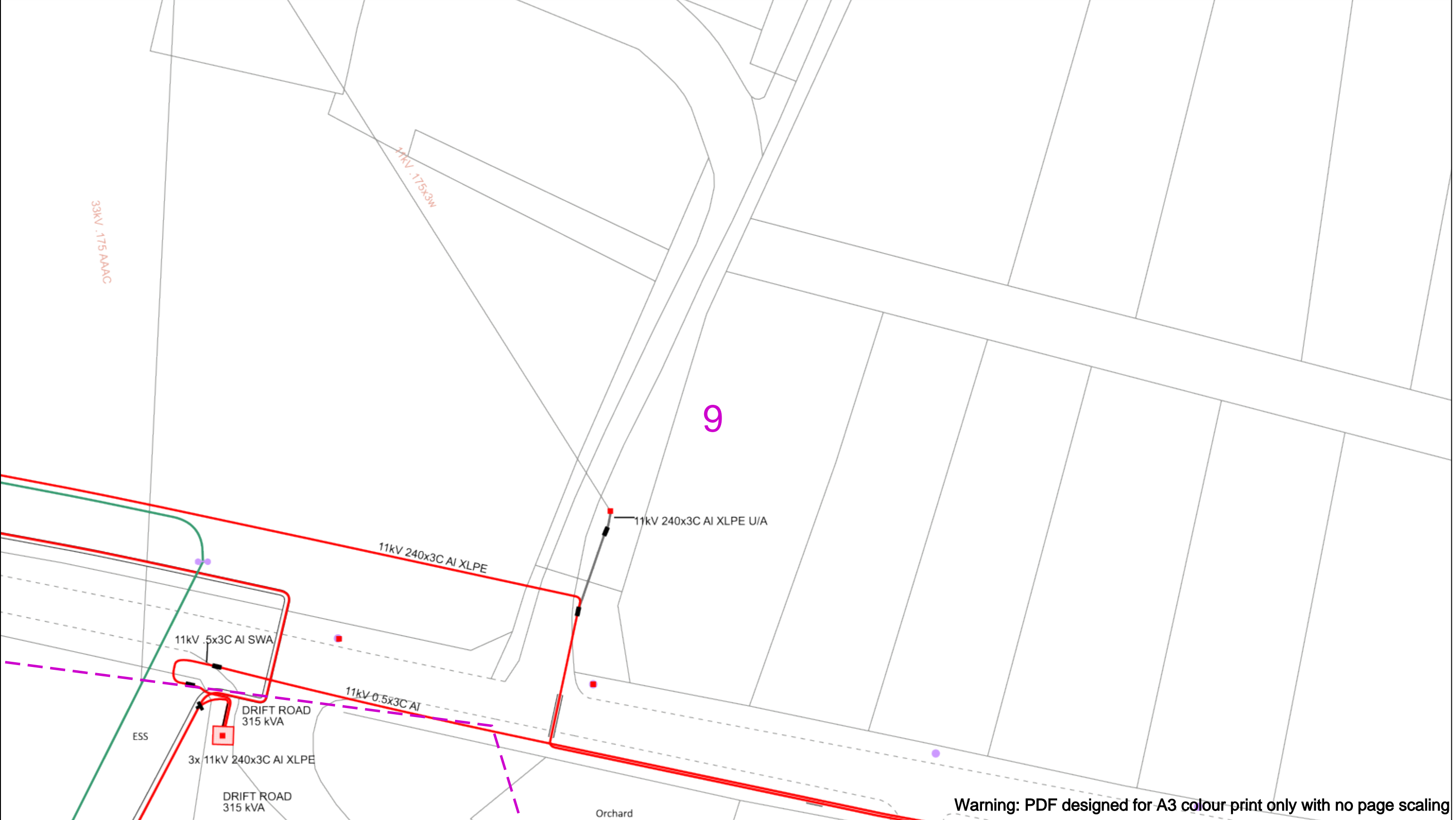
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Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

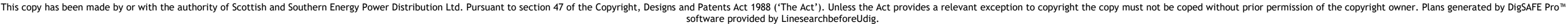
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Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

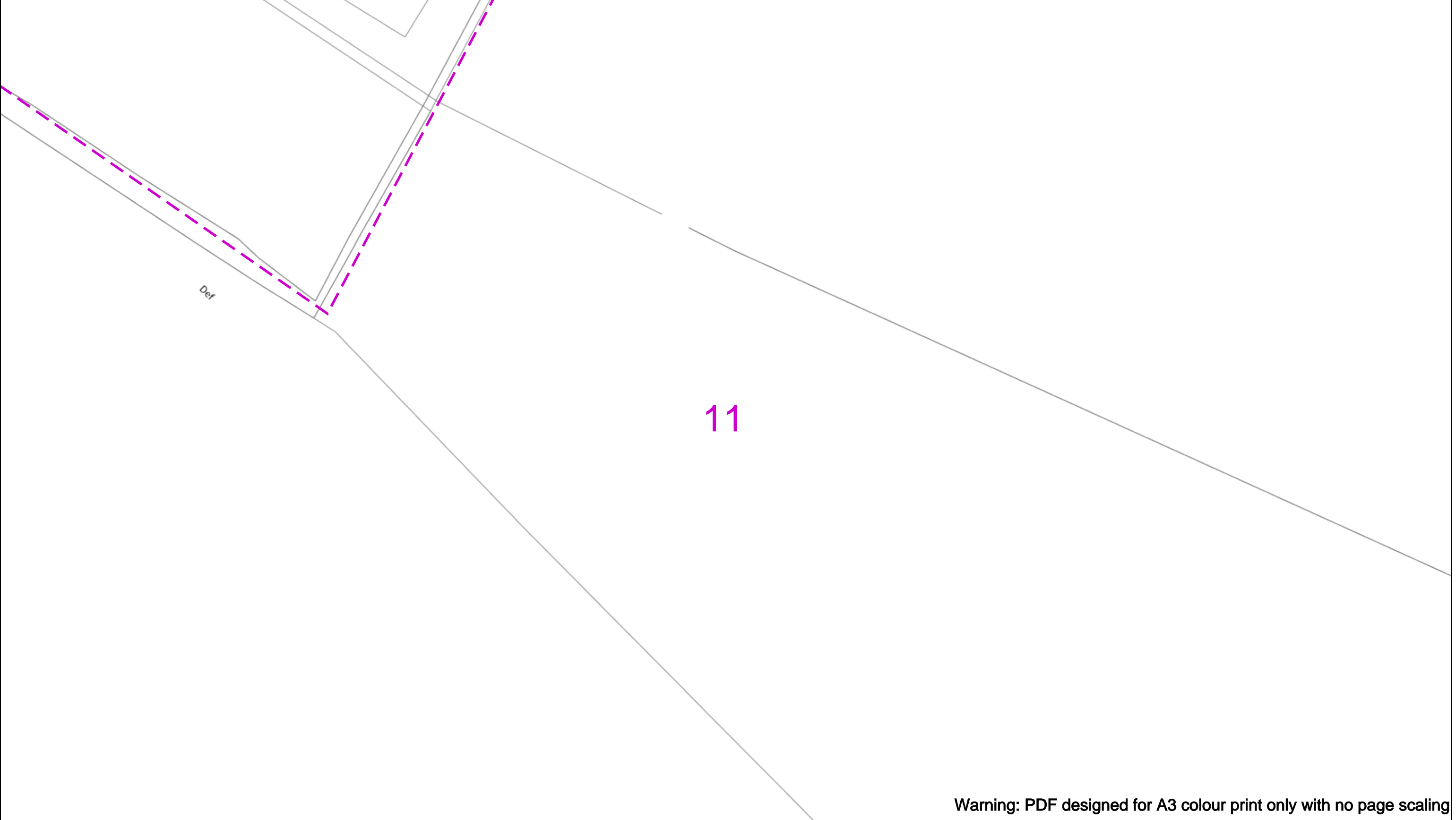
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Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

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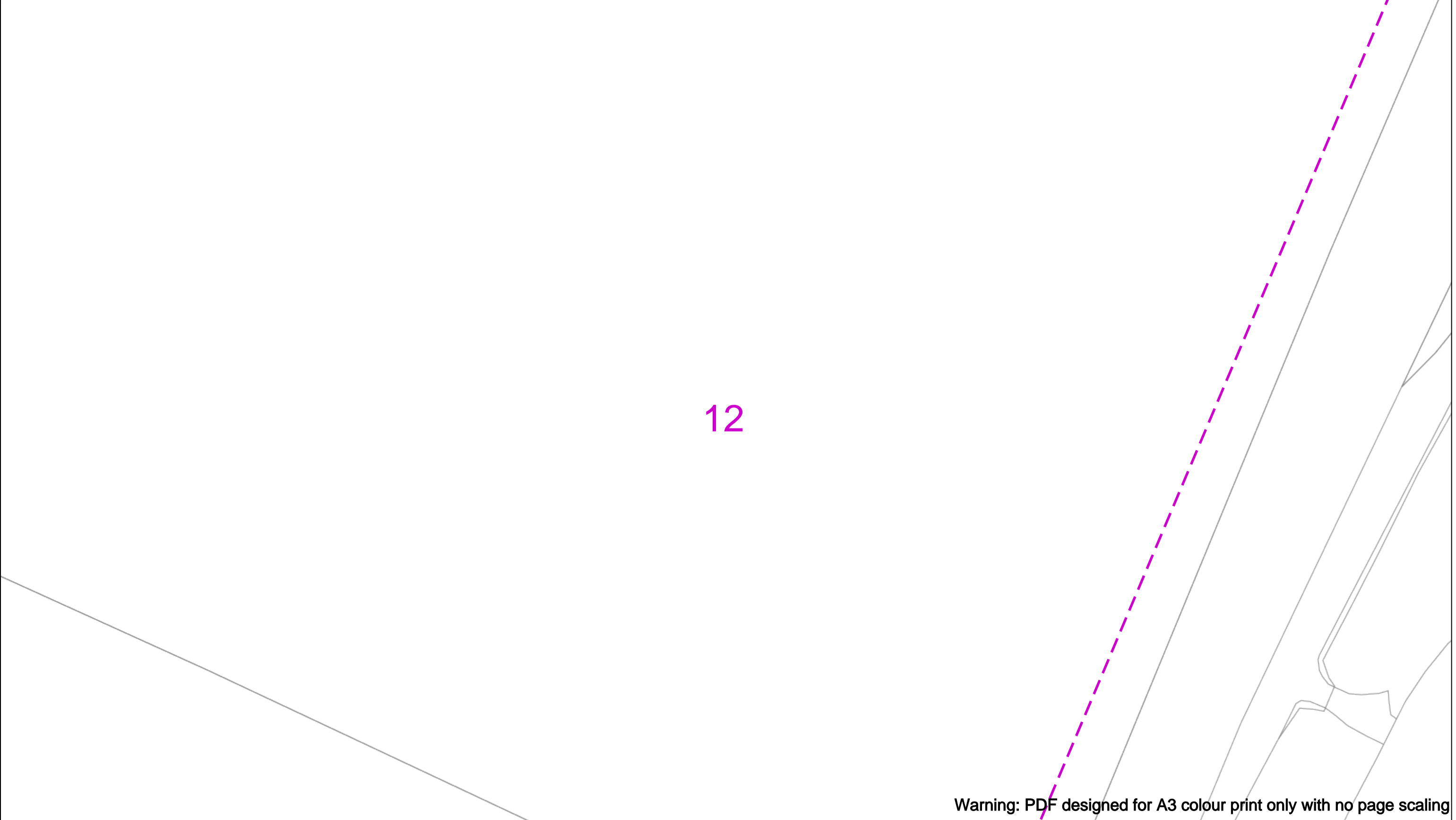
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Pole, Existing Location - Single

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Duct Route

Cross Section Route

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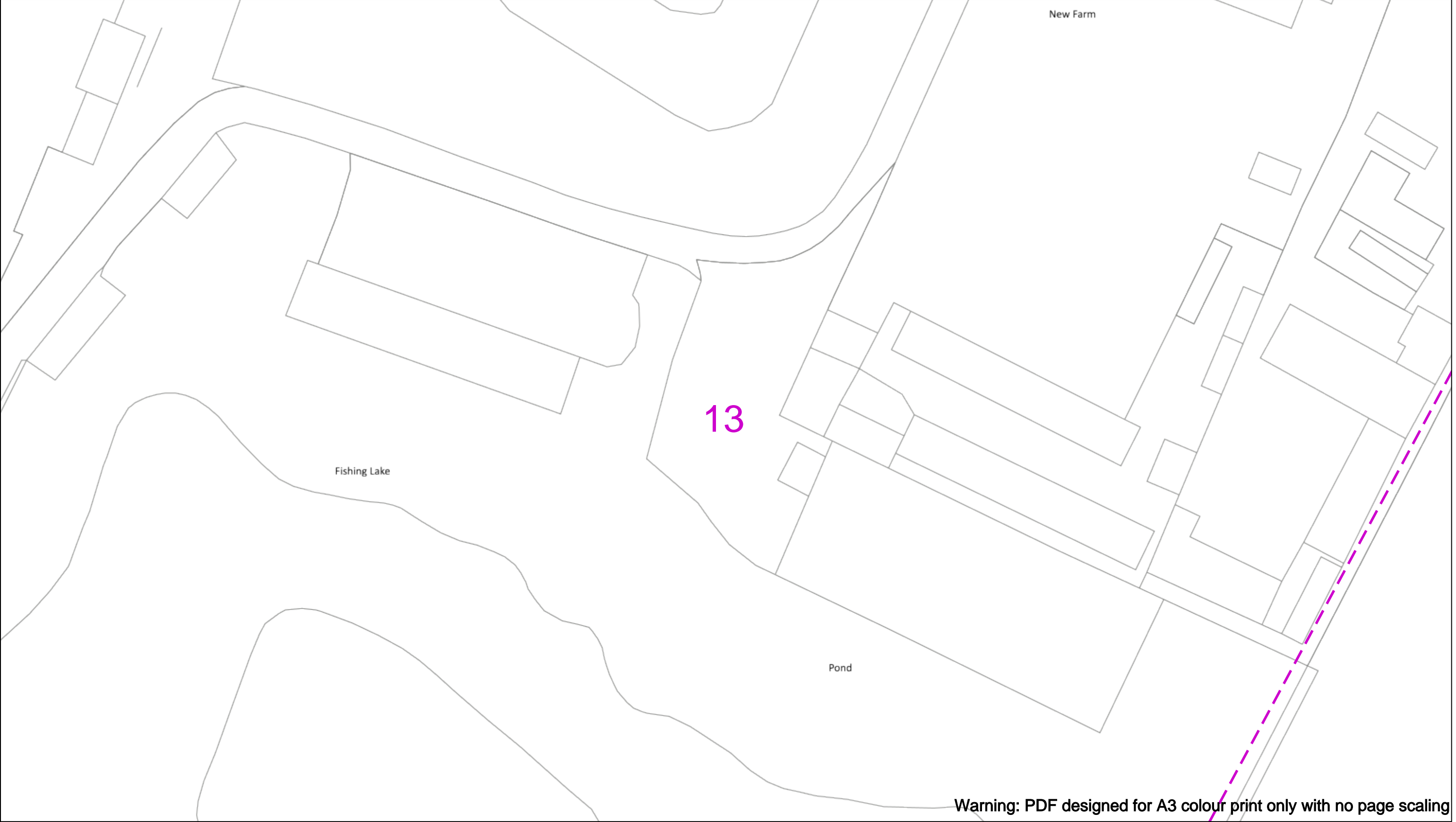
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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

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400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

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	Services	LV	HV	EHV
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

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Duct Route

Cross Section Route

N

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Extra High Voltage cables in vicinity



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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

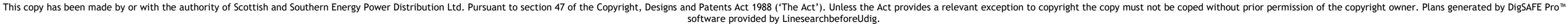
- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

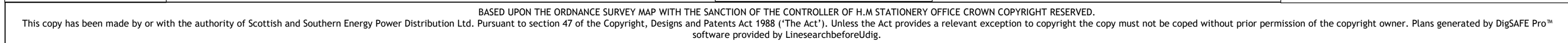
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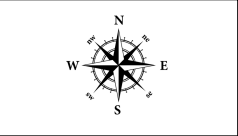






Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
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- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
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- Cross Section Route

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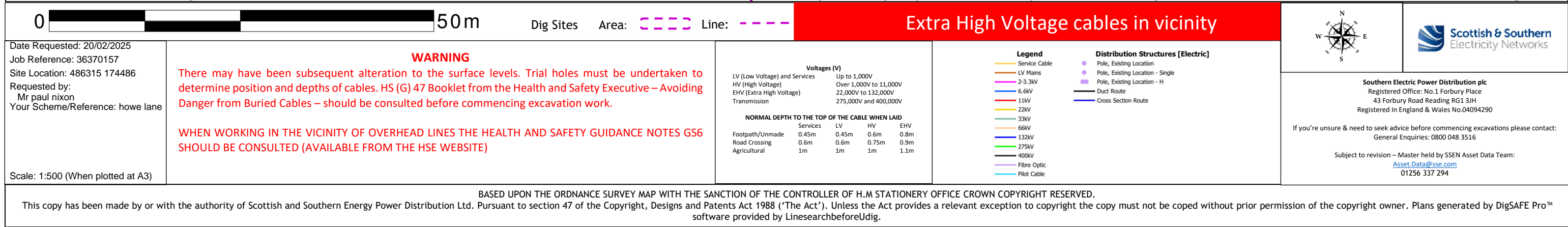
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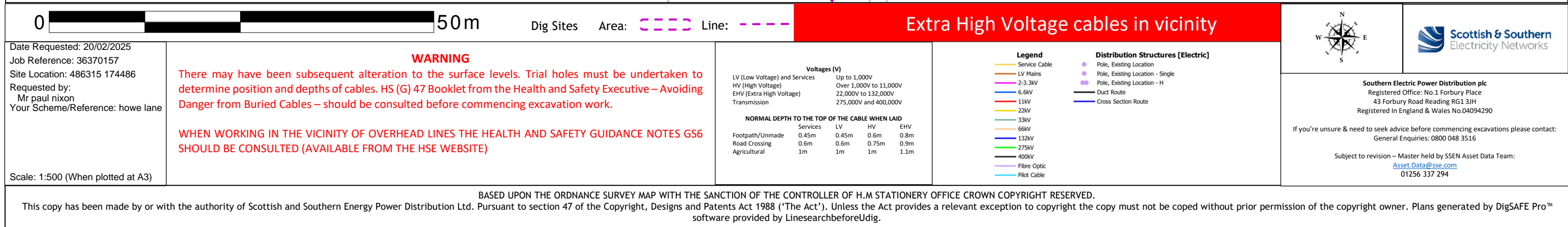
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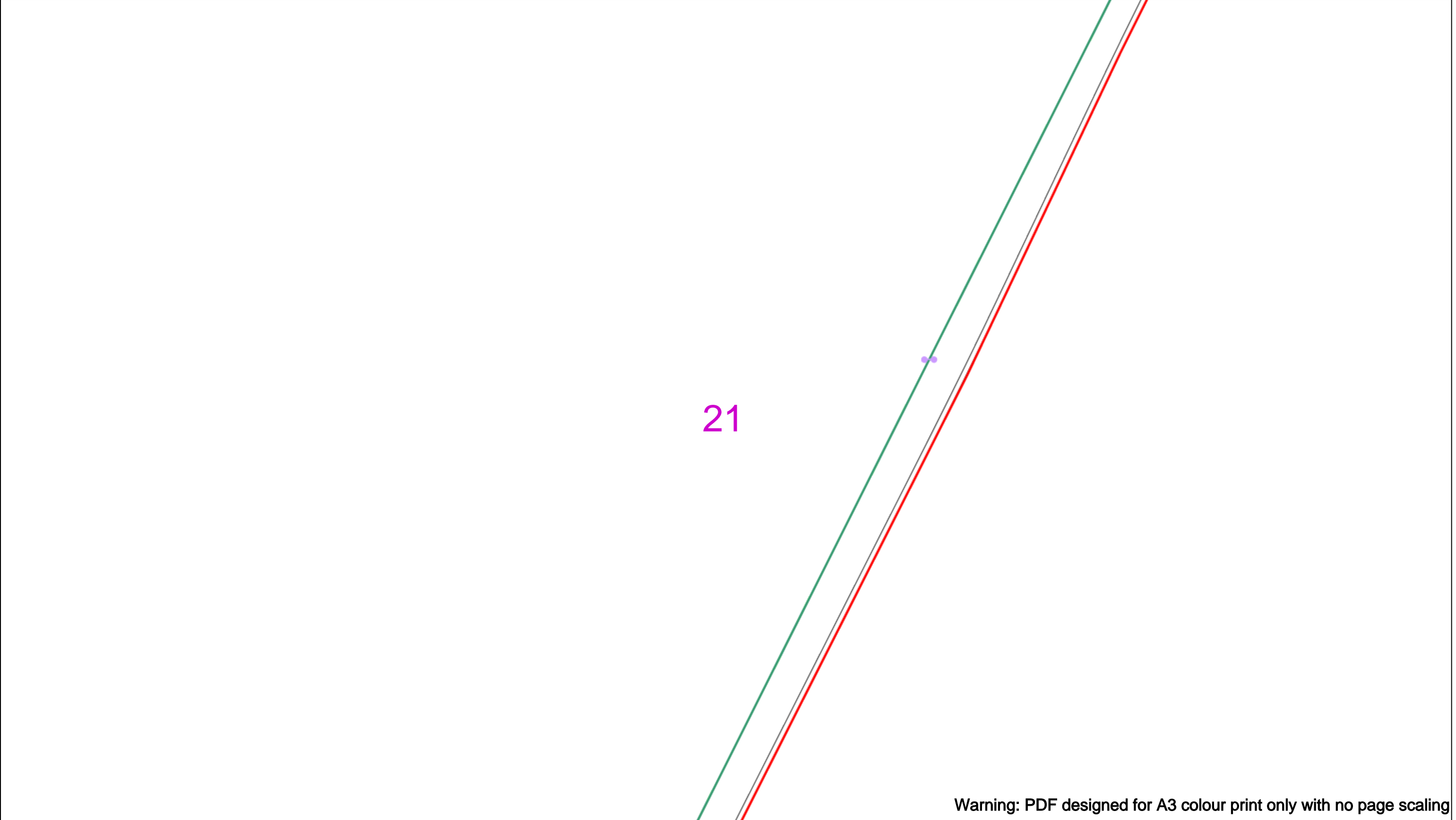
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50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

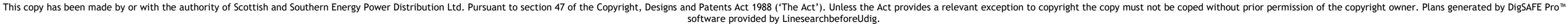
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Und

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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Scale: 1:500 (When plotted at A3)

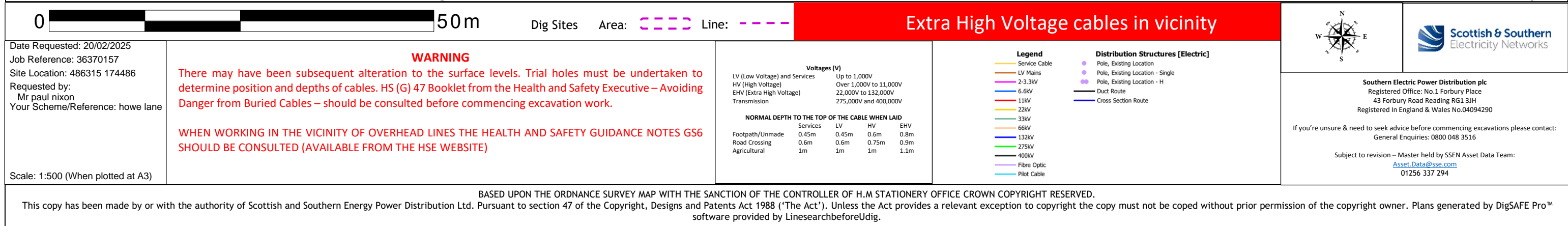
Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
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- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

- Service Cable
— LV Mains
— 2-3.3kV
— 6.6kV
— 11kV
● Pole, Existing Location
● Pole, Existing Location - Single
●● Pole, Existing Location - H
— Duct Route
— Cross Section Route



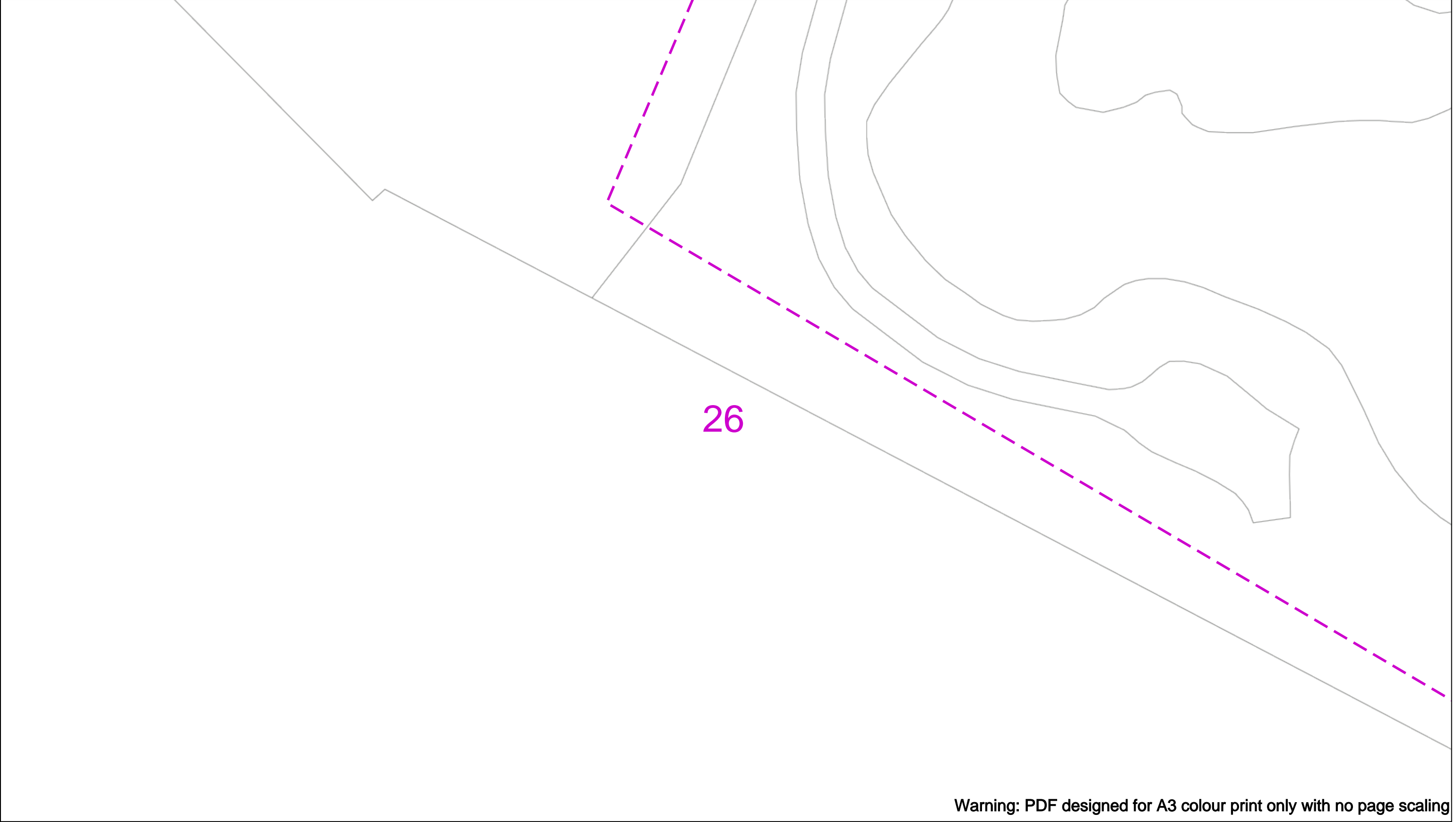
Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

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General Enquiries: 0800 048 3516

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0

50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

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

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern
Electricity Networks

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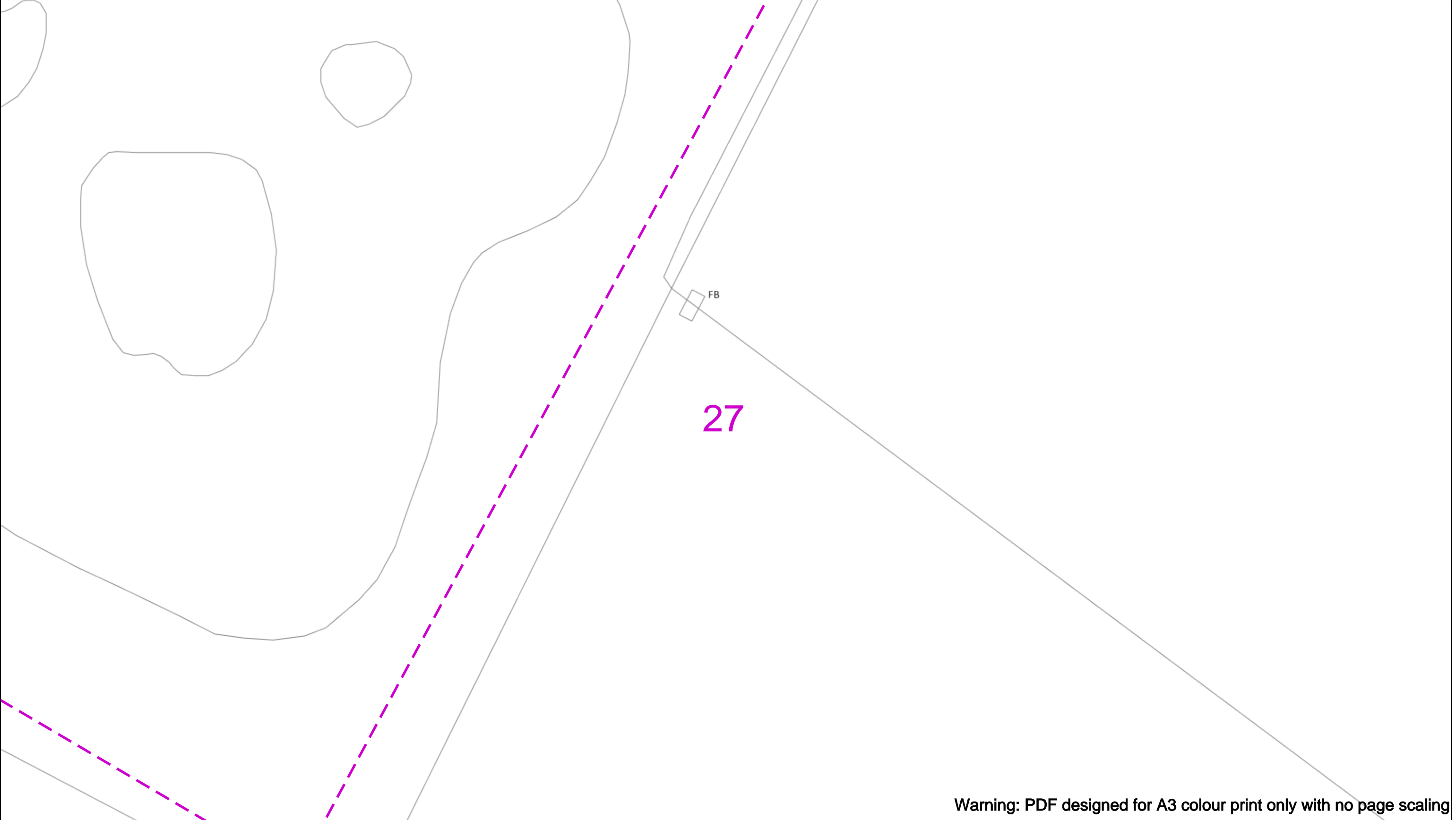
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Legend

Service Cable

LV Mains

2-3.3kV

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Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N
E
S
W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

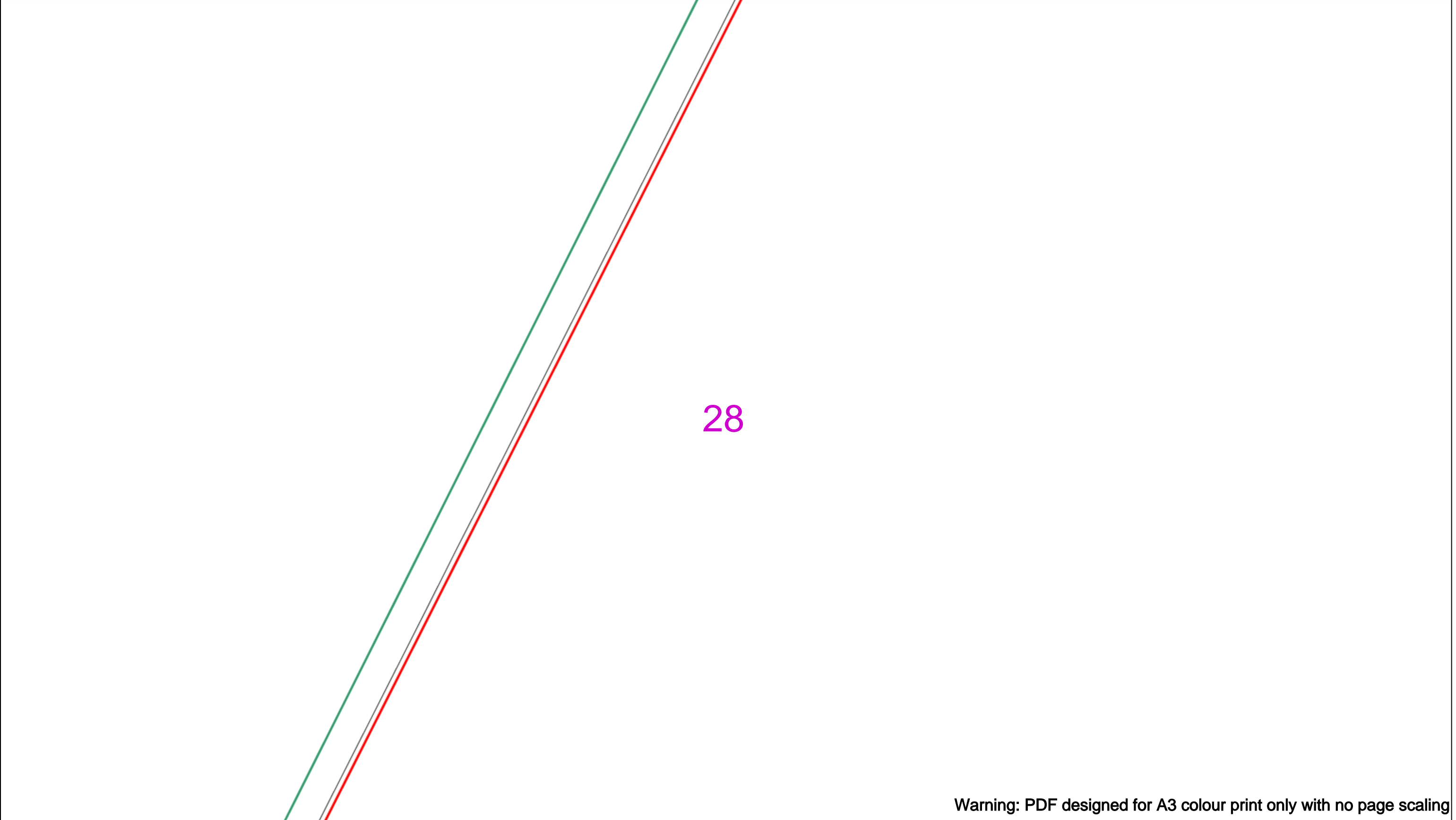
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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

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400kV

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Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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Transmission		275,000V and 400,000V		

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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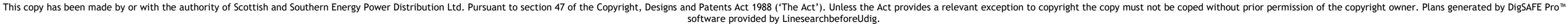
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An abstract geometric composition featuring several overlapping, semi-transparent light gray rectangles. These rectangles are arranged in a way that creates a sense of depth and layering, primarily on the left side of the frame. A dashed purple line runs diagonally across the lower-left portion of the image. The background is a solid, very light gray. The overall aesthetic is minimalist and architectural.

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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
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Your Scheme/Reference: howe lane

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HV (High Voltage)		Over 1,000V to 11,000V	
EHV (Extra High Voltage)		22,000V to 132,000V	
Transmission		275,000V and 400,000V	
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



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Legend

- Service Cable
- LV Mains
- 2.3-3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

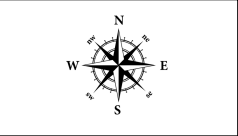
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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

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

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2-3.3kV
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- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

- Pole, Existing Location
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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

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Legend

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Distribution Structures [Electric]

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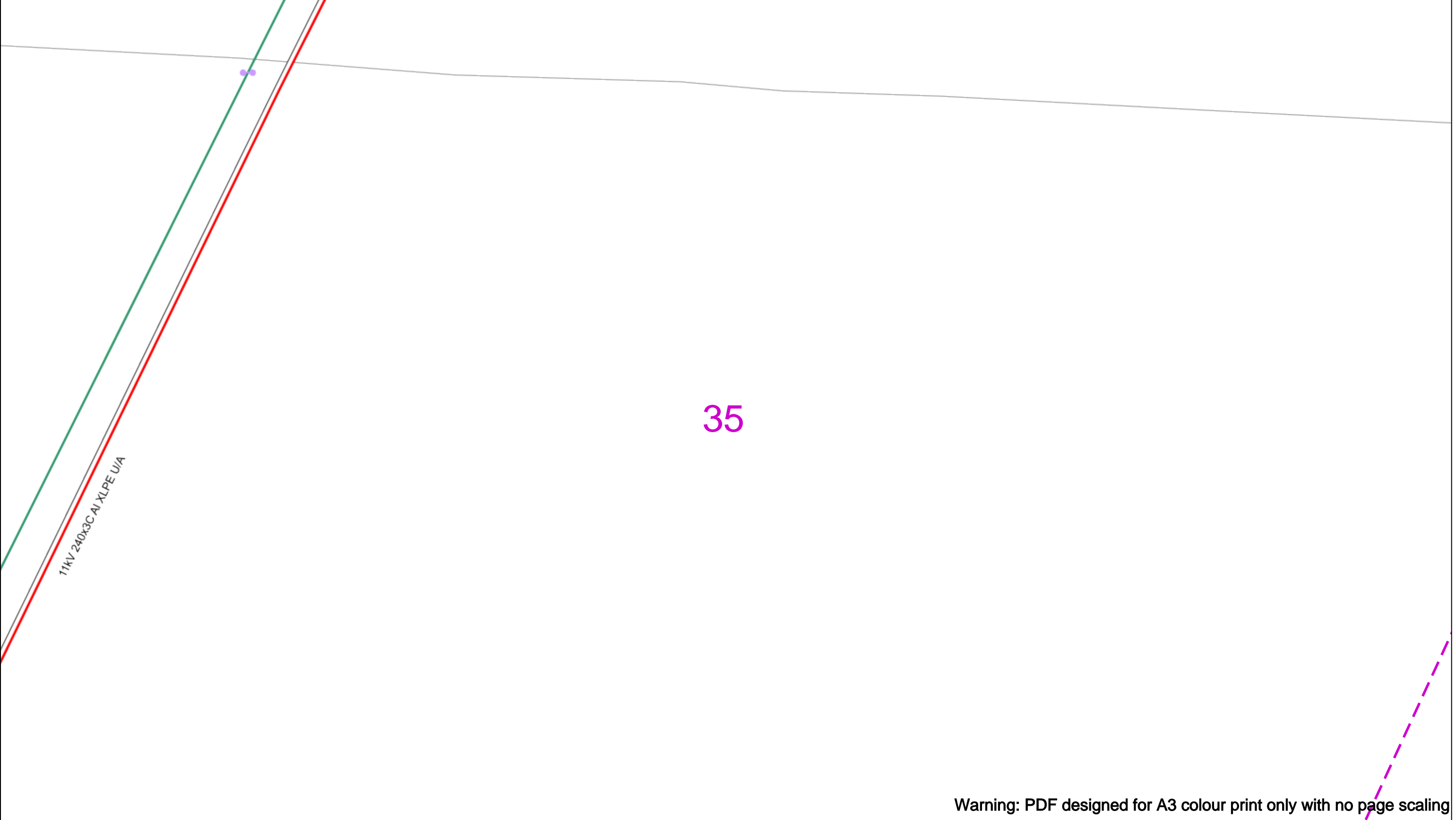
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050m

Dig Sites

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Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

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

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

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

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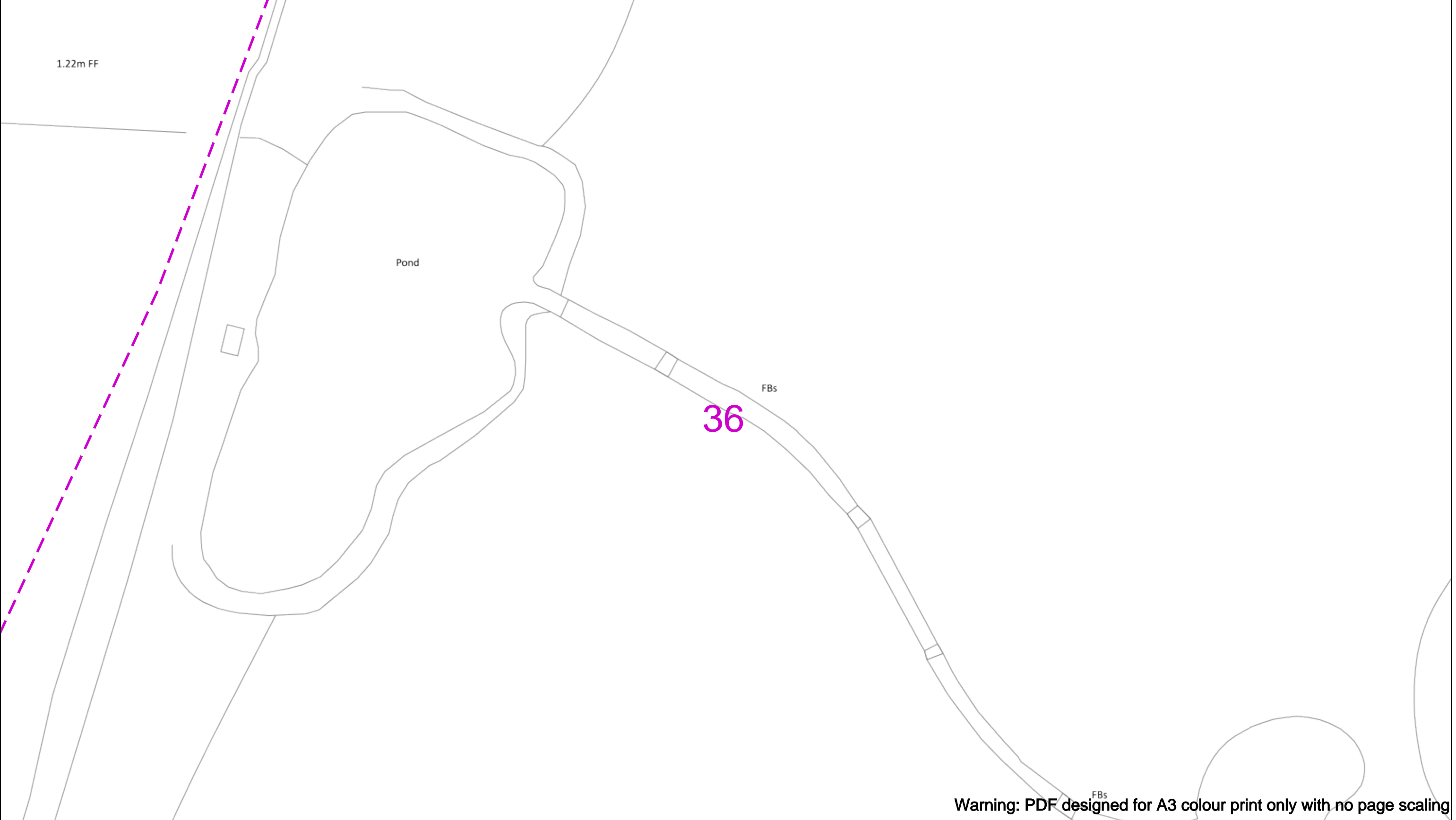
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General Enquiries: 0800 048 3516

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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by: Mr paul nixon

Your Scheme/Reference: howe lane

Scale: 1:500 (When plotted at A3)

WARNING

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

Voltages (V)

LV (Low Voltage) and Services Up to 1,000V

HV (High Voltage) Over 1,000V to 11,000V

EHV (Extra High Voltage) 22,000V to 132,000V

Transmission 275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

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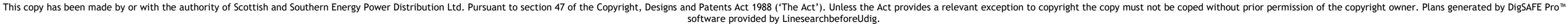
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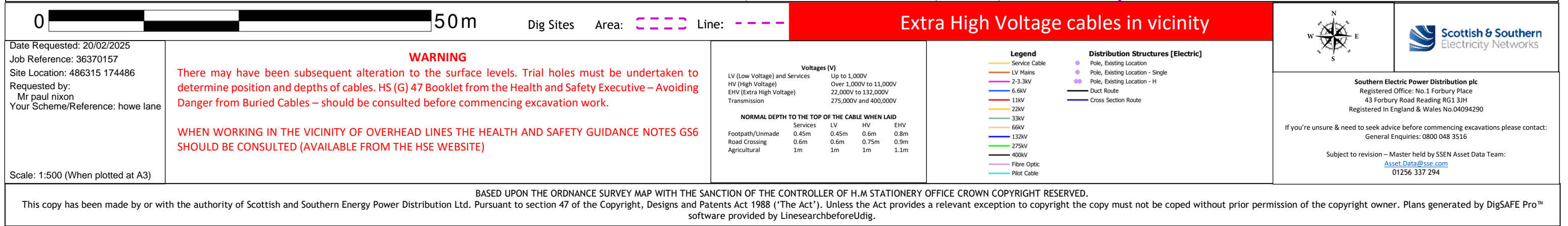
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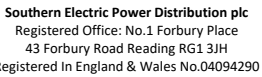
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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



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

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

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ETL

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Dig Sites Area: Line:

Extra High Voltage cables in vicinity



Date Requested: 20/02/2025
Job Reference: 36370157
Site Location: 486315 174486
Requested by:
Mr paul nixon
Your Scheme/Reference: howe lane

WARNING

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

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



WARNING

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

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

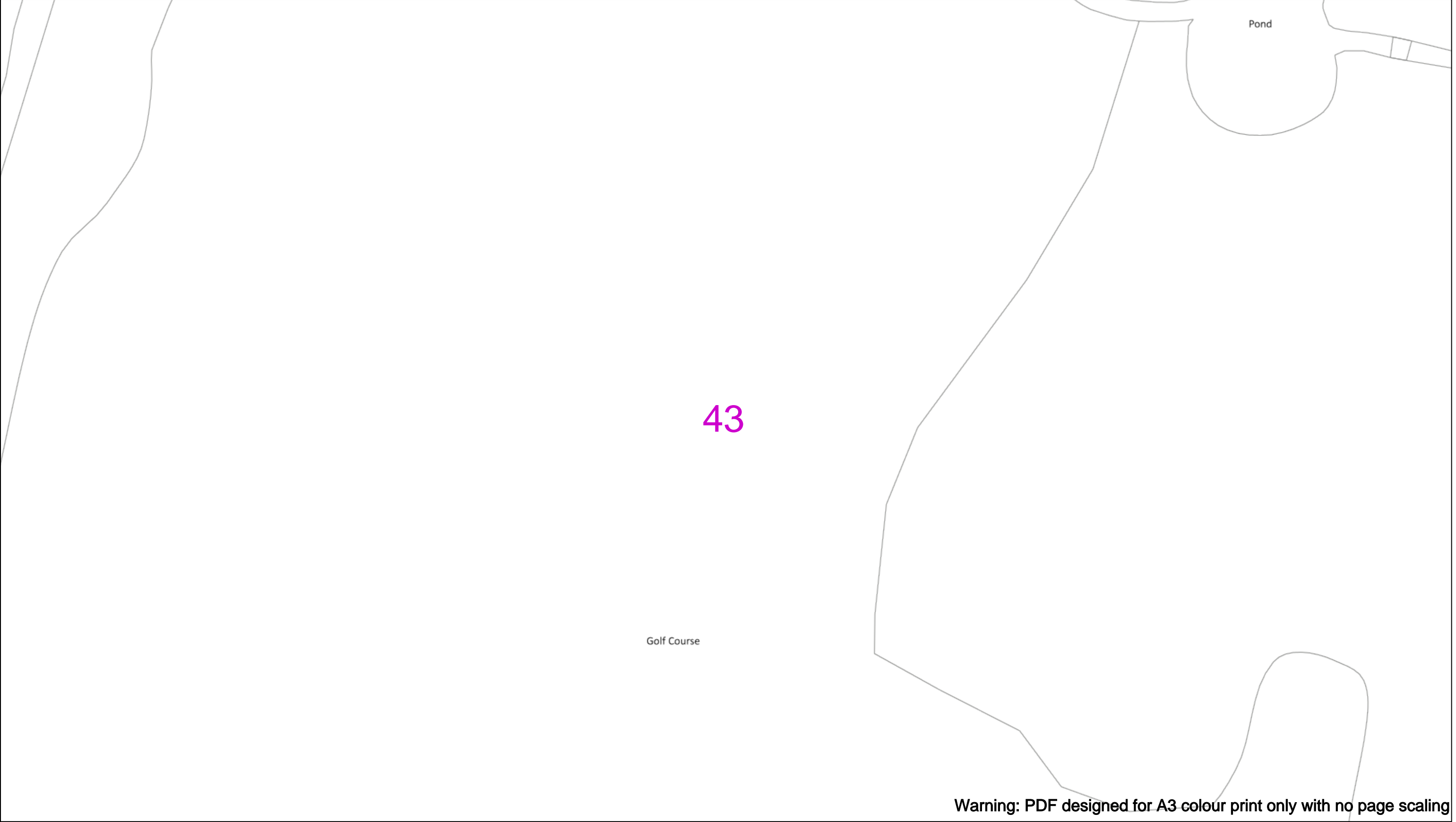
Distribution Structures [Electricity]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Scale: 1:500 (When plotted at A3)

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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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Scale: 1:500 (When plotted at A3)

Voltages (V)

LV (Low Voltage) and Services

Up to 1,000V

HV (High Voltage)

Over 1,000V to 11,000V

EHV (Extra High Voltage)

22,000V to 132,000V

Transmission

275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

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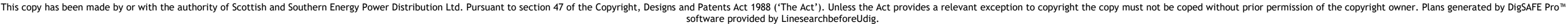
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 0 50m
 Dig Sites Area:  Line: 
Extra High Voltage cables in vicinity





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

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Scale: 1:500 (When plotted at A3)

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0

50m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Southern Electric Power Distribution plc

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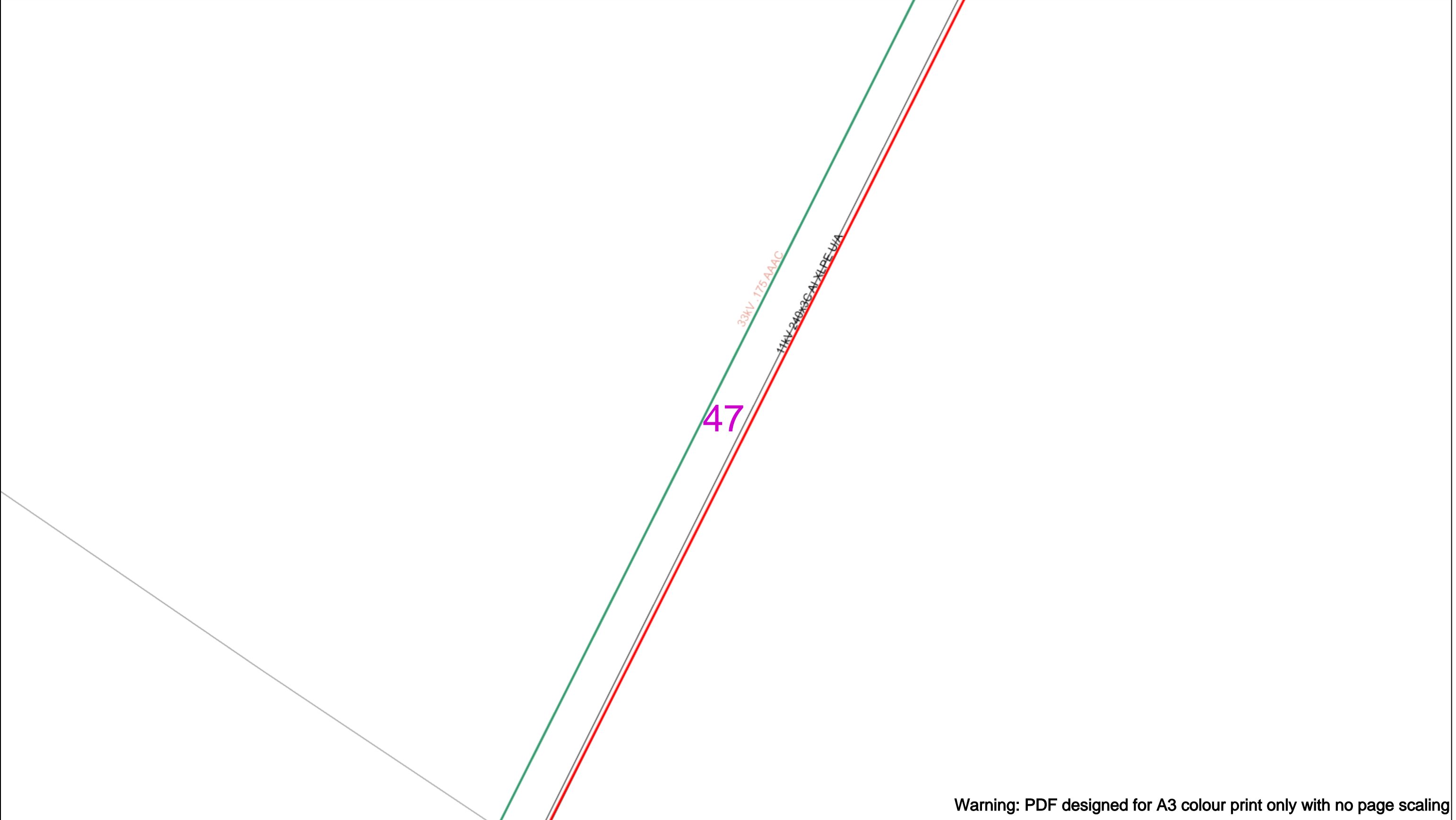
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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
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Your Scheme/Reference: howe lane

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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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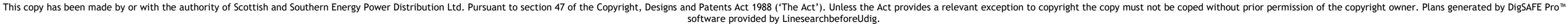
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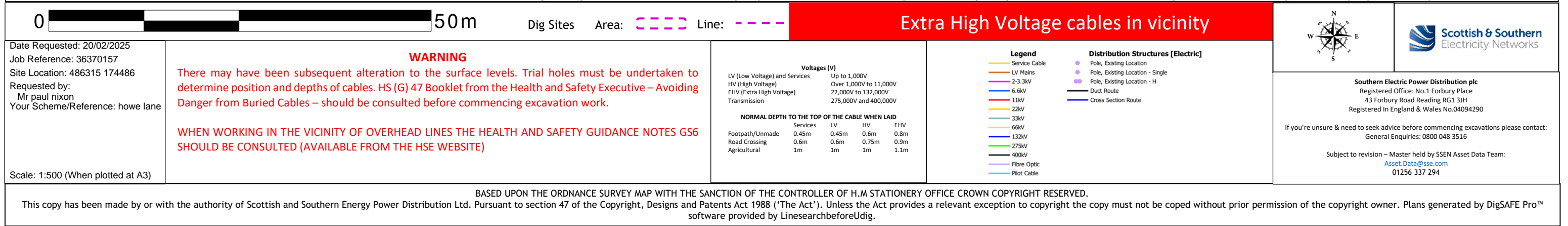
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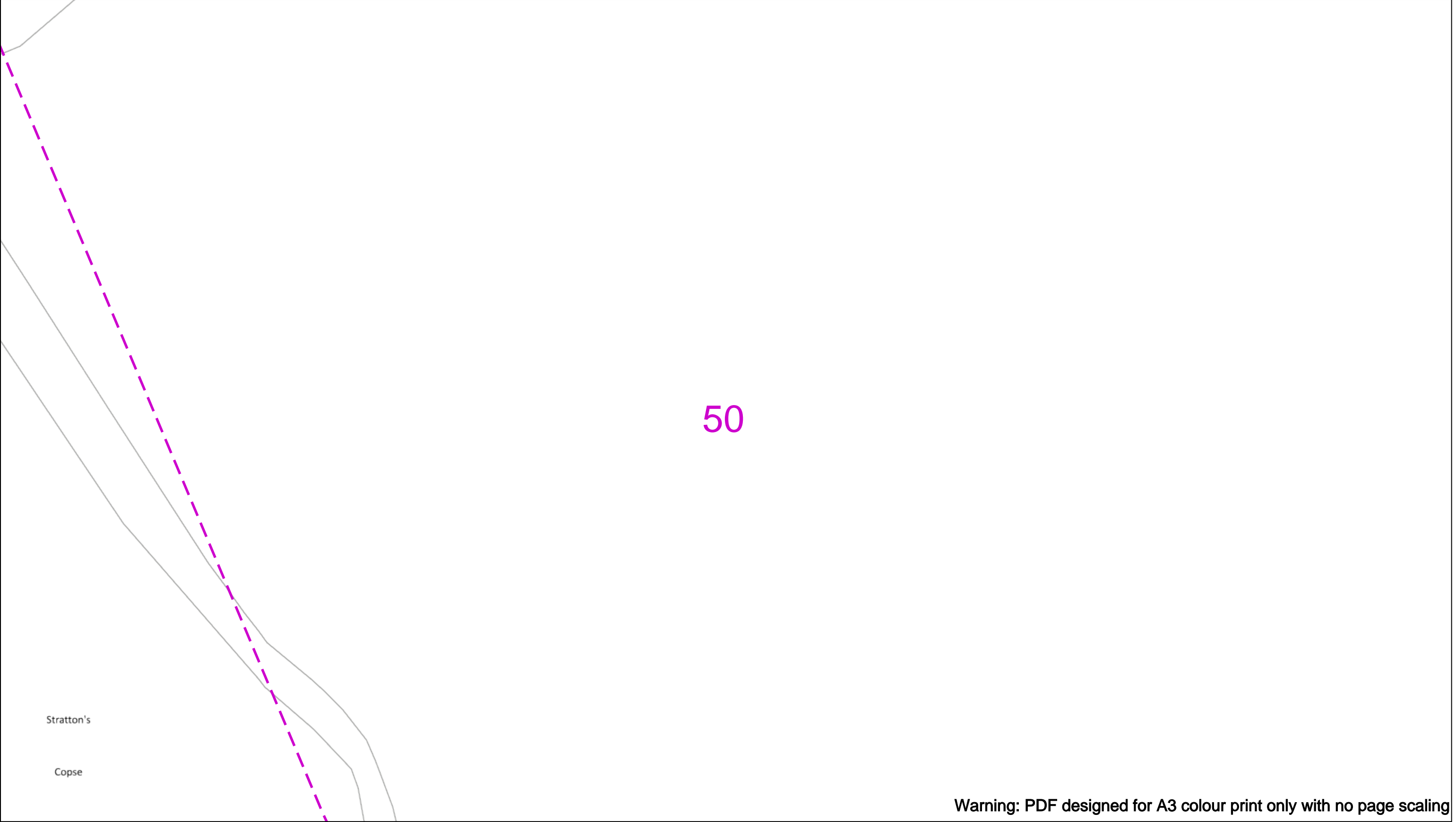
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Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



Scale: 1:500 (When plotted at A3)

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

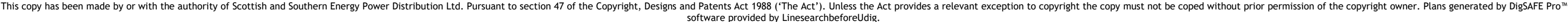
- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

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55

11kV 240/3C ALXLPE U/A

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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

WARNING

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

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

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

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Electricity Networks

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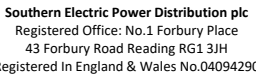
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0  50m Dig Sites Area:  Line:  Extra High Voltage cables in vicinity  



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Transmission	275,000V and 400,000V

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

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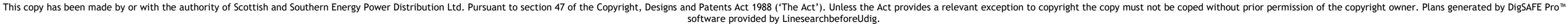
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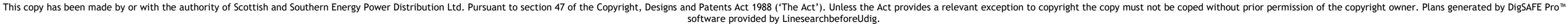
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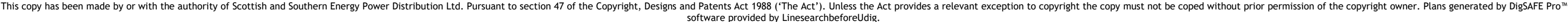
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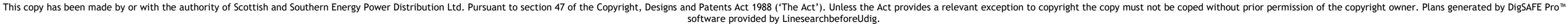


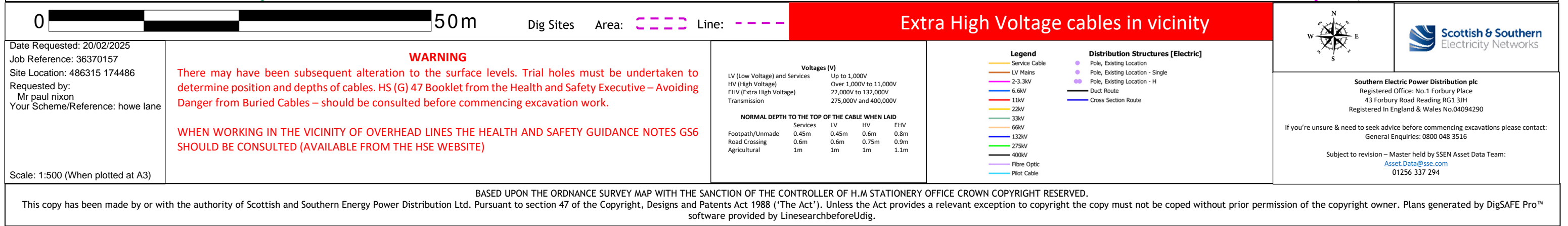
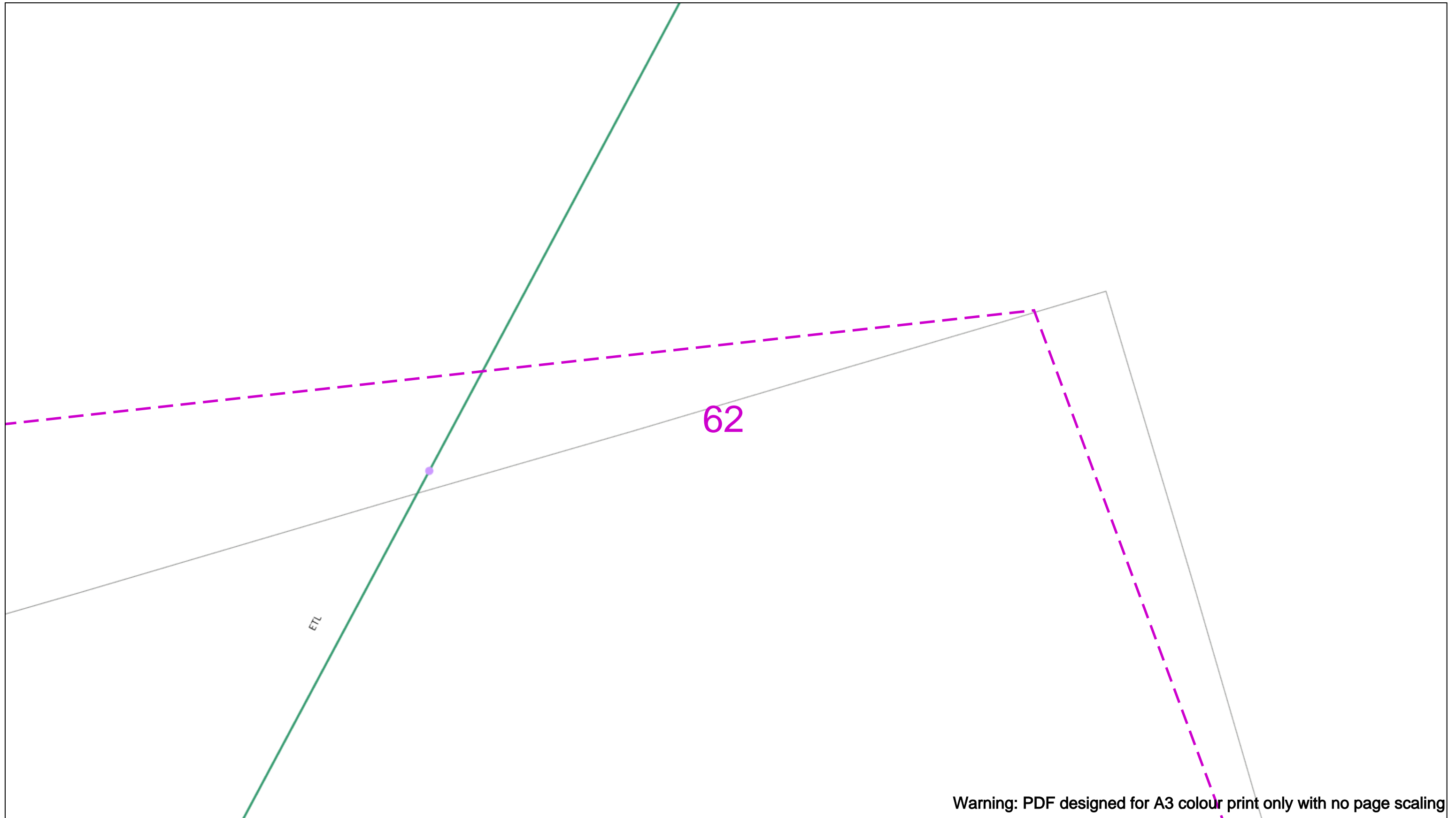
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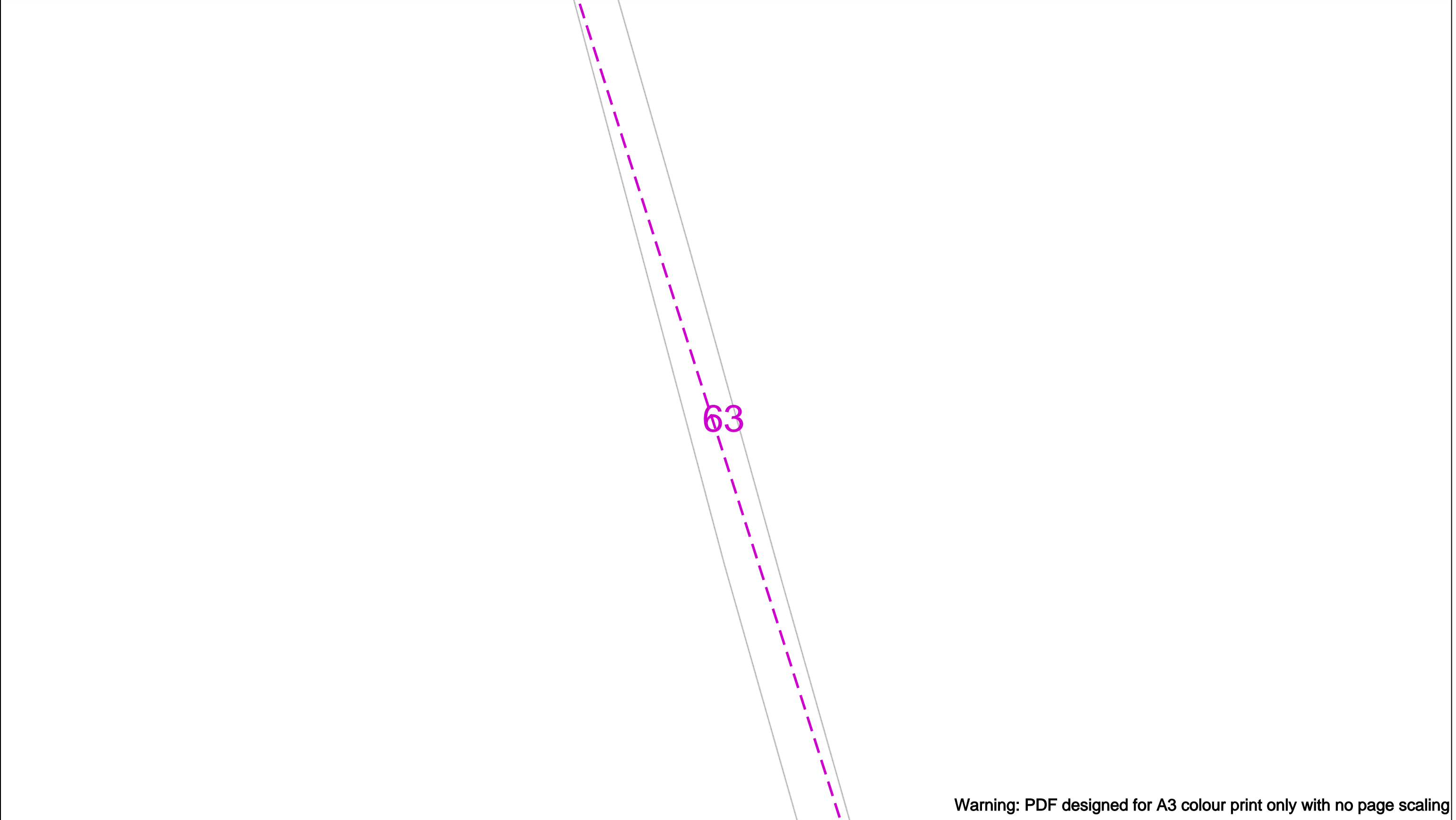












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050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 20/02/2025

Job Reference: 36370157

Site Location: 486315 174486

Requested by:
Mr paul nixon

Your Scheme/Reference: howe lane

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Over 1,000V to 11,000V

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Transmission

275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

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2-3.3kV

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275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

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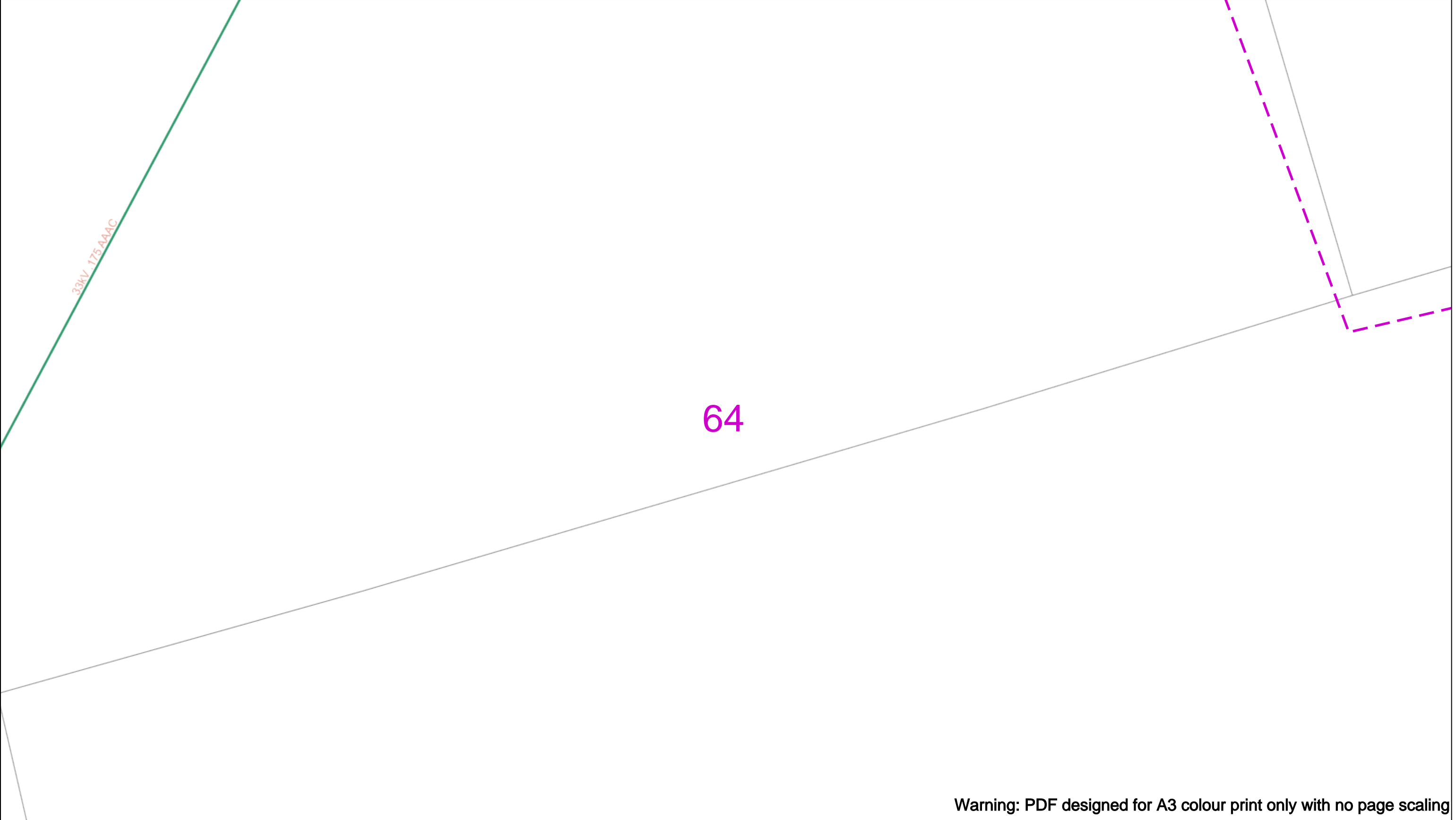
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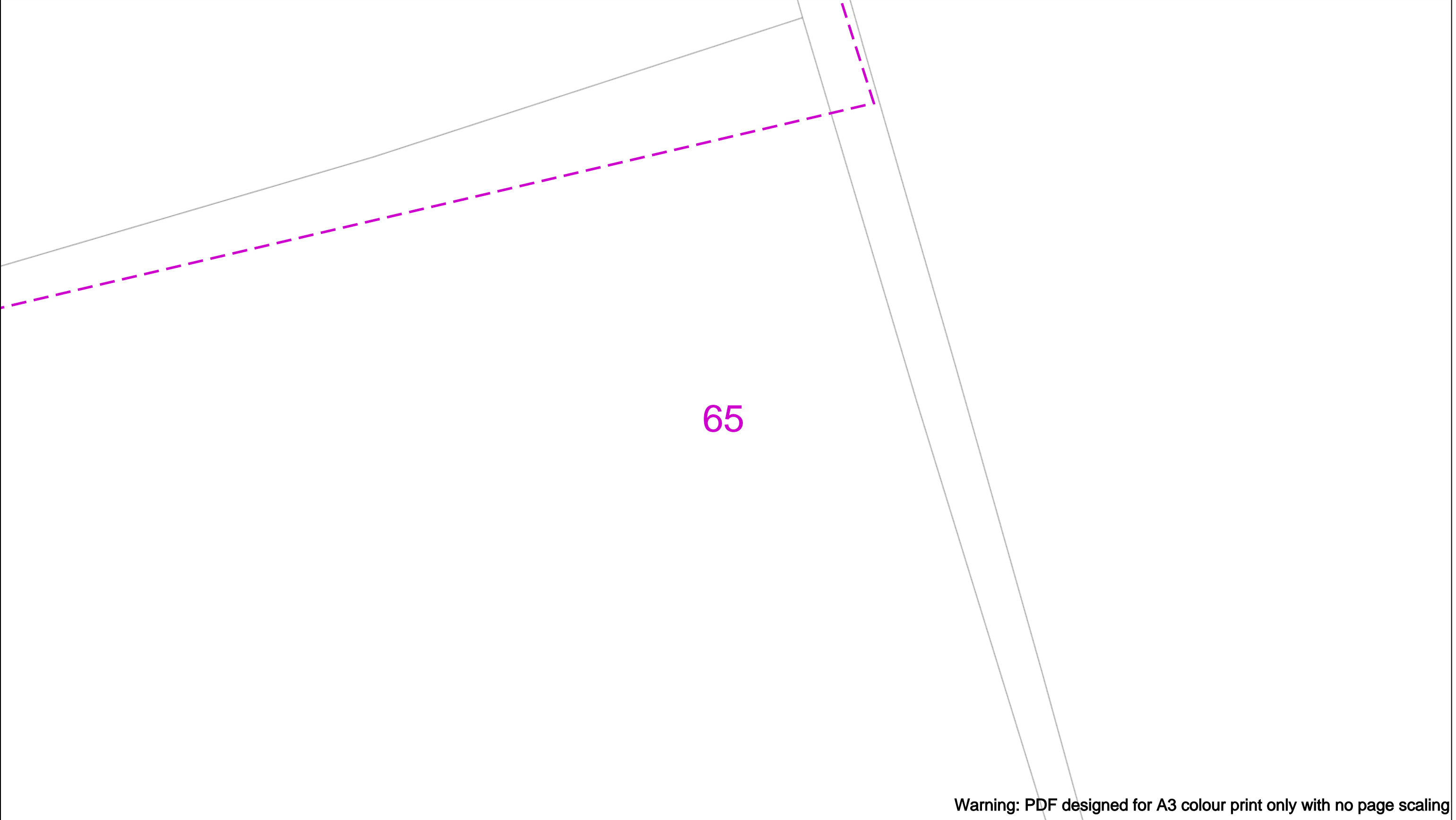
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Specification for safe working in the vicinity of National Gas Transmission high pressure gas pipelines and associated installations - requirements for third parties



T/SP/SSW/22 March 2024

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Contact details..... 25

Emergency telephone number:

0800 111 999*

*All calls are recorded and may be monitored

Disclaimer

This document is provided for use by third parties for safe working in the vicinity of National Gas Transmission high pressure gas pipelines and associated installations.

Where this document is used by any other party it is the responsibility of that party to ensure that this document is correctly applied.

Mandatory and non-mandatory requirements

In this document:

shall: indicates a mandatory requirement.

should: indicates best practice and is the preferred option. If an alternative method is used then a suitable and sufficient risk assessment shall be completed to show that the alternative method delivers the same, or better, level of protection.

Introduction

Specification for safe working in the vicinity of National Gas Transmission high pressure gas pipelines and associated installations – requirements for third parties.

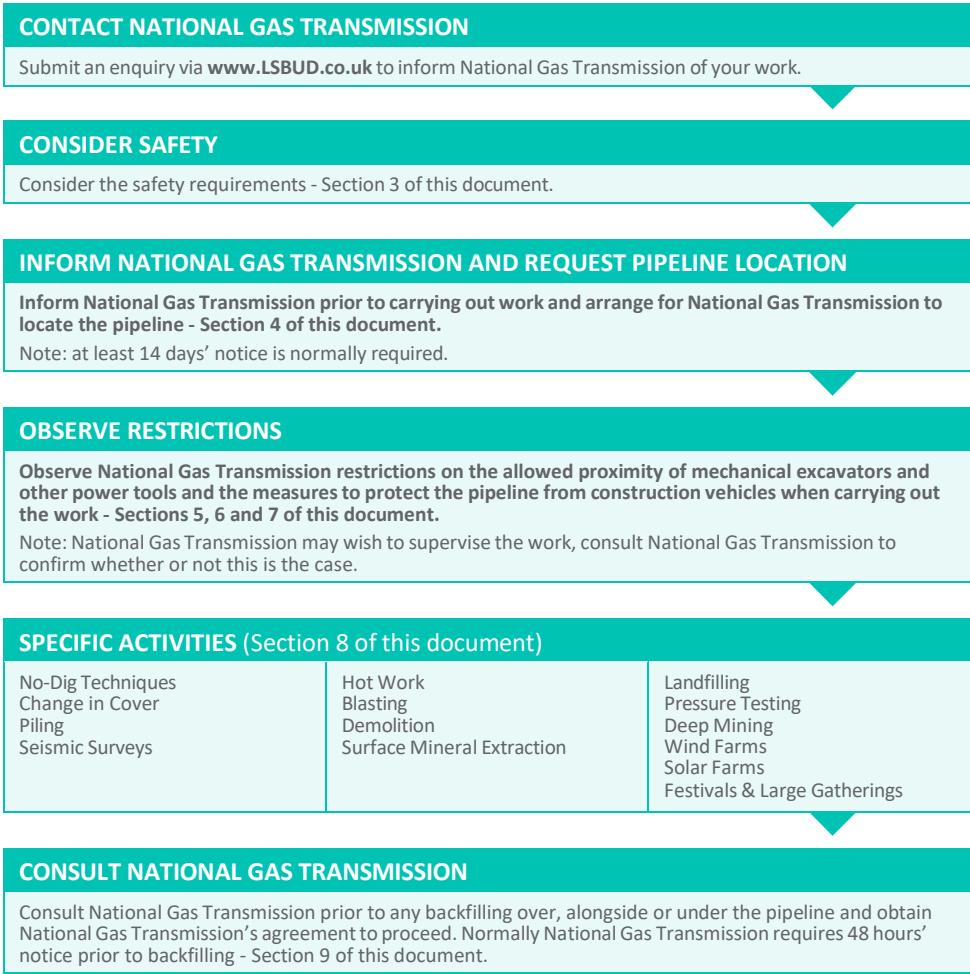
This specification is for issue to third parties carrying out work in the vicinity of National Gas Transmission high pressure gas pipelines (above 7 bar gauge) and associated installations and is provided to ensure that individuals planning and undertaking work take appropriate measures to prevent damage.

Any damage to a high pressure gas pipeline or its coating can affect its integrity and can result in failure of the pipeline with potential serious hazardous consequences for individuals located in the vicinity. It is therefore essential that the procedures outlined in this document are complied with when working near to a high pressure pipeline. If any work is considered by National Gas Transmission to be in breach of the requirements stipulated in this document, then the National Gas Transmission responsible person will suspend the work until the non-compliances have been rectified.

The Pipelines Safety Regulations state that “No person shall cause such damage to a pipeline as may give rise to a danger to persons” (Regulation 15). Failing to comply with these requirements could therefore also result in prosecution by the Health and Safety Executive (HSE).

The requirements in this document are in line with the requirements of the Institution of Gas Engineers and Managers (IGEM) recommendations IGE/SR/18 Edition 2 - Safe Working Practices to Ensure The Integrity Of Gas Pipelines And Associated Installations and the HSE’s guidance document HS(G)47 Avoiding Danger from Underground Services. It is the responsibility of the third party to ensure that any work carried out also conforms with the requirements of the Construction and Design Management Regulations and all other relevant health and safety legislation.

Always contact National Gas Transmission prior to carrying out any work in the vicinity of a high pressure pipeline.



IMPORTANT: This flowchart should be used in conjunction with the entire T/SP/SSW/22 document and not in isolation, AND if at any time during the works the pipeline is damaged even slightly then observe the precautions in Section 10 of this document.

IF IN DOUBT CONTACT NATIONAL GAS TRANSMISSION.

1 Scope

This specification sets out the safety precautions and other conditions affecting the design, construction and maintenance of services, structures and other works in the vicinity of National Gas Transmission pipelines and associated installations operating at pressures greater than 7 bar gauge, located in both negotiated easements (see Section 12) and public highways.

2 Formal consent

High pressure pipelines are generally laid across country within an easement agreed with the landowner or within the highway.

As the required arrangements for working within an easement and working within the highway differ, this document has been structured to highlight the specific requirements for these two types of area where work may be carried out.

In Scotland a 'Deed of Servitude', known generally as a 'wayleave' is considered equivalent to 'easement' in this document.

Generally, normal agricultural activities are not considered to affect the integrity of the pipeline, however, consult National Gas Transmission prior to undertaking deep cultivation in excess of 0.5 m.

In all other cases no work shall be undertaken in the vicinity of the pipeline without the formal written consent of National Gas Transmission.

Any documents handed to contractors, or other individuals undertaking work (e.g. farmer, local authority etc.) on site by National Gas Transmission, shall be signed for by the site manager. National Gas Transmission will record a list of these documents using the form in Appendix A, and the contractor or other individuals undertaking work should maintain a duplicate list.

2.1 Within an easement

The promoter of any works (see Section 12) within an easement shall provide National Gas Transmission with details of the proposed works including a method statement of how the work is intended to be carried out. Preliminary investigations such as trial holes, cathodic protection, and coating surveys may be required to assess the feasibility of the work.

If the work involves installing new adopted assets in National Gas Transmission's pipeline easement, formal written consent will be required in the form of a deed of indemnity. Work shall not proceed until formal written consent has been given by National Gas Transmission.

This will include details of National Gas Transmission's protection requirements, contact telephone numbers and the emergency telephone number.

Note: the completion time for a deed of indemnity is a minimum of 6 months and this must be considered during the planning stage of a project.

Any costs incurred by National Gas Transmission as a result of the project are to be accepted by the promoter and are to be recovered on the completion of the work.

On acceptance of National Gas Transmission's requirements, the promoter of the works shall give National Gas Transmission 14 days' notice, or shorter only if agreed with National Gas Transmission, before commencing work on site.

2.2 Within the highway

Work shall be notified to National Gas Transmission in accordance with the requirements of The New Roads and Street Works Act (NRSWA) and HS(G)47.

The promoter of any works within the highway should provide National Gas Transmission with details of the proposed works including a method statement of how the work is intended to be carried out. This should be submitted 14 days before the planned work is to be carried out, or shorter only if agreed with National Gas Transmission. If similar works are being carried out at a number of locations in close proximity a single method statement should be adequate.

Work should not go ahead until formal written consent has been given by National Gas Transmission. This will include details of National Gas Transmission's protection requirements, contact telephone numbers and the emergency telephone number.

3 HS&E considerations

3.1 Safe control of operations

All working practices shall be agreed by National Gas Transmission prior to work commencing. All personnel working on site shall be made aware of the potential hazard of the pipeline and the actions they should follow in case of an emergency. The Site Document Control Form (Appendix A) should be used to record the list of relevant documents that have been provided by National Gas Transmission to persons undertaking work at the site.

3.2 Deep excavations

Special consideration should be given to the hazards associated with deep excavations. The HSE document CIS08 'Safety in Excavations' provides further guidance and is available on the HSE website www.hse.gov.uk

3.3 Positioning of plant

Mechanical excavators and any other powered mechanical plant shall not be sited or moved above the pipeline unless written authority has been given by the National Gas Transmission responsible person.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of the pipeline with the cab of the excavator positioned on the other side.

Mechanical excavators, any other powered mechanical plant, and other traffic shall be positioned far enough away from the pipeline trench to prevent trench wall collapse.

3.4 General

Works in the vicinity of high pressure pipelines may have an impact on the safety of the general public, site workers, National Gas Transmission staff and contractors, and may affect the local environment. Anyone (e.g. contractors, site workers, farmers, local authorities etc.) working close to the pipeline shall carry out suitable and adequate risk assessments prior to the commencement of work to ensure that all such issues are properly considered, and risks mitigated.

4 Pipeline locating

Where formal consent to work has been given, the third party should give 14 working days' notice, or shorter, if agreed with National Gas Transmission, to ensure that the pipeline is suitably located and marked out by a National Gas Transmission representative prior to the work commencing.

Before commencing work on site, the pipeline shall be located and pegged or suitably marked out by National Gas Transmission personnel using pipeline location markers with triangular flags (see Appendix B) to indicate the presence of the pipeline. In exceptional circumstances and only with the prior agreement of National Gas Transmission, the locating and marking out of the pipeline could be carried out by competent third parties as long as National Gas Transmission is assured of their competence and the procedures to be followed.

Safe digging practices, in accordance with HSE publication HS(G)47 should be followed as both direct and consequential damage to gas plant can be dangerous both to employees and to the general public.

Previously agreed working practices should be reviewed and revised based on current site conditions. Any changes shall be agreed by the National Gas Transmission responsible person.

The requirements for trial holes to locate the pipeline or determine levels at crossing points shall be determined by the National Gas Transmission responsible person during the initial review of the work.

The excavation of all trial holes shall be supervised by a National Gas Transmission representative.



5 Slabbing and other protective measures

No protective measures, including the installation of concrete slab protection, shall be installed over or near to the National Gas Transmission pipeline without the prior permission of National Gas Transmission. National Gas Transmission will need to approve the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Gas Transmission.

Note: A deed of indemnity may be required before a permanent concrete slab is installed over a National Gas Transmission pipeline. See section 2.1.

Where permanent slab protection is to be applied over the pipeline, National Gas Transmission will normally carry out a coating survey of the pipeline to check that there is no existing damage to the coating of the pipeline prior to the slab protection being put in place. This must be carried out prior to the installation of the slab.

The Safety precautions detailed in Sections 3 and 6 of this document should also be observed during the installation of the pipeline protection.



6 Excavation

6.1 In Proximity to a pipeline in an easement

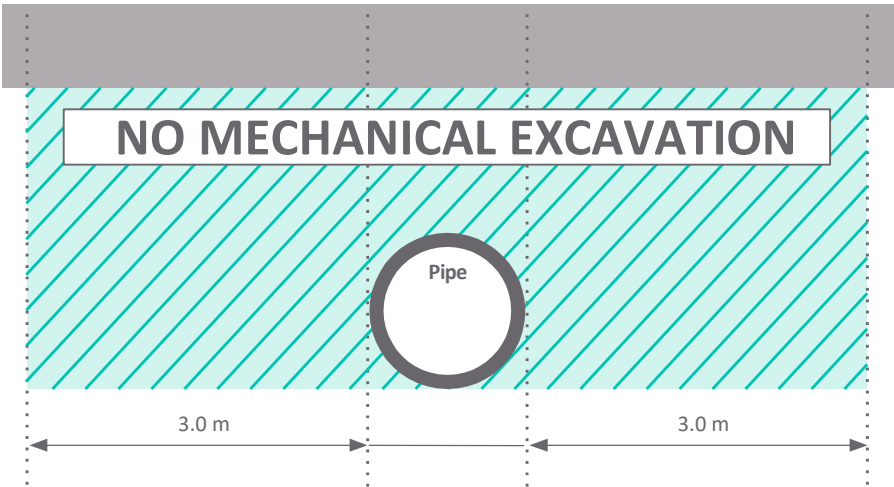
Third parties may excavate, unsupervised, with powered mechanical plant no closer than 3 metres to the National Gas Transmission pipeline as long as the pipeline has been clearly located and marked out by National Gas Transmission staff. Due to the potential of toothed excavator buckets to damage pipelines, toothless buckets shall be used. Any fitting, attachment or connecting pipework on the pipeline shall be exposed by hand. All other excavation shall be by hand.

Consideration may be given to a relaxation of these limits with the National Gas Transmission responsible person, provided the pipeline position has been confirmed by hand-dug trial holes and only whilst the National Gas Transmission representative remains on site.

Where sufficient depth of cover exists, following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 0.25 metres, using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of National Gas Transmission.

Figure 1. Excavation restrictions



No fires are allowed in the easement strip or close to above ground gas installations.

After the completion of the work the level of cover over the pipeline should be the same as that prior to work commencing, unless agreed otherwise with the National Gas Transmission responsible person.

No new service shall be laid parallel to the pipeline within the easement. In special circumstances, and only with formal written agreement from National Gas Transmission, this may be relaxed for short excursions where the service shall be laid no closer than 0.6 metres to the side of the pipeline.

Where work is being carried out parallel to the pipeline within or just alongside the easement, a post and wire fence shall be erected as a protective barrier between the works and the pipeline.

National Gas Transmission may require that an easement crossing agreement (deed of indemnity) be completed by the third party prior to the commencement of work.

This shall be discussed with the National Gas Transmission responsible person prior to the commencement of the works.

6.2 In proximity to a pipeline in the highway

Removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 0.3 metres, although the use of chain trenchers to do this is not permitted within 3 metres of the pipeline. The National Gas Transmission representative may monitor this work.

Where the bituminous or concrete highway surface layer extends below 0.3 metres deep, it shall only be removed by handheld power assisted tools under the supervision of the National Gas Transmission representative. In exceptional circumstances, and following a risk assessment, these conditions may be relaxed by the National Gas Transmission responsible person.

Third parties may excavate, unsupervised, with powered plant mechanical plant no closer than 3 metres to the located National Gas Transmission pipeline. Any fitting or attachment shall be exposed by hand.

In special circumstances consideration may be given to a relaxation of these rules by agreement with the National Gas Transmission responsible person and only whilst the National Gas Transmission representative remains on site.

The use of 'No-dig' techniques is covered in Section 8.1.

Any new service running parallel to the pipeline should be laid no closer than 0.6 metres to the side of the pipeline (see Section 6.4).

6.3 Crossing over a pipeline

Where a new service is to cross over the pipeline, a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved, the service shall cross below the pipeline, see section 6.4.

In special circumstances consideration may be given to a relaxation of these rules by agreement with the National Gas Transmission responsible person and only whilst the National Gas Transmission representative remains on site.

6.4 Crossing below a pipeline

Where a service is to cross below the pipeline, a clearance distance of 0.6 metres between the crown of the service and underside of the pipeline shall be maintained.

Where lengths of pipeline greater than one metre are to be exposed, the National Gas Transmission responsible person shall be consulted. Any supports shall be removed prior to backfilling.

The exposed pipeline(s) shall be protected by matting and suitable timber cladding.

6.5 Cathodic protection

Cathodic Protection is applied to National Gas Transmission's buried steel pipelines and is a method of protecting pipelines from corrosion by maintaining an electrical potential the pipeline and anodes placed at strategic points along the pipeline.

Where a new service is to be laid and similarly protected, National Gas Transmission will undertake interference tests to determine whether the new service is interfering with the cathodic protection of the National Gas Transmission pipeline.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, appropriate notice, at least 14 days, shall be given to National Gas Transmission. National Gas Transmission will undertake this work and any associated costs are to be covered by the third party.

6.6 Installation of electrical equipment

Where electrical equipment is being installed close to National Gas Transmission's buried steel pipelines, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment/earthing report shall be submitted to National Gas Transmission for their approval, prior to the works.

Note: A deed of indemnity will be required before any new apparatus (including electric/fibre cables) is installed within the pipeline easement. See section 2.1.

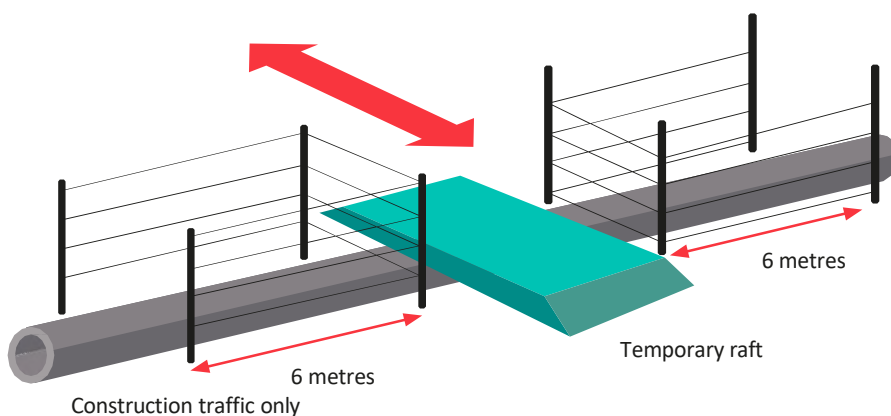
7 Construction traffic

Where existing roads cannot be used, construction traffic should **ONLY** cross the pipeline at previously agreed locations.

All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres. The pipeline shall be protected, at the crossing points,

by temporary rafts constructed at ground level. The third party shall review ground conditions, vehicle types and crossing frequencies to determine the type and construction of the raft required. The type of raft shall be agreed with National Gas Transmission prior to installation.

Figure 2. Construction traffic requirements



8 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of the pipeline. Consult National Gas Transmission if you are intending to undertake one of the listed prescribed activities and/or require further advice on whether the work that you are intending to undertake has the potential to affect the pipeline.

The table below shows, for some specific activities, the prescribed distances within which the advice of National Gas Transmission shall be sought (see Sections 8.1 to 8.13 for further details):

Activity	Distance within which National Gas Transmission advice shall be sought
Piling	15 m
Surface Mineral Extraction	100 m
Landfilling	100 m
Demolition	150 m
Blasting	250 m
Deep Mining	1000 m
Wind Turbines	Not permitted within 1.5 times the turbine mast height from the nearest edge of a pipeline (please see www.ukopa.co.uk).

8.1 No-dig techniques

Where the third party (e.g. contractor, farmer, local authority, site worker etc.) intends using no dig-techniques

then a formal method statement shall be produced for all work that would encroach (either above or below ground) within the pipeline easement. This method statement shall be formally agreed with National Gas Transmission prior to the commencement of the work. National Gas Transmission may wish to be present when the work is being carried out and shall therefore be given adequate advance notice before the commencement of the work.

8.2 Changes to depth of cover

8.2.1 Increase in Cover

A pipeline integrity assessment shall be provided for situations involving a final cover depth exceeding 2.5 metres. This assessment should take due account of soil 'dead' loading, ground settlement due to earthworks and the impact of the increased cover on National Gas Transmission's ability to inspect and maintain the pipeline.

Embankment design and construction over pipelines shall give consideration to prevention of any instability. Expert advice may need to be sought which can be arranged through National Gas Transmission.

8.2.2 Reduction in Cover

The depth of cover over National Gas Transmission's pipeline shall not be

reduced. National Gas Transmission shall be consulted for any activity proposed that will lead to a reduction in cover over the pipeline. Expert advice may need to be sought which can be arranged through National Gas Transmission.

8.3 Piling

No piling shall be allowed within 15 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline shall be limited to a maximum level of 75 mm/sec.

Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by the contractor and the results made available to the National Gas Transmission responsible person at their request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline shall be made.

Expert advice may need to be sought which can be arranged through National Gas Transmission.

8.4 Demolition

No demolition should be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline shall be limited to a maximum level of 75 mm/sec. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by the contractor and the results available to the National Gas Transmission responsible person at their request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline shall be made.

Expert advice may need to be sought which can be arranged through National Gas Transmission.

8.5 Blasting

No blasting should be allowed within 250 metres of a pipeline without an assessment of the vibration levels at the pipeline. The peak particle velocity at the pipeline shall be limited to a maximum



level of 75 mm/sec. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration shall be monitored by the individual/company undertaking the work and the results made available to the National Gas Transmission responsible person at their request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline shall be made.

Expert advice may need to be sought which can be arranged through National Gas Transmission.

8.6 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100 metres of a pipeline. Consideration should also be given to extraction around other pipeline associated plant and equipment.

Where the mineral extraction extends up to the pipeline easement, a stable slope angle and stand-off distance between the pipeline and slope crest shall be determined by National Gas Transmission. The easement strip should be clearly marked by a suitable permanent boundary such as a post and wire fence, and where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the

third party. The pipeline easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including bulging, the development of tension cracks on the slope or easement, or any changes in drainage around the slope. The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100 metres of the pipeline but do not extend up to the pipeline easement boundary, an assessment, by National Gas Transmission shall be made on whether the planned activity could promote instability in the vicinity of the pipeline. This may occur where the pipeline is routed across a natural slope, or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives the provisions of section 8.5 apply.

8.7 Deep Mining

Pipelines routed within 1 km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through National Gas Transmission.

8.8 Landfilling

The creation of slopes outside of the pipeline easements may promote instability within the vicinity of the pipeline. An assessment should therefore be carried out, by National Gas Transmission, on the effect of any landfilling activity within 100 metres of a pipeline. The assessment is particularly important if landfilling operations are taking place on a slope in which the pipeline is routed.

8.9 Pressure testing

Hydraulic testing of a third-party pipeline should not be permitted within 6 metres either side of a National Gas Transmission pipeline, to provide protection against the effects of a burst.

Where this cannot be achieved, typically where the third-party pipeline needs to cross a National Gas Transmission pipeline, one of the following precautions would need to be adopted:

a) limiting of the design factor of the third-party pipeline to 0.3 at the pipeline's nominated maximum operating pressure (MOP), and the use of pre-tested pipe.

or b) the use of sleeving.

In either case, the third party shall submit of their proposed precautions and method statement for National Gas Transmission consideration.

8.10 Seismic surveys

National Gas Transmission shall be advised of any seismic surveying work in the vicinity of pipeline that will result in National Gas Transmission's pipeline being subjected to peak particle velocities in excess of 50 mm/sec. The ground vibration near to the pipeline shall also be monitored by the contractor whilst the survey work is being carried out. Where the peak particle velocity is predicted to exceed 50 mm/sec, the ground vibration should be monitored by the contractor and the results made available to the National Gas Transmission responsible person at their request.

8.11 Hot work

The National Gas Transmission responsible person on site should supervise all welding, burning or other 'hot work' that takes place within the easement.

8.12 Wind Turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the pipeline. See UKOPA Good Practice Guide UKOPA/GP/013 for more information.

8.13 Solar Farms

Solar Farms can be built adjacent to pipelines but never within the easement. Advice shall be sought from National Gas Transmission at the early stages of design to ensure that electrical interference, security, future access, and construction methods can be mutually agreed. See UKOPA Good Practice Guide UKOPA/GP/014 for more information.

8.14 Festivals and Large Gatherings

National Gas Transmission shall be informed of any festivals & large gatherings that will result in a temporary population increase in the vicinity of the pipeline. The pipeline easement must be kept clear of any obstructions (which

could include parked vehicles, tents etc.). The event organisers will provide an appropriate risk assessment, including an emergency plan, and detailed site plans for National Gas Transmission's consideration.



9 Backfilling

No backfilling should be undertaken without National Gas Transmission agreement to proceed. The National Gas Transmission responsible person will stipulate the necessary consolidation requirements.

Individuals/contractors/companies/organisations undertaking work shall provide National Gas Transmission with 48 hours' notice, or shorter notice only if agreed with National Gas Transmission, of the intent to backfill over, under or alongside the pipeline. This requirement should also apply to any backfilling operations alongside the pipeline within 3 metres of the pipeline.

Minor damage to pipe coating and test leads will be repaired by National Gas Transmission free of charge.

Any damage to the pipeline or coating shall be reported to the National Gas Transmission responsible person in order that damage can be assessed, and repairs can be carried out.

If the pipeline has been backfilled without the knowledge of the National Gas Transmission responsible person, they will require the material to be re-excavated to enable the condition of the pipeline coating to be confirmed.

10 Action in the case of damage to the pipeline

If the National Gas Transmission pipeline is damaged, even slightly, and even if no gas leak has occurred then the following precautions shall be taken immediately: -

- Shut down all plant and machinery and extinguish any potential sources of ignition.
- Evacuate all personnel from the vicinity of the pipeline.
- Notify the National Gas Transmission responsible person or his office.

immediately using the contact telephone number provided

- Ensure no one approaches the pipeline.
- Do not try to stop any leaking gas.
- Notify National Gas Transmission using the free 24-hour emergency telephone number.

0800 111 999*

***All calls are recorded and may be monitored**

11 References

NRSWA	New Roads & Street Works Act
HS(G)47	HSE Guidance 'Avoiding Danger from Underground Services'
IGE/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations (Institution of Gas Engineers)
CIS08	Safety in Excavations (HSE document - see HSE website www.hse.gov.uk)
UKOPA	United Kingdom Onshore Pipeline Operators' Association (see UKOPA website www.ukopa.co.uk)
UKOPA/GP/013	Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines
UKOPA/GP/014	Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines
LSBUD	LinesearchbeforeUdig (see LSBUD website www.lsbud.co.uk)

12 Glossary of terms

Deed of Servitude: In Scotland a 'Deed of Servitude' is considered equivalent to 'easement' in this document.

Easement: Easements are negotiated legal entitlements between National Gas Transmission and landowner and allow National Gas Transmission to lay, operate and maintain pipelines within the easement strip. Easement strips may vary in width typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult National Gas Transmission for details of the extent of the easement strip where work is intended.

Liquefaction: Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading.

Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support pipelines or other components is reduced.

Promoter of works: The person or persons, firm, company, or authority for whom new services, structures, or other works in the vicinity of existing National Gas Transmission pipelines and associated installations operating above 7 bar gauge are being undertaken.

National Gas Transmission responsible person: The person or persons appointed by National Gas Transmission with the competencies required to authorise and approve the particular activity.

National Gas Transmission representative: The person or persons appointed by National Gas Transmission with the competencies required to carry out on site activities, e.g. monitoring the specific activity, as per the agreed safe working practices.

Wayleave: General term which is considered equivalent to 'easement' in this document.

13. Privacy Notice

National Gas Transmission collect and process your data in accordance with our Privacy Notice. To view this, please go to <https://www.nationalgas.com/privacy-policy>

Appendix A

Site Document Control Form - Sample

EMERGENCY TELEPHONE NO.			
0800 111 999*			
SITE DOCUMENT CONTROL FORM			
Activity reference:			
Activity location:			
Site manager:			
NGT contact:			
The following documents were issued to:			
Individual's name:			
Company name & address:			
By:		Date:	
Documents:			
Signed: <i>(by the recipient)</i>			Date of signature:
*All calls are recorded and may be monitored			

Site Document Control Form - Sample

EMERGENCY TELEPHONE NO.			
0800 111 999*			
SITE DOCUMENT CONTROL FORM			
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NGT contact:			
The following documents were issued to:			
Individual's name:			
Company name & address:			
By:		Date:	
Documents:			
Signed: <i>(by the recipient)</i>		Date of signature:	

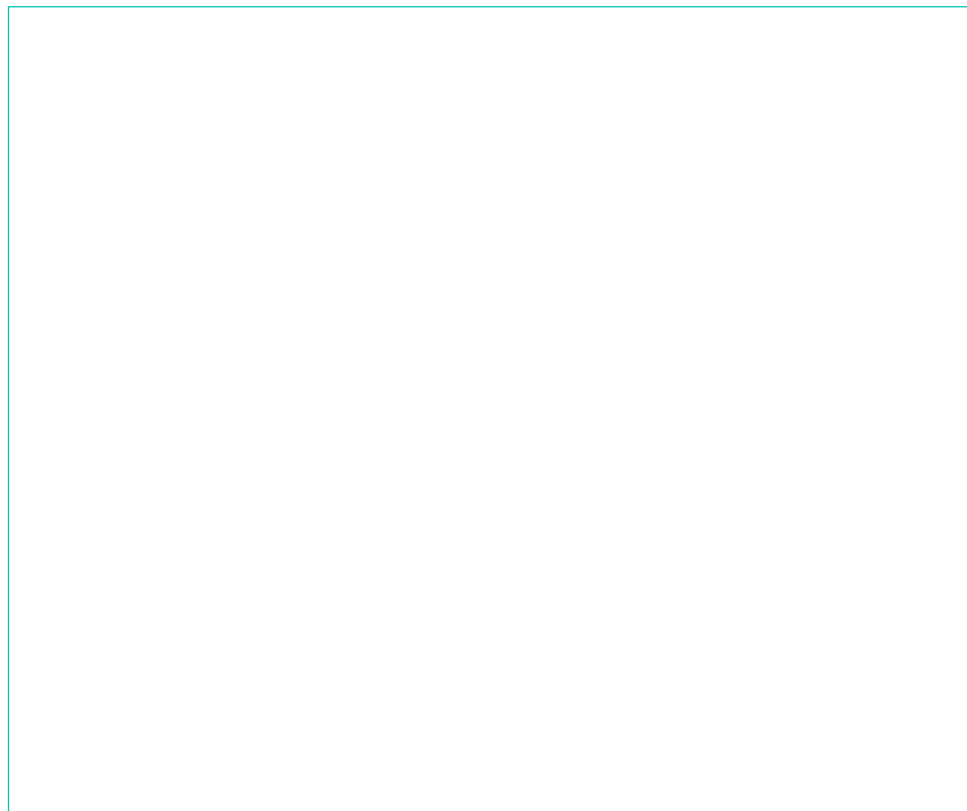
*All calls are recorded and may be monitored

Appendix B

Pipeline Location Flags



National Gas Transmission contact details:



EMERGENCY TELEPHONE NO.

0800 111 999*

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national gas transmission


SELF SERVICE FOR PLANT ENQUIRIES:
www.lsbud.co.uk

This is a free online enquiry service giving results within minutes from a grid reference, postcode or street name. This site allows you to submit enquiries about activities and work that you are planning, which may have an impact on the National Gas Transmission Network.

IF YOU ARE PLANNING TO DO WORK
NEAR OR IN THE VICINITY OF A
PIPELINE AND NEED SUPPORT TO
RAISE AN ENQUIRY PLEASE CONTACT

 0800 970 7000*

 box.assetprotection@nationalgas.com

 National Gas Transmission House
Gallows Hill
Warwick
CV34 6DA

*Calls will be recorded and may be monitored

www.LSBUD.co.uk



EMERGENCY

If you hit the pipeline, whether the damage is visible or not, or in the event of an emergency, call the National Gas Transmission Service immediately on

0800 111 999*

*CALLS WILL BE RECORDED
AND MAY BE MONITORED

T/SP/SSW/22
March 2024



Printed on recycled paper.

Watch it!

Safety advice brought to you by

Scottish and Southern Electricity Networks Distribution (SSEN Distribution)

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

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

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

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

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

Publications

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

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

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult SSEN Distribution immediately. Tel. 0800 0727282 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 asset.data@sse.com.

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 SSEN Distribution. 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 SSEN Distributions' networks, 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** 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:

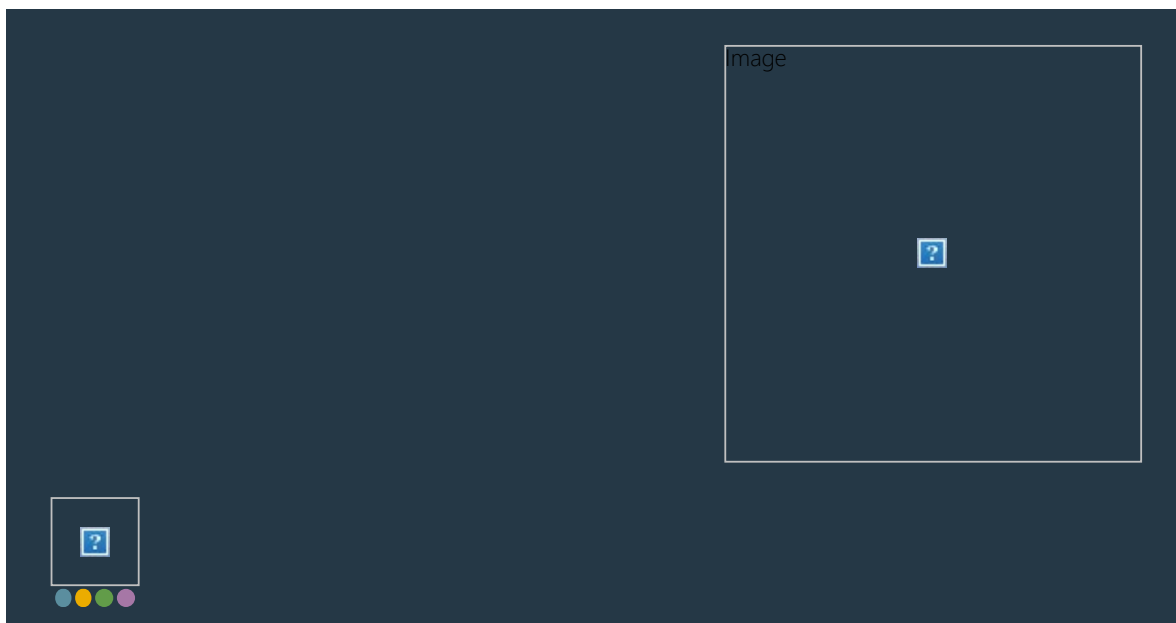
- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

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

From: [SEPD General Enquiries](#)
To: [Paul Nixon](#)
Subject: General Enquiry: Overhead Height Assessment [Service Request: 250224-000627]
Date: 06 March 2025 16:13:24



You recently requested personal assistance from our on-line Support Centre. Below is a summary of your request and our response.

We are continuing to work on your issue. To update your question with additional information, [Click here](#)

Subject

General Enquiry: Overhead Height Assessment

Response By E-mail (Charlee Scott) (06/03/2025 16:13)

Good afternoon,

Just wanted to follow up our recent visit with the findings of the assessment. We found the height of conductors to be 6.6 Meters.

If there is anything else we can assist with please do let us know.

Kind regards,

If you would like Additional Support or to find out more about our Priority Services register (PSR) please follow this link to the [Priority Services Register](#).

Charlee Scott

General Enquiries Delivery Manager

Scottish and Southern Electricity Networks

4 Penner Road

Havant

PO9 1QH

T:

General Enquiries are open 8am -5pm Monday to Friday



Did you know you can find useful information and apply for your works at <https://www.ssen.co.uk/>



If you are looking for a new connection did you know that you have a choice?

For more information please visit – <https://www.ssen.co.uk/our-services/new-supplies/find-an-icpidno-you-have-a-choice/>

If you have a General enquiry, please call **General Enquiries:** 0800 048 3516 (option 3)

E-Mail: ge@ssen.co.uk

If you would like to make a payment please contact **Quote Acceptance:** 0800 197 5527

E-Mail: quote.acceptance@sse.com



Please confirm the name and address of the person paying, if different from Applicant

We aim to provide you with a ten out of ten service at all times and in order to continue to improve our service we may pass on your details to a third party for a survey. If you wish to opt out of this survey please respond to this e-mail with the subject 'opt out', we will ensure that your details are not passed on.



For information on how we collect and process your data, please see our privacy notice, www.ssen.co.uk/PrivacyNotice/. If you do not have access to our website or would like a hard copy sent, please ask a member of staff.

Question Reference # 250224-000627

Date Created: 24/02/2025 13:24

Date Last Updated: 06/03/2025 16:13

Status: Work booked

From: [Enquiries_THM](#)
To: [Paul Nixon](#)
Subject: THM387473_JW RE: 241126/c03 2024 -030 - Landfilling/Land Spreading/Enforcement Action ** SU8620974563**
Date: 17 December 2024 15:43:48
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Permit 102770.pdf](#)
[Standard Permit 400493.pdf](#)
[SR2010_Nox.pdf](#)

Dear Paul,

Our reference: THM387473

Thank you for your enquiry of 25 November 2024. Your email was forwarded to our Waste and Contaminated Land Teams and they have provided the following information and attached documents in response.

We have reviewed our records of the area covered by your enquiry. We have found two permits that have been in place for recovery of waste for use in construction. Both were standard rules permits SR 2010 No 8 and we have attached a copy of the permit details for your information. We have also provided a copy of the covering permit documents.

The details for each permit are as follows:-

Permit EAWML 400493 EPR AB / 3300 KW this was surrendered 24 July 2013.

Permit EAWML 102770 EPR XP / 3799 VA this was surrendered May 31 2011.

Details of the waste types and amounts are specified in the details provided above.

We have not traced evidence of any illegal activity that has been substantiated and is being pursued.

We have no records of any ground investigation/contamination investigations on the site or any remediation/enforcement notices served/pending or currently in force regarding land contamination..

Fly tipping falls under the remit of the local authority, so you may wish to contact them to see if they hold any further information.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information. **Information Warnings:** (i) Personal Data in the Information is exempt from the Open Government Licence. (ii) It is the responsibility of the licensee to ensure that data they hold is accurate and up to date.

I hope that we have correctly interpreted your request. Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

Please be aware that many of our datasets are now available online. Simply visit environment.data.gov.uk

Kind regards,

Thames Customers & Engagement Team

 **External: 02030 259804**
 enquiries_THM@environment-agency.gov.uk
 **Environment Agency** | Red Kite House, Howbery Park, Wallingford OX10 8BD

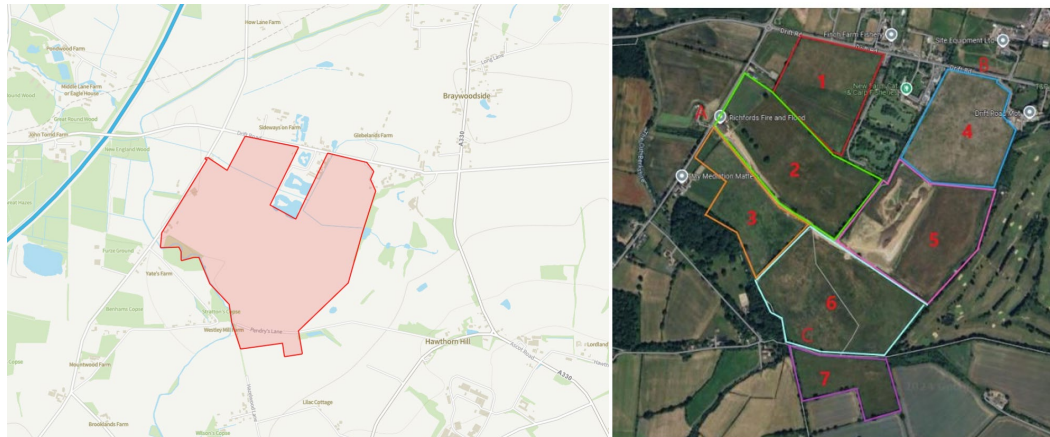


 please consider the environment - do you really need to print this email
www.gov.uk/environment-agency

From: Paul Nixon <paul@connix.co.uk>
Sent: 25 November 2024 12:40
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: 241126/c03 2024 -030 - Landfilling/Land Spreading/Enforcement Action ** SU8620974563**

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Good afternoon

We are undertaking a piece of environmental due diligence work for the Administrator of the land edged/shaded in pink (numbered 1 to 7).



To assist with our assessment, we would like to understand whether you hold and could provide further data as follows:

- Records of any licenced/unlicenced deposit of waste on the site;
- Records of historical, pending, or current enforcement action by Environment Agency on the site;

- Records of any ground investigation/contamination investigations on the site;
- Records of any remediation/enforcement notices served/pending or currently in force regarding land contamination.

Regards

Paul Nixon

Paul Nixon BSc MSc LLM CIWM
Director



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From: [Michael McNaughton](#)
To: [Paul Nixon](#)
Subject: Contaminated land Search 25/00091/CONTAM Environmental/Contaminated Land Search - Buck Farm, Howe Lane, Maidenhead, Berkshire, RG42 5QS
Date: 21 January 2025 15:01:15
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good afternoon,

With respect to your questions below, I have provided answers in red font for ease. Please get back in touch if you wish to ask further questions or clarity on any of the answers provided.

1.Does the Council hold any records of past contaminative land uses on site or is likely to be determined as contaminated land under the Part 2A of the Environmental Protection Act 1990 (EPA)?

The councils records do not indicate that there are any sites prioritised for investigating or to be determined or designated as contaminated land under the Environmental protection Act 1990 Part IIA (as amended)

2.Does the Council hold any previous ground investigation report, monitoring records or any relevant documentation for land contamination issues at the property - if so, can these be provided for review?

The council do not hold any ground investigation reports or relevant documentation with reference to contaminated land issues.

3.Does the Council hold any records of reclaimed land and/or former landfill or waste deposition on the property ?

The councils contaminated land database does not indicate any current, historical or Environment Agency landfills or historic infilled or unknown filled ground on site or within 250m of the site boundary.

4.Does the Council hold any information/records regarding ground gas at the property and whether gas protection measures were incorporated into the property?

The council does not hold any information/records with respect to the potential for ground gas and gas protection measures. A search of our records show no outstanding conditions on any planning application with respect to contamination and ground gas.

5.Does the Council hold any records of pollution incidents occurring at the property?

The council does not hold any records of pollution incidents at the property however, the councils records are incomplete and out of date. We have anecdotal evidence that a number of discharge consents for domestic sewage. These are governed and regulated by the Environment Agency. We have no records whether any of these discharge consents were breached. Commercial search reports hold this information. If there were any breached of consents these are likely to be small and localised and not cause significant issues with respect to Part IIA and IPPC.

6.Does the Council hold any records of private abstraction wells/water supplies on or within 250m of the property?

We are not aware of any registered Private Water Supplies or Abstraction within 250m of the site.

7.Does the Council hold any records of episodes of flooding at the site or surrounding area?

Environmental Protection does not hold information on flooding events. This information is available from the Environment Agency <https://environment.data.gov.uk/dataset/889885c0->

[d465-11e4-9507-f0def148f590](#)

8. Does the Council hold any records regarding permitted activities on the site or within 250m and if any breaches have occurred or enforcements issued?

The Council is not aware of any permitted activities with respect to

Agricultural farms are a potential source of contamination due to their use including the use and storage of Agri chemicals, storage and maintenance of plant and machinery, asbestos in buildings etc. A standard contaminated land planning condition is likely to be requested should a sensitive end use be proposed via the local Planning Authority.

The above is to the best of our knowledge correct and accurate. If you have any further questions, then please do not hesitate to ask.

Kind regards

www.rbwm.gov.uk



Michael McNaughton MSc BSc(Hons) CSci MEnvSc

Environmental Protection Officer

Place Directorate

Royal Borough of Windsor & Maidenhead

Town Hall, St Ives Road, Maidenhead SL6 1RF

Tel: 07966374537

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APPENDIX C

Report Limitations and Reservations

- This report and its findings should be considered in relation to the terms of reference and objectives agreed between CONNIX and the Client.
- For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
- This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination, which are enforced, by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
- During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
- Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
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