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LAND AT ASHGROVE ROAD, SEVENOAKS

UTILITIES AND SERVICES APPRAISAL



LAND AT ASHGROVE ROAD, SEVENOAKS

UTILITIES AND SERVICES APPRAISAL ON BEHALF OF SIGMA STRATEGIC LAND

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September 2022



DOCUMENT CONTROL SHEET

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Project No. 22-100

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LAND AT ASHGROVE ROAD, SEVENOAKS

UTILITIES AND SERVICES APPRAISAL

Appendix G Foul Water Sewerage Responses

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Appendix I Street Lighting Records

Appendix J Constraints and Opportunities Plan (Drawing No. 22-100-001B)



1.0 INTRODUCTION

1.1.1 Odyssey has been commissioned by Sigma Strategic Land to provide a Utilities and Services Appraisal report to inform the proposed residential development 50 dwellings at Ashgrove Road, Sevenoaks.

1.1.2 The area of the site is approximately 2.34 hectare (ha). The Ordnance Survey grid reference for the site is 552141E, 153407N and the nearest postcode is TN13 1SU.

1.1.3 The site is bounded by residential areas to the north and east, and undeveloped, greenfield areas to the south and west. The site currently comprises of greenfield land. The site is located approximately 1.95 kilometres (km) to the south of Sevenoaks railway station. A site location plan is presented in **Appendix A**.

1.1.4 The aim of this appraisal is to assess the existing utilities infrastructure in and around the site, and determine that the proposed development can be accommodated with the existing infrastructure, identify utility strategies, and produce technical documentation based on the utility companies' records and documents to support the planning application.

1.1.5 The report has demonstrated there are suitable utilities services in the surrounding area to service the proposed development.

1.1.6 The information given in this report is based on information supplied by the various companies and authorities up to the time of writing this report. The supplied information has not been independently verified, and for which Odyssey can give no explicit warranty as to their accuracy.

1.1.7 Existing utility systems may have new third-party connections made by others to them at any time. The advice given within this report is subject to change until updated information, formal quotations and asset plans have been issued by the various utility companies with infrastructure around the site.

1.1.8 All utilities records and correspondence are presented in **Appendices B – I**, and a Constraints and Opportunities Plan is presented in **Appendix J**.



2.0 ELECTRICITY SUPPLY

2.1 *UK Power Networks*

2.1.1 UK Power Networks (UKPN) records show that there is no existing apparatus located within the site boundary. There is an underground cable which impacts the site access area.

2.1.2 Existing records show a low voltage (LV) underground cable along Oak Lane on the north-western boundary of the site and LV overhead cables leading to nearby existing properties. There is also an LV underground cable along Ashgrove Road towards the eastern boundary of the site with LV overhead cables leading to nearby existing properties.

2.1.3 There is an unidentified line on the records that extends down Oak Lane, this does not impact the site, therefore it is not anticipated any works would be required regarding the unidentified asset.

2.1.4 UK Power Networks have been contacted regarding any anticipated abnormal offsite costs however a response has not been received at the time of writing this report.

2.2 *Gas Transportation Company*

2.2.1 GTC have been contacted and they have confirmed they do not anticipate that there will be any abnormal site costs.

2.3 *UK Power Solutions*

2.3.1 UK Power Solutions (UKPS) records show that there is no owned apparatus within the site boundary. There is no UKPS owned apparatus near the boundary.

2.3.2 The electricity supply records and correspondence are presented in **Appendix B**.



3.0 GAS SUPPLY

3.1 *Gas Transportation Company*

3.1.1 Records received from GTC indicate that there is no GTC-owned gas network located within the boundary of the proposed development or within the vicinity of the site.

3.2 *Southern Gas Network*

3.2.1 Records received from Southern Gas Networks (SGN) show that there are no gas main pipes that interfere with the site boundary therefore no diversionary works will be necessary. Records do, however, show the presence of an SGN low pressure main running close to the south boundary of the development.

3.2.2 SGN records show two LP mains running down Ashgrove Road, on branches off to two offset residential units and the other terminates outside Acorn Cottage. There is also an LP Main running down Oak Lane to the west of the site.

3.2.3 SGN records indicate a medium pressure (MP) gas main running down Oak Lane to the west of the site as well as an MP main down Ashgrove Road to the east.

3.2.4 SGN have provided a budget estimate of **£48,000.00** including VAT (inc. VAT) to provide 50 new gas connections to the site based on an hourly total load of 3,000 kilowatts (kW) and an annual quantity of 1,030,000 kilowatt hours (kWh). This quote may change at the firm quotation stage.

3.2.5 This estimate assumes that no easements or third-party permissions are required to carry out the works, and that the developer will carry out all necessary excavation and reinstatement work within the site boundary. Excavation work and reinstatement of the trenches up to the site boundary only is included within the estimate. The budget indication does not allow for any diversion of existing SGN infrastructure if it is found to be necessary.

3.2.6 The gas supply records and correspondence are presented in **Appendix C**.



4.0 DUAL FUEL

4.1 *UK Power Solutions*

4.1.1 An enquiry will be raised with UKPS to carry out an assessment of the local gas and electric networks, and to provide a new gas and electric (Dual Fuel) budget estimate once the site design has been progressed to a suitable level.

4.2 *Fulcrum Pipelines*

4.2.1 An enquiry for any abnormal offsite costs has been sent to Fulcrum pipelines however a response has not been received to date.

4.2.2 The Dual Fuel records and correspondence are presented in **Appendix D**.



5.0 MULTI UTILITY

5.1 *Gas Transportation Company*

5.1.1 Cornerstone have indicated that there are no abnormal offsite costs. Their response is in **Appendix E**.



6.0 POTABLE WATER SUPPLY

6.1 *Thames Water*

6.1.1 Thames Water records indicate there is a water network running along Oak Lane to the west of the site, and Ashgrove Road to the east of the site.

6.1.2 The Thames Water potable water supply records and correspondence are presented in **Appendix F**.



7.0 FOUL WATER SEWERAGE

7.1 *Thames Water*

7.1.1 Thames Water plans indicate the presence of a 225mm foul water sewer running along Oak Lane to the west of the site.

7.1.2 A Pre-Development Capacity Check was submitted to Thames Water to assess the capacity in their sewer network to support the foul flows from the proposed development for 47 dwellings.

7.1.3 Thames Water responded in May 2022 and stated that Thames Water are '*pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve the development.*'

7.1.4 This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

7.1.5 Thames Water are obliged to accept the flows generated by the proposed development, and a network reinforcement charge as part of the Thames Water new charging scheme would cover the cost of any upgrades if required at a later date.

7.1.6 The foul water records and correspondence are presented in **Appendix G**.



8.0 TELECOMMUNICATIONS

8.1 *Openreach BT*

8.1.1 Records indicate there is existing overhead BT Openreach apparatus running along Ashgrove Road to the east of the site, serving the residential area in the immediate vicinity of the site. There is existing overhead BT Openreach apparatus running along Oak Lane to the west of the site, serving the residential area in the immediate vicinity of the site. There are no clashes with BT Openreach apparatus and the site boundary.

8.2 *Vodafone*

8.2.1 The Cornerstone Utility Report indicates that there is no Vodafone apparatus in the vicinity of the site.

8.2.2 The telecommunications records and correspondence are presented in **Appendix H**.



9.0 STREET LIGHTING RECORDS

9.1 *Sevenoaks District Council*

9.1.1 Sevenoaks District Council have been contacted regarding the existing street lighting within the vicinity of the site however a response has not been received to date.

9.1.2 Streetlighting records and correspondence will be presented in **Appendix I** upon receipt of a response.



10.0 CONCLUSION

10.1.1 Odyssey has been commissioned by Sigma Strategic Land to provide a Utilities and Services Appraisal report to inform the proposed residential development at Ashgrove Road, Sevenoaks.

10.1.2 It has been demonstrated there are suitable utilities services in the surrounding area to service the proposed development.

10.1.3 The area of the site is 2.34 hectares. The Ordnance Survey grid reference for the site is 552141E, 153407N and the nearest postcode is TN13 1SU.

10.1.4 This report has assessed the various utilities services in and around the proposed development site, and has provided cost estimations, where received, for work that will need to be carried out to ensure the site will have the necessary connections.

10.1.5 The information provided in this report is based on information supplied by the various companies and authorities as of the date of this report.

10.1.6 A Constraints and Opportunities Plan has been produced and can be found in **Appendix J**.

APPENDIX A

Site Location Plan



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Job Title	LAND AT ASHGROVE ROAD, SEVENOAKS	Client	SIGMA STRATEGIC LAND	Scale 1:7500 @ A3	Date JUN 22	Designed HM	
Figure Title	SITE LOCATION PLAN			Drawn HM	Checked JW	Approved GG	
				Job No 22-100	Figure No FIGURE 001		Rev

APPENDIX B

Electricity Supply Responses

Gerald Guma

From: Sales.Administrator@gtc-uk.co.uk
Sent: 22 July 2022 15:05
To: Harrison Morgan
Subject: RE: Abnormal offsite costs
Attachments: Example letters.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Harrison,

It doesn't look like we have mains in that area but if you need details on our existing mains you would need to use our plant enquiries site which can be found at http://pe.gtc-uk.co.uk/plant_enquiry. If you have any issues using this then you can email plant.enquiries@bu-uk.co.uk and the plant enquiries team will deal with your query accordingly.

Do you also require a quotation for connections to the site? If so would need the following additional information to provide a budget quotation:

1. As from the 1st April 2017, we had a company policy change requiring Letters of Authority from either the landowner or developer. We can accept these by way of the following:
 - Signed letter on the landowner/developer letterhead
 - A branded email trail clearly showing the landowner/developer appointing youThese can be provided on a site by site basis or as a blanket letter of authority. I have attached an example letter of both versions, which you are welcome to base your letters on.
2. The developers address and contact details, so we can update the quotation accordingly.
3. Please can you confirm how many plots you require a quotation for.
4. Please can you confirm where the site entrance is located.

Kind Regards,

Matthew Leek
Tendering Support Officer



E sales.administrator@gtc-uk.co.uk

T 01359 240154

W www.gtc-uk.co.uk



From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>
Sent: 22 July 2022 14:30
To: Sales Administrator <Sales.Administrator@gtc-uk.co.uk>
Subject: [EXTERNAL] Abnormal offsite costs

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[EXTERNAL] This message has originated from outside BUUK's email system. Do not click on any links or open any attachments unless you know the sender and are expecting the email. Please contact the ICT Service Desk if you are unsure if this email is genuine.

Good afternoon

I was wondering if you could provide me with some information regarding your utilities close to this site. Located at Ashgrove Road, Sevenoaks. Post code: TN13 1SX.

The site is at the very preliminary stages and will change for now I was wondering if there will be any Abnormal Offsite Costs?

Please find a site location plan and existing utility drawing.

Many thanks,

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

Visit <http://www.odysseyconsult.co.uk/disclaimer> for email disclaimer information

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Thank you

ELECTRIC

Our Ref: 25506366 Your Ref: 22-100

Tuesday, 03 May 2022

Duncan Phillips
91 Market Street
Hoylake
Merseyside
CH47 5AA

Dear Duncan Phillips

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

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

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

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

Plan Provision
0800 056 5866



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

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

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

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

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

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



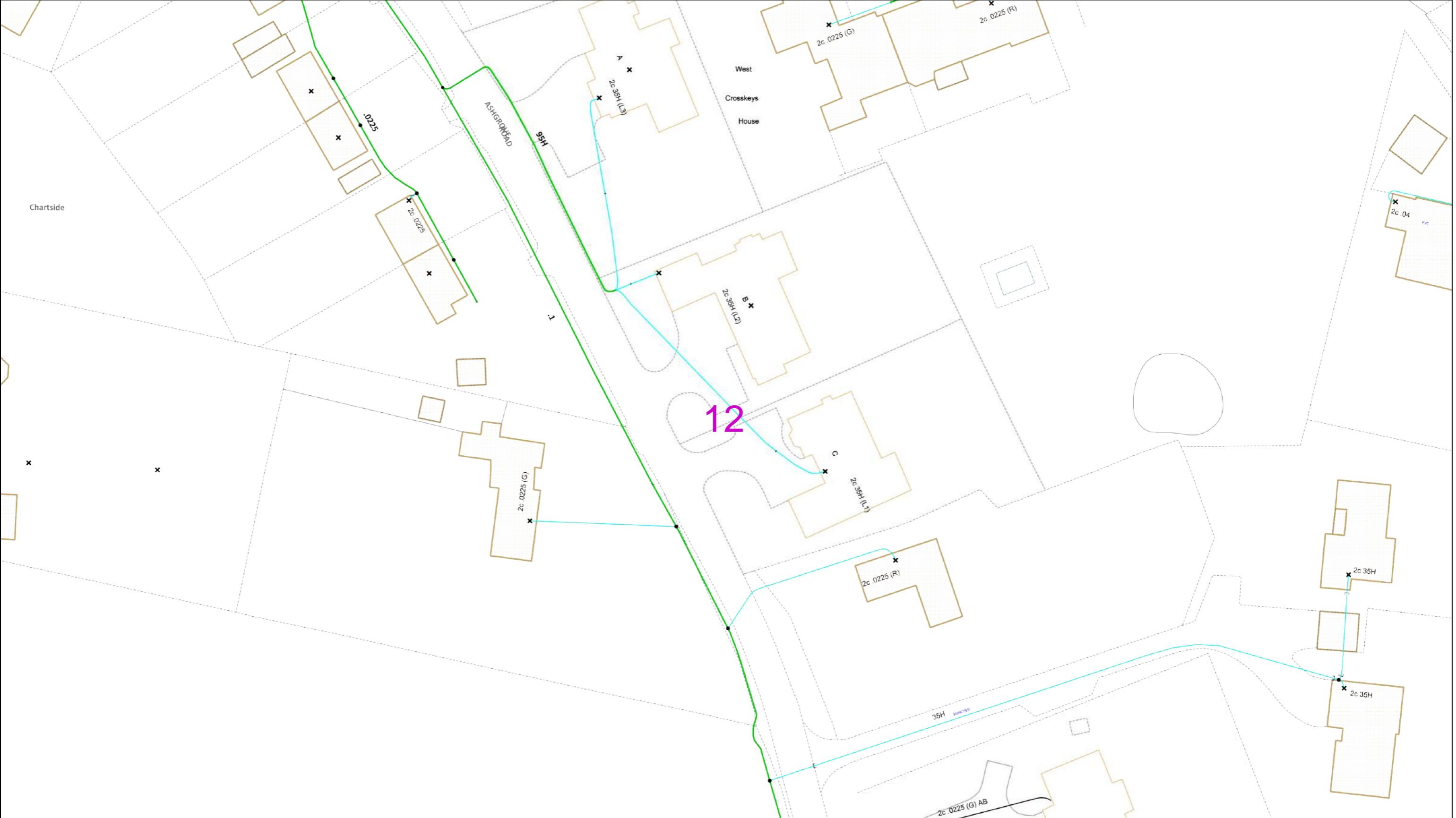
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

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

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

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





02550metres

Dig SitesArea: Line:

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

This plan must be used with the attached ‘Symbols’ document.

Date Requested: 03/05/2022
Job Reference: 25506366
Site Location: 551793 152923
Requested by:
Mr Duncan Phillips
Your Scheme/Reference: 22-100

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.

3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.

5. All cables must be treated as being live unless proved otherwise by UK Power Networks.

6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.

2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.

3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.

5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

N

W

E

S

IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY

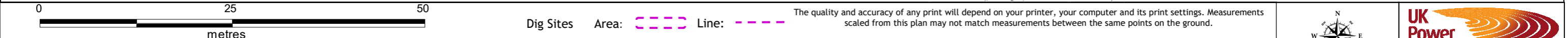
LOOK OUT

LOOK UP



ALWAYS LOOK UP BEFORE YOU START WORK
Refer to HSE Guidance note GS6

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



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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.





0 25 50 metres

Dig Sites Area:  Line: 



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 UK Power 

0 25 50 metres

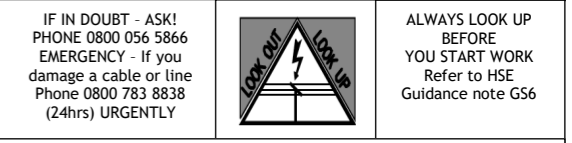
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The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

 UK Power 



	
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<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>
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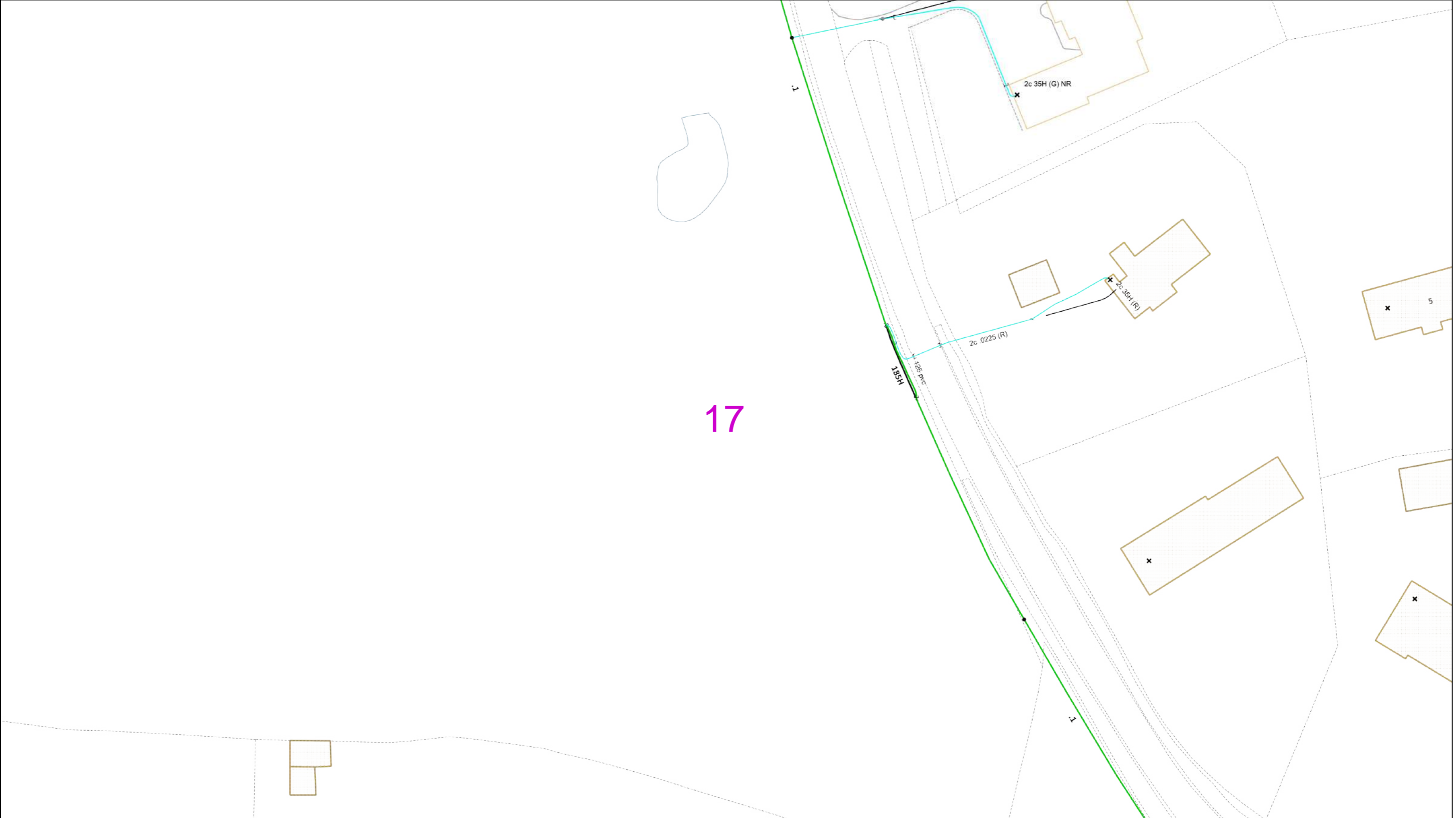
<p>This plan must be used with the attached 'Symbols' document.</p>	<ol style="list-style-type: none"> 1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
<p>Date Requested: 03/05/2022 Job Reference: 25506366 Site Location: 551793 152923 Requested by: Mr Duncan Phillips Your Scheme/Reference: 22-100</p>	
<p>Scale: 1:500 (When plotted at A3)</p>	

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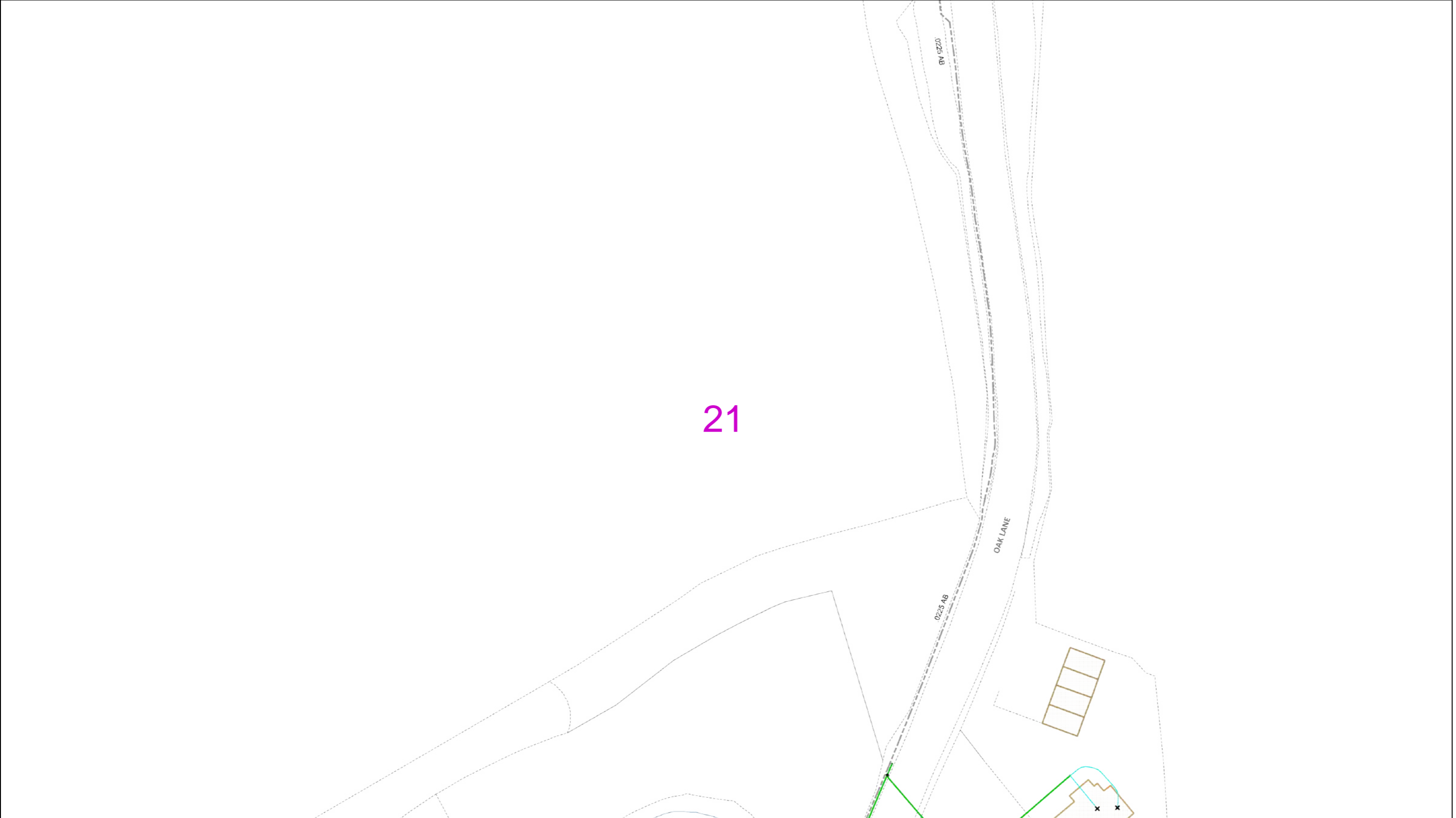
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<p>Date Requested: 03/05/2022 Job Reference: 25506366 Site Location: 551793 152923 Requested by: Mr Duncan Phillips Your Scheme/Reference: 22-100</p>	
<p>Scale: 1:500 (When plotted at A3)</p>	

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	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p>
<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>			



<p>0 25 50</p> <p>metres</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>This plan must be used with the attached 'Symbols' document.</p>		<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>		<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.</p>	
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0

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metres

Dig Sites

Area:

Line:

This plan must be used with the attached ‘Symbols’ document.

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Requested by: Mr Duncan Phillips
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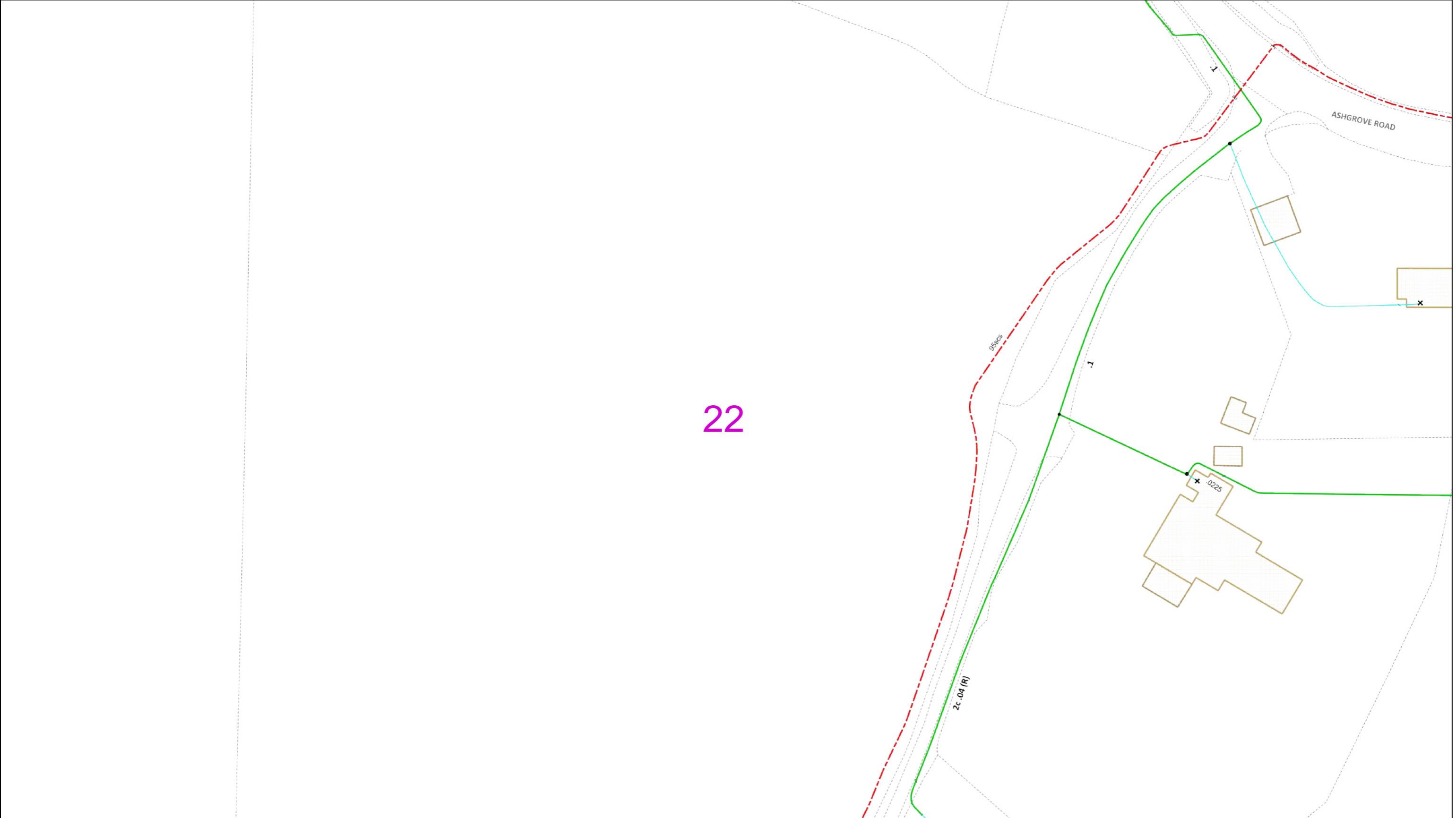
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UK Power Networks

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LOOK OUT

LOOK UP

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Network Records NetMAP Symbols Booklet - South East England

Version 1.2

Released October 2010

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

Index:-

Page no:	Contents:
1	Guidance notes.
2	The area covered by this guide.
3	<u>1:500 (& 1:1250) view</u>
	Scenery.
4	Scenery (UK Power Networks use only).
7	Primary distribution line route (EHV).
8	Secondary distribution cables (HV/LV).
9	Secondary distribution cable terminology.
12	Cable ducts.
13	Poles.
14	EHV, HV and LV sites.
15	Joints.
16	Street furniture
17	Miscellaneous.
18	Connectivity.
19	Abbreviations.
20	Cable phasing.
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22	<u>1:2500 view</u> (UK Power Networks use only).
	Notes.
23	Primary distribution line route.
24	Secondary distribution cables.
25	Primary and secondary sites.
27	Switch types.
28	<u>1:10000 view</u> (UK Power Networks use only).
	Notes.
29	Secondary distribution cables.
30	Primary and secondary sites.

Guidance notes.

Important notice:

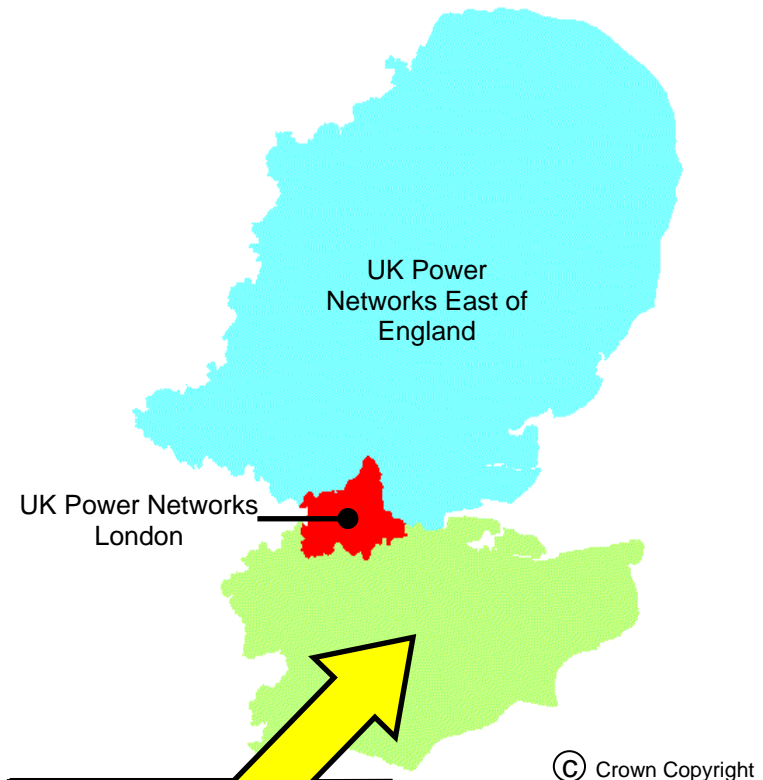
If you do not understand the NetMAP record that you are using, please contact the UK Power Networks Network Records team for guidance on
Tel: 08000 565866.

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



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

The area covered by this guide:







UK Power Networks South East England.








This is the only area
where this booklet
applies

1:500 (& 1:1250) view








Scenery

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









Scenery for UK Power Networks use only - boxed in red

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




Scenery for UK Power Networks use only - boxed in red

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










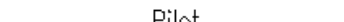



Scenery for UK Power Networks use only - boxed in red

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

Primary distribution line route (1:500 view)

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

Secondary distribution cables (1:500 view)

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

Secondary distribution cable terminology (1:500 view)

HV underground

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

HV overhead

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

Overhead line materials

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

section continued on next page

Secondary distribution cable terminology continued (1:500 view)

LV underground mains and services

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

LV overhead mains and services

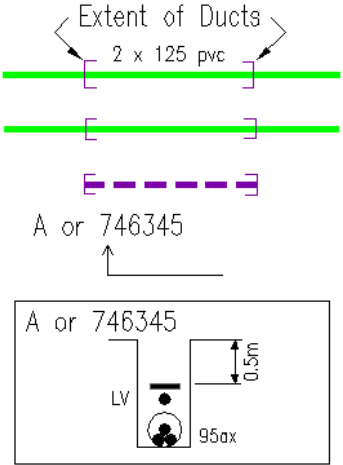
(no text)	Bare open wire
ABC	Aerial bundled (or bunched) conductor
cat	ABC (aerial bundled or bunched conductor) with supporting strain wire
pvc	PVC covered open wire
c/c	Concentric cores
H	Hybrid – copper neutral with aluminium phase conductor
ue	Under eaves – hessian covered lead cable
vir	Vulcanised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









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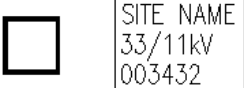
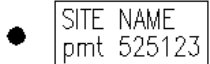










Secondary distribution cable terminology continued (1:500 view)








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







Cable ducts (1:500 view)

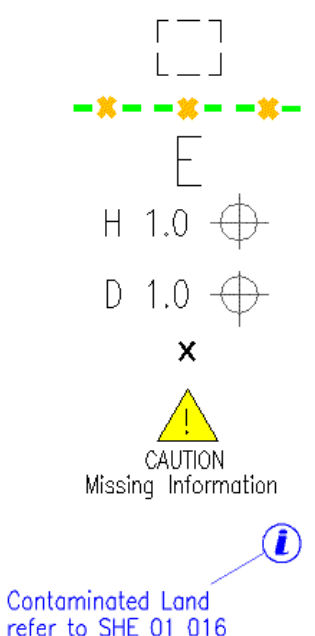
NetMAP system	Description
	<p>Duct 2 way</p> <p>Duct 1 way (no text)</p> <p>Spare duct</p> <p>Cross section arrow</p> <p>Cross section showing: duct, tile depth, tile, single LV cable and HV Triplex cable</p>
Duct materials	
<p>(no text)</p> <p>pvc</p> <p>st</p> <p>asb</p> <p>fbr</p> <p>wi</p> <p>cp</p> <p>t/e</p>	<p>Earthenware</p> <p>PVC</p> <p>Steel</p> <p>Asbestos</p> <p>Fibre</p> <p>Iron</p> <p>Concrete pipe</p> <p>Trenchless excavation</p>

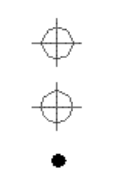
Poles (1:500 view)	
NetMAP system	Description
       	<p>Section pole Pole number (unique) Single leg</p> <p>H pole</p> <p>3 member</p> <p>4 member</p> <p>Strut</p> <p>Pole support (stay)</p> <p>Flying stay</p> <p>Tower 33kV to 400kV</p>

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

Joints (1:500 view)	
NetMAP system	Description
       <div data-bbox="286 643 418 798"> <div>□</div> <div>.1 .15 □</div> <div>R – R</div> <div>Y – B</div> <div>B – Y</div> </div>	<p>Straight (same for HV)</p> <p>Pot end (same for HV)</p> <p>Branch (same for HV)</p> <p>Sleeve repair</p> <p>Capped end</p> <p>Service to LV main</p> <p>Under eaves service</p> <p>Jointing phase drawing</p>

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

Miscellaneous (1:500 view)	
NetMAP system	Description
	<p>Underground chamber or draw pit</p> <p>Earth conductor</p> <p>Earth pin</p> <p>Height marker</p> <p>Depth marker</p> <p>Supply point</p> <p>Missing data in or near this location</p> <p>Contaminated land reference</p>

Connectivity (1:500 view)	
NetMAP system	Description
	<p>Edge node</p> <p>Node</p> <p>Connector</p> <p>Pole termination (nothing visible unless selected)</p>
<p>Edge nodes, nodes, connectors and pole termination joints may not appear on screen unless turned on and selected.</p>	

Abbreviations (1:500 view)

NetMAP system	Description
NR	No record
SU	Size unknown
AB	Abandoned
(M)	PME available
VO5	Year LV linking verified
MS	Milestone
MP	Marker post
pmt	Pole mounted transformer
pl	Public lighting
TBS	Temporary builder's supply
TCB	Telephone call box
CET	Cable electronically traced
IT	Instrument traced (same as CET)
CAT	Cable avoidance tool (same as CET)
+sl	Street lighting
+sw	Switch wire
2c	2 core
PESL	Public Electricity Supply License
Added	Supplied by SPN
Excluded	Not supplied by SPN
IIP	Assumed open point
VSxxxx	Vacant site
CB	Callender box

Cable phasing (1:500 view)

<u>Old core colours</u>	<u>Shown on map</u>	<u>New core colours</u>
Neutral	Neutral	Neutral
Red	R	L1
Yellow	Y	L2
Blue	B	L3
Note:- Scott is a different phasing system		

Operational status colours (1:500 view)




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

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






Notes

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










Primary distribution line route (1:2500 view)

NetMAP system	Description
	275–400kV National Grid route
	132kV cable route
	33kV cable route

Secondary distribution cables (1:2500 view)







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

Primary and secondary sites (1:2500 view)

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

section continued on next page

Primary and secondary sites continued (1:2500 view)

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

Switch types (1:2500 view)







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

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


Notes

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

Secondary distribution cables (1:10000 view)

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

Primary and secondary sites (1:10000 view)

NetMAP system	Description
Note: EHV and HV sites are identified by a unique 6 digit number (SPENS)	
<div>SITE NAME 008590</div> 	Primary substation showing name and SPENS number
SITE NAME 521234	11kV ground mounted substation showing name and SPENS number
SITE NAME 524514	6.6kV ground mounted substation showing name and SPENS number
SITE NAME 523634	<6.6kV ground mounted substation showing name and SPENS number
SITE NAME pmt 527522	11kV pole mounted substation showing name and SPENS number
SITE NAME pmt 525743	6.6kV pole mounted substation showing name and SPENS number
SITE NAME pmt 526543	<6.6kV pole mounted substation showing name and SPENS number
SITE NAME 527238	Pole mounted switching substation showing name and SPENS number

APPENDIX C

Gas Supply Responses

Gerald Guma

From: Sales.Administrator@gtc-uk.co.uk
Sent: 22 July 2022 15:05
To: Harrison Morgan
Subject: RE: Abnormal offsite costs
Attachments: Example letters.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Harrison,

It doesn't look like we have mains in that area but if you need details on our existing mains you would need to use our plant enquiries site which can be found at http://pe.gtc-uk.co.uk/plant_enquiry. If you have any issues using this then you can email plant.enquiries@bu-uk.co.uk and the plant enquiries team will deal with your query accordingly.

Do you also require a quotation for connections to the site? If so would need the following additional information to provide a budget quotation:

1. As from the 1st April 2017, we had a company policy change requiring Letters of Authority from either the landowner or developer. We can accept these by way of the following:
 - Signed letter on the landowner/developer letterhead
 - A branded email trail clearly showing the landowner/developer appointing youThese can be provided on a site by site basis or as a blanket letter of authority. I have attached an example letter of both versions, which you are welcome to base your letters on.
2. The developers address and contact details, so we can update the quotation accordingly.
3. Please can you confirm how many plots you require a quotation for.
4. Please can you confirm where the site entrance is located.

Kind Regards,

Matthew Leek
Tendering Support Officer



E sales.administrator@gtc-uk.co.uk

T 01359 240154

W www.gtc-uk.co.uk



From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>
Sent: 22 July 2022 14:30
To: Sales Administrator <Sales.Administrator@gtc-uk.co.uk>
Subject: [EXTERNAL] Abnormal offsite costs

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

[EXTERNAL] This message has originated from outside BUUK's email system. Do not click on any links or open any attachments unless you know the sender and are expecting the email. Please contact the ICT Service Desk if you are unsure if this email is genuine.

Good afternoon

I was wondering if you could provide me with some information regarding your utilities close to this site. Located at Ashgrove Road, Sevenoaks. Post code: TN13 1SX.

The site is at the very preliminary stages and will change for now I was wondering if there will be any Abnormal Offsite Costs?

Please find a site location plan and existing utility drawing.

Many thanks,

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

Visit <http://www.odysseyconsult.co.uk/disclaimer> for email disclaimer information

NOTE:

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

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

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Thank you

9 June 2022

Our Ref: 2311972

Your Ref: N/A

Harrison Morgan
Odyssey
Tuscany House
White Hart Lane
Basingstoke
Hampshire
RG21 4AF

SGN Connections
St Lawrence House
Station Approach
Horley
Surrey
RH6 9HJ

Customer Service **0800 912 1700***

Dear Harrison Morgan

New connection at Ashgrove Farm, Ashgrove Road, Sevenoaks, Kent, TN13 1SU.

Thank you for choosing us to give you a budget indication for a new connection at the above site, and please find our estimate below.

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to suitable locations to feed 50 domestic properties. SGN will provide all excavation and reinstatement of the trenches up to your site boundary. As this is a new build site it has been assumed that the customer will provide all the pre-excavation, back-fill and reinstatement within the site boundary. No meter work is included. Connection to the existing Medium Pressure mains required. Upon receipt of a firm quotation please allocate a suitable parcel of land on the development to locate a district governor.

If the design of the proposed dwellings allow, medium pressure services with governor/meters may be installed at each property, and a district governor will not be required. This is subject to the meter boxes being sited a minimum of 1m away from openings into buildings i.e. doors, windows, air bricks, vents, and 1.55m away from electrical hazards.

Your budget indication is £ 48,000.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 3000kW and an annual quantity of 1,030,000kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

SGN can confirm that there is sufficient capacity in its Medium Pressure network to accommodate this development. This is based upon current network model data which is subject to change. Upon receipt of an application for a firm quote, we will evaluate the actual work required and let you know if any reinforcement is required and if any costs will be applicable.

We're assuming no third easements or third party permissions are required to carry out the work.]

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling our customer service line on the number at the top of this page and asking to speak with the Mains Diversions and Isolations team.



If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.

Yours sincerely

Miss Krupa Nayee
Design Assistant

* All calls are recorded and may be monitored

GAS

Our Ref: 25506366 Your Ref: 22-100

Tuesday, 03 May 2022

Duncan Phillips
91 Market Street
Hoylake
Merseyside
CH47 5AA

Dear Duncan Phillips

Thank you for your enquiry dated Tuesday, 03 May 2022

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

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

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

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

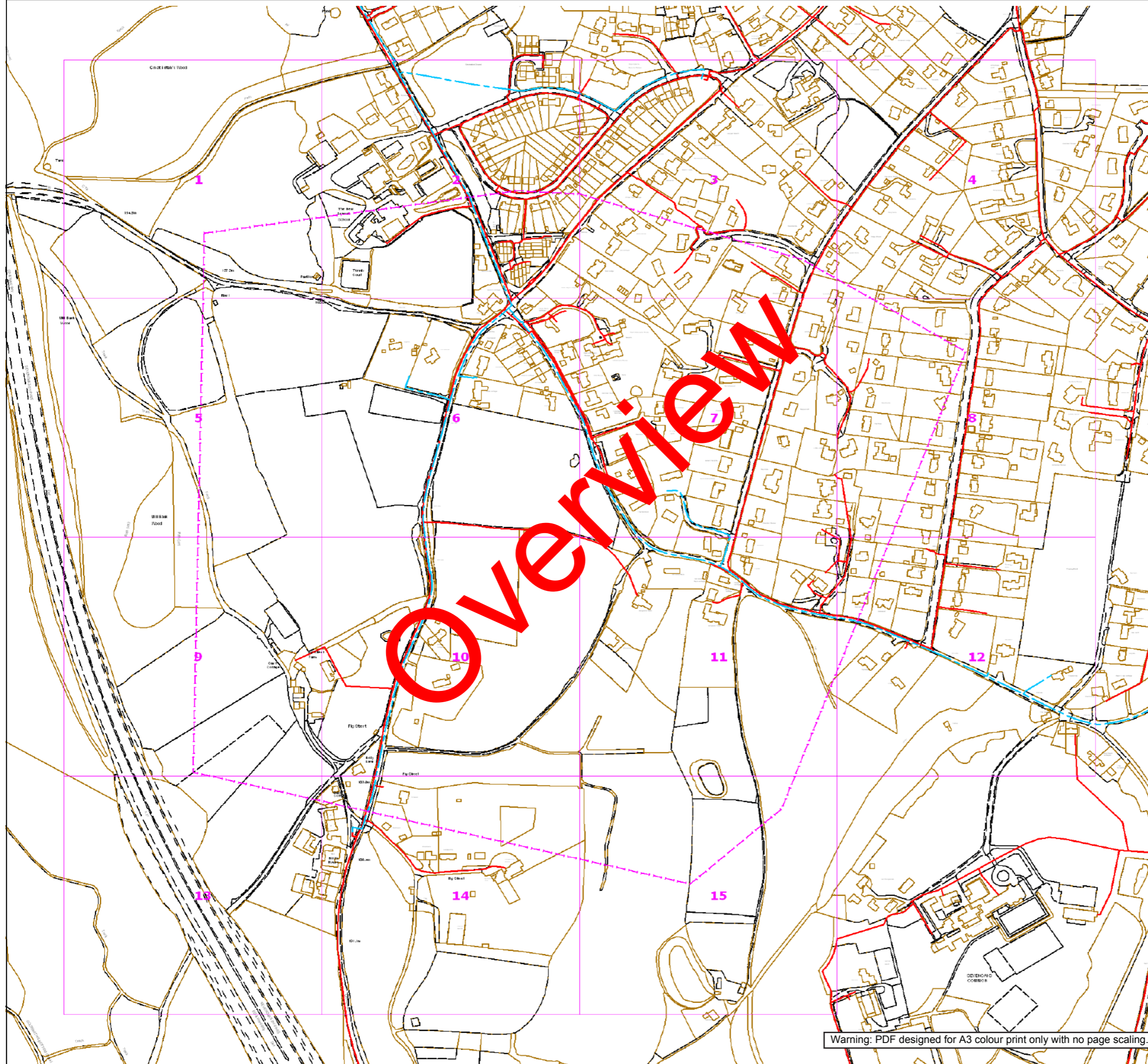
A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

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

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

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 03/05/2022
Job Reference: 25506366
Site Location: 552219 153336
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
22-100

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

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

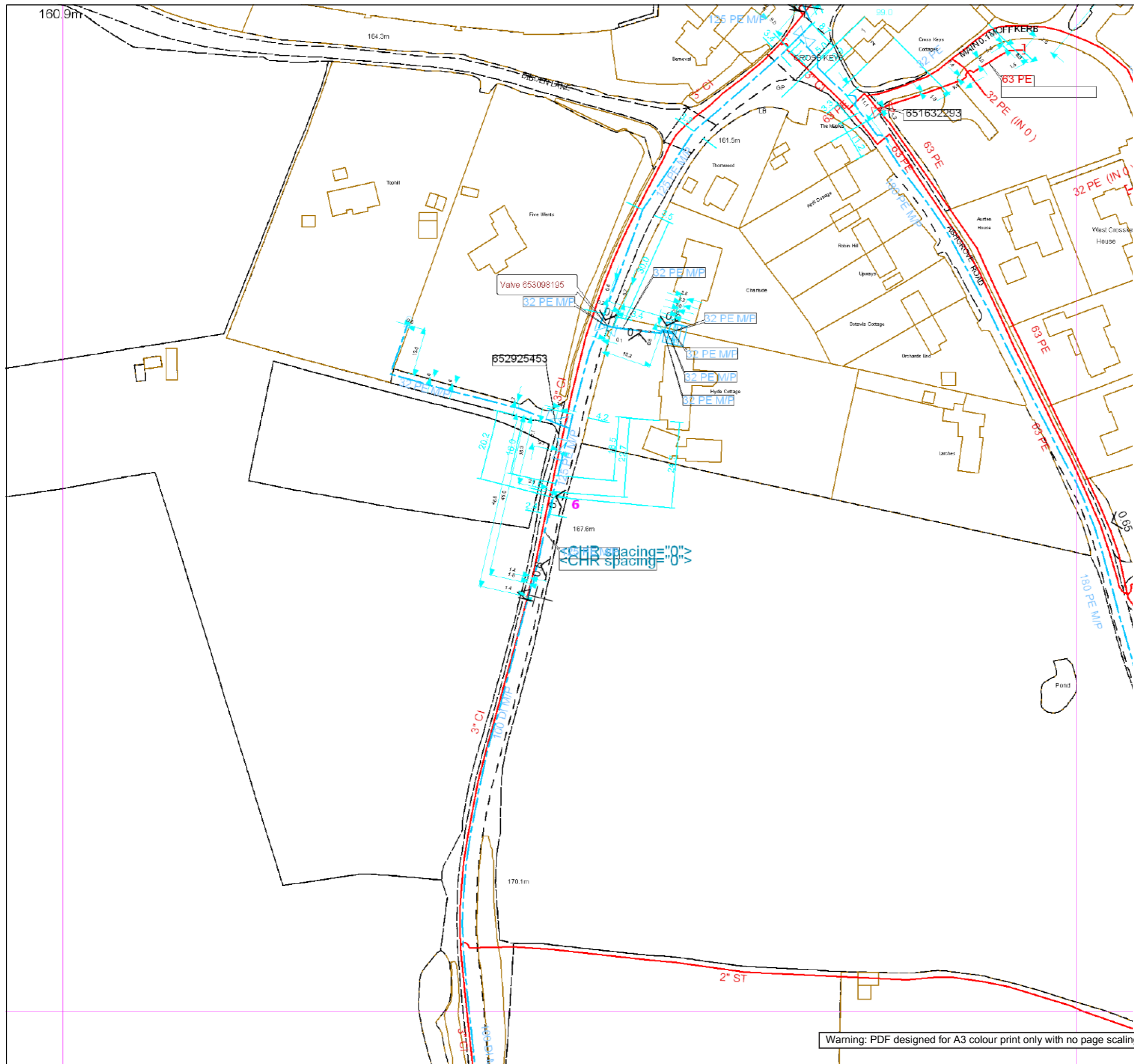
Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
-------	--	--------	--	----------------	--	-----------------	--	-----------------	--

Digsite: Line: Area:



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Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 03/05/2022
Job Reference: 25506366
Site Location: 552219 153336
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
22-100
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

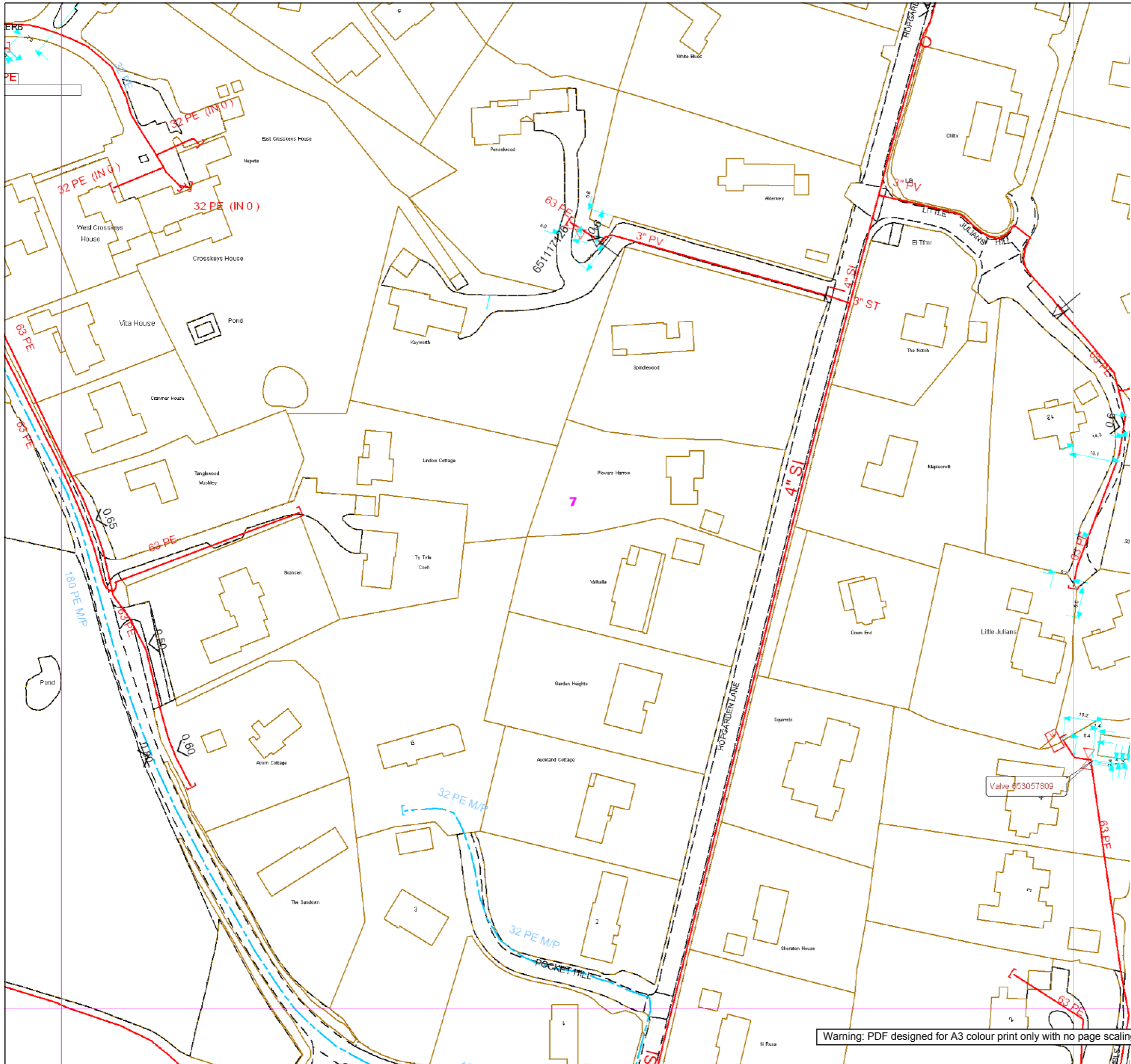
Digsite:

Line:

Area:



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Contact Us

Mapping Enquiries:
All areas

General Enquiries:
All areas






Date Requested: 03/05/2022
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Site Location: 552219 153336
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
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0800 111 999

Low Pressure Mains —————
Medium Pressure Mains - - - - -
Intermediate Pressure Mains -
High Pressure Mains - - - - -

LAs
GTs SSSIs

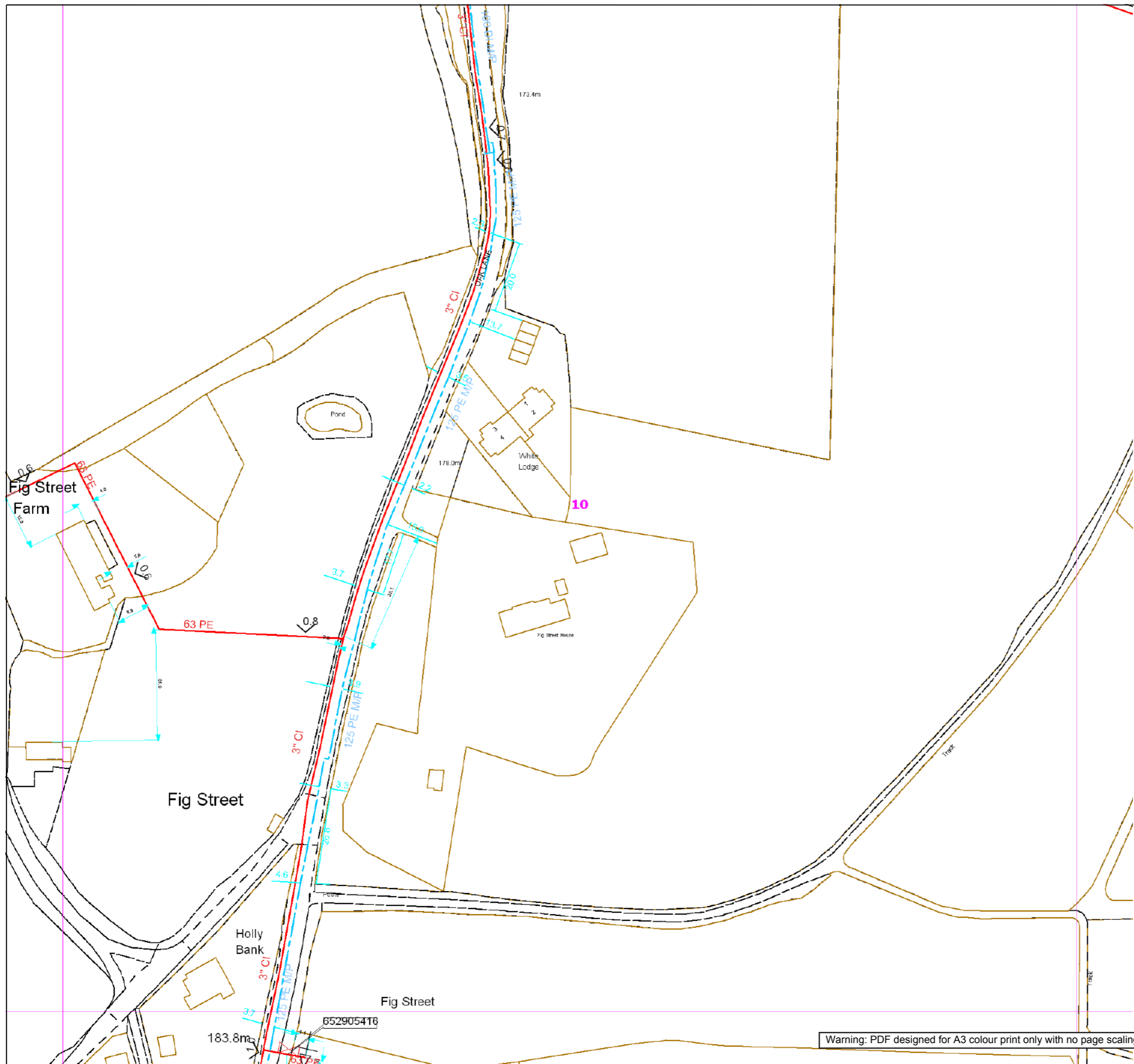
Some Examples Of Plant Items
Valve  Siphon  Depth of Cover  Diameter Change  Material Change 

Digsite: Line:  Area: 



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Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 03/05/2022
Job Reference: 25506366
Site Location: 552219 153336
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
22-100
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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Low Pressure Mains







Medium Pressure Mains

Intermediate Pressure Mains






High Pressure Mains

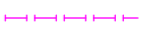
LAs


GTs



Some Examples Of Plant Items

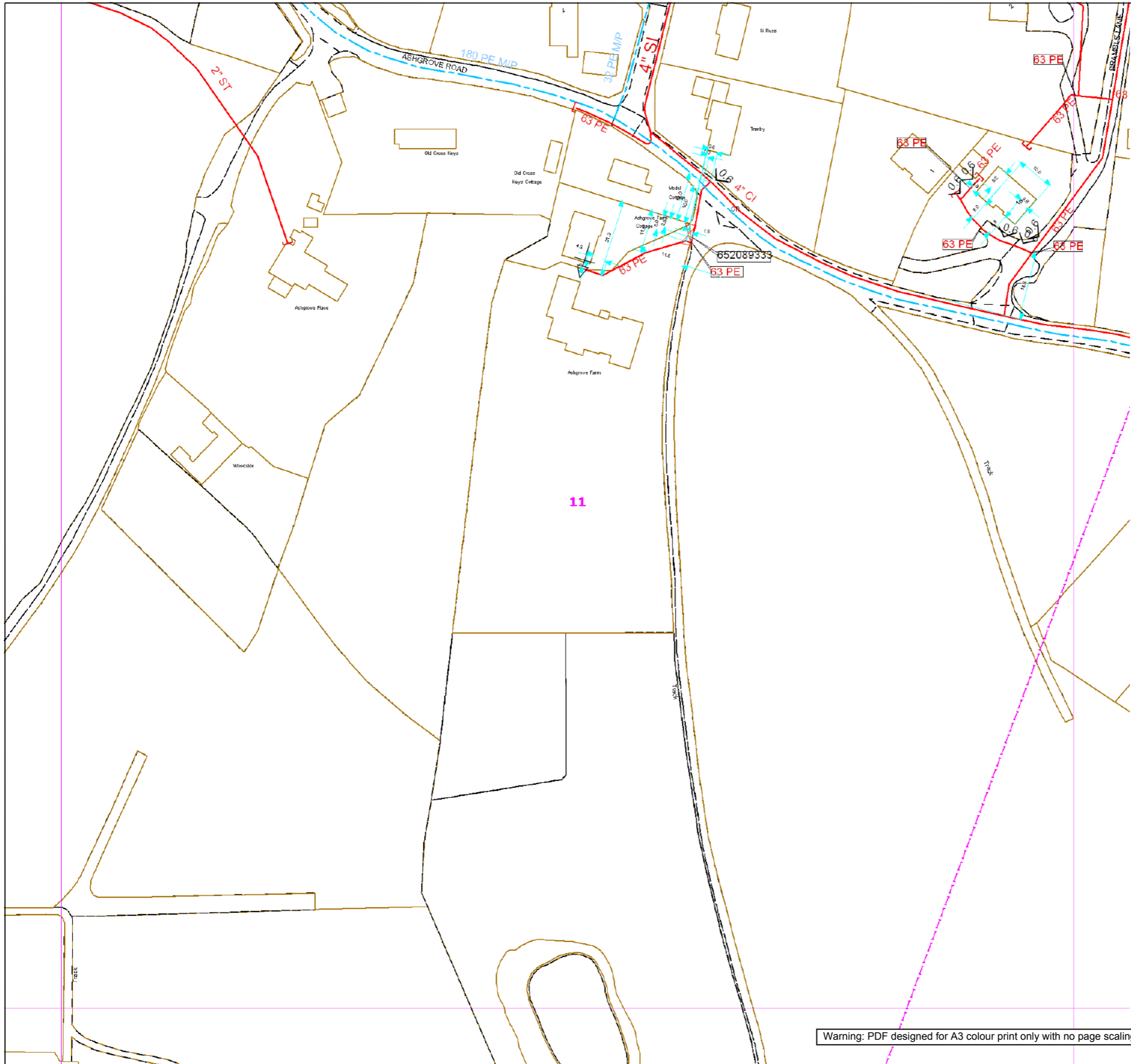
Valve  Syphon  Depth of Cover  Diameter Change  Material Change 

Digsite: Line: 

Area: 



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Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 03/05/2022
Job Reference: 25506366
Site Location: 552219 153336
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
22-100
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite:

Line:

Area:



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APPENDIX D

Dual Fuel Responses

Gerald Guma

From: Sales <Sales@ukpowersolutions.co.uk>
Sent: 25 July 2022 15:33
To: Harrison Morgan
Subject: RE: Abnormal offsite costs

Hi Harrison,

I've just taken a look at your drawing again and believe you've contacted the wrong people.

We are UK Power Solutions Ltd and the drawing specifies UK Power Networks.

Their website is [Distribution Network Operator | UK Power Networks](#) where you can find their contact details.

Many Thanks,
Jenny
Sales

T: 0845 257 7105 | E: sales@ukpowersolutions.co.uk
River View House, Bonds Mill Estate, Stonehouse, GL10 3RF
www.ukpowersolutions.co.uk



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The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of email transmission.

From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>
Sent: 25 July 2022 11:01
To: Sales <Sales@ukpowersolutions.co.uk>
Subject: RE: Abnormal offsite costs

Good morning,

Apologies for the confusion. This site is in the very early planning stages and will potentially need new connections.

However we currently don't have any information regarding those new connections and just need to know if anything existing marked on the drawing will likely to significantly increase the cost of the potential new connections?

Many thanks in advance.

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

Visit <http://www.odysseyconsult.co.uk/disclaimer> for email disclaimer information

From: Sales <Sales@ukpowersolutions.co.uk>

Sent: 25 July 2022 09:16

To: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>

Subject: FW: Abnormal offsite costs

Hi Harrison,

Apologies, I'm not sure what it is your asking for here. We do not own the infrastructure we install, these get adopted by a network. So unfortunately, we are not able to advise on costs from any of our infrastructure to your new site.

We are able to provide you a quote for new gas, electric and water connections for the new site which will include costs for any offsite works. Please let me know if this is what you require.

Many Thanks,

Sales

T: 0845 257 7105 | E: sales@ukpowersolutions.co.uk

River View House, Bonds Mill Estate, Stonehouse, GL10 3RF

www.ukpowersolutions.co.uk





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Please notify the sender immediately and delete this email from your system. Please also note that any opinions presented in this email are solely those of the author and do not necessarily represent those of UK Power Solutions Ltd.

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The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of email transmission.

From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>

Sent: 22 July 2022 14:41

To: infoemail <info@ukpowersolutions.co.uk>

Subject: Abnormal offsite costs

Good afternoon

I was wondering if you could provide me with some information regarding your utilities close to this site. Located at Ashgrove Road, Sevenoaks. Post code: TN13 1SX.

The site is at the very preliminary stages and will change for now I was wondering if there will be any Abnormal Offsite Costs?

Please find a site location plan and existing utility drawing.

Many thanks,

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF


T: 01256 331144

E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

Visit <http://www.odysseyconsult.co.uk/disclaimer> for email disclaimer information

T: | H: 0845 257 7105 | E: sales@ukpowersolutions.co.uk
www.ukpowersolutions.co.uk



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From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>

Sent: 22 July 2022 14:41

To: infoemail <info@ukpowersolutions.co.uk>

Subject: Abnormal offsite costs

Good afternoon

I was wondering if you could provide me with some information regarding your utilities close to this site. Located at Ashgrove Road, Sevenoaks. Post code: TN13 1SX.

The site is at the very preliminary stages and will change for now I was wondering if there will be any Abnormal Offsite Costs?

Please find a site location plan and existing utility drawing.

Many thanks,

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF


T: 01256 331144

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From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>

Sent: 25 July 2022 11:01

To: Sales <Sales@ukpowersolutions.co.uk>

Subject: RE: Abnormal offsite costs

Good morning,

Apologies for the confusion. This site is in the very early planning stages and will potentially need new connections.

However we currently don't have any information regarding those new connections and just need to know if anything existing marked on the drawing will likely to significantly increase the cost of the potential new connections?

Many thanks in advance.

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

Visit <http://www.odysseyconsult.co.uk/disclaimer> for email disclaimer information

From: Sales <Sales@ukpowersolutions.co.uk>

Sent: 25 July 2022 09:16

To: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>

Subject: FW: Abnormal offsite costs

Hi Harrison,

Apologies, I'm not sure what it is your asking for here. We do not own the infrastructure we install, these get adopted by a network. So unfortunately, we are not able to advise on costs from any of our infrastructure to your new site.

We are able to provide you a quote for new gas, electric and water connections for the new site which will include costs for any offsite works. Please let me know if this is what you require.

Many Thanks,

Sales

T: 0845 257 7105 | E: sales@ukpowersolutions.co.uk

River View House, Bonds Mill Estate, Stonehouse, GL10 3RF

www.ukpowersolutions.co.uk



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From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>
Sent: 22 July 2022 14:41
To: infoemail <info@ukpowersolutions.co.uk>
Subject: Abnormal offsite costs

Good afternoon

I was wondering if you could provide me with some information regarding your utilities close to this site. Located at Ashgrove Road, Sevenoaks. Post code: TN13 1SX.

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Please find a site location plan and existing utility drawing.

Many thanks,

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

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From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>

Sent: 22 July 2022 14:41

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Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

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APPENDIX E

Multi Utility Responses

Gerald Guma

From: Enquiries - Cornerstone Projects Ltd <enquiries@cornerstoneprojects.co.uk>
Sent: 22 July 2022 16:00
To: Harrison Morgan
Subject: RE: Abnormal offsite costs

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

It would be best to request a formal quotation for this search on our website.
I have done a quick Linesearch and there doesn't appear to be any abnormal additional utility costs outside of our standard remit.

Kind regards,

Ryan Lowndes
Project Manager – Highways and Major Projects
Cornerstone Projects Ltd
91 Market Street, Hoylake, Wirral CH47 5AA
www.cornerstoneprojects.co.uk
Email : enquiries@cornerstoneprojects.co.uk
Tel : 0151 632 5142
Registered in England 5132353.
Registered Address : Cornerstone Projects Ltd, 91 Market Street, Wirral, Merseyside CH47 5AA

From: Harrison Morgan <Hmorgan@odysseyconsult.co.uk>
Sent: 22 July 2022 14:31
To: Enquiries - Cornerstone Projects Ltd <enquiries@cornerstoneprojects.co.uk>
Subject: Abnormal offsite costs

Good afternoon

I was wondering if you could provide me with some information regarding your utilities close to this site. Located at Ashgrove Road, Sevenoaks. Post code: TN13 1SX.

The site is at the very preliminary stages and will change for now I was wondering if there will be any Abnormal Offsite Costs?

Please find a site location plan and existing utility drawing.

Many thanks,

Kind regards,



Harrison Morgan | Technician

EngTech MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

T: 01256 331144

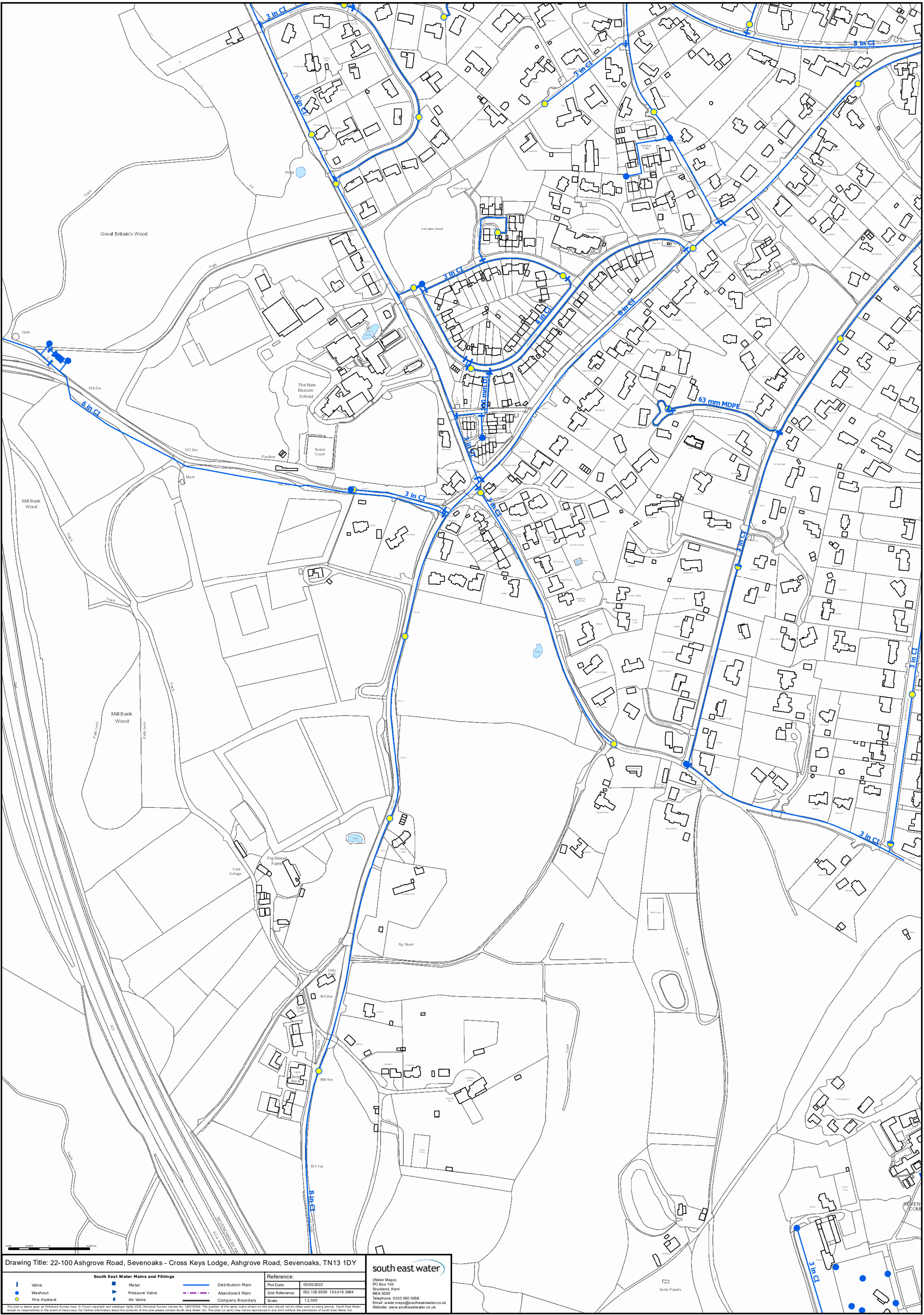
E: hmorgan@odysseyconsult.co.uk W: www.odysseyconsult.co.uk

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APPENDIX F

Potable Water Supply Responses

WATER



Drawing Title: 22-100 Ashgrove Road, Sevenoaks - Cross Keys Lodge, Ashgrove Road, Sevenoaks, TN13 1DY

Valve

Washout

Fire Hydrant

Meter

Pressure Valve

Air Valve

Distribution Main

Abandoned Main

Company Boundary

Reference:

Plot Date: 03/05/2022

Grid Reference: 562,128,9556 153,419,3894

Scale: 1:2,500

Water Maps

PO Box 105

Stroodland, Kent

ME9 9DW

Telephone: 0333 000 0058

Email: water.maps@southeastwater.co.uk

Website: www.southeastwater.co.uk

APPENDIX G

Foul Water Sewerage Responses



Jenni Walters

Odyssey Consulting
Tuscany House
White Hart Lane
Basingstoke
RG21 4AF



24 May 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Land at Ashgrove Road, Sevenoaks, TN13 1SU

Dear Jenni,

Thank you for providing information on your development.

Proposed site: general housing (47 units)

Proposed foul water to discharge by gravity to MH 3305.

Proposed surface water to discharge at a restricted rate of 7.8l/s to MH 3201.

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

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:



1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 7.8l/s then Thames Water would not have any objections to the proposal.

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

Source Protection Zone

The development site boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources, this may potentially affect your drainage or surface water strategies where deep or infiltration systems are proposed. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the full implications for their development with a suitably qualified environmental consultant.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

Kind Regards,

Leigh Khan
Developer Services – Adoptions Engineer
Tel: 0800 009 3921

developer.services@thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

SEWER

Asset location search



Property Searches

Cornerstone Projects LTD
91Market Street
HOYLAKE
WIRRAL
CH47 5AA

Search address supplied Sevenoaks
TN13 1DY

Your reference 22-100

Our reference ALS/ALS Standard/2022_4636187

Search date 11 May 2022

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



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



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540

Search address supplied: Sevenoaks, TN13 1DY

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

TQ5153SE
TQ5153NE
TQ5253SW
TQ5253NW
TQ5253SE
TQ5253NE

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

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

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

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

For your guidance:

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

Clean Water Services

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

Following examination of our statutory maps, Thames Water has been unable to find

any plans of water mains within this area. If you require a connection to the public water supply system, please write to:

New Connections / Diversions
Thames Water
Network Services Business Centre
Brentford
Middlesex
TW8 0EE

Tel: 0845 850 2777
Fax: 0207 713 3858
Email: developer.services@thameswater.co.uk

The following quartiles have not been printed as they are out of Thames' water catchment area. For details of the assets requested please contact the water company indicated below:

TQ5153SE	South East
TQ5153NE	South East
TQ5253SW	South East
TQ5253NW	South East
TQ5253SE	South East
TQ5253NE	South East

South East Water Ltd
Rocfort Road
Snodland
Kent
ME6 5AH

Tel: 0845 301 0845
Website: www.southeastwater.co.uk

For your guidance:

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

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

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

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

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

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

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

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

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 551750,153250

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9001	186.53	182.62
9002	185.32	182.08
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 551750,153750

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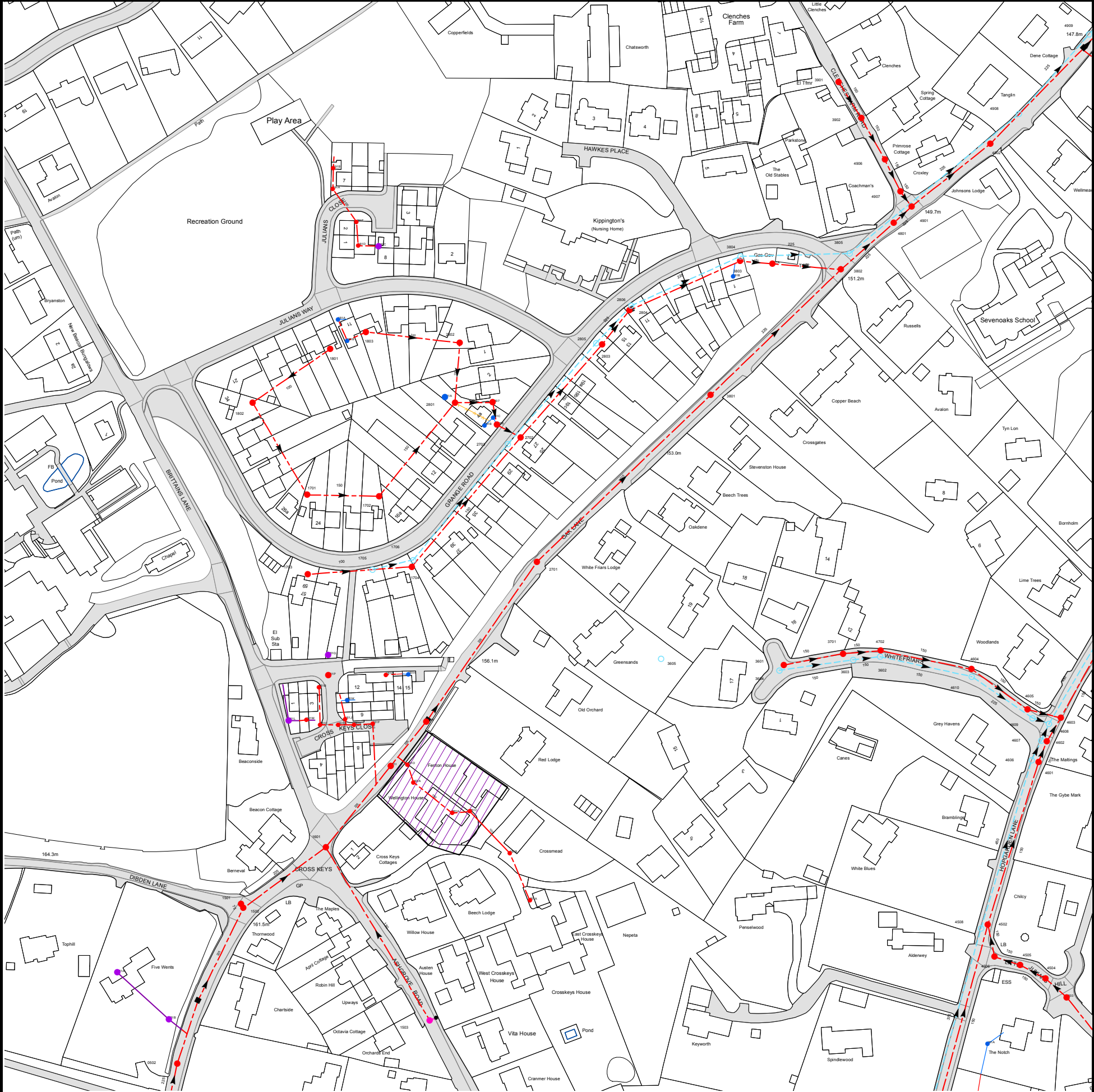
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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9901	n/a	n/a
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Manhole Reference	Manhole Cover Level	Manhole Invert Level
3301	150.71	148.67
431C	n/a	n/a
431H	n/a	n/a
431G	n/a	n/a
431F	n/a	n/a
3304	147.41	146.02
431I	n/a	n/a
431B	n/a	n/a
431E	n/a	n/a
431D	n/a	n/a
431A	n/a	n/a
4401	146.6	145.07
441A	n/a	n/a
441C	n/a	n/a
4402	144.12	142.8
441D	n/a	n/a
4405	144	142.64
441B	n/a	n/a
321J	151.47	150.71
321F	n/a	151.57
321H	n/a	151.57
3201	150.14	148.43
321K	151.49	150.58
321P	n/a	n/a
3305	151.25	149.4
321L	n/a	151.51
321O	n/a	151.55
4201	153.56	152.21
4207	n/a	n/a
421D	n/a	n/a
421A	n/a	n/a
4206	n/a	n/a
421E	n/a	n/a
4205	n/a	n/a
421C	n/a	n/a
4204	n/a	n/a
4203	n/a	n/a
421B	n/a	n/a
4202	n/a	n/a
0101	180.22	176.96
0102	180.08	176.83
0203	176.34	173.06
0302	170.16	168.75
0301	169.56	168.09
021A	n/a	n/a
0202	175.08	171.77
0201	174.32	171.05
3205	n/a	n/a
3204	n/a	n/a
321C	151.7	n/a
321A	151.6	n/a
3203	151.7	150.7
321E	n/a	151.76
321D	151.76	151.05
321I	n/a	151.55
321B	151.5	n/a
3202	n/a	n/a
321G	151.54	150.86
321M	151.48	150.55
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 552250,153750

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
451A	n/a	n/a
4503	148.71	146.68
4504	146.72	143.96
3803	154.74	151.64
3804	154.75	151.7
381A	n/a	n/a
3901	154.49	153.69
3802	150.98	148.57
3805	150.75	149.36
3902	153.6	152.59
4906	151.43	150.14
4801	150.16	148.06
4907	150.43	149.3
4901	149.85	147.77
4902	149.07	146.96
4908	148.84	147.37
4909	147.86	146.49
491A	n/a	n/a
251A	n/a	n/a
2701	155.16	152.81
3605	146.52	144.77
3604	151.49	149.8
3601	151.28	149.15
3701	148.39	146.25
3603	148.03	146.35
3602	146.52	144.77
4702	146.31	144.15
4604	141.52	139.85
4610	141.5	139.77
4508	142.06	140.03
4502	142.02	140.53
4506	142.65	141.25
4505	144.64	141.98
4605	139.94	138.67
4606	140.28	138.69
4609	139.9	138.17
4601	140.27	138.87
4607	139.91	138.13
4602	139.92	138.36
4608	139.59	137.66
4603	139.9	138.51
2802	159.38	156.34
281B	n/a	n/a
2807	157.62	155.15
281C	n/a	n/a
2808	157.44	155.05
2703	n/a	n/a
2702	156.64	154.89
2805	157.26	155.15
2803	n/a	n/a
2804	156.92	154.92
2806	156.86	154.88
3801	152.34	150.2
381B	n/a	n/a
1502	161.79	159.66
1501	161.75	161.7
261B	n/a	n/a
1601	160.45	158.33
261A	n/a	n/a
261C	n/a	n/a
161A	n/a	n/a
161I	n/a	n/a
161O	n/a	n/a
161D	n/a	n/a
161E	n/a	n/a
161C	n/a	n/a
161F	n/a	n/a
161N	n/a	n/a
161L	n/a	n/a
161M	n/a	n/a
161J	n/a	n/a
161K	n/a	n/a
161B	n/a	n/a
161P	n/a	n/a
161G	n/a	n/a
161H	n/a	n/a
161Q	n/a	n/a
1703	161.97	160.01
1705	160.56	n/a
1704	159.73	n/a
1706	159.52	n/a
1702	160.48	157.65
1701	161.26	158.14
051A	n/a	n/a
051B	n/a	n/a
0502	165.49	163.45
1503	161	159.76
1802	159.71	158.67
1801	159.92	159.26
191A	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
191B	n/a	n/a
181A	n/a	n/a
181B	n/a	n/a
181E	n/a	n/a
181D	n/a	n/a
1803	159.99	158.66
181C	n/a	n/a
281A	n/a	n/a
2801	158.5	155.32
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



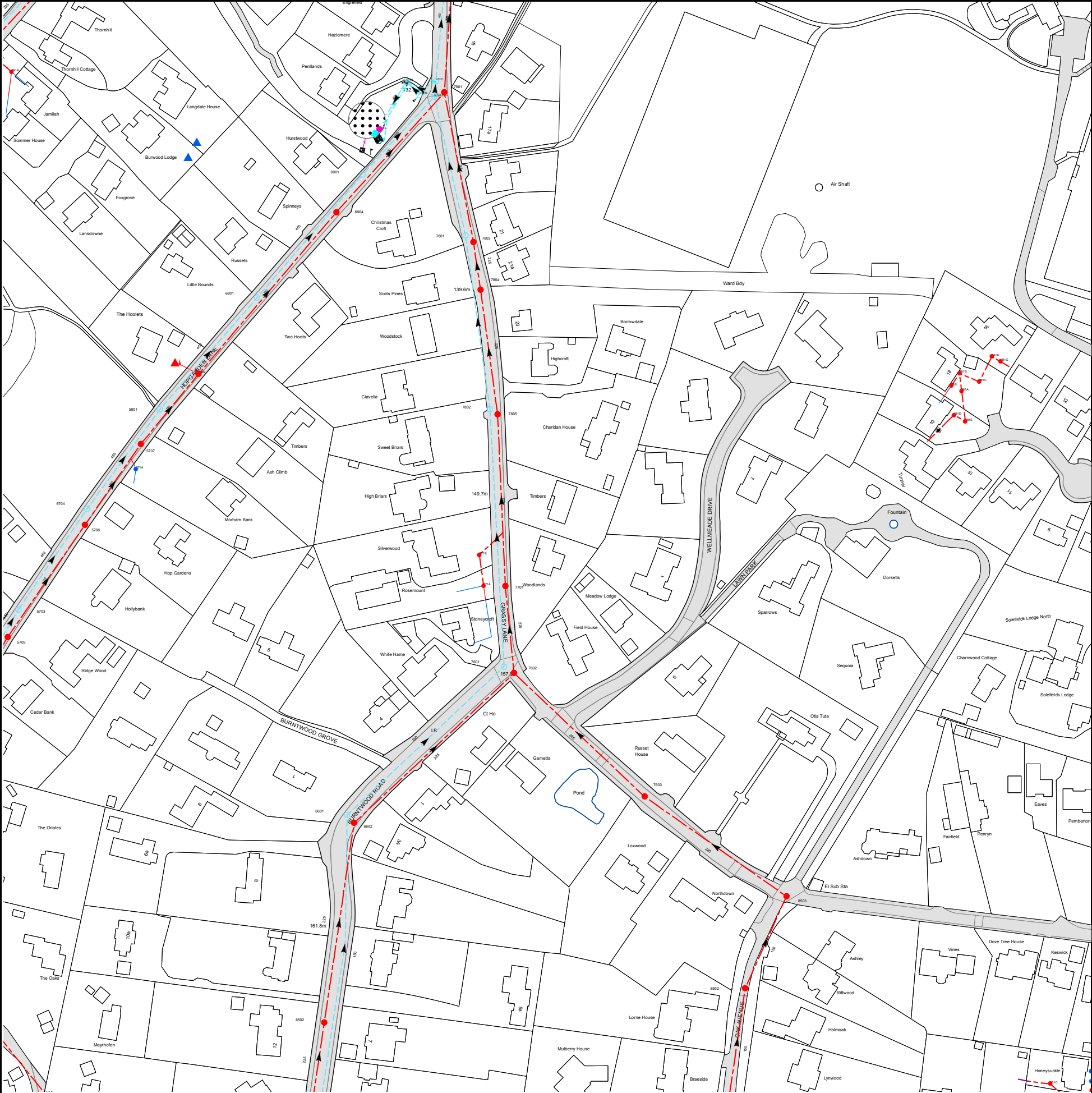
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 552750,153250

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6302	169.73	168.31
5301	n/a	n/a
6301	169.47	165.02
541B	n/a	n/a
541A	n/a	n/a
541C	n/a	n/a
5202	n/a	n/a
5201	n/a	n/a
6201	170.07	167.15
621A	n/a	n/a
631A	n/a	n/a
6303	169.96	168.53
6403	165.94	162.72
631B	n/a	n/a
6404	164.89	163.07
8402	171.94	170.05
9301	170.19	168.37
941C	n/a	n/a
9302	166.98	165.22
941B	n/a	n/a
941A	n/a	n/a
7101	181.53	178.69
8101	180.19	177.54
8201	177.72	174.94
8202	175.14	173.11
8001	n/a	n/a
8203	173.52	171.86
8002	n/a	n/a
9001	182.87	n/a
9101	176.84	175.33
9201	173.47	171.62
9202	172.34	170.57
9102	172.32	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 552750,153750

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
591A	n/a	n/a
571A	n/a	n/a
5707	136.49	135.1
5801	134.97	133.43
5802	135.69	134.2
6801	134.54	133.2
5705	138.67	137.38
5703	138.5	136.83
5706	137.35	136.02
5704	137.51	135.81
6904	133.88	132.22
6901	133.54	132.34
691E	n/a	n/a
691A	132.15	130.48
691B	n/a	n/a
6902	132.58	131.27
691C	132.34	130.61
7901	132.51	130.71
6601	160.27	158.49
7603	162.8	160.97
7602	157.85	155.59
7601	157.52	155.73
7701	153.86	152.56
771A	n/a	n/a
771B	n/a	n/a
981E	n/a	n/a
981D	n/a	n/a
7805	145.3	143.91
7802	n/a	n/a
981A	n/a	n/a
981I	n/a	n/a
981C	n/a	n/a
981B	n/a	n/a
981G	n/a	n/a
981H	n/a	n/a
7804	139.92	138.6
7803	137.73	136.37
7801	n/a	n/a
6502	162.89	159.95
6602	160.4	157.91
8502	168.95	167.03
8503	168.24	165.42
951C	n/a	n/a
951D	n/a	n/a
951E	n/a	n/a
951B	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

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

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

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

	Inlet		Outfall
	Undefined End		

Other Symbols

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

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

APPENDIX H

Telecommunications Responses

BT

Our Ref: Ref shown on map

email: nnhc@openreach.co.uk

Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

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

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

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

Thank you for your request of describing the above proposals.

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

It should not be relied upon in the event of excavations or other works made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

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

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

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Openreach Plant Maps Requested

NewSite Office (addresses can be found on [the New Developments contact page](#))

Dear Sir/Madam,

You have downloaded copies of our drawings marked up to show the approximate location of Openreach apparatus, which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works made near to Openreach apparatus, which may, exist at various depths and may deviate, from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of Openreach plant. Please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by your plant. In the event of clearance not being adequate we anticipate that your plant is either resited, or an order is placed with Openreach for rearrangements of its plant. If there are any difficulties with the Map please email cbyd@openreach.co.uk

Please contact our Network Protection Service by Email on cbyd@openreach.co.uk giving four calendar weeks notice of your commencement date. This will provide you with on-site advice and a check of location for any Openreach apparatus.

Further to this, I hope the following points will assist you at the new development: -

Openreach has a licence obligation to provide service to any end customer requiring a connection. A Developer would not normally be charged for provision of service, our standard connection charges would apply to the end user when orders are placed with the communication provider of choice. However, should a Developer insist on an underground service in an area where Openreach plant is provided overhead, charges may be incurred.

When the Developer has obtained contract and planning permission Openreach would request a 'Clean', scaled Site Layout, Location Map and a covering letter be sent to the relevant newSite Office. We would particularly request that you give details of your programmed site start date and likely first occupancy date where possible. To obtain contact details of the newSite office covering the development area click on the URL below.

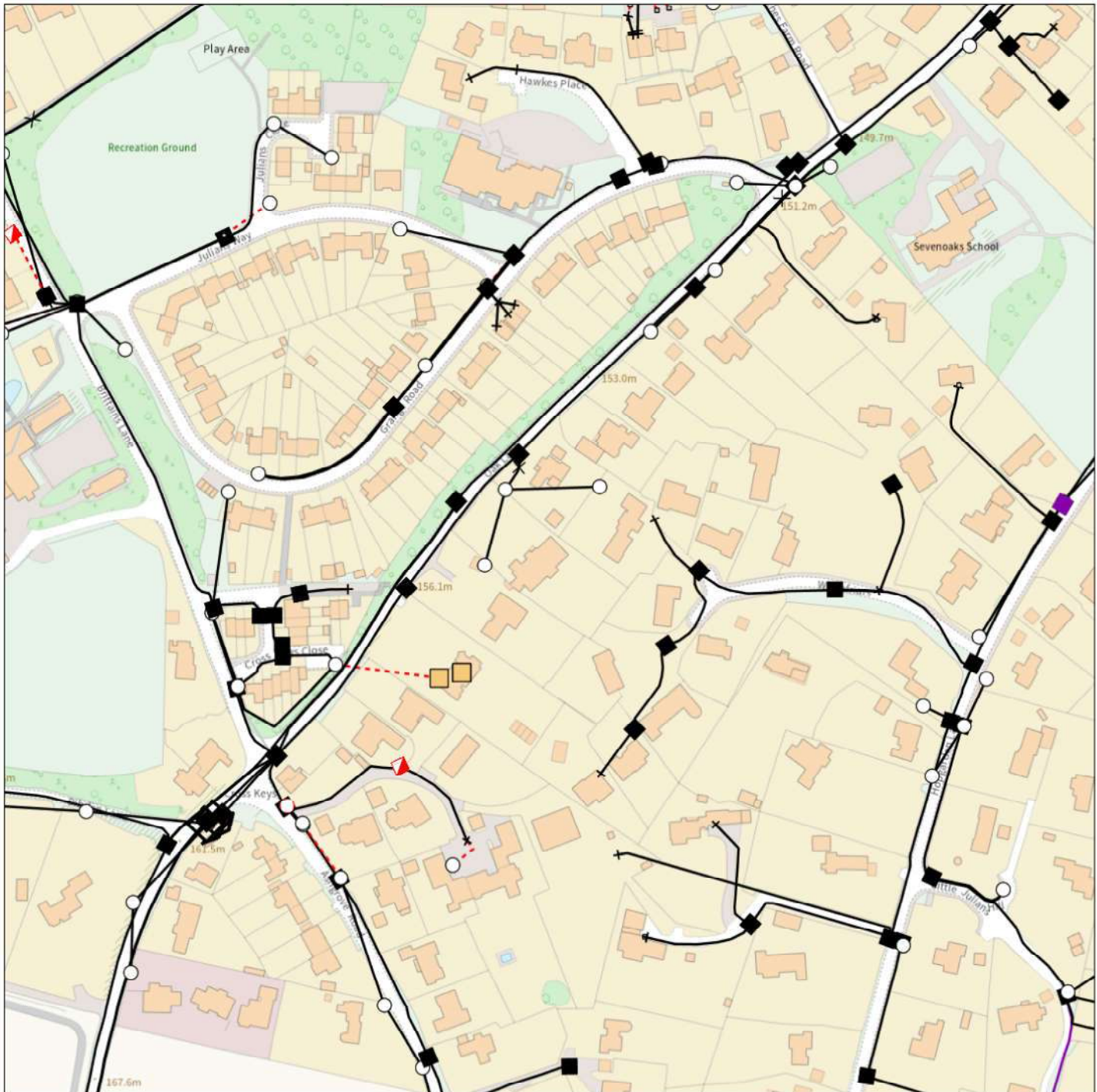
<http://www.newdevelopments-openreach.co.uk/ContactUs.aspx>

Where a development affects existing Openreach apparatus in the public highway, the cost of any necessary protection or diversionary works must be borne by the Developer. In this case where a budget estimate is required a Site Plan, Location Map and a covering letter should be forwarded to the Repayments Project Office. Please visit www.openreach.co.uk/alterationscontacts for contact details of the Repayments Office covering the development area.

Yours faithfully,

Openreach newSites

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

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

BT Ref : GZG01582I

Map Reference : (centre) TQ5227853714

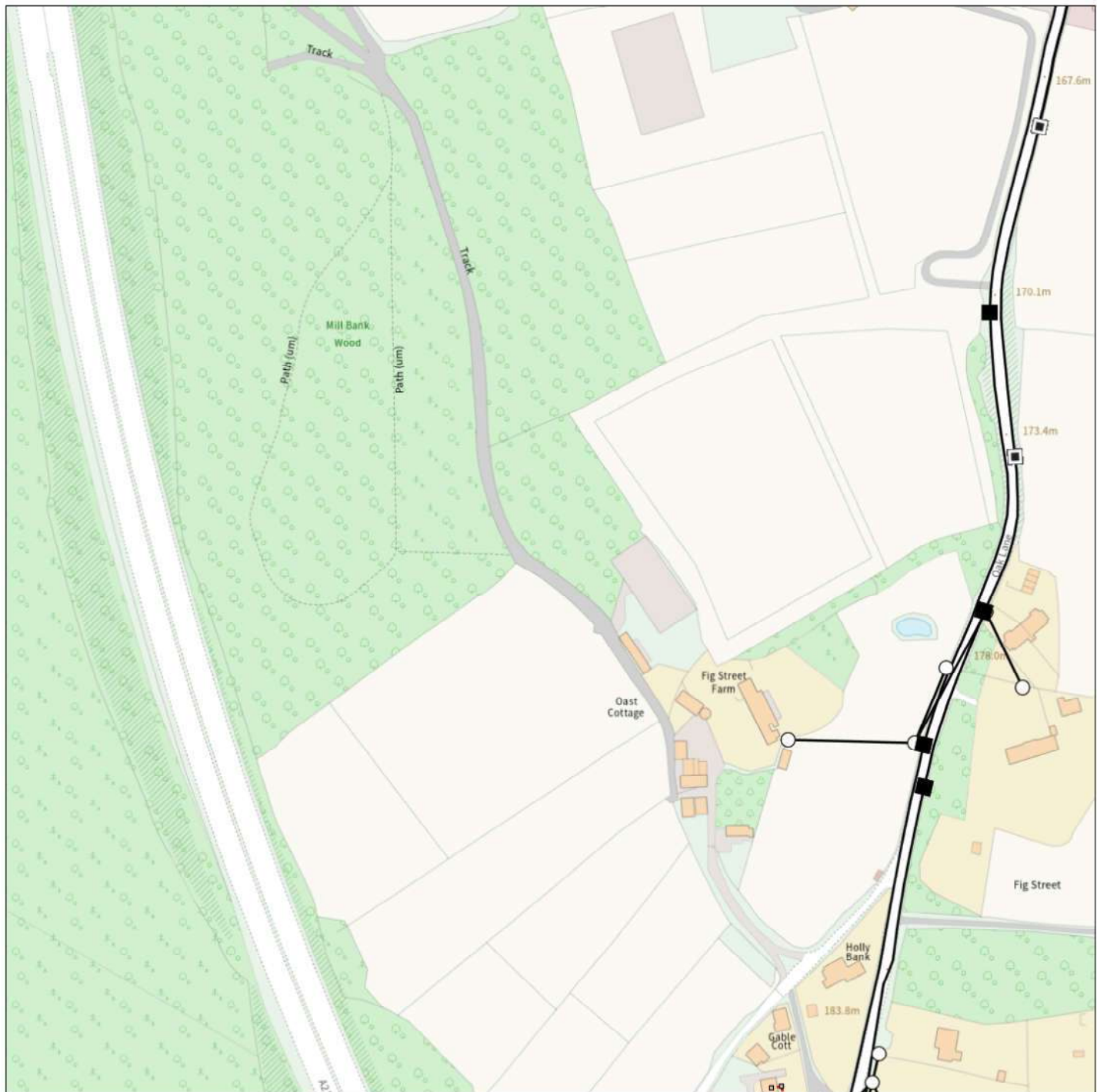
Easting/Northing : (centre) 552278,153714

Issued : 03/05/2022 13:58:30

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

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Controller of Her Majesty's Stationary Office
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Maps by email Plant Information Reply



IMPORTANT WARNING

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KEY TO BT SYMBOLS

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

BT Ref : YMQ01585L

Map Reference : (centre) TQ5184353254

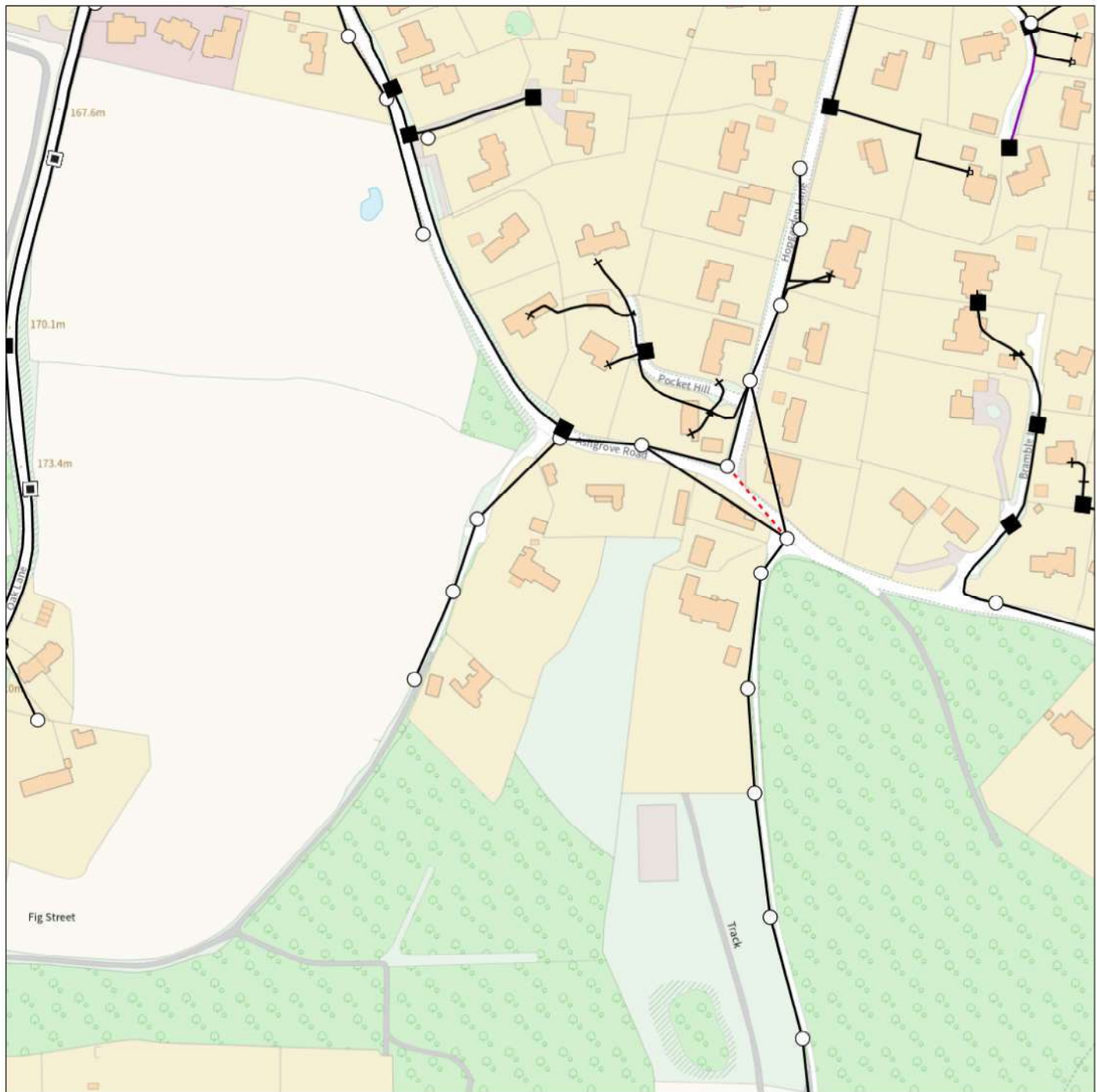
Easting/Northing : (centre) 551843,153254

Issued : 03/05/2022 13:59:14

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Maps by email Plant Information Reply



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(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

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

BT Ref : EYF01593Y

Map Reference : (centre) TQ5229553269

Easting/Northing : (centre) 552295,153269

Issued : 03/05/2022 13:59:17

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

Searches - Cornerstone Projects Ltd

From: T.N, Vathsala <Vathsala.T.N@atkinsglobal.com>
Sent: 04 May 2022 19:57
To: Searches - Cornerstone Projects Ltd
Subject: RE: Plant Enquiries - Site Ref. 22-100 Ashgrove Road, Sevenoaks

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

Many thanks.

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

ATKINS working on behalf of Vodafone: Fixed



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

PLEASE NOTE:

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

IMPORTANT - PLEASE READ:

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



Please consider the environment before printing this e-mail

At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

From: Searches - Cornerstone Projects Ltd <searches@cornerstoneprojects.co.uk>
Sent: 03 May 2022 17:36
To: National Plant Enquiries <OSM.enquiries@atkinsglobal.com>
Subject: Plant Enquiries - Site Ref. 22-100 Ashgrove Road, Sevenoaks

Dear Sir/Madam,

Re: - Underground Apparatus / Plant

Site Ref. 22-100 Ashgrove Road, Sevenoaks - Cross Keys Lodge, Ashgrove Road, Sevenoaks, TN13 1DY - NGR E552208 N153363

APPENDIX I

Street Lighting Records

APPENDIX J

Constraints and Opportunities Plan (Drawing No. 22-100/002B)



- NOTES
- DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS ISSUED BY THE ARCHITECT.
 - TOPOGRAPHICAL SURVEY WAS COMPLETED BY INCO SURVEYS, DRAWING REF: S21340, DATED: FEBRUARY 2021.
 - EXISTING UTILITIES INFORMATION IS BASED ON UTILITY APPRAISAL DONE BY CORNERSTONE UTILITIES, DATED: MAY 2022.
 - TREES RPZ IS BASED ON ARBORICULTURAL ASSESSMENT DONE BY ECE ARCHITECTURE DATED: 09.06.2021.
 - SITE LAYOUT PROVIDED BY ECE ARCHITECTURE, DRAWING REF: 7054-PL02-C, DATED: 09.06.2021.

- LEGEND:
- SITE BOUNDARY
 - EXISTING FOUL WATER SEWER
 - TREE ROOT PROTECTION ZONE
 - SGN LOW PRESSURE MAIN
 - SGN MEDIUM PRESSURE MAIN
 - BT CABLES
 - BT POLE
 - BT BOX
 - UK POWER NETWORK - MANHOLE
 - UK POWER NETWORK - UNDERGROUND LOW VOLTAGE CABLE
 - UK POWER NETWORK - OVERHEAD LOW VOLTAGE CABLE
 - UK POWER NETWORK - UNDERGROUND 11kV CABLE
 - ZAYO POWER DUCT
 - 6m EASEMENT TO SGN LOW PRESSURE MAIN
 - THAMES WATER PORTABLE CLEAN WATER PIPE

B	UPDATED TO SUIT COMMENTS	HM	JW	GG	29.06.22
A	SOUTHERN SGN PIPE LOCATION UPDATED	HM	GG	GG	22.06.22
Rev	Amendments	Dm	Chk	App	Date

**ODYSSEY**

Tuscany House
White Hart Lane
Basingstoke
Hampshire RG21 4AF

Telephone: 01256 331144
Fax: 01256 331134
E: info@odysseyconsult.co.uk
W: www.odysseyconsult.co.uk

Job Title		
LAND AT ASHGROVE ROAD, SEVENOAKS		
Drawing Title		
OPPORTUNITIES AND CONSTRAINTS PLAN		
Client		
SIGMA STRATEGIC LAND		
Scale	Date	Designed
1:500 @A1	APR 22	HM
Drawn	Checked	Approved
HM	GG	GG
Job No	Drawing No	Rev
22-100	22-100/001	B

P:22-100 - Land at Ashgrove Road, Sevenoaks\Tech\Acad\Drawings\22-100-001 Constraints and opportunities plan.dwg

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