

**14-0275**

**UTILITY REPORT**

**FOR**

**PROPOSED DEVELOPMENT OF NEW WAITROSE  
CONVENIENCE STORE WITH CAR PARKING AND  
ACCESS ARRANGEMENTS**

**AT**

**LAND AT MONDELEZ INTERNATIONAL, SOUTHAM  
ROAD, BANBURY**

**REV 2.0**

**ISSUING OFFICE:-**

HIGHAM FERRERS OFFICE  
THE CHARLES PARKER BUILDING  
MIDLAND ROAD  
HIGHAM FERRERS  
NORTHANTS  
NN10 8DN

PETERBOROUGH OFFICE  
ONE MINERVA BUSINESS PARK  
LYNCH WOOD  
PETERBOROUGH  
PE2 6FT

**BIRMINGHAM OFFICE**  
**THE DAVID ROLTON BUILDING**  
**TWELVE QUARTZ POINT**  
**STONEBRIDGE ROAD**  
**BIRMINGHAM**  
**B46 3JL**

**TEL – 0870 726 0000 FAX 0870 726 0222**



**CLIENT**

Barwood Capital Ltd  
Grange Park Court  
Roman Way  
Northampton  
NN4 5EA

Mondelez International  
Uxbridge Business Park  
Sanderson Road  
Uxbridge  
UB8 1DH

**CONSULTING ENGINEERS**

Rolton Group Ltd  
The David Rolton Building  
Twelve Quartz Point  
Stonebridge Road  
Birmingham  
B46 3JL

	Name	Position	Signature
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**Revision**

Revision	Date	Reason for issue
1.0	26.03.2015	First Issue
2.0	09.04.2015	Minor amendments

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INVESTOR IN PEOPLE



Member



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## **EXECUTIVE SUMMARY**

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All utility companies have provided quotations for connections from the existing infrastructure in the road adjacent to the development site, and therefore we believe there is sufficient capacity in the existing network to provide the services for the new development.

The desktop study has highlighted that the only existing service running across the proposed development is a gas main to the existing Mondelez site. No other buried services were apparent within the site constraints.





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## **SITE LOCATION**

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The Rolton Group have been commissioned to provide utility information for the Client regarding a proposed new development of a new Waitrose convenience store with car parking and access arrangements.

The Site is located on land at the Mondelez International Site on Southam Road in Banbury.



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## UTILITIES

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The following details the status of the utilities:

### 1. ELECTRIC

#### Existing location

Western Power Distribution (WPD) have below ground 11kV networks running on both sides of Southam Road. According to the WPD maps (See appendix A) no WPD services run across the site and therefore there is no requirement for diversion.

#### Supply Costs

WPD have provided an initial quotation (see appendix B), which didn't include for the LV portion of the works and a revised quotation (see appendix C) which includes a transformer and a 550kVA LV connection to the new property. The service will connect into the existing HV network in the road by jointing to the existing ring. The budget quotation for this connection is £66,097.33.

#### Current status of information

- a) Application made for a new supply to Clients requirements of 550kVA on 30/10/2014 (application made on-line).
- b) Allocated project reference 2090548.
- c) Quotation 2090548/742085 received 11//11/2014 (see appendix B).
- d) Request for updated quotation to include substation and LV connection made 16/12/2014 (application made on-line).
- e) Allocated new project reference 2125440.
- f) Revised quotation 2125440/750903 received 18/12/2014 to include LV connection and substation (see appendix C and D).

### 2. GAS

#### Existing location

Scotia/Southern gas networks (SGN) has medium and low pressure services running along Southam Road, with the 125mm Medium pressure main running on the West side and the 6" Low pressure main running in the path on the east side of the road. There is also a 180mm medium pressure main that runs across the proposed site to the food factory. This currently is in the position of the carpark area of the proposed development (see appendix G).

#### Supply costs

SGN have provided a budget quotation for the provision of a gas supply to the new development which will involve breaking into the existing medium pressure main and the supply of a new Kingsley plastic kiosk and base. The new supply budget cost is £5,550.00 (see appendix F).

#### Diversion costs

In addition to the above SGN have provided a quotation for diverting the existing Medium pressure main which runs across the site, and the proposal is to divert the main along the new service road for the development and the budget estimate for the works is £63,250.00 (see appendix H and I).

#### Build over

There is an option to build over the existing pipeline in which a wayleave of 6m is required (3m either side of the pipe line). It is understood that the estimated current depth of the pipe is 400 to 500mm below ground.



From correspondence provided by Peter Brett Associates we understand that the Gas utility company required 250mm suitable fill before the car park surface and current proposals are for and overall cover of 700mm (see appendix M).

#### **Current status of information**

- a) Application made for a new supply to clients requirements of 600kW on 30/10/2014 (see appendix E).
- b) Quotation 866363 received 13/11/2014 (see appendix F).
- c) Gas diversion quote DIV9497 received 16/12/2014 (see appendix H and I).

### **3. WATER**

#### **Existing location**

There is a twin 12" trunk main that runs along the west side of Southam Road and a 6" distribution main that runs along the East side as detailed on the Thames water asset plan (see appendix L). There are no water services shown that run across the proposed site.

#### **Supply costs**

Thames water have provided a quotation for the provision of a water supply to the new development which will involve breaking into the existing 6" distribution main within Southam Road and providing a 63mm connection. The budget estimate for the works is £5781.02 (see appendix K). This does not include the sewer works which are dealt with by others.

#### **Current status of information**

- a) Application made for a peak hourly load – 3l/s on 30/10/2014 (see appendix J).
- b) Quotation 50035772 received 04/11/2014 (see appendix K).

### **4. BT**

#### **Existing location**

BT has underground services running within the pathway on both side of Southam Road adjacent to the proposed development (see appendix N).

### **5. CABLE AND WIRELESS**

Vodafone fixed (Cable and Wireless) have stated that they have no apparatus in the vicinity of the development.

### **6. LINESEARCH**

The Linesearch report states that there are no oil and gas pipelines in the vicinity of the proposed development.

### **7. OTHERS**

The following companies have confirmed that they have no apparatus in the vicinity of the development:

- a) Verizon
- b) GTC Plant
- c) BskyB
- d) Energetics
- e) Interoute
- f) TATA KPN
- g) Instalcom



h) Colt





**APPENDIX A**

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**WESTERN POWER DISTRIBUTION NETWORKS ASSET LOCATION MAP**



**Contact Us**

Mapping Enquiries: 0121 623 9780  
All areas

**General Enquiries:**

Midlands 0845 724 0240  
South Wales 0845 601 3341  
South West 0845 601 2889

Date Requested: 30/10/2014

Job Reference: 2923588

Site Location: 445259 241378

Requested by: Miss Tracey Mehew

Your Scheme/Reference: 14-0158

1:1250 Area or Circle dig site

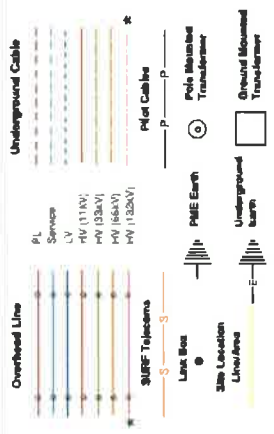
1:500 Line dig site

**IMPORTANT NOTICES**

- These plans are provided as a general guide only. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present but will not be shown.
- You should always verify exact locations of cables in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note G56.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.

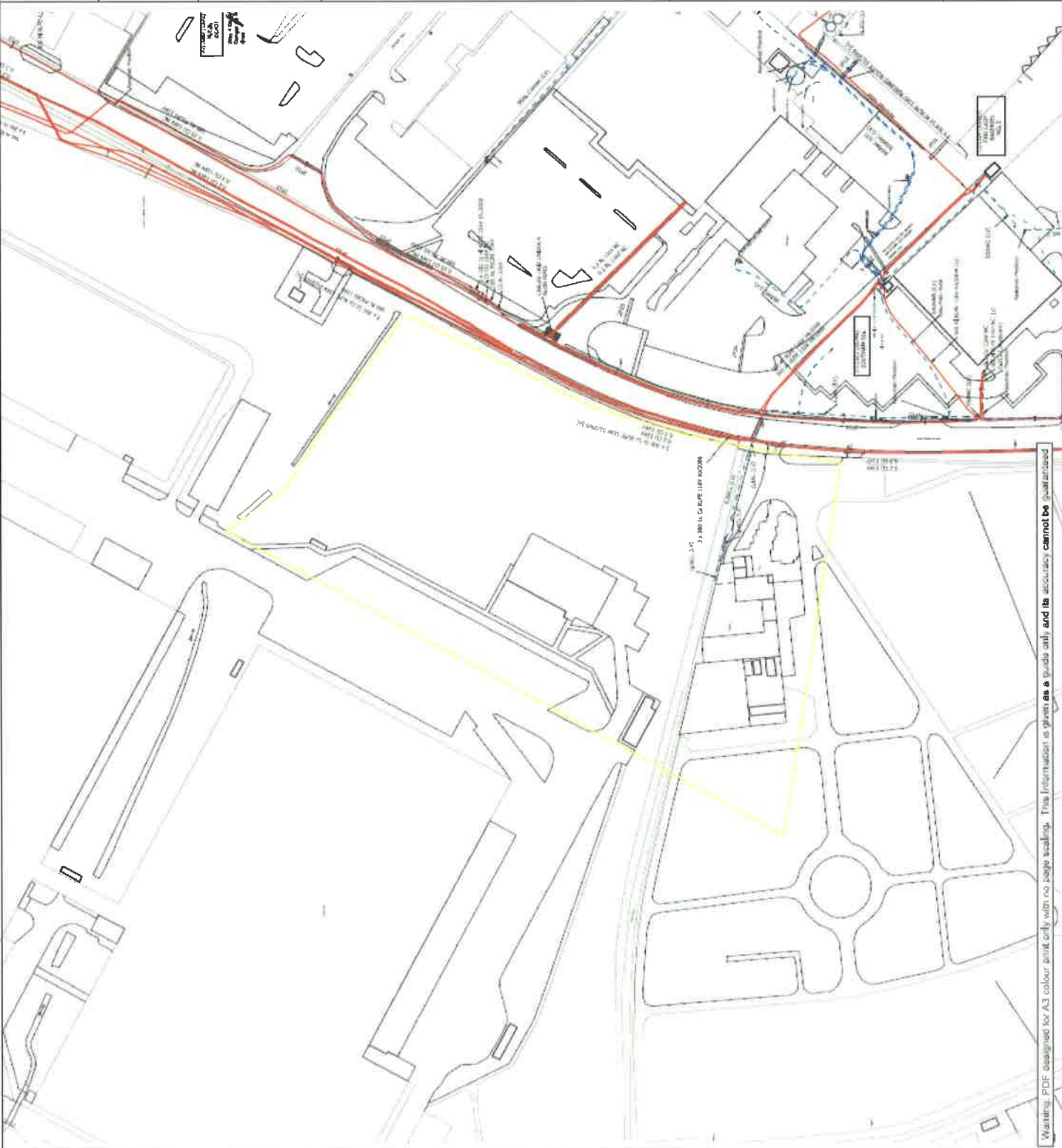
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**

0800 0783 105



\*Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines – 0800 096 3080

Crown Copyright © All Rights Reserved Ordnance Survey Licence numbers: E127318AC, 100024877 and 100021807  
 WPD Copyright: This copy has been made by or with the authority of Western Power Distribution (WPD) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright. This copy must not be copied without the prior permission of the copyright owner



Warning: PDF designed for A3 colour print only with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed



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**APPENDIX B**

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**ELECTRICITY CONNECTION QUOTATION 2090548/742085**



**WESTERN POWER**   
**DISTRIBUTION**

*Serving the Midlands, South West and Wales*

Blackpole Road  
Worcester  
wr4 9tb

Jon Holmes  
Waitrose/Barwood Developments Ltd  
12 Quartz Point  
Stonebridge Rd  
Birmingham  
B46 3JL

**Tel:** 01905383074

**Fax:** NA

**e-mail:**

adawson@westernpower.co.uk

**Date**

11 November 2014

**Our Ref:**  
2090548/742085

For the attention of: Jon Holmes

Dear Jon Holmes,

**Budget Estimate for electricity connection works by Western Power Distribution (West Midlands) plc ("WPD") at Southam Road, Banbury, OX16 2EP ("the Connection Works").**

Thank you for your enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the Connection Works for you ("the Budget Estimate").

**Basis of Information**

WPD's proposals are based on the information provided, as summarised below:-

- Your enquiry dated 30.10.2014

WPD's proposals are based on the following design criteria:-

- 11kv connection with a capacity of 550 kVA

**Proposed Connection Works**

The Budget Estimate is based upon WPD undertaking both non-contestable and contestable Connection Works. You are able to seek competitive prices for some or all of the contestable elements. The enclosed guide provides further explanation on competition in new connections works. An outline of the proposed Connection Works is provided below;

Provide an 11kv Connection for a proposed commercial development with an anticipated load of 550kva





Please note that these proposals are based upon a provisional investigation and no site visit or detailed study has been carried out. Unless otherwise stated it does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

### **Estimated connection charge**

The estimated connection charge for the provision of the Connection Works is £43,594.06 inclusive of VAT at 20%. Payment terms will be stipulated in any subsequent connection offer.

Please note that the estimated connection charge is for **guidance purposes** only and subject, in particular, to any wayleaves and other consents being successfully obtained. It is based on present day prices and includes a 10% contingency to allow for changes in labour and material costs. It does not include the costs of any necessary civil works, which should be provided by you at your expense or any out of hours working

### **Progression to Offer stage**

This Budget Estimate is not legally binding, but sets out the amount we reasonably estimate we would require you to pay for the Connection Works under a formal connection offer (including the more detailed studies we would need to carry out). If you would like WPD to provide a formal offer for connection please forward your application to the address given below together with any supporting information that will allow us to carry out a detailed study.

Western Power Distribution  
Records Team  
6th Floor  
Toll End Road  
Tipton  
DY4 0HH

E-mail: [wpdnewsuppliesmids@westernpower.co.uk](mailto:wpdnewsuppliesmids@westernpower.co.uk)

Upon receipt of the application WPD will finalise the design of the Connection Works and firm up the connection charge. Once this has been done WPD will send you an offer, which will reflect any contestable work you wish to carry out and include payment terms and conditions for connection.



If you have any queries regarding this budget estimate please do not hesitate to contact me at the address or telephone number given at the top of this letter.

Please note that this letter and attachments are not to be treated as an offer from WPD to carry out the Connection Works.

Yours sincerely,



Andy Dawson

**Planner**

**Banbury**

**Worcester**



# Characteristics and Charge Statement

## Cost Indication - Customer Copy (Please retain)

Printed 11/11/2014

Enquiry: 2090548 Scheme: 742085 Ver: 1

For Electricity Connection Works by Western Power Distribution ("WPD") at  
 Waitrose Banbury, OX16 2EP

("the Works")

### Characteristics of Supply

1 Connection(s)

The electricity supply will be delivered a 11000 Volts, Three Phase, 50 Hz

The Maximum Agreed Capacity will be 550 kVA

Maximum prospective short circuit current at the Exit Point 13.1 kA

For information regarding the earthing provided by WPD for the Customer's use and the Customer's earthing responsibility see the Specific Conditions attached

### Connection Charge

Non-Contestable		£8,965.36
Contestable work undertaken by WPD *		£27,363.02
Charge sub-total		£36,328.38
Connection Charge excluding VAT		£36,328.38
VAT on £36,328.38 @ 20%		£7,265.68
<b>Total payable before test &amp; connect</b>	<b>( £43,590 )</b>	<b>£43,594.06</b>

\* See explanatory guide for new connections to WPD's electricity distribution system

The Connection Charge stated is for indicative purposes only. For a fixed price Offer please complete and return the attached Confirmation of Connection Details form. Please do not send any payment now.



**APPENDIX C**

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**REVISED ELECTRICITY CONNECTION QUOTATION 2125440/750903**





**WESTERN POWER**   
**DISTRIBUTION**

*Serving the Midlands, South West and Wales*

Blackpole Road  
Worcester  
wr4 9tb

Jon Holmes  
Waitrose/Barwood Developments Ltd  
12 Quartz Point  
Stonebridge Rd  
Birmingham  
B46 3JL

**Tel:** 01905383074

**Fax:** NA

**e-mail:**  
adawson@westernpower.co.uk

**Date**

17<sup>th</sup> December 2014

**Our Ref:**  
2125440/750903

For the attention of: Jon Holmes

Dear Jon Holmes,

**Budget Estimate for electricity connection works by Western Power Distribution (West Midlands) plc ("WPD") at Waitrose, Southam Road, Banbury, OX16 2EP ("the Connection Works").**

Thank you for your enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the Connection Works for you ("**the Budget Estimate**").

**Basis of Information**

WPD's proposals are based on the information provided, as summarised below:-

- Your email enquiry dated 16.12.2014

WPD's proposals are based on the following design criteria:-

- 1 LV connection with a capacity of 550 kVA

**Proposed Connection Works**

The Budget Estimate is based upon WPD undertaking both non-contestable and contestable Connection Works. You are able to seek competitive prices for some or all of the contestable elements. The enclosed guide provides further explanation on competition in new connections works. An outline of the proposed Connection Works is provided below;

Provide an LV Connection for a proposed commercial development with an anticipated load of 550kva



Please note that these proposals are based upon a provisional investigation and no site visit or detailed study has been carried out. Unless otherwise stated it does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

#### **Estimated connection charge**

The estimated connection charge for the provision of the Connection Works is £66,097.33 inclusive of VAT at 20%. Payment terms will be stipulated in any subsequent connection offer.

Please note that the estimated connection charge is for **guidance purposes** only and subject, in particular, to any wayleaves and other consents being successfully obtained. It is based on present day prices and includes a 10% contingency to allow for changes in labour and material costs. It does not include the costs of any necessary civil works, which should be provided by you at your expense or any out of hours working

#### **Progression to Offer stage**

This Budget Estimate is not legally binding, but sets out the amount we reasonably estimate we would require you to pay for the Connection Works under a formal connection offer (including the more detailed studies we would need to carry out). If you would like WPD to provide a formal offer for connection please forward your application to the address given below together with any supporting information that will allow us to carry out a detailed study.

Western Power Distribution  
Records Team  
6th Floor  
Toll End Road  
Tipton  
DY4 0HH

E-mail: [wpdnewsuppliesmids@westernpower.co.uk](mailto:wpdnewsuppliesmids@westernpower.co.uk)

Upon receipt of the application WPD will finalise the design of the Connection Works and firm up the connection charge. Once this has been done WPD will send you an offer, which will reflect any contestable work you wish to carry out and include payment terms and conditions for connection.



If you have any queries regarding this budget estimate please do not hesitate to contact me at the address or telephone number given at the top of this letter.

Please note that this letter and attachments are not to be treated as an offer from WPD to carry out the Connection Works.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andy Dawson', written over a faint, illegible stamp or background.

**Andy Dawson**  
Planner  
Banbury  
Worcester



## Characteristics and Charge Statement

### Cost Indication - Customer Copy (Please retain)

Printed 17/12/2014

Enquiry: 2125440 Scheme: 750903 Ver: 1

Cost Indication for Electricity Connection Works by Western Power Distribution ("WPD") at:

Waitrose Banbury, OX16 2EP

("The Works")

**Characteristics of Supply**

Supply To: 1 Connection(s)

The supply will be delivered at	230 / 400 Volts,	Three Phase,	50 Hz
The Maximum Agreed Capacity will be			550 kVA
Earthing provided by WPD for customer's use			PME / TN-C-S
External earth loop impedance			Not exceeding 0.35 Ohms
Maximum prospective short circuit current at the Exit Point			25 kA

**Connection Charge**

Non-Contestable		£15,874.14
Contestable work undertaken by WPD *		£39,206.97
 Charge sub-total		£55,081.11
 Connection Charge excluding VAT		£55,081.11
VAT on £55,081.11 @ 20%		£11,016.22
<b>Total payable before test &amp; connect</b>	<b>( £66,100 )</b>	<b>£66,097.33</b>

\* See explanatory guide for new connections to WPD's electricity distribution system

The Connection Charge stated is for indicative purposes only. For a fixed price Offer please complete and return the attached Confirmation of Connection Details form. Please do not send any payment now.





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**APPENDIX D**

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**HV/LV LAYOUT FOR ELECTRICITY CONNECTION**







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**APPENDIX E**

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**NEW GAS SUPPLY APPLICATION**



# Application form for commercial and multiple residential properties



For office use only  
Our reference:

Please fully complete ALL relevant sections of this form. This will ensure your application is processed as quickly as possible. For assistance please call 0845 070 1431 for Southern or 0845 070 1432 for Scotland.

## SECTION A - Your information (must be completed)

### A1. Contact details - The person/company applying for work to be done

Your name: **ALI RAZA SYED**  
Correspondence address:  
**12 QUARTZ POINT  
STONE BRIDGE ROAD  
BIRMINGHAM**  
Postcode: **B46 3JL**  
Are you a Limited company?  
Yes  No

Your reference: **ASSISTANT PROJECT ENGINEER**  
Company name (if applicable): **RULTON GROUP**  
Landline telephone: **0121 767 9166**  
Mobile telephone:  
Email address: **ali.syed@rulton.com**  
If you have entered an email address above this is how you will receive all future correspondence. Please remember to check your junk/spam email folders.

### A2. Site details - Where the work will be carried out

Is the site address the same as the correspondence address? Yes  No  If No, please provide details below.  
Site address: **WAITROSE  
OFF SOUTHAM ROAD (A361)  
(OPPOSITE HOME BASE, CV16 2AD)**  
Site contact name:  
Landline telephone:  
Mobile telephone:  
Email address:  
Postcode:  
Have you previously submitted an application to SGN Connections for this site?  
Yes  No  If Yes, please provide previous reference number:

### A3. Your requirements

Please tell us in what capacity you are applying? Tick the correct box below or state in other

End user  Landlord  Shipper  Self-build   
Utility company  Developer  Council  Housing association   
Architect/consultant  Other please state:  
What type of quotation would you like?  
Firm (a quotation you can accept and proceed with the works)   
Budget indication (a cost indication that you cannot accept)

### A4. What type of work is required? Please tick box

Commercial new supply  Complete sections B & E only  
Commercial alteration/capacity increase  Complete sections C & E only  
Multiple new supplies/alterations  Complete sections D & E only





## SECTION B - New commercial supply

### B1. Property type

Please tell us what type of property requires gas?

<input type="checkbox"/> Warehouse	<input type="checkbox"/> Workshop	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Church hall	<input type="checkbox"/>
<input type="checkbox"/> Office	<input type="checkbox"/> Shop	<input checked="" type="checkbox"/> Other please state: <b>1 SUPERMARKET</b>		

### B2. Gas load information

Please provide peak hourly gas loads in kW along with the estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk)

Peak hourly gas load (kW)	<b>600</b>	Estimated annual gas load (kWh)	
---------------------------	------------	---------------------------------	--

### B3. Plans - see guidance section

Is the site a new development? Yes  No

If the site is a new development please provide a scaled site plan. Your plan must also identify the following information:

<input type="checkbox"/> Clearly marked new buildings	<input type="checkbox"/> Clearly marked meter positions
<input type="checkbox"/> Show surrounding existing geography	<input type="checkbox"/> Clearly marked site boundaries
<input type="checkbox"/> Include elevation drawings (meter positions above first floor)	<input type="checkbox"/> Scale of plan indicated

### B4. Meter boxes and meter kiosk requirements

Would you like us to provide meter housing(s)? Yes  No  If No, please go to section B5. If Yes, please fill in either Section B4.1 or B4.2 below according to the size of your gas load. Please see the guidance section for further help.

#### B4.1 Meter boxes for loads equal to or below 65 kW

If you have a peak hourly gas load equal to or below 65 kW please choose a meter box type from the list below. It is our policy to terminate services at meter positions in external meter boxes on the front face of a building or not more than 2m up the side of the property. If it is more than 65 kW then go to section B4.2 below.

<input type="checkbox"/> Semi-concealed box	<input type="checkbox"/> Surface mounted box
<input type="checkbox"/> Built-in box (customer to provide and fit - see guidance notes)	<input type="checkbox"/>

#### B4.2 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, however, this is subject to approval.

External kiosk <input checked="" type="checkbox"/>	Internal meter location <input type="checkbox"/>	Self-build meter housing <input type="checkbox"/>
--	--	---

\*If known, please provide kiosk type (see guidance section):

If the kiosk required is not in our guidance section you will need to provide the size in mm

L =	W =	H =
-----	-----	-----

Do you need us to provide a concrete base for your kiosk? Yes  No

### B5. Excavation

Do you need us to excavate within the site boundary? Yes  No

### B6. Elevated pressure/compressors/boosters/non-typical loads

Do you require elevated pressure (>21bar?) only applicable for all our loads >232,000 kWh

Yes  No  Yes, please provide the pressure required:

What size of compressor do you require?

Do non-typical loads apply (e.g. seasonal and/or daily fluctuations including combined heat and power (CHP), boosters or compressors)? Yes  No

PLEASE NOW - COMPLETE SECTION E



## SECTION C - Commercial alteration/capacity increase

### C1. Property type

Please tell us what type of property requires gas?

Warehouse  Workshop  Retail/ret  Church hall   
 Office  Shop  Other please specify:

### C2. Gas load information

**Alterations** - Please provide the existing peak hourly gas loads in kW along with the estimated existing annual load in kWh. Your Gas Safe registered engineer or energy consultant will advise you on this information. For a list of Gas Safe registered engineers in your area, please visit [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk)

Peak hourly gas load (kW)  Estimated annual gas load (kWh)

**Capacity Increases** - to increase your load please provide the existing and total new peak hourly gas loads in kW along with estimated and new expected annual consumption in kWh. Your Gas Safe registered engineer or energy consultant will advise you on this information. For a list of Gas Safe registered engineers in your area, please visit [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk)

	Peak hourly gas load (kW)	Estimated annual gas load (kWh)
Existing	<input type="text"/>	<input type="text"/>
Additional	<input type="text"/>	<input type="text"/>
Total	<input type="text"/>	<input type="text"/>

### C3. Meter point reference number (MPRN)

Your MPRN can be found on recent gas bills, it is also known as the 'supply number' or 'M number'. If you do not have an MPRN then please call the Meter point reference enquiry line on 0870 608 1524 and they should be able to provide you with the information.

Meter point reference number  Meter serial number

### C4. Meter boxes and meter kiosk requirements

Would you like us to provide meter housing? Yes  No  If No, please go to section C5. If Yes, please complete either Section C4.1 or C4.2 according to the size of your gas load. Please see the guidance section at the end of the form for further help.

#### C4.1 Meter boxes for loads equal to or below 65 kW

If you have a peak hourly gas load equal to or below 65 kW please choose a meter box type from the list below. If it is more than 65 kW then go to section C4.2 below.

Semi-enclosed box  Surface mounted box   
 Built-in box (customer to provide and fit - see guidance notes)

#### C4.2 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, however, this is subject to approval.

External kiosk  Internal meter location

If known, please provide kiosk type (see guidance section)

If the kiosk required is not in our guidance section you will need to provide the size in mm:

L =  W =  H =

Do you need us to provide a concrete base for your kiosk? Yes  No

### C5. Excavation

Do you need us to excavate within the site boundary? Yes  No

### C6. Elevated pressure/compressors/boosters

Do you require elevated pressure >2 MPa? (only applicable for annual loads > 132,000 kWh)

Yes  No  If Yes, please provide the pressure required:

Will a knock-out compressor be installed? Yes  No

Do you have typical loads in place? (e.g. seasonal or irregularly fluctuating including warm-up/cool-down power (GHP), boosters or compressors) Yes  No

PLEASE NOW - COMPLETE SECTION E



## SECTION D - Multiple new supplies

### D1. Gas load information

Please provide peak hourly gas loads in kW along with estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk)

Property type	Number of each	Peak hourly loads (kW) Per property		Estimated annual gas loads (kWh) Per property	
		Default	Other (please specify)	Default	Other (please specify)
Flat		30		15,000	
House		60		20,600	
Commercial		n/a		n/a	
Other		n/a		n/a	
Totals					

\*These are default loads for normal domestic usage. If your demands are different, please state in table above.

### D2. Meter boxes and meter kiosk requirements

Would you like us to provide a cost for meter housing? Yes  No  If No, please go to section D3. If Yes, please fill in either Section D2.1 or D2.2 or both below according to the size of your gas load. Please see the guidance section for further help.

#### D2.1 Meter boxes for loads equal to or below 65 kW

If you have a peak hourly gas load equal to or below 65 kW please choose a meter box type from the list below. It is our policy to terminate services at meter positions in external meter boxes on the front face of a building or not more than 2m up the side of the property. If it is more than 65 kW then go to section D2.2 below.

Semi-concealed box  Number required: \_\_\_\_\_ Surface mounted box  Number required: \_\_\_\_\_  
 Built-in box (customer to provide and fit - see guidance notes)  Number required: \_\_\_\_\_

#### D2.2 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where possible. If this is not possible we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, however, this is subject to approval.

External kiosk  Number required: \_\_\_\_\_ Internal meter location  Number required: \_\_\_\_\_  
 Self-build meter housing  Number required: \_\_\_\_\_

If known, please provide kiosk type (see guidance section)

If the kiosk required is not in our guidance section you will need to provide the size in mm

L = \_\_\_\_\_ W = \_\_\_\_\_ H = \_\_\_\_\_

Do you need us to provide a concrete base for your kiosk? Yes  No

### D3. Excavation

Do you need us to excavate within the site boundary? Yes  No

### D4. Plans - see guidance section

Is the site a new development? Yes  No

If the site is a new development please provide a scaled site plan. Your plan must meet the checklist below:

Clearly marked new boundaries  Clearly marked meter positions   
 Show surrounding existing topography  Clearly marked site boundaries   
 Include elevation drawings if necessary  Scale of plan indicated

PLEASE NOW - COMPLETE SECTION E



# SECTION E - Additional information

## E1. Additional information/special instructions

Is the development to be phased?  Yes  No If Yes, please provide details below

Are there future developments anticipated on site?  Yes  No If Yes, please give details below including future annual and hourly loads and the number of properties needed

Are there any known site anomalies or constraints?  Yes  No If Yes, please give details below.  
This is anything that may interfere with the work, for example, ponds, streams, conservation areas, listed buildings, manholes, railway tracks, emergency service facilities etc.

NOT KNOWN.

Is there anything that affects the time we can work? e.g. being near a school or on a busy street.  No  Yes  
If Yes, please give details below:

OFF MAIN ROAD.

For access to your site, will we need to lay pipes across a third party's private land?  No  Yes If Yes, you may need to arrange for easement/servitude or consent across this land. This will need to be negotiated prior to commencement of work. Your quotation will include further details.

Is your property timber-framed?  Yes  No  
Please note we will not install pipe through any timber-framed structure.

NOT KNOWN

What is the date you first require gas on?

Signature



Print name

ALI RAZA SYED

Date

30-10-2014

**For work in the south of England send this to:**

**Email** ndsouth@sgn.co.uk  
**Post** SGN Connections  
St Lawrence House  
Station Approach  
Horley, Surrey  
RH6 9HJ

**For work in Scotland send this to:**

**Email** admin@sgn.co.uk  
**Post** SGN Connections  
Axis House  
5 Lonehead Drive  
Newbridge, Edinburgh  
EH28 8TG





## Guidance section



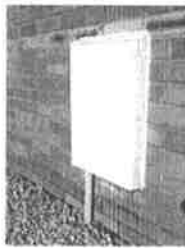
### Meter boxes and kiosks

The pictures below show typical meter boxes for domestic-sized meters. These are called U6 meters. They can register peak hourly gas loads up to 65 kW and are generally used for small shops and domestic properties with up to five bedrooms. Loads above this require larger meters and bigger meter kiosks. If you are unsure of your gas load then check the peak consumption of all the gas appliances in your property and add them up.

Please consult a Gas Safe® registered engineer or an energy consultant if you need further advice. For a list of Gas Safe® registered engineers in your area, please visit [www.gassaferegister.co.uk](http://www.gassaferegister.co.uk)

When you know your hourly load you can then decide if you require a meter box or a kiosk.

#### Typical meter box types for U6 meters ( $\leq 65\text{kW}$ )



##### Built-in meter box

You supply and install this box. These are available from builders merchants and large DIY stores.



##### Surface mounted meter box

Supplied and fitted by us.



##### Semi-concealed meter box

Supplied and fitted by us. You need to obtain a specific U6 meter for this meter box. Speak to your gas supplier for further details.

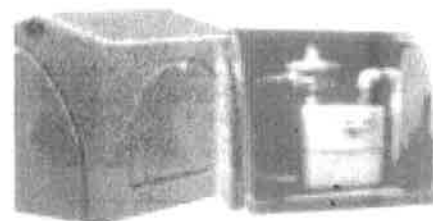


##### Above ground entry

For internal meter positions. We may be able to provide an internal meter location, however this is subject to approval.

Meter positions are normally located externally on the front of a building or not more than 2m up the side of the property. An external meter position allows us to maintain our equipment safely and avoids inconvenience when your meter is read by your supplier.

#### Typical glass reinforced plastic (GRP) meter kiosks for larger meters ( $\geq 65\text{kW}$ ).



Meter kiosks for larger sized meters are shown above. Larger meters are used for commercial and industrial properties, for example restaurants, factories, energy centres, hospitals etc. They may also be used for larger domestic properties or properties with a swimming pool. These GRP kiosks come in a variety of shapes and sizes depending on the meter required. A list of kiosk sizes can be found on the next page.



# Guidance section



**SGN**  
Connections

## Typical meter kiosks

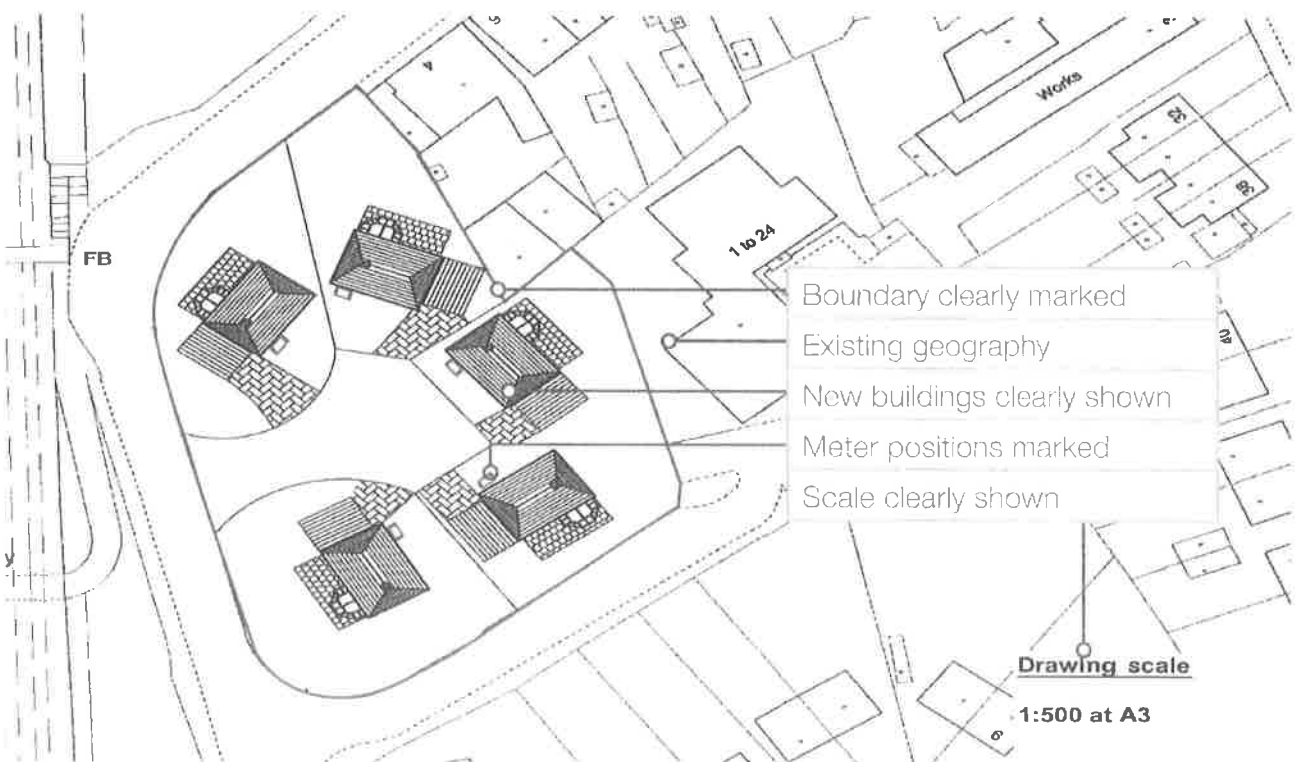
Please note that these kiosk sizes are only a guide. You must contact your gas supplier to obtain the meter you require.

Kiosk name	Installation type	Meter type	Pressure	Length	Width	Height
GC2 WM	Wall mounted	U16	Low	670mm	415mm	750mm
GC2 FS	Floor standing	U16	Low and medium	710mm	440mm	835mm
GC2 Mid WM & FS	Either	U16	Low and medium	710mm	440mm	835mm
GC3 WM	Wall mounted	U25	Low	900mm	360mm	950mm
GC4	Floor standing	U25 & U40 (U10 Low Only)	Low and medium	1010mm	560mm	975mm
GC4+	Floor standing	U40	medium	1210mm	750mm	1210mm
GC5	Floor standing	U65	Low and medium	1475mm	750mm	1950mm
GC6	Floor standing	U65 - U100	Low and medium	1650mm	835mm	1460mm
GC7	Floor standing	U160+	Low and medium	1652mm	870mm	1610mm
GC7+	Floor standing	U160+	Low and medium	1652mm	870mm	1760mm
GC8	Floor standing	U160+	Low and medium	2400mm	1220mm	1800mm

## Meter sizes for each maximum load

Meter size	U6	U16	U25	U40	U65	U100	U160
Maximum load	≤65kWh	≤173kWh	≤275kWh	≤433kWh	≤693kWh	≤1083kWh	≤1733kWh

## Example of site plans required



Further guidance can be found at [www.sgn.co.uk](http://www.sgn.co.uk)

Alternatively you can call 0845 070 1431 (Southern enquiries)  
or 0845 070 1432 (Scotland enquiries)



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**APPENDIX F**

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**GAS QUOTATION 866363**



**Our Ref: 866363**  
**Your Ref: N/A**



Mr Ali Raza Syed  
Rolton Group  
Unit 12 Quartz Point  
Stonebridge Road  
Coleshill  
Birmingham  
West Midlands  
B46 3JL

SGN Connections Limited  
St. Lawrence House  
Station Approach  
Horley  
Surrey  
RH6 9HJ  
Tel: 0845 070 1431

13/11/2014

Dear Mr Ali Raza Syed,

**RE: New connection at Waitrose (Opp Homebase), Southam Road, Banbury, Oxfordshire, OX16 2AD**

Further to your request dated 30/10/2014 regarding the new connection at the above site, please find a budget indication quote detailed below.

**Works to be carried out:**

SGN Connections to connect to the existing 125mm PE MP Main in Southam Road and install a new PE MP valved single service to the boundary of the proposed new Waitrose unit, as shown on customer plan 0330.

SGN Connections to provide all excavation and reinstatement.

No meter work is included.

SGN to supply & install a Kingsley No. 5 Kiosk, including the constructing the concrete base.

**Your Budget Indication is: £5,550.00 (inc.VAT)**

Please note that this figure is a budget indication only and does not represent an offer to carry out the work. This budget cost is based on the information we have been provided with by you.

To ensure that the existing gas infrastructure can manage your new gas load, Southern Gas Networks will need to run further analysis upon acceptance of a firm quotation (Security of Supply Check). If the existing infrastructure requires reinforcing to accommodate your load, then this will incur time delays to the installation of your gas supply. Reinforcement costs will be met by Southern Gas Networks and we will contact you where required.

It is assumed that no easements or third party permissions are required to carry out all works.

Please note that this budget indication does not take into account for any existing Southern Gas Networks infrastructure that may require diverting. Details of these can be obtained from **Southern Gas Networks Diversions/Isolations – 0845 070 3497**.

If you have any further queries relating to this budget indication, please feel free to contact me on the telephone number at the top of this letter.

Yours sincerely,

Miss Jenny Garrett  
Technical Assistant

24 hour gas escape number 0800 111 999\*  
\*Calls will be recorded and may be monitored

SGN Connections is part of Scotia Gas Networks  
Registered in England No. 05618886  
Registered Office: St. Lawrence House, Station Approach, Horley, Surrey, RH6 9HJ  
[www.sgn.co.uk](http://www.sgn.co.uk)





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**APPENDIX G**

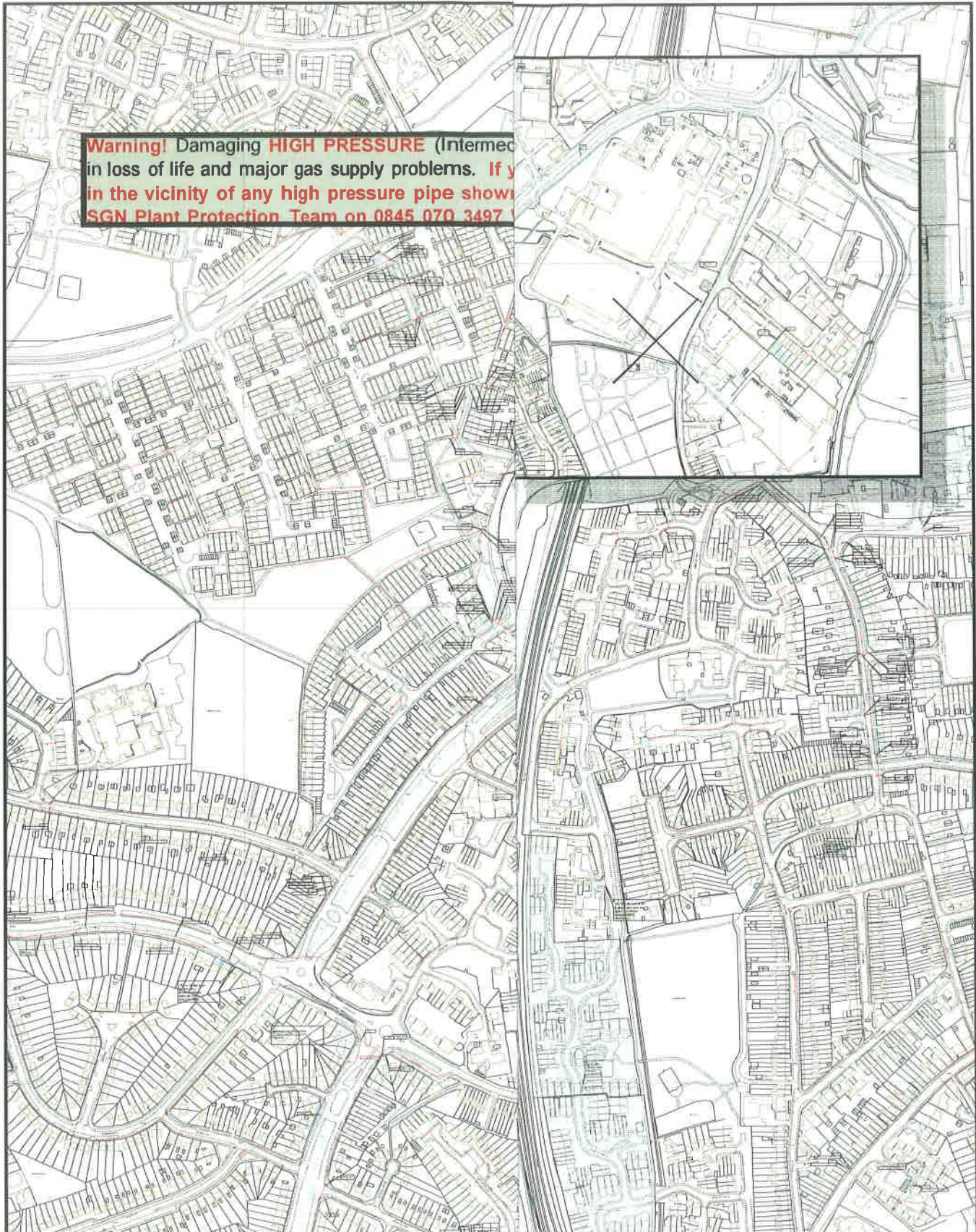
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**SOUTHERN GAS NETWORKS ASSET LOCATION MAP**



**Warning!** Damaging **HIGH PRESSURE** (Intermed  
in loss of life and major gas supply problems. If y  
in the vicinity of any high pressure pipe show  
SGN Plant Protection Team on 0845 070 3497



USER ID: Tracey Mehew  
DATE: 30 Oct 2014  
EXTRACT DATE: 18 Sep 2014  
MAP REF: SP4541SW  
CENTRE: 445365, 241491  
SCALE: 1:5,562

LP Mains ———  
MP Mains ———  
IP Mains ———  
LHP Mains ———  
NHP Mains ———

This  
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etc.  
Scot  
omis  
mair  
that  
appa  
of is

Product: UtilityMaps  
Version: 1.6.6.1  
Template: 'Scotia Gas Networks (A3 Landscape)'



Valve Depth of Cover Syphon Diameter Change Material Change

This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.



**APPENDIX H**

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**GAS DIVERSION QUOTE**





**Your Ref:**  
**Our Ref:** DIV9497  
**Date:** 16/12/2014  
**Direct line:** 01689 881 533  
**E-mail:** phil.chalmers@sgn.co.uk



**SGN**

Your gas. Our network.

2 Leesons Hill  
Orpington  
Kent  
BR5 2TN

Telephone: 01689 881 300

Customer Name  
Ali Syed  
Rolton Group Ltd  
Address Line 3  
Address Line 4  
Address Line 5  
Post Code

**Dear Ali Syed,**

**Re: Proposed Waitrose, Southam Road, Banbury, Oxfordshire**

Further to your recent enquiry, I am pleased to advise you that the outline estimated C3 budget cost to replace the gas mains in question would be in the order of **£63,250.00**

The indicative cost is exclusive of VAT and any allowances that may be applicable I attach a plan showing the outline design of the scheme. The estimate is provided as a guide only and the work will be charged on an "actual cost" basis. The actual cost, therefore, may be greater, or less, than the estimate.

While the costs included are a reasonable indication, given the information supplied at this time, they may be liable for change when more detailed engineering information becomes available.

Please note, costs for traffic diversions have not been included. No allowances have been made for the procurement of Wayleaves/Easements or for Stopping Up Orders.

Site visits have not been carried out in support of this design, which has been carried out solely as a desktop exercise. If you are aware of any specific site conditions that may materially affect the cost of the scheme then I would be grateful if you would let me know by return.

Should you decide to take out trial holes to determine the line and depth of the gas mains may I ask you to contact our Plant Protection Office on 0141 418 4093 who can send a Plant Protection Officer to site to give you guidance and assistance.

I enclose for your use our leaflet "General safety measures to avoid injury and damage to gas apparatus", giving guidance to your staff when working in the vicinity of gas apparatus.

I trust this is sufficient for your immediate requirements. Should you require any further information or a detailed C4 Estimate, please do not hesitate to contact this office.





Finally, I would ask that you notify me in due course if you decide not to proceed with the scheme, or you carry out a redesign such that SGN's mains are no longer likely to be affected.

Yours sincerely,



Network Planning  
Southern Gas Network



**APPENDIX I**

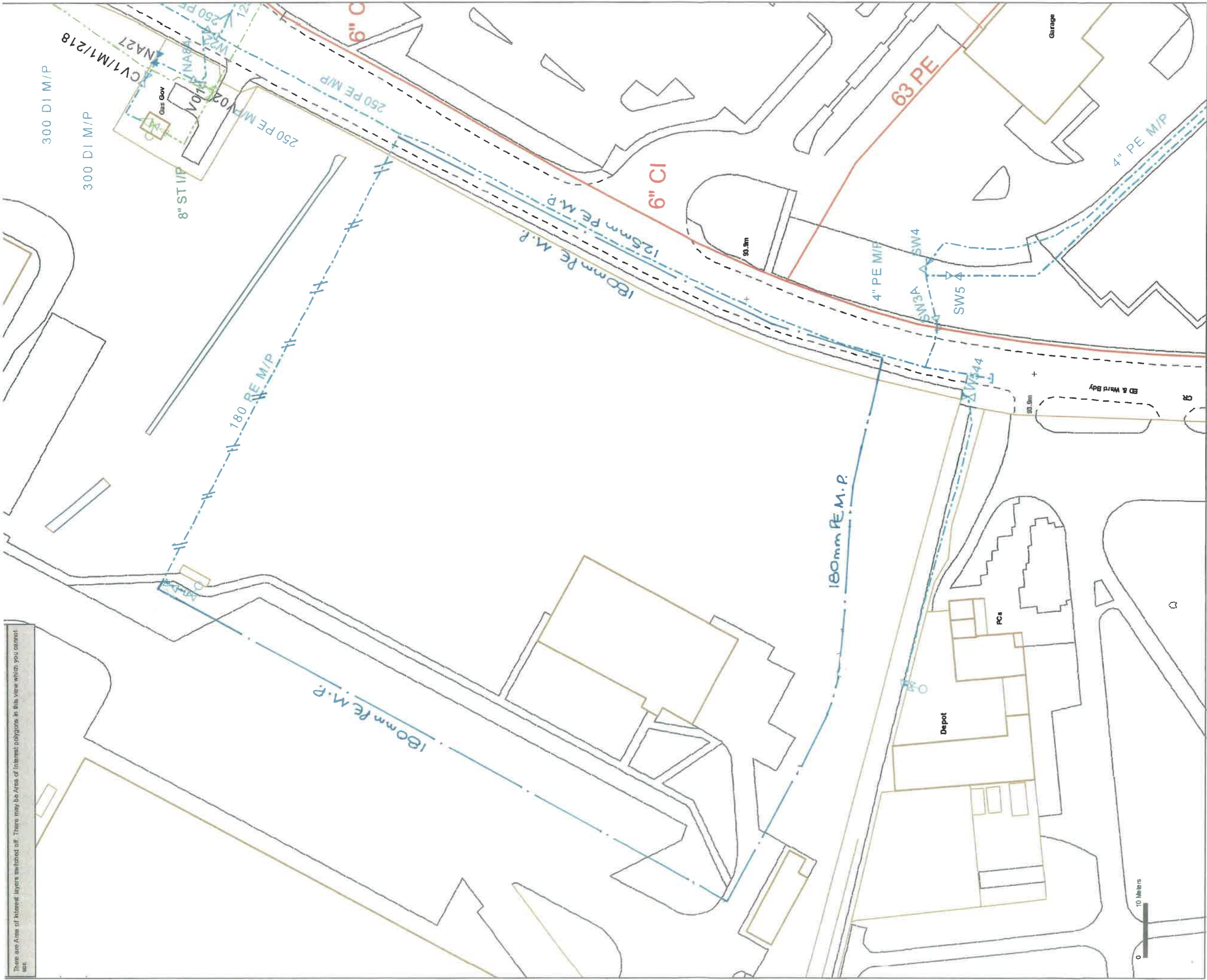
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**GAS DIVERSION SITE PLAN**



There are Areas of Interest layers switched off. There may be Areas of Interest polygons in this view which you cannot see.



SCALE 1: 500	LP MAINS	—
USER ID: pc55757	MP MAINS	- - -
DATE: 01/12/2014	IP MAINS	- · - · -
INTERNAL USE ONLY	LHP MAINS	- · - · -
GRID REFERENCE: E445287,N241377,SP 45 41	HISTORY DATA	—
	LAs	—
	GTs	□
	SSSIs	■

Some examples of Plant items:

Valve  $\bowtie$  Syphon  $\circ$  Diameter  $\perp$  Material  $|$   
 Cover  $\nabla$  Change  $\nabla$  Change  $\nabla$

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 Plant Protection Team on 08450703497 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.

*DIV 9497 SOUTHAM ROAD  
 BARBOLEY  
 OXFORD*

**INTRANET MAP VERSION 2.1**  
**Oxfordshire County Area**

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## **APPENDIX J**

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### **NEW WATER SUPPLY APPLICATION**





# Application for a new water supply connection

## Application form and guidance notes

**Please detach and return the application form and keep our guidance notes for reference.**

This form should be used for applications for new water supply connections for the following; upgrading an existing supply, conversion of a property into multiple dwellings, separating a common supply, building water, new properties and other new supplies which are connecting to an existing distribution main in the public highway.

If you are unsure of what you need please contact our help desk. Please note, if we consider it necessary to provide a new public water main we will contact you to discuss your proposals.

Please complete all sections of this form and provide relevant diagrams and information. Sending us all the information we need will avoid unnecessary delays to your quotation.

Please send your completed application: Thames Water, Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

[thameswater.co.uk/developerservices](http://thameswater.co.uk/developerservices)





# Guidance notes

These guidance notes explain why we need the information we are requesting. Please read them with the relevant section of the application form.

## Section A - your details

### 1 Applicant details

This section should be completed with the details of the person or company responsible for paying for the new connection(s). We will contact this person in relation to the quotation as well as issue the quotation to this address unless you inform us otherwise.

### 2 Property owner's details

If the applicant is not also the owner, we will require the owner's details.

## Section B - site details

### 3 Site address

We need full details of the address to be connected, together with contact details if different from 1 above. Please supply the planning application number, if applicable. Please note that we need full postal details of each plot to be connected before we can arrange the final connection.

### 4 Previous use of the site and contamination

Thames Water must safeguard against contamination of water supplied through pipes. The supply pipe should not be laid in, on or pass through any areas which might cause contamination. This includes the following: foul soil, refuse, and refuse chutes, ash pits, sewers, drains, cesspools or inspection chambers. Where the ground is classified as contaminated, (e.g. reclaimed land sites) or the supply pipe is close to a petrol or oil source, an alternative to the blue MDPE plastic pipe is used. For all development sites and if the land you are developing is deemed contaminated for the use of plastic pipework, you must submit a comprehensive Soils Report when returning your application to us. This will enable us to correctly determine the type of pipe material that should be installed. You should not install any service pipe until the material has been verified as suitable by us.

The soil report must include all of the following:

- site history
- adjacent Sites

- trial pits location plan
- trial pits depths (0.5m and 1.2m)
- soil chemical analysis

The soil chemical analysis should include all of the following:

- Any level which is equal to, or greater than that shown, will deem the site to be contaminated for the use of PE pipe

TPH must be broken down into 'carbon chain lengths', 'aliphatics and aromatics', BTEX and MTBE suites, and chlorinated compounds must be indicated .

TPH:

- aliphatic C5 - C12 (0.5 mg/kg)
- aromatic C5 - C12 (0.5 mg/kg)
- aliphatic C12 - C21 (not chlorinated) (10 mg/kg)
- aromatic C12 - C21 (not BTEX) (10 mg/kg)
- aliphatic C21 - C35 (500 mg/kg)
- aromatic C21 - C35 (500 mg/kg)
- chlorinated short chain aliphatic hydrocarbons (0.5 mg/kg)
- chlorinated short chain aromatic hydrocarbons (2 mg/kg)
- BTEX compounds (0.1 mg/kg)
- MTBE compounds (0.1 mg/kg)

PAH:

- naphthalene (5 mg/kg)
- phenols:
- phenols (unless present with BTEX) (5 mg/kg)
- phenols (in conjunction with BTEX) (2 mg/kg)
- phenols (chlorinated) (2 mg/kg)

### 5 Traffic Management

We are required to carry out traffic management to ensure that our work can be carried out in a safe way for the contractors, and to ensure the flow of road and pedestrian traffic is disrupted as little as possible. Traffic Management can include, but is not exhaustive to: road closures; lane closures; lane rental; parking bay suspensions; and traffic management drawings.

Parking bays including residential bays and loading bays may be suspended for us to be able to work



safely outside your property; the number of bays on either side of the road will be determined by Thames Water and our contractor, which is dependent upon the width of the road, the location of the water main, and to ensure the flow of traffic can be maintained around our works and vehicles.

Thames Water incurs these additional charges from the Local Authority and these charges must be paid to them which are an additional cost of completing your work. These additional charges are incorporated into your quotation where applicable, and you will see them displayed on your quotation.

## **Section C - What supplies are there already on the site?**

### **6 Meter and account numbers**

If there are any existing supplies on site please provide us with the meter number(s) and your customer account number(s). This will enable us to update our records accurately.

## **Section D – Tell us about your new water connection(s)**

### **7 Building water**

In many cases there will be an existing supply on the site. If this is metered, please contact our customer centre billing enquiries on 0845 9200 888 to set up an account for the use of water.

If the supply is not metered there are two methods of payment for the water you use for building purposes.

You may either:

- a) Pay on contract value (a fixed 0.17% of total contract value) or
- b) Have a meter fitted

If you choose to have a meter fitted, this must be arranged with us before you begin work. If not, you will be obliged to pay under option a). Please note that it is illegal to use a neighbour's supply for building purposes.

If you pay under option a) you need to advise us when the building water supply is no longer required so that we can install the meter.

If you require a building water supply urgently, it may be possible to allow you temporary use of a hydrant licence. For further details please contact us on 0845 850 2777 and request information on hydrant use for building purposes.

### **8 What are the new supplies for?**

We need to identify new applications as either 'domestic dwelling' or 'commercial premises' in accordance with the 'Water Supply (Water Fittings) Regulations 1999'. These are national requirements for the design, installation and maintenance of plumbing systems, water fittings and water using appliances. Their purpose is to prevent inefficient use of water, waste, misuse, undue consumption and to prevent contamination of drinking water. We have a legal duty to enforce the water regulations and owners and occupiers of premises and anyone who installs plumbing systems or water fittings have a legal duty to ensure that the systems comply with the Water Regulations.

### **9 Development classification for VAT purposes**

We use HM Revenue & Customs' interpretation of VAT legislation as our guide on how to correctly charge VAT on the services we provide. Our work attracts a different rate of VAT according to the type of service we are supplying, the type of property involved and where the work is being carried out. To help us understand more about your development or project please tick which category best suits your development/works.

In most cases VAT is applicable either at standard or zero rate. However if your property type is subject to a different rate of VAT than normal we will contact you to discuss further.

### **10 Supply requirements**

The standard material used in new connections is Medium Density Polyethylene (MDPE) and the standard sizes for domestic properties are 25mm and 32mm (external diameter). These equate to ¾" and 1"(internal diameter). We will size supplies for domestic use (in both domestic dwellings and commercial premises) according to either the type of property or on the information given in the fittings table. Supplies for new build domestic projects, commercial projects, and domestic conversions are automatically metered under the Water Industry Act 1989 and 1991 (section 47).

If you require a fire supply, you will need to provide us with the following information:

- a) The size of the fire supply (internal pipe diameter)
- b) Whether the fire supply is to have security of supply (i.e. a dual feed)
- c) The main to which the supply is to be taken
- d) The peak flow rate of the supply.



In order to determine the above information, you may need to arrange a flow and pressure test on the nominated Thames Water main(s). You may do this through your designated Fire Protection Company in accordance with advice from the local Fire Authority. All valve operations will be carried out by our Operations personnel.

### **11 Internal fit meters (developments that may require a shared supply pipe/developments requiring a communal bulk supply pipe)**

The preferred method of supply is separate metered connections, with the meters externally fitted in the public highway. When a pumped system is installed to increase the flow and pressure within the property, we will provide internal fit meters to be installed by your designated plumber. We will provide a single supply (diameter to be determined accordingly) up to the property boundary and deliver the meters. The meters must be installed on the risers (after the break tank and pump) within a common area so that we will have access to read and maintain the meters. Please note that meters must not be installed above 1.5m from floor level or in ceiling voids. You will be required to provide a mechanical services schematic drawing with this application.

Where the proposed installation includes an energy centre/common hot water system/common heating system in the property, it may not be possible to individually meter each spur.

Note - meters for hot water supplies are not used in the Thames Water area.

When you have paid for the meters, please contact our help desk who will arrange for the meters to be delivered to site.

### **12 Pulse meters (commercial buildings i.e. offices, schools, factories etc)**

We will read the meter. The pulse output facility is for customer internal energy management use only. We will only provide the pulse output facility. The installation will be carried out by the customers designated contractor. We will provide for a single supply (diameter to be determined accordingly) up to the property boundary and deliver the meters. The meters must be installed on the risers (after the break tank and pump) within a common area so that we will have access to read and maintain the meters. Please note that meters must not be installed above 1.5m from floor level or in ceiling voids. You will be required to provide a mechanical services schematic drawing with this application. When you have paid for the meters, please contact our help desk who will arrange for the meters to be delivered to site.

### **13 Water fittings table**

This information is needed to size the supply and calculate infrastructure charges where applicable.

### **14 Drainage details**

#### **Sewage drainage**

This information is important as it determines whether any waste water infrastructure charges are applicable. For more information on surface water drainage please visit our website [thameswater.co.uk](http://thameswater.co.uk).

#### **Surface water drainage**

So that we set up the correct billing once we have laid the new connection please can you tell us how you are discharging your surface water. Surface water is rainwater that falls on to your property and runs via guttering and drainpipes into the public sewer, or water that drains into the sewers from activities, such as car washing.

### **15 Checklist**

Please use the checklist to make sure you have included all the information we need.

### **Important customer information**

Thames Water's duties to provide water services are contained in the Water Industry Act, which also includes powers for us to access private land to lay pipes and other equipment as well as carry out work on apparatus already present. Consequently, customers should not build over any Thames Water apparatus and should consult us if they wish to build close to such apparatus. Anything constructed over or close to our apparatus could be damaged in the event of a burst. In addition, we must have unrestricted access to our apparatus at all times in order to comply with our statutory duties. Customers are therefore advised that we may be obliged to take action to remove any construction that obstructs our rights of access. In the circumstances, please note that you should always check whether we have any apparatus in the vicinity before carrying out any work.

### **Design and technical services**

Our Design and Technical Services Team offer a range of consultancy services from Network Analysis to Budget Estimates. You can contact Design and Technical Services visiting our website [thameswater.co.uk/developerservices](http://thameswater.co.uk/developerservices)

### **Helpdesk**

Our help desk is available from Monday to Friday 8am to 5pm to help and provide any advice or assistance in completing this form. You can also visit our website [thameswater.co.uk/developerservices](http://thameswater.co.uk/developerservices). For information about us and how to get in contact.





# Application for a quotation for new water supply connection(s) for domestic dwellings and commercial premises



Please use the guidance notes to help complete all sections on the application form. Please write clearly using BLOCK CAPITALS.

## Section A - your details

### Applicant details (see note 1)

Name

ALI RAZA SYED

Company (where applicable)

ROLTON GROUP LTD.

Address

12 QUARTZ POINT  
STONEBRIDGE ROAD

Postcode: BL46 3JL

Telephone number

0121 767 9166

Mobile number

Email

ali.syed@rolton.com

### Property owners details (see note 2)

Is the applicant the property owner?

Yes No

If no please provide details of the property owner

Name

Company (where applicable)

Address

WAITROSE  
SOUTHAM ROAD (A361)  
(OPPOSITE HOME BASE, OX16 2AD).

Postcode:

Telephone number

Mobile number

Email

## Section B - site details (see note 3)

### Site address

Address

WAITROSE  
(OFF SOUTHAM ROAD A361)  
(OPPOSITE HOME BASE, OX16 2AD).

Postcode:

Planning application number

Site contact name

Site contact telephone number

Email



**Previous use of the site and contamination (see note 4)**

Please tick the current/previous usage of your site

Existing property

Greenfield site

Brownfield site

Petrol station

Industrial use

Garages

Workshop

Other – Please state

If your site was previously brownfield or a petrol station, please send us a detailed soil report so that we can determine the material of your new supply. Please refer to section 4 of the guidance notes.

Are you aware of any conservation or archaeological issues relating to this site?

Yes No

If yes, please provide details

Are there any parking bays of any kind in the vicinity of the site? See Note 5

Yes No

If yes which side of the road?  
(Please tick as applicable)

Same side of the road

On the other side of the road

Both sides of the road

**Section C - What supplies are there already on the site? (See Note 6)**

Is there an existing supply at the site?

Yes No

If 'yes' please provide your customer account number

If 'no' please move to section D

Is this supply metered?

Yes No

If 'yes' please provide the meter number

If 'no' please move section D

Do you wish to retain this supply?

Yes No

If 'yes' which plot would you like it to feed?

Please move to section D

If 'no' do you require this supply to be disconnected?

Yes No

**Section D – Tell us about what new water connection(s).**

**Building water (see note 7)**

Are you using an existing supply for building water?

Yes No

If 'yes' is it metered?

Yes No

Do you require a supply for building water/site welfare/construction?

Yes  No

If 'yes' what size do you require?

What is the total contract value of the construction works? (See note 6)



## What are the new supplies used for?

### Type of property/supply (see note 8)

Please complete the table below confirming the number of connections required for each type of property/supply installation. Where Yes is indicated on the table for Water Regulations notification required, please also complete water regulation domestic installation confirmation form which can be found later in this application.

Type	Number of connections required	Size	Water Regulation notification required
House			Yes
Flat			Yes
Site compound			Yes
Landlord supply ( i.e cleaners cupboard)			Yes
Bin store			No
Bike store			No
Barn conversion			Yes
Conversion of dwelling into flats			No
Conversion of dwelling into more than one dwelling			No
Upgrade of supply for domestic purposes			Yes
Upgrade of supply for non-domestic purposes			No
Separation of supply for domestic purposes			Yes
Separation of supply for non-domestic purposes			Yes
Industrial unit			Yes
Offices			Yes
Mobile home/Portakabin			Yes
Retail unit			Yes
Hotel			Yes
School			Yes
Agricultural			Yes
Animal trough			Yes
Standpipe			Yes
Sprinkler			Yes
Irrigation			Yes
Fire sprinkler			Yes
Other (Please specify) SUPERMARKET.	1	3 1/2	Yes



Please choose which category best fits your development from the list below will help us determine the correct rate of VAT applicable to your new connections. (See note 9)

New build house or flat

Relevant residential or charitable

Commercial, existing or other

Listed

Conversion

Mixed

### Supply requirements (see note 10)

What is the total number of domestic dwelling water supplies required?

What size of supply do you require (if known)?

What is the total number of commercial premises water supplies required?

1

What size of supply do you require for the commercial premises (if known)?

What is your planned date for the new connection(s) to be installed?

### Fire supplies

Do you require any fire supplies?

Yes  No

Do you require a dual-feed supply?

Yes No

How many and what size of supply do you require?

1 - TBA.

Have you carried out a flow and pressure test?

Yes No

What is the flow rate required for the fire supply?

TBA. litres per second

Please provide a diagram showing the water main you require the fire supply to be connected.

### Internal fit meters - developments that may require a shared supply pipe/developments requiring a communal supply pipe (see note 11)

Are you intending to install a booster pump or pumped system to increase the flow and pressure within any of the properties?

Yes No

Will there be a centralised energy centre or centralised hot water system?

Yes No

Will there be a centralised heating system?

Yes No

If 'no', please move to next section - water fittings table

If 'yes', what is the proposed diameter of feed to each unit?

What is the anticipated flow rate to each unit?

3.4s

Will you have facilities for storing water?

Yes No

If 'yes', what is the storage capacity in litres?

### Pulse meters (see note 12)

Are you planning to install pulse meters?

Yes No









# Water Regulations domestic installation confirmation



Please complete this section as accurately as possible to ensure Thames Water has record of the proposed installation.

All installations must comply with the Water Supply (Water Fittings) Regulations 1999.

Plumber/contractor name (delete as applicable)

TBA

Plumber/contractor telephone number (delete as applicable)

TBA

Plumber/contractor email (delete as applicable)

Plumber/contractor postal address (delete as applicable)

Postcode:

Please confirm whether they are an approved plumber/contractor (delete as applicable)

Yes                  No

If 'yes' please can you confirm under what scheme they are approved (TAPS 5 external, TAPS 3 internal, WIAPS, WATERMARK etc)

Approval scheme

Membership number

Have you applied for a temporary building supply?

Yes                  No

If 'yes' will your site have a cement silo requiring a water connection

Yes                  No

Type of plumbing system (please tick as appropriate)

Direct supply hot and cold (i.e. all fittings supplied from the mains supply)

Indirect supply hot and cold (i.e. mixed supply to fittings mains/storage)

A pump or booster drawing more than 12 litres per minute, connected directly or indirectly to a supply pipe (please see note 1 overleaf)

Domestic fire sprinkler system

Bidet with an ascending spray or flexible hose

Common supply (more than one property being supplied by the same pipe)

A garden irrigation system unless designed to be operated by hand

Mains-fed washing machines/dishwasher supplies (please see note 2 overleaf)

Any supply or distributing pipe fed with potable water to be installed outside a building falling outside the regulation requirements of 750mm (min) depth to 1350mm (max) depth (Note you must consider re-routing the supply pipe so that you can reach the minimum or maximum depths as required.) (Please see note 3 overleaf)

The construction of a pond or swimming pool with a capacity greater than 10,000 litres which is designed to be replenished by automatic means and is to be filled with water supplied by a water undertaker.

Rainwater or any other recycling system

Borehole supply



**Note 1** If you have ticked yes to item 3 we will require full schematic drawings showing the new pipework and fittings to be installed and we will also require the full specification of the pump.

**Note 2** For domestic washing machines and dishwashers where the supply or supplies (hot and cold) will be left with no appliance connected, Thames Water sets a condition in accordance with regulation 5, that the appropriate backflow protection device must be installed. An appropriate backflow protection device for domestic wash/dishwashers used for domestic use is double check valve(s) or an appropriate no less effective device.

**Note 3** If you have ticked yes to item 9 you must submit a location plan to which the proposal relates and also justification as to why you are unable to comply with the requirements of the water regulations.

## Section E

### Drainage details (see note 14)

#### Sewage drainage

What method will be used for sewage disposal on the site?

- Connection to public sewer
- Septic tank
- Other – please state

#### Surface water drainage

What method are you using to discharge your surface water?

- Connection to public sewer
- No connection to public sewer
- Part of the site only connected to the public sewer.
- Information not known

If part of the sewer is connected to the public sewer please provide details of which plots/properties will not be connected.

## Diagram of where you want your supply

Please provide a drawing of where you require the new water supply to be laid at the boundary of your property.

## Section F

### Checklist (see note 15)

Please tick the information you have provided with your application:

- A site location plan showing the point of entry for the new supply/supplies

For all non-domestic and fire supplies/energy centre/common hot water systems/common heating systems please provide a mechanical services schematic drawing (where applicable)

Extra copies of the fittings table where applicable

Soil report for development sites (if relevant for suspected or known contamination on site)



## Declaration

I confirm to the best of my knowledge that the information in this application is complete and correct.

Your signature



Your full name in BLOCK CAPITALS

ALI SYED.

Your role in the company or job title (where applicable)

ASSISTANT PROJECT ENGINEER

Date

30-10-14.

Please note that Thames Water reserves the right not to make the final connection to its water network. Illegally connecting to the water network is a criminal offence.

Please return the completed form making sure you supply any additional information and return to us by:

- our enquiry form on our website; [thameswater.co.uk/developerservices](http://thameswater.co.uk/developerservices)
- email to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)
- post Thames Water, Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Please ensure that you include copies of the required plans with your application.





# Getting in touch with us

For enquiries regarding this application or any other questions relating to your building or development work please contact us on:



[thameswater.co.uk/developerservices](https://thameswater.co.uk/developerservices)



[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



**0845 850 2777**  
Monday - Friday 8.00am-5.00pm



**Thames Water, Developer Services, Clearwater Court,  
Vastern Road, Reading, Berkshire RG1 8DB**

## If you have any other questions for Thames Water



[thameswater.co.uk](https://thameswater.co.uk)



**0800 980 8800**

- Queries relating to your bill
- Change of address
- Meter readings

Minicom service if you are deaf or hard of hearing 0800 316 6899

**0800 316 9800**

- For emergencies
- Other non-billing enquiries
- Literature

Minicom service if you are deaf or hard of hearing 0800 316 9898



**Thames Water, PO Box 286, Swindon, SN38 2RA**



This leaflet can be supplied in  
braille or audio-tape upon request.



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**APPENDIX K**

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**WATER QUOTATION 50035772**





**Ali Raza Syed**

12 Quartz Point,  
Stonebridge Road,  
Birmingham  
B46 3JL

**Thames Water Utilities Ltd.  
Developer Services**

Our ref 50035772  
Name Simon Brunt  
Phone 0845 850 2777  
E-Mail [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

4<sup>th</sup> November 2014

Dear Mr Syed

**Clean Water Budget Estimate**

**Waitrose, land opposite Homebase, Southam Road, Banbury OX16 2AD**

Thank you for your correspondence dated 30/10/2014 regarding the above development.

Please be aware that this assessment is based upon the details and drawings provided. Should there be any subsequent changes to the details and information on your drawing, the contents of this report would become invalid and would necessitate a new assessment.

Please find listed below the approximate costs for mains and services to serve the site. Subject to survey, additional costs for traffic management and parking bay suspensions may be applicable.

**Contaminated Land:**

Should the site be deemed 'contaminated' for the use of plastic pipe work, following the assessment of your full soil report, mains will be provided in ductile iron and service connections in barrier pipe.

**Network Capacity:**

No off-site main and reinforcement works are necessary.

**Diversiory Works:**

According to our records, it is anticipated that no **clean water assets** diversiory works are required to accommodate your development proposals.

Please note that any diversion is charged at full cost, payable in advance.

Thames Water Utilities Ltd  
Developer Services  
3<sup>rd</sup> Floor West  
Clear Water Court  
Vastern Road  
Reading  
Berkshire  
RG1 8DB

T 0845 850 2777  
I [www.thameswater.co.uk](http://www.thameswater.co.uk)

Registered in England and Wales  
No. 2366661, Registered office  
Clearwater Court, Vastern Road,  
Reading, Berks. RG1 8DB





### **Service Connections:**

1x63mm BP water supply from the 6" main in Southam Road:

Budget Cost = £ 4,641.03

### **Infrastructure Charges:**

16.66 x £347.00 for Water Infrastructure Charges = £ 5,781.02

16.66 x £347.00 for Sewerage Infrastructure Charges = £ 5,781.02

(NB: This has been calculated based on the maximum possible loading to infrastructure for a 3litres/second supply. We will be able to provide you with more accurate figures when we receive details of the water fittings to be installed on the property).

### **Building Water**

A charge is made for water used for building purposes where an existing un-metered supply is used. The charge will be based upon the amount of water used or as a percentage of the contract value, which is currently 0.17%.

### **Water Quality and Hardness**

Please use the link below to check water quality in your area.

<http://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm>

### **Extracts of Water and Waste Water Mains & Apparatus**


Please use the link below to our Property Searches Team to ask for Extracts of Water and Waste Water Mains & Apparatus.

<http://www.thameswater-propertysearches.co.uk/>

**All information enclosed in this letter is for budgetary purposes only and should by no means be taken as the actual cost for serving this development site.**







**If you would like to proceed with the work, please use the link below to apply for a formal quotation.**

**<http://www.thameswater.co.uk/developers/1328.htm>**

I trust this information will be of assistance in your proposals, however should you require any further information, please do not hesitate to contact me.

Yours sincerely

Simon Brunt  
Thames Water  
Developer Services  
0845 8502777



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**APPENDIX L**

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**THAMES WATER NETWORKS ASSET LOCATION MAP**



Asset Location Search Water Map - ALS/ALS Standard/2014 2900674



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 445299, 241425.  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.  
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationary Office, License no. 100019345 Crown Copyright Reserved.





# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)

**Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

**Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

**Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.

**Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

**Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

**Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

**Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

### PIPE DIAMETER

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (1'2" - 2'4")	1100mm (3' 8")
600mm and bigger (2'4" plus)	1200mm (4')

## Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

## Hydrants

- Single Hydrant

## Meters

- Meter

## End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

## Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

## Other Symbols

- Data Logger

## Other Water Pipes (Not Operated or Maintained by Thames Water)

**Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

**Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.





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**APPENDIX M**

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**CORRESPONDENCE**



**Date:** 23 Dec 2014 09:00:26  
**From:** Ali Syed  
**To:** Matthew Colebrook ;  
**Subject:** FW: Southam Road, Banbury - Gas Main Constraints  
**Attachments:** Topo 2.pdf, Topo 1.pdf, Southam Road, Banbury - Gas Main Constraints Sketch Plan 141222.pdf;

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**From:** Ed Turner [mailto:eturner@peterbrett.com]  
**Sent:** 22 December 2014 16:31  
**To:** Ali Syed  
**Cc:** Emma Sharpe; Anne Farmer; Michael Parkinson  
**Subject:** Southam Road, Banbury - Gas Main Constraints

Dear Ali,

Further to my earlier telephone call, I am pleased to set out further details of the possible constraint that the gas main may pose to the development. I have attached copies of the topographic and utility survey we hold for the site which shows the location and depth of the gas main. I had previously provided copies of these plan to your colleague Jon Holmes as we are not sure if these had previously been issued to you.

As discussed, the gas main runs from east to west across the area of the proposed car park on the southern side of the watercourse. The topographic and utility survey appears to indicate the gas main is currently located between 400mm and 500mm below existing ground level.

We understand National Grid Gas have confirmed to you that a 6m wide way leave exists along the gas main (3m to either side). The development proposals currently indicate no built development will occur within this way leave and any works to culvert the watercourse are likely to be over 5m to the north of the gas main.

The surface water drainage strategy will require the construction of an underground storage tank to the south of the gas main. An initial review indicates that this tank can be constructed in the available space beneath the car park beyond the 3m way leave.

We would be grateful if you can confirm that NGG will accept both the storage tank and culverted watercourse at these distances from the gas main. Please can you also confirm if there are any restrictions that NGG may impose that may affect construction activities i.e. limitations on piling length of parallel excavations open at one time etc. I have attached a copy of the draft drainage drawing showing the underground storage tank, the culverted watercourse and the approximate location of the gas main for your convenience.

In addition to the proposed works set out above, the site will be regarded to provide an appropriate development platform and create suitable crossfalls over the car park for both drainage and access purposes. The proposed levels will see the finished surface of the car park at 94.9m AOD at the eastern end (up to 400mm above existing ground levels) of the gas main and 95.4m AOD at the western end of the gas main (up to 400mm below existing ground levels).

Based on these proposed levels and the depth of the gas main shown on the topographic and utility survey, it is likely that the depth of cover throughout the western portion of the car park will be less than 500mm and adjacent to the western boundary may be as low as 100mm.



We understand that NGG required 250mm of suitable fill above the gas main prior to construction of the new car park surface. We currently anticipate that the minimum depth of construction for the car park will be 450mm. This equates to a minimum depth of cover over the gas main of 700mm.

**With regard to the proposed levels changes, please can you confirm:**

- **If a minimum depth of cover of 700mm will be acceptable.**
- **The minimum depth of cover NGG will accept over the gas main (and whether less than 700mm will be accepted).**
- **Specific details of the specification the gas main surround and allowable construction build up above the gas main.**
- **Details of any plant protection measures that may be acceptable, such as a concrete surround or concrete protection slab.**
- **If the increase depth of cover at the eastern boundary will be accepted by NGG.**

If the gas main cannot be accommodated at the current depth below the proposed car park, it is likely that diversion or lowering of the gas main will be a more cost effective solution, given that any land raising would need to be completed over the whole development site and may require ground levels to be raised by as much as 700mm to achieve a suitable minimum cover of the gas main.

We understand that a potential diversion route has been reviewed with NGG that would remove the gas main from the car park. **We would be grateful if you can provide details of this diversion route. Please can you also confirm if localised lowering of the gas main has been considered.**

If you wish to discuss the information provided above or our queries, please contact either myself or Anne Farmer on 0121 633 2900.

We look forward to your response.

Regards,

**Ed Turner**  
Engineer

For and on behalf of Peter Brett Associates LLP

3rd Floor, Waterloo House, Victoria Square, Birmingham, B2 5TB

t 0121 6332888

e [eturner@peterbrett.com](mailto:eturner@peterbrett.com)

w [www.peterbrett.com](http://www.peterbrett.com)

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**APPENDIX N**

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**BT ASSET LOCATION MAP**





# 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.

## DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED  
(Office hours: Monday-Friday 08 00 to 17 00)

Tel: 0800 9173993  
E-mail: [dbyd@openreach.co.uk](mailto:dbyd@openreach.co.uk)  
Website: [www.dialbeforeyoudig.com](http://www.dialbeforeyoudig.com)

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

## KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

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 the time of preparation.

**openreach**

BT Group business



BT Ref: UD004395P

Map Reference: (centre) SP4526241351

Easting/Northing: (centre) 445262,24135

Issued: 30/10/2014 16:39:54

**FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk) BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA**



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