



Plot SGR 1, Bicester

Preliminary Utilities Appraisal

Section 2 of 2

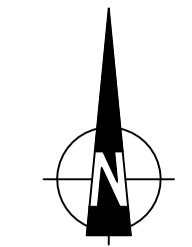
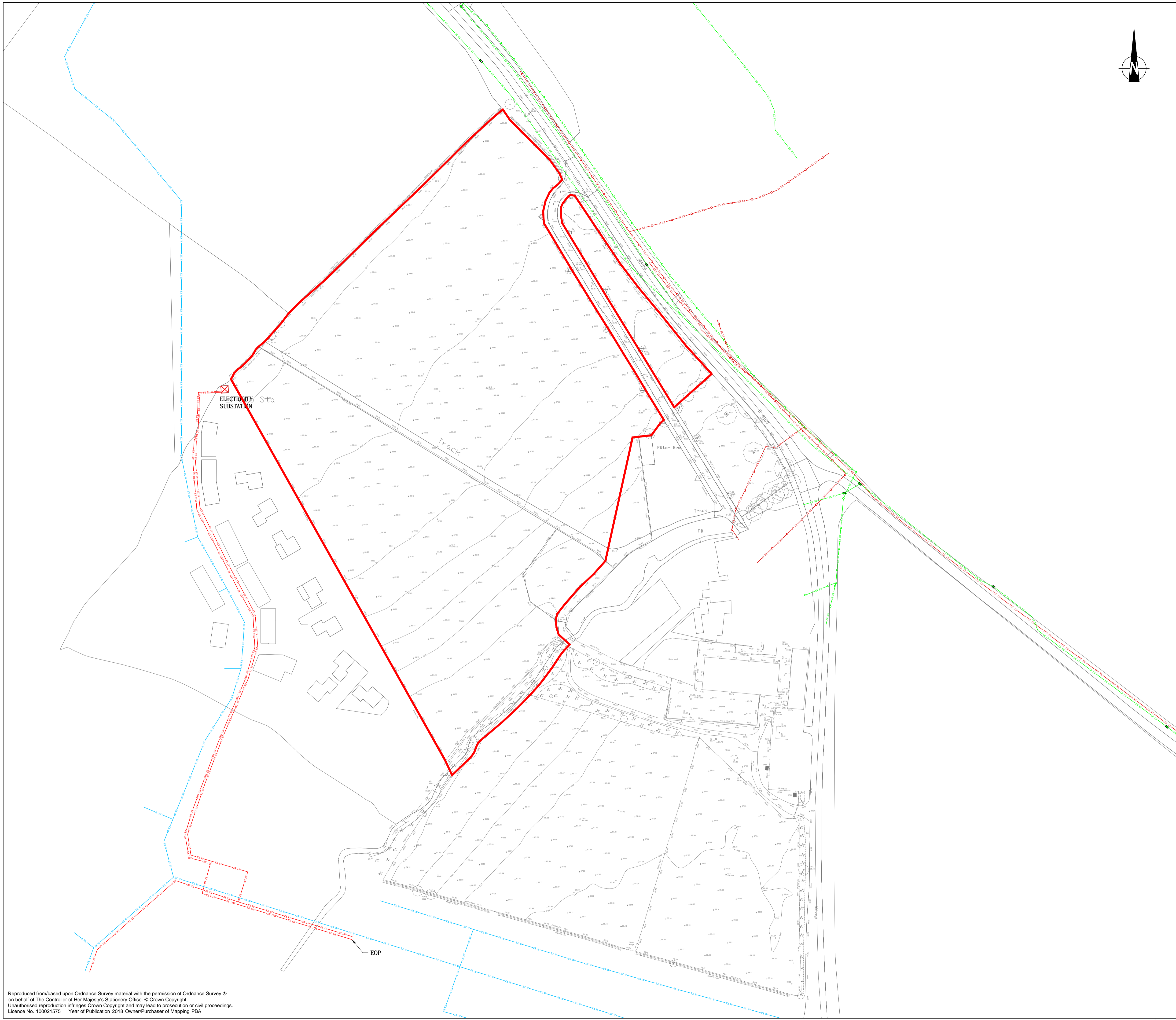
On behalf of **SGR (Bicester 1) Limited**

Project Ref: 41436 / 2003 | Rev: 01 | Date: March 2018

Office Address: Caversham Bridge House, Waterman Place, Reading, Berkshire RG1 8DN
T: +44 (0)118 950 0761 F: +44 (0)118 959 7498 E: reading@peterbrett.com



Appendix A Existing Services Drawing



- NOTES:**
- DO NOT SCALE THIS DRAWING. IF IN DOUBT PLEASE REQUEST FURTHER INFORMATION.
 - ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACT DRAWINGS, CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - EOP MEANS END OF (ASSET RECORD) PLAN.


- KEY:**
- SITE BOUNDARY
 - EXISTING UTILITIES
 - EX BT OPENREACH TELECOMMUNICATIONS DUCT
 - EX BT OPENREACH TELECOMMUNICATIONS OVERHEAD CABLE
 - OPENREACH JOINT BOX
 - OPENREACH MANHOLE
 - EX LV SSE LOW VOLTAGE ELECTRICITY CABLE
 - EX 11kV SSE 11kV ELECTRICITY CABLE
 - EX LV GTC LOW VOLTAGE ELECTRICITY CABLE
 - EX 11kV GTC 11kV ELECTRICITY CABLE
 - GTC ELECTRICITY SUBSTATION
 - EX W THAMES WATER POTABLE WATER MAIN

Mark	Revision	Date	Drawn	Chkd	Appd
01	AMENDMENT TO RED LINE BOUNDARY	15.03.18	CM	OG	APR

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status
FOR INFORMATION

**LAND TO THE WEST OF HOME FARM,
 BICESTER
 EXISTING COMBINED SERVICES PLAN**

Client			 Offices throughout the UK and Europe www.peterbrett.com © Peter Brett Associates LLP READING Tel: 01189 500 761
RESOLUTION PROPERTY			
Date of 1st Issue	Designed	Drawn	
23.02.2018	-	CM	
A1 Scale	Checked	Approved	
1:1000	OG	APR	
Drawing Number	Revision		
41436/2001/001	01		

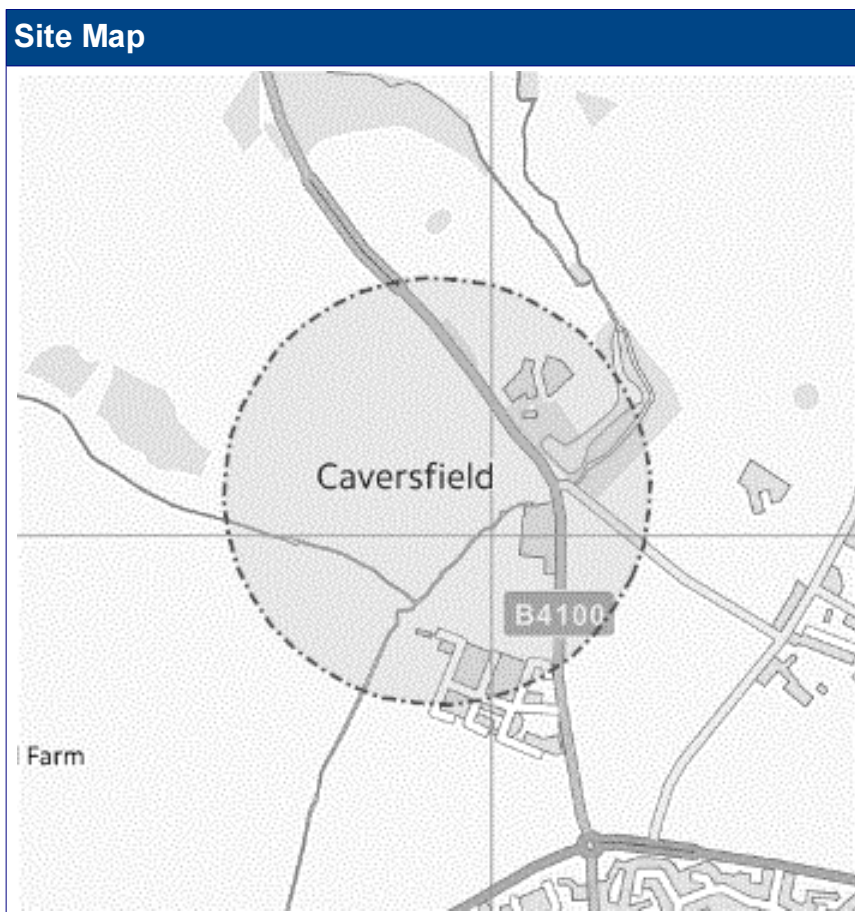
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Appendix B LineSearch Enquiry

Enquirer			
Name	Mr Oliver Goodley	Phone	0118 952 0289
Company	Peter Brett Associates	Mobile	Not Supplied
		Fax	Not Supplied
Address	Caversham Bridge House Waterman Place Reading Berkshire RG01 8DN		
Email	ogoodley@peterbrett.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details			
Scheme/Reference	41436		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	01/07/2018	Work type	Housing
End date	01/07/2019	Site size	710 metres diameter
Searched location	XY= 457823, 225061 Easting/Northing	Work type buffer*	25 metres
Confirmed location	457906 225075		

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



Asset Owners

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

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

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

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

Below are three lists of asset owners:

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

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

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

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

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
SGN	08009121722	0800111999	Await response

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

List of not affected LSBUD members

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

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

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Anglian Water	http://www.digdat.co.uk	01480323891	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
GTT (formerly Hibernia Networks)	owen.maguire@gtt.net	01704 322 300	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Level 3 Communications UK Ltd (C/-Instalcom)	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Scottish and Southern Energy	asset.data@sse.com	01256337294	Not Notified
Tata (c/-McNicholas)	plantenquiries@mcnicholas.co.uk	03300558469	Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://plant.interoute.com/plant-enquiries/	01992532100	Not Notified

Disclaimer

Please refer to LineSearchbeforeUdig's Terms of Use for full terms of use available at www.lineSearchbeforeUdig.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineSearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineSearchbeforeUdig, including but not exclusively those set out above. Therefore, LineSearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineSearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Appendix C BT Openreach Asset Record Plan

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

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KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

BT Ref : ZLH04415H

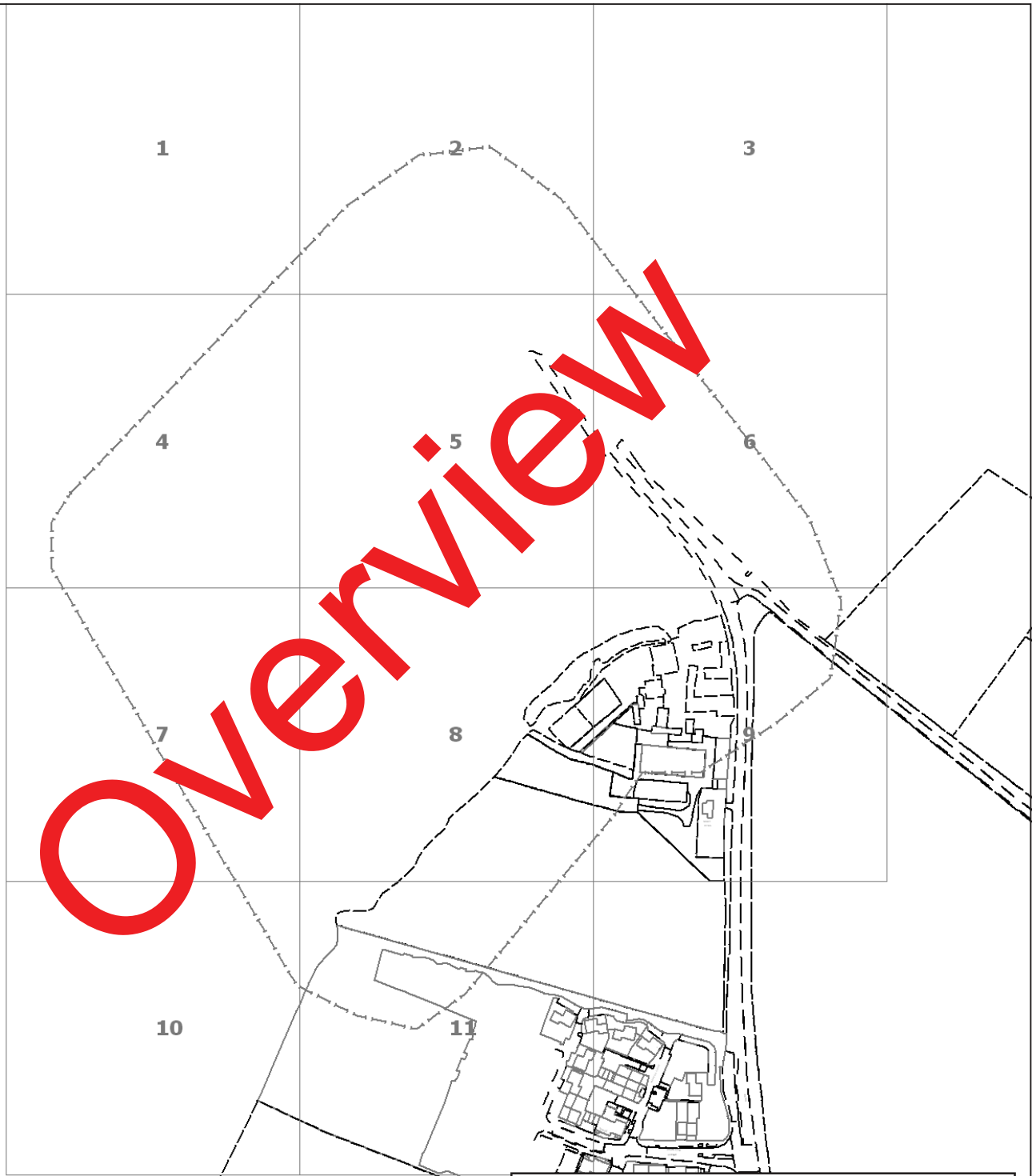
Map Reference : (centre) SP5 792525 109

Easting/Northing : (centre) 45 7925,225 109

Issued : 23/01/2018 04:41:37

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

Appendix D SGN Asset Record Plan



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



Low Pressure Mains		History Data	
Medium Pressure Mains		LAs	
Intermediate Pressure Mains		GTs	
High Pressure Mains		SSSIs	
Some Examples Of Plant Items			
Valve		Syphon	
		Depth of Cover	
		Diameter Change	
		Material Change	

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



Contact Us

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

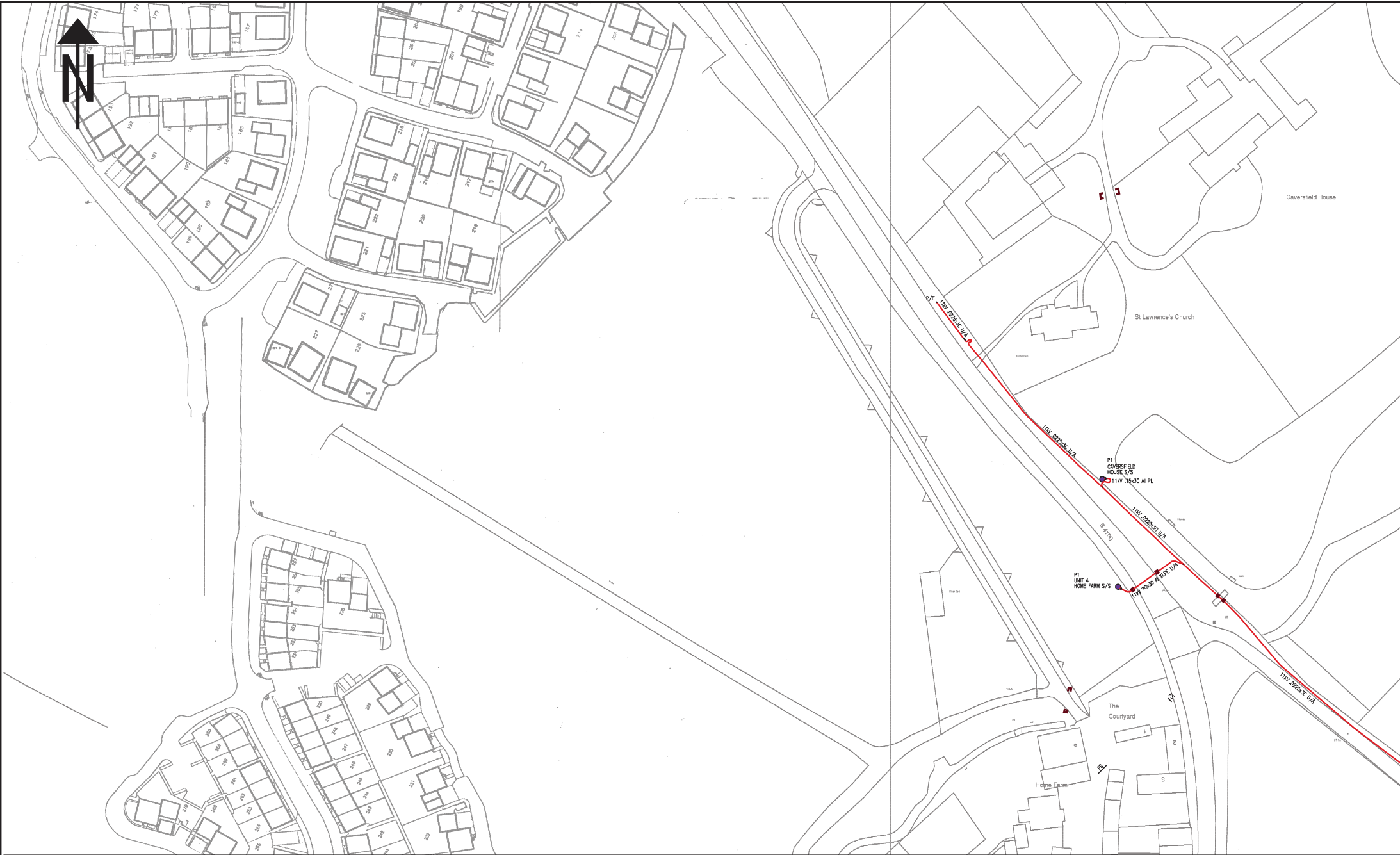
Date Requested: 09/01/2018
Job Reference: 11954781
Site Location: 457917 225090
Requested by:
Ms Christina Elliott
Your Scheme/Reference:
LM 61276/ShG

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

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Appendix E SSE Electricity Asset Record Plans



NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	services	l.v.	h.v. e.h.v.
FOOTPATH	0.40m	0.45m	0.60m 0.75m
ROAD CROSSING	0.60m	0.60m	0.75m 0.90m
l.v./services	- up to 1000V.		
h.v.	- over 1000V. to 11,000V.		
e.h.v.	- 22,000V. to 132,000V.		

WARNING

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

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE G88 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

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Telephone: 01605 845600

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Registered in England No. 04004290
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49 Forbury Road, Reading, RG1 3HH

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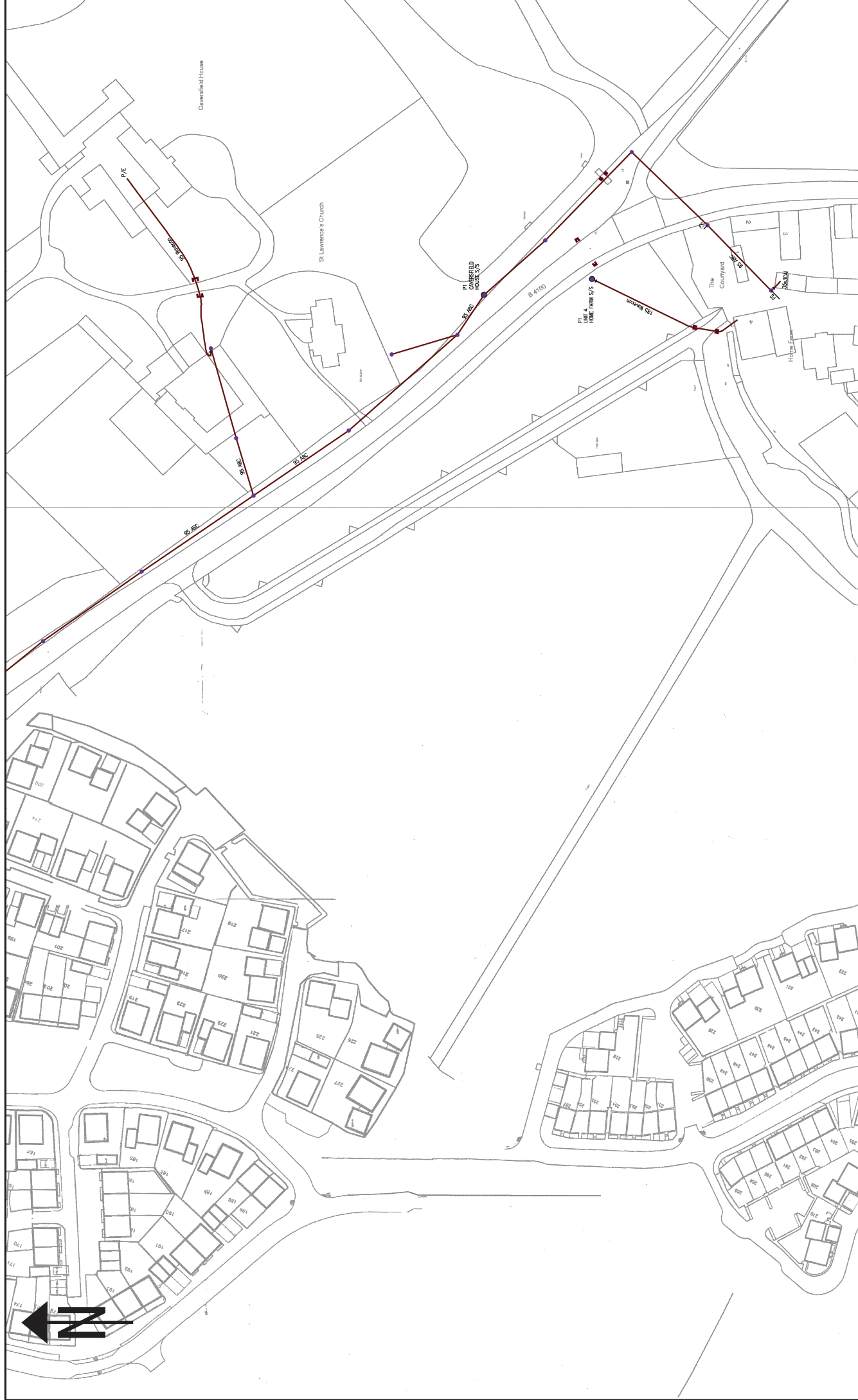
01605-845600

CHECKED

Grid Ref: SP57932516

Scale: 1:1250

Date: 23/01/2018



WARNING

These may have been subsequent alterations to the surface levels. Field holes must be taken to determine positions and depth of cables. BS 5777 'Booklet' from the Health and Safety Commission should be consulted before commencing excavation work. (available from the HSE)

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

SCOTTISH SOUTHERN
Electricity Networks

L.V. MAINS RECORD

01606-84500

Grid Ref: SP57932516

Scale: 1:1250

Date: 23/01/2018

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

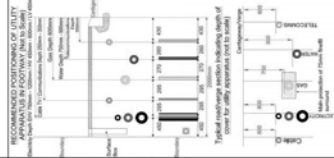
services	l.v.	h.v.	e.h.v.
FOOTPATH	0.40m	0.45m	0.60m 0.75m
ROAD CROSSING	0.60m	0.60m	0.75m 0.90m
L.v./services	- up to 1000V.		
h.v.	- over 1000V. to 11,000V.		
e.h.v.	- 22,000V. to 132,000V.		

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Subject to Revision Master held at

Appendix F GTC Electricity Asset Record Plans



RECOMMENDED POSITIONING OF UTILITY APPARATUS IN FOOTWAY NEXT TO SUBSIDIARY DRIVE

NOTES

1. This drawing is a preliminary design and is subject to change without notice.
2. All dimensions are in millimeters unless otherwise stated.
3. The site is shown on the attached site plan.
4. The site is shown on the attached site plan.
5. The site is shown on the attached site plan.
6. The site is shown on the attached site plan.
7. The site is shown on the attached site plan.
8. The site is shown on the attached site plan.
9. The site is shown on the attached site plan.
10. The site is shown on the attached site plan.

Client: [Name]
Project Name: [Name]
Project Number: [Number]
OS Ref: [Number]
Location: [Address]
Developer/Client: [Name]
HL Partnerships: [Name]
Drawing Number/Title: [Number]
Approved: [Signature]
Date: [Date]

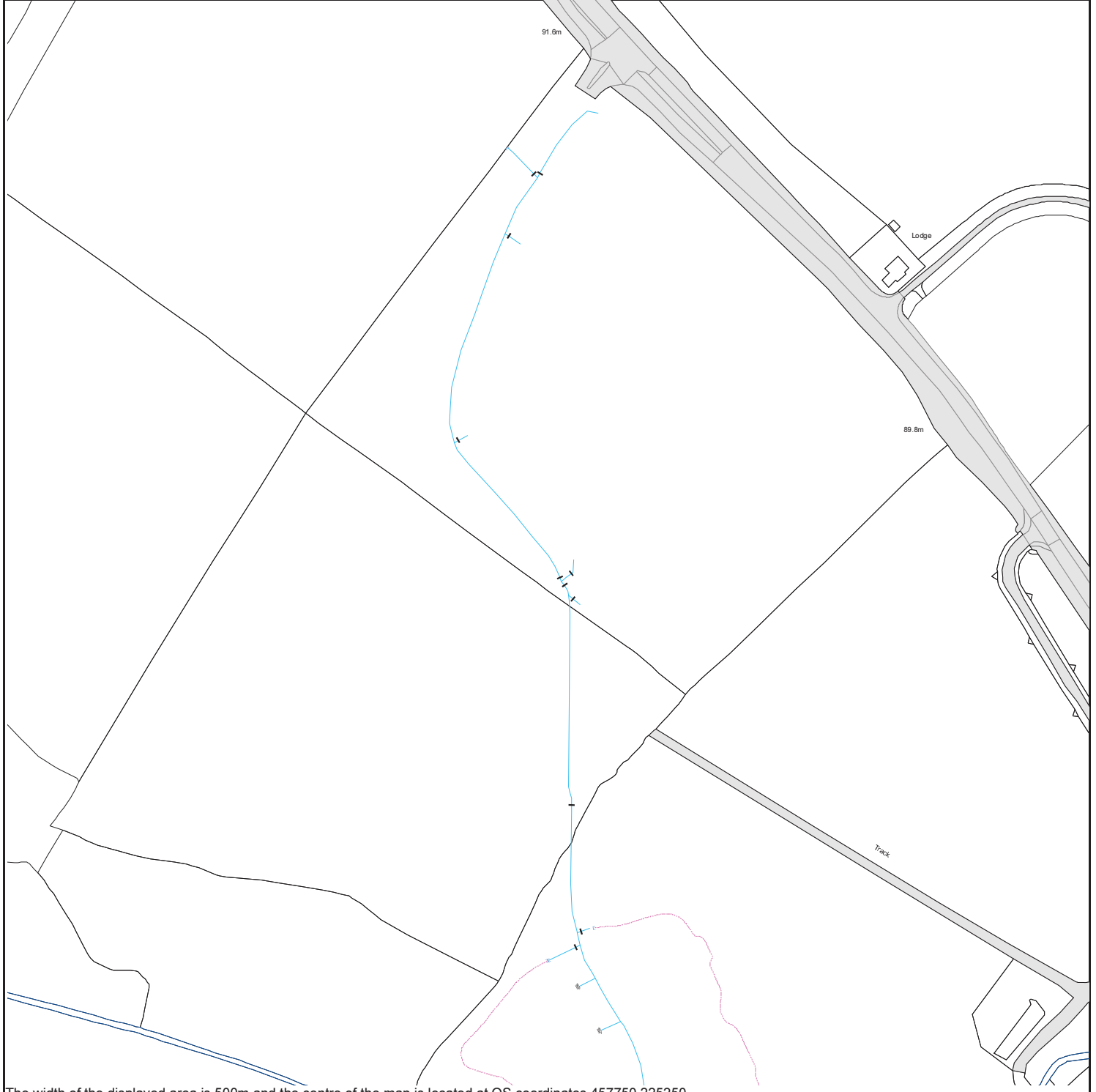
Appendix G Thames Water Asset Record Plans



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 458250,224750

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

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



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 457750,225250

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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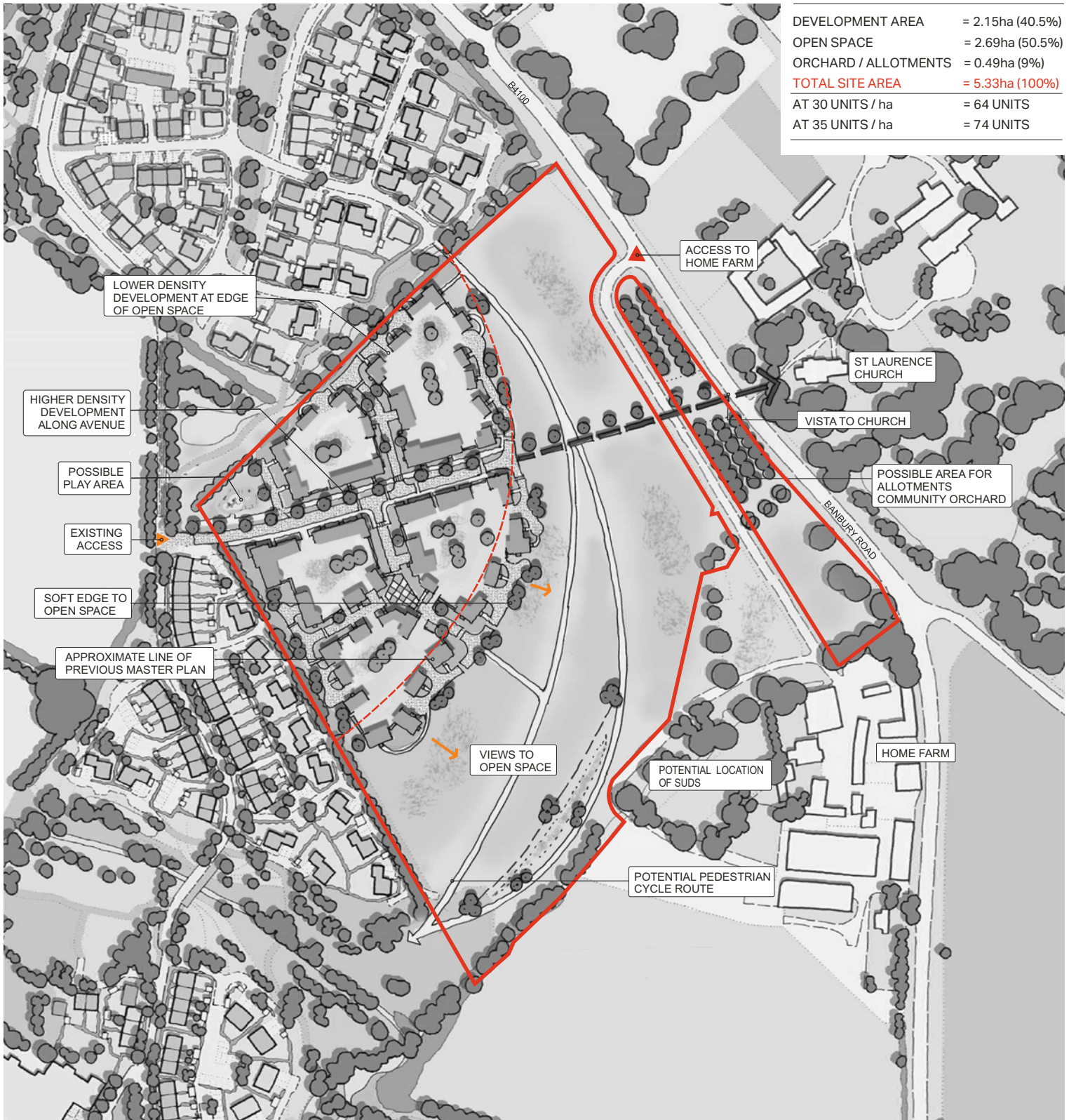
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 457750.224750

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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Appendix H Proposed Masterplan

DEVELOPMENT AREA	= 2.15ha (40.5%)
OPEN SPACE	= 2.69ha (50.5%)
ORCHARD / ALLOTMENTS	= 0.49ha (9%)
TOTAL SITE AREA	= 5.33ha (100%)
AT 30 UNITS / ha	= 64 UNITS
AT 35 UNITS / ha	= 74 UNITS



A | Open Space Provision Shown | 15.12.2017

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Notes:
This drawing is for information purposes only. It should not be relied upon for legal nor title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.

Client: **RESOLUTION PROPERTY**

Caversfield, Bicester
Development Framework Option 2

Scale@A2:	Drawn:	Designed:	Approved:
1:1,250	MG	RM	SH

0m 50m

Drawing Number:	Revision:	Date:
RPC001/008	A	06.12.2017

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
01908 666276 mail@davidlock.com davidlock.com