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RODGERS LEASK
Consulting Civil & Structural Engineers

Land South of Newark Road, Sutton in Ashfield

Preliminary Utilities Appraisal

Land South of Newark Road, Sutton in Ashfield

Preliminary Utilities Appraisal

For

Hallam Land Management

Sep 2017

Rev #

P16-530

Document History

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Contents

Appendices i

Summary ii

1.0 Introduction and Brief 1

2.0 Site description 2

3.0 Water Supply 3

3.1. Existing Apparatus 3
3.2. Diversions 3
3.3. Reinforcement Works 3
3.4. Development Supply 3

4.0 Electricity Supply 5

4.1. Existing Apparatus 5
4.2. Diversions 5
4.3. Reinforcement Works 5
4.4. Development Supply 5

5.0 Gas Supply 6

5.1. Existing Apparatus 6
5.2. Diversions 6
5.3. Reinforcement Works 6
5.4. Development Supply 6

6.0 Telecommunications Supply 7

6.1. Existing Apparatus 7
6.2. Diversions 7
6.3. Reinforcement Works 7
6.4. Development Supply 7

Appendices

A **Water Supply Records and Enquiry**

B **Electricity Supply Records and Enquiry**

C **Gas Supply Records**

D **Telecommunications Records and Enquiry**

Summary

Rodgers Leask Ltd has been appointed by Hallam Land Management to ascertain the implications of the proposed development upon service networks in the local area.

It has been found that the proposed development can be supplied with most of the usual service supplies provided some reinforcement works are undertaken. At the time of writing this report, a response from Cadent Gas was still outstanding with regards to gas supply.

Severn Trent Water has stated that the surrounding water supply network be reinforced to accommodate the proposed development, and that a water main crossing the site will need to be diverted or included in the design of the site.

Western Power Distribution has not confirmed the impact of the proposed site upon the existing electricity supply network.

It is considered that a diversion to the overhead electricity cables that run cross the site just north of the southern boundary may be necessary to facilitate the development; however, a response is awaited from Western Power Distribution to confirm the cost of diversionary works.

Some of the costs of service provision have been provided by the statutory undertakers and these are summarised below. Those that have been applied for and are outstanding at the time of writing this report have been noted as 'To be confirmed'. It should be noted that some of the service provisions can be procured through 3rd parties whom may offer more competitive supply provision, however certain elements of the works remain with the utility provider. It should also be noted that some elements of works have not been accounted for in the below figures. Further information on the works or phases to which these costs apply is available in the respective sections.

- Water supply £17,300 (excl. VAT)
- Electricity Supply £372,580 (inc. VAT at 0%)
- Gas supply To be confirmed
- Telecommunications Supply £0.00

It is considered that as the proposal progresses, further liaison with the utility providers will be required to ensure that any reinforcement works required are coordinated in such a way that each phase of the development receives an adequate supply following completion. This report will be updated on receipt of outstanding information from statutory undertakers.

1.0 Introduction and Brief

Rodgers Leask Ltd has been appointed by Hallam Land Management to produce a Preliminary Utilities Appraisal report for a parcel of land off Newark Road, Sutton in Ashfield, which is hereafter referred to as the Site.

The proposed development will include the construction of up to 300 residential dwellings.

This report will consider potable water, gas, electricity and telecommunications.

2.0 Site description

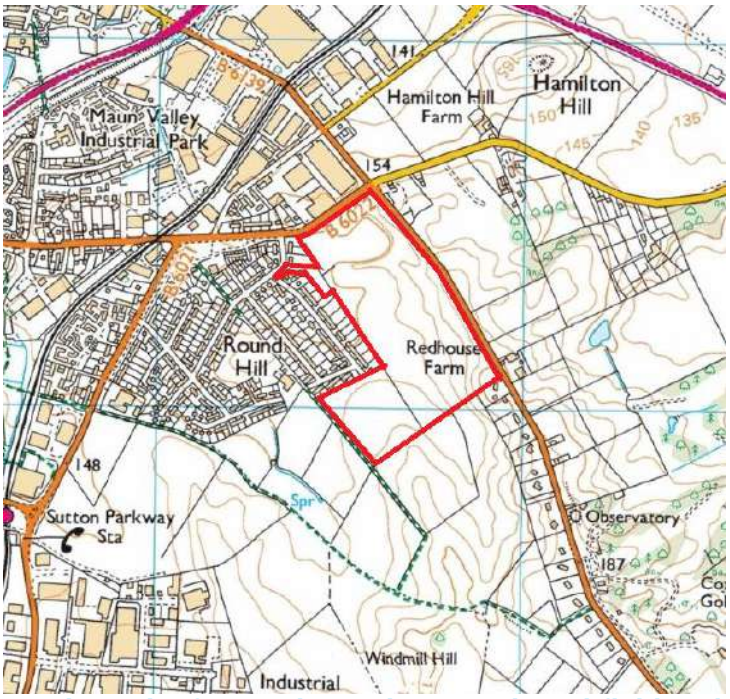

Figure 2.1: Land South of Newark Road, Sutton in Ashfield – Site Location Plan

The site, as outlined above in Figure 2.1, has an overall area of approximately 20.21 hectares and is located off Newark Road, Sutton in Ashfield; centred at approximate OS GR: E451701, N358195.

The site lies south of Newark Road, west of Coxmoor Road and is currently Greenfield.

3.0 Water Supply

3.1. Existing Apparatus

Enquiries have been made with Severn Trent Water as the statutory undertaker to identify the extent of any existing services within the site boundary. There is a 450mm main that runs across the south-eastern section of the site. The main will either have to be diverted or included in the layout with a protective strip. The water records are contained within Appendix A.

3.2. Diversions

In order to facilitate development of this site it will be necessary to either divert the water main, or include protective strips surrounding it in the layout of the site. The protective strip for the 450mm main must extend 6m either side of the centreline of the pipe. Within this protective strip no permanent structures, such as those constructed of brick, stone or concrete, can be present. Wooden structures, such as fences and sheds, may be erected. This protective strip is to prevent damage to property in the event of a burst water main, and to allow access for plant in order to carry out maintenance and repair.

3.3. Reinforcement Works

Severn Trent Water anticipates that network reinforcement work will be necessary to provide the proposed development site with potable water. The works would include for setting up the site under a new district metered area from the existing 7in CI main in Kirby Folly Road. Associated flushing and chlorination of the mains from this point will then be required. However, as the development does not require process water or fire fighting, the reinforcement work will be completed at no additional cost to the developer. Timescales for completing this work would need to be confirmed on issuing of a formal quote.

Following the diversion works the site would be supplied from the 4in main in Searby Road from two entrance points to the site. Onsite mains would link through these points.

3.4. Development Supply

Based upon the enquiry for 300 dwellings, Severn Trent Water advised that a new water main cost of £258,500 (excl. VAT) would be appropriate, with the actual cost to the developer (due to projected income increases) being £17,300 (excl. VAT). However, if the developer chooses to self construct, Severn Trent Water would

consider that an estimated payment of £248,500 (excl. VAT) would be due from them to the developer for the infrastructure. The enquiry response is contained within Appendix A.

4.0 Electricity Supply

4.1. Existing Apparatus

The licensed distributor of electricity for the proposed site is Western Power Distribution. The asset plans contained within Appendix B show electric apparatus within the site boundary. There is an underground 11kV cable that is shown to run along part of and just inside the northern boundary of the site and an underground LV cable that runs along part of the eastern boundary of the site. The latter may not enter the site and may be sited wholly within the extents of the highway. Underground 33kV cables traverse part of the site close to the southern boundary before continuing west above ground as overhead lines.

4.2. Diversions

It may be possible to retain the overhead 11kV cables within their existing position, so long as at detailed design stage adequate clearance is provided in the layout based upon safe working clearances and the safe proximity of garden boundaries. Alternatively a diversion route through the development could be explored when a detailed layout becomes available. Any diversionary works associated with forming the new site entrance should be reviewed when the detailed site entrance location and proposed levels become available.

4.3. Reinforcement Works

Western Power Distribution has not provided any information about whether reinforcement works will be necessary and no indicative costs have been provided.

4.4. Development Supply

Western Power Distribution has advised that they would expect the connection works to cost £372,580 (incl. VAT at 0%), this includes a 10% contingency to allow for any changes in material or labour costs in the interim. This does not include the costs of any necessary civils works, which would be carried out at the developer's expense. It should be noted that Western Power has not included for potential diversion or reinforcement costs as mentioned above, and so the total cost for the connection works may increase following completion of the diversion assessment.

5.0 Gas Supply

5.1. Existing Apparatus

Cadent Gas was contacted with a view to identifying the extent of any existing services within the site boundary or the surrounding area. The asset maps they have provided show low pressure mains running along Searby Road to the west of the site, with other low pressure mains running along Coxmoor Road to the east of the site. No mains were indicated to be crossing the site. The asset map is contained within Appendix C.

5.2. Diversions

As no Cadent Gas assets are shown to be crossing the site, it is not considered that diversionary works will be necessary. Once detailed site access proposals are available, any potential impacts on existing infrastructure as a result of these works should be assessed and accounted for.

5.3. Reinforcement Works

A development enquiry has been made to Cadent Gas and at the time of writing this report a response was still outstanding. Any requirement for reinforcement works is still to be confirmed.

5.4. Development Supply

A development enquiry has been made to Cadent Gas and at the time of writing this report a response was still outstanding. The cost of supplying the proposed development is still to be confirmed.

6.0 Telecommunications Supply

6.1. Existing Apparatus

BT Openreach has provided asset records through the Maps by Email service. These records, contained within Appendix D, show plant running along Newark Road, with a pole mounted cable shown to be entering the north of the site just within the site boundary. The overhead plant was not observed on site however at this location. Underground apparatus is present running along Coxmoor Road east of the site close to the site boundary. Underground apparatus is also present west of the site, running along Searby Road.

6.2. Diversions

The BT Openreach maps do not show their assets crossing the site except for a short section of pole mounted cable entering the very north of the site. It is unlikely that the proposed development will require any diversionary works however. Once detailed site access proposals are available, any potential impacts on existing infrastructure as a result of these works should be assessed and accounted for.

6.3. Reinforcement Works

BT Openreach do not tend to provide comments upon the capability of the network prior to the granting of planning permission.

6.4. Development Supply

BT Openreach has confirmed that all developments with more than 30 plots will be served by telecommunications infrastructure free of charge. As such, no developer contribution would be required to supply this site. This estimate is based on Fibre to the Premises (FTTP) technology, and provides estimated speeds of up to 1Gbps.

Appendices

Appendix A: Water Supply Records and Enquiry

28th April 2017

Severn Trent Water Limited
Accounts Receivable
PO Box 5311
Coventry
CV3 9FL

www.stwater.co.uk/developers

Tel 07834420250
0800 707 6600
e-mail Emily.skilling@severntrent.co.uk

Matt Leask
Rodgers Leask Ltd
St James House
St Mary's Wharf
Mansfield Road
Derby
DE1 3TQ

PLEASE QUOTE REFERENCE
8263212
IN ANY FUTURE
CORRESPONDENCE

Dear Mr. Leask,

Re: Clean Water Development Land off Newark Road, Sutton in Ashfield, Nottinghamshire. NG17 5LE.

Thank you for your recent enquiry regarding the above site. Please find enclosed a copy of our records which show the approximate position of our existing water mains. The water mains shown would normally be laid to a cover of 900mm and our services (which are not shown on the plan are normally laid at right angles to the main) must be laid to a minimum of 750mm. When excavating, care should be taken to accurately locate our mains and services, as they may be found at shallower or deeper depths than indicated. There may also be private pipework crossing the site.

About Your Application

Based on the details provided in your application, unfortunately it will be necessary to reinforce our network to supply your proposed development of 300 properties. These works include the setup of the site under a new district metered area from the existing 7in CI main in Kirby Folly Road. Associated flushing and chlorination of the mains from this point will then be required. As your development doesn't require process water or fire fighting, then this reinforcement work will be completed at no additional cost to you. However, it may take longer to deliver your connection due to the additional work required. Timescales for completing this work will be confirmed once your formal quote has been issued.

Following completion of the reinforcement work the site can then be supplied from the 4in main in Searby Road from the two entrances. Onsite main to be linked through between the entrances.

When the site is developed, your contribution to the new water main(s) will be reduced by the income we will receive from the connected properties. The **budget** cost (exclusive of VAT for Severn Trent constructing the new water main(s) is:

New Water Mains (inclusive of connection cost)	£258,500
Budget Developer Contribution	**£17,300**

You are able to elect a Lloyd's accredited contractor to self-construct the new water mains (in accordance with Severn Trent's published scheme), Severn Trent is prepared to give an Asset payment for the constructed water mains. For more details on Lloyd's accredited contractors please visit www.lloydsregister.co.uk/schemes/WIRS

Estimated Asset Payment	£248,500

Please note that the above **budget** costs are based on a desktop assessment of your site and the information provided by yourselves. These **do not** include the cost of the individual service connections or infrastructure charges to each of the plots. For further details please refer to our Developer Charges booklet which can be found on our website. Please bear in mind that should you make a water main requisition application, a more detailed assessment of your site will be carried out and therefore the cost estimate may vary from the budget cost outlined above.

What Happens Next

When you wish to proceed with obtaining water infrastructure for the development, you will need to submit a formal water mains application form for design and quotation. The application can either be downloaded from our website at www.stwater.co.uk/developers or a copy emailed or posted from our new connections office. If you would like a copy by email or post, or wish to discuss the scheme further before submitting your form please contact myself on the details below or our New Connections Team line on 0800 707 6600 / new.connections@severntrent.co.uk

When you submit your application form please provide a copy of your site layout plan in AUTOCAD 2004 format. STW will then carry out a detailed assessment of your site and provide you with a cost estimate.

It should be noted that if the site has had a previous use other than for Greenfield/agriculture, we will need a ground investigation report to be provided with your application. The information from this report will be required to determine what pipe material will need to be laid on the site. If you do not provide a ground investigation report and your site is neither Greenfield nor agriculture you will be required to lay barrier pipe to supply your development.

Yours sincerely

Emily Skilling
New Connections

Distribution Main
Trunk Main (local/primary)
Strategic Main
Fire Supply Main
Fire Main
Non-Domestic Customer Service Pipe
Domestic Customer Service Pipe
Abandoned Main
Elevated Main
Aqueduct
Duct
Cable, Earthing
Cable, Optical Fibre/Instrumentation
Cable, Low Voltage
Cable, High Voltage
Cable, Other

Pumping Facility
Booster Facility
Potable Water Storage
Water Tower
Well / Borehole
Intake
Water Treatment Works / Chamber
Draw-off Tower
Bowser Point
Water Facility Connection

Water Isolation Valve (Closed)
Water Isolation Valve (Open)
Water Isolation Valve (Partially Open)
Water Air Valve
Pressure Reducing Valve
Pressure Sustaining Valve
Non-Return Valve
Float Valve
Hydrant (Single/Double)
Washout (Single/Double)
Bulk Meter
Water Hatch Box
Pressure Tapping
Insertion Flow Meter Point

Water Chemical Injection Point
Motive Water Point
Quality Sample Point
Change In Characteristic
Marker Post
Cable Junction
Anode
Boundary Box
Stop tap
Cross Piece
Strainer
Listening Post
Revenue Meter

Housing, Building
Housing, Kiosk
Housing, Other
Pipe Support Structure
Open Pipe
Discharge
End Cap
SSSI Area
Access Right
Pre-1937 Properties

MATERIALS

AC	- ASBESTOS CEMENT
AK	- ALKATHENE
C	- CONCRETE
CI	- CAST IRON
CU	- COPPER
GF	- GLASS FIBRE
GRC	- GLASS REINFORCED CONCRETE
GRP	- GLASS REINFORCED PLASTIC
HDPE	- HIGH DENSITY POLY
HPPE	- HIGH PERFORMANCE POLY
LDPE	- LOW DENSITY POLY
LEAD	- LEAD
MDPE	- MEDIUM DENSITY POLY
O	- OTHER
PC	- PRE-STRESSED CONCRETE
PF	- PITCH FIBRE
PP	- POLY PROPYLENE
PSC	- PLASTIC STEEL COMPOSITE
PVC	- POLY VINYL CHLORIDE
RPM	- REINFORCED PLASTIC MATRIX
SI	- SPUN IRON
SST	- STAINLESS STEEL
ST	- STEEL
UPVC	- UNPLASTICISED PVC

LINING

BI	- BITUMEN
CL	- CEMENT
PL	- PLASTIC
RL	- RESIN
O	- OTHER

N
W E
S

SEVERN TRENT WATER

Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
Telephone: 0845 601 6616

WATER MAINS RECORD (TILE)

O/S Map scale: 1:1250
Date of issue: 25.09.12

This map is centred upon:
O / S Tile reference:

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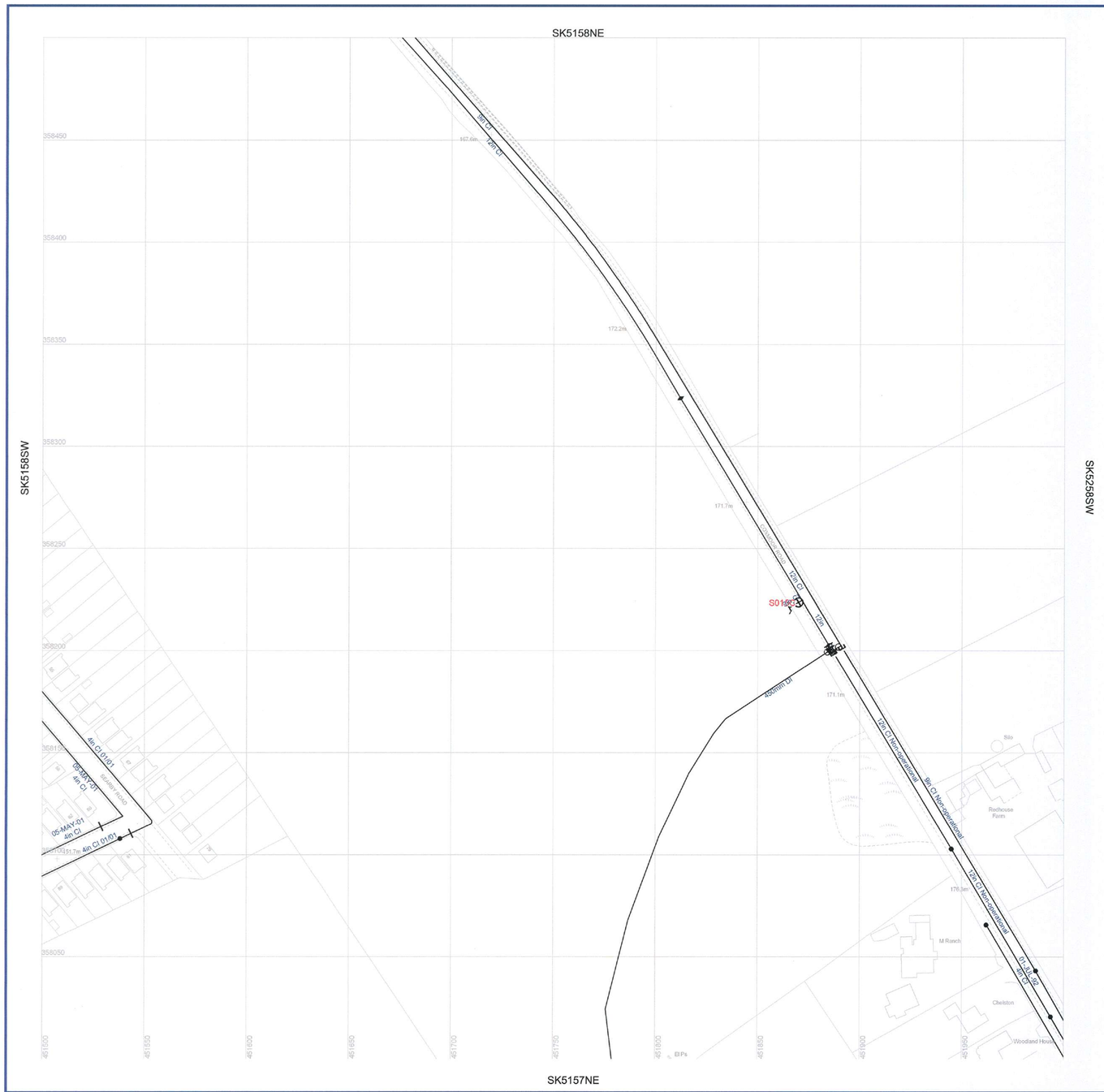

Distribution Main
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Fire Supply Main
Fire Main
Non-Domestic Customer Service Pipe
Domestic Customer Service Pipe
Abandoned Main
Elevated Main
Aqueduct
Duct
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Cable, Optical Fibre/Instrumentation
Cable, Low Voltage
Cable, High Voltage
Cable, Other

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Booster Facility
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Quality Sample Point
Change In Characteristic
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Boundary Box
Stop tap
Cross Piece
Strainer
Listening Post
Revenue Meter

Housing, Building
Housing, Kiosk
Housing, Other
Pipe Support Structure
Open Pipe
Discharge
End Cap
SSSI Area
Access Right
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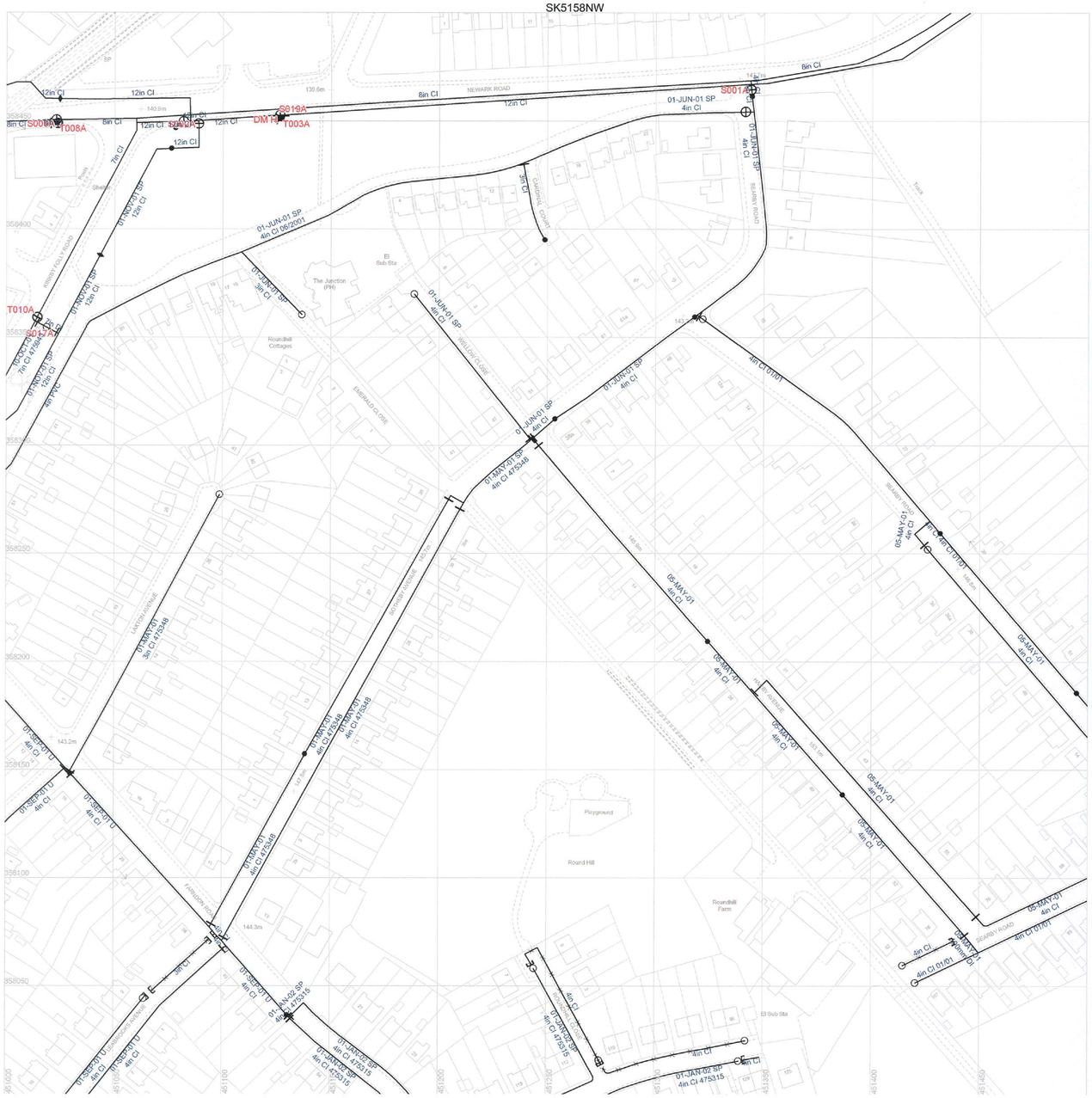

SK5158SE

SK5157NW

- Distribution Main
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- Strategic Main
- Fire Supply Main
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- Motive Water Point
- Quality Sample Point
- Change In Characteristic
- Marker Post
- Cable Junction
- Anode
- Boundary Box
- Stop tap
- Cross Piece
- Strainer
- Listening Post
- Revenue Meter

- Housing, Building
- Housing, Kiosk
- Housing, Other
- Pipe Support Structure
- Open Pipe
- Discharge
- End Cap
- SSSI Area
- Access Right
- Pre-1937 Properties

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Appendix B: Electricity Records and Enquiry

WESTERN POWER DISTRIBUTION
Serving the Midlands, South West and Wales

Mr A Johnston
Rodgers Leask Ltd
St James' House
Mansfield Road
Derby
DE1 3TQ

Grange Close
Clover Nook Ind Est
Somercotes
Alfreton
DE55 4QT

Tel: 01773 543 476
Fax: N/A
e-mail: abevis@westernpower.co.uk

Our Ref:
2870147

Date
18 September 2017

For the attention of: Mr Johnston

Dear Sir,

Budget Estimate for electricity connection works by Western Power Distribution (East Midlands) plc ("WPD") at Rolls Royce Land, Newark Road, Sutton in Ashfield. ("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"**).

I also enclose:

- a WPD guide explaining how the charge for the Connection Works is calculated:
- a drawing showing the expected point of connection to our distribution system (Number 2870147 dated 18/09/2017)

Basis of Information

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

- Your e-mail dated 08/09/2017

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

- Total load with a capacity of 429kVA

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;

Outline quotation for servicing 300 gas heated dwellings.
Two substations will be required due to the length of the site.
15m of service cable have been allowed for each plot.
WPD to supply, ducting and meter boxes, developer to collect and install.
The 33kV network to the south boundary of the site may require diverting, if this is deemed necessary the customer must apply for a quote for this.

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 £372,580 inclusive of VAT at 0%. 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.

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

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 faithfully,

<u>Ann Bevis</u>
Assistant Planner
Alfreton
Chesterfield/Mansfield

CROWN (s_nh_e)

Characteristics and Charge Statement

Cost Indication - Customer Copy (Please retain)

WESTERN POWER DISTRIBUTION
Serving the Midlands, South West and Wales

Printed 18/09/2017

Enquiry: 2870147 Scheme: 1075576 Ver: 1

For Electricity Connection Works by Western Power Distribution ("WPD") at :
300 x domestic supplies, Rolls Royce Land, Newark Road, Sutton In Ashfield, NG17 5LE ("the Works")

Characteristics of Supply

1 Connection

The supply to each connection will be 230 volts, Single phase, 50 Hz with a Maximum Agreed Capacity of 15 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	16 kA

Connection Charge

Non-Contestable		£6,947.69
Contestable work undertaken by WPD *		£365,632.15
Charge sub-total		£372,579.84
Connection Charge excluding VAT		£372,579.84
VAT on £372,579.84 @ 0%		£0.00
Total payable before test & connect	(£372,580)	£372,579.84

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

New connections to domestic premises are zero rated for VAT. Other connections and all alterations are subject to VAT at the standard rate.

The Connection Charge above assumes that all connections will be made at the same time and that the work is carried out in accordance with the design. Any changes made at your request may vary the final charge payable.

Interim connection charges on staged developments will be based upon actual WPD expenditure to date.

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 payment now.

CROWN (s_nh_e)

Characteristics and Charge Statement

Cost Indication - Office Copy

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Serving the Midlands, South West and Wales

Printed 18/09/2017

Enquiry: 2870147 Scheme: 1075576 Ver: 1

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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 payment now.

Note:

Substation positions have been assumed, and the outline quotation is based on the developer providing the substation plinths and housings. The proposed HV cable installation and substations are shown on the plan, LV mains and services are not shown at this stage until more detailed drawings are provided. However an estimated cost of the LV network and services is included within the quotation.

Developer to carry out all excavation and reinstatement on site for cable trenches and joint holes.

WPD to supply meter boxes and ducts, developer to collect and install.

If the HV cable across the site entrance needs diverting before the 1st substation is connected, additional diversion charges will apply.

There are 33kV cables and overhead lines within the proposed site boundary. Please advise if a quotation is required to divert this equipment.

Assumed position of new substation no1 which will be required on site.

Assumed position of new substation no2 which will be required on site.

Existing 33kV underground cables

Existing 33kV poles and overhead lines

REV.	DATE	SCHEME PROGRESS BLOCK	DRN	CHK'D
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WESTERN POWER DISTRIBUTION
Serving the Midlands, South West and Wales

TITLE
- 300 plots
- Newark Road
- Sutton in Ashfield

UNDERGROUND CABLES: 132KV, 33KV, 11KV, L.V., SERVICE, STREET LTG., HV EARTH, LV EARTH, EARTH ELECTRODE
OVERHEAD LINES: 132KV, 33KV, 11KV, L.V., SERVICE, STREET LTG.
SERVICES CABLE SIZES AS SHOWN
PYLON, POLE, STAY
DUCT & ALKATHENE TUBE
HOUSE METER POSITIONS - EXTERNAL, INTERNAL
SURF TELECOMS S——S
PILOT CABLES P——P
PROPOSALS, ALTERATIONS, DISMANTLED
TRAFFIC SENSITIVE AREA YES/NO

DEVELOPER.
BUILDER.
ARCHITECT Drg. No.
O.S. MAP.
SCALE 1:1250 @ A1
PARISH.
11kV DIAG.
LV. DIAG.
PLAN No. 2870147-V1

Enq No. 2870147 — *1 of 1*

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE, CROWN COPYRIGHT RESERVED. LICENCE No.NA27318X

X - 451262.597,357798.568

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution. Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area.
Information is given as a guide only and it's accuracy cannot be guaranteed.

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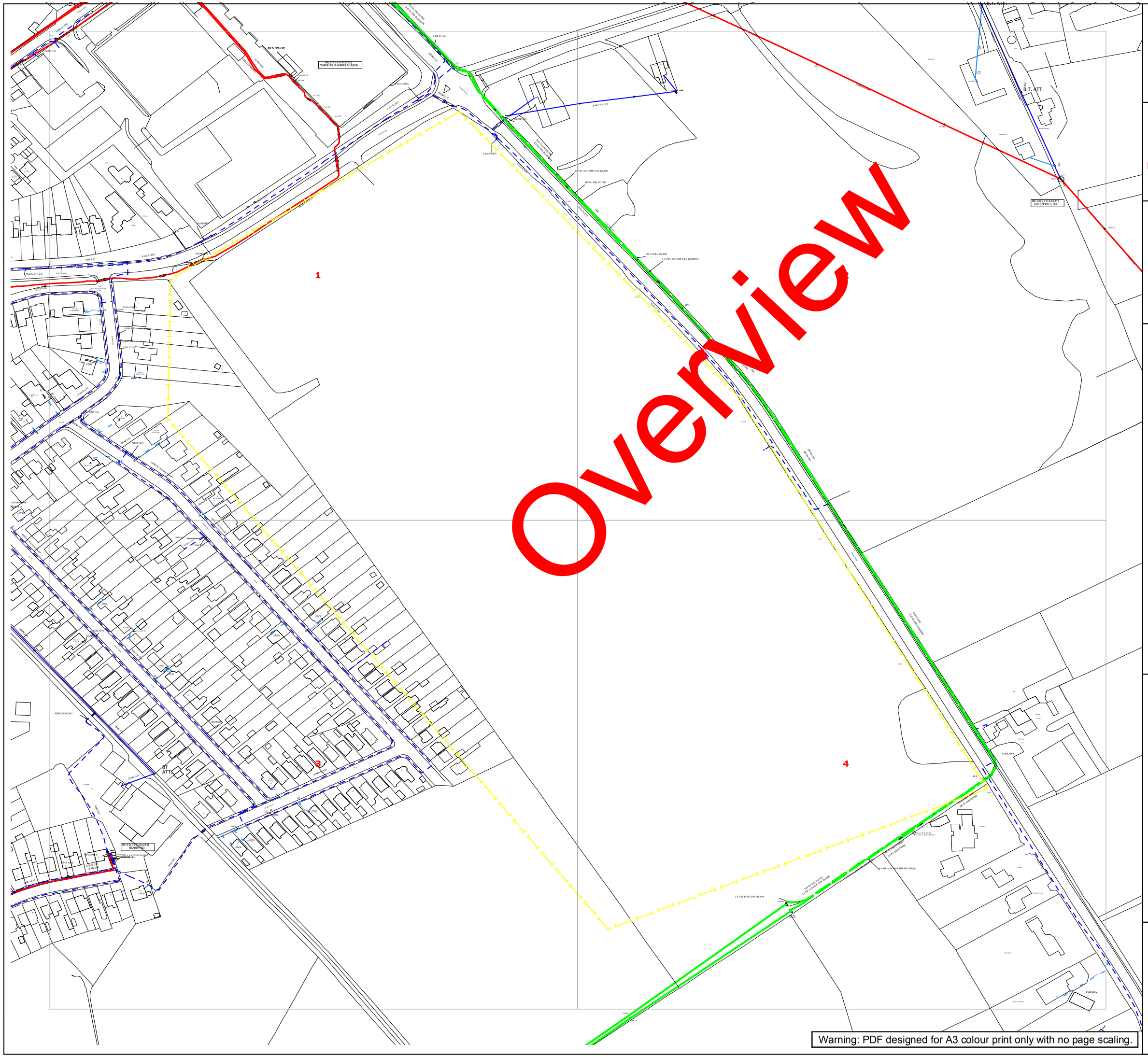
Based upon the Ordnance Surveys map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved. Western Power Distribution, Avonbank, Feeder Road, Bristol. BS2 0TB. Licence Nos. 100022488, 100024877, 100021807. CARE SHOULD BE EXERCISED TO ENSURE THE PRECISE POSITION OF THE WPD APPARATUS IF WORK IS TO BE EXECUTED IN ITS VICINITY. If in doubt, contact your local WPD office.



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WESTERN POWER DISTRIBUTION

Serving the Midlands, South West and Wales

Contact Us

Mapping Enquiries: All areas 0121 623 9780

General Enquiries: All areas 0800 096 3080

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105

Date Requested: 27/03/2017
Job Reference: 10132182
Site Location: 451664 358285
Requested by: Mr Alex Parkes
Your Scheme/Reference: P16-530 RR Land

IMPORTANT NOTICES

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- You should always verify exact locations of cables using a cable locator and by careful use of hand tools 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 GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

Overhead Line

- PL
- Service
- LV
- HV (11kV)
- HV (33kV)
- HV (66kV)
- HV (132kV)

Underground Cable

SURF Telecoms

Pilot Cables

Link Box

PME Earth

Pole Mounted Transformer

Site Location

Line/Area

Underground Earth

Ground Mounted Transformer

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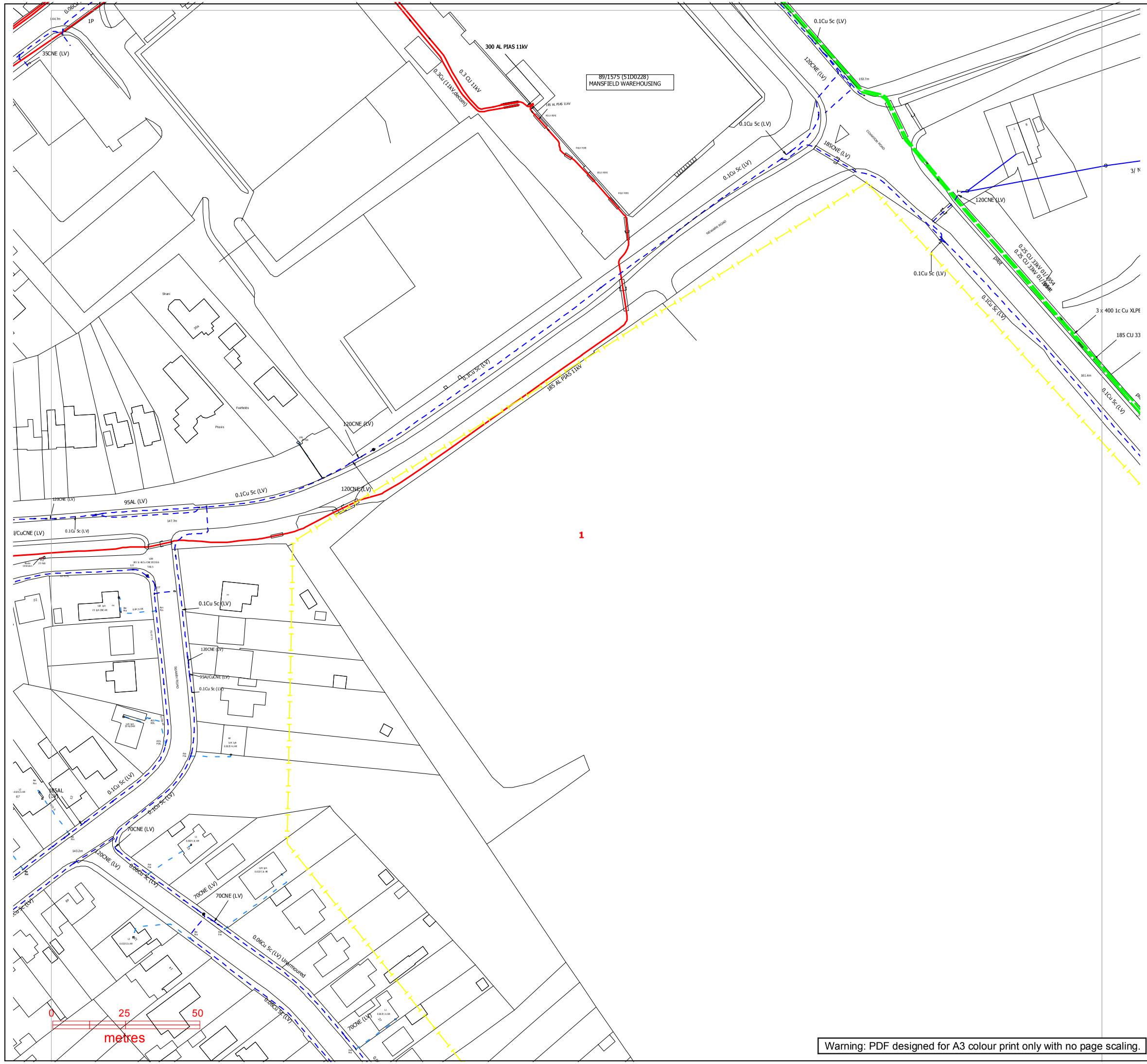

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Serving the Midlands, South West and Wales

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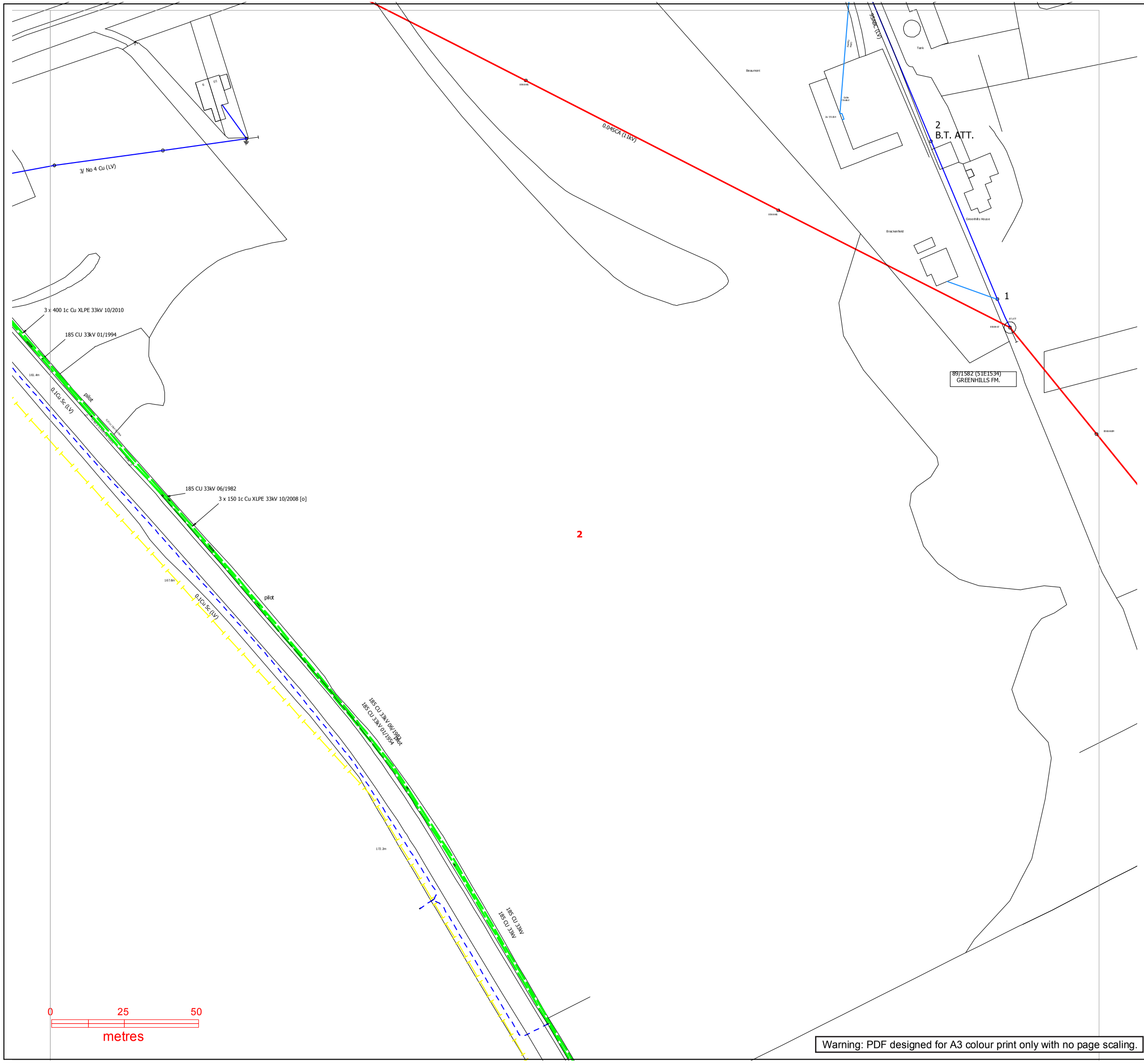

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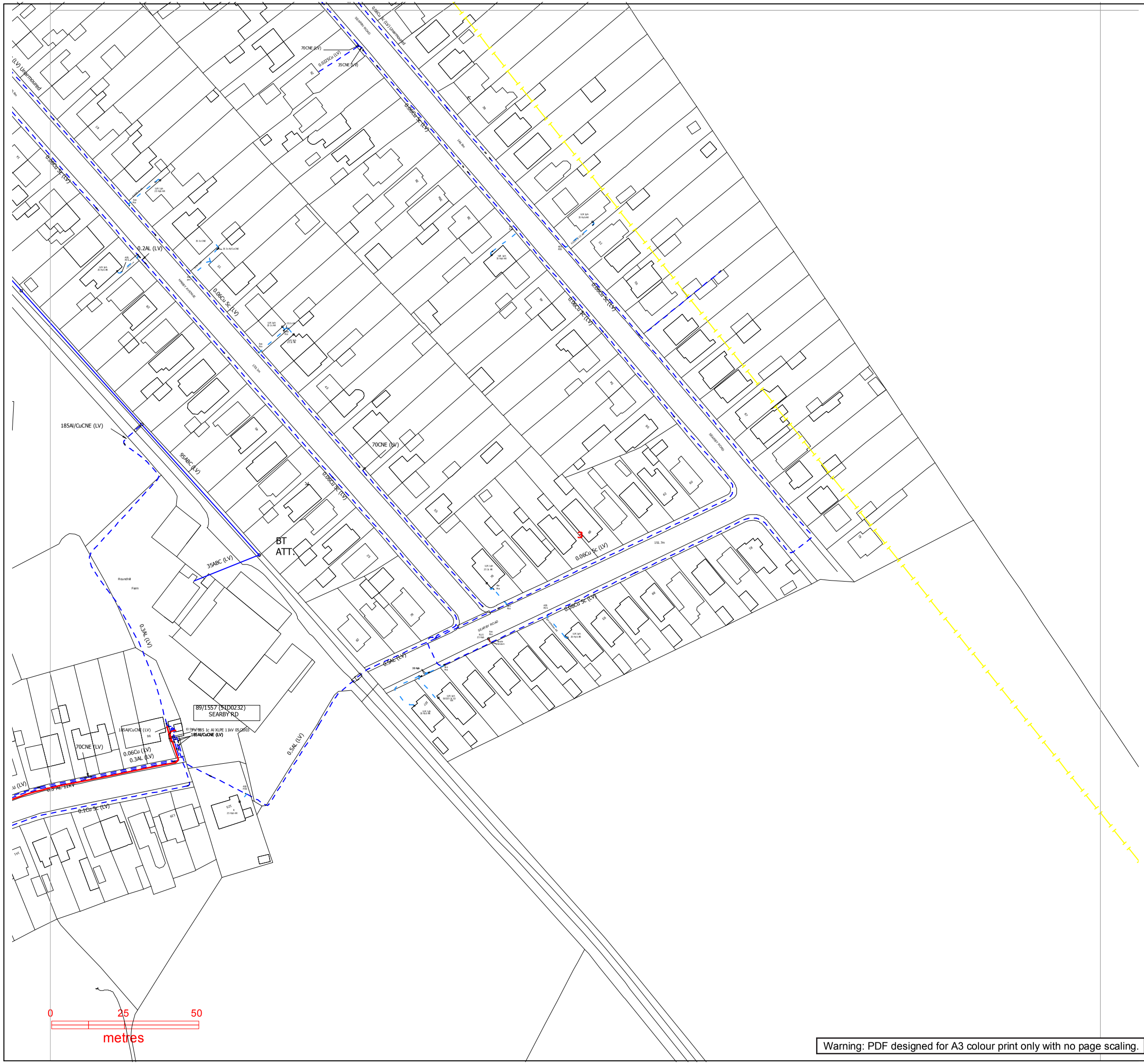

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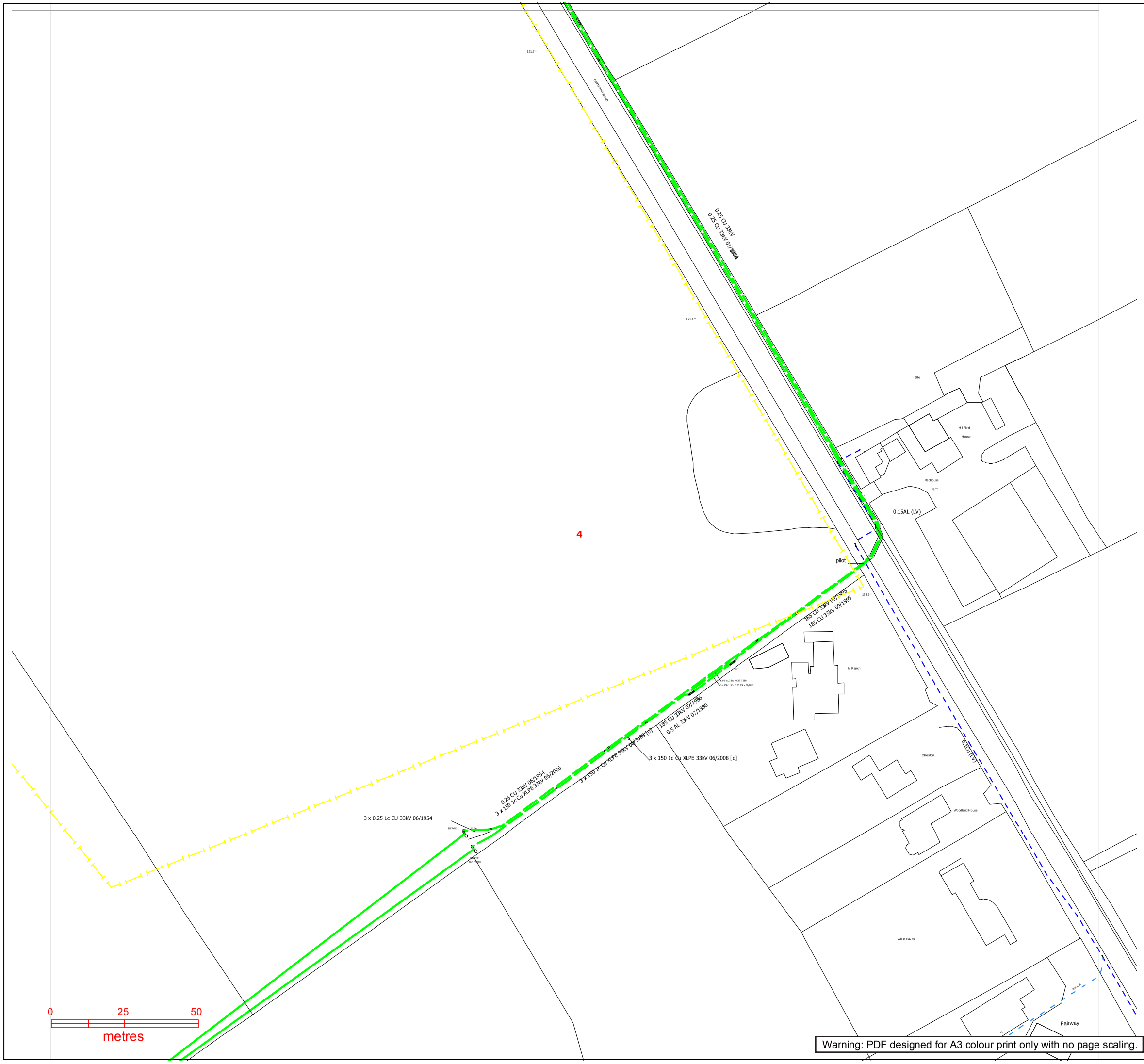

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Plans generated by DigSAFE Pro (tm) software provided by LinesearchbeforeUdig

Appendix C: Gas Supply Records

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*
* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Andrew Johnston
Rodgers Leask
St James House
St Mary's Wharf
Mansfield Rd
Derby
Derby
Derbyshire

Date: 25/09/2017
Our Ref: EM_TE_Z2_3SWX_365514
Your Ref: P16-530
RE: Proposed Works, Newark Road, Sutton-in-Ashfield, Nottinghamshire

Thank you for your enquiry which was received on 25/09/2017.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (http://cadentgas.com/Digging-safely/Dial-before-you-dig) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

Your Responsibilities and Obligations

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

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

This assessment solely relates to Cadent Gas Ltd, National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) and apparatus. This assessment does **NOT** include:

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

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

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

If you require further assistance please contact the Plant Protection team via e-mail (click here) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

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

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at http://www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:
http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

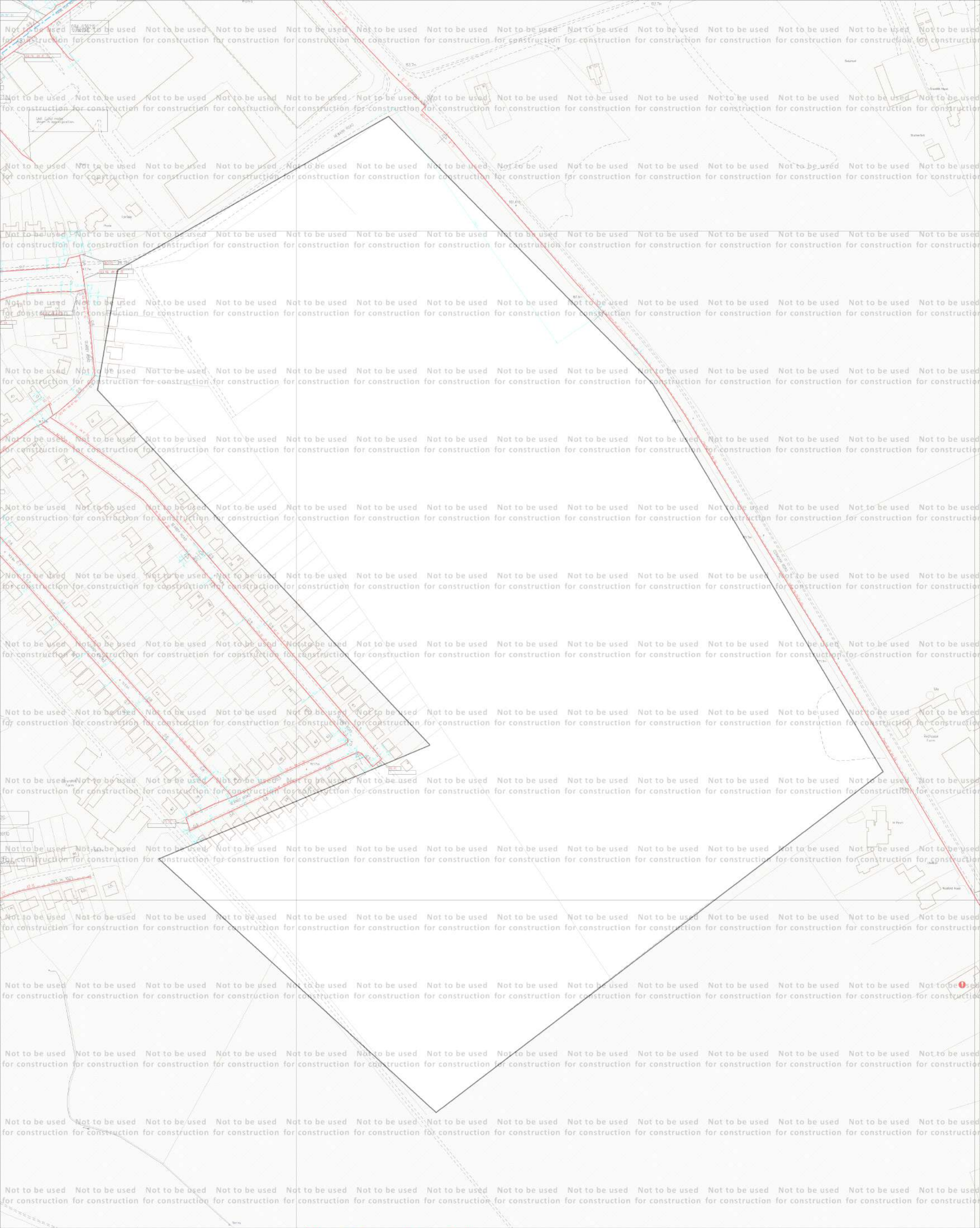
Essential Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982

General Guidance document:
http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103

Excavating Safely in the vicinity of gas pipes guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf

Excavating Safely in the vicinity of electricity cables guidance (Credit card):
http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:
http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/



ID: EM_TE_Z2_3SWX_365514	View extent: 723m, 918m	**Map not to be used for construction**	Map 1 of 1 (GAS)
USER: AJohnston93	LP MAINS MP MAINS IP MAINS LHP MAINS NHP MAINS	This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.9.0
DATE: 25/09/2017	0m — 50m Approximate scale 1:2500 on A3 Colour Portrait		Cadent Your Gas Network
DATA DATE: 24/09/2017			Requested by: Rodgers Leask
REF: P16-530			This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886
MAP REF: SK5158 CENTRE: 451643, 358214			

Some examples of Plant Items:

Valve | Depth of Cover | Syphon | Diameter Change | Material Change | Out of Standard Service

ENQUIRY SUMMARY

Received Date
25/09/2017

Your Reference
P16-530

Location
Centre Point: 451643, 358214
X Extent: 580
Y Extent: 745
Postcode: NG17 5LE
Location Description: Newark Road, Sutton-in-Ashfield, Nottinghamshire

Map Options
Paper Size: A3
Orientation: PORTRAIT
Requested Scale: 2500
Actual Scale: 1:2500 (GAS)
Real World Extents: 723m x 918m (GAS)

Recipients
andrew.johnston@rodgersleask.co.uk

Enquirer Details
Organisation Name: Rodgers Leask
Contact Name: Andrew Johnston
Email Address: andrew.johnston@rodgersleask.co.uk
Telephone: 01332285000
Address: St James House, St Mary's Wharf, Mansfield Rd, Derby, Derby, Derbyshire, DE1 3TQ

Description of Works
The site will be used for a residential development.

Enquiry Type
Proposed Works

Activity Type
Development Project

Work Types
Work Type: Change to Ground Level
Work Type: Deep Excavation (greater than or equal to 0.3m)
Work Type: Heavy Plant Crossing (including site access routes)
Work Type: Materials Storage
Work Type: Temporary Structures
Work Type: Permanent Structures
Work Type: Piling (Vibration)
Work Type: Piling / Vertical Boring / Drilling (non-Vibration)

Appendix D: Telecommunications Records and Enquiry

From: alexander.waterman@openreach.co.uk [mailto:alexander.waterman@openreach.co.uk] **On Behalf Of** nsrecep@openreach.co.uk
Sent: 20 September 2017 10:08
To: Andrew Johnston
Subject: FW: this is a land enquiry at this stage Form 9964-11849 - NEWSITES REGISTRATION FORM

Thank you for your Land Enquiry.

Openreach will deploy FTTP, free of charge, into all new housing developments of 30 or more homes.

Openreach can provide your development with Fibre to the Premises, free of charge.

Fibre to the Premises provides estimated speeds of up to 1Gbps enabling your home owners to stream HDTV, play computer games and write emails simultaneously providing the best communications experience

At this time your site has not been registered, if you would like to proceed to register your site with Openreach, please use the appropriate form on our website.

Thanks,

The New Sites team

Think before you print! Consider the environment before printing this e-mail
British Telecommunications plc Registered office: 81 Newgate Street London EC1A 7AJRegistered in England no. 1800000
This electronic message contains information from British Telecommunications plc which may be privileged and confidential. The information is intended to be for the use of the individual(s) or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic message in error, please notify us by telephone or email (to the number or address above) immediately. Activity and use of the British Telecommunications plc email system is monitored to secure its effective operation and for other lawful business purposes. Communications using this system will also be monitored and may be recorded to secure effective operation and for other lawful business purposes.

From: noreply@formwize.com [mailto:noreply@formwize.com]
Sent: 14 September 2017 14:25
To: NSEOE T
Subject: this is a land enquiry at this stage Form 9964-11849 - NEWSITES REGISTRATION FORM

Survey ID
9964
Ticket No
11849
Entered
14-Sep-17 02:25 PM

1) Please select the type of enquiry you would like to make.

A NEW SITE THAT WILL BE BUILT IN ONE PHASE
For residential sites and mixed residential/commercial sites, where all the property will be built at the same time, and isn't part of a bigger development, includes single plot sites

A NEW SITE THAT WILL BE BUILT IN ONE PHASE

2) Have you previously made a land enquiry?

No

A NEW SITE THAT WILL BE BUILT IN ONE PHASE

3) What NSI reference was given?

A NEW SITE THAT WILL BE BUILT IN ONE PHASE

4) When are you starting on site?

14/06/2018

5) When do you require the first service connections on site?

14/12/2018

6) How many Residential plots are you building?

Houses 300
Flats 0

7) If you are building between 2 and 29 plots would you be interested in receiving a quote for fibre technology for your site?

8) How many block of flats/ apartments are you building?

300

9) How many commercial plots being built on this site? e.g. doctors, school, shop

0

10) What type of commercial plots are being built?

11) What is your plot completion rate per month

12) Do you plan to have any other communications infrastructure provider on site ?

No

A NEW SITE THAT WILL BE BUILT IN MORE THAN ONE PHASE

13) Have you previously made a land enquiry?

A NEW SITE THAT WILL BE BUILT IN MORE THAN ONE PHASE

14) What NSI reference was given?

A NEW SITE THAT WILL BE BUILT IN MORE THAN ONE PHASE

15) When are you starting on site?

16) When do you require the first service connections on site?

17) How many plots are you building?

18) How many plots are you building in the whole development?

Houses
Flats

19) How many commercial plots are being built in the whole development?

20) How many phases will be built in the whole development?

21) How many block of flats/ apartments are you building in this phase?

22) How many commercial plots being built on this site? e.g. doctors, school, shop

23) What type of commercial plots are being built?

24) What is your plot completion rate per month

25) Who are the other developers on this site? (if applicable)

26) Do you plan to have any other communications infrastructure provider on site ?

INFRASTRUCTURE ONLY

27) Have you previously made a land enquiry?

INFRASTRUCTURE ONLY

28) What NSI reference was given?

INFRASTRUCTURE ONLY

29) How many residential plots are you building in the whole development

Houses
Flats

30) How many commercial plots are being built in the whole development?

31) How many phases will be built in the whole development?

32) When are you starting on site to excavate for this infrastructure?

33) When will the first phase be developed?

34) Which developer is developing this first phase?

35) Do you plan to have any other communications infrastructure provider on site ?

ADDITIONAL PHASE TO AN EXISTING SITE

36) What is your NSI references for your site (list all you have)

37) How many phases will be built in the whole development?

38) How many phases have been completed?

39) When are you starting on site for this phase?

40) When do you require service connection?

41) How many plots are you building in this phase?

Houses
Flats

42) How many block of flats/ apartments are you building?

43) Are any commercial plots being built on this site? e.g. doctors, school, shop

44) What type of commercial plots are being built?

45) What is your plot completion rate per month

46) Do you plan to have any other communications infrastructure provider on site ?

NEW COMMERCIAL SITE

47) When are you starting on site?

48) When do you require the first service connections on site?

49) Is this a refurbishment of an existing building?

NEW COMMERCIAL SITE

50) What was the building previously used for?

NEW COMMERCIAL SITE

51) Please state the total number of commercial units for each category

Item	Total
	Total

52) If Other, please state type

DEVELOPER SELF INSTALL

53) Will the developer self-install this equipment?

Yes

SITE DETAILS

54) What are your site details?

Site Name Rolls Royce Land
Site Address Newark Road
Site Postal Town Sutton-in-Ashfield
Site Post Code (If known at this stage – if not please enter AB1 1XY as a default) NG175LE
Please provide 12 digit grid reference at closest point on-site to the permanent entrance to the site, eastings and northings e.g. 259002,664268 451691,358290

55) Actual outline planning permission approval date (if not known at this stage please enter today's date)

14/09/2017

56) Forecast or actual detailed planning permission (reserved matters) approval date. (if not known at this stage please enter today's date)

14/09/2017

57) Planning Authority ref

TBD

58) Local Authority Name

TBD

59) Name of Wayleave grantor, if not the developer

Contact phone number
Address
Postal Town

Post Code
Email

LAND ENQUIRY

60) 12 digit grid reference at closest point on-site to the permanent entrance to the site, eastings and northings e.g. 259002,664268

61) What is the total number of residential plots planned?

62) What is the total number of commercial plots planned?

63) Please provide us your contact details

Your Name
Your Address
Your Postal Town
Your Post Code
Your Contact Number
Your Email

64) Are you registering on behalf of a developer?

LAND ENQUIRY

65) Please provide Developer Details

Developer Parent Group name
Developer regional name (if applicable)
Address
Postal Town
Post Code
Contact number

LAND ENQUIRY

66) Please upload a location plan - this can be an extract of a map to give an approximate location

ADDITIONAL COPPER LINES

67) Do you require any additional copper lines?

No

LIFT LINES

68) Number of lift lines

69) Have you raised the orders (yes/no)?

70) When do you need your lift lines to be provided by?

71) Name of the lift line provider

72) If you have ordered any Lift Lines what are the order references?

TELEMETRY LINES

73) Other permanent enablement lines, e.g. telemetry - how many do you need? If you do not need any please enter a zero.

PERMANENT CARE/CONCIERGE LINES

74) How many do you need? If you do not need any please enter a zero.

SHORT DURATION OFFICE LINES

75) Number of short duration office lines

76) Have you raised the orders (yes/no)?

BUILDING ALARM LINES

77) How many do you need? If you do not need any please enter a zero.

78) Please provide us your contact details

Your Name Andrew Johnston
Your Address St. James' House, Mansfield Road
Your Postal Town Derby
Your Post Code DE13TQ
Your Contact Number 01332285000
Your Email andrew.johnston@rodgersleask.co.uk

79) Are you registering on behalf of a developer?

No

DEVELOPERS CONTACT DETAILS

80) Please provide us your developers contact details

Developer Parent Group Name
Developer regional name *(if applicable)*
Address
Postal Town
Post Code
Contact Number

ESCALATION ROUTE

81) Please provide us a route to resolving issues quickly for this site

Contact Name Andrew Johnston
Telephone/mobile number 01332285000
Email andrew.johnston@rodgersleask.co.uk

82) Person to contact if that person has not responded

Contact Name Matt Leask
Telephone/mobile number 01332285000
Email matt.leask@rodgersleask.co.uk

83) Person to contact if that person has not responded

Contact Name
Telephone/mobile number
Email

84) A detailed site plan (in PDF or word format only) is required for all sites.

9964-11849-84-7736.pdf (Concept Masterplan.pdf) 1,610.41Kb

85) A location plan (in PDF or word format only) is required for all sites, such as a Land Registry map.

9964-11849-85-4687.docx (Location Plan1.docx) 288.16Kb

86) For flats we also require floor plans (in PDF or word format only) with plot numbers clearly marked.

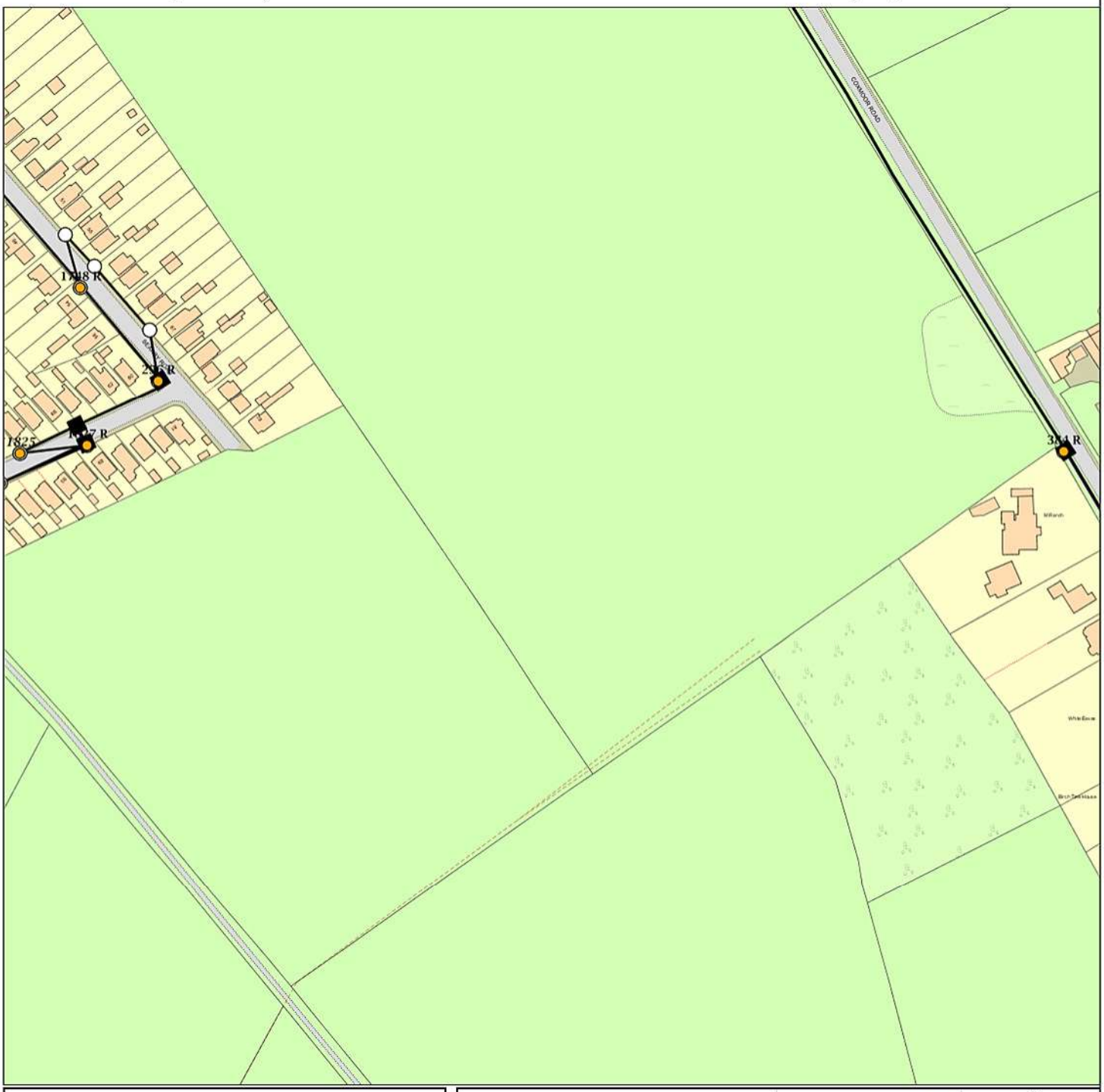
87) You can include additional pages for additional floors in your document up a maximum file size of 5Mb

88) Please upload any additional plans (maximum of 3)

89) Do you have any additional plans that you wish to provide?

No

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 a BT Group business

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

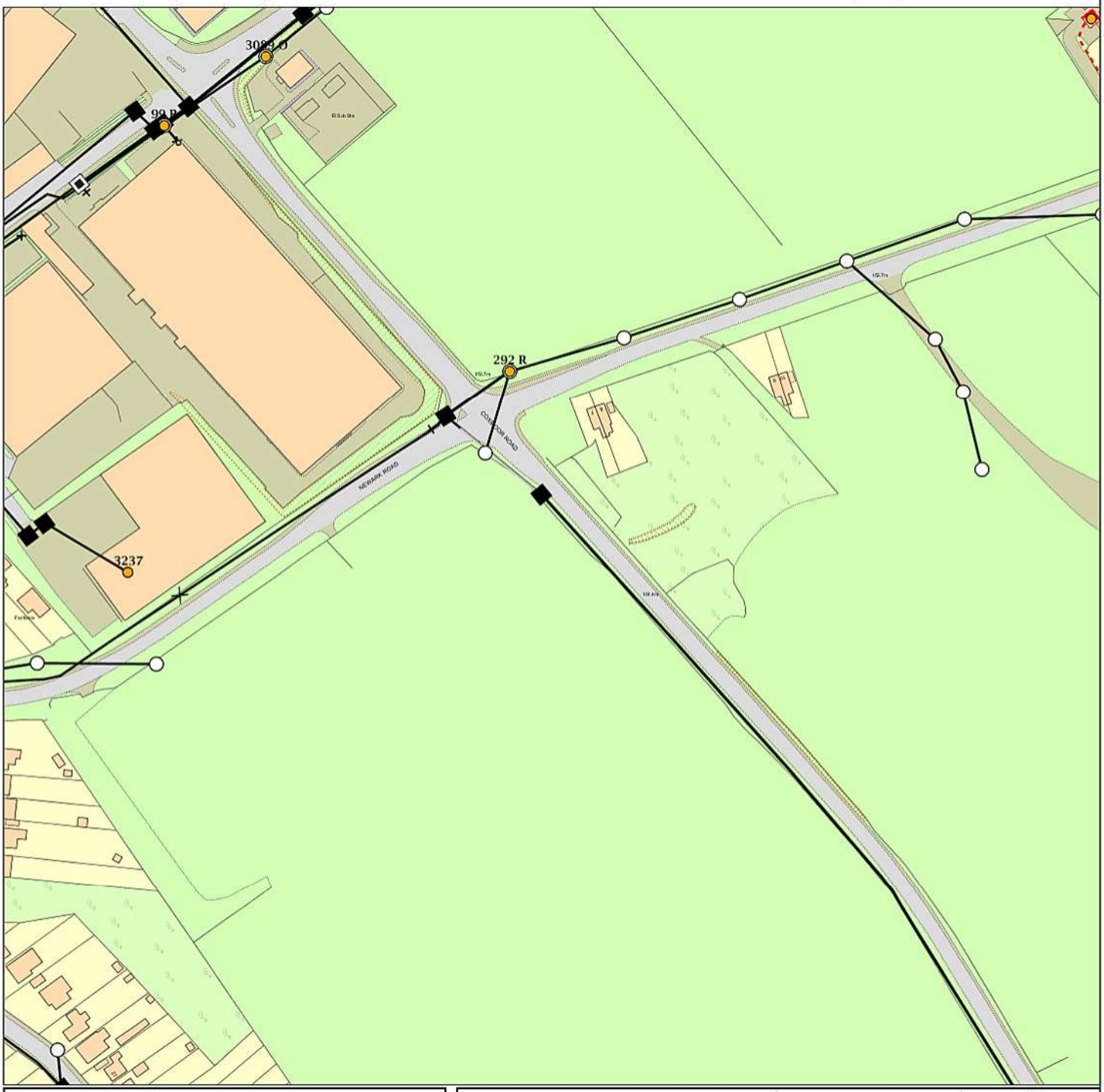
Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

openreach a BT Group business

BT Ref : SSQ10361T
Map Reference : (centre) SK5 171558044
Easting/Northing : (centre) 451715,358
Issued : 27/03/2017 10:36:44

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

Maps by email Plant Information Reply



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

openreach
a BT Group business

BT Ref : ZXM10354R
Map Reference : (centre) SK5161558544
Easting/Northing : (centre) 451615,3585
Issued : 27/03/2017 10:35:39

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

Rodgers Leask Limited

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Tel: 01332 285000 Fax: 01332 291728

rllderby@rodgersleask.co.uk

www.rodgersleask.co.uk