

A large, decorative graphic in the background of the page. It features several overlapping, curved bands in shades of teal, light blue, and pale blue, creating a sense of depth and movement. The bands are semi-circular and appear to be layered, with some being more prominent than others. The overall effect is a modern, abstract design that frames the central text.

Appendices
Hoodlands Farm, Hambrook Lane,
Harry Stoke, Bristol

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Prepared for BoKlok UK
By Technical & Development Services (Southern) Ltd

Project Information

Title	Appendices
Site Location	Hoodlands Farm, Hambrook Lane, Harry Stoke, Bristol
Client	Prepared for BoKlok UK
TDS Project Number	BKL/U/02
Document Ref	UR-01-Appendix To be read in conjunction with (appraisal document ref UR-01)
Prepared by	Technical & Development Services (Southern) Ltd Hillreed House, 54 Queen Street Horsham West Sussex RH13 5AD
Document File path	U:\Utilities\BoKlok\BKL.U.02 - Hoodland Farm, Harry Stoke\Admin\Report\Report Review\Appendices.docx

Issue History

Issue	Date	Author	Author signature	Approver	Approved signature
01	16/06/2021	Emma Paine	<i>E Paine</i>	Simon Lepine	<i>S Lepine</i>

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Appendix 1 – Site Plans

Site Location Plan

Hoodlands Farm - Accommodation Schedule						
OMS Units	Unit Type	GA		Sub-total GA		
		nr	mf	nr	mf	No.
THC2	2B4P	882	81.9	7,938	737.1	9
	3B4P	957	88.9	22,011	2,044.7	23
OMS Totals				29,949	2,781.8	32
AFFORDABLE Units						
Shared Ownership	Unit Type	GA		Sub-total GA		
		nr	mf	nr	mf	No.
THC2	2B4P	882	81.9	2,646	245.7	3
	3B4P	957	88.9	2,871	266.7	3
Shared Ownership Totals				5,517	512.4	6
AFFORDABLE Units						
Social Rent Units	Unit Type	GA		Sub-total GA		
		nr	mf	nr	mf	No.
THC5	2B4P mobility unit	1005	93.4	2,010	198.8	2
	2B4P	882	81.9	4,410	409.5	5
	3B4P	957	88.9	4,785	444.5	5
Social Rent Totals				11,205	1,040.8	12
Affordable Totals				16,722	1,553.2	18
Site Totals				46,671	4,335.0	50

PARKING SPACE PROVISION

Allocated spaces: 87 spaces
 Visitor's parking: 10 spaces
 Substation: 1 space



- M 17.06.21 Redline boundary extended to include Hambrook Lane GA -
- L 17.06.21 Shared Ownership and Social Rent allocations revised. Sheet size changed to A1 GA -
- K 16.06.21 Road extended at plots 09/10 to allow refuse vehicle turning. VP05 relocated, additional VPs to north of PDS, cycle path increased to 3m, on curtilage parking depth increased to 5.5m. GA -
- J 15.06.21 Shared surface road from Hoodlands Road changed to road and footpath with service margin, cycle path connection added adjacent plot 42, turning head added at plot 08, bin collection points added. GA -
- I 10.06.21 Layout revised to include Secondary Access road from SW corner to eastern edge. Rear garden boundaries revised to allow greater wildlife corridor. OMS mix revised. Substation relocated. GA -
- H 03.06.21 Affordable mix updated. Terraces on northern and southern boundaries separated into semi-detached to allow access to rear gardens. Plots 15-31 reconfigured to removed shared rear access and additional plot added. Boundary to plots now defined by Heras fence. GA -
- G 01.06.21 Topo survey attached, Play park moved north. GA -
- F 31.05.21 Road layout moved to the west and margin replaced footpath. Road geometry revised at proposed access to align with engineer's drawing. VP added. Houses and parking reconfigured. GA -
- E 26.05.21 Road layout revised to run along western boundary, units replotted to run with contours where possible. GA -
- D 18.05.21 Southern access added from Crest development. Northern access blocked up. One less unit as a result. DS -
- C 06.05.21 Plot 35 changed to a 3 bed unit. DS -
- B 05.05.21 2 no. mobility units added at plots 1 & 2 to meet LA policy requirements. 2bed/3bed mix adjusted to suit. Affordable mix and locations adjusted as per email from Boklok sales. Pumping station and substation added to layout. Plots 17 to 19 pulled forward 2m. DS -
- A 26.04.21 4 no. additional plots added in place of existing house. DS -
- 21.04.21 First issue. DS -

Rev	Date	Description	Drawn	Chkd
Drawing Status				



venue studios
 21 Calton Road
 Edinburgh, EH8 8DL
 +44 (0)131 550 6600
 www.jtp.co.uk

Hoodlands Farm

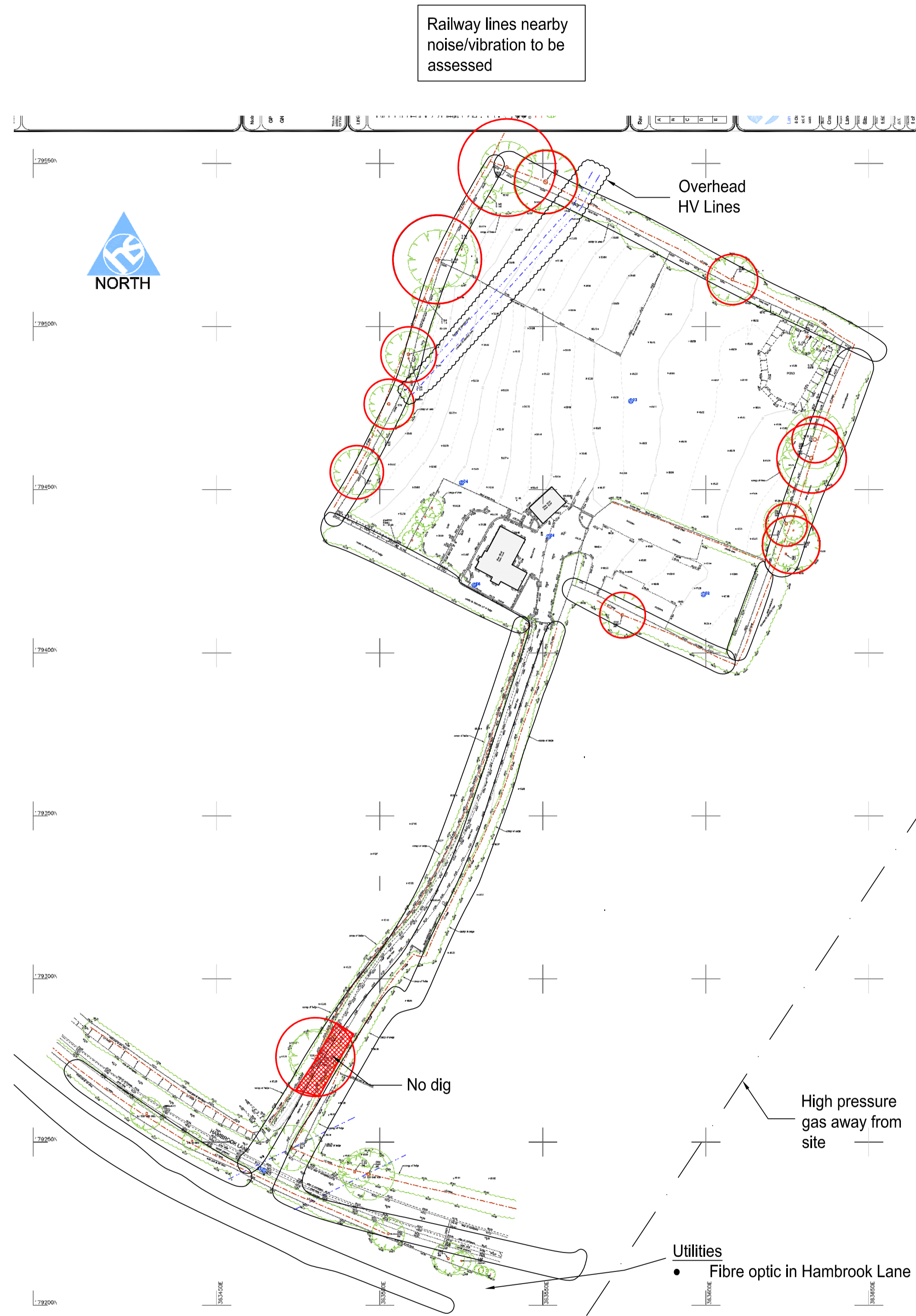
Site Layout

Scale @ A1 1:500 Job Ref. 01784A
 Drawing No. HDF-JTP-SW-GL-DR-A-SL-5000 Revision M
 Scale Bar 0 5 10 15 20 25m

In accordance with the Construction Design Management Regulations 2015, Skanska Technology has undertaken a design risk assessment for the elements of work shown on this drawing. The above are some but not all the residual risks identified in the risk assessment. For a comprehensive list refer to the design risk assessment.

NOTES:

1. DO NOT SCALE FROM THIS DRAWING.
2. SITE TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. REPORT ALL DISCREPANCIES TO THE DRAWING ORIGINATOR IMMEDIATELY.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS AND DRAWINGS.



Rev	Date	Description	Dim	Chkd
P01	07/02/2020	FIRST ISSUE	KC	RC

Site Key Plan

Drawing Originator
SKANSKA | Skanska Technology

Maple Cross House
 Denham Way
 Maple Cross
 Rickmansworth
 Herts WD3 9SW
 Tel: +44 (0)1923 776666
 Fax: +44 (0)1923 423940

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Drawing Status

PRELIMINARY

Project Name

BoKlok

Drawn by	Drawn Date	Checked by	Checked Date
KC	07/02/2020	RC	07/02/2020
Approved by	Approved Date	Scale	
RC	07/02/2020	1:1000 @ A1	

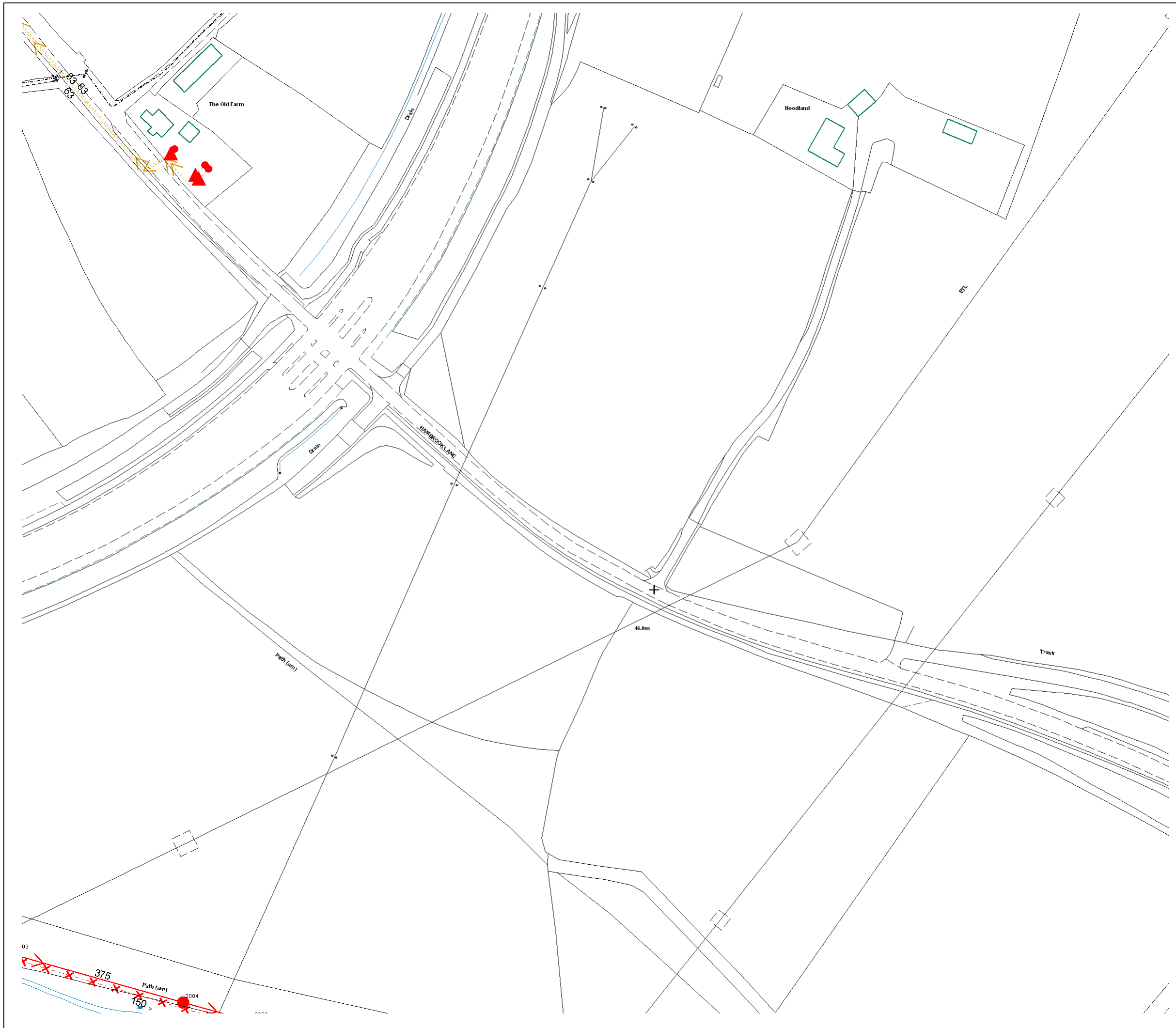
Title Original drawing sheet is A1

**Hoodlands Farm
 Constraints Plan**

Appendix 2 – Drainage Infrastructure

Wessex Water Network Plans

Pre- Development Enquiry



Harry Stoke add map 1

Bristol

Printed on : 23/01/2019 15:12

WATER MAINS		Public	Private
Public			
Raw Water			
Abandoned			
Valve		Hydrant	PRV
			Meter
SEWERS		Public - Section 104 - Private	
Foul			
Combined			
Surface			
Abandoned sewers			
OTHER WESSEX PIPES			
Rising Mains			
Effluent Disposal Main			
Overflow			
NON-WESSEX PIPES			
Private Rising Mains			
Culverted Water Course			
Highway Drain			

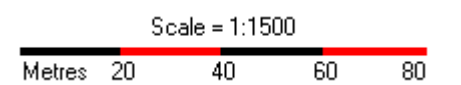
Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies.

Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown.

In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located.

If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Centre:363442.66 , 179277.22






 a YTL company

Harry Stoke add map 2

Bristol

Printed on : 23/01/2019 15:13

WATER MAINS	Public	Private
Public Raw Water		
Abandoned		
Valve		Hydrant
		PRV
		Meter
SEWERS	Public - Section 104 - Private	
Foul		
Combined		
Surface		
Abandoned sewers		
OTHER WESSEX PIPES		
Rising Mains		
Effluent Disposal Main		
Overflow		
NON-WESSEX PIPES		
Private Rising Mains		
Culverted Water Course		
Highway Drain		

Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies.


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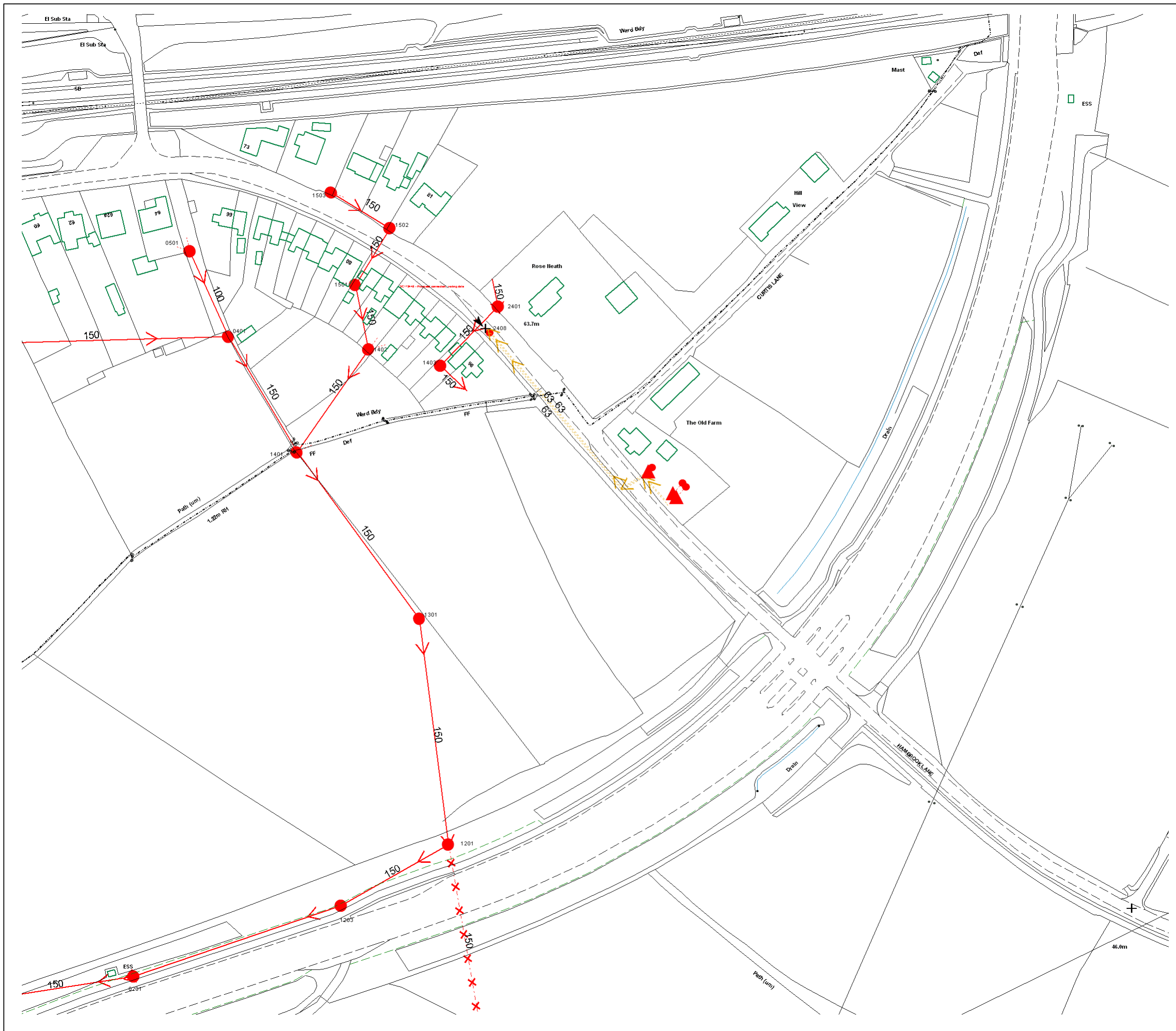
If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Centre: 363555.77 , 179157.37

Scale = 1:1500



Metres 20 40 60 80



Harry Stoke detail 1

Bristol

Printed on : 14/01/2019 14:16

WATER MAINS		Public	Private
Public			
Raw Water			
Abandoned			
Valve			
Hydrant			
PRV			
Meter			
SEWERS		Public - Section 104 - Private	
Foul			
Combined			
Surface			
Abandoned sewers			
OTHER WESSEX PIPES			
Rising Mains			
Effluent Disposal Main			
Overflow			
NON-WESSEX PIPES			
Private Rising Mains			
Culverted Water Course			
Highway Drain			

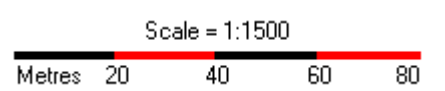
Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies.

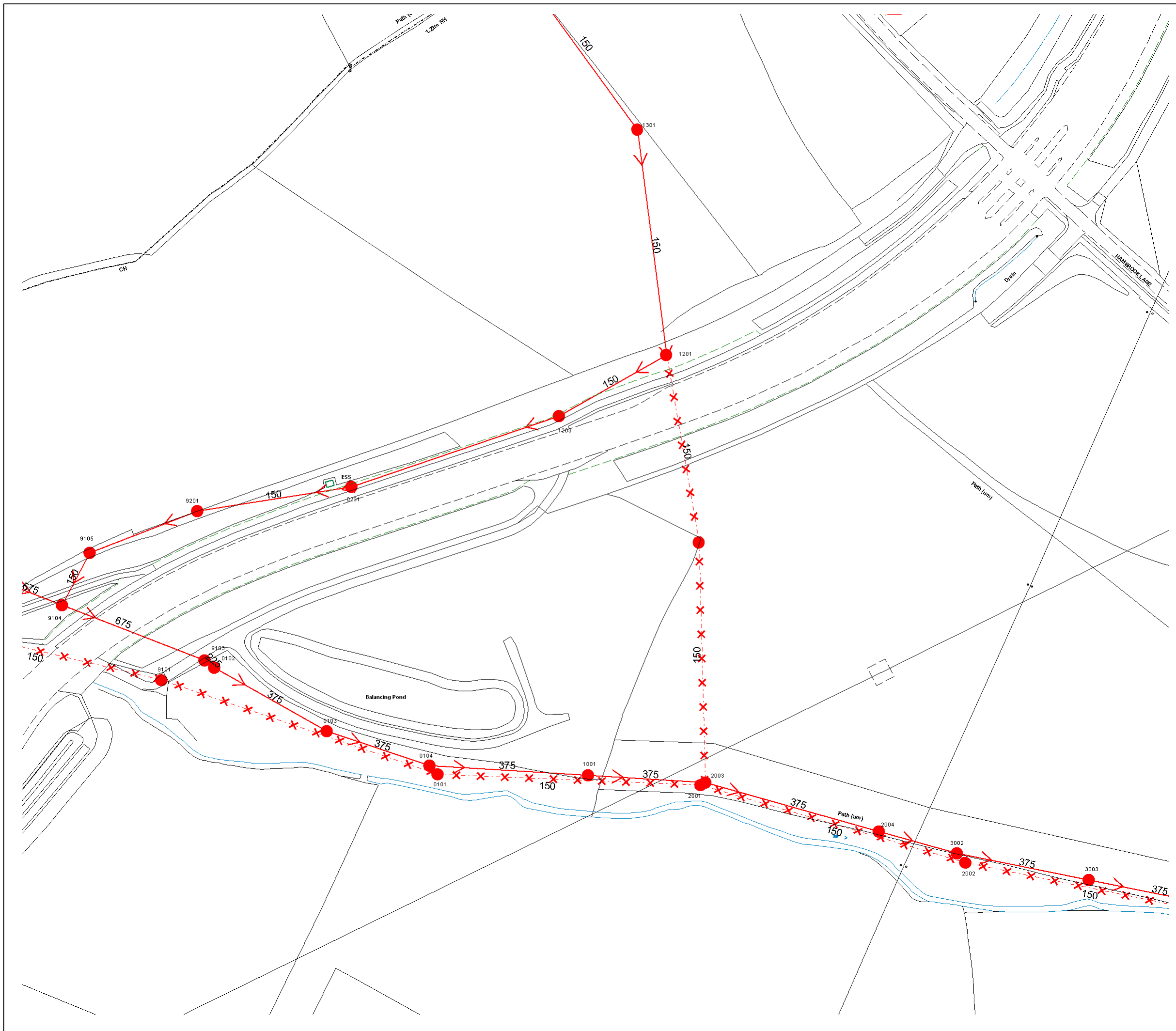
Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown.

In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located.

If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Centre: 363247.19, 179407.13





Harry Stoke detail 2

Bristol

Printed on : 14/01/2019 14:17

WATER MAINS		Public	Private
Public		—	- - - -
Raw Water		—	- - - -
Abandoned		—	- - - -
Valve	X		
Hydrant	●		
PRV	●		
Meter	⊠		
SEWERS		Public - Section 104 - Private	
Foul	—	—	- - - -
Combined	—	—	- - - -
Surface	—	—	- - - -
Abandoned sewers	X	X	X
OTHER WESSEX PIPES			
Rising Mains	—	—	- - - -
Effluent Disposal Main	—	—	- - - -
Overflow	—	—	- - - -
NON-WESSEX PIPES			
Private Rising Mains	—	—	- - - -
Culverted Water Course	—	—	- - - -
Highway Drain	—	—	- - - -

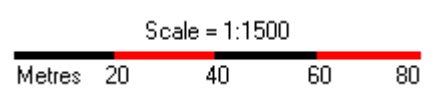
Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies.

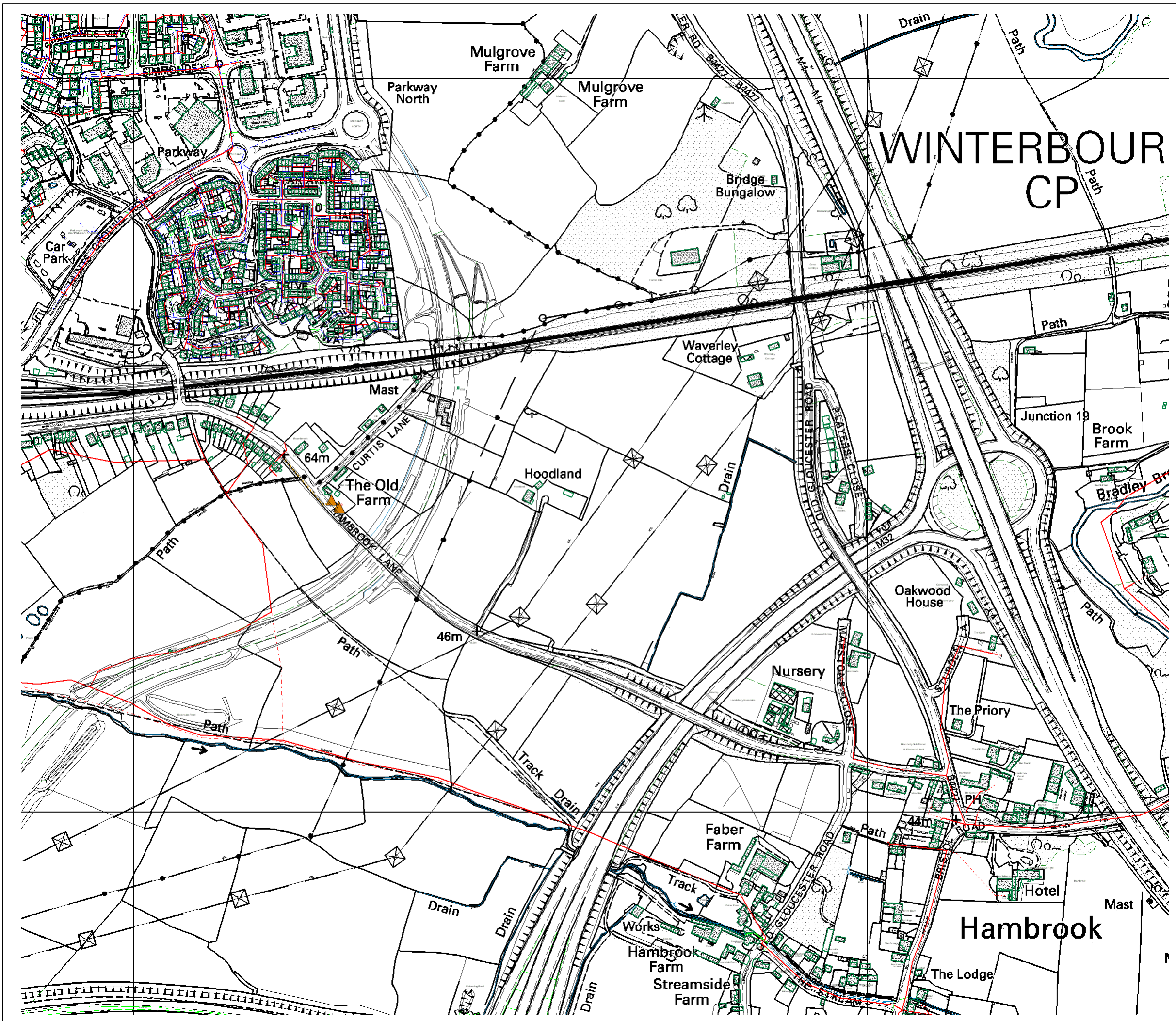
Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown.

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Centre:363157.89 , 179206.70





Harry Stoke overview

Bristol

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WATER MAINS		Public	Private
Public			
Raw Water			
Abandoned			
Valve			
Hydrant			
PRV			
Meter			
SEWERS		Public - Section 104 - Private	
Foul			
Combined			
Surface			
Abandoned sewers			
OTHER WESSEX PIPES			
Rising Mains			
Effluent Disposal Main			
Overflow			
NON-WESSEX PIPES			
Private Rising Mains			
Culverted Water Course			
Highway Drain			

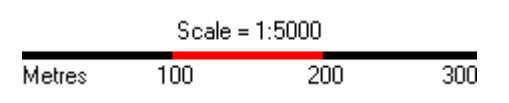
Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies.

Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown.

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If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Centre:363628.19 , 179404.61



Eleanor Scull

From: Teddy Takyi-Amuah <Teddy.Takyi-Amuah@wessexwater.co.uk>
Sent: 01 May 2020 12:23
To: Dan Wright
Subject: RE: ST67NW/ 375 : Woodlands Farm Harry Stokes
Attachments: Appendix C - Accommodation Layout.pdf; Harry Stoke add map 2.pdf; Harry Stoke add map 1.pdf; Harry Stoke overview.pdf; HarryStokeBristol-ManholeData.docx; Harry Stoke detail 1.pdf; Harry Stoke detail 2.pdf

Good afternoon Dan,

RE: Woodlands Farm @ Harry Stokes

Many thanks for your email and continued patience during these strange times of working and living. Please consider the attached and comments below for your attention.

Thank you for the enquiry below regarding development proposals for areas at Harry Stoke. We are aware that there are strategic allocations nearby of the site (which has previously been reviewed to include this site) for residential growth under the South Glos Core Strategy with approx. 2000 new homes within the plan period to 2026 and beyond.

We have provided the comments below based on a 'desktop' study of your enquiry and current information we hold regarding the public sewer network.

- The results of the Capacity Checks can change subject to available capacity, revision of the proposals, phasing of other developments within the catchment and further engineering appraisal.
- Please note that Bristol Water is responsible for water supply in this area. Comments are provided on behalf of Wessex Water acting as the sewerage undertaker.
- Existing foul systems drain a small number of rural properties through to the Frome Valley Trunk sewer located approximately 1 km beyond the M32 motorway boundary.

Foul Water disposal

- Foul and surface water disposal are principal concerns for Wessex Water as the sewerage undertaker. Existing systems are unable to provide capacity for a development of this scale and we acknowledge that there are previous records of sewer flooding during storm conditions.
- We have previously been working with developers/consultants to understand the impact of the development. This included reviewing the scope and extent of capacity improvements necessary to serve these proposals and other potential sites as well as our preferred approach for a co-ordinated strategy to satisfy foul water disposal.
- This will ensure that sewerage infrastructure can be delivered with phased development and avoid piecemeal provision.
- Capacity improvements will need to be considered with disposal to the Frome Valley Trunk Sewer; Downstream upsizing will also be necessary forming off-site works along Beacon Lane to the Frome Valley Trunk Sewer.
- We do need to work in partnership with both landowners and the local authority to reach an appropriate solution for foul water disposal. We request that where necessary we consider the use of planning agreements to ensure that we can deliver arrangements that provide access to sewer layout and capacity for adjacent sites that wish to secure planning approvals.
- WW will be seeking to avoid duplicated connections where possible.

- The existing railway line upon embankment effectively splits the surrounding up the coming site into two separate north and south sub-catchments for foul and surface water drainage.
- This site has been considered as part of the southern catchment (south of railway)

Southern catchment

- Sewerage proposals to serve the southern sub-catchment have been based upon long off-site connecting sewers to the Frome Valley trunk sewer as aforementioned. This will require execution of the first phase of a requisition arrangement to upsize sewers to the western boundary of the M32.
- The next phases of developments coming forward within the catchment will trigger design proposals to provide sewer capacity. A new 900metre x 375/450mm dia outfall sewer below the M32 and through Hambrook village is required to provide capacity for new homes within the southern catchment.

Northern catchment

- Limited appraisal work has been carried out to consider the impact of development on the existing foul sewer network. We have made engineering assumptions based upon the additional flows that a new 300-metre length of outfall sewer will be required to discharge flows into the trunk sewer. We are unclear if a gravity connection can serve all parts of the site and as such the onus falls with the developer to review and advise further on a strategy going forward.

A sewerage appraisal with network modelling will be reviewed by Wessex water to confirm spare capacity and reduce the scope of works necessary to avoid sewer flooding.

There may be potential options to pump flows northwards which may provide a more economic option however this would need to be developed and appraised for feasibility.

Surface Water disposal

- Consideration has been given to surface water disposal with some understanding of drainage catchments with flood risk measures and sustainable drainage.
- The West of England SuDS design guidance will provide a suitable framework for surface water disposal.
- Any revised drainage methodology should be in line with NPPF and the LLFA's advise.

I hope the above is enough to proceed and clarifies our position going forward.

Kind regards

Teddy Takyi-Amuah

Wessex water planning Liaison

From: Dan Wright <dan.wright@t-d-s.com>

Sent: 08 April 2020 14:44

To: Planning Liaison <planning.liaison@wessexwater.co.uk>

Subject: Woodlands Farm Harry Stokes

Dear Sir/Madam,

Technical and Development Services (Southern) Ltd. has been appointed by Boklok to make applications, on its behalf, for the provision of Mains and all the service connections required to serve the above development.

Development Proposal

The development, which is the subject of this application involves the construction of 56 No. Residential Units with a potential further 34 units. so 90 Total

Requirements.

Foul water capacity check.

Accommodation Mix

- 6 X 1 Bed Flats
- 30 x 2 Bed Houses
- 20 x 3 Bed Houses

Total 56

Enclosures

- Application form
- Site location plan
- Site plan

Please do not hesitate to contact me should you require any further information.

Many thanks



Dan Wright

Development Engineer

Direct Dial 01403 620646

Mobile 07747806766

Email dan.wright@t-d-s.com

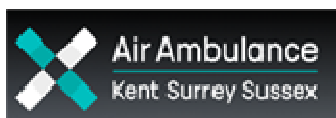
Web www.t-d-s.com

Technical & Development
Services (Southern) Ltd

Hillreed House, 54 Queen Street,
Horsham, West Sussex RH13 5AD



TDS Southern proudly supports the Air Ambulance for Surrey, Sussex and Kent.



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Due to recent changes to our TDS email domain, I will no longer receive any emails that are sent to dan.wright@tds-southern.co.uk

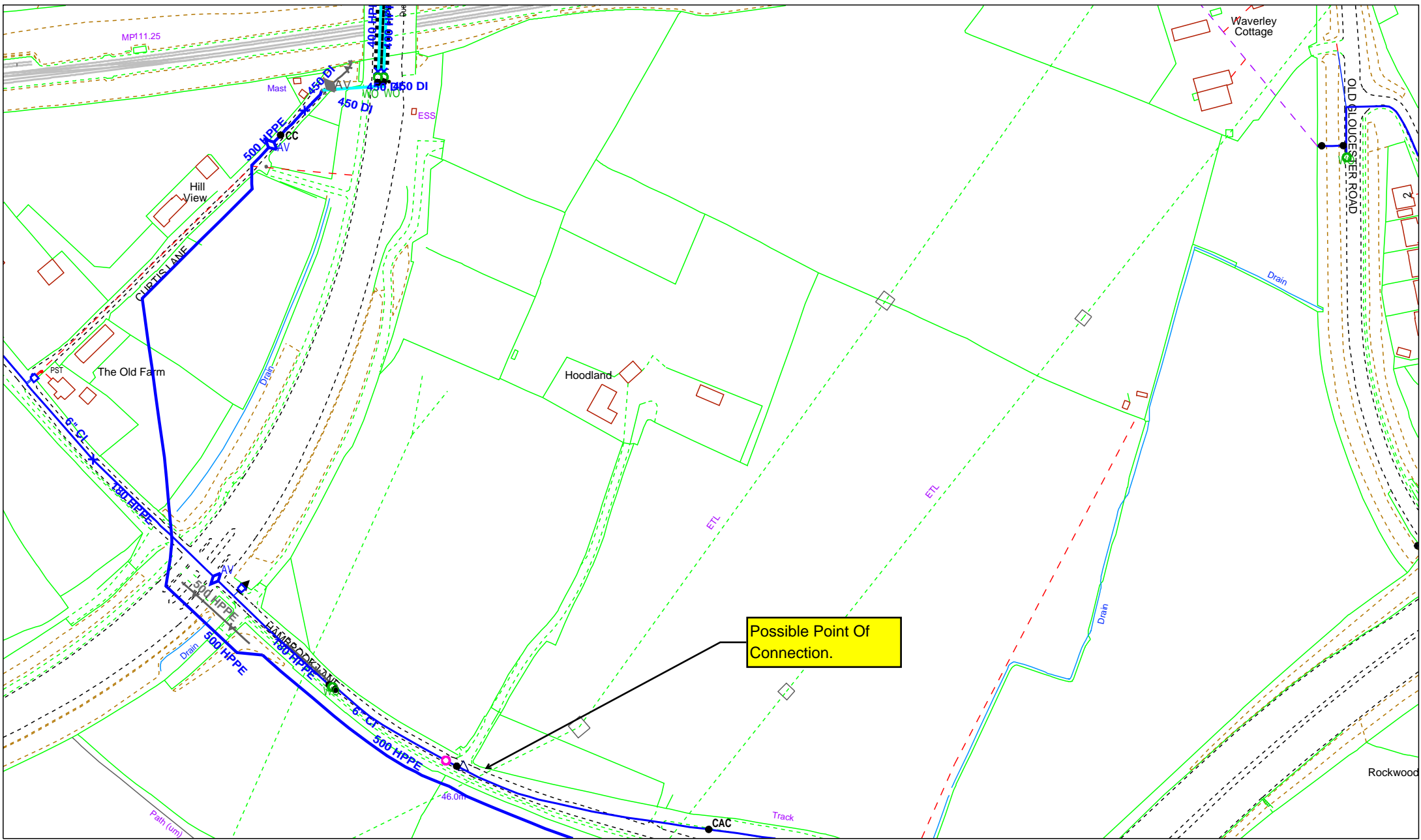
Please ensure that all emails are addressed to dan.wright@t-d-s.com

This email is confidential. If you are not the intended recipient, you must not copy, distribute, disclose or use the information contained in it. If you have received this communication in error, please tell us immediately by return email and then delete the email and any copies of it from your computer system. Thank you.

Appendix 3 – Water Infrastructure

Bristol Water Network Records

Capacity Check Response



Scale: 1:2500 | A4 | Date: 01/04/2020

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of the Company's pipes or apparatus. Not all service pipes are shown. Based on the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright reserved Licence number : 100018106. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Bristol Water plc, Bridgwater Road, Bristol, BS13 7AT Tel (0117) 9665881 Fax (0117) 9634576

EXISTING	PROPOSED	SERVICE OBJECTS
MAINS	ABANDONED MAINS	COMMUNICATION PIPE
RAW WATER	SLIPLINED	SUPPLY PIPE
ABANDONED	OTHER	STOPTAP Company / Private
SLIPLINED	CABLE WITH MAIN	COMMON COMM. PIPE
VALVES	PRIVATE MAIN	COMMON SUPPLY PIPE
HYDRANT: FIRE WO		METER Operational/Not in Use

Asset Plan

COORDINATES AT THE CENTRE
363592 179420

Dear Dan

Thank you for your Basic Supply Strategy Application received on 31st March 2020.

Please find attached a copy of a plan upon which we have marked the sizes and approximate positions of our mains, which are normally laid with cover of 750mm in footpaths/verges and 900mm in roads. Should you propose to carry out any excavation in the vicinity of our apparatus please contact our Customer Services Helpline, on telephone number 0345 702 3797, preferably ten working days prior to starting work.

We do not normally keep records of service pipes, however a number of such pipes may be indicated upon the plan, but no guarantee of the accuracy of this information can be given. Should you require any further information concerning the section of service pipe belonging to the Bristol Water, we suggest that you contact our above-mentioned Customer Services Helpline to arrange a site meeting. The section of service pipe belonging to Bristol Water normally runs from our water main to the boundary of the property or the highway boundary, whichever is appropriate.

As you can see from the plan, there is a 180 HPPE main in Hambrook Lane, which has sufficient capacity to supply the proposed development of 56 residential plots and the further 34 extra residential plots.

If you would also like a budget estimate and a proposed design, please fill out a preliminary mains form that can be found on our website at [Pre-development Enquiries](#) or by clicking on the link [here](#). Details about our fees and the different services we provide can be found on the [Developer's Charter](#).

Should you have any queries please contact us by either replying to this email or ring us on the number below quoting our reference **Prelim 147.16**.

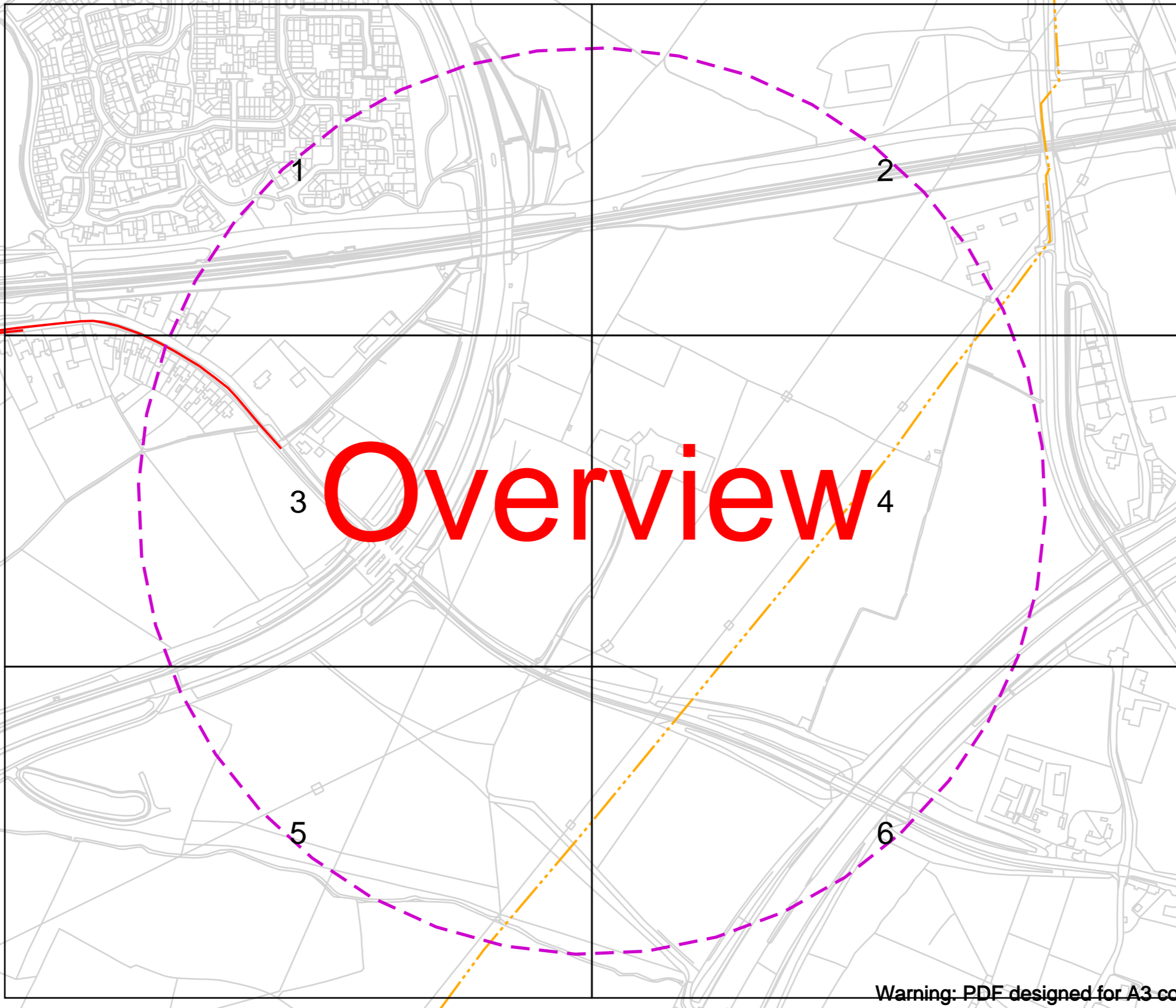
Regards

Sharon Ranahan

Developer Interface Team

Appendix 4 – Gas Infrastructure

Wales and West Utilities Network Records



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

Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999












Date Requested: 19/03/2020
 Job Reference: 18006610
 Site Location: BS34 8QG
 Requested by:
 Mr Dan Wright
 Your Scheme/Reference:
 BKL.U.02

Scale: 1:3844 (When plotted at A3)

EXTREME CAUTION. Major Accident Hazard Pipeline in Vicinity
****RISK OF DEATH OR SERIOUS INJURY****
 Prior to excavation starting you must contact the plant protection team on 02920 278912

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In case of an emergency call 0800 111 999

Dig Sites	Area:  Line: 	 Line/Fire Valve
	Low Pressure (LP) 21mbar – 75mbar	 Governor Station
	Medium Pressure (MP) 350mbar – 2bar	 Change of Diameter
	Intermediate Pressure (IP) 2bar – 7bar	 End Cap
	High Pressure (HP) >7bar	 Depth of cover



Smell gas?
 Call the Gas Emergency Service on 0800 111 999.

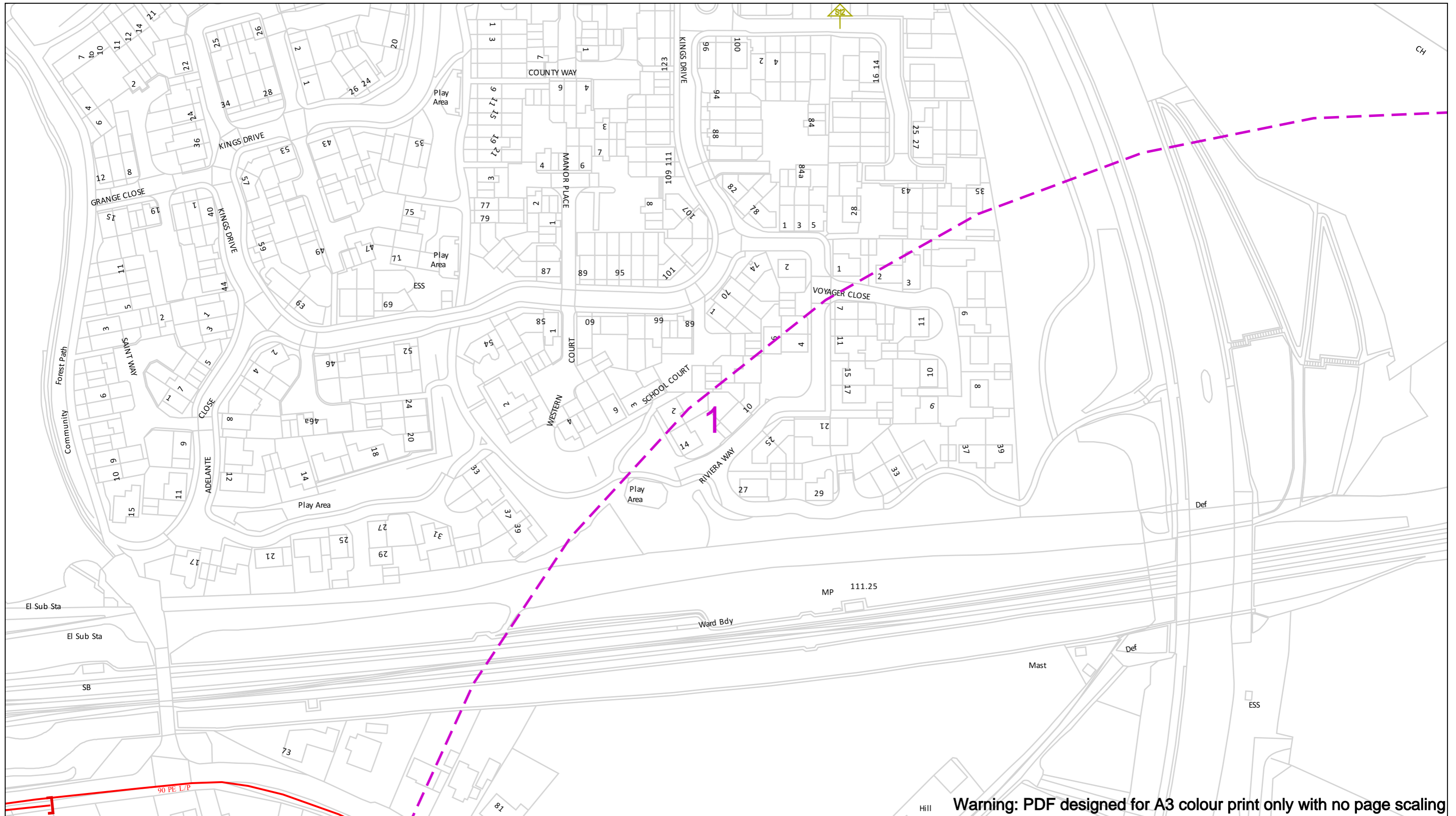
Dial before you dig

We need 10 days' notice

Dial
 Call 029 2027 8912 before you start work.

Investigate
 Before you dig, make sure you know what's below.

Go ahead
 Done your research? Now you can dig safely.



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Contact Us
 Mapping Enquiries: 02920 278 912
 General Enquiries: 0800 912 2999

Date Requested: 19/03/2020
 Job Reference: 18006610
 Site Location: BS34 8QG

Requested by:
 Mr Dan Wright
 Your Scheme/Reference: BKL.U.02

Scale: 1:1250 (When plotted at A3)

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100m

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					Depth of cover

WALES & WEST UTILITIES

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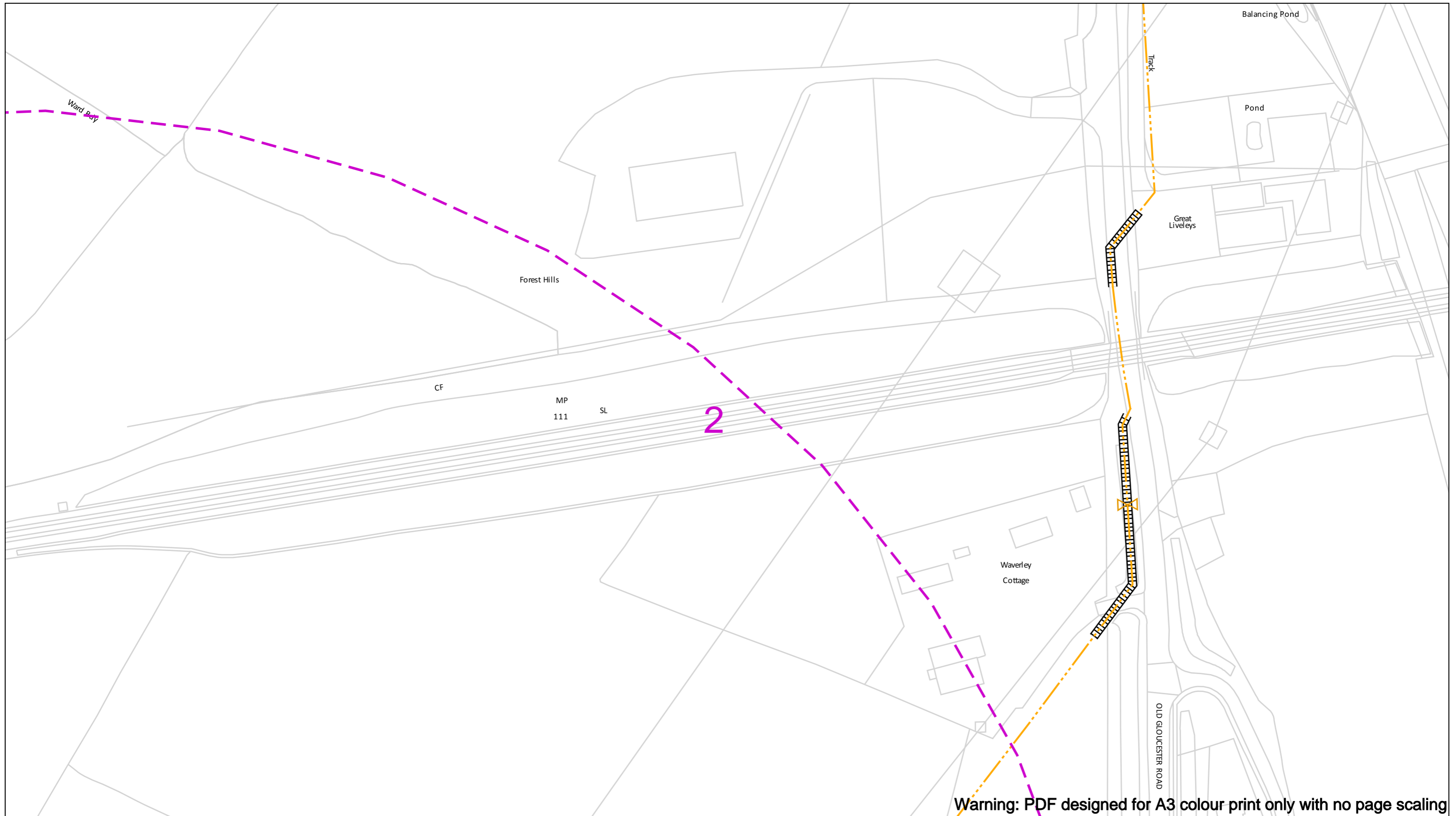
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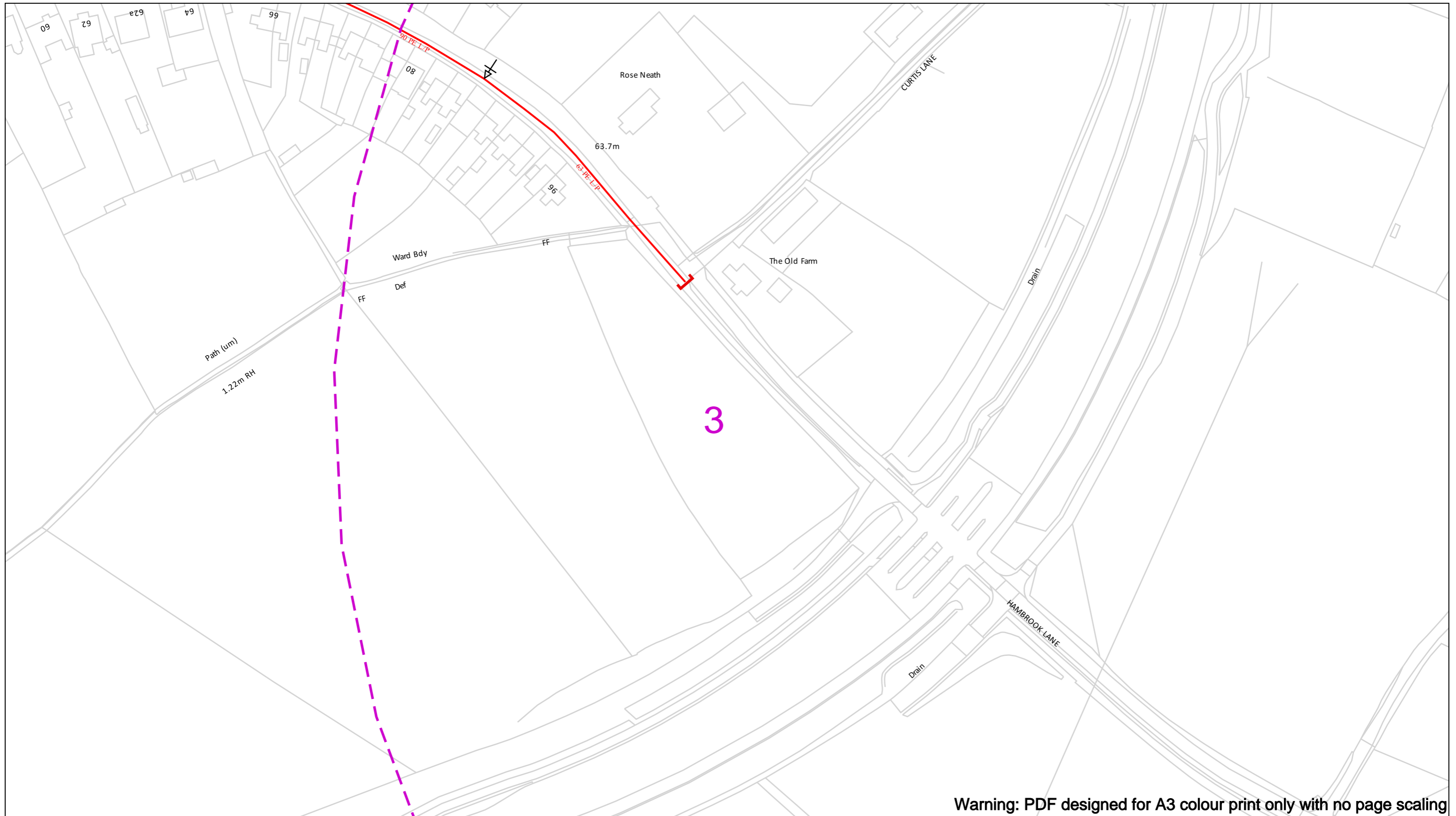
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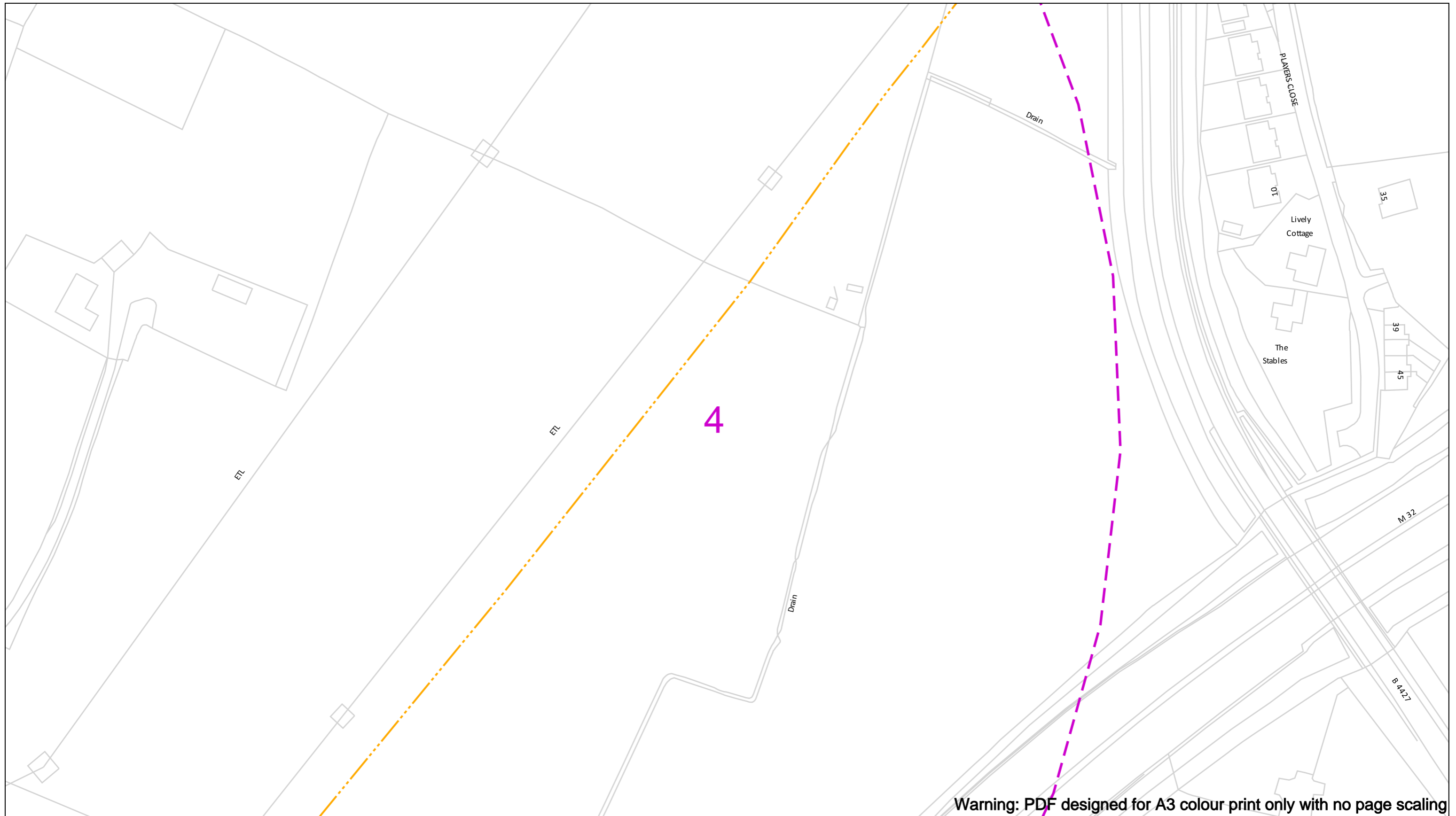
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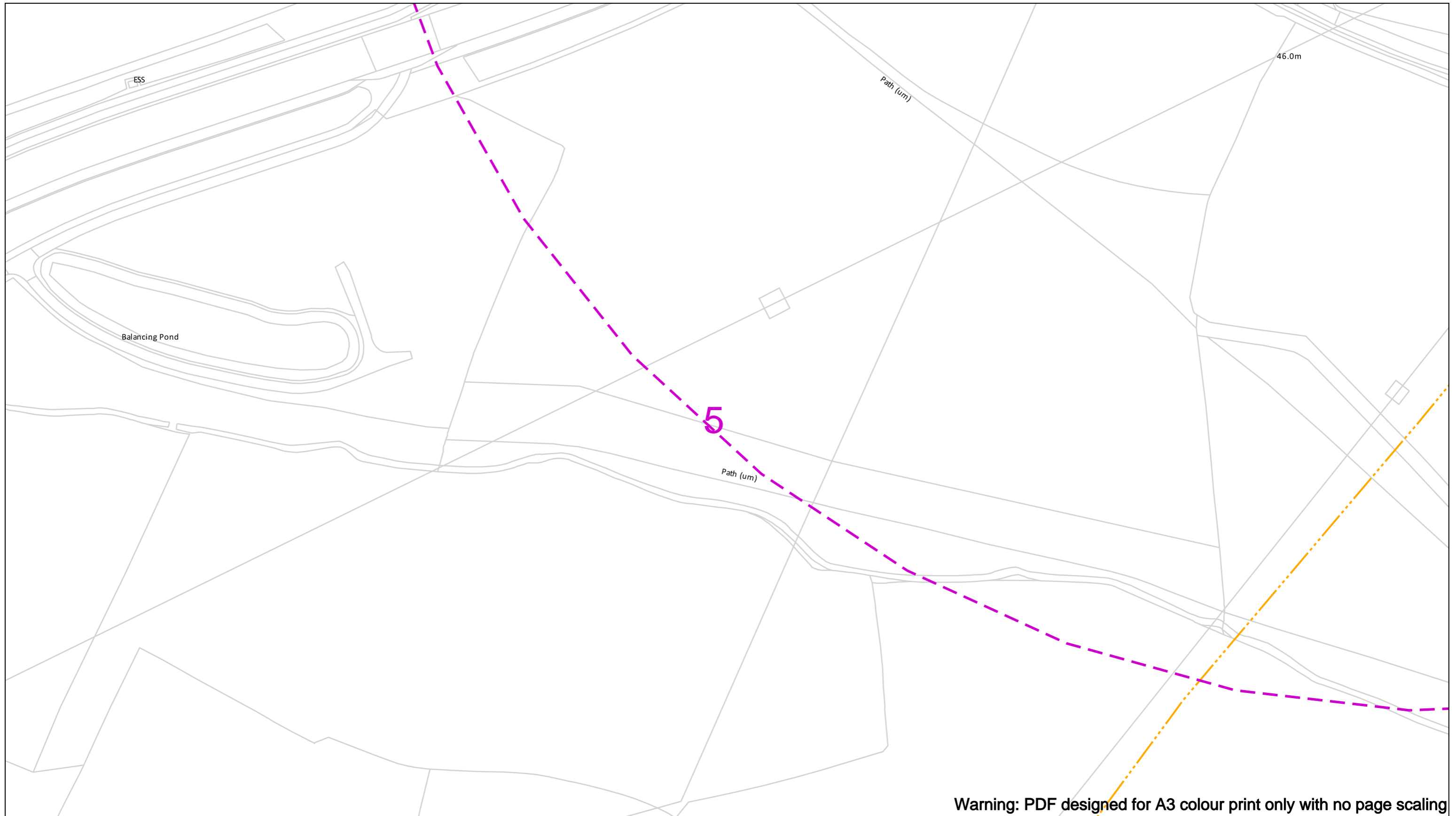
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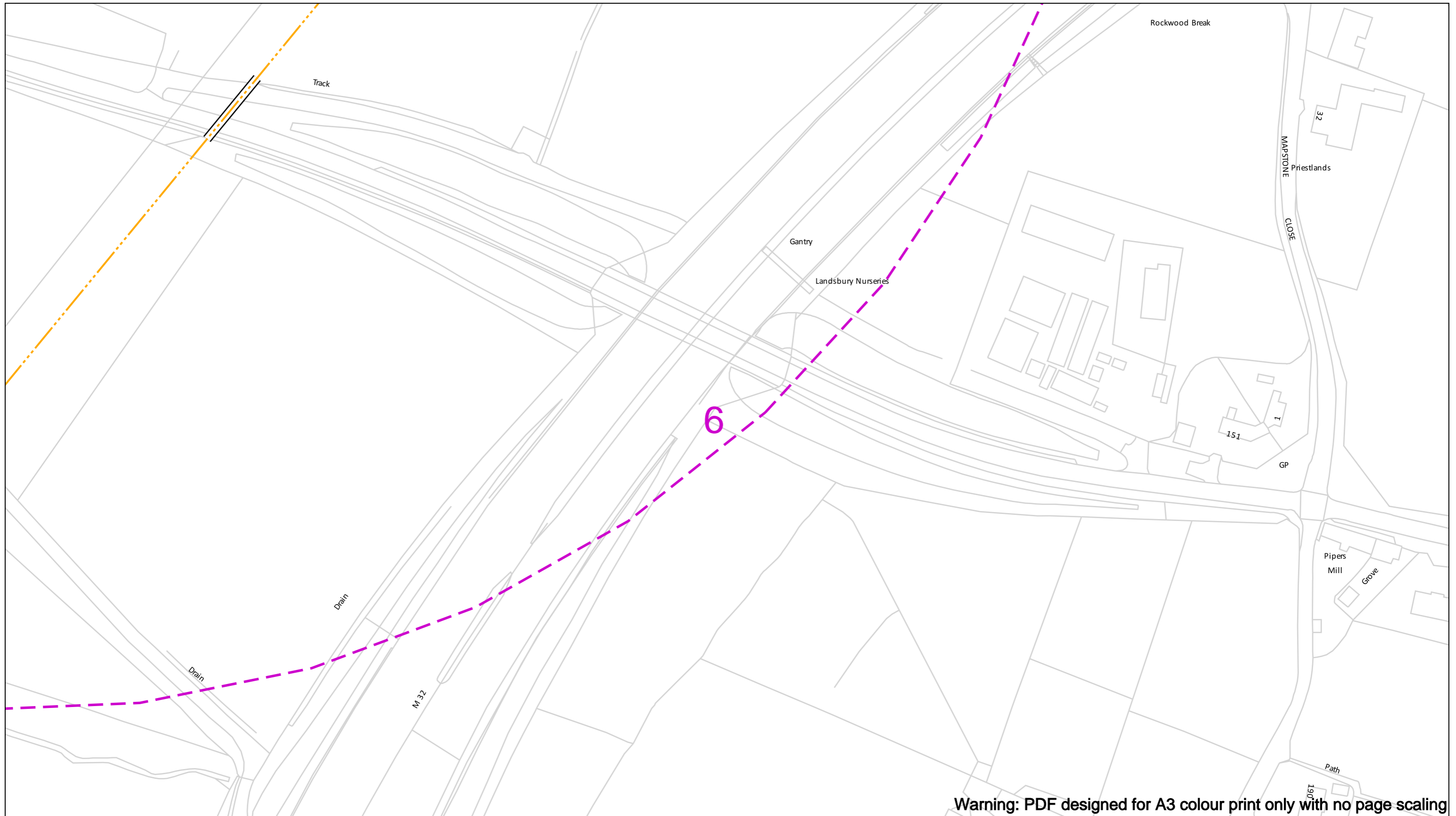
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Dial
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**Company Address**

Wales and West Utilities Ltd,
Wales and West House,
Spooner Close, Celtic,
Springs, Coedkernew,
Newport, NP10 8FZ

Our Ref: 18006610 BKL.U.02

Thursday, 19 March 2020

Dan Wright
Hillreed House 54 Queen Street Horsham
Horsham
West Sussex
RH13 5AD

Dear Dan Wright

Thank you for contacting us regarding Wales & West Utilities equipment at the above site.

I enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This information is given as a general guide and its accuracy cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated.

Where the Wales & West Utilities (WWU) plan includes a warning label about our higher pressure apparatus you must contact the WWU dig team for further guidance. If it is deemed that a site visit is required for this location we require a minimum of 10 days' notice to arrange a site visit for our engineers to give further guidance. Depending upon the nature of the works the site visit may be deemed chargeable.

No liability of any kind whatsoever is accepted by Wales and West Utilities (WWU), its agents or servants for any error or omission. Please note that all WWU equipment on site should be assumed to be LIVE until proven otherwise.

Safe digging practices, in accordance with HS(G)47, Avoiding Danger from underground services 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. Safe working procedures should be defined and practiced.

Irrespective of whether the pipeline is directly affected by the proposed development I enclose for information our general requirements for working in the vicinity of gas pipelines operating above 2 barg (T/SP/SSW22). It is our strong recommendation in the interests of safety that these general requirements be adhered to.

There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. For High Pressure pipelines you must seek further guidance from the HSE and Local Authority Planning team regarding their PADHI distances regarding building proximities as these may be in addition to WWU proximity distances for a pipeline.

In the presence of our >2barg gas pipelines no excavations are to take place within 10m of the confirmed position of these mains without prior consultation with WWU.

WWU reserves its position completely to enforce the terms of any existing easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.

Wales & West Utilities have no planning objections to these proposals, although it should be noted that Wales & West's apparatus is held pursuant to easements and it has other private law rights in relation to the use of

**Company Address**

Wales and West Utilities Ltd,
Wales and West House,
Spooner Close, Celtic,
Springs, Coedkernew,
Newport, NP10 8FZ

the land in the vicinity of its apparatus. Wales & West's private law land rights are not material planning considerations and therefore no comment is made in relation to those rights and they have no impact on whether or not planning permission should be granted, or whether, if permission is granted, it can lawfully be implemented. It should also be noted that Wales & West's apparatus may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Where diversions to WWU apparatus are needed to allow change to occur on site, the cost of these alterations may be charged to the persons responsible for the works.

If you have requested a new connection the WWU connections team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

If you require advice in connection with your proposals please contact the relevant number below.

Yours sincerely,
WWU Dig Team

Gas Emergency Number:

In an emergency call 0800 111 999, 24 hours a day.

Mapping Enquiries:

If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

Telephone 02920 278912
Email dig@wwutilities.co.uk

General Enquiries:

If you have a general enquiry, please call us on the following number

All areas 0800 912 29 99

LinesearchbeforeUdig:

If you have an enquiry relating to the use of the LinesearchbeforeUdig website please contact LinesearchbeforeUdig using the following information:

Telephone 0845 437 7365
Email enquiries@linesearchbeforeudig.co.uk
Website www.linesearchbeforeudig.co.uk

Appendix 5 – Electricity Infrastructure

WPD's Network Plans

Budget New Supplies & Diversion Estimate

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: 19/03/2020
 Job Reference: 18006610
 Site Location: 363511 179391
 Requested by: Mr Dan Wright
 Your Scheme/Reference: BKL.U.02

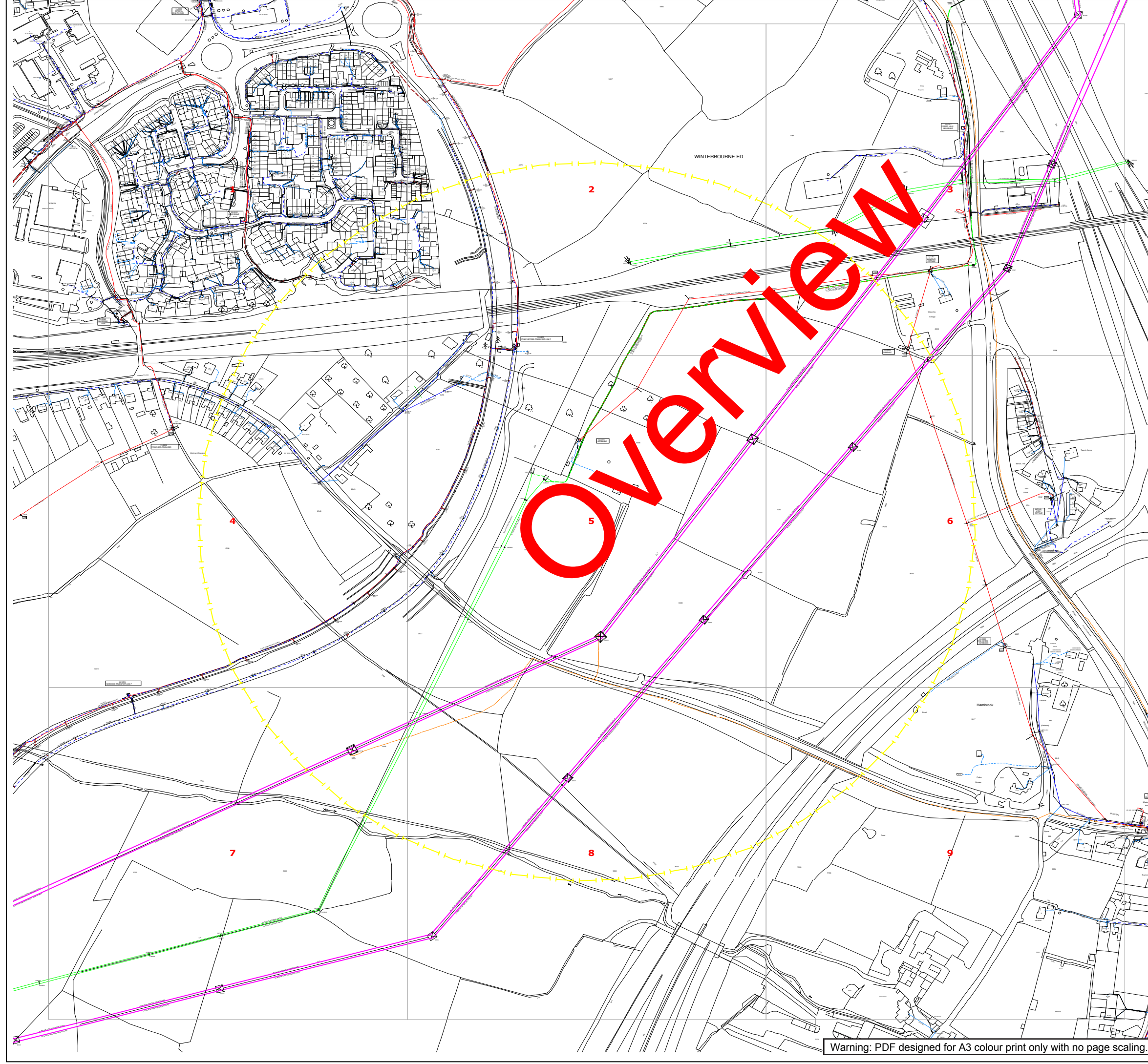
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- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be 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		Underground Cable
○ ○ PL		--- LV
○ ○ Service		--- HV (11kV)
○ ○ LV		--- HV (33kV)
○ ○ HV (11kV)		--- HV (66kV)
○ ○ HV (33kV)		--- HV (132kV)
○ ○ HV (66kV)		
○ ○ HV (132kV)		
SURF Telecoms		Pilot Cables
— S — S —		— P — P —
Link Box		Pole Mounted Transformer
●	⏏ PME Earth	○
Site Location		Ground Mounted Transformer
— E —	⏏ Underground Earth	□

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OVERVIEW



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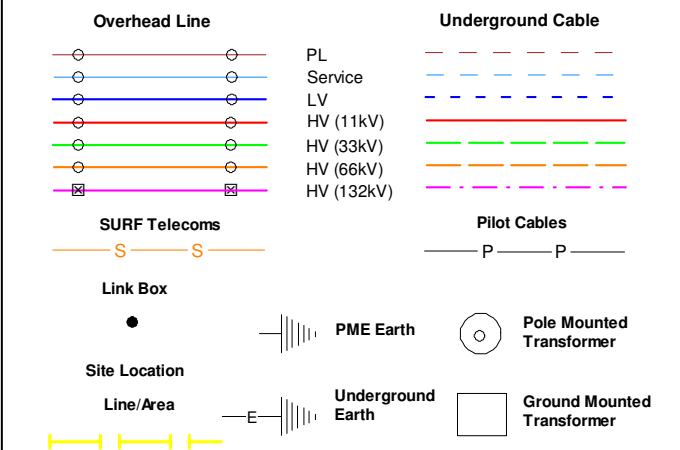
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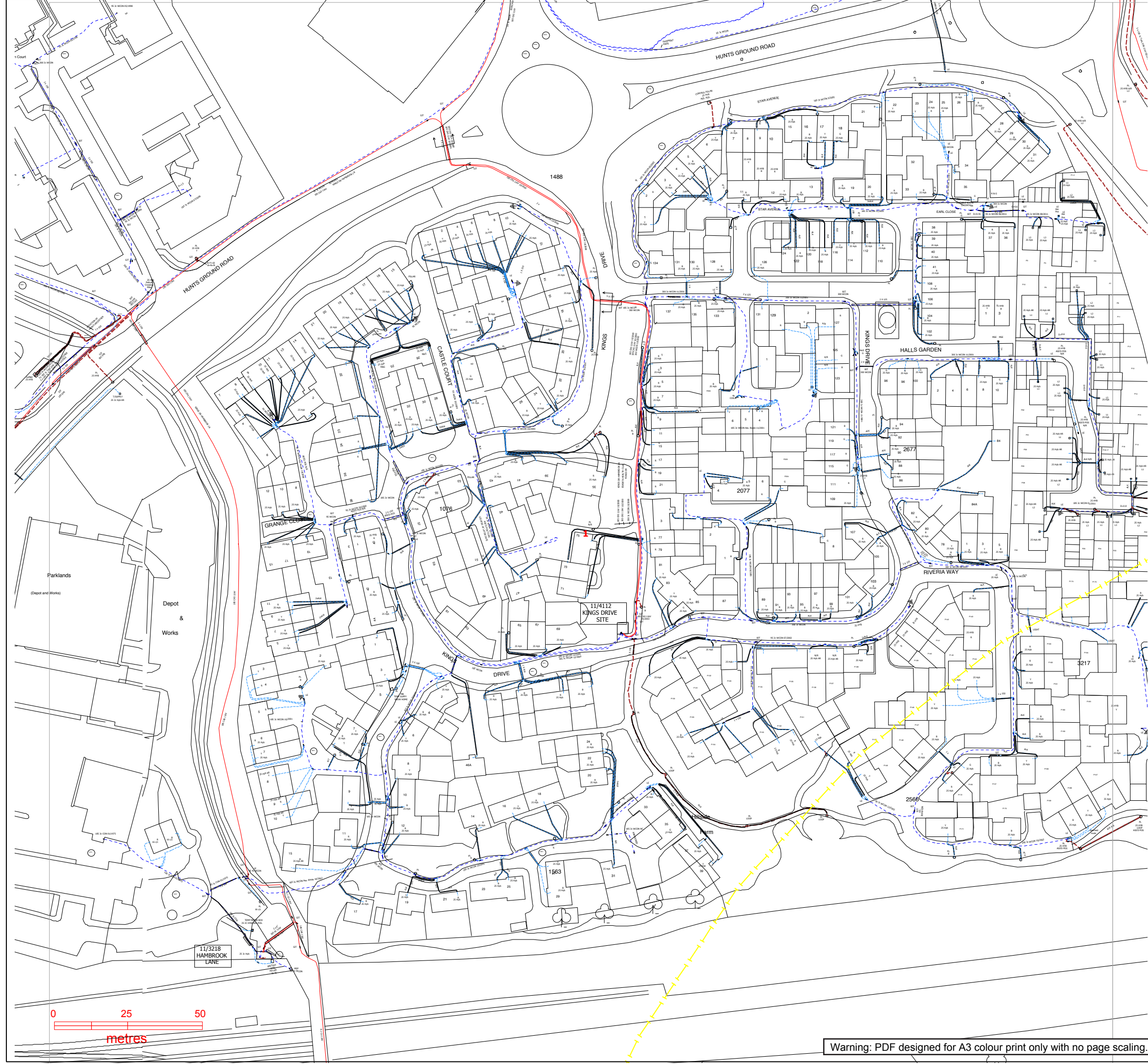
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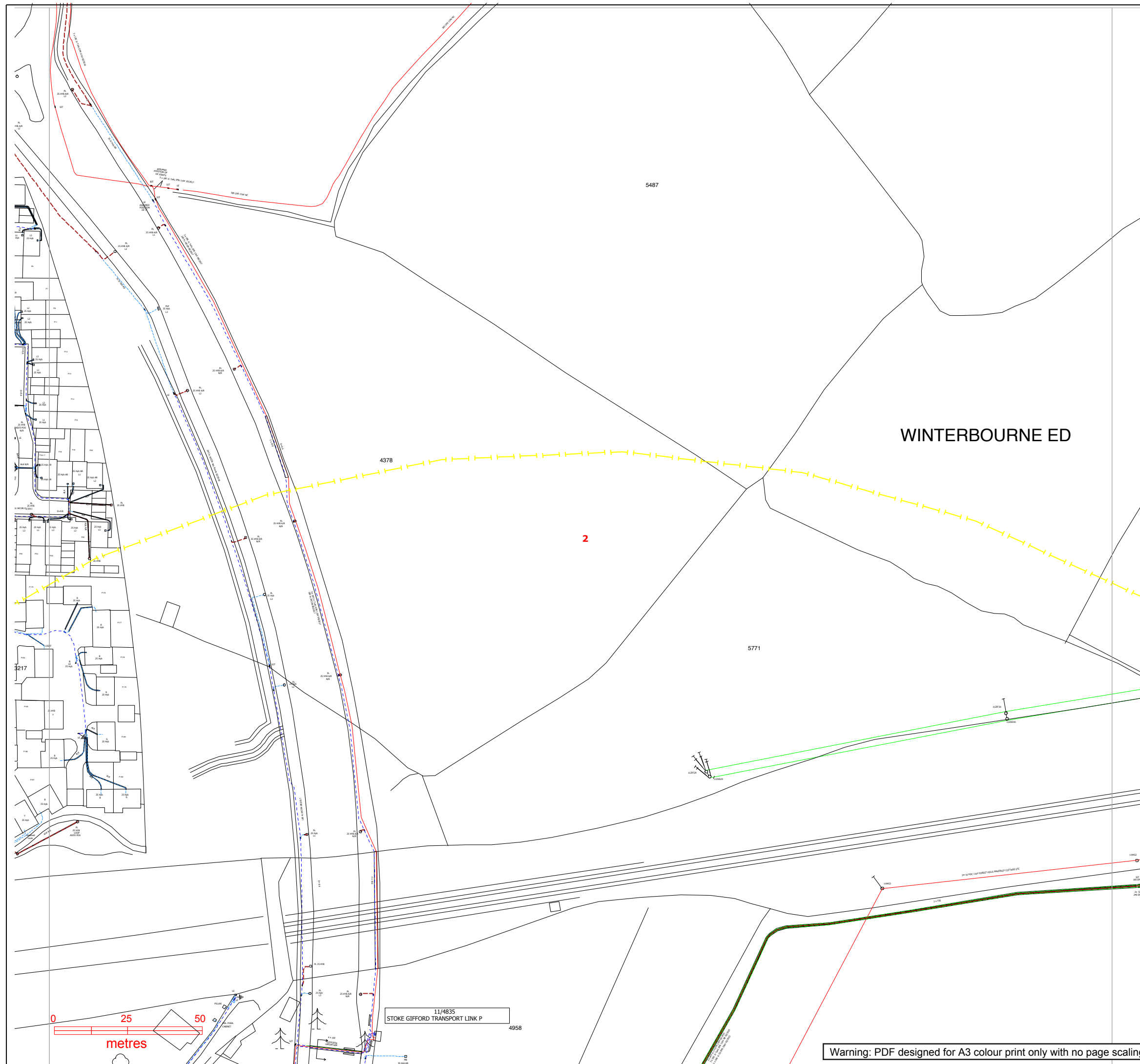
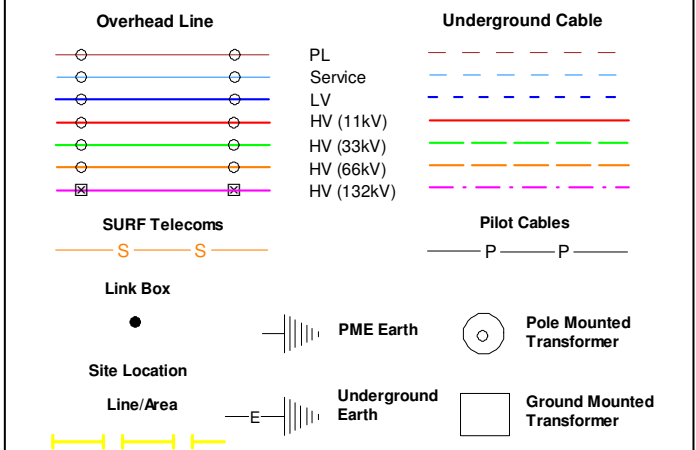
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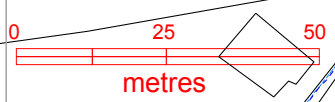
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WINTERBOURNE ED



11/4835
 STOKE GIFFORD TRANSPORT LINK P
 4958

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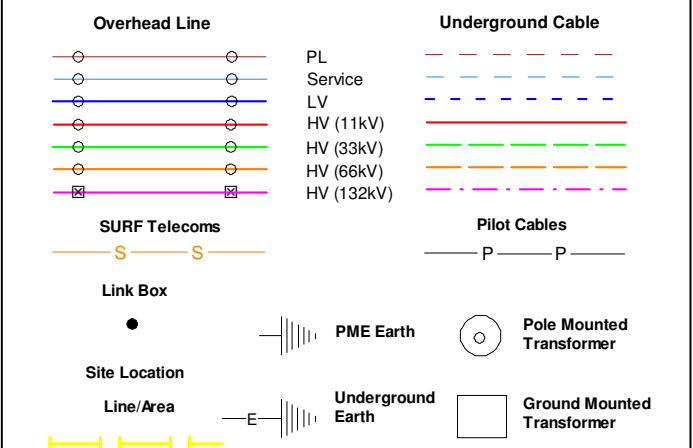
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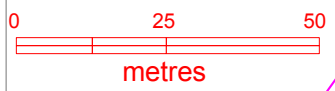
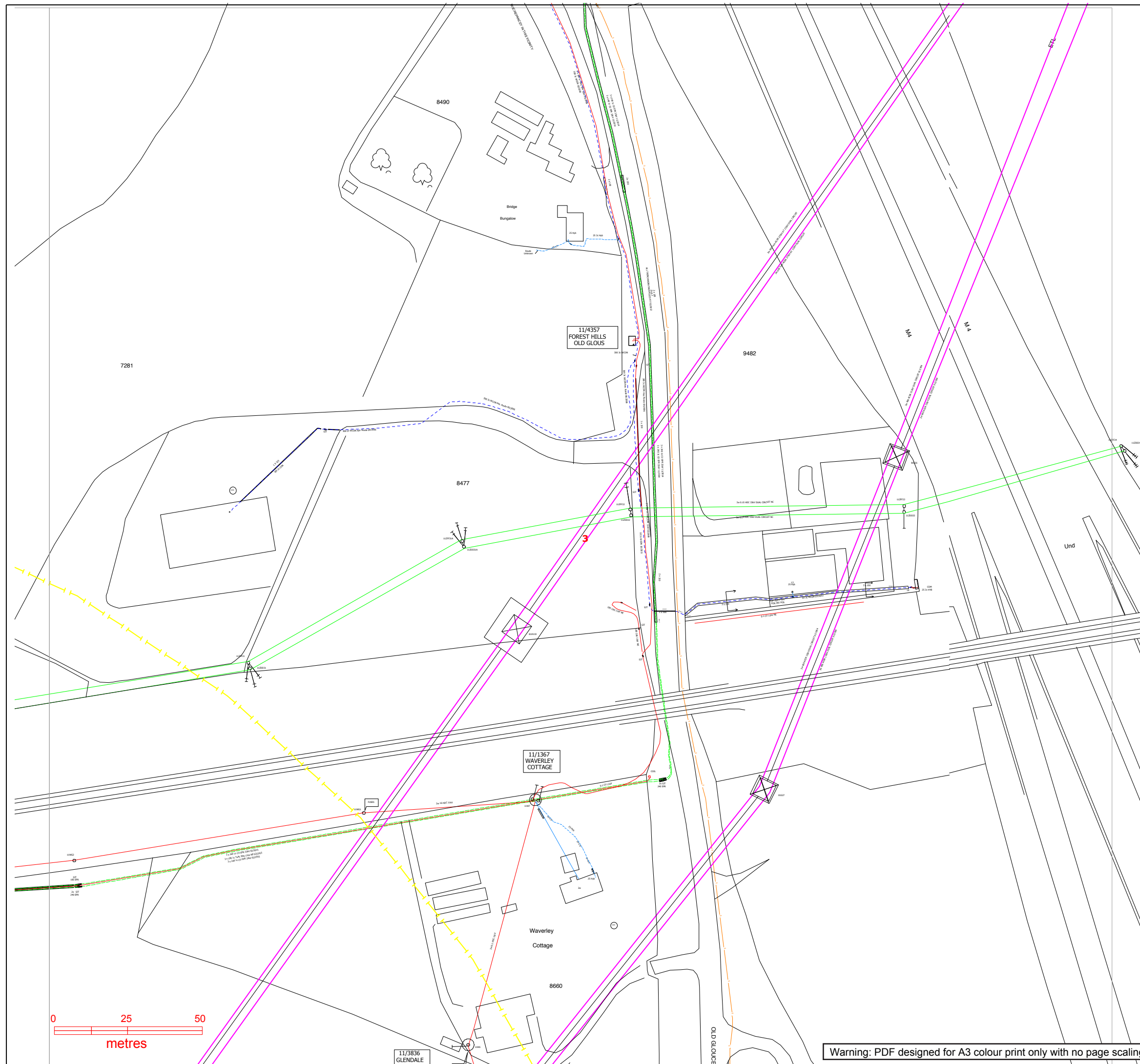
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