

Land at St Neots Road, Hardwick, Cambridgeshire

Utilities Statement

February 2020

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1. Executive Summary

- 1.1. This Utilities Statement has been commissioned in respect of Land at St Neots Road, Hardwick, Cambridgeshire to be referred to hereafter as 'the Site'.
- 1.2. The purpose of this report is to provide an assessment of existing utility company assets and services infrastructure in relation to the proposed scheme to establish potential constraints and opportunities as well as considering the provision of services to supply the Site.
- 1.3. This report has been produced to support representations to the emerging 'Greater Cambridge Local Plan' Issues and Options consultation.
- 1.4. Existing utility asset records have been obtained and reviewed for the vicinity of the Site. Their presence is limited to the Site frontage onto St Neots Road.
- 1.5. Minor diversionary/alteration works will potentially be required to existing electricity, telecoms and potable water apparatus to enable construction of the proposed Site access. Exact locations and depths will be determined prior to detailed design to confirm requirements. Costs are anticipated to be minimal and will therefore not pose a constraint to the delivery of the Site.
- 1.6. Initial quotations have been obtained to supply the proposed scheme with electricity, gas, potable water and telecoms all presenting viable options to serve the Site from existing apparatus in close vicinity of the Site.
- 1.7. The findings of this Report conclude that the proposed scheme can connect to the required range of domestic utilities and therefore utility infrastructure does not present a constraint to delivery of the Site.

2. Introduction

- 2.1. This Utilities Statement has been commissioned in respect of Land at St Neots Road, Hardwick, Cambridgeshire to be referred to hereafter as 'the Site'.
- 2.2. The purpose of this report is to provide an assessment of existing utility company assets and services infrastructure in relation to the proposed scheme to establish potential constraints and opportunities as well as considering the provision of services to supply the Site.
- 2.3. This report has been produced to support representations to the emerging 'Greater Cambridge Local Plan' Issues and Options consultation.
- 2.4. Details relating to existing infrastructure have been obtained from utility companies, with the information received presented and summarised in this report. The accuracy of the information within this report is subject to the details provided by these third parties. The precise location of infrastructure should be confirmed through site surveys and investigation prior to any commencement on the Site. No intrusive investigations have been carried out.

3. The Site

3.1. Site Location

3.1.1. A Site Location Plan is provided within **Appendix A**.

3.1.2. The 'Site' is located to the rear of existing properties on St Neots Road, Hardwick with access directly off St Neots Road. The Site area is approximately **6.65 ha**.

3.2. Scheme Proposals

3.2.1. A Concept Masterplan is provided within **Appendix B**.

3.2.2. The Illustrative Concept Masterplan provides for the following uses:

- Up to 150 new homes;
- Provision of Public Open Space;
- Sustainable Drainage Systems and;
- Access Infrastructure.

4. Existing Utilities

- 4.1. An assessment of existing utilities within proximity of the Site has been undertaken to identify the type and approximate location of existing infrastructure.
- 4.2. The basis of the assessment of existing utilities and services was a utilities record search.
- 4.3. Copies of the search responses and asset plans received from this search are contained within Appendix C.
- 4.4. The specific details for each utility or service are considered in turn.

4.5. Electricity

4.5.1. *UK Power Networks*

The record plans indicate existing underground high and low voltage apparatus within the Site frontage on St Neots Road through the proposed Site access. Dependent upon the exact location and depth this may have to be lowered through the extent of the Site access to facilitate its construction.

4.6. Gas

4.6.1. *Cadent*

The record plans indicate a medium pressure gas main to the north side of St Neots Road. This is the opposite side to the proposed Site access and as such will not be affected.

4.7. Potable Water

4.7.1. *Cambridge Water Company*

Main records indicate an existing 8" water main within the Site frontage on St Neots Road through the proposed Site access. There is an additional 15" main to the north of St Neots Road. Dependent upon the exact location and depth of the 8" main this may have to be lowered through the extent of the Site access to facilitate its construction.

4.8. **Telecommunications**

4.8.1. ***Openreach***

Overhead plant is indicated across the Site frontage on St Neots Road through the extent of the proposed Site access. There is additional underground plant to the north of St Neots Road. The underground plant will not be affected by the proposals. the overhead apparatus will need to be put underground; however, this is anticipated to be copper and the cost will therefore be minimal.

4.8.2. ***Vodafone***

Plant is indicated to the northern side of St Neots Road, on the opposite side to the proposed Site access. On this basis the scheme will have no effect on this apparatus.

4.8.3. ***Virgin Media***

Plant is indicated across the Site frontage on St Neots Road through the extent of the proposed Site access. Dependent upon the exact location and depth this may have to be lowered through the extent of the Site access.

5. Proposed Utility Supplies

- 5.1. Through engagement with the operators of local utilities and service providers, a framework of potential utilities and services requirements can be delivered.
- 5.2. Whilst engagement will continue throughout the planning process, the results to date are outlined in the following section.
- 5.3. Copies of the correspondence received from the various utility companies contacted is presented within **Appendix D**.
- 5.4. The specific details for each utility supply are considered in turn.

5.5. Electricity

5.5.1. **UK Power Networks**

UK Power Networks has provided a budget estimate for the supply of the proposed scheme detailing a viable option for electric supply to the Site.

To supply the scheme a high voltage connection will be made on the existing high voltage main in St Neots Road, this will be extended to a new 500 kVA sub-station to be erected as part of the scheme. Low voltage mains will then be installed from the sub-station to serve the scheme. No upgrade works are required

5.6. Gas

5.6.1. **GTC**

GTC has provided a budget estimate for the supply of the proposed scheme detailing a viable option for gas supply to the Site.

To supply the scheme a connection will be made onto the existing medium pressure main located to the north of St Neots Road. Low pressure mains will then be installed to serve the scheme. However the need for a gas supply to serve the new homes may be negated by the emerging Future Homes Standards.

5.7. Potable Water

5.7.1. *Cambridge Water Company*

An enquiry has been made to Cambridge Water Company regarding obtaining a potable water solution to serve the Site.

To serve the scheme a connection will be made onto the existing assets within St Neots Road with mains extended to serve the scheme.

Any reinforcement works necessary will be carried out by Cambridge Water Company under the zonal charge at no additional cost to the developer.

5.8. Telecommunications

5.8.1. *Openreach*

Openreach's fibre broadband checker indicates fibre to the cabinet (FTTC) is available in the vicinity of the Site.

Openreach have confirmed that on the basis the scheme is in excess of 30 dwellings Fibre to the Premises (FTTP) can be provided to serve the scheme at no cost to the developer.

6. Conclusions

- 6.1. Confirmation has been obtained from the relevant parties that necessary electricity, gas, water and telecommunication supplies can be obtained to serve the proposed scheme.
- 6.2. The findings of this report conclude the proposed scheme is capable of connecting to the necessary range of services at a viable cost and this poses no constraint to deliverability of the scheme.

APPENDIX A

Site Location Plan



0 50 100 150 200m

— = Site Boundary (Indicative)

Project Name

**0092 : Land South of St.
Neots Road, Hardwick,
Cambridge**

Drawing Title

Site Location Plan



Drawn	Check	Scale	@	Date	Drawing No.	Rev
MP	SBF	1:5,000	A4	28/11/2017	0092/100	

APPENDIX B

Concept Masterplan



Key

					
Site Boundary	Existing Vegetation	Attenuation Basin	Native and Parkland Trees	Proposed Native Buffer Planting	Emergency Access
					
Proposed SWALE	Public Open Space	LEAP	Pedestrian/Cycle Link		
					
Principle Avenue Trees	Amenity Grass	Primary Vehicular Links	Areas for Development		
					
Secondary Avenue Trees	Woodland Belt	Secondary Vehicular Links			

ProjectLand South of St Neots Road, Hardwick
ClientPigeon Land 2 Ltd

Date:February 2020

Scale:NTS

Status:Draft

APPENDIX C

Existing Utility Record Plans



Dear Sir/Madam

Land south of St. Neots Road Hardwick CAMBRIDGE CB23 7QL

Thank you for your letter of 17/04/2018 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (EPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

This information is made available to you on the terms set out below.

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

7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only**. Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

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

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

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

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

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

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

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
 - your name, address and telephone number; and
 - the date, time and place at which such damage was caused; and
 - a description of the electric line and/or electrical plant to which damage was caused; and
 - the name of the person whom it appears to you is responsible for that damage; and
 - the nature of the damage

In the East of England or London 0800 780078 (24 Hours).

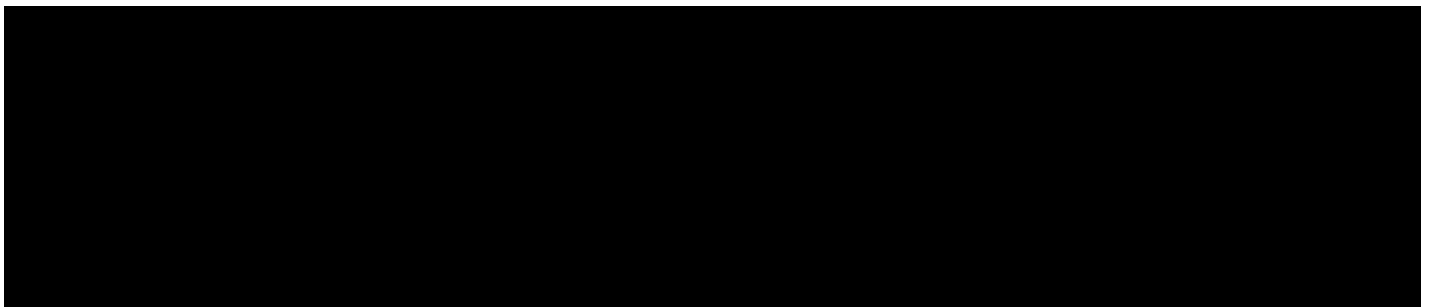
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

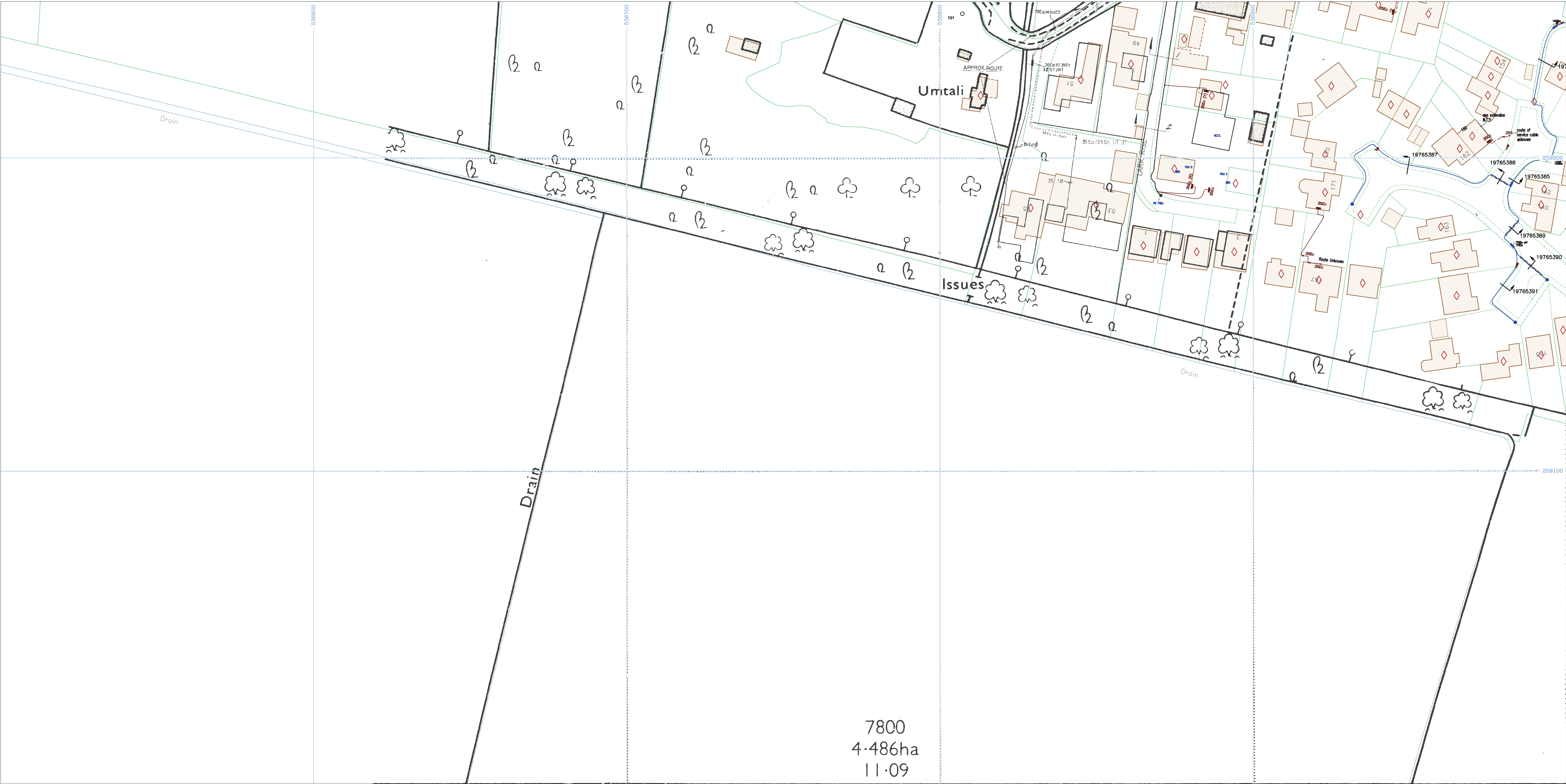
IF YOU DO NOT ACCEPT AND/OR DO NOT UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

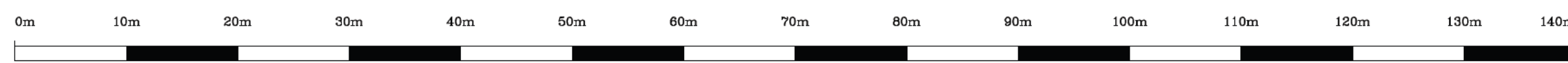
The enclosed plans normally only show the mains electricity cables. Service cables are not usually shown in the East of England. A service cable is the cable that takes the electricity from the mains cable to your property and ends at the main fuse close to the meter.

I shall be pleased to supply you with further assistance if you require it.





7800
4.486ha
11.09

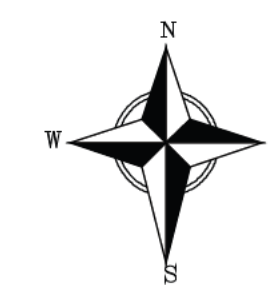


Plotted On : 18/04/2018

Plot Description: Land south of St. Neots Road Hardwick
CAMBRIDGE CB23 7QL

2018/2271752/ug_mains

Map Centre : TL3659SE



For details of the symbology please refer to
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

PRIMARY CABLES
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located
on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY
CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS
COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified – use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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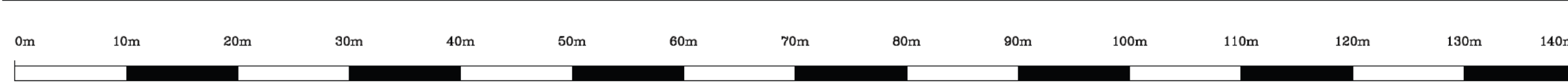
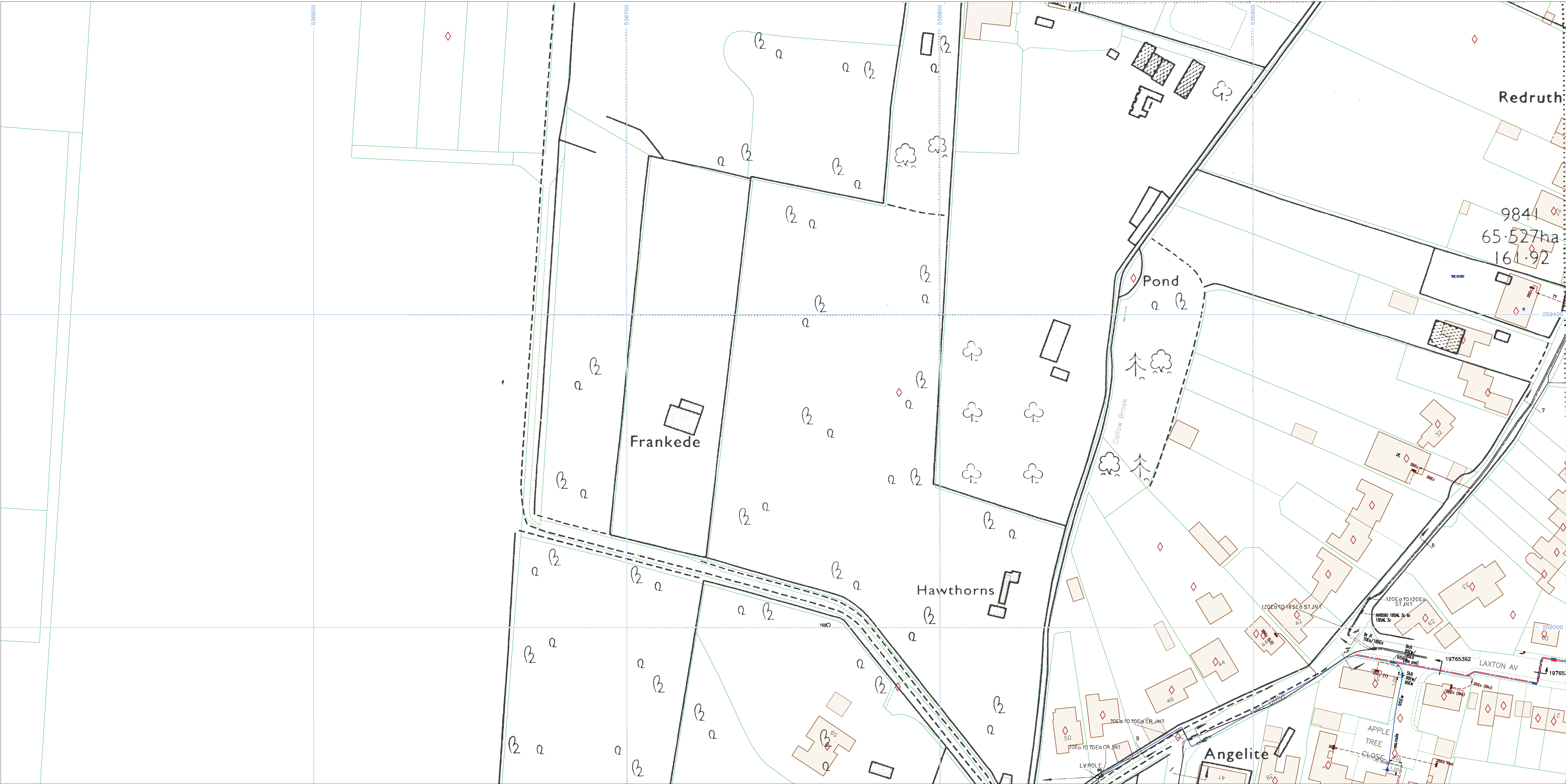
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- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT – ASK! PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet. HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

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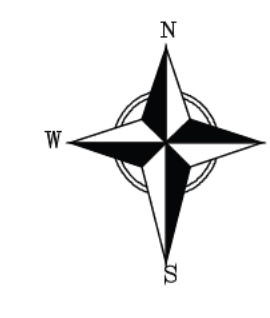


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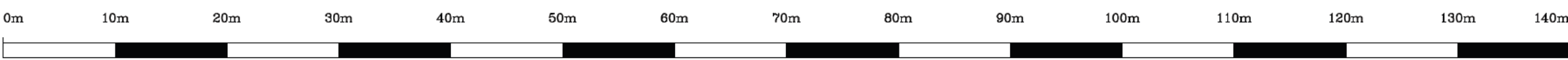
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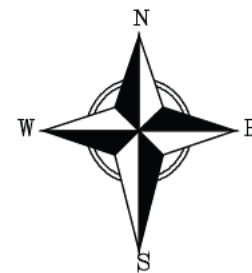
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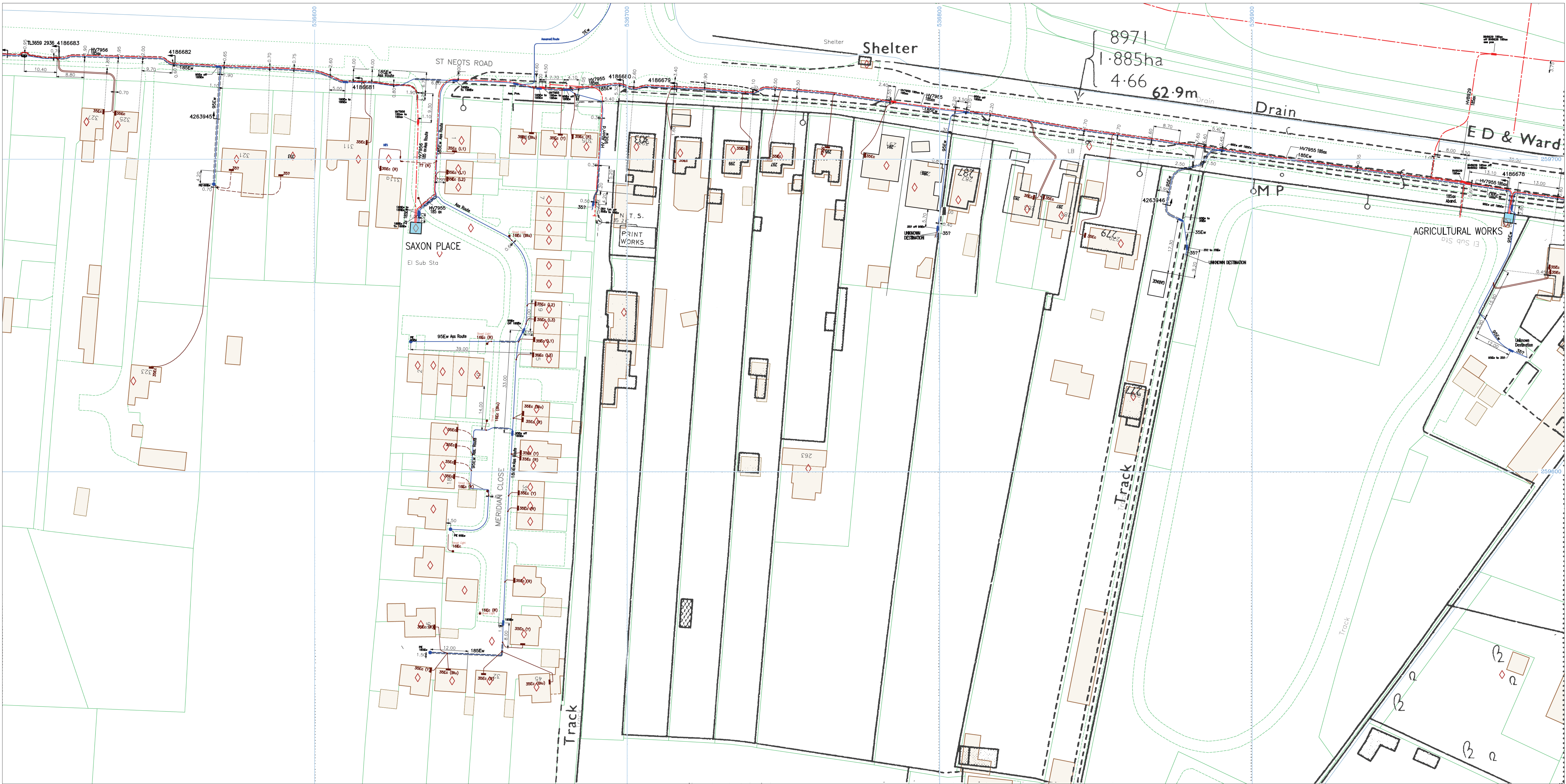
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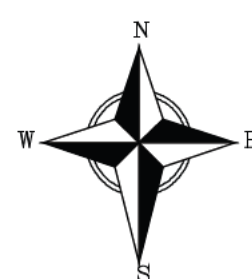


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1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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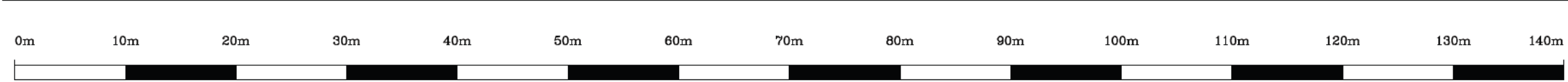
ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT – ASK! PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line
Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet.
HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

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



Plotted On : 18/04/2018

Plot Description: Land south of St. Neots Road Hardwick
CAMBRIDGE CB23 7QL

2018/2271752/ug_mains

Map Centre : TL3659SW



PRIMARY CABLES
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts
Depth normally 750mm cover in carriageway & 600mm cover in footway.
Before digging within one metre of these cable routes
Telephone 0800 056 5866 in order that the Company's apparatus may be located
on site and any necessary protection works agreed.
N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY
CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS
COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified – use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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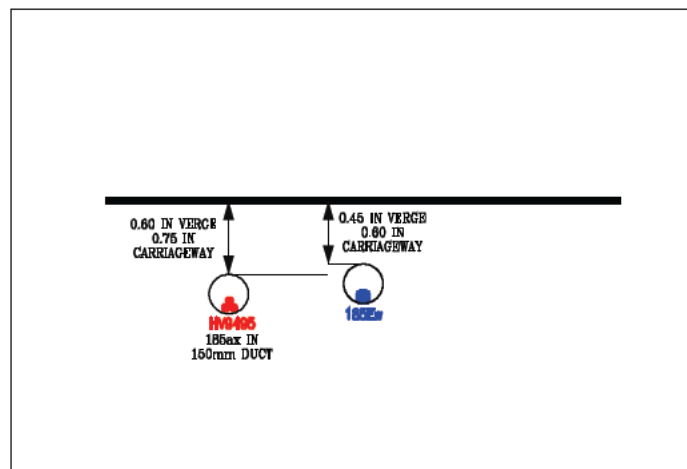
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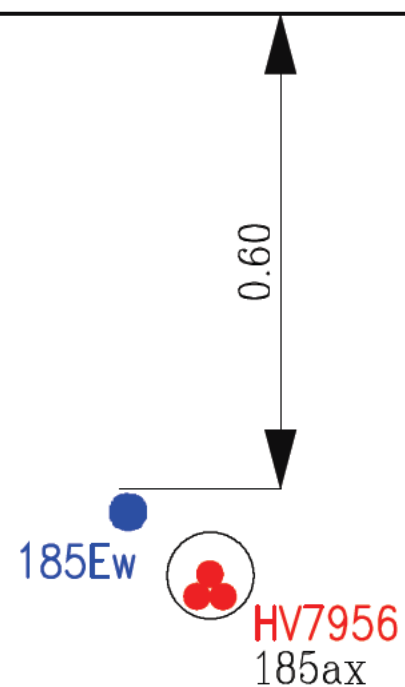
SO

FOR DIMENSIONS SEE SHEET TL3659 NWB									
NO. 1 - 1000 T. 1000 A. 1000 B. 1000 C. 1000 D. 1000 E. 1000 F. 1000 G. 1000 H. 1000 I. 1000 J. 1000 K. 1000 L. 1000 M. 1000 N. 1000 O. 1000 P. 1000 Q. 1000 R. 1000 S. 1000 T. 1000 U. 1000 V. 1000 W. 1000 X. 1000 Y. 1000 Z. 1000 AA. 1000 AB. 1000 AC. 1000 AD. 1000 AE. 1000 AF. 1000 AG. 1000 AH. 1000 AI. 1000 AJ. 1000 AK. 1000 AL. 1000 AM. 1000 AN. 1000 AO. 1000 AP. 1000 AQ. 1000 AR. 1000 AS. 1000 AT. 1000 AU. 1000 AV. 1000 AW. 1000 AX. 1000 AY. 1000 AZ. 1000 BA. 1000 BB. 1000 BC. 1000 BD. 1000 BE. 1000 BF. 1000 BG. 1000 BH. 1000 BI. 1000 BJ. 1000 BK. 1000 BL. 1000 BM. 1000 BN. 1000 BO. 1000 BP. 1000 BQ. 1000 BR. 1000 BS. 1000 BT. 1000 BU. 1000 BV. 1000 BW. 1000 BX. 1000 BY. 1000 BZ. 1000 CA. 1000 CB. 1000 CC. 1000 CD. 1000 CE. 1000 CF. 1000 CG. 1000 CH. 1000 CI. 1000 CJ. 1000 CK. 1000 CL. 1000 CM. 1000 CN. 1000 CO. 1000 CP. 1000 CQ. 1000 CR. 1000 CS. 1000 CT. 1000 CU. 1000 CV. 1000 CW. 1000 CX. 1000 CY. 1000 CZ. 1000 DA. 1000 DB. 1000 DC. 1000 DD. 1000 DE. 1000 DF. 1000 DG. 1000 DH. 1000 DI. 1000 DJ. 1000 DK. 1000 DL. 1000 DM. 1000 DN. 1000 DO. 1000 DP. 1000 DQ. 1000 DR. 1000 DS. 1000 DT. 1000 DU. 1000 DV. 1000 DW. 1000 DX. 1000 DY. 1000 DZ. 1000 EA. 1000 EB. 1000 EC. 1000 ED. 1000 EE. 1000 EF. 1000 EG. 1000 EH. 1000 EI. 1000 EJ. 1000 EK. 1000 EL. 1000 EM. 1000 EN. 1000 EO. 1000 EP. 1000 EQ. 1000 ER. 1000 ES. 1000 ET. 1000 EU. 1000 EV. 1000 EW. 1000 EX. 1000 EY. 1000 EZ. 1000 FA. 1000 FB. 1000 FC. 1000 FD. 1000 FE. 1000 FF. 1000 FG. 1000 FH. 1000 FI. 1000 FJ. 1000 FK. 1000 FL. 1000 FM. 1000 FN. 1000 FO. 1000 FP. 1000 FQ. 1000 FR. 1000 FS. 1000 FT. 1000 FU. 1000 FV. 1000 FW. 1000 FX. 1000 FY. 1000 FZ. 1000 GA. 1000 GB. 1000 GC. 1000 GD. 1000 GE. 1000 GF. 1000 GG. 1000 GH. 1000 GI. 1000 GJ. 1000 GK. 1000 GL. 1000 GM. 1000 GN. 1000 GO. 1000 GP. 1000 GQ. 1000 GR. 1000 GS. 1000 GT. 1000 GU. 1000 GV. 1000 GW. 1000 GX. 1000 GY. 1000 GZ. 1000 HA. 1000 HB. 1000 HC. 1000 HD. 1000 HE. 1000 HF. 1000 HG. 1000 HH. 1000 HI. 1000 HJ. 1000 HK. 1000 HL. 1000 HM. 1000 HN. 1000 HO. 1000 HP. 1000 HQ. 1000 HR. 1000 HS. 1000 HT. 1000 HU. 1000 HV. 1000 HW. 1000 HX. 1000 HY. 1000 HZ. 1000 IA. 1000 IB. 1000 IC. 1000 ID. 1000 IE. 1000 IF. 1000 IG. 1000 IH. 1000 II. 1000 IJ. 1000 IK. 1000 IL. 1000 IM. 1000 IN. 1000 IO. 1000 IP. 1000 IQ. 1000 IR. 1000 IS. 1000 IT. 1000 IU. 1000 IV. 1000 IW. 1000 IX. 1000 IY. 1000 IZ. 1000 JA. 1000 JB. 1000 JC. 1000 JD. 1000 JE. 1000 JF. 1000 JG. 1000 JH. 1000 JI. 1000 JJ. 1000 JK. 1000 JL. 1000 JM. 1000 JN. 1000 JO. 1000 JP. 1000 JQ. 1000 JR. 1000 JS. 1000 JT. 1000 JU. 1000 JV. 1000 JW. 1000 JX. 1000 JY. 1000 JZ. 1000 KA. 1000 KB. 1000 KC. 1000 KD. 1000 KE. 1000 KF. 1000 KG. 1000 KH. 1000 KI. 1000 KJ. 1000 KK. 1000 KL. 1000 KM. 1000 KN. 1000 KO. 1000 KP. 1000 KQ. 1000 KR. 1000 KS. 1000 KT. 1000 KU. 1000 KV. 1000 KW. 1000 KX. 1000 KY. 1000 KZ. 1000 LA. 1000 LB. 1000 LC. 1000 LD. 1000 LE. 1000 LF. 1000 LG. 1000 LH. 1000 LI. 1000 LJ. 1000 LK. 1000 LL. 1000 LM. 1000 LN. 1000 LO. 1000 LP. 1000 LQ. 1000 LR. 1000 LS. 1000 LT. 1000 LU. 1000 LV. 1000 LW. 1000 LX. 1000 LY. 1000 LZ. 1000 MA. 1000 MB. 1000 MC. 1000 MD. 1000 ME. 1000 MF. 1000 MG. 1000 MH. 1000 MI. 1000 MJ. 1000 MK. 1000 ML. 1000 MM. 1000 MN. 1000 MO. 1000 MP. 1000									

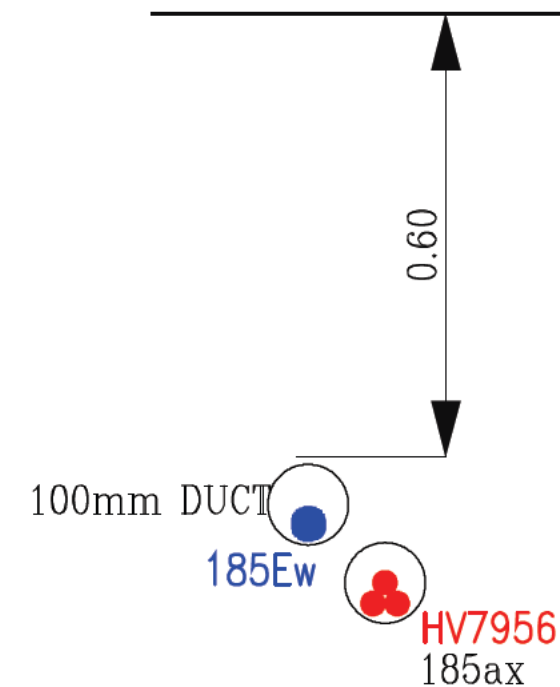
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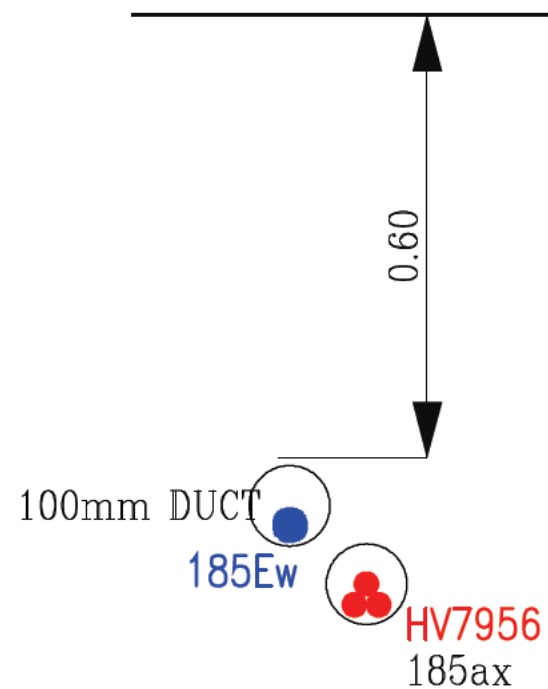
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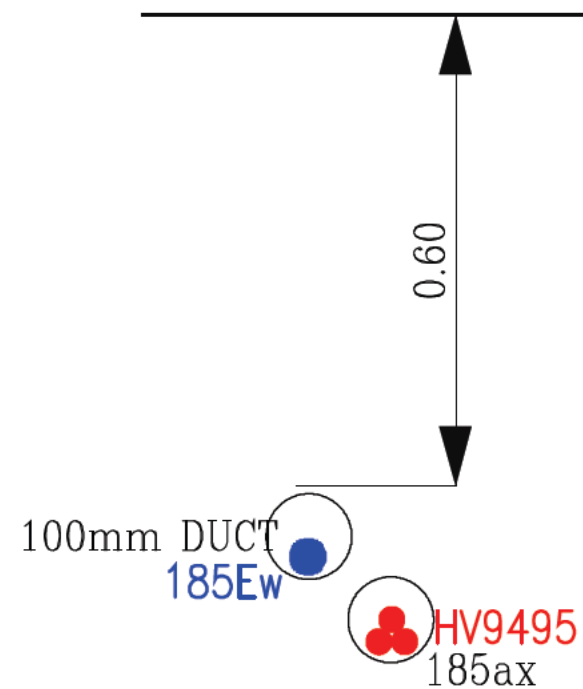
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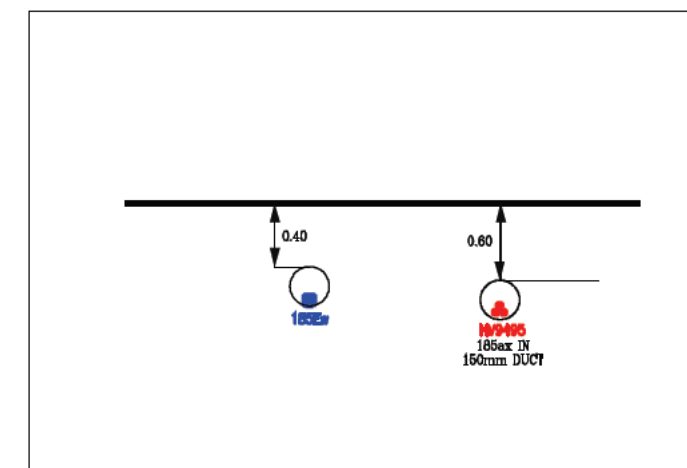
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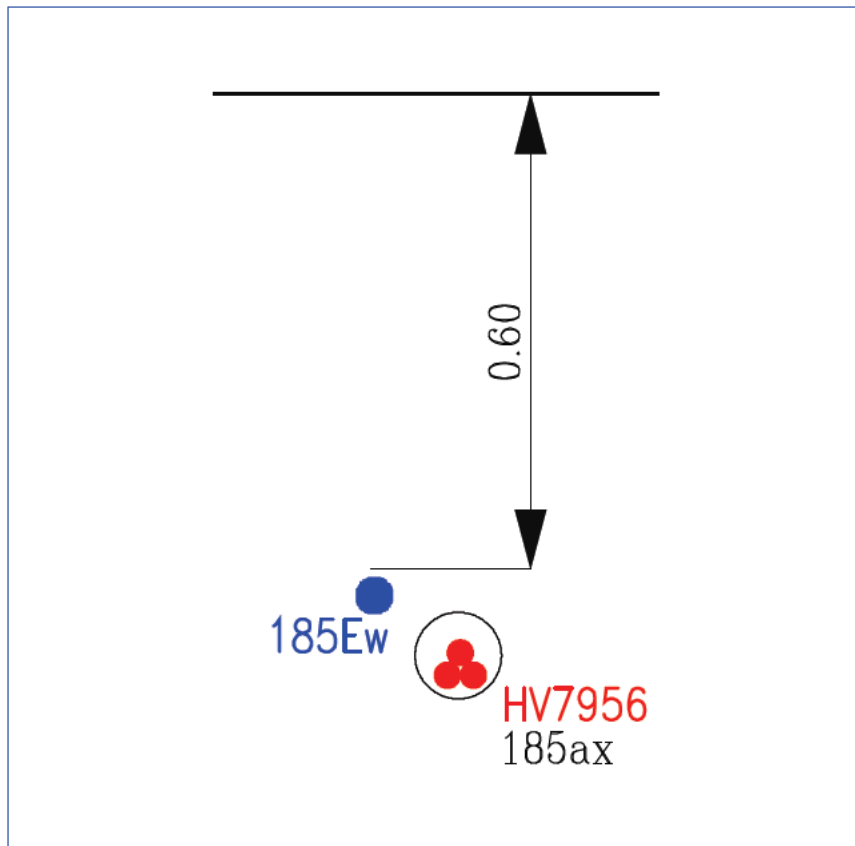
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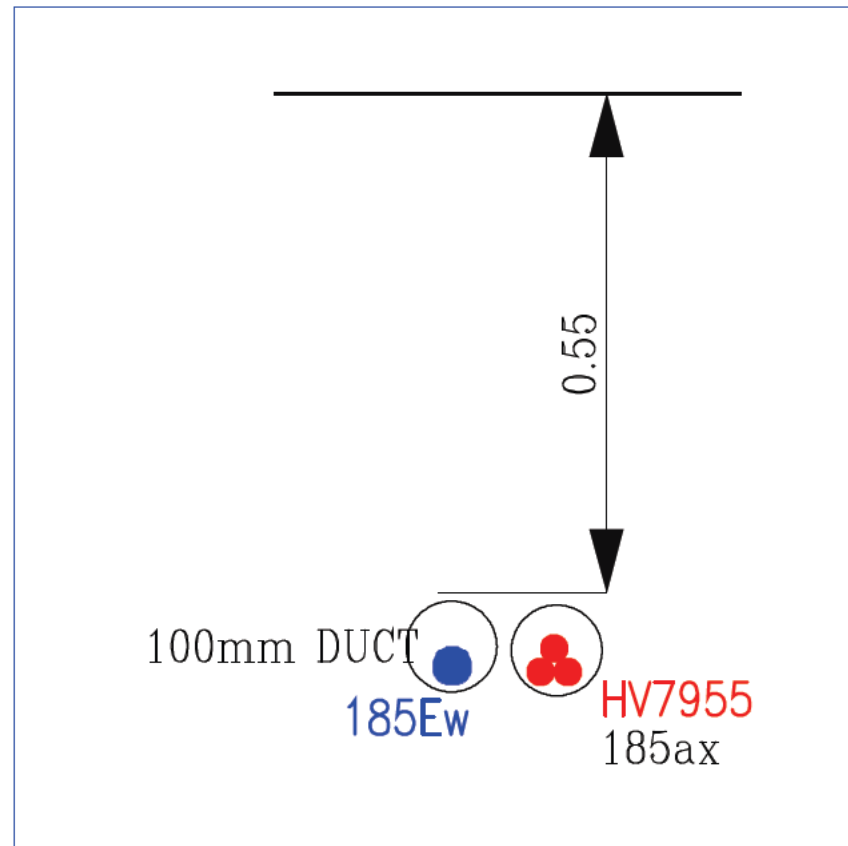
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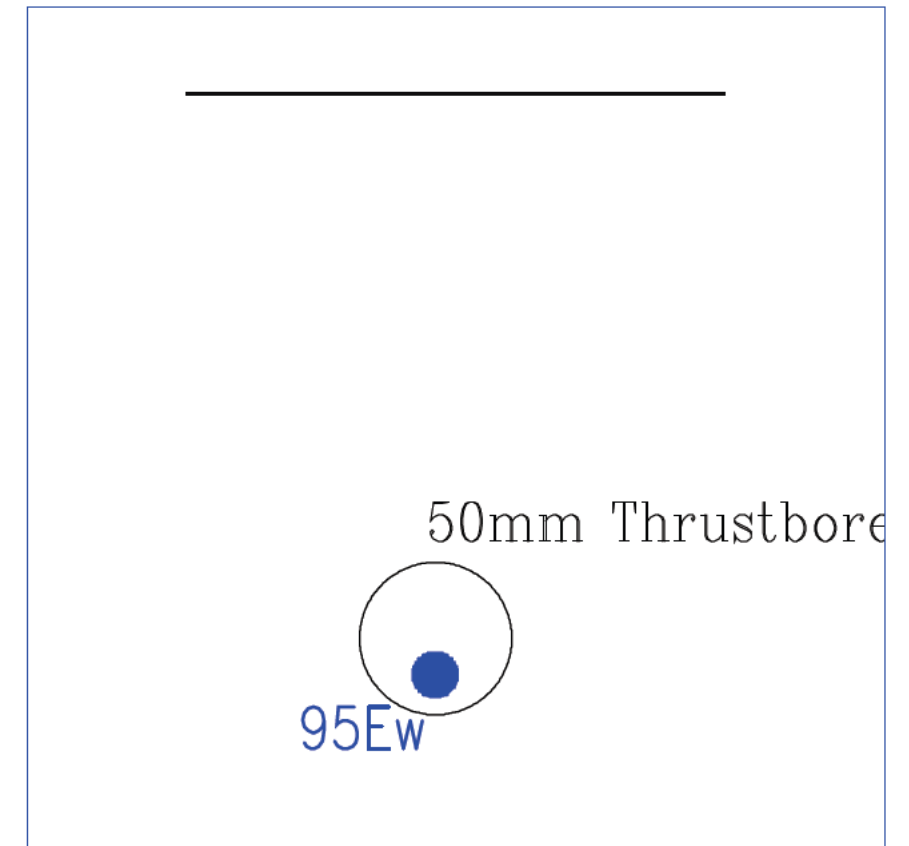
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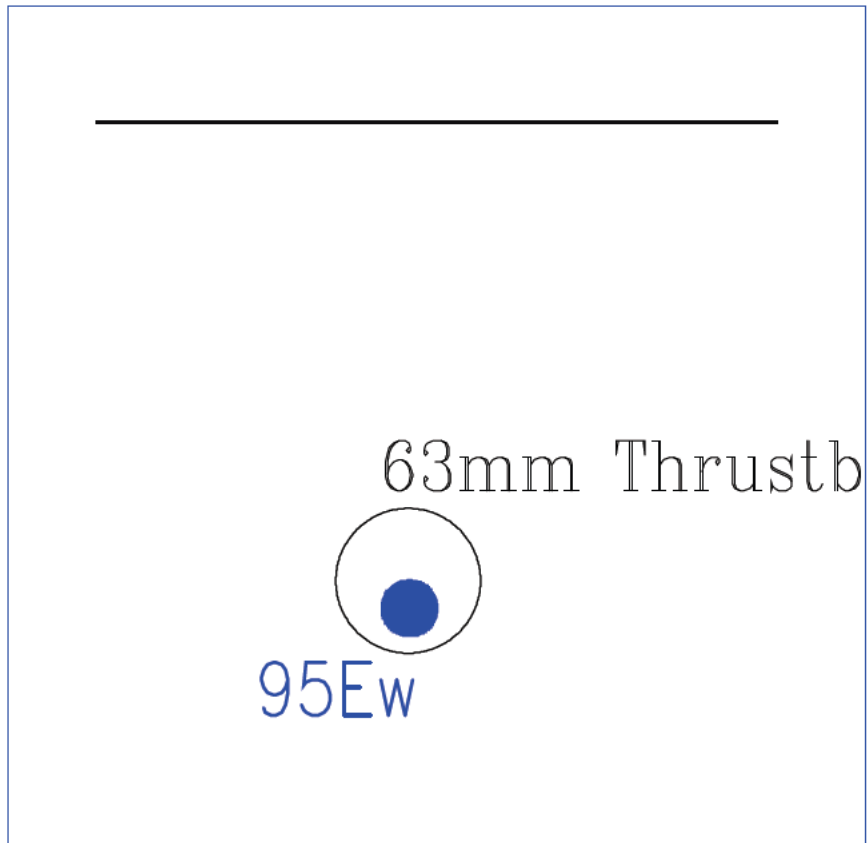
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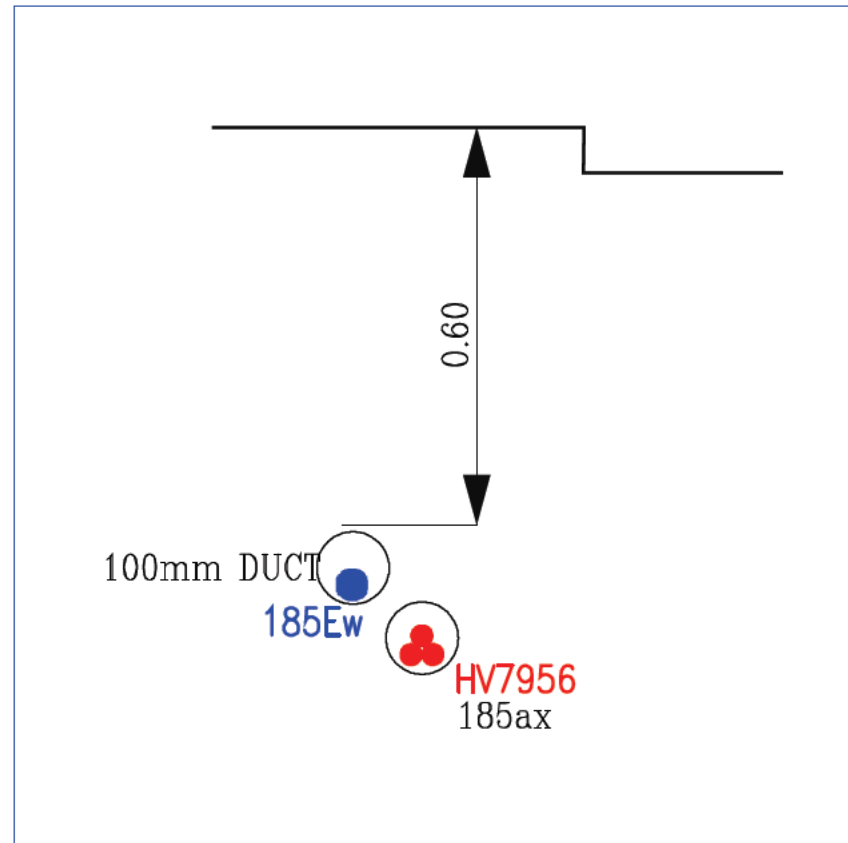
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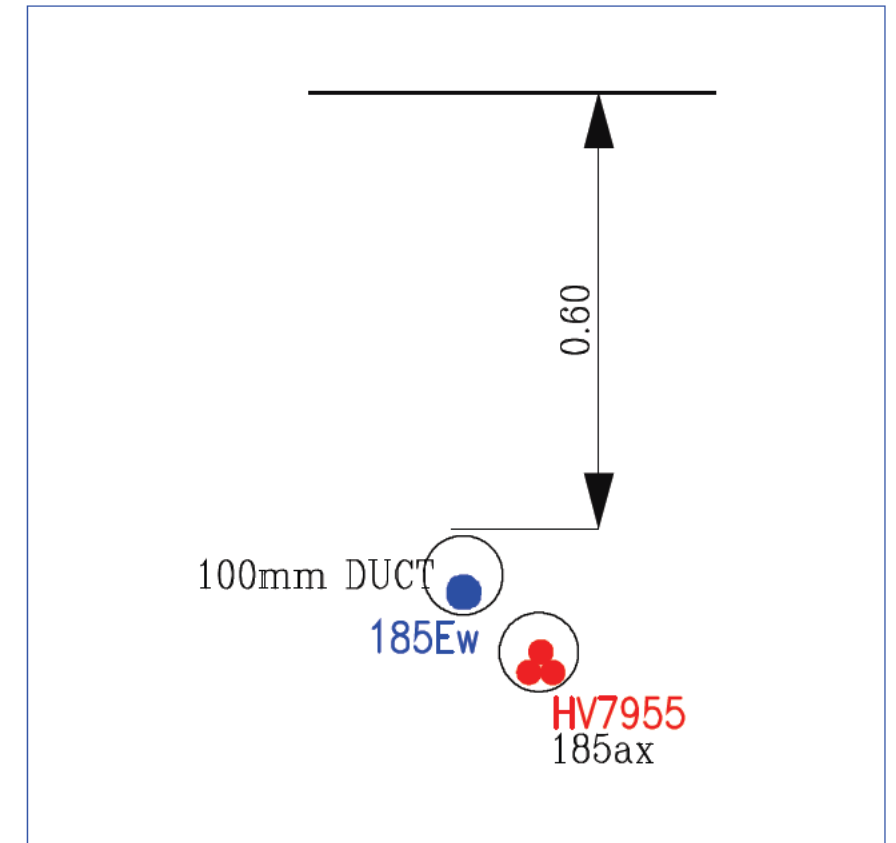
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Cross Section (4186682)

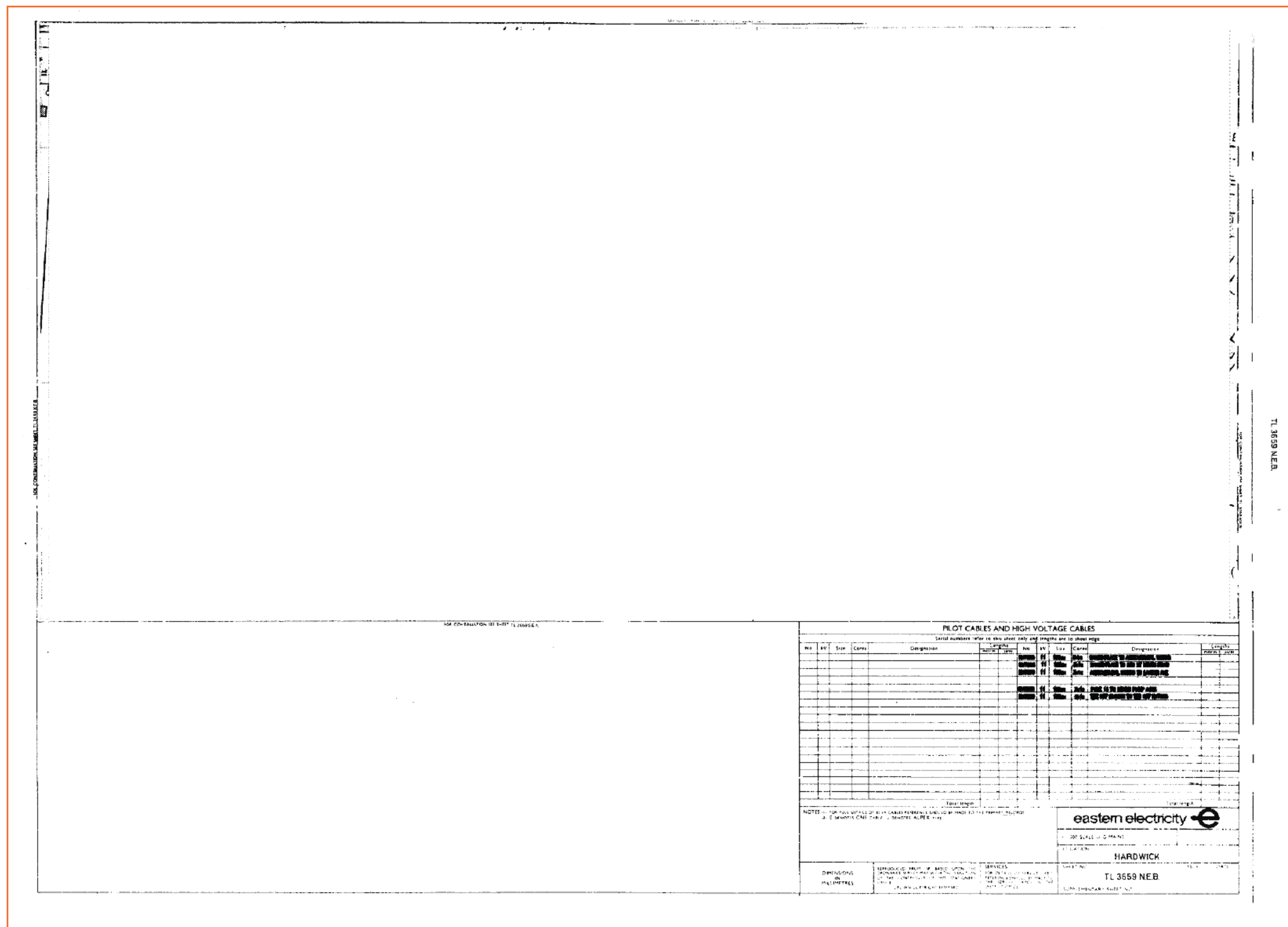


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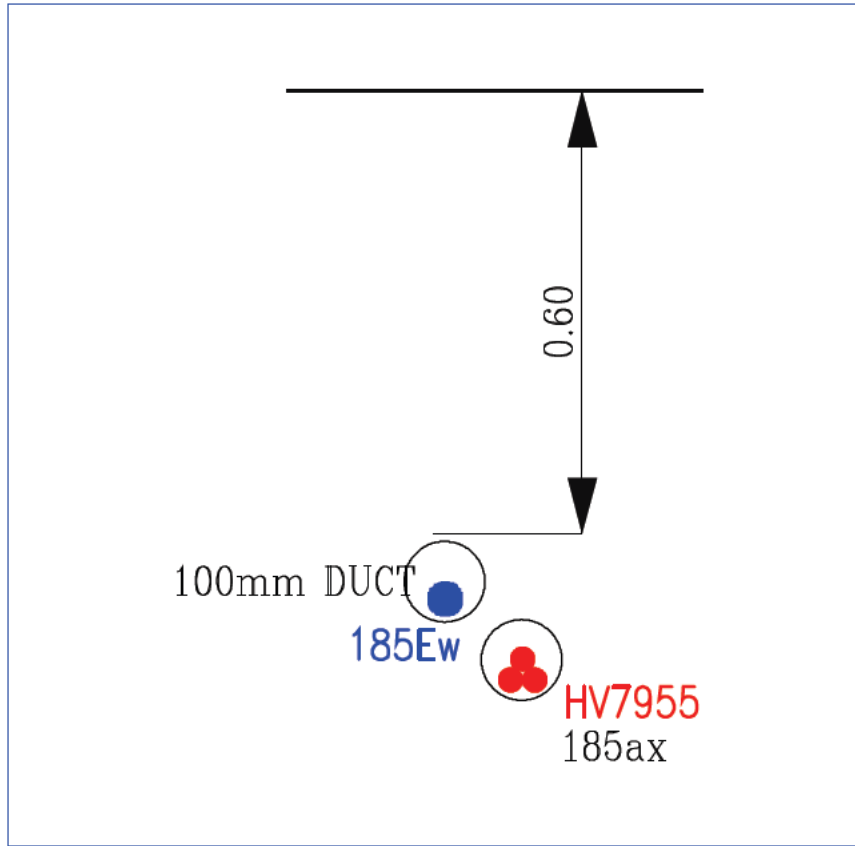


TL3659NEB 1:500 LV

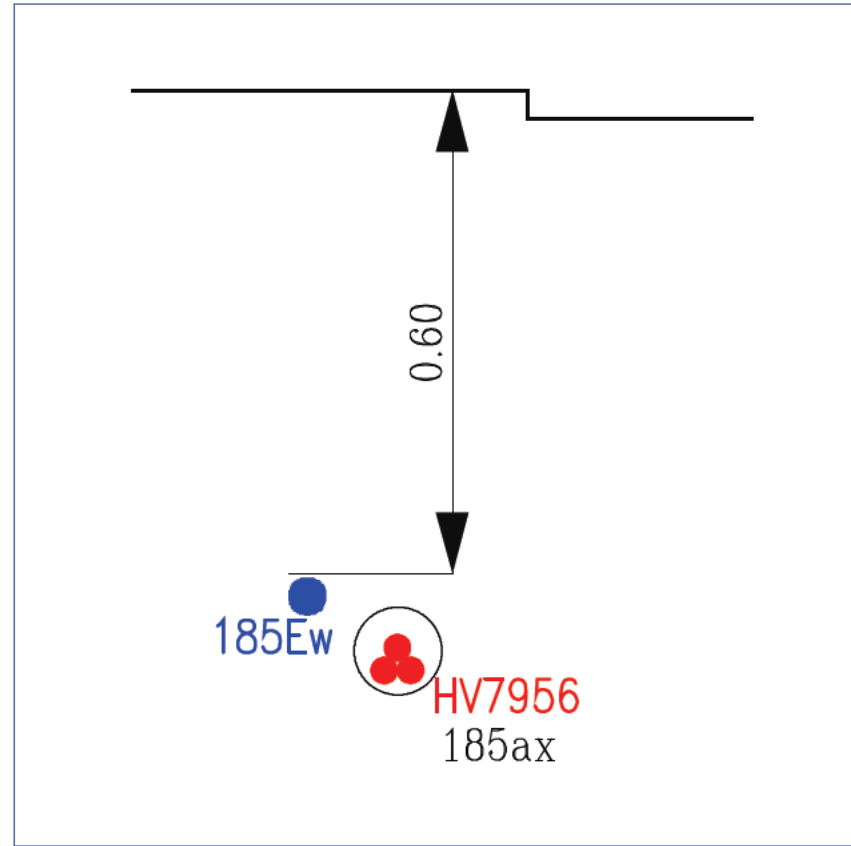
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Cross Section (4186678)



Cross Section (4186683)



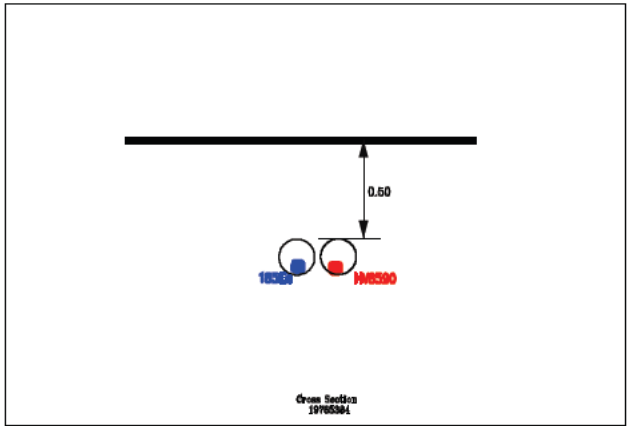
Plotted On 18/04/2018

2018/2271752

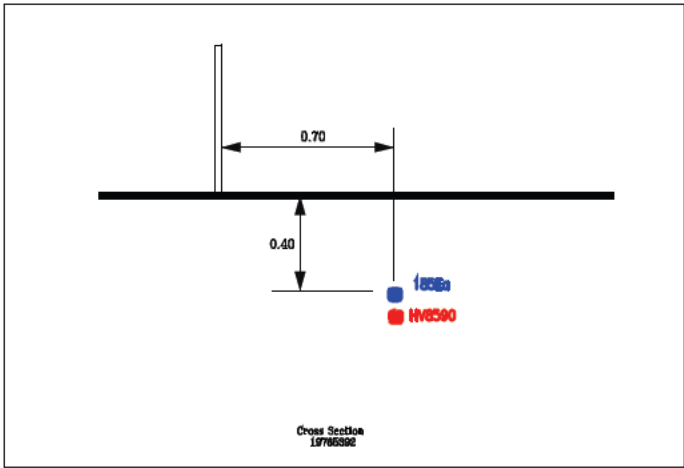
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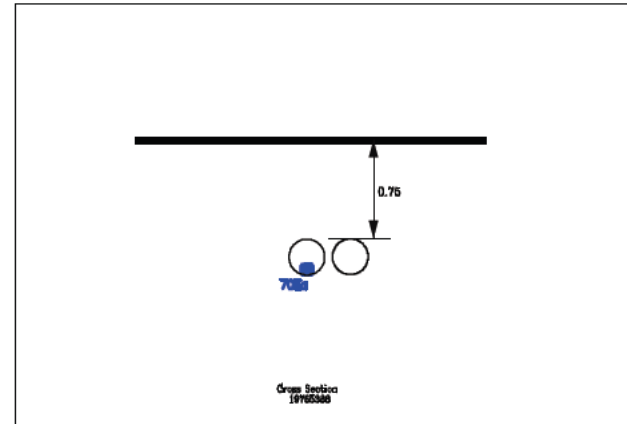
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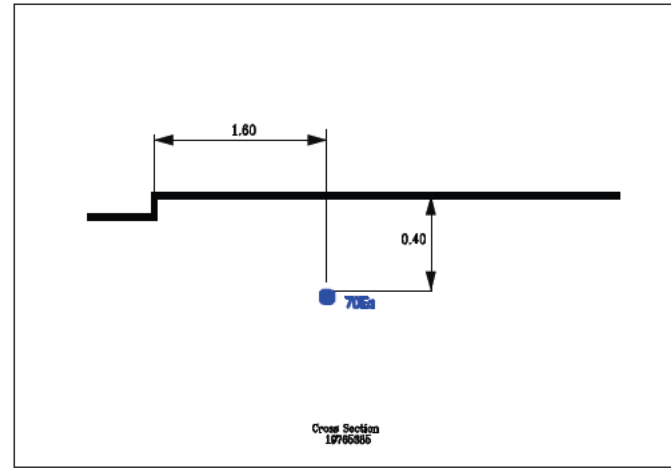
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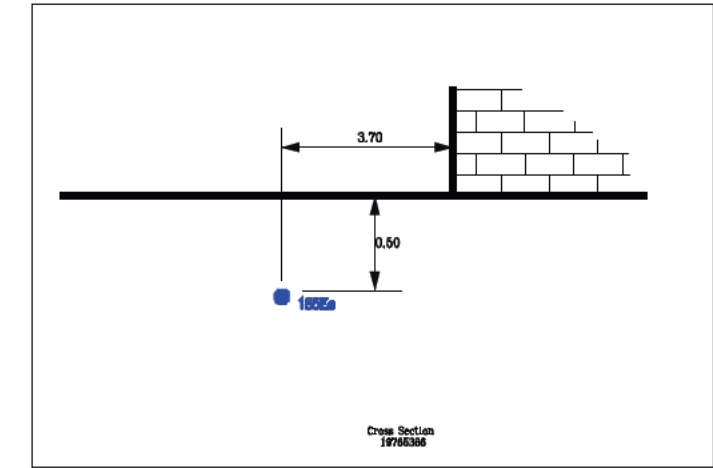
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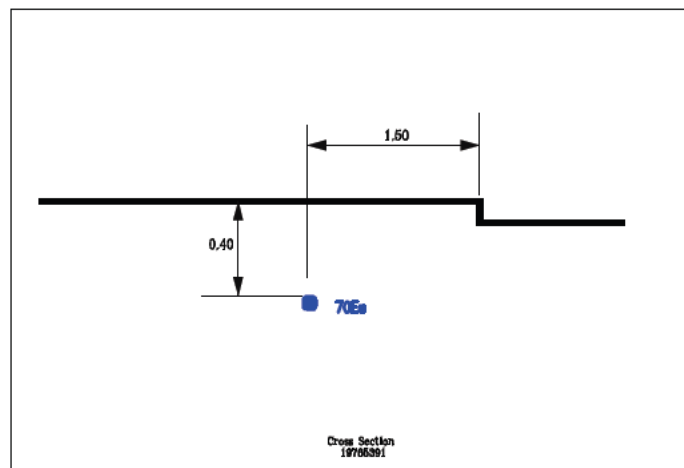
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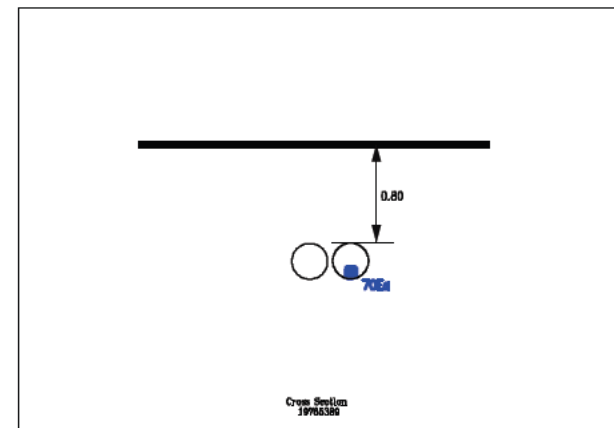
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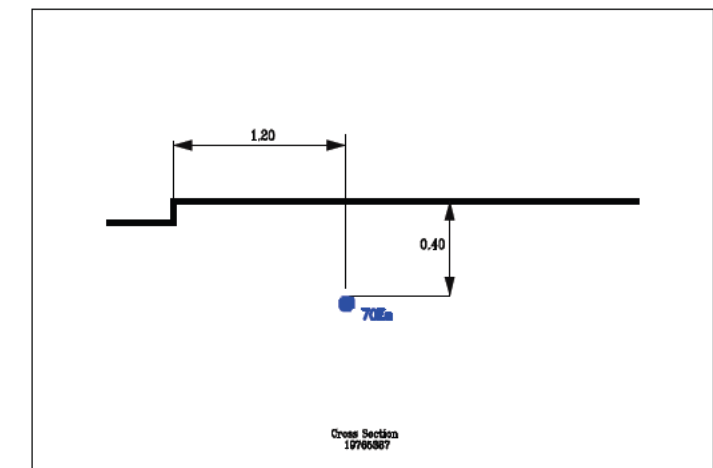
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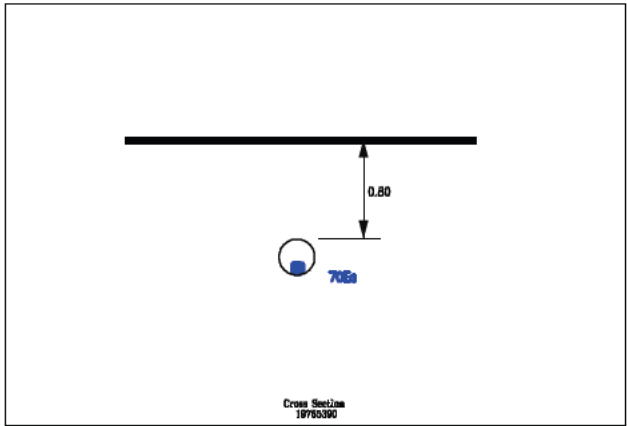
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SO

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Cross Section (19765390)



2018/2271752

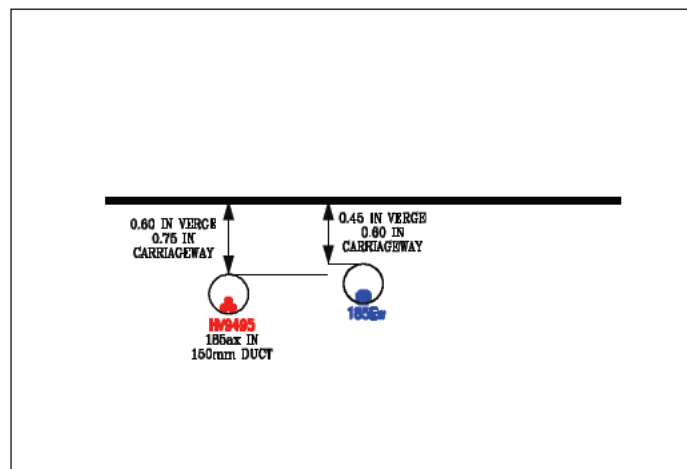
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Plotted On 18/04/2018



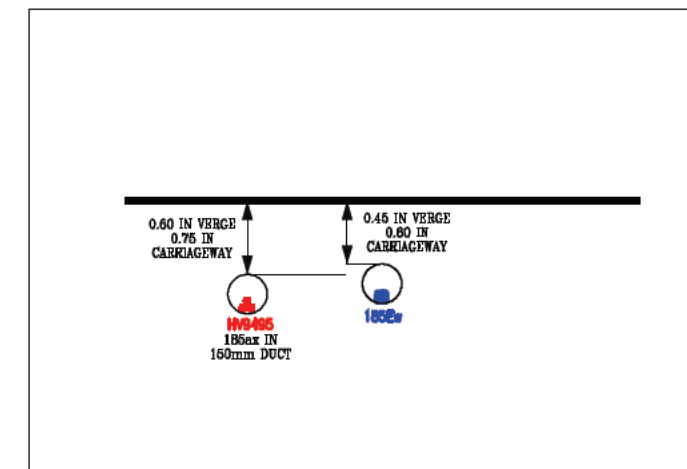
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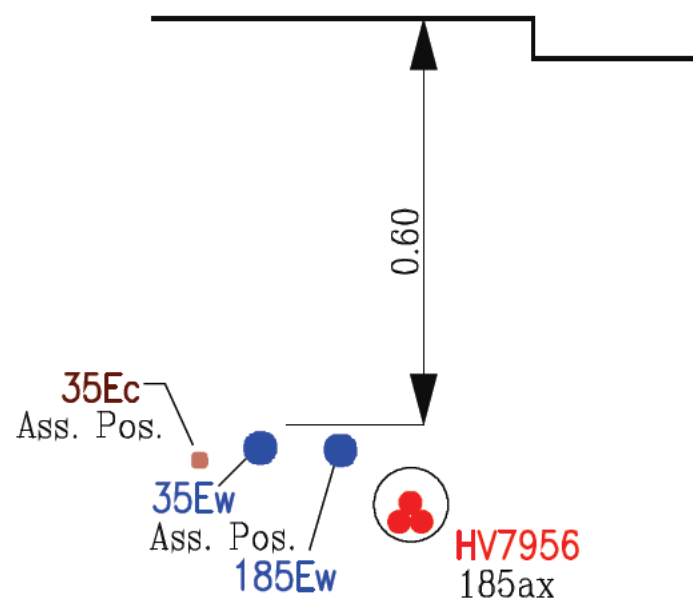
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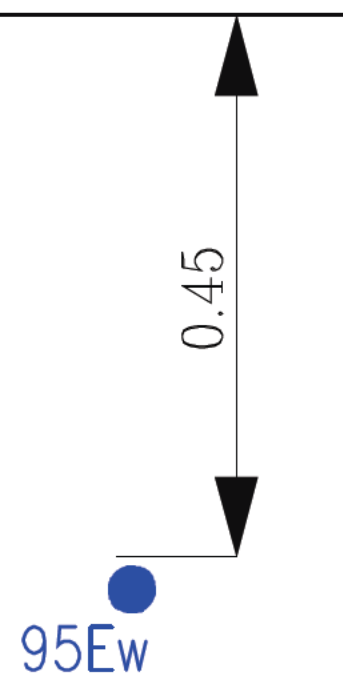
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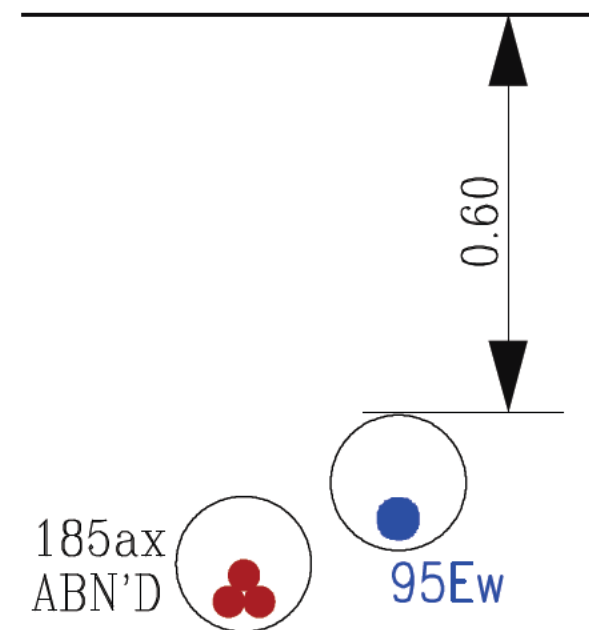
Cross Section (4186685)



Cross Section (4263944)



Cross Section (4186690)





Your Ref: 26334588000 BT/159138.0020
Our Ref: PSUS-1489442.1
Date: 18 Apr 2018

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[PSUS-1489442.1]



*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.cadentgas.com

[REDACTED]

Dear Sirs,

Re: LAND SOUTH OF, ST. NEOTS ROAD, HARDWICK, CAMBRIDGE, CB23 7QL.

Thank you for your enquiry dated 17 Apr 2018. Please note this letter and information is only being provided in response to a property search and should not be used when carrying out any construction or excavation works.

An assessment has been carried out with respect to Cadent Gas Ltd apparatus. Please note that the plan attached does not show the location of domestic or industrial service pipes but they should be anticipated near to buildings or property.

Based on the information you have provided we have concluded that Cadent Gas Ltd infrastructure **is not Affected**. Therefore, the land which is subject of this enquiry is not subject to the provisions of an Easement or Wayleave agreement with regard to Cadent gas Ltd apparatus. However, there may still be rights reserved for apparatus granted to other utility companies

IMPORTANT NOTE: This response is for the Cadent Gas Ltd networks ONLY. You SHOULD also obtain information of National Grid gas and electricity transmission networks. Please refer to www.utilitysearch.com

It has been identified that the area may be affected by an independent gas transporter that is not Cadent. Details of other gas transporters are available from the gas transporter helpline on 0870 1600229.

For any other enquiries, particularly regarding carrying out any construction activities, you are required to contact our Cadent Plant Protection team in advance of any work at the following address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

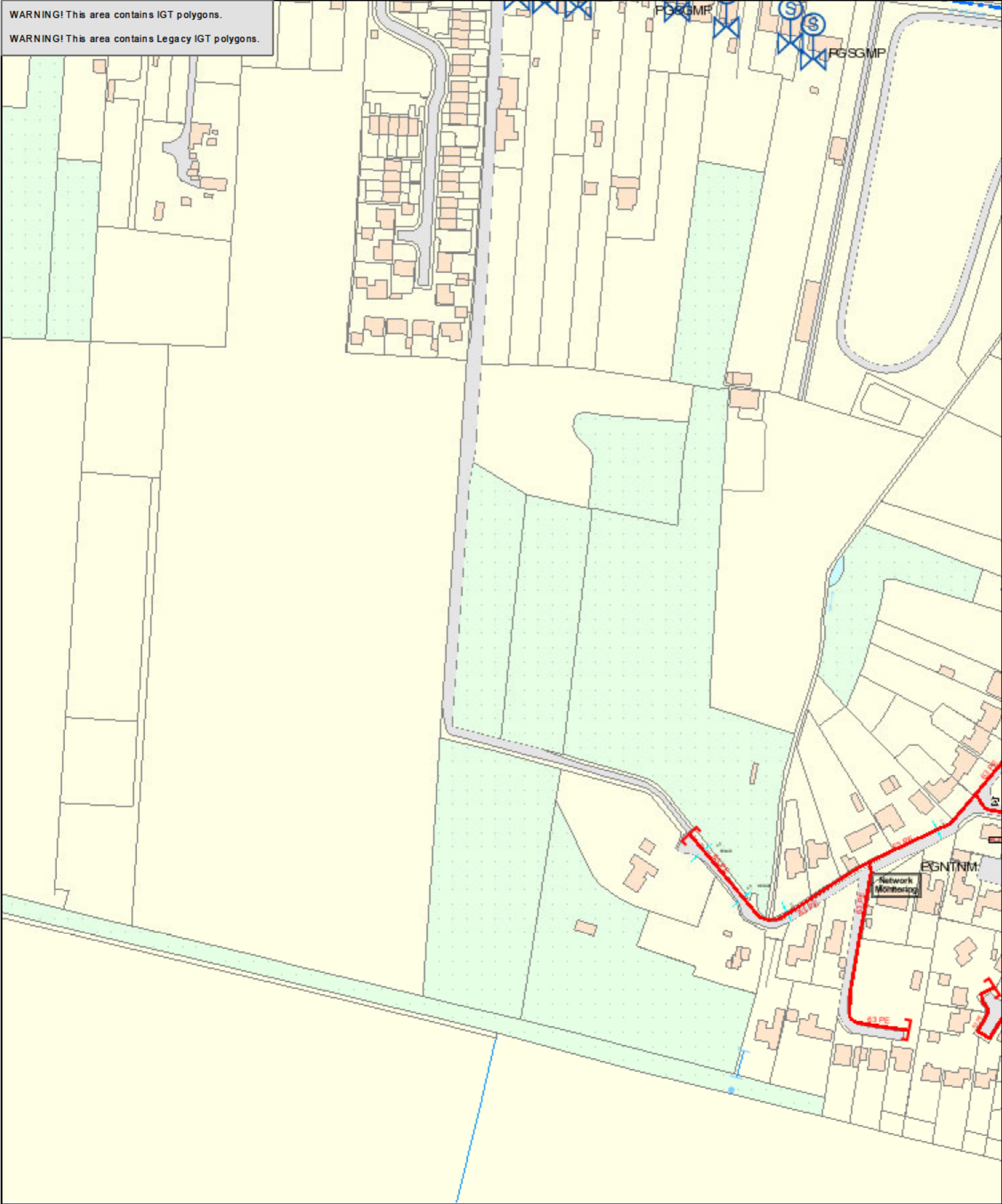
National Grid is a trading name for:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

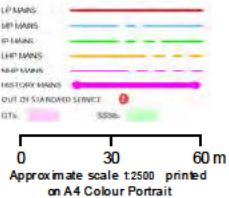
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

WARNING! This area contains IGT polygons.
WARNING! This area contains Legacy IGT polygons.



SCALE: 1:2500



This plan shows those pipes owned by Cadent Gas Limited in their 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 Cadent Gas Limited 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.

Cadent

Some examples of plant items:



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

Order Reference: G2322047-3
Produced on: 25 April 2018

COMMERCIALDW Drainage and Water Enquiry

The information in this document refers to:

Land south of
St. Neots Road
Hardwick
CAMBRIDGE
CB23 7QL

This document was ordered by:



Customer reference: 26334584000

This document was produced by:



Interpretation of Drainage and Water Search

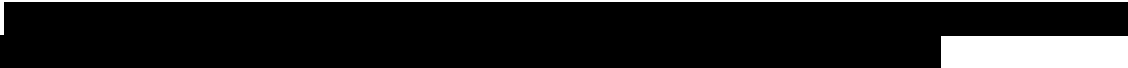
Appendix 1 of this report contains definitions of terms and expressions.

Enquiries and Responses

The records were searched by Daniel Raymond Berrill (Anglian Water Services Limited trading as Geodesys) and kbrown (Cambridge Water Company Plc) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

The report was completed by Daniel Raymond Berrill (Anglian Water Services Limited trading as Geodesys) and kbrown (Cambridge Water Company Plc) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

This was requested on 20 April 2018 and completed on 25 April 2018

Geodesys, has a robust and uniformly efficient complaints process. Formal complaints and queries can be made, 

Our standard terms and conditions for Commercial Drainage and Water Enquiries apply to this report. They are included in this search and are available on our website.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewersswitchover for more details.



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The result? Indispensable peace of mind, whether your transaction is local, regional or further afield.

We're also raising a glass to our growing range of online services, adding simplicity and accuracy to your ordering process.

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www.geodesys.com



GEODESYS
Land and property information

Summary of Responses

Question	Answer
1 Where relevant, please include a copy of an extract from the public sewer map	Map Included
2 Where relevant, please include a copy of an extract from the map of waterworks	Map Included
3 Does foul water from the property drain to a public sewer?	Land/Plot
4 Does surface water from the property drain to a public sewer?	Land/Plot
5 Is a surface water drainage charge payable?	See Details
6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No
6.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	No
7.1 Does the public sewer map indicate any pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	No
8 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Land/Plot
9 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	Not Applicable
10 Is any building within the property at risk of internal flooding due to overloaded public sewers?	No
11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works	See Details
12 Is the property connected to mains water supply?	Land/Plot
13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
14 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
15 Is the property at risk of receiving low water pressure or flow?	No
16 What is the classification of the water supply for the property?	See Details
17 Please include details of the location of any water meter serving the property	See Details
18.1 Who is responsible for providing the sewerage services for the property?	Anglian Water Services Limited
18.2 Who is responsible for providing the water services for the property?	Cambridge Water Company Plc
19 Who bills the property for sewerage services?	See Details
20 Who bills the property for water services?	See Details
21 Is there a meter installed at the property?	Land/Plot
22 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?	No
23 Are there any trade effluent consents relating to this site/property	No

Did you know?

Geodesys is a trusted brand providing a full range of conveyancing searches for residential and commercial properties throughout England and Wales.

Geodesys, a trading name of Anglian Water Services Limited, is responsible in respect of the following:

- (i) any negligent or incorrect entry in the records searched.
- (ii) any negligent or incorrect interpretation of the records searched.
- (iii) any negligent or incorrect recording of that interpretation in the search report.
- (iv) compensation payments.

Professional Standards



Geodesys is an executive member of CoPSO (Council of Property Search Organisations), the trade association working towards a more efficient and effective market for searches.



We also comply with the rules set out in the PCCB (Property Codes Compliance Board) Search Code, a code of practice that ensures the delivery of high quality products across the property search industry. See Appendix 4 for more information.



Geodesys have a robust complaints procedure in place. If we cannot resolve your complaint or have failed to comply with our process, you may refer your complaint under The Property Ombudsman scheme (TPOs). Further information can be found in Appendix 4.



Geodesys is certified to ISO 9001 (Quality) and ISO 22301 (Business Continuity) management systems by LRQA. This helps ensure that we minimise any systems downtime by having plans in place for dealing with the unexpected and managing risk.

Private Sewer Transfer

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. As part of this change of ownership, from 1 October 2016, many private pumping stations will also become the responsibility of Anglian Water. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewerswitchover for more details. Further information is also supplied in Appendix 3.

Mapping Services

Through our sister brand, digdat, we also offer an online mapping service providing:

1. Ordnance Survey maps (ideal for unregistered land);
2. Location plans of underground assets for various utilities including Anglian Water and Hartlepool Water.

Find out more at www.digdat.co.uk



Question 1 Where relevant, please include a copy of an extract from the public sewer map

Answer A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

Informative Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991. Anglian Water Services Limited is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system. Assets other than public sewers may be shown on the copy extract for information.

Question 2 Where relevant, please include a copy of an extract from the map of waterworks

Answer A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

Informative The map of the waterworks has been supplied by:
Cambridge Water Company Plc
90 Fulbourn Road
Cambridge
Cambs
CB1 9JN
Tel: 01223 706050
www.cambridge-water.co.uk
The 'water mains' in this context are those which are vested in and maintainable by the water company under statute. Assets other than public water mains may be shown on the plan, for information only.
Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal, please refer to Question 23.
The enclosed extract of the public water main record shows known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Question 3 Does foul water from the property drain to a public sewer?

Answer This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.

Informative Anglian Water Services Limited is not responsible for any private drains and sewers that connect the property to the public sewerage system, and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 4 Does surface water from the property drain to a public sewer?

Answer This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.
If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the local authority.

Question 5 Is a surface water drainage charge payable?

Answer Records indicate that a surface water drainage charge is not payable for the property. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the local authority.

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, an application can be made your retailer to end future surface water charges by contacting them directly. Further information can be found on retailers by visiting the Open Water website:
<http://www.open-water.org.uk/for-customers/find-a-supplier/suppliers/water-and-wastewater-retailers/>

Question 6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, on 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer running within the boundary may restrict further development. Anglian Water has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

Question 6.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

Answer The public sewer map included indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Informative Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services. Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowners unless they are the subject of an adoption agreement. Anglian Water Services will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance. Further information can be found on the pumping station adoption in the appendices of the COMMERCIALDW.

Question 7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, it has not always been a requirement for such public sewers to be recorded on the public sewer map. It is therefore possible for unidentified sewers or public sewers to exist within the boundaries of the property. However, on 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Informative The measure is estimated from the Ordnance Survey record, between any building within the boundary of the property and the nearest public sewer. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer.

Question 7.1 Does the public sewer map indicate any pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

Answer The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Informative Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services.
Pumping stations installed after 1 July 2011 will remain the responsibility of the homeowners unless they are the subject of an adoption agreement.
Anglian Water Services will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance.
Further information can be found on the pumping station adoption in the appendices of the COMMERCIALDW.

Question 8 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Informative This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.

Question 9 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer The company's records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an 'agreement' may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

Informative Anglian Water Services Limited is obliged to maintain its sewers. If any problem were to arise, Anglian Water Services Limited would investigate the problem and has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.
On 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

Question 10 Is any building within the property at risk of internal flooding due to overloaded public sewers?

Answer The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

Informative A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. Flat gradient, small diameter). Flooding as a result of temporary problems such as blockage, siltation, collapses, and equipment or operational failures are excluded.
"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes. "At Risk" properties are those that the water company has included in its Register of properties at risk of sewer flooding. These are defined as properties that have suffered flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the Flood Risk register.
Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the company. Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act 1991. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of Anglian Water Services Limited. This report excluded flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works

Answer The nearest sewage treatment works is 3.24 kilometres to the South West of the property. The name of the sewage treatment works is BOURN STW (Anglian Water Services Ltd).

Informative The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.

Question 12 Is the property connected to mains water supply?

Answer This enquiry appears to relate to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.

Question 13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

Answer The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.

Question 14 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Informative This enquiry is of interest to purchasers of properties who will want to know whether or not the property will be linked to the mains water supply.
Please note this could relate to a piece of land and is not subject to an adoption agreement.

Question 15 Is the property at risk of receiving low water pressure or flow?

Answer Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

Informative "Low water pressure" means water pressure below the reference level which is the minimum pressure when demand on the system is not abnormal. We maintain a Low Pressure Register of properties that are at risk of persistently receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level). Water Companies are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level). The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook. Allowable exclusions: The Company includes in the Low Pressure Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply. Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. We exclude properties which are affected by low pressure only on those days with the highest peak demands. During the report year we may exclude, for each property, up to five days of low pressure caused by peak demand. Planned maintenance: We do not report low pressures caused by planned maintenance. One-off incidents: This exclusion covers low pressure incidents caused by one-off events: mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third part. Low pressure incident of a short duration: Properties affected by low pressure which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year.

Question 16 What is the classification of the water supply for the property?

Answer The water supplied to the property has an average water hardness of 133.200000mg/l which is defined as Very Hard by Cambridge Water Company Plc.

Informative Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness.

Classification	Calcium (mg/l or ppm)	Calcium Carbonate (mg/l or ppm)	Degrees Clark	Degrees French	Degrees German	mmol/l (Millimoles of ca/l)
Very Hard	133.200000	309.000000	21.600000	30.900000	17.400000	3.090000

Question 17 Please include details of the location of any water meter serving the property

Answer Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

Question 18.1 Who is responsible for providing the sewerage services for the property?

Answer Anglian Water Services Limited
Lancaster House
Lancaster Way
Huntingdon
Cambs
PE29 6XU
Tel: 03457 145 145
www.anglianwater.co.uk

Question 18.2 **Who is responsible for providing the water services for the property?**

Answer Cambridge Water Company Plc
90 Fulbourn Road
Cambridge
Cambs
CB1 9JN
Tel: 01223 706050
www.cambridge-water.co.uk

Question 19 **Who bills the property for sewerage services?**

Answer If you wish to know who bills for sewerage services at the property, then please make enquiries with the Developer, Vendor or land agent.

For a list of all potential Retailers for sewerage services, please visit: <http://www.open-water.org.uk>

Question 20 **Who bills the property for water services?**

Answer If you wish to know who bills for water services at the property, then please make the relevant enquiries with the Developer, Vendor or Land Agent.

For a list of all potential Retailers for water services, please visit: <http://www.open-water.org.uk>

Question 21 **Is there a meter installed at the property?**

Answer Records indicate that this enquiry relates to a plot of land or a recently built property.

Informative Water and sewerage charges are determined by agreement between the current owner/occupier of the site/property and the incumbent Retailer. Further relevant enquiries should be sought from the Vendor. Fees may be applicable for the installation of a water meter at the property. Enquiries in relation to future charging of services on occupancy of the premise should be made with the existing Retailer. For further information in relation to potential retailers for water and sewerage services, please visit: <http://www.open-water.org.uk/>

Question 22 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?

Answer Records indicate that the property is not subject to such an agreement.

Informative This question relates to private agreements between Anglian Water acting in a private capacity and a landowner. Such contracts may often be part of a conveyance or land transfer, or a deed of grant of easement. If there is no formal easement, then a sewer or water main may have been constructed following the service of notice under the provisions of the Public Health Act 1936, Water Act 1945, Water Act 1989 or Water Industry Act 1991 as applicable. The company does not hold copies of these notices. However, in the absence of evidence to the contrary there is a legal presumption that all matters were properly dealt with. All rights and obligations relating to sewers and water mains are now covered by the Water Industry Act 1991. Where rights exist at the boundary of the property, but we are not sure of the exact correlation, we will answer 'yes' to this question. A documentary right can exist even if the physical asset itself has not yet been laid, or has been moved, or removed. Likewise the position of the right and of the asset may differ. You may also find that an asset is protected both with contractual rights and statutory rights. Please consult your solicitor as to why this may happen, and its effects. We refer to 'defined' assets for the following reasons: Often a contract may give Anglian Water an expressed right to install and maintain assets within an area but without stating the exact position or route of such assets. Also, the law may imply rights where none have been mentioned specifically in a related contract, such as a conveyance. Finally, rights may come into being through long use. In any of these cases the rights are undefined, and although Anglian Water may need to rely on them from time to time, as we cannot map the rights accurately, we will answer 'no' to this question. Information obtainable from physical inspection (including Trial Bore Holes) overrides information contained in the report. Any error in answering this question is not to be regarded as a waiver of Anglian Water's rights or title, or an agreement or representation that Anglian Water is prepared to vary or discharge any of its rights or title.

As a general rule, easement widths are as follows:

Pipe Diameter	Width or Strip
Up to 149mm	4.5m
150 - 449mm	6.0m
450 - 749mm	9.0m
750 and above	12.0m

If you require a copy of an agreement please contact Savills, Trinity Court, Trinity Street, Peterborough, PE1 1DA. A fee may be charged for this service. Please quote the date of the Report plus the Report Reference. You may also make contact either by telephone on 01733 209932 or by email to AWSEstates@savills.com

Question 23 Are there any trade effluent consents relating to this site/property

Answer Records indicate that there are no trade effluent consents relating to this site/property.

Informative The Trade effluent consent applies to premises in the vicinity of the premises the subject of this search, but it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements. If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence. The occupier of any trade premises in the area of Anglian Water Services Limited may only discharge any trade effluent proceeding from those premises into Anglian Water Services Limited's sewers if he does so with Anglian Water Services Limited's consent. Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership. To view trade effluent consents and/or our database for free please contact the following: Environmental Standards Team, Environmental Regulation, Lancaster House, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU or email: Trade_Effluent_Regulation@anglianwater.co.uk. Alternatively, you may request in writing document copies and/or extracts from our database for a fee. The charges for the provision of this service are as follows: 10 pence per sheet for photocopying, and/or 25 pounds per hour, or a fraction thereof, for dealing with the enquiry. Note: VAT does not apply for this service.

Appendix 1: General Interpretation

(1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"easement" means the rights relating to a pipe or pipes granted to the water undertaker or sewerage undertaker by an agreement. This is to be distinguished from statutory rights arising from the service of a statutory notice;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means-

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-

(a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"non-household premises" means premises used, or intended for use, for commercial purposes;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);

(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or

(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;

"Sewerage Undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"trade effluent" means any effluent which is wholly or partly produced in the course of any trade or industry carried on at trade premises;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(a) 1991 c.56.

(b) S.I. 2000/3184. These Regulations apply in relation to England.

(c) S.I. 2001/3911. These Regulations apply in relation to Wales.

(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

(e) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.

(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(i) 1989 c.15.

(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

APPENDIX 3: Some things you should know...

Private Sewer Transfer

In October 2011, Anglian Water became responsible for looking after many sewers and pipes that take used water from your toilets and sinks. This was due to a change in the law.

If your client's property is connected to the public sewer system, Anglian Water are now responsible for the pipes that are outside the boundary of the property and, depending on the property type, they may be responsible for pipes inside the boundary.

Simply put, Anglian Water became responsible for an estimated 23,500km of additional sewers and drains which were previously looked after and maintained by our customers. To put that in context, it is an increase of 60 percent on what Anglian Water already owned.

Previously if there was a blockage in a sewer outside the boundary of the homeowners property, but connecting to the main sewer, the homeowner was probably responsible for sorting it out

Now, the homeowner is only responsible for pipes that are inside the property boundary that take the used water for recycling. To find out more visit www.anglianwater.co.uk/sewerswitchover, or call 0845 026 5232.

Who should unblock or report a drain or sewer?

If there is a blockage or a repair is needed to a pipe, that is not connected to the sewers, or is within the boundary and only serves that property, then the homeowner is responsible for it.

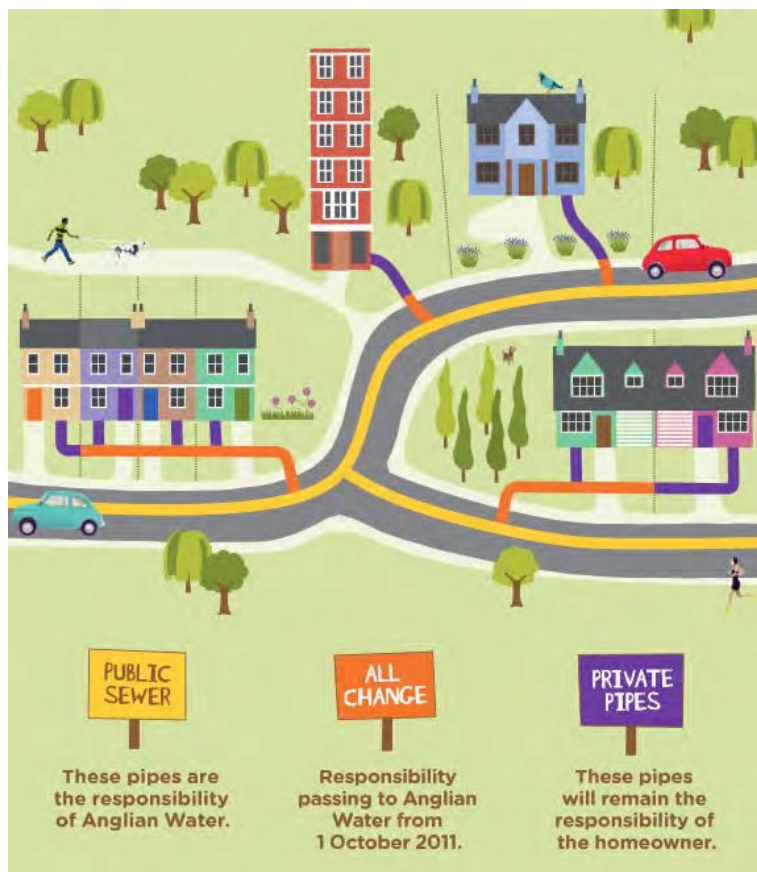
If the problem is with a section of pipe that takes water from more than one property and connected to the public sewer system, it is the responsibility of Anglian Water.

Sewers owned by Anglian Water

For sewers that have been adopted as a public sewer, or were built before 1 October 1937, then Anglian Water is responsible for sorting it out.

More information about sewers and drains is available on the Anglian Water website.

The picture below shows examples of responsibility for different property types.



Terraced properties

It is common for terraced properties to have a public sewer passing within the property boundary. The only section of the sewer which would remain private is the end of the terrace where the run of the sewer would begin. Where the sewer is shared, the water company would be responsible for the maintenance. The property owner would only be responsible for the lateral drain leading to the public sewer.

Semi-detached

The majority of semi-detached properties will share a connection. The section of the sewer which serves both properties will have been transferred into the ownership of the water company.

Detached

These property types are most likely to connect directly to the public sewer. It is very unlikely that assets within the boundary of the property would be transferred into the ownership of the water company. The homeowner would be responsible for the connection up to the property boundary.

Apartment/Flats

Shared drainage systems within a property curtilage will remain private. Any drains and sewers outside the boundary will have been transferred.

Pumping Stations

After 1 October 2016, many private pumping stations became the responsibility of Anglian Water Services.

Anglian Water Services are currently assessing each of these eligible pumping stations and carrying out detailed surveys and any necessary repairs. Details of power supply for the station will also be required to transfer the billing across to Anglian Water Services.

If the station serves two or more properties, then it is eligible to transfer. A pumping station which serves a single property is exempt from the transfer and will generally remain private unless it is situated on third-party land.

Once Anglian Water Services identify a station to adopt, they will write to the homeowner(s) to inform them of their intention to adopt which will include waivers of consent.

Many industrial or commercial pumping stations will remain privately owned too on the basis that they are situated on a single site in what is deemed to be a single curtilage.

Maintenance of pumping stations is anticipated to be completed on a 12 monthly basis which will be reviewed dependent on monitoring and performance.

For further information on the private sewer transfer and pumping station adoption, please visit:

<https://anglianwater.co.uk/household/water-recycling-services/private-sewers-and-lateral-drains.aspx>

SuDS (Sustainable Drainage Systems)

SuDS are an alternative way to manage surface water by reducing or delaying rainwater run-off.

SuDS manage rainfall by replicating what happens in nature. They prevent many of the problems caused by surface water run-off from development by reducing the impact of excessive quantities of water flow. They aim to mimic the way rainfall drains naturally rather than conventional piped methods, which cause problems such as flooding, pollution or damage to the environment.

Since April 2015, SuDS should be considered as part of the planning process on all major developments consisting of 10 or more properties. SuDS can be provided in a number of ways including swales, retention ponds and underground storage.

Ponds and detention basins provide areas for surface water to run off into, while permeable paving on driveways can absorb it, limiting the flow into nearby drains and easing the pressure on the sewer network. Swales are shallow, broad, vegetated channels designed to store surface water run-off and remove pollutants.

Further information in relation to the charging and maintenance of SuDS can be found in question 3.3 in the Local Authority search or the developer of your property.

Anglian Water Services promote the use of SuDS as a sustainable and natural way of controlling surface water run-off.

A guide on who looks after what...

Although it is often interconnected, our regions network of drains and sewers is managed and maintained by a number of different organisations and agencies.

Some useful contacts:

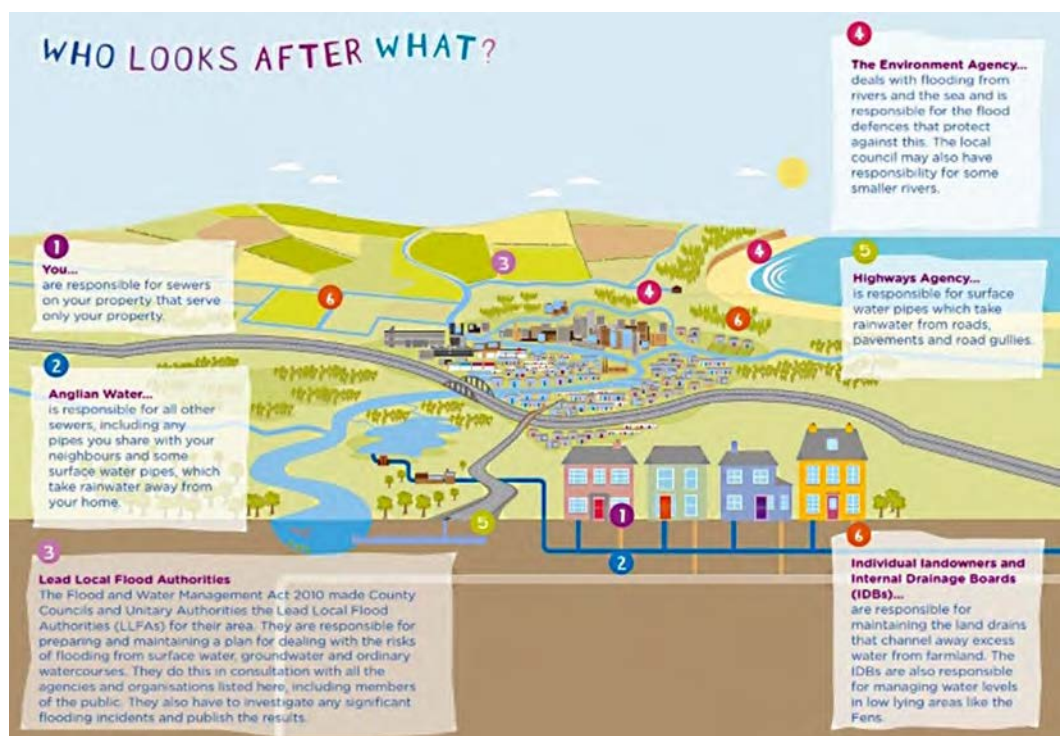
For supply queries

Water and sewerage queries, interruption to services and emergencies

24/7 service

In Your Area

Select the [link](#) to get the latest updates on repairs, incidents or planned work in your area.





APPENDIX 4: Important Consumer Protection Information

This search has been produced by Geodesys, a trading name of Anglian Water Services Ltd. Our address is [REDACTED] Geodesys is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

You can get more information about the PCCB from www.propertycodes.org.uk

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential property and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards with the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the Code, their products and services

By giving you this information, Geodesys is confirming that they keep to the principles of the Code. This provides important protection to you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that all search services comply with the law, registration rules and standards
- monitor their compliance with the Code

Please email customer.services@geodesys.com if you would like a copy of the Search Code

Complaints

Whilst we make every effort to ensure that all our searches are accurate and dispatched in a timely way, we understand that occasionally things may not go as planned. If you have a query or complaint about your search, you should raise it directly with us, and if appropriate ask for any complaint to be considered under our formal internal complaints procedure. We will always try to resolve a query or complaint immediately. If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of Geodesys failing to keep to the Code.

If it is not possible to resolve your complaint immediately, we will:

- take all of the details and investigate your complaint under our formal complaints procedure. If we do not contact you within 5 working days of you raising the complaint, you will be entitled to £50 compensation
- always aim to resolve a complaint fully and in writing within 5 working days, but no later than 20 working days of receipt
- keep you informed by letter, telephone or email as you prefer should we need more time to resolve the matter
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

If we consider your complaint to be justified we will:

- refund your search fee
- provide you with a revised search
- take all action within our control to put things right

Complaints should be sent to: [REDACTED]

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS).



We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.



This information is provided for general guidance only.
The position of water mains shown on this plan should not be relied upon as being precise.

The actual position of the mains must be established by taking trial holes in all cases. The Company must be given two working days notice of the intention to excavate trial holes.
No service pipes are shown on this plan.

Information correct at time of printing, but subject to change.

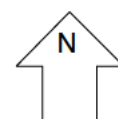
REPRODUCED / BASED UPON THE ORDNANCE SURVEY MAP®

OS Ref:

Title: G2322047-3

BY PERMISSION OF ORDNANCE SURVEY ON
BEHALF OF THE CONTROLLER OF HER
MAJESTY'S STATIONERY OFFICE

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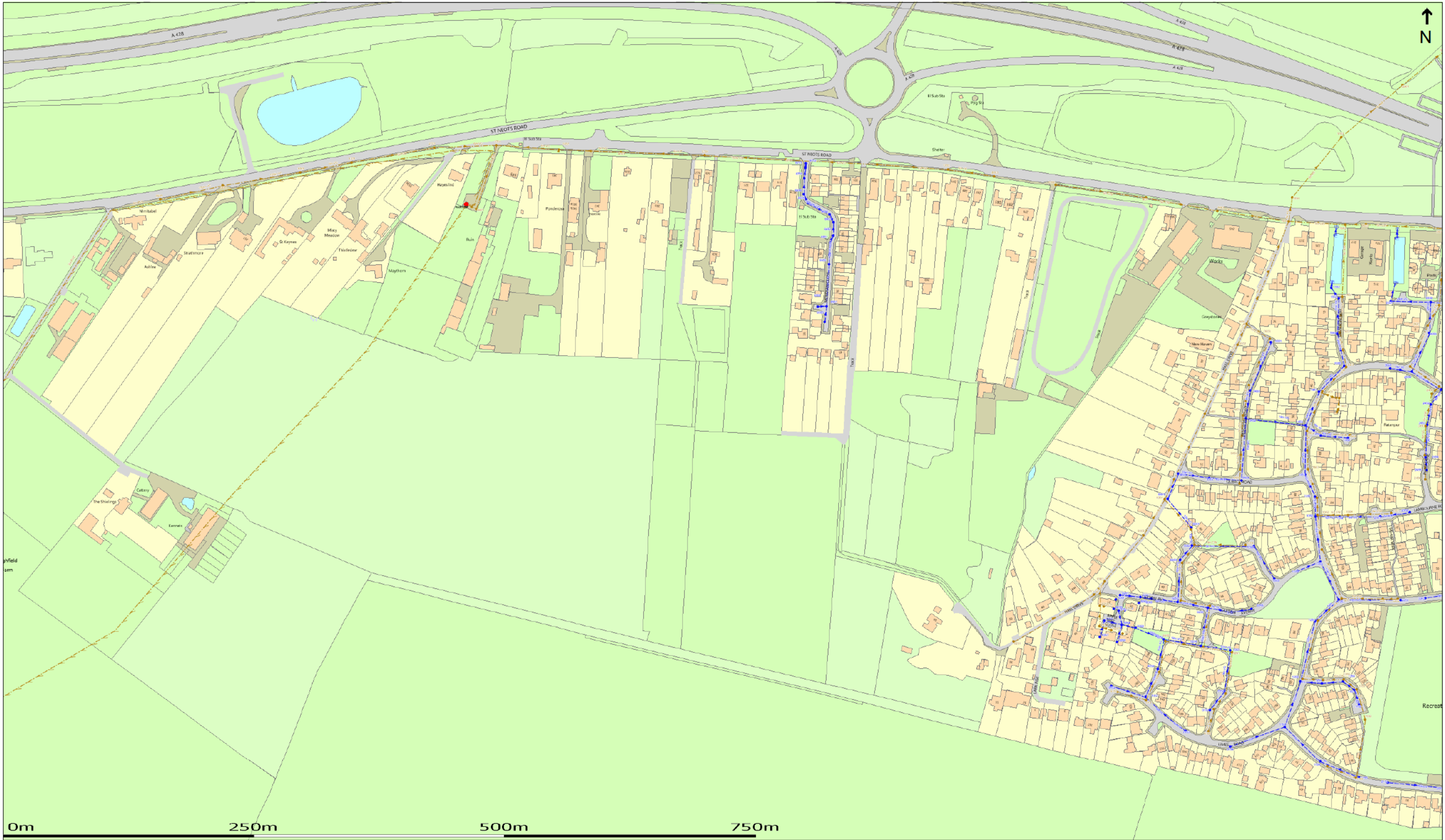
SCALE @A3:- 1:2000

Created: 26/04/2018

By: root

CAMBRIDGE
WATER
COMPANY





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Date: 24/04/18 Scale: 1:3500 Map Centre: 536554,259464 Title: G2322047-3

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

- Foul Sewer
- Surface Sewer
- Combined Sewer
- Final Effluent

- Decommissioned Sewer (colour denotes effluent type)
- Private Sewer (colour denotes effluent type)
- Rising Main (colour denotes effluent type)

- Manhole (colour denotes effluent type)
- Public Pumping Station
- Private Pumping Station
- Decommissioned Pumping Station

- Public Sewage Treatment Works
- Private Sewage Treatment Works
- ⊕ Outfall
- ⊖ Inlet



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0101	F	-	64.346	-
0102	F	-	64.538	-
0103	F	-	64.77	-
0201	F	-	63.92	-
0202	F	-	63.155	-
0203	F	-	63.356	-
0204	F	-	63.627	-
0301	F	64.154	62.454	1.7
0302	F	-	62.655	-
0303	F	-	62.819	-
0304	F	-	63.094	-
0401	F	62.743	61.113	1.63
0402	F	63.685	61.795	1.89
0403	F	-	61.365	-
0404	F	-	62.027	-
0405	F	-	62.484	-
0501	F	-	59.543	-
0502	F	61.643	59.713	1.93
0503	F	-	59.985	-
0504	F	-	60.872	-
0601	F	63.173	60.923	2.25
0601	F	59.418	56.878	2.54
0602	F	60.561	58.771	1.79
1101	F	-	64.145	-
1102	F	-	64.362	-
1103	F	-	64.74	-
1104	F	-	65.008	-
1201	F	-	63.033	-
1202	F	-	63.398	-
1203	F	-	63.761	-
1204	F	-	63.898	-
1205	F	-	64.023	-
1301	F	-	61.999	-
1302	F	-	62.179	-
1303	F	-	62.518	-
1304	F	-	62.496	-
1401	F	-	60.945	-
1402	F	-	61.332	-
1403	F	-	61.71	-
1404	F	-	61.856	-
1405	F	-	-	-
1406	F	-	-	-
1407	F	-	-	-
1501	F	-	59.665	-
1502	F	-	60.122	-
1503	F	-	60.609	-
1601	F	59.588	56.558	3.03
1602	F	-	-	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1603	F	59.918	57.238	2.68
1604	F	-	-	-
1701	F	61.996	59.457	2.539
1701	F	-	-	-
1702	F	62.329	60.677	1.652
2201	F	-	63.292	-
2202	F	-	63.398	-
2301	F	-	62.911	-
2401	F	-	61.743	-
2402	F	-	62.11	-
2403	F	-	62.426	-
2404	F	-	62.713	-
2502	F	61.676	58.726	2.95
2503	F	61.974	59.214	2.76
2504	F	62.819	60.049	2.77
2505	F	-	-	-
2701	F	61.487	58.744	2.743
2801	F	-	-	-
3601	F	61.067	57.129	3.938
3701	F	60.451	57.683	2.768
3702	F	60.055	58.074	1.981
4701	F	60.725	59.049	1.676
5701	F	62.069	60.417	1.652
6701	F	63.075	60.865	2.21
7701	F	63.2	61.371	1.829
7702	F	63.483	61.643	1.84
8201	F	64.748	63.398	1.35
8701	F	63.368	61.908	1.46
8702	F	62.664	60.764	1.9
9101	F	-	64.313	-
9102	F	-	64.618	-
9201	F	64.639	62.719	1.92
9203	F	-	64.106	-
9205	F	-	63.907	-
9206	F	-	-	-
9207	F	-	-	-
9208	F	-	-	-
9209	F	-	-	-
9210	F	-	-	-
9211	F	-	-	-
9301	F	-	61.874	-
9302	F	64.101	62.091	2.01
9303	F	64.617	62.597	2.02
9601	F	64.234	61.464	2.77
9601	F	60.753	58.903	1.85
0151	S	-	64.819	-
0152	S	-	64.989	-
0153	S	-	64.892	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0154	S	-	64.096	-
0251	S	-	64.334	-
0252	S	-	-	-
0253	S	-	-	-
0254	S	-	-	-
0255	S	-	64.082	-
0256	S	-	63.92	-
0351	S	-	62.771	-
0352	S	-	-	-
0353	S	-	63.139	-
0354	S	-	-	-
0452	S	-	60.03	-
0453	S	-	60.402	-
0454	S	-	61.286	-
0455	S	-	61.554	-
0456	S	-	61.798	-
1151	S	-	64.255	-
1152	S	-	64.319	-
1153	S	-	64.082	-
1154	S	-	64.191	-
1155	S	-	64.328	-
1251	S	-	63.179	-
1252	S	-	63.661	-
1253	S	-	63.926	-
1254	S	-	64.023	-
1255	S	-	64.109	-
1351	S	-	62.31	-
1352	S	-	62.496	-
1353	S	-	62.953	-
1354	S	-	62.694	-
1355	S	-	63.782	-
1356	S	-	63.334	-
1451	S	-	59.402	-
1452	S	-	59.576	-
1453	S	-	61.798	-
1454	S	-	61.899	-
1455	S	-	62.179	-
1551	S	-	60.68	-
1552	S	-	58.796	-
1553	S	-	58.869	-
1554	S	-	59.043	-
1555	S	-	59.217	-
2151	S	65.271	64.051	1.22
2251	S	-	63.703	-
2252	S	-	64.441	-
2351	S	-	62.984	-
2352	S	-	63.094	-
2451	S	-	61.021	-

COMMERCIALDW Plus

Appendix 4: Terms and Conditions

1) Introduction

- a) These terms (together with our General Terms) set out the terms which will apply in respect on any Orders you place with us for any of our commercial drainage and water enquiry products being (i) a COMMERCIALDW Report, (ii) a COMMERCIALDW Premium Report, (iii) a COMMERCIALDW Plus Report and/or (iv) a COMMERCIALDW Plus Premium Report.
- b) In addition to any defined terms in the General Terms (which shall apply to these terms), the following words shall have the following meanings:
 - i) "Commercial Property" means the address or location provided by you when you placed an Order in respect of which you request a Report which is either (a) a commercial property used solely for carrying on a trade or business or is intended for commercial use or (b) a property or site which is intended to be developed;
 - ii) "Large Commercial Property" means a Commercial Property which either (a) covers more than 2 hectares, and/or (b) has more than one drainage and water connection on the site;
 - iii) "Small Commercial Property" means a Commercial Property which is either (a) less than 2 hectares and/or (b) only has one drainage and water connection;
 - iv) The term "Report" for the purposes of these terms, shall mean the commercial drainage and water report prepared by us in relation to the commercial drainage and water report prepared by us in relation to the Commercial Property being one of the following which you select at the time you place your Order:
 - (1) A COMMERCIAL DW Report;
 - (2) A COMMERCIALDW Premium Report;
 - (3) A COMMERCIALDW Plus Report; and/or
 - (4) A COMMERCIALDW Plus Premium Report.
- c) The COMMERCIALDW Report and the COMMERCIALDW Premium Report should be used for Small Commercial Properties.
- d) The COMMERCIALDW Plus Report and the COMMERCIALDW Plus Premium Report should be used for Large Commercial Properties.
- e) Further details of the characteristics of the Geodesys Reports are set out on the Website. It is your responsibility to select the Report that is most suitable for your needs.

2) Scope of the Report

- a) We will prepare the Report using the Commercial Property details you provide at the time you place your Order. The Report you receive will rely on the accuracy, completeness and legibility of the address and/or plans that you supply with your Order.
- b) The Report is produced only for use in relation to a Commercial Property which require the provision of drainage and water information. Where you require a report for a residential property, you can order a different report from us, and different terms shall apply.
- c) The Report provides information as to the indicative location and connection status of existing services and other information relating to drainage and water enquiries and should not be relied on for any other purpose. The Report may contain opinions or general advice. We cannot ensure that any such opinion or general advice is accurate, complete, valid or fit for your particular purpose, and neither you nor your Client should rely solely on this advice.
- d) As you may expect, the information contained in the Report can change on a regular basis so we cannot be responsible to you or your Client for any change in the information contained in the Report after the date on which the Report was produced (as shown in the Report).
- e) The Report does not give details about the actual state or condition of the Commercial Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Commercial Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained by the Client.
- f) In providing you with this Report, we will comply with the Search Code.
- g) The position and depth of apparatus shown on any Maps attached to the Report are approximate and are provided as a general guide only. Where you or your Client intend to carry out any excavation or other works at the Commercial Property, the exact positions and depths of any apparatus should be obtained by excavation trial holes and the Maps must not be relied on in the event of excavation or other works made in the vicinity of our apparatus. We do not give any warranty as to the accuracy or completeness of such information.

3) Additional Provisions relating to our Liability to you for the COMMERCIALDW Report and the COMMERCIALDW Premium Report

- a) Our total liability whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or any other cause of action arising under or in connection with the COMMERCIALDW Report or the COMMERCIALDW Premium Report shall be limited in accordance with the General Terms and limited to a maximum aggregate financial limit of £2,000,000.
- b) The Maps attached to the Report are provided pursuant to our statutory duty to make such Maps available for inspection. Notwithstanding the provisions of the Terms, your attention is drawn to the notice on the Map(s) attached to the Report which applies to the Map and its contents.
- c) Where we provide a Report for a Commercial Property which receives either water or drainage services from us, and another company ("other service provider") provides the other service, then our total liability, whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise, arising under or in connection with the supply of the information from the other service provider is limited to such sums as we are entitled to and able to recover from the other service provider.

4) Additional Provisions relating to our Liability to you for the COMMERCIALDW Plus Report and the COMMERCIALDW Plus Premium Report

- a) Our total liability whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or any other cause of action arising under or in connection with the COMMERCIALDW Plus Report or the COMMERCIALDW Plus Premium Report shall be limited in accordance with the General Terms and limited to a maximum aggregate financial limit of £10,000,000. Where you require multiple reports because of the multiple supply points at the property or because the property / land is so large, then this limit of liability will apply only once in respect of the multiple Reports you may receive.
- b) The Maps attached to the Report are provided pursuant to our statutory duty to make such Maps available for inspection. Notwithstanding the provisions of the Terms, your attention is drawn to the notice on the Map(s) attached to the Report which applies to the Map and its contents.
- c) Where we provide Report for a Commercial Property which receives either water or drainage services from us, and another company provides the other service, then we will not have any liability for information provided by that other company in respect of the water or drainage services they provide in respect of the Commercial Property. Any such information will be provided by us as an agent for the company from which the information was obtained.

5) General

- a) These Terms (and any documents referred to herein) are the only terms and conditions that shall apply to any order in respect of the Report and shall constitute the entire agreement between you and us and supersede, replace and extinguish any previous arrangement, understanding or agreement between us relating to such Report.
- b) Any dispute or claim arising out of or in connection to these terms and or their subject matter or formation (including non-contractual disputes or claims) shall be governed by the laws of England and Wales. Any dispute shall be subject to the exclusive jurisdiction of the courts of England and Wales.
- c) If there is any conflict or inconsistency between the provisions of these Geodesys Terms and the General Terms, the provisions of these Geodesys Terms shall prevail.
- d) In the event of any conflict of inconsistency between any information on the Website describing the features of the Report and the Terms, then the Terms shall prevail.
- e) Where you are acting in the normal course of your business, your Client is entitled to the benefit of these Terms. No other person who is not a party to these Terms has any right to enforce their terms.

6) Customer Complaints Procedure

- a) Geodesys offer a robust complaints procedure which can be found by visiting <http://www.geodesys.com/complaints-process/>
- b) If your complaint has gone through our complaints procedure and you are dissatisfied with the response or it has exceeded our response timescales, you may refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk

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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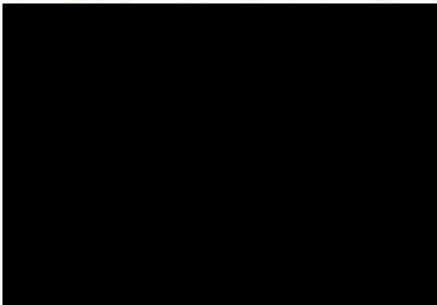
KEY TO BT SYMBOLS

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 : TXE01262H
Map Reference : (centre) TL3657259466
Easting/Northing : (centre) 536572,259466
Issued : 17/04/2018 13:27:07

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

A large black rectangular redaction box covering the top right portion of the page.

18th April 2018

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

Search flow Ref: - SF26334590000

Land south of
St. Neots Road
Hardwick
CAMBRIDGE
CB23 7QL

X Coord 536568

Y Coord 259412

New Roads & Street Works Act 1991 Plant Enquiry

Vodafone Plant is

AFFECTED

PLEASE NOTE:

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

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

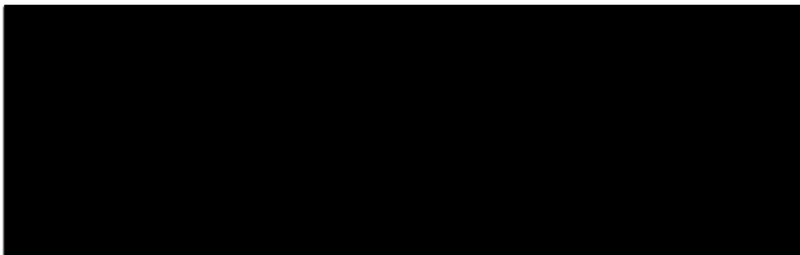
New Roads and Street Works Act 1991
C2 Plant Enquiry re: Highway Land only – Plant Affected

Vodafone have apparatus in the vicinity of your proposed scheme. We have enclosed plans showing the approximate position of the apparatus, please note the disclaimer on the plans.

A copy of the current special requirements guidance process OSM.060, relating to the protection of external network apparatus when working in its vicinity, is available upon request.

Diversions may be necessary if the existing line of the highway / railway or its levels are altered, where apparatus is affected.

Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a written request for a 'C3 Budget Estimate' to the address below. These estimates should be provided normally within 20 working days from receipt of your written request.

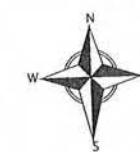


Please note: If your enquiry relates to works affecting rail transport authority land, we have assumed that only apparatus in the highway may be affected. Please resubmit your enquiry clearly stating that the works affect railway, in order that we can check against apparatus records for the railway.

Yours faithfully

OSM, UK and Ireland
Acting as agent for and on behalf of Vodafone

Please note. To enable us to process your application as quickly as possible, please ensure that you include a postcode and Ordnance Survey Grid Reference. Thank you for your co-operation.



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Legend

- Access Chamber.Location Active Footway Chamber
- Underground Route.Route Act. - Leased



Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 18/04/2018 Scale : 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.



Special Requirements relating to the External Plant Network of Vodafone

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1. Introduction

This document sets out the procedure that will apply when Other Parties intend or are undertaking works in the vicinity of Vodafone apparatus (see Appendix B for further information on what constitutes Vodafone apparatus).

2. Purpose of document

This document provides a means by which the Vodafone specific special requirements relating to their apparatus, regardless of it being situated in the public highway / road, private street, land or any other areas, is made aware to Other Parties.



3. Scope

This document will be presented to Other Parties or Contractors to encourage those undertaking works within the vicinity of Vodafone apparatus to refer to and comply with. This is in order to protect where necessary the Vodafone apparatus and to avoid damage to the apparatus and loss of service.

A National Joint Utilities Group (NJUG) document NJUG Volume 3 Guidelines on the Management of Third Party Cable Ducting provides useful reference material.

It should be noted that, where appropriate, additional information on avoiding danger from underground apparatus is contained within the HSG47 guidance book titled "Avoiding Danger from Underground Services."

4. Vodafone Network and Apparatus

Damage to Vodafone apparatus is extremely disruptive and can be expensive to repair, especially where long lengths of cable have to be replaced.

In order to maintain the network integrity and minimise disruption to service, it is essential that disturbances are absolutely minimal. When working within the vicinity of Vodafone apparatus, extreme care is necessary in order to avoid costly repairs. The Other Parties / Contractor shall make every effort to ensure that disturbance of Vodafone apparatus is no more than is absolutely necessary for the completion of the works in accordance with their contract. It should be noted that it is an offence to interfere with Vodafone apparatus without first contacting the company for advice.

5. Plant records

It is the responsibility of the Other Parties undertaking works which may affect Vodafone apparatus to obtain all relevant Vodafone plant records from our agent Atkins Global prior to works commencing. This may be done by contacting the Atkins Global Plant Enquiries Team listed in Appendix B.

Plant records for such enquiries will generally be provided within 10 working days of receipt and in compliance with the New Roads and Street Works Act 1991 [NRSWA] requirements.

6. Definitions

The following definitions are applicable in this document:

- a) **Apparatus** - means all surface or sub-surface equipment and plant used by Vodafone including any associated cables or ducts owned, leased or rented by Vodafone.
- b) **Cable** - means any polythene or other sheath containing optical fibres or metallic conductors.
- c) **Depth of cover** - means the depth from the surface to the topmost barrel of the duct nest, in the case of ducts encased in concrete, to the top of the concrete, and in the case of directly buried cable, the top of the cable.
- d) **Jointing chamber** - means any manhole, surface box or other chamber giving access to Vodafone apparatus or their network.
- e) **Utility** - means an organisation licensed to provide gas, water, electricity, Cable TV or telecommunications services.
- f) **Developer** - means an organisation licensed to develop industrial/residential premises or given license to connect to utility apparatus.



- g) **Contractor** - means the individual, firm or company contracted to undertake the work for a Utility or Other Parties.
- h) **Other Parties** - means the Utilities, Highway or Roads Authorities, Developers, Street/Roads Authority Section 50/109 licensees
- i) **Site** - means the location of, or in the vicinity of, the various works.

7. Requirements

Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Other Parties or Contractor shall notify Vodafone of their intentions. This may be done by contacting Vodafone via the contact list in Appendix B.

Upon receipt of this notification, Vodafone will identify if their apparatus is affected. If any Vodafone apparatus is affected by the works then they will arrange for the necessary records to be provided and confirm details of Vodafone apparatus and network operated within the affected area or adjacent to the proposed work site.

7.1 Location of Plant

It is the responsibility of the Other Parties or Contractors to undertake adequate plant location procedures. These may include searches for metallic cables which must be performed by actively inducing a signal in a cable conductor via a transmitter. A passive search is not considered sufficient.

Before applying a tracing signal to the Vodafone apparatus, the Other Parties or Contractors shall seek confirmation from Atkins Global that the Vodafone apparatus will not suffer any disruption to its networks normal workings as a result of the nature of the signal being induced.

7.2 Trial excavations

Optic fibre cables are very susceptible to damage from excavation tools. They are not electrically conductive and cannot be located by radio induction methods. Once an approximate location is known, the exact location must be ascertained by means of hand dug pilot holes. Where the work to be carried out by the Other Party or Contractor involves excavation in the vicinity of our apparatus, the Other Party or Contractor shall, by trial excavation at his own expense, determine the exact location and depth of the Vodafone apparatus. All excavations adjacent to the Vodafone apparatus are to be carried out by hand until the extent and /or location of the apparatus is known.

All excavation work shall be executed in accordance with the current issue of Health and Safety series booklet HSG47, Avoiding danger from underground services.

8. Depths of cover

The Other Party or Contractor should note that the minimum depths of cover for Vodafone apparatus shall be maintained together with specified separation requirements. Where the minimum depths of cover specified by Vodafone cannot be maintained, the Other Party or Contractor shall at their own expense, carry out the instructions of Vodafone requirements for the protection or diversion of their apparatus.

The Other Party or Contractor should have particular regard to the possibility of encountering Vodafone apparatus (including ducts and cables), at depths of cover other than that reported.

Surface cables (such as cables on bridges or walls) which are liable to be placed in danger from the Other Parties or Contractors works shall be protected, at the Other Parties expense, as directed by the Vodafone representative.



9. Separation

Reference should be made to HSG47 to ensure that adequate separation is achieved. The following details outline the specific requirements of Vodafone and capture the HSG47 requirements.

9.1 High voltage cables

High voltage single core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 500 mm.

High voltage multi-core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 350 mm.

In exceptional circumstances where the above clearances cannot be maintained, the separating distance may be reduced to a minimum of 175 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the High Voltage cable and the Company Apparatus, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.2 Low voltage cables

Low voltage cables of less than 1000 V shall have a minimum clearance from Company Apparatus of 180 mm. In exceptional circumstances where the above clearance cannot be maintained, the separating distance may be reduced to a minimum of 75 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the services, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.3 Ancillary electrical apparatus

Street furniture such as lamp posts, traffic posts and other such ancillary electrical apparatus shall have a minimum clearance of 150 mm from underground Company Apparatus and 600mm clearance from above ground Company Apparatus.

9.4 High pressure gas mains and other Undertakers plant/equipment

High pressure gas mains shall have a minimum clearance of 450 mm from Company Apparatus. All other undertakers' plant and equipment, when running in parallel with Company Apparatus, shall have a minimum clearance of 200mm. Where gas mains cross Company Apparatus, the minimum clearance shall be 200mm. All other undertakers' plant and equipment, when running across Company Apparatus, shall have a minimum clearance of 100 mm. NJUG Volume 1, Guidelines on the positioning and colour coding of underground utilities' apparatus refers.

9.5 Other Undertakers plant

Other undertakers' plant and equipment which runs in parallel with Company Apparatus shall have a minimum clearance of 200mm. All other undertakers' plant and equipment when running across Company Apparatus shall have a minimum clearance of 100mm.

9.6 Tramways

Each separating distance shall be individually agreed with the Company Representative.



10. Jointing chambers

10.1 Protection

Footway type jointing chambers are not designed to withstand carriageway loadings.

Where such chambers are liable to be placed at risk, either temporarily or permanently, from vehicular traffic or from the movement of plant and/or equipment, they will need to be adequately protected. Alternatively, they may have to be demolished and rebuilt to carriageway standards, at the Other Parties or Contractors expense under supervision of Vodafone representative.

All Vodafone jointing chambers and / or other access points shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and / or any further equipment required by Vodafone for the maintenance of its apparatus, must be maintained at all reasonable times.

10.2 Access

The covers to Vodafone jointing chambers and / or apparatus shall only be lifted by means of the appropriate keys and under the direct supervision of a Vodafone representative. Other Parties or Contractors shall not enter any Vodafone jointing chamber and / or apparatus unless under the supervision of a Vodafone representative and in any case not before the mandatory gas test has been carried out in the presence of Vodafone representative and such checks have shown it to be safe to enter the Vodafone chamber and / or apparatus. The Other Parties or Contractors shall be given reasonable access to Vodafone apparatus and chambers when required.

11. Notification periods

Where the Other Parties or Contractors works or the movement of plant or equipment may endanger Vodafone apparatus, the Other Party or Contractor shall give the Vodafone at least 7 working days' notice in writing of the intended date to commence operations.

No excavation should be made without first consulting the relevant Vodafone apparatus layout drawings, which will be made available from the Vodafone agent Atkins Global on request and allowing 28 working days for processing the relevant drawings. However, should this not be possible, direct contact should be made to the Atkins Global Plant Enquiries Team as soon as possible to assess the situation.

When excavating, moving or backfilling (including use of Foamed Concrete for Reinstatements – FCR) around Vodafone apparatus, Vodafone shall be given adequate prior written notice of the Other Parties or Contractors intentions, in order that the works may be adequately supervised. Such notice shall not be less than 3 working days.

12. Excavation and backfill

All excavations adjacent to Vodafone apparatus are to be carried out by hand until the extent and or location of the Vodafone apparatus is known.

Use of mechanical borers and / or excavators shall not be used without the supervisory presence of a Vodafone representative or a given exemption.

Shuttering of the excavation or support to Vodafone apparatus, at the Other Parties or Contractors expense, shall be used as directed by the Vodafone representative.

At least 7 working days' notice must be given to Vodafone in order that any special protective measures which may be required to protect Vodafone apparatus, at the Other Parties or Contractors expense, when equipment such as pile driving, explosives, laser cutting high powered RF equipment or RF test gear, is to be used in conjunction with the works.



Other Parties or Contractors are advised to refer to the National Joint Utilities Group publication: NJUG Volume 1- Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus

13. Foam concrete

If foam concrete is being used as the backfill material, it shall not be used either above or within 500 mm of any Company Apparatus. A suitable material in accordance with the specification for the Reinstatement of Openings in Highways shall be substituted.

14. Attendance of Company Representative

If a situation requires the attendance on site of a Vodafone representative for a continuous period of more than 6 hours, suitable facilities shall be provided by the Other Party or Contractor, at their expense, to meet the office and ablution requirements. If a situation arises that requires urgent attention Vodafone will endeavour to attend site within 2 hours for all other occasions arising, 24 hours.

15. Damage reports

In the event of any damage whatsoever occurring to Vodafone apparatus, the Other Party or Contractor shall immediately inform Vodafone by contacting their 24/7 number , (for contact details please refer to Appendix A).

All relevant costs of any subsequent repair and / or removal of the Vodafone apparatus shall be charged to the Other Party or Contractor, irrespective of who affects the repair.

The above requirements do not relieve the Other Party or Contractor of any of their obligations under their contract.



16. Appendix A – Street Works Team Contacts for Vodafone

Function	Address	Phone	Email Address
Streetworks Team	[REDACTED]	[REDACTED]	[REDACTED]
Customer Complaints	n/a	[REDACTED]	n/a
Liability Claims Or Damage to Vodafone Apparatus	[REDACTED]	[REDACTED]	[REDACTED]
Diversenary Works C2/C3	[REDACTED]	[REDACTED]	[REDACTED]
Diversenary Works C4 / Escalations	[REDACTED]	[REDACTED]	[REDACTED]
Emergencies 24 Hour – Defects & Faults	n/a	[REDACTED]	n/a
Plant Enquiries Vodafone inc: Cable & Wireless; Mercury Communications; Thus Plc; Energis; Scottish Telecom; Your Comms; Norweb Comms	[REDACTED]	[REDACTED]	[REDACTED]



17. Appendix B – What constitutes Vodafone Network

Vodafone own fibre network dedicated to business and residential users of telecommunications and has an international cable network that provides connectivity to 153 countries, either directly or indirectly through partners, reaching across the Atlantic Ocean, through Europe and on to India and throughout Asia. Spanning approximately 500,000 km in length, including interests in more than 69 major global cable systems, our next-generation network improves the quality and performance of telecommunications services through our use of advance optical and IP transmission.

In the UK & Ireland Vodafone's overall network includes the following legacy networks now owned through acquisitions or Company name changes.

Below are examples of what you could see on the streets and should be aware of:



Cable&Wireless
Worldwide

Cable & Wireless became Cable & Wireless Worldwide in 2010





Mercury Communications – changed its name to Cable & Wireless in 1996

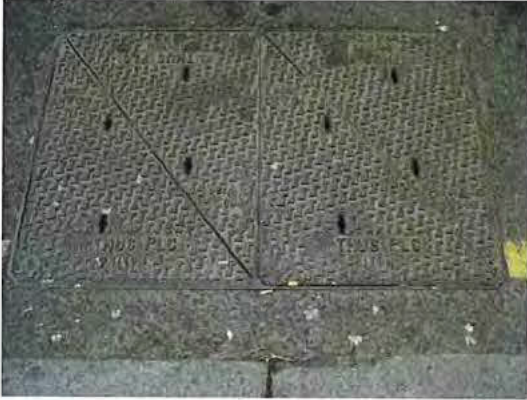


Energis – was acquired by Cable Wireless in 2005





Thus plc was acquired by Cable & Wireless in 2008



Scottish Telecom

Scottish Telecom demerged from its parent company Scottish Power to become Thus plc in 2002





your communications

Your Communications was integrated into Thus plc in 2006



NORWEB COMMS

Norweb Communications became Your Communications in 2000



Our apparatus is installed in roads and streets of UK and Ireland, however in some places is undistinguishable from other operators' apparatus, for example in City Centres where high quality infill modular paving chamber covers are found; some with labels and some without.

See below as examples:

Last Saved: 05/02/2018 14:24

SharePoint ID: SPID-7-88



Last Saved: 05/02/2018 14:24

SharePoint ID: SPID-7-88



The apparatus shown here is now owned, maintained and still in operation by Vodafone and includes.

Vodafone

Cable & Wireless

Mercury Communications

Energis

Thus plc

Your Communications

Norweb Communications

Scottish Telecom

Please see the Contact Details in Appendix A for Plant Enquiries and help on site.

18. About this Document

Content Owner

Chris Nesbitt

Changes since last version

Reformatted using the current Vodafone template to include updated Contact Details .

End of Document



Tel: 0870 888 3116 Opt 2

Plant Enquiry Ref: VM.1103768
Letter Date 19.04.2018
Your Ref: SF26334591000
Date: 21.04.2018

Dear Sir/Madam,

Enquiry Location:

Land south of
St. Neots Road
Hardwick
CAMBRIDGE
CB23 7QL

Thank you for your enquiry regarding work at the above location.

I enclose a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Virgin Media.

You will be aware that you have a duty to ensure that no damage results to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optic, Coaxial and/or 240v Power Cables and as such, special care must be taken when excavating this area.

Should you require Virgin Media apparatus to be diverted we must agree a specification of works and provide a detailed estimate of costs. The costs are £720 (Business) or £240 (Residential) Inc VAT and the charge applies to each individual scheme requested. Both the estimate and specification will be sent to you within 25 working days of when the payment was received.

This initial payment will cover the following: -

- Detailed site visit by an experienced planning engineer.(Up to 10 hours planning time)
- Detailed specification of works.
- Detailed breakdown of costs.

Payment is required in advance for the estimated cost of detailed design work and the charge applies whether or not your works proceed. Please supply us with your payment and a copy of your plans or drawings and quote 'Our Ref' as above.

The address to send the cheque is:

Diversionary Works, Virgin Media, 1 Dove Wynd, Strathclyde Business Park Bellshill ML4 3AL

Or if you prefer to talk, please call the Diversionary Team on: 0800 408 0088 Option 1

Yours faithfully

National Plant Enquiries Team,



(c) Crown copyright and database rights 2018 Ordnance Survey 100019209 Date: 21/04/18 Scale: 1:4715 Map Centre: 536690,259524 Data updated: 04/03/18 Telecoms Plan A4

Important information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the 'Affected Postcodes.pdf', which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100019209.

VM. 1103768

Duct, Trench	
Chamber	
Cabinet	



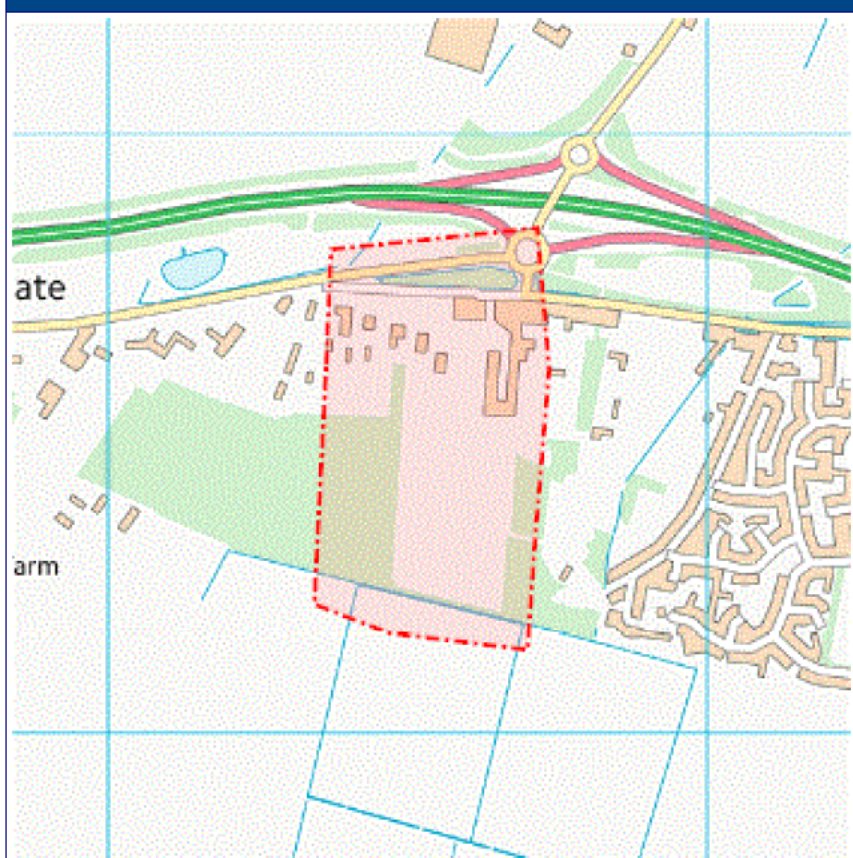
Enquirer

Name	[REDACTED]	Phone	[REDACTED]
Company	Private	Mobile	[REDACTED]
Address	[REDACTED] [REDACTED]		
Email	[REDACTED]		

Enquiry Details

Scheme/Reference	xx54 - Hardwick		
Enquiry type	[REDACTED]	Work category	[REDACTED]
Start date	26/07/2018	Work type	[REDACTED]
End date	[REDACTED]	Site size	[REDACTED]
Searched location	[REDACTED]	Work type buffer*	25 metres
Confirmed location	[REDACTED]		
Site Contact Name	[REDACTED]	Site Phone No	[REDACTED]
Description of Works	[REDACTED]		

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

Site Map


Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.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.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

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

APPENDIX D

Utility Supply Enquiries

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Date: 24 January 2020

Our Ref: 8500138050 / QID 3000024263

Dear Mr. Bruty

Site Address: St. Neots Road / Hardwick CB23 7QL

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks electricity distribution system.

Budget estimate:

The budget estimation for this work is:

Description

This estimate is for 150x domestic properties with a site load of 375kVA.

High Voltage Point Of Connection

£290,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our High Voltage network along St Neots Road. This estimate includes for the installation of a 500kVA substation on site with a ring main unit. The high voltage network is on the same side of St Neots Road as your development. Low voltage cables will be laid from the substation around the site to provide 150x house connections to external meter cabinets.

Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.

- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed

If you would like to proceed to a formal offer of connection then you should apply for a quotation. Please refer to our website [click here](#) for 'The connection process' which details our application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

GTC Ref: East/34121450/417830

**Budget Quotation for: St Neots Road, Hardwick, CAMBRIDGE,
Cambridgeshire, CB23 7QL**



Prepared for: Pigeon Investment Management



Date of Quotation: 16 January 2020

Gas 

Electricity 

Fibre 



1.0 INTRODUCTION

Summary of Offer

Following your recent enquiry regarding the project at St Neots Road, Hardwick, CAMBRIDGE, Cambridgeshire, CB23 7QL, we have used the information you provided GTC to produce a budget costing to meet your requirements. GTC's price to provide gas, electricity & fibre infrastructure (based on the terms of offer set out in this quotation) is a contribution from Pigeon Investment Management to GTC of £73,089.01.

Breakdown of Offer

Onsite Costs

This is the cost to provide mains and services to the development within the site boundary:

On-site works	
You pay GTC	£58,682.99

Offsite Costs

These costs include any off-site costs that are required, including the costs of Upstream Network Operators (NWO), to complete the work to supply your site:

Off-Site Works	
Off-site works (GTC) – Gas:	£5,658.66
Network Operator Costs – Gas:	£114.00
Off-site works (GTC) – Electricity:	£5,633.36
Network Operator Costs – Electricity:	£3,000.00
TOTAL OFFSITE – You pay GTC	£14,406.02

Fibre Rebate Information

GTC's offer above is inclusive of a fibre rebate of **£300.00 per plot** (£100 of which is conditional upon you pre-wiring the plot to enable the resident to receive Sky Q television services, via satellite dish or communal Fibre Integrated Reception System (FIRS), in accordance with the Sky Approved Developer Terms). This rebate has been deducted upfront from the on-site total giving the advantage of no administration burden for you to claim the individual plot rebates as they are connected.

Fibre Rebate Included in This Offer Already Deducted From the On-site Total	
150 plots with a £300.00 per plot rebate:	£45,000.00

Additional Fibre Network Value to Help with Comparison to Other Providers Quotes

In addition to the rebate above, this offer is based on GTC's innovative fibre installation method which means Pigeon Investment Management will no longer have the cost or hassle of laying a duct and chamber network. GTC estimates that this gives a further construction cost to Pigeon Investment Management of £130.00 per plot which you may need to take in to account when comparing to other quotes.

Estimated Value to Pigeon Investment Management of Construction Costs Saved	
150 plots with £130.00 per plot saving	£19,500.00

2.0 SITE DETAILS

Schedule of Domestic Plots

Property Type	1BF	2BF	2BS	2BT	3BD	3BS	3BT	4BD	4BS	4BT	5BD	Total
Gas	3	15	16	10	10	40	12	25	10	3	6	150
Electricity	3	15	16	10	10	40	12	25	10	3	6	150
Fibre	3	15	16	10	10	40	12	25	10	3	6	150

3.0 TERMS OF OFFER

Gas Terms

GTC have assumed there will be enough capacity in the Medium Pressure network to feed this site. This costing excludes any reinforcement costs that may be necessary from connecting to the upstream gas transporters network.

This quotation only includes the excavation and reinstatement costs in the public highway, which will be carried out by GTC. GTC have allowed for 17 metres of off-site work (12m road, 5m footpath).

All other excavation will be the responsibility of the Developer.

Supply of the governor and installation cost has been included in this quote. An area of land approx 6sqm is required to site the gas governor. Please note the governor may take 12 to 14 weeks to deliver.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC have assumed that any existing mains on-site will be abandoned. It is the responsibility of the Developer to arrange works with the gas transporter.

GTC have assumed there are no environmental issues that may impact on the materials or methods of installation of its proposed networks.

GTC have assumed all mains and services feeding 150 properties will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths.

This quotation is based on smart meters in cavity meter boxes.

This quotation is based on all smart meters at the properties being installed by GTC (or its subcontractor) and owned by GTC Pipelines Limited. If the Developer wishes to appoint a third party to install and/or own any gas meters at any of the properties, it shall obtain GTC's prior written consent to do so and, in such circumstances, GTC reserves the right to amend the amounts payable under this quotation accordingly.

GTC's Technical Guidelines for Gas can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

Electricity Terms

This quotation includes indicative electric point of connection (PoC) and off-site costs. Costs associated with the PoC are therefore subject to change.

However, the PoC and non contestable charges will be the same regardless of who is to own the network. GTC have assumed a Low Voltage connection due to the size of the site. This quotation includes the excavation and reinstatement costs in the public highway which will be carried out by GTC from the point of connection to the site. GTC have assumed a connection adjacent to the site entrance and GTC have allowed for 17 metres of off-site work (12m road, 5m footpath).

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream DNO.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC have assumed all mains and services feeding 150 properties will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 150 plots having gas heating.

GTC have calculated the total load for the site to be 247kVA.

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards (GE-TGI-IG-0015), details of which will need to be confirmed by the Developer.

GTC's quotation excludes meter boxes and hockey sticks. GTC can supply these at an additional charge of £21.70 each for standard meter boxes.

Based on the information you have provided GTC have not included for any lift motors, pumping stations or other disturbing electric loads (such as welders, motors, heat pumps or air conditioning equipment) in GTC's quotation.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £1,575.00, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board the meter location less than 25m from GTC's installed and energised mains. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these for an additional charge, the current price for this work is £298.00 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the street lights, in this cost GTC have assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the street lights you will need to have appointed an electricity supplier for the supply of the street lights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.

GTC's Technical Guidelines for Electricity can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

Fibre Terms

This quotation includes any off-site excavation and reinstatement works required to be completed for a connection from the on-site fibre duct network on the development at the site entrance to the appointed Backhaul Provider. These works will be carried out by GTC.

This quotation is based on GTC installing the fibre infrastructure using Direct Lay methodology as detailed in GTC document GF-TGI-IG-0393 - Direct Lay Fibre to the Home Networks. All the Developer will need to install is the 50mm fibre service duct and complete installation of the chambers.

The Developer shall be responsible for all on-site excavation and reinstatement associated with the installation of the fibre network, including the mains, services and On-Site Convergence Point (OSCP).

The Developer shall be responsible for preparation within the plots to ensure a plot is ready to receive a fibre service. GTC will liaise with you on the specific requirements during the design stages and brief out final requirements at a fibre construction pre-start meeting.

All works should be completed in line with the appropriate Fibre Technical Guidelines (Direct Lay Fibre to the Home Networks GF-TGI-IG-0393 or Fibre to the Home GF-TGI-IG-0016).

To ensure that the homeowners moving into their new property can enjoy the maximum benefit from GTC's Ultra-Fast Fibre Optic Distribution Network, GTC strongly recommend the Developer follows the minimum in-home technical requirements as specified within the appropriate Fibre Technical Guidelines.

The Developer shall be responsible for ensuring that each plot is pre-wired to enable the resident to receive Sky Q television services (via satellite dish or communal FIRS) in accordance with the enclosed Sky Approved Developer Terms and will highlight to purchasers of its plots Sky Triple Play (being a phone, broadband and TV service offering provided by or on behalf of Sky) as well as the fact that Sky are the Developer's preferred solution for TV, broadband and phone services. The Developer will be required, in addition to (and separately from) GTC's Standard Terms and Conditions, to enter into (and to comply with) the Sky Approved Developer Terms. Sky pre-wiring specification documents can be found on GTC's website and via the link below.

This offer includes the option of FIRS. If selected, a FIRS signal survey will be performed following acceptance of the proposal to finalise the positioning of the aerials and dish. The FIRS aerials and dish will require a solid mounting within visibility of the terrestrial transmitters and satellite. This mounting would typically be on the wall of a substation, roof top of an apartment block or similar solid object. The mounting must be within approximately 20 metres of the OSCP or cabinet housing the FIRS equipment. If no such object is available an additional charge may be necessary to provide a mast or similar. Should a mast be required you will need to seek the appropriate planning permission for its deployment. Where FIRS equipment is deployed within an apartment block riser it must be fed using a landlord supply and accessible to Open Fibre Networks Ltd (OFNL) to inspect, maintain, adjust and repair.

The Developer will need to ensure each plot is correctly wired to ensure a plot is ready to receive a FIRS service. Details on all in home requirements and all associated on-site build requirements can be found in the GTC FIRS Technical Standards GF-CIC-ES-0059.

Additional Developer contribution for FIRS	
Pigeon Investment Management pays GTC	£47,738.98

GTC's Technical Guidelines for Fibre and FIRS and Sky Q Pre-wiring Technical Specifications can be found here: <http://www.gtc-uk.co.uk/technical-guidelines>

4.0 CONFIDENTIALITY

This quotation and associated documentation is confidential between GTC, Pigeon Investment Management and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

Should you be successful in obtaining and developing this site, GTC will be pleased to supply a firm quotation. Please return a detailed site plan and a completed quotation request form. GTC trust that this budget costing will be acceptable and look forward to receiving your instructions.

5.0 CONTACT DETAILS

Should you require further details please do not hesitate to contact your GTC Sales Contact, John Blowers (07747 567918) or the Sales Support Team (01359 240154) to discuss further.

From: [REDACTED]
Sent: 13 January 2020 13:56
To: [REDACTED]
Subject: Form 11971-3858 - NEWSITES REGISTRATION FORM
 (30 + plots)



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.

Regards

The New Sites team

Think before you print! Consider the environment before printing this e-mail

Openreach Limited

Registered Office: Kelvin House, 123 Judd Street, London WC1H 9NP, Registered in England and Wales no. 10690039

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Survey ID 11971

Ticket No 3858

Entered 13-Jan-20 12:24 PM

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

LAND ENQUIRY

This enquiry can be submitted at any time, even before land purchase or planning permission has been granted. We just need some basic information to enable us to locate your site. Please note this will not register your site.

A NEW SITE THAT WILL BE BUILT IN ONE PHASE

2) Have you previously made a land enquiry?

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?

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

6) How many Residential plots are you building?

Houses
Flats

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?

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

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 ?

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?

SITE DETAILS

54) What are your site details?

Site Name
Site Address
Site Postal Town
Site Post Code (If known at this stage – if not please enter AB1 1XY as a default)
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

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

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

57) Planning Authority ref

58) Local Authority Name

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

536514,259733

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

150

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

0

63) Please provide us your contact details

[REDACTED]

64) Are you registering on behalf of a developer?

Yes

LAND ENQUIRY

65) Please provide Developer Details

[REDACTED]

LAND ENQUIRY

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

[11971-3858-66-1309.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

ADDITIONAL COPPER LINES

67) Do you require any additional copper lines?

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.

CONTACT DETAILS

78) Please provide us your contact details

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

79) Are you registering on behalf of a developer?

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
Telephone/mobile number
Email

82) Person to contact if that person has not responded

Contact Name
Telephone/mobile number
Email

83) Person to contact if that person has not responded

Contact Name
Telephone/mobile number
Email

84) Is the developer part of a framework agreement with Openreach? NB: "If unsure please confirm within your organisation before proceeding"

AGREEMENT

85) By submitting this site registration form, I agree that this site will be added to the company framework contract to supply FTTP free of charge

AGREEMENT

86) I have read and agree to the FTTP offer for this Site free of charge
• By submitting this Site Registration Form, I am agreeing to the New Sites terms and conditions.

[Click here to view the terms and conditions](#)

87) Hidden question

PLANS

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

[11971-3858-88-4280.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

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

[11971-3858-89-6786.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

90) If you are providing site plan in CAD format please upload in .dxf file format below, with supporting csv/xls file.

[11971-3858-90-8205.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

91) Supported csv/xls file with the dxf site plan

[11971-3858-91-1415.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

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

[11971-3858-92-6086.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

93) You can include additional pages for additional floors in your document up a maximum file size of 10MB

[11971-3858-93-6455.pdf](#) (0092_100 Site Location Plan (OS).pdf) 65.19Kb

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

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
