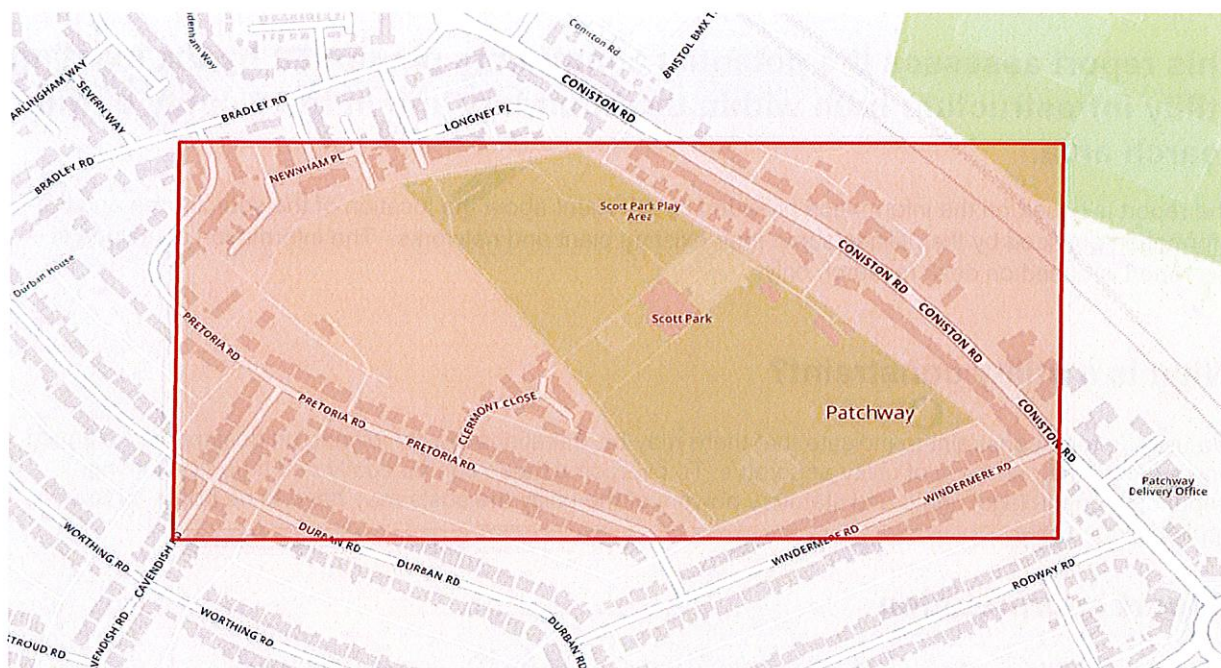


---

Appendix 1 – Site Services Survey

11  
12





## MUGA at Scott Park

**Coniston Road  
Patchway  
Bristol  
BS34 5JR**

**24/10/2019**

PROJECT NO.  
**605960**

ISSUE NO.  
**1**

STATUS  
**For Information**



**clive onions**  
consulting civil engineer

**Utility Search**  
Premier



# Introduction

**This report assesses the potential constraints presented by the existing utility infrastructure both within the boundary and in the vicinity of the search area.**

The report is based on the information provided by the client about the location of the search area and the information provided by the utilities about their existing plant and networks. The information contained in this report is based on desk research only.

## What is a utility constraint?

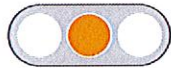
We use the term constraint to indicate that there may be limitations or prohibitions on designs and planned works due to the presence of utility apparatus. To overcome these can be costly and time-consuming. Depending on the legal rights and statutory powers of the utility the costs may have to be borne by the applicant/developer.

## Report interpretation

We have developed a simple traffic light mechanism to present site constraints based on a red/amber/green evaluation;



Red – site constraints exist due to the presence of utility apparatus.



Amber – site constraints may exist due to the proximity of utility apparatus.



Green – site constraints do not appear to exist.

This report conforms to QL-D of PAS 128:2014 - Specification for Underground Utility Detection, Verification and Location. To obtain further detail on utility locations consider site reconnaissance (QL-C), detection (QL-B) and verification (QL-A) as recommended under 'Important Information'.

Prepared by

Celeste Imthurn

Signed off by

Martin Darlison



*Premier Energy Services Ltd has taken all reasonable steps, within the timescales, to obtain the most robust information in this report but accepts no liability for the accuracy of such information or report and in addition to any limitation of liability under its Standard Terms and Conditions. These services are provided subject to our standard Scope of Services, the Supplementary Terms and our Standard Terms and Conditions.*

*This report is for the private and confidential use of the client for whom the report is undertaken and should not be reproduced in whole or in part or relied upon by third parties for any use whatsoever without the express authority of Premier Energy Services Ltd.*

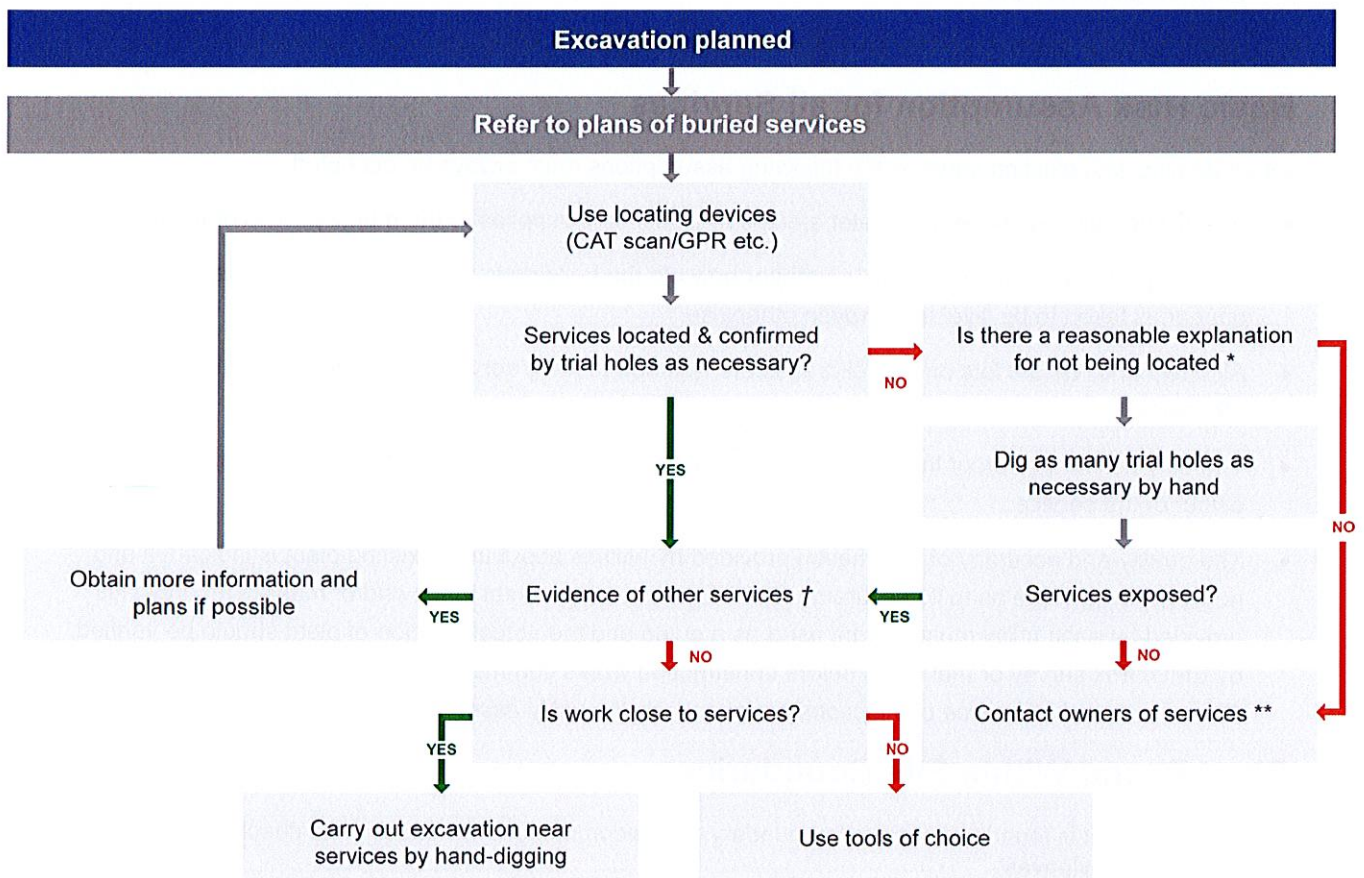




# Important Information

This flow diagram is intended to help give an understanding of the process from referring to plans on-site through to the start of excavation, for example when excavating in a road or footway. However it:

- Describes only part of the process; it does not, for example, describe planning the work, including reference to plans at the design stage;
- Is a simplified picture and not a substitute for reading the text;
- Is not a substitute for a suitable and sufficient risk assessment;
- Does not take account of a number of other situations, e.g. cable embedded in concrete or those situations where resiting services is proposed.



\* For example, could services be non-metallic pipes? Please refer to HS (G) 47 text for further information.

† In particular; visual evidence. Ensure that the presence of services, which may be unmarked on plans or for which no plans are available, has been considered, for example service connections.

\*\* If there is visual evidence of services, but owners cannot be traced, despite all reasonable attempts to do so, any excavation could proceed but using hand-dug trial holes and proceeding with great care.



# Important Information

## Relevant Documents

The following documents must be referred to before work commences in the vicinity of existing services:

- Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
- General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
- HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
- National Joint Utilities Group (NJUG) Publications Vol. 1.
- CDM Regulations 2015.
- PAS 128:2014 Specification for Underground Utility Detection, Verification and Location.

## Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:

- All existing buildings have gas, water electric and telecoms supplies to them until proven otherwise.
- Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be 'live' until proven otherwise.
- All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.
- The only acceptable proof that a service is 'dead' and can be removed is written confirmation from the owner of the service.
- The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility asset maps and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by EML/GPR survey or trial holes before construction works commence.

*Please note not all service connections are shown on the utility asset maps.*

## Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask PES for further details.

## Desk Research

With several utility suppliers, PES use their own databases to check if assets are likely to be in the vicinity. These utilities are shown with a tick under the Desk Research column in the Enclosures list. Our utility contact schedule can be provided on request.

It must be noted that certain utility companies do not respond if their plant is unaffected and we issue these with a green (unaffected) traffic light unless otherwise informed.





# Search Code Consumer Protection

This search has been compiled by Premier Energy (Premier Energy Services Ltd.), Premier House, Daux Road, Billingshurst, West Sussex, RH14 9SJ, which 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. Please ask Premier Energy if you would like a copy of the Search Code.

## 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 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 within 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, we are confirming that we keep to the principles of the Code. This provides important protection for you.

## The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Search 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 products and services comply with industry registration rules and standards and relevant laws
- Monitor their compliance with the Code

## Complaints

If you have a query or complaint about your search, you should raise it directly with Premier Energy, and if appropriate ask for any complaint to be considered under our formal internal complaints procedure. If you remain dissatisfied with our final response after your complaint has been formally considered, or if we have exceeded the response timescales, you may refer your complaint for consideration under 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 your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to Premier Energy in the first instance, not to TPOs or to the PCCB.

## TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).



# Enclosures

Type	Company	In Vicinity	Desk Research	Awaiting Response
Electricity	Western Power Distribution			
Water	Bristol Water			
Drainage	Wessex Water			
Gas	Wales & West Utilities			
Openreach	Openreach (formerly BT)			
Virgin Media	Virgin Media - Not requested by client			
Independents	GTC			
	Energetics			
Linesearch (LSBUD)	WPD see electric, W&WU see gas, CLH Pipeline System & DIO in vicinity			
	GTT (inc Vtesse & Interoute)			
Comms.	Vodafone - Not requested by client			
	Colt			
	KPN			
	SKY Telecommunications			
	Instalcom			
	Verizon			
	SOTA		✓	
	KCOM		✓	
	TeliaSonera (Telent)		✓	
	euNetworks		✓	





Type	Company	In Vicinity	Desk Research	Awaiting Response
	SSE Telecoms		✓	
	CityFibre		✓	
	Mast Data			
Tunnels & Pipelines	Thames Water Ring Main		✓	
	Thames Tunnel		✓	
	Post Office Tunnels		✓	
	Onshore Cables		✓	
	ENGIE		✓	
	ElecLink Interconnector		✓	
Transport	Network Rail			
	HS 1 (High Speed Rail)		✓	
	HS 2 (High Speed Rail)		✓	
	Crossrail		✓	
	London Underground		✓	
	LUL Northern Line Extension		✓	
	LUL HV Power Assets		✓	
	Docklands Light Rail		✓	
	Croydon Tramlink		✓	
	Transport for London		✓	
	Genesys		✓	
	Trafficmaster		✓	



## Optional Searches

### Virgin Media

You have chosen not to include a Virgin Media enquiry in your search. Virgin Media have built network extensively across the urban areas of the UK and are common in the South East. We often find they are affected by our enquiries. We recommend that you should only decide not to search Virgin Media where you are sure that they are not in your area of interest or in the event that you consider them as a cost disproportionate to the risk. Please contact us if you wish to have Virgin Media searched regardless at an additional charge.

### Vodafone

You have chosen not to include a Vodafone enquiry in your search. We find that Vodafone are only in vicinity in around 10% of cases nationally but this number increases further in the South East and London. Please contact us if you wish to have Vodafone searched regardless at an additional charge.

### GTT (including Vtesse & Interoute)

You have chosen not to include a GTT enquiry in your search. We find that GTT fibre (including Vtesse and Interoute) is in vicinity in less than 5% of enquiries nationally. They only charge through Linesearch if the plant is affected.



# Acronyms Key

## Apparatus

### Electric

DNO	Distribution Network Operator	kVA	Kilo Volt Amperes
IDNO	Independent Distribution Network Operator	MVA	Mega Volt Amperes
ICP	Independent Connections Provider	AC	Alternating Current
LV	Low Voltage	S/S	Substation
HV	High Voltage	PMT	Pole Mounted Transformer
EHV	Extra High Voltage		

### Water

SLO	Self Lay Organisation	WRAS	Water Regulation Advisory Scheme
Incumbent	Local Water or Water & Sewerage Company		

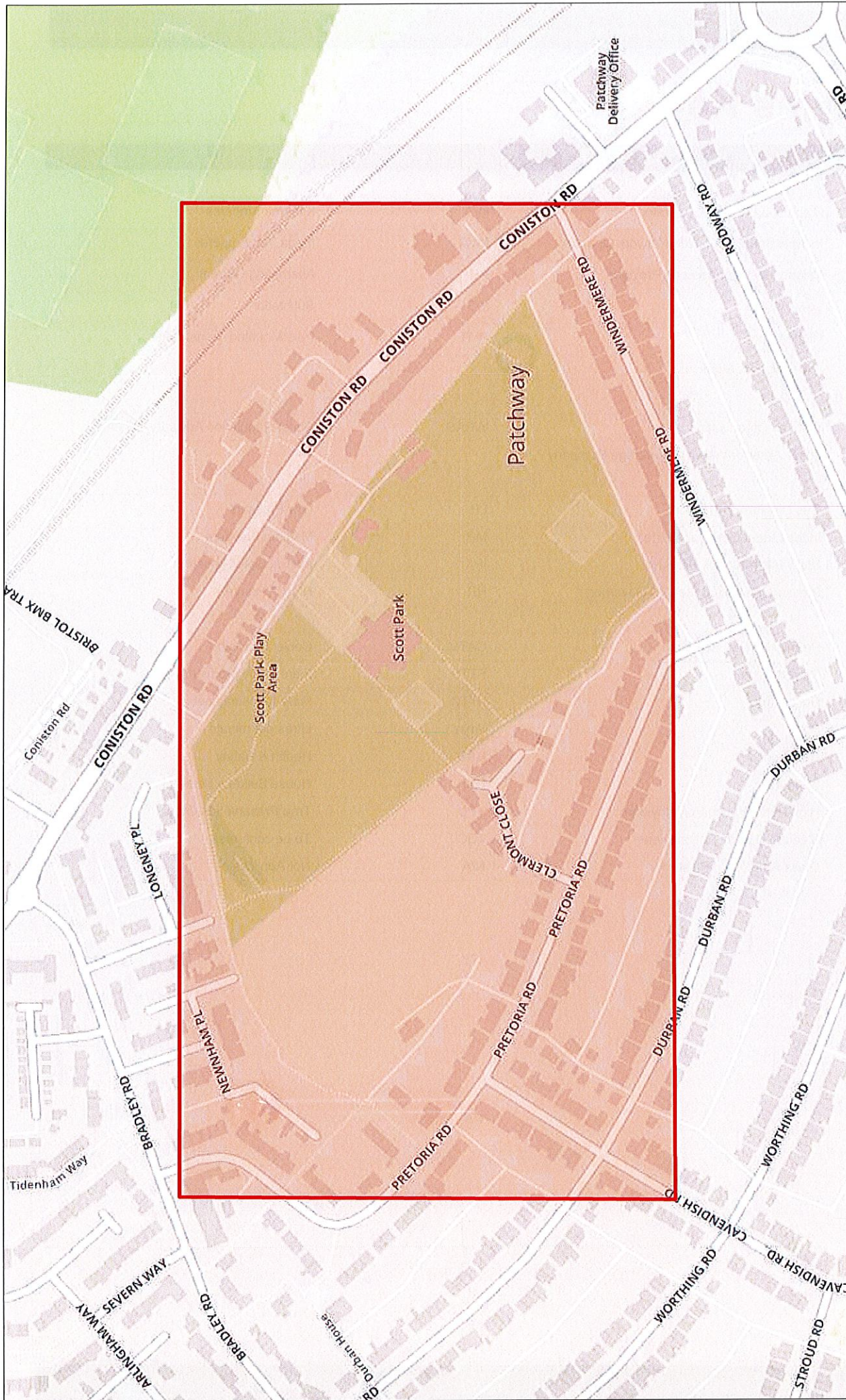
### Gas

GDN	Gas Distribution Network	LP	Low Pressure
IGT	Independent Gas Transporter	MP	Medium Pressure
UIP	Utility Infrastructure Provider	IP	Intermediate Pressure
PRS	Pressure Reducing Station (Governor)	HP	High Pressure

### Others

PES	Premier Energy Services	CATV	Cable Television
PE	Polyethylene	FTTP	Fibre to the premise
DI	Ductile Iron	FTTC	Fibre to the cabinet
ST	Steel	l/min	Litres per minute
CI	Cast Iron	H&S	Health & Safety
SI	Spun Iron	HBF	House Builders Federation
HPPE	High Performance Polyethylene	TPO	Tree Preservation Order
MDPE	Medium Density Polyethylene	TBC	To be confirmed
GRP	Glass Reinforced Plastic	N/A	Not Applicable





MUGA at Scott Park, Coniston Road, Patchway, Bristol,  
BS34 5JR  
**Eastings 360100, Northings 181900**  
Imagery sourced from Open Street Maps

**Request Ref:** 506040







Our Ref: 16593647      Your Ref: 605960 - MUGA at Scott Park

Friday, 27 September 2019

Celeste Imthurn  
Prmier Energy Daux Road  
Billingshurst  
West Sussex  
RH14 9SJ

Western Power Distribution,  
Mapping Centre  
Toll End Road  
Tipton  
West Midlands  
United Kingdom  
DY4 0HH  
www.westernpower.co.uk

Dear Celeste Imthurn

Thank you for your enquiry dated Friday, 27 September 2019

I now enclose a copy of our plan showing existing Western Power Distribution (WPD) Electricity / WPD Surf Telecom apparatus in the vicinity of your proposed works. This information is given as a general guide only and its accuracy cannot be guaranteed. Please note that all WPD equipment on site should be assumed to be LIVE until WPD prove otherwise and provide you with confirmation to this effect in writing. Recent additions to our network, or service connections between the main cable and a building or street lamp may not be shown.

Map Response  
T 0121 623 9780  
WPDMapResponse  
@westernpower.co.uk

LinesearchbeforeUdig  
Help Desk 0845 437 7365

Damage to underground cables and contact with overhead lines can cause severe injury or may prove fatal. If you are excavating on site in the vicinity of either WPD Electrical apparatus or WPD Surf Telecom apparatus you must comply with the requirements of the following:-

Health & Safety Executive guidance HS(G)47, Avoiding Danger from underground services.

Work taking place in the vicinity of our plant is also regulated under the:-

Electricity at Work Regulations 1989, Health and Safety Act 1974, CDM Regulations 2015.  
Safe working procedures should be defined and practiced

Please ensure that the use of mechanical excavators in the vicinity of our plant is kept to a minimum. WPD Surf Telecom ducts contain fibre cables, which are expensive to repair. Therefore, extreme care must be taken whilst working in the vicinity of these ducts, hand digging methods being used to determine their precise position.

If there are overhead lines crossing your site and your proposal involves building works which may infringe the clearance to our overhead system then you should call the relevant general enquiries number (see page 2 of this letter) for advice. Where overhead lines cross your site you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines.

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

If you require advice in connection with your proposals please contact the relevant general enquiries number (see page 2 of this letter)

Following consultation the local Western Power Distribution team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

Yours sincerely  
WPD Map Response Team

Western Power Distribution PLC  
South West - 02366894  
South Wales - 02366985  
East Midlands - 02366923  
West Midlands - 03600574

Registered in  
England and Wales

Registered Office:  
Avonbank  
Feeder Road  
Bristol  
BS2 0TB

## **Contact Us**

### **Emergency or Power Supply issues**

In an emergency call 105, 24 hours a day.

### **Mapping Enquiries**

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

Telephone        0121 623 9780  
Email             WPDMapResponse@westernpower.co.uk

### **General Enquiries**

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

All areas         0800 096 3080

### **LinesearchbeforeUdig**

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

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



## Steps to help keep you safe

- If you are working within 10 metres of our 33kV, 66kV, 132kV underground electricity cables or within 10 metres of an overhead electricity line you should call the relevant General Enquiries for free safety advice.

**Safety Documents** – please download our informative safety documents to help ensure that you, your staff and the public are kept safe whilst working in the vicinity of electricity.

<https://www.westernpower.co.uk/customers-and-community/health-safety/public-safety-advice>

- **Make sure you have up to date plans** - remember that recent additions to our network or service connections between the main cable and a building or street lamp may not be shown.
- **Look for signs of service cables** - an electricity meter box or nearby streetlamp may give you an indication that service cables are present in your area of work.
- **Non WPD Network** - electricity cables, lines and equipment owned by others may also be present in addition to WPD network. They are unlikely to be shown on our plans.
- **Use a cable locator** - trace electricity cables and mark the position of them using paint or other waterproof marking on the ground.
- **Hand dig trial holes** - to confirm the position of cables in close proximity to your area of your work and use spades and shovels rather than picks, pins or forks.
- **Have an emergency plan** - so that everyone working on site understands what to do in the event of an underground electricity cable being damaged or contact being made with an overhead electricity line.
- **If you are working within 10 metres** of an overhead electricity line then it may be necessary for you to erect warning signs and markers, or height restriction goal posts. Ensure that you comply with the requirements of Health & Safety Executive guidance laid down in GS6, Avoidance of Danger from Overhead Electric Lines.
- **If you are erecting a structure** that could allow anyone standing on it, or its access device (ladder, scaffold, MEWP), to come within 3m of any overhead electric line then **you must inform us**. This is your duty and a legal requirement under the Electricity Safety, Quality & Continuity Regulations 2002.
- **If you cannot work safely** around the underground electricity cable or overhead electricity line, then you may need to get it moved to allow your works to go ahead. Call the general enquiry numbers above for guidance.
- **It is possible that cables or pipes may be embedded in concrete** - electricity cables embedded in concrete MUST be made 'dead' by Western Power Distribution or the cable owner before the concrete is broken out. Alternatively, another safe way of working should be agreed.

**Cables are sometimes covered by tiles or a marker tape** - these can be concrete, polythene or earthenware and are a useful early warning of the presence of cables; you should avoid disturbing any tiles or tape to expose the cable. Not all cables have these warning indicators.



**Contact Us**

Mapping Enquiries:  
All areas 0121 623 9780

General Enquiries:  
All areas 0800 096 3080

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

Date Requested: 27/09/2019

Job Reference: 16593647

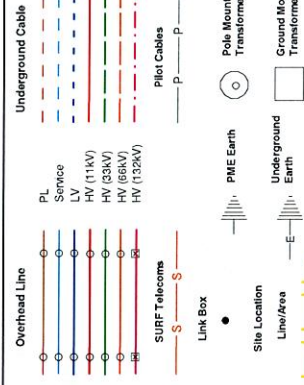
Site Location: 360087 181901

Requested by: Miss Celeste Imthurn

Your Scheme/Reference: 605960 - MUGA at Scott Park

**IMPORTANT NOTICES**

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



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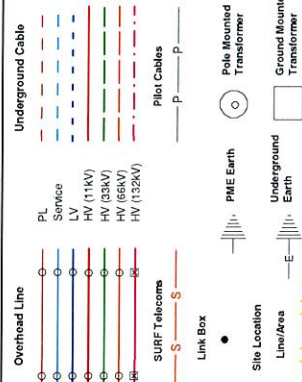


**Contact Us**  
**Mapping Enquiries:** 0121 623 9730 All areas 0800 096 3080  
**Report damage immediately — KEEP EVERYONE AWAY FROM THE AREA**  
**0800 6783 105**

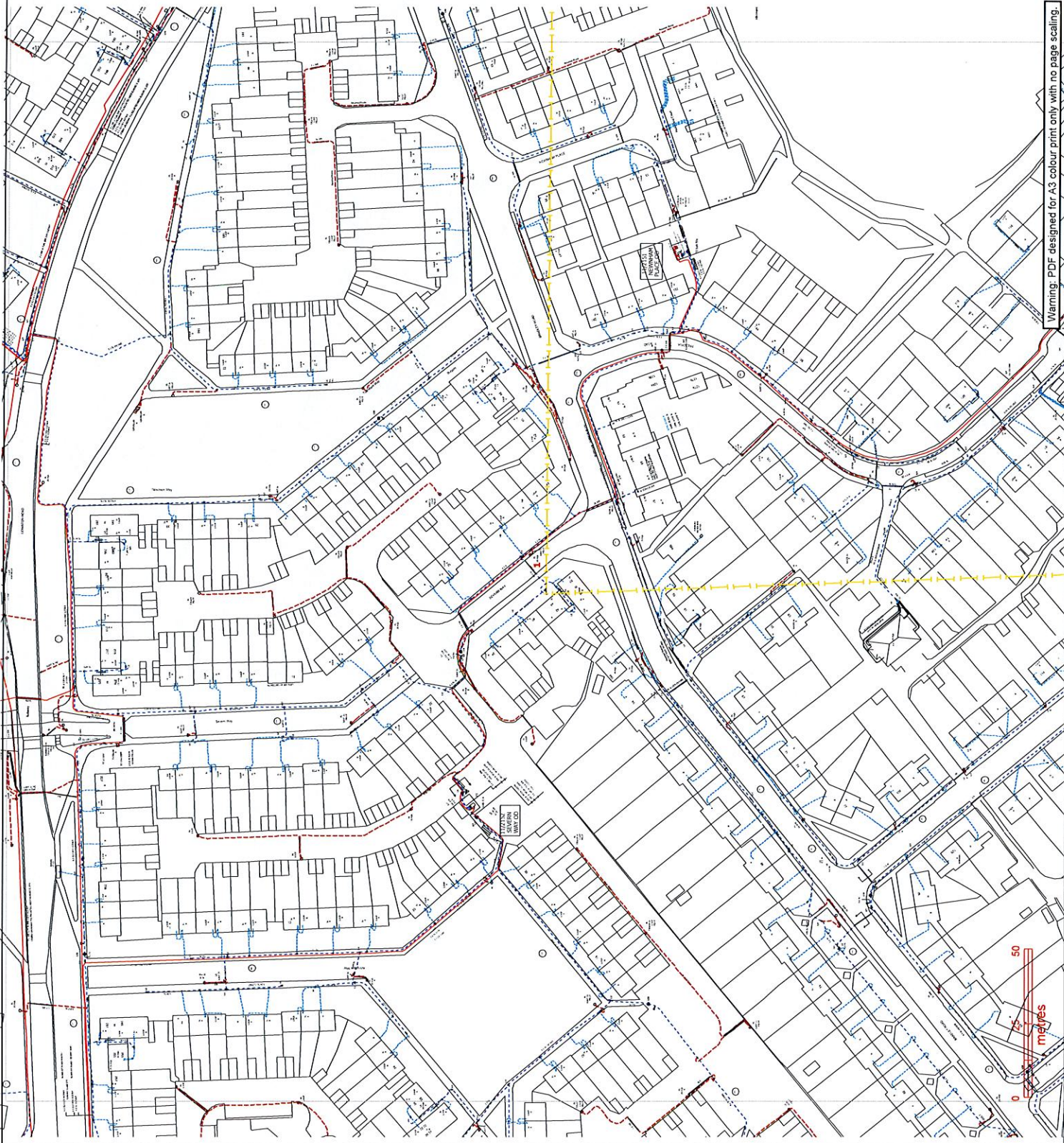
Date Requested: 27/09/2019  
 Job Reference: 16593647  
 Site Location: 360087 181901  
 Requested by: Miss Celeste Imthurn  
 Your Scheme/Reference: 605960 - MUGA at Scott Park  
 Exact Scales:  
 1:1250 Area or Circle dig site  
 1:500 Line dig site

## IMPORTANT NOTICES

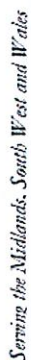
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### Mapping Enquiries:

All areas

All areas

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

Date Requested: 27/09/2019

Job Reference: 16593647

Site Location: 360087 181901

Requested by: Miss Celeste Imthurn

Requested by: Miss Celeste Mladinic  
Your Scheme/Reference: 605960 - MUGA at Scott Parkrk

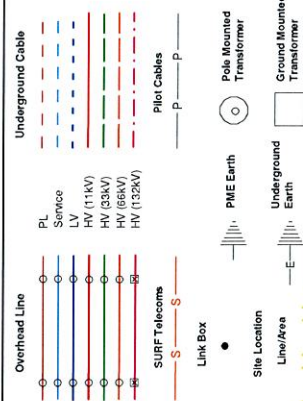
Exact Scales:

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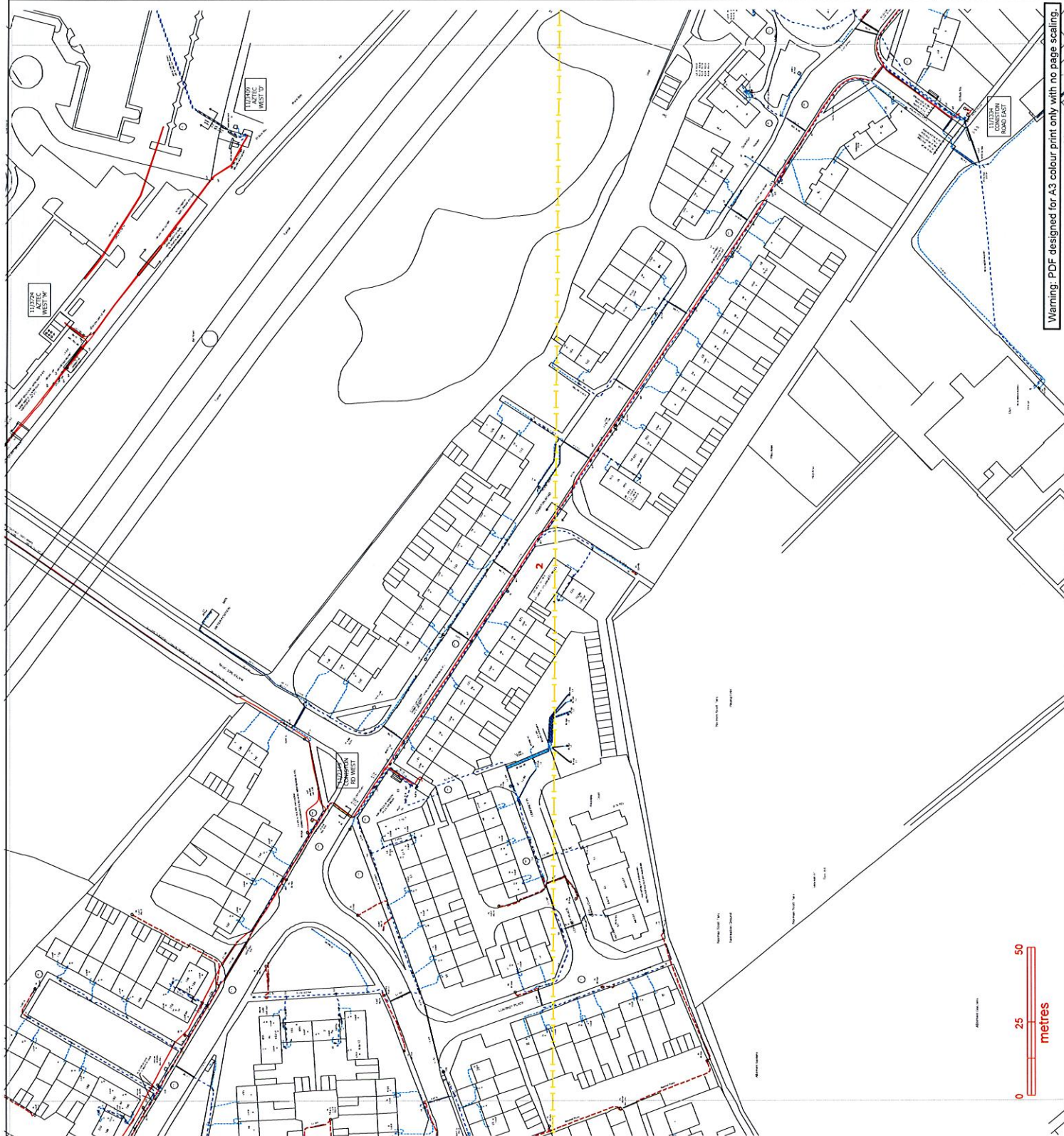
1:1250 Area or Circle

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- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note G56.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



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**Contact Us**

Mapping Enquiries:

All areas

0121 623 9780

General Enquiries:

All areas

0800 096 3080

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

**0800 6763 105**

Date Requested: 27/09/2019

Job Reference: 16593647

Site Location: 360087 181901

Requested by: Miss Celeste Imthurn

Your Scheme/Reference: 605960 - MUGA at Scott Park

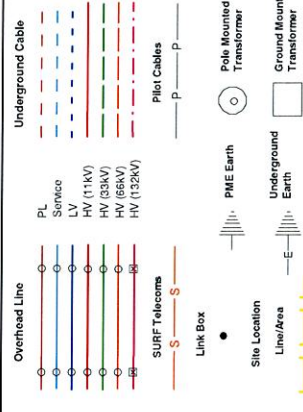
Exact Scales:

1:1250 Area or Circle dig site

1:500 Line dig site

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## Contact Us

### Mapping Enquiries:

All areas 0121 623 9780

### General Enquiries:

0800 096 3080

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA  
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Date Requested: 27/09/2019

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Site Location: 360087 181901

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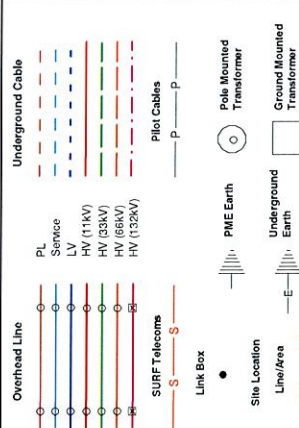
Exact Scales:

1:1250 Area or Circle dig site

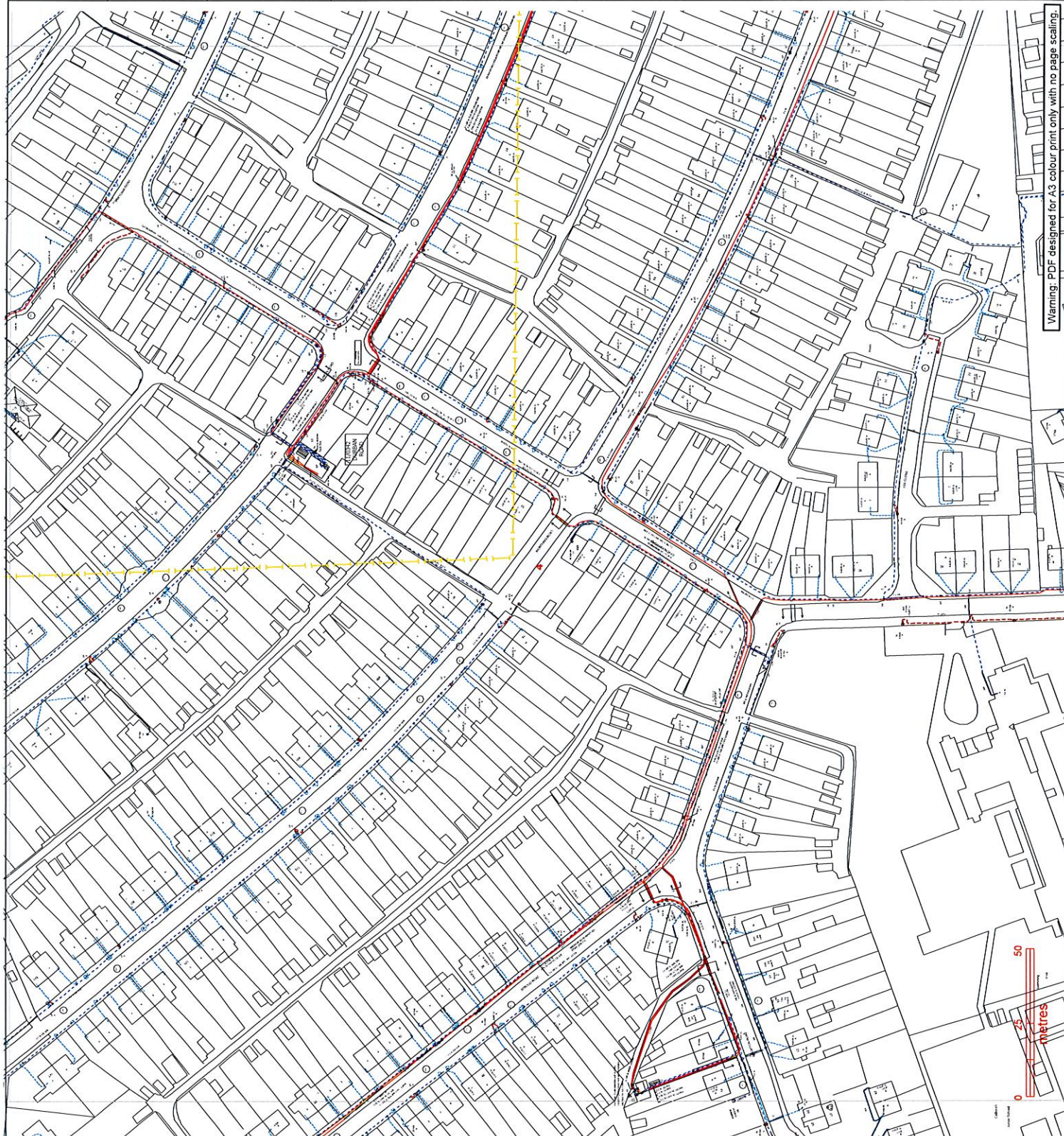
1:500 Line dig site

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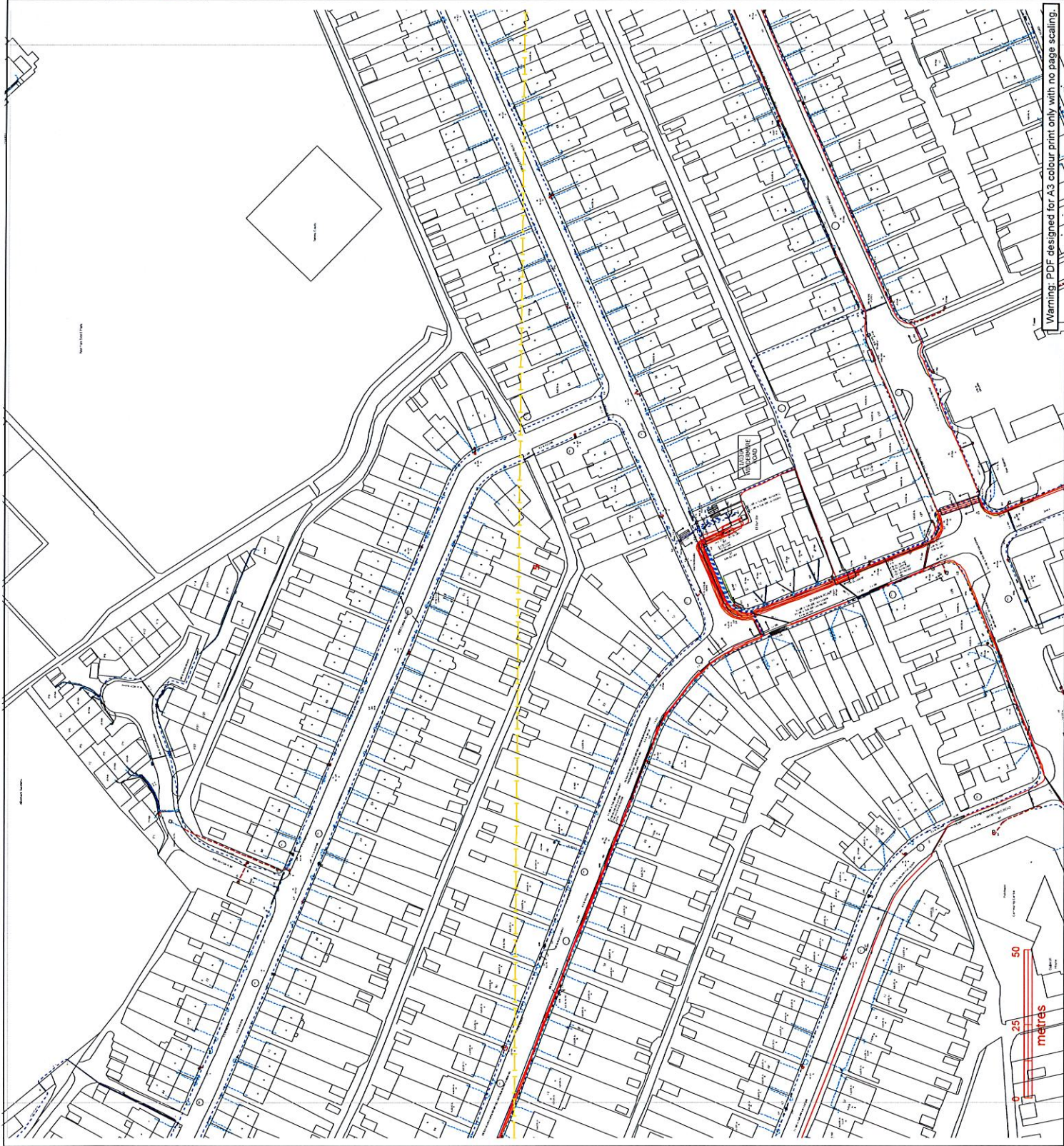


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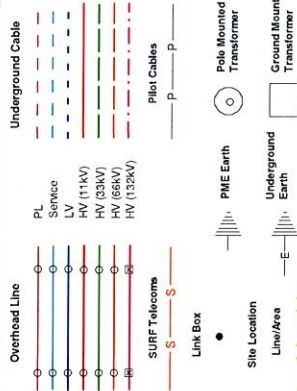


**Contact Us**  
Mapping Enquiries: 0121 623 9780 All areas 0800 096 3080  
General Enquiries: 0800 096 3080  
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 6783 105**

Date Requested: 27/09/2019  
Job Reference: 16593647  
Site Location: 360087 181901  
Requested by: Miss Celeste Imthurn  
Your Scheme/Reference: 605960 - MUGA at Scott Park  
Exact Scales:  
1:1250 Area or Circle dig site  
1:500 Line dig site

### IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



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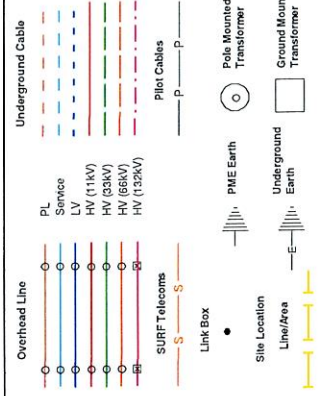
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