From:	Danielle Mitchell
To:	Grace McArthur
Subject:	SGN: D2750767 Mole Road, Arborfield, RG2 9PH – Budget estimate
Date:	07 July 2025 12:29:09
Attachments:	image001.jpg Valve safety advice.pdf Map key.pdf SGN Plant Protection Guidance.pdf D2750767 Project Drawing.pdf

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Classified as Internal

To. Grace McArthur,

Re: Mole Road, Arborfield, RG2 9PH - Budget estimate

Further to your enquiry, I can advise you the outline budget estimated cost to divert our gas apparatus affected by your works would be in order of £215,000. The budget estimate cost is based on SGN Completing all the works. and is exclusive of VAT and any allowances that may be applicable. Site visits have not been carried out in support of this estimate and has been carried out solely as a desktop exercise and excludes any associated traffic management and legal costs. Please find attached plan. (routes and lengths are indicative.)

The estimate has been prepared using our current contractors rates for this period and the current applicable overheads. Actual costs applied rates and overheads will be the current applicable rates at the time the works are undertaken.

Where Southern Gas has to divert apparatus, into land belonging to a third party then you must initiate contact with this third party and agree terms relating to a deed of grant (of an easement) for Southern Gas' benefit. You must accept responsibility to pay all costs, and make any payments, that the said third party may incur and/or require in exchange for granting the deed of grant (of an easement) for Southern Gas' benefit. Southern Gas will use reasonable endeavours to assist you with any negotiations that you enter into with the third party, if applicable please confirm the new road scheme will become part of adopted highway and we will require details of solicitors acting on land owners behalf.

We recommend you take out trial holes to determine the route and depth of our gas apparatus in the location of your proposed works and provide us with the details if you wish to request a detailed estimate. Should you decide to take out trial holes to determine the route and depth of our gas apparatus, we have a free Damage Prevention e-Learning package "damage-prevention" which takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work.

Please contact our Plant Protection Team on 0800 912 1722 who will provide further guidance and assistance. All Proposed works should be registered on linesearch https://lsbud.co.uk
Please also view our "Digging safely" web page which includes guidance on working within the vicinity of our gas apparatus "Dig safely Measures to avoid injury and damage to gas pipes" and "Know what's below". All excavation work must be undertaken in accordance with "HSE publication HSG47".

Kind Regards

Danielle Mitchell, Network Assistant
Mains Diversions Team, Connection Services
T: (0)2394 280 521
M:(0)7977 586 274
E: danielle.mitchell@sgn.co.uk
SGN, St Lawrence House, Station Approach, Horley, Surrey, RH6 9HJ

From: Diversions
To: Grace McArthur; Diversions
Cc: David Gardner
Subject: RE: Mole Road, Arborfield- Survey Fee Request
Date: 11 July 2025 07:49:34
Attachments: image003.png
image004.png
image005.png

Hello Grace

Apologies – it doesn't seem I found your initial enquiry.
Before we can continue I need to register your site.

Please could you forward the information below, I can then get the scheme registered and reply formally.

- The full address of the area affected including postcode - received
- An extract from an ordnance survey plan or a google map indicating the area affected
- Highway design plans or S278 drawings / scheme proposals - received
- Is the scheme publicly or privately funded
- What Act of Parliament is the scheme issued under
- Full contact details of the scheme promotor

Kind Regards
Adrian Rangecroft | Diversionary Works – Project Engineer

Gigaclear Ltd - Building One, Wyndyke Furlong, Abingdon, Oxfordshire, OX14 1UQ
T: 01865 591100
M: 07989 133716

W: www.gigaclear.com
Gigaclear plc is registered in England and Wales with company number 07476617

From: Grace McArthur <GraceMcArthur@btsgb.com>
Sent: 10 July 2025 16:25
To: Diversions <diversions@gigaclear.com>
Cc: David Gardner <DavidGardner@btsgb.com>
Subject: RE: Mole Road, Arborfield- Survey Fee Request

ribbon, then select "Phishing." Alternatively, you may send this email to **service-desk@gigaclear.com**, as an attachment.

Good afternoon,

Please see below for our request for a site survey.

Could you please provide us with an update for when we should expect a fee quote to survey this apparatus.

Kind Regards,
Grace McArthur

A: 28-29 Hagley Mews, Hall Lane, Hagley, Worcestershire, DY9 9LG
T: 01562 547090

www.btsgb.com

From: Grace McArthur
Sent: 12 June 2025 15:35
To: diversions@gigaclear.com
Cc: David Gardner <DavidGardner@btsgb.com>
Subject: Mole Road, Arborfield- Survey Fee Request

Good afternoon,

Please see attached our client development proposals at Mole Road, Arborfield, RG2 9PH. Please also see attached of the gigaclear asset plans which show apparatus fronting the proposed vehicle access.

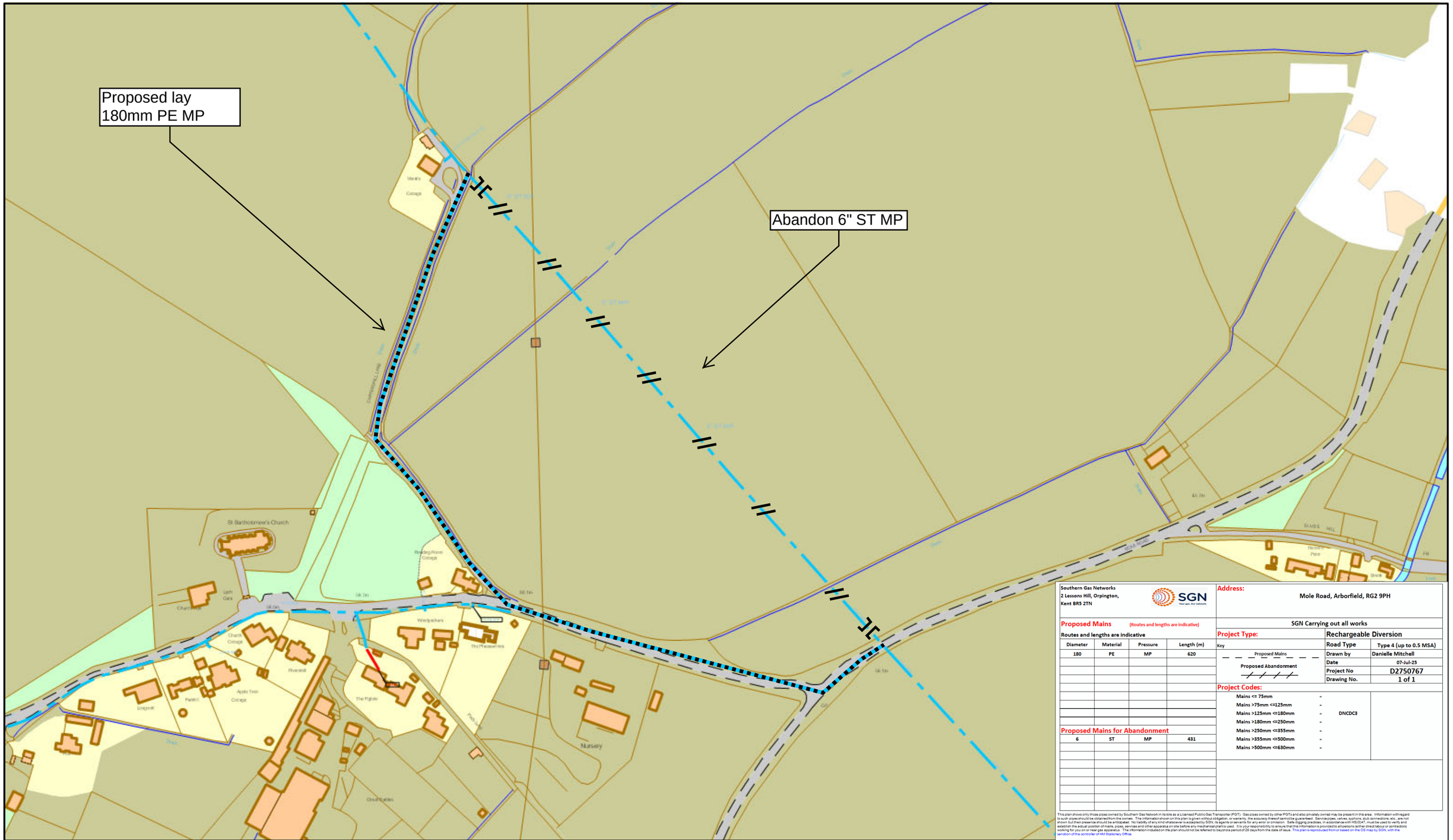
Please could you provide e with a fee to survey your apparatus.

Kind Regards,
Grace McArthur

A: 28-29 Hagley Mews, Hall Lane, Hagley, Worcestershire, DY9 9LG
T: 01562 547090

Text Description automatically generated

www.btsgb.com



Southern Gas Networks
2 Lessons Hill, Orpington,
Kent BR5 2TN

SGN

Address: Mole Road, Arborfield, RG2 9PH

SGN Carrying out all works

Project Type: Rechargeable Diversion

Proposed Mains (Routes and lengths are indicative)

Routes and lengths are indicative

Diameter	Material	Pressure	Length (m)
180	PE	MP	620

Proposed Mains for Abandonment

6	ST	MP	431

Key
Proposed Mains
Proposed Abandonment

Road Type	Type 4 (up to 0.5 MSA)
Drawn by	Danielle Mitchell
Date	07-Jul-25
Project No	D2750767
Drawing No.	1 of 1

Project Codes:

Mains <= 75mm	-	
Mains >75mm <=125mm	-	
Mains >125mm <=180mm	-	DNCDC3
Mains >180mm <=250mm	-	
Mains >250mm <=355mm	-	
Mains >355mm <=500mm	-	
Mains >500mm <=630mm	-	

SCALE: 1 : 2500

USER ID: WL900628

DATE: 07/07/2025

GRID REFERENCE:
E476125, N167898, SU761678

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
IGTs
SSSIs

Some examples of Plant Items
Valve | Syphon | Depth of Cover | Diameter Change | Material Change

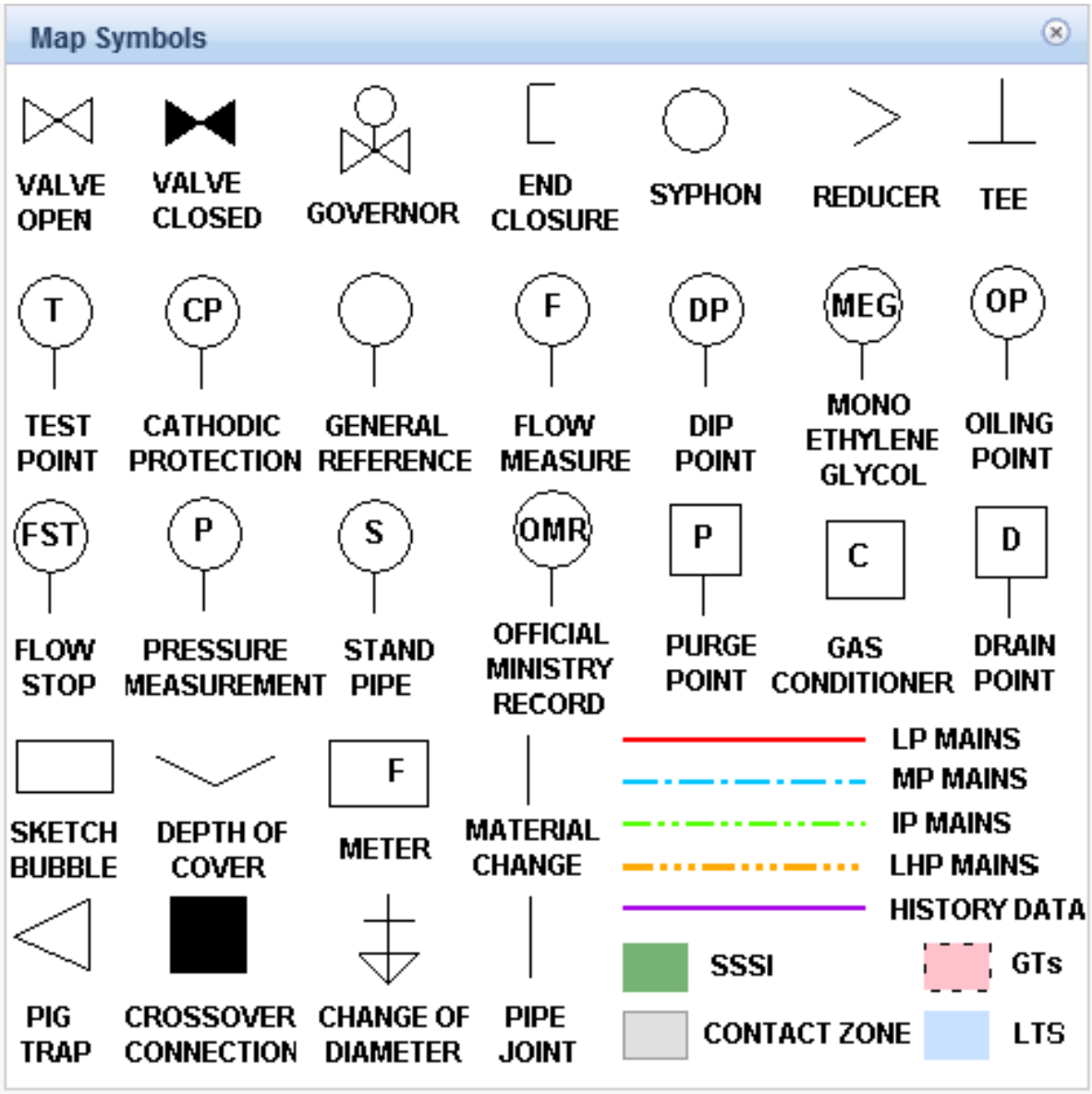
This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes /assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 08009121722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G) 47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

SMELL GAS? CALL 0800 111 999

Map version: 2.13.3

Issued by: Scotia Gas Networks Ltd

SGN


Map Symbols
VALVE OPEN
VALVE CLOSED
GOVERNOR
END CLOSURE
SYPHON
REDUCER
TEE
T
TEST POINT
CP
CATHODIC PROTECTION
GENERAL REFERENCE
F
FLOW MEASURE
DP
DIP POINT
MEG
MONO ETHYLENE GLYCOL
OP
OILING POINT
FST
FLOW STOP
P
PRESSURE MEASUREMENT
S
STAND PIPE
OMR
OFFICIAL MINISTRY RECORD
P
PURGE POINT
C
GAS CONDITIONER
D
DRAIN POINT
SKETCH BUBBLE
DEPTH OF COVER
F
METER
MATERIAL CHANGE
LP MAINS
MP MAINS
IP MAINS
LHP MAINS
HISTORY DATA
PIG TRAP
CROSSOVER CONNECTION
CHANGE OF DIAMETER
PIPE JOINT
SSSI
GTs
CONTACT ZONE
LTS

Plant Protection Guidance

Plant Protection working advice and SR18 ed2 extracts.

Areas covered:

- **Working in the vicinity of an IP main, SR18 ed2**
- **Working in the vicinity of a MP gas main**
- **Work in proximity to an associated gas installation, for example a PRI**
- **Action in the case of damage to a pipeline**

Activities – Work in easements and private land

- **Excavation in proximity of gas plant**
- **Crossing over a pipeline**
- **Crossing below a pipeline**
- **Positioning of excavating equipment**
- **Piling and boring**
- **Increase of cover**
- **Safety**

<u>Working in the vicinity of an IP main, SR18 ed2</u>

- Removal of bituminous or concrete highway surface layer by mechanical means should be restricted to a depth of 300 mm.

- The use of chain trenchers should not be permitted within 3 m of the pipeline. The operator should consider the risk any work may have on the integrity of the pipeline and, hence, determine the level of monitoring that is required to be carried out by the operator.

- Removal of the bituminous or concrete highway surface layer below 300 mm deep should be by hand-held power assisted tools under the supervision of the operator's responsible person unless, in exceptional circumstances, and following a risk assessment, the operator relaxes these conditions.

- Excavation with a powered mechanical excavator should not be carried out closer than 3 m to a located pipeline and, with hand-held power assisted tools, no closer than 1.5 m. Any fitting, attachment or connecting pipework should be

exposed by hand. All other excavation should be by hand.

- Consideration may be given to a relaxation of these limits by agreement with the operator and while the operator remains on site.

- "No dig" techniques should not be used to cross a pipeline, unless it has been exposed to enable the safe passage of the new service to be observed.

- Any new service running parallel to a pipeline should be laid no closer than 600 mm.

- Where a new service is to cross above or below a pipeline, a clearance of 600 mm should be maintained.

- Whenever a pipeline is exposed, it should be protected by matting and timber cladding. The exposed pipeline should be suitably supported. Where lengths greater than 5 m are to be exposed and unsupported, the promoter/contractor should discuss with the operator the need to undertake a stress analysis to determine support requirements. All temporary supports should be removed prior to backfill.

- Contractors should give operators at least 48 hours of intent to backfill over, under or alongside a pipeline. Any damage to the pipeline coating should be reported immediately to the operator so that repairs can be made prior to backfilling.

- All reinstatement materials and techniques must comply to NRSWA.

- A pipeline should not be encased in concrete.

- Will the gas mains be exposed or not?

  If yes, any damage to the coating of the IP however small must be reported to SGN for inspection and repair. This won't be charged for if it is a minor scrape, if it is not reported and a fault is found at a later date then this will be reported to the HSE as it is a criminal offence to knowingly damage a gas main.

<u>Working in the vicinity of a MP gas main.</u>

- Hand dug trial holes should be undertaken to determine the exact location of pipeline. All excavations within 500 mm of the pipeline should be by hand.

- Where a new service crosses above or below a pipeline, or runs parallel, a clearance of 1.5 times the diameter of the pipeline or 300 mm, whichever is the greater, should be maintained.

Note: This distance may be reduced at the discretion of the operator and subject to adequate

protection being provided.

- The effects of deep excavations around and below a pipeline should be considered in conjunction with the pipe material and MOP.

- All protection requirements should be considered before work commences on site and then reviewed during site operations.

- Any scoring or marking of PE pipes should be reported to the operator who should assess any damage to determine if replacement is required.

- Work in proximity to a ductile iron pipeline should be reported to the operator who should assess any damage to determine if replacement is required.

- Care should be taken to ensure that any cast iron pipeline is suitably protected and supported during works (due to the susceptibility of the material to fracture).

- Extreme care should be taken when working in close proximity to any asbestos or PVC pipeline (due to the susceptibility of the materials to fracture). It is imperative that these are satisfactorily protected and supported.

- All reinstatement materials and techniques must comply with NRSWA.

- A pipeline should not be encased in concrete.

- All unidentified or redundant plant should be considered live until proven otherwise.

Work in proximity to an associated gas installation, for example a PRI

- Where excavations are to be made within 10 m of the perimeter of an associated gas installation, appropriate protection methods should be determined and recorded by the operator.

- Access to the gas plant should be maintained at all times.

Action in the case of damage to a pipeline

If a pipeline is damaged, even slightly, the following precautions should be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of Ignition.

- Evacuate all personnel from the vicinity of the damage.

- Notify the operator immediately using the contact telephone number provided or by using the gas emergency number.

- Ensure no one approaches the pipeline.

- Provide assistance as requested by the operator, or emergency services, to safeguard persons or property.

- Ensure no attempt is made to try to stop any leaking gas.

ACTIVITIES – WORK IN EASEMENTS AND PRIVATE LAND

Excavation in proximity of gas plant

- Excavation with a powered mechanical excavator should not be carried out closer than 3 m to a located pipeline and, with hand-held power-assisted tools, no closer than 1.5 m. Any fitting, attachment or connecting pipework should be exposed by hand. All other excavation should be by hand.

Consideration may be given to a relaxation of these limits by agreement with the operator. (PPO decision onsite)

When relaxation is applied, a powered mechanical excavator should not be allowed to excavate closer than 600 mm to the nearest part of the pipeline. This should only be undertaken while the operator's responsible person remains on site.

Where sufficient depth of cover exists following evidence from hand dug trial holes, light, tracked vehicles may be permitted by the operator to strip topsoil to a depth of 250 mm.

- Topsoil or other materials should not be stored within the easement without the written permission of the operator. Topsoil or other materials should not be stored over the pipeline.

- Following works, the level of cover over a pipeline should be the same as that prior to works commencing, unless agreed otherwise with the operator.

- A new service should not be laid parallel to a pipeline, within an easement. In special circumstances, and with the written permission of the operator, this may be relaxed for short excursions in which case the service should be laid no closer than 600 mm to the side of the pipeline.

- Whenever a pipeline is exposed, it should be protected by matting and timber cladding. The exposed pipeline should be suitably supported. Where lengths greater than 5 m are to be exposed and unsupported, the promoter/contractor should discuss with the operator the need to undertake a stress analysis to determine support requirements. All temporary supports should be removed prior to backfill.

Crossing over a pipeline

- Where a new service is to cross over a pipeline, a clearance of 600 mm between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved; the service should cross below the pipeline.

Consideration may be given to a relaxation by agreement with the operator and be undertaken while the operator's responsible person remains on site. Where relaxation applies, the clearance should not be less than 300 mm.

Crossing below a pipeline

- Where a new service is to cross below a pipeline, a clearance of 600 mm between the crown of the service and underside of the pipeline should be maintained.

- An exposed pipeline should be suitably supported. Such support should be removed prior to backfilling.

- An exposed pipeline should be protected by matting and suitable timber cladding.

Positioning of excavating equipment

- Mechanical excavators should not be sited or moved above a pipeline unless written authority has been given by the operator.

- Mechanical excavators should not be sited or moved above a pipeline with the cab positioned on the other side

- Mechanical excavators and other traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Piling and boring

Note: The peak particle velocities indicated apply to all types of seismic and vibration inducing activities.

- Piling or boring should not be allowed within 15 m of buried gas plant without an assessment of the vibration levels at the location of the gas plant.

- For welded steel or PE plant, the peak particle velocity at the plant should be limited to a maximum of 40 mm sec-1.

- Where the peak particle velocity is predicted to exceed 40 mm sec-1, assessment of pipeline stress state, which includes the incremental load due to vibration should be carried out. The vibration loads should be considered as additional to all other relevant and transient loads affecting the pipeline. In addition, an assessment of cyclic loading should be carried out. Where the peak particle velocity is predicted to exceed 30 mm sec-1, the ground vibration should be monitored.

- On a ductile or cast-iron pipeline, the peak particle velocity should not exceed 25 mm sec-1 and leakage surveys should be undertaken at appropriate intervals during the works.

- Where ground conditions are of submerged granular deposits of silt and sand, an assessment of the effect of vibration on settlement and liquefaction at the pipeline should be made.

Increase of cover

- An assessment of pipeline integrity should be made where the depth of cover is increased to 2.4 m or more.

Note: No action is required for an existing pipeline buried at 2.4 m or more except where a change in operating conditions, such as uprating, adding cover, etc. is proposed.

Safety

IF YOU CAUSE or FIND A GAS LEAK OR SMELL GAS

If you cause a gas leak, or suspect that gas pipe or equipment is leaking, you must take the following actions immediately:

- Inform the National Gas Emergency service immediately on 0800 111 999 (all calls are recorded and may be monitored)
- Stop work and get everyone away from the immediate vicinity of the escape.
- Do not attempt to stop the escape or repair by filling the hole.
- Do not attempt to operate any valves (unless directed by the call centre staff to close emergency control valves at domestic properties)
- Prohibit smoking and extinguish all naked flames or other ignition sources for at least 15m from the leakage.
- If escaping gas is entering properties, advise the occupants to leave until it is deemed safe to return by SGN emergency personnel onsite. Damage to a gas main or service supplying a building may result in gas entering the building.
- Prevent any approach to the immediate vicinity of the escape.

Assist SGN and the Emergency services as requested.

Safety Advice - Valves

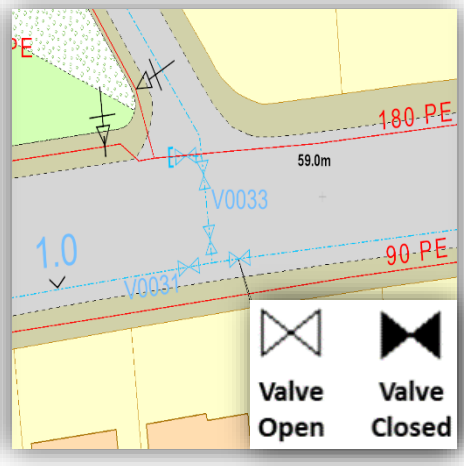
Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

Contact details

If you require further information or need assistance please contact us:

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

Valve enquiries will be forwarded to a local engineer who will provide further safety information.