

PRIORS FARM, SOUTH WOKINGHAM SDL

UTILITIES ASSESSMENT

LIGHTWOOD STRATEGIC LTD

26 JUNE 2024



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Executive Summary

This report has been prepared by Abley Letchford Partnership Limited (ALP), on behalf of Lightwood Strategic Ltd in relation to the proposed development of land to the West of Old Wokingham Road, Wokingham in Berkshire (Priors Farm).

The proposed development comprises the provision of up to 850 residential dwellings, SANG and associated facilities.

The appraisal assumptions therefore provide a robust examination of utility supply to support a Planning Application. As is normal, further enquiries would need to be made at detailed design stage to reflect the precise form of development being promoted, and this can be secured by planning conditions if deemed necessary.

There is existing apparatus present within the site internal boundaries. With the exception of electrical HV, onsite apparatus is limited to electrical and gas apparatus associated with existing properties. There is an 11kv electric cable that flirts with the west of the site boundary, near to the bridleway, with further HV apparatus along Easthampstead Road and Waterloo Road. Diversions of any utilities will need to be investigated or to be left in situ. Any existing plant, or diversions thereof, will be accommodated in any proposals and therefore it is not envisaged to be a major cost or impediment to proposals.

There is existing utilities plant, outside of the application boundary but, within the existing highway boundaries at the proposed site entrance. These may require local diversions or protection to construct the proposed site access. However, this is not envisaged to be a major cost or impediment to proposals.

Utility apparatus is located within the vicinity of the site and will therefore be able to service the proposed development to some degree. It is understood there is a shortage of electricity capacity in the area with National Grid examining this overall provision. These conversations will continue in the background to ensure the site can be delivered as and when required.

Thames Water will fund, design and implement any off-site works required to deliver an appropriate level of sewer capacity. The extent of works will be confirmed through future impact studies following an approved planning application.

Both BT Openreach and Virgin Media fibre services can be delivered to the site at zero-cost to the developer.

SSE will require new distribution substations within the site layout that will accommodate the kVA demand of the proposed residential development. This will be confirmed with SSE through receipt of a detailed development layout following an approved planning application.

Existing low-pressure gas apparatus are located immediately adjacent to the site and will therefore be able to service the proposed development although it is likely the scheme will be reliant on electricity only.

There is a good utility supply for the proposed development which supports grant of outline planning permission.

1.0 Introduction

Context

- 1.1. This Utilities Assessment has been prepared by Abley Letchford Partnership Ltd (ALP), on behalf of Lightwood Strategic Ltd to support a Hybrid planning application seeking Outline planning permission for up to 850 units with all matters reserved (except for access to the site) and a full application for SANG land and associated facilities by Lightwood Strategic ("Lightwood Site"). The Site is located on the land to the West of Old Wokingham Road, Wokingham in Berkshire.
- 1.2. The Site is part of the South Wokingham Strategic Development Location (SDL) Extension.

Development Proposals

- 1.3. The proposals are for the provision of up to 850 units, SANG and associated facilities.

Report Structure

- 1.4. The purpose of this report is to identify constraints and opportunities, associated with utility supply, and reinforcement and diversions, that might be required to facilitate the proposed development. The findings provide assurance the site can be served by utilities within its location and context without detriment to existing users or the local environment, as well as, confirming development feasibility based upon available network capacity.
- 1.5. A range of utility providers have been contacted to confirm the position of their existing apparatus within and in the vicinity of the site and their ability to serve the proposed development.
- 1.6. Table 1.1 below identifies the utility providers which have assets in the area that could potentially be affected by the proposed development. Asset Records are attached in Appendix B.

Table 1.1 : Utility Apparatus Present

Utility Provider	Type
South East Water	Water Mains
SSE	Electricity
SGN	Gas
Cadent	Gas
Openreach	Telecoms
Gigaclear	Telecoms
Virgin Media	Telecoms
Vodafone	Telecoms

- 1.7. For completeness, Table 1.2 lists the utility providers that have confirmed that they have no assets present in the vicinity of the site.

Table 1.2 : Utility Apparatus Not Present

Utility Provider	Type
Eclipse Power	Electricity
Utility Assets Ltd	Telecoms
Mast Data	Telecoms
C. A. Telecom – Colt	Telecoms
CityFibre	Telecoms
Instalcom Ltd (Lumen Technologies)	Telecoms
MBNL	Telecoms
Neos Network	Telecoms
Sky UK Ltd	Telecoms
Verizon	Telecoms
Network Rail	Transport
GTC	Various
HSE	Various
Leep Utilities	Various
LinesearchbeforeUdig	Various
Thames Water	Sewers/Water Mains
Wokingham Council	Street Lighting

- 1.8. This report summarises information supplied for each of the key utilities, namely:
- Sewerage
 - Potable Water
 - Telecommunications
 - Gas
 - Electricity
- 1.9. Whilst a full topographical survey of the site has been undertaken, no invasive work has been carried out in respect of identifying the precise locations of utility apparatus. Therefore, the actual positions of mains and services will need to be verified on-site as appropriate before any construction work is undertaken, in line with normal construction practices.
- 1.10. The budget costs for diversionary / upgrade works can only be properly ascertained through future discussions with the relevant Statutory Utility Companies once a Concept Masterplan has been developed further through the detailed design stage.

Exclusions and Liability

- 1.11. This report does not cover surface water proposals which are being assessed separately. Information relating to existing Thames Water sewer assets has been included for completeness on the basis of assessing the diversion requirements of the existing plant only.



- 1.12. No warranty is given by Abley Letchford Partnership Ltd on the quality, accuracy or completeness of information provided by the Statutory Utility companies. All plant locations and explanatory descriptions are indicative only and must only be used as a guide. It is the responsibility of the site operative to identify and locate any apparatus prior to construction activity.



2.0 Sewerage

Existing Assets

- 2.1. Thames Water is the regional sewerage undertaker for the site.
- 2.2. The Thames Water asset plans indicate that there are services within or adjacent the site boundary.
- 2.3. The nearest sewage treatment works (STW) is Easthampstead STW located on Old Wokingham Road to the south east of the site.

Diversion Requirements – On Site

- 2.4. There will be no diversion requirements within the site as the existing infrastructure is not within the proposed works.

Diversion Requirements – Proposed Accesses

- 2.5. There will be no diversion requirements at proposed accesses to the site as the existing infrastructure is not within the proposed works.

Supply Proposals

- 2.6. The average foul flow rate for a domestic house is 0.046 litres per second.
- 2.7. From the 850 residential dwellings the sewage flow rate can be calculated as $0.046 \text{ l/s} \times 850 \text{ dwellings}$.
Total = 39.10 l/s
- 2.8. There is no existing foul infrastructure within the proposed works, neither on site or within the proposed accesses.
- 2.9. Given the lack of surrounding existing foul infrastructure, pump stations will be required within the development, to pump the flows to the existing infrastructure.
- 2.10. It is proposed that the pumped flows will discharge into the existing network on Old Wokingham Road before discharging into the Easthampstead STW. Alternatively, it may be that Thames Water see the need to increase their existing infrastructure to cater for this development and existing properties on Easthampstead Road and lay a gravity system closer to the site. Even so the site will still require pumping as the site is somewhat below Easthampstead Road in level.
- 2.11. A Thames Water Foul Water Impact Study is required to ascertain available capacity in the existing off-site foul water drainage network.
- 2.12. Thames Water will only undertake the modelling on confirmation of land ownership and following outline or full planning permission for the development. It is envisaged that full capacity would be made available by Thames Water within 18 months of commencing work. However, should capacity be required sooner, a collaborative working partnership can be formed, where the Developer provides early funding.
- 2.13. Therefore, prior to the development being operational, Thames Water will be able to meet the full needs of the development in line with any development phasing.



3.0 Potable Water

Existing Assets

- 3.1. South East Water is the regional distributor to the proposed development.
- 3.2. Enquiries have indicated that South East Water have no assets located within the site boundary itself.
- 3.3. The asset plans indicate an 8" diameter strategic water main that routes along the eastern side of the development, within Old Wokingham Road.
- 3.4. The asset plans also indicate another 8" diameter strategic water main that routes along the north/north western side of the development, within Waterloo Road, before going through open fields and following an existing hedgerow into Easthampstead Road.
- 3.5. Furthermore, there are water mains located to the south of the development in Easthampstead Road which vary in size from 2" to 180mm diameter.

Diversion Requirements - On Site

- 3.6. No diversions are required within the site.

Diversion Requirements – Proposed Access

- 3.7. There will be no diversion requirements at proposed accesses to the site as the existing infrastructure is not within the proposed works.

Supply Proposals

- 3.8. South East Water will be required to review the effects of the proposed development on their network and advise whether it can be accommodated without need for off-site reinforcement. Any shortfall will be the responsibility of South East Water following the legislative changes to provide supply and capacity.
- 3.9. Should appropriate upgrades or "off-site reinforcement" be required to serve the development, South East Water will undertake network modelling work, design a solution and build the necessary improvements. The cost and responsibility of this work will be borne by South East Water, with nil detriment to existing users.
- 3.10. South East Water will only undertake the modelling on confirmation of land ownership and following outline or full planning permission for the development. However, should capacity be required sooner, a collaborative working partnership can be formed, where the Developer provides early funding.
- 3.11. Therefore, prior to the development being operational, South East Water will be able to meet the full needs of the development in line with any development phasing.



4.0 Telecommunications

Existing Assets

- 4.1. Enquiries have indicated that Openreach, Gigaclear, Virgin Media and Vodafone have no assets located within the site boundary itself.
- 4.2. The Openreach asset plan indicates existing underground cables along the northern side of Easthampstead Road, which also serve the existing properties on Holme Green Lane. Further underground cables can be found in the western side of Old Wokingham Road and the southern side of Waterloo Road.
- 4.3. The Virgin Media asset plan indicates underground apparatus along Waterloo Road.
- 4.4. The Vodafone asset plan indicates underground apparatus along the eastern side of the Old Wokingham Road.

Diversion Requirements - On Site

- 4.5. The review of the asset mapping indicates no on-site diversions are required in respect of the above telecommunications.

Diversion Requirements – Proposed Accesses

- 4.6. The likely formation of the vehicular access junctions and the associated widening to achieve a suitable carriageway width onto Old Wokingham Road should give consideration to the existing Openreach apparatus on the development-side of the roads.
- 4.7. Any localised lowering that might be required along Old Wokingham Road is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be confirmed when the designs are fully progressed to detailed design stage and trial trenches have been undertaken.

Supply Proposals

- 4.8. Given the proximity to the existing telecommunications apparatus network providers Openreach and/or Virgin Media and/or Vodafone would be capable of serving the proposed development.
- 4.9. Openreach has a “Universal Service Obligation” to provide network to the site boundary at their expense. This would provide Fibre to Premise capabilities to the development area at nil cost to the Developer.
- 4.10. A new site connectivity request (NSRF) form will be required to be submitted to Virgin Media for the supply to the proposed development. Both on and off-site materials will be supplied at zero-cost to the developer.
- 4.11. Full-service proposals from Openreach, Virgin Media and Vodafone can be progressed at the appropriate time once a detailed site layout and development details are finalised.



5.0 Gas

Existing Assets

- 5.1. Southern Gas Networks (SGN) is the primary gas transporter for the area.
- 5.2. Enquiries have indicated that SGN have no assets located within the site boundary itself.
- 5.3. The SGN asset plans indicate a 6" Cast Iron (CI) diameter low pressure mains in the southern edge of Easthampstead Road to the far west of the site boundary. This pipe changes size and materials adjacent the White Horse (PH) and becomes a 180mm Polyethylene (PE) diameter.

Diversion Requirements - On Site

- 5.4. The review of the asset mapping indicates no on-site diversions are required in respect of the above apparatus.

Diversion Requirements – Proposed Accesses

- 5.5. There will be no diversion requirements at proposed accesses to the site as the existing infrastructure is not within the proposed works.

Supply Proposals

- 5.6. The presence of the existing low-pressure apparatus along the western frontage of the site in Easthampstead Road indicates that providing a gas supply to the proposed development should be relatively straightforward.
- 5.7. A firm supply quotation will be required in order to proceed and can be obtained by providing a detailed plan along with a completed Quotation Request Form with SGN.
- 5.8. SGN will be responsible for all necessary excavations and reinstatement of trenches up to the site boundary.



6.0 Electricity

Existing Assets

- 6.1. Scottish and Southern Energy (SSE) is the regional electricity distribution network operator (DNO) for the site.
- 6.2. There is an 11kv electric cable that flirts with the west of the site boundary, near to the bridleway, with further HV apparatus along Easthampstead Road and Waterloo Road. There are numerous 11kv substations along Easthampstead Road, namely Holme Grange School substation, Redlake Lane substation, Easthampstead Road substation and Sutton Court Farm substation.
- 6.3. Electricity apparatus is located adjacent and within the site in the form of low voltage (LV) circuits. The onsite apparatus are wholly associated with the existing properties namely the farm and industrial units.
- 6.4. There are LV cables located in the northern verge of Easthampstead Road which lead into Holme Green Lane.

Diversion Requirements - On Site

- 6.5. It is apparent that there is existing electric apparatus within the boundary of the development, however these should not that affect the Concept Masterplan.

Diversion Requirements – Proposed Accesses

- 6.6. There will be no diversion requirements at proposed accesses to the site as the existing infrastructure is not within the proposed works.

Supply Proposals

- 6.7. It is understood there is a shortage of electricity capacity in the area with National Grid examining this overall provision. Online resources suggest this relates to the existing substation at Peacock farm and beyond to the national distribution main.
- 6.8. It is anticipated following planning approval a detailed residential layout will be sent to SSE to ascertain whether any reinforcement will be required. This will be identified and confirmed at feasibility stage or on receipt of a firm quotation.
- 6.9. It is anticipated 4 to 8 new distribution substations of a 4m x 4m size per substation will need to be allowed for within the development as the proposals progress to detailed design stage. The exact demand will need to be confirmed when the precise details are known.
- 6.10. Multi utility companies Energetics, GTC or similar will be contacted as well. Multi utility companies tend to supply both electricity and gas at a more economic rate compared with the DNO.



7.0 Summary

Context

- 7.1. This report has been prepared by Abley Letchford Partnership Limited, on behalf of Lightwood Strategic Ltd in relation to the proposed development of land to the West of Old Wokingham Road, Wokingham in Berkshire (Priors Farm).
- 7.2. The proposed development comprises the provision of up to 850 residential dwellings, SANG and associated facilities.

Diversion Requirements - On Site

- 7.3. Based on the utility information received it is apparent that there is no existing apparatus within the boundary of the development that will constrain the developing Concept Masterplan.

Diversion Requirements – Proposed Accesses

- 7.4. The formation of the vehicular access junction onto Old Wokingham Road will consider the existing apparatus that is present in the development-side of Old Wokingham Road
- 7.5. Any localised lowering that might be required as part of the proposed access into the site is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be fully confirmed when the layouts are fully progressed at the detailed design stage.

Supply

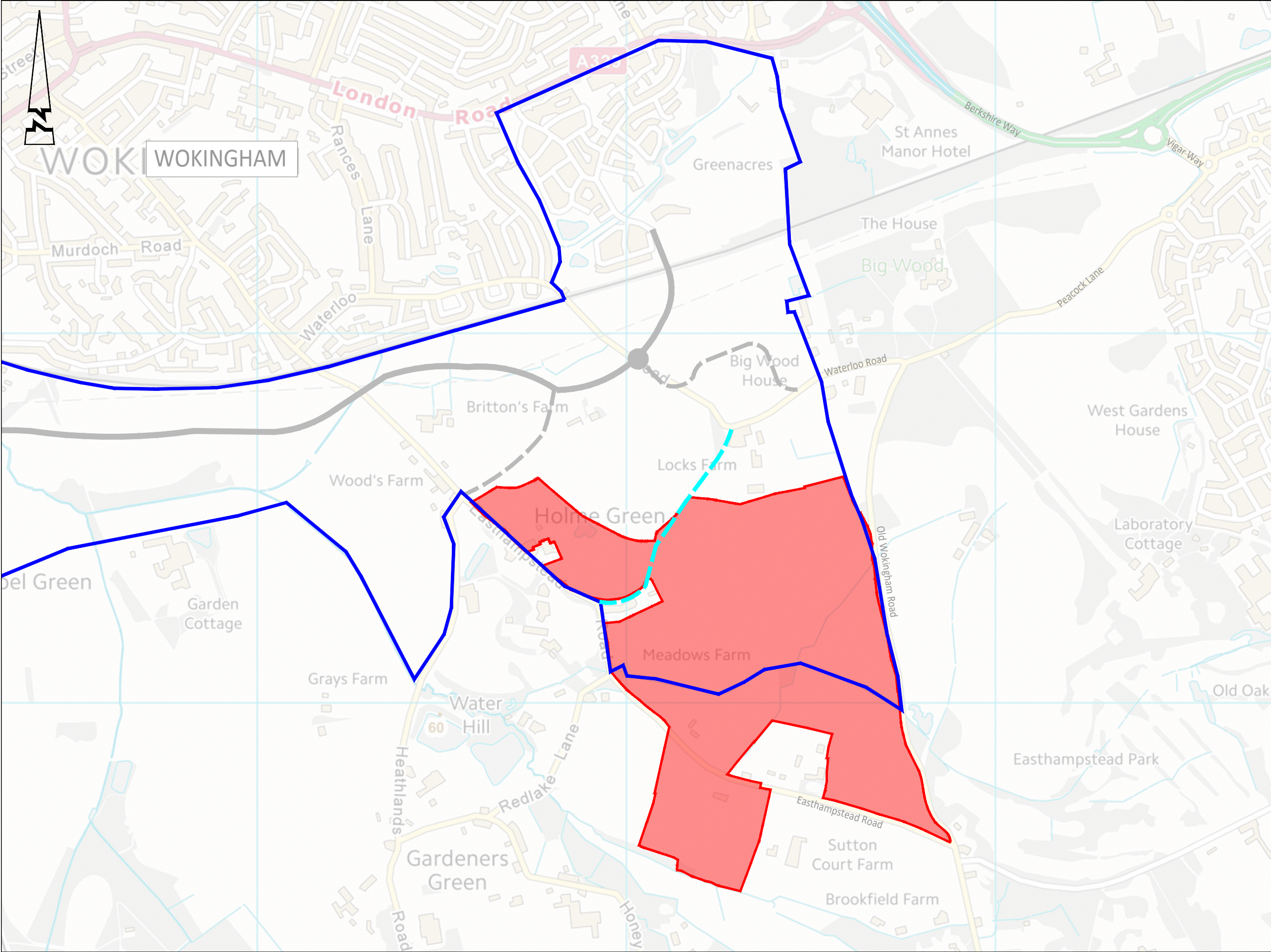
- 7.6. An investigation of the utility apparatus located within the vicinity of the site indicates that servicing the proposed development in respect of the various service utilities should be relatively straightforward given the presence of the various apparatus.
- 7.7. Sufficient capacity is or can be made available in order to serve the proposals and this can be completed in a timely manner in conjunction with any development phasing.
- 7.8. There is no reason, from a utility constraint or supply available perspective that would conflict with the granting of outline planning permission.



Appendices



Appendix A – Site Location



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This drawing should not be reproduced without consent.

- GENERAL NOTES:
1. Do not scale.
 2. Refer to all other Project Drawings and supporting notes.

- KEY:
- Approximate Site Area
 - Proposed Route of South Wokingham Distributor Road
 - Proposed Access Roads Within South Wokingham SDL
 - Existing Route of Byway 30
 - South Wokingham SDL Boundary

P1	01.24	First Issue		TDM	NB
Rev	Date	Description		Drawn	Checked



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Hungerford, Berkshire RG17 0YT
www.alpce.co.uk Tel: 01488 684390

Client
**NICHOLAS KING HOMES /
LIGHTWOOD STRATEGIC**

Project
**SOUTH WOKINGHAM
SDL EXTENSION**

Title
SITE LOCATION PLAN

Status
FOR INFORMATION

Scale NTS @ A3	Date JULY 2024	Drawn TDM	Checked NB
Drawing No A218 - FIGURE 1			Revision P1



Appendix B – Existing Utility Information

GROUNDWISE

Groundwise Searches Ltd

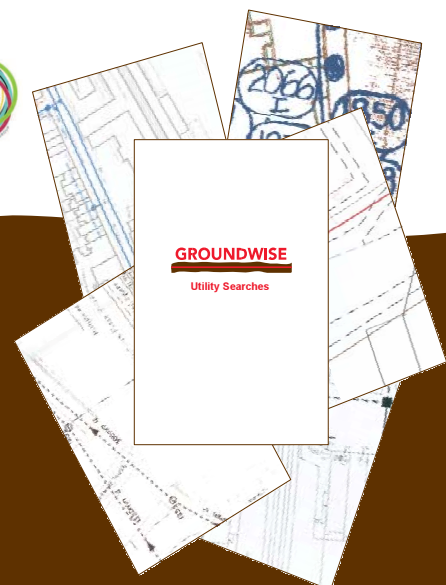


Groundwise Searches Limited

Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

Registered Office Address:
Matrix House, 12-16 Lionel Road
Canvey Island, Essex, England, SS8 9DE

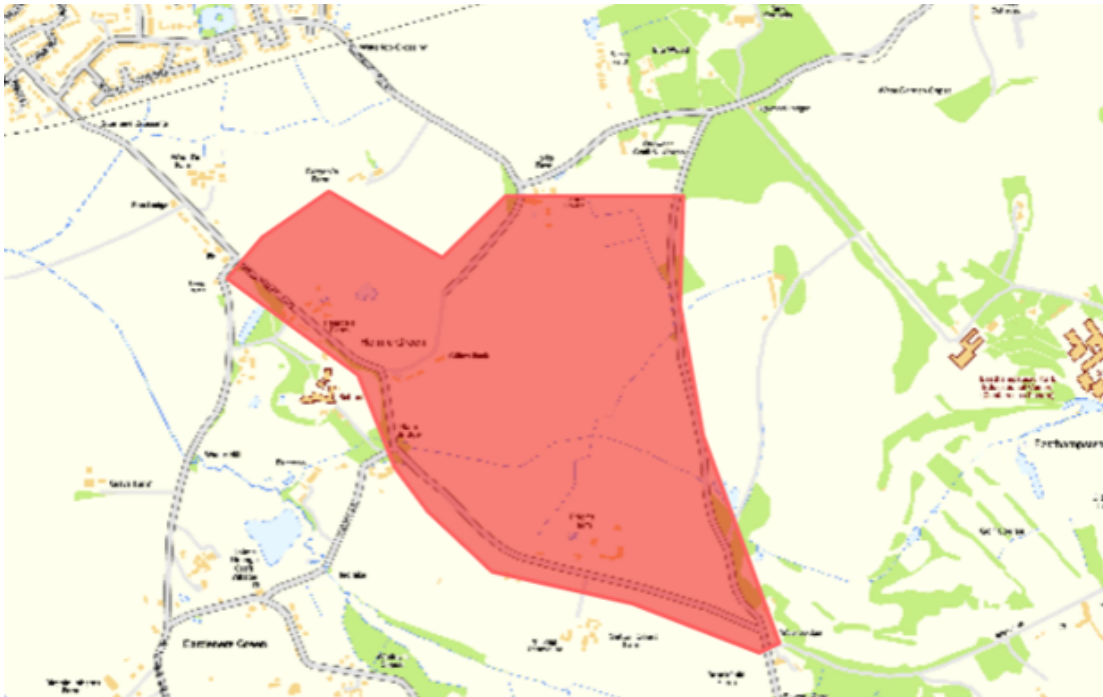


GROUNDWISE

Groundwise Searches Ltd

Product	Desktop Utility Search
Scope	PAS 128 – Level D

Groundwise Reference	32541FM-GWS
Site	A18 Priors Farm, Wokingham, RG40 3BQ
Easting/Northing	483257,167355
Client	Charles Blundy
Company	Abley Letchford Partnership Ltd
Client Reference	A218 Priors Farm
Purchase Order	A218 - Priors Farm

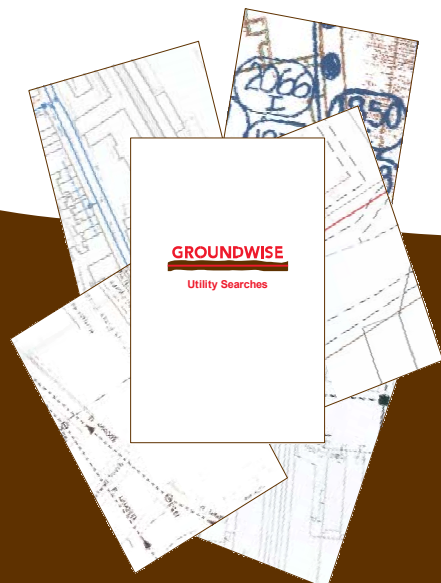


Researcher	Francesca Margiotta fmargiotta@groundwise.com
Quality Check	Rebecca Bennett rbennett@groundwise.com

Groundwise Searches Limited
Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

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Email mail@groundwise.com
Website www.groundwise.com

Registered Office Address:
Matrix House, 12-16 Lionel Road
Canvey Island, Essex, England, SS8 9DE



GROUNDWISE

Groundwise Searches Ltd

Groundwise Reference

32541FM-GWS

Site

A18 Priors Farm, Wokingham, RG40 3BQ

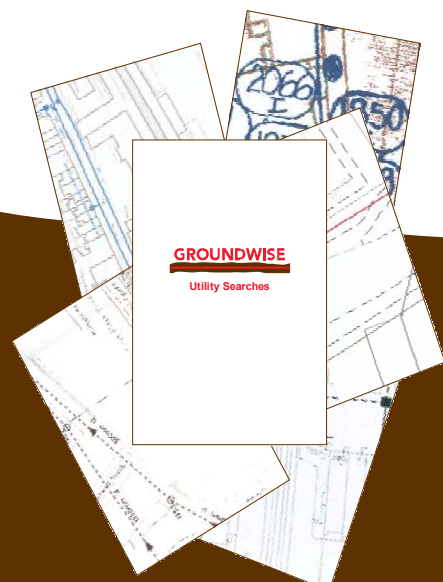
Version	Date Issued	Notes
#1	10/01/2023	First batch of received utility data issued – outstanding result to be sent on receipt
#2	17/01/2023	Neos Networks result added to report - report complete.

Groundwise Searches Limited

Suite 6, Princess Caroline House
1 High Street
Southend-on-Sea
Essex, SS1 1JE

Telephone 01702 615566
Email mail@groundwise.com
Website www.groundwise.com

*Registered Office Address:
Matrix House, 12-16 Lionel Road
Canvey Island, Essex, England, SS8 9DE*



GROUNDWISE

Groundwise Searches Ltd

Groundwise Reference

32541FM-GWS

Site

A18 Priors Farm, Wokingham, RG40 3BQ

Click on a Data Supplier to view their response

Type	Data Supplier	Date Sent	Assets in Area
Electricity	SSE	10/01	X
Electricity	Eclipse Power	10/01	
Electricity	Utility Assets Ltd	10/01	
Gas	Cadent	10/01	X
Gas	SGN	10/01	X
Mobile Phone Masts	Mast Data	10/01	
Telecom	BT	10/01	X
Telecom	C.A. Telecom - Colt	10/01	
Telecom	CityFibre	10/01	
Telecom	Gigaclear	10/01	X
Telecom	Instalcom Ltd (Lumen Technologies)	10/01	
Telecom	MBNL	10/01	
Telecom	Neos Networks	17/01	See Result
Telecom	Sky UK Ltd	10/01	
Telecom	Verizon	10/01	
Telecom	Virgin Media	10/01	X
Telecom	Vodafone	10/01	X
Transport	Network Rail	10/01	
Various	GTC	10/01	
Various	HSE	10/01	
Various	Leep Utilities	10/01	
Various	LinesearchbeforeUdig	10/01	
Water Mains	South East Water	10/01	X
Water Mains	Thames Water	10/01	
Sewers	Thames Water	10/01	
Street Lighting	Wokingham Council **	Enquiry closed	

** Please note the Local Council will not always respond to our requests for asset information - this will be chased for 10 days from the original date of contact. The enquiry will then be marked as closed. Any Council (Street Lighting columns) data received after this point will be forwarded on receipt. Please contact us if you have any queries.

Our Ref: 28001435 Your Ref: 32541

Monday, 09 January 2023

Joe Shawyer
Suite 6 Princess Caroline House 1 High Street
Southend on Sea
Essex
SS1 1JE

Dear Joe Shawyer

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

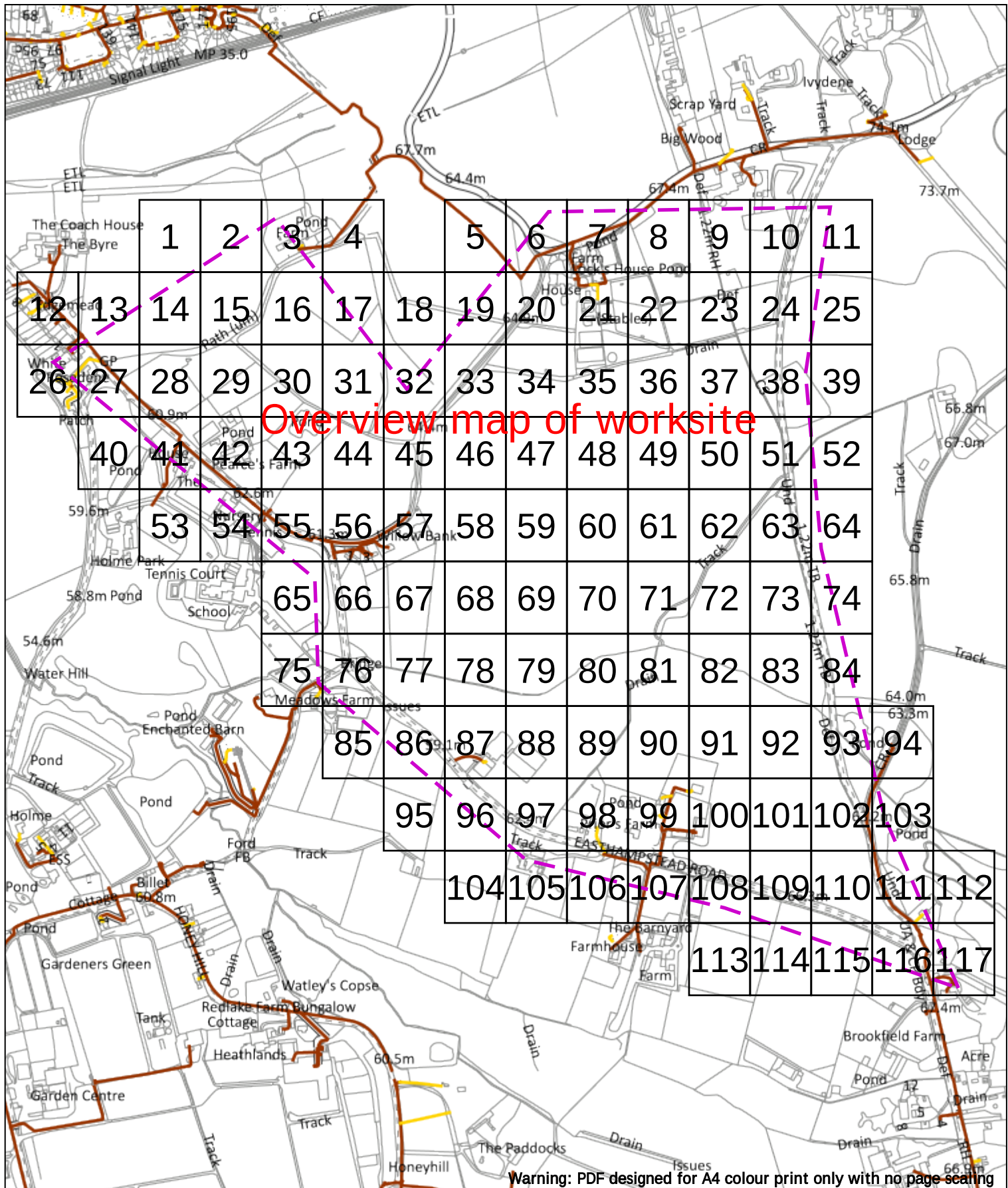
Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Kind Regards,

Asset Data Team
01256 337 294
Asset.data@sse.com



Dig Sites Area:  Line: 

Date Requested: 09/01/2023
Job Reference: 28001435
Site Location: 483330 167136
Requested by: Mr Joe Shawyer
Your Scheme/Reference: 32541

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2-33kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route



Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations, please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294

Scale: 1:8200 (When plotted at A4)

WARNING
There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.
WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Warning: PDF designed for A4 colour print only with no page scaling

0 20m Dig Sites Area: Line:

Date Requested: 09/01/2023
Job Reference: 28001435
Site Location: 483330 167136
Requested by: Mr Joe Shawyer

Your Scheme/Reference: 32541

Scale: 1:500 (When plotted at A4)

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work.
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Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations, please contact:
General Enquiries: 0800 048 3516

Subject to revision - Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294

2

Warning: PDF designed for A4 colour print only with no page scaling

0 20m Dig Sites Area: Line:

Date Requested: 09/01/2023
Job Reference: 28001435
Site Location: 483330 167136
Requested by: Mr Joe Shawyer
Your Scheme/Reference: 32541

Voltages (V)				
LV (Low Voltage) and Services		Up to 1,000V		
HV (High Voltage)		Over 1,000V to 11,000V		
EHV (Extra High Voltage)		22,000V to 132,000V		
Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)



Southern Electric Power Distribution plc
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43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

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General Enquiries: 0800 048 3516

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020m Dig Sites

Area:

Line:

Date Requested: 09/01/2023

Job Reference: 28001435

Site Location: 483330 167136

Requested by: Mr Joe Shawyer

Your Scheme/Reference: 32541

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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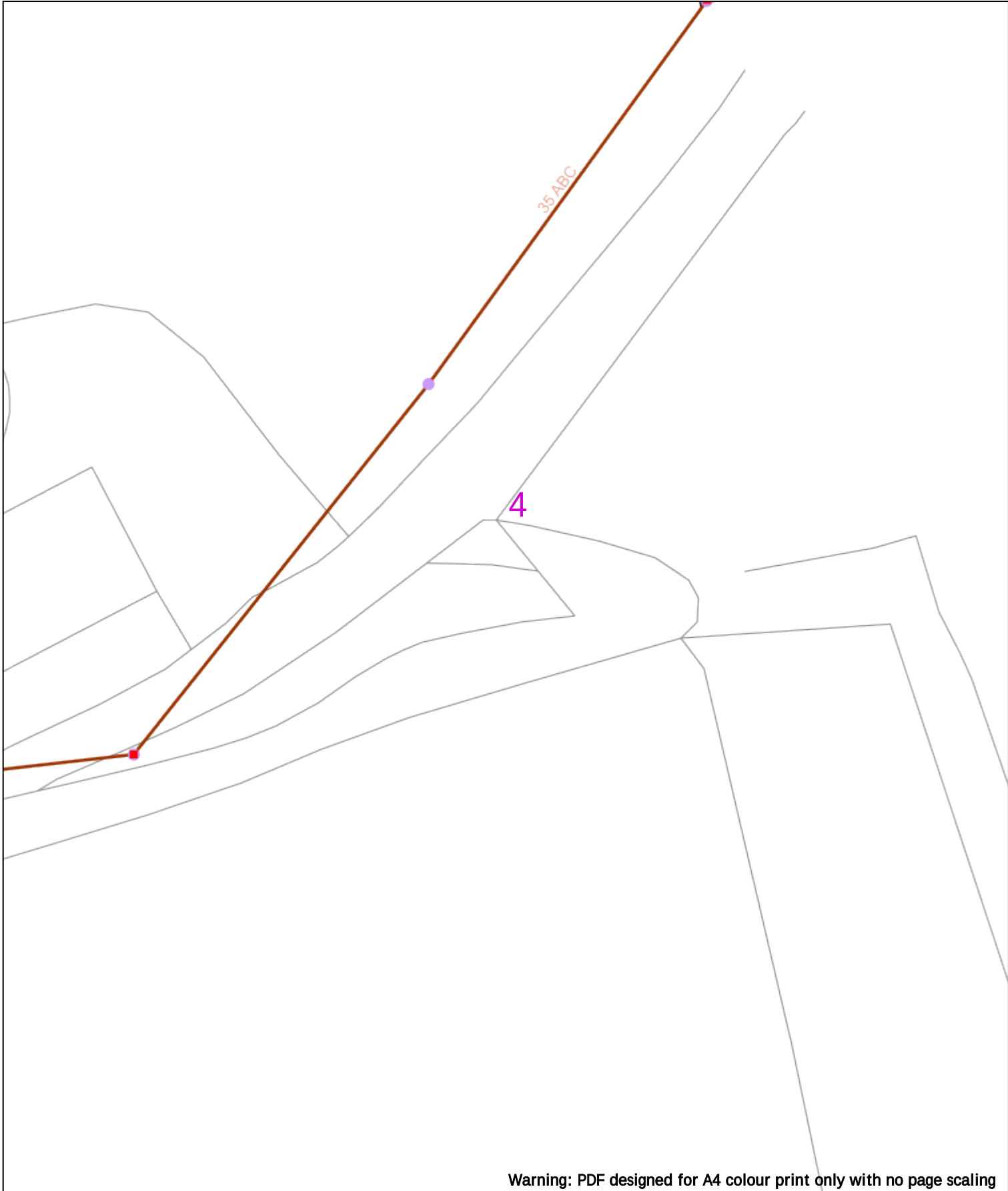
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Dig Sites

Area: 

Line: 

Date Requested: 09/01/2023

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EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID	Services			
	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

 Service Cable

 LV Mains

 2 - 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route





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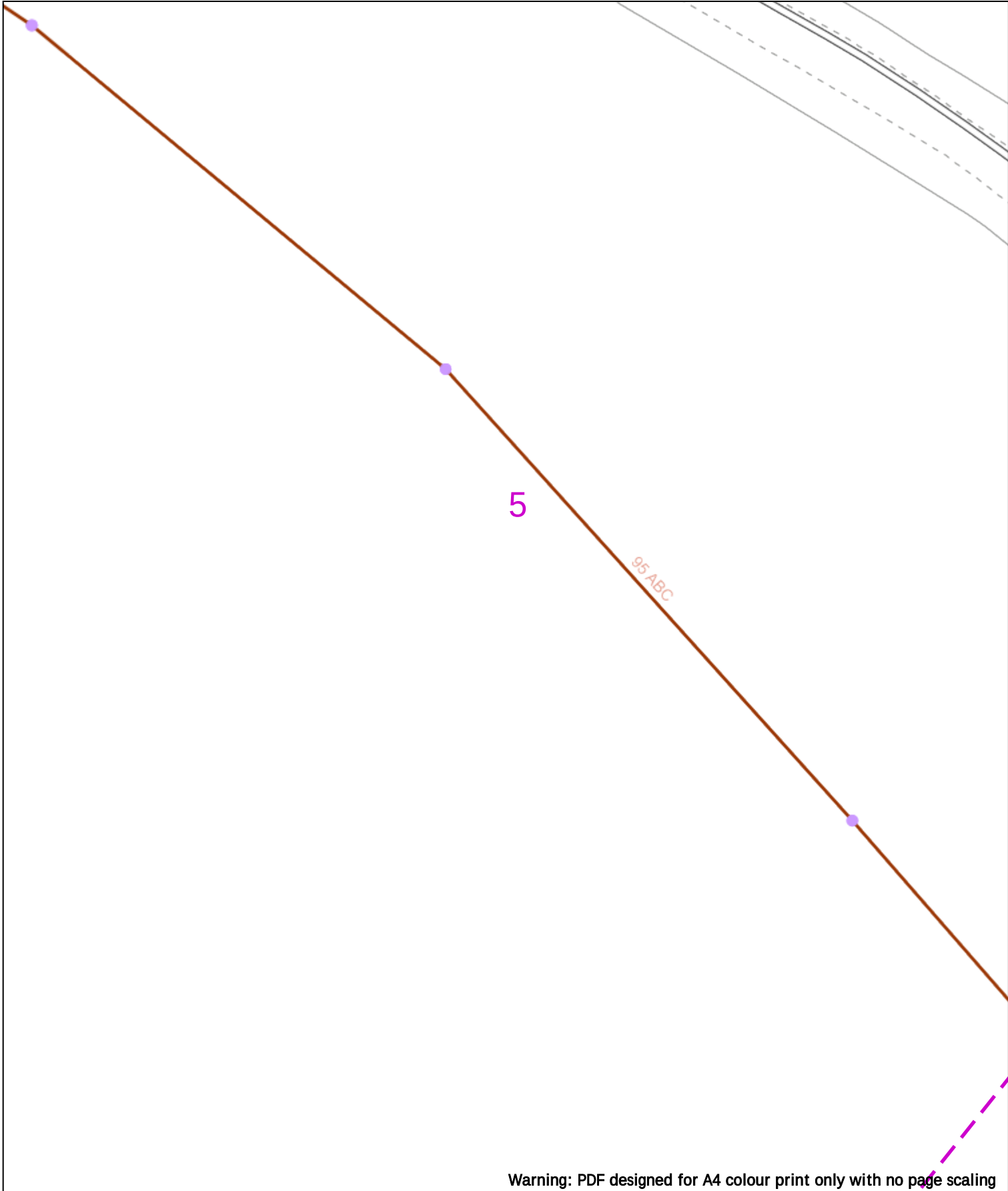
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Dig Sites

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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/unmade	0.45m	0.45m	0.6m	0.8m
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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 - 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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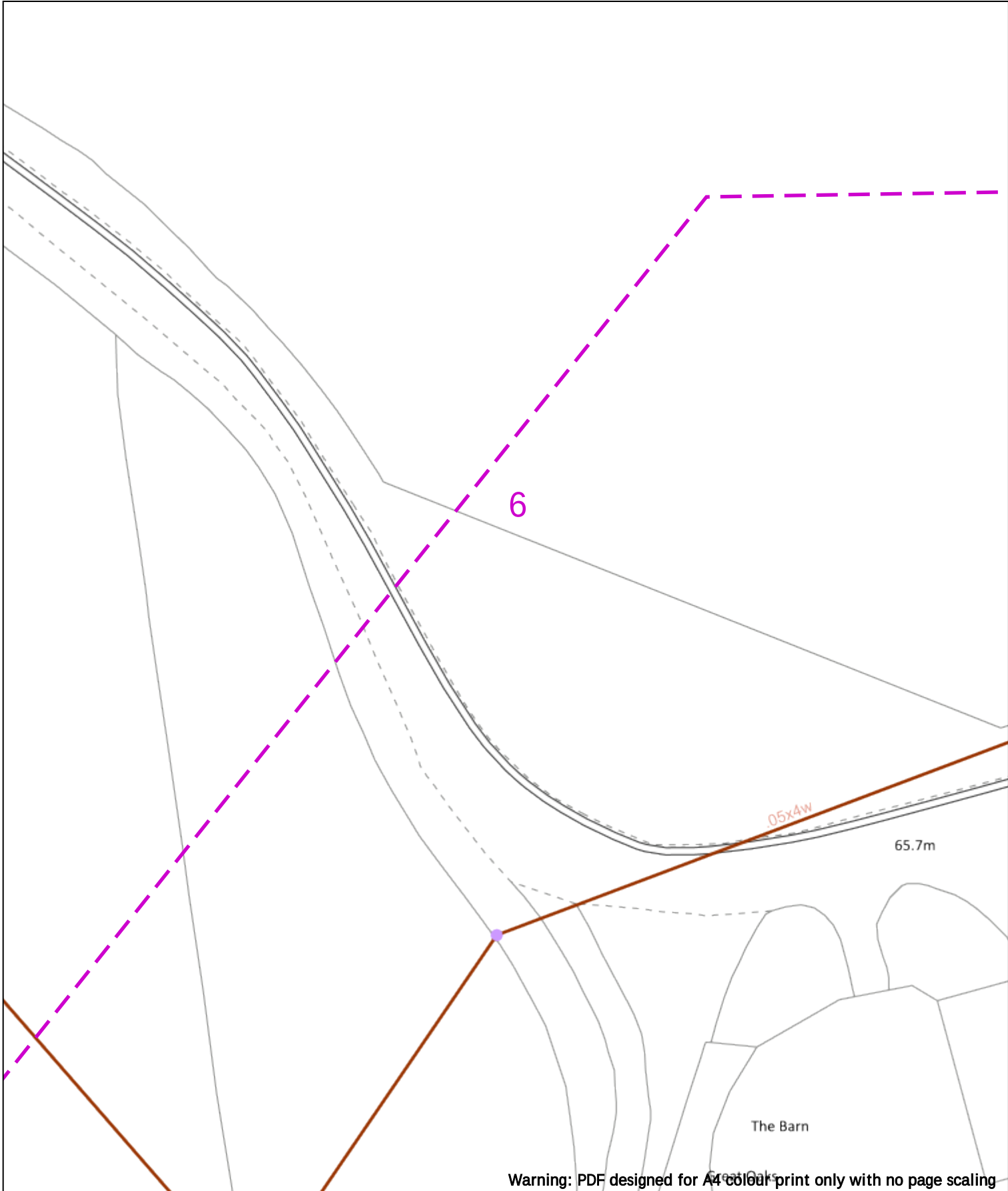
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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
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Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H

Duct Route

Cross Section Route

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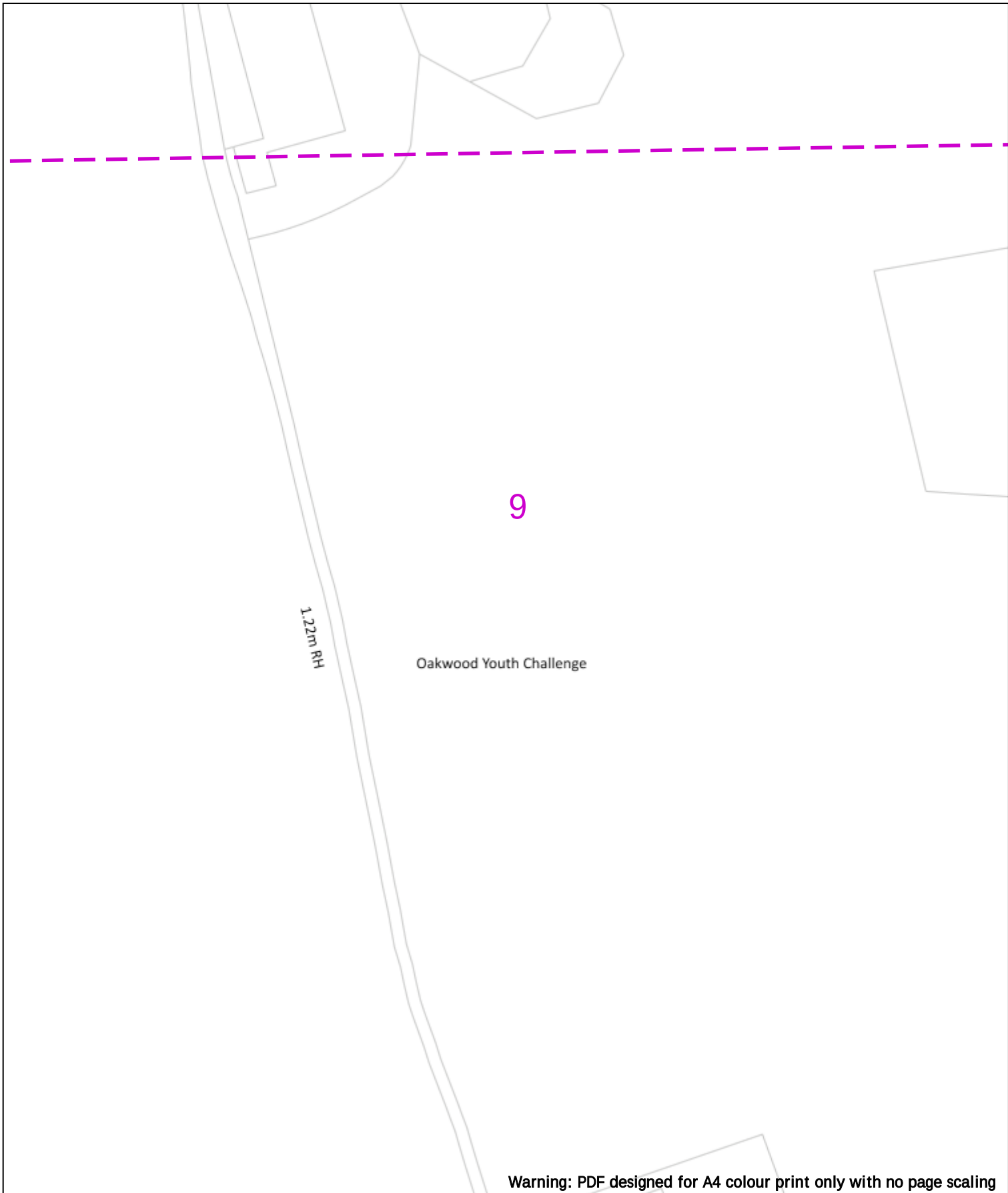
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Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 - 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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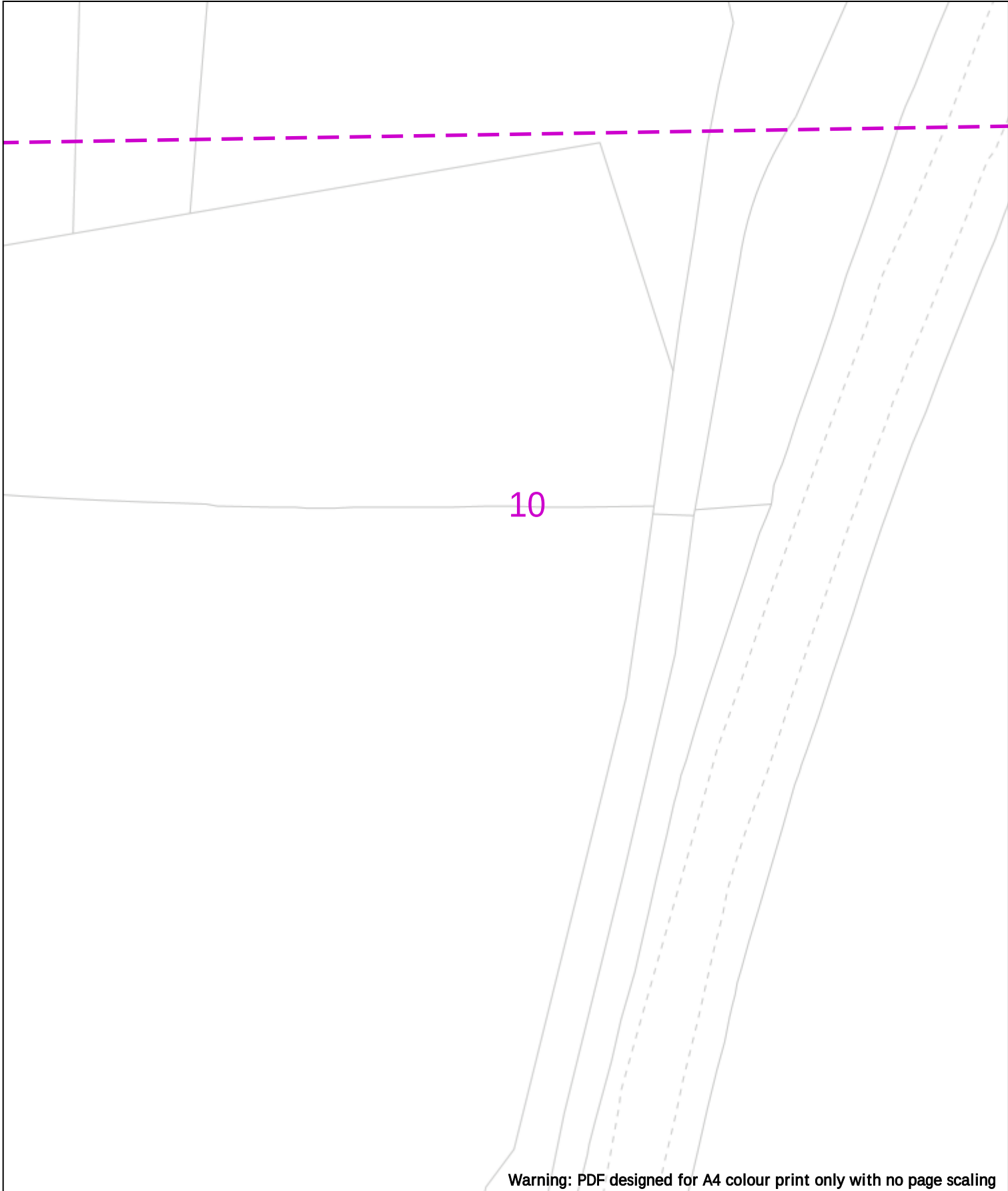
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Job Reference: 28001435

Site Location: 483330 167136

Requested by: Mr Joe Shawyer

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Voltages (V)

LV (Low Voltage) and Services

Up to 1,000V

HV (High Voltage)

Over 1,000V to 11,000V

EHV (Extra High Voltage)

22,000V to 132,000V

Transmission

275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

Scottish & Southern

Electricity Networks

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Site Location: 483330 167136
Requested by: Mr Joe Shawyer
Your Scheme/Reference: 32541

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Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route



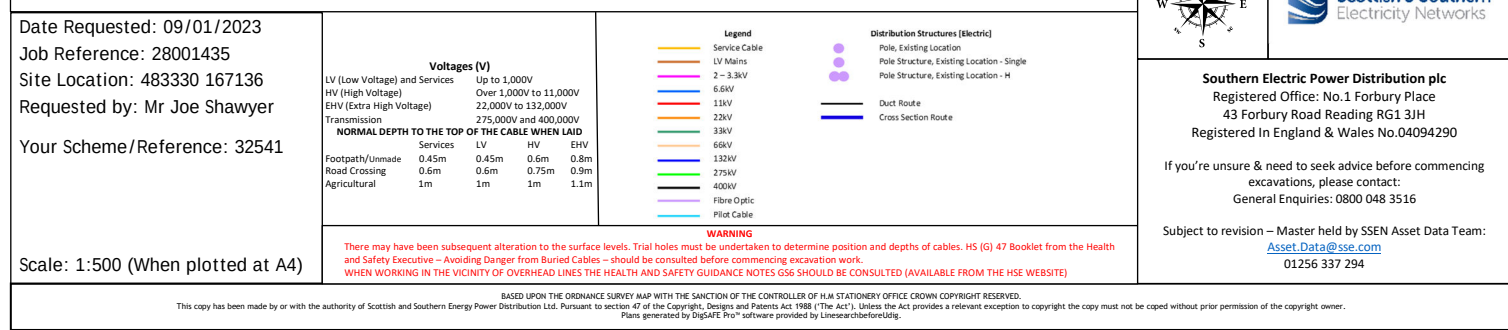
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WOOD FARM

13

WOOD FARM

P00024
WOOD FARM S/S

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Date Requested: 09/01/2023
Job Reference: 28001435
Site Location: 483330 167136
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Your Scheme/Reference: 32541

Voltages (V)				
LV (Low Voltage) and Services				
Up to 1,000V				
HV (High Voltage)				
Over 1,000V to 11,000V				
EHV (Extra High Voltage)				
22,000V to 132,000V				
Transmission				
275,000V and 400,000V				
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
Service Cable	
LV Mains	
2 - 3.3kV	
6.6kV	
11kV	
22kV	
33kV	
66kV	
132kV	
275kV	
400kV	
Fibre Optic	
Pilot Cable	

Distribution Structures (Electric)	
Pole, Existing Location	
Pole Structure, Existing Location - Single	
Pole Structure, Existing Location - H	
Duct Route	
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Job Reference: 28001435
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Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

Services	LV	HV	EHV
Footpath/unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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Path (um)

Track

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Agricultural	1m	1m	1m	1.1m

Legend	
Service Cable	
LV Mains	
2 - 3.3kV	
6.6kV	
11kV	
22kV	
33kV	
66kV	
132kV	
275kV	
400kV	
Fibre Optic	
Pilot Cable	

Distribution Structures (Electric)	
Pole, Existing Location	
Pole Structure, Existing Location - Single	
Pole Structure, Existing Location - H	
Duct Route	
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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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0 20m Dig Sites Area: Line:

Date Requested: 09/01/2023
Job Reference: 28001435
Site Location: 483330 167136
Requested by: Mr Joe Shawyer
Your Scheme/Reference: 32541

Voltagess (V)

LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

Services	LV	HV	EHV
Footpath/unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
Service Cable	
LV Mains	
2 - 3.3kV	
6.6kV	
11kV	
22kV	
33kV	
66kV	
132kV	
275kV	
400kV	
Fibre Optic	
Pilot Cable	

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Pole, Existing Location	
Pole Structure, Existing Location - Single	
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Footpath/Unmade	0.45m	0.45m	0.8m
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Agricultural	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
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Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

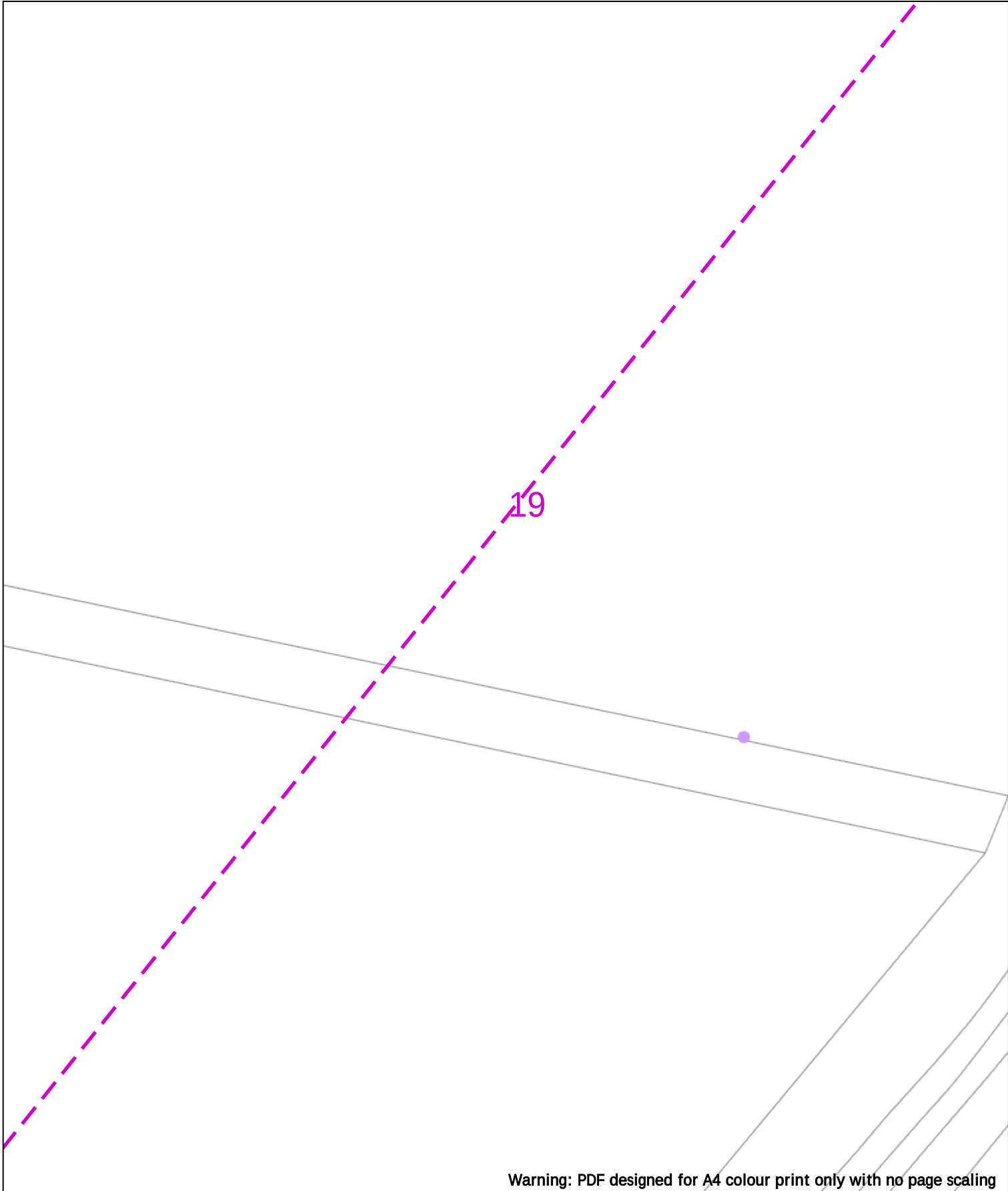
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020m

Dig Sites

Area: 

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Legend

 Service Cable

 LV Mains

 2 – 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route





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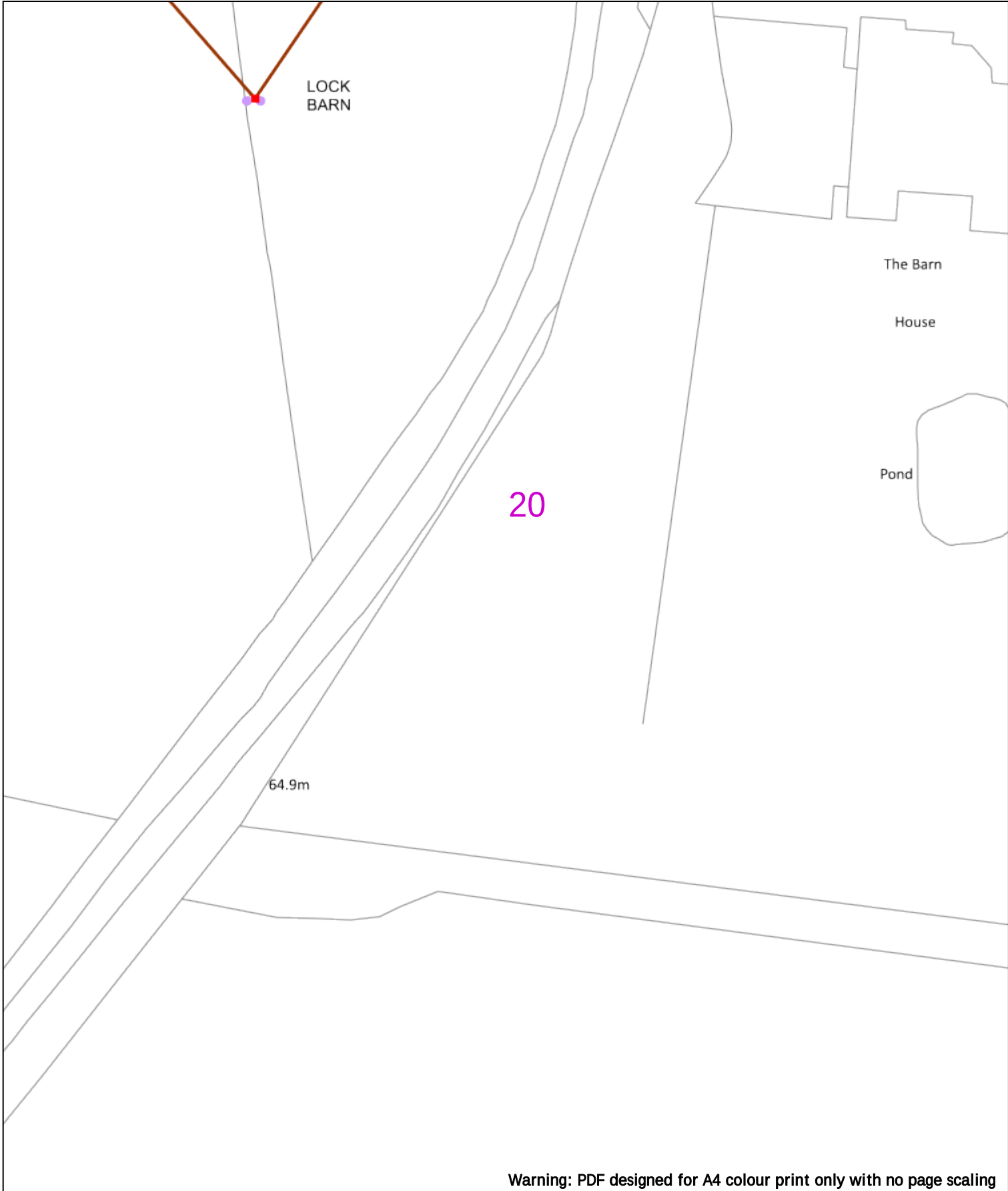
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Legend

 Service Cable

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 Pole, Existing Location

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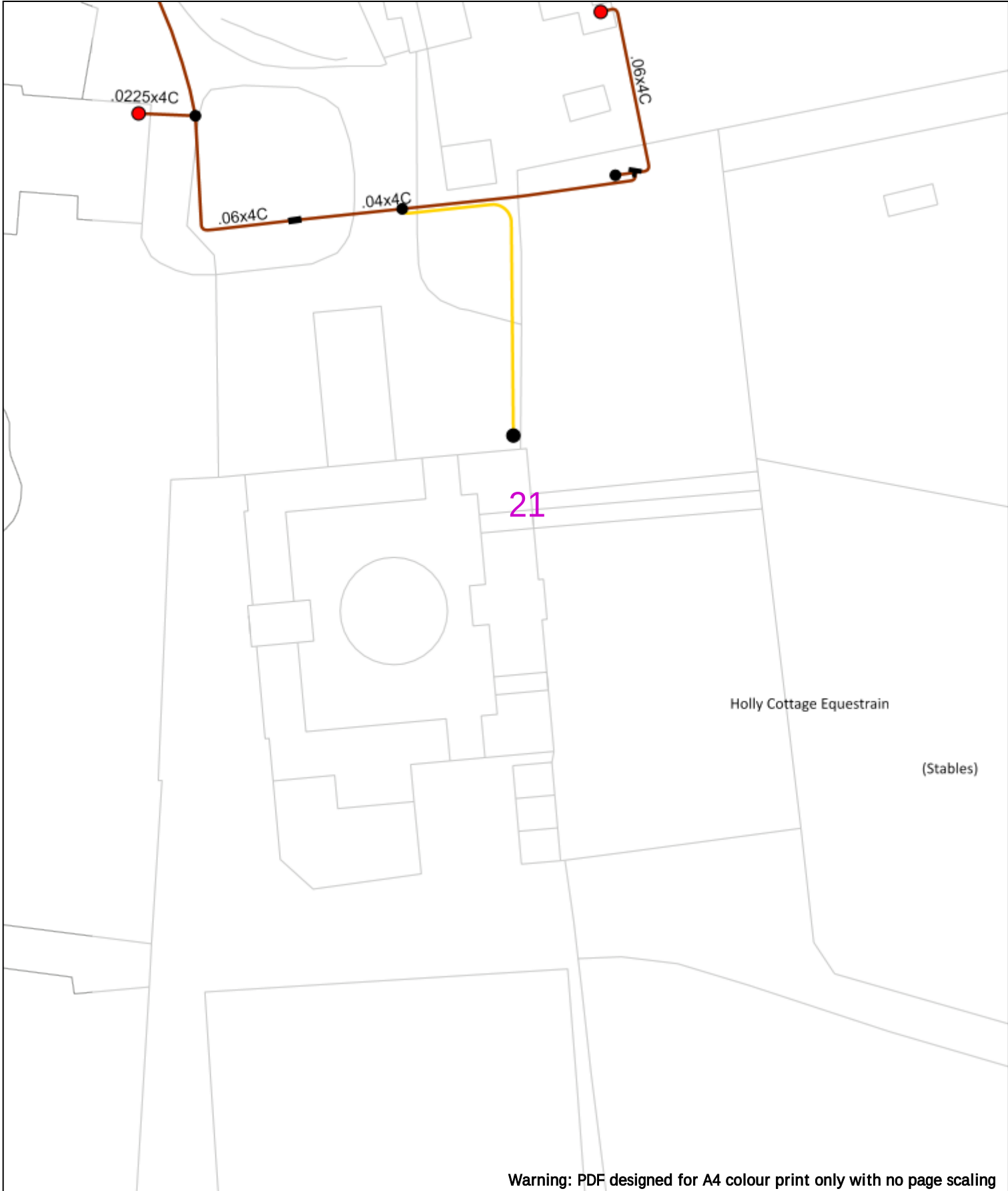
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Agricultural	1m	1m	1m	1.1m

Legend

 Service Cable

 LV Mains

 2 - 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

Distribution Structures (Electric)

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route

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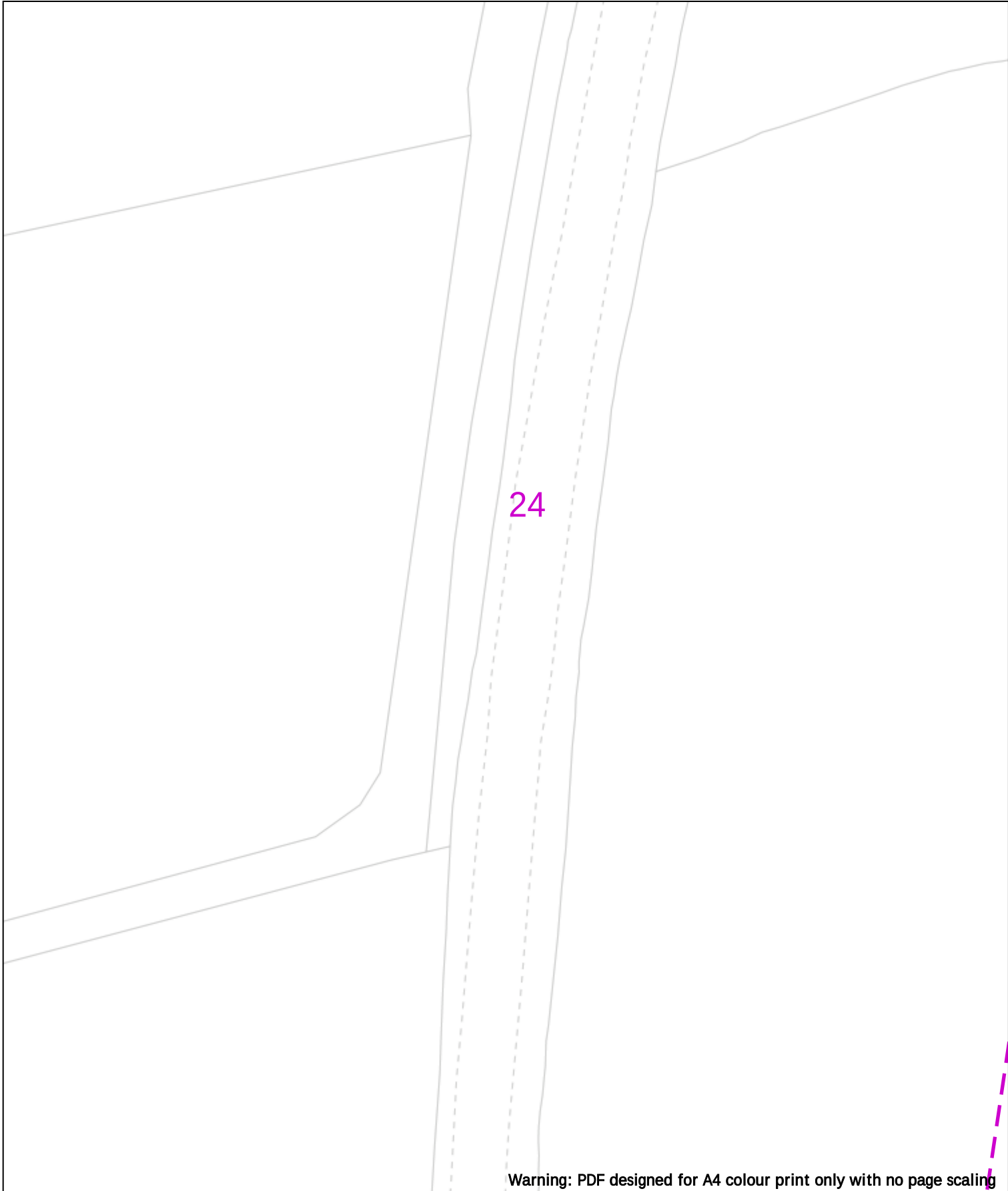
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Services	LV	HV	EHV	
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Legend

Service Cable

LV Mains

2 - 3.3kV

6.6kV

11kV

22kV

33kV

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Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

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22,000V to 132,000V				
Transmission				
275,000V and 400,000V				
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services				
	LV	HV	EHV	
Footpath/unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
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Legend

- Service Cable
- LV Mains
- 2 - 3.3kV
- 6.6kV
- 11kV
- 22kV
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- 66kV
- 132kV
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- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
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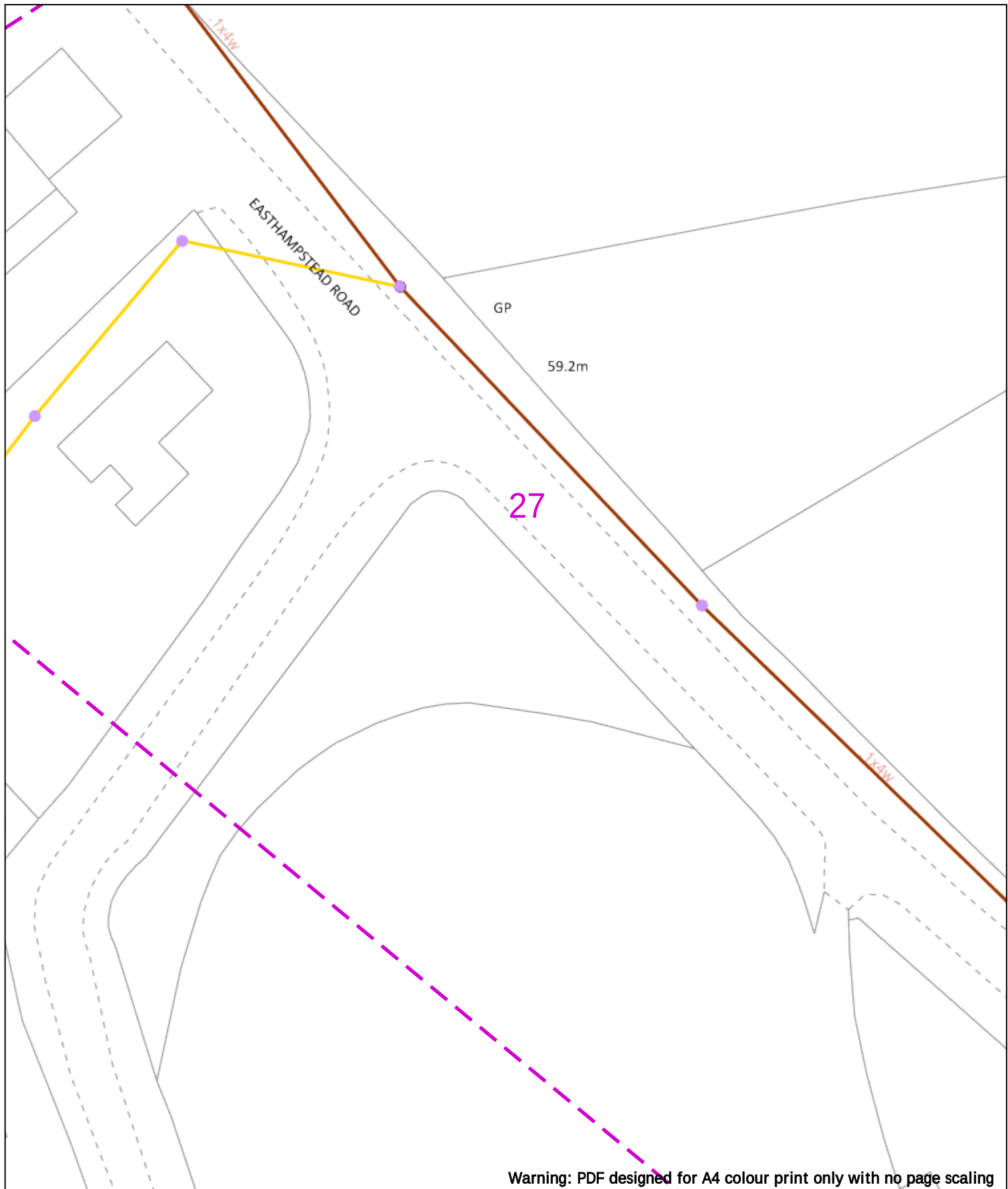
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Legend

Service Cable

LV Mains

2 - 3.3kV

6.6kV

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Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

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Duct Route

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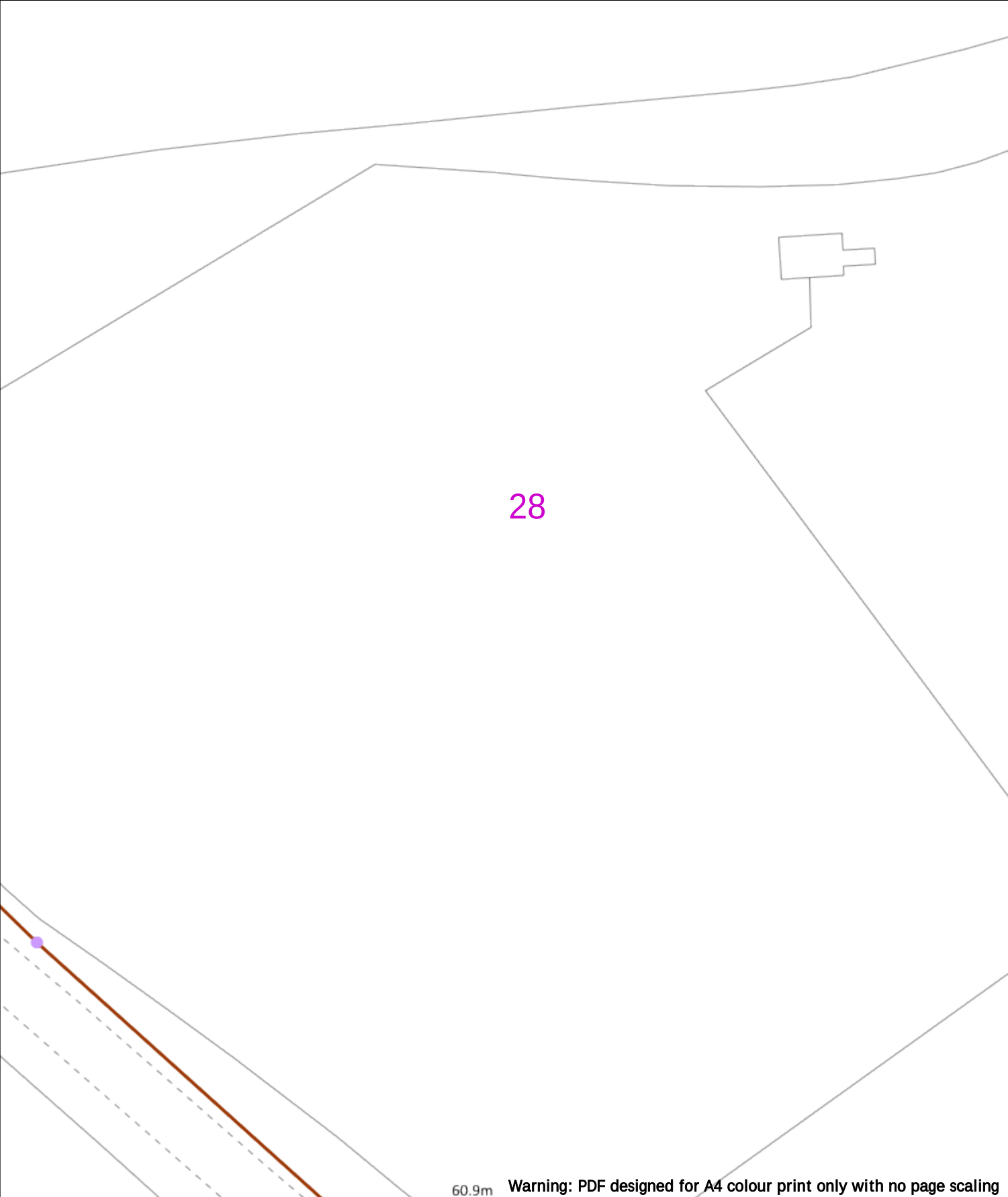
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Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2-33kV

6.6kV

11kV

22kV

33kV

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132kV

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Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

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11

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Scottish & Southern

Electricity Networks

Southern Electric Power Distribution plc

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- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING
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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

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0 20m Dig Sites Area: Line:

Date Requested: 09/01/2023
Job Reference: 28001435
Site Location: 483330 167136
Requested by: Mr Joe Shawyer
Your Scheme/Reference: 32541

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2-33kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

WARNING

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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

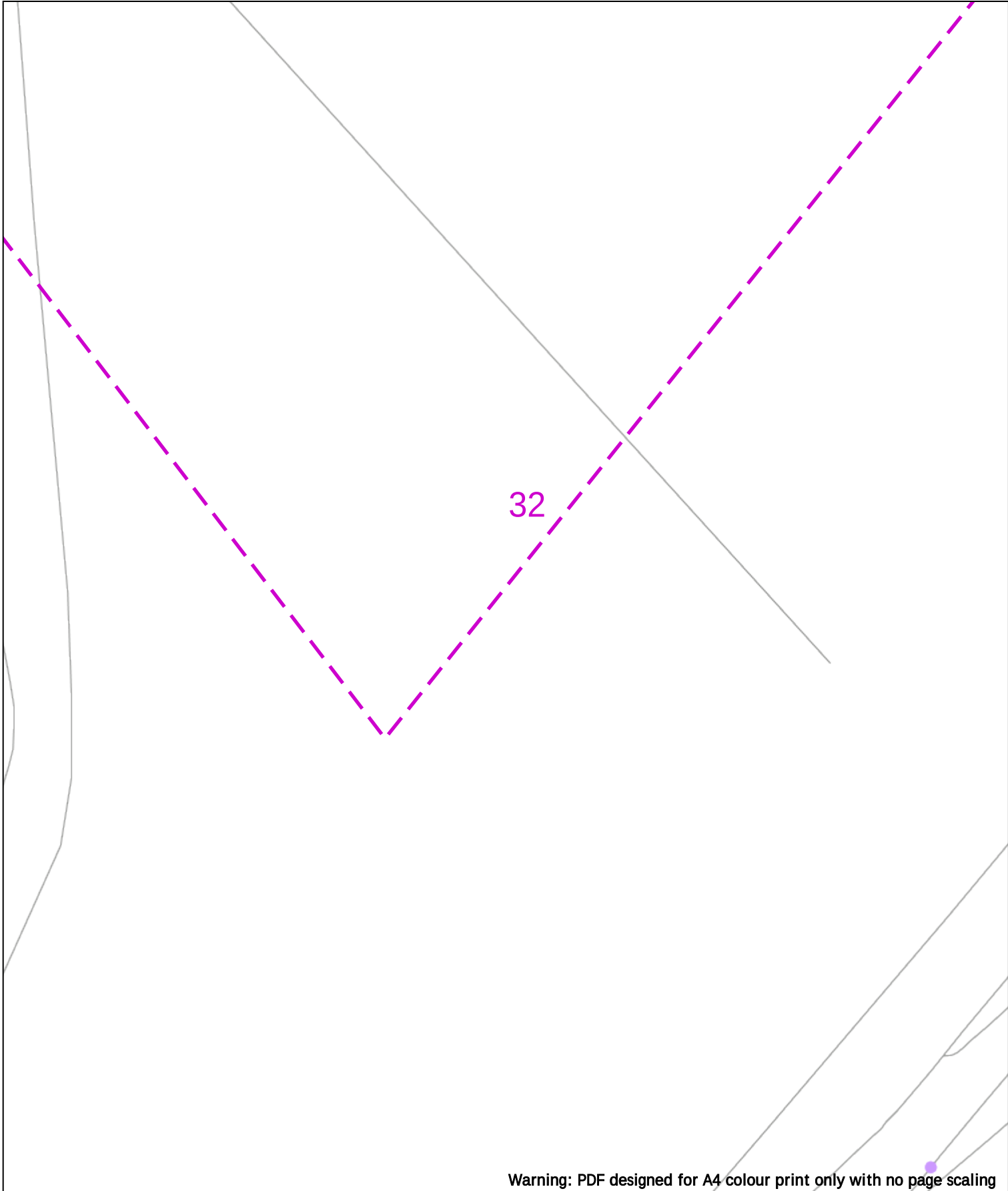
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020m Dig Sites

Area: 

Line: 

Date Requested: 09/01/2023

Job Reference: 28001435

Site Location: 483330 167136

Requested by: Mr Joe Shawyer

Your Scheme/Reference: 32541

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
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Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

 Service Cable

 LV Mains

 2 – 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route





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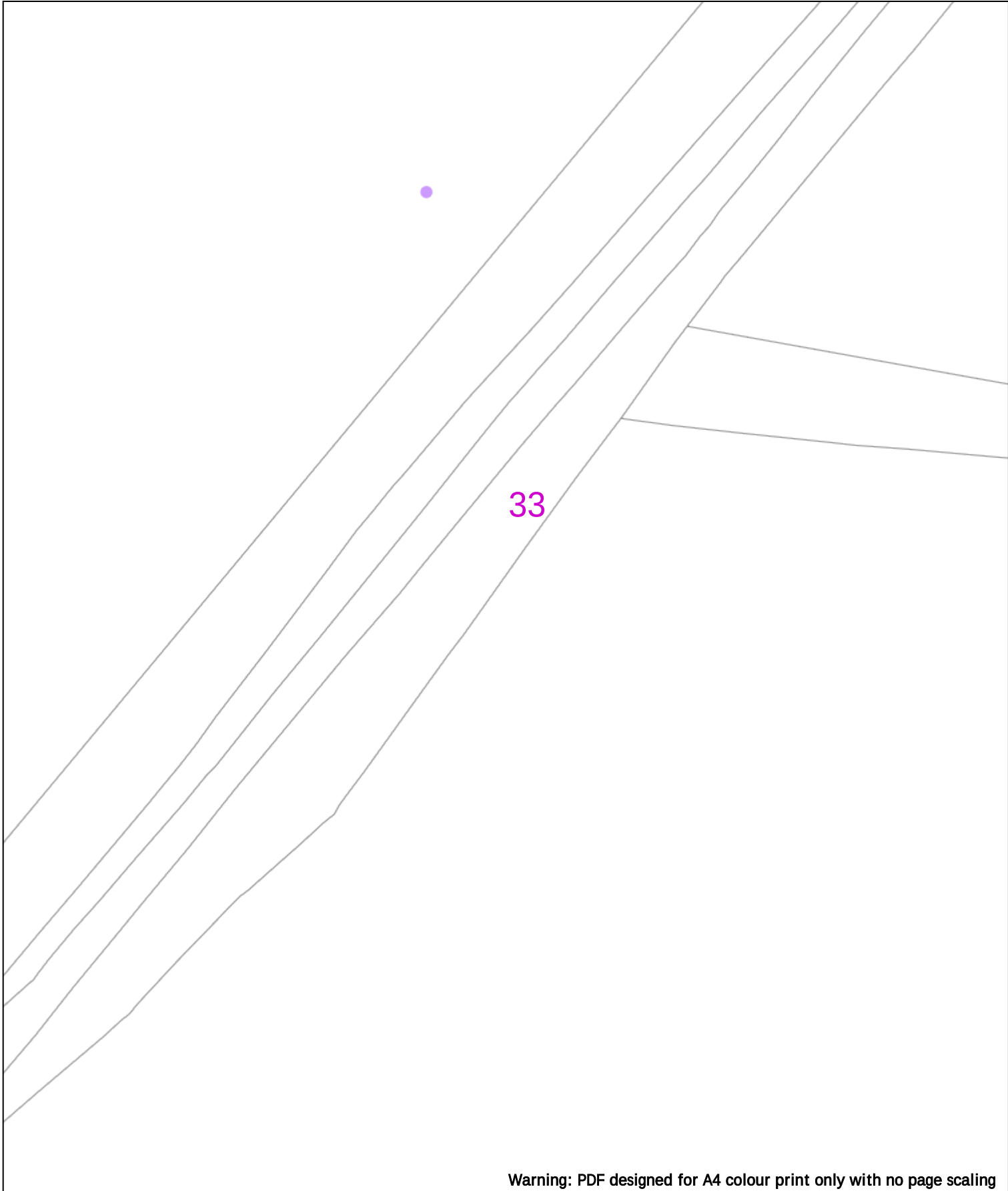
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Agricultural	1m	1m	1m	1.1m

Legend

 Service Cable

 LV Mains

 2 – 3.3kV

 6.6kV

 11kV

 22kV

 33kV

 66kV

 132kV

 275kV

 400kV

 Fibre Optic

 Pilot Cable

 Pole, Existing Location

 Pole Structure, Existing Location - Single

 Pole Structure, Existing Location - H

 Duct Route

 Cross Section Route





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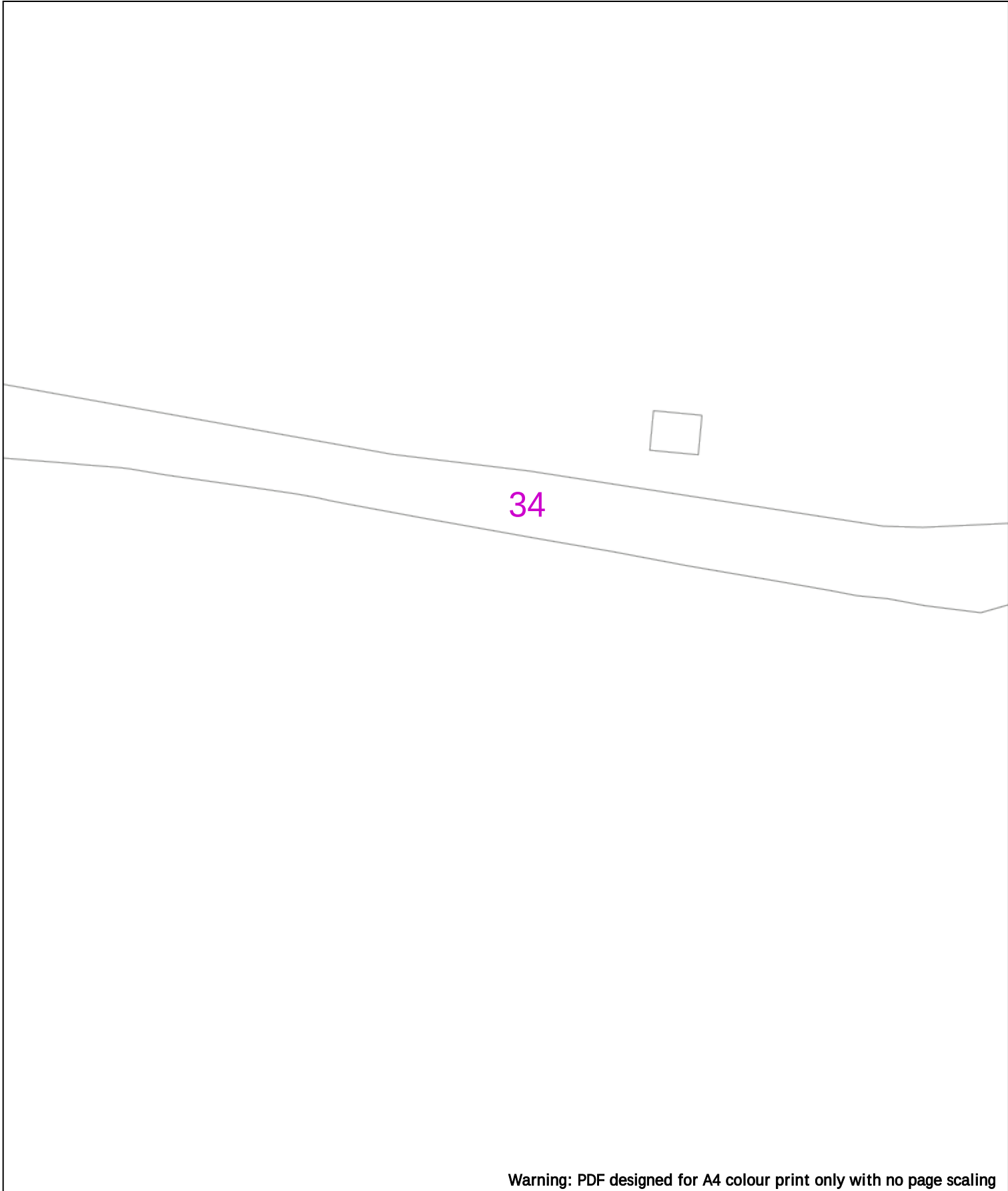
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Site Location: 483330 167136

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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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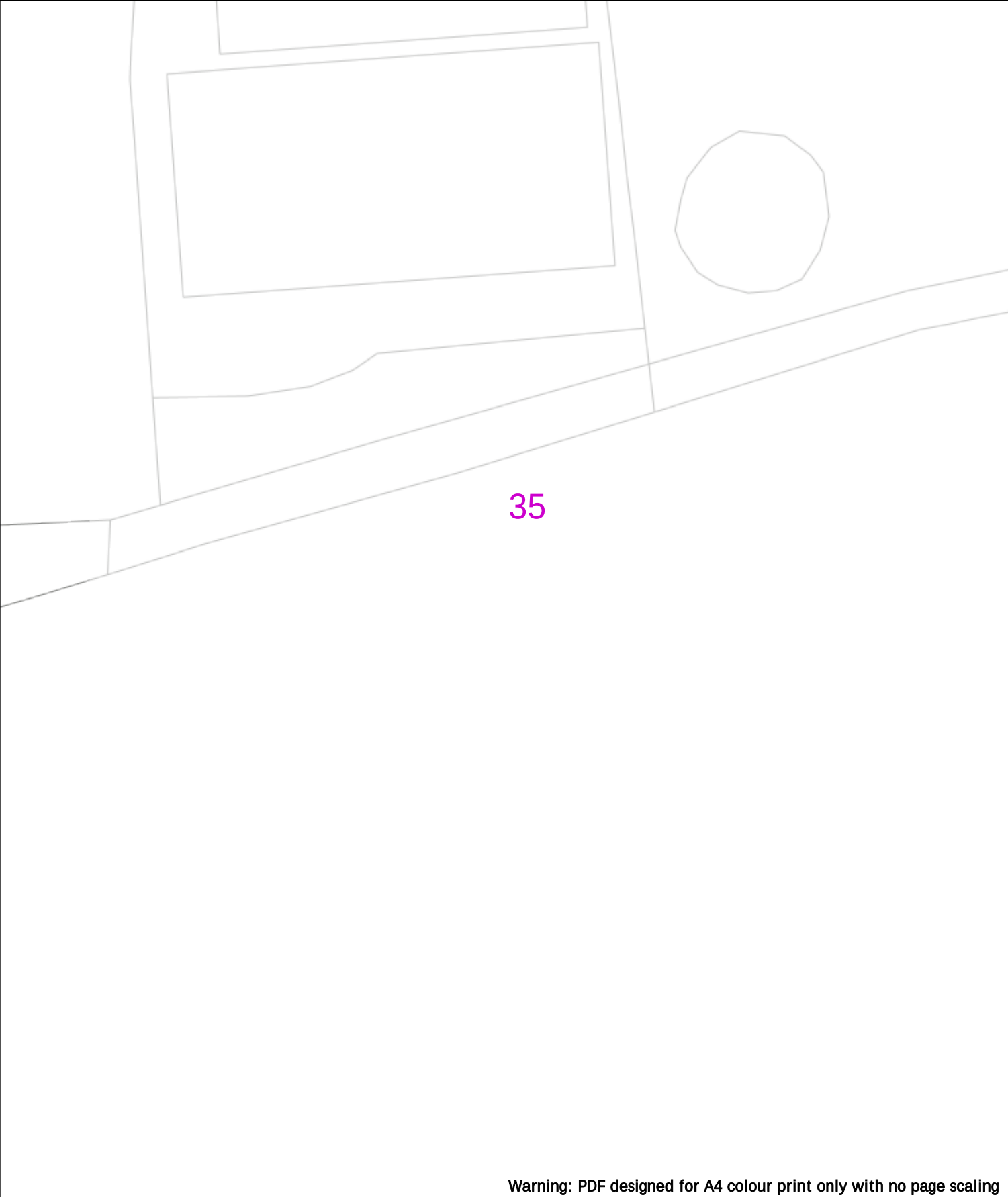
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Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

WARNING

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Your Scheme/Reference: 32541

Voltages (V)

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EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

Services	LV	HV	EHV
Footpath/unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1m

Legend

- Service Cable
- LV Mains
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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Drain

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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
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Legend	
	Service Cable
	LV Mains
	2 - 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures (Electric)	
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	Pole Structure, Existing Location - Single
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Deliver
Trusted
Enable
Site Appraisal
Hydrology
Highways
Civil Engineering
Successful
Travel Planning
Support
Drainage
Dynamic
Masterplanning
Flood Risk Assessment
Infrastructure Design

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