



create



Welbeck Strategic Land II LLP

LAND AT COOMBE FARM, SAYERS COMMON

Utilities Assessment

Revision A



Independent, multidisciplinary engineering
and environmental consultants

LAND AT COOMBE FARM, SAYERS COMMON

Utilities Assessment

Document Reference: RN/VL/P25-3595/06 Rev A

Client: Welbeck Strategic Land II LLP

Engineer: Create Consulting Engineers (Create) Limited
15 Princes Street
Norwich
Norfolk
NR3 1AF

Tel: 01603 877010

Email: enquiries@createce.co.uk

Website: www.createce.co.uk

Date: October 2025

DOCUMENT AND QUALITY CONTROL

Revision/Date	Writer	Reviewer	Approver	Nature of Revision
First Issue October 2025	Ravi Narr BEng (Hons) MCIBSE MIET MILP	Alan DeMerquis BSc, IEng IMechE	Alan DeMerquis BSc, IEng IMechE	
Revision A 07/10/2025	Ravi Narr BEng (Hons) MCIBSE MIET MILP	Alan DeMerquis BSc, IEng IMechE	Alan DeMerquis BSc, IEng IMechE	Updated following client comments

CONTENTS

- 1.0 INTRODUCTION AND SITE DESCRIPTION**
- 2.0 EXISTING SERVICES**
- 3.0 NEW SERVICE CONSIDERATIONS**
- 4.0 DIVERSIONS**
- 5.0 PROPOSED SERVICES**
- 6.0 CONCLUSIONS AND RECOMMENDATIONS**
- 7.0 DISCLAIMER**

FIGURES

- 1.1 Site Location
- 1.2 Existing Site Plan
- 1.3 Proposed Site Plan
- 4.1 UKPN Underground/LV Electricity Diversion

APPENDICES

- A Linesearch Correspondence
- B South East Water Clean Water Mapping
- C Southern Water Sewage Mapping
- D SGN Gas Mapping
- E UK Power Networks Correspondence
- F BT Correspondence
- G EU Network Fibre Correspondence

1.0 INTRODUCTION

- 1.1 This document provides essential insights into the location, type, and status of utility services for this site to assist in making informed decisions.
- 1.2 This Utilities Assessment Report has been prepared by Create Consulting Engineers Ltd on behalf of Welbeck Strategic Land II LLP in relation to the site located on the Land at Coombe Farm, Sayers Common.
- 1.3 The 13.4 hectare proposed development site comprises a large residential scheme arranged across multiple parcels of land and includes clusters of housing blocks with internal roadways, landscape areas, and attenuation ponds. The scheme is predominantly surrounded by woodland and open green space, with a notable central parcel excluded from the boundary. Primary vehicular and service access from the west, which will serve as the main entry point. This single access point from the B2118 provides the most practical route for the introduction of electricity, water and telecommunication infrastructure into the site.
- 1.4 Our appointment comprises specialist design and advisory services relating to advising on all statutory and private utility infrastructure required and available for the successful delivery of the residential development.
- 1.5 This document, its contents and appendices have been prepared and are intended solely as information for Welbeck Strategic Land II LLP and use in relation to reviewing desktop utility records. Create CE accept no responsibility for the accuracy of the information provided by third parties. The information given herein is offered in good faith and no liability whatsoever can be accepted in respect thereof.

Highlight Status

Number of Utility Companies Contacted	14
---------------------------------------	----

- 1.6 The highlight status table provides a breakdown of the number of responses received by each utility category; however, it must be noted that some utility companies provide multiple service categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

Unit Category	Status	Number of Responses Received
Electricity	AFFECTED	1
Gas	AFFECTED	1
Water and Sewerage	AFFECTED	2
Telecoms	AFFECTED	6
Other		

Report Scope

- 1.7 This report contains a summary of information obtained during a desktop search of all utilities known to operate within or near the specified boundary. We have included a wider search area of 25m beyond the site boundary to ensure utilities are captured immediately adjacent the site.

Methodology

1.8 We have submitted an enquiry and site location plan to all known utility companies operating at and around the site location and requested them to either a) provide copies of their relevant asset records, or b) provide a response confirming they have no assets in the area. The enquiry process varies between utility companies and for the purposes of this report an enquiry can take the form of a written enquiry, an on-line application or direct access to utility asset plans.

Scope

1.9 This Utilities Assessment Report provides information with respect to the location and capacity of existing services within the vicinity of the site and identifies what, if any, diversions are required to enable the development to be moved forward.

1.10 Enquiries have been made to the relevant utility providers in the region for electricity, potable and foul water, gas, and telecommunications. Copies of their current record plans have been obtained and are included within the appendices section of the report.

1.11 The report content is solely based upon the proposed project. If, for any reason, the mix of use or scale of the development changes then the recommendations of this report may no longer be valid. It would, therefore, be recommended that each of the Utilities companies be contacted again to verify that supply to the site remains unaffected.

1.12 Where mapping data is outside of the project mapping criteria, there are uncertainties that need to be further investigated as to the location of buried services, and during the development design stages.

Status

Status	Summary Description
Affected	We have received a response indicating apparatus and/or underground assets are present within or very close to the site.
No Response Received	We are still awaiting a response from the Utility Company.
Not Affected	We have received a response indicating no apparatus and/or underground assets are present within the site location.

PAS 128:2014

1.13 This Utility Search Report has been completed in accordance with the methodology detailed within PAS 128:2014; Specification for underground utility detection, verification and location, defined herein as Survey Type D.

1.14 PAS 128:2014 sets out provisions to those engaged in the detection, verification and location of active, abandoned, redundant and unknown utilities. Survey Type D (Desktop Utility Search) is a prerequisite to any subsequent onsite detection. The specification further recommends that desktop utility search records older than 90 days should be classed as historical.

1.15 It must be noted that the positional accuracy of plant and asset is not guaranteed from the information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

HSG47 and CDM 2015

1.16 This utility Search Report helps fulfil crucial responsibilities under the Construction (Design and Management) Regulations 2015 and recommendations within HSG47, Avoiding danger from underground services.



Figure 1.1: Site Location Plan (Drawing Ref: P24-2029_DE_001_A_01)

Note: Utility asset information has been requested for the whole area demarcated by the red boundary.

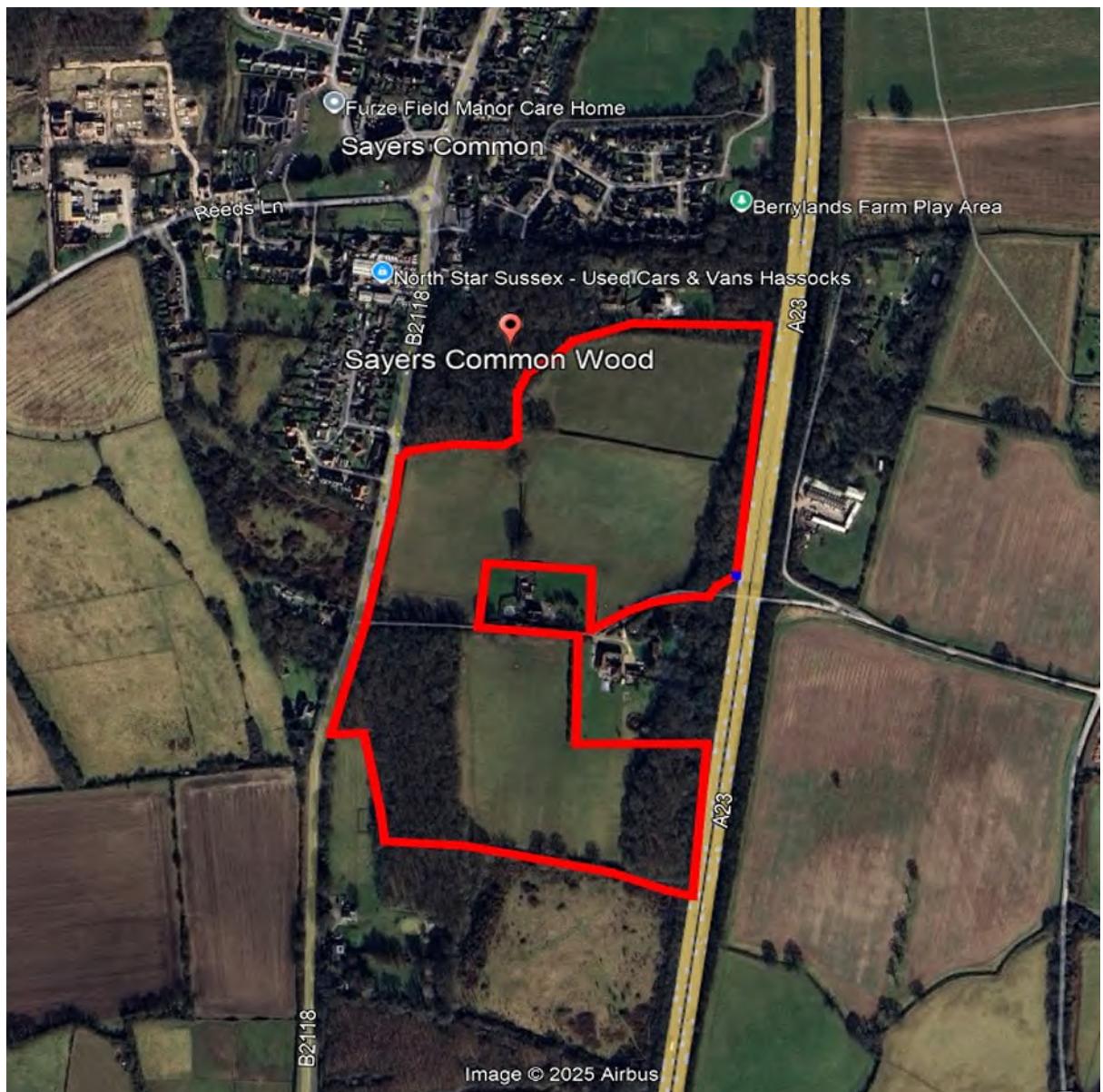


Figure 1.2: Existing Site Plan



Figure 1.3: Proposed Site Plan (Drawing Ref: P24-2029_DE_002_F_05)

Site Information

Site Size (Ha)	13.4
Description of Works	Utility Works
Utility Companies Contacted	14
Supplied Postcode	BN6 9HY
Supplied Grid Reference	526857, 117847

Accommodation Schedule

- 1.17 The development will deliver up to 210 much needed new properties having a wide range of house types and sizes.
- 1.18 For further information and detailed descriptions of the proposed development, please refer to the Design and Access Statement (DAS), the Planning Statement. These documents provide comprehensive details on the site layout, proposed building uses, scale, and design, as well as wider planning context.

- 1.19 The primary energy for heating and hot water generation shall be all electric utilising air source heat pumps with solar photovoltaic generation panels being considered to support the high efficiencies required.
- 1.20 New mains cold water capacities are assessed herein and each dwelling will have a minimum 25mm MDPE new supply provided off dedicated meters.

New Service Capacity

- 1.21 Water Efficiency – the new development scheme will need to include a review on targeting low-water use and utilising efficient sanitary brassware including low-flow shower heads and taps.
- 1.22 The UK government has set a target to reduce public water supply per person by 20% by 2038, using 2019/20 as a baseline. This is equivalent to reducing household consumption to 110 litres per person per day by 2050. This aligns with the Plan for Water, which seeks a reduction in per capita consumption to 122 litres per person per day by 2037-38.
- 1.23 This would equate to approximately 5,000 litres of water per day peak usage across the development. As a peak flowrate target of 1.1litres/second would equate to a 63mm MDPE supply main being required as a minimum and a size finalised through the next stage of design development is likely to be limited to 50mm diameter as a site connection.
- 1.24 Water recycling should be considered in the design development moving forward to establish whether there is sufficient economic and environmental reasons to include this. This would include a review on rainwater harvesting for landscape watering/irrigation. For example, water butts can act as a Sustainable urban Drainage System (SuDS) component, specifically as a form of source control for rainwater. These can help manage surface water runoff by providing temporary storage, reducing the volume of water going into sewers and waterways during rainfall. In addition to traditional water butts, there are also "smart" water butts and other variations that can be integrated into SuDS designs to further enhance their effectiveness. For example, some smart water butts can be drained in advance of predicted rainfall to maximize their storage capacity.
- 1.25 Energy – The scheme design for this all-electric site shall use Air Source Heat Pumps as the primary heating energy source for each dwelling and is generally considered as a low carbon option when compared to fossil fuels. In addition, and in accordance with Planning advice solar photovoltaic (PV) panels shall be considered in the energy mix. Wind energy through the use of wind turbines is not considered viable due to the domestic nature and location of the site. The use of biomass could be a consideration but given the cost of maintenance and constant deliveries of pellets and chip, this option looks difficult to include on a large development. For biomass to be truly sustainable, it needs to be sourced from managed forests or other sustainably grown sources where new growth replaces what is harvested, which cannot be guaranteed for each household how the source of managed and seasoned pellets would come from.
- 1.26 Based on UKPN ADMD guidance, the diversified load for electrically heated residential homes is taken as 3.38 kVA per dwelling. Accordingly, for up to 210 homes, the total diversified load is calculated at 709.8 KVA.

2.0 EXISTING SERVICES

Linesearch

- 2.1 Linesearch is a single point of contact for all initial enquiries relating to apparatus owned and/or operated by their members that comprise oil and gas companies as well as certain utility providers. An enquiry was therefore made to Linesearch.
- 2.2 The response received on 23 September 2025, states that several network operators have assets in the development area, for which detailed asset plans have been obtained. The Linesearch result is included in Appendix A.

Clean Water Supply

- 2.3 South East Water manage the potable water supply in the region, and asset plans supplied by South East Water are included in Appendix B.
- 2.4 The asset plan indicates that there are existing potable water distribution mains encroaching the proposed development site to the west along B2116. A 3 inch main supply extends within the footpath adjacent to the site.
- 2.5 The 125mm mains water supply extends through the central residential development area and heads eastward in a 1200mm existing MDPE Main suggesting this is relatively new replacing the old cast iron main originally.
- 2.6 A 125mm main supply also extends into the north of the development site area.
- 2.7 A 63mm minimum supply would be required, given the diversity of the site and the number of dwelling types. This would align with the Bedfordshire planning alliance to target low water usage to 122 Litres per person per day.

Sewage Water Drainage

- 2.8 Southern Water manage the sewage drainage in the region, asset plans from Sewage Water indicate that there are foul water assets to the North of the development area, asset plans are included in Appendix C.
- 2.9 There is a main sewer extending from the North of the site running in a southward direction along B2116 in the footway.
- 2.10 Drainage depths will have to be coordinated with the site levels of course, but the information provided is positive in the supply of foul and wastewater drainage required for the development.

Gas

- 2.11 SGN Gas is the Network Operator for the area, Asset plans received from SGN Gas indicate there is a 125mm medium pressure gas main to the eastern side of the site. The asset plans also show a 63mm medium pressure gas main serving the central parcel excluded from the boundary. Gas to this site is not a requirement and therefore expanding the existing gas network is not a requirement.

Electricity

2.12 UK Power Networks (UKPN) is the Network Operator for the area and an asset plan request was submitted to UKPN. A response dated 23rd Sept 2025 (Ref: 38791370), including an asset plan indicating the nearest available UKPN assets is included in Appendix E.

2.13 This response notes the nearest assets to the application site to be as follows:

2.14 The asset plans indicate the presence of low voltage (LV) underground electrical cables located just outside the northwestern site boundary, within the footpath of B2116. These cables run parallel to the highway and are likely to provide local distribution connection to nearby properties.

2.15 UK Power Networks infrastructure appears to be entering the site area from the west, as indicated by the green line on the asset plan, which denotes an LV overhead line. This crosses into the central portion of the site and continues eastward, supplying the central parcel of land excluded from the development boundary.

2.16 A small substation enclosure with a reference number 366545, is located at the western boundary of the site (see page 6 of the asset plan). This substation appears to be the point of origin for the LV overhead line mentioned above.

2.17 The red line on the asset plan denotes additional LV underground cables. These are shown extending from the vicinity of the substation and along the local highway network, providing further supply to the surrounding area.

Telecommunications

2.18 Asset plans detailing BT apparatus surrounding the development area have been requested, and copies are present in Appendix F.

2.19 The BT asset plans, and desktop survey indicate that there is above ground pole mounted and underground apparatus running along the western boundary adjacent to the development.

2.20 Along the northern site boundary of the development, the asset plan and desk top survey confirm that there are two BT poles and BT boxes present.

2.21 Further above BT pole apparatus can be seen heading along centre parcel towards Coombe Farm.

Fibre

2.22 The results of cable searches obtained confirm that there is EU Network Fibre apparatus present surround the development site. Asset plans supplied by EU Network Fibre are included in Appendix G.

2.23 Asset plans received by EU Network Fibre indicate full fibre is present in the surrounding residential development, albeit is not within the search area of this development and a separate search on the site is required. This can only be taken as an indication that a particular address is covered.

3.0 NEW SERVICE CONSIDERATIONS

3.1 **Water Efficiency** – the new development scheme will need to include low-water use and efficient sanitaryware including low-flow shower heads and taps. The UK government has set a target to reduce public water supply per person by 20% by 2038, using 2019/20 as a baseline. This is equivalent to reducing household consumption to 110 litres per person per day by 2050. This aligns with the Plan for Water, which seeks a reduction in per capita consumption to 122 litres per person per day by 2037-38.

3.2 **New water connections** shall be connected to and extend from the local water network distribution and routed around the site having branch connections to each dwelling meter location. The pipework shall be Blue MDPE and buried in a service trench not less than 750mm and not deeper than 900mm deep. Where ground contamination has been detected, then Barrier Pipe shall be used.

3.3 **Water recycling** should be considered in the design development moving forward as part of the next stage to establish whether there are sufficient economic and environmental reasons to include this. This would include a review on rainwater harvesting for landscape watering/irrigation. For example, water butts can act as a Sustainable Drainage System (SuDS) component, specifically as a form of source control for rainwater. They help manage surface water runoff by providing temporary storage, reducing the volume of water going into sewers and waterways during rainfall.

3.4 **Energy** – The scheme design for this all-electric site shall use Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pump (EAHP), as the primary heating energy source for each dwelling and is generally considered as a low carbon option when compared to fossil fuels. In addition, and in accordance with Planning advice solar photovoltaic (PV) panels shall be considered in the energy mix. Wind energy through the use of wind turbines, and centralised biomass systems are not considered viable due to the domestic nature and location of the site.

3.5 **Power** – Based on UKPN ADMD guidance, the diversified load for electrically heated residential homes is taken as the following diversified loadings. This includes the use of primary energy required for Electric Vehicle Charging points.

Estimated Load per Dwelling	Total number of Dwellings	Estimated Total Power Consumption
3.38 kVA	210	709.8 kVA.

3.6 **Power Distribution** shall be extended from the local transformer within a 450mm deep service trench which shall generally follow the trenching works for the water distribution. Power connection points shall be provided to each dwelling and metered accordingly.

4.0 DIVERSIONS

4.1 On receiving the location of the existing services, there are no major utilities located within the site that would cause a constraint to the site being brought forward for residential purposes.

4.2 The record plans show an LV overhead line, indicated by the green line on the asset plan, crosses the centre of the site from west to east and supplies the central parcel excluded from the boundary. Based on the current site layout, which does not propose housing beneath this line, diversion works may not be required. However, should diversion be necessary to facilitate the buyout. This is not considered to be a major constraint, and a diversion route will be agreed through the site.

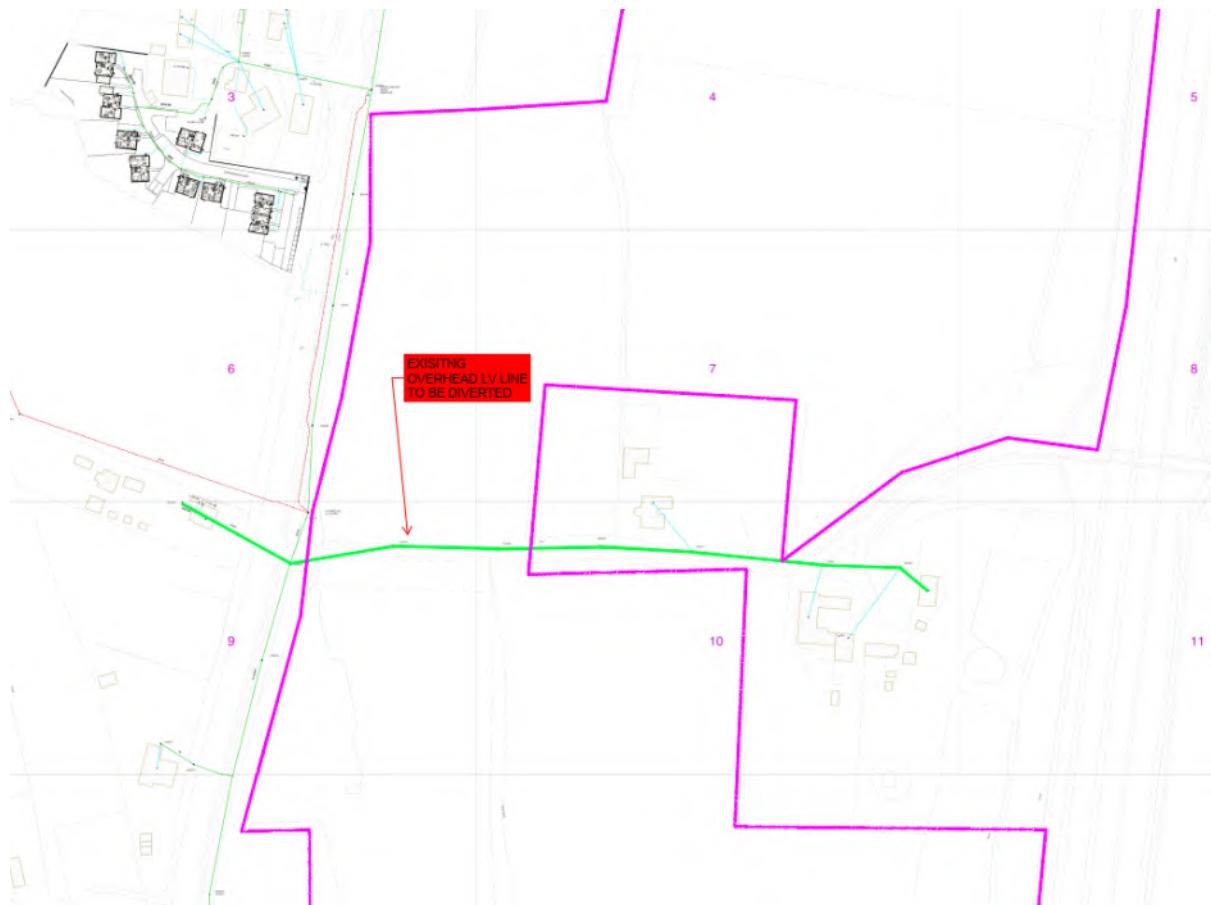


Figure 4.1: UKPN overhead line/LV Electricity Diversion

4.3 It is not anticipated that any of these works will cause a problem in relation to the viability or the delivery of the proposed scheme.

5.0 PROPOSED SERVICES

Water

5.1 Based on the South East Water existing asset plans, and availability of clean water infrastructure near the site, connection to their existing main to serve the development is viable and unproblematic.

Sewage

5.2 Based on the Southern Water existing asset plans, and availability of infrastructure near the site, connection to their existing main to serve the development is viable and unproblematic.

Electricity

5.3 UKPN have confirmed that an electricity supply can be made available to serve the site. A loading of approximately 3.38 MVA has been requested from UKPN, which we understand is available within the local network, without major reinforcement

Gas

5.4 It is not intended that gas will be used on this development. All heating will be provided by electric.

Telecommunications/Fibre

5.5 Openreach have assets immediately adjacent to the proposed site and they have confirmed that there will be no issues with these being extended into the proposed development, providing standard telephone lines and basic copper cabling (ADSL)/VDSL.

5.6 EU Network Fibre have advised that full fibre will be available to be extended into the development site from the existing network nearby.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 On reviewing the location of the existing utilities, it can be concluded that there are no major services or utilities which will cause any major constraints to the bringing forward of this proposed site for residential development.
- 6.2 All of the key services are available. Each of the utility providers have confirmed that suitable supplies can be made available to the site without major reinforcement

7.0 DISCLAIMER

- 7.1 The figures quoted within this report have not considered the benefit of the provision of onsite renewable energy and water efficiency.
- 7.2 Create Consulting Engineers Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report.
- 7.3 The copyright of this report is vested in Create Consulting Engineers Ltd, Welbeck Strategic Land II LLP. The Client, or their appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd, and/or Welbeck Strategic Land II LLP.
- 7.4 Create Consulting Engineers Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such other parties rely upon the report at their own risk.

APPENDIX A

Linesearch Correspondence

Enquirer

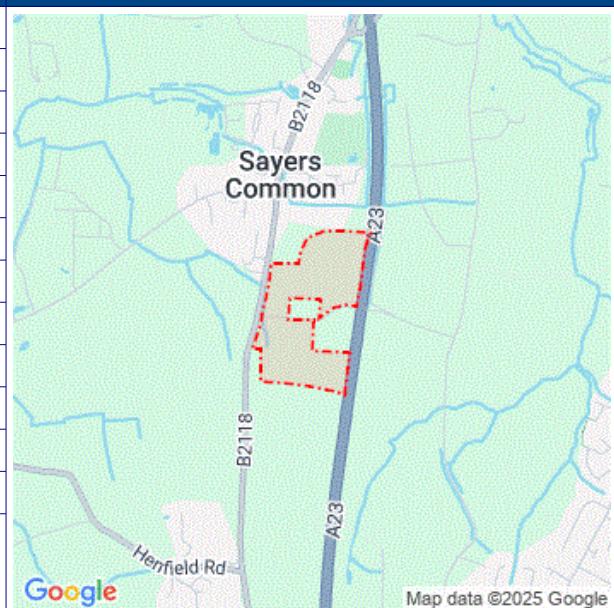
Name	Mr ravi narr	Phone	07593 582 916
Company	create consulting engineers	Mobile	07593 582 916
Address	Create Consulting Engineers Ltd Suite 109-112 London Greater London EC4Y 0HP		
Email	ravi.narr@createce.co.uk		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Housing
Work type buffer*	25 metres
Start date	24/09/2025
End date	17/09/2027
Scheme/Reference	P25-3564 - Land at Coombe Farm, Sayers Common
Search location	XY= 526857, 117847
Confirmed location	526686 117746
Site size	134751 metres square
Site Contact Name	Ravi Narr
Site Phone No.	07593582916
Description of Works	P25-3564 - Land at Coombe Farm, Sayers Common

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

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
EUNetworks Fiber UK Limited	01992257688	01992257688	Await response
SGN	08009121722	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992257688	08001691646	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members

(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cadent Gas	Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Live Pipelines)
Drax Power Limited	Eden Estuary Energy Limited	EDF Energy Renewables Ltd
EET Fuels	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest Heather Ltd	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESP Utilities Group	Esso Petroleum Company Limited	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
G.Network Communication Ltd c/o JSM Group Ltd	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Greenlink Interconnector Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	Impala Terminals Infrastructure Ltd	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities	Last Mile
Liverpool City Region Connect	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
MUA Group Limited	Mutual Energy	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation

Seabank Power Ltd	SES Water	Shell
Shell NOP	South Staffs Water	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)
toob Limited	Total (Colnbrook) c/o Penspen	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Distribution
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Virgin Media O2
Voneus Limited	VPI Power Limited	Wales and West Utilities
Welsh Power	West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)
Westminster City Council	Winnington CHP Ltd	

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Bring Energy	nrswa@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
South East Water	water.maps@southeastwater.co.uk	0333 000 0059	Not Notified
Southern Water		03303030368	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

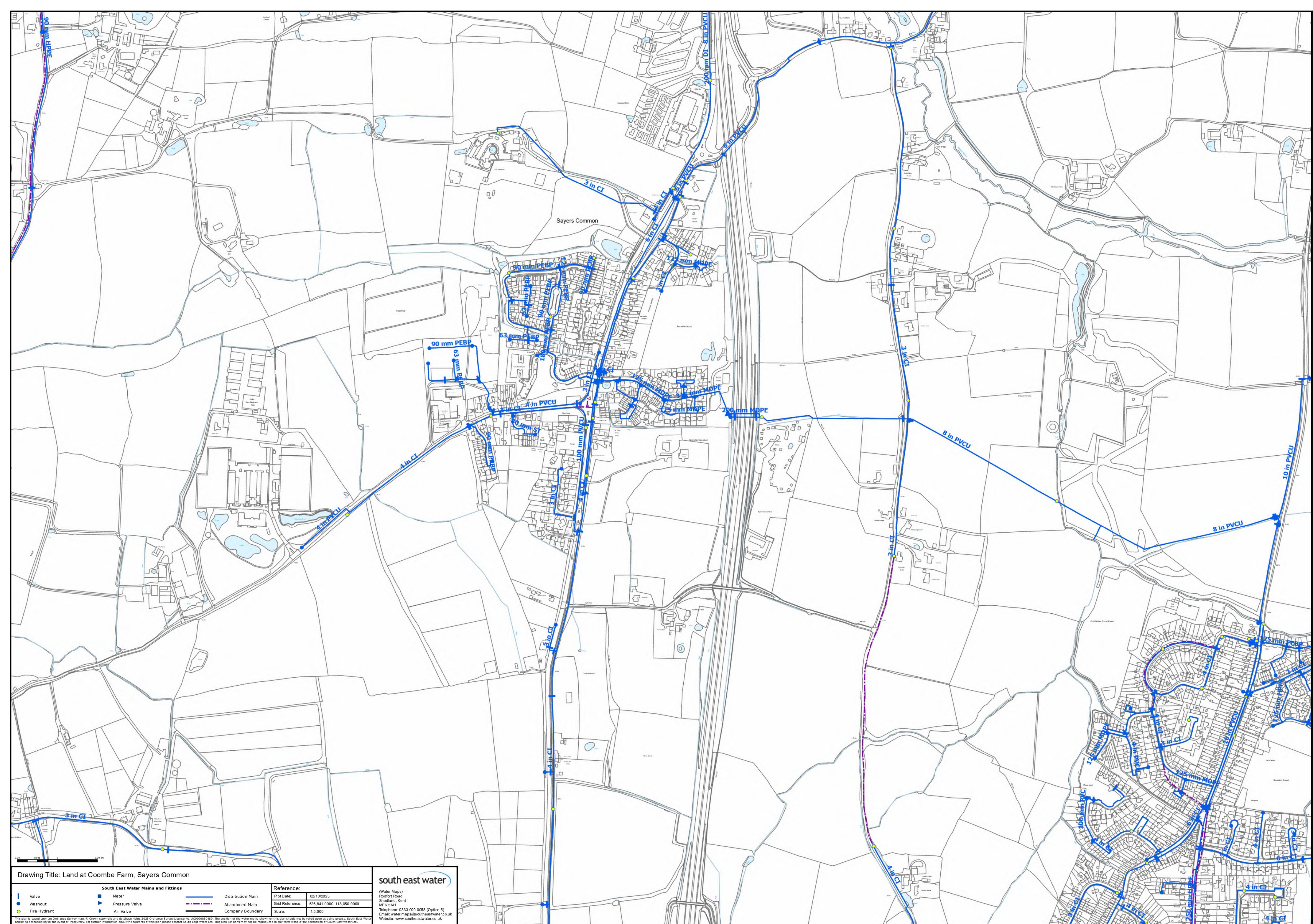
Disclaimer

Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

APPENDIX B

South East Water Clean Water Mapping

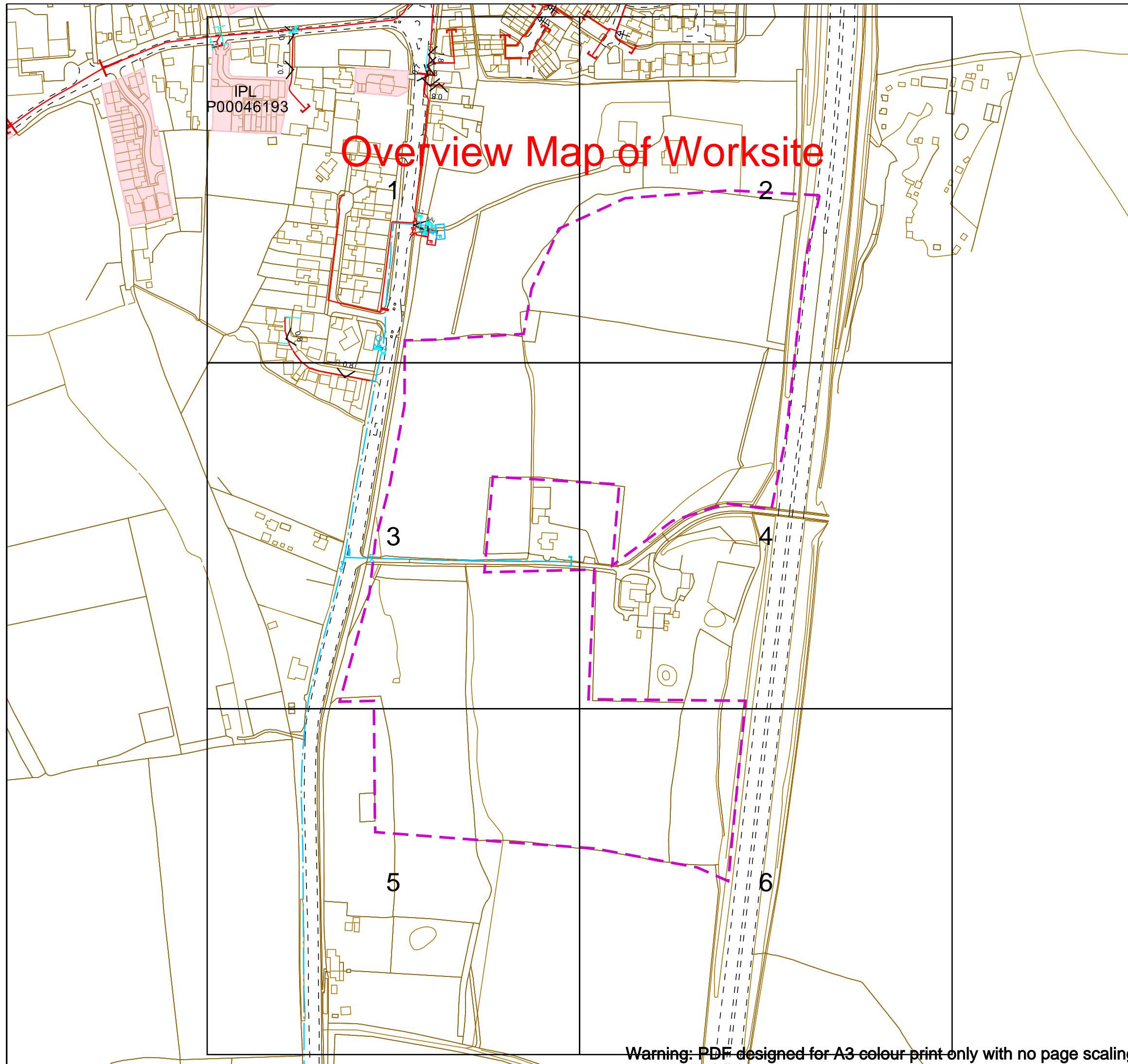


APPENDIX C

Southern Water Sewage Mapping

APPENDIX D

SGN Gas Mapping



Contact Us

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

Date Requested: 23/09/2025

Job Reference: 38791370

Site Location: 526686 117746

Requested by: Mr ravi narr

Your Scheme/Reference: P25-3564 - Land at Coombe Farm, Sayers Common

Scale: 1:3075 (When plotted at A3)

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 0800 912 1722 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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

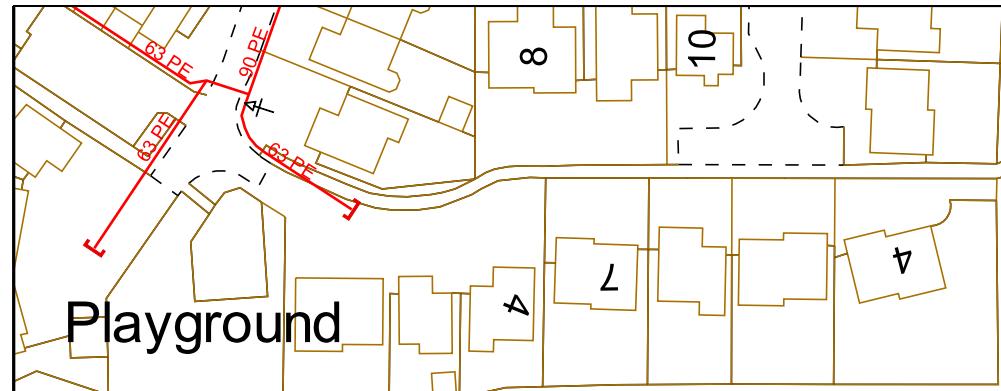
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
Las	
H100 Hydrogen Network	
GTs	
SSSIs	

Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change

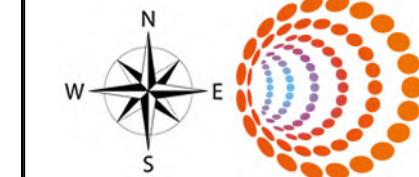
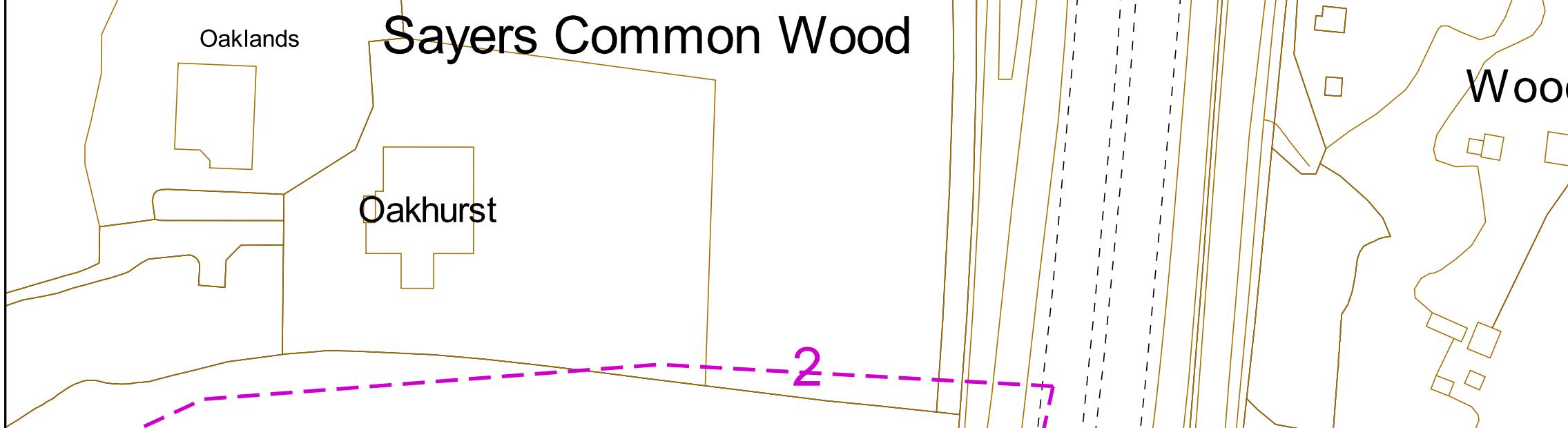
Digsites: Line: Area:



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.



Play Area



SGN
Your gas. Our network.

Contact Us

SGN Safety Admin Team:

0800 912 1722

Email:

plantlocation@sgn.co.uk

Date Requested: 23/09/2025

Job Reference: 38791370

Site Location: 526686 117746

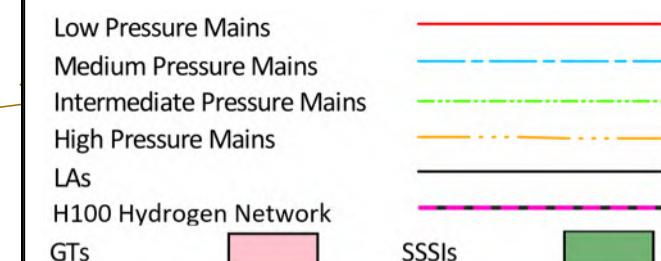
Requested by: Mr ravi narr

Your Scheme/Reference: P25-3564 - Land at Coombe Farm, Sayers Common

Scale: 1:1000 (When plotted at A3)

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 0800 912 1722 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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

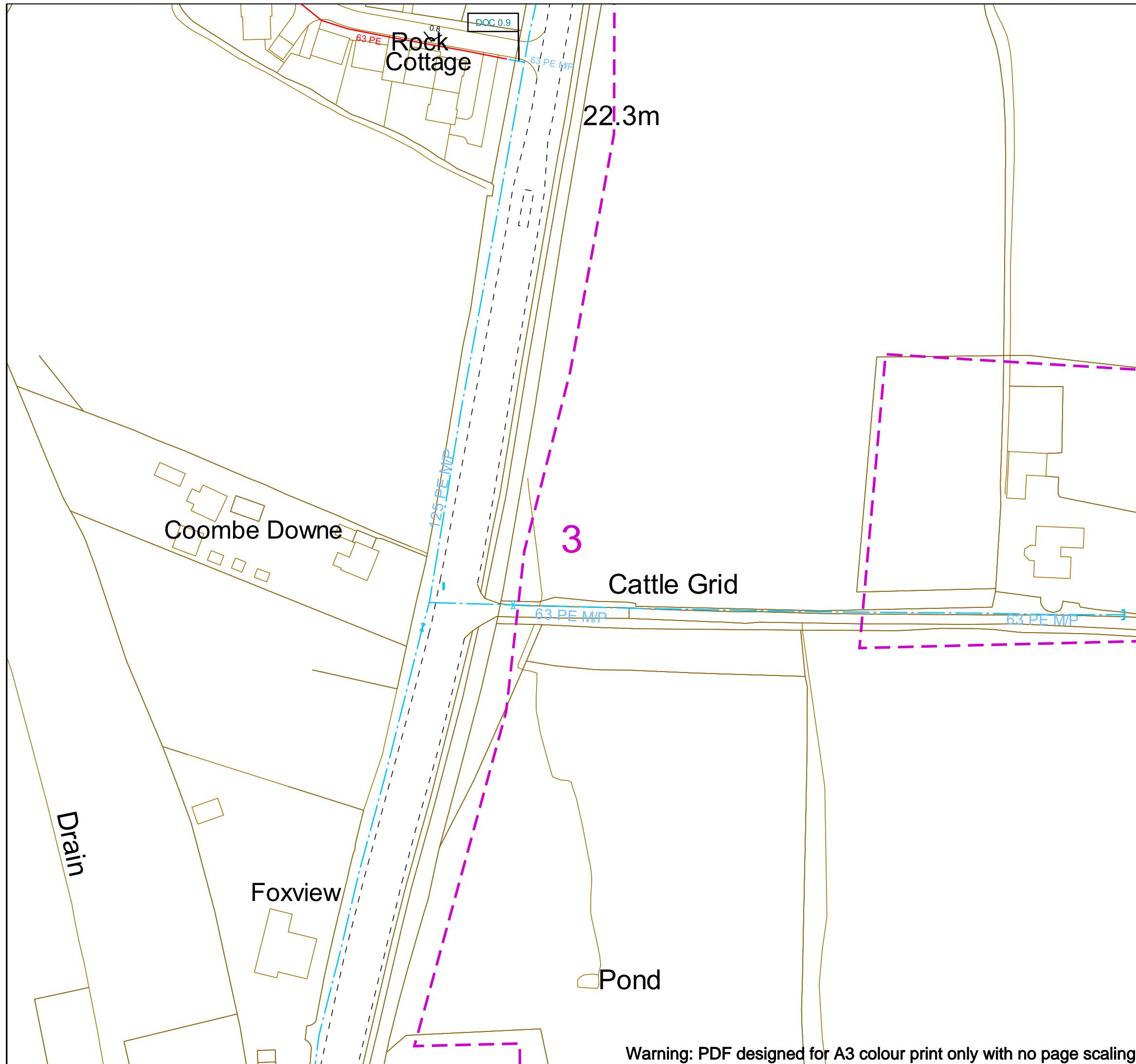


Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsites: Line: Area:



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.



Contact Us
 SGN Safety Admin Team:
 0800 912 1722
 Email:
 plantlocation@sgn.co.uk

Date Requested: 23/09/2025
 Job Reference: 38791370
 Site Location: 526686 117746
 Requested by: Mr ravi narr

Your Scheme/Reference: P25-3564 - Land at Coombe Farm, Sayers Common

Scale: 1:1000 (When plotted at A3)

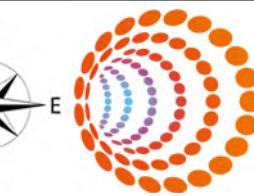
This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from 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 0800 912 1722 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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
 0800 111 999

Low Pressure Mains
 Medium Pressure Mains
 Intermediate Pressure Mains
 High Pressure Mains
 LAs
 H100 Hydrogen Network
 GTs SSSIs
 Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change
 Digsites: Line: Area:



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.



SGN

Your gas. Our network.

Contact Us

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

Date Requested: 23/09/2025

Job Reference: 38791370

Site Location: 526686 117746

Requested by: Mr ravi narr

Your Scheme/Reference: P25-3564 - Land at Coombe Farm,
Sayers Common

Scale: 1:1000 (When plotted at A3)

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 0800 912 1722 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.

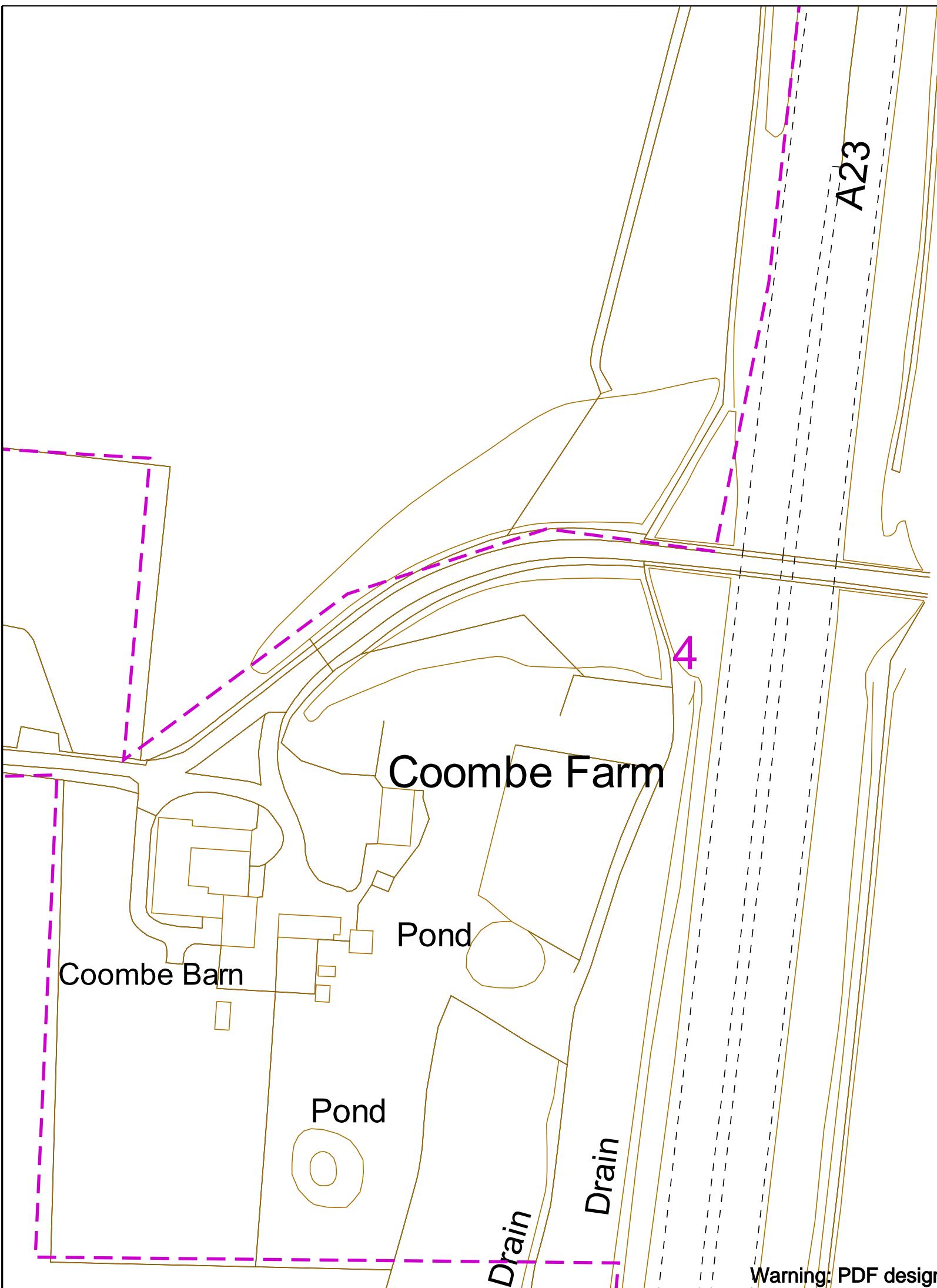
Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



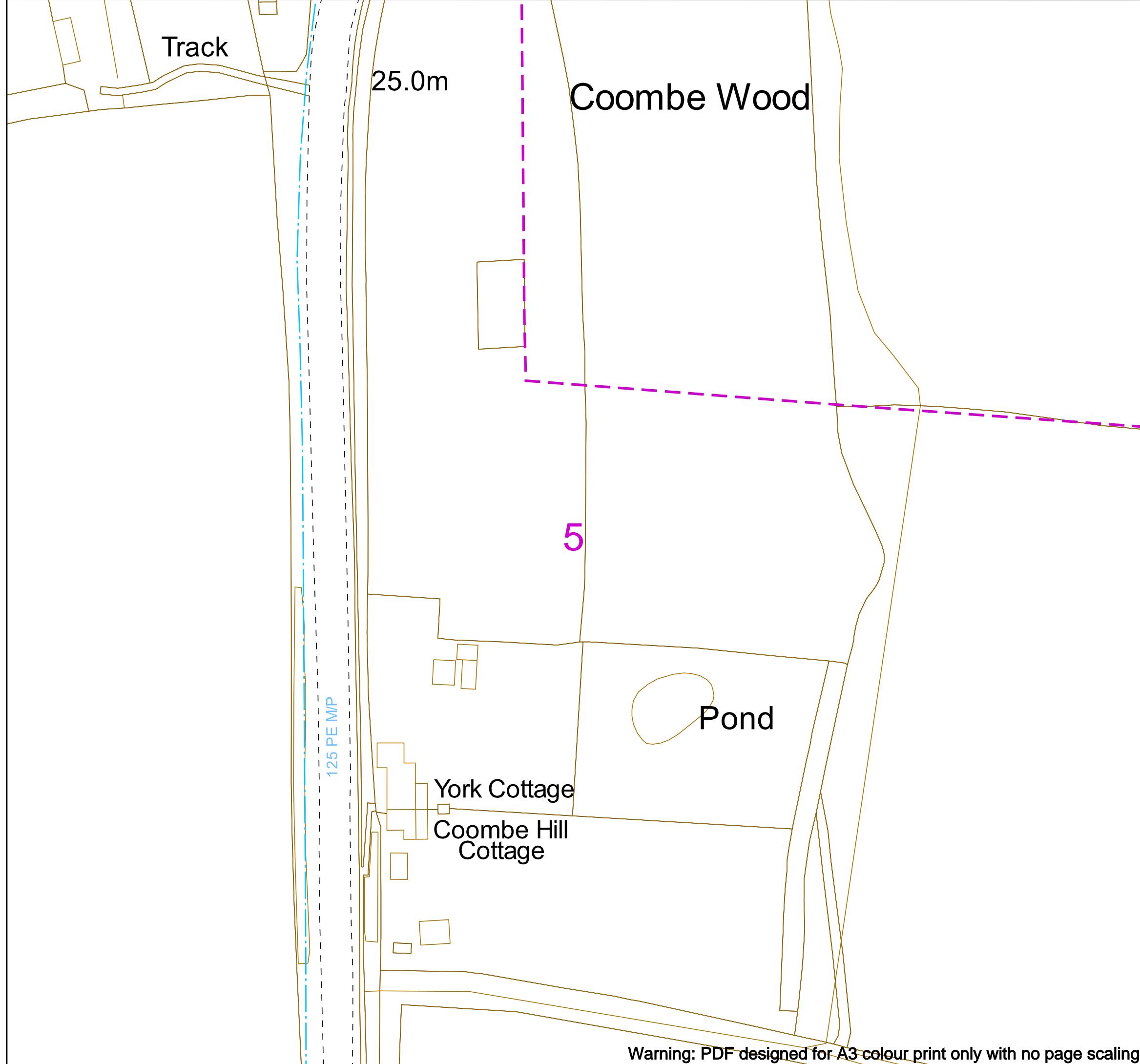
Some Examples Of Plant Items
Valve △ Syphon ○ Depth of Cover ✓ Diameter Change ↓ Material Change |
Digsite: Line: Area: |



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.



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



Track

25.0m

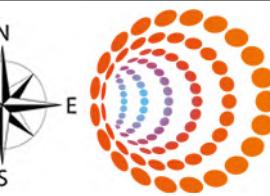
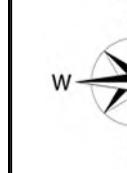
Coombe Wood

5

Pond

York Cottage
Coombe Hill
Cottage

125 PE MP



SGN
Your gas. Our network.

Contact Us

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

Date Requested: 23/09/2025

Job Reference: 38791370

Site Location: 526686 117746

Requested by: Mr ravi narr

Your Scheme/Reference: P25-3564 - Land at Coombe Farm,
Sayers Common

Scale: 1:1000 (When plotted at A3)

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 0800 912 1722 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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
H100 Hydrogen Network
GTs

SSSIs

Some Examples Of Plant Items
Valve ▷▷ Syphon ○ Depth of Cover ✓ Diameter Change ↓ Material Change

Digsites: Line: - - - - Area: - - - -



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.



SGN

Your gas. Our network.

Contact Us

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

Date Requested: 23/09/2025

Job Reference: 38791370

Site Location: 526686 117746

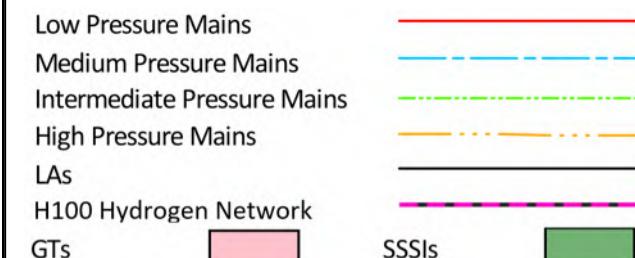
Requested by: Mr ravi narr

Your Scheme/Reference: P25-3564 - Land at Coombe Farm,
Sayers Common

Scale: 1:1000 (When plotted at A3)

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 0800 912 1722 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.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



Digsites: Line: Area:



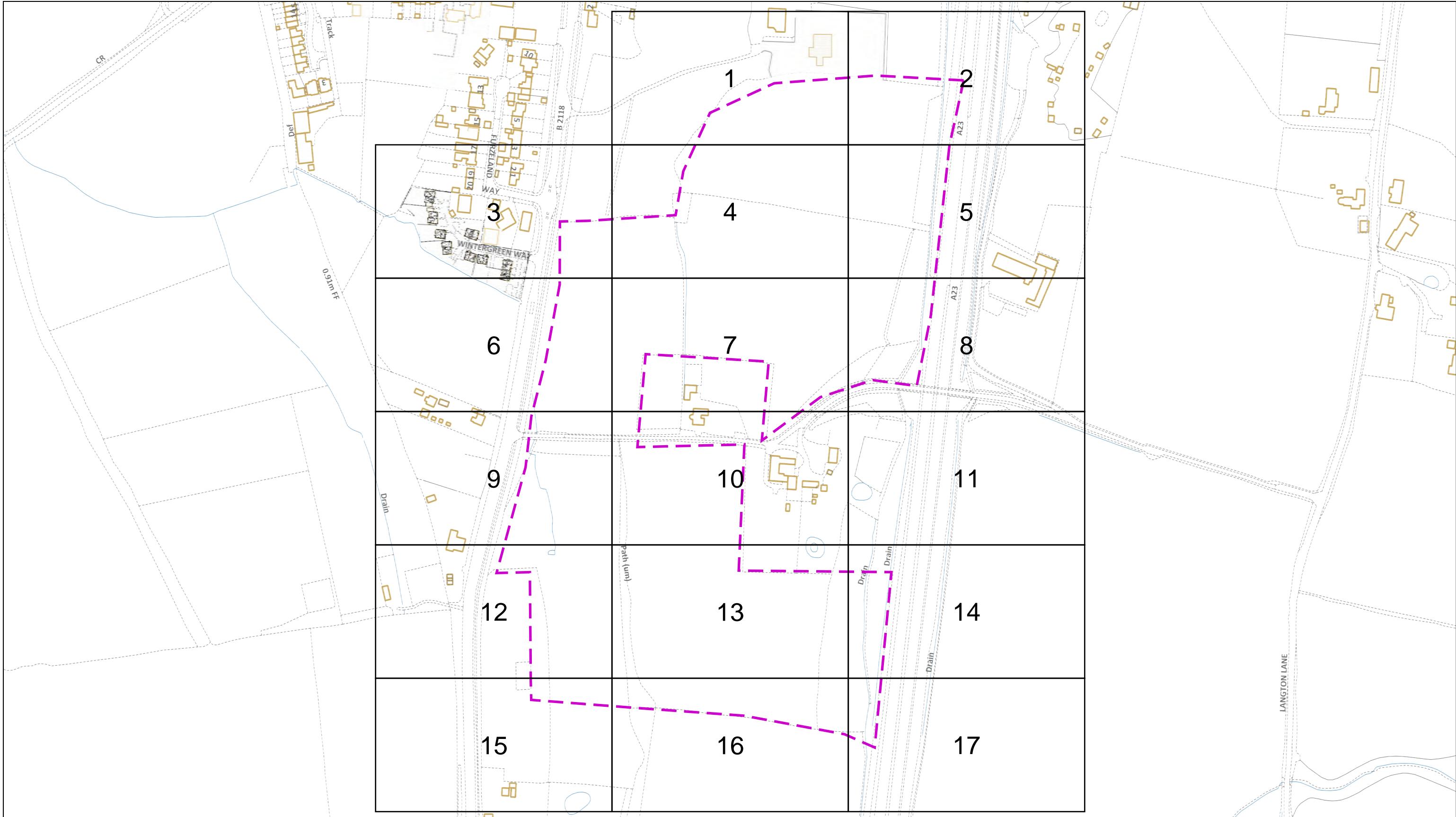
This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Drain
6
Path (um)

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

APPENDIX E

UK Power Networks Correspondence



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
 Job Reference: 38791370
 Site Location: 526610 117472
 Requested by:
 Mr ravi narr
 Your Scheme/Reference: P25-3564
 Land at Coombe Farm, Sayers Common
 Common Scale: 1:3075 (When plotted at A3)

- UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
- UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
- Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
- This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
- You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

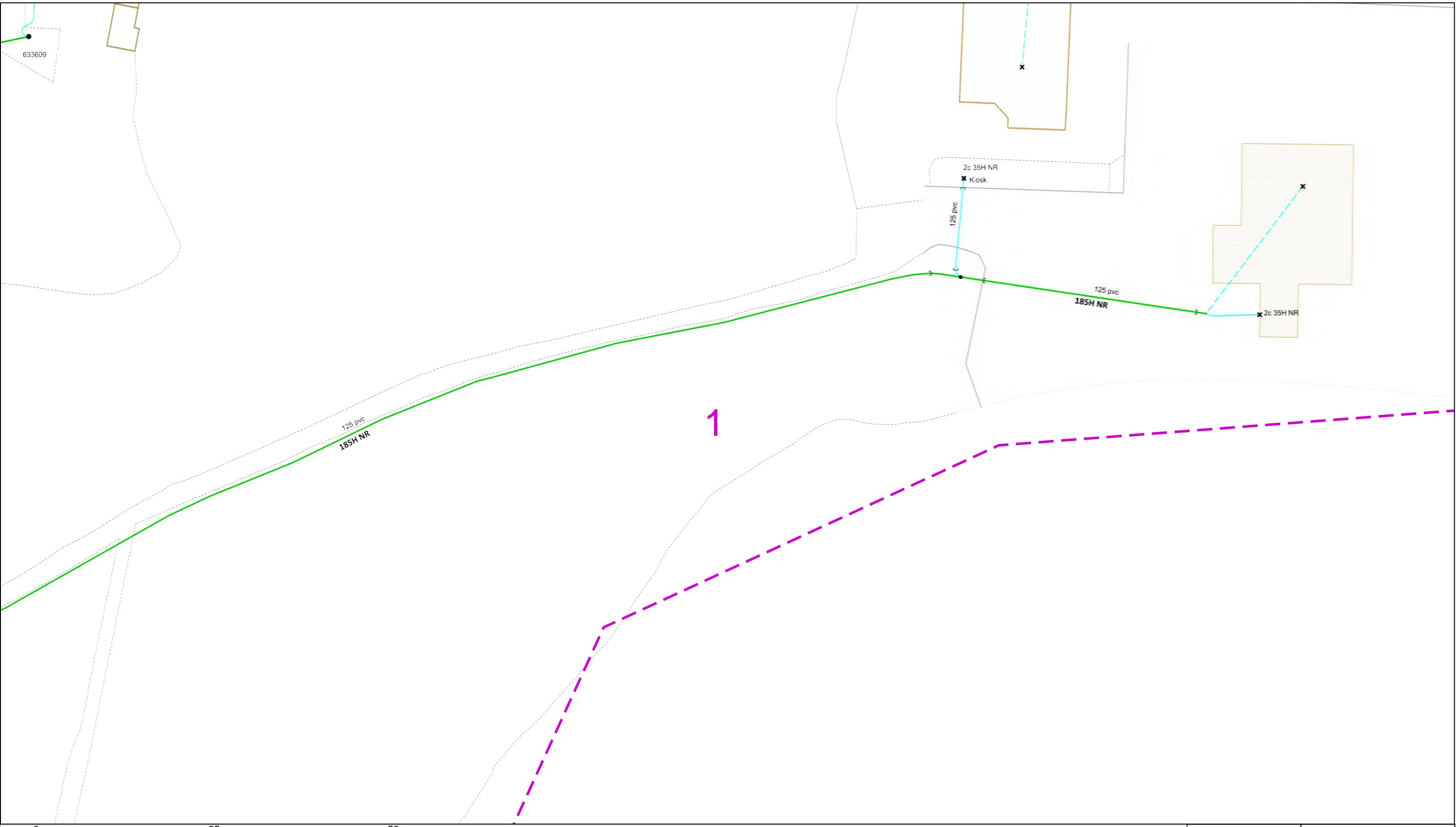


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you
 damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 Refer to HSE
 Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



0 25 50
metres

Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

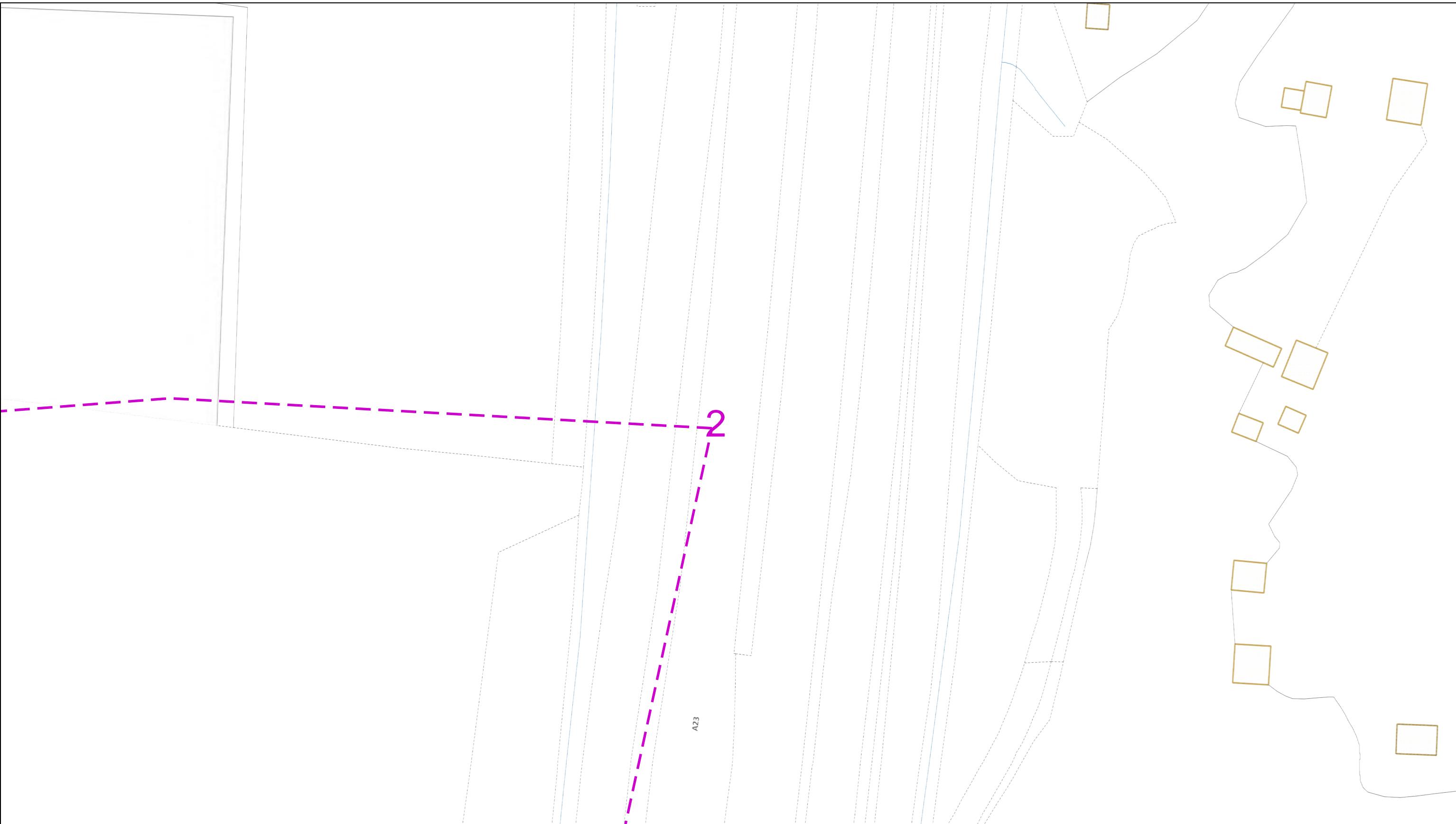


IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



0 25 50
metres

This plan must be used with the attached 'Symbols' document.

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

Dig Sites

Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

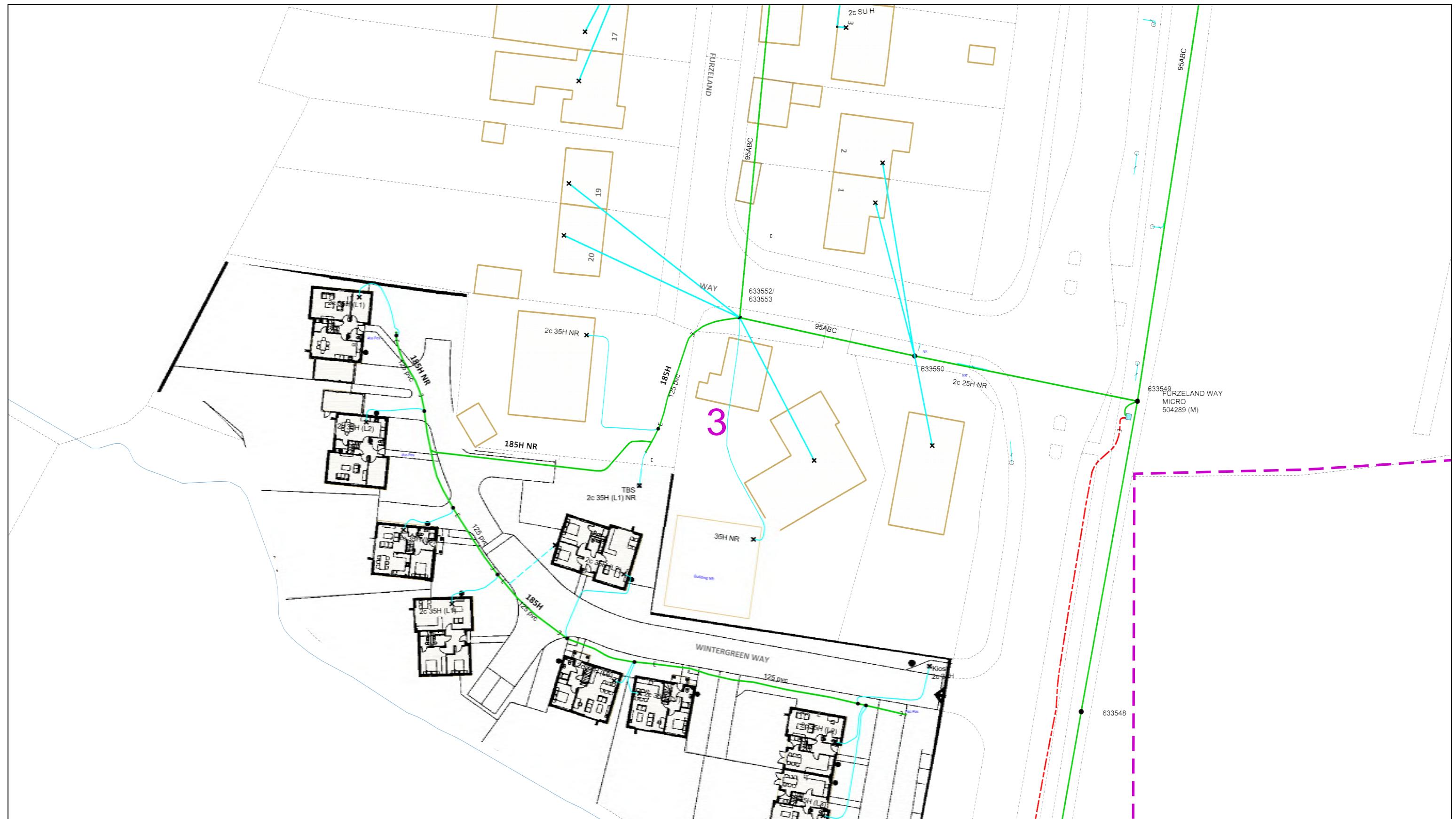


IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:

Requested by:
Mr ravi narr
Your Scheme/Reference: P25-356
Land at Coombe Farm, Sayers
Common
Scale: 1:500 (When plotted at A3)

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

4



0 25 50
metres

Dig Sites Area: Line:

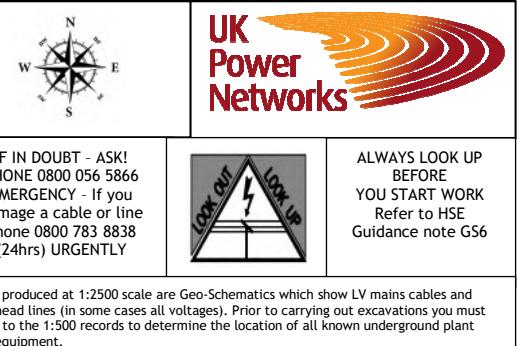
The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



5

0 25 50
metres

Dig Sites Area: Line:

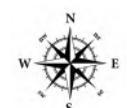
The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



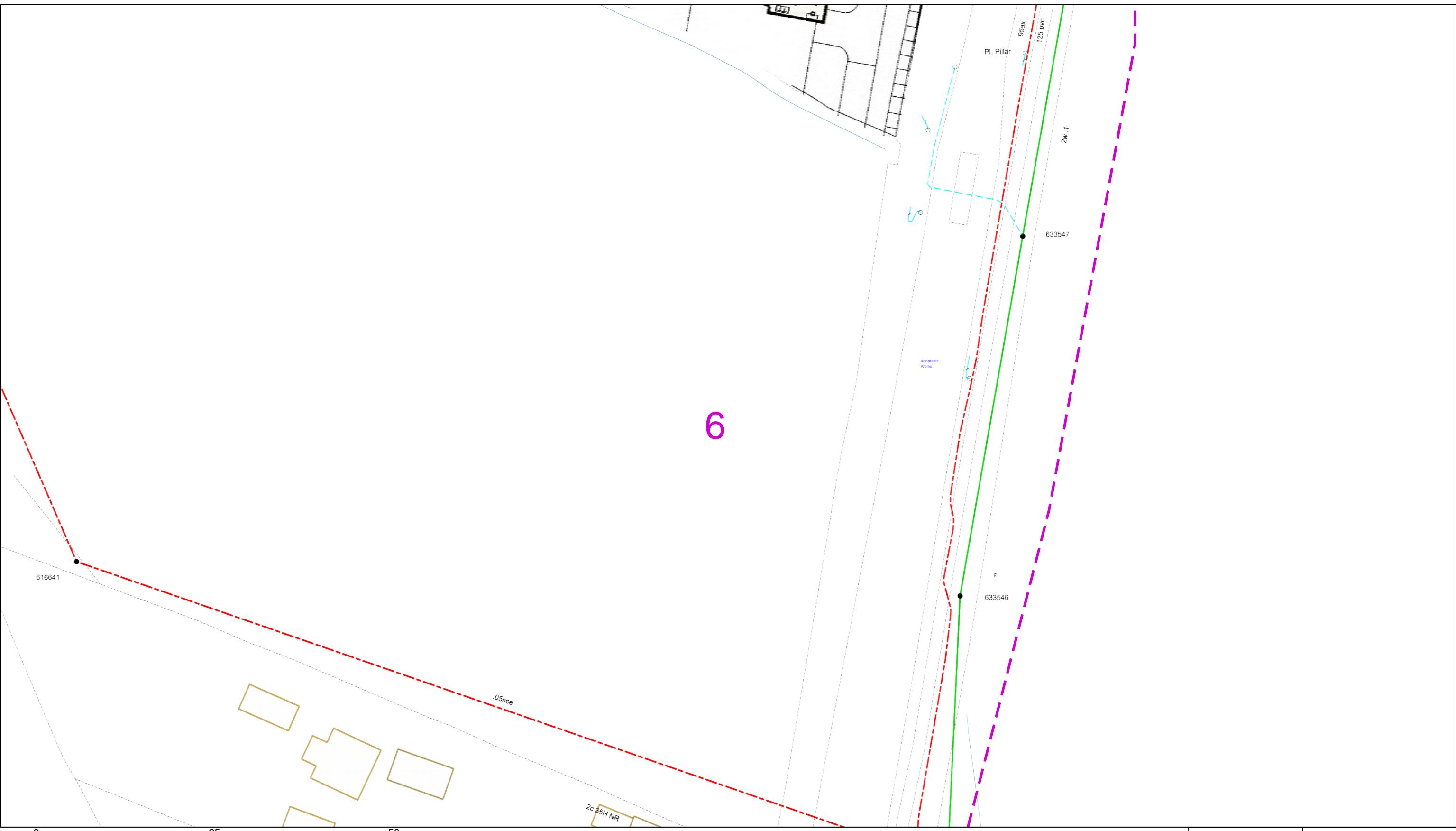
IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

6



This plan must be used with the attached 'Symbols' document.		Dig Sites Area: Line:		The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.	
Date Requested: 23/09/2025 Job Reference: 38791370 Site Location: 526610 117472 Requested by: Mr ravi narr Your Scheme/Reference: P25-3564 Land at Coombe Farm, Sayers Common Scale: 1:500 (When plotted at A3)	1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.	1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.			  IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY
				 ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6	Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

7



0 25 50
metres

This plan must be used with the attached 'Symbols' document.

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

Dig Sites

Area:

Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

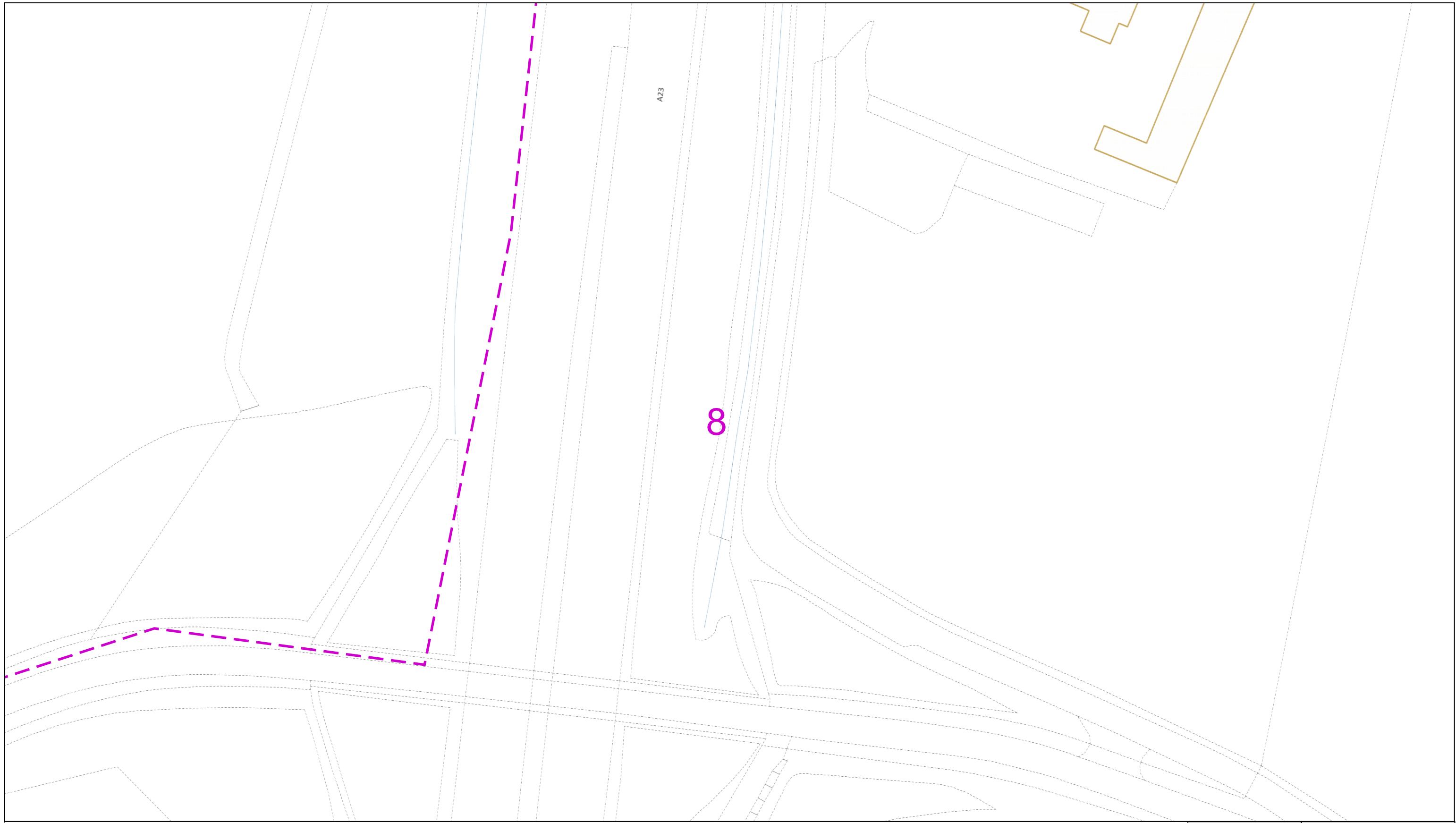


IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



0 25 50
metres

This plan must be used with the attached 'Symbols' document.

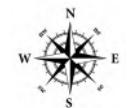
Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

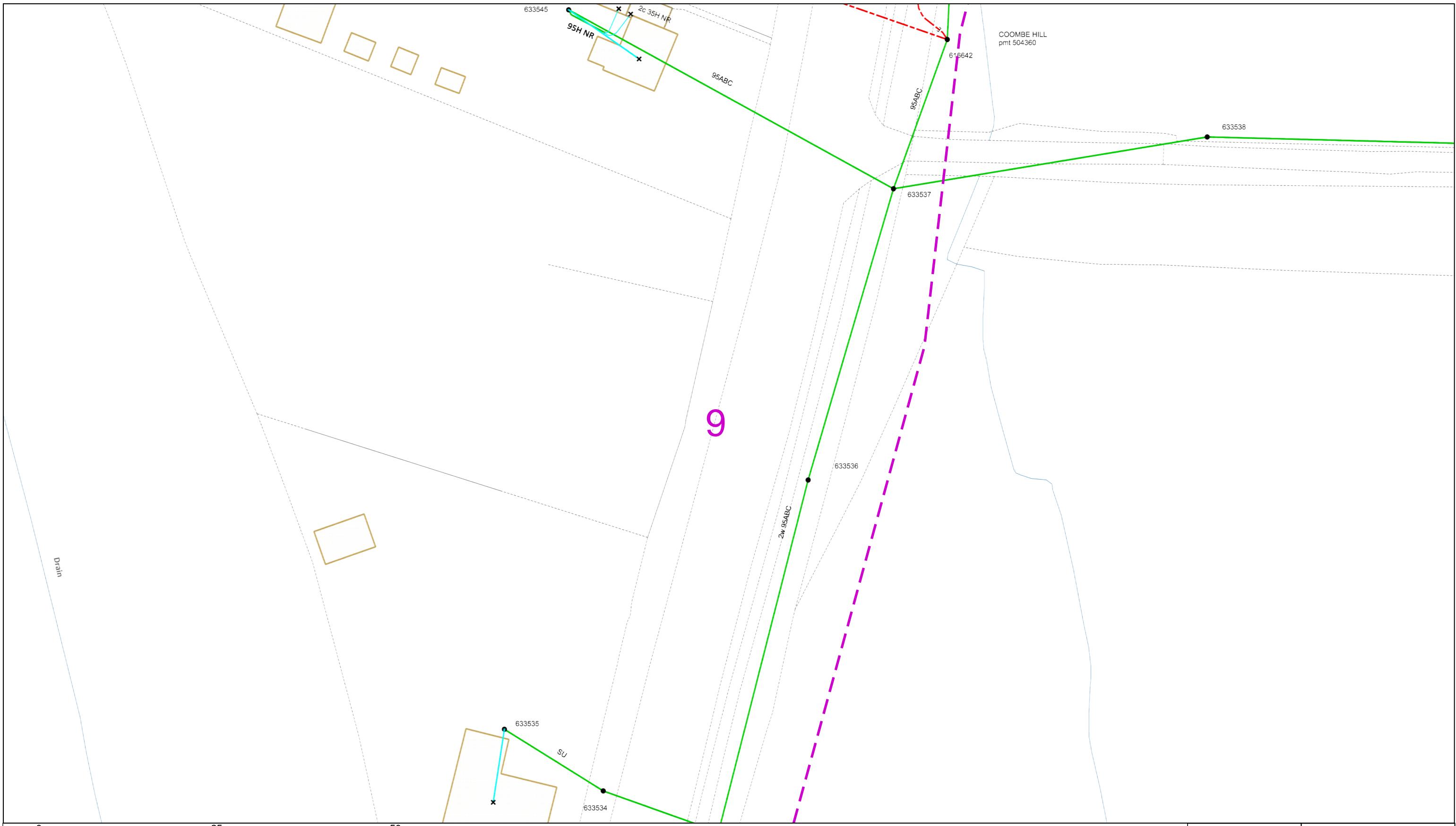


IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



0 25 50
metres

Dig Sites Area: Line:

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
 Job Reference: 38791370
 Site Location: 526610 117472
 Requested by:
 Mr ravi narr
 Your Scheme/Reference: P25-3564
 Land at Coombe Farm, Sayers Common
 Common
 Scale: 1:500 (When plotted at A3)

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

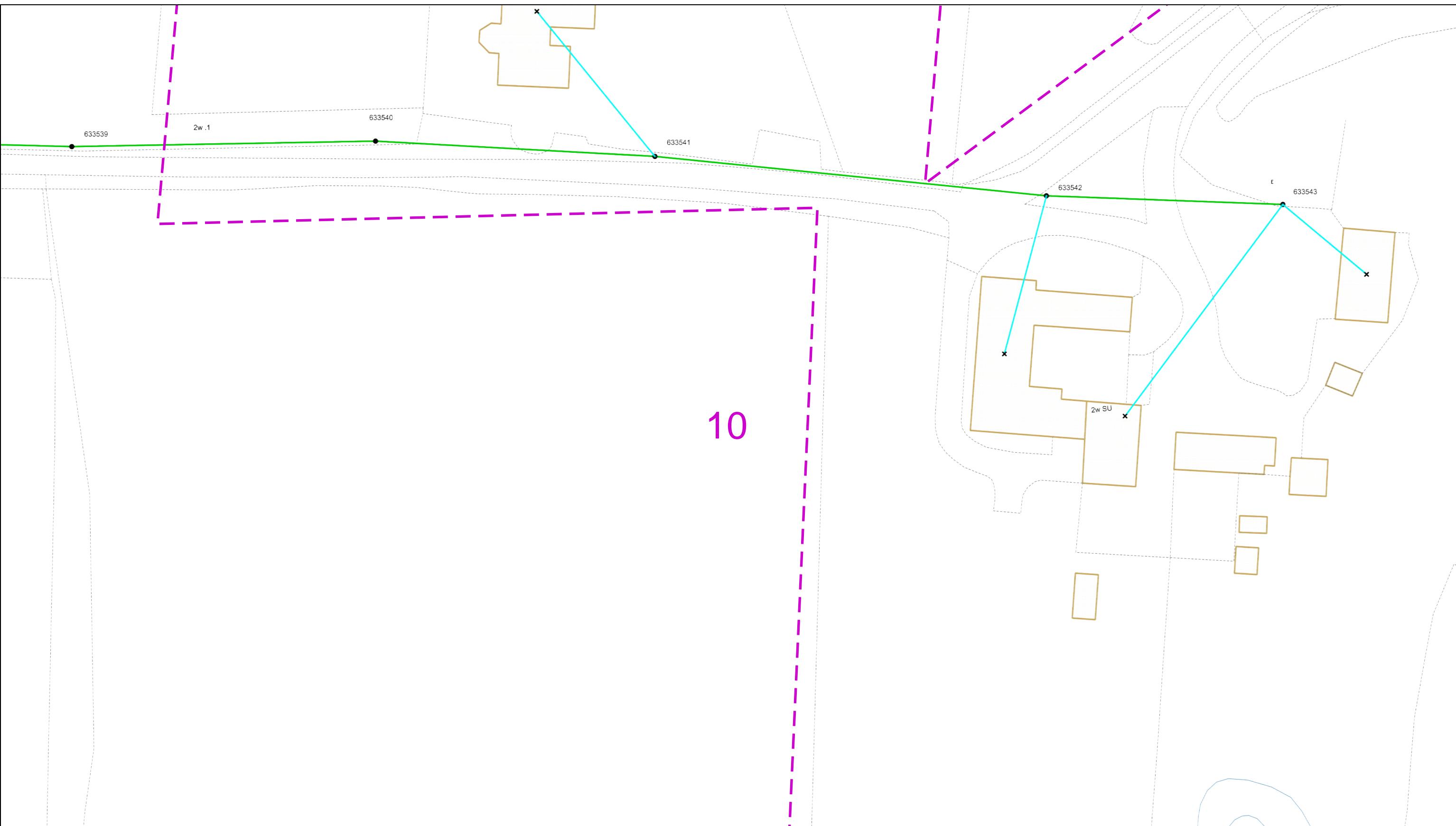


IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you
 damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY



ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 Refer to HSE
 Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



0 25 metres

Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.



IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY		ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6
---	---	---

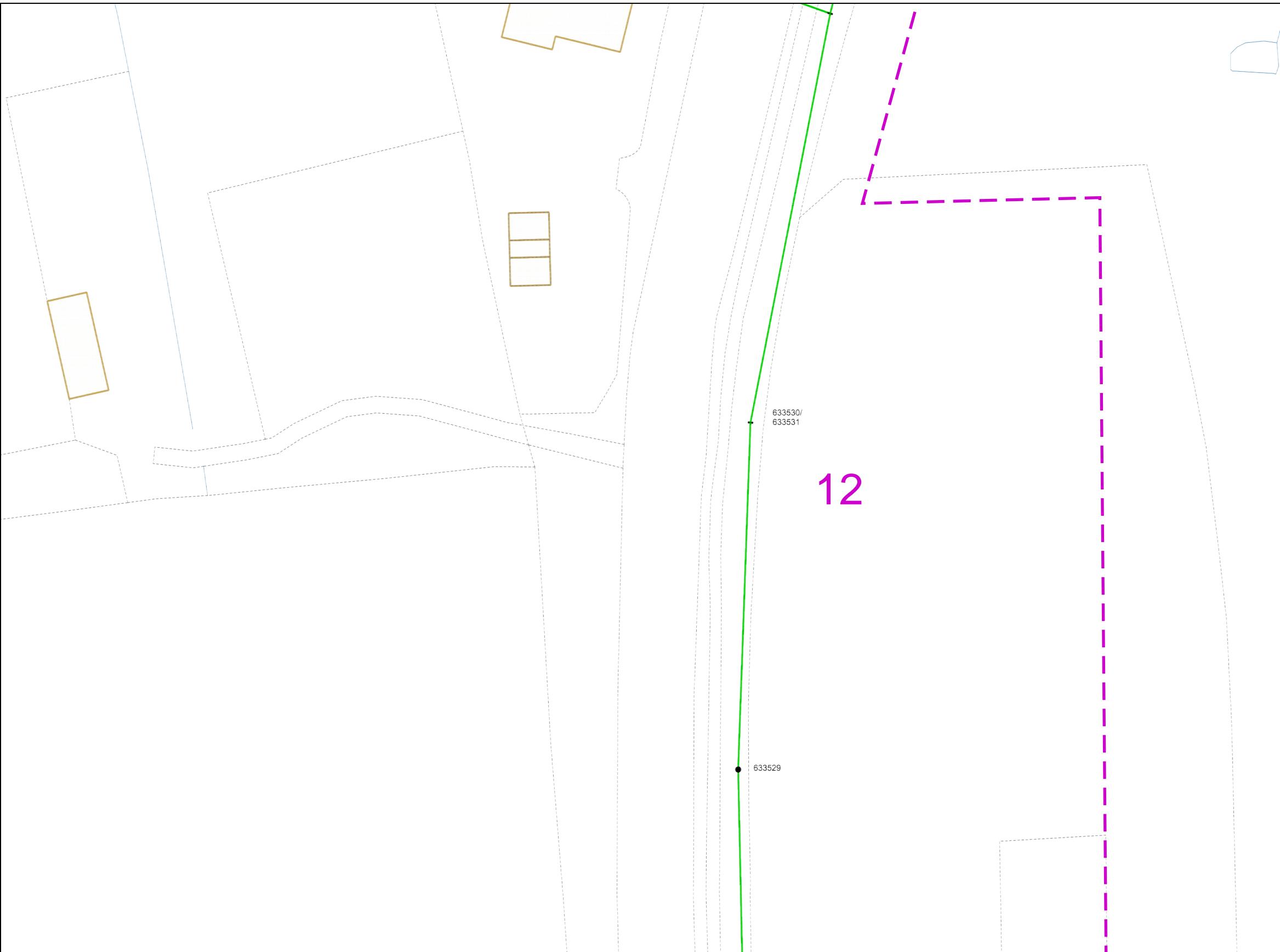
ips produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

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

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



0 25 50 metres		Dig Sites	Area: Line:	The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.	
This plan must be used with the attached 'Symbols' document.	1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.	1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.			
Date Requested: 23/09/2025 Job Reference: 38791370 Site Location: 526610 117472 Requested by: Mr ravi narr Your Scheme/Reference: P25-3564 Land at Coombe Farm, Sayers Common Scale: 1:500 (When plotted at A3)	1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.	1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.	 	IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY	ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6
 <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>					



0 25 50
metres

Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

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

Date Requested: 23/09/2025
 Job Reference: 38791370
 Site Location: 526610 117472
 Requested by:
 Mr ravi narr
 Your Scheme/Reference: P25-3564
 Land at Coombe Farm, Sayers Common
 Common
 Scale: 1:500 (When plotted at A3)

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



IF IN DOUBT - ASK!
 PHONE 0800 056 5866
 EMERGENCY - If you
 damage a cable or line
 Phone 0800 783 8838
 (24hrs) URGENTLY

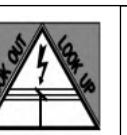


ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 Refer to HSE
 Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

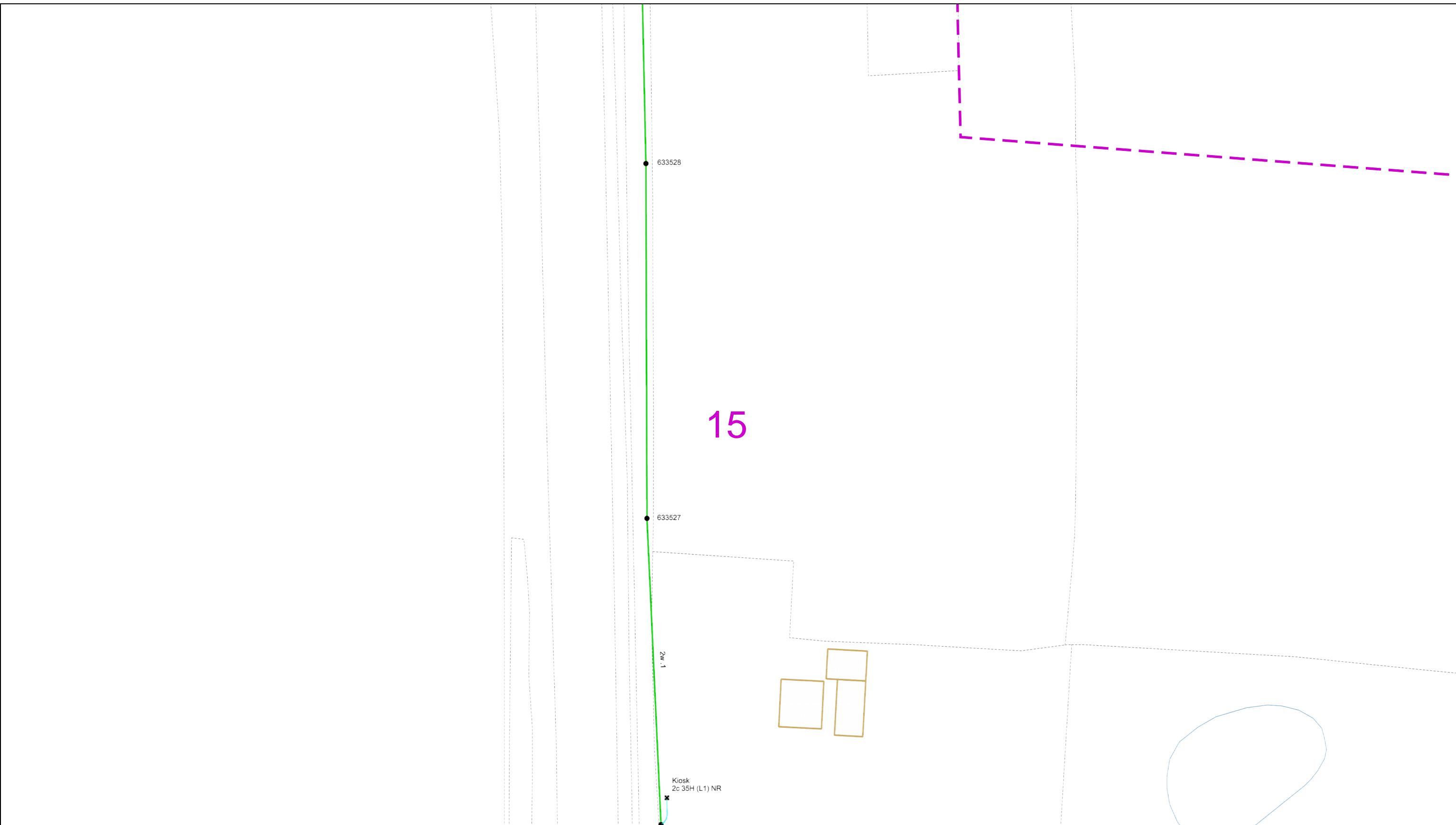
Path (m)

13

0		25	50	Dig Sites	Area:  Line: 	The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.		
This plan must be used with the attached 'Symbols' document.	1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.	1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.	 IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY	 ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6				
Date Requested: 23/09/2025 Job Reference: 38791370 Site Location: 526610 117472 Requested by: Mr ravi narr Your Scheme/Reference: P25-3564 Land at Coombe Farm, Sayers Common Scale: 1:500 (When plotted at A3)								
								Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.



		Dig Sites		Area:  Line: 		The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.				
This plan must be used with the attached 'Symbols' document.		1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.		1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.						
Date Requested: 23/09/2025 Job Reference: 38791370 Site Location: 526610 117472 Requested by: Mr ravi narr Your Scheme/Reference: P25-3564 Land at Coombe Farm, Sayers Common Scale: 1:500 (When plotted at A3)		2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.		2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.		3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.				
		3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.		4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.		5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.				
		4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.								
		5. All cables must be treated as being live unless proved otherwise by UK Power Networks.								
		6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.								
		7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.								
<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY</p> <p></p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>										



0 25 50
metres

This plan must be used with the attached 'Symbols' document.

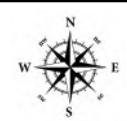
Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

Dig Sites

Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



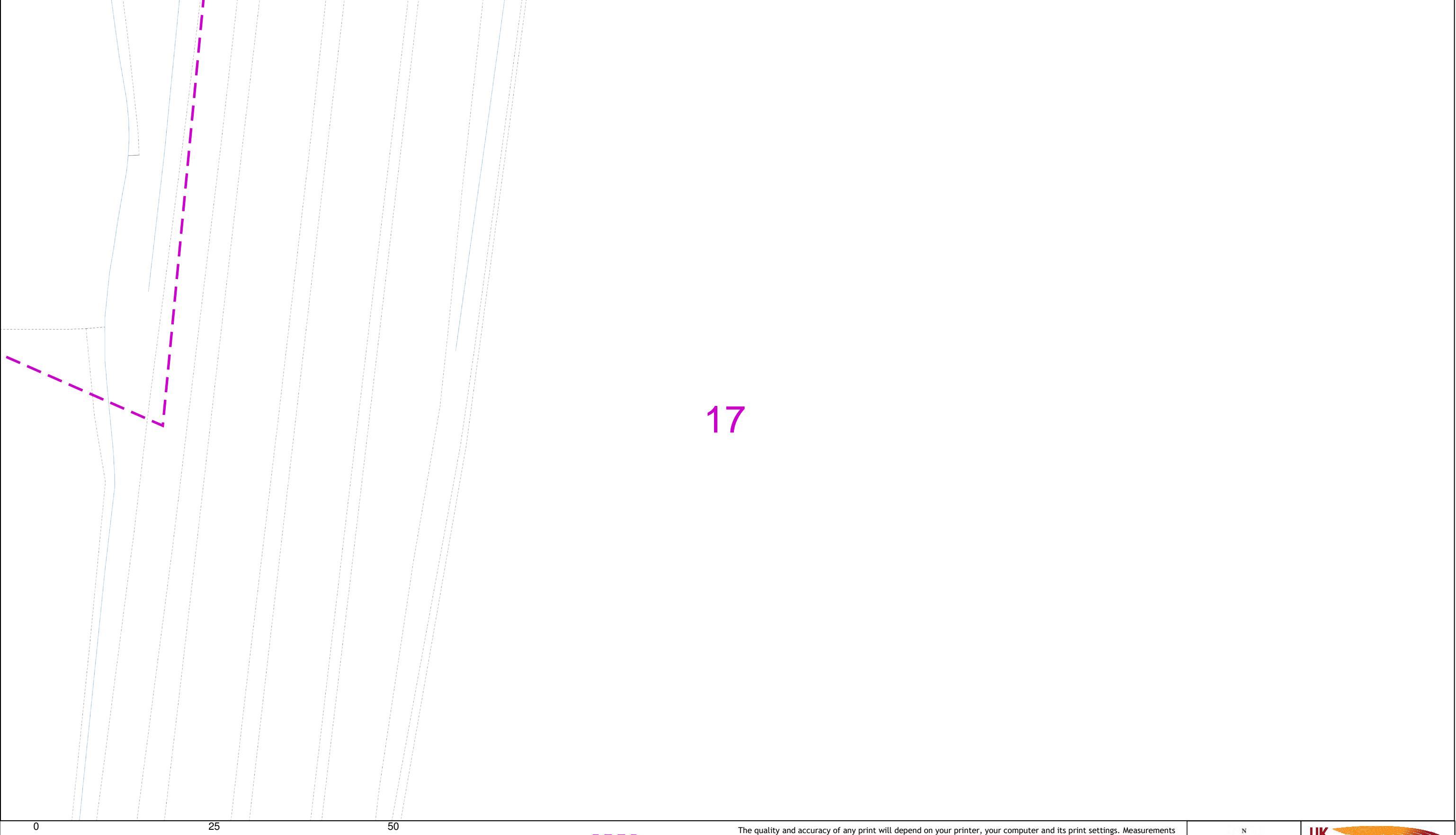
IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

0		25	50	Dig Sites	Area:  Line: 	The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.								
This plan must be used with the attached 'Symbols' document.		1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.												
Date Requested: 23/09/2025 Job Reference: 38791370 Site Location: 526610 117472 Requested by: Mr ravi narr Your Scheme/Reference: P25-3564 Land at Coombe Farm, Sayers Common Scale: 1:500 (When plotted at A3)	1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.								IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24hrs) URGENTLY		ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6			
	Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.													



0 25 50
metres

This plan must be used with the attached 'Symbols' document.

Date Requested: 23/09/2025
Job Reference: 38791370
Site Location: 526610 117472
Requested by:
Mr ravi narr
Your Scheme/Reference: P25-3564
Land at Coombe Farm, Sayers Common
Scale: 1:500 (When plotted at A3)

Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.



IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you
damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY



ALWAYS LOOK UP
BEFORE
YOU START WORK
Refer to HSE
Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

All you need to do is:

1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



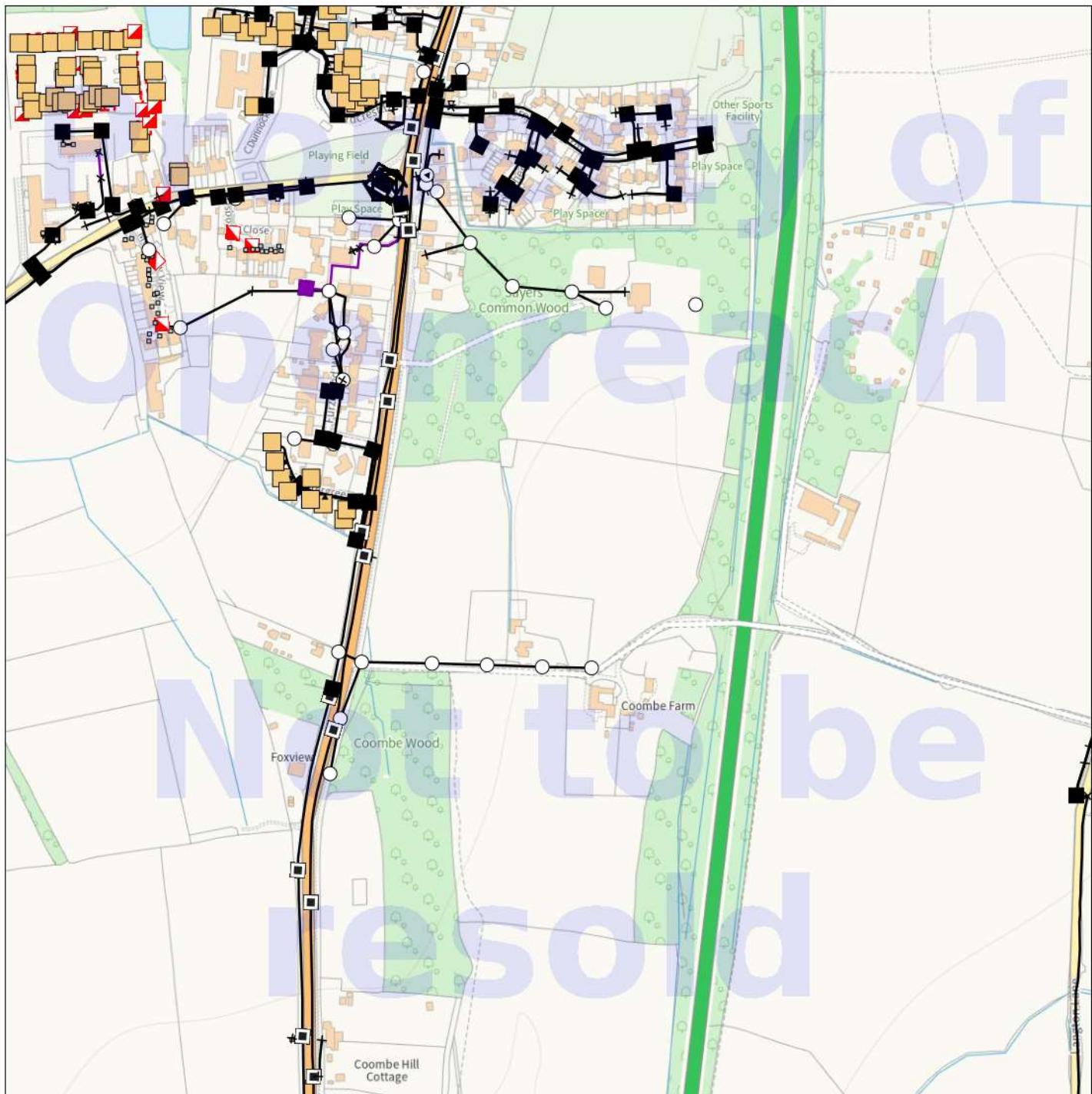
Thank you for making the area a safer place to dig.

UK Power Networks, working with LSBUD

APPENDIX F

BT Correspondence

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS		Change Of State	+	Hatchings			
		Planned	Live	Split Coupling	X	Built	
PCP				Duct Tee	▲	Planned	
Pole				Building		Inferred	
Box				Kiosk		Duct	
Manhole				Other proposed plant is shown using dashed lines.			
Cabinet				BT Symbols not listed above may be disregarded.			
				Existing BT Plant may not be recorded.			
				Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : MEA14428C

Map Reference : (centre) TQ2680717847

Easting/Northing : (centre) 526807,117847

Scale : 1:1000

Issued : 23/09/2025 14:42:37

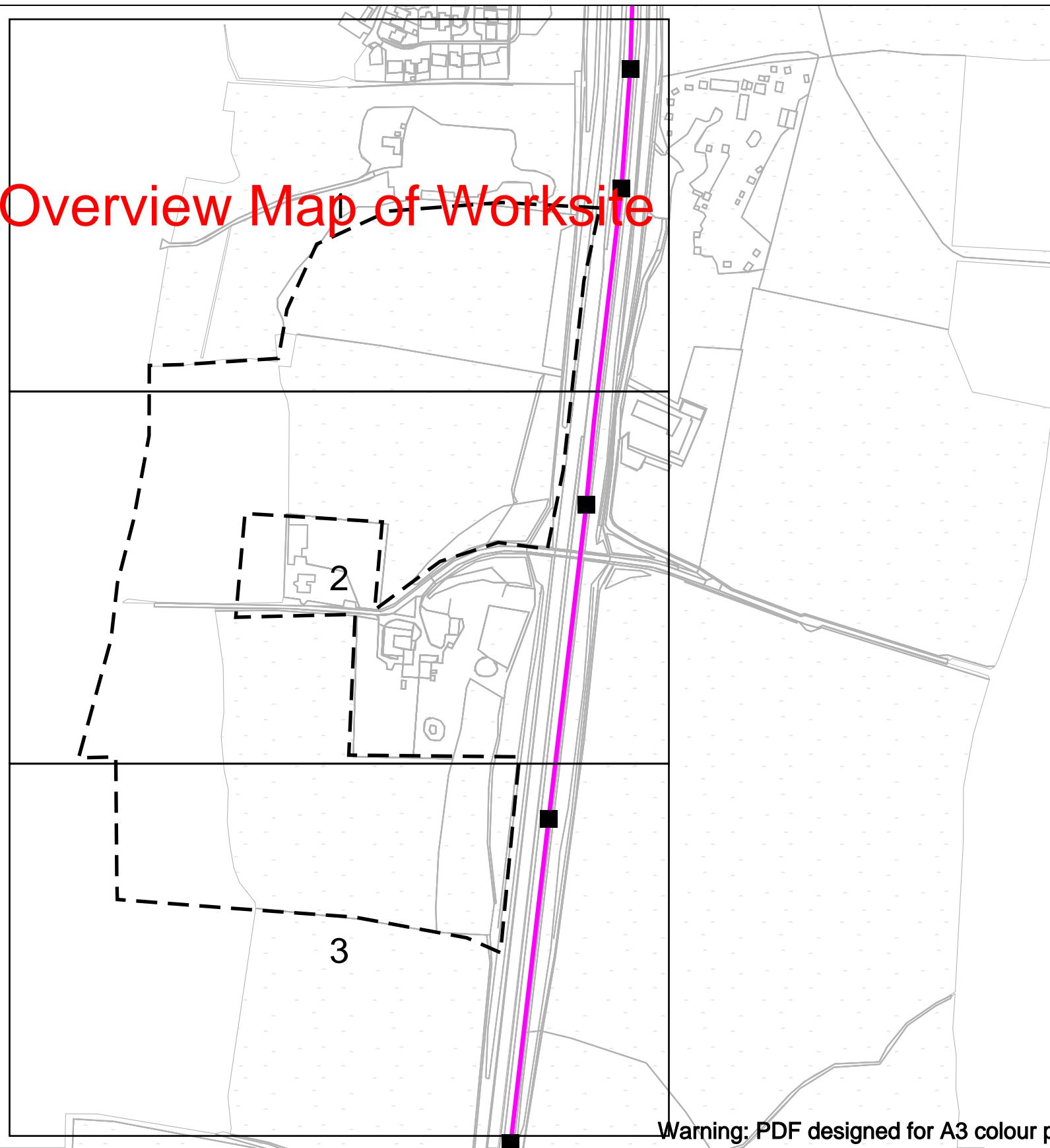
WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

© Crown copyright 2023 OS 100028040. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

APPENDIX G

EU Network Fibre Correspondence

Overview Map of Worksite



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

Contact us:

planprotection@eunetworks.com

Date Requested: 24/09/2025

Job Reference: 38791370

Site Location: 526686 117746

Requested by:

Mr ravi narr
Your Scheme/Reference: P25-3564 - Land at Coombe Farm, Sayers Common

Scale: 1:3844 (When plotted at A3)

Dig Sites Line: - - - Area:

Key
Duct Long Haul (LHN) Duct Chamber Location

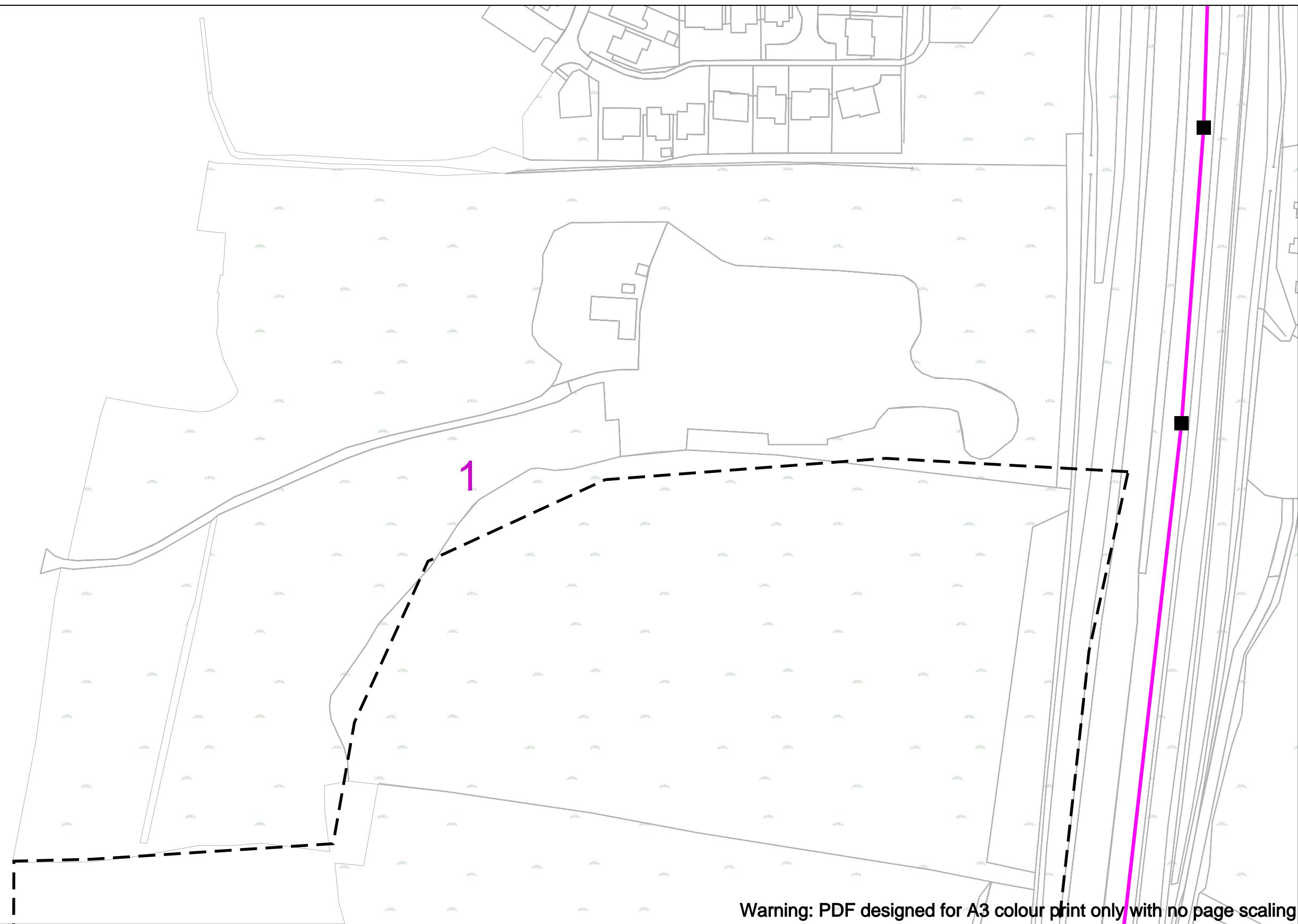
IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

IF IN DOUBT PLEASE ASK! PHONE: 01992 257688



eunetworks



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

Contact us:

planprotection@eunetworks.com

Date Requested: 24/09/2025

Job Reference: 38791370

Site Location: 526686 117746

Requested by:

Mr ravi narr

Your Scheme/Reference: P25-3564

Land at Coombe Farm, Sayers

Common

Scale: 1:1250 (When plotted at A3)

100m

Dig Sites Line: - - - Area: 

Duct 

Long Haul (LHN) Duct 

Chamber Location 

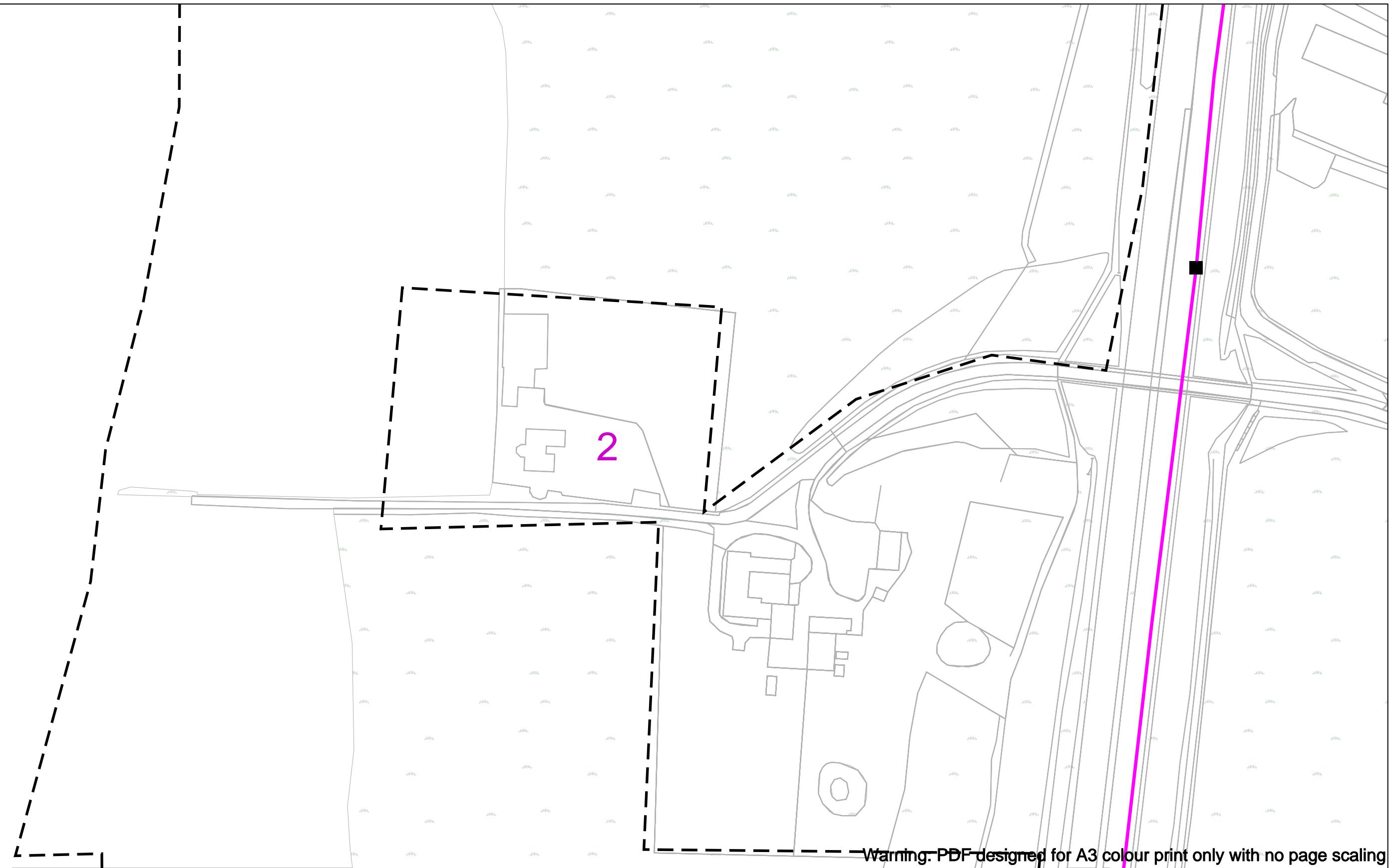
IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

IF IN DOUBT PLEASE ASK! PHONE: 01992 257688



eunetworks



L

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

Contact us:
planprotection@eunetworks.com

Date Requested: 24/09/2025
 Job Reference: 38791370
 Site Location: 526686 117746
 Requested by:
 Mr ravi narr
 Your Scheme/Reference: P25-3564
 Land at Coombe Farm, Sayers Common

Scale: 1:1250 (When plotted at A3)

100m

Dig Sites Line: — — — — Area: □ □ □

Duct

Long Haul (LHN) Duct

Chamber Location



eunetworks

IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

IF IN DOUBT PLEASE ASK! PHONE: 01992 257688



Contact us:

planprotection@eunetworks.com

Date Requested: 24/09/2025

Job Reference: 38791370

Site Location: 526686 117746

Requested by:

Mr ravi narr

Your Scheme/Reference: P25-3564

Land at Coombe Farm, Sayers

Common

Scale: 1:1250 (When plotted at A3)

100m

Dig Sites Line: - - - Area:

Key
Duct

Long Haul (LHN) Duct

Chamber Location



eunetworks

IMPORTANT WARNING

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

IF IN DOUBT PLEASE ASK! PHONE: 01992 257688

Welbeck Strategic Land II LLP

LAND AT COOMBE FARM, SAYERS COMMON

Utilities Assessment

The information contained within this report and any appendices or supporting information provided are to be treated as confidential.



Independent, multidisciplinary engineering
and environmental consultants

create

Norwich | London | Chelmsford | Glasgow | Milton Keynes

visit us at createce.co.uk or call us on 01603 877010