



OXFORD ARCHITECTS

**PRE-CONSTRUCTION  
INFORMATION**

**for**

**DEMOLITION &  
CLEARANCE OF  
FORMER ROYAL BRITISH  
LEGION BUILDING**

**at**

**MORETON-IN-MARSH**

**for**

**GREAT WESTERN  
RAILWAY &  
MORETON-IN-MARSH  
TOWN COUNCIL**

**Job No: 22108A/1.2**

**Date: Feb 2025**

**Rev .**

**A – GWR & MiMTC comments noted (28/02/2025)**

**Pre-Construction Information**  
for  
**DEMOLITION & CLEARANCE OF**  
**FORMER BRITISH LEGION BUILDING**  
at  
**MORETON-IN-MARSH**

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Ref: 22108A/1.2  
Date: February 2025

*Particulars provided in accordance with HSE guidance L153*

## 1 Description of project

### 1.1 Project Name

Demolition of former Royal British Legion Building  
Station Road  
Moreton-in-Marsh  
Gloucestershire  
GL56 0AA

### 1.2 Description of the Works (To be read in conjunction with Scope of Works/Specs/Preliminaries)

Demolition and clearance of existing building. Works include, but not limited to:

- Demolition and clearance of 2-storey masonry/rough cast render building under tiled roof, including later single storey flat roof extensions with rooflights.
- Grubbing-up and clearance of building ground floor slab to provide level compacted surface. Below ground level substructure walls and foundations to remain.
- Terminate and remove utilities (elecs, power, drainage, comms etc) to site perimeter where no longer required. Terminated so that new connections can be made in future to suit new site layout.
- Observe locations and routes of existing overhead power lines crossing the site and feed buildings beyond.
- Site to be left secure, cleared, cleaned and levelled.
- Building and site is not Listed or within a Conservation Area, however the Conservation Area is adjacent to the site, as are Listed Buildings.
- Site access is adjacent a narrow road and footpath serving the adjacent Railway Station car park.
- The Northern two thirds of the site are within Flood Zone 2.

### 1.3 Client

Moreton-in-Marsh Town Council  
Old Town  
Moreton-in-Marsh  
Gloucestershire GL56 0LW

Tel: 01608 651448

In collaboration with

Great Western Railway  
Admin Suite, Platform 1  
Exeter St David Station  
Bonhay Road  
Exeter EX4 4NT

Contact: Grant Shortland  
Tel: 07779 909 269  
Email: [grant.shortland@GWR.com](mailto:grant.shortland@GWR.com)

### 1.4 CDM Consultant / Principal Designer

Oxford Architects  
Bagley Croft  
Hinksey Hill  
Oxford OX1 5BS

Contact: Mark Shipton  
Tel: 01865 329 100  
Email: [mshipton@oxford-architects.com](mailto:mshipton@oxford-architects.com)

### 1.5 Designers

Architect – Demolition Works

Fatkin  
Suite 14, C12 Business Centre  
12 Cathedral Road, Pontcanna  
Cardiff CF11 9LJ

Contact: Stelios Karouzakis  
Tel: 07366 601 144  
Email: [stelios@fatkin.co.uk](mailto:stelios@fatkin.co.uk)

**1.6 Construction Phase Key Dates**

Planned Start: Q2/2025

Planned Finish: To be agreed

Contractor to issue his works programme prior to commencement of works.

**1.7 Minimum time between appointment of Principal Contractor & instruction to commence work**

4 weeks minimum, subject to Moreton-in-Marsh Town Council & First Group sign-off processes.

**1.8 Structure to be used as a Workplace** [Workplace (Health Safety & Welfare) Regulations 1992]

Yes

**1.9 Extent & location of existing records & plans**

The building and car park were constructed post-1940s on former cattle pen land adjacent the railway station. There is no existing health & safety file available for the site and surveys and reports have been commissioned on behalf of the Clients.

An asbestos R&D survey has been commissioned by the Clients for the whole building affected by these works. Asbestos has been identified externally and within the ground floor areas, consisting of Chrysotile and Chrysotile Amosite content. The Principal Contractor will be responsible for coordinating the asbestos removal as part of the main contract and conform to all relevant Regulations and British Standards (e.g. BS8520), with Clearance Certificates provided at completion of these works

Topographic, ecology (including pre-demolition inspection of the building), buried services and drainage surveys have been commissioned to enable the designs.

A Notification of Demolition was submitted to the Local Planning Authority who have confirmed Prior Approval is not required for the proposal.

A copy of all surveys/information/reports are contained within Appendix D.

Copies of available information are held by the Project Team.

## 2 Client's Considerations & Management Requirements

### 2.1 Arrangements

#### 2.1.1 Planning for/ managing the construction work including H&S goals for project

Principal Contractor to provide Construction Phase Health and Safety Plan in accordance with HSE Guidance L153 and CDM Regulations 2015 and as guidelines given in Appendix E of this document.

Principal Contractor to provide programme of works for approval before commencement of the works. Principal Contractor to provide details of site set up including safe storage of materials, management personnel, site inductions etc in his Construction Phase Health and Safety Plan.

#### 2.1.2 Communication & liaison between client & others

A high level of communication will be required between the Principal Contractor and Clients (MiM Town Council & GWR) to ensure safe progress of the works, especially as site access will be off a narrow one-way road (with access restrictions) and off a shared access into the Railway Station/car park, with adjacent public footpath access. These routes need to be maintained at all times.

Therefore extreme caution, planning and liaison will be needed with weekly forecast meetings required if necessary, especially when large vehicles are planned to visit site, such as when removing debris material. Adjacent building users must be able to safely access their building at all times, especially if this could potentially impact on Contractors access to the site. Principal Contractor to communicate to MiM Town Council & GWR via PM/CA.

As the existing neighbouring buildings and railway station are going to remain in use during the works, and as there are numerous different parties involved, there are significant risks if communication is not maintained.

Regular minuted meetings are to be held between Principal Contractor, Clients, Architect (if requested), other designers and PM/CA. Copies of minutes to be distributed to all parties including MiM Town Council, GWR and the Principal Designer / CDM Consultant.

Notification of any changes in design by the Principal Contractor, (sub) Contractors or designers shall be given to the Principal Designer / CDM Consultant prior to such works being undertaken. If considered necessary a risk assessment & method statement will be called for.

#### 2.1.3 Security of the site

The contractors site entrance is at the South end of the site, via a gate off Station Road. Any additional compound areas are to be fully surrounded with minimum 1.8m high solid timber hoarding (to receive applied colour or graphics) with lockable gates to the entrance to isolate 'the site' from areas accessed by the general public. Due to the restricted location of the site, it is expected the site set-up will be limited and strictly controlled by the Principal Contractor at the Southern end. Site and compound access gates must be kept locked when not being accessed. Temporary protection of existing boundary fences/wall and hedges will need to be included during the works. Consider debris netting/ screening material on any temporary Heras fencing and damping down during the demolition and excavation processes to minimise dust contamination and maintain privacy to surroundings. This will be important as works are next to residential accommodation.

The Principal Contractor is to ensure it conforms and is maintained to the standards required by the Client and HSE Guidance Sheet 151 – Protecting the Public.

The Principal Contractor to provide a marked up drawing showing setting out for contractor's vehicle parking, additional site cabins, welfare facilities, storage bins, skips and material storage areas etc as applicable. See indicative Contractors Compound drawing in Appendix C.

Safe pedestrian and vehicular routes should be indicated together with indication of proposed signage and type of protective hoarding being used.

Access to the site office/reception area to be direct from public highway and not require access through the site. Access onto site to be restricted to those with a genuine need to be on site, wearing designated personal protective equipment and having been through the Principal Contractor's site induction. All persons entering site must report to the site office/reception for signing-in.

#### **2.1.4 Welfare provision**

The Clients are responsible for ensuring welfare facilities are provided. These to be provided by the Principal Contractor, who'll be responsible for ensuring any additional welfare facilities constructed are provided and maintained in accordance with current Health and Safety legislation. To include mess room, WC's and washing facilities with mains drinking water. Facilities must be kept clean, heated and well ventilated. Mains water and electricity to be available for use by workforce.

See HSE Guidance Sheet (CIS 59) – Provision of welfare facilities in Appendix E

Principal Contractor to provide all other necessary temporary accommodation to comply with CDM / HSE legislation.

Existing services (mains water, electricity and foul water drainage) are likely to be available on site and the Principal Contractor will need to provide a telephone line, water (including for washing and drinking) and electricity for the welfare facilities and site generally. If not available onsite, these services may be available in the surrounding public highway. Temporary supplies may be required e.g. generator unit for power or oasis unit. The Principal Contractor will be responsible for metering and payment arrangements.

## **2.2 Requirements relating to H&S of client's employees, customers, etc**

### **2.2.1 Site hoarding requirements**

See Clause 2.1.3.

Provision is to be provided for a contractor's compound within the site for taking delivery and removal of skips, and storage of tools, equipment and materials at the end of each working day if not removed from site.

Due to the restricted opening sizes of the gates and limited compound area, it may not be possible to utilise large lockable steel containers on site. Smaller lockable containers should be provided for valuable or potentially hazardous materials for both the Principal Contractor and other Contractors use. Clients to agree positions if it is necessary to have these outside of the compound, or alternative off-site storage locations. See indicative Contractors Compound drawing in Appendix C.

Location and final details of the above facilities, including the vehicular access, both for deliveries/removals and site distribution to be agreed at an early date at a meeting between the Client, Parish Council, PM, Principal Designer / CDM Consultant and the Principal Contractor.

### **2.2.2 Site transport arrangements/ vehicle movement restrictions**

The Principal Contractor is to prepare a site layout plan indicating his preferred placement of any additional welfare and office facilities, compound, containers and lockable skip positions. This layout is to include the position of the site access. It should also show the pedestrian routes between the site facilities and the building works, and the vehicular delivery route.

Deliveries and similar operations will need to be undertaken at co-ordinated times and in consultation with the Principal Contractor and delivery company/driver to avoid conflicts at the start and end of the working day, especially if large vehicles are accessing the site during peak times of the Railway Station.

Co-ordination will also be required with MiM Town Council & GWR.

### **2.2.3 Client permit-to-work systems**

All persons working on and regularly visiting site are to go through the Principal Contractors site induction arrangements. Where a single visit only is arranged, the visitor is to be accompanied at all times by an inducted member of the site supervisory staff. All visitors, workmen and others are to be provided with Personal Protective Equipment (PPE) unless they have their own, which is to be checked to ensure compliance with the minimum requirements of the Principal Contractors site rules.

- Services within the building to be demolished may include gas (inc. LPG), water, electrical cables, telephones and data systems, fire alarms, security detectors, lighting, heating, drainage, hot and cold water and ventilation ductwork. All these services will need to be identified, isolated and controlled ahead of removal. Some removals may involve the use of welding or hot works etc
- The Principal Contractor shall carry out a visual site inspection of the existing services outside and within the site to ascertain their location before commencing work in connection therewith. Additional CAT Scan surveys should be allowed for.
- Permits will be required for any Welding or Hot Works.
- Removal of any steelwork or pre-stressed components entail their own specific risks.
- Demolitions at height entail their own specific risks.
- Working with historic building fabrics/materials entail their own specific risks.
- Principal Contractor is to put in place his own permit to work system for all the above

Principal Contractor and Sub-Contractor operatives working on the site will not be required to have a CRB check (subject to client confirmation).

#### **2.2.4 Fire precautions**

##### **Fire Prevention Requirements**

In addition to conforming with the Joint Code of Practice 'Fire Prevention on Construction Sites' 2023 and HSE Guidance Sheet 168 – Fire Safety in Construction, the Principal Contractor shall also fully comply with the Client fire precaution requirements and produce a specific Fire Plan for the project. The plan must cover the following:

- Ensuring that sufficient members of the site team are trained in the use of firefighting appliances and all emergency procedures including raising the alarm and telephoning of appropriate numbers.
- Issuing all sub-contractors with a copy of the fire safety plan and emergency procedures, identifying fire exits.
- Regular clearance of all rubbish on site to avoid build-up of combustible material and potential blockage of escape routes. Rubbish skips to be lockable type.
- Storage of gas cylinders/flammable substances in a suitable secure location away from the entrances to the building.
- Whilst carrying out hot-fire hazardous work, ensuring that fire extinguishers are provided adjacent to working area, and after hot work has been completed inspect the area at regular short intervals to ensure no smouldering. 'Hot Work Permits' need to be obtained.
- Providing MiM Town Council, GWR & PM/CA with a list of key site team staff and their mobile telephone numbers for emergency cover if required.
- Advising Principal Contractor's staff of their responsibility to ensure that all electrical appliances are turned off every evening and the site kept clear of combustible materials.
- Ensuring that the site is walked at the end of the working day by a responsible representative of the Principal Contractor to ensure fire safety overnight.
- Ensuring that any work involving fire detection or protection systems is booked and approved by the Contract Administrator using the 'Permit to Work' system.
- Ensuring that when temporary fire prevention and protection systems are 'down', that site/clients monitor the site to maintain fire safety.

The contractor will also liaise with the Clients and comply with requirements to ensure safe evacuation from all areas out to a designate muster point and emergency vehicle access is maintained in case of fire. A contractor's temporary fire alarm system to be maintained at all times during the works. Weekly fire alarm testing to be carried out.

#### **2.2.5 Emergency procedures & means of escape**

The Principal Contractor to include within his Construction Phase Health and Safety Plan, his methods for dealing with accidents, etc., and his procedure for informing the HSE, Riddor, Principal Designer / CDM Consultant, Senior Management, PM/CA etc.

A safe means of escape is to be maintained from all areas at all times. Evacuation from the work site should be via the nearest route and to a place of safety as designated within the site compound or out to Station Road. The surrounding road access routes must be maintained clear to allow emergency vehicle access at all times.

In the event of an emergency event, MiM Town Council, GWR & PM/CA must be informed.

### 2.2.6 'No-go' areas or other authorisation requirements

Contractor to agree any restricted areas with the Clients prior to commencement of works on site, but generally any area outside of compounds or work areas. Nothing of contractors to be outside of site compounds. If the Contractor should need access into other areas outside of the site, such as the neighbouring Railway Station/car park, this should be agreed in advance with the Clients via the PM/CA so arrangements can be made to those affected.

Where there are works for service connections or installations from adjacent buildings or feeder pillars outside of the site, these will need to be supervised and the areas cleaned and made safe at the end of each working day.

Contractor access, deliveries and waste disposal through the site entrance to be properly co-ordinated and should not obstruct everyday operations from the adjacent buildings and Railway Station or nearby public car park.

Contractors will not be required to have passes but will need to be identifiable to the contractors company.

### 2.2.7 Client designated confined spaces

Confined spaces have been identified: Existing risers and roof/ceiling voids are present. Where preparation works are required to these spaces ahead of demolition, these will mean working in a confined space, therefore a risk assessment and method statement will need to be produced and reviewed by the Principal Designer ahead of these works commencing. If other confined spaces become apparent, works within any enclosed areas without natural ventilation shall be designated as a confined space.

Contractor to provide method statement for works in such areas and to ensure that no toxic solvents or thinners etc are used.

### 2.2.8 Smoking & parking restrictions

The whole site is to be a designated 'no-smoking' zone. A designated smoking area can be established within the contractors compound.

Attention is particularly drawn to the following:

- *No Radios, stereos, MP3 players etc allowed.*
- *Noisy operations to be kept to a limit (not to exceed 80dB) and to be agreed with the Clients/PM/CA. During times where inevitable noisy operations take place these should be undertaken in consideration of the adjacent residential building users so that least inconvenient times can be selected.*
- *No smoking in any area, except for the designated smoking area.*
- *Dress to be appropriate, including PPE, displaying the company name/logo.*
- *Photography/camera use permitted only within site. Do not photograph anything outside of the site unless agreed with the Clients/PM/CA.*
- *Mobile phones may be used.*
- *No interaction/communication with members of the public unless in an emergency. Any enquiries from members of the public to be passed on to the Clients/PM/CA.*
- *Confidentiality.*
- *Car parking to be made available within the site or vehicle share. On-street parking limited due to existing restrictions. There is a nearby public car park. Contractors should not use the Railway Station car park.*

Identity Badges are not required to be displayed by all personnel engaged on site unless required by the contractor and if so, must show, as a minimum, the person's employer, and the person's name.

The Principal Contractor is to be aware of the general requirement to keep inconvenience and nuisance to neighbouring properties to a minimum.

The Principal Contractor is to consider vehicle parking and delivery/removal turning area restrictions around the Railway Station entrance for drop-off/pick-up of operatives and demolition materials and this should be indicated on the site set-up drawing. Parking on the roads surrounding the site is permitted but is limited with restrictions. Consider vehicle sharing.

### 3 Environmental Restrictions & Existing On-Site Risks

#### 3.1 Safety Hazards

##### 3.1.1 **Boundaries & access including temporary access** [narrow streets, lack of parking/ turning/ storage]

The site boundaries comprise stone perimeter boundary walls, timber or metal fences and hedges. The site is on the corner of Station Road and New Road, a narrow one-way route, surrounded by predominantly residential buildings. The access road to the Railway Station run parallel to the East edge of the site. Temporary access may be permitted through the Railway Station access road/forecourt in order to get large equipment into the rear of the deconstruction site. This will need banksman supervision. All access routes will need to be protected from potential damage.

Extreme caution will be needed for larger vehicles accessing the site due to the narrowness of the surrounding roads, other vehicles, pedestrians and cyclists.

Consideration will be needed if unusually tall loads/lorries/equipment/plant are carried along these roads to the site entrance.

The Principal Contractor will be required to provide a suitable site facilities drawing, risk assessment and method statement relating to access and to be constantly vigilant to ensure that this is enforced at all times. The Principal Contractor will need a banksman when vehicles access/egress/turn at Station Road and will need to arrange for the employment of same during the periods when such a person is required. Consideration of the same may be required when entering Station Road off A44 and when entering the High Street off New Road.

##### 3.1.2 **Restrictions on deliveries, waste collection or storage**

See 2.2.1 above. Unloading/loading to a position adjacent the site entrance/compound on Station Road to be coordinated. Large deliveries/removals should be coordinated between the site and delivery company/driver, and an assessment of the site access route made to ensure large vehicles can successfully negotiate the route. All delivery vehicles should contact site prior to arriving to enable a Principal Contractors representative to accompany the vehicle. Off/on-loading should be carried out off the road as far as practicable.

##### 3.1.3 **Adjacent land uses** [schools, railway lines, busy roads, etc]

The site is within the town centre and surrounded with residential buildings, plus some commercial offices and retail facilities. Morten-in-Marsh Railway Station is adjacent the site. A water course is within 100m to the East of the site. The main High Street is within 100m to the West of the site.

Cheltenham is approximately 40 minutes to the West. Oxford is approximately 60 minutes to the East.

The areas outside of the site are of a moderate level of vehicular, pedestrian and cyclist traffic movement, which will increase at peak times and the Principal Contractor will be required to produce a method statement within their Construction Phase Health and Safety Plan indicating proposals for ensuring the safety to all persons at all times, especially when taking deliveries around the site entrance.

The contractor should be aware of, and maintain, all services and access points affecting adjacent buildings/uses to enable safe and uninterrupted usage to be maintained during the construction period.

##### 3.1.4 **Existing storage of hazardous materials**

None known. The building to be demolished has most recently been used as a social club with kitchens, food storage/prep, bar, entertainment and function rooms therefore previous hazardous materials stored may be limited to alcoholic drinks, carbonation gases, cooking and cleaning products (oils, alkalis, alcohol).

**3.1.5 Location of existing services** [especially concealed – water, gas, electricity, etc]

Known information is shown on the surveys and report. Existing services within the proximity of the building include drains, gas, BT/Data/Comms, HV/LV electrics, storm and foul water as identified (note some are noted as 'TFR – Taken From Records'), however there may be others and these may be affected during works. The Principal Contractor should be aware of, and make other contractors aware of, the existing services.

The Principal Contractor is to carry out a visual inspection of the existing services where exposed to ascertain their location prior to commencing work. The Principal Contractor should allow for carrying out a CAT Scan survey to establish accurate routes and locations of concealed services in the area of his works prior to exposing them where routes cannot be physically established by inspection. Statutory undertakers drawings are likely to be applicable off site in relation to the elec substation upgrade works.

Existing services must be isolated (and terminated at the perimeter of the site to allow future reconnection) where affected by, or within the area of, the works before any clearance or demolitions commence, to ensure they are not a safety or environmental hazard. Coordination will be required with MiM Town Council & GWR to ensure service disruptions to any neighbouring buildings are minimised during these works.

Refer also to Appendix D.

**3.1.6 Ground conditions, underground structures or water courses** [which may affect safe use of plant or safety of groundworks]

Below ground services are known to exist below the site. Archaeology is possible, but not investigated. The site is within a Flood Zone 2, due to the River Evenlode, located 60m to the East. Ground condition & Flood Risk information is noted in surveys and reports contained in Appendix D.

**3.1.7 Information on existing structures** [stability, structural form, fragile or hazardous materials, anchorage points for fall arrest systems] – especially where demolition involved

None known. See Section 1.9 for previous site use.

**3.1.8 Previous structural modifications** [including weakening/ strengthening the structure] – especially where demolition involved

The original building has been altered throughout its history with a series of single storey extensions and alterations to openings, however, no information is available on these modifications. See Section 1.9 for previous site use.

**3.1.9 Details of fire damage, ground shrinkage, movement or poor maintenance** [potential adverse affect on the structure]

None known, however due to age of building, some may have occurred historically.

**3.1.10 Difficulties relating to plant & equipment in the premises** [ie overhead gantries restricting height]

Access to the site is restricted by the dimensions of the gate. Access to the upper floor accommodation is accessed off the single staircase.

The Principal Contractor is to consider all cases where large or bulky items/materials or plant require access for removal. The staircase access and headroom becomes more constricted on the upper floors and within the roof space. A method statement should be prepared in each case.

**3.1.11 Existing H&S information** [ie earlier design/ construction/'as built' drawings, details of pre-stressed/ post-tensioned structures, etc]

The building has been utilised by various owners and was originally constructed for use as a community/social club for war veterans. Alterations have been made to the original building to extend the facilities, however, there is no existing health & safety file available.

Surveys have been completed as noted above.

Copies of available information are held by the Project Team. See also Appendix D.



### 3.2 Health Hazards

#### 3.2.1 **Asbestos** [including results of surveys – particularly where demolition involved]

An asbestos R&D survey has been commissioned by the Clients for the whole building. See comment in Item 1.9 above.

However, any materials that are suspected to be asbestos or asbestos containing materials (ACM's) found when carrying out the works should be isolated and reported to the Clients/PM/CA and Principal Designer / CDM Consultant and the removal of the materials organised by a specialist contractor and conform to all relevant Regulations and British Standards (e.g. BS8520).

#### 3.2.2 **Existing storage of hazardous materials**

None known. The building to be demolished has most recently been used as a social club with kitchens, food storage/prep, bar, entertainment and function rooms therefore previous hazardous materials stored may be limited to alcoholic drinks, carbonation gases, cooking and cleaning products (oils, alkalis, alcohol).

#### 3.2.3 **Contaminated land** [including results of surveys]

None known nor anticipated with these works.

The site has a very low risk (0-1%) of being affected by radon gas.

#### 3.2.4 **Existing structures containing hazardous materials**

Due to the age of the building, there is asbestos.

See also 3.2.1.

#### 3.2.5 **Health risks arising from client's activities**

None.

## 4 Significant Design & Construction Hazards

### 4.1 Significant design assumptions & suggested work methods, sequences or control measures

The Health and Safety hazards have been identified by the designers, their Design Risk Assessment/Hazard Elimination Sheets are included in Appendix B of this plan and summarised on the residual hazards list, and include, but not limited to:

1. General demolition – Traffic/Pedestrians immediately outside site boundary
2. Works to main services – Damage, electrocution, explosion, fumes
3. General demolition – Risk of collapse (weakened/poorly altered structure)
4. Infection control – Risk of contamination/ infection from unknown building material, liquids and dust
5. M&E services runs – Falling from height; conflict with neighbouring operations; confined working
6. Flooding – Contamination and drowning. Destabilisation of ground.

Note: The Residual hazards list is not complete and is based on design information available at this stage of the project. As further design works are undertaken further risks may become apparent. The Principal Contractor should liaise with the Principal Designer / CDM Consultant to determine level of residual design risks.

### 4.2 Arrangements for coordination of ongoing design work & handling design changes

- If the Principal Contractor is responsible for coordinating deconstruction areas, all these areas are to be assessed by the Principal Designer / CDM Consultant for H&S and also submitted to MiM Town Council, GWR, PM/CA & design team for consideration and comment in good time.
- As soon as major or unforeseen eventualities arise, the Principal Designer / CDM Consultant, MiM Town Council, GWR and PM/CA are to be informed.
- Health and Safety details are to be forwarded as soon as reasonably practicable after the occurrence of any significant change.
- Details of any re-working and implicit Health and Safety issues are to be submitted for consideration in good time before execution.

### 4.3 Information on significant risks identified during design

The Principal Designer / CDM Consultant has established with the pre-contract designers their residual risk assessments; both during the Contract works and there after. These lists are included in Appendix B. Where a method statement has been requested by the designer as part of his risk reduction procedure, this method statement is to be forwarded to the Principal Designer / CDM Consultant for approval in advance of the work being carried out.

The Principal Contractor will also identify other areas where Method Statement are required, including from his (sub) Contractors. These are to be assessed by the Principal Contractor's Safety Consultants. However any additional significant risks identified are to be reported to MiM Town Council, GWR, PM/CA and Principal Designer / CDM Consultant, a risk assessment to be undertaken by the client and a method statement presented to nullify or significantly reduce the risk.

Demolition adjacent, over and below existing structures/services/utilities which may have been significantly altered over their lifespan without record information is considered a significant risk and a Method Statement will be required detailing how the existing items will be protected during deconstruction. Demolition/excavating adjacent to structural columns/wall are other significant risks the Principal Contractor will need to consider.

### 4.4 Materials requiring particular precautions

None specified, however, the Principal Contractor should note the use of common materials with Health and Safety hazards (such as cementitious materials, epoxies, fibrous insulation etc.) which may require the Contractor to carry out COSHH or other risk assessment and to introduce control measures.

The Contractor should also note the following potentially hazardous construction plant requirements for which control measures should be carried out:

- Bottled gas for cutting, welding and plumbing etc.
- Fuel for powered equipment.
- Storage of flammable materials.
- Lithium battery/equipment charging and storage.

## 5 Health & Safety File

### 5.1 Description of format & conditions relating to content

One printed copy and one electronic copy (CD/DVD/Memory Stick/online portal) of each of a Building Manual, O&M Manual (for M&E details) and Health and Safety File are required for Practical Completion.

The Building Manual, O&M Manuals and Owners Guide Manual are to be compiled by the Principal Contractor (and contractors) and presented to the Principal Designer / CDM Consultant a minimum of 4 weeks prior to hand-over at practical completion for review and comment. Refer to tender documents for guidelines on contents and format expected, but as a guide:

1. A4, 4 ring folders, with sleeve on front cover for inserting front cover page.
2. Generally all collated information is hole punched and inserted.
3. Dividers used between each section.
4. Key as-built/as-installed drawings should be at full paper scale size. Other drawings are to be included at A3 if still readable, otherwise at full paper scale size. Drawings are to be inserted into A4 top-opening 4-hole punched poly-pockets and added to A4 ring folder.
5. All maintenance instructions/manuals and technical sheets for appliances should be inserted into A4 top-opening 4-hole punched poly-pockets and added to A4 ring folder.
6. Planning approvals/ Building Regulation approvals and correspondence clearing conditions to be hole punched and inserted.
7. Labeled CD/DVD/Memory Stick's containing information (DWG and/or PDF) from Contractors to be inserted into A4 top-opening 4-hole punched poly-pockets and added to relevant section of A4 ring folder.
8. Labeled CD/DVD/Memory Stick's containing electronic versions of the entire Building Manuals and O&M manuals to be inserted into A4 top-opening 4-hole punched poly-pockets and added to front of A4 ring folder.

The Health and Safety File will be a separate document, and as well as Health and Safety matters will include the 'As-Built'/'Final Construction' drawings. The Principal Designer / CDM Consultant will assemble the Health and Safety File, in accordance with the requirements laid down in HSE Guidance L153 to the CDM Regulations 2015 prior to hand-over at practical completion.

Refer to Appendix E for guidelines on contents

## **APPENDIX A**

### **FORM F10 (web version)**

*Web version, if not completed by Client following the appointment of the Principal Designer and Principal Contractor, to be completed by CDM Consultant / Principal Designer on behalf of the Client and forwarded to Health and Safety Executive electronically ahead of works commencing on site.*

For information HSE local office is:-  
The Health and Safety Executive  
Priestley House  
Priestley Road  
Basingstoke  
Hants  
RG24 9NW

***Copy of F10 to be displayed on site***

## **FORM F10 (web version)**

### **Principal Contractor not yet appointed by Client**

**Under the CDM2015 Regulations, the F10 can only be completed once the Principal Designer *and* Principal Contractor are appointed by the Client, and the project timetable known.**

**The F10 needs to be submitted to the HSE prior to the works commencing onsite.  
Copies will be issued to the Client, Principal Designer and Principal Contractor at the appropriate time, as required.**

**APPENDIX B**

**RESIDUAL RISK ASSESSMENTS BY DESIGNERS**

Prepared by

*Fatkins (Architect)*

**Project Name:** Moreton in Marsh Transport Hub  
**Prepared by:** Fatkin  
**Issue date:** 13-02-25  
**Revision:** T1  
**Project Stage:** RIBA 3 (Tender)  
**Activities:** Demolition

[illegible]

**Project Name**  
**DEMOLITION & CLEARANCE OF FORMER BRITISH**  
**LEGION BUILDING, MORETON-IN-MARSH**

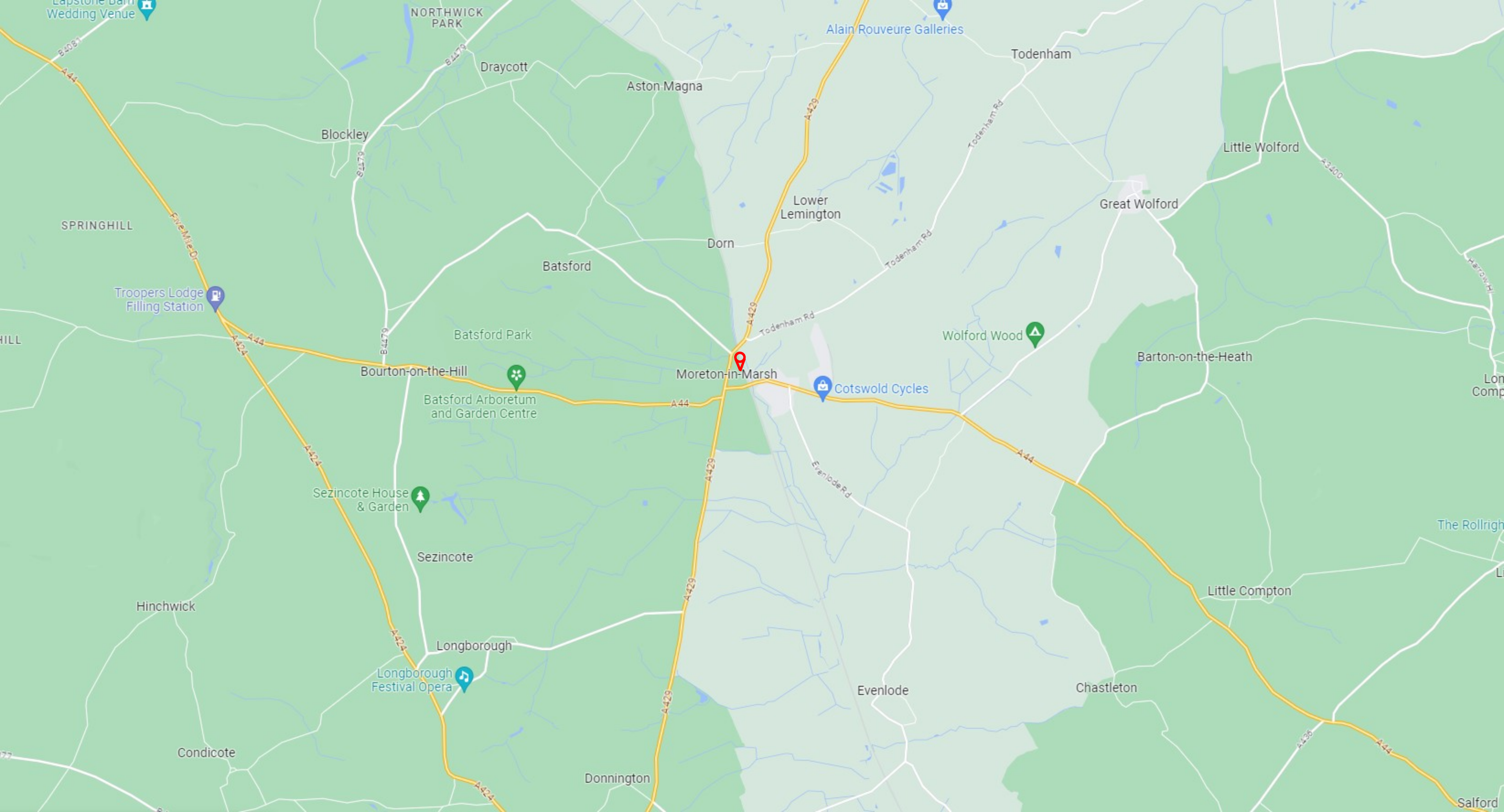
**Ref: 22108A/1.2**  
**Date: Feb 2025**

Hazardous Activity	Residual Hazard	Information Provided for Hazard Control
Works to mains services, including terminations – Water, gas, electric, telecoms, data	Damage to incoming mains/services at perimeter of site or where terminated. Electrocution / explosion / injury / death. Interruption of service.	Work to existing record drawings and surveys. Work to Client's M&E design philosophy document. Positively identify all existing services and areas served as necessary. Ensure all services are "dead" prior to removing/maintaining. Test and Inspect in accordance with latest BS 7671.
Discovery and effect on unknown services	Interruption of existing services. Danger to construction and/or maintenance personnel.	Survey information produced for reference by Client team. Information to be consulted before demolitions / services alterations / excavations commence. Removals / alterations to be carried out with care by specialist contractor as required.
Working on site surrounded by public and private areas/highway/rail infrastructure.	Risk of injury to members of public not aware of site activities/associated risks	Management & Control during construction site activities. Warning notices, barriers and no access zones to be posted. Refer to HSE H&S guidance, along with GWR and Network Rail H&S requirements & guidance
Remaining fittings, especially high-level fittings, such as lamps, CCTV, PAVA, power cables, telecoms cables	Fall from height, cuts, burns or electrocution	Lamps to be disposed of using appropriate recycling facility. Fittings to be accessible off scaffold tower or droppable. Cleaning and maintenance strategy to be included. Appropriate access to be arranged for fitting replacements. LED lamps to be utilised to maintain longevity and minimise access requirements. As built electrical drawings show fuse panel location for fitting isolation.
Emergency Routes, on site and adjacent sites	Compromised escape routes, risk of injury or death	Ensure emergency routes are maintained clear and accessible for vehicles and pedestrians.
Working on plant which may start automatically	Hazard Electrocution / mechanical. Injury to operatives	Management & Control for maintenance or demolition activities necessary - Permit to Work to be adopted. Warning notices and barriers to be posted. All plant shall be designed to have local isolation. Work to Client's M&E design philosophy document.
Legionella in water services – Water safety due to lack of use	Danger of contaminated systems giving rise to Legionnaires Disease within water systems	Maintain and operate systems in accordance to best practice - HSE L8 'Control of Legionella bacteria in waste systems' should be complied with. In line with BS CP 6700. Water tests to include bacterial and Legionella tests.
Removal of M&E equipment at demolition/end of life	Electrocution / mechanical. Injury to operatives. Release of ozone depleting gases/oils	Management & Control for maintenance activities necessary - Permit to Work to be adopted. Warning notices and barriers to be posted. All plant shall be designed to have local isolation. Contaminants in commercial kitchen extraction/ventilation Work to Client's M&E design philosophy document.
Further demolition/grubbing-up of structures/sub-structures	Risk of partial/full collapse of unidentified buried elements	Principal contractor to refer to any H&S file and as-built information. Suitably qualified demolition operatives to be used. Demolition sequence plan to be produced prior to demolition works commencing and to include temporary bracing and suitable lifting systems where applicable.
Unauthorised access site	Injury to self	Designated owner of land to arrange regular perimeter security inspections. Replace/repair any damage when identified. Consider monitored CCTV.
UXO	Explosion, risk of irritant	Low risk noted in survey. Refer to survey and consult specialist if suspect items discovered. Clear area and inform emergency services.

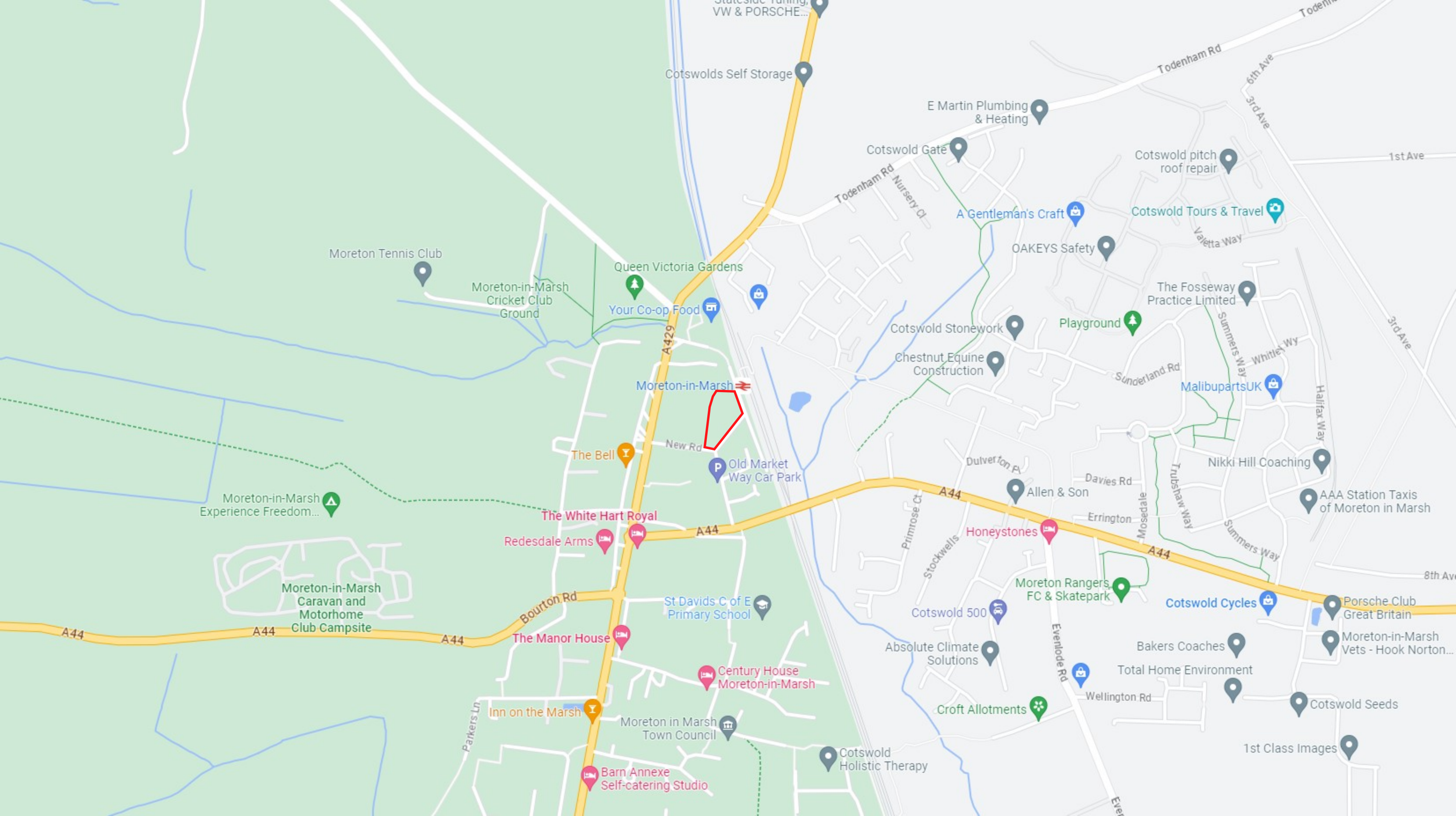


## **APPENDIX C**

### **SITE LOCATION AERIAL PHOTOS**







Cotswolds Self Storage

E Martin Plumbing & Heating

Cotswold Gate

Cotswold pitch roof repair

Moreton Tennis Club

Moreton-in-Marsh Cricket Club Ground

Queen Victoria Gardens

Your Co-op Food

A Gentleman's Craft

Cotswold Tours & Travel

OAKEYS Safety

The Fosseway Practice Limited

Cotswold Stonework

Chestnut Equine Construction

Playground

Moreton-in-Marsh

MalibupartsUK

The Bell

Old Market Way Car Park

Moreton-in-Marsh Experience Freedom...

The White Hart Royal

Redesdale Arms

Allen & Son

Nikki Hill Coaching

AAA Station Taxis of Moreton in Marsh

Moreton-in-Marsh Caravan and Motorhome Club Campsite

The Manor House

St Davids C of E Primary School

Honeystones

Moreton Rangers FC & Skatepark

Cotswold Cycles

Porsche Club Great Britain

Moreton-in-Marsh Vets - Hook Norton...

Inn on the Marsh

Moreton in Marsh Town Council

Century House Moreton-in-Marsh

Absolute Climate Solutions

Croft Allotments

Bakers Coaches

Total Home Environment

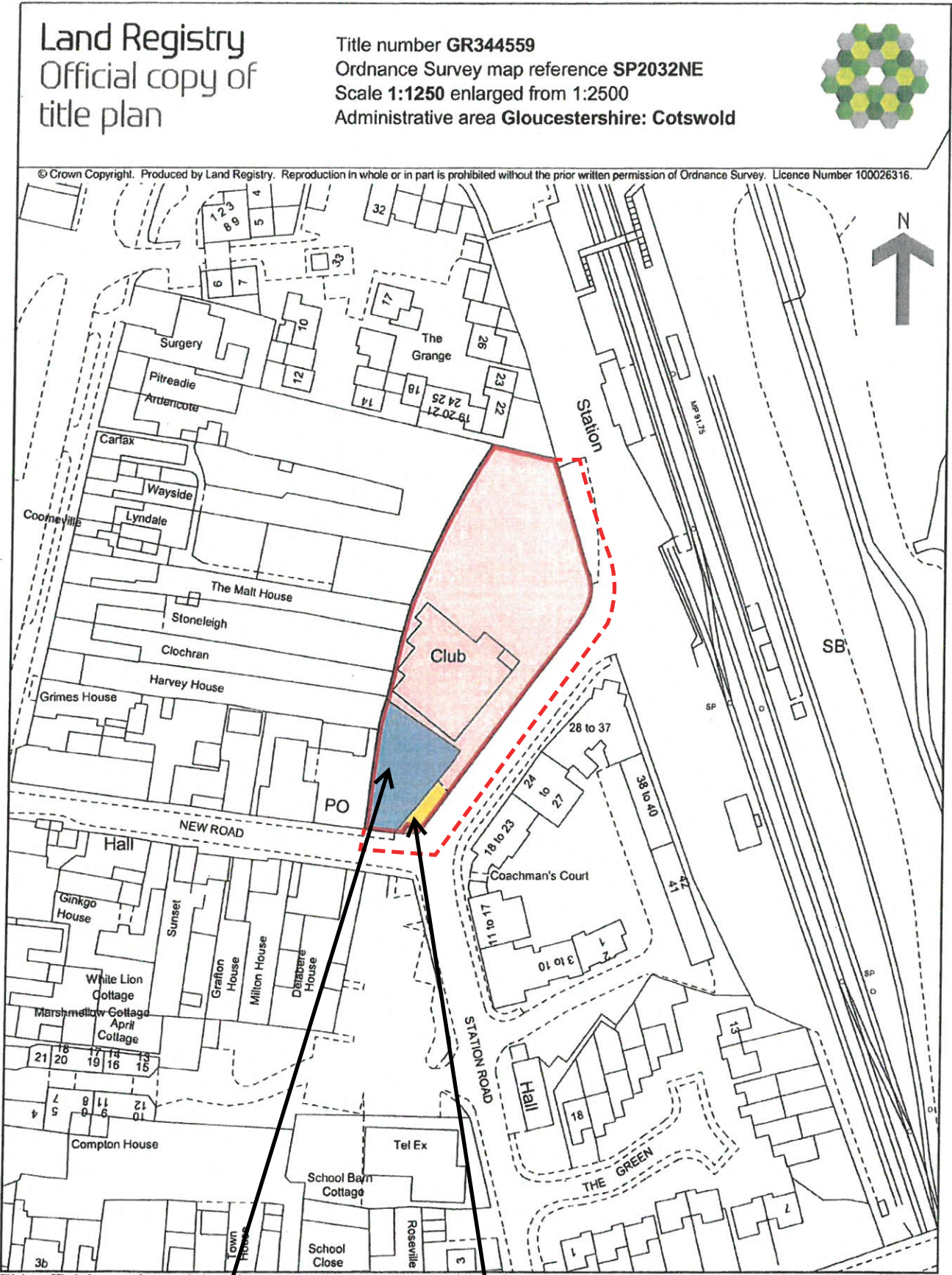
Cotswold Seeds

1st Class Images

Cotswold Holistic Therapy

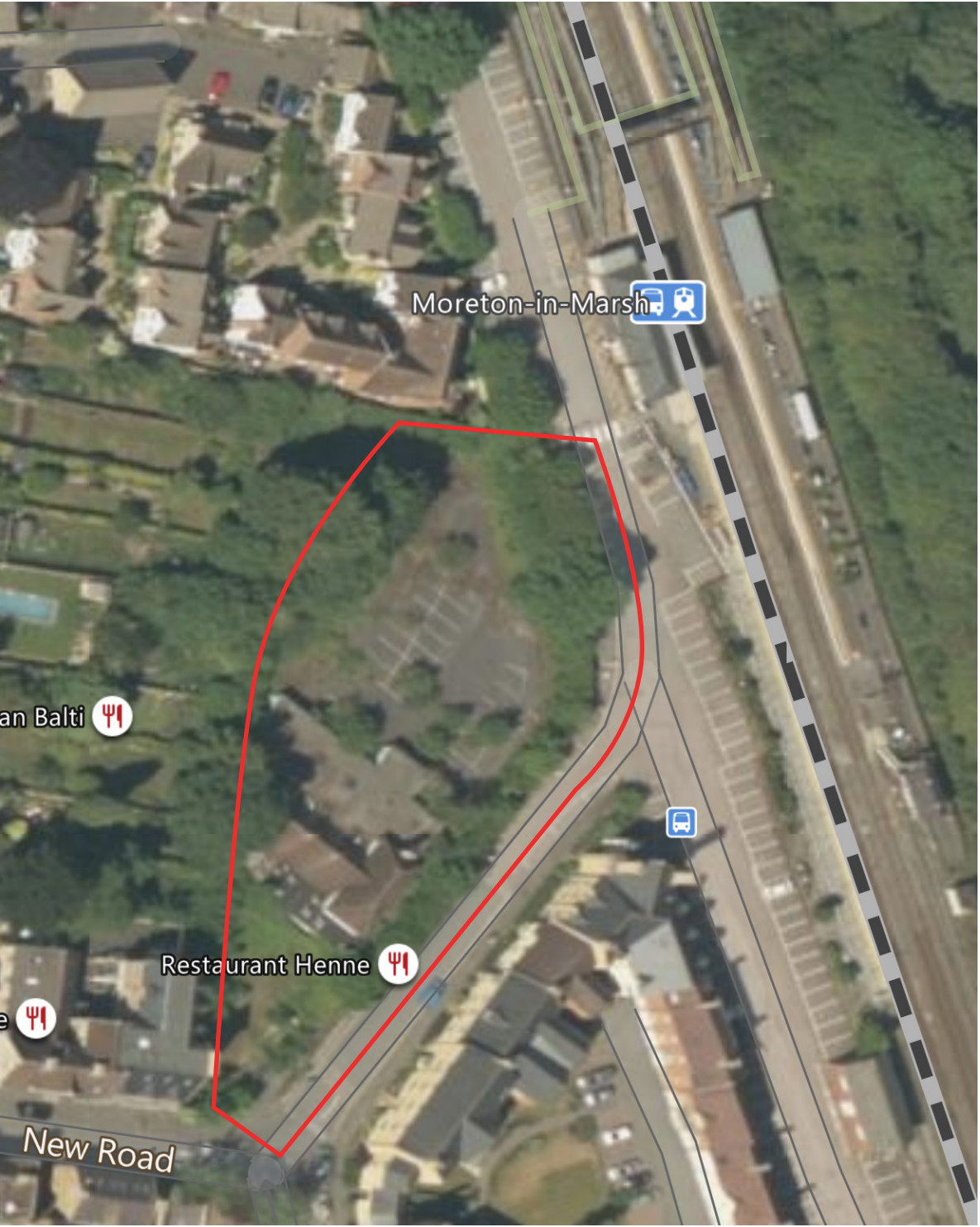
Barn Annexe Self-catering Studio





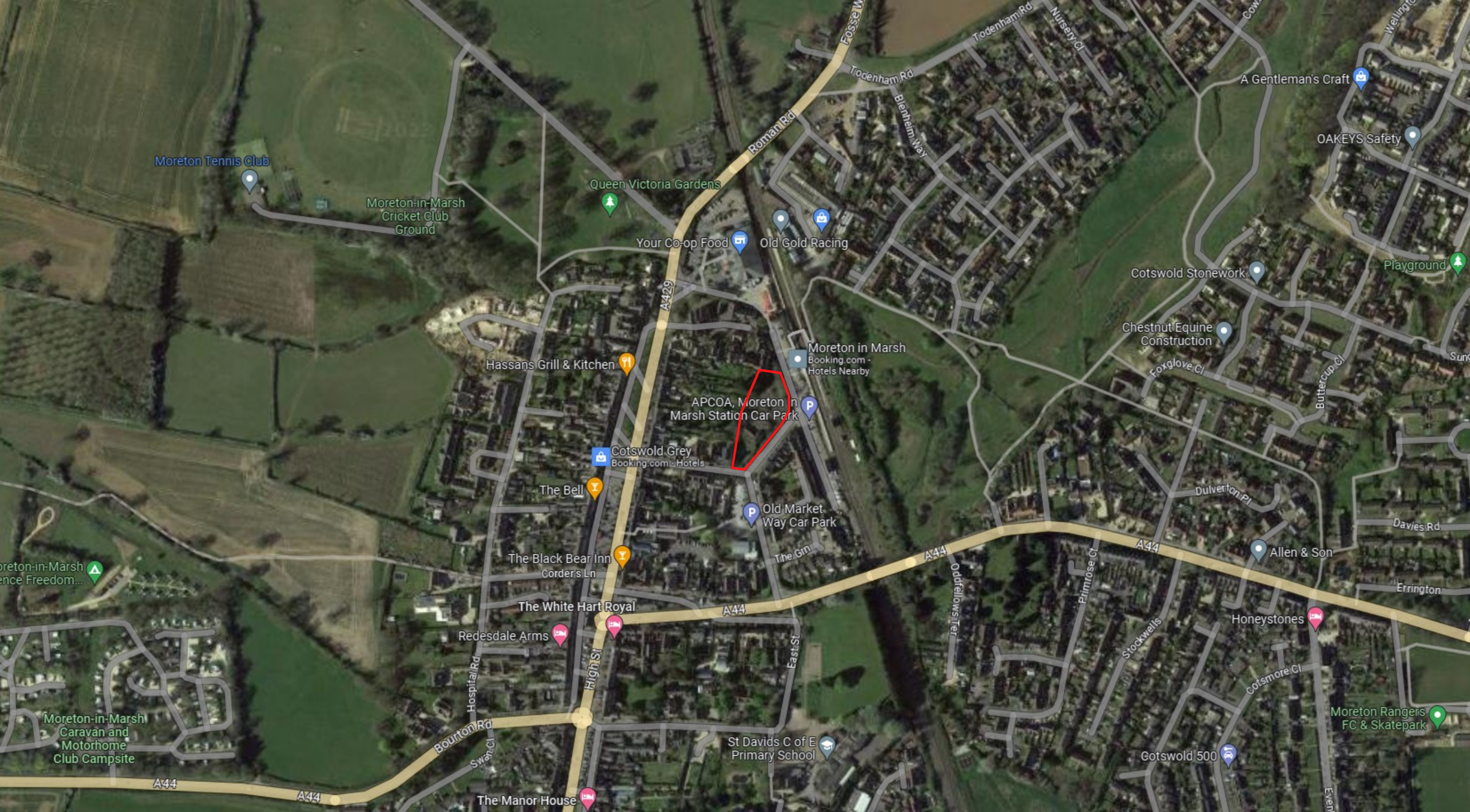
Site compound and welfare

Site access via  
secured gate



Aerial view, Bing Maps  
NTS





Moreton Tennis Club

Moreton-in-Marsh  
Cricket Club  
Ground

Queen Victoria Gardens

Your Co-op Food

Old Gold Racing

A Gentleman's Craft

OAKEYS Safety

Cotswold Stonework

Chestnut Equine  
Construction

Playground

Hassans Grill & Kitchen

Moreton in Marsh  
Booking.com -  
Hotels Nearby

APCOA, Moreton in  
Marsh Station Car Park

Cotswold Grey  
Booking.com - Hotels

The Bell

Old Market  
Way Car Park

The Black Bear Inn  
Corders Ln

The White Hart Royal

Redesdale Arms

Allen & Son

Honeystones

Moreton Rangers  
FC & Skatepark

Moreton-in-Marsh  
Caravan and  
Motorhome  
Club Campsite

St Davids C of E  
Primary School

The Manor House

Cotswold 500



## **APPENDIX D**

**ASBESTOS DEMOLITION REPORT**

**DRAINAGE PLAN SURVEY AND CCTV REPORT**

**ECOLOGY PRELIMINARY APPRAISAL**

**ECOLOGY PRE-DEMOLITION INSPECTION**

**TOPOGRAPHICAL SURVEY**

**UTILITIES PLAN SURVEY AND DESKTOP SEARCH**

**NOTICE OF DEMOLITION – PRIOR APPROVAL**

**LAMBERT SMITH HAMPTON – 2017 INFORMATION PACK**

**ASBESTOS DEMOLITION REPORT**  
Prepared by SOCOTEC Asbestos LTD  
Ref: 234636-987722  
Date: 27/02/2023



# **ASBESTOS DEMOLITION REPORT**

**For**

**GREAT WESTERN RAILWAY**

**Of**

**Ex-Royal British Legion Building, New Road, Moreton-in-Marsh,  
Gloucestershire, GL56 0AS**

**234636-987722**

**Produced by SOCOTEC Asbestos Ltd,  
a wholly owned subsidiary of SOCOTEC**

**Bretby Business Park, Ashby Road,  
Bretby, Burton upon Trent,  
Staffordshire DE15 0YZ**

**[www.socotec.com](http://www.socotec.com)**



Site  
Ex-Royal British Legion Building, New  
Road, Moreton-in-Marsh,  
Gloucestershire, GL56 0AS

Customer:  
Great Western Railway  
Milford House  
Milford Street  
Swindon  
SN1 1HL


Survey Date: 27/02/2023-  
01/03/2023  
Customer Contact: John Holden  
Surveyor(s): Cael Howells & Owen  
Howells



Consultant:  
**SOCOTEC Asbestos Limited**

Unit 5, Bridgend Industrial Estate,  
New Street, Bridgend,  
CF31 3UD

**Authorised by:**



Cael Howells  
**Asbestos Surveyor**

**Technical Review by:**



Tracy Milnes  
*Project Manager*

Tel +44 (0) 1656 507555  
Email [bridgend.asbestos@socotec.com](mailto:bridgend.asbestos@socotec.com)

**Report Issue date: 21/04/2023**

## EXECUTIVE SUMMARY & RECOMMENDATIONS

A Demolition asbestos survey was carried out at Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS.

Asbestos was found in 47 samples. There were 5 presumed or strongly presumed materials identified.

**Table 1 Summary of ACM's**

Sample Reference	Building	Area Description	Material	Action	Timescale for Action
AWS - 002	0001	Ground Floor - 001-Entrance	Textured coating to ceiling	Remove	Prior to Refurbishment
002	0001	Ground Floor - 002-Lobby	Textured coating to ceiling	Remove	Prior to Refurbishment
003	0001	Ground Floor - 003-Phone room	Textured coating to ceiling	Remove	Prior to Refurbishment
004	0001	Ground Floor - 004-Circulation	Textured coating to ceiling	Remove	Prior to Refurbishment
005	0001	Ground Floor - 004-Circulation	Textured coating patch replacement to ceiling	Remove	Prior to Refurbishment
AWS - 008	0001	Ground Floor - 005-Male WC	Textured coating to ceiling	Remove	Prior to Refurbishment
008	0001	Ground Floor - 006-Female WC	Textured coating to ceiling	Remove	Prior to Refurbishment
013	0001	Ground Floor - 008-Stage	Insulating board ceiling panels	Remove	Prior to Refurbishment
015	0001	Ground Floor - 009-Back Stage	Textured coating to ceiling	Remove	Prior to Refurbishment
016A	0001	Ground Floor - 009-Back Stage	Olive vinyl floor tiles	Remove	Prior to Refurbishment
017	0001	Ground Floor - 009-Back Stage	Textured coating debris to floor	Remove	Prior to Refurbishment
016B	0001	Ground Floor - 009-Back Stage	Bitumen adhesive to floor tiles	Remove	Prior to Refurbishment
019B	0001	Ground Floor - 010-WC	Bitumen adhesive to floor tiles	Remove	Prior to Refurbishment
018	0001	Ground Floor - 010-WC	Textured coating to ceiling	Remove	Prior to Refurbishment

Sample Reference	Building	Area Description	Material	Action	Timescale for Action
019A	0001	Ground Floor - 010-WC	Olive vinyl floor tiles	Remove	Prior to Refurbishment
020	0001	Ground Floor - 011-Office	Textured coating to ceiling	Remove	Prior to Refurbishment
021A	0001	Ground Floor - 011-Office	Olive vinyl floor tiles	Remove	Prior to Refurbishment
021B	0001	Ground Floor - 011-Office	Bitumen adhesive to floor tiles	Remove	Prior to Refurbishment
P001	0001	Ground Floor - 012-Lounge	Electrical Switchgear	Recommend Future Sample  Presumption Reasons: No isolation certificate provided .	Prior to Refurbishment
022	0001	Ground Floor - 012-Lounge	Textured coating to ceiling	Remove	Prior to Refurbishment
023	0001	Ground Floor - 013-Bar	Textured coating to ceiling	Remove	Prior to Refurbishment
024	0001	Ground Floor - 014-Bar	Textured coating to ceiling	Remove	Prior to Refurbishment
025	0001	Ground Floor - 015-Lounge	Textured coating to ceiling	Remove	Prior to Refurbishment
026	0001	Ground Floor - 015-Lounge	Textured coating debris to floor	Remove	Prior to Refurbishment
027A	0001	Ground Floor - 015-Lounge	Pink vinyl floor tiles	Remove	Prior to Refurbishment
027B	0001	Ground Floor - 015-Lounge	Bitumen adhesive to floor tiles	Remove	Prior to Refurbishment
029A	0001	Ground Floor - 016-Office	Pink vinyl floor tiles	Remove	Prior to Refurbishment
030	0001	Ground Floor - 016-Office	Bitumen packers to window sills	Remove	Prior to Refurbishment
028	0001	Ground Floor - 016-Office	Textured coating to ceiling	Remove	Prior to Refurbishment
029B	0001	Ground Floor - 016-Office	Bitumen adhesive to floor tiles	Remove	Prior to Refurbishment
031	0001	Ground Floor - 017-Fire Exit	Textured coating to ceiling	Remove	Prior to Refurbishment

Sample Reference	Building	Area Description	Material	Action	Timescale for Action
032	0001	Ground Floor - 018-Skittle Room	Textured coating to ceiling	Remove	Prior to Refurbishment
034	0001	Ground Floor - 018-Skittle Room	Bitumen membrane within wall cavity	Remove	Prior to Refurbishment
035	0001	Ground Floor - 019-Lobby	Textured coating to ceiling	Remove	Prior to Refurbishment
036	0001	Ground Floor - 020-Female WC	Textured coating to ceiling	Remove	Prior to Refurbishment
037	0001	Ground Floor - 020-Female WC	Cement panel within bunny burner	Remove	Prior to Refurbishment
038	0001	Ground Floor - 020-Female WC	Cement flue to bunny burner	Remove	Prior to Refurbishment
040	0001	Ground Floor - 021-Male WC	Textured coating to ceiling	Remove	Prior to Refurbishment
041	0001	Ground Floor - 022-Corridor	Textured coating to ceiling	Remove	Prior to Refurbishment
P002	0001	Ground Floor - 022-Corridor	Insulation within Safe	Recommend future sample  Presumption Reasons: Sealed unit.	Prior to Refurbishment
042	0001	Ground Floor - 023-Ante Room	Textured coating to ceiling	Remove	Prior to Refurbishment
043	0001	Ground Floor - 024-Cellar	Textured coating to ceiling	Remove	Prior to Refurbishment
044	0001	Ground Floor - 024-Cellar	Insulating board wall panels	Remove	Prior to Refurbishment
045	0001	Ground Floor - 024-Cellar	Insulating board debris	Remove	Prior to Refurbishment
046	0001	Ground Floor - 025-Kitchen	Textured coating to ceiling	Remove	Prior to Refurbishment
050	0001	Ground Floor - 026-Plant Room	Insulating board ceiling panels	Remove	Prior to Refurbishment
051	0001	Ground Floor - 026-Plant Room	Insulating board debris	Remove	Prior to Refurbishment
052	0001	Ground Floor - 026-Plant Room	Gaskets to pipework	Remove	Prior to Refurbishment

Sample Reference	Building	Area Description	Material	Action	Timescale for Action
P003	0001	Ground Floor - 026-Plant Room	Electrical Switchgear	Recommend Future Sample  Presumption Reasons: No isolation certificate provided .	Prior to Refurbishment
053	0001	Ground Floor - EXT-External	Gaskets to light fittings	Remove	Prior to Refurbishment
055	0001	Ground Floor - EXT-External	Cement debris to floor	Remove	Prior to Refurbishment
056	0001	Ground Floor - EXT-External	Cement flue to wall	Remove	Prior to Refurbishment

# **FULL SURVEY REPORT**

## **TABLE OF CONTENTS**

### **EXECUTIVE SUMMARY & RECOMMENDATIONS**

<b>SECTION 1</b>	<b>INTRODUCTION</b>
<b>SECTION 2</b>	<b>SITE DESCRIPTION</b>
<b>SECTION 3</b>	<b>SPECIFIC NOTES</b>
<b>SECTION 4</b>	<b>SURVEY AND SAMPLING METHODOLOGIES</b>
<b>SECTION 5</b>	<b>BULK SAMPLE ANALYSIS METHODOLOGIES</b>

<b>APPENDIX A</b>	<b>Site Register</b>
<b>APPENDIX B</b>	<b>Material Assessment Sheets</b>
<b>APPENDIX C</b>	<b>Drawings</b>
<b>APPENDIX D</b>	<b>Laboratory Test Certificate(s)</b>
<b>APPENDIX E</b>	<b>Definitions and Guidance Notes</b>

## SECTION 1 INTRODUCTION

- 1.1 SOCOTEC Asbestos Limited was instructed by John Holden of Great Western Railway, to carry out a Demolition asbestos survey of Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS in accordance with HSE document HSG 264 and in-house approved documented method SCI/ASB/001.
- 1.2 The scope of the works was to carry out an Asbestos Demolition Survey on the premises as instructed by the customer as follows: Full demolition survey to be carried out on the former Royal British Legion building in accordance with HSG 264 and SOCOTEC In House procedure SCI-ASB-001.  
The scope of works as amended on site is as follows: Height restriction - within main lounge is 7m high to the apex.
- 1.3 The following areas were not accessed during the survey following initial discussions with the customer: Live electrics unless an isolation certificate is provided
- 1.4 The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed site register, survey report sheets and plans.
- 1.5 The title to this report is vested in the Customer named but title to copyright is retained. The Contracts (Rights of Third Parties) Act 1999 does not apply to the contract with the Customer and the provisions of the said Act are hereby excluded.
- 1.6 The inspection report shall not be reproduced except in full without the approval of the inspection body and the Customer.
- 1.7 This report is issued in confidence to the Customer and SOCOTEC Asbestos Limited cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.
- 1.8 SOCOTEC Asbestos Ltd is accredited by UKAS as a Type C Inspection Body for surveying for asbestos in premises. Opinions and interpretations are outside the scope of accreditation.
- 1.9 Fibrous materials may exist within the property which are not ACMs. Where, in the judgment of the surveyor, the material is clearly not asbestos then the surveyor will record the findings in the Construction Register. However the material will have been inspected unless it was in an area of no access or is specifically excluded from the report.

## SECTION 2 SITE DESCRIPTION

- 2.1 The site consisted of a former Royal British Legion building.

### **2.1: Summary of buildings surveyed and survey type at Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS.**

Property Ref / UPRN	Building Description	Survey Type
.	Two storey property of brick masonry construction with pitched and flat roofs.	Demolition





## **SECTION 3 SPECIFIC NOTES**

- 3.1 The scope and terms of works were as agreed during the tender process with the Customer, including a discussion on areas of possible no-access (see section 1.2 and 1.3). We confirm that in preparing this report that we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.
- 3.2 Asbestos containing materials (ACMs) concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.
- 3.3 During the course of the survey all reasonably practicable efforts were made to identify the presence of materials containing asbestos within areas of the building as agreed with the customer. We have not inspected structural or poured concrete elements within the building unless specified within the scope of works for the survey. Asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids, accordingly, it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility therefore that further asbestos containing materials may be found during other site activities.
- 3.4 The customer is advised to make provision during the course of any demolition or refurbishment of structural or poured concrete for the additional services of a suitably experienced surveyor to provide advice, take samples and provide supplementary reports in the event that additional ACMs are uncovered.
- 3.5 Water absorption tests have not been carried out on board or cement materials and thus such materials which have been referred to within this report as asbestos insulating board (AIB) or asbestos cement are done so based solely upon their physical appearance and using the technicians judgement. A water absorption measurement test, as detailed in paragraph 17 of L143 Work with materials containing asbestos ACOP, is required to determine whether a material is legally classified as asbestos cement or not. Asbestos cement in a dry state absorbs less than 30% water by weight.
- 3.6 This report may be used as a basis for the preparation of a specification, but should not be used as the specification. Note that all dimensions referred to in this report are approximate and should not be used for the calculation of priced measures.

## **SECTION 4 SURVEY AND SAMPLING METHODOLOGY**

### **4.1 Refurbishment or Demolition Survey**

- 4.1.1 This purpose of this survey was to locate and describe so far as reasonably practicable, all ACMs within the scope of works and may have involved destructive inspection, as necessary to gain access to all areas if safe access was practicable. A full sampling programme was undertaken to identify possible ACMs.
- 4.1.2 Each room/area was visually inspected for materials suspected to contain asbestos and representative samples were taken for confirmation. Every effort was made to investigate all aspects of the building fabric in so far as was practicable. Invasive techniques were used for access.
- 4.1.3 The survey was carried out in accordance with HSG 264, SOCOTEC Asbestos Limited's internal procedure SCI/ASB/001 and the specific requirements of the Customer.

## **4.2 Abbreviations used in the text**

AWS	Associated with sample visually consistent with sampled material.
ACM	Asbestos Containing Material
NSR	No sample required (Area has been inspected and no suspicious samples identified)
NA	No Access (Access not reasonably practicable)
P	Presumed to contain asbestos. Sample required to confirm absence or presence of asbestos in item
CAR	Control of Asbestos Regulations (2012)
X	All samples prefixed with an X were not taken by SOCOTEC Asbestos, however the data was provided by the client for inclusion within the report and the integrity of the data has been reviewed by SOCOTEC Asbestos Ltd in accordance with our internal procedures.

## **SECTION 5 BULK SAMPLE ANALYSIS METHODOLOGY**

- 5.1 Bulk sample analysis was carried out in accordance with SOCOTEC Asbestos Limited's internal procedure SCI/ASB/007, based on the Health and Safety Executive publication HSG 248.
- 5.2 SOCOTEC Asbestos is a UKAS-accredited testing body No. 1089, ensuring compliance with the requirements of BS EN ISO/IEC 17025:2017 General criteria for the operation of various types of bodies performing testing.

# **Appendix A**

## **SITE REGISTER(S)**

## SITE REGISTER

Survey Report Ref: **234636-987722-0001** Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS

Building Address: As Above

Building Reference / UPRN: . Client: Great Western Railway Date of Inspection **27/02/2023**

### ASBESTOS REGISTER

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Asbestos Type	Product Type	Comments on Limited / No Access
001	Ground Floor - Entrance	Textured coating to ceiling	4 m <sup>2</sup>	AWS 002	1	1	
001	Ground Floor - Entrance	Textured coating to ceiling	4 m <sup>2</sup>	001	0		
002	Ground Floor - Lobby	Textured coating to ceiling	18 m <sup>2</sup>	002	1	1	
003	Ground Floor - Phone room	Textured coating to ceiling	2 m <sup>2</sup>	003	1	1	
004	Ground Floor - Circulation	Textured coating to ceiling	18 m <sup>2</sup>	004	1	1	
004	Ground Floor - Circulation	Textured coating patch replacement to ceiling	2 m <sup>2</sup>	005	1	1	
005	Ground Floor - Male WC	Ceramic tile adhesive	30 m <sup>2</sup>	007	0		
005	Ground Floor - Male WC	Textured coating to ceiling	12 m <sup>2</sup>	AWS 008	1	1	
005	Ground Floor - Male WC	Textured coating to ceiling	12 m <sup>2</sup>	006	0		
006	Ground Floor - Female WC	Textured coating to ceiling	12 m <sup>2</sup>	008	1	1	
006	Ground Floor - Female WC	Ceramic tile adhesive	30 m <sup>2</sup>	009	0		
007	Ground Floor - Dance Floor	Bitumen packers to stage	. Small Amounts	010	0		
007	Ground Floor - Dance Floor	Paint to walls	20 m <sup>2</sup>	011	0		
007	Ground Floor - Dance Floor	Hard set resin to pipework	. Small Amounts	012	0		
008	Ground Floor - Stage	Insulating board ceiling panels	24 m <sup>2</sup>	013	2	2	
008	Ground Floor - Stage	Bitumen packers to stage	. Small Amounts	014	0		
009	Ground Floor - Back Stage	Textured coating to ceiling	15 m <sup>2</sup>	015	1	1	
009	Ground Floor - Back Stage	Olive vinyl floor tiles	15 m <sup>2</sup>	016A	1	1	
009	Ground Floor - Back Stage	Textured coating debris to floor	. Small Amounts	017	1	1	
009	Ground Floor - Back Stage	Bitumen adhesive to floor tiles	15 m <sup>2</sup>	016B	1	1	
010	Ground Floor - WC	Bitumen adhesive to floor tiles	2 m <sup>2</sup>	019B	1	1	

## SITE REGISTER

Survey Report Ref: **234636-987722-0001** Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS

Building Address: As Above

Building Reference / UPRN: . Client: Great Western Railway Date of Inspection **27/02/2023**

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Asbestos Type	Product Type	Comments on Limited / No Access
010	Ground Floor - WC	Textured coating to ceiling	2 m <sup>2</sup>	018	1	1	
010	Ground Floor - WC	Olive vinyl floor tiles	2 m <sup>2</sup>	019A	1	1	
011	Ground Floor - Office	Textured coating to ceiling	12 m <sup>2</sup>	020	1	1	
011	Ground Floor - Office	Olive vinyl floor tiles	12 m <sup>2</sup>	021A	1	1	
011	Ground Floor - Office	Bitumen adhesive to floor tiles	12 m <sup>2</sup>	021B	1	1	
012	Ground Floor - Lounge	Electrical Switchgear	1 Items	P001	1	2	
012	Ground Floor - Lounge	Textured coating to ceiling	72 m <sup>2</sup>	022	1	1	
013	Ground Floor - Bar	Textured coating to ceiling	10 m <sup>2</sup>	023	1	1	
014	Ground Floor - Bar	Textured coating to ceiling	10 m <sup>2</sup>	024	1	1	
015	Ground Floor - Lounge	Textured coating to ceiling	50 m <sup>2</sup>	025	1	1	
015	Ground Floor - Lounge	Textured coating debris to floor	. Small Amounts	026	1	1	
015	Ground Floor - Lounge	Pink vinyl floor tiles	50 m <sup>2</sup>	027A	1	1	
015	Ground Floor - Lounge	Bitumen adhesive to floor tiles	50 m <sup>2</sup>	027B	1	1	
016	Ground Floor - Office	Pink vinyl floor tiles	12 m <sup>2</sup>	029A	1	1	
016	Ground Floor - Office	Bitumen packers to window sills	. Small Amounts	030	1	1	
016	Ground Floor - Office	Textured coating to ceiling	12 m <sup>2</sup>	028	1	1	
016	Ground Floor - Office	Bitumen adhesive to floor tiles	12 m <sup>2</sup>	029B	1	1	
017	Ground Floor - Fire Exit	Textured coating to ceiling	3 m <sup>2</sup>	031	1	1	
018	Ground Floor - Skittle Room	Textured coating to ceiling	60 m <sup>2</sup>	032	1	1	
018	Ground Floor - Skittle Room	Putty to windows	12 Linear M	033	0		
018	Ground Floor - Skittle Room	Bitumen membrane within wall cavity	10 m <sup>2</sup>	034	1	1	
019	Ground Floor - Lobby	Textured coating to ceiling	9 m <sup>2</sup>	035	1	1	

## SITE REGISTER

Survey Report Ref: **234636-987722-0001** Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS

Building Address: As Above

Building Reference / UPRN: . Client: Great Western Railway Date of Inspection **27/02/2023**

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Asbestos Type	Product Type	Comments on Limited / No Access
020	Ground Floor - Female WC	Textured coating to ceiling	12 m <sup>2</sup>	036	1	1	
020	Ground Floor - Female WC	Cement panel within bunny burner	1 Items	037	1	1	
020	Ground Floor - Female WC	Cement flue to bunny burner	1 Linear M	038	1	1	
020	Ground Floor - Female WC	Bakelite toilet cistern	1 Items	039	0		
021	Ground Floor - Male WC	Textured coating to ceiling	8 m <sup>2</sup>	040	1	1	
022	Ground Floor - Corridor	Textured coating to ceiling	3 m <sup>2</sup>	041	1	1	
022	Ground Floor - Corridor	Insulation within Safe	1 Items	P002	1	2	
023	Ground Floor - Ante Room	Textured coating to ceiling	14 m <sup>2</sup>	042	1	1	
024	Ground Floor - Cellar	Textured coating to ceiling	15 m <sup>2</sup>	043	1	1	
024	Ground Floor - Cellar	Insulating board wall panels	9 m <sup>2</sup>	044	2	2	
024	Ground Floor - Cellar	Insulating board debris	. Small Amounts	045	2	2	
025	Ground Floor - Kitchen	Textured coating to ceiling	12 m <sup>2</sup>	046	1	1	
025	Ground Floor - Kitchen	Bitumen residues to walls	. Small Amounts	047	0		
026	Ground Floor - Plant Room	Electrical Switchgear	1 Items	P003	1	2	
026	Ground Floor - Plant Room	Insulating board ceiling panels	3 m <sup>2</sup>	050	2	2	
026	Ground Floor - Plant Room	Insulating board debris	. Small Amounts	051	2	2	
026	Ground Floor - Plant Room	Gaskets to pipework	4 Items	052	1	2	
027	First Floor - Snooker Room	Red hessian backed linoleum floor covering to floor	90 m <sup>2</sup>	048	0		
028	First Floor - Loft Space	Sarking felt	90 m <sup>2</sup>	049	0		
EXT	Ground Floor - External	Bitumen felt to flat roof	200 m <sup>2</sup>	054	0		
EXT	Ground Floor - External	Gaskets to light fittings	6 Items	053	1	2	

## SITE REGISTER

Survey Report Ref: **234636-987722-0001**
 Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS  
 Building Address: As Above  
 Building Reference / UPRN: . Client: Great Western Railway Date of Inspection **27/02/2023**

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Asbestos Type	Product Type	Comments on Limited / No Access
EXT	Ground Floor - External	Cement debris to floor	. Small Amounts	055	1	1	
EXT	Ground Floor - External	Cement flue to wall	1 Linear M	056	1	1	

## SITE REGISTER

Survey Report Ref: **234636-987722-0001** Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS

Building Address: As Above

Building Reference / UPRN: . Client: Great Western Railway Date of Inspection **27/02/2023**

### CONSTRUCTION REGISTER

Area No	Area Description	Floor	Walls	Ceiling	Other
001	Ground Floor - Entrance	Ceramic tile and matting	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors, door frames and window frames
002	Ground Floor - Lobby	Linoleum floor covering to concrete	Painted brick masonry and plasterboard	Sampled textured coating to plasterboard	Timber doors and door frames, metal skylight frame and upstands with upvc vision panel.
003	Ground Floor - Phone room	Linoleum floor covering to concrete and plasterboard	Painted brick masonry	Sampled textured coating to plasterboard	Timber door, door frame and mail box.
004	Ground Floor - Circulation	Linoleum floor covering to concrete and plasterboard	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames, metal skylight frame and upstands with upvc vision panel.
005	Ground Floor - Male WC	Linoleum floor covering to concrete and plasterboard	Ceramic tiles to brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames, metal skylight frame and upstands with upvc vision panel and metal urinal and ceramic sink, toilet and cistern.
006	Ground Floor - Female WC	Linoleum floor covering to concrete and plasterboard	Ceramic tiles to brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames, metal skylight frame and upstands with upvc vision panel and ceramic sink, toilet and cistern.
007	Ground Floor - Dance Floor	Timber floor panelling to timber floor boards/void/concrete	Timber Panelling to brick masonry	Mmmf suspended ceiling tiles/void/timber roof	Timber doors and door frames. Metal pipework and slate packing within floor void. Metal vent and water tank within ceiling void.
008	Ground Floor - Stage	Timber floor panels/void/concrete	Painted brick masonry	Sampled insulating board	Timber doors, door frames and shelving.
009	Ground Floor - Back Stage	Linoleum floor covering to sampled vinyl floor tiles	Painted brick masonry	Sampled textured coating to plasterboard and stramit board	Timber doors, door frames and shelving, rubber stair nosing, metal skylight frame with upvc vision panel.



## SITE REGISTER

Survey Report Ref: **234636-987722-0001**    Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS  
 Building Address: As Above  
 Building Reference / UPRN: .    Client: Great Western Railway    Date of Inspection **27/02/2023**

Area No	Area Description	Floor	Walls	Ceiling	Other
010	Ground Floor - WC	Linoleum floor covering to sampled vinyl floor tiles	Painted brick masonry	Sampled textured coating to plasterboard	Timber door and door frame, metal window frames, ceramic window sill, sink, toilet and cistern.
011	Ground Floor - Office	Carpet to sampled vinyl floor tiles	Painted brick masonry	Sampled textured coating to plasterboard and stramit board	Timber doors and door frames, metal skylight frame with upvc vision panel.
012	Ground Floor - Lounge	Timber floor panelling to timber floor boards/void/concrete	Painted brick masonry	Sampled textured coating to lathe and plaster	Timber doors and door frames. Metal pipework and slate packing within floor void.
013	Ground Floor - Bar	Linoleum floor covering to concrete	Timber panelling to brick masonry	Timber Panelling to sampled textured coating to plasterboard	Timber door, door frame and countertops.
014	Ground Floor - Bar	Linoleum floor covering to concrete	Timber panelling to brick masonry	Timber Panelling to sampled textured coating to plasterboard	Timber door, door frame and countertops.
015	Ground Floor - Lounge	Linoleum floor covering to sampled vinyl floor tiles	Painted brick masonry and plasterboard	Sampled textured coating to plasterboard/void/stramit board	Timber doors and door frames, metal skylight frame and upstands with upvc vision panel.
016	Ground Floor - Office	Carpet to sampled vinyl floor tiles	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors, door frames and window frames
017	Ground Floor - Fire Exit	Linoleum floor covering to concrete and plasterboard	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames
018	Ground Floor - Skittle Room	Linoleum floor covering, carpet and timber panels to concrete	Painted brick masonry and plasterboard	Sampled textured coating to plasterboard/void/stramit board	Timber doors and door frames, metal skylight frame and upstands with upvc vision panel.
019	Ground Floor - Lobby	Linoleum floor covering to ceramic tiles	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames
020	Ground Floor - Female WC	Linoleum floor covering to ceramic tiles	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames, ceramic sink and toilet
021	Ground Floor - Male WC	Linoleum floor covering to ceramic tiles	Painted brick masonry	Sampled textured coating to plasterboard	Timber doors and door frames, ceramic sink and toilet

## SITE REGISTER

Survey Report Ref: **234636-987722-0001** Property Address: Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS

Building Address: As Above

Building Reference / UPRN: . Client: Great Western Railway Date of Inspection **27/02/2023**

Area No	Area Description	Floor	Walls	Ceiling	Other
022	Ground Floor - Corridor	Linoleum floor covering to concrete	Timber panelling to brick masonry	Timber Panelling to sampled textured coating to plasterboard	Timber door, door frame and countertops.
023	Ground Floor - Ante Room	Linoleum floor covering to concrete	Timber panelling and painted brick masonry	Sampled textured coating to plasterboard	Timber door, door frame and countertops.
024	Ground Floor - Cellar	Concrete	Painted brick masonry and sampled insulating board	Sampled textured coating to plasterboard	Timber door, door frame and countertop and ceramic sink
025	Ground Floor - Kitchen	Concrete	Plastered timber and painted brick masonry	Sampled textured coating to plasterboard	Timber door, door frame and countertops and ceramic sink
026	Ground Floor - Plant Room	Concrete	Brick Masonry and breeze block	Sampled insulating board	Timber door and door frame, mmmf insulation to metal boiler and flue
027	First Floor - Snooker Room	Carpet to linoleum floor covering	Painted brick masonry	Painted lathe and plaster	Timber door, door frame and window sills, upvc window frames
028	First Floor - Loft Space	Lathe & Plaster	Brick Masonry	Sarking felt and timber roof structure	Timber loft hatch, timber beams and slate packing
EXT	Ground Floor - External	Concrete slab and foliage	Painted brick masonry	N/A	Metal and timber doors, door frames and window frames, upvc window frames, timber soffits, bitumen felt flat roof, metal and plastic rainwater goods

# **Appendix B**

## **MATERIAL ASSESSMENT SHEETS**

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	001
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Entrance
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	001
<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	4 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	001
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Entrance
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



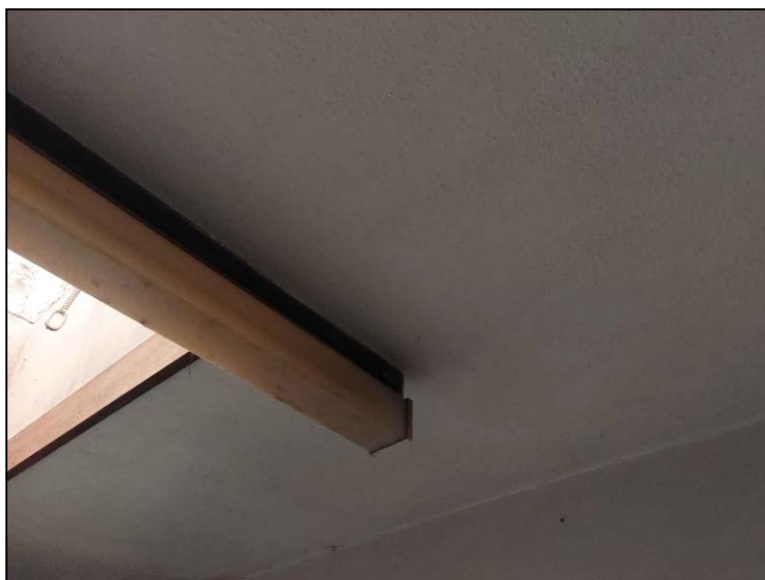
### ASSESSMENT

		<b>Sample Reference No:</b>	AWS - 002
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	4 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	002
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lobby
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	002
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	18 m <sup>2</sup>
<b>Comments:</b>	located to ceiling in lobby and stairwell		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	003
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Phone room
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



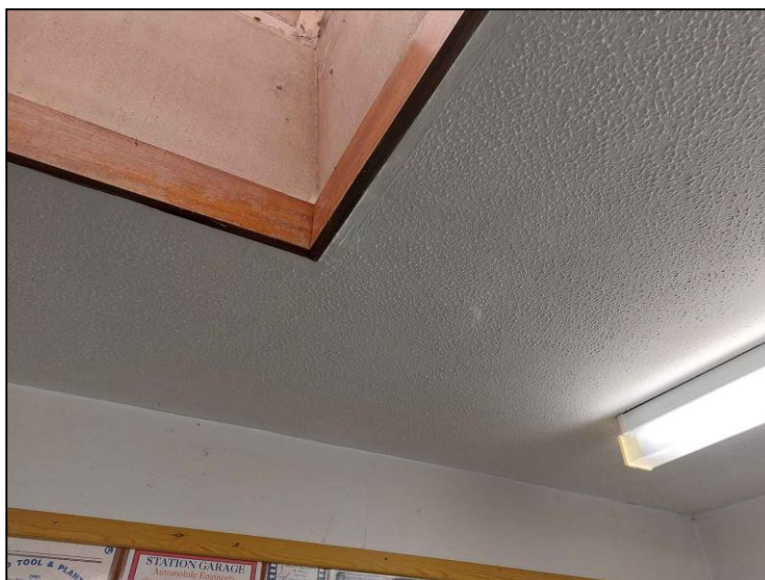
### ASSESSMENT

		<b>Sample Reference No:</b>	003
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	2 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	004
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Circulation
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

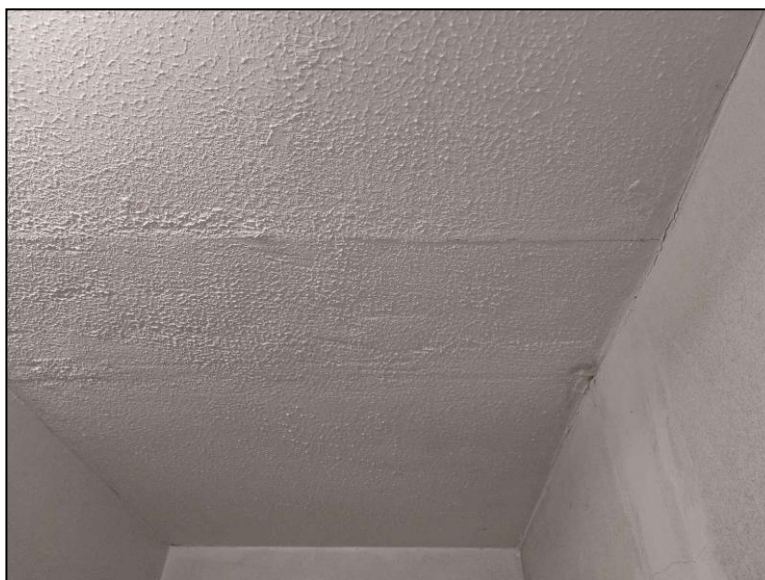
		<b>Sample Reference No:</b>	004
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	18 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	004
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Circulation
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating patch replacement to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



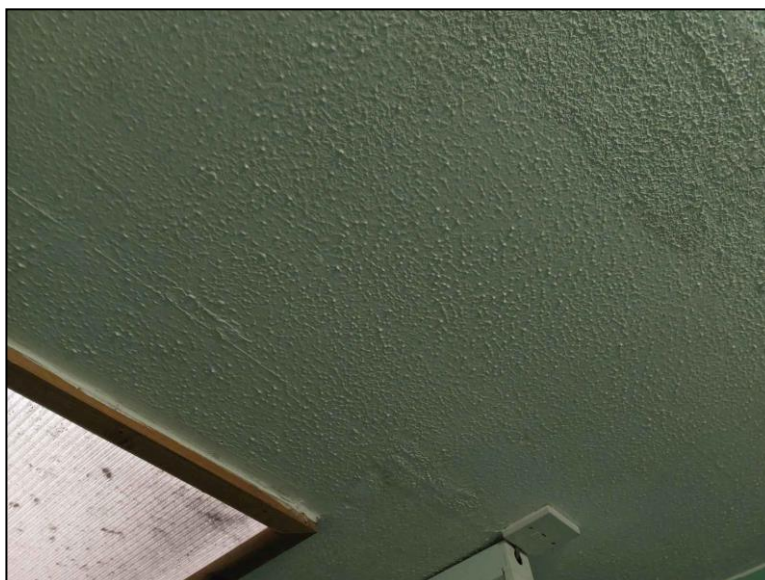
### ASSESSMENT

		<b>Sample Reference No:</b>	005
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	2 m <sup>2</sup>
<b>Comments:</b>	Patch replacement located near the female WC		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	005
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Male WC
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No:	006	
Asbestos Type:	0 - No asbestos detected	Position:	Internal
Product Type:		Approx Size of Item:	12 m <sup>2</sup>
Comments:			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	005
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Male WC
<b>Building:</b>	.	<b>Material Description:</b>	Ceramic tile adhesive
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



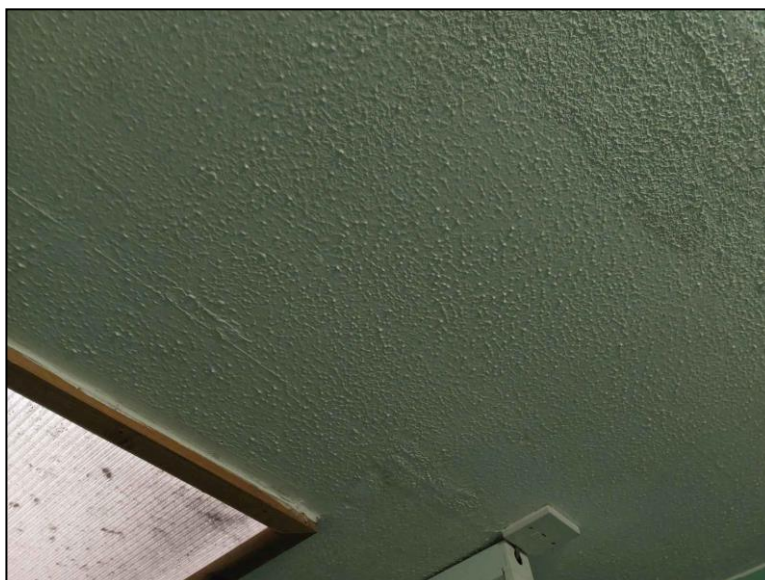
### ASSESSMENT

	Sample Reference No:	007	
Asbestos Type:	0 - No asbestos detected	Position:	Internal
Product Type:		Approx Size of Item:	30 m <sup>2</sup>
Comments:	located to walls		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	005
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Male WC
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	AWS - 008
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	006
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Female WC
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	008
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	006
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Female WC
<b>Building:</b>	.	<b>Material Description:</b>	Ceramic tile adhesive
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	009
		<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	30 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	007
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Dance Floor
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen packers to stage
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No: 010
Asbestos Type: 0 - No asbestos detected	Position: Internal
Product Type:	Approx Size of Item: . Small Amounts
Comments: located to front of stage	

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	007
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Dance Floor
<b>Building:</b>	.	<b>Material Description:</b>	Paint to walls
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No: 011
Asbestos Type: 0 - No asbestos detected	Position: Internal
Product Type:	Approx Size of Item: 20 m <sup>2</sup>
Comments: located to low level brickwork wall	



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	007
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Dance Floor
<b>Building:</b>	.	<b>Material Description:</b>	Hard set resin to pipework
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	012
		<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>	Located to low level radiator pipework		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	008
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Stage
<b>Building:</b>	.	<b>Material Description:</b>	Insulating board ceiling panels
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	013
<b>Asbestos Type:</b>	2 - Amosite/other amphiboles (not Crocidolite) and Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	24 m <sup>2</sup>
<b>Comments:</b>	located to panels and slats to ceiling		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	008
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Stage
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen packers to stage
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	014
		<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>	located beneath stage within void		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	009
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Back Stage
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	015
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	15 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	009
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Back Stage
<b>Building:</b>	.	<b>Material Description:</b>	Olive vinyl floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	016A
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	15 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	009
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Back Stage
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen adhesive to floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	016B
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	15 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	009
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Back Stage
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating debris to floor
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	017
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	010
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	WC
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	018
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	2 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	010
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	WC
<b>Building:</b>	.	<b>Material Description:</b>	Olive vinyl floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	019A
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	2 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	010
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	WC
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen adhesive to floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	019B
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	2 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	011
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



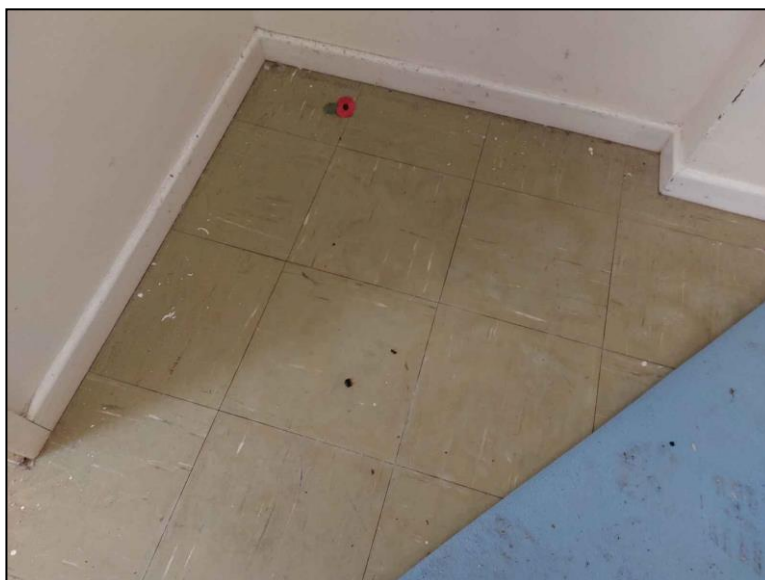
### ASSESSMENT

		<b>Sample Reference No:</b>	020
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	011
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Olive vinyl floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	021A
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	011
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen adhesive to floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	021B
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	012
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lounge
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

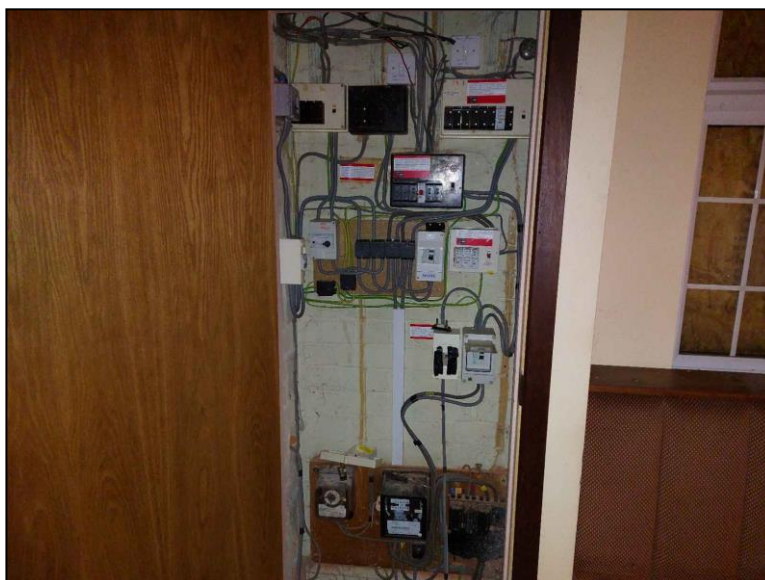
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	022
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	72 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	012
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lounge
<b>Building:</b>	.	<b>Material Description:</b>	Electrical Switchgear
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No:	P001
Asbestos Type:	1 - Chrysotile	Position: Internal
Product Type:	2 - AIB, Millboard, gaskets, paper etc	Approx Size of Item: 1 Items
Comments:	presume all electrical equipment within cupboard Presumption Reason: No isolation certificate provided	

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	013
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Bar
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	023
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	10 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	014
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Bar
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	024
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	10 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	015
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lounge
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	025
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	50 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	015
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lounge
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating debris to floor
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	026
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>	located sporadically throughout floor		



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	015
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lounge
<b>Building:</b>	.	<b>Material Description:</b>	Pink vinyl floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	027A
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	50 m <sup>2</sup>
<b>Comments:</b>	located beneath screed to floor		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	015
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lounge
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen adhesive to floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	027B
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	50 m <sup>2</sup>
<b>Comments:</b>	located beneath screed to floor		



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	016
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	028
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	016
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Pink vinyl floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	029A
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	016
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen adhesive to floor tiles
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



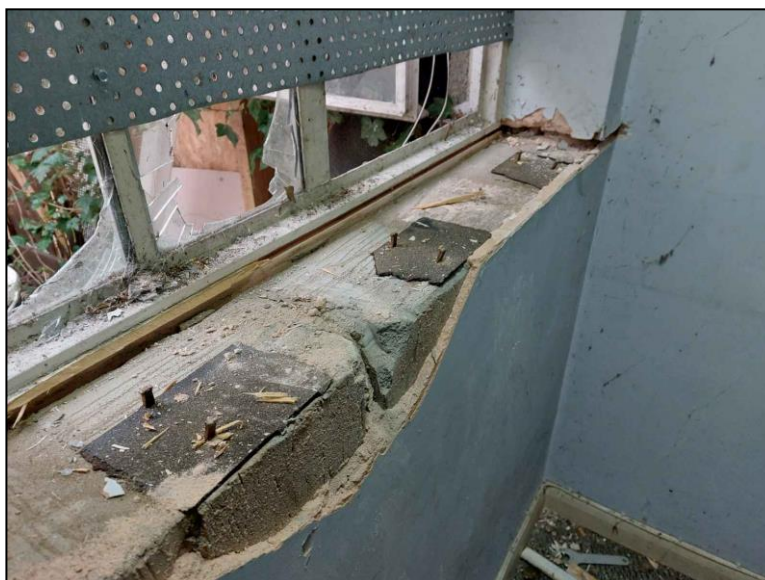
### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	029B
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Position:</b>	Internal
		<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	016
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Office
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen packers to window sills
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	030
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>	located beneath timber window sills		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	017
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Fire Exit
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

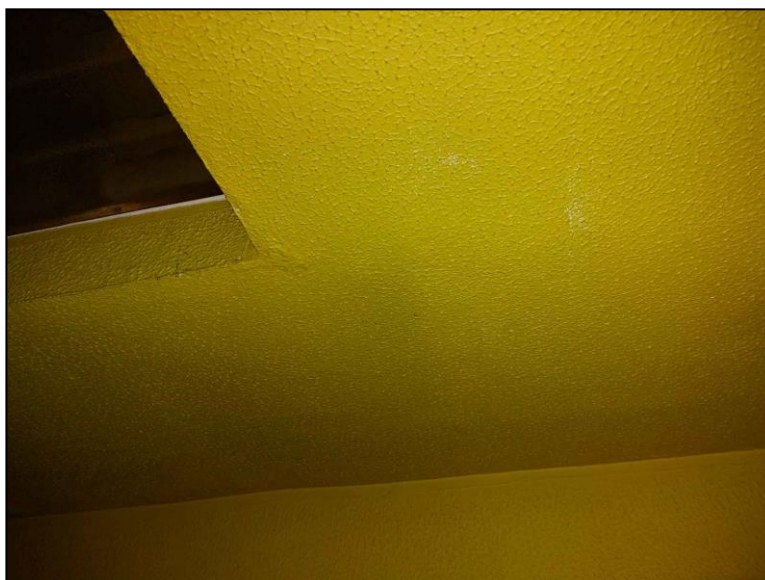
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	031
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	3 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	018
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Skittle Room
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	032
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	60 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	018
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Skittle Room
<b>Building:</b>	.	<b>Material Description:</b>	Putty to windows
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	<b>Sample Reference No:</b> 033
<b>Asbestos Type:</b> 0 - No asbestos detected	<b>Position:</b> Internal/External
<b>Product Type:</b>	<b>Approx Size of Item:</b> 12 Linear M
<b>Comments:</b> representative sample of all windows to building	



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	018
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Skittle Room
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen membrane within wall cavity
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	034
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	10 m <sup>2</sup>
<b>Comments:</b>	unknown quantity due to visibility within cavity. presume throughout		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	019
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Lobby
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	035
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	9 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	020
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Female WC
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	036
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	020
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Female WC
<b>Building:</b>	.	<b>Material Description:</b>	Cement panel within bunny burner
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	037
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	1 Items
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	020
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Female WC
<b>Building:</b>	.	<b>Material Description:</b>	Cement flue to bunny burner
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	038
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal/External
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	1 Linear M
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	020
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Female WC
<b>Building:</b>	.	<b>Material Description:</b>	Bakelite toilet cistern
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

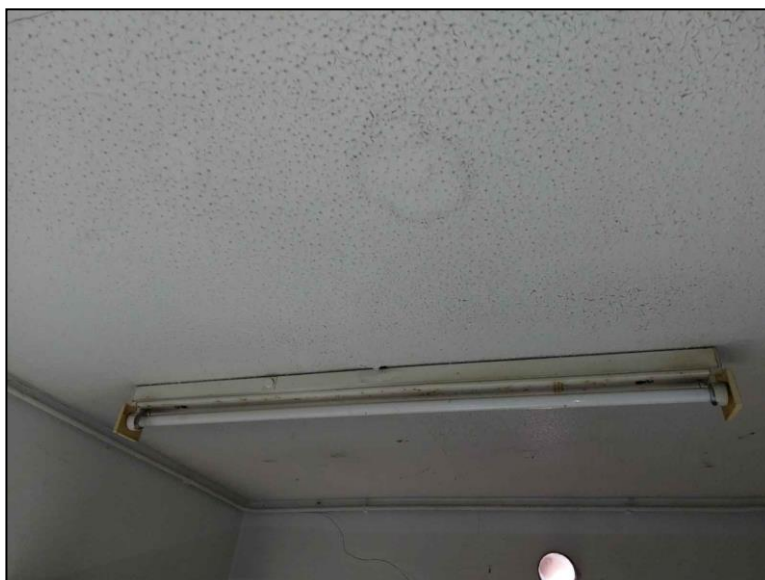
<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	039
		<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	1 Items
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	021
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Male WC
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	040
		<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	8 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	022
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Corridor
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	041
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	3 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	022
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Corridor
<b>Building:</b>	.	<b>Material Description:</b>	Insulation within Safe
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No:	P002	
Asbestos Type:	1 - Chrysotile	Position:	Internal
Product Type:	2 - AIB, Millboard, gaskets, paper etc	Approx Size of Item:	1 Items
Comments:	Presumption Reason: Sealed unit		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	023
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Ante Room
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	042
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	14 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	024
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Cellar
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	043
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	15 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	024
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Cellar
<b>Building:</b>	.	<b>Material Description:</b>	Insulating board wall panels
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	044
<b>Asbestos Type:</b>	2 - Amosite/other amphiboles (not Crocidolite) and Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	9 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	024
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Cellar
<b>Building:</b>	.	<b>Material Description:</b>	Insulating board debris
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	045
<b>Asbestos Type:</b>	2 - Amosite/other amphiboles (not Crocidolite) and Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>	located to floor and shelving to room		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	025
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Kitchen
<b>Building:</b>	.	<b>Material Description:</b>	Textured coating to ceiling
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	046
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	12 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	025
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Kitchen
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen residues to walls
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	047
		<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	026
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Plant Room
<b>Building:</b>	.	<b>Material Description:</b>	Insulating board ceiling panels
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	2 - Amosite/other amphiboles (not Crocidolite) and Chrysotile	<b>Sample Reference No:</b>	050
		<b>Position:</b>	Internal
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	3 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	026
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Plant Room
<b>Building:</b>	.	<b>Material Description:</b>	Insulating board debris
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	051
<b>Asbestos Type:</b>	2 - Amosite/other amphiboles (not Crocidolite) and Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	. Small Amounts
<b>Comments:</b>	located sporadically throughout floor		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	026
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Plant Room
<b>Building:</b>	.	<b>Material Description:</b>	Gaskets to pipework
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

		<b>Sample Reference No:</b>	052
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Position:</b>	Internal
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	4 Items
<b>Comments:</b>	located to fixed and redundant pipework		



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	026
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Plant Room
<b>Building:</b>	.	<b>Material Description:</b>	Electrical Switchgear
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No:	P003
Asbestos Type:	1 - Chrysotile	Position: Internal
Product Type:	2 - AIB, Millboard, gaskets, paper etc	Approx Size of Item: 1 Items
Comments:	MEM box to wall Presumption Reason: No isolation certificate provided	

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	027
		<b>Floor:</b>	First
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Snooker Room
<b>Building:</b>	.	<b>Material Description:</b>	Red hessian backed linoleum floor covering to floor
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



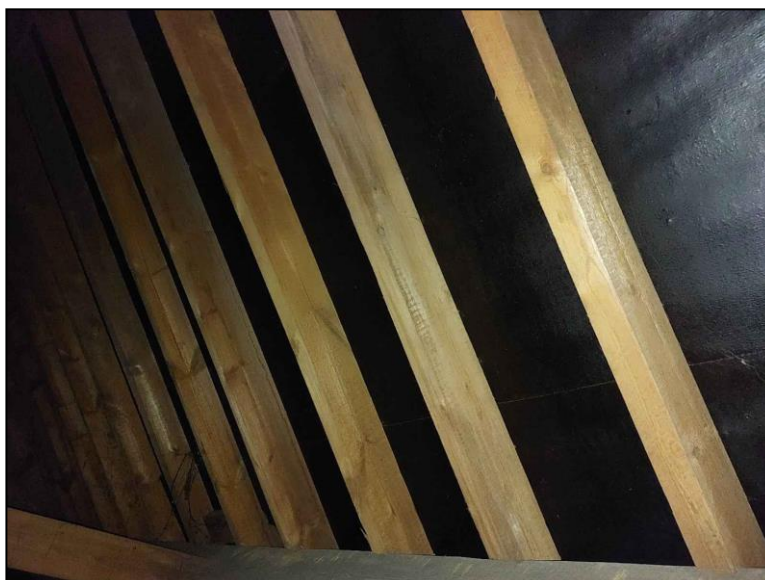
### ASSESSMENT

		<b>Sample Reference No:</b>	048
<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	90 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	028
		<b>Floor:</b>	First
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	Loft Space
<b>Building:</b>	.	<b>Material Description:</b>	Sarking felt
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	049
		<b>Position:</b>	Internal
<b>Product Type:</b>		<b>Approx Size of Item:</b>	90 m <sup>2</sup>
<b>Comments:</b>			

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	EXT
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	External
<b>Building:</b>	.	<b>Material Description:</b>	Gaskets to light fittings
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	053
		<b>Position:</b>	External
<b>Product Type:</b>	2 - AIB, Millboard, gaskets, paper etc	<b>Approx Size of Item:</b>	6 Items
<b>Comments:</b>	3 x separate light units		

## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	EXT
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	External
<b>Building:</b>	.	<b>Material Description:</b>	Bitumen felt to flat roof
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

<b>Asbestos Type:</b>	0 - No asbestos detected	<b>Sample Reference No:</b>	054
		<b>Position:</b>	External
<b>Product Type:</b>		<b>Approx Size of Item:</b>	200 m <sup>2</sup>
<b>Comments:</b>			



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	EXT
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	External
<b>Building:</b>	.	<b>Material Description:</b>	Cement debris to floor
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001



### ASSESSMENT

	Sample Reference No: 055
Asbestos Type: 1 - Chrysotile	Position: External
Product Type: 1 - Asbestos composites, decorative finishes, AC	Approx Size of Item: . Small Amounts
Comments: located sporadically to floor throughout carpark	



## DATA SHEET

### SITE / AREA / INSPECTION DETAILS

<b>Client:</b>	Great Western Railway	<b>Area No:</b>	EXT
		<b>Floor:</b>	Ground
<b>Site Address:</b>	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	<b>Area Description:</b>	External
<b>Building:</b>	.	<b>Material Description:</b>	Cement flue to wall
<b>Building Address:</b>	As Above	<b>Survey Report Reference:</b>	234636-987722-0001







### ASSESSMENT

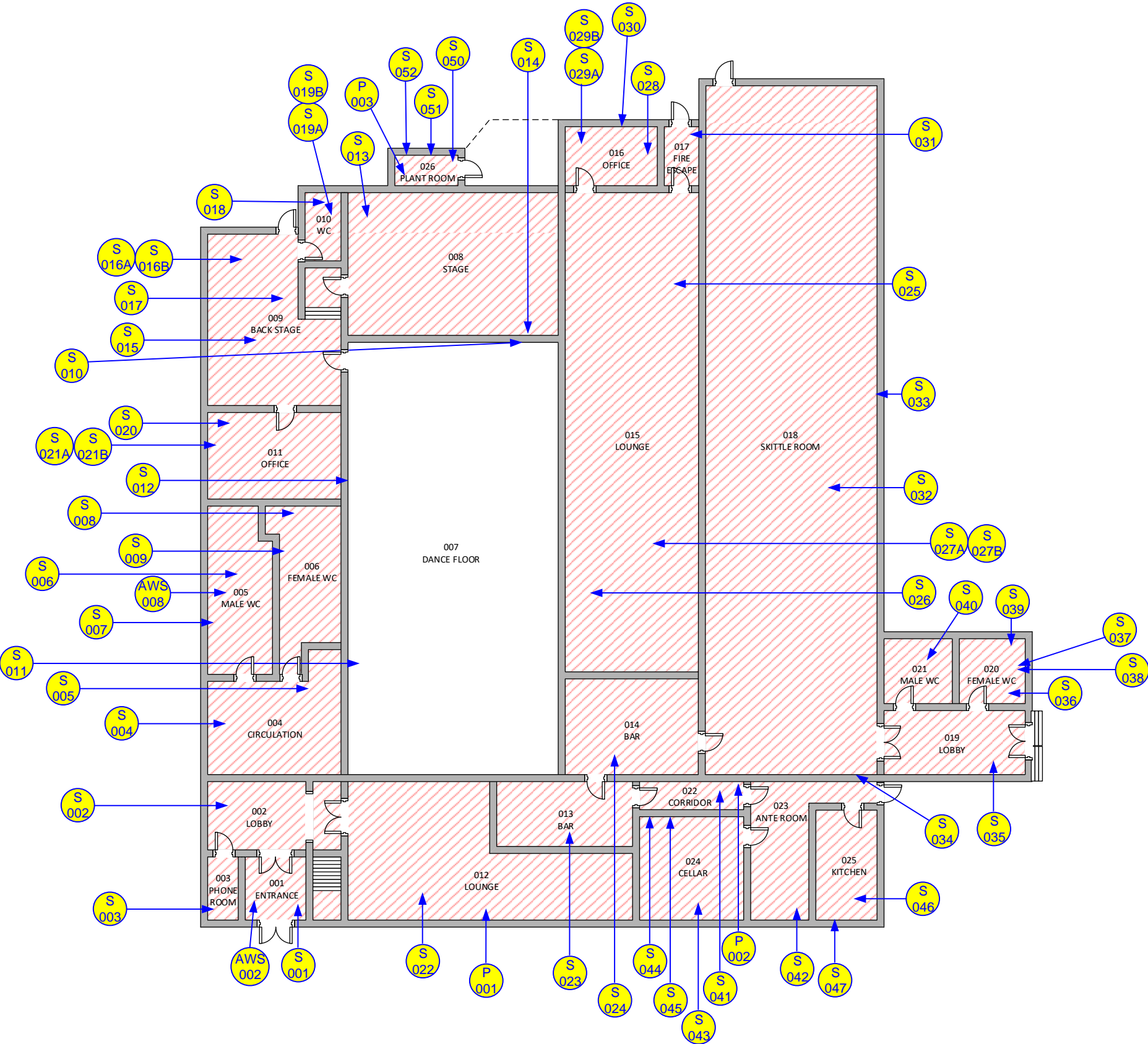
<b>Asbestos Type:</b>	1 - Chrysotile	<b>Sample Reference No:</b>	056
		<b>Position:</b>	External
<b>Product Type:</b>	1 - Asbestos composites, decorative finishes, AC	<b>Approx Size of Item:</b>	1 Linear M
<b>Comments:</b>	located to wall adjacent to female toilets		

# **Appendix C**

## **DRAWINGS**

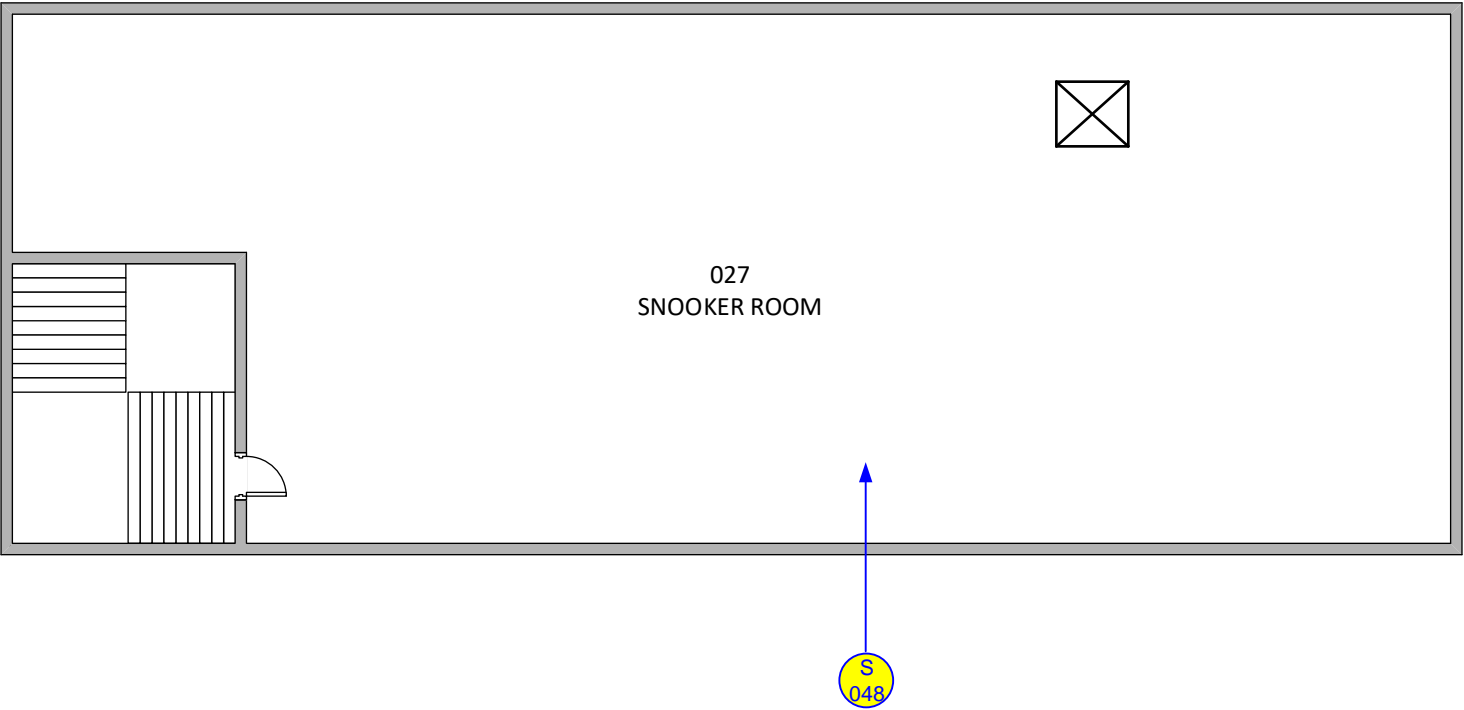
Client	Great Western Rail	Key:  AWS = As With Sample P = Presumed	Inspection Reference Location   Asbestos Present   Inaccessible Areas   Beyond Remit of Survey 
Site Address	Ex-Royal British Legion, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AA		
Survey Reference	234636-987722		
Date of Survey/Inspection	27/02/2023		
Surveyors	C Howells & O Howells		
PAGE 1 OF 4		Not to Scale	

GROUND FLOOR:



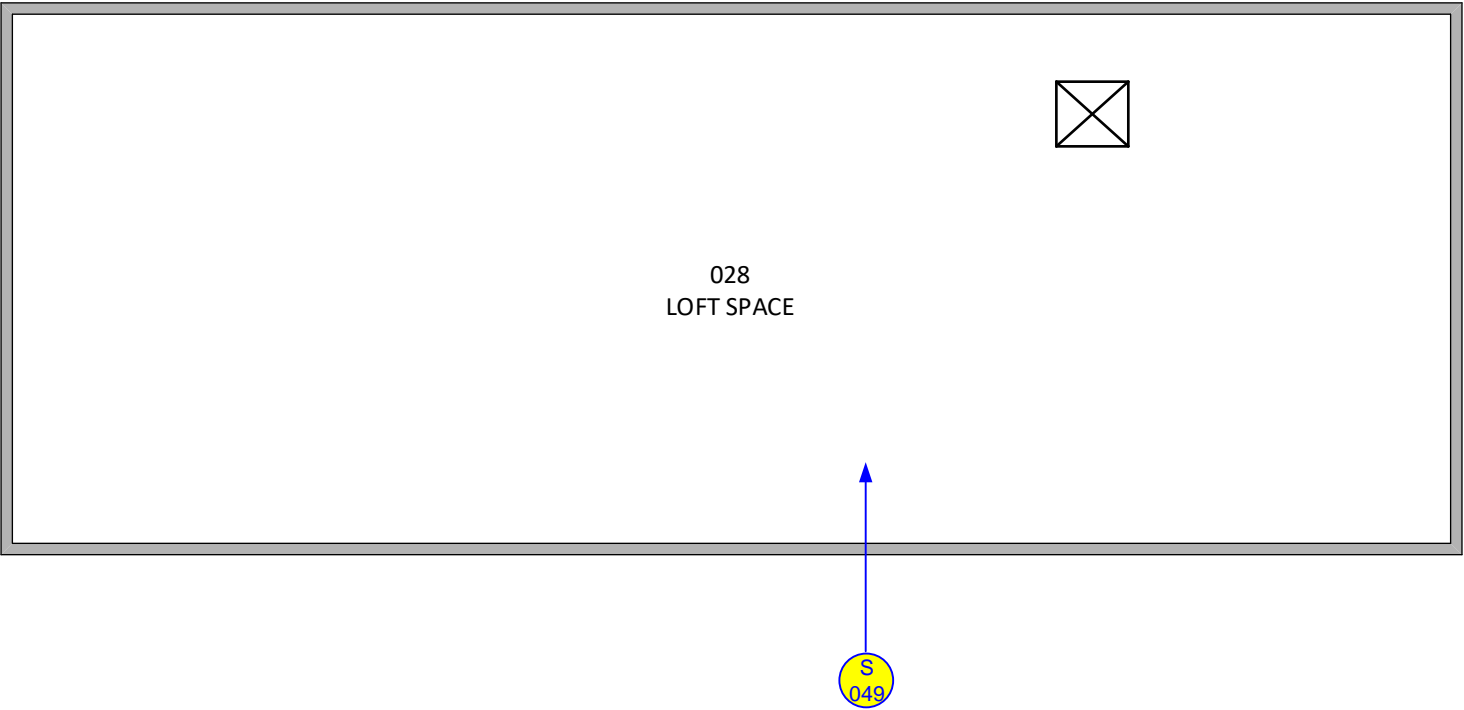
Client	Great Western Rail	<div>Key:</div> <div><div>Inspection Reference Location</div><div>Asbestos Present</div><div>Inaccessible Areas</div><div>Beyond Remit of Survey</div></div> <div><div>AWS = As With Sample</div><div>P = Presumed</div></div>
Site Address	Ex-Royal British Legion, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AA	
Survey Reference	234636-987722	
Date of Survey/Inspection	27/02/2023	
Surveyors	C Howells & O Howells	
PAGE 2 OF 4		Not to Scale

FIRST FLOOR:



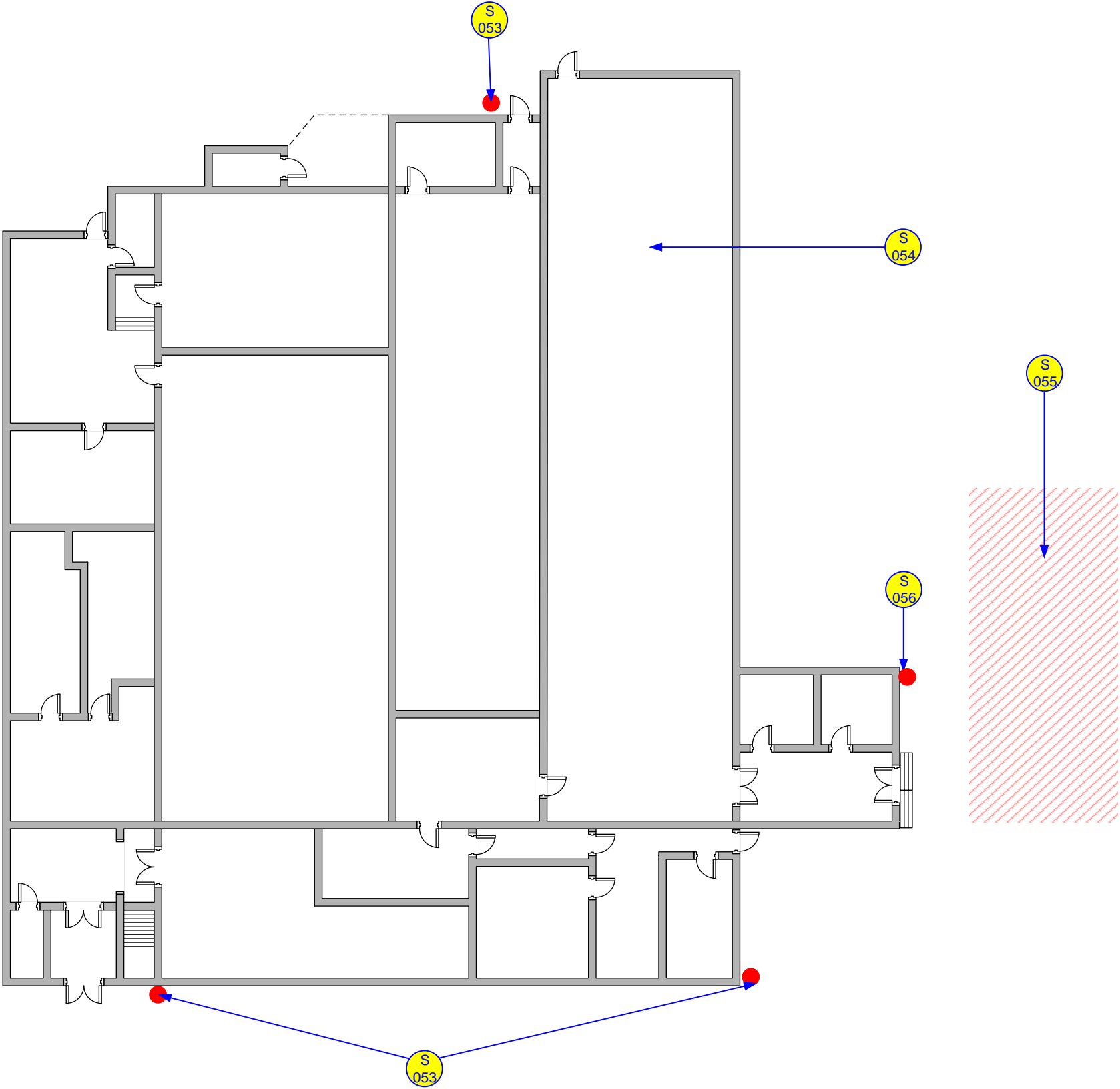
Client	Great Western Rail	<div>Key:</div> <div>Inspection Reference Location</div> <div>Asbestos Present</div> <div>Inaccessible Areas</div> <div>Beyond Remit of Survey</div> <div>AWS = As With Sample</div> <div>P = Presumed</div>
Site Address	Ex-Royal British Legion, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AA	
Survey Reference	234636-987722	
Date of Survey/Inspection	27/02/2023	
Surveyors	C Howells & O Howells	
PAGE 3 OF 4		Not to Scale

FIRST FLOOR:



Client	Great Western Rail	Key:  AWS = As With Sample P = Presumed	Inspection Reference Location  Asbestos Present  Inaccessible Areas  Beyond Remit of Survey
Site Address	Ex-Royal British Legion, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AA		
Survey Reference	234636-987722		
Date of Survey/Inspection	27/02/2023		
Surveyors	C Howells & O Howells		
PAGE 4 OF 4		Not to Scale	

EXTERNAL





## **Appendix D**

# **LABORATORY TEST CERTIFICATE(S)**

# CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

**SOCOTEC Asbestos Limited**

Unit 5, Bridgend Industrial Estate,  
New Street  
Bridgend  
CF31 3UD


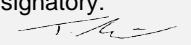
Telephone: 01656 646588  
E-mail:  
socotec@centrecr.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	24/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	1 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
001		Ground Floor - Entrance 001 - Textured coating to ceiling	NADIS	234636-987722-0001-001
002		Ground Floor - Lobby 002 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-002
003		Ground Floor - Phone room 003 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-003
004		Ground Floor - Circulation 004 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-004
005		Ground Floor - Circulation 004 - Textured coating patch replacement to ceiling	CHRYSTILE	234636-987722-0001-005
006		Ground Floor - Male WC 005 - Textured coating to ceiling	NADIS	234636-987722-0001-006
007		Ground Floor - Male WC 005 - Ceramic tile adhesive	NADIS	234636-987722-0001-007
008		Ground Floor - Female WC 006 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-008
009		Ground Floor - Female WC 006 - Ceramic tile adhesive	NADIS	234636-987722-0001-009
010		Ground Floor - Dance Floor 007 - Bitumen packers to stage	NADIS	234636-987722-0001-010

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. \*Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.

# CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

**SOCOTEC Asbestos Limited**

Unit 5, Bridgend Industrial Estate,  
New Street  
Bridgend  
CF31 3UD


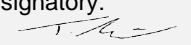
Telephone: 01656 646588  
E-mail:  
socotec@centrecaster@socotec.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	19/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	2 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
011		Ground Floor - Dance Floor 007 - Paint to walls	NADIS	234636-987722-0001-011
012		Ground Floor - Dance Floor 007 - Hard set resin to pipework	NADIS	234636-987722-0001-012
013		Ground Floor - Stage 008 - Insulating board ceiling panels	CHRYSTILE, AMOSITE	234636-987722-0001-013
014		Ground Floor - Stage 008 - Bitumen packers to stage	NADIS	234636-987722-0001-014
015		Ground Floor - Back Stage 009 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-015
016A		Ground Floor - Back Stage 009 - Olive vinyl floor tiles	CHRYSTILE	234636-987722-0001-016A
016B		Ground Floor - Back Stage 009 - bitumen adhesive	CHRYSTILE	234636-987722-0001-016B
017		Ground Floor - Back Stage 009 - Textured coating debris to floor	CHRYSTILE	234636-987722-0001-017
018		Ground Floor - WC 010 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-018
019A		Ground Floor - WC 010 - Olive vinyl floor tiles	CHRYSTILE	234636-987722-0001-019A

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. \*Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.

# CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

**SOCOTEC Asbestos Limited**

Unit 5, Bridgend Industrial Estate,  
New Street  
Bridgend  
CF31 3UD


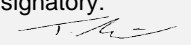
Telephone: 01656 646588  
E-mail:  
socotec@centrecaster@socotec.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	19/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	3 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
019B		Ground Floor - WC 010 - bitumen adhesive	CHRYSTILE	234636-987722-0001-019B
020		Ground Floor - Office 011 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-020
021A		Ground Floor - Office 011 - Olive vinyl floor tiles	CHRYSTILE	234636-987722-0001-021A
021B		Ground Floor - Office 011 - bitumen adhesive	CHRYSTILE	234636-987722-0001-021B
022		Ground Floor - Lounge 012 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-022
023		Ground Floor - Bar 013 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-023
024		Ground Floor - Bar 014 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-024
025		Ground Floor - Lounge 015 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-025
026		Ground Floor - Lounge 015 - Textured coating debris to floor	CHRYSTILE	234636-987722-0001-026
027A		Ground Floor - Lounge 015 - Pink vinyl floor tiles	CHRYSTILE	234636-987722-0001-027A

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. \*Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.

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Unit 5, Bridgend Industrial Estate,  
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Bridgend  
CF31 3UD


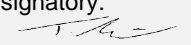
Telephone: 01656 646588  
E-mail:  
socotec@centrecr.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	19/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	4 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
027B		Ground Floor - Lounge 015 - bitumen adhesive	CHRYSTILE	234636-987722-0001-027B
028		Ground Floor - Office 016 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-028
029A		Ground Floor - Office 016 - Pink vinyl floor tiles	CHRYSTILE	234636-987722-0001-029A
029B		Ground Floor - Office 016 - bitumen adhesive	CHRYSTILE	234636-987722-0001-029B
030		Ground Floor - Office 016 - Bitumen packers to window sills	CHRYSTILE	234636-987722-0001-030
031		Ground Floor - Fire Exit 017 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-031
032		Ground Floor - Skittle Room 018 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-032
033		Ground Floor - Skittle Room 018 - Putty to windows	NADIS	234636-987722-0001-033
034		Ground Floor - Skittle Room 018 - Bitumen membrane within wall cavity	CHRYSTILE	234636-987722-0001-034
035		Ground Floor - Lobby 019 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-035

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. \*Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.

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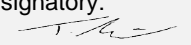
Telephone: 01656 646588  
E-mail:  
socotec@centrecaster@socotec.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	19/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	5 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
036		Ground Floor - Female WC 020 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-036
037		Ground Floor - Female WC 020 - Cement panel within bunny burner	CHRYSTILE	234636-987722-0001-037
038		Ground Floor - Female WC 020 - Cement flue to bunny burner	CHRYSTILE	234636-987722-0001-038
039		Ground Floor - Female WC 020 - Bakelite toilet cistern	NADIS	234636-987722-0001-039
040		Ground Floor - Male WC 021 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-040
041		Ground Floor - Corridor 022 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-041
042		Ground Floor - Ante Room 023 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-042
043		Ground Floor - Cellar 024 - Textured coating to ceiling	CHRYSTILE	234636-987722-0001-043
044		Ground Floor - Cellar 024 - Insulating board wall panels	CHRYSTILE, AMOSITE	234636-987722-0001-044
045		Ground Floor - Cellar 024 - Insulating board debris	CHRYSTILE, AMOSITE	234636-987722-0001-045

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. \*Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.



# CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

**SOCOTEC Asbestos Limited**

Unit 5, Bridgend Industrial Estate,  
New Street  
Bridgend  
CF31 3UD


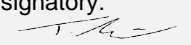
Telephone: 01656 646588  
E-mail:  
socotec@centrecaster@socotec.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	19/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	6 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
046		Ground Floor - Kitchen 025 - Textured coating to ceiling	CHRYSTOTILE	234636-987722-0001-046
047		Ground Floor - Kitchen 025 - Bitumen residues to walls	NADIS	234636-987722-0001-047
048		First Floor - Snooker Room 027 - Red hessian backed linoleum floor covering to floor	NADIS	234636-987722-0001-048
049		First Floor - Loft Space 028 - Sarking felt	NADIS	234636-987722-0001-049
050		Ground Floor - Plant Room 026 - Insulating board ceiling panels	CHRYSTOTILE, AMOSITE	234636-987722-0001-050
051		Ground Floor - Plant Room 026 - Insulating board debris	CHRYSTOTILE, AMOSITE	234636-987722-0001-051
052		Ground Floor - Plant Room 026 - Gaskets to pipework	CHRYSTOTILE	234636-987722-0001-052
053		Ground Floor - External EXT - Gaskets to light fittings	CHRYSTOTILE	234636-987722-0001-053
054		Ground Floor - External EXT - Bitumen felt to flat roof	NADIS	234636-987722-0001-054
055		Ground Floor - External EXT - Cement debris to floor	CHRYSTOTILE	234636-987722-0001-055

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

Samples of material referenced above have been examined using our internal procedure SCI/ASB/007, based on HSE's HSG248, Asbestos: The Analysts guide for sampling, analysis and clearance procedures. If samples have been DELIVERED, the site address and actual sample location is as given by the client at the time of delivery. SOCOTEC Asbestos Limited is not responsible for the accuracy or competence of the sampling by third parties, and can therefore not be held responsible for any interpretation of the results shown. The inspection report shall not be reproduced except in full without the approval of the inspection body and the client. \*Please note that the sample description, material type and comments/observations are opinions and therefore not within the scope of UKAS accreditation.

# CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

**SOCOTEC Asbestos Limited**

Unit 5, Bridgend Industrial Estate,  
New Street  
Bridgend  
CF31 3UD



Telephone: 01656 646588  
E-mail:  
socotec@socotec.com

Client	Great Western Railway	Delivered/Collected	Collected
Address	Milford House, Milford Street, Swindon, SN1 1HL	Analysis Report No	C162886
Attention		Report Date	19/Apr/2023
Site Address	Ex-Royal British Legion Building, New Road, Moreton-in-Marsh, Gloucestershire, GL56 0AS	Site Ref No	234636-987722
Date Sample Taken	27/02/2023	Page No	7 of 7
Date Sample Received		No of Samples	61
Date of Analysis	22/04/2023		

SOCOTEC Asbestos SAMPLE No	CLIENT SAMPLE No	SAMPLE LOCATION & DESCRIPTION*	FIBRE TYPE DETECTED	ANALYSIS No
056		Ground Floor - External EXT - Cement flue to wall	CHRYSTOTILE	234636-987722-0001-056

KEY: NADIS - No Asbestos Detected in Sample.

All samples will be retained for a minimum of 6 Months.

Analysed by:	Name: Ruksana Khalid	Authorised signatory:	Name: TRACY MILNES
	Position: Asbestos Bulk Analyst		Position: Project Manager

BULK005-VER 16 01-March 2019

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# **DRAINAGE PLAN SURVEY AND CCTV REPORT**

Prepared by CASTLE SURVEYS LTD

Ref: 23199-23-04

Date: 14-04-2023

# Drainage Report



Prepared For

Site

Land off New Road  
Moreton-in-Marsh  
Gloucestershire  
GL56 0DE



CASTLE SURVEYS LTD  
Surveyor: Timothy Laidler  
T.Laidler@Castlesurveys.co.uk  
01530 569338

Total Defects for Project



Total DRB Grades for Project





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**23199-23-04-CCTV - CCTV Survey Report : 11/04/23**

---

Name :	CASTLE SURVEYS LTD
Contact :	Timothy Laidler
Location :	4 Kilwardby Street
Town :	Ashby de la Zouch
Region :	Leicestershire
Postcode :	LE65 2FQ
Email :	T.Laidler@Castlesurveys.co.uk
Contact Number :	01530 569338
Surveyor :	Timothy Laidler
Valid Certification No :	607546

**Client Information**

Name :	
Contact :	
Location :	
Town :	
Region :	
Postcode :	
Tel :	
Mobile :	
Email :	
Fax :	

**Site Information**

Name :	
Contact :	
Location :	Land off New Road
Town :	Moreton-in-Marsh
Region :	Gloucestershire
Postcode :	GL56 0DE
Tel :	
Mobile :	
Email :	
Fax :	

Total Defects for Project



Total DRB Grades for Project





## Report interpretation.

### Overview:

Each section of the drainage system is allocated a score indicating areas that require attention. These areas are detailed in the Overview section on the following page and also at the bottom right of the first few pages. We use colour coding as an indicator of severity. Additional information concerning rehabilitation options/recommendations is included in the Overview page, which can also be used as an, "at a glance" indication of system condition. More in depth information for each section, including images can be found later in the report. Grade indicators are as follows:

**Grade A:** Drain is serviceable no recommendations required

**Grade B:** There is an issue that might require remedial works

**Grade C:** There is a defect that requires remedial works, the drain is not serviceable.

### Observations:

Each section of drainage reported on (manhole to manhole for example), contains detailed information about that drain and any observations made concerning condition are detailed below the header section. The observations are colour coded and given a severity score, with more significant defects being given a higher score, using a scale from 1 to 5 as detailed below:

**Severity 1 to 2:** These defects may require remedial monitoring

**Severity 3:** These defects probably require some form of remedial works

**Severity 4 to 5:** Defects that will require remedial repair or replacement

### General:

The information provided is relevant at the time of survey. The coding system in this report is based on the Manual of Sewer Condition Classification, 5th edition (MSCC5) domestic codes ( BS EN 13508-1:2003 ). This is the official standard for the water industry.

The severity system is based on significant experience in general practice and the 1 -5 grades represent the severity of individual defects: 5 representing a more serious defect.

Please feel free to contact us for further explanation or pricing for remedial works required.

Total Defects for Project



Total DRB Grades for Project







## Overview

<b>Section: 1</b>  From: 1a To: 6	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 2</b>  From: 1b To: Internal IC	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 3</b>  From: 1c To: 2	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Pitch fibre Use: Combined
<b>Section: 4</b>  From: 1d To: 3	Grade B	DRB Grade: <b>B</b> Pipe Size: 150 Material: Pitch fibre Use: Combined
<b>Section: 5</b>  From: 1e To: Winser trap	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 6</b>  From: 1x To: Unable to push	Grade B	DRB Grade: <b>B</b> Pipe Size: 150 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 7</b>  From: 2a To: Winser trap	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 8</b>  From: 2b To: Winser trap	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined

Total Defects for Project



Total DRB Grades for Project





<b>Section: 9</b>  From: 3a To: Winsor trap	Grade A	DRB Grade: <b>A</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 10</b>  From: 3b To: 4	Grade A	DRB Grade: <b>A</b> Pipe Size: 150 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 11</b>  From: 4a To: 5	Grade B	DRB Grade: <b>B</b> Pipe Size: 150 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 12</b>  From: 5a To: Winsor trap	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 13</b>  From: 5b To: SVP	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 14</b>  From: 5c To: Internal	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 15</b>  From: 5d To: Blockage	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 16</b>  From: 6a To: Blockage	Grade B	DRB Grade: <b>B</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined
<b>Section: 17</b>  From: 6b To: Internal SVP	Grade A	DRB Grade: <b>A</b> Pipe Size: 100 Material: Vitrified Clay (i.e. all clayware) Use: Combined

Total Defects for Project



Total DRB Grades for Project





<b>Section: 18</b>  <b>From: 6c</b> <b>To: Internal</b>	Grade A	<b>DRB Grade: A</b> <b>Pipe Size: 100</b> <b>Material: Vitrified Clay (i.e. all clayware)</b> <b>Use: Combined</b>
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Total Defects for Project



Total DRB Grades for Project





## Site: Land off New Road, Moreton-in-Marsh

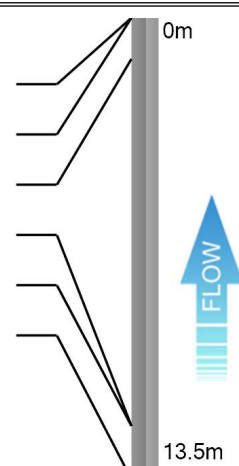
## Section 1

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	1a	Finish Node Ref:	6	Direction:	U
Start Node Depth:	0.94	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	13.5	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		0_0		
00.00m	R	S1 Roots	S1	0_2	0:00:00	
01.20m	CU	S2 Loss of vision	S2	0_3	0:00:10	
11.94m	CU	F2 Loss of vision	F2	0_-3	0:00:10	
11.94m	R	F1 Roots	F1	0_-2	0:00:00	
13.50m	ICF	Finish node type, inspection chamber		0_99		



Total Defects for section



DRB Grade for Section





Descriptive Report with Remarks and Observation Images

Section 1

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 1a	Image Provided - Ref: 0_0 
00.00m	0:00:00	S1 R	Roots 0m - 11.94m - Severity 3	Image Provided - Ref: 0_2 
01.20m	0:00:10	S2 CU	Loss of vision 1.2m - 11.94m Roots	Image Provided - Ref: 0_3 



Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
11.94m	0:00:10	F2 CU	Loss of vision Defect End Roots	Image Provided - Ref: 0_-3 
11.94m	0:00:00	F1 R	Roots Defect End - Severity 3	
13.50m		ICF	Finish node type, inspection chamber 6	Image Provided - Ref: 0_9999 

Total Defects for section



DRB Grade for Section







## Site: Land off New Road, Moreton-in-Marsh

## Section 2

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	1b	Finish Node Ref:	Internal IC	Direction:	U
Start Node Depth:	0.94	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	8.93	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		1_0		
00.00m	R	S1 Roots	S1	1_2	0:00:09	
00.50m	LLH	Line of drain/sewer deviates left [half]		1_3	0:00:25	
03.84m	DES	Settled deposits fine 10%		1_4	0:00:52	
04.30m	R	F1 Roots	F1	1_-2	0:00:09	
08.30m	JN	Junction 12 : 100mm Diameter		1_5	0:01:15	
08.30m	DES	Settled deposits fine 10%		1_6	0:01:15	
08.30m	R	Roots		1_7	0:01:15	
08.93m	DES	Settled deposits fine 30%		1_8	0:01:22	
08.93m	ICF	Finish node type, inspection chamber		1_99		

Total Defects for section




DRB Grade for Section





Descriptive Report with Remarks and Observation Images

Section 2

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 1b	Image Provided - Ref: 1_0 
00.00m	0:00:09	S1 R	Roots 0m - 4.3m - Severity 3	Image Provided - Ref: 1_2 
00.50m	0:00:25	LLH	Line of drain/sewer deviates left [half]	Image Provided - Ref: 1_3 




Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
03.84m	0:00:52	DES	Settled deposits fine: 10% Cross sectional area loss - Severity 3	Image Provided - Ref: 1_4 
04.30m	0:00:09	F1 R	Roots Defect End - Severity 3	
08.30m	0:01:15	JN	Junction at 12 o'clock: 100mm Diameter	Image Provided - Ref: 1_5 
08.30m	0:01:15	DES	Settled deposits fine: 10% Cross sectional area loss - Severity 3	Image Provided - Ref: 1_6 




Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
08.30m	0:01:15	R	Roots - Severity 3	Image Provided - Ref: 1_7 
08.93m	0:01:22	DES	Settled deposits fine: 30% Cross sectional area loss - Severity 3	Image Provided - Ref: 1_8 
08.93m		ICF	Finish node type, inspection chamber Internal IC	Image Provided - Ref: 1_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 3

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	1c	Finish Node Ref:	2	Direction:	U
Start Node Depth:	0.94	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	PF
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	13.31	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		2_0		
00.00m	R	Roots		2_2	0:00:00	
00.57m	DES	Settled deposits fine 10%		2_3	0:00:23	
10.60m	R	S1 Roots	S1	2_4	0:01:16	
13.00m	DES	Settled deposits fine 20%		2_5	0:01:28	
13.31m	R	F1 Roots	F1	2_-4	0:01:16	
13.31m	ICF	Finish node type, inspection chamber		2_99		

Total Defects for section

DRB Grade for Section


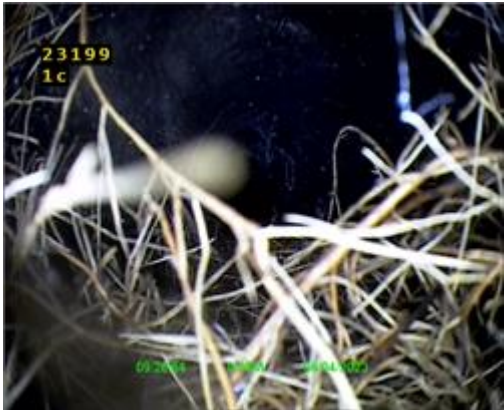







Descriptive Report with Remarks and Observation Images

Section 3

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 1c	Image Provided - Ref: 2_0 
00.00m	0:00:00	R	Roots - Severity 3	Image Provided - Ref: 2_2 
00.57m	0:00:23	DES	Settled deposits fine: 10% Cross sectional area loss - Severity 3	Image Provided - Ref: 2_3 

Total Defects for section






DRB Grade for Section







Pos	Video Ref	Code	Description	Image
10.60m	0:01:16	S1 R	Roots 10.6m - 13.31m - Severity 3	Image Provided - Ref: 2_4 
13.00m	0:01:28	DES	Settled deposits fine: 20% Cross sectional area loss - Severity 3	Image Provided - Ref: 2_5 
13.31m	0:01:16	F1 R	Roots Defect End - Severity 3	
13.31m		ICF	Finish node type, inspection chamber 2	Image Provided - Ref: 2_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

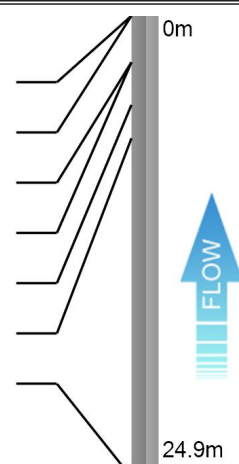
## Section 4

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	1d	Finish Node Ref:	3	Direction:	U
Start Node Depth:	0.94	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	PF
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	24.9	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		3_0		
00.00m	R	S1 Roots	S1	3_2	0:00:00	
02.50m	R	F1 Roots	F1	3_-2	0:00:00	
02.50m	WL	Water level 10%		3_1	0:00:00	
04.80m	CU	S2 Loss of vision	S2	3_3	0:00:28	
06.60m	CU	F2 Loss of vision	F2	3_-3	0:00:28	
24.90m	ICF	Finish node type, inspection chamber		3_99		



Total Defects for section

DRB Grade for Section





## Descriptive Report with Remarks and Observation Images

## Section 4

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 1d	Image Provided - Ref: 3_0 
00.00m	0:00:00	S1 R	Roots 0m - 2.5m - Severity 3	Image Provided - Ref: 3_2 
02.50m	0:00:00	F1 R	Roots Defect End - Severity 3	
02.50m	0:00:00	WL	Water level: 10% Height/Diameter	Image Provided - Ref: 3_1 



Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
04.80m	0:00:28	S2 CU	Loss of vision 4.8m - 6.6m	Image Provided - Ref: 3_3 
06.60m	0:00:28	F2 CU	Loss of vision Defect End	
24.90m		ICF	Finish node type, inspection chamber 3	Image Provided - Ref: 3_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

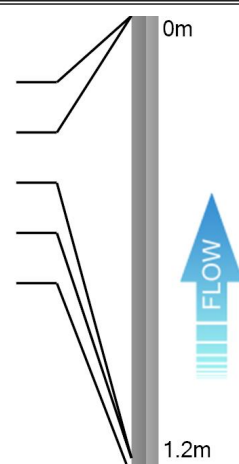
## Section 5

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	1e	Finish Node Ref:	Winner trap	Direction:	U
Start Node Depth:	0.94	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	1.2	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		4_0		
00.00m	R	S1 Roots	S1	4_2	0:00:00	
01.15m	R	F1 Roots	F1	4_-2	0:00:00	
01.15m	LDF	Line of drain/sewer deviates down [full]		4_3	0:00:33	
01.20m	GYF	Finish node type Gully		4_99		



Total Defects for section




DRB Grade for Section





Descriptive Report with Remarks and Observation Images

Section 5

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 1e	Image Provided - Ref: 4_0 
00.00m	0:00:00	S1 R	Roots 0m - 1.15m - Severity 3	Image Provided - Ref: 4_2 
01.15m	0:00:00	F1 R	Roots Defect End - Severity 3	
01.15m	0:00:33	LDF	Line of drain/sewer deviates down [full]	Image Provided - Ref: 4_3 

Total Defects for section



DRB Grade for Section







Pos	Video Ref	Code	Description	Image
01.20m		GYF	Finish node type Gully Winser trap	<div>Image Provided - Ref: 4_9999</div>

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 6

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	1x	Finish Node Ref:	Unable to push	Direction:	D
Start Node Depth:	0.94	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	0	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		5_0		—
00.00m	R	Roots		5_2	0:00:10	—
00.00m	SA	Survey abandoned		5_99		—

Total Defects for section




DRB Grade for Section





## Descriptive Report with Remarks and Observation Images

## Section 6

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 1x	Image Provided - Ref: 5_0 
00.00m	0:00:10	R	Roots - Severity 3	Image Provided - Ref: 5_2 
00.00m		SA	Survey abandoned Unable to push	Image Provided - Ref: 5_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 7

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	2a	Finish Node Ref:	Winser trap	Direction:	U
Start Node Depth:	0.48	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	8.2	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		6_0		
00.00m	R	S1 Roots	S1	6_2	0:00:00	
01.20m	R	F1 Roots	F1	6_-2	0:00:00	
03.90m	JN	Junction 03 : 100mm Diameter		6_3	0:00:24	
05.03m	LLH	Line of drain/sewer deviates left [half]		6_4	0:00:33	
06.24m	LRQ	Line of drain/sewer deviates right [quarter]		6_5	0:00:41	
06.24m	DEE	Attached deposits, encrustation 09-10 5%		6_6	0:00:41	
06.24m	DEE	Attached deposits, encrustation 01-03 5%		6_7	0:00:41	
06.24m	LUQ	Line of drain/sewer deviates up [quarter]		6_8	0:00:45	
06.81m	LDQ	Line of drain/sewer deviates down [quarter]		6_9	0:00:47	
07.97m	S	Surface damage		6_10	0:00:52	
07.97m	LRH	Line of drain/sewer deviates right [half]		6_11	0:00:52	
08.16m	LDF	Line of drain/sewer deviates down [full]		6_12	0:00:58	
08.20m	GYF	Finish node type Gully		6_99		

Total Defects for section




DRB Grade for Section





## Descriptive Report with Remarks and Observation Images

## Section 7

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 2a	Image Provided - Ref: 6_0 
00.00m	0:00:00	S1 R	Roots 0m - 1.2m - Severity 3	Image Provided - Ref: 6_2 
01.20m	0:00:00	F1 R	Roots Defect End - Severity 3	
03.90m	0:00:24	JN	Junction at 03 o'clock: 100mm Diameter	Image Provided - Ref: 6_3 

Total Defects for section



DRB Grade for Section







Pos	Video Ref	Code	Description	Image
05.03m	0:00:33	LLH	Line of drain/sewer deviates left [half]	<p>Image Provided - Ref: 6_4</p>
06.24m	0:00:41	LRQ	Line of drain/sewer deviates right [quarter]	<p>Image Provided - Ref: 6_5</p>
06.24m	0:00:41	DEE	Attached deposits, encrustation from 09 o'clock to 10 o'clock: 5% Cross sectional area loss - Severity 3	<p>Image Provided - Ref: 6_6</p>

Total Defects for section



DRB Grade for Section







Pos	Video Ref	Code	Description	Image
06.24m	0:00:41	DEE	Attached deposits, encrustation from 01 o'clock to 03 o'clock: 5% Cross sectional area loss - Severity 3	Image Provided - Ref: 6_7 
06.24m	0:00:45	LUQ	Line of drain/sewer deviates up [quarter]	Image Provided - Ref: 6_8 
06.81m	0:00:47	LDQ	Line of drain/sewer deviates down [quarter]	Image Provided - Ref: 6_9 

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
07.97m	0:00:52	S	Surface damage - Severity 3	<p>Image Provided - Ref: 6_10</p>
07.97m	0:00:52	LRH	Line of drain/sewer deviates right [half]	<p>Image Provided - Ref: 6_11</p>
08.16m	0:00:58	LDF	Line of drain/sewer deviates down [full]	<p>Image Provided - Ref: 6_12</p>

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
08.20m		GYF	Finish node type Gully Winser trap	<div>Image Provided - Ref: 6_9999</div>

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 8

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	2b	Finish Node Ref:	Winser trap	Direction:	U
Start Node Depth:	0.48	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	3.55	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		7_0		
00.00m	R	Roots		7_2	0:00:00	
00.00m	DES	S1 Settled deposits fine 10%	S1	7_3	0:00:02	
02.68m	LLH	Line of drain/sewer deviates left [half]		7_4	0:00:18	
03.00m	DES	F1 Settled deposits fine 10%	F1	7_-3	0:00:02	
03.36m	LDF	Line of drain/sewer deviates down [full]		7_5	0:00:26	
03.55m	GYF	Finish node type Gully		7_99		

Total Defects for section




DRB Grade for Section





## Descriptive Report with Remarks and Observation Images

## Section 8

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 2b	Image Provided - Ref: 7_0 
00.00m	0:00:00	R	Roots - Severity 3	Image Provided - Ref: 7_2 
00.00m	0:00:02	S1 DES	Settled deposits fine 0m - 3m: 10% Cross sectional area loss - Severity 3	Image Provided - Ref: 7_3 

Total Defects for section



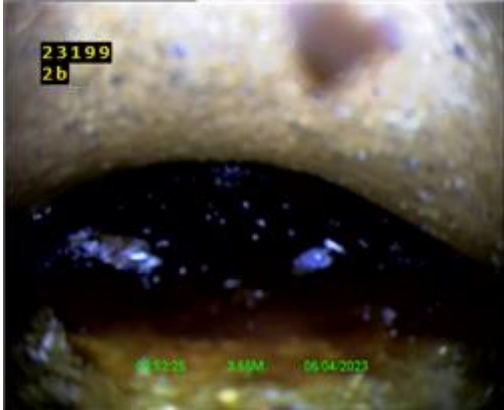


DRB Grade for Section







Pos	Video Ref	Code	Description	Image
02.68m	0:00:18	LLH	Line of drain/sewer deviates left [half]	Image Provided - Ref: 7_4 
03.00m	0:00:02	F1 DES	Settled deposits fine Defect End: 10% Cross sectional area loss - Severity 3	
03.36m	0:00:26	LDF	Line of drain/sewer deviates down [full]	Image Provided - Ref: 7_5 
03.55m		GYF	Finish node type Gully Winser trap	Image Provided - Ref: 7_9999 

Total Defects for section



DRB Grade for Section







## Site: Land off New Road, Moreton-in-Marsh

## Section 9

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	3a	Finish Node Ref:	Winsor trap	Direction:	U
Start Node Depth:	0.48	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	0.9	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		8_0		
00.43m	LUH	Line of drain/sewer deviates up [half]		8_2	0:00:07	
00.67m	LDF	Line of drain/sewer deviates down [full]		8_3	0:00:09	
00.90m	GYF	Finish node type Gully		8_99		

Total Defects for section

DRB Grade for Section

0 0 0 0 0





Descriptive Report with Remarks and Observation Images

Section 9

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 3a	Image Provided - Ref: 8_0 
00.43m	0:00:07	LUH	Line of drain/sewer deviates up [half]	Image Provided - Ref: 8_2 
00.67m	0:00:09	LDF	Line of drain/sewer deviates down [full]	Image Provided - Ref: 8_3 

Total Defects for section

DRB Grade for Section





Pos	Video Ref	Code	Description	Image
00.90m		GYF	Finish node type Gully Internal	<div>Image Provided - Ref: 8_9999</div>

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 10

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	3b	Finish Node Ref:	4	Direction:	U
Start Node Depth:	0.48	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	1.63	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		9_0		
00.00m	WL	Water level 5%		9_1	0:00:00	
01.63m	ICF	Finish node type, inspection chamber		9_99		

Total Defects for section

DRB Grade for Section



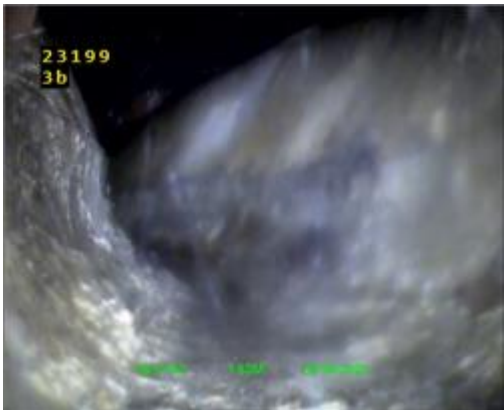
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## Descriptive Report with Remarks and Observation Images

## Section 10

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 3b	Image Provided - Ref: 9_0 
00.00m	0:00:00	WL	Water level: 5% Height/Diameter	Image Provided - Ref: 9_1 
01.63m		ICF	Finish node type, inspection chamber 4	Image Provided - Ref: 9_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

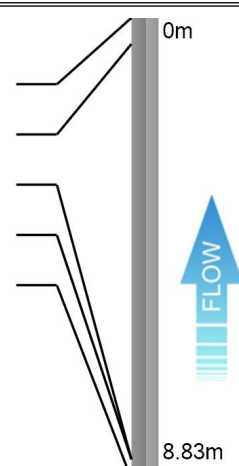
## Section 11

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	4a	Finish Node Ref:	5	Direction:	U
Start Node Depth:	0.44	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	8.83	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		10_0		
00.50m	WL	Water level 5%		10_1	0:00:00	
08.45m	SC	Dimension of drain/sewer changes : 100mm		10_2	0:00:39	
08.45m	R	Roots		10_3	0:00:38	
08.83m	ICF	Finish node type, inspection chamber		10_9		



Total Defects for section

DRB Grade for Section










Descriptive Report with Remarks and Observation Images

Section 11

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 4a	Image Provided - Ref: 10_0 
00.50m	0:00:00	WL	Water level: 5% Height/Diameter	Image Provided - Ref: 10_1 
08.45m	0:00:39	SC	Dimension of drain/sewer changes: 100mm Diameter	Image Provided - Ref: 10_2 

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
08.45m	0:00:38	R	Roots - Severity 3	Image Provided - Ref: 10_3 
08.83m		ICF	Finish node type, inspection chamber 5	Image Provided - Ref: 10_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

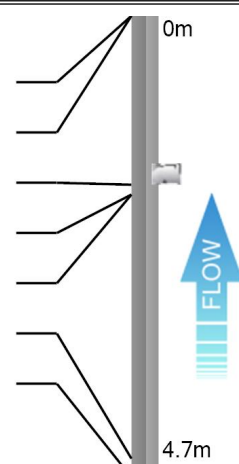
## Section 12

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	5a	Finish Node Ref:	Winser trap	Direction:	U
Start Node Depth:	0.28	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	4.7	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		11_0		
00.00m	R	S1 Roots	S1	11_2	0:00:00	
01.72m	JN	Junction 09 : 100mm Diameter		11_3	0:00:12	
01.82m	R	F1 Roots	F1	11_-	0:00:00	
01.82m	LLH	Line of drain/sewer deviates left [half]		11_4	0:00:16	
04.51m	LDF	Line of drain/sewer deviates down [full]		11_5	0:00:27	
04.70m	BRF	Finish node type, major connection without		11_9		



Total Defects for section




DRB Grade for Section





Descriptive Report with Remarks and Observation Images

Section 12

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 5a	Image Provided - Ref: 11_0 
00.00m	0:00:00	S1 R	Roots 0m - 1.82m - Severity 3	Image Provided - Ref: 11_2 
01.72m	0:00:12	JN	Junction at 09 o'clock: 100mm Diameter	Image Provided - Ref: 11_3 
01.82m	0:00:00	F1 R	Roots Defect End - Severity 3	


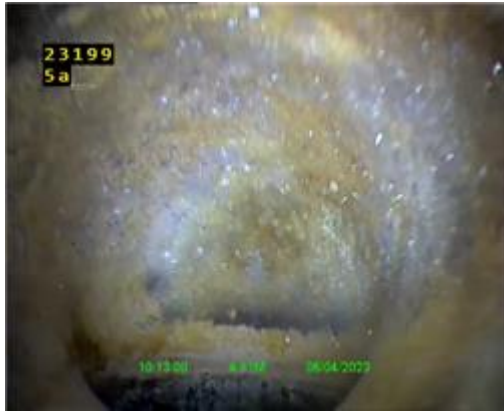

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
01.82m	0:00:16	LLH	Line of drain/sewer deviates left [half]	Image Provided - Ref: 11_4 
04.51m	0:00:27	LDF	Line of drain/sewer deviates down [full]	Image Provided - Ref: 11_5 
04.70m		BRF	Finish node type, major connection without manhole Winner trap	Image Provided - Ref: 11_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 13

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	5b	Finish Node Ref:	SVP	Direction:	U
Start Node Depth:	0.28	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	3	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		12_0		
00.76m	R	Roots		12_2	0:00:07	
01.92m	DES	Settled deposits fine 10%		12_3	0:00:14	
02.97m	LUF	Line of drain/sewer deviates up [full]		12_4	0:00:39	
03.00m	BRF	Finish node type, major connection without		12_9		

Total Defects for section

DRB Grade for Section










Descriptive Report with Remarks and Observation Images

Section 13

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 5b	Image Provided - Ref: 12_0 
00.76m	0:00:07	R	Roots - Severity 3	Image Provided - Ref: 12_2 
01.92m	0:00:14	DES	Settled deposits fine: 10% Cross sectional area loss - Severity 3	Image Provided - Ref: 12_3 

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
02.97m	0:00:39	LUF	Line of drain/sewer deviates up [full]	<p>Image Provided - Ref: 12_4</p>
03.00m		BRF	Finish node type, major connection without manhole SVP	<p>Image Provided - Ref: 12_9999</p>

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 14

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	5c	Finish Node Ref:	Internal	Direction:	U
Start Node Depth:	0.28	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	2.11	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		13_0		
00.00m	LLQ	Line of drain/sewer deviates left [quarter]		13_2	0:00:00	
01.24m	R	Roots		13_3	0:00:11	
01.77m	JN	Junction 03 : 100mm Diameter		13_4	0:00:15	
01.79m	LUF	Line of drain/sewer deviates up [full]		13_5	0:00:16	
02.11m	BRF	Finish node type, major connection without		13_9		

Total Defects for section


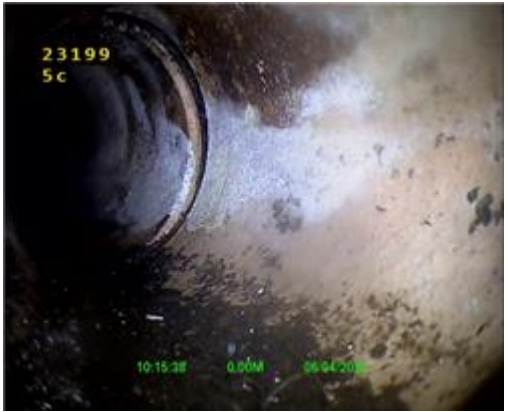

DRB Grade for Section





Descriptive Report with Remarks and Observation Images

Section 14

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 5c	Image Provided - Ref: 13_0 
00.00m	0:00:00	LLQ	Line of drain/sewer deviates left [quarter]	Image Provided - Ref: 13_2 
01.24m	0:00:11	R	Roots - Severity 3	Image Provided - Ref: 13_3 

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
01.77m	0:00:15	JN	Junction at 03 o'clock: 100mm Diameter	Image Provided - Ref: 13_4 
01.79m	0:00:16	LUF	Line of drain/sewer deviates up [full]	Image Provided - Ref: 13_5 
02.11m		BRF	Finish node type, major connection without manhole Internal	Image Provided - Ref: 13_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

## Section 15

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	5d	Finish Node Ref:	Blockage	Direction: U	Height/Dia: 100
Start Node Depth:	0.28	Finish Node Depth:	0.00	Use: C	Shape: C
Start Node Coordinate:		Finish Node Coordinate:		Material: VC	Cleaned N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	3.93	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		14_0		
00.00m	R	S1 Roots	S1	14_2	0:00:00	
00.00m	LLF	Line of drain/sewer deviates left [full]		14_3	0:00:04	
00.96m	WL	Water level 10%		14_1	0:00:00	
02.40m	LLF	Line of drain/sewer deviates left [full]		14_4	0:00:14	
03.93m	R	F1 Roots	F1	14_-	0:00:00	
03.93m	DER	Settled deposits coarse 50%		14_5	0:00:44	
03.93m	SA	Survey abandoned		14_9		

Total Defects for section

DRB Grade for Section


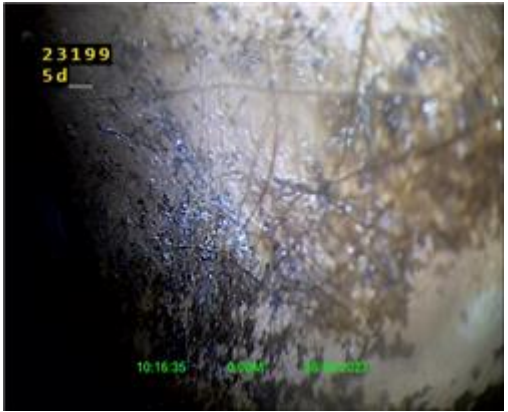







Descriptive Report with Remarks and Observation Images

Section 15

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 5d	Image Provided - Ref: 14_0 
00.00m	0:00:00	S1 R	Roots 0m - 3.93m - Severity 3	Image Provided - Ref: 14_2 
00.00m	0:00:04	LLF	Line of drain/sewer deviates left [full]	Image Provided - Ref: 14_3 

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
00.96m	0:00:00	WL	Water level: 10% Height/Diameter	Image Provided - Ref: 14_1 
02.40m	0:00:14	LLF	Line of drain/sewer deviates left [full]	Image Provided - Ref: 14_4 
03.93m	0:00:00	F1 R	Roots Defect End - Severity 3	
03.93m	0:00:44	DER	Settled deposits coarse: 50% Cross sectional area loss - Severity 3	Image Provided - Ref: 14_5 

Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
03.93m		SA	Survey abandoned Blockage	Image Provided - Ref: 14_9999 

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

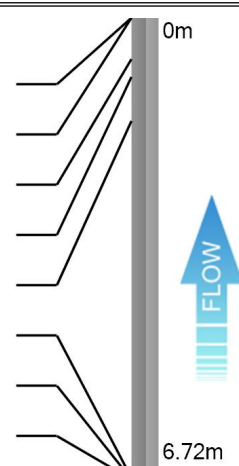
## Section 16

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	6a	Finish Node Ref:	Blockage	Direction:	U
Start Node Depth:	0.65	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	6.72	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		15_0		
00.00m	DES	S1 Settled deposits fine 10%	S1	15_2	0:00:00	
00.60m	DER	Settled deposits coarse 70%		15_3	0:00:16	
00.86m	R	Roots		15_4	0:00:18	
01.50m	CU	S2 Loss of vision	S2	15_5	0:00:24	
06.70m	CU	F2 Loss of vision	F2	15_-	0:00:24	
06.72m	DES	F1 Settled deposits fine 10%	F1	15_-	0:00:00	
06.72m	SA	Survey abandoned		15_9		



Total Defects for section


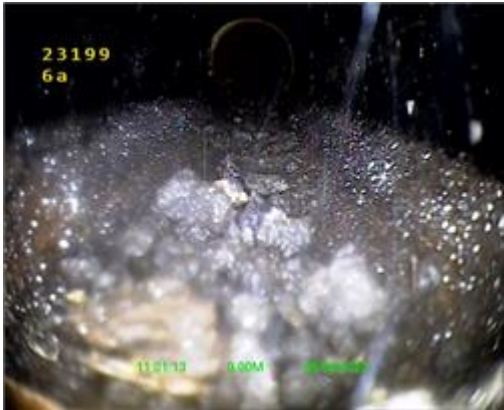

DRB Grade for Section





## Descriptive Report with Remarks and Observation Images

## Section 16

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 6a	Image Provided - Ref: 15_0 
00.00m	0:00:00	S1 DES	Settled deposits fine 0m - 6.72m: 10% Cross sectional area loss - Severity 3	Image Provided - Ref: 15_2 
00.60m	0:00:16	DER	Settled deposits coarse: 70% Cross sectional area loss - Severity 3	Image Provided - Ref: 15_3 




Total Defects for section



DRB Grade for Section





Pos	Video Ref	Code	Description	Image
00.86m	0:00:18	R	Roots - Severity 3	Image Provided - Ref: 15_4 
01.50m	0:00:24	S2 CU	Loss of vision 1.5m - 6.7m	Image Provided - Ref: 15_5 
06.70m	0:00:24	F2 CU	Loss of vision Defect End	
06.72m	0:00:00	F1 DES	Settled deposits fine Defect End: 10% Cross sectional area loss - Severity 3	
06.72m		SA	Survey abandoned Blockage	Image Provided - Ref: 15_9999 

Total Defects for section



DRB Grade for Section







## Site: Land off New Road, Moreton-in-Marsh

## Section 17

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	6b	Finish Node Ref:	Internal SVP	Direction:	U
Start Node Depth:	0.65	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	1.72	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		16_0		
00.28m	JN	Junction 09 : 100mm Diameter		16_2	0:00:12	
01.14m	LUF	Line of drain/sewer deviates up [full]		16_3	0:00:17	
01.72m	BRF	Finish node type, major connection without		16_9		

Total Defects for section

DRB Grade for Section




0 0 0 0 0





## Descriptive Report with Remarks and Observation Images

## Section 17

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 6b	Image Provided - Ref: 16_0 
00.28m	0:00:12	JN	Junction at 09 o'clock: 100mm Diameter	Image Provided - Ref: 16_2 
01.14m	0:00:17	LUF	Line of drain/sewer deviates up [full]	Image Provided - Ref: 16_3 

Total Defects for section

DRB Grade for Section





Pos	Video Ref	Code	Description	Image
01.72m		BRF	Finish node type, major connection without manhole Internal SVP	<div>Image Provided - Ref: 16_9999</div>

Total Defects for section



DRB Grade for Section





## Site: Land off New Road, Moreton-in-Marsh

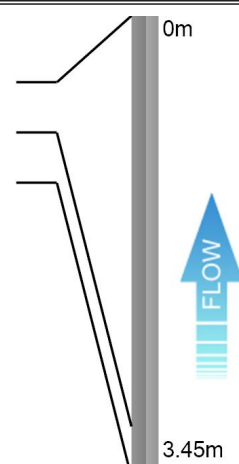
## Section 18

Client:	Location (Street Name): Land off New Road	City/Town/Village Moreton-in-Marsh	Cust Job Ref.	Surveyors Name: Timothy Laidler	Date: 11/04/2023
Start Node Ref:	6c	Finish Node Ref:	Internal	Direction:	U
Start Node Depth:	0.65	Finish Node Depth:	0.00	Use:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC
				Cleaned	N

Node Type	Cover Condition	Benching Condition	1/2 Channel Condition	Node Condition Remarks
IC				

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	General Remarks
A				D	N	3.45	

Position	Code	Description	CD	Pic	Video Ref	
00.00m	IC	Start node type, inspection chamber		17_0		
03.07m	LUF	Line of drain/sewer deviates up [full]		17_2	0:00:17	
03.45m	BRF	Finish node type, major connection without		17_9		



Total Defects for section

DRB Grade for Section


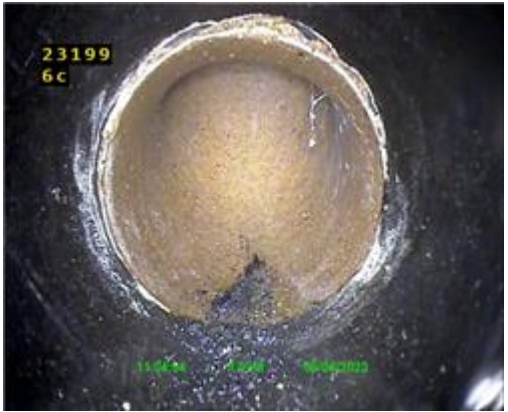

0 0 0 0 0





## Descriptive Report with Remarks and Observation Images

## Section 18

Pos	Video Ref	Code	Description	Image
00.00m		IC	Start node type, inspection chamber 6c	Image Provided - Ref: 17_0 
03.07m	0:00:17	LUF	Line of drain/sewer deviates up [full]	Image Provided - Ref: 17_2 
03.45m		BRF	Finish node type, major connection without manhole Internal	Image Provided - Ref: 17_9999 

Total Defects for section



DRB Grade for Section





Plan of Site



Total Defects for section

DRB Grade for Section







## A guide to defects and other observations in drainage systems

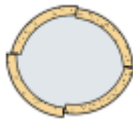


More detailed information can be found in the National Standard (BS EN 13508-1:2003) and in the Manual of Sewer Condition Classification (MSCC) 5th Edition, written by the Water Research Centre (WRc).

Use	
Code	Description
C	Combined
F	Foul
S	Surface Water
T	Trade Effluent
W	Culverted Watercourse
Z	Other

Common Materials	
Code	Description
VC	Vitrified Clay
PVC	Polyvinyl Chloride
CO	Concrete
CI	Cast Iron
PF	Pitch Fibre
PE	Polyethylene
DI	Ductile Iron



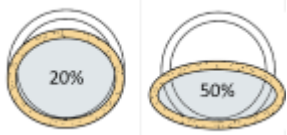
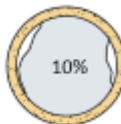






Start Node	Description	Finish Node
MH	Manhole	MHF
IC	Inspection Chamber	ICF
GY	Gulley	GYF
RE	Rodding Eye	REF
SK	Soakaway	SKF
BN	Buchan Trap	BNF
BR	Major Connection without Ref	BRF
CP	Catch Pit	CPF
OC	Other Special Chamber	OCF
OF	Outfall	OFF
OS	Oil Separator	OSF
WR	Major Connection without mh	WRF
LH	Lamphole	LHF

Code	Observation	Description	Attributes	
<b>B</b>	Broken	Pieces pipe have visibly moved	Defined by clock references. Associated with deformity in rigid pipe	
<b>CC CL CM CR</b>	Cracks	Cracks are break lines that are not visibly open	Defined by clock reference position/s. Longitudinal and radiating cracks attract only one clock reference	
<b>CN</b>	Connection	Lateral pipe has been connected after original construction	Described by clock reference position and diameter	

Total Defects for section

DRB Grade for Section



<b>CX(I)</b>	Defective Connection (Intruding)	Defective by intrusion or damage due to factors including: cracks, fractures, obstruction, position etc	Described by clock reference position and diameter (+ % intrusion)	
<b>CU</b>	Loss of Vision	Lens of camera is obscured by debris, water etc. Operator is unable to see drain clearly	'W' can be added if loss of vision is due to water	
<b>D</b>	Deformed	Pipe has lost its structure	Described by percentage loss of height or width. Recorded in 5% increments	
<b>DEE</b>	Deposits Encrustation	Eg. Attached scale deposits evident	Described by clock referenced position and percentage loss of cross-sectional area (5% increments)	
<b>DEG</b>	Deposits Grease	Attached grease deposits evident	Described by clock referenced position and percentage loss of cross-sectional area (5% increments)	
<b>DER DES</b>	Deposits Coarse/Fine	Settled deposits on the invert of the pipe.	Described by percentage loss of height or diameter. Recorded in 5% increments.	
<b>FC FL FM FR</b>	Fractures	Fractures are visibly open. Pieces of pipe have not moved	Defined by clock reference position/s. Longitudinal and radiating fractures attract only one clock reference	
<b>H</b>	Holes	Section of pipe fabric is missing	Defined by clock reference location. Normally two clock references	
<b>I</b>	Infiltration	Water is infiltrating the pipe, normally via a joint but could be via another defect	Can be described in Remarks using terms such as Seeper, Dripper and Runner	
<b>JDL</b>	Joint Displaced Large	Pipe has moved at joint, perpendicular to axis of pipe	More than 1.5 times the pipe wall thickness must be visible	

Total Defects for section

DRB Grade for Section

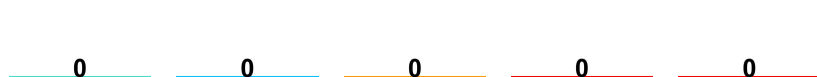




<b>JDM</b>	Joint Displaced Medium	Pipe has moved at joint, perpendicular to axis of pipe	Between 1 and 1.5 times the pipe wall thickness must be visible	
<b>JN</b>	Junction	Lateral pipe was installed at construction	Described by clock reference position and diameter	
<b>JX</b>	Defective Junction	Lateral pipe was installed at construction but is defective in some way	Joint can be defective due to factors including: cracks, fractures, obstruction, position etc	
<b>LD LU LL LR</b>	Line Deviation	LD = Line Down, LU = Line Up, LL = Line Left, LR = Line Right. Not related to CIPP lining.	Additional modifiers are added: Q = Quarter (22.5), H = Half (45), F = Full (90). In degrees.	
<b>LC</b>	Lining Changes	If the drain is lined, the lining material has changed	Position of lining material change	
<b>MC</b>	Material Change	The pipe material has changed	Position of change is noted. Type of material change can be defined	
<b>OB</b>	Obstruction/Obstacle	An obstruction or obstacle is affecting the flow through the pipe	Described in percentage loss of cross-sectional area	
<b>OJL</b>	Open Joint Large	Pipe has moved at joint, along the axis of pipe	More than 1.5 times the pipe wall thickness must be visible	
<b>OJM</b>	Open Joint Medium	Pipe has moved at joint, along the axis of pipe	Between 1 and 1.5 times the pipe wall thickness must be visible	
<b>PC</b>	Pipe Length Changes	Length of individual pipe changes	New length described at this position	

Total Defects for section

DRB Grade for Section





<b>R</b>	Roots	Evidence of root ingress	Roots will normally infiltrate via bad joints, cracks, fractures, breaks etc	
<b>REM</b>	Remark	General remark	Used for additional information	
<b>S</b>	Surface Damage	This might include corrosion, spalling and chemical attack	Position only. Additional information can be added in Remarks	
<b>SA</b>	Survey Abandoned	Used when a survey cannot continue for any reason	The reason for abandoning a survey should be noted in the remarks area	
<b>SC</b>	Shape Changes	Dimension of drain changes	Diameter dimension change recorded. Second dimension is recorded for no circular pipe changes	
<b>SR</b>	Sealing Ring	Sealing ring intrudes into pipe at joint	Described by clock reference position	
<b>V</b>	Vermin	Evidence of Vermin in pipe	Can also be used for evidence within manhole etc	
<b>WL</b>	Water Level	Used to record changes in water level. Always shown at the beginning of every survey, if dry noted as 00.	Described by percentage of height or diameter. Recorded in 5% increments	
<b>XP</b>	Collapsed	Drain is suffering from complete loss of structural integrity. Always followed by SA - Survey Abandoned	Percentage loss of cross-sectional area is recorded. Other related structural defects are not recorded	



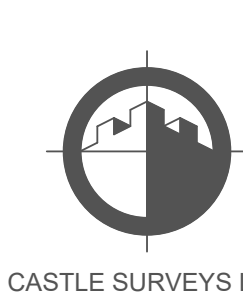
Notes

1. All internal positions assumed based on distance from chamber

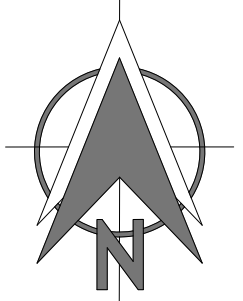
Topographic Legend:

- Buildings / Walls  
Concrete edge  
Kerb line  
Centre Line  
Barriers  
Hedges  
Security Fence  
Panel Fence  
Gate  
Overhead Line  
Tree / Sapling  
Tree Canopy Line  
Chambers  
Survey Station & Name

- BM  
CL  
IL  
Inv 0.025  
GU  
MH  
IC  
Teg  
Rdg  
Elev  
DNC  
PL  
Suff  
Tb  
UP  
gn  
Pnt  
VLM  
BS  
BOL  
DSE  
Box  
MS  
Teg Piler  
Ridge Level  
Elev Level  
DNC  
PL  
Suff  
Tb  
UP  
gn  
Pnt  
VLM  
BS  
BOL  
DSE  
Box  
MS  
PS  
Mks  
EP  
TP  
xvi  
GUL  
RPR  
BT  
CC  
TL  
FIS  
GRS  
SV  
TV  
GV  
Png  
Flag Staff  
Gas Marker  
Electric Post  
Telegraph Post  
Pipe Invert  
Gully  
Reading Point  
BT Cover  
Cover Unknown  
Electric Cover  
Traffic Light  
Fire Hydrant  
Gas Cover  
Stop Valve  
Tx Cover  
Open Valve  
Png



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M1 4HT

0161 549 0206

Info@castlesurveys.co.uk  
WWW.CASTLESURVEYS.CO.UK



THE SURVEY  
ASSOCIATION



SITE DETAILS:

Land off New Road  
Moreton-in-Marsh, GL56 0AA

TITLE:

Drainage Plan

DRAWING NO.:

23199-23-04

REV:

SCALE:  
1: 200

DRAWN: TL

LEVEL DATUM: OSGB36(15)

Comments:  
This plan should only be used for its original purpose. Castle Surveys Ltd does not accept any responsibility for this plan if supplied to any other party, other than the original client.  
All dimensions and levels should be checked on site prior to design and construction.  
Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only. Some services may have been omitted due to parked vehicles or due to the site being overgrown with vegetation.  
Tree information (where applicable) has been surveyed from ground level and therefore should be treated as approximate only. Advise that a tree survey should be carried out.  
Roof line work (where applicable) is indicative only.

DO NOT SCALE  
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DATE:  
14/04/2023

CHECKED:

Paper Size - A1

**ECOLOGY PRELIMINARY APPRIASAL**

Prepared by Seasons Ecology

Ref: SEB2645-01 V2

Date: Sept/Dec 2022



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# Land at Station Road, Moreton in Marsh

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## Preliminary Ecology Appraisal

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September/December 2022

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Client: Greenman  
Environmental Management  
Report Ref: SEB2645\_01 V2  
Author: Kate Hayward  
MCIEEM  
[www.seasonsecology.co.uk](http://www.seasonsecology.co.uk)

---



## Non-Technical Summary

Site Location	Land at Station Road, Moreton in Marsh (central grid reference: SP 20634 32634).
Scope of Works	Preliminary Ecology Appraisal comprising a habitat survey and preliminary bat roost assessment, supplemented with a desk study.
Survey Methods	The habitat survey was undertaken with reference to UKHab (2020) and CIEEM (2018) and preliminary bat roost assessment was undertaken with reference to BCT (2016).
Lead Personnel	Kate Hayward MCIEEM and Callum Pearson Qualifying CIEEM.
Site Description	<p>The site is situated within the town of Moreton in Marsh, Gloucestershire. Directly to the east is Station Road and Moreton in Marsh train station and car park. Directly to the north, south and west are the rear gardens of adjacent residential properties.</p> <p>The site is approximately 0.26ha in size and comprises a derelict building and a car park overgrown with dense scrub and ruderal vegetation. Trees are scattered across the site and along the boundaries. Hedgerows partially enclose the site.</p> <p>With consideration to protected/notable species:</p> <ul style="list-style-type: none"> <li>• The derelict building offers <i>Low</i> suitability to roosting bats and the habitats on site contribute a small area of low to moderate-quality foraging and commuting habitats for bats.</li> <li>• The derelict building, trees, hedgerow and dense scrub on site offer suitability to nesting birds.</li> <li>• The site offers a small area of foraging and commuting habitats for badger.</li> <li>• The site has suitability to support low numbers of common and widespread species of reptiles, amphibians and small mammals.</li> </ul>
The Proposal	The site is the subject of a planning proposal for redevelopment with the construction of a car park and sustainable transport hub to serve Moreton in Marsh railway station.
Recommendations	<p>A bat roost survey is recommended of the derelict building (one and two-storey brick sections only).</p> <p>A nesting bird check should be undertaken if building demolition is carried out within the nesting bird season.</p> <p>General protection measures have been provided for site clearance and construction to protect wildlife.</p> <p>Recommendations have been provided for sensitive lighting and biodiversity enhancements.</p>



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# 1. Introduction

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## 1.1 Background

- 1.1.1 In September 2022, Seasons Ecology was instructed by Greenman Environmental Management, on behalf of their client, to undertake a Preliminary Ecology Appraisal of Land at Station Road, Moreton in Marsh (central grid reference: SP 20634 32634). The Preliminary Ecology Appraisal consisted of a habitat survey and preliminary bat roost assessment, supplemented with a desk study.
- 1.1.2 The site is the subject of a planning proposal for redevelopment with the construction of a car park and sustainable transport hub to serve Moreton in Marsh railway station.

## 1.2 Scope and Objectives of Survey

- 1.2.1 The survey was undertaken to identify and record the habitats on site and to assess the potential of the site to support protected/notable species. The purpose of the survey is to make known any ecological constraints or considerations that may be relevant to the proposal.
- 1.2.2 This report is based on the findings of a survey undertaken on 27<sup>th</sup> September 2022 and 1<sup>st</sup> December 2022.
- 1.2.3 The report is supported by the following:
- Annex 1: Summary of Legislation and Planning Policy
  - Annex 2: Habitat Map.
  - Annex 3: Site Photographs.

## 1.3 Personnel

- 1.3.1 The survey was led by Principal Ecologist, Kate Hayward MCIEEM, who has produced this report. Kate has over 20 years' experience as a consultant ecologist and holds survey licences for bats and great crested newt.
- 1.3.2 The survey was assisted by Callum Pearson, Consultant Ecologist, and qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The survey was assisted by Emma Shaw.

# 2. Legislation and Planning Policy

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- 2.1.1 This report has been compiled with reference to relevant legislation and national planning policies, which protect wildlife. Annex 1 provides a brief summary of this legislation and policy.

## 3. Desk Study

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### 3.1 Method

3.1.1 A web-based desk study was undertaken in September 2022 prior to the initial site visit to provide local information that may be relevant to the proposal. The following online resources were consulted:

- The Multi-Agency Geographic Information for the Countryside (MAGIC) website<sup>1</sup>, to obtain information on:
  - Statutory conservation designations within 2km of the site and within 4km in respect to bats.
  - Impact Risk Zones and Bat Consultation Zones relevant to the site.
  - Details of European Protected Species licences issued within 2km of the site.
  - Other relevant species information.
  - Priority Habitats on or adjacent to the site.
- Google Maps<sup>2</sup>, to view aerial photographs, maps and mapnik data, to assess the ecological context of the site.

### 3.2 Results

#### Statutory Conservation Designations

3.2.1 There are no statutory conservation designations within 2km of the site, the closest being Wolford Wood and Old Covert Site of Special Scientific Interest (SSSI), located approximately 2.6km to the east of the site.

1.1.1 There are no statutory designations within 4km with bats as a primary feature.

#### Impact Risk Zones and Bat Consultation Zones

3.2.2 The site lies within SSSI Impact Risk Zones (IRZ). This requires consultation with Natural England for aviation proposals, quarries and industrial/agricultural developments. Consultation for this site is therefore unlikely to be required.

3.2.3 The site does not lie within a Bat Consultation Zone.

#### European Protected Species Licences

3.2.4 There are three European Protected Species licences that have been issued for locations within 2km of the site. Two licences are for great crested newt *Triturus cristatus* for locations 800m to the north-east and 1km to the east, and one licence is for common pipistrelle bat *Pipistrellus pipitrellus* for a location 1.9km to the east.

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<sup>1</sup> <http://www.magic.gov.uk/MagicMap.aspx>

<sup>2</sup> <http://acme.com/planimeter/>

#### Other Relevant Species Information

- 3.2.5 There are two ponds within 2km of the site which have been included in the Natural England 2017-2019 great crested newt pond surveys. One pond is located approximately 1.6km to the north-west of the site and was confirmed absent of great crested newt. One pond is located approximately 1km to the south-east of the site. The result for this pond was inconclusive.
- 3.2.6 There are four great crested newt class survey licence returns within 2km of the site. All four licence returns are between 900m and 1.4km to the east of the site.

#### Priority Habitats

- 3.2.7 There are no Priority Habitats listed on the Priority Habitats Inventory located on or adjacent to the site. The nearest is an area of Deciduous Woodland located approximately 250m to the west of the site.

#### Ecological Context

- 3.2.8 The site is situated within the town of Moreton in Marsh, Gloucestershire. Directly to the east is Station Road and Moreton in Marsh train station and car park. Directly to the north, south and west are the rear gardens of adjacent residential properties. Beyond these immediate surroundings in all directions is the wider town of Moreton in Marsh with its associated residential properties and local amenities. There are a number of green and recreational areas within the vicinity, including Queen Victoria's Gardens approximately 200m to the north-west, allotments approximately 500m to the south and St David's C of E Primary School with its associated playing grounds and fields, approximately 300m to the south.
- 3.2.9 There are four ponds evident within 500m of the site. These are located approximately 240m to the north-west (within a housing estate), 280m to the south (within St David's C of E Primary School), 310m to the north-east and 490m to the south-east (adjacent to Parkers Lane and Fosse Way Road).
- 3.2.10 A tributary of the river Evenlode lies approximately 70m to the east of the site, beyond the railway line.



## 4. Survey

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### 4.1 Methods

#### Habitat Survey

- 4.1.1 A systematic walkover of the site was undertaken on 27<sup>th</sup> September 2022. Notes were taken on the habitats present and their suitability to support protected and notable species. Any incidental evidence of protected and notable species was noted. The survey was carried out with reference to UKHab Classification (2020)<sup>3</sup>, CIEEM 2018<sup>4</sup> and BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

#### Preliminary Bat Roost Assessment

- 4.1.2 Concurrent with the habitat survey, the buildings and trees on site were assessed for their suitability to roosting bats. This assessment considers the presence of potential roosting features on buildings such as cracks in walls, gaps under tiles and gaps at the roofline and the internal conditions. Features on the trees, such as fissures, rot holes, hollow branches and ivy cover, were noted. The buildings and trees are then assessed as *Negligible, Low, Moderate* or *High* suitability based on the presence of suitable features. The assessment was undertaken with reference to BCT (2016)<sup>5</sup>.
- 4.1.3 On 1<sup>st</sup> December, an internal inspection of the buildings on site was undertaken to search for evidence of roosting bats. This evidence includes bat droppings, feeding remains, scratch marks, staining and actual bats.

#### Constraints to Survey

- 4.1.4 The survey is not able to record flora or fauna that may appear on the site at other times of the year and were therefore not evident at the time of the survey.

### 4.2 Site/Habitat Descriptions

- 4.2.1 The site is approximately 0.26ha in size and comprises a derelict building and a car park overgrown with dense scrub and ruderal vegetation. Trees are scattered across the site and along the boundaries. Hedgerows partially enclose the site. Heras-type fencing has been erected around the site to prevent unauthorised access.
- 4.2.2 The distribution and extent of habitats are shown on the habitat map at Annex 2. Site photographs are provided at Annex 3.

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<sup>3</sup> The UK Habitat Classification Version 1.1 (UKHab) (2020). Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J.

<sup>4</sup> CIEEM (2018) *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

<sup>5</sup> Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2016). Collins. Third Edition.

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#### Buildings

- 4.2.3 A derelict building is located in the southern half of the site. It has a footprint of approximately 600m<sup>2</sup>. The main building is one and two-storeys, with rendered brick walls and a cross-hipped, clay-tiled roof. There are two copulas on the roof of the one-storey section. There are two single-storey, flat, felt-roofed sections. All ground floor windows are boarded up with metal panels. The first-floor windows of the main building are uPVC-framed. There are a combination of timber soffits (main building) and plastic fascia boarding (flat roof sections).
- 4.2.4 The rendered brick walls have no gaps or cracks. The plastic fascia boarding (flat roof sections) is in good condition and well-sealed to the external walls. The flat, felt roofs have no gaps. The uPVC-framed windows on the first floor of the main building are well-sealed to the surrounding walls.
- 4.2.5 There is a missing section of timber soffit on the north-east elevation of the main building (Target Note 1, Annex 2). Several missing and broken roof tiles are visible on the roof, particularly on the north-east facing roof pitch (Target Note 2, Annex 2). A vent is located on the north-west elevation gable end of the main building with broken slats (Target Note 3, Annex 2).
- 4.2.6 Internally, there are two roof spaces in the main building, one above the two-storey section and one above the single-storey section. The roof space of the two-storey section is approximately 12m in length by 6m wide. It has a lath and plaster floor with traditional Bitumen-type liner below the roof tiles. There is no daylight entering from the outside and there are extensive spiders' webs spanning the entire roof space. No evidence of roosting bats was found in this roof space. The roof space above the one-storey section is entirely boarded and well-sealed other than the two copulas. The roof space was once open to the ground floor below, but there is now a suspended ceiling, which has missing panels. As a result, the roof space is well-lit and draughty.

#### Developed Land, Sealed Surface

- 4.2.7 Hard-standing covers the majority of the site, previously functioning as a car park. There is litter scattered across the car park.

#### Dense Scrub and Ruderal Vegetation

- 4.2.8 Dense scrub and ruderal vegetation are encroaching across the car park. Bramble *Rubus fruticosus* agg. is dominant with dog-rose *Rosa canina*, butterfly-bush *Buddleja davidii*, privet *Ligustrum* species, hawthorn *Crataegus monogyna* and elder *Sambucus nigra*, and dandelion *Taraxacum* species, ragwort *Senecio* species, cock's-foot *Dactylis glomerata*, common cat's-ear *Hypochaeris radicata*, Canada goldenrod *Solidago canadensis*, biting stonecrop *Sedum acre*, crane's-bills *Geranium* species and ivy *Hedera helix*.

#### Trees

- 4.2.9 Scattered immature trees grow across the car park. Species include silver birch *Betula pendula*, goat willow *Salix caprea*, bay willow *S. pentandra* and sycamore *Acer pseudoplatanus*.
- 4.2.10 One mature sycamore is located along the east boundary and three mature sycamore are located along the north-west boundary.

#### Hedgerows

- 4.2.11 An overgrown native hedgerow encloses the east side of the site, between the site and the adjacent Station Road. Species include holly *Ilex aquifolium*, ash *Fraxinus excelsior*, privet, sycamore, hawthorn and hazel *Corylus avellana*.

## 4.3 Suitability to Protected/Notable Species

4.3.1 The site contains a derelict building, a car park with dense scrub and ruderal vegetation, scattered trees and hedgerow. The site has suitability to the following protected/notable species:

- *Flora* – No notable species of flora were recorded on site at the time of the survey and no non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were identified. The site has low floristic diversity and is unlikely to support notable flora.
- *Bats* – The derelict building is assessed *Low* suitability to roosting bats due to the presence of a low number of external potential bat roosting features, including a broken section of soffit, misplaced and broken roof tiles and a vent (Target Notes 1-3). No evidence of roosting bats was found within the two roof spaces, and these are unlikely to support roosting bats being well-sealed, with the roof space above the one-storey section also being well-lit and draughty.

The single-storey flat-roofed sections are assessed as *Negligible* suitability to roosting bats with no features identified and being entirely boarded-up.

There are no trees on site supporting potential bat roosting features. Trees are assessed as *Negligible* suitability to roosting bats.

The site provides a small area of low to moderate-quality foraging and commuting habitats for bats, in combination with the surrounding habitats of residential gardens and green spaces.

Referring to the desk study, there is one record for common pipistrelle for a location 1.9km to the east. There are no statutory designations with bats as a primary feature within 4km of the site and the site does not lie within a Bat Consultation Zone.

- *Nesting birds* – No birds' nests were identified on site. The derelict building has low suitability to nesting birds along the roofline of the main building, including the missing section of soffit. The vegetation across the site offers nesting habitat for birds.
- *Badger* – No evidence of badger activity (latrines, dung, hair or prints for example) was recorded on site. The site offers a small area of foraging and commuting habitats for badger, provided by the dense scrub and east-boundary hedgerow.
- *Reptiles and amphibians* - The small mosaic of hard-standing, dense scrub, ruderal vegetation and hedgerow provides basking, refuge and foraging habitats suitable to support low numbers of common and widespread species of reptiles and amphibians. However, the site is relatively isolated by urban habitats.

With consideration to the potential for the fully protected great crested newt to utilise the site, there is no standing water present on site to offer aquatic habitat, but there are four water bodies evident within 500m of the site, including one water body located just within 250m of the site. There are local records for this species within 2km, located between 800m and 1.4km from the site. These records are for locations to the north-east and east of the site. Between the site and these locations are significant barriers to the migration of great crested newt, including roads, a railway line, train station and car park. Given these intervening barriers, the small size of the site and the distance of the nearest pond and local record for this species (240m and 800m away), it is considered that there is negligible likelihood of great crested newt utilising the habitats on site.

- *Small mammals* – The habitats on site offer a small area of foraging, commuting and refuge for common and widespread species of small mammals, including hedgehog *Erinaceus europaeus*.

The scrub and hedgerow on site offer suitable habitats to dormouse *Muscardinus avellanarius*. However, with consideration to the urban location of the site, presence of barriers and distance to woodland and hedgerow habitats, there is negligible likelihood of dormouse utilising the habitats on site.

A tributary of the river Evenlode lies approximately 70m to the east of the site. This watercourse may offer suitable habitats to water vole *Arvicola amphibius* and otter *Lutra lutra*. However, significant barriers lie between the site and this watercourse, including Station Road, the train station, railway line and car park. Therefore, whilst the site offers suitable refuge habitats to otter, there is negligible likelihood of otter utilising the habitats on site. The site supports no suitable habitats for water vole.

## 5. Evaluation

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- 5.1.1 The site is a small, urban site supporting a low diversity of habitats. Recent neglect has allowed an element of naturalness to develop, provided by the scrub, ruderal vegetation and immature trees, which have encroached across the site. The east-bounding hedgerow and trees have intrinsic value.
- 5.1.2 The majority of the site has value within the immediate zone of influence only and is assessed as Site value. The mature trees and hedgerow have value beyond the site boundaries, contributing to the local urban green network, and are assessed as Local value.
- 1.1.2 There are no statutory designations within 2km of the site and no statutory designations within 4km with bats as a primary feature. There are no SSSI IRZs relevant to the site and the site does not lie within a Bat Consultation Zone.
- 5.1.3 With consideration to protected/notable species:
  - The derelict building offers *Low* suitability to roosting bats and the habitats on site contribute a small area of low to moderate-quality foraging and commuting habitats for bats.
  - The derelict building, trees, hedgerow and dense scrub on site offer suitability to nesting birds.
  - The site offers a small area of foraging and commuting habitats for badger.
  - The site has suitability to support low numbers of common and widespread species of reptiles, amphibians and small mammals.

## 6. Recommendations

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6.1.1 The site is the subject of a planning proposal for redevelopment with the construction of a car park and sustainable transport hub to serve Moreton in Marsh railway station.

6.1.2 With consideration to the proposal, the following is recommended:

### 6.2 Further Surveys

#### Roosting Bats

6.2.1 Based on the assessed *Low* suitability of the derelict building to roosting bats, it is recommended that at least one bat survey is undertaken of the derelict building between May and September, to assess the presence of bat roosts, the status of any roosts found, and the numbers and species of bats.

6.2.2 The survey information should be used to inform the approach to works, including licencing requirements, and mitigation and compensation measures.

6.2.3 The single-storey, flat-roofed sections have no suitability to roosting bats and there are no constraints to their removal.

### 6.3 General Protection Measures

6.3.1 The following general protection measures are recommended.

- Habitat Retention and Protection – The mature trees and hedgerow should be retained and protected during construction works.
- Habitat Removal – The site is suitable to support low numbers of common and widespread species of reptiles. It is therefore recommended that a precautionary, two-phased approach to clearance of the site is taken. Above ground vegetation should be cut to near ground level between November and February, to avoid the nesting bird season, and then remaining vegetation should be removed between March and September, when reptiles are active. For any reptiles found, these should be relocated to nearby council-owned land, which offers suitable reptile habitat (Blenheim Meadows).
- Building demolition should be undertaken outside of the nesting bird season (usually the nesting bird season is from March to August). If this season cannot be avoided, then a pre-works nesting bird check should be carried out by an experienced Ecological Clerk of Works.
- Trap Hazards - During construction works, any trenches left open overnight should include a means of escape for animals. A plank angled from the bottom to the top of the trench, will allow animals (such as badger and hedgehog) to escape.

### 6.4 Lighting

6.4.1 New lighting should avoid increasing light spill onto retained habitats (trees and hedgerow).

### 6.5 Biodiversity Enhancements

6.5.1 Proposed redevelopment of the site provides opportunity to enhance the site to local wildlife including bats, birds, reptiles, amphibians, small mammals and invertebrates. The following biodiversity enhancements are suggested:

- Provision of bat roosting opportunities. Bat boxes could be attached to retained mature trees on site. These should be positioned between 3m and 5m off the ground and facing south-east to south-west.
- Provision of bird nesting opportunities. A range of bird boxes could be attached to retained trees on site. These should be positioned approximately 1.5m to 2m off the ground and facing north and east.
- Provision of refuge and nesting sites for invertebrates. An insect hotel could be constructed on site, to offer nesting, refuge and hibernation for a range of insects. This could be a large, elaborately designed structure, which would create interest and an attraction for users of the site.
- Beneficial landscape scheme. A wildlife-friendly landscape scheme could be designed to offer resources to wildlife, whilst having amenity value. The RHS Plants for Pollinators<sup>6</sup> provides a list of beneficial species to attract wildlife.

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<sup>6</sup> <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

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## 7. Annexes

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### Annex 1: Legislation and Planning Policy

A summary of relevant legislation and national policy is provided below. For each individual case, it is advised to consult the relevant documents in full and obtain legal advice, where appropriate.

There are several UK legislation tools, which are listed below. European legislation has not been included as it is incorporated in UK legislation by domestic provisions.

The Conservation of Habitats and Species Regulations 2017 (as amended), now The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 ([legislation.gov.uk](https://www.legislation.gov.uk))

In 1992, the Habitats Directive (Council Directive 92/43/EEC)<sup>7</sup> came into force. This provides for the creation of a network of protected wildlife sites across the European Union, known as 'Natura 2000'. This network consists of designated sites, including Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive (Council Directive 79/409/EEC)<sup>8</sup>. These sites form part of a series of measures aimed at conserving important and threatened habitats and species.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, commonly known as 'the Habitat Regulations' transpose the Habitats Directive into national law and set out the provisions for the protection and management of species and habitats of European importance, including Natura 2000 sites. The Regulations have been amended in England in relation to candidate SACs and SPAs. These are sites submitted by the Government for consideration as part of the Natura 2000 network, and are also now defined as European Sites. All European Sites are of national importance and have been notified as SSSIs.

Wildlife and Countryside Act 1981, as Amended in Quinquennial Review and by the Countryside and Rights of Way Act 2000<sup>9</sup>

The Wildlife and Countryside Act 1981<sup>10</sup> provides the foundation for much of the statutory wildlife protection in the UK. Part I deals with the protection of plants, birds and other animals and Part II deals with the designation of SSSIs.

The following broad areas are covered by the Act:

Nature Conservation - Protecting those sites which are National Nature Reserves (NNR) and SSSIs.

Wildlife - Listing endangered or rare species in need of protection and creating offences for killing, disturbing or injuring such species. The disturbance of any nesting bird during the breeding season is also noted as an offence.

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<sup>7</sup> European Commission (1992). Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. European Commission, Brussels.

<sup>8</sup> European Commission (1979). Council Directive 79/409/EEC on the conservation of wild birds, European Commission, Brussels.

<sup>9</sup> Secretary of State, 2000. The Countryside and Rights of Way Act. Her Majesty's Stationery Office.

<sup>10</sup> Secretary of State, 1981. Wildlife and Countryside Act. Her Majesty's Stationery Office.

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The Act also makes it an offence to cause to grow in the wild certain plant species or to release certain fauna into the wild. The Act is enforced by local authorities.

#### Countryside and Rights of Way Act, 2000

The Countryside and Rights of Way Act 2000 provides a new statutory right of access to the countryside and improves upon the rights of way system, providing stronger protection for both wildlife and countryside.

Part III of the Act - Nature Conservation and Wildlife Protection: A number of measures to promote and enhance wildlife conservation are detailed, including improving protection for Sites of Special Scientific Interest (SSSIs) and increasing penalties for deliberate damage to SSSIs. The Act affords statutory protection to Ramsar Sites which are wetlands designated under the International Convention on Wetlands.

#### National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2021. It sets out the Government's requirements for the planning system and how these are expected to be addressed. The NPPF is a material consideration for the purposes of planning decision-making.

The NPPF places a presumption in favour of sustainable development.

The NPPF has an environmental objective to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The presence of a legally protected species is a material consideration for a local authority dealing with planning applications for any development that would be likely to result in harm to the species or its habitat. Circular 06/2005: Biodiversity and geological conservation<sup>11</sup>, prepared in support of the former PPS9, is still relevant and provides more guidance on the application of the law relating to planning and nature conservation.

#### Biodiversity Action Plans

In 1994, the Government produced the UK Biodiversity Action Plan (BAP)<sup>12</sup>, a national strategy for the conservation of biodiversity. Regional and District/Borough BAPs apply the UK BAP at a local level. The 'UK Post-2010 Biodiversity Framework' succeeded the UK BAP in July 2012<sup>13</sup>. The UK BAP lists of priority species and habitats remain, however, important and valuable reference sources. Notably, they have been used to help draw up statutory lists of priorities in England, Scotland, Wales and Northern Ireland. In England, there are 56 habitats of principal importance and 943 species of principal importance.

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<sup>11</sup> ODPM Circular 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Importance within the Planning System.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7692/147570.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf)

<sup>12</sup> Her Majesty's Stationery Office, 1994. Biodiversity: The UK Action Plan. London.

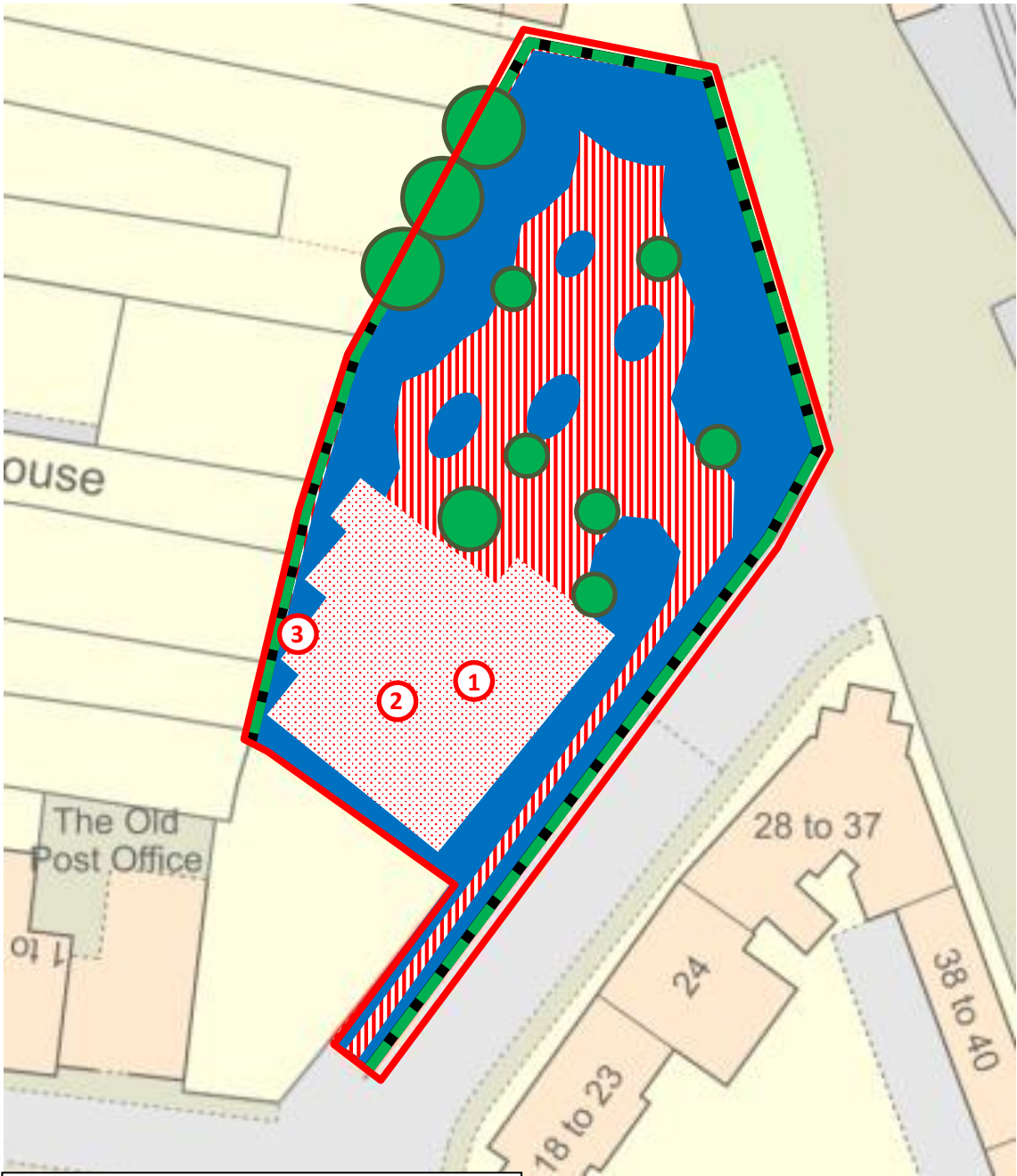
<sup>13</sup> JNCC and Defra (on behalf of the Four Countries' Biodiversity Group). 2012. UK Post-2010 Biodiversity Framework. July 2012. Available from: <http://jncc.defra.gov.uk/page-6189>








Species/species group	Legal protection and policy
Flora	<p>A number of plant species are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. It is an offence to deliberately pick, collect, cut, uproot or destroy these wild plants. It is also an offence for any purpose to possess, sell or exchange such a plant.</p> <p>In addition, a number of plant species are species of principal importance in England (formerly referred to as UK Biodiversity Action Plan (BAP) species), LBAP priority species and/or notable species that are a material consideration in planning.</p>
Bats	<p>Bat species in England and Wales are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill bats;</li> <li>• Intentionally or recklessly disturb bats;</li> <li>• Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and</li> <li>• Deliberately damage or destruction of a breeding site or resting place.</li> </ul> <p>Seven of the 18 species of bats occurring in the UK are species of principal importance in England and many are also included in LBAPs.</p>
Badgers	<p>Badgers and their setts are protected under the Protection of Badgers Act 1979. Under this legislation it is illegal to kill, injure or take badgers or to interfere with a badger sett in any way.</p>
Otters	<p>Otters in England and Wales are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill an otter;</li> <li>• Intentionally or recklessly disturb otter;</li> <li>• Intentionally or recklessly obstruct access to any structure or place which an otter uses for shelter or protection; and</li> <li>• Deliberately damage or destruction of a breeding site or resting place.</li> </ul> <p>Otter is a species of principal importance in England.</p>
Water voles	<p>Water voles in England and Wales are protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill a water vole;</li> <li>• Intentionally disturb water vole in their breeding or resting places; and</li> <li>• Deliberately damage, destroy or obstruct of a breeding site or resting place.</li> </ul> <p>Water vole is a species of principal importance in England.</p>

Dormice	<p>Dormice in England and Wales are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill a dormouse;</li> <li>• Intentionally or recklessly disturb dormice;</li> <li>• Intentionally or recklessly obstruct access to any structure or place which a dormouse uses for shelter or protection; and</li> <li>• Deliberately damage or destruction of a breeding site or resting place.</li> </ul> <p>Dormouse is a species of principal importance in England.</p>
Other mammals	<p>Several other species of mammals, whilst not afforded specific legal protection, are of note and consideration to such species is necessary in respect to planning in accordance with national and often local policy. Such species are typically identified as species of principal importance in England and/or LBAPs.</p> <p>Species of principal importance in England include brown hare and hedgehog.</p>
Birds	<p>All wild birds in England and Wales are granted legal protection under the Wildlife &amp; Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Kill, injure or take any wild bird;</li> <li>• Take, damage or destroy the nest of any wild bird while it is in use or being built; and,</li> <li>• Take or destroy the egg of any wild bird.</li> </ul> <p>Bird species listed on Schedule 1 of the Act are afforded further protection and it is illegal to disturb such species while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.</p> <p>A number of bird species are also included as species of principal importance in England and LBAPs.</p>
Reptiles	<p>Smooth snakes and sand lizards in England and Wales are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill a smooth snake or sand lizard;</li> <li>• Intentionally or recklessly disturb a smooth snake or sand lizard;</li> <li>• Intentionally or recklessly obstruct access to any structure or place which a smooth snake or sand lizard use for shelter or protection; and</li> <li>• Deliberately damage or destruction of a breeding site or resting place.</li> </ul> <p>Widespread species of reptile (slow worm, common lizard, grass snake and adder) are protected against killing, injury and sale.</p> <p>Reptile species are also species of principal importance in England and often LBAP species.</p>
Amphibians	<p>Great crested newts and natterjack toads in England and Wales are protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p>

	<ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill a great crested newt or natterjack toad;</li> <li>• Intentionally or recklessly disturb a great crested newt or natterjack toad;</li> <li>• Intentionally or recklessly obstruct access to any structure or place which a great crested newt or natterjack toad use for shelter or protection; and</li> <li>• Deliberately damage or destruction of a breeding site or resting place.</li> </ul> <p>Great crested newt, pool frog, natterjack toad and common toad are species of principal importance in England. These and other amphibian species are also often included in LBAPs.</p>
Invertebrates	<p>45 species of invertebrate are fully protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:</p> <ul style="list-style-type: none"> <li>• Intentional kill, injure or take such species;</li> <li>• Deliberately damage or destruction of a breeding site or resting place used by such species; and,</li> <li>• Disturb such species when occupying such a structure or place.</li> </ul> <p>A further 24 species are only afforded partial protection (typically only against sale). Stag beetle for instance is only protected against sale.</p> <p>Eight species and their habitats are also afforded further protection under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.</p> <p>398 species of invertebrate are included as species of principal importance in England and such species are often also included within LBAPs.</p>

Annex 2: Habitat Map (September 2022)



Key		Target Notes	
	u1b – developed land, sealed surface (car park)		1. Broken section of soffit
	u1b5 – building		2. Misplaced/broken roof tiles
	h – health and shrub (dense scrub)		3. Vent
	h2a – hedgerow		
	tree		
	site boundary		



### **Annex 3: Site Photographs (September 2022)**

Photograph 1. South-east elevation of the derelict building.



Photograph 2. Single-storey, flat-roofed section, showing overgrown surrounding scrub and trees.





Photograph 3. Broken section of timber soffit on the main building's north-east elevation (Target Note 1).



Photograph 4. Broken/misplaced roof tiles on the main building (Target Note 2).





Photograph 5. Vent on the north-west gable end of the main building (Target Note 3).



Photograph 6. General view of the car park with dense scrub and ruderal vegetation.





Photograph 7. Three mature sycamores along the north-west boundary of the site.



Photograph 8. Dense scrub and boundary hedgerow.





Photograph 9. General view of the car park looking north.



# **ECOLOGY PRE-DEMOLITION INSPECTION**

Prepared by PJH Ecology

Ref: Land at Station Road, Moreton-in-Marsh

Date: 25-02-2025



Sarah Hart  
Moreton-in-Marsh Town Council  
Council Offices  
Old Town  
Moreton-in-Marsh  
Gloucestershire  
GL56 0LW

25/02/2025

Dear Sarah,

**Land at Station Road, Moreton-in-Marsh**  
**Pre-demolition building inspection**

I am writing to confirm the findings of the pre-demolition ecological survey undertaken on the building at Land at Station Road, Moreton-in-Marsh (central grid reference SP 20634 32634) on 25<sup>th</sup> February 2025. This survey was undertaken to check for the presence of roosting bats and nesting birds prior to demolition of the building.

The survey found no evidence of roosting bats or nesting birds within the building. As a result, I can confirm that demolition may proceed without the need for ecological supervision or further ecological input. However, in accordance with best practice and legal compliance, if any evidence of bats or nesting birds is discovered during works, all activity should cease immediately, and further ecological advice should be sought from an ecologist before proceeding.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in purple ink, appearing to read "PJH", written over a light blue horizontal line.

Poppy Hookings  
Director  
BSc MSc MCIEEM

Enc: Site Location Plan



Key

 Site Location

PJH Ecology  
© Base from Google, 2025

Project: Land off Station Road,  
Moreton-in-Marsh  
Title: Site Location Plan  
Date: 25.02.2025



**TOPOGRAPHICAL SURVEY**

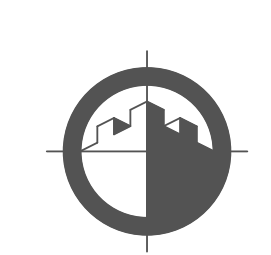
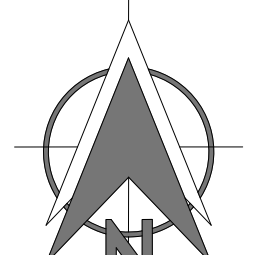

Prepared by CASTLE SURVEYS LTD

Ref: 23199-23-01

Date: 31-03-2023





<b>Floor Plan Legend:</b> <ul style="list-style-type: none"><li>Window Cill &amp; Head Height</li><li>SH: Sill Height From FFL</li><li>Ht: Head Height From FFL</li><li>Door Height From FFL</li><li>Overhead Detail</li><li>Stairs/Step</li><li>Radiator</li><li>Ventilation / Overhead</li><li>Access Hatch</li></ul>	<ul style="list-style-type: none"><li>TV Point</li><li>Phone Point</li><li>13A Power Socket</li><li>Fused Socket</li><li>Shower Socket</li><li>Extractor Fan</li><li>Lantern Light</li><li>Down Light</li><li>Light Dimmer Switch</li><li>Light Switch</li><li>Fixed Lighting</li><li>Fire Alarm Button</li><li>Fire Extinguisher</li><li>Room Name</li><li>Floor Covering</li><li>Ceiling Height</li><li>Internal Floor Level</li></ul>	<b>Topographic Legend:</b> <ul style="list-style-type: none"><li>Buildings / Walls</li><li>Building Canopy / Overhang</li><li>Concrete edge</li><li>Kerb line</li><li>Centre Line</li><li>Barriers</li><li>Hedges</li><li>Security Fence</li><li>Panel Fence</li><li>Gate</li><li>Overhead Line</li><li>Tree / Sapling</li><li>Tree Canopy Line</li><li>Chambers</li><li>Survey Station &amp; Name</li></ul>	<ul style="list-style-type: none"><li>Bench Mark</li><li>Temporary Bench Mark</li><li>Cover level</li><li>Invert level</li><li>Pipe Invert (diameter)</li><li>Gully</li><li>Manhole</li><li>Inspection chamber</li><li>Flag Staff</li><li>Gas Marker</li><li>Electric Post</li><li>Telephone Post</li><li>Pipe Invert</li><li>Gully</li><li>CC</li><li>Cover Unknown</li><li>Electric Cover</li><li>Trunk Light</li><li>Gas Cover</li><li>Stop Valve</li><li>TS Cover</li><li>Gas Valve</li><li>Flag</li></ul>	<div><b>CASTLE SURVEYS LTD</b></div> <div><b>CASTLE SURVEYS LTD</b></div> <div><b>THE SURVEY ASSOCIATION</b></div>	<b>SITE DETAILS:</b> <p>Land off New Road Moreton-in-Marsh, GL56 0AA</p> <p><b>TITLE:</b> Topographical</p> <p><b>DRAWING NO.:</b> 23199-23-01</p>	<p><b>SCALE:</b> 1: 200</p> <p><b>DRAWN:</b> TL</p> <p><b>LEVEL DATUM:</b> OSGB36(15)</p> <p><b>Comments:</b> This plan should only be used for its original purpose. Castle Surveys Ltd do not accept any responsibility for this plan if supplied to any other party, other than the original client. All dimensions and levels should be checked on site prior to design and construction. Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only. Some services may have been omitted due to parked vehicles or due to the site being overgrown with vegetation. Tree information (where applicable) has been surveyed from ground level and therefore should be treated as approximate only. Advise that a tree survey should be carried out. Roof line work (where applicable) is indicative only.</p>	<p><b>DATE:</b> 31/03/2023</p> <p><b>CHECKED:</b></p> <p><b>Paper Size - A1</b></p> <p><b>REV:</b></p> <p><b>DO NOT SCALE</b> ©Copyright Castle Surveys Ltd 2023</p>
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# **UTILITIES PLAN SURVEY AND DESKTOP SEARCH**

Prepared by CASTLE SURVEYS LTD

Ref: 23199-23-04

Date: 06-04-2023

## Desktop Utility Search

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**Moreton Train Station, Moreton-in-Marsh.**

**Completed 6<sup>th</sup> April 2023.**







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## Contents Page

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Location Map / Site Plan	Plans used to obtain Assets
Information Page	Report / Guarantee
Underground Utility Apparatus Page 1	Colour Coding of Apparatus
Underground Utility Apparatus Page 2	Colour Coding of Apparatus
Underground Utility Guidance	Report
BT	Plan
ELECTRIC	Company: NGED
GAS	Company: Wales and West
WATER	Company: Thames Water
CABLE TV	Company: Virgin Media
TELECOMS	Company: City Fibre Vodafone (Not Requested)
LSBUD	Ref: 28970823
GTC	Plan
LSBUD Members	Affected Reports Obtained
Non LSBUD Members	Affected Reports Obtained
Unexploded Bomb Threat Level	Plan and Report
Environmental Agency Flood Report	Plan and Report
Appendices	Letters and Reports
Disclaimer	

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## Location Map / Site Plan

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### Grid Reference:

X (Easting)	Y (Northing)
420627	232633

### Site Address:

Moreton Train Station  
Station Road  
Moreton-in-Marsh  
GL56 0DE

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## Information Page

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### **Report:**

We have completed this report in accordance with the standards that are defined under Survey Category D of PAS128.

PAS128 is a Publicly Available Specification for Underground Utility Detection, verification and location published by the British Standards Institution.

It should be considered that positional accuracy of plant is not guaranteed from the information presented in a desktop search alone, the location of underground utilities should be verified through other means such as a full Underground Utility Survey prior to breaking ground and commencing work.

Where available we have included guidance documentation for Gas & Electric these should be referred to before work commences.

### **Relevant documents:**

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

Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines

General Safety Measures to Avoid Injury and Damage to Gas Apparatus

HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services

National Joint Utilities Group (NJUG) Publications Vol.1

CDM Regulations 2007 (Regulation 34- Energy Distribution Installations)

Electricity at Work Regulations 1989

### **Guarantee:**

We endeavour to contact all Utility Companies relevant for this desktop search however we cannot guarantee that all of the utility companies contacted will respond to our enquiries in the time period given.





If an essential part of the report returns after the document has been completed and sent, we will send this to the necessary person(s) as soon as it is physically possible.

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## Underground Utilities Apparatus

The following table is based on the current information from the National Joint Utilities Group Guidelines (2007) (<http://streetworks.org.uk/wp-content/uploads/2016/09/V1-Positioning-Colour-Coding-Issue-8.pdf>)

All depths are from the surface level to the crown of the apparatus

Utility	Duct	Pipe	Cable	Marker Systems	Recommended FOOTWAY VERGE	Minimum Depths CARRIGEWAY
<b>ELECTRICITY HIGH VOLTAGE HV</b>	BLACK OR RED DUCT /OR TILE	N/A	RED OR BLACK	Yellow with black and red legend or concrete tiles	450-1200mm	750 – 1200mm
<b>ELECTRICITY LOW VOLTAGE LV</b>	BLACK OR RED DUCT/ OR TILE	N/A	RED OR BLACK	Yellow with black legend.	450mm	600mm
<b>GAS</b>	YELLOW	See Information below	N/A	Black legend on PE pies every linear metre.	600mm footway 750mm verge.	750mm
PE – up to 2 bar – Yellow or yellow with brown stripes. (removable skin revealing white or black core pipe) PE – between 2-7 bar – Orange. Steel pipes - May have yellow wrap or black tar coating or no coating. Ductile Iron - May have plastic wrapping. Asbestos and Pit / Spun Cast Iron – No distinguishable colour.						
<b>WATER</b> Non-potable & Grey Water 	N/A	BLACK WITH GREEN STRIPES	N/A	N/A	600-750mm	600-750mm
<b>WATER</b> Firefighting 	N/A	BLACK WITH RED STRIPES / BANDS	N/A	N/A	600-750mm	600-750mm
<b>OIL / FUEL PIPELINES</b>	N/A	BLACK	N/A	Various surface markers. Marker tape or tiles above red concrete.	900mm <i>All work within 3 metres of oil fuel pipelines must receive prior approval</i>	
<b>SEWERAGE</b>	BLACK	No distinguishing colour / material	N/A	N/A	Variable	Variable
<b>COMMUNICATIONS (COMMS)</b> 	Grey, white, green, black, purple	N/A	BLACK OR LIGHT GREY	Various	250 – 350mm	450 - 600mm
<b>WATER</b>	BLUE OR GREY	Blue polymer or blue or uncoated Iron / GRP Blue polymer with brown stripe (removable skin revealing white or black pipe)	N/A	BLUE OR BLUE / BLACK	750mm	750mm (minimum)
<b>WATER PIPES FOR SPECIAL PURPOSES</b> (contaminated Ground) 	N/A	Blue polymer with brown stripes (nonremovable skin)	N/A	BLUE OR BLUE / BLACK	750mm	750mm (Minimum)

\*\*\*These guidelines describe utility industry practice; however, it should not be assumed that all apparatus will conform to the recommendations for positioning and colour coding in this report. \*\*\*



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## Underground Utility Apparatus

The following table is based on the current information from the National Joint Utilities Group Guidelines (2007) (<http://streetworks.org.uk/wp-content/uploads/2016/09/V1-Positioning-Colour-Coding-Issue-8.pdf>)

All depths are from the surface level to the crown of the apparatus.

Highway Authority Services

At the time of publication, the following were current examples of known highway authority apparatus colour coding but local variations may occur.

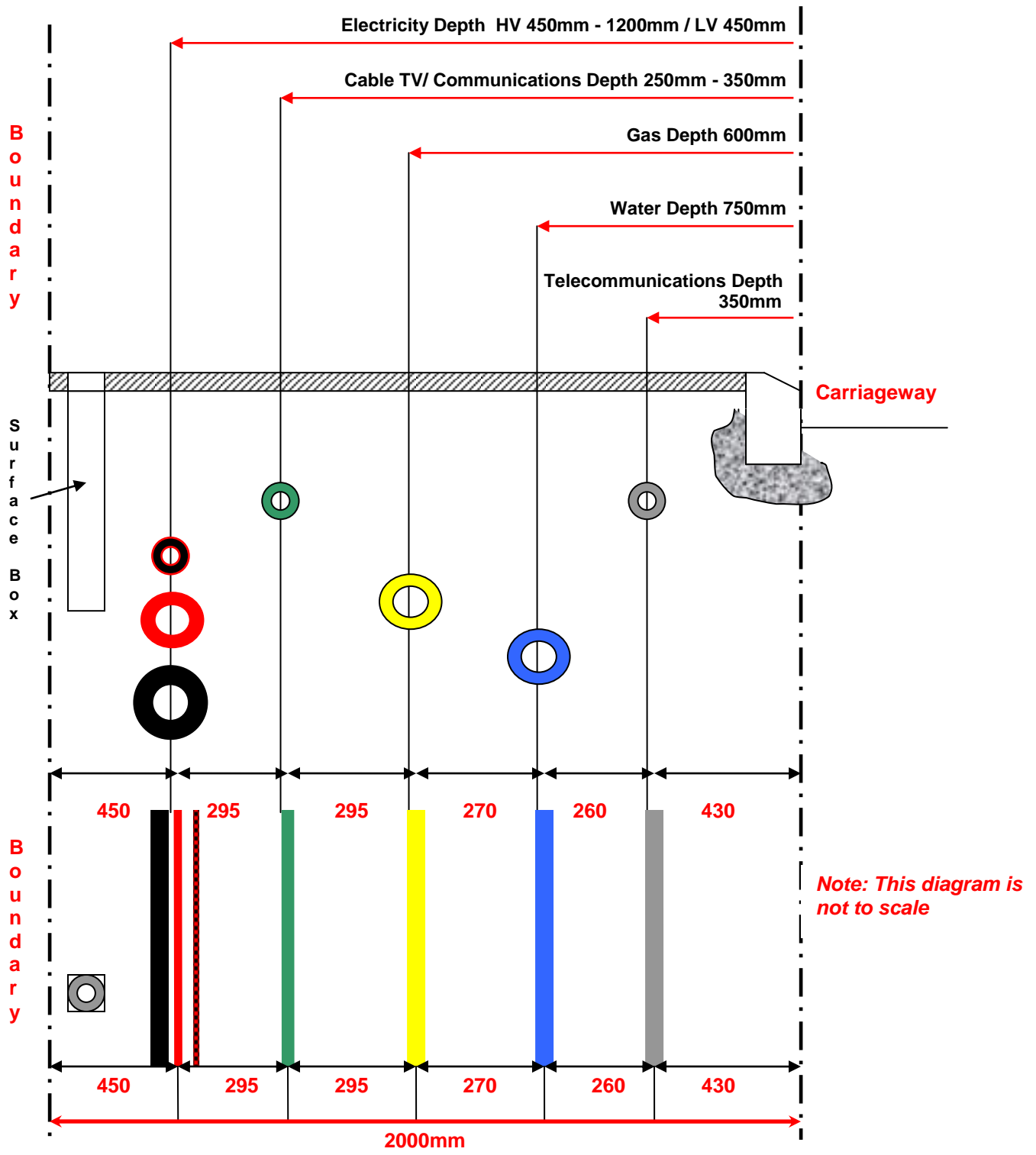
Utility	Duct	Pipe	Cable	Marker Systems	Recommended FOOTWAY VERGE	Minimum Depths CARRIGEWAY
<b>STREET LIGHTING</b>						
England and Wales	ORANGE	N/A	BLACK	Yellow with black legend.	450mm	600mm
Scotland	PURPLE	N/A	PURPLE	Yellow with black legend.	450mm	450mm
Northern Ireland	ORANGE	N/A	BLACK OR ORANGE		450mm	450mm
<b>OTHER</b>						
Traffic Control	ORANGE	N/A	ORANGE	Yellow with black legend.		
Street Furniture		N/A	BLACK	Yellow with black legend.	450mm	600mm
Communications		N/A	LIGHT GREY OR BLACK	Yellow with black legend.		
CCTV	PURPLE	N/A		Yellow with black legend.		
<b>MOTORWAYS &amp; TRUNK ROADS ENGLAND &amp; WALES</b>						
COMMUNICATIONS	PURPLE	N/A	GREY	Yellow with black legend.	450mm	
COMMUNICATIONS POWER	PURPLE	N/A	BLACK	Yellow with black legend.		
ROAD LIGHTING	ORANGE	N/A	BLACK	Yellow with black legend.		
<b>SCOTLAND</b>						
COMMUNICATIONS  	BLACK OR GREY	N/A	BLACK	Yellow with black legend.		
ROAD LIGHTING	PURPLE	N/A	PURPLE	Yellow with black legend.		

\*\*\*These guidelines describe utility industry practice; however, it should not be assumed that all apparatus will conform to the recommendations for positioning and colour coding in this report. \*\*\*

The following table is based on the current information from the National Joint Utilities Group Guidelines (2007) (<http://streetworks.org.uk/wp-content/uploads/2016/09/V1-Positioning-Colour-Coding-Issue-8.pdf>)

## Recommended Positioning of Utility Apparatus in a 2m Footway

Note – the same positioning should apply in the carriageway/service strip (if safe and practical to do so) where a development has no footway(s) available for services and/or the boundary of the property is on the carriageway (please refer to minimum depths in carriageways). For further advice please contact the asset owner.







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BT

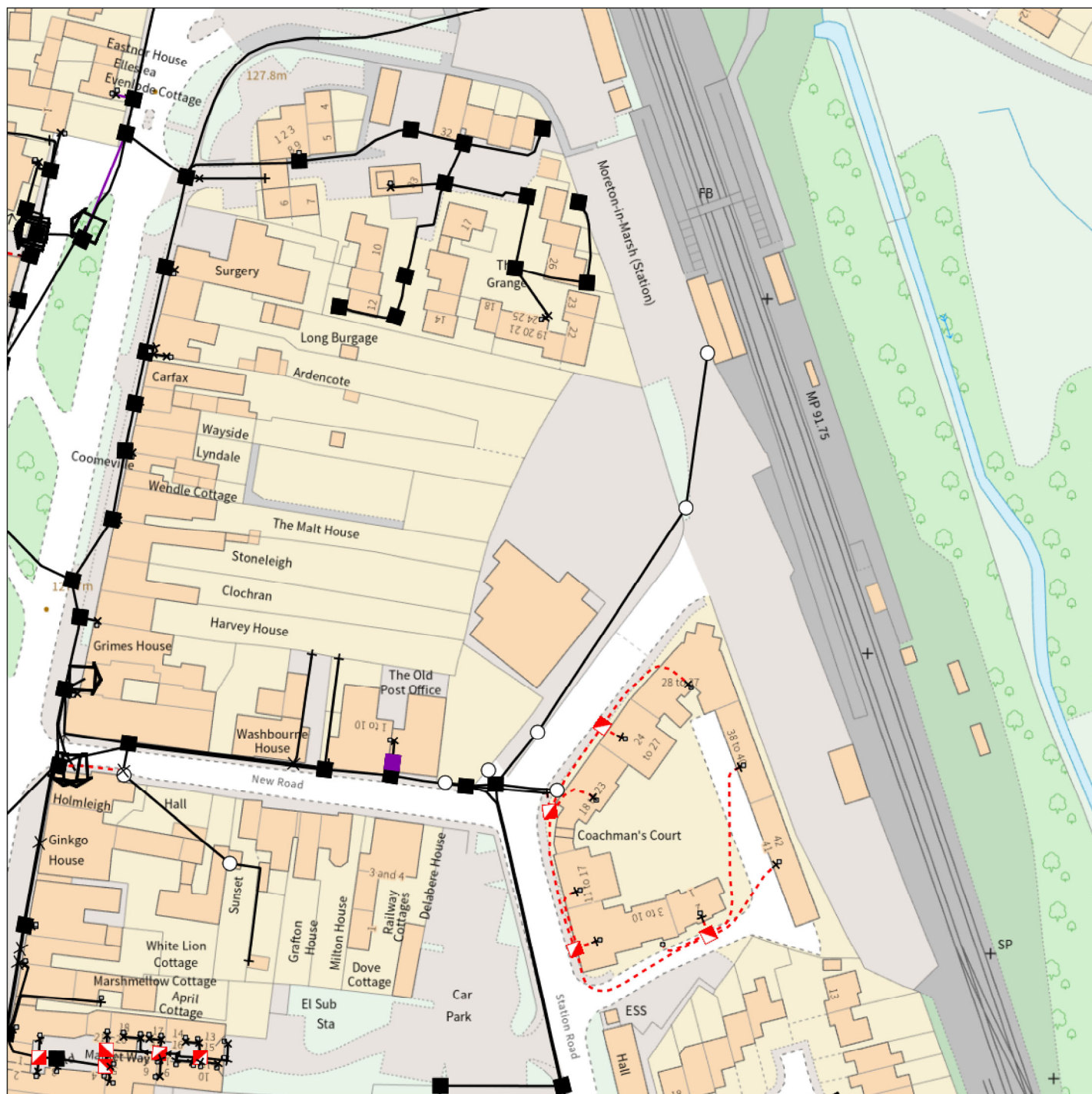
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[www.home.bt.com](http://www.home.bt.com)

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# Maps by email Plant Information Reply



## IMPORTANT WARNING

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

**openreach**

### CLICK BEFORE YOU DIG

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

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://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	Split Coupling	×	Built	
PCP		Duct Tee	▲	Planned	
Pole		Building		Inferred	
Box		Kiosk		Duct	
Manhole		Other proposed plant is shown using dashed lines. 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.			
Cabinet					
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

BT Ref : ZKP11406Q

Map Reference : (centre) SP2062732633

Easting/Northing : (centre) 420627,232633

Issued : 27/03/2023 11:40:32

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Controller of Her Majesty's Stationary Office  
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**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](mailto:nnhc@openreach.co.uk)**



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Electric

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# nationalgrid

[www.nationalgrid.co.uk](http://www.nationalgrid.co.uk)

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Gas

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[www.wwutilities.co.uk](http://www.wwutilities.co.uk)

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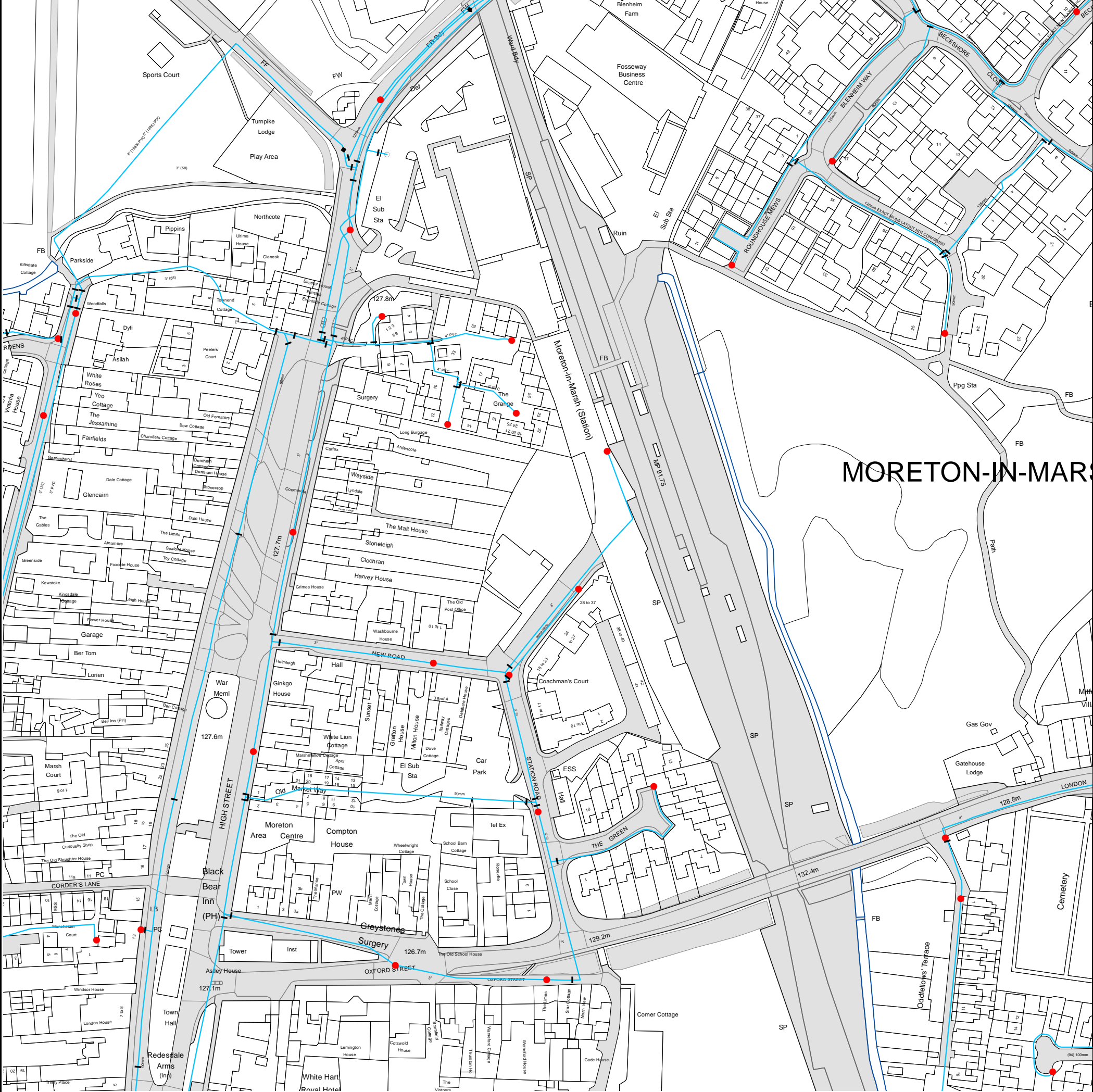
Water

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[www.thameswater.co.uk](http://www.thameswater.co.uk)

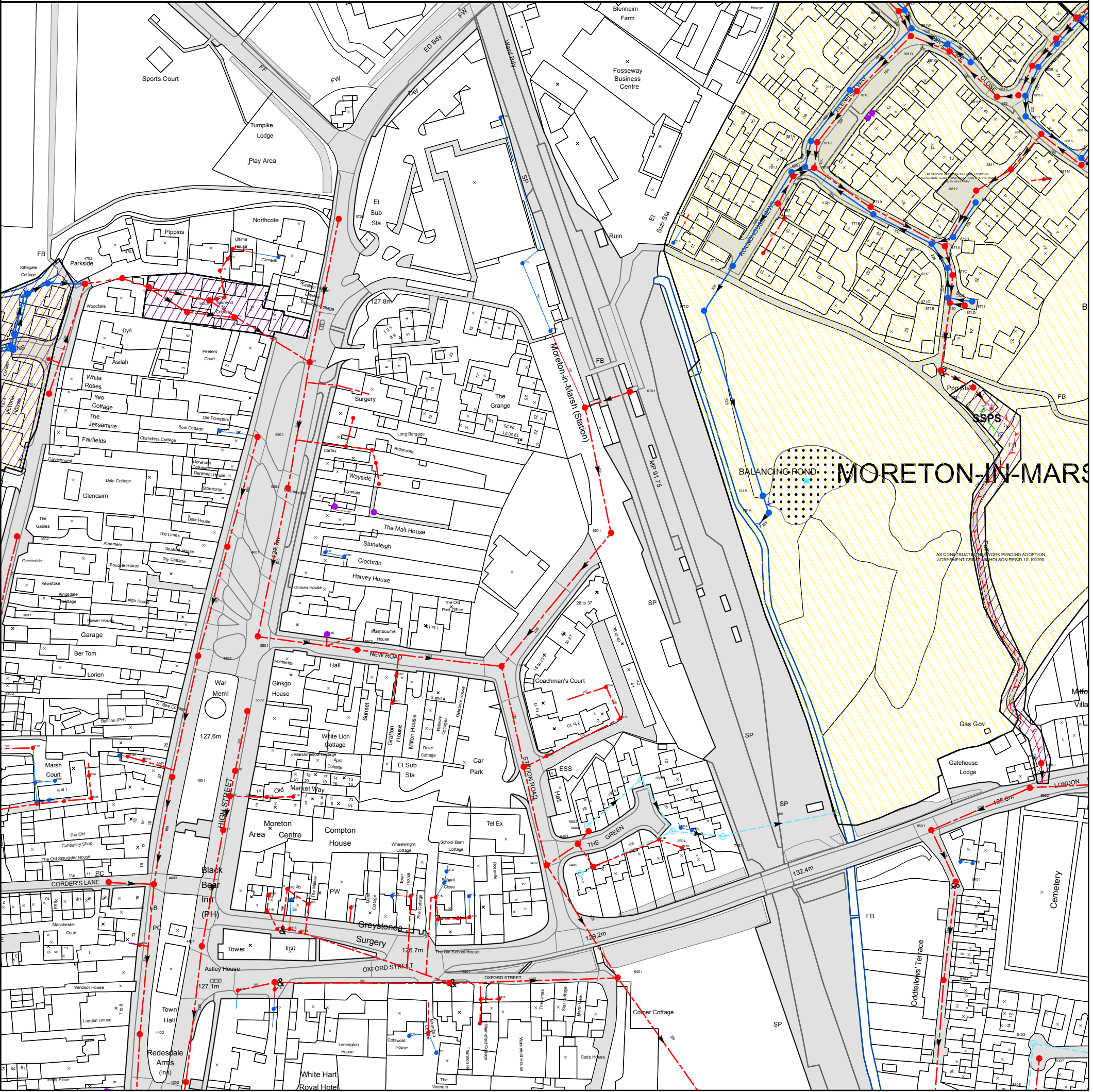
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The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 420638, 232631.  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

**Scale:** 1:1791  
**Width:** 500m  
**Printed By:** Skrishna1  
**Print Date:** 27/03/2023  
**Map Centre:** 420638,232630  
**Grid Reference:** SP2032NE

**Comments:**

ALS/ALS Standard/2023\_4805052

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
8403	127.9	125.99
5501	127.92	125.62
6403	127.48	125.46
6502	127.5	125.74
6601	127.53	125.48
6701	127.81	126.33
6503	127.42	125.47
5401	126.29	125.04
3602	128.68	127.92
7401	126.49	125.2
4404	127.65	126.42
4501	127.8	126.06
4502	128.13	126.37
4703	127.66	126.67
5402	127.07	
541B		
471F		
541M		
561A		
5602	127.47	125.93
561D		
561F		
5701	127.44	126.22
4704		
871F	128.9	126.24
871G	129.69	126.33
881R	129.43	126.41
871J	129.16	126.35
6501	127.93	125.08
8808	129.21	127.47
771D	126.69	125.29
761B	126.14	125.06
781J	129.23	125.55
781H	129.55	125.7
771B	129.09	125.88
881X	129.63	126.02
871K	129.01	126.07
471D		
651D		
881G	129.51	125.74
871C	128.87	124.4
8701	127.22	123.97
881H	129.37	125.96
881J	129.3	126.13
8813	129.02	125.37
881D	129.294	126.785
7707	128.72	125.2
781B	129.46	125.02
781C	129.56	125.11
881N	129.64	125.69
871E	127.71	124.07
541H		
641C		
671D		
741B		
551A		
4504	127.23	126.09
551D		
771G		
841A		
671E		
871V		
541I		
451G		
541J		
451K		
451E		
451C		
4503		
451D		
8402	127.94	125.05
8502	128.78	125.46
8501	130.3	125.34
541D		
571A		
471I		
471G		
781U		
651A		
551E		
441B		

REFERENCE	COVER LEVEL	INVERT LEVEL
8307	128.01	126.21
5702	128.83	126.54
6406		
6404	127.37	125.56
6401	125.99	124.34
5503	128.33	125.41
6504	126.74	125.21
6402	128.25	124.62
4701	128.08	127.08
4702	127.66	126.77
4403	127.62	125.76
4302	126.67	125.47
4601	128.09	126.63
4402	127.21	125.5
541A		
561I		
541L		
5601	127.69	126.91
561B		
561C		
561E		
561G		
4705	127.42	126.51
881B	129.325	127.663
881Q	129.53	126.33
871H	128.96	126.21
871I	128.64	126.4
881S	129.16	127.36
881T	129.08	127.3
881Y	129.23	127.55
771C	127.31	125.35
761A	126.1	125.04
781I	129.36	125.58
781G	129.6	125.82
8815	128.63	127.09
881W	129.62	125.98
471C		
651B		
871A	128.91	124.5
871B	128.61	124.3
871D	128.59	124.43
8812	129.26	124.73
881I	129.08	125.02
881K	129.15	126.4
881L	129.21	126.68
881M	128.7	125.75
781A	129.2	125.09
771A	129.1	124.78
781E	129.6	125.33
881O	129.58	125.59
541G		
541K		
6602	127.67	
6405	127.35	125.65
641B		
551B		
551C		
4401	127.29	125.82
771H		
841B		
671C		
641D		
451F		
451H		
451J		
441A		
451B		
451A		
5502	127.78	126.46
541E		
8401	128.23	125.18
8503		
681A		
561H		
471K		
471J		
471H		
781V		
651C		
541C		
741C		

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

# ALS/ALS Standard/2023\_4805052

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
751A		
541P		
641G		
541Q		
451L		
451M		
541T		
541V		
531C		

REFERENCE	COVER LEVEL	INVERT LEVEL
541N		
641F		
641E		
541R		
451N		
541S		
461A		
541U		



# Asset Location Search - Water Key

## Water Pipes (Operated & Maintained by Thames Water)

- Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

## Hydrants

- Single Hydrant

## Meters

- Meter

## End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

## Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

## Other Symbols

- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

## Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.





# Asset Location Search - Sewer Key

## Public Sewer Types (Operated and maintained by Thames Water)

	<b>Foul Sewer:</b> A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	<b>Surface Water Sewer:</b> A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	<b>Combined Sewer:</b> A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	<b>Storm Sewer</b>
	<b>Sludge Sewer</b>
	<b>Foul Trunk Sewer</b>
	<b>Surface Trunk Sewer</b>
	<b>Combined Trunk Sewer</b>
	<b>Foul Rising Main</b>
	<b>Surface Water Rising Main</b>
	<b>Combined Rising Main</b>
	<b>Vacuum</b>
	<b>Thames Water Proposed</b>
	<b>Vent Pipe</b>
	<b>Gallery</b>

## Other Sewer Types (Not operated and maintained by Thames Water)

	<b>Sewer</b>		<b>Culverted Watercourse</b>
	<b>Proposed</b>		<b>Decommissioned Sewer</b>
	<b>Content of this drainage network is currently unknown</b>		<b>Ownership of this drainage network is currently unknown</b>

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	<b>Air Valve</b>		<b>Meter</b>
	<b>Dam Chase</b>		<b>Vent</b>
	<b>Fitting</b>		

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	<b>Ancillary</b>		<b>Drop Pipe</b>
	<b>Control Valve</b>		<b>Weir</b>

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	<b>Inlet</b>		<b>Outfall</b>
	<b>Undefined End</b>		

## Other Symbols

Symbols used on maps which do not fall under other general categories.

	<b>Change of Characteristic Indicator</b>		<b>Public / Private Pumping Station</b>
	<b>Invert Level</b>		<b>Summit</b>

## Areas

Lines denoting areas of underground surveys, etc.

	<b>Agreement</b>
	<b>Chamber</b>
	<b>Operational Site</b>

## Ducts or Crossings

	<b>Casement</b>	Ducts may contain high voltage cables. Please check with Thames Water.
	<b>Conduit Bridge</b>	
	<b>Subway</b>	
	<b>Tunnel</b>	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



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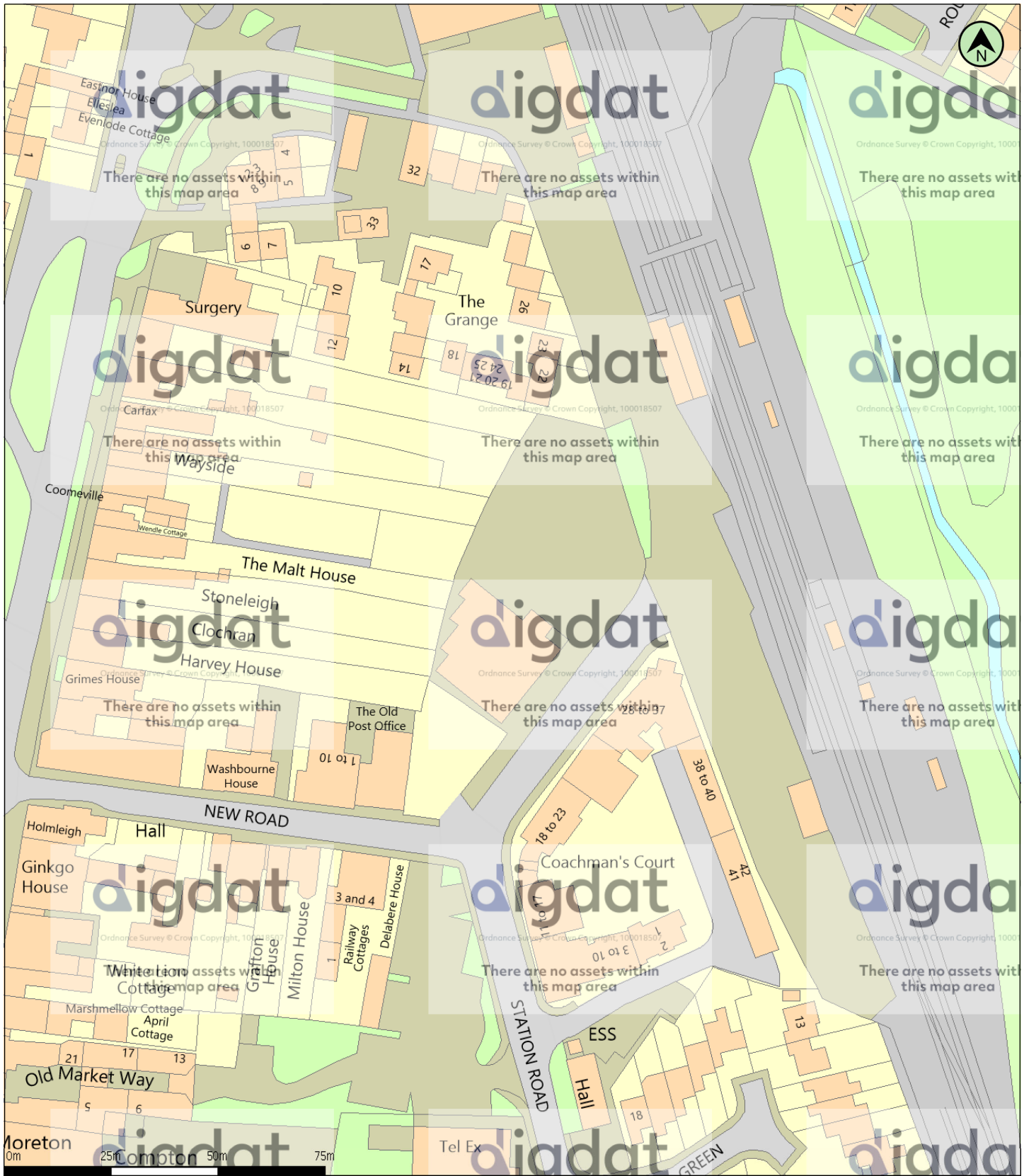
Cable TV

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[www.virginmedia.co.uk](http://www.virginmedia.co.uk)

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(c) Crown copyright and  
Data updated: 01/02/23

Telecoms Plan A4  
Powered by digdat

<b>Duct, Trench</b> 	<b>Chamber / Pole</b> 	<b>Cabinet</b> 

Important Information - please read The purpose of this plan is to identify Virgin Media appa caution that within Virgin Media apparatus there may be instances where mains voltage pow "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must apparatus. The actual position of any underground service must be verified by cable detection the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100019209.



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CityFibre

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CityFibre

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bitmap\_layout select\_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap\_layout select\_raster

Head Office  
CityFibre Holdings Ltd  
15 Bedford Street,  
London,  
WC2E 9HE  
  
Tel: 0845 293 0774  
Web: www.cityfibre.com

Asset Office  
CityFibre Holdings Ltd,  
Rutherford House,  
Birchwood,  
Warrington,  
WA3 6ZH  
  
Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only. No warranty is made as to its accuracy. This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant. No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or deviation. This information is valid for the date printed.

Project  
Plant Enquiry

Drawing  
Existing Plant

Drawn by:  
smallworld  
Date: 27/03/2023

Drawing No.                      Revision  
CFH\_EP\_000001                      001





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GTC

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Sta

PO

3267037

NEW ROAD

Coun

STA

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### Legend

## Gas Pipe

Laid Proposed LP Pipe  
 Laid Proposed MP Pipe  
 Laid Proposed IP or Service  
 Laid Proposed HP Pipe

## Gas Node

 Connection Point  
 Reducer  
 Capend  
 Gas PRI

SCALE: 1:535  
O.S.REF: 420659,232568  
N7041377\_1\_of\_2 Gas  
Date: 01-03-2016

A3

A group member of  
Brookfield Utilities UK  
Energy House  
Woolpit Business Park  
Woolpit  
Suffolk IP30 9UP





This plan must be available on site when excavation is taking place. The information shown on this plan is given without obligation or warranty. The accuracy thereof cannot be guaranteed. Where service cables and apparatus etc, are not shown, their presence must be anticipated. To the maximum extent permitted by law, no liability of any kind whatsoever (including liability or negligence) is accepted by GTC or the asset owners, their employees, contractors, agents or servants for any error or omission. The actual position of apparatus must be verified and established on site before any mechanical plant is used. Mechanical excavators should not be used within 0.5m of any apparatus. The information provided relates only to plant previously owned by companies within the BUUK group. It is advised that other utilities may have apparatus in the area and therefore must be contacted regarding details of their apparatus. This drawing may not include gas services.

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## Legend

### Gas Pipe

- Laid / Proposed LP Pipe
- Laid / Proposed MP Pipe
- Laid / Proposed IP or Service
- Laid / Proposed HP Pipe

### Gas Node

- CP Connection Point
- Reducer
- Capend
- Gas PRI

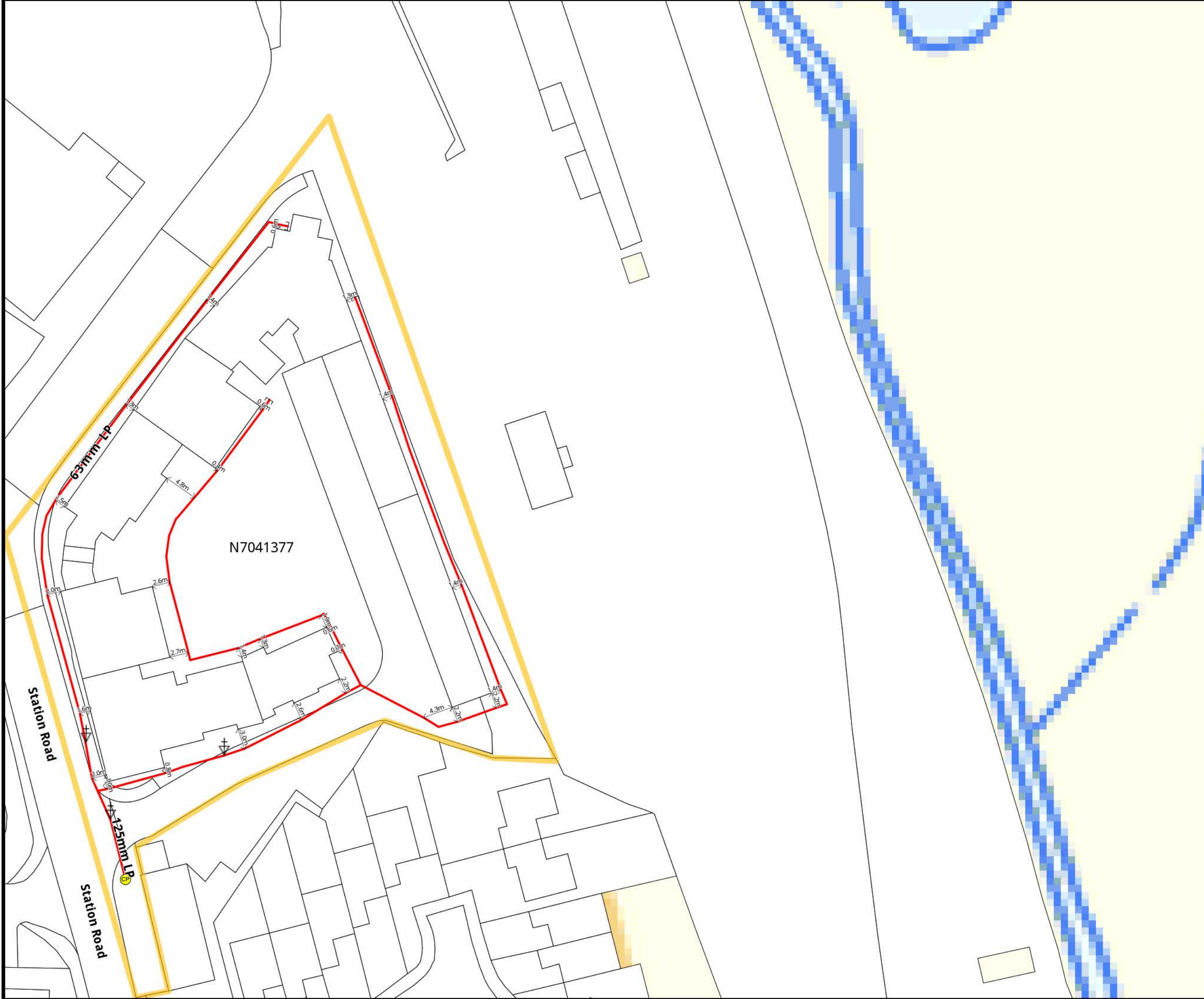
0 21.6m

SCALE: 1:500  
O.S.REF: 420705,232576  
N7041377\_2\_of\_2 Gas  
Date: 01-03-2016

A3

A group member of  
Brookfield Utilities UK  
Energy House  
Woolpit Business Park  
Woolpit  
Suffolk IP30 9UP

**gtc**...leading utility networks





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## Line Search Before You Dig

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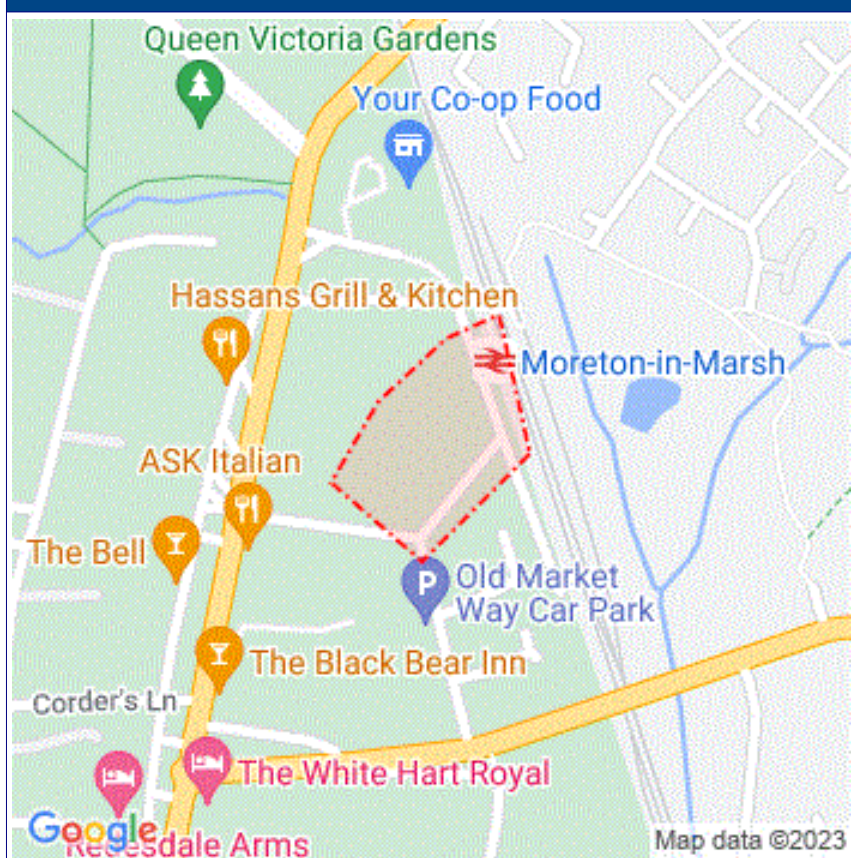
**Enquirer**

Name		Phone	
Company		Mobile	
Address			
Email			

**Enquiry Details**

Scheme/Reference	U23-8718		
Enquiry type	Initial Enquiry	Work category	Planning Applications
Start date	28/03/2023	Work type	C2 Enquiry (Stat Undertakers only)
End date	28/03/2023	Site size	10188 metres square
Searched location	XY= 420627, 232633	Work type buffer*	25 metres
Confirmed location	420633 232643		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works			

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

**Site Map**


## Asset Owners

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

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

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

**Asset Owners & Responses.** Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. LSBUD Members who have assets registered within your search area. ("Affected")
  - a. These LSBUD Members will either:
    - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
    - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. LSBUD Members who do not have assets registered within your search area. ("Not Affected")
3. Non LSBUD Members who may have assets within your search area. Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.



**LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.**

### List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
Gigaclear Ltd	01865594145	01865591185	Await response
National Grid Electricity Distribution	08000963080	08006783105	Await response
Wales and West Utilities	02920278912	0800111999	Await response

**LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.**

### List of not affected LSBUD members

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	Cadent Gas
Carrington Gas Pipeline	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 Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EDF Energy Renewables Ltd	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESP Utilities Group
ESSAR	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd	Last Mile
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	Moray East Offshore Windfarm
MUA Group Limited	National Gas Transmission	National Grid Electricity Transmission
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	Premier Transmission Ltd (SNIP)
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

SGN	Shell	Shell NOP
SP Energy Networks	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Tata Communications (c/o JSM Construction Ltd)	Total Colnbrook Pipelines	Total Finaline Pipelines
Transmission Capital	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Voneus Limited	VPI Power Limited
West of Duddon Sands Transmission Ltd	Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd

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.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
BT	<a href="https://www.swns.bt.com/pls/mbe/welcome.home">https://www.swns.bt.com/pls/mbe/welcome.home</a>	08000232023	Not Notified
CityFibre	<a href="mailto:asset.team@cityfibre.com">asset.team@cityfibre.com</a>	033 3150 7282	Not Notified
Colt	<a href="mailto:plantenquiries@catelecomuk.com">plantenquiries@catelecomuk.com</a>	01227768427	Not Notified
Equans	<a href="mailto:nrswa.uk@equans.com">nrswa.uk@equans.com</a>	0800 130 3600	Not Notified
Gloucestershire County Council	<a href="mailto:gcchighways@amey.co.uk">gcchighways@amey.co.uk</a>	01452425563	Not Notified
GTC	<a href="https://pe.gtc-uk.co.uk/PlantEnqMembership">https://pe.gtc-uk.co.uk/PlantEnqMembership</a>	01359240363	Not Notified
Lumen Technologies	<a href="mailto:plantenquiries@instalcom.co.uk">plantenquiries@instalcom.co.uk</a>	02087314613	Not Notified
Mobile Broadband Network Limited	<a href="mailto:mbnl.plant.enquiries@turntown.com">mbnl.plant.enquiries@turntown.com</a>	01212 621 100	Not Notified
Network Rail	<a href="mailto:OPBuriedServicesEnquiries@networkrail.co.uk">OPBuriedServicesEnquiries@networkrail.co.uk</a>	01904523401	Not Notified
Sky UK Limited	<a href="mailto:nrswa@sky.uk">nrswa@sky.uk</a>	02070323234	Not Notified
Sota	<a href="mailto:SOTA.plantenquiries@instalcom.co.uk">SOTA.plantenquiries@instalcom.co.uk</a>		Not Notified
Thames Water	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08450709145	Not Notified
Utility assets Ltd	<a href="mailto:assetrecords@utilityassets.co.uk">assetrecords@utilityassets.co.uk</a>		Not Notified
Verizon Business	<a href="mailto:osp-team@uk.verizonbusiness.com">osp-team@uk.verizonbusiness.com</a>	01293611736	Not Notified
Virgin Media	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08708883116	Not Notified
Vodafone	<a href="mailto:osm.enquiries@atkinsglobal.com">osm.enquiries@atkinsglobal.com</a>	01454662881	Not Notified

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## LSBUD Members

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**Key:****A:** Affected**NA:** Non-Affected

AWE Pipeine	NA	EXA Infrastructure	NA	RWE Npower	NA
BOC Limited (Still Awaiting Response)	NA	Fulcrum Pipelines	NA	Scottish Power Generation	NA
BPA	NA	Gamma	NA	Seabank Power Ltd	NA
Carrington Gas Pipelines	NA	Gateshead Energy Company	NA	SSE Enterprise Telecoms	NA
CATS Pipeline	NA	<b>Gigaclear PLC</b>	<b>A</b>	Tata Communications	NA
Cemex	NA	GTT	NA	Total Finaline Pipelines	NA
Centrica Storage Ltd	NA	Indigo Pipelines	NA	Transmission Capital	NA
CLH Pipeline	NA	Last Mile	NA	Uniper UK Ltd	NA
Concept Solutions	NA	Mainline Pipelines Ltd	NA	Vettenfall	NA
Energy Assets Networks	NA	Manchester Jetline Ltd	NA	Veolia ES SEL CHP	NA
EriGrid	NA	Marchwood Power Ltd	NA	Westminster City Council	NA
EnQuest NNS Ltd	NA	National Grid Electricity Transmission	NA	Zayo Group	NA
EP Langage Ltd	NA	Neos Networks Ltd	NA		
ESP Utilities Group	NA	Premier Transmission Ltd	NA		
EuNetworks Fibre	NA	Redundant Pipelines	NA		



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Gigaclear Ltd

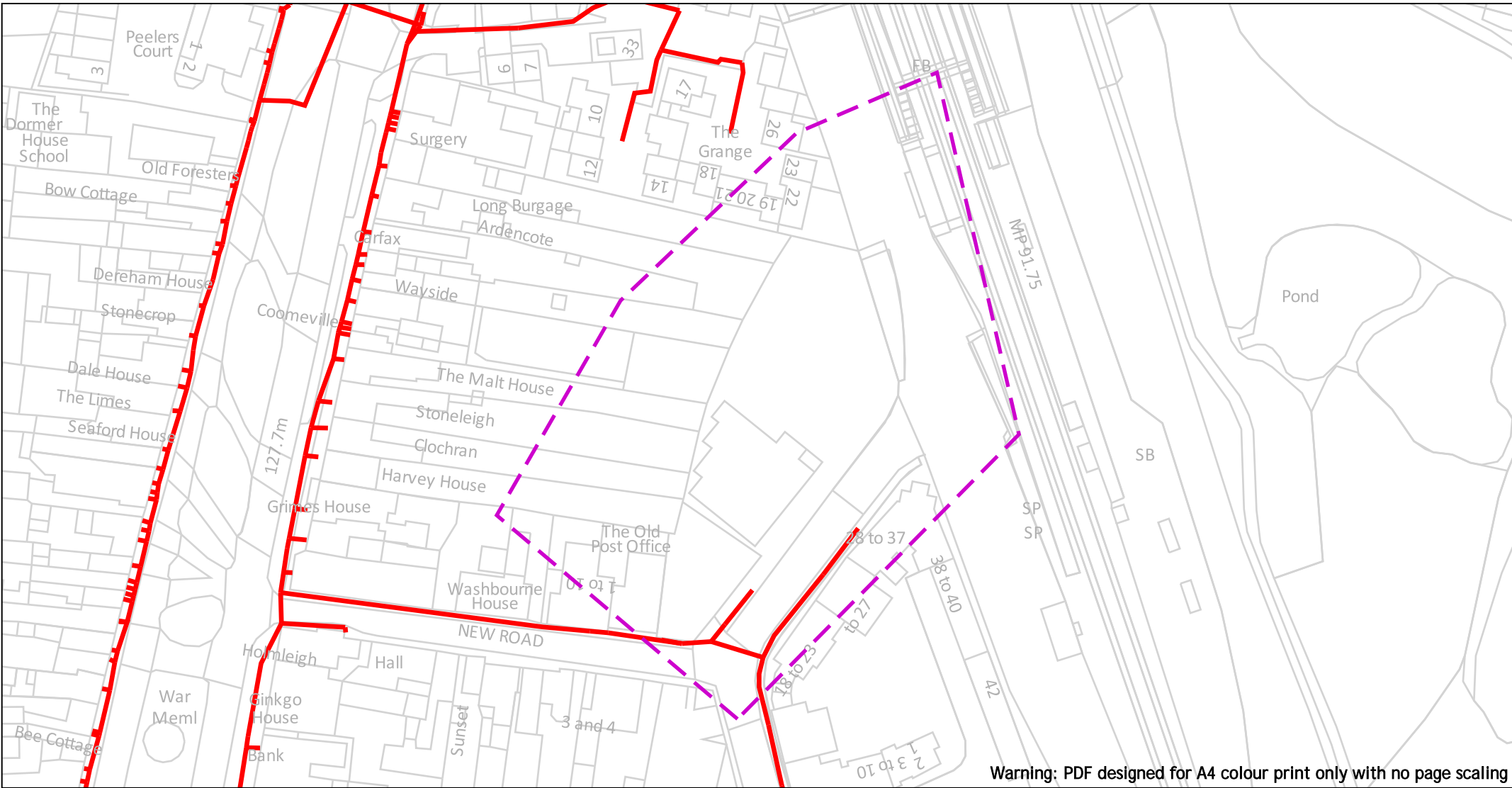
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# Gigaclear

## Ultrafast Fibre Broadband

[www.gigaclear.co.uk](http://www.gigaclear.co.uk)

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<p>0 50m Dig Sites Area: Line:</p>		<p>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.</p>			
<p>The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Gigaclear Ltd. The location of Gigaclear's apparatus is indicated on the plan for general guidance but the exact location may vary from that shown. Gigaclear Ltd cannot guarantee the accuracy of this document and Safe Digging Practices should always be used to identify the exact location of any utility's plant. Gigaclear Ltd accept no liability for any errors or omissions.</p>				<p>Gigaclear Ltd, Building 1, Wyndyke Furlong, Abingdon, OX14 1UQ T: 01865 59 11 21 diversions@Gigaclear.com</p>	
<p>Gigaclear Route</p>		<p>In Emergency Call: 01865 59 11 85</p>			





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## Non LSBUD Members

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<u>Company</u>	<u>Affected Y/N</u> (Report and Letter included for Affected companies)
Arelion	N
Colt Technology	N
Cross Rail	N
ENGIE	N
EU Networks	N
Instalcom	N
KCOM	N
Last Mile	N
Mobile Broadband	N
Network Rail	N
Sky UK	N
SOTA	N
Transport for London	N
Utility Assets	N
Verizon	N

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CASTLE SURVEYS LTD

## ZeticaUxo Report

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zeticauxo

[www.zeticauxo.com](http://www.zeticauxo.com)

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# UNEXPLODED BOMB RISK MAP



## SITE LOCATION

Location: GL56 0DE,  
Map Centre: 420647,232590



## LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military**
- industry**
- UXO find**
- transport**
- dock**
- Luftwaffe targets**
- utilities**
- Bombing decoy**
- other**

### How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment\* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment\* is necessary.

### What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

**Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.**

### If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

### If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

\*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.



CASTLE SURVEYS LTD

## Flood Report

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Environment  
Agency

[www.flood-map-for-planning.service.gov.uk](http://www.flood-map-for-planning.service.gov.uk)

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## Flood map for planning

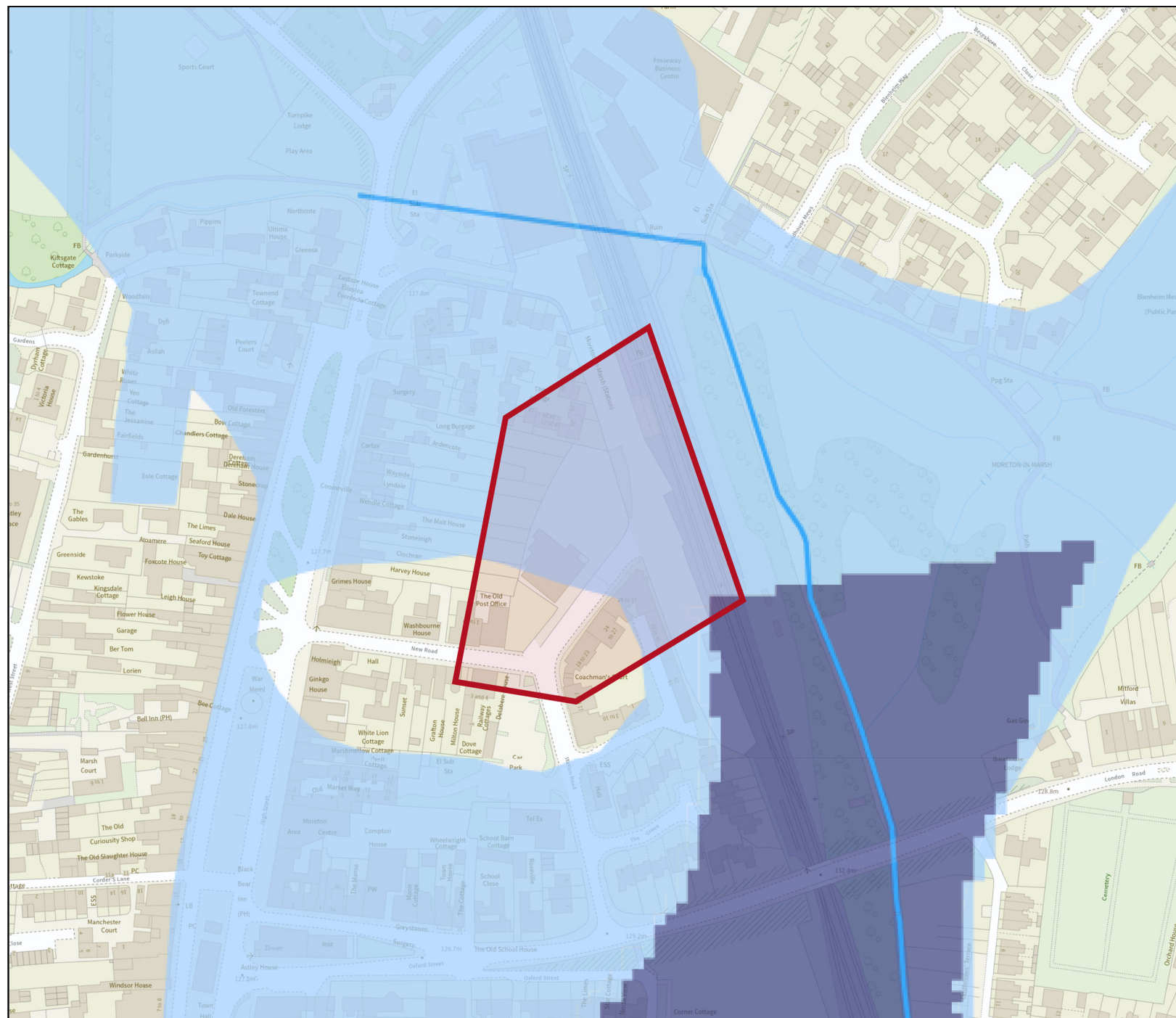
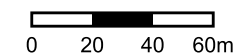
Your reference  
**<Unspecified>**

Location (easting/northing)  
**420644/232642**

Scale  
**1:2500**

Created  
**27 Mar 2023 11:39**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



# Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
420644/232642

Created  
27 Mar 2023 11:39

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

## This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](https://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>





CASTLE SURVEYS LTD

## Appendices

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### **Electric- NGED**

Customer Letter  
Avoidance of Danger  
Look Out Look Up

~

### **Gas- Wales and West**

Customer Letter  
Can you Dig it  
General Conditions

~

### **Water- Thames Water**

Customer Letter

~

### **Cable TV- Virgin Media**

None

~

### **GTC**

GTC Letter

~

### **LSBUD Members**

Gigaclear Letter

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Our Ref: 28970823      Your Ref: U23-8718

Monday, 27 March 2023

Thank you for your enquiry dated Monday, 27 March 2023

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

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

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

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

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

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

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

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

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

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

This information is given as a guide only and its accuracy cannot be guaranteed. This plan is based on data from our Geographic Information System, which is updated every 24 hours to reflect changes to our network. The information contained in this plan reflects the most recent network GIS data, however changes to the network (including network additions and new service

**National Grid Electricity**

**Distribution**

Mapping Centre  
Toll End Road  
Tipton  
West Midlands  
United Kingdom  
DY4 0HH  
[www.nationalgrid.co.uk](http://www.nationalgrid.co.uk)

Map Response  
T 0121 623 9780  
NGED.MapResponse  
@nationalgrid.co.uk

National Grid Electricity  
Distribution  
South West - 02366894  
South Wales - 02366985  
East Midlands - 02366923  
West Midlands - 03600574

Registered in  
England and Wales

Registered Office:  
Avonbank  
Feeder Road  
Bristol  
BS2 0TB

connections) may not be shown. You are advised to obtain an up to date plan on the date of commencing on-site works.

Yours sincerely  
NGED Map Response Team

#### **Contact Us**

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

In an emergency call 105, 24 hours a day.

##### **Mapping Enquiries**

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

Telephone 0121 623 9780  
Email [NGED.MapResponse@nationalgrid.co.uk](mailto:NGED.MapResponse@nationalgrid.co.uk)

##### **General Enquiries**

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

All areas 0800 096 3080

##### **LSBUD**

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

Telephone 0345 437 7365  
Email [enquiries@LSBUD.co.uk](mailto:enquiries@LSBUD.co.uk)  
Website [www.LSBUD.co.uk](http://www.LSBUD.co.uk)

## Steps to help keep you safe

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

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

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

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



nationalgrid

## Avoidance of danger from electricity overhead lines and underground cables

National Grid Electricity  
Distribution's information  
to manage safety whilst  
working in the vicinity  
of our equipment.

[nationalgrid.co.uk](http://nationalgrid.co.uk)

**CALL 105**



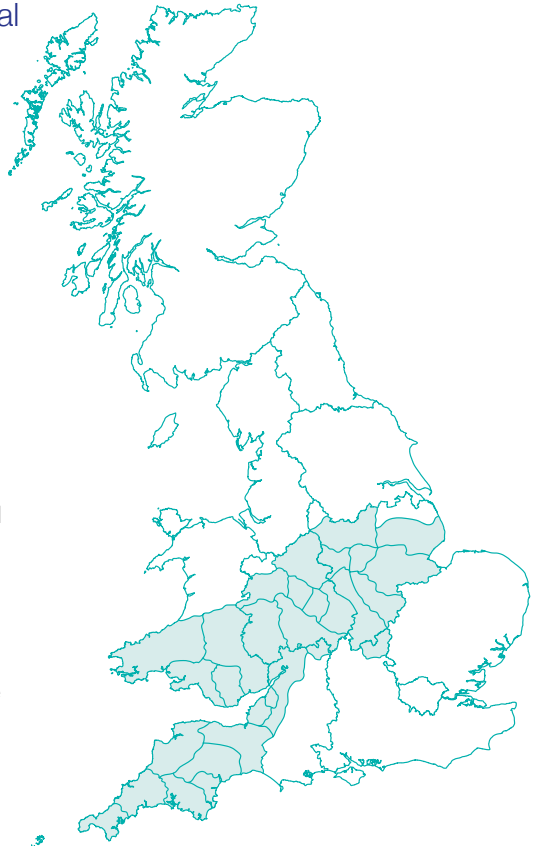
# Avoidance of danger from electricity overhead lines and underground cables

Every year in the UK on average, two people are killed and many more are injured when mechanical plant and machinery comes into contact or close proximity to overhead electricity lines.

Although electric shock is the first thing that people associate with coming into contact with our network, those who have witnessed the effects of damage to our system are shocked by the amount of heat, light and noise that are the result of an electrical flashover.

In the Midlands, South West and South Wales, National Grid Electricity Distribution (NGED) have had to attend to incidents where people have accidentally made contact with one of our live electricity overhead lines or damaged an underground cable and became seriously injured.

A significant number of these accidents occurred whilst people were working in the vicinity of overhead and underground electrical apparatus and this booklet has been produced to provide general guidance on how you and your employees can avoid becoming one of these statistics.





# Planning your work

It makes sense to consider your safety while in the vicinity of our equipment as early in your planning process as possible.

One of the first things you should do whenever you are planning your work is to check whether there is any of our equipment in the immediate vicinity. You should do this whether your work is taking place on public (e.g. highways and footpaths) or on private land.

Companies and organisations can request plans through LSBUD (Linesearch BeforeUdig) **lsbud.co.uk** – this site provides the same high quality plans and service that the NGED Webmap system has provided in the past, with the significant added benefit of searching over 40 other asset owners from a single query, including underground and overhead electricity networks, gas, high pressure fuel, water and fibre optic networks.

(Please note: not all asset owners are represented by LSBUD, and enquiries should also be made independently to all other relevant organisations).

This service allows you to request plans online and receive an information pack back via email within minutes.

Domestic/private customers should request plans using the phone number, email or postal address shown at the bottom of this section.

For instance, take a good look around your site to see if there are any visible overhead lines.

You should also bear in mind that we have a very extensive network of underground cables, and we are always happy to supply a plan from our Map Response Team who can be contacted via the following;

Tel:

**0121 623 9780**

Email:

**nged.mapresponse@nationalgrid.co.uk**

It is always safer to assume that there are underground cables present in the ground until you have proven otherwise.

An online mapping service is available at: **[nationalgrid.co.uk/our-network/check-before-you-dig-location-of-our-cables-and-equipment](https://nationalgrid.co.uk/our-network/check-before-you-dig-location-of-our-cables-and-equipment)**

## Working in the vicinity of underground cables

Having obtained copies of our network maps, it is important to recognise that in most cases there will be no surface indication of the presence of underground cables.

We therefore advise that you take the following actions:

- make sure that you have up-to-date copies of our cable record plans on site - not back in the office
- don't assume that these plans are to scale if they have been faxed or copied
- make sure that a competent person using a Cable Avoidance Tool (CAT) locates all of the cables shown on these plans
- mark the locations of cables on the ground surface with waterproof road paint or other permanent marker
- always assume that our cables are live unless we have informed you, in writing, otherwise
- by hand, dig trial holes to locate the exact position of all cables. Always use an insulated spade or shovel – never use a pick, fork or power tool – push the spade or shovel into the ground applying foot pressure
- look out for ducts, marker tape or tiles but do not rely on these. Even if a cable route was originally laid in a duct or with a marker tape, these may have been removed during other excavations at a later date along with all or part of the cable route
- brief all people working in the vicinity of the presence and location of all underground cables.



# Under no circumstances should you attempt to work on, or interfere with, any of our underground cables

The only people qualified to work on this equipment are our operatives; who have been specifically trained and are authorised in writing to do so.

Please also be aware that:

- cable record plans are not guaranteed to be completely accurate. Kerb lines, roads and buildings may have been moved or altered since the cables were laid
- cables should ordinarily be at least 450mm deep, but don't assume this to be the case where you are working – ground levels could have changed
- not all service cables are shown on record plans, so look for cables running down poles and bear in mind that all buildings, street lights and street furniture are likely to have cables running to them. Cables feeding street furniture may be relatively shallow near to the furniture
- cables do not run in straight lines. They often “snake” through the ground avoiding surface and buried obstacles that may not be visible to you
- cables are flexible and can change direction and depth abruptly – for this reason never use mechanical excavators within 0.5m of any underground electricity cable even if you have located it with trial holes
- **no attempt should be made to break out concrete surrounding a cable. Please contact us immediately on our general enquiries number and we will discuss the options for safe working which may include making the cable dead or you moving your work site if possible. If we need to make the cable dead we may need to provide our customers with two weeks notice of the power interruption**
- our cables and joints are not designed to act as steps or to be left unsupported. If you remove support from any cable, you will need to support it using temporary hangers at not more than 0.5m intervals.
- when backfilling, please consolidate the ground under the cables, cover the cable with soil free of stones or with stone dust and replace any cable marker tiles, ducts and tape.



## If you damage an underground cable

You must immediately clear the area of personnel because the cable could still be live, or become live again.

If a machine is still in contact with the cable, instruct the driver to jump clear of the vehicle, avoiding simultaneous contact with any part of the machine and the ground. Try to land with your feet as close together as possible.

Where possible, continue to move away from the vehicle using “bunny hops” with your feet together until at least 15m from the vehicle.

Please contact us on our emergency number immediately and tell us what has happened. Please be ready to provide us with a contact telephone number and an accurate location or set of directions – this will help us in getting our staff to site quickly to minimise any danger and lessen the disruption to your work.

Incident locations can be hard to describe. Using the free What3Words app will enable us to quickly and easily identify where the incident has taken place across our network.



### CALL 105



Please report any damage to a cable, however superficial it might seem. The cable may not fail at the time of damage, but it could fail later, causing danger to our staff and other contractors, disruption to our customers' supplies, and also – if we trace the damage back to you – a large repair bill.

# Working in the vicinity of overhead lines

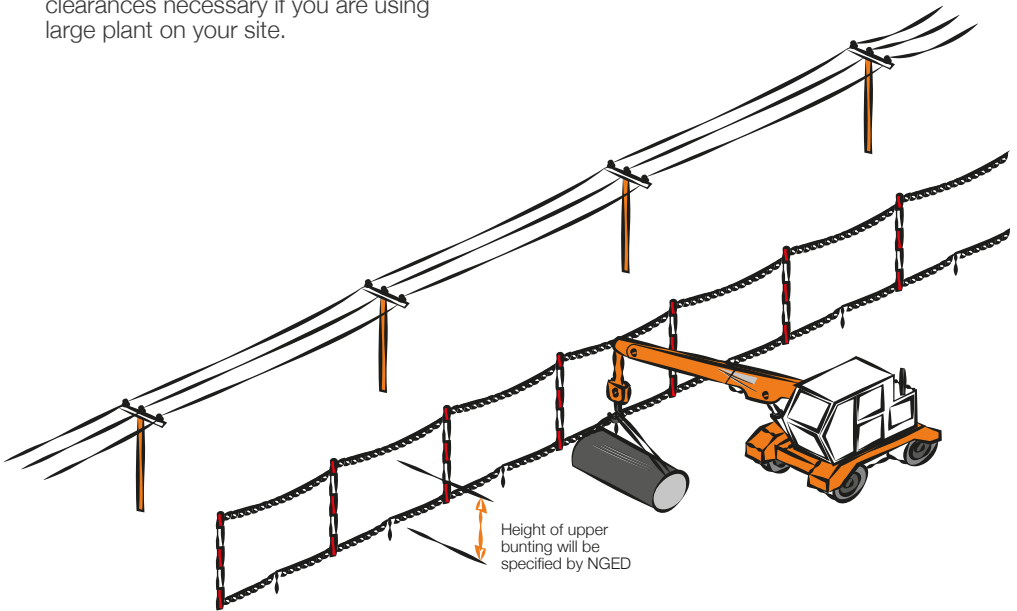
Under no circumstances should you attempt to work on, or interfere with any of our overhead line equipment or service wires.

The only people qualified to work on this equipment are our operatives; who have been specifically trained and are authorised in writing to do so. Overhead lines have the advantage that, unlike underground cables, they can easily be seen.

- Always assume that our overhead lines are live unless we have informed you otherwise in writing.
- We will be able to advise you about the type and voltage of the overhead lines in question and provide you with information about the clearances that you must adhere to during your work. Please ring our regional general enquiries number for further advice.
- In some circumstances, we may be able to temporarily shroud low voltage overhead lines and services running to buildings if you need to work in the vicinity e.g. for scaffolding erection, fascia repairs and painting work on domestic properties. We don't normally charge for the shrouding of overhead lines, but please give us as much notice as possible.

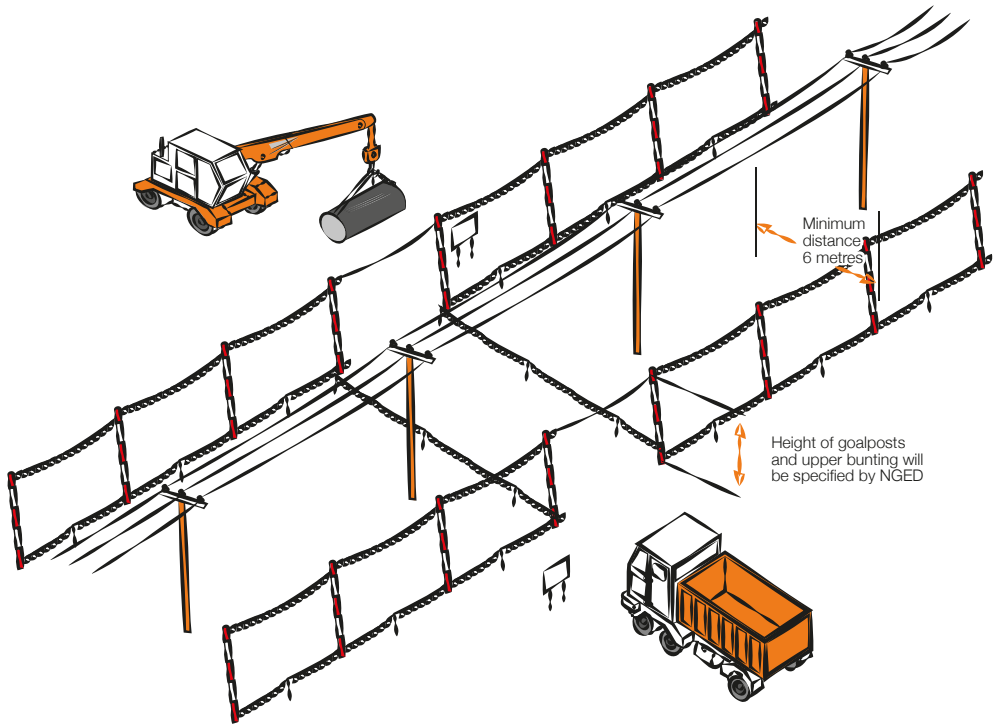
- If you think that you will be working close to our overhead lines and they need shrouding – please don't start work until we have agreed what needs to be done and all safety precautions are in place.
- If you are in any doubt about whether the overhead lines in question are power or telephone (this is a very common mistake) – please ask us.
- Please note that it is not technically possible to shroud high voltage lines, so if you cannot avoid working near to our high voltage lines, contact us and we will be happy to meet with you to discuss safe alternatives.

- If it is decided that work can go ahead in the vicinity of our overhead lines but there is a risk of you infringing the safety clearances from the overhead lines, you have a responsibility to erect safety barriers to segregate your works from the area around the overhead lines. The detailed requirements for these barriers are provided in the HSE document GS6 'Avoidance of Danger from Overhead Lines'. As a summary they should consist of:
  - red and white coloured posts erected at 6m intervals, with coloured bunting stretched between their tops, supplemented by low level bunting erected at 1m above ground level, supported at 3m intervals on red and white coloured posts. This is shown below.
- We are able to advise you on the height of the barriers and any additional clearances necessary if you are using large plant on your site.
- Any bunting, ropes and lanyards used should be made from an insulating material.
- These barriers should be erected parallel to the overhead line at a minimum distance of 6m horizontally from the outermost conductor of the overhead line.
- The supports may be supported by rubble or concrete filled barrels or buried directly in the ground.
- Danger notices should be fixed to all of your high level supports.
- The ground enclosed within these barriers is best regarded as "dead ground" in which all foot and vehicular traffic is forbidden, in all circumstances, for the duration of your work.

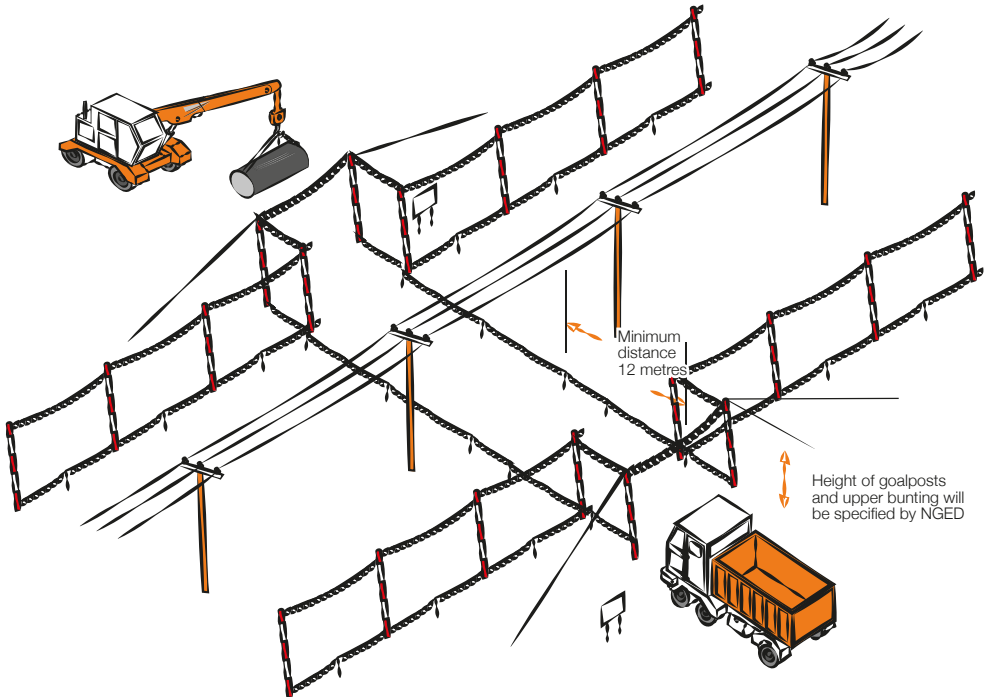




- Where it is necessary for foot and vehicular traffic to pass under the line, you will need to form a marked access way between the barriers as shown below.
- This access way should comprise of bunting erected 1m above ground, supplemented by high level “goal-posts” erected at either end.
- The goal post cross bars should be rigid, made of insulating material and positioned in a location and at a height specified by us.
- The access route should be as narrow as possible and should not normally exceed 10m in width.
- If it is necessary to make the access route wider than this, you may find it impractical to use rigid cross bars, so you may use a tensioned rope and bunting instead. If you use rope and bunting as a cross bar, you should move the entrance to the access route out to a minimum distance of 12m from the outermost conductor of the line. This is to allow for any stretching of the rope if pulled by your plant.



- If you decide to use steel wire rope to support the barrier, this must be effectively connected to earth at both ends.
- You should also install Danger Notices at all probable directions of approach and clearly display the cross bar height.
- Whatever measures you take, you should ensure that everyone working in the vicinity of overhead lines is briefed about the risks and what safety measures are in place. Do not permit anyone to carry long objects, especially scaffold poles, ladders and irrigation pipes in the vicinity of overhead lines.
- If you are working at night, or in conditions of poor visibility, you should ensure the area is well lit and that the overhead lines are clearly visible.
- You should ensure that all shrouding, barriers and signs are regularly inspected and maintained so that they remain effective.
- Overhead lines are not normally insulated and electricity at high voltages may jump, so a dangerous situation can arise just from a close approach.
- Cranes and excavators working near overhead lines are at increased risk because of the possibility of the jib/arm slewing or being raised into the overhead line, or the load swinging into the overhead line. You may therefore also need to fit plant and vehicles with restricting chains etc. to physically restrain their operation – we can advise on this if you wish.
- If you are planning to carry out tree cutting or arboriculture work in the vicinity of our overhead lines, you need to be aware that this is a complex, high risk activity and we recommend that you employ a competent tree surgeon, who complies with all of the requirements of Forestry industry Safety Accord (FISA) publication FISA 804 - Electricity at work: Forestry.



# If contact is made with an overhead line

You must immediately clear the area and suspend all work within 50m of the damage because the line could still be live, or become live again. The operator of a machine that is in contact with an overhead line should:

- **If the machine is still operable and the operator is still in the cab:**
  - provided that you do not risk breaking the overhead line or dragging it to the ground, immediately lower the raised parts of the machine using only the controls in the cab and/or drive the vehicle clear of the overhead line
  - contact us immediately on our emergency number so that we can check the overhead lines
  - instruct other people in the vicinity not to approach the vehicle.
- **If the machine is not operable, cannot be driven clear of the overhead line or there is a risk that doing so will break the line or drag it to the ground:**
  - stay in the cab
  - contact your site manager or us immediately on our emergency number by radio or mobile phone or as soon as possible by any other method
  - instruct everyone outside the vehicle not to approach it
  - do not exit the cab until given confirmation by wpd personnel that it is safe to do so.

- **If the machine is inoperable or cannot be driven free and there is risk of fire or other immediate hazard:**

- jump clear of the vehicle, avoiding simultaneous contact with any part of the machine and the ground
- try to land with your feet as close together as possible
- where possible, continue to move away from the vehicle jumping with both feet together until at least 15m from the vehicle. Instruct other people in the vicinity not to approach the vehicle. Contact us immediately on our emergency number
- do not return to the vehicle until given confirmation by wpd personnel that it is safe to do so.

Whatever the circumstances please contact us on our emergency number immediately and tell us what has happened. Please be ready to provide us with a contact telephone number and an accurate location or set of directions – this will help us in getting our staff to site quickly to minimise any danger and lessen any disruption to your work.

## CALL 105



Please report any damage or contact no matter how minor they may seem to you at the time. The damage may not cause a serious problem at the time of damage, but it could fail later, causing danger to our staff and members of the public, disruption to our customers' supplies, and – if we trace the damage back to you – a large repair bill.

## More information

For your information, we are legally obliged to report all contact with our system to the Health and Safety Executive (HSE), and, if you are an employer, you may be obliged to report incidents involving your staff or contractors to the HSE.

Even if no one is hurt, you could be prosecuted for failing to report such an incident.

More detailed general information on this subject is available in the following publications from the HSE:

- HSG(47) – Avoiding Danger from Underground Services
- GS6 – Avoidance of Danger from Overhead Lines
- along with Forestry Industry Safety Accord (FISA) publication FISA 804 – Electricity at Work: Forestry

If you require more site-specific information relating to our equipment at your location please contact us on our general enquiry number:

Our general enquiry number is:

**0800 096 3080**

National Grid Electricity Distribution plc  
Avonbank  
Feeder Road  
Bristol BS2 0TB  
United Kingdom

**[nationalgrid.co.uk](https://nationalgrid.co.uk)**

## Finally

Please, always remember that electricity cables and overhead lines can be very dangerous – the general rule is **stay away and stay safe.**

**nationalgrid**

# Look out, look up!

National Grid Electricity Distribution's  
guide to the safe use of mechanical  
plant in the vicinity of electricity  
overhead lines



[nationalgrid.co.uk](http://nationalgrid.co.uk)

**CALL 105**



# The safe use of mechanical plant in the vicinity of electricity overhead lines

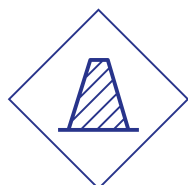
**Every year in the UK on average, two people are killed and many more are injured when mechanical plant and machinery comes into contact or close proximity to overhead electricity lines.**

This booklet has been produced for anyone who uses mobile plant, (such as Hiabs, MEWPs, tipper lorries and trailers, grab lorries, concrete conveyors and excavators) for short duration work and provides general guidance on how to avoid becoming part of these statistics.

## 1 Before starting work

Overhead lines have the advantage that they can easily be seen, so before you set up your vehicle or plant always:

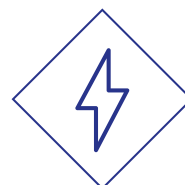
### Stop and look up!



If you are working at night, or in conditions of poor visibility, you should use spotlights or a torch to carefully check that there are no overhead lines within your vehicle's reach.



If you are in any doubt about whether the lines in question are power or telephone (this is a very common mistake) – always assume that they are power lines and are live.



It is not normally practical for electricity companies to shroud high voltage conductors and even when low voltage conductors are shrouded, the shrouding is not designed to protect against contact by mechanical plant – again, always assume the lines are live.

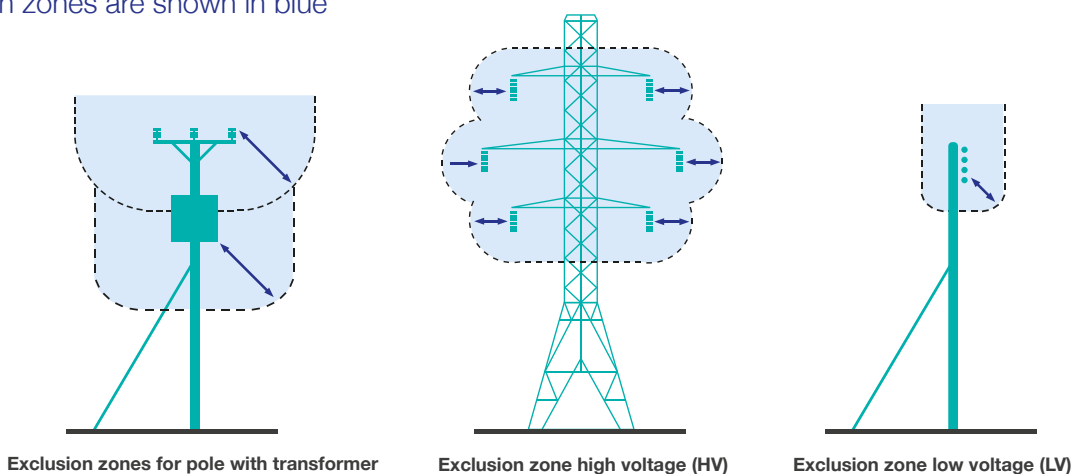


## 2 Exclusion zones

Overhead power lines are not normally insulated and so any contact can result in serious or fatal injuries. Electricity at high voltages can also jump gaps with no warning whatsoever, so it is also dangerous to let your plant approach too close to a line. The distance that electricity can jump depends on the voltage of the line.

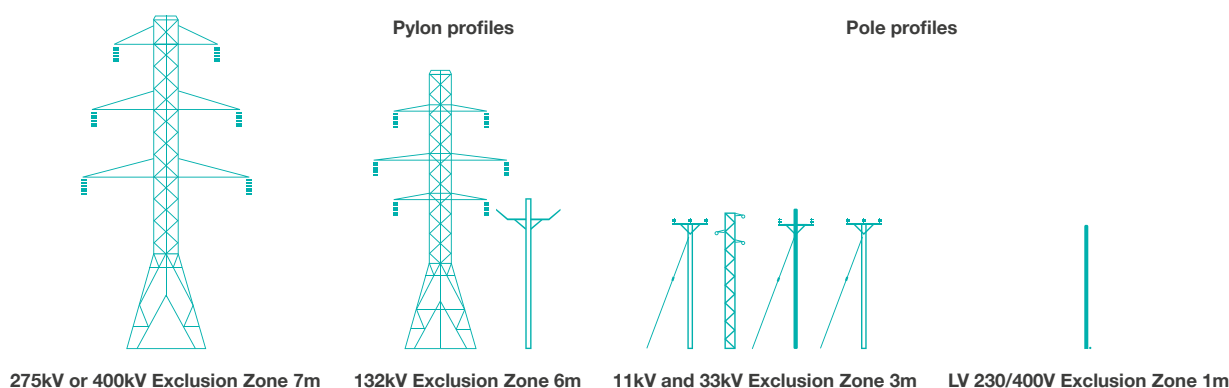
The higher the voltage, the further you must stay away from the line and any other equipment that may be fitted to the pole or pylon. This distance is called the **exclusion zone**. Examples of this are shown highlighted in the diagram below.

Exclusion zones are shown in blue



You must not allow any part of your plant to enter the **exclusion zone**. The diagram below shows typical types of overhead lines and provides a guide to help

you assess the line voltage of lines on wooden poles or steel pylons. The minimum **exclusion zone distance** is shown for each example.



Please note that these are absolute minimum distances that should under no circumstances be infringed. If you do – it could prove fatal. As well as staying away from the lines or equipment, you should also stay at least

600mm away from any part of poles, pylons and stay wires. Please remember that is for guidance only, and if you are in any doubt, please call us for advice before setting up your plant or starting work.

### 3 Stand off distances

If there are power lines in the vicinity of your work the best way to make sure you stay out of the **exclusion zone** is to position your vehicle at a **safe stand off distance** so that, even when fully extended, no part of it can accidentally reach inside the **exclusion zone**.

This **safe stand off distance** can be calculated by adding the **exclusion zone** distance for the appropriate voltage of the line to the **maximum operating reach** of your vehicle.

**This is shown in the diagram opposite.**

If you position your vehicle outside of the **safe stand off distance**, there is no risk of accidental contact with the lines and no danger of electricity jumping from the line to your vehicle.

If you cannot achieve a **safe stand off distance**, consider moving your vehicle to a safer location.

It may make your job a bit more difficult, but if it means you stay away from the **exclusion zone** - it will be safer.

The next best option would be to consider using smaller plant with a **maximum operating reach** that cannot enter the **exclusion zone**.

You may not be able to achieve either of these options, so, as a last resort, if you cannot avoid operating large items of plant in the vicinity of lines, you must make sure that the plant is fitted with restraints to ensure that the **exclusion zone** cannot be entered.

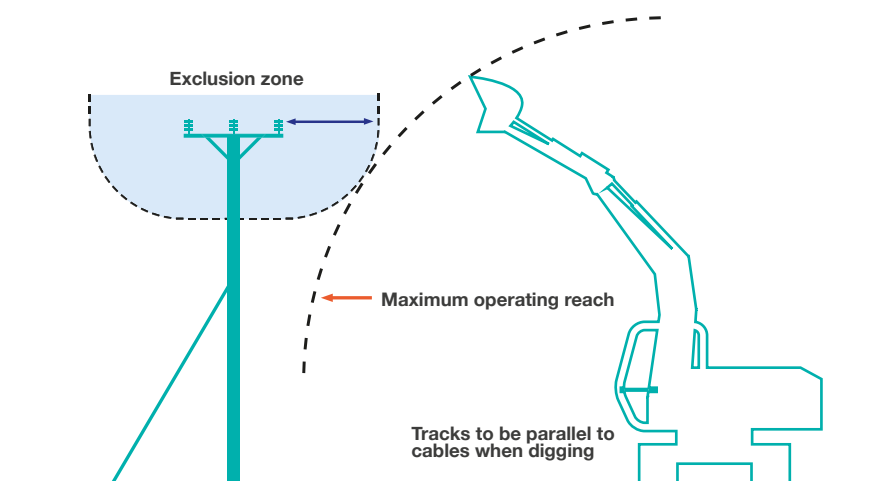
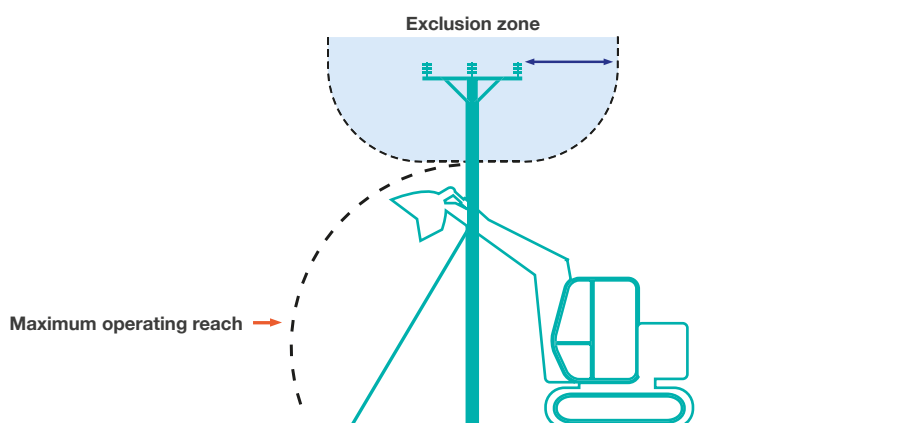
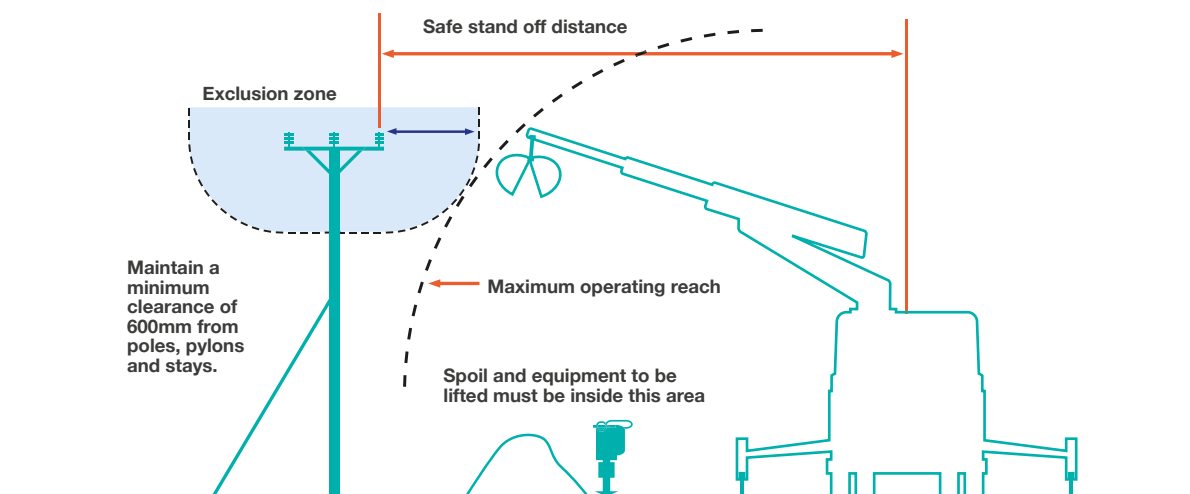
These restraints may be electrical or hydraulic systems fitted to the plant, or mechanical devices such as chains.

Please seek advice from the plant manufacturer for more information on choices available for your particular item of plant. If you are using a mechanical excavator to dig parallel to the line, it is good practice to position the excavator with the tracks or wheels parallel to the line, so as you move along the excavation the safe stand off distance is easily maintained.

Care must also be taken to avoid non mechanical equipment, (e.g. scaffold poles, ladders and long loads such as lengths of steel or timber) from entering the exclusion zone.

Always maintain at least 600mm clearance from your plant to any of our poles, stay wires or pylons. Any contact with these by your plant could cause the line to break and fall to the ground.





## 4 Emergency procedures

**If contact is made with an overhead line, you must immediately clear the area and suspend all work within 50m of the damage because the line could still be live, or become live again.**

The operator of a machine that is in contact with an overhead line should take the following steps:

**If the machine is still operable:**

- lower any raised parts that are controlled from the driving position and/or drive the vehicle clear of the line, as long as neither of these actions risk breaking the line or dragging it to the ground.

**If the machine is not operable or cannot be driven clear of the line:**

- stay in the cab
- contact your site manager or us immediately by radio or mobile phone or as soon as possible by any other method
- instruct everyone outside the vehicle not to approach it
- do not exit the cab until given confirmation by National Grid Electricity Distribution personnel that it is safe to do so.

**If the machine is inoperable or cannot be driven free and there is risk of fire or other immediate hazard:**

- jump clear of the vehicle, avoiding simultaneous contact with any part of the machine and the ground
- try to land with your feet as close together as possible
- where possible, continue to move away from the vehicle using “bunny hops” with your feet together until at least 15m from the vehicle
- instruct other people in the vicinity not to approach the vehicle
- do not return to the vehicle until given confirmation by National Grid Electricity Distribution personnel that it is safe to do so.

**Whatever the circumstances please contact us on our emergency number immediately and tell us what has happened.**

Please be ready to provide us with a contact telephone number and an accurate location or set of directions – this will help us in getting our staff to site quickly to minimise any danger and to reduce any disruption to your work.

**Our emergency number is:  
105 or 0800 6783 105**

Please report any damage or contact no matter how minor they may seem to you at the time.

Whilst the damage may not cause a serious problem at the time of contact it could fail later, causing danger to our staff and members of the public, disruption to our customer's supplies, and – if we trace the damage back to you – a larger repair bill!

**CALL 105**



## 5 More information

**Proximity Warning Systems (such as Wire Watcher – see [wirewatcher.co.uk](http://wirewatcher.co.uk) for information) may be fitted to your vehicle. Never turn these devices off or disable them in any way.**

Take note of any warnings these proximity warning systems may provide but do not use the presence of such devices as a reason not to follow the advice provided in this leaflet.

For your information, we are legally obliged to report all contact with our system to the Department of Trade and Industry (DTI), and, if you are an employer, you may be obliged to report incidents involving your staff or contractors to the Health & Safety Executive (HSE). Even if no one is hurt, you could still find yourself being prosecuted for causing a dangerous occurrence.

## 6 Further reading

For advice related to signing and guarding at longer term work sites please also refer to National Grid Electricity Distribution booklet “Avoidance of Danger from Electricity Overhead Lines and Underground Cables”. More detailed information is also published in the following documents available from the HSE.

**GS6 – Avoidance of Danger from Overhead Lines.**

**HS(G) 47 – Avoiding Danger from Underground Services.**

Along with Forestry Industry Safety Accord (FISA) publication **FISA 804 - Electricity at Work: Forestry.**



If you require more site-specific information relating to our equipment at your location please contact us on the relevant **general enquiries number**:

**0800 096 3080**

**Finally...** please, always remember that electricity overhead lines can be very dangerous – **the general rule is stay away and stay safe!**





**Company Address**

Wales and West Utilities Ltd,  
Wales and West House,  
Spooner Close, Celtic,  
Springs, Coedkernew,  
Newport, NP10 8FZ

Our Ref: 28970823      U23-8718

Monday, 27 March 2023

Thank you for contacting us regarding Wales & West Utilities equipment at the above site.

I enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This information is given as a general guide and its accuracy cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated.

No liability of any kind whatsoever is accepted by Wales and West Utilities (WWU), its agents or servants for any error or omission. Please note that all WWU equipment on site should be assumed to be LIVE until proven otherwise.

Safe digging practices, in accordance with HS(G)47, Avoiding Danger from underground services must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. Safe working procedures should be defined and practiced.

**WWU reserves its position completely to enforce the terms of any existing easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.**

**You must not build over any of our plant or enclose our apparatus.**

**Wales & West Utilities have no planning objections to these proposals, although it should be noted that Wales & West's apparatus is held pursuant to easements and it has other private law rights in relation to the use of the land in the vicinity of its apparatus. Wales & West's private law land rights are not material planning considerations and therefore no comment is made in relation to those rights and they have no impact on whether or not planning permission should be granted, or whether, if permission is granted, it can lawfully be implemented. It should also be noted that Wales & West's apparatus may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.**

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

If you have requested a new connection the WWU connections team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

If you require advice in connection with your proposals please contact the relevant number below.

Yours sincerely,

**Company Address**

Wales and West Utilities Ltd,  
Wales and West House,  
Spooner Close, Celtic,  
Springs, Coedkernew,  
Newport, NP10 8FZ

WWU Dig Team

**Gas Emergency Number:**

In an emergency call 0800 111 999, 24 hours a day.

**Mapping Enquiries:**

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

Telephone 02920 278912  
Email [dig@wwutilities.co.uk](mailto:dig@wwutilities.co.uk)

**General Enquiries:**

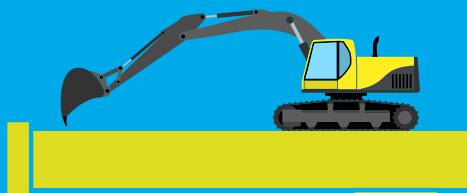
If you have a general enquiry, please call us on the following number

All areas 0800 912 29 99

**LinesearchbeforeUdig:**

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

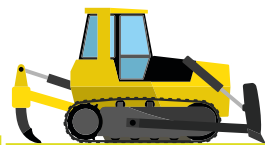
Telephone 0845 437 7365  
Email [enquiries@linesearchbeforeudig.co.uk](mailto:enquiries@linesearchbeforeudig.co.uk)  
Website [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk)



Every day, underground gas pipes get damaged by people digging without knowing what's below. This can be catastrophic. It might cause serious injury to you and others around you. The costs of repair, fines and fees can be huge. Your project will be delayed and your reputation damaged.

We have designed this leaflet to help you dig safely. And the first thing to do – long before you start work – is call us.

What's the number?  
**029 2027 8912**



CARD POSITION (DO NOT PRINT)

We're here to  
**help**



**Dial**  
before  
you dig

We need  
**10 days'**  
notice



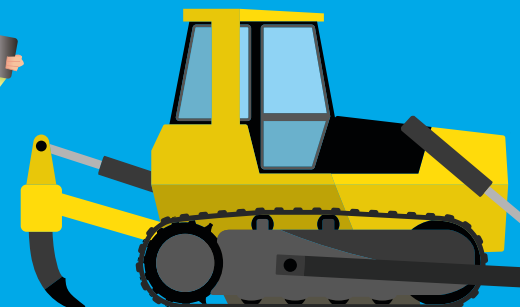
**Need help or advice?**

Call our **Plant Protection** team on  
**029 2027 8912**  
or email **dig@wwutilities.co.uk**



**Smell gas?**

Call the **Gas Emergency Service** on  
**0800 111 999**.



dig@wwutilities.co.uk



029 2027 8912



www.wwutilities.co.uk



facebook.com/wwutilities



@WWUtilities



**Dial**  
**I**nvestigate  
**Go** ahead

**YOUR GAS EMERGENCY  
AND PIPELINE SERVICE**



**WALES & WEST  
UTILITIES**

# Can you DIG it?

We bring the gas to homes and businesses across Wales and the south west of England. We invest money, time and effort every year to make sure our pipelines are protected – but the biggest danger to our network is you.



## D is for Dial

**Digging can be dangerous. Hit a gas pipe and you might cause a gas leak, a fire or explosion.**

So phone us first on **029 2027 8912** or email **dig@wwwutilities.co.uk**

- You can find out where our pipes are.
- You need to give us 10 working days' notice before you start working.



## I is for Investigate

**It's the only way to stay safe**

- Before you start work, you must get a copy of our up-to-date gas plans and General Conditions and keep them with you on site.
- Use our online mapping service to find the mains pipes under your land.
- Working near a medium-, or intermediate- or high-pressure gas pipe? You might need a site visit – call us so we can arrange it.
- Plan ahead – we need at least 10 days' notice for a site visit.
- You'll also need our publication 'SSW22 Safe working in the vicinity of high-pressure pipelines and associated installations'.
- Remember, you can't work on a Wales & West Utilities wayleave or easement (land which we have rights over to maintain our gas network) without written permission.
- And you can't work near or move heavy equipment over any gas pipeline until all our conditions have been met and we agree your method of working.
- Watch the video on our website to find out more.



## G is for Go ahead

- Make sure you have our up-to-date gas plans on site.
- Need extra advice? Call our Plant Protection team on **029 2027 8912** or email **dig@wwwutilities.co.uk**
- Use cable- and pipe-locating devices.
- Use safe digging practices, taking every precaution to avoid damaging gas pipes, damaging yourself and damaging your bank balance. You will be billed for any costs if something goes wrong.
- If in doubt, phone us again. We're happy to help.

We need  
**10 days'**  
notice



## Smell gas?

**Our Gas Emergency Service is on call 24 hours a day, seven days a week, 365 days a year.**

If you cause a gas leak, or think the network might be leaking, call the Gas Emergency Service immediately on **0800 111 999**.

- Get everyone away from the leak.
- Ask everyone in nearby buildings to leave until we're sure it's safe.
- Put out all naked flames and other sources of ignition and make sure no one smokes within 15 metres of the leak.
- Don't try to fix the leak by filling the hole, as gas may enter buildings.
- Don't try to operate any valves.
- Don't let anyone go near the leak.
- Help our engineers, the police or fire services if they ask.

# Wales & West Utilities Limited

## General Conditions to be observed for the Protection of Apparatus and the Prevention of Disruption to Gas Supplies.

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities (WWU) plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by WWU. It is possible that there may be other gas transporters with apparatus in the vicinity, therefore you should ensure that you have made enquiries of them and have complied with their requirements.

### 1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by WWU will indicate the **APPROXIMATE** location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by WWU, its agents or servants for any error, omission, discrepancy or deviation. Plans on site should be current, i.e. no older than 28 days from the date of issue. Gas pipes owned by other Gas Transporters, or otherwise privately owned, may be present in this area (pink areas indicated on our plans). Information with regard to such pipes should be obtained from the relevant owners.

Should you require assistance on site locating WWU apparatus, please contact our Plant Protection Team on **02920 278912**.

### 2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site:

Mechanical Excavation	<b>3m (1m for low pressure mains)</b>	Hydraulic Testing	<b>8 m</b>
Piling / Pile removing / Boring	<b>15m</b>	Welding or other hot works*	<b>15m</b>
Directional Drill Operations	<b>15m</b>	Explosives	<b>250m</b>

\* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a WWU Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent and in the presence of a WWU representative.

WWU must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

In addition to the above methods of working, WWU must be contacted prior to any External Wall Installation (EWI) schemes, proposed solar farms and wind turbine installations.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the conditions specified by WWU have been complied with.

Where WWU have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety, a meeting should be arranged before the commencement of work on site between WWU representatives, representatives of the promoting authority, the contractors and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to WWU plant and facilities for inspection by WWU staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in WWU easements, or the appropriate notice under the New Roads & Street Works Act (NRSWA) where existing plant is situated within the public highway.

Further guidance can also be sought from the document **HS(G)47 – Avoiding Danger from Underground Services** from the HSE website.

### 3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above 2 bar medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE, IRRESPECTIVE OF CLEARANCE.**

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of WWU staff.

### 4. PROTECTION

Where any works cross or run in close proximity to WWU apparatus, periodic visits must be made by a WWU engineer. His requests for protection or support to the apparatus shall be immediately observed.

Suitably designed crossing points are to be constructed to the satisfaction of a WWU Engineer. These crossing points shall be clearly indicated by the erection of bunting and crossings at other places should be prevented.

Backfill material adjacent to WWU apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

# Wales & West Utilities Limited

## 5. DAMAGE TO COATINGS

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent, WWU must be notified so that repairs can be made to prevent future corrosion and subsequent leakage. **WHERE MINOR DAMAGE TO COATING IS REPORTED TO WWU PRIOR TO BACKFILL, THE NECESSARY REPAIR WILL BE MADE FREE OF CHARGE.**

## 6. CATHODIC PROTECTION

Where WWU apparatus is cathodically protected either by sacrificial anode or impressed current systems and where new apparatus is to be laid and is to be similarly protected, WWU will require to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action will be recharged to the authority installing the new apparatus. If any bond wires, test leads etc., used in connection with cathodic protection systems are damaged or found to be in poor condition, broken or disconnected, WWU must be notified prior to backfilling so that a repair can be made.

## 7. HOT WORKS

Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Particular care must be taken to avoid damage by heat or naked flames to plastic gas pipes or to the protective coatings on other pipes.

## 8. DEMOLITION

Live gas services must be disconnected **PRIOR** to demolishing any property, arrangements must be made for WWU to check for the presence of any live gas services.

## 9. TREE PLANTING

WWU must be contacted prior to all tree-planting works above or near our apparatus. Further information can then be made available.

## 10. DEEP EXCAVATIONS

Any work involving deep excavations (1.5m or more) will be subject to the "Model Consultative Procedure for Pipeline Construction involving Deep Excavations". This may require the diversion of WWU apparatus prior to the commencement of your works. Detailed plans and cross sections will be required in order to determine the effect of these works on WWU apparatus.

## 11. RENEWABLE ENERGY INSTALLATIONS

Wind Turbines – WWU must be advised of any planned development of wind turbines in the vicinity of an above 2 bar gas pipelines to ensure the development does not impact on the future safe operation of the pipeline. Industry guidance states that any wind turbine must be sited no closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the pipeline.

Solar Farms – WWU must be contacted regarding planned solar farms being considered in the vicinity of WWU gas pipelines.

EWI – WWU must be contacted regarding any EWI scheme to ensure the scheme does not impact upon WWU's apparatus.

## 12. LEAKAGE FROM GAS MAINS OR SERVICES

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- Remove all personnel from the immediate vicinity of the escape.
- Inform the 24hr Gas Emergency Service on **0800 111 999**
- Prevent any approach by the public, prohibit smoking, and extinguish all naked flames or other sources of ignition for at least 15 metres from the leakage. Do not operate any electrical switches in the vicinity of the escape.
- Assist gas personnel, Police and/or Fire Services as requested.

**IN THE EVENT OF A LEAK, OBSERVE THE ABOVE BUT DO NOT ATTEMPT TO SEAL THE LEAK  
REMEMBER - IF IN DOUBT; SEEK ADVICE FROM WWU**

## 13. BUILDING PROXIMITIES

There are minimum proximity distances for buildings from WWU mains depending on both the operating pressure and the material of the main. Advice should be sought from WWU prior to building works taking place to confirm these distances. For High Pressure pipelines you must seek further guidance from the HSE and Local Authority Planning team regarding their PADHI distances regarding building proximities as these may be in addition to WWU proximity distances for a pipeline.

Temporary buildings should not be placed above any gas pipe or within 3.0 metres of mains operating above 75mbar (medium, intermediate and high pressure mains) during construction activities and in no circumstances should permanent structures be built over any pipe transporting gas.

## 14. SITE RESPONSIBILITIES

All costs incurred by WWU for the repair of direct or consequential damage to gas plant will be rechargeable (with the exception of paragraph 5). WWU reserves the right to divert any affected apparatus or alternatively specify suitable protection of its apparatus. If proved necessary during the course of site works, the cost of which will be chargeable.

The above requirements do not relieve you of the responsibility of taking all precautions necessary to safeguard the Company's plant and to avoid risk to persons and property. The persons for whom the works are being undertaken, their servants, agents and contractors shall indemnify WWU servants, agents and contractors against any loss, damage, expenses, claims and actions incurred or brought against Wales & West Utilities, its servants, agents and contractors in consequence of the provision of these works and activities associated therewith or ancillary thereto.

## KEY TO MAPS

<b>LP</b>	Low Pressure	<b>CI</b>	Cast Iron
<b>MP</b>	Medium Pressure	<b>SI</b>	Spun Iron
<b>IP</b>	Intermediate Pressure	<b>DI</b>	Ductile Iron
<b>HP</b>	High Pressure	<b>PE</b>	Polyethylene
		<b>ST</b>	Steel





**Search address supplied** GL56 0DE

**Your reference** U23-8718

**Our reference** ALS/ALS Standard/2023\_4805052

**Search date** 27 March 2023

## Notification of Price Changes

From 1<sup>st</sup> April 2023 Thames water Property Searches will be increasing the prices of its CON29DW, CommercialDW Drainage & Water Enquiries and Asset Location Searches. Historically costs would rise in line with RPI but as this currently sits at 14.2%, we are capping it at 10%.

Customers will be emailed with the new prices by January 1<sup>st</sup> 2023.

Any orders received with a higher payment prior to the 1<sup>st</sup> April 2023 will be non-refundable. For further details on the price increase please visit our website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0800 009 4540

**Search address supplied:** GL56 0DE

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

### Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

### Waste Water Services

**Please provide a copy extract from the public sewer map.**

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

### Clean Water Services

**Please provide a copy extract from the public water main map.**

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

## **Payment for this Search**

A charge will be added to your suppliers account.

### Further contacts:

#### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

#### Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

## Payment Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment within 14 days of the date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service or will be held to be invalid.
4. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
5. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
6. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800.

If you are unhappy with our service, you can speak to your original goods or customer service provider. If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager for resolution who will provide you with a response.

If you are still dissatisfied with our final response, and in certain circumstances such as you are buying a residential property or commercial property within certain parameters, The Property Ombudsman will investigate your case and give an independent view. The Ombudsman can award compensation of up to £25,000 to you if he finds that you have suffered actual financial loss and/or aggravation, distress, or inconvenience because of your search not keeping to the Code. Further information can be obtained by visiting [www.tpos.co.uk](http://www.tpos.co.uk) or by sending an email to [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0300 034 2222 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking
Please Call <b>0800 009 4540</b> quoting your invoice number starting CBA or ADS	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



## **Warning: GTC Apparatus Exists in This Area**

**Our Plant Enquiry Service Ref: 3267037**

**Your Enquiry Ref: U23-8718**

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. For your records, the search area is shown in the attached map.

Please click on the links below to download copies of the relevant utility asset drawings locating our assets in the area which you identified. These drawings are grouped by our relevant network reference, should you need to contact us regarding any of our networks please quote this reference. Links to files will remain live for 10 days. If you do not download these files within this period you will need to submit a new enquiry – this will ensure you have an up-to-date copy of our asset records.

**PLEASE NOTE:** Where drawings are large, these have been provided in smaller segments. A drawing index is provided as the first file listed for each network reference (example of a network reference: N1234567) shown below. This is intended to help you find the drawing relevant to you more quickly. Please take care to ensure that you use the relevant drawings for every network listed below as we may have multiple networks and multiple utilities in this area.

### **N7041377**

#### **Gas**

- [N7041377-1 1 of 2.png](#)
- [N7041377-1 2 of 2.png](#)

This information is for guidance only and the precise position of the plant must be established, prior to your works, using hand-digging methods only. The contractor will be held responsible for any damage caused to our asset. Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Open Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

All works in the vicinity of our networks should be undertaken in accordance with the attached document "GU-DPR-IG-0022: Safe working in the vicinity of utility networks". Reference should also be made to HSG47 Avoiding Danger from Underground Services.

**Important: The area of your proposed works may contain gas mains operating at Medium and Intermediate Pressure tiers or electric cables operating at High Voltage – please refer to the network drawings included with this email. If your proposed works are likely to involve excavation within 10 metres of any of these assets, including but not limited to gas governors and electric substations you MUST inform GTC Plant Enquiries by calling 01359 240363 and quoting your Plant Enquiries Service Reference number.**

**Important: Drawings provided by this service may include utility assets not owned or managed by GTC. Conversely our drawings will NOT display assets from all third parties. It is your responsibility to ensure you have requested information from all utility asset owners.**

**Gas Escape or Damage MUST be reported on 0800 111 999. National Grid / DNGT will attend to make safe and repair.**

**Electricity Network Damage MUST be reported to ENC on 0800 032 6990.**

**Water Network Damage MUST be reported to IWNL on 02920 028 711**

**Fibre Network Damage MUST be reported to IFNL on 0845 051 1669**

**Thank you for using the GTC Plant Enquiries Service.**

Your sincerely,

**GTC Plant Enquiry Service**

**GTC  
Synergy House  
Woolpit Business Park  
Woolpit  
Bury St Edmunds  
Suffolk, IP30 9UP  
Tel: 01359 240363  
[plant.enquiries@gtc-uk.co.uk](mailto:plant.enquiries@gtc-uk.co.uk)**

**NOTE:**

This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP

VAT Number: GB688 8971 40. Registered No: 029431.

**DISCLAIMER**

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your system and notify the sender immediately. You should not retain, copy or use this E-Mail for any purpose, nor disclose all or any part of its content to any other person. Whilst we run antivirus software on Internet E-Mails, we are not liable for any loss or damage. The recipient is advised to run their own up to date antivirus software.

Thank you

## SAFE WORKING IN THE VICINITY OF UTILITY NETWORKS

(Refer to the HSE Guidance Document HSG47)

### Introduction

This document should be issued to anyone intending on working in the vicinity of GTC and associated entities' utility networks and should be used in conjunction with HSG47, NJUG guidance and industry recognised practices.

Confirmation should be sought from the asset owner in any instance of ambiguity or if there is confusion.

Any queries regarding diversions, alterations, and disconnections for Gas, Water, Distributed Heat and Fibre please contact: [Network\\_Variations@gtc-uk.co.uk](mailto:Network_Variations@gtc-uk.co.uk)

Any queries regarding diversions, alterations, and disconnections for Electric, please contact: [Electricity.diversion@gtc-uk.co.uk](mailto:Electricity.diversion@gtc-uk.co.uk)

For more information please see the GTC website: <https://www.gtc-uk.co.uk/> or alternatively contact [plant.enquiries@bu-uk.co.uk](mailto:plant.enquiries@bu-uk.co.uk)

### The Dangers

Damage to services can cause significant disruption and project delays and therefore incur considerable costs as well as the potential for severe or fatal injury to not only to those directly involved but also the general public.

Damages often have instantaneous reactions like explosive arcing with cables or leaks for gas and water mains however latent reactions due to damages that are ignored, consealed, or unnoticed can have much greater consequences.

### General

1. It is imperative that all works are carried out in accordance with the guidance provided by the HSE (Health and Safety Executive) in their document HSG47 "Avoiding Danger from Underground Services", ISBN 978 0 7176 6584 6, 3<sup>rd</sup> Edition 2014. No party shall carry out any excavation works or other intrusive works such as piling, blasting or demolition without following the guidance in HSG47.
2. We own gas, electricity, water, waste water, fibre, and district heating apparatus located in the highway, private property and through the countryside. Some plant may be located in land for which a wayleave or easement has been granted and there may be no surface evidence of the presence of apparatus.
3. Ensure that you have obtained detailed plans of existing and proposed gas, electricity, water, waste water, fibre, and district heating networks before any works commence.
4. The position of the networks shall be pinpointed as accurately as possible by visually surveying the area for indications of apparatus, by means of a locating device, and reference the information gathered to the plans. Locating equipment must be tested and calibrated within the manufacturer's calibration date.

Excavation work should be carried out where applicable, carefully following recognised safe digging practices. Once a locating device has been used to determine position and route, excavation may proceed; trial holes should be dug using suitable hand tools to confirm the position of buried networks. During excavation the locating device should be reused to check position and route of buried apparatus.

Once the apparatus has been located, appropriate marking be made on the covering hard surface confirming location and any errors in plans identified, GTC should be advised to allow plans to be updated.

5. Hand-held power tools can damage buried apparatus and shall be used with care until the exact position of a utility has been determined. They may only be used to break a paved or concrete surface above the network, unless there are any indications that the network is particularly shallow; in such circumstances, accuracy of plant location is determined and excavation initiated adjacent to the apparatus.
6. No manhole, chamber or other structure shall be built over, around or under the network. Such structures, other pipes, ducts and cables should be laid to provide a minimum clearance from the existing network of 300mm or 1.5 times the diameter of the asset, whichever is the greater. No work should be carried out if this minimum clearance cannot be met or which results in a reduction of cover or protection over the network, without first consulting GTC, please seek advice from GTC.
7. Where an excavation uncovers any network apparatus the backfill shall be adequately compacted, particularly beneath the network, to prevent any settlement, which would subsequently damage the network. Backfill material adjacent to the network shall be selected fine material or sand, containing no stones, bricks or lumps of concrete etc. and shall be suitably compacted to give comparable support and protection to that provided before excavation. No power compaction shall take place until at least 200mm cover of selected fine fill has been suitably compacted by hand tools.
8. If the road construction is close to the top of the network, GTC shall be asked to identify whether any additional precautions are necessary. The road construction depth should not be reduced without permission from the local Highway Authority.
9. Costs incurred by GTC through direct or consequential damage shall be recharged.
10. Where utilities are within a duct the duct should be treated in the same manner as live utility cable/pipe/fibre and any work in the vicinity of the apparatus shall be carried out with caution.

Any damage caused no matter how insignificant or minor in appearance SHALL BE REPORTED to GTC as soon as possible.

### **Precautions for Gas Networks**

11. Plans do not always show the presence of gas service pipes (from the gas main to premises) but their existence should be assumed with consideration given to the increased height of the service off-take fitting on the main.
12. The depth of cover for gas mains is typically 750mm in carriageways and grass verges, 600mm in footways and 1.1m in open field. The depth of cover for gas services is typically between 375mm and 600mm. Reference should always be made to the network drawing. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
13. Gas pipes should be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.

- 14.** If a gas leak is suspected, the following action should be taken immediately:
- Remove all people from the immediate vicinity of the escape. If the service connection to a building or the adjacent main has been damaged, warn the occupants to leave the building, and any adjoining building, until it is safe for them to return. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building. Gas leaking from the damage inside or gas travelling along the line of the service connection pipe from outside the building may cause a build-up of gas within the building.
  - Prohibit smoking, and extinguish all naked flames and other sources of ignition i.e. stop excavator and compressor engines within at least 5.0m of the leak.
  - Inform the National Gas Emergency Service immediately by dialling:  
**0800 111 999**
  - Remain on site.
  - Assist the Gas Emergency Service Provider staff, Police, Fire Services or other Statutory Authorities as requested.
- 15.** Where gas pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the gas pipe or cause excessive loading over the gas pipe then GTC shall be consulted.
- 16.** No concrete or other hard material should be placed or left under or adjacent to any gas pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a gas pipe.
- 17.** Where an excavation uncovers a gas pipe with a damaged wrapping, GTC shall be informed, so that repairs can be made to prevent future corrosion and leakage.
- 18.** Pipe restraints or thrust blocks close to gas mains shall not be removed or interfered with as they are a safety feature of the live gas network.
- 19.** Anyone who carries out work near underground gas plant should observe any specific requirements made by the site manager, and ensure that access to the plant by the asset owners staff is available at all times. No unauthorised repairs to gas pipes should be made.
- 20.** Where excavation is within 5m proximity to above or below ground pressure control equipment, ground workers must be aware of the possibility of encountering small auxiliary pipework that is more susceptible to damage.
- 21.** Where PE pipes and cables have been exposed and it is intended that hot work (e.g. welding, grinding, etc) be carried out, contact shall be made with GTC to confirm additional precautions and actions that may require to be undertaken.
- 22.** GTC shall be consulted if it is intended to carry out any of the following activities:

- Using explosives within 30m of gas pipes or 400m of gas pressure reduction equipment.
- Piling or boring within 15m of gas plant.
- Excavating within 10m of pressure reduction equipment.
- Reducing the cover or protection of a gas pipe.
- Carrying out deep excavations nearby (minimum of 2m up to 15m).
- Working within 3m of GTC's intermediate pressure (IP) mains.

### **Precautions for Electricity Networks**

23. Plans do not always show the presence of electric service cables (from the electricity main to premises) but their existence should be assumed.
24. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried cable. Even if no cables are shown on plans or detected by a locator, there may still be cables present, which could be live and a close watch should be kept for any signs which could indicate their presence such as marker tape, tape tile, concrete tiles and wooden battens. Any marker which is disturbed by our excavations must be replaced once work is completed.
25. Typically underground cables are laid in trenches between 450mm and 1000mm deep, although some high voltage cables will be deeper, however, depths should never be assumed.
26. A cable is positively located only when it has been safely exposed. Even then, digging should still proceed with care as there may be other cables adjacent or lower down.
27. Occasionally, cables are terminated in the ground by means of a seal, sometimes with external mechanical protection. These "pot ended" or "bottle ended" cables should be treated as live and should not be assumed to be abandoned or disused. They can be difficult to detect with locators even when "live".
28. Where practicable, such power tools shall only be used 500mm or more away from the indicated line of a cable buried in or below a hard surface. Having done so, the cable shall then be positively located by careful hand digging under the hard surface. The hard surface should be gradually removed until the cable is exposed. If the cable is not exposed then it must be assumed to be embedded within the surface. Where possible a cable locator shall be used as a depth guide down the side of the excavation.
29. Because of the difficulty in confirming depth, hand held power tools shall never be used over the cable unless either:
  - The cable has already been exposed by digging under the surface to be broken out and it is at a safe depth (at least 300mm) below the bottom of the hard surface material.
  - or
  - Physical precautions have been taken to prevent the tool striking the cable.



- 30.** Excavating close to electricity cables buried in concrete is dangerous and shall not be undertaken unless the cable(s) have been isolated. For this reason alone electricity cables should not be buried in concrete.
- 31.** Where mechanical excavators are used in the possible vicinity of underground cables, the work should be arranged so that damage to cables is avoided so far as is reasonably practicable. To minimise danger to operatives those onsite shall be outside of the reach of the excavator bucket and shall not enter the trench whilst digging is undertaken. Excavator operators shall be instructed to stay in the cab if a cable is struck. If excavator operators have to exit the cab they should jump clear. If excavator operators climb down from the cab the risk of electrocution is significantly increased. If a cable is struck, the machine involved shall be subject to continuous observation and no one shall enter the excavation or approach the machine or the cable until GTC have been contacted and the damaged cable has been made safe.
- 32.** Where cables have been exposed:
- Any damage shall be reported to GTC immediately on: **0800 032 6990**  
And work shall not be undertaken in the vicinity of a damaged cable until GTC has investigated its condition.
  - For more than 1.0m and they cross a trench, support shall be provided. If the exposed cable length is shorter than 1.0m support shall still be considered if joints have been exposed or the cable appears otherwise vulnerable to damage. Where advice and help is needed contact GTC.
  - Suitable precautions shall be taken to prevent damage from on-going work in the excavation. This may involve for example the use of physical means (e.g. timber boards, sandbags etc) to prevent mechanical damage. Materials or equipment which could damage or penetrate the outer sheath of the cable shall not be used. Cables lying in the bottom of an excavation are particularly vulnerable and shall be protected by nail free wooden planks, troughing or other suitable means.
  - Cables shall not be moved aside unless the operation is supervised by GTC.
  - Precautions shall be taken to prevent access by members of the public.
- 33.** GTC shall be consulted if it is intended to carry out any of the following activities:
- Using explosives within 30m of plant or substations piling or boring within 15m of electric plant.
  - Excavating within 10m of a substation.
  - Carrying out deep excavations nearby (minimum of 2m up to 15m).
  - Working near GTC's HV plant.

### **Precautions for Water Networks**

- 34.** Plans do not always show the presence of water service pipes (from the water main to premises) but their existence should be assumed with consideration given to the increased height of the service off-take fitting on the main.

35. The depth of cover for water mains are typically 900mm. The depth of cover for water services are typically 750mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
36. Water mains shall be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.
37. The danger created by damaging a water pipe with an excavator is much greater than if the damage is done with a hand-held power tool. Water pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators shall not be used within 500mm of a water pipe.
38. If a water leak is suspected, the following action should be taken immediately:
  - Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building.
  - Shut down all working plant and machinery in the vicinity of the damage
  - Inform IWNL by dialling: **02920 442 716**
  - Remain on site.
  - Do not attempt to make a repair.
  - Assist Approved Contractors, Police, Fire Services or other Statutory Authorities as requested.
39. Where water pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the water pipe or cause excessive loading over the water pipe then GTC must be consulted.
40. No concrete or other hard material should be placed or left under or adjacent to any water pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a water pipe.
41. Where an excavation uncovers a water pipe with a damaged wrapping, GTC shall be told, so that repairs can be made to prevent future corrosion and leakage.
42. Pipe restraints or thrust blocks close to water mains should never be removed.
43. Anyone who carries out work near underground water plant shall observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to water pipes should be made.
44. Where PE pipes and cables have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact shall be made with GTC to confirm additional precautions and actions that may require to be undertaken.
45. GTC shall be consulted if it is intended to carry out any of the following activities:
  - Using explosives within 30m of plant.

- Piling or boring within 15m of water plant.
- Excavating within 10m of water asset structures.
- Reducing the cover or protection of a water main or service.
- Carrying out deep excavations nearby (minimum of 2m up to 15m).

### **Precautions for Fibre Networks**

46. Plans may not always show the presence of fibre ducts but their existence should be assumed if GTC advise they have fibre services deployed in the given area. Any planned excavation work should only proceed with due care and attention.
47. Chambers with IFNL or OFNL marked lids can be used as an onsite indicator that GTC have fibre plant deployed in a given area however an exclusion of their presence does not necessarily mean there is no plant present.
48. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried fibre duct. Even if no ducts are shown on plans there may still be ducts present which could have live fibre service installed. A close watch shall be kept for any signs which could indicate duct presence such as marker tape. Any marker which is disturbed by our excavations must be replaced once work is completed.
49. The depth of cover for fibre duct is typically between 350mm and 600mm in footways and grass verges, 600mm in carriageways and 1m in agricultural deployments. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
50. Fibre ducts should be located by hand digging before mechanical excavation begins. When the positions and depth of the ducts have been determined, work can proceed. Even then, digging should still proceed with care as there may be other ducts adjacent or lower down.
51. If fibre duct damage is suspected, the following action should be taken immediately:
  - Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage at the point of impact. For example, damage to a fibre connection outside the building may result in further, unseen damage to the connection inside the building.
  - Shut down all working plant and machinery in the vicinity of the damage.
  - Inform GTC Fibre immediately on: **02920 028 726**
  - Remain on site.
  - Do not attempt to make a repair.
  - Assist Approved Contractors, Police, Fire Services or other Statutory Authorities as requested.
52. Where fibre ducts cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress on the duct. For ducts parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the duct from the excavation, the type of soil and any

excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the fibre duct or cause excessive loading over the fibre duct then GTC must be consulted.

53. No concrete or other hard material shall be placed or left under or adjacent to any fibre duct as this can cause damage to the duct at a later date. Any backfill should comply with the requirements of NRSWA. Concrete backfill should not be used within 300mm of a fibre duct.
54. Anyone who carries out work near underground fibre plant should observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to fibre ducts should be made.
55. Where fibre ducts have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
56. GTC shall be consulted if it is intended to carry out any of the following activities:
  - Using explosives within 30m of plant or fibre asset structures.
  - Piling or boring within 15m of fibre plant.
  - Excavating within 10m of fibre asset structures (including the OSCP).
  - Reducing the cover or protection of a fibre asset.
  - Carrying out deep excavations nearby (minimum of 2m up to 15m).

### **Precautions for District Heating Networks**

For information with respect to District Heating Networks this could also include District Cooling.

57. Plans do not always show the presence of District Heating service pipes (from the District Heating main to premises) but their existence should be assumed.
58. The depth of cover for District Heating mains is typically a minimum of 600mm under normal light carriageways and during construction activities, additional temporary protective bridging should be placed over DHN pipe runs. The depth of cover for District Heating services is typically 6000mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
59. District Heating mains shall be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.
60. The danger created by damaging a District Heating with an excavator is much greater than if the damage is done with a hand-held power tool. District Heating pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators should not be used within 600mm of a District Heating pipe.
61. If a water leak is suspected, the following action should be taken immediately:

- Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building.
  - Shut down all working plant and machinery in the vicinity of the damage.
  - Inform Metropolitan by dialling: **02920 100 346**
  - Remain on site.
  - Do not attempt to make a repair.
  - Assist Approved Contractors, Police, Fire Services or other Statutory Authorities as requested.
- 62.** Where District Heating cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the District Heating or cause excessive loading over the water pipe then Metropolitan must be consulted.
- 63.** No concrete or other hard material should be placed or left under or adjacent to any District Heating as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a District Heating.
- 64.** Where an excavation uncovers a District Heating pipe with a damaged insulation, Metropolitan should be told, so that repairs can be made to prevent future corrosions and leakage.
- 65.** Pipe restraints , Anchor blocks or foam padding close to district heating mains shall never be removed.
- 66.** Anyone who carries out work near underground district heating plant shall observe any specific requirements made by the site manager, and ensure that access to the plant by the asset owners staff is available at all times. No unauthorised repairs to district heating pipes shall be made.
- 67.** Where District Heating pipes have been exposed and it is intended hot work (e.g. welding, grinding, etc) will be carried out, contact shall be made with Metropolitan to confirm additional precautions and actions that may require to be undertaken.
- 68.** Metropolitan shall be consulted if it is intended to carry out any of the following activities:
- Using explosives within 30m of gas pipes or 400m of gas pressure reduction equipment.
  - Piling or boring within 15m of District Heating pipe.
  - Reducing the cover or protection of a District Heating pipe.
  - Carrying out deep excavations nearby.

Our Ref: 28970823      Your Ref: U23-8718

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#### **Gigaclear Ltd - Asset Network Plans**

We acknowledge with thanks your request for information regarding the location of our apparatus.

Please find enclosed plan(s) showing the approximate location known to be in the vicinity of your scheme. Attached are conditions and information regarding the Gigaclear Network. Please ensure these details are made available to any of your operatives carrying out any works on your behalf.

Please note that the accuracy of the Gigaclear network cannot be guaranteed, and it is strongly advised that you undertake hand dug trial holes prior to commencing any of your works.

Please contact us using this email address [diversions@gigaclear.com](mailto:diversions@gigaclear.com) for requests for Diversionary Estimates, or for queries with the data provided.

When requesting Diversionary Works estimates please provide as much information as possible eg, Full site address including postcode, together with plan & section drawings, brief scope of works and contact details. Any damage caused to the Gigaclear apparatus, should be promptly reported to:

Email: [noc@gigaclear.com](mailto:noc@gigaclear.com)

Tel: 01865 591185

Yours sincerely,

**Gigaclear Diversionary Works Team**  
[diversions@gigaclear.com](mailto:diversions@gigaclear.com)





CASTLE SURVEYS LTD

## Disclaimer

---

### Disclaimer

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Castle Surveys Ltd








4 Kilwardby Street, Ashby-de-la-Zouch, LE65 2FQ

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OF A SERVICE UNIT AND SHOULD NOT BE USED FOR DESIGN.

## ABBREVIATION KEY

AR	assumed route
BR	backdrop
CBC	circular brick chamber
CC	circular concrete chamber
CPC	circular plastic chamber
CL	collar
CL	cover level
CP	cap pipe
ED	down pipe
EQ	external bank
EP	end pipe
EP	electricity pole
FL	fire hydrant
FL	flooded
GV	gas valve
H	head
HCR	head of run
H	high level
IB	inspection chamber
IBD	internal bank drop
IRB	internal rest bend
IRB	internal rest bend
PL	pitch level
PR	pipe riser
PR	padding eye
RBC	rectangular brick chamber
RWP	rainwater pipe
S	silted
SIL	silt level
SV	stop valve
SVP	silt vent pipe
SV	trapped exit
TFR	taken from records
TR	trapezoid pipe
UD	unable to determine outlet
UD	unable to find
UT	unusable

							
LAND	BUILDING	SULZER SCRAMBER	BIBB	SITE ENGINEERING & SETTING OUT	UTILITY	DRAINAGE CCTV SURVEYS & REPORTS	QUALITY ASSURANCE SURVEYS & REPORTS

**SITE DETAILS:**

Land off New Road  
Moreton-in-Marsh, GL56 0AA

**TITLE:**

Utility

<b>DRAWING NO.:</b>	<b>REV:</b>
23199-23-04	

SCALE:	DATE:
1: 200	06-04-2023
DRAWN:	CHECKED:
RM	PJ
EVEL DATUM:	Paper Size - A1
<p>Comments:</p> <p><i>This plan should only be used for its original purpose. Castle Surveys Ltd does not accept any responsibility for this plan if supplied to any other party, other than the original client.</i></p> <p><i>Dimensions and levels should be check on site prior to design and construction.</i></p> <p><i>Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only. Some services may have been omitted due to parked vehicles or due to the site being overgrown with vegetation.</i></p> <p><i>Tree information (where applicable) has been surveyed from ground level and therefore should be treated as approximate only. Advise that a tree survey should be carried out.</i></p> <p><i>Roof framework (where applicable) is indicative only.</i></p>	
<p><b>DO NOT SCALE</b></p> <p>Copyright Castle Surveys Ltd 2023</p>	

**NOTICE OF DEMOLITION – PRIOR APPROVAL**

Received from Cotswold District Council

Ref: 25/00303/NOTDEM

Date: 27-02-2025



**COTSWOLD**  
District Council

**TOWN AND COUNTRY PLANNING ACT 1990**

**NOTIFICATION OF DEMOLITION**

Agent  
Fatkin Ltd  
305 Goldhawk Road  
London  
W12 8EU

Applicant  
Moreton-In-Marsh Town Council  
Council Offices  
Old Town  
Moreton-In-Marsh  
Gloucestershire  
GL56 0LW

**Prior notification for the demolition of former Royal British Legion building at Royal British Legion Club Station Road Moreton-In-Marsh Gloucestershire GL56 0AA**

**APPLICATION REF: 25/00303/NOTDEM  
FILE REF:**

**DATE OF DECISION: 27th February 2025**

---

**DECISION NOTICE**

I refer to your notification received on 30 January 2025 in respect of the above and confirm that the prior approval of the Local Planning Authority is not required for the proposal.

Yours faithfully

*Adrian Harding*

Adrian Harding  
Head of Planning Services

**2017 INFORMATION PACK**

Prepared by LAMBERT SMITH HAMPTON

Ref: RF/hjc

Date: August 2017

Please note, due to the historic date of this information, it cannot be relied upon. Please refer to later surveys/ information, or if in doubt, commission new.



**Lambert  
Smith  
Hampton**

[www.lsh.co.uk](http://www.lsh.co.uk)

## **Information Park**

On

**Former Royal British Legion  
New Road,  
Moreton-In-Marsh,  
Gloucestershire,  
GL56 0AS**

Prepared by  
Lambert Smith Hampton  
Tower Wharf, Cheese Lane, Bristol, BS2 0JJ

Tel: 0117 926 6666  
Fax: 0117 925 0527

Date: August 2017  
Ref: RF/hjc



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- 1. TITLE REGISTER AND PLAN**
- 2. JAPANESE KNOTWEED REPORT**
- 3. TOPOGRAPHIC SURVEY**
- 4. FLOOD RISK ASSESSMENT**
- 5. LOCALISM REFUSAL LETTER**

## **TITLE REGISTER AND PLAN**



## **CONTENTS**

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- 1. TITLE REGISTER AND PLAN**
- 2. JAPANESE KNOTWEED REPORT**
- 3. TOPOGRAPHIC SURVEY**
- 4. FLOOD RISK ASSESSMENT**
- 5. LOCALISM REFUSAL LETTER**



# Official copy of register of title

Title number GR344559

Edition date 02.06.2010

- This official copy shows the entries in the register of title on 3 June 2010 at 10:51:46.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 3 June 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Gloucester Office.

## A: Property register

This register describes the land and estate comprised in the title.

GLOUCESTERSHIRE : COTSWOLD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Royal British Legion, New Road, Moreton-In-Marsh (GL56 0AS).
- 2 The registered proprietor claims that the land tinted blue and tinted yellow on the title plan has the benefit of a right of way on foot and with vehicles over the area tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by statutory declarations made on 10 October 2008 and 30 January 2009 made by Lawrence Hubert George Hamilton and David Baker respectively.

*NOTE: Copies filed under GR218222.*

## B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 PROPRIETOR: THE ROYAL BRITISH LEGION of Haig House, 199 Borough High Street, London SE1 1AA.
- 2 RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

## C: Charges register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on the title plan dated 1 June 1932 made between (1) John Frederick Bosley and Henry Francis Harper (Vendors) and (2) The Comrades of the Great War Morton in Marsh Club Limited (Purchaser) contains the following covenants:-  
  
"The Purchasers to the intent and so as to bind (so far as is practicable) the property hereby conveyed into whosoever hands the same may come hereby covenant with the Vendors that neither they the Purchasers nor their successors in title shall carry on the business of or allow the property to be used as a Saleyard for the sale of animals or produce of any kind or description by auction."  
  
2 By a Conveyance of the land tinted blue and tinted yellow on the title plan dated 24 March 1964 made between (1) Dorothy Mary Pritchard and (2) British Legion Moreton-in-Marsh Club Limited the land was conveyed subject as follows:-

"SUBJECT to a covenant contained in a Conveyance dated the First day of February one thousand nine hundred and thirty six and made between John Frederic Bosley and Henry Francis Harper of the one part and Dorothy Evelyn Ellen Sheen of the other part a copy whereof is set out in the Schedule hereto so far as the same is still subsisting and capable of taking effect and affects the property hereby conveyed".

The following are purported to be details of the covenants referred to:-

"THE SCHEDULE referred to

The Purchaser to the intent that this covenant shall be binding so far as may be on the owner for the time being of the hereditaments hereby assured but upon the Purchaser only so long as she is the owner of the same hereditaments hereby covenants with the vendors that the Purchaser and her successors in title will not carry on the business or allow the said hereditaments hereby assured to be used as a sale yard either for the sale of animals or produce of any kind or description by auction"

- 3 (02.06.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases

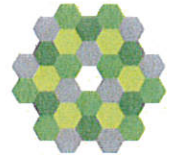
Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1 tinted pink and tinted yellow on the title plan NOTE: The Lease comprises also other land	The Royal British Legion (Morton-In-Marsh) Club	24.04.2001 15 years from 01/09/2000	

End of register

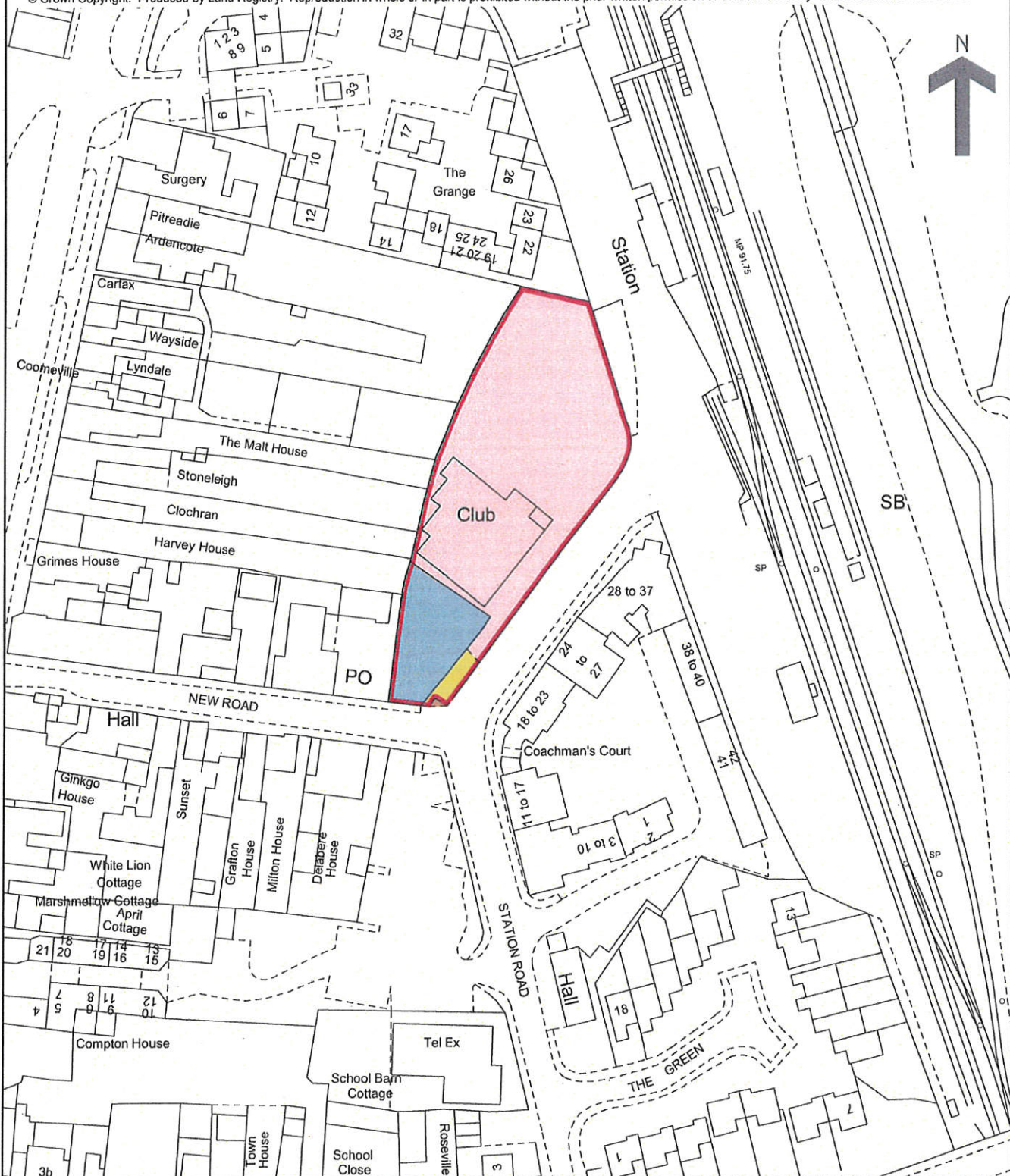


# Land Registry Official copy of title plan

Title number **GR344559**  
Ordnance Survey map reference **SP2032NE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Gloucestershire: Cotswold**



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This official copy issued on 3 June 2010 shows the state of this title plan on 3 June 2010 at 10:51:46. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Gloucester Office.



## **JAPANESE KNOTWEED REPORT**



# >>Fast Forward Land Services Ltd>>

---

**Charles Carter.** Dip. Ag. Basis Prof. Reg.

Harps Farm  
Great Hallingbury  
Bishops Stortford  
Herts  
CM22 7TL.

Mobile 07836 618028

01279 466162

Fax 01279 466926

Email [charles.carter@btinternet.com](mailto:charles.carter@btinternet.com)

[contactus@knotweedmanagement.co.uk](mailto:contactus@knotweedmanagement.co.uk)

Website [www.knotweedmanagement.co.uk](http://www.knotweedmanagement.co.uk).

A J Morgan  
Property Department,  
Royal British Legion,  
199 Borough High Street,  
London SE1 1AA

Dec 1st 2015.

Update September 2 2016

By email.

## **Ref. British Legion Hall Station Approach Moreton.**

Dear Andrew,

As requested

I did a site survey at the above property on June 10<sup>th</sup> 2010 at the visit I found two stands of established Japanese Knotweed this had been disturbed and spread by a building company that had rented the site but had left the site before my visit.

The site has been marked with suitable signage.

The site had been rented out again, for storage during the recent construction at the Post Office site, Herra fencing had been used to isolate the contaminated area.

In 2010 the following was found-

1. One area was to the south side which had been disturbed and was 20m x 6m in area.
2. The second area of 4m x 1m and was between the wall and the club house.

A programme of Injection and Spraying was started in August 11<sup>th</sup> 2010 three visits were made that season.

Tuesday, 01 August 2017

### **Fast Forward Land Services Limited**

Cart Lodge Harps Farm,  
Bedlars Green,  
Great Hallingbury,  
Bishops Stortford,  
Herts  
CM22 7TL

Registered in England under company No. 06878747  
VAT No 888406281

The visit in 2014 on the 21/08/2014 was carried out and 3no plants were treated on this visit they were all in the disturbed area (Area 1)

Visits have been carried out each season including one on the 22/08/2015 at this date no visible Japanese Knotweed was identified but an overspray was carried out to keep the area clean.

### **Season 2016**

**A site visit was made on August 25<sup>th</sup> 2016.**

**No visible Japanese Knotweed growth was observed at this date a full inspection was made, the site was very overgrown.**

**No treatment was carried out at this visit.**

Any site removal of soil within 7m of previous growth may need to be classed as Controlled Waste (Japanese Knotweed) under current Legislation.

Japanese Knotweed can come out of dormancy for a considerable no of years and this often occurs when there is site disturbance and a minimum of two growing seasons with no new growth is the minimum period to be relatively safe!

I would recommend the use of approved root barrier membranes under any construction within 7m of any previous Japanese Knotweed growth. ( This can be supplied by FFLS Ltd )

Herbicide usage by FFLS Ltd has no contamination risk and is non hazardous.

Please advise me if any status of your site alters.

I hope this will help with the sale of the site and let me know if you require any further information.

Regards Charles

Charles Carter. For FFLS Ltd.

Tuesday, 01 August 2017

#### **Fast Forward Land Services Limited**

Cart Lodge Harps Farm,  
Bedlars Green,  
Great Hallingbury,  
Bishops Stortford,  
Herts  
CM22 7TL

Registered in England under company No. 06878747  
VAT No 888406281

## **TOPOGRAPHIC SURVEY**



## Land and Measured Building Surveyors

51 Bridge Street  
Pershore  
Worcestershire  
WR10 1AL

1 Folly House  
Venton  
Plymouth, Devon  
PL7 5DS

Telephone: 01386-555486      Telephone: 01752-837382  
Website: [www.adhorner.co.uk](http://www.adhorner.co.uk)  
E-mail: [enquiries@adhorner.co.uk](mailto:enquiries@adhorner.co.uk)

Title				Former Royal British Legion Club, Station Road, Moreton in Marsh, Gloucestershire GL56 0AA			
Client				The Royal British Legion			
Date				September 2016			
Drawing No.				4779-23SEP16-01			
Plot scale				1 : 200 on A1 Sheet			
Digital scale				1 CAD unit : 1 metre			
Revision							
Surveyed		LM		Checked		ADH	
Approximate Ordnance Survey Grid North							
© A.D.Horner Limited 2016							

## Notes

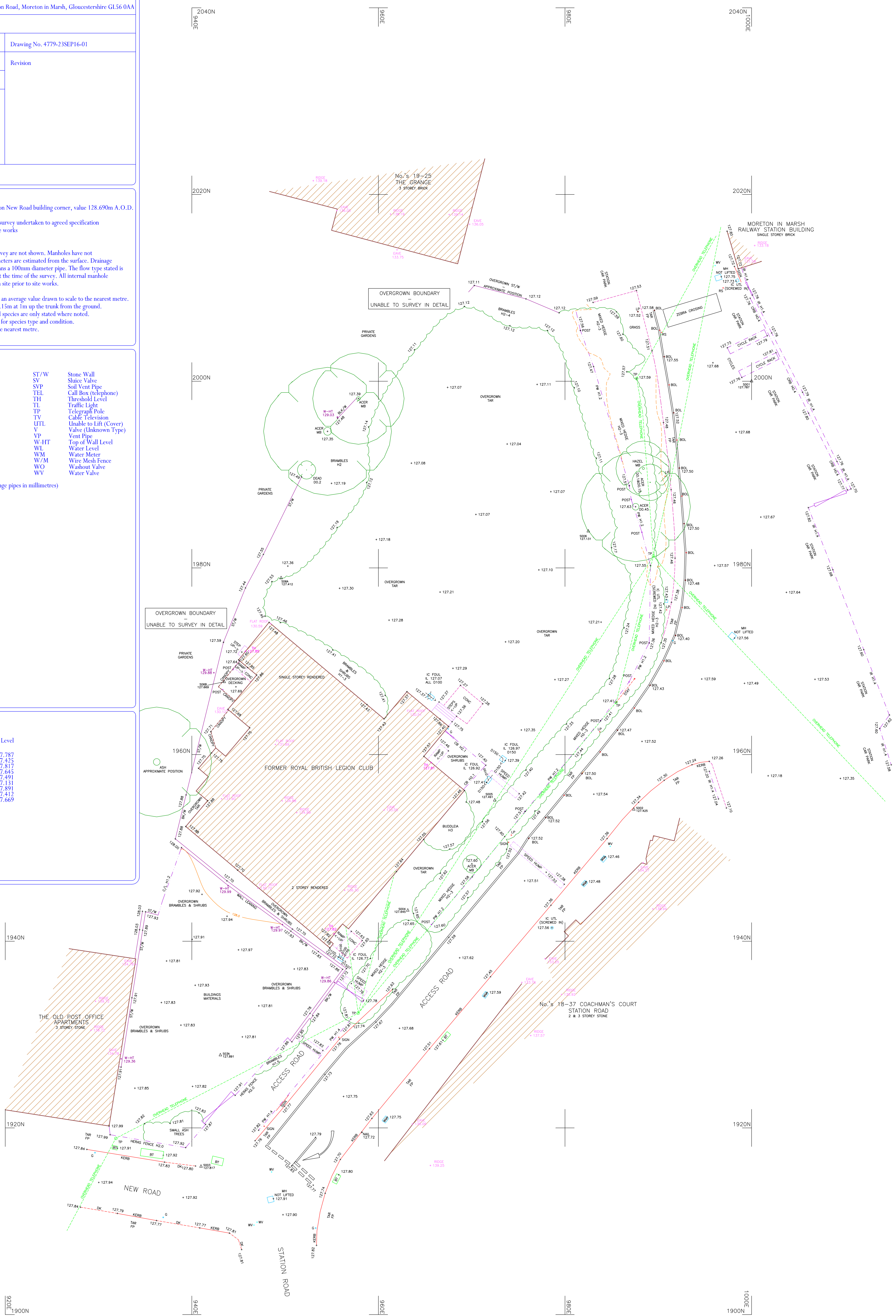
- Datum : Ordnance Survey Benchmark (OSBM) on New Road building corner, value 128.690m A.O.D.
- Survey Grid : Local Arbitrary
- Survey counts correct as of date of survey and survey undertaken to agreed specification
- All critical dimensions to be checked prior to site works
- All kerb levels shown are channel levels
- Drainage and Service covers :
  - o Covers buried or obscured at the time of the survey are not shown. Manholes have not been entered and for safety reasons all pipe diameters are estimated from the surface. Drainage pipe diameters are in millimetres, eg. D100 means a 100mm diameter pipe. The flow type stated is based on visual evidence seen from the surface at the time of the survey. All internal manhole details should be confirmed by the contractor on site prior to site works.
- Trees :
  - o For coniferous spread trees the spread plotted is an average value drawn to scale to the nearest metre. The minimum individual diameter surveyed is 0.15m at 1m up the trunk from the ground.
  - o Trunk diameters are not plotted to size. General species are only stated where noted.
  - o A qualified arboriculturalist should be consulted for species type and condition.
  - o Heights (when requested) are approximate to the nearest metre.

## Legend of Abbreviations

AV	Air Valve	ST/W	Stone Wall
BEDS	Flower Beds	SV	Sluice Valve
BK/W	Brick Wall	SVP	Soil Vent Pipe
BLK/W	Black Wall	TEL	Call Box (telephone)
BOL	Bollard	TH	Threshold Level
BS	Brick Setts	TL	Traffic Light
BT	British Telecom	TP	Telegraph Pole
BW	Barbed Wire Fence	TV	Cable Television
CB	Closed Board Fence	UTL	Unable to Lift (Cover)
CCTV	Closed Circuit Television Camera	V	Valve (Unknown Type)
CELL	Cellar Cover	VP	Vent Pipe
CGI	Corrugated Iron Fence	WT	Top of Wall Level
CL	Cover Level	WL	Water Level
C/L	Chain Link Fence	WM	Water Meter
CONC	Concrete Surface	W/M	Wire Mesh Fence
CONC/P	Concrete Panel Fence	WO	Washout Valve
CP	Chestnut Paling Fence	WV	Water Valve
CRB	Crash Barrier		
D	Diameter (trees in metres / drainage pipes in millimetres)		
DK	Drop Kerb		
E	Electricity Cover		
EP	Electricity Pole		
ER	Earth Rod		
FFL	Finished Floor Level		
FH	Fire Hydrant		
FLAG	Flag Pole		
FLP	Floodlight Post		
FP	Footpath		
G	Gully		
GV	Gas Valve		
HW	Head Wall		
IC	Inspection Cover		
I	Invert Level		
R	Iron Railing		
LL	Larch-lap Fence		
LP	Lamp Post		
MB	Multihole Tree		
MH	Manhole		
MP	Marker Post		
MP-E	Marker Post - Electric		
MP-G	Marker Post - Gas		
MP-T	Marker Post - Telephone		
MP-W	Marker Post - Water		
NAME	Road Nameplate		
PAL	Palisade Fence		
POK	Top of Kerb Level		
PR	Post and Rail Fence		
PW	Post and Wire Fence		
RE	Retaining Eye		
RET	Retaining		
RCS	Road Sign		
RWP	Rainwater Pipe		
CK	Stop Cock		
SOF	Soft Level		

## Survey Stations

Station	Easting	Northing	Level
S001	1000.000	2000.000	127.787
S002	987.378	1954.125	127.425
S003	940.985	1915.873	127.817
S004	963.148	1943.307	127.645
S005	972.471	1955.106	127.491
S006	982.497	1983.933	127.131
S03A	943.060	1927.804	127.891
S06A	949.571	1978.914	127.412
S06B	943.479	1967.793	127.669



## **FLOOD RISK ASSESSMENT**





# Moreton-in-Marsh

## Flood Risk Assessment and Drainage Strategy

Curtins Ref: ICBR0016-RP-001

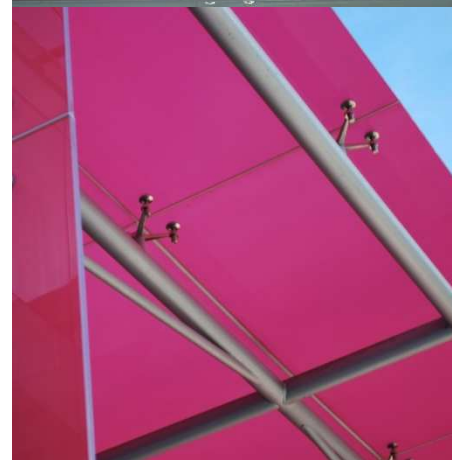
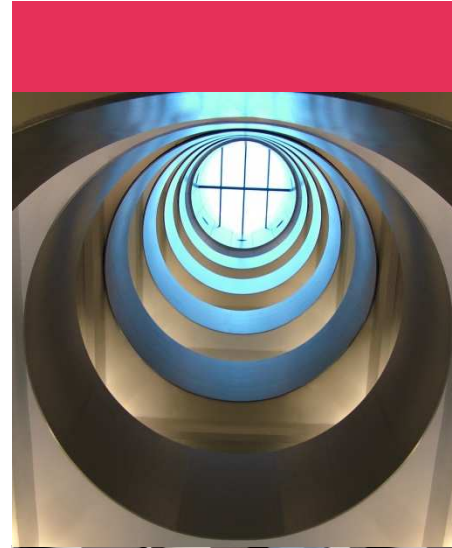
Revision: 00

Issue Date: 08 September 2016

Client Name: The Royal British Legion

Client Address: 199 Borough High Street, London, SE1 1AA

Site Address: Former Royal British Legion Club, Station Road, Moreton in Marsh,  
Gloucestershire GL56 0AA



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Rev	Description	Issued by	Checked	Date
00	First Draft	DP	AH	05/09/2016

This report has been prepared for the sole benefit, use, and information for the client. The liability of Curtins Consulting Limited with respect to the information contained in the report will not extend to any third party.

Author	Signature	Date
<b>Daniel Packman</b> BSc (Hons) MSc		05/09/2016

Reviewed	Signature	Date
<b>Alex Halford</b> BSc (Hons) Senior Civil Engineer		08/09/2016

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Appendix A - Site Location and Title Plan

Appendix B - Topographical Survey

Appendix C - Thames Water Sewer Records

Appendix D - Flood Mapping

Appendix E – Drainage Calculations

Appendix F – Proposed Drainage

## 1.0 Introduction

### 1.1 Project Background

Curtins Consulting Limited has been appointed by The Royal British Legion to prepare a site specific Flood Risk Assessment (FRA) to assess the potential flood risk that may affect the proposed residential development at New Road, Morton-in-Marsh.

This report is based on currently available information.

Proposals contained or forming part of this report represent the design intent and may be subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken as part of the detailed design, and are deemed a material derivation from the intent contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.

Where the proposed works, to which this report refers, are undertaken more than twelve months following the issue of this report, Curtins Consulting shall reserve the right to re-validate the findings and conclusions at no cost to Curtins Consulting.

### 1.2 Scope of Flood Risk Assessment

The assessment has been undertaken in accordance with the standing advice and requirements of the Environment Agency for Flood Risk Assessments as outlined in the Communities and Local Governments Technical Guidance to the National Planning Policy Framework (NPPF).

The assessment has:

- Investigated all potential risks of current or future flooding to the site;
- Considered the impact the development may have elsewhere with regards to flooding risk;
- Considered design proposals to mitigate any potential risk of flooding determined to be present; and
- Considered outline design proposals for foul and storm water drainage of the site.



## 2.0 Existing Site Details

### 2.1 Location and Description

The 0.29ha site is located in Flood Zone 2 on a Brownfield site currently being used for recreational purposes within the northern part of the town of Moreton-in-Marsh (approximate coordinates are E: 420629, N: 232628).

The site currently consists of a Victorian style building that was historically used as a working men's club known as Legion Hall, for the Royal British Legion (colored pink). The building has been vacated by the Legion for several years and more recently has been used as storage for adjacent developments. The club land also included parking in the north and east. A small triangle of land adjacent to the club building (coloured blue) has historically been a demolished building and forms part of the development site including the site's current access lane (coloured yellow). See [Appendix A](#) for the coloured title plan.

The site will be accessed from New Road which forms the southern boundary of the site. The site is bound to the east and south by Station Road, by boundary fences/walls of neighbouring private residences to the north and the post office car park to the west.

The Moreton-in-Marsh train station and railway line, which travels in a general southwest/northeast direction, lies further to the east of the site, currently served by Station Road. The River Evenlode lies a few meters further east of the railway line and follows alongside it. A recent housing development, Coachman's Court has been built on the opposite side of Station Road, built at some point between 2006 and 2009. For a site location plan refer to [Appendix A](#).

### 2.2 Topography

A topographic survey was provided in September 2016. As shown on the topographic survey the topography of the local area generally falls towards the River Evenlode which is situated approximately 60m east of the site.

The site is relatively flat in nature with a high point in the south western corner of circa. 127.90m AOD falling at approximately 1:80 grade to the north east edge of the site to an approximate level of 127.07m AOD.

The topographical survey drawing is contained within [Appendix B](#).

### 2.3 Existing Watercourses

The nearest surface water feature is the River Evenlode located approximately 60m to the east of the site, flowing in a southerly direction until it reaches the River Thames approximately 34km south of the site.

Approximately 165m to the north of the site, across existing farmland, is a tributary of the River Evenlode which flows from west to east through Moreton-in-Marsh.

## 2.4 Public Drainage

The public sewer record has been acquired from Thames Water and is contained in [Appendix C](#).

A 225mm diameter public foul sewer is located beneath New Road to the south of the site and runs for its full length until it's juncture with Station Road. A second 225mm diameter public foul water sewer is located beneath Station Road which flows from the railway station, east of the site, in a south-westerly direction along Station Road to the juncture with New Road before directing south and discharging into the foul sewer located beneath Oxford Street.

Invert level information provided by Thames Water which accompanies the asset location plan, indicates that manhole 6501, which is located immediately south of the access into the development, at the juncture between New Road and Station Road, has a cover level of 127.93mAOD and an invert level of 125.08mAOD. It is therefore probable that a gravity connection to this manhole can be achieved if development is located in the western half of the site.

## 2.5 Private Drainage

The private drainage onsite consists of a circa. 150mm diameter combined water network that picks up the surface water from the roof of the building and the surrounding hardstanding areas as well as the domestic foul flows from the Royal British Legions clubhouse facilities.

This drain leaves the site in the south-east corner of the site connecting into the public combined water sewer within Station Road.

## 2.6 Site Geology

Information provided by the British Geological Survey indicates that the site is underlain by superficial deposits of alluvium, which are comprised of clay, silt, sand and gravel. The bedrock underlying the superficial deposits is the Charmouth Mudstone Formation made up of dark grey laminated shales and dark, pale bluish grey mudstone. Within the formation are localised beds of limestone, shales and sand.

The Environment Agency classify the superficial deposits beneath the site has a Secondary A aquifer, which is defined as permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The bedrock has been classified as a Secondary (undifferentiated) aquifer, which is defined geology where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.



### 3.0 National Planning Policy Framework

In March 2012 the Department of Communities and Local Government published the National Planning Policy Framework document (NPPF) which provides guidance on how flood risk should be assessed during the planning and development process. The main Framework is supplemented by a technical guidance document ("Planning Practice Guidance" - PPG) which advises specifically with respect to flooding. The most critical aspects are extracted below.

#### 3.1 Flood Zone Classification (Table 1)

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	<b>This zone comprises land where water has to flow or be stored in times of flood.</b>  Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.  (Not separately distinguished from Zone 3a on the Flood Map)

### **3.2 Flood Risk Vulnerability Classification (Table 2)**

#### **Essential Infrastructure**

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

#### **Highly Vulnerable**

- Police stations, ambulance stations and fire stations and command centres and telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as “essential infrastructure”).

#### **More Vulnerable**

- Hospitals.
- Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, *subject to a specific warning and evacuation plan.*

### **Less Vulnerable**

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

### **Water Compatible**

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, *subject to a specific warning and evacuation plan*.



### 3.3 Flood Zone and Flood Risk Vulnerability Compatibility (Table 3)

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

X Development should not be permitted.

Notes to table 3:

- This table does not show the application of the Sequential Test which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

\* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

## 4.0 Development and Flood Risk

### 4.1 Proposed Development Vulnerability Classification

The proposed development is located in Flood Zone 2 and as described in NPPF, developments in this zone have between a 1 in 100 annual probability of river flooding (1.0%) and a 1 in 1,000 annual probability of river flooding (<0.1%).

The development of residential apartments above retail ground floor space is classified as a 'More Vulnerable' development under the NPPF technical guidance. According to Table 2 of the NPPF technical guidance all vulnerability uses of land are appropriate in this flood zone.

### 4.2 Environment Agency Flood Data

The Environment Agency website provides basic flood mapping data as a general guide to whether or not a site is at risk of flooding from various sources including rivers and seas for Flood Zoning classification.

This mapping indicates that the site is primarily located within an area with an undefended risk of flooding from rivers and the sea of have between a 1 in 100 annual probability of river flooding (1.0%) and a 1 in 1,000 annual probability of river flooding (<0.1%). Therefore, the site should be classified as Flood Zone 2.

The southern portion of the site is shown to be in area with an annual probability of river flooding of less than 1 in 1,000 (<0.1%) and as such is classified as Flood Zone 1.

Additionally, the mapping with Appendix D showing the Environment Agency's flood extents shows the site as being partially within the Low classification.

Therefore, the development is considered to be at low risk of fluvial flooding.

Given the site's geographic location and relative elevation the site is considered to be at low risk from tidal sources.

### 4.3 Historic Flooding

As noted within Appendix D the Environment historical flood records indicate that the northern portion of the site was flooded during the 2007 summer floods. No information has been provided regarding the elevation of the flood water within the site.

### 4.4 Flood Defences

No features are noted as being within the local area, and therefore the site is not considered to be benefiting from any flood defences.

## 4.5 Flooding from Climate Change

For rainfall climate change figures the Environment Agency released new guidance in April 2016 based on varied percentiles dependant on the type of development and the epochs spanned by the design life of the development. The percentiles applicable for rainfall allowance applied to Flood Zone 2 developments are noted as follows:

### In Flood Zone 2

- essential infrastructure – use the higher central and upper end to assess a range of allowances
- highly vulnerable – use the higher central and upper end to assess a range of allowances
- more vulnerable – use the central and higher central to assess a range of allowances
- less vulnerable – use the central allowance
- water compatible – use none of the allowances

Therefore, for residential development, that has been classified as more vulnerable, the central and higher central range of allowance should be applied.

From the Environment Agency guidance Table 2 describes the application of climate change rainfall allowance for small and urban developments and is replicated below:

**Table 2 peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)**

<b>Applies across all of England</b>	<b>Total potential change anticipated for the '2020s' (2015 to 2039)</b>	<b>Total potential change anticipated for the '2050s' (2040 to 2069)</b>	<b>Total potential change anticipated for the '2080s' (2070 to 2115)</b>
Upper end	10%	20%	40%
Central	5%	10%	20%

The design life for residential developments is 100 years and therefore will fall within the 2080s epoch. The central percentile will be used for this development and therefore an allowance for climate change on the total rainfall should be 20% for the 1 in 100-year event with a sensitivity analysis using a 40% climate change factor to remain conservative. This figure will need to be used in the design of the surface water network as detailed within the Drainage Strategy report, and ensures the development and the surround area is protected from flooding from the development over its lifetime.

#### **4.6 Flooding from Groundwater**

The BGS Groundwater Flooding data, based on underlying geology (as noted in Appendix D), rates the site as having the potential for groundwater flooding to occur at the surface.

Therefore, the flood risk to the development from groundwater is considered to be high; however, mitigating measures in the form of re-grading of ground levels away from the buildings can be achieved which will nullify the effects of groundwater upon the development.

#### **4.7 Flooding from Adopted Sewers**

The nearest adoptable sewers are to the east and south of the development, beneath the existing highways. As a result of the existing land falling in an easterly manner, any potential flooding from sewers will travel within the kerb lines of the existing road network away from the site, therefore the risk of flooding from adoptable sewers is considered to be low.

#### **4.8 Flooding from Private Drainage**

Private drainage associated with the existing dwellings to the north east of the site and the existing school and leisure centre to the south east is such that any failure in the network would lead to overland flood flows away from the proposed development. This is due to the local topography which falls away from the site.

Private surface water drainage within the site will be designed to limit discharge rates to a min. 30% betterment upon the 1 in 100-year brownfield runoff rate for the site, or the determined capacity of any receiving public sewer. Satisfactory attenuation will be provided to ensure that the 1 in 100 year return period storm events can be accommodated at within the site without breaching the determined discharge rate. As such the risk of flooding from the private surface water drainage system will be low.

As the site already has foul water connections discharging in to the public foul water sewer network, the marginal increase in domestic foul flows from the development should be accommodated within the sewer without increasing the risk of breaching its capacity.

As a result, the potential for flooding as a result of failure to the private drainage is considered to be low from both surface and foul water flows.

#### **4.9 Flooding from Surface Water**

The JBA maps within Appendix D indicate some areas of risk from surface water flooding within the site boundary. The majority of these sources are related to the existing watercourses. Due to the topography of the site and the presence of existing barriers such as the local road networks which would intercept any potential flows the risk of flooding from these sources are deemed to be low.

It should also be noted that these maps do not take into account any underground drainage systems and therefore any flooding identified within existing roads is likely to be intercepted by road gullies and discharged into the local drainage network.

As a result of the above risk from surface water flooding is low.

#### **4.10 Flooding from Reservoirs, Canals and Artificial Sources**

There are no reservoirs, canals or artificial sources within the vicinity of the site; the low flood risk is noted within the modelling and mapping data in Appendix D.

#### **4.11 Overall Flood Risk**

As noted in the previous sections the flood risk to the proposed development is considered to be low from most sources. The risk of flooding from fluvial lows relating to the River Evenlode are moderate, however through providing a development which locates buildings within the topographically higher level areas (identified within the flood zone 1), or through providing flood resilient ground floor land uses, such as retail, no further mitigating measures will be required.

## 5.0 Drainage Strategy

### 5.1 Sustainable Drainage Systems

The site is wholly impermeable within its current layout with little evidence of soft landscaping. The site's location within a Flood Zone 2 where there is a chance of flooding during the 1 in 1000 year return period and the potential presence of a high ground water table, means the provision of suitable SuDS features will be difficult to achieve. The best option for the development will be the reduction in impermeable areas and the increase in soft landscaping with the introduction of vegetation.

Green roofs could be a potential for the new build; however, their use will likely increase the cost of structural elements within the proposed building. Their only purpose will be to retain the first 5mm of rainfall as once they are saturated the surface water would simply run over them and as such they cannot be included within any attenuation calculations. It is therefore likely that a small development such as this would opt to not use them.

A level of proprietary treatment will be required within the car parking areas of the site, where there is a likelihood of oil spillage. It is therefore likely that a by-pass/full retention separator would be needed prior to any surface water outfall to cleanse the water to a suitable level.

### 5.2 Surface Water Discharge Rate

An Assessment has been made of the existing brownfield runoff rates based upon the Lloyd Davies method of calculation whereby  $Q = 2.78 \times \text{Intensity} \times \text{Area}$ . The existing rates are shown in Table 1 below:

Table 1

Return Period	Estimated Brownfield Discharge Rates
2-year	28.6 l/s
30-year	54.1 l/s
100-year	83.8 l/s

If discharging to a watercourse, the site would need to be limited to a 40% betterment of the 1 in 100-year brownfield discharge rate, 50.3 l/s. However, if discharging surface water to a sewer then surface water discharge rates will be limited to either the 2 year return period, 28.6 l/s, or the capacity of the receiving sewer (to be agreed with Thames Water) whichever is lower.



### 5.3 Surface Water Attenuation Volumes

Attenuation will need to be provided to ensure that surface water discharge from the site is limited to either a 40% betterment of the 1 in 100-year brownfield runoff rate, with an inclusion of 20% climate change allowance. Table 2 below identifies the estimated attenuation volumes required to serve the site when discharging at the two rates identified above:

Table 2

Discharge Rate	Attenuation Volume
50.3 l/s	17m <sup>3</sup> – 58m <sup>3</sup>
28.6 l/s	38m <sup>3</sup> – 76m <sup>3</sup>
5 l/s	100m <sup>3</sup> – 149m <sup>3</sup>

It is possible that a pre-development enquiry with Thames Water identifies that the public sewer network surrounding the site has limited capacity and requires the site to be limited to the minimum maintainable discharge rate, 5 l/s. In this instance between 100m<sup>3</sup> and 149m<sup>3</sup> of attenuation (depending on the efficiency of flow control device) will be required. The most onerous discharge rate requires a below ground tank of approximately 14m x 10m x 1m depth. Although large this tank can still be accommodated within the footprint of the development site.

### 5.4 Surface Water Outfall Options

An assessment of the site's existing drainage has been carried out and it appears that there is a combined water drainage network through the site picking up both surface water runoff from the impermeable areas as well as the domestic foul loads from the building. The combined water drain discharges to the public combined water sewer within station road.

Our preferred surface water outfall option would be to a suitable manhole located within the station's car park, that in turn discharges into the watercourse. If a suitable manhole is not present, then the alternative outfall option will be to the public combined water sewer within Station Road. If the latter option is required then it is likely that the discharge rate from the site will be limited to the minimum maintainable discharge rate, 5 l/s. if discharging to the watercourse then a 40% betterment to the current brownfield discharge rate could be argued with a much reduced requirement of attenuation as shown in Table 2 above.

## 6.0 Conclusions and Recommendations

### 6.1 Flood Risk

As determined within Section 4 the flood risk to the development and from the development to the surrounding area is considered to be low from all sources. The site is noted as being mostly within Flood Zone 2 although an area in the south-west corner of the site is located within Flood Zone 1 on the Environment Agency mapping. Development should therefore be directed to the area identified as Flood Zone 1.

The risk of surface water flooding is also considered to be low given the sites topography, geology and the use of managed storm water systems for the proposed developments.

The classification of the development is More Vulnerable and therefore is appropriate for this location.

### 6.2 Drainage Strategy

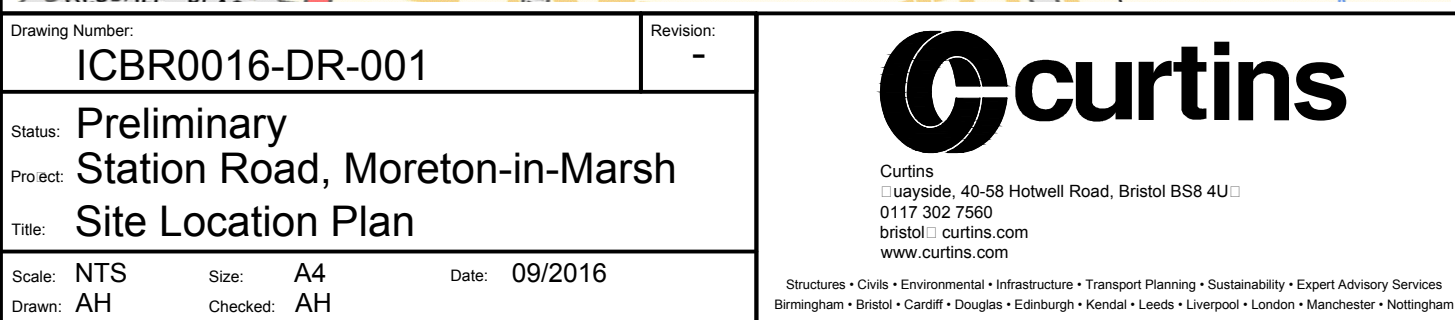
It is likely that SuDS are not appropriate for this development due to the site's geographic and geological constraints. It is recommended that impermeable areas are reduced through the introduction of soft landscape areas and vegetation.

It is proposed that surface water outfalls will either be to the watercourse, east of the railway tracks if an existing surface water outfall exists. If not, then a connection will be made to the public combined water sewer in Station Road, but runoff will be limited to 5l/s.

## Appendix

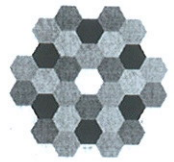
### **Appendix A - Site Location and Title Plan**





Structures • Civils • Environmental • Infrastructure • Transport Planning • Sustainability • Expert Advisory Services  
Birmingham • Bristol • Cardiff • Douglas • Edinburgh • Kendal • Leeds • Liverpool • London • Manchester • Nottingham





THE ROYAL BRITISH LEGION  
199 BOROUGH HIGH STREET  
LONDON  
SE1 1AA

Delivered by



Date  
19 June 2013

Your ref  
L2/MORETON-IN-MARSH

Our ref  
RCS/GR344559

## Completion of registration

Title number	<b>GR344559</b>
Property	<b>The Royal British Legion, New Road, Moreton-In-Marsh (GL56 0AS)</b>
Registered proprietor	<b>The Royal British Legion</b>

Your application lodged on 29 May 2013 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

### Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

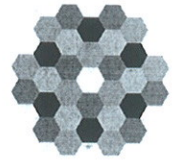


Land Registry  
Gloucester Office  
Twyver House  
Bruton Way  
Gloucester GL1 1DQ

DX 7599 Gloucester 3

Tel 0300 006 1111  
Fax 0300 006 0050  
gloucester.office  
@landregistry.gsi.gov.uk

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)



## Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry  
Gloucester Office  
Twyver House  
Bruton Way  
Gloucester GL1 1DQ

DX 7599 Gloucester 3

Tel 0300 006 1111  
Fax 0300 006 0050  
gloucester.office  
@landregistry.gsi.gov.uk

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

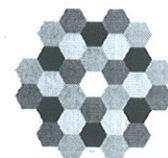
### **Important information about the address for service**

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for





# Official copy of register of title

Title number GR344559

Edition date 29.05.2013

- This official copy shows the entries in the register of title on 19 June 2013 at 11:49:25.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 June 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Gloucester Office.

## A: Property register

This register describes the land and estate comprised in the title.

GLOUCESTERSHIRE : COTSWOLD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Royal British Legion, New Road, Moreton-In-Marsh (GL56 0AS).
- 2 The registered proprietor claims that the land tinted blue and tinted yellow on the title plan has the benefit of a right of way on foot and with vehicles over the area tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by statutory declarations made on 10 October 2008 and 30 January 2009 made by Lawrence Hubert George Hamilton and David Baker respectively.

*NOTE: Copies filed under GR218222.*

## B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

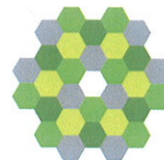
### Title absolute

- 1 PROPRIETOR: THE ROYAL BRITISH LEGION of Haig House, 199 Borough High Street, London SE1 1AA.
- 2 RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

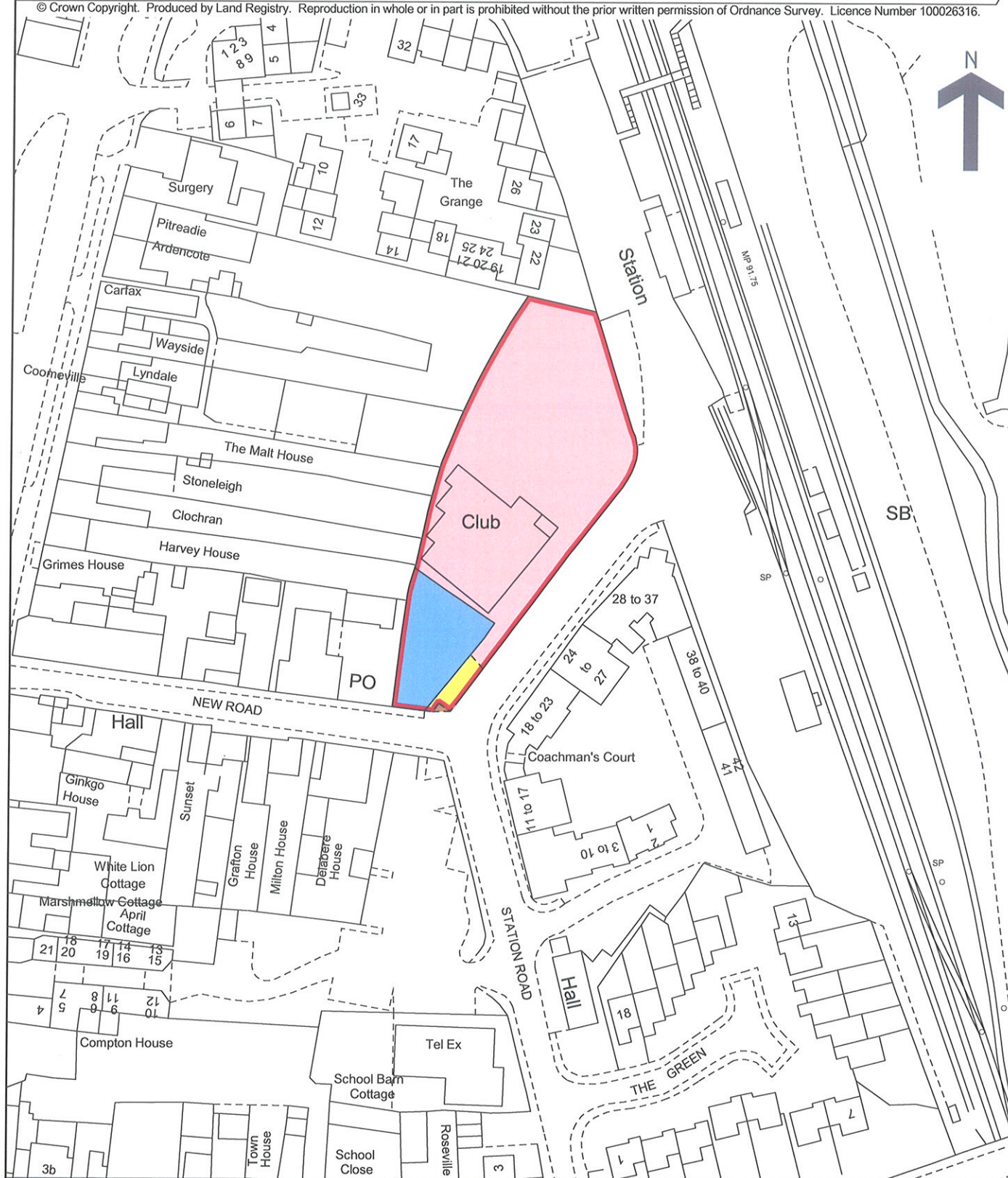


# Land Registry Official copy of title plan

Title number **GR344559**  
Ordnance Survey map reference **SP2032NE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Gloucestershire: Cotswold**



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**This official copy issued on 3 June 2010 shows the state of this title plan on 3 June 2010 at 10:51:46. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).**

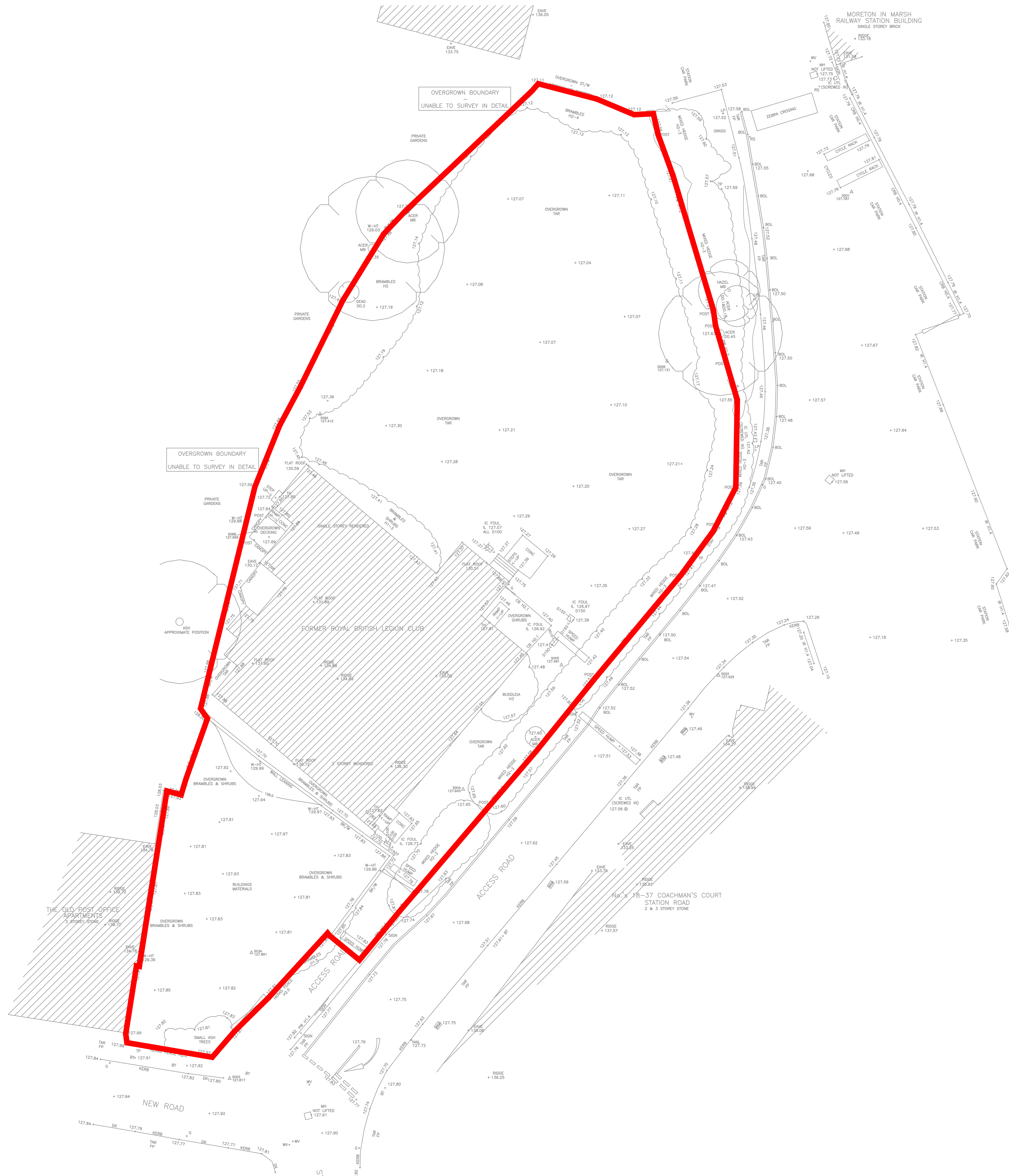
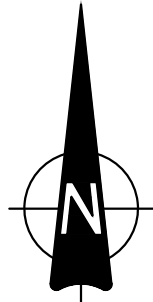
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

**This title is dealt with by Land Registry, Gloucester Office.**

## Appendix

### Appendix B - Topographical Survey





# GENERAL NOTES:

- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METERS A.O.D. UNLESS NOTED OTHERWISE.
- ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- TOPOGRAPHIC SURVEY DRAWING No. 4779-23SEP16-01, PROVIDED BY A.D. Horner, DATED SEPTEMBER 2016.

Key

Site Boundary - 2825m²

P01 FIRST ISSUE MM/16 ?? ??

Rev: Description: Date: By: Chkd:



Quayside, 40-58 Hotwell Road, Bristol, BS8 4UQ  
0117 302 7560  
bristol@curtins.com  
www.curtins.com

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Status: PLANNING

Project: Station Road, Moreton in Marsh

Dwg Title: Topographic Survey

Project No: Size: Date: Drawn By: Designed By: Checked By:

043791 A1 03.10.2016 AH AH AH

Project Code: Originator: Zone: Level: Type: Discipline: Category / Number: Rev:

043791 CUR 00 ZZ DR C SK001 P01

## Appendix

### **Appendix C - Thames Water Sewer Records**

# Asset Location Search



Curtins Consulting

BRISTOL  
BS8 4UQ

**Search address supplied**      The Womens Institute  
New Road  
Moreton-In-Marsh  
GL56 0AS

**Your reference**                      Morton in Marsh

**Our reference**                      ALS/ALS Standard/2016\_3403445

**Search date**                          5 September 2016

## Notification of Price Changes...

From **1 September 2016** Thames Water Property Searches will be increasing the prices of its Asset Location Searches. This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at

[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)





# Asset Location Search



**Search address supplied:** The Womens Institute, New Road, Moreton-In-Marsh, GL56 0AS

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

## Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

# Asset Location Search



## Waste Water Services

**Please provide a copy extract from the public sewer map.**

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Clean Water Services

**Please provide a copy extract from the public water main map.**

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer

# Asset Location Search



Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

## **Payment for this Search**

A charge will be added to your suppliers account.

# Asset Location Search



## Further contacts:

### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0800 316 9800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

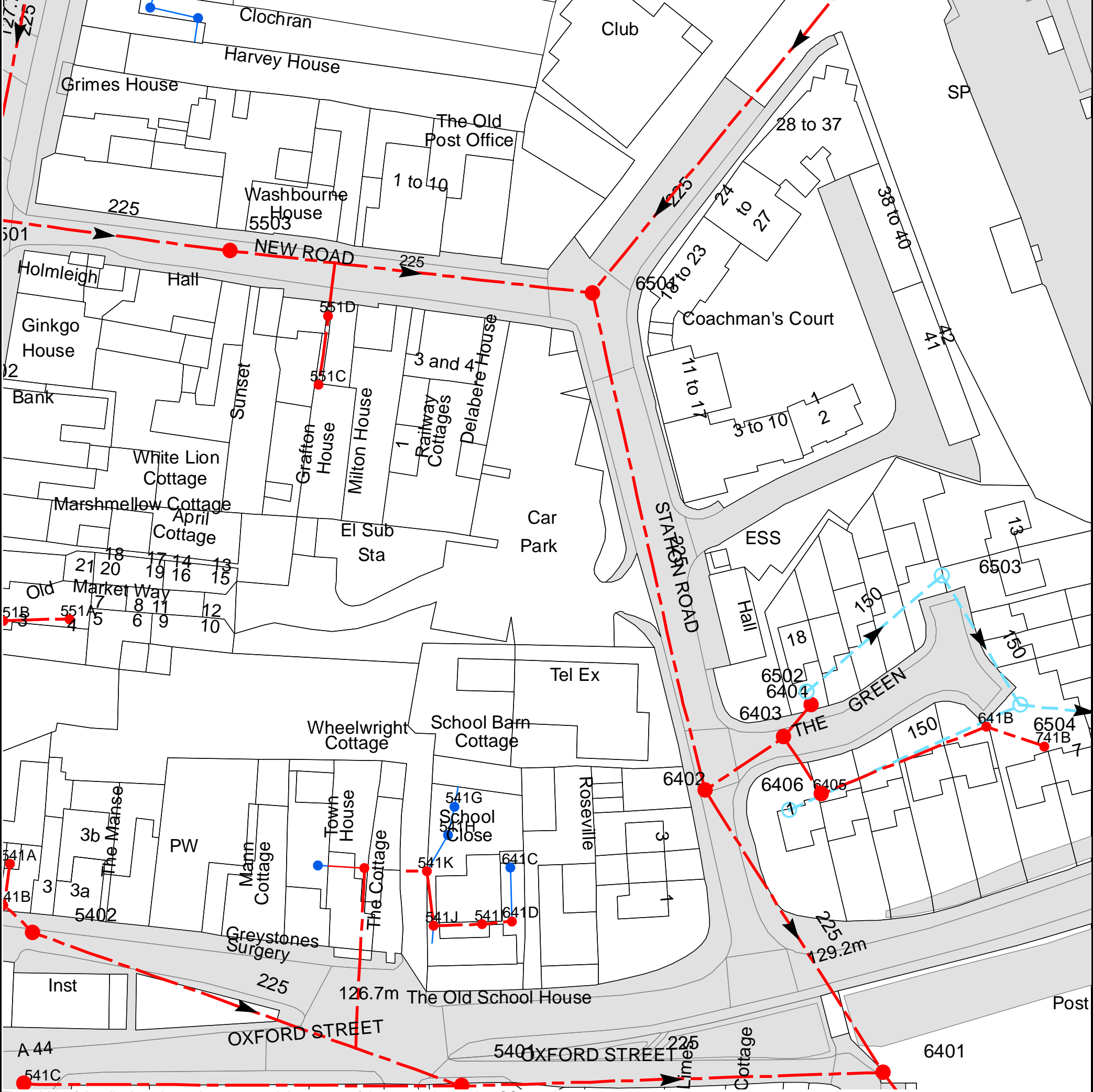
Tel: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0845 850 2777  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 420610,232529  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6504	126.74	125.21
6404	127.37	125.56
6502	127.5	125.74
6503	127.42	125.47
6501	127.93	125.08
6401	125.99	124.34
641D	n/a	n/a
6406	n/a	n/a
6405	127.35	125.65
6402	128.25	124.62
741B	n/a	n/a
6403	127.48	125.46
641B	n/a	n/a
541B	n/a	n/a
541A	n/a	n/a
541C	n/a	n/a
5402	127.07	n/a
551A	n/a	n/a
541M	n/a	n/a
551C	n/a	n/a
551D	n/a	n/a
541L	n/a	n/a
541K	n/a	n/a
541J	n/a	n/a
541H	n/a	n/a
541G	n/a	n/a
5401	126.29	125.04
541I	n/a	n/a
641C	n/a	n/a
5503	128.33	125.41
561H	n/a	n/a
561I	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		





# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

	<b>Foul:</b> A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	<b>Surface Water:</b> A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	<b>Combined:</b> A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Trunk Foul
	Storm Relief
	Trunk Combined
	Vent Pipe
	Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer
	Proposed Thames Water Foul Sewer
	Gallery
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Sludge Rising Main
	Proposed Thames Water Rising Main
	Vacuum

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

## Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

### Areas

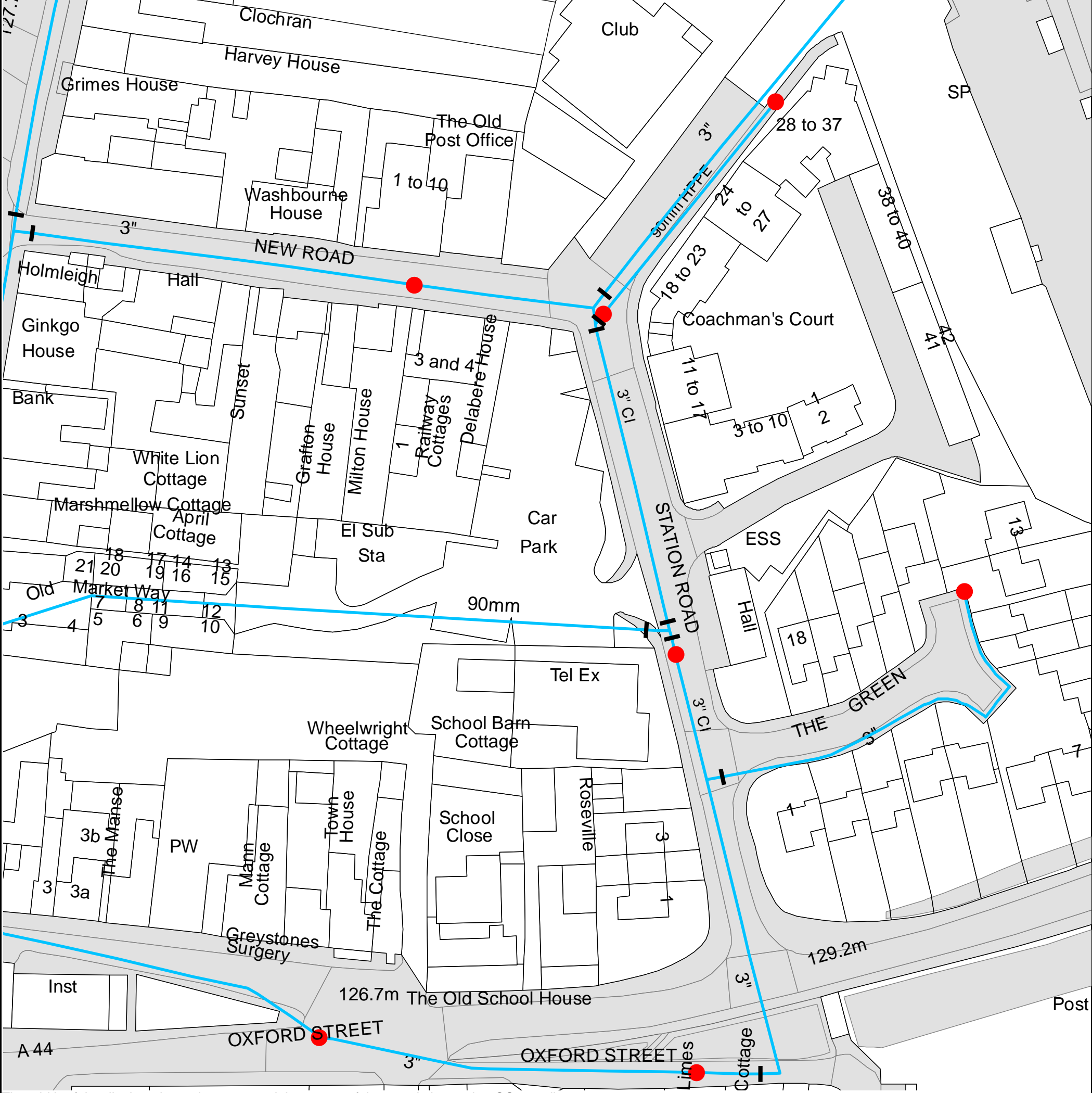
Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

## Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gully
	Culverted Watercourse
	Proposed
	Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 420610, 232529.  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.  
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# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

## Hydrants

- Single Hydrant

## Meters

- Meter

## End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

## Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

## Other Symbols

- Data Logger

## Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

## Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call <b>0845 070 9148</b> quoting your invoice number starting CBA or ADS.	Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a>	By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number	Made payable to ' <b>Thames Water Utilities Ltd</b> ' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### **The Search Code:**

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

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

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

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

#### **Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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

#### **TPOs Contact Details**

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

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

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

## Appendix

### Appendix D - Flood Mapping



Curtins

QUAYSIDE 40-58 CURTINS, HOTWELL ROAD,  
BRISTOL, BS8 4UQ

Groundsure  
Reference:

GS-3269007

Client Reference: ICBR23

Report Date

1 Sep 2016

Report Delivery Method:  
xml

Client Email: Toby.Nicks@Curtins.com

## Groundsure Flood Insight

Address: THE WOMENS INSTITUTE, NEW ROAD, MORETON-IN-MARSH, GL56 0AS

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Flood Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director  
Groundsure Limited

Enc.  
Groundsure Floodinsight

# Groundsure Flood Insight

**Address:** THE WOMENS INSTITUTE, NEW ROAD, MORETON-IN-MARSH,  
GL56 0AS

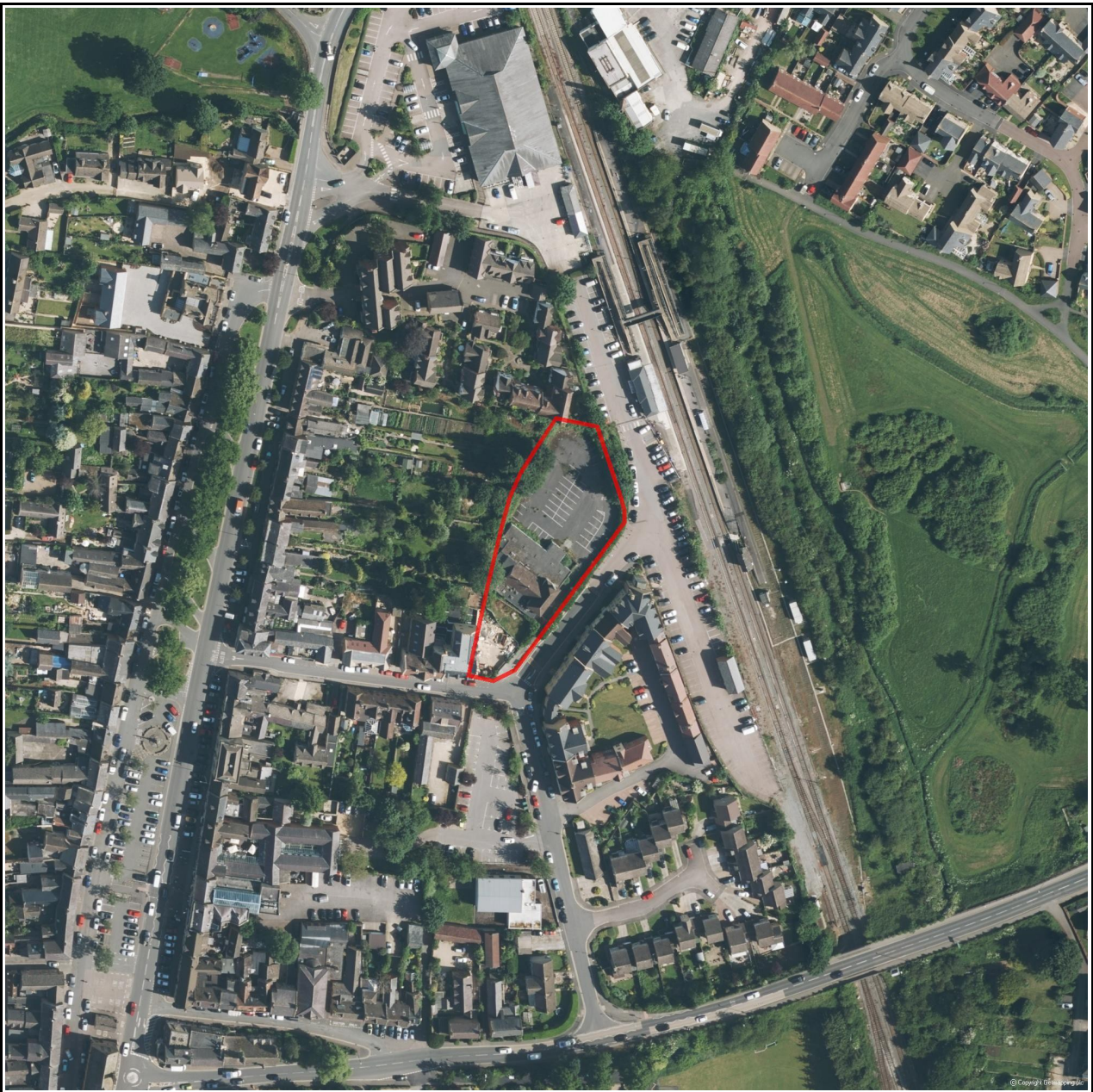
**Date:** 1 Sep 2016

**Reference:** GS-3269007

**Client:** Curtins

NW N NE

W E



SW S SE

Aerial Photograph Capture date: 13-Jun-2014  
Grid Reference: 420636,232642  
Site Size: 0.29ha

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# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed.

## Section 1:Environment Agency Flood Zones

1.1 Are there any Enviroment Agency Zone 2 floodplains within 250m of the study site?	Yes
1.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	Yes
1.3 Are there any Flood Defences within 250m of the study site?	No
1.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
1.5 Are there any Proposed Flood Defences within 250m of the study site?	No
1.6 Are there any areas used for Flood Storage within 250m of the study site?	No

## Section 2:Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 What is the Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Low
--	-----

## Section 3:Historic Flood Events

3.1 Has the site been subject to past flooding as recorded by the Environment Agency?	Yes
---	-----

## Section 4:JBA Surface Water (Pluvial) Flood

4.1 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	Yes
---	-----

## Section 5: Surface Water Features

5.1 Are there any surface water features within 250m of the study site?	Yes
---	-----

## Section 6: Groundwater Flooding

6.1 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
6.2 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

## Section 7:BGS Geological Indicators of historic flooding

7.1 Are there any geological indicators of historic flooding within 250m of the study site?	Yes
---	-----

## Section 8:JBA Reservoir and Canal Data

8.1 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No
8.2 Is the property located in an area identified as being at potential risk in the event of a canal break?	No

# Additional Matters

## Riparian ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.

## Sewerage Flooding

Extreme rainfall events may overwhelm sewerage systems and cause local flooding. The water and sewerage companies within the UK are required to maintain 'DG5 – At Risk Registers' which record properties that have flooded from sewers and/or are considered to be at risk of flooding from sewers in the future. If your property is on the 'At Risk' Register, this may be recorded within a standard CON29 Drainage and Water search.

---

## Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client.

### Note: Maps

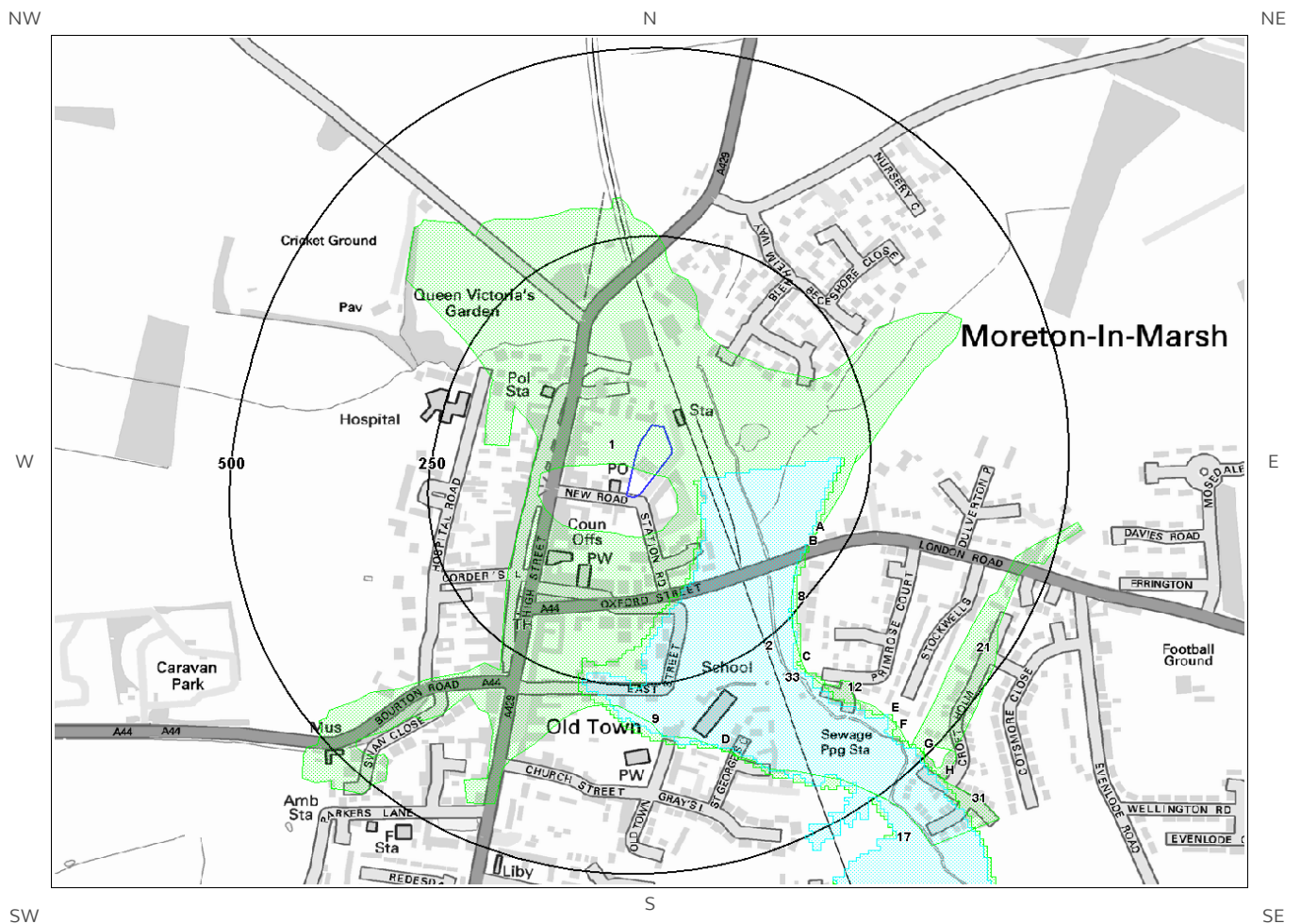
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.



# 1. Environment Agency Flood Map for Planning (from rivers and the sea)



Environment Agency Flood Map for Planning Legend

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Ordnance Survey license 100035207.





# 1. Environment Agency Flood Zones

## 1.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain?

Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	0.0	On Site	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
2	43.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
3A	206.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
4A	207.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
5A	211.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
6B	212.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
7B	212.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)
8	213.0	SE	01-Jul-2016	Zone 2 - (Fluvial /Tidal Models)

## 1.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain?

Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Flood Map for Planning.

The following floodplain records are represented as green shading on the Flood Map (1):

ID	Distance (m)	Direction	Update	Type
33	48.0	SE	01-Jul-2016	Zone 3 - (Fluvial Models)

### 1.3 River and Coastal Flood Defences

Are there any Flood Defences within 250m of the study site ? No

This search consists only of flood defences present in the dataset provided by the Environment Agency. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

---

### 1.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

Any relevant data is represented on Map 1 – Flood Map for Planning.

---

### 1.5 Areas of Proposed Flood Defences

Are there any Proposed Flood Defences within 250m of the study site? No

\* This illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented.

Any relevant data is represented on Map 1 – Flood Map for Planning.

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site.

---

### 1.6 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.

---

## Notes on Flood Zone Data:

This data relates solely to flooding from rivers or the sea. The Environment Agency estimate that over 2.5 million properties are at risk of flooding within England and Wales. River flooding occurs when a watercourse cannot cope with the water draining into it from the surrounding land. This can happen, for example, when heavy rain falls on an already waterlogged catchment. Coastal flooding results from a combination of high tides and stormy conditions. If low atmospheric pressure coincides with a high tide, a tidal surge may happen which can cause serious flooding.

The Groundsure Flood Insight Report comments upon whether a property lies in proximity to Environment Agency Zone 2 and Zone 3 floodplains. The Government's Technical Guidance to the National Planning Policy Framework explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and potential loss of life. The Government looks to planning authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause.

Flood Zones enable planning authorities to apply the sequential test (see Technical Guidance to the National Planning Policy Framework) for development proposals and prevent inappropriate development.

Technical Guidance to the National Planning Policy Framework defines the flood zones as: -

**Zone 1** – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%

**Zone 2** – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

**Zone 3** – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

**Flood Zone 3b/Flood Storage Areas** - very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

The flood zones are the main constraint map underpinning decisions on development and flood risk.

## Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year. For example, defences in urban areas may be built to provide protection against flood events of a size which might occur on average once in one hundred years or less.

## Proposed Flood Defences

This information is taken from the Environment Agency's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

### Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

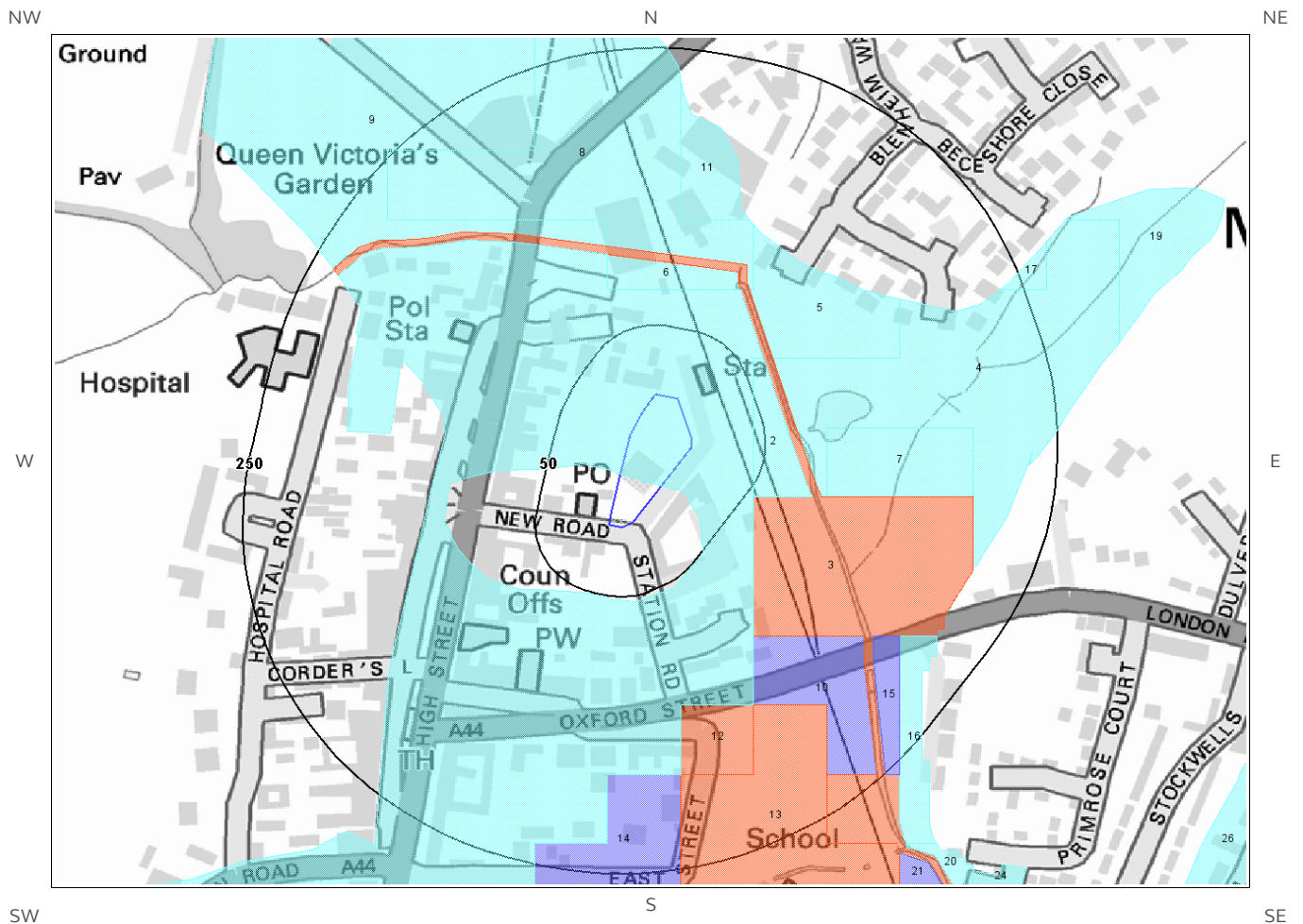
This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

## Flood Storage Areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.



A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and the Environment Agency, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## 2. Environment Agency RoFRaS Flooding Map



Environment Agency RoFRaS  
Flooding legend

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 Site Outline  
 Search Buffers (m)

RoFRaS Rating

-  Very Low
-  Low
-  Medium
-  High



## 2. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS)

### 2.1 Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS Flood Risk
1	0.0	On Site	Low
2	42.0	E	Low

## Notes on RoFRaS data:

This information is based on the very latest Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) data. This data has been created by dividing the flood plain into 50m squares, or smaller areas where a square is intersected by a river or coastline. These are called impact cells. The method then calculates the likelihood that the centre of each impact cell will start to flood using a number of different flood scenarios.

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a high risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency's Flood Warning scheme. The probability estimates for RoFRaS risk bands are as follows:

**Very Low** – the chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

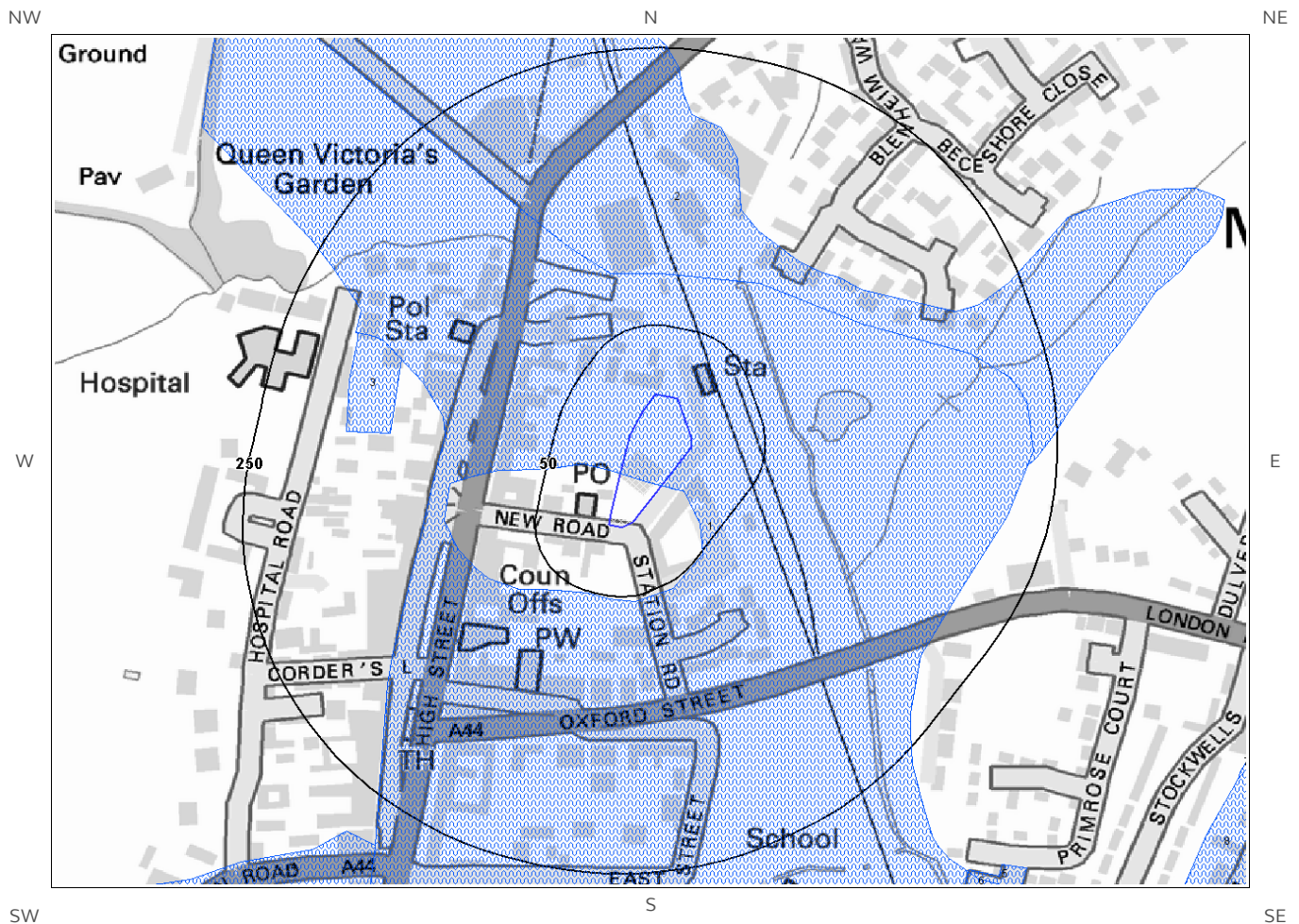
**Low** – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

**High** – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

---

## 3. Environment Agency Historic Flooding Events Map



Environment Agency Historic Flooding Events legend

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## 3. Environment Agency Historic Flooding Events

### 3.1 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency? Yes

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies.

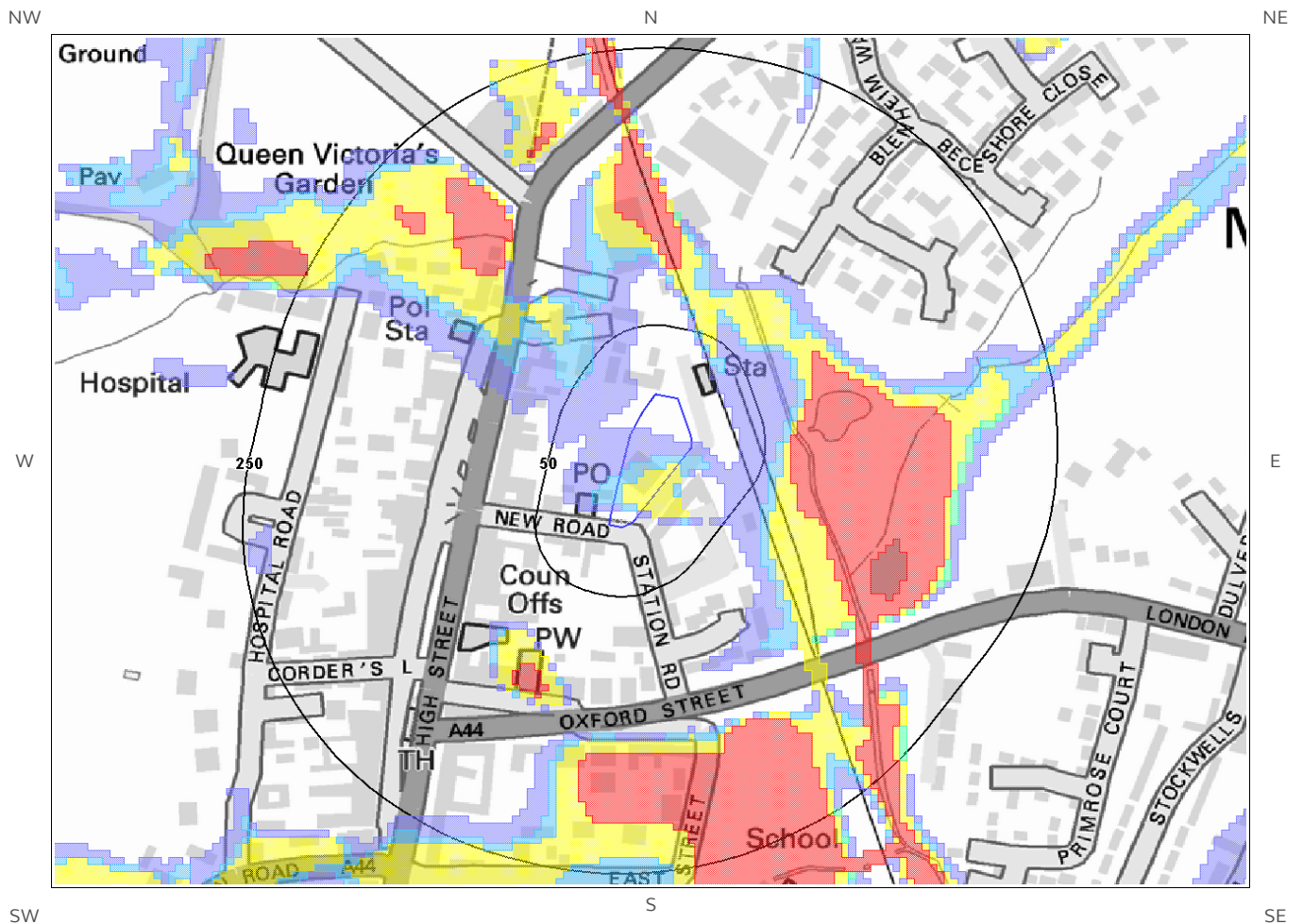
Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

ID	Distance	Direction	Event Name	Date of Flood	Flood Source	Flood Cause	Type of Flood
1	0.0	On Site	Moreton-in-Marsh CP_Fluvial Water	Start Date: 19-07-2007 End Date: 29-07-2007	main river	channel capacity exceeded (no raised defences)	Fluvial
2	87.0	N	Moreton-in-Marsh_Fluvial Water	Start Date: 19-07-2007 End Date: 29-07-2007	main river	channel capacity exceeded (no raised defences)	Fluvial
3	160.0	W	Moreton-in-Marsh_Fluvial Water	Start Date: 19-07-2007 End Date: 29-07-2007	main river	channel capacity exceeded (no raised defences)	Fluvial

### Notes on Historic Flooding data:

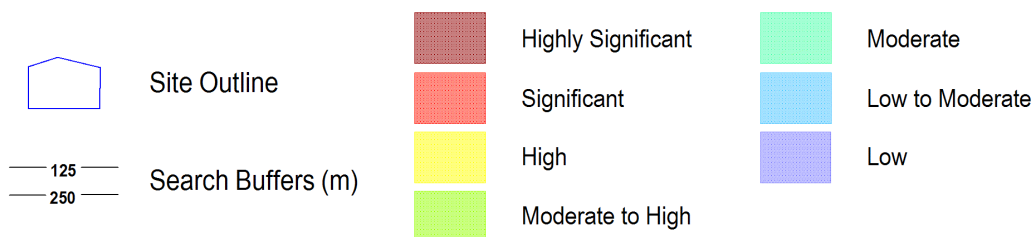
Over 21,000 separate events are recorded within this database, dating back to 1947. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

## 4. JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood  
Legend

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## 4. JBA Surface Water (Pluvial) Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? High

Guidance: The site or an area in close proximity has been assessed to be at High Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.1m to 0.3m

Flood data provided by JBA RISK MANAGEMENT LIMITED Copyright © JBA RISK MANAGEMENT LIMITED 2008-2016

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	Risk
0.0	On Site	High
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
5.0	SE	Low to Moderate
7.0	SE	Low
12.0	SE	Low
24.0	SE	Low to Moderate
28.0	SE	Low
33.0	NE	Low to Moderate
34.0	NE	Low
36.0	NE	High
38.0	NE	Low to Moderate
41.0	N	Low
45.0	NW	Low to Moderate
46.0	N	Low to Moderate
49.0	N	Low



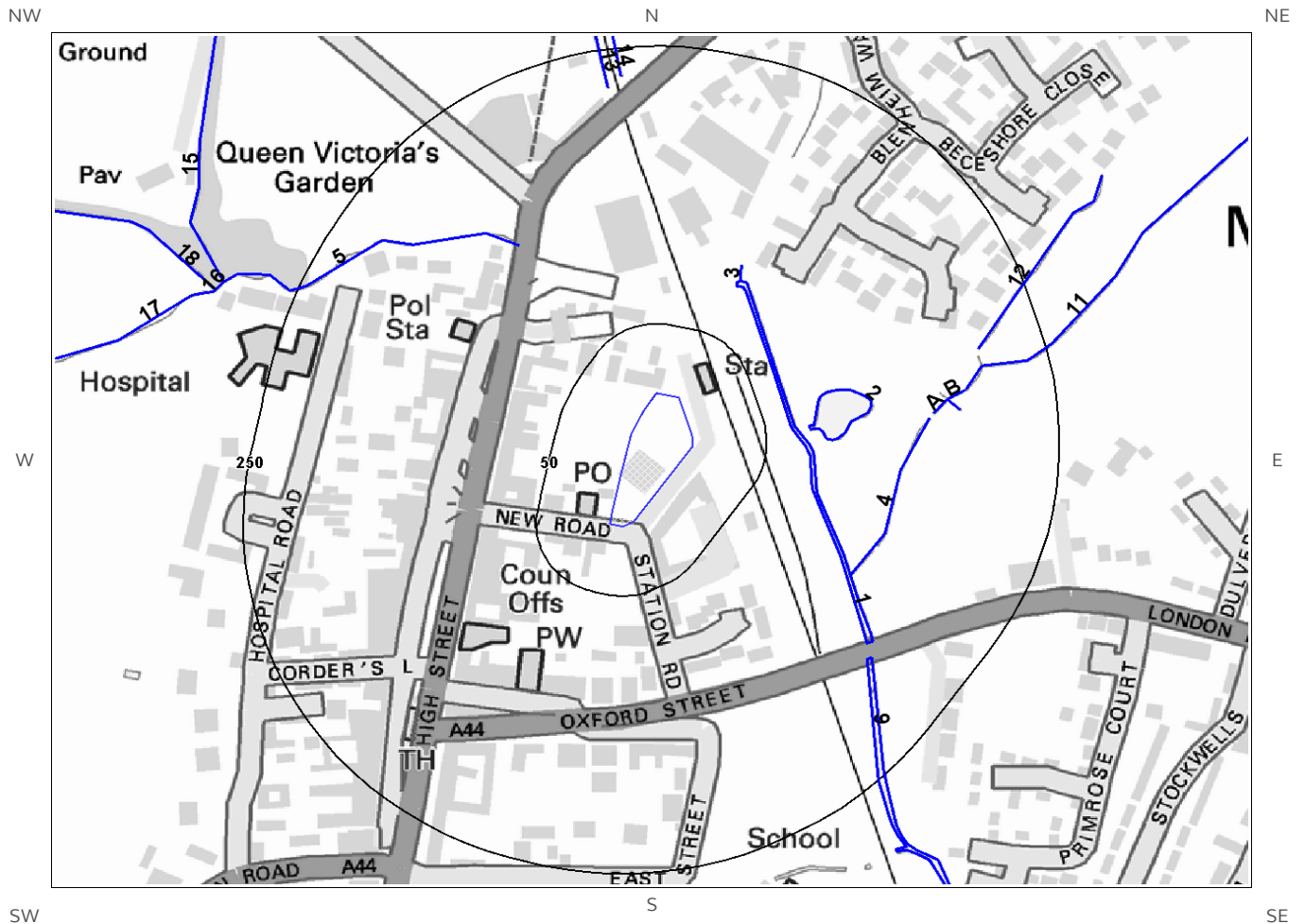
### Notes on Surface water (Pluvial) Flooding data:

JBA Consulting surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

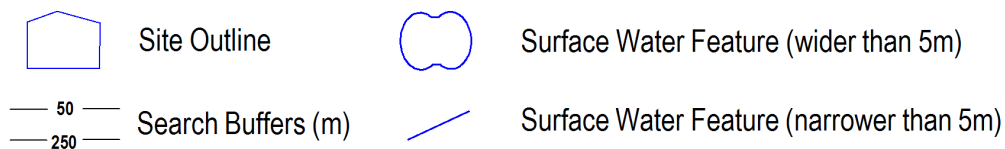
- **Less than 0.1m in a 1 in 1000 year rainfall event** - Negligible
  - **Greater than 0.1m in a 1 in 1000 year rainfall event** - Low
  - **Between 0.1m and 0.3m in a 1 in 200 year rainfall event** – Low to Moderate
  - **Between 0.3m and 1m in a 1 in 200 year rainfall event** – Moderate
  - **Greater than 1m in a 1 in 200 year rainfall event** – Moderate to High
  - **Between 0.1m and 0.3m in a 1 in 75 year rainfall event** – High
  - **Between 0.3m to 1m in a 1 in 75 year rainfall event** - Significant
  - **Greater than 1m in a 1 in 75 year rainfall event** – Highly Significant
-

## 5. Surface Water Features map



Surface Water Features legend

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## 5. Surface Water Features

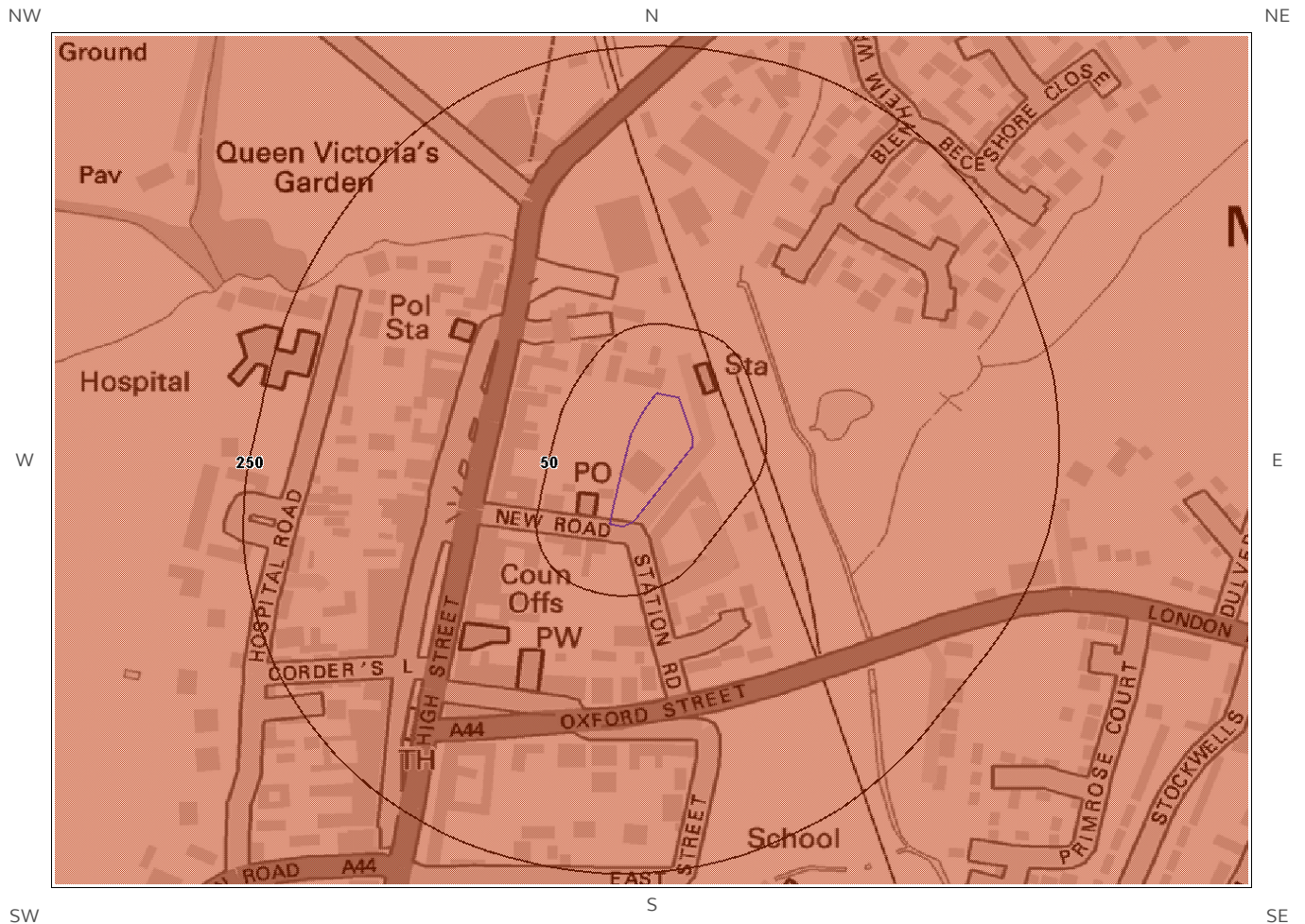
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are represented on mapping:

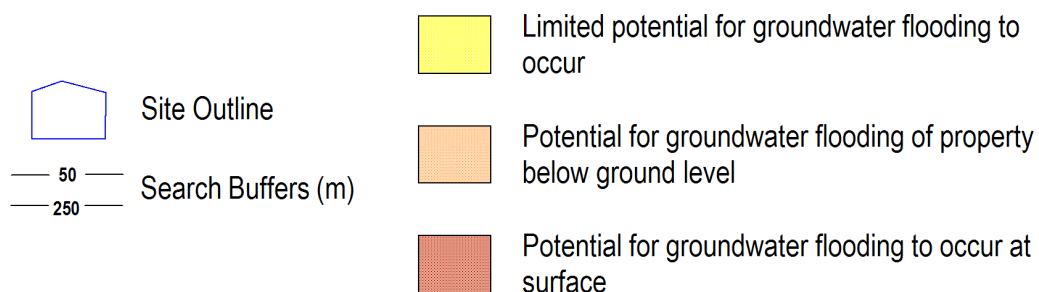
ID	Distance (m)	Direction
1	67.0	E
2	80.0	E
3	94.0	NE
4	142.0	SE
5	142.0	NW
6A	165.0	E
7A	176.0	E
8B	176.0	E
9	187.0	SE
10B	190.0	E
11	204.0	E
12	205.0	E
13	222.0	N
14	229.0	N

## 6. BGS Groundwater Flooding Map



BGS Groundwater Flooding legend

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## 6. Groundwater Flooding

### 6.1 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site? Yes

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? Potential for groundwater flooding at surface

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

### 6.2 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Moderate

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

---



### Notes on Groundwater Flooding data:

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

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## 7. BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site?

Yes

This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

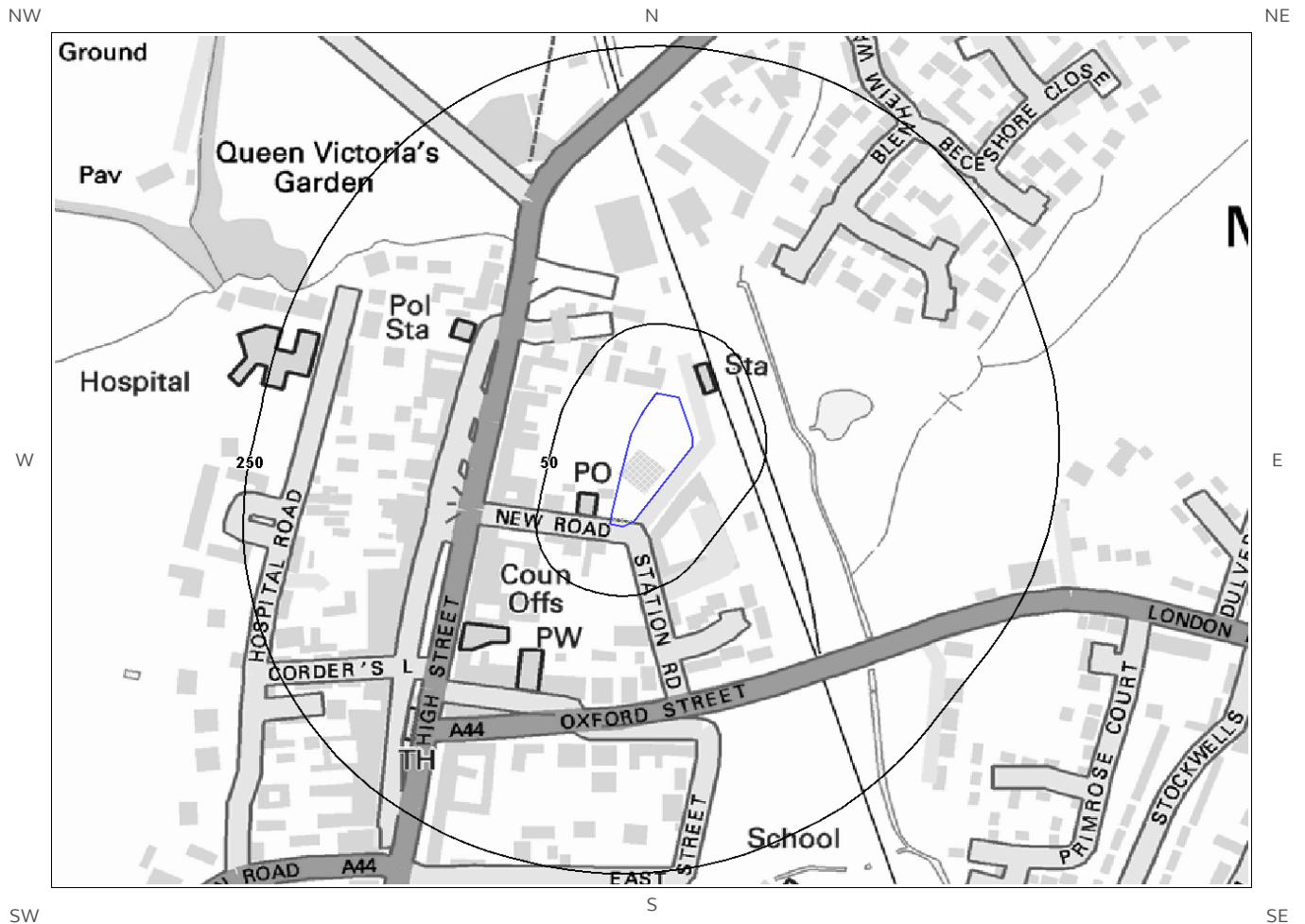
Distance	Direction	Description
0.0	On Site	Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.

### Notes on BGS Geological Indicators of Flooding data:

The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow. These Superficial Deposits are considered 'recent' in geological terms, most having been formed in the later parts of the Quaternary geological period (i.e. within the last few tens of thousands of years). Observations made during recent major inland and coastal flooding events have demonstrated that the erosion and deposition of these recent geological sediments have produced subtle topographical variations, resulting in landforms such as fluvial and coastal floodplains. The mapping of these landforms, in conjunction with the fluvial and/or coastal deposits that underlie them, has in turn determined the extent of previous coastal and inland flooding.

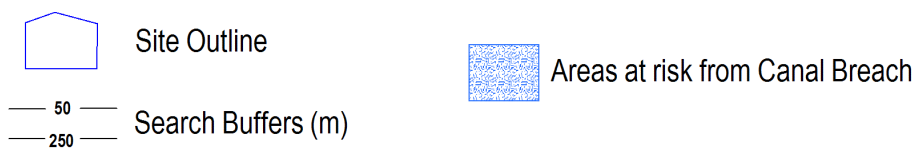
On this basis, the floodplains which are at greatest risk from flooding can be both visualised and defined by Superficial Deposits as depicted on geological maps. These include deposits such as river alluvium and lacustrine (lake) alluvium, as well as the First River Terrace or 'Floodplain terrace' (raised flat areas adjacent to or within floodplains, which represent the level of the floodplain prior to the most recent episode of down-cutting). Older and higher river terraces have been excluded as they lie outside the geologically defined floodplain. Areas at risk from coastal inundation are similarly characterised by a range of estuarine or marine deposits that include, for example, tidal flats.

## 8. JBA Canal Break map



JBA Canal Break legend

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## 8. JBA Reservoir and Canal Data

### 8.1 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure? No

JBA consulting have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment. This data is not displayed on mapping.

Guidance: None required

---

#### Notes on Reservoir Failure Impact data:

This dataset identified areas that are most likely to flood following the sudden catastrophic failure of a reservoir and is provided by JBA Consulting. JBA has identified over 1,700 reservoirs that pose a risk to people and property. These maps identify properties that would flood in the unlikely event of the failure of the reservoir's dam or embankment. Empirical methods were used to predict the flow that would result from the failure which was then modelled onto high resolution Digital Terrain Models (DTM) using JBA's advanced 2D hydraulic modelling techniques. The model provides the maximum depth of flooding in each cell of the DTM.

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### 8.2 JBA Canal Break Modelling

Is the property located within 500m of an area identified as being at potential risk in the event of a canal break? No

Database searched and no data found.

---

## Notes on Canal Break modelling data

Canal failure mapping includes two types of failure:

- Breach of raised canal embankments - failure of the embankment due to weaknesses; these are typically caused by erosion or animal burrowing but can also arise from poor maintenance.
- Aqueduct failure - an aqueduct is where the canal passes over infrastructure such as roads, railways and subways, or over other canals and rivers. Failures of these are typically caused by the collapse of the underlying culvert.

A length of over 1,700km of canal covering England, Wales and Scotland was modelled. The canal modelling is restricted to the areas where LIDAR is available as the raised embankments are more defined in the LIDAR than in the Photogrammetry data. Each canal is categorised as part of the Merchant Shipping Notice (MSN 1776 (M)). The majority of the modelled canals are categorised as A, with a few exceptions, which fell under category B.

- Category A: narrow rivers and canals where the depth of water is generally less than 1.5m.
- Category B: wider rivers and canals where the depth of water is generally 1.5m or more and where the significant wave height could not be expected to exceed 0.6m at any time.
- Category C: tidal rivers and estuaries and large, deep lakes and lochs where the significant wave height could not be expected to exceed 1.2m at any time.
- Category D: tidal rivers and estuaries where the significant wave height could not be expected to exceed 2m at any time.

The canal map provides flood extent data only and show flooded areas with a depth greater than 0.1m.

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# Contact Details

Groundsure Helpline  
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Fax: 0115 936 3276.  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



**British  
Geological Survey**  
NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS Geological Hazards Reports and general geological enquiries

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## Environment Agency

Floodline tel: 0845 988 1188  
General enquiry tel: 08708 506 506  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



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## Ordnance Survey

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SO16 0AS  
  
Tel: 08456 050505  
Website: <http://www.ordnancesurvey.co.uk/>



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## Local Authority

Authority: Cotswold District Council  
Phone: 01285 623 000  
Web: <http://www.cotswold.gov.uk/>  
Address: Trinity Road, Cirencester, Gloucestershir, GL7 1PX

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## Getmapping PLC

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Hampshire RG27 8NW  
Tel: 01252 845444  
Website: <http://www1.getmapping.com/>



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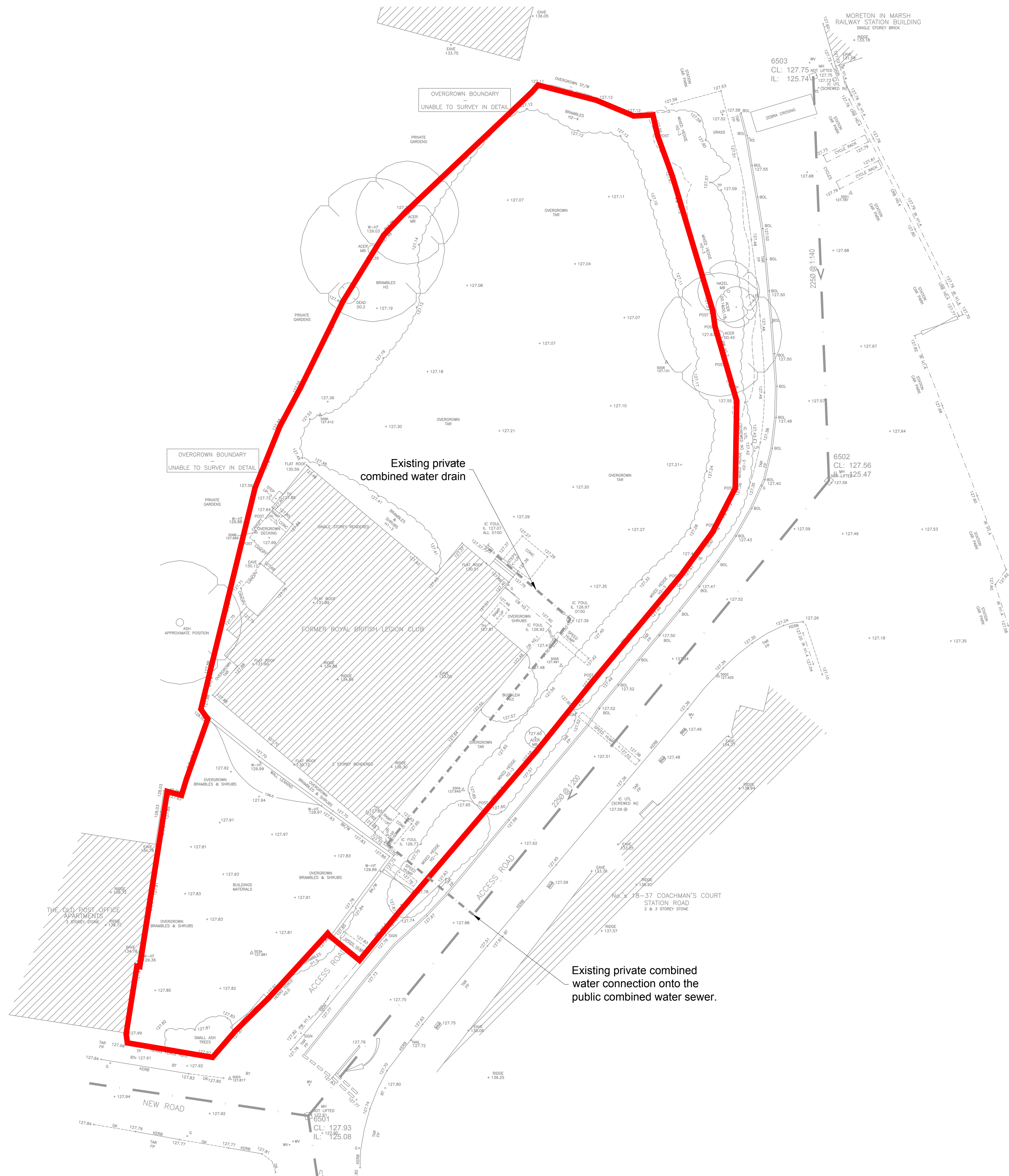
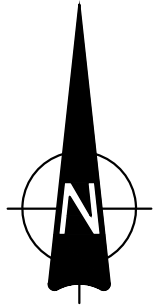
# Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:  
**<https://www.groundsure.com/terms-and-conditions-sept-2016/>**



## Appendix

### Appendix E – Drainage Calculations



GENERAL NOTES:

- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METERS A.O.D. UNLESS NOTED OTHERWISE.
- ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- TOPOGRAPHIC SURVEY DRAWING No. 4779-23SEP16-01, PROVIDED BY A.D. Horner, DATED SEPTEMBER 2016.

Key

- Site Boundary - 2825m²
- Public combined water sewer
- Private combined water drain.

P01	FIRST ISSUE	MM/16	??	??
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Rev:	Description:	Date:	By:	Chkd:
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Quayside, 40-58 Hotwell Road, Bristol, BS8 4UQ  
0117 302 7560  
bristol@curtins.com  
www.curtins.com

Structures • Civils • Environmental • Infrastructure • Transport Planning • Sustainability • Expert Advisory Services  
Birmingham • Bristol • Cardiff • Douglas • Edinburgh • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Status:

PLANNING


Project:

Station Road, Moreton in Marsh

Dwg Title:

Existing Drainage

Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:		
043791	A1	03.10.2016	AH	AH	AH		
	Scale: 1:200						
Project Code:	Originator:	Zone:	Level:	Type:	Discipline:	Category / Number:	Rev:
043791	CUR	00	ZZ	DR	C	SK002	P01

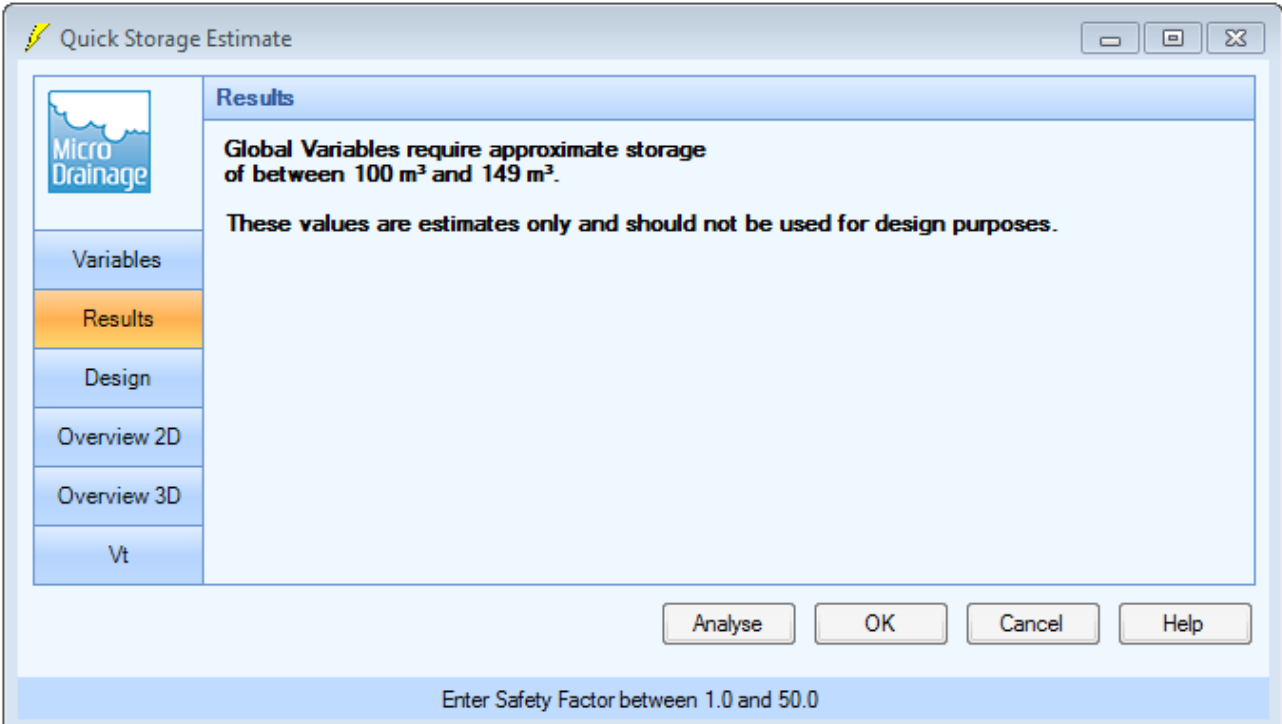
Curtins Consulting Ltd		Page 1
. . .	Former Royal British Legion Station Road Moreton-in-Marsh	
Date 03.10.16 File	Designed by AJH Checked by	
XP Solutions                      Source Control 2016.1		
<div style="text-align: center;"> <p><u>ICP SUDS Mean Annual Flood</u></p> <p>Input</p> <p>Return Period (years)      2                      Soil      0.150</p> <p>Area (ha) 0.283                      Urban      0.000</p> <p>SAAR (mm)    795 Region Number Region 6</p> <p><b>Results    1/s</b></p> <p>QBAR Rural 0.1</p> <p>QBAR Urban 0.1</p> <p>Q2 years 0.1</p> <p>Q1 year 0.1</p> <p>Q30 years 0.3</p> <p>Q100 years 0.4</p> </div>		
<div style="text-align: center;"> <p>©1982-2016 XP Solutions</p> </div>		



The screenshot shows the 'Variables' tab of the 'Quick Storage Estimate' window. The left sidebar contains a vertical menu with 'Variables' selected. The main area contains input fields for various parameters. The 'Return Period (years)' is set to 100. The 'Region' is set to 'England and Wales'. The 'FSR Rainfall' is set to 'M5-60 (mm)' with a value of 19.000. The 'Ratio R' is 0.354. The 'Cv (Summer)' is 0.750 and 'Cv (Winter)' is 0.840. The 'Impemeable Area (ha)' is 0.283. The 'Maximum Allowable Discharge (l/s)' is 5.0. The 'Infiltration Coefficient (m/hr)' is 0.00000. The 'Safety Factor' is 3.0 and 'Climate Change (%)' is 20. At the bottom, there are buttons for 'Analyse', 'OK', 'Cancel', and 'Help'. A footer note states 'Enter Safety Factor between 1.0 and 50.0'.

Variable	Value
FSR Rainfall	M5-60 (mm)
Return Period (years)	100
Region	England and Wales
M5-60 (mm)	19.000
Ratio R	0.354
Cv (Summer)	0.750
Cv (Winter)	0.840
Impemeable Area (ha)	0.283
Maximum Allowable Discharge (l/s)	5.0
Infiltration Coefficient (m/hr)	0.00000
Safety Factor	3.0
Climate Change (%)	20

Variables for 1 in 100 year return period.



The screenshot shows the 'Results' tab of the 'Quick Storage Estimate' window. The left sidebar contains a vertical menu with 'Results' selected. The main area displays the following text: 'Global Variables require approximate storage of between 100 m<sup>3</sup> and 149 m<sup>3</sup>. These values are estimates only and should not be used for design purposes.' At the bottom, there are buttons for 'Analyse', 'OK', 'Cancel', and 'Help'. A footer note states 'Enter Safety Factor between 1.0 and 50.0'.

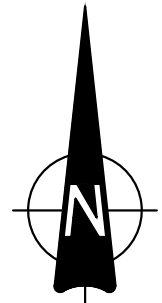
Global Variables require approximate storage of between 100 m<sup>3</sup> and 149 m<sup>3</sup>.  
These values are estimates only and should not be used for design purposes.

Quick Storage Estimate for 1 in 100 year return period

## Appendix

### Appendix F – Proposed Drainage





150m³ of attenuation provided through below ground attenuation which is sealed to prevent ingress of flood water. sized to accommodate the 1 in 100 year return period including climate change allowance.

OVERGROWN BOUNDARY  
UNABLE TO SURVEY IN DETAIL

OVERGROWN BOUNDARY  
UNABLE TO SURVEY IN DETAIL

FORMER ROYAL BRITISH LEGION CLUB

THE OLD POST OFFICE  
APARTMENTS  
3 STOREY BRICK

Existing combined water drainage  
connection into public combined  
water sewer to be retained as  
proposed foul water drainage  
connection from the development.

New Surface Water flow control  
chamber with device designed to  
limit discharge to 5l/s.

Alternative Surface Water Outfall Option  
New Surface Water connection into  
public combined water sewer.

Preferred Surface Water Outfall Option  
Connect to an existing surface water  
manhole within the Station car park  
which outfalls into the water course east  
of the railway tracks.

GENERAL NOTES:

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METERS A.O.D. UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. TOPOGRAPHIC SURVEY DRAWING No. 4779-23SEP16-01, PROVIDED BY A.D. Horner, DATED SEPTEMBER 2016.

Key

- Site Boundary - 2825m²
- Public combined water sewer
- Private foul water drain.
- Private surface water drain.

P01	FIRST ISSUE	MM/16	??	??
Rev:	Description:	Date:	By:	Chkd:



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Status:	PLANNING
---------	----------

Project:	Station Road, Moreton in Marsh
----------	--------------------------------

Orig Title:	Proposed Drainage
-------------	-------------------

# Proposed Drainage

Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:		
043791	A1	03.10.2016	AH	AH	AH		
	Scale: 1:200						
Project Code:	Originator:	Zone:	Level:	Type:	Discipline:	Category / Number:	Rev:
043791	CUR	00	ZZ	DR	C	SK003	P01



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**LOCALISM REFUSAL LETTER**





# COTSWOLD DISTRICT COUNCIL

21 July 2016

THE ROYAL BRITISH LEGION  
Haig House,  
199 Borough High Street,  
London  
SE1 1AA.

Our ref: CAR/MiMBL

When calling please ask for  
Joseph Walker

Tel: 01285 623146

E-mail: joseph.walker@cotswold.gov.uk

Dear Sir or Madam

**The Royal British Legion, New Road, Moreton-in-Marsh, GL56 0AS**

I am writing further to my letter of 8 June 2016 in connection with the nomination of the above land as an Asset of Community Value under the terms of the Localism Act 2011.

The District Council has decided that the nominated land does not satisfy the relevant statutory test and is not, therefore, land of community value within the meaning of the legislation. As a result, the land will be added to our list of unsuccessful nominations. I enclose a copy of the decision notice.

Yours faithfully

Joseph Walker  
Community Partnerships Office



COTSWOLD DISTRICT COUNCIL

NOTIFICATION OF DECISIONS

JOINT HEAD OF LEISURE AND COMMUNITIES

18 JULY 2016

**DETERMINATION OF WHETHER THE BRITISH LEGION CLUB, NEW ROAD, MORETON-IN-MARSH, GL56 0AS SHOULD BE ACCEPTED ONTO THE COTSWOLD DISTRICT LIST OF ASSETS OF COMMUNITY VALUE.**

Summary:

That the Joint Head of Leisure and Communities considers the details of the report and determines whether the property satisfies the Localism Act section 88 definition, and whether it should therefore be added to be listed as an Asset of Community Value.

Consultation:

The Cabinet Member for Communities

Considerations/Documents taken into Account:

- (i) The statutory criteria;
- (ii) The application and supporting information submitted by the organisation submitted the application
- (iii) Consultation responses
- (iv) Legal advice

Decision:

**RESOLVED that the nominated land does not satisfy the relevant statutory test and is not, therefore, land of community value within the meaning of the legislation. As a result, the land will be added to our list of unsuccessful nominations**

**Reasons for Decision:**

The nomination was received and notified to the land owner, in line with legislation and the Non-Statutory Guidance for Local Authorities.

The Joint Head of Leisure and Communities determined that the period elapsed since the nominated property was last in use does not constitute the recent past, as required by Section 88(2) of the Localism Act 2011.

Furthermore, given the current state of the building, and the value of the plot, it was determined that it is not realistic to think that there will be a time in the next five years when there could be non-ancillary use of the building that furthers the social wellbeing or social interests of the local community.

ENDS

**APPENDIX E**

**REQUIREMENTS FOR:**

**WELFARE FACILITIES,**

**CONSTRUCTION PHASE PLAN,**

**BUILDING MANUAL AND O&M MANUAL INFORMATION**

**&**

**HEALTH AND SAFETY FILE INFORMATION**

# Provision of welfare facilities during construction work

## HSE information sheet

## Construction Information Sheet No 59



### Introduction

This information sheet is for dutyholders involved in construction work. It replaces previous guidance contained in *Provision of welfare facilities at transient construction sites* and in *Provision of welfare facilities at fixed construction sites*. It gives guidance on the **minimum** welfare facilities that must be provided or made available to workers on construction sites.

Construction workers need adequate toilet and washing facilities, a place to warm up and eat their food and somewhere to store clothing. However, these basic requirements are often neglected. A cold water tap and chemical toilet on their own are not adequate facilities. Good facilities can positively benefit health and well-being and can help to prevent dermatitis.

### General duties (Construction (Design and Management) Regulations 2007)<sup>1</sup>

#### Clients

If you are a client (but not a domestic client, ie you or your family live in the building under construction) then you must ensure that your contractors have arrangements to provide adequate welfare facilities for construction workers. This does not mean that you have to provide the facilities yourself. If the work is notifiable (that is lasts more than 30 days or will involve more than 500 person days of work) then you must ensure that construction work (including demolition) does not start until suitable welfare facilities are in place.



### **CDM coordinators**

You should give suitable and sufficient advice to the client on the measures needed to ensure that suitable welfare is provided during the construction phase.

### **Principal contractors**

You should make sure that suitable welfare facilities are provided from the start and are maintained throughout the construction phase.

### **Contractors (including the self-employed)**

In all cases you should ensure that there are adequate welfare facilities for workers under your control.

## **Planning**

The availability of welfare facilities, their location on site and regular maintenance must be considered at the planning and preparation stages of every construction project, before construction work (including demolition) starts.

When planning welfare provision, consider:

- the nature of the work to be carried out and the health risks associated with it. For example, consider the provision of showers if the project involves hazardous substances or very dirty work, eg sewer maintenance, dusty demolition activities, work with contaminated land or concrete pouring;
- the distance workers will have to travel to the welfare facilities;
- the duration of the work and number of different locations;
- the numbers of people who will use them;
- the cleaning and maintenance of the welfare facilities;
- whether they need to be relocated during the construction phase.

### **Installing and removing from site**

You need to plan how welfare units will be moved from delivery vehicles into position. It is preferable to mechanically move these units; if manual handling cannot be avoided then you should manage the risk effectively. Your plans should cover safe lifting practices and ensure proper protection of workers from falls from vehicles or portable units.

### **Positioning on site**

You should site welfare units and manage traffic effectively to ensure adequate segregation of pedestrians and vehicles.

### **Toilets**

So far as is reasonably practicable you need to provide flushing toilets and running water, connected to mains water and drainage systems. If this is not possible, facilities with a built-in water supply and drainage tanks should be used. Portable chemical toilets are acceptable only if it is not reasonably practicable to make other adequate provision.

Toilets must be adequately ventilated, lit and maintained in a clean condition. The frequency of cleaning will depend on usage. Basic daily cleaning may not always be sufficient.

Provide an adequate number of toilets. The number needed will depend on the number of workers on site and the type of facilities provided. Portable toilets have a limited capacity and will need emptying. The number of portable toilets needed depends on the number of persons and the frequency of emptying. BS6465-1:2006 recommends a ratio of 1 toilet to 7 persons where portable toilets are emptied once a week.

Men and women may use the same toilet, if it is in a lockable room and partitioned from any urinals. Otherwise provide separate toilets. Adequate supplies of toilet paper should always be available.

Sanitary waste disposal should be provided in facilities used by female workers.

### **Washing facilities**

Provide washing facilities next to both toilets **and** changing areas. Consider placing them next to rest areas if these are far from toilets or changing areas. They should include:

- a supply of clean hot and cold, or warm, water (which should be running water so far as is reasonably practicable);
- soap or other suitable means of cleaning;
- towels or other suitable means of drying;
- sufficient ventilation and lighting;
- sinks large enough to wash face, hands and forearms.

Men and women can share sinks used for washing hands, face and arms. Unisex shower facilities can be provided if they are in a separate, lockable room, which can be used by one person at a time.

Showers used for particularly dirty work, or when workers are exposed to especially hazardous substances (eg development of contaminated land, or demolition of old industrial buildings which are contaminated with toxic substances etc), will need to be separate from the main facilities.

Specialist facilities are needed for certain activities, eg working with lead or asbestos or tunnelling in compressed air.

### **Drinking water**

A supply of wholesome drinking water should be readily available. Where possible, it should be supplied direct from the mains. If water is stored, protect it from possible contamination and make sure it is changed often enough to prevent it from becoming stale or contaminated. Where necessary, clearly mark the drinking water supply to prevent it being confused with hazardous liquids or water which is not fit to drink. Provide cups or other drinking vessels at the outlet, unless the water is supplied in an upward jet, which can be drunk easily (eg a drinking fountain).

### **Changing rooms and lockers**

Every site should have arrangements for securely storing personal clothing not worn on site and for protective clothing needed for site work. Men and women should be able to change separately. Separate lockers might be needed, although on smaller sites the site office may be a suitable storage area provided it is kept secure. Where there is a risk of protective site clothing contaminating everyday clothing, items should be stored separately.

Provision should be made to allow wet clothing to be dried. As a general rule clothing should not be placed directly on heaters due to the risk of fire. If electrical heaters are used, they should be properly ventilated and, if possible, fitted with a high temperature cut-out device.

### **Rest facilities**

Rest facilities should provide shelter from wind and rain. The rest facilities should have adequate numbers of tables, seating with backs, a means for heating water for drinks and for warming up food (eg a gas or electrical heating ring or microwave oven) and be adequately heated. Rest areas are not to be used to store plant, equipment or materials.

### **Smoking**

Smoking is prohibited in enclosed public places and workplaces such as construction sites or work vehicles. Further information is available at

[www.smokefreeengland.co.uk](http://www.smokefreeengland.co.uk),  
[www.clearingtheairscotland.com](http://www.clearingtheairscotland.com) and  
[www.smokingbanwales.co.uk](http://www.smokingbanwales.co.uk).

### **Heating**

Rest facilities will normally require heating. Using properly maintained electrical equipment can eliminate the risks associated with LPG heaters. Inadequately ventilated LPG cookers and heaters can produce carbon monoxide, with potentially fatal results. Flammable gas may escape from leaking cylinders, which have not been properly turned off. If LPG is used reduce the risks by:

- using and storing the cylinders in safe, well-ventilated places outside the accommodation (including overnight) or in purpose-built ventilated storage areas;
- ensuring that the appliances have been properly installed, checked and maintained by a competent person;
- providing adequate combustion ventilation (provide fixed grilles at high and low level);
- checking that the ventilation provided is not blocked, eg fixed grilles blocked by newspaper or rags in cold weather to 'stop draughts';
- checking that cylinders are properly turned off when not in use;
- using wall or ceiling-mounted carbon monoxide detectors.

### **Use of alternative facilities for transient construction sites**

For the purpose of this information sheet, a transient construction site is either where short duration work (up to a week) is carried out at one or many locations, or is of a longer duration carried out while moving over a continuous geographical area, eg major roadworks, cable laying contracts etc.

In such cases, it may be appropriate to make arrangements to use facilities provided by the owner of existing premises, in which the work is being done, local public facilities or the facilities of local businesses. Clear agreement should be made with the provider of the facilities; it should not be assumed that local commercial premises can be used without their agreement. In all cases the standards above must be provided or made available. Facilities must be readily accessible to the worksite, open at all relevant times, be at no cost to the workers, be of an acceptable standard in terms of cleanliness and have hand-washing facilities. Workers need to be made aware of the arrangements to use them and be informed of their location.

Table 1 gives an indication of the options available, in order of preference, for providing welfare facilities for transient construction sites.

**Table 1** Welfare facilities: the options

Type of installation	Additional notes
1a Fixed installation: connected to mains drainage and water.	Order of preference: ■ on site; ■ at a base location; ■ at a satellite compound.  NB This may include the pre-arranged use of private facilities. Permission, preferably in writing, should be obtained from the proprietor in advance of the work starting. The use of public toilets is acceptable only where it is impractical to provide or make available other facilities.
1b Portable water flushing units with water bowser supplies and waste storage tanks.	
2 Portable installation on site.	Consisting of chemical toilet(s), washing facilities and sufficient tables and seating.
3 Suitably designed vehicle.	Consisting of chemical toilet(s), washing facilities and sufficient tables and seating.
4 Facilities which are conveniently accessible to the worksite (includes public toilets).	Use of public toilets is acceptable only where it is impractical to provide or make available other facilities.
5 Portable installation near site.	Incorporating a chemical toilet, washing facilities and sufficient tables and seating.

## References

1 *Managing health and safety in construction. Construction (Design and Management) Regulations 2007. Approved Code of Practice L144* HSE Books 2007 ISBN 978 0 7176 6223 4

While every effort has been made to ensure the accuracy of the references listed in this publication, their future availability cannot be guaranteed.

## Further reading

*Health and safety in construction* HSG150 (Third edition) HSE Books 2006 ISBN 978 0 7176 6182 4  
*Fire safety in construction work* HSG168 HSE Books 2010 ISBN 978 0 7176 6345 3

BS 6465-1: 2006 *Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances*

## Further information

Visit [www.hse.gov.uk/construction](http://www.hse.gov.uk/construction) for more specific information on CDM 2007 and health and safety in the construction industry, including a link to additional guidance for CDM dutyholders developed by the construction industry.

HSE priced and free publications can be viewed online or ordered from [www.hse.gov.uk](http://www.hse.gov.uk) or contact HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA  
 Tel: 01787 881165 Fax: 01787 313995. HSE priced publications are also available from bookshops.

For information about health and safety, or to report inconsistencies or inaccuracies in this guidance, ring HSE's Infoline Tel: 0845 345 0055  
 Fax: 0845 408 9566 Textphone: 0845 408 9577  
 e-mail: [hse.infoline@connaught.plc.uk](mailto:hse.infoline@connaught.plc.uk) or write to HSE Information Services, Caerphilly Business Park, Caerphilly CF83 3GG.

**This information sheet contains notes on good practice which are not compulsory but which you may find helpful in considering what you need to do.**

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**Particulars to be provided in accordance with Appendix 3 of the HSE Guidance Document L153 (CDM2015)**

When drawing up the construction phase plan, information should be included in the plan only where the topic is relevant to the work proposed. The plan sets out how health and safety is to be managed during the construction phase. The level of detail should be proportionate to the risks involved in the project.

**1 Description of project**

- (a) Project description and programme details including any key dates
- (b) Details of Client, Principal Designer, Designers, Principal Contractor, Contractors and other consultants
- (c) Extent and location of existing records and plans that are relevant to health and safety on site, including information about existing structures when appropriate.

**2 Management of the work**

- (a) Management structure and responsibilities;
- (b) Health and safety goals for the project and arrangements for monitoring and review of health and safety performance
- (c) Arrangements for:
  - (i) Regular liaison between parties on site
  - (ii) Consultation with the workforce
  - (iii) The exchange of design information between the Clients, Designers, Principal Designer and Contractors on site
  - (iv) Handling design changes during the project
  - (v) The selection and control of contractors
  - (vi) The exchange of health and safety information between contractors
  - (vii) Site security
  - (viii) Site induction
  - (ix) On site training
  - (x) Welfare facilities and first aid
  - (xi) The reporting and investigation of accidents and incidents including near misses
  - (xii) The production and approval of risk assessments and written systems of work
- (d) Site rules (including drug and alcohol policy)
- (e) Fire and emergency procedures

### 3 Arrangements for controlling significant site risks

(a) Safety risks, including:

- (i) Delivery and removal of materials (including waste\*) and work equipment taking account of any risks to the public, for example during access to or egress from the site,
- (ii) Dealing with services - water, electricity and gas, including overhead powerlines and temporary electrical installations
- (iii) Accommodating adjacent land use
- (iv) Stability of structures whilst carrying out construction work, including temporary structures and existing unstable structures
- (v) Preventing falls
- (vi) Work with or near fragile materials
- (vii) Control of lifting operations
- (viii) The maintenance of plant and equipment
- (ix) Work on excavations and work where there are poor ground conditions
- (x) Work on wells, underground earthworks and tunnels
- (xi) Work on or near water where there is a risk of drowning
  
- (xii) Work involving diving
- (xiii) Work in a caisson or compressed air working
- (xiv) Work involving explosives (including shot fired hand-held devices)
- (xv) Traffic routes and segregation of vehicles and pedestrians
- (xvi) Storage of materials (particularly hazardous materials) and work equipment
- (xvii) Any other significant safety risks

*\* Although no longer required by Regulations made under the Clean Neighbourhoods and Environment Act 2005, the implementation of a site waste management plan (SWMP) may be required by the Client or Principal Contractor as part of their Environmental Policy. The SWMP will record the amount of each type of waste that is expected to arise on site and whether it can be reused, recycled or needs to be disposed of. During construction, the plan will be updated to map what happens against what was expected to happen, allowing lessons to be learned for future projects. Non-statutory guidance will explain the SWMP process in further detail.*

(b) Health risks, including:

- (i) The removal of asbestos
- (ii) Dealing with contaminated land
- (iii) Manual handling
- (iv) Use of hazardous substances, particularly where there is a need for health monitoring
- (v) Reducing noise and vibration
- (vi) Work with ionising radiation
- (vii) Exposure to UV radiation (from the sun)
- (viii) Any other significant health risks

### 4 The health and safety file

- (a) Layout and format
- (b) Arrangements for the collection and gathering of information
- (c) Storage of information

**CONTENT OF THE BUILDING MANUAL PART 1: GENERAL (Principal Contractor to complete)**

- 1.1 Index:  
List the constituent parts of the manual, together with their location in the document.
- 1.2 The Works:
  - Description of the buildings and facilities.
  - Ownership and tenancy, where relevant.
  - *Health and Safety information - other than that specifically required by the Construction (Design and Management) Regulations.*
- 1.3 The Contract:
  - Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.
  - Overall design criteria.
  - Environmental performance requirements.
  - Relevant authorities, consents and approvals.
  - Third party certification, such as those made by "competent" persons in accordance with the Building Regulations.
- 1.4 Operational requirements and constraints of a general nature:
  - Maintenance contracts and contractors.
  - Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors, location of emergency alarm and fire fighting systems, services, shut off valves, switches, etc.
  - Emergency procedures and contact details in case of emergency.
  - Description and location of other key documents.

**CONTENT OF THE BUILDING MANUAL PART 2: BUILDING FABRIC (Principal Contractor to complete)**

- 2.1 Content:  
Obtain and provide the following, including all relevant details not included in other parts of the manual:
- 2.2 Detailed design criteria, including:
  - *Floor and roof loadings.*
  - Durability of individual components and elements.
  - Loading restrictions.
  - Insulation values.
  - Fire ratings.
  - Other relevant performance requirements.
- 2.3 Construction of the building:  
A detailed description of methods and materials used.
- 2.4 *As-built drawings recording the construction, together with an index.*



- 2.5 Information and guidance concerning repair, renovation or demolition/deconstruction.
- 2.6 Periodic building maintenance guide chart.
- 2.7 Inspection reports.
- 2.8 Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.
- 2.9 Fixtures, fittings and components schedule and index.
- 2.10 Guarantees, warranties and maintenance agreements - obtain from manufacturers, suppliers and subcontractors.
- 2.11 Test certificates and reports required in the specification or in accordance with legislation, including:
  - Air permeability.
  - Resistance to passage of sound.
  - Continuity of insulation.
  - Electricity and Gas safety.

### **CONTENT OF THE BUILDING MANUAL PART 3: BUILDING SERVICES (M&E contractors to complete)**

Content: Obtain and provide the following, including all relevant details not included in other parts of the manual:

- 3.1 Detailed design criteria and description of the systems, including:
  - Services capacity, loadings and restrictions
  - Services instructions.
  - Services log sheets.
  - Manufacturers' instruction manuals and leaflets index.
  - Fixtures, fittings and component schedule index.
- 3.2 Detailed description of methods and materials used.
- 3.3 As-built drawings for each system recording the construction, together with an index, including:
  - Diagrammatic drawings indicating principal items of plant, equipment and fittings.
  - Record drawings showing overall installation.
  - Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.
  - Identification of services - a legend for colour coded services.
- 3.4 Product details, including for each item of plant and equipment:
  - Name, address and contact details of the manufacturer.
  - Catalogue number or reference.
  - Manufacturer's technical literature, including detailed operating and maintenance instructions.
  - Information and guidance concerning dismantling, repair, renovation or decommissioning.
- 3.5 Operation: A description of the operation of each system, including:
  - Starting up, operation and shutting down.
  - Control sequences.
  - Procedures for seasonal changeover.
  - Procedures for diagnostics, troubleshooting and faultfinding.
- 3.6 Guarantees, warranties and maintenance agreements - obtain from manufacturers, suppliers and subcontractors.

- 3.7 Commissioning records and test certificates list for each item of plant, equipment, valves, etc. used in the installations - including:
- Electrical circuit tests.
  - Corrosion tests.
  - Type tests.
  - Work tests.
  - Start and commissioning tests.
- 3.8 Equipment settings: Schedules of fixed and variable equipment settings established during commissioning.
- 3.9 Preventative maintenance: Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems.
- 3.10 Lubrication: Schedules of all lubricated items.
- 3.11 Consumables: A list of all consumable items and their source.
- 3.12 Spares: A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.
- 3.13 Emergency procedures for all systems, significant items of plant and equipment.
- 3.14 Annual maintenance summary chart.

#### NOTES

- 01 **The Health and Safety File** is a separate document produced by the Principal Designer. The contents are described in the Pre-Construction Information document (PCI) provided before commencement of the works.
- 02 Items shown in *italics* are included in the Health and Safety File

The Health and Safety File should contain the information needed to allow future construction work, including cleaning, maintenance, alterations, refurbishment and demolition to be carried out safely. Information in the file should alert those carrying out such work to risks, and should help them to decide how to work safely. The level of detail should allow the likely risks to be identified and addressed by those carrying out the work:

- (a) Brief description of the work carried out
- (b) Any residual hazards which remain and how they have been dealt with (for example surveys or other information concerning asbestos; contaminated land; water bearing strata; buried services etc)
- (c) Key structural principles (for example, bracing, sources of substantial stored energy - including pre- or post-tensioned members) and safe working loads for floors and roofs, particularly where these may preclude placing scaffolding or heavy machinery there
- (d) Hazardous materials used (for example lead paint; pesticides; special coatings which should not be burnt off etc)
- (e) Information regarding the removal or dismantling of installed plant and equipment (for example any special arrangements for lifting, order or other special instructions for dismantling etc)
- (f) Health and safety information about equipment provided for cleaning or maintaining the structure
- (g) Nature, location and markings of significant services, including underground cables; gas supply equipment; fire-fighting services etc
- (h) Information and as-built drawings of the structure, its plant and equipment (for example, the means of safe access to and from service voids, fire doors and compartmentalisation etc).



OXFORD ARCHITECTS

Rev .  
A – GWR & MiMTC comments noted (28/02/2025)

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