

Utilities Report

Utility Type		
	Electricity	STATUS: AFFECTED NUMBER AFFECTED: 2
	Gas	STATUS: NOT AFFECTED NUMBER AFFECTED: 0
	Water and Sewerage	STATUS: AFFECTED NUMBER AFFECTED: 1
	Telecoms	STATUS: AFFECTED NUMBER AFFECTED: 2
	Other	STATUS: AFFECTED NUMBER AFFECTED: 4

Total Number of Utility Companies Contacted: 19

Report Information

	Works Description: Development Appraisal
	Batch: A

Status: Complete - Please see 'Understanding This Report'

This report is issued for the site described as:

Site off Sample Road, Sample Town

Report Number
LM / 77561

National Grid Reference
440569 361641,440757
361496,440370 361828,440532
361874,440471 361408

Customer Reference
Sample

Report Date
10 September 2020

CONTACT DETAILS

If you require any assistance, please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Utilities Report

i Understanding this report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

Report Summary

This table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

Location Map

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

Request Status Report

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

Affected Utilities – We have received plans/information

No Response Received – We are still awaiting a full response

Not affected Utilities – We have received a not affected/no plant present response

Responses

Affected responses are listed by company. Any responses from companies confirming they are not affected are provided at the back of the report for your records.

‘Awaiting Further Responses’ or ‘Pack Complete’?

We do not include Local Authority requests when indicating if the pack is ‘Complete’ or ‘Awaiting Further Responses’ as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don’t receive replies from local authorities at all

Utilities Report

Definitions and Recommendations

- **Affected**

Utility Company is expected to be affected by any work carried out in the area searched, as their asset records indicate their plant is located within or close to the area searched.

We would advise you to consult with the utility company as soon as possible in any event prior to carry out any works. Further on-site detection and verification should be undertaken before any works are commenced. For further information regarding Wayleaves, you should contact the affected Utilities.

- **No Response Received**

At the date of issuing this report no response has been received from the utility company. Exercise caution when planning or conducting further work. It must always be assumed that assets are present.

For further information regarding Wayleaves, we recommend that these utility organisations are contacted.

- **Not Affected**

Utility company is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

There should be no further need to consult with the utility company, based on the information provided. However, appropriate detection and verification should be undertaken before any works are commenced.

Response Times

We endeavour to obtain as much of the information as possible by **01 October 2020**. Unfortunately, there are occasions when the response times of the utility companies mean we do not receive all information within the chosen timescale.

In these scenarios we will send all the information that is available as a first report. When we receive any remaining responses, the report will be re-issued in full incorporating the new information. This will continue until the report is complete. The front page of the report will confirm the batch (e.g. A, B or C) and whether responses are outstanding.

Terms and Conditions

Full Terms and Conditions can be found on the following link: www.landmarkinfo.co.uk/Terms/Show/515

Please note that Utility reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9952.

Next Steps

Full Terms and Conditions can be found on the following link: www.landmarkinfo.co.uk/Terms/Show/515

Please note that Utility reports have a validity of 3 months from the date of purchase

Utilities Report

Landmark Utilities Report Service PAS 128 Statement

Prepared for: **Landmark Information Group Ltd**

Practitioner: **Atkins**

Report Number: LM / 77561

Client Reference: Sample

Site Name: Site off Sample Road, Sample Town

Date of Order: 10 September 2020

Date of Issue: 01 October 2020

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss your report further with us, please contact Landmark Customer Services.

Utilities Report

 Search data map



Please ensure that search data covers the COMPLETE AREA within the boundary lines on this map. This is marked by

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

Client Reference:

Sample

Route:

Site off Sample Road, Sample Town

Postcode:

OSGR:

440569,361641,440757,361496,440370,361828,440532,361874,440471,361408

Check by:

NJ

Utilities Report



Request Status Report

Route: Site off Sample Road, Sample Town
Date Requested: 10 September 2020
Checked and Validated By: NJ
Postcode:
Client Reference: Sample
Validation Date: 1 October 2020
OSGR:
440569 361641,440757 361496,440370
361828,440532 361874,440471 361408
Report Number: LM / 77561

Affected Utilities

We have received plans/information from the following companies. Please see the enclosed response.

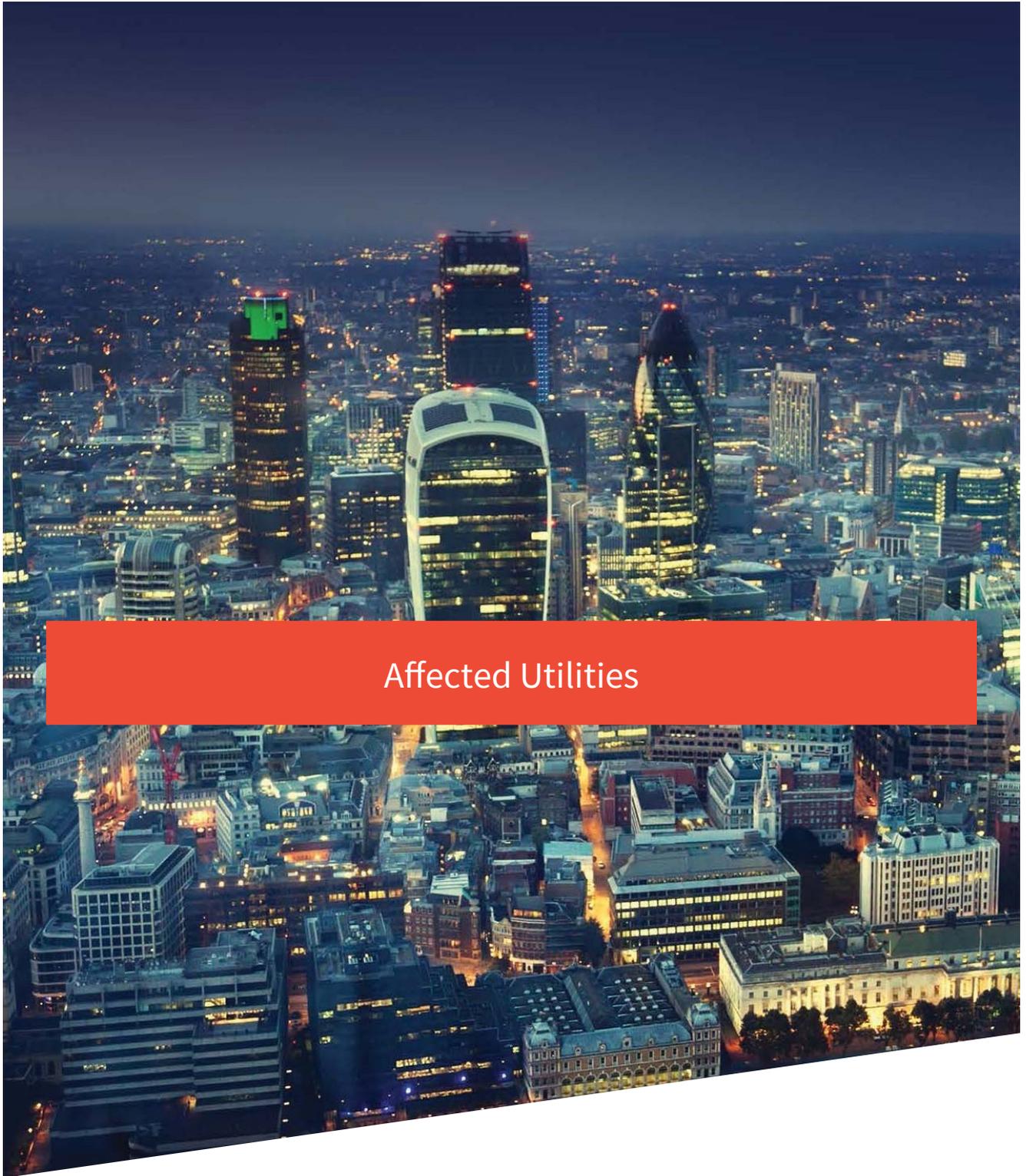
Utility	Category	Date Issued	Notes
Derbyshire County Council	Council	01 October 2020	
Environment Agency	Environmental Agency	01 October 2020	See Response
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fiberspan]	Telecom	01 October 2020	
LinesearchbeforeUdig	Other	01 October 2020	Western Power Distribution - identified as affected. See separate response.
Network Rail	Rail	01 October 2020	
Severn Trent Water	Water, Sewerage	01 October 2020	
Utility Assets	Electric	01 October 2020	See Response
Western Power Distribution	Electric, Telecom	01 October 2020	

Utilities Report

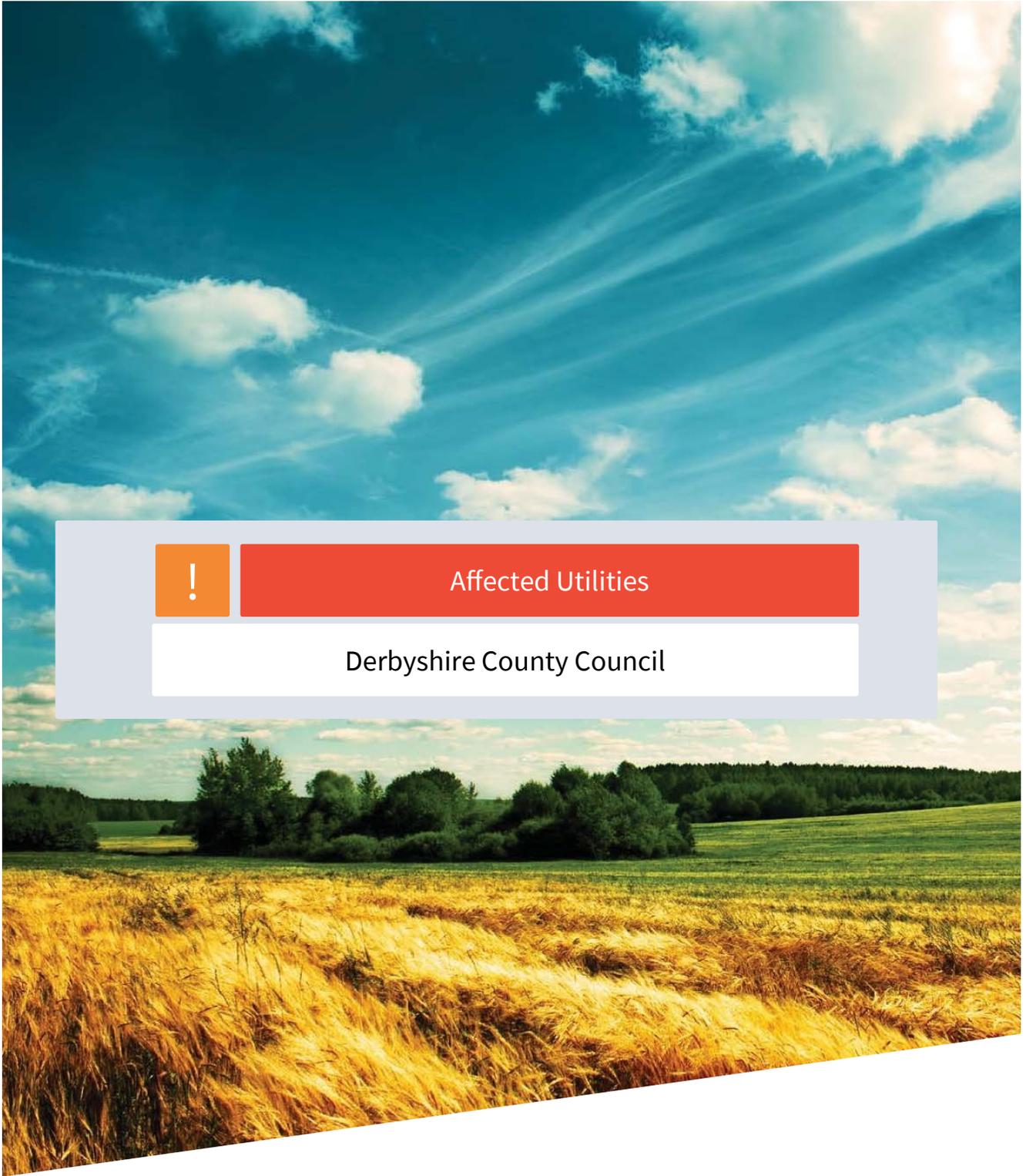
Not Affected Utilities

We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	01 October 2020	
Cadent Gas Ltd	Gas	01 October 2020	
CityFibre	Telecom	01 October 2020	
euNetworks	Telecom	01 October 2020	
GTC	Telecom, Gas, Electric, Water	01 October 2020	
Last Mile	Electric	01 October 2020	
Openreach - [British Telecommunications]	Telecom	01 October 2020	
SKY Telecommunications Services	Telecom	01 October 2020	
Verizon	Telecom	01 October 2020	
Virgin Media	Telecom	01 October 2020	
Vodafone	Telecom	01 October 2020	

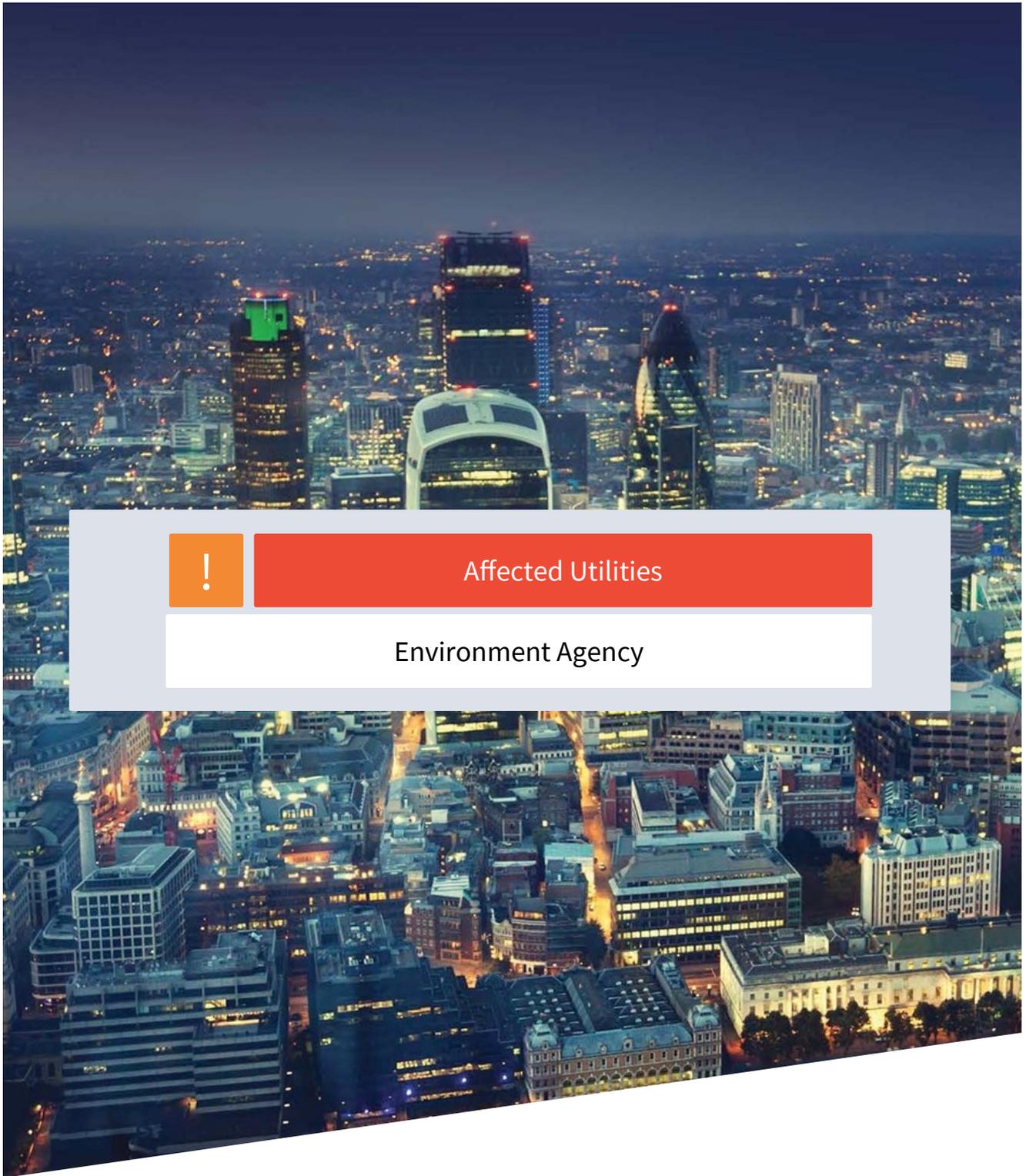


Affected Utilities



Affected Utilities

Derbyshire County Council



Affected Utilities

Environment Agency

From: Enquiries, Unit enquiries@environment-agency.gov.uk
Sent: 12 June 2019 17:28
To: enquiries@environment-agency.gov.uk
Subject: **THIS IS A SAMPLE**

Follow Up Flag: Follow up
Due By: 25 June 2019 09:00
Flag Status: Flagged

To whom it may concern,

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. You can find more information about this at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment or pipelines situated in the public highway.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.'

Back

Best Regards

Jonathan

From: enquiries@environment-agency.gov.uk (mailto:enquiries@environment-agency.gov.uk)
Sent: 07 June 2019 12:06
To: enquiries@environment-agency.gov.uk
Subject: Plant Enquiry - 70001 - Land off Eversall Lane, Althorpe - Please respond by 25/06/2019

Our Reference: 70001
Site Name: Land off Eversall Lane, Althorpe
Works Description: Development Approval
Site Grid References: 447500 301000, 447500 301000, 447500 301000, 447500 301000, 447500 301000, 447500 301000

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

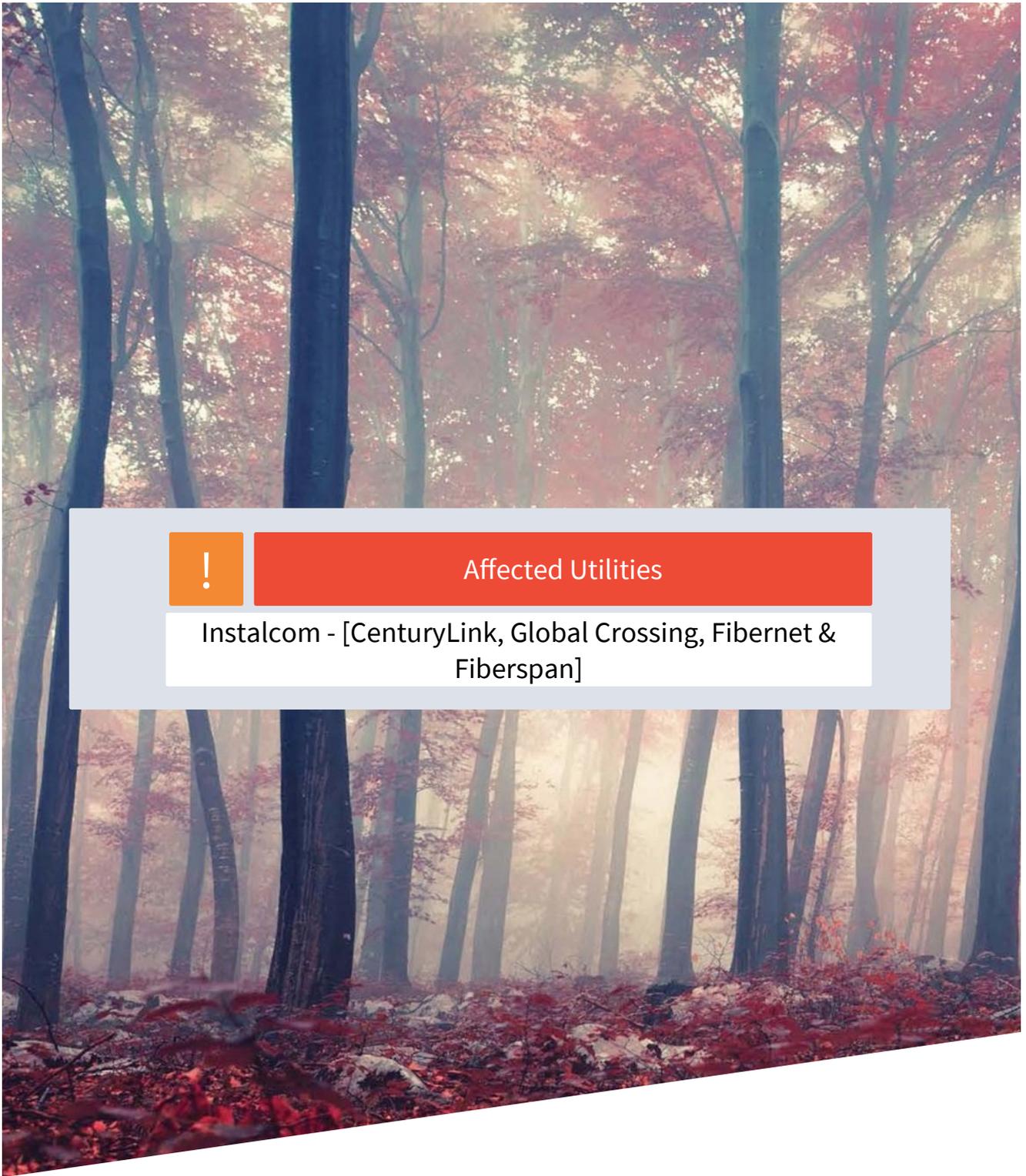
We request plans showing the location of your company's affected plant in relation to the [online site area shown within the boundary on the attached map](#). Grid references and coordinates relative to the site boundary are provided on the attached map to help you locate the site.

With your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFID), where available.

It would be greatly appreciated if you could respond to this enquiry by 25/06/2019. Your prompt response will assist with our checks proposed in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.

Kind regards,



Affected Utilities

Instalcom - [CenturyLink, Global Crossing, Fibernet & Fiberspan]



From: Plantenquiries <Plantenquiries@instalcom.co.uk>
Sent: 12 June 2019 17:41
To: Utility Solutions GDC Requests
Subject: GDC 19-2403 RE: Plant Enquiry - 7000 - Land off Everhill Lane, Althorpe - Please

Attachments: **THIS IS A SAMPLE**

Follow Up Flag: Follow up
Due By: 25 June 2019 09:00
Flag Status: Flagged

Dear Sir or Madam,

With reference to your enquiry regarding the above noted location, we enclose the drawings on behalf of CenturyLink Communications UK Limited (formerly Level 3) indicating the approximate position of services in this area.

If you need access to the surface / underground lines as part of your works could you please contact Peter Waller (peter.waller@centurylink.com) for further information about the location of this equipment.

We would draw your attention to the fact that while the position of the plant has been shown as accurately as possible, the information is intended as a general guide only and must not be relied upon in the event of any excavations or other work in the vicinity. **We would remind you that the onus remains on you to determine the exact position for example by a hand excavated trial hole.** Instalcom accepts no liability for claims arising from any inaccuracy, omissions or errors contained herein. If you would like to query the location further, please email us accordingly and we can arrange an in depth survey, which will be charged at a cost. Enclosed is a guide to excavation works around existing plant.

Instalcom responds to plant enquiries for CenturyLink (formerly LEVEL 3), GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC and FIBERNET UK LTD and FIBRESPAN LTD simultaneously and therefore you only need send one copy of a plant enquiry to cover all of these companies.

If you require any further information, please do not hesitate to contact me.

Regards

Plant Enquiries Dept
Instalcom Limited
Southmead Ind. Park
Reading Lane
Southmead
Bristol, UK

Office: +44 (0)1273 751 4011
Fax: +44 (0)1273 751 4011
Email: plantenquiries@instalcom.co.uk
Web: <http://www.instalcom.co.uk>

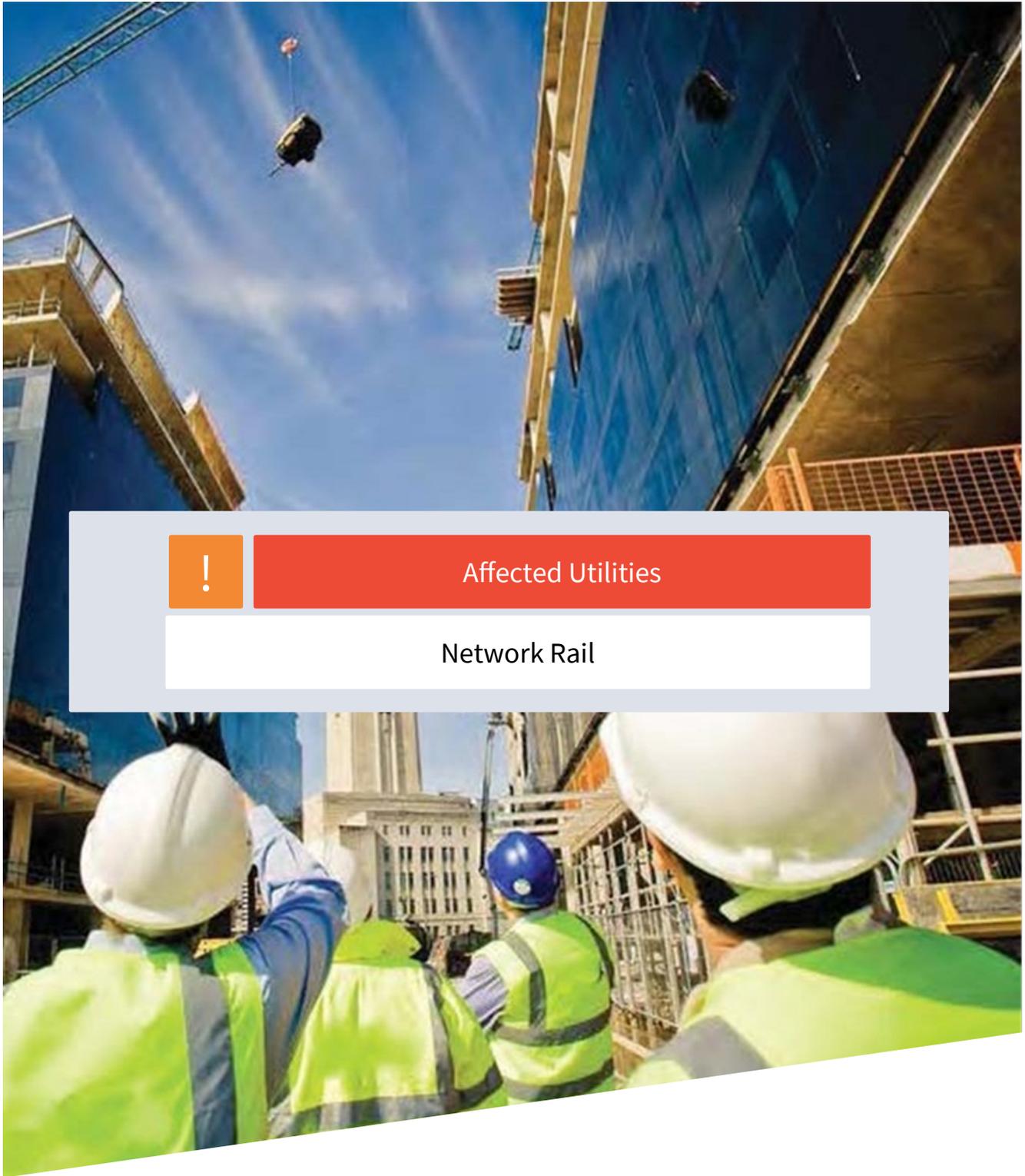


THIS IS A SAMPLE



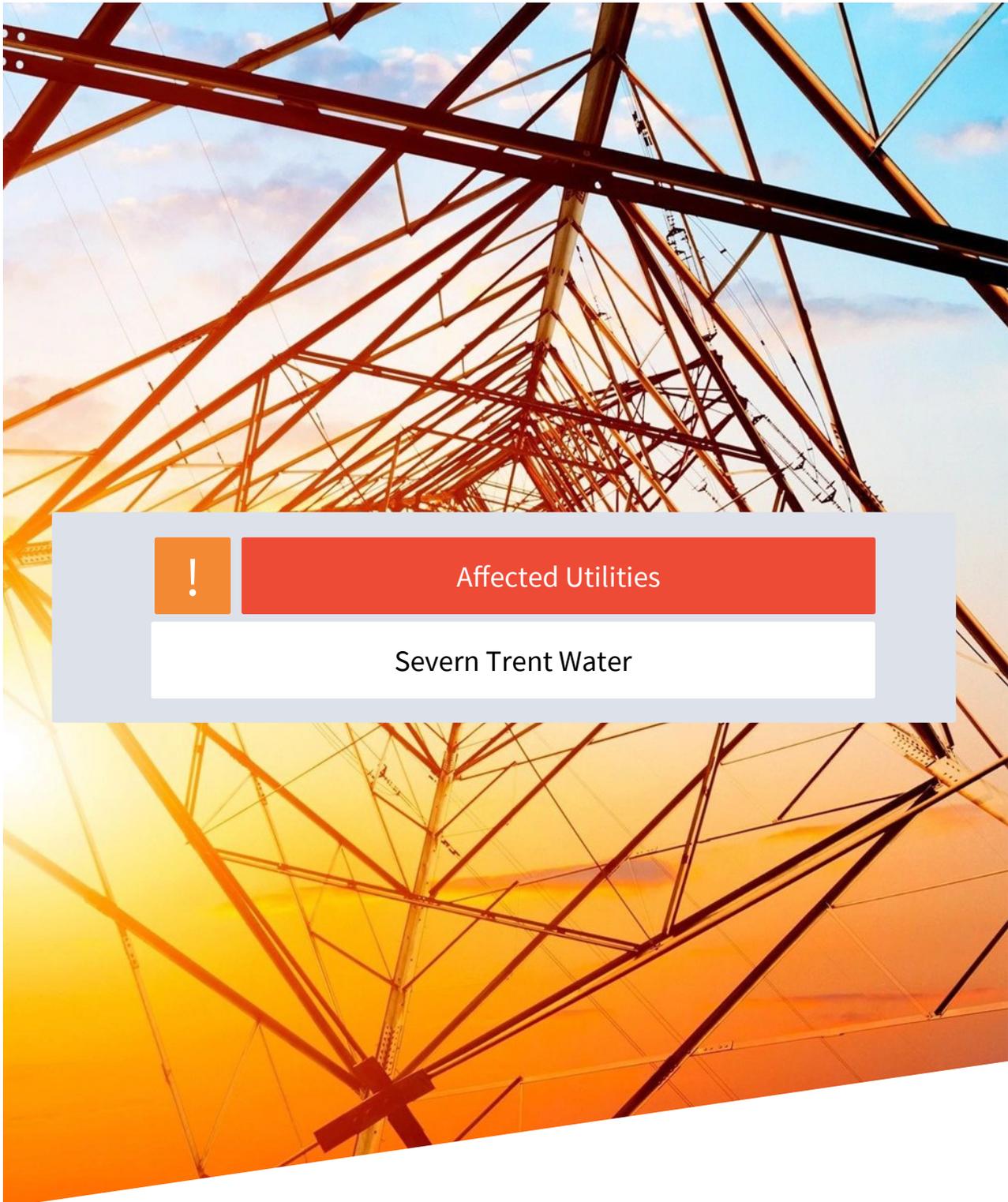
Affected Utilities

LineSearchbeforeUdig



Affected Utilities

Network Rail

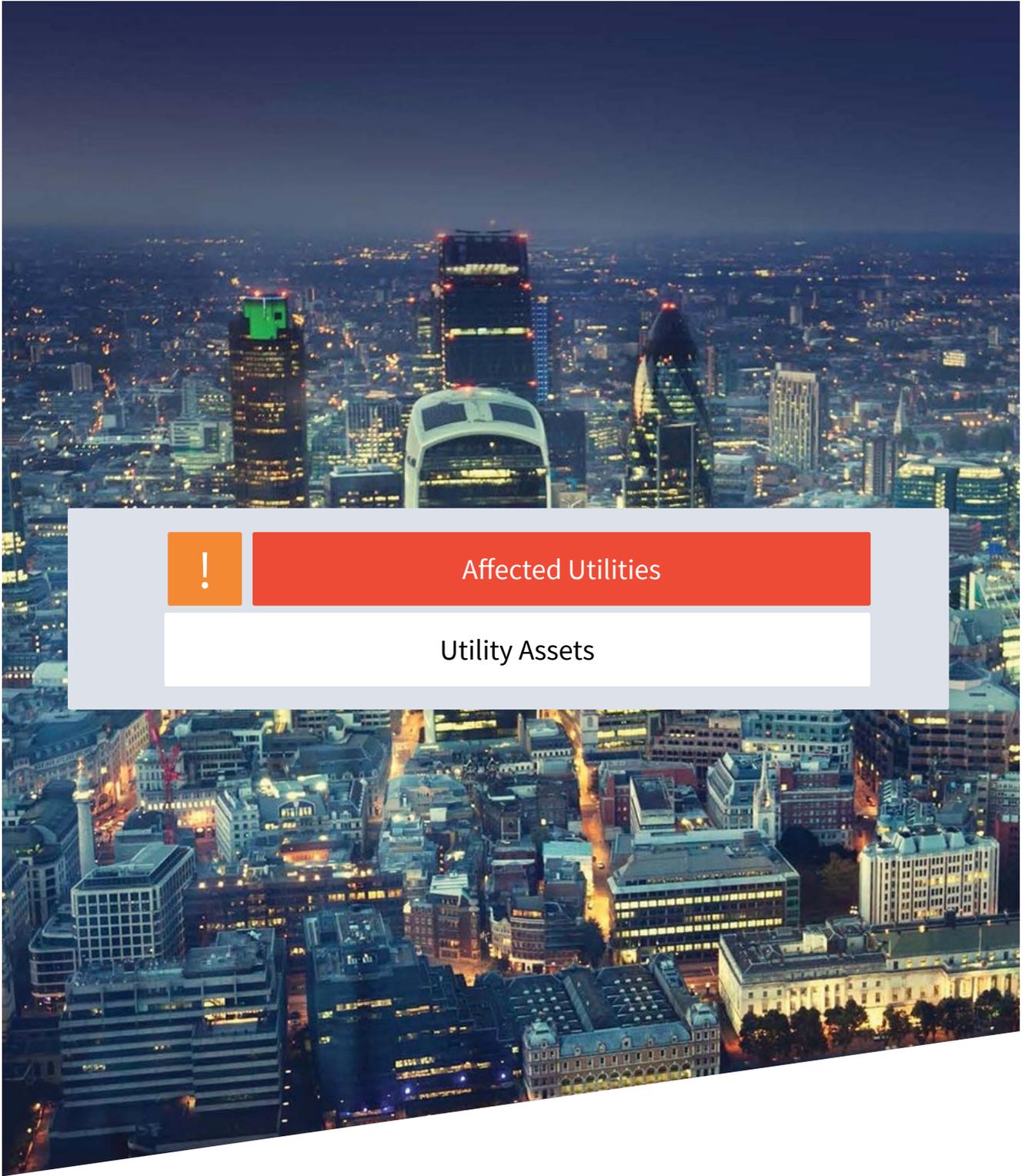


Affected Utilities

Severn Trent Water

THIS IS A SAMPLE





Affected Utilities

Utility Assets

ADVISORY NOTICE

SUPPLIER UPDATE: Utility Assets

On 07/06/19, an enquiry was sent to Utility Assets' plant record department. As of the date of issue of this Utilities Report, we have not received a formal response from Utility Assets in regards to owning any equipment on this site. Utility Assets have however advised the following:

"Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from asset.manager@utilityassets.co.uk quoting a site reference number.

Asset Manager - Utility Assets Ltd"

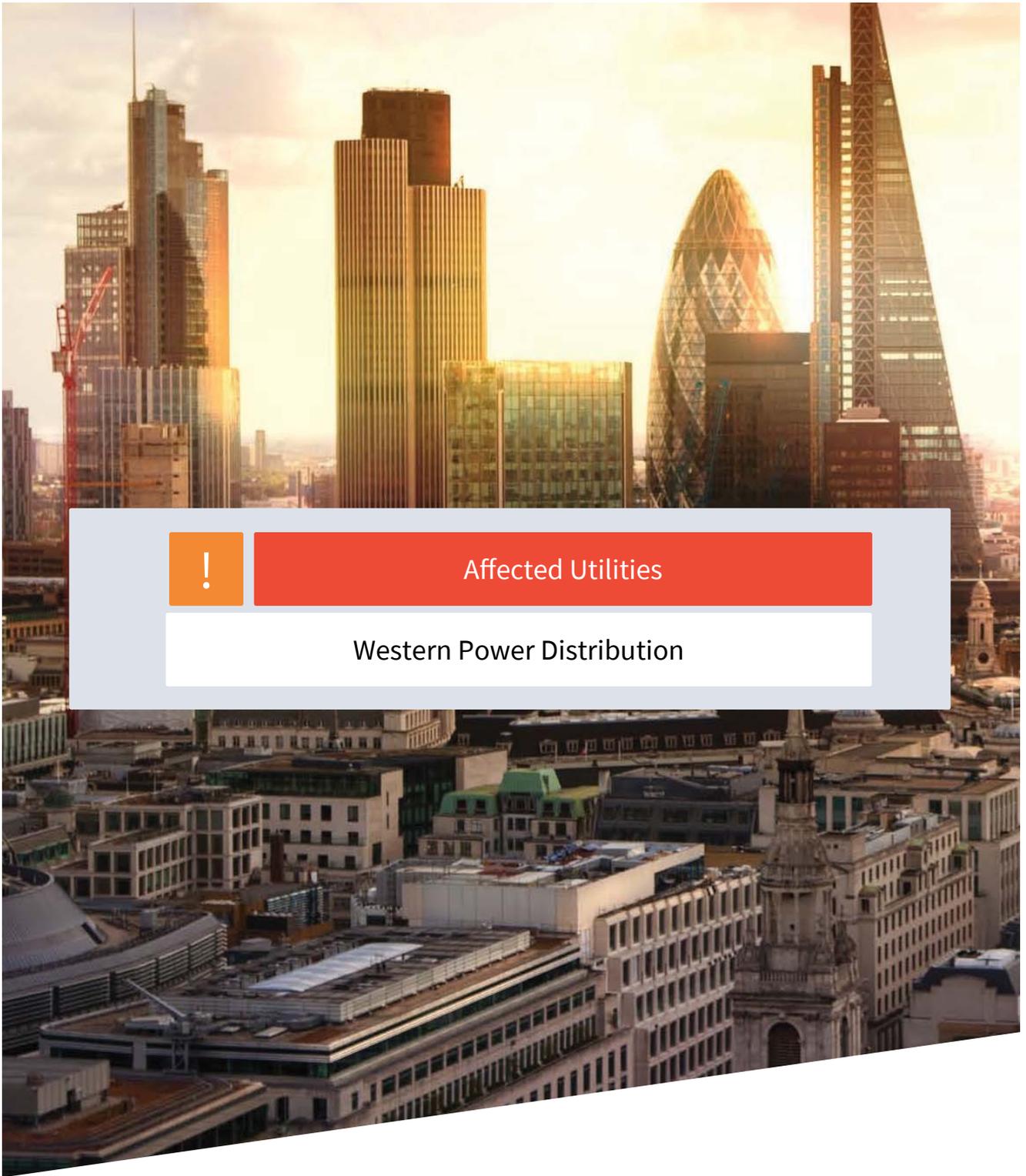
If a formal response is received within 3 months of the date of this search it will be forwarded onto you as per our usual service. However, without formal communication from Utility Assets it remains unconfirmed that your site will not be affected by their network. Utility Assets will not acknowledge receipt of this enquiry, or any subsequent chases, unless their network will be affected.

Terms and Conditions

Full Terms and Conditions can be found on the following URL:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Please note that Utilities Reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please telephone our Customer Service Team on 0844 844 9966.



Affected Utilities

Western Power Distribution



Not Affected Utilities

From: Plantenquiries.utilities@bt.com
Sent: 18 June 2019 17:08
To: 'Plant Enquiry Team' <plantenquiries.utilities@bt.com>
Subject: Plant Enquiry - 7685 - Land off Evered Lane, Milton - Please respond by 25/06/2019

THIS IS A SAMPLE

Follow Up Flag: Follow up
Due By: 25 June 2019 09:00
Flag Status: Flagged

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on the communication. If you have received this communication in error please contact plantenquiries.utilities@bt.com and delete the communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of BT. A Telecom 100. BT A Telecom 100 monitors e-mails to ensure that its systems operate effectively and to minimise the risk of abuse.

From: enquiries.utilities@bt.com (enquiries.utilities@bt.com)
Sent: 17 June 2019 12:06
To: enquiries.utilities@bt.com
Subject: Plant Enquiry - 7685 - Land off Evered Lane, Milton - Please respond by 25/06/2019



We have checked Cadent Gas Ltd's data and in this instance your area is not affected.



We have checked CityFibre's website and in this instance your area is not affected.

A map with a light blue grid. A large orange rectangle is highlighted in the center. The map shows various geographical features like green areas, blue lines, and brown spots. A green box with the number '23' is on the left side. The text 'THIS IS A SAMPLE' is written in red across the orange rectangle.

THIS IS A SAMPLE

From: Request: requests@btconnect.com
Sent: 26 June 2020 12:16
To: Utility Solutions UK Requests
Subject: Plant Enquiry - 6019 - Site along Philip Lane, Stratford sub Castle - Please respond by 26/06/2020

Follow up flag
Created by
Flag status

THIS IS A SAMPLE

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Last Mile **does not** have any plant within the area(s) specified in your request.

If you require further assistance with outstanding enquiries, please call 0333 307 402.

More enquires of plant enquiries are sent to requests@btconnect.com

Regards

From: requests@btconnect.com <requests@btconnect.com>
Sent: 26 June 2020 12:17
To: requests@btconnect.com
Subject: Plant Enquiry - 6019 - Site along Philip Lane, Stratford sub Castle - Please respond by 26/06/2020

Our Reference: 6019

Sent: 26 June 2020 12:17

To: requests@btconnect.com

Subject: Plant Enquiry - 6019 - Site along Philip Lane, Stratford sub Castle - Please respond by 26/06/2020

Our Reference: 6019

Site Name: Site along Philip Lane, Stratford sub Castle

Works Description: Resurfacing

Site Grid References: 412826 122027,414380 122216,412867 122026,414254 122216,412886 122740

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the [entire site area shown within the boundary on the attached map](#). Grid references and coordinates relative to the site boundary are provided on the attached map to help you locate the site.

With your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in the area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFID) where available.

It would be greatly appreciated if you could respond to this enquiry by 26/06/2020. Your prompt response will assist with our clients proposals in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.

Kind regards,

BTCONNECT - Utility Solutions

The Hub, 500 Park Avenue, Acton West, Brentford, Greater London, Middlesex, W6 0QZ

Tel: +44(0)181 602200

Email: requests@btconnect.com



We have checked Openreach - [British Telecommunications]'s website and in this instance your area is not affected.

THIS IS A SAMPLE

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards

For more information on Sky TV, please visit www.sky.com
Sky TV is available on Sky set-top boxes only.
Sky TV is available on Sky set-top boxes only.
Sky TV is available on Sky set-top boxes only.

For more information on Sky TV, please visit www.sky.com
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For more information on Sky TV, please visit www.sky.com

Please visit www.sky.com for more information on Sky TV.

We request that you do not disclose the location of your company's office to the www.sky.com website unless the location is the subject of a Sky TV advertisement. This information will be used to help you reach the site.

When you register your account with us, we will ask you to provide us with your company's location. If you do not provide this information, we will not be able to provide you with our services. This information will be used to help you reach the site. Please do not provide information regarding the location of your company's office to the www.sky.com website unless the location is the subject of a Sky TV advertisement.



As of 07/06/19, Virgin Media are deemed to be not affected by your site.

An additional response from Virgin Media in relation to your area of interest is available on request from Landmark Customer Services with prices starting from £43 + VAT.

No liability of any kind whatsoever is accepted by Landmark Information Group, its servants or agents, for any error or omission in respect of information contained in this report. The underground services must be verified and established on site before any excavation is carried out.

THIS IS A SAMPLE

Please accept this email as confirmation that Vodafone: Fixed does not have apparatus within the vicinity of your proposed works detailed below.

Many thanks

Plant Enquiries Team

1. 0800 070 070

2. plant.enquiries@vodafone.co.uk

For more information on our services, please visit our website at www.vodafone.co.uk

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0800 070 070

CONFIDENTIAL INFORMATION



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1. 0800 070 070

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Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Tel: 0844 844 9966 Fax: 0844 844 9980 Email: helpdesk@landmark.co.uk

Landmark adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD
Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.