

Appendices
Land South of Filands,
Malmesbury, (Phase 4) SN16 9JN

Prepared for Gleeson Land
By Technical & Development Services (Southern) Ltd

Project Information

Title	Appendices
Site Location	Land South of Filands, Malmesbury, (Phase 4) SN16 9JN
Client	Prepared for Gleeson Land
TDS Project Number	GLE.U.65
Document Ref	UR-01-Appendix To be read in conjunction with (appraisal document ref)
Prepared by	Technical & Development Services (Southern) Ltd Hillreed House, 54 Queen Street Horsham West Sussex RH13 5AD
Document File path	U:\Utilities\Gleeson\GLE.U.65 - Malmesbury Phase 4\Admin\Report\Appendices\Appendices.docx

Issue History

Issue	Date	Author	Author signature	Approver	Approved signature
01	10/02/2025	Dan Wright	<i>Dan Wright</i>	Trevor Baker	<i>Trevor Baker</i>
02	27/02/2025	Dan Wright	<i>Dan Wright</i>	Trevor Baker	<i>Trevor Baker</i>

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Drawing 1 – Existing Services Overlay

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Appendix 1 – Site Plans



Romsey T: 01794 367703
Portishead T: 01275 407000
London T: 01794 367703

www.thrivearchitects.co.uk

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Rev	Description	Date	Au	Ch
A	Issued For Planning	24.02.25	NJ/TM	NJ

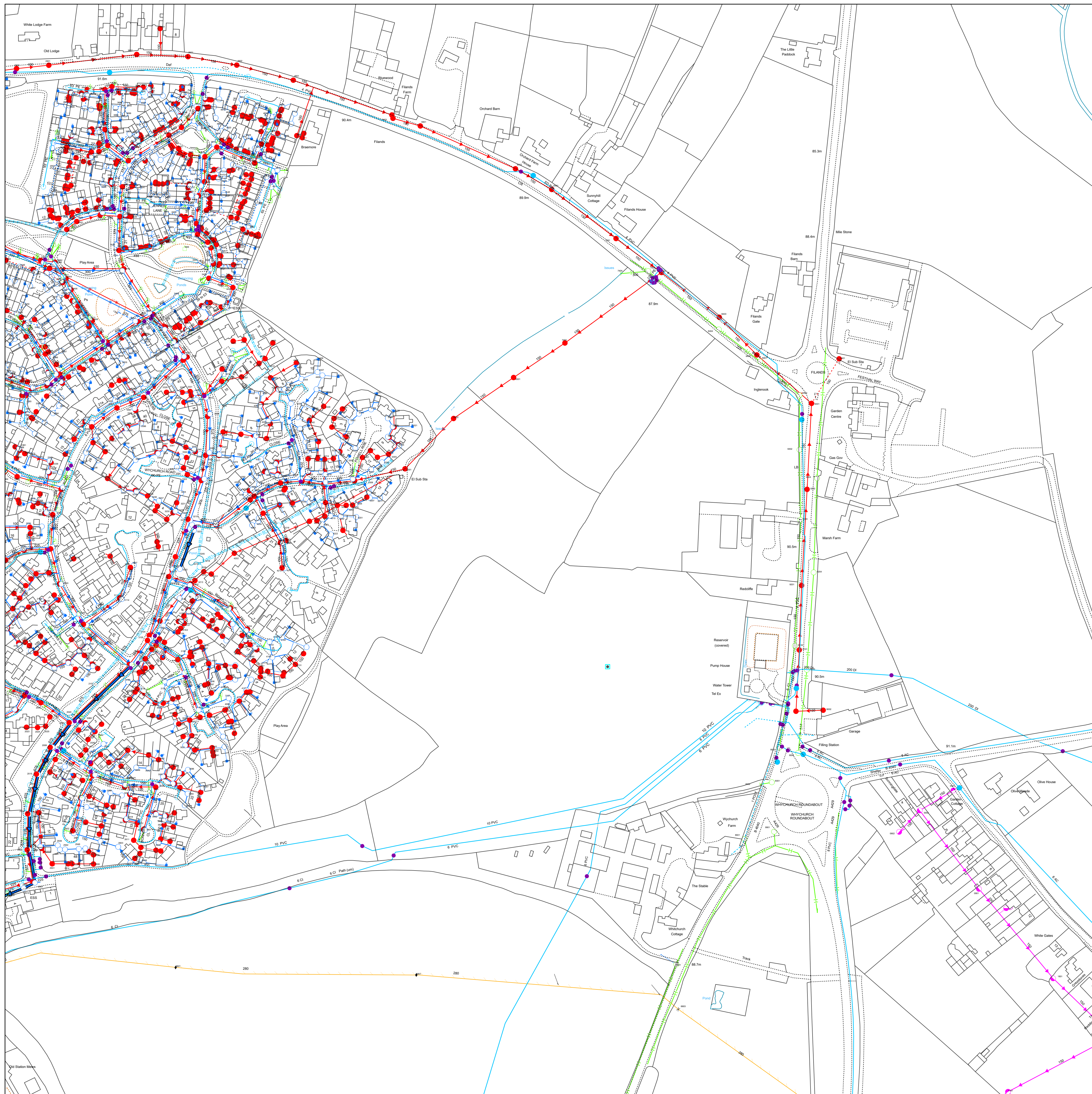
Project	Land north of Whychurch Farm and west of Crudwell Road		
Drawing	Illustrative Masterplan		

Client	Gleeson Land		Date	31.01.25
Job no.	GLEE240917		Rev.	A
Dwg no.	IMP.02		Scale	1:1250@A2
Author	NJ/TM	Checked	NJ	Office
Status	PLANNING		Office	Portishead
Client ref.				



Appendix 2 – Drainage Infrastructure

Wessex Water Web Map



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<u>WATER MAINS</u>	<u>SEWERS</u>	<u>STRATEGIC</u>	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>SECTION 104</u>	<u>OTHER WESSEX PIPES</u>	<u>NON-WESSEX / UNKNOWN</u>
Distribution	Foul					Rising Mains	Private Rising Mains
Washout	Surface					Standby Rising Mains	Culverted Watercourse
Raw Water	Combined					Effluent Disposal	Highway Drain
Abandoned	Abandoned					Overflow	Use Unknown
Private	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).					Syphon	Status Unknown
	Some styles of line and symbol are shown on the key in sample/typical colours.						
FITTINGS	STRUCTURES						
Hydrant	Manhole - Foul		Pumping Station - Surface				
Other	Manhole - Surface		Pumping Stn - Foul/Combined				
	Manhole - Combined		Gully				
Inlet	Outfall		Vent Column				
Lamphole			Rodding Eye				
Bifurcation - Foul			Catchpit				
Bifurcation - Surface			Flushing Chamber				
Bifurcation - Combined			Soakaway				
Combined Sewage Overflow			Non Return Valve				
			Air Valve				
			Hatch Box				
			Washout				

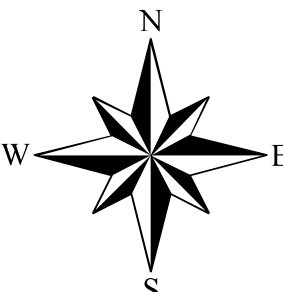
OTHER STRUCTURES

Attenuation Tank	Tunnel
Storage Tank	Interceptor

YTL GROUP

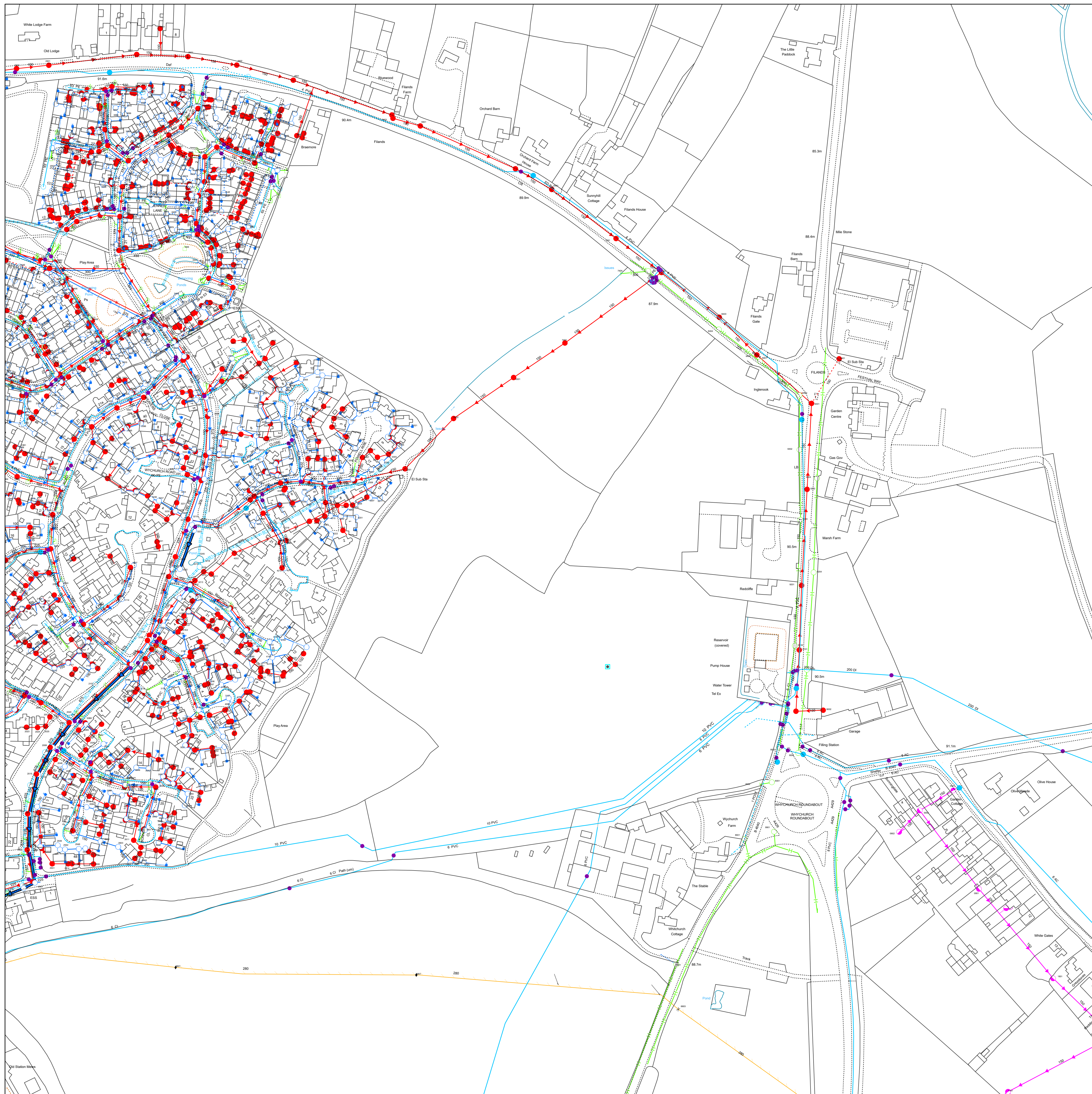
Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 04/12/2024
Centre: 393698E, 188241N
Scale: 1:1,768
(when printed at A1 size)



Appendix 3 – Water Infrastructure

Wessex Water Web Map



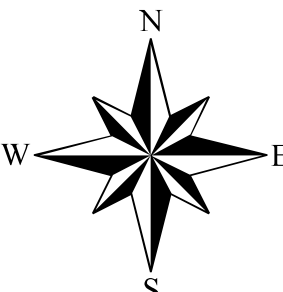
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WATER MAINS		SEWERS		STRATEGIC		PUBLIC		PRIVATE		SECTION 104		OTHER WESSEX PIPES		NON-WESSEX / UNKNOWN	
	Distribution		Foul										Rising Mains		Private Rising Mains
	Washout		Surface										Standby Rising Mains		Culverted Watercourse
	Raw Water		Combined										Effluent Disposal		Highway Drain
	Abandoned		Abandoned										Overflow		Use Unknown
	Private												Syphon		Status Unknown
Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow). Some styles of line and symbol are shown on the key in sample/typical colours.															
FITTINGS		STRUCTURES										OTHER STRUCTURES			
	Hydrant		Manhole - Foul		Pumping Station - Surface								Attenuation Tank		Chamber
	Other		Manhole - Surface		Pumping Stn - Foul/Combined								Storage Tank		Tunnel
			Manhole - Combined		Gully										Interceptor
	Inlet		Outfall		Vent Column										
	Lamphole				Rodding Eye										
	Bifurcation - Foul				Catchpit										
	Bifurcation - Surface				Flushing Chamber										
	Bifurcation - Combined				Soakaway										
	Combined Sewage Overflow				Non Return Valve										
					Air Valve										
					Hatch Box										
					Washout										

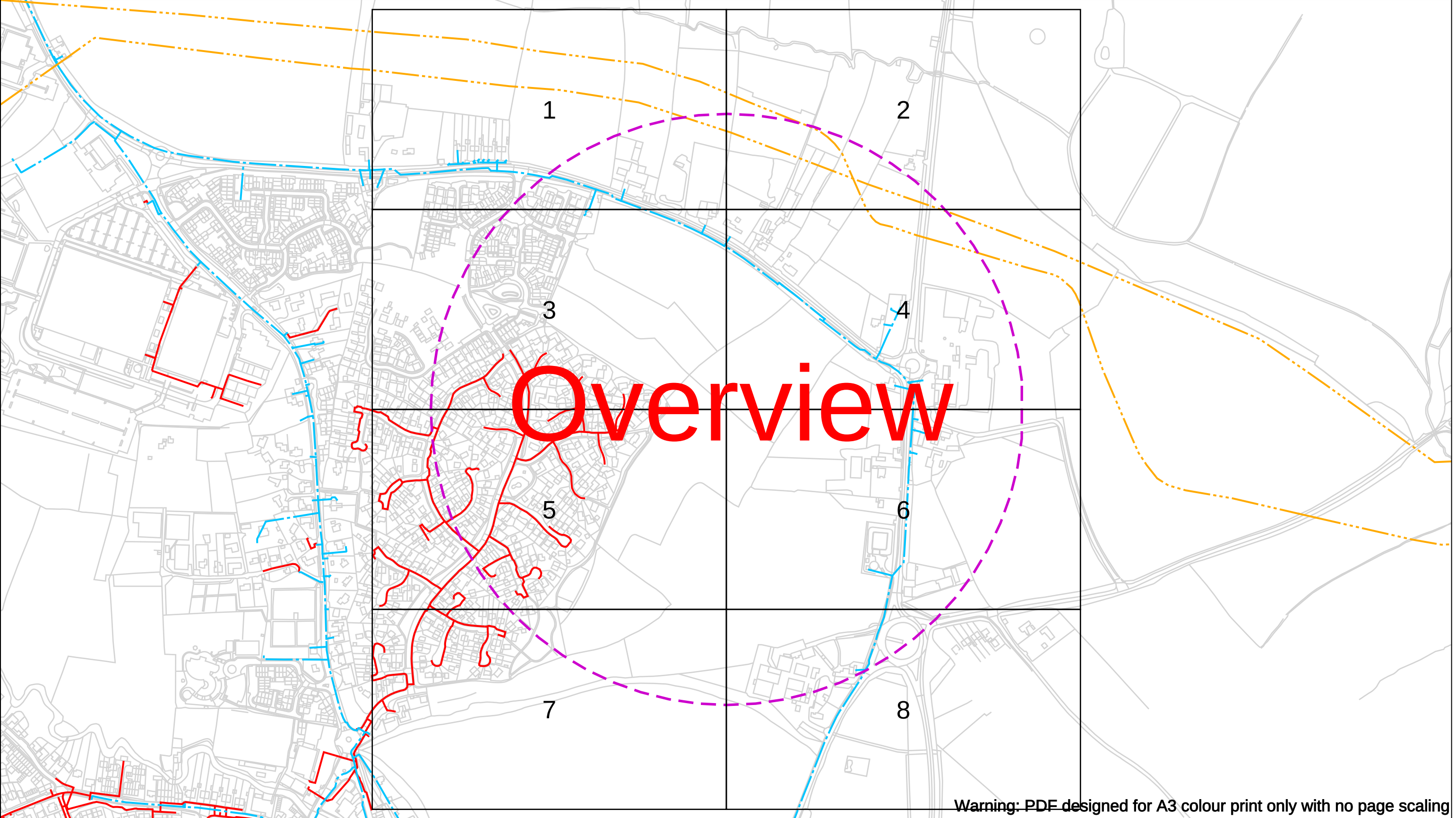


Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 04/12/2024
Centre: 393698E, 188241N
Scale: 1:1,768
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Appendix 4 – Gas Infrastructure



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Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 02/12/2024
Job Reference: 35588321
Site Location: 393675 188320

Requested by:
Mr TDS Southern
Your Scheme/Reference:
GLE.U.65

Scale: 1:5125 (When plotted at A3)

EXTREME CAUTION. Major Accident Hazard Pipeline in Vicinity
****RISK OF DEATH OR SERIOUS INJURY****
Prior to excavation starting you must contact the plant protection team on 02920 278912

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed
- The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter
- Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated
- You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used
- It is your responsibility to ensure this information is provided to all persons working near our plant
- If in doubt call the WWU dig team on 02920 278912

In case of an emergency call 0800 111 999

Dig Sites

Area: Line:

Low Pressure (LP) 21mbar – 75mbar

Medium Pressure (MP) 350mbar – 2bar

Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES & WEST UTILITIES

Smell gas?
Call the Gas Emergency Service on
0800 111 999.

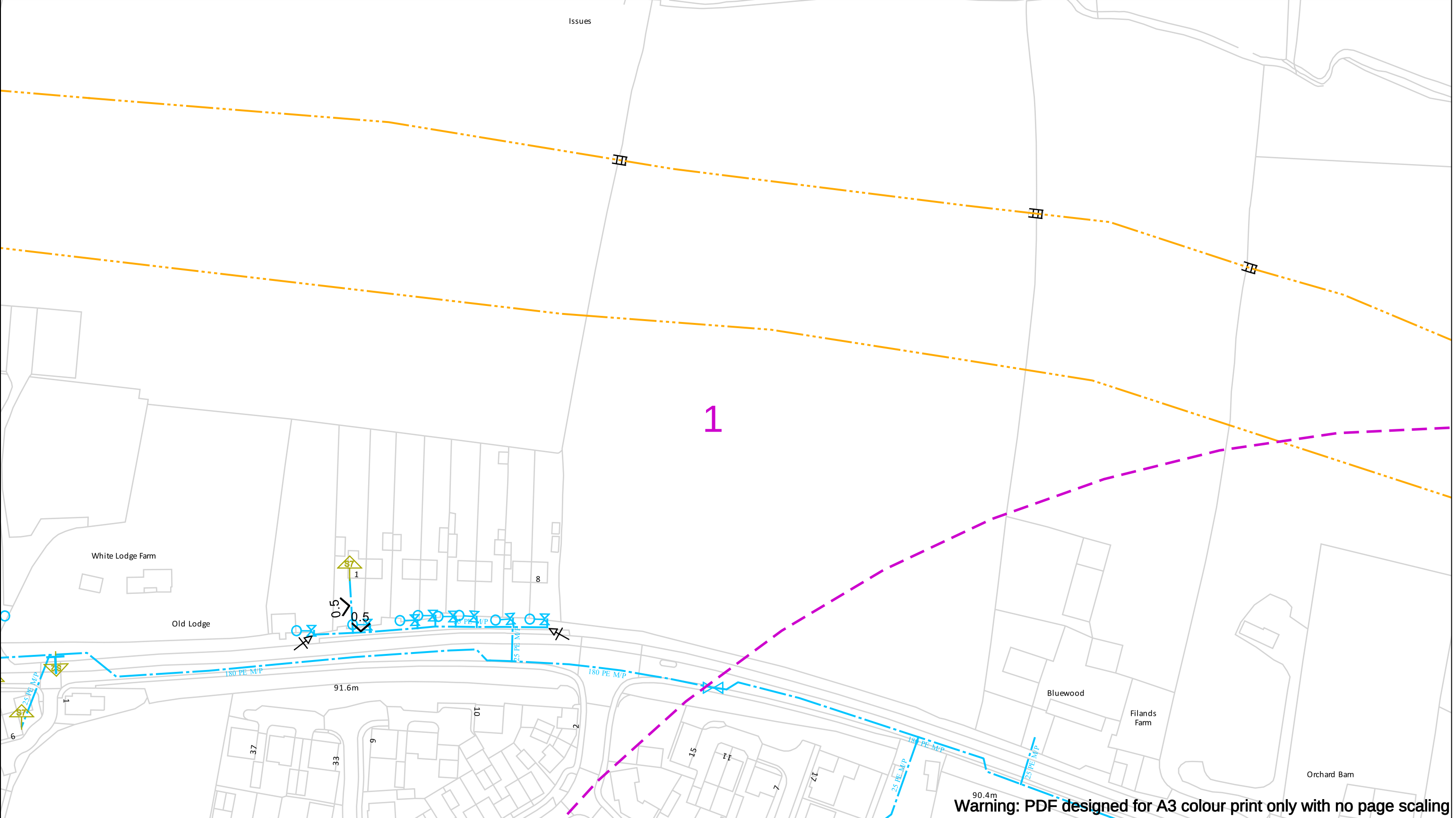
Dial before you dig

We need 10 days' notice

Dial
Call **029 2027 8912**
before you start work.

Investigate
Before you dig, make sure
you know what's below.

Go ahead
Done your research?
Now you can dig safely.



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Contact Us
Mapping Enquiries: 02920 278 912
General Enquiries: 0800 912 2999

Date Requested: 02/12/2024
Job Reference: 35588321
Site Location: 393675 188320

Requested by:
Mr TDS Southern
Your Scheme/Reference: GLE.U.65

Scale: 1:1250 (When plotted at A3)

EXTREME CAUTION. Major Accident Hazard Pipeline in Vicinity
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Dig Sites

Low Pressure (LP) 21mbar – 75mbar

Medium Pressure (MP) 350mbar – 2bar

Intermediate Pressure (IP) 2bar – 7bar

High Pressure (HP) >7bar

Area: Line:

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

Smell gas?
Call the Gas Emergency Service on
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Dial before you dig

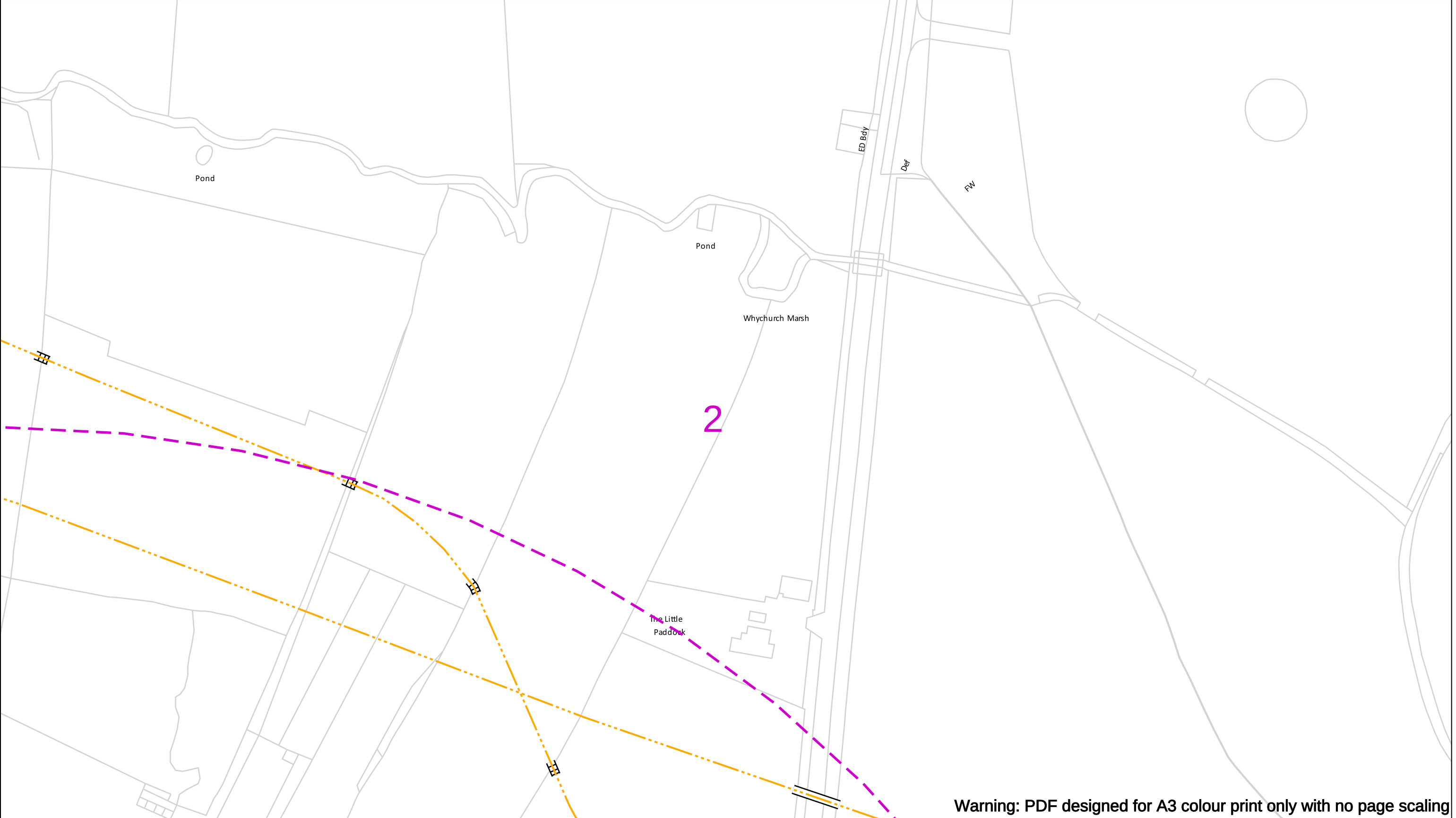
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100m

Dig Sites	Area:	Line:
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	Medium Pressure (MP) 350mbar – 2bar	
	Intermediate Pressure (IP) 2bar – 7bar	
	High Pressure (HP) >7bar	

	Line/Fire Valve
	Governor Station
	Change of Diameter
	End Cap
	Depth of cover

WALES&WEST UTILITIES

Dial before you dig

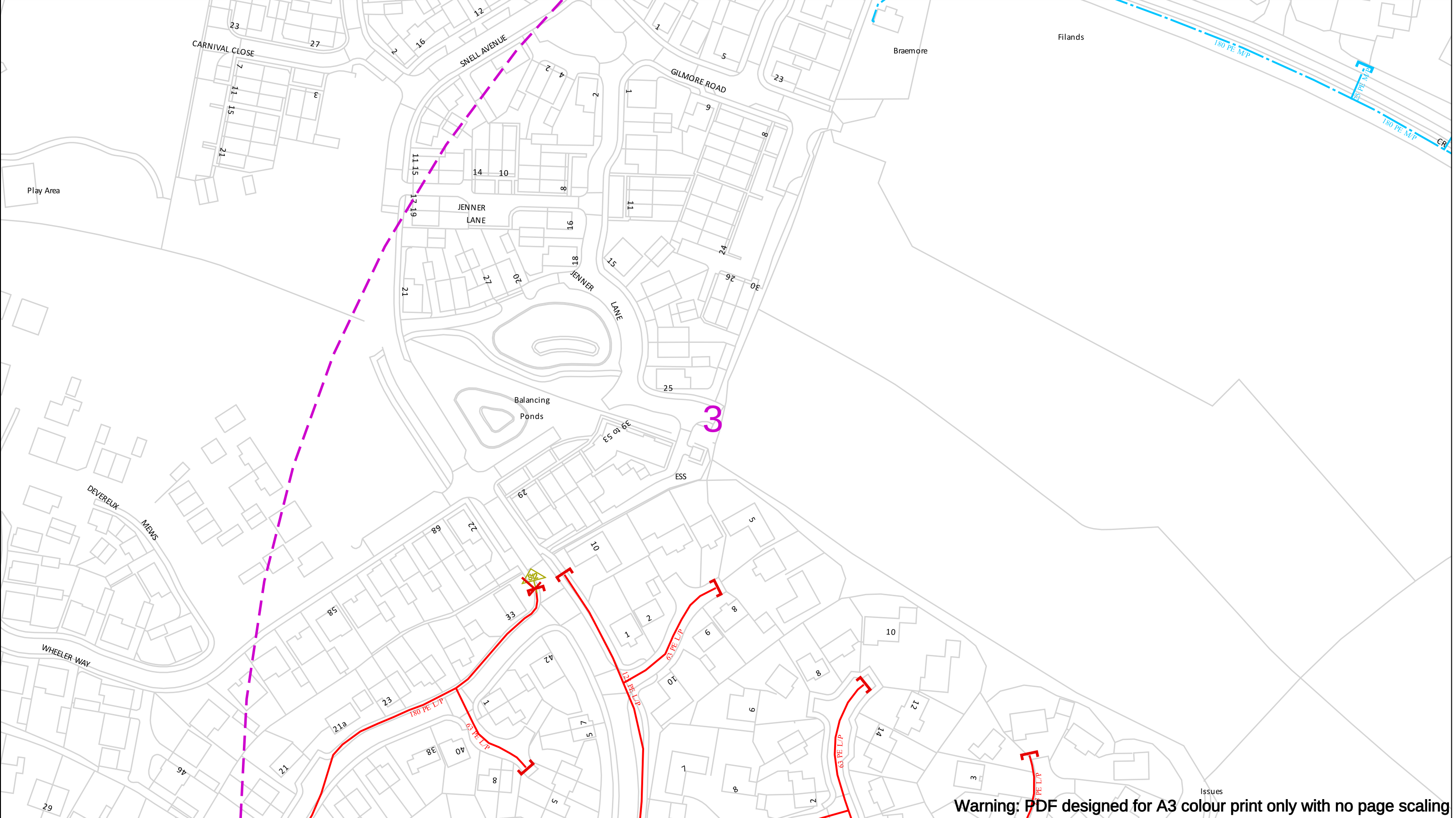
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High Pressure (HP) >7bar

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES & WEST UTILITIES

Dial before you dig

We need 10 days' notice

Smell gas?
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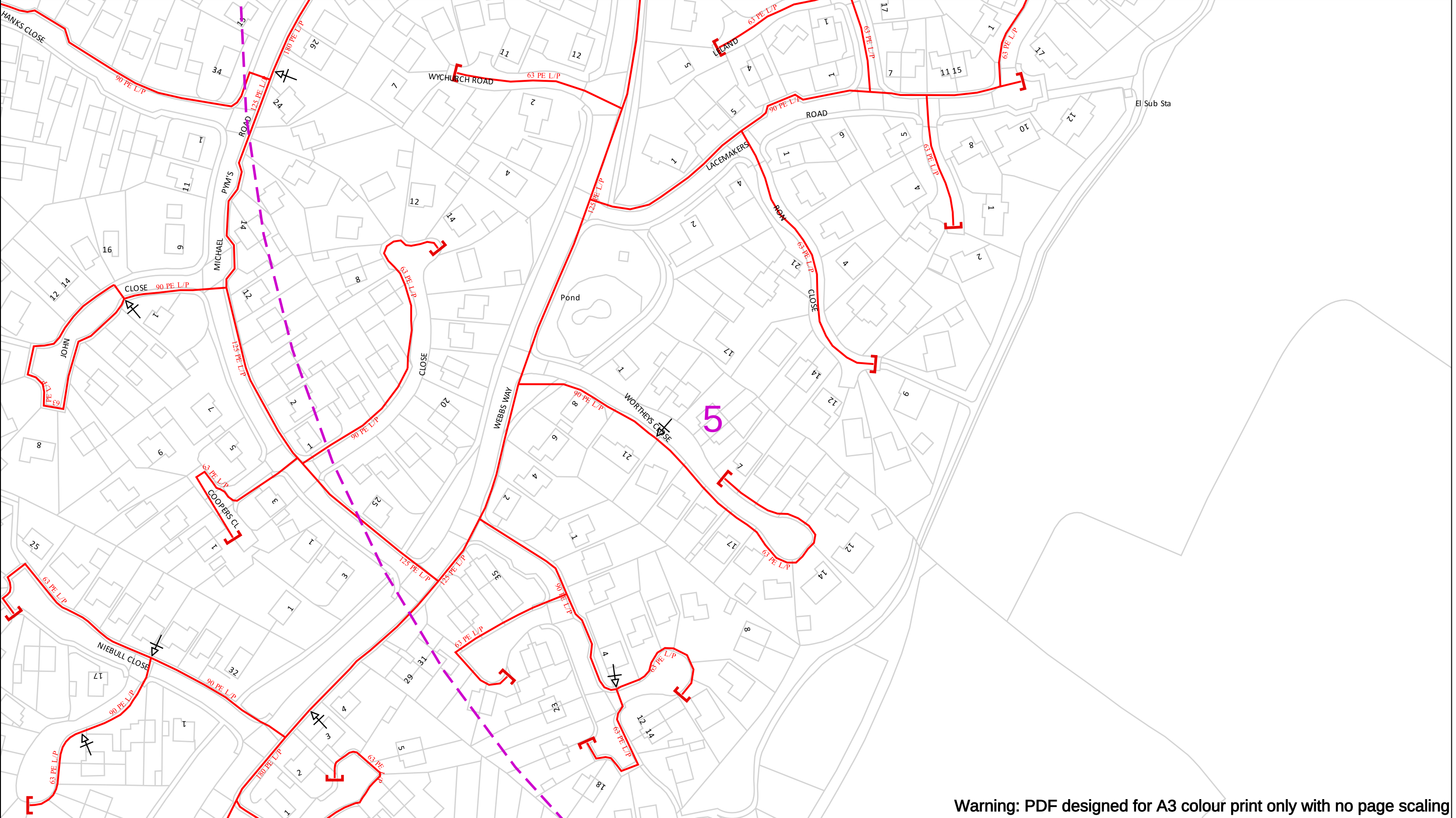
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Scale: 1:1250 (When plotted at A3)

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High Pressure (HP) >7bar

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

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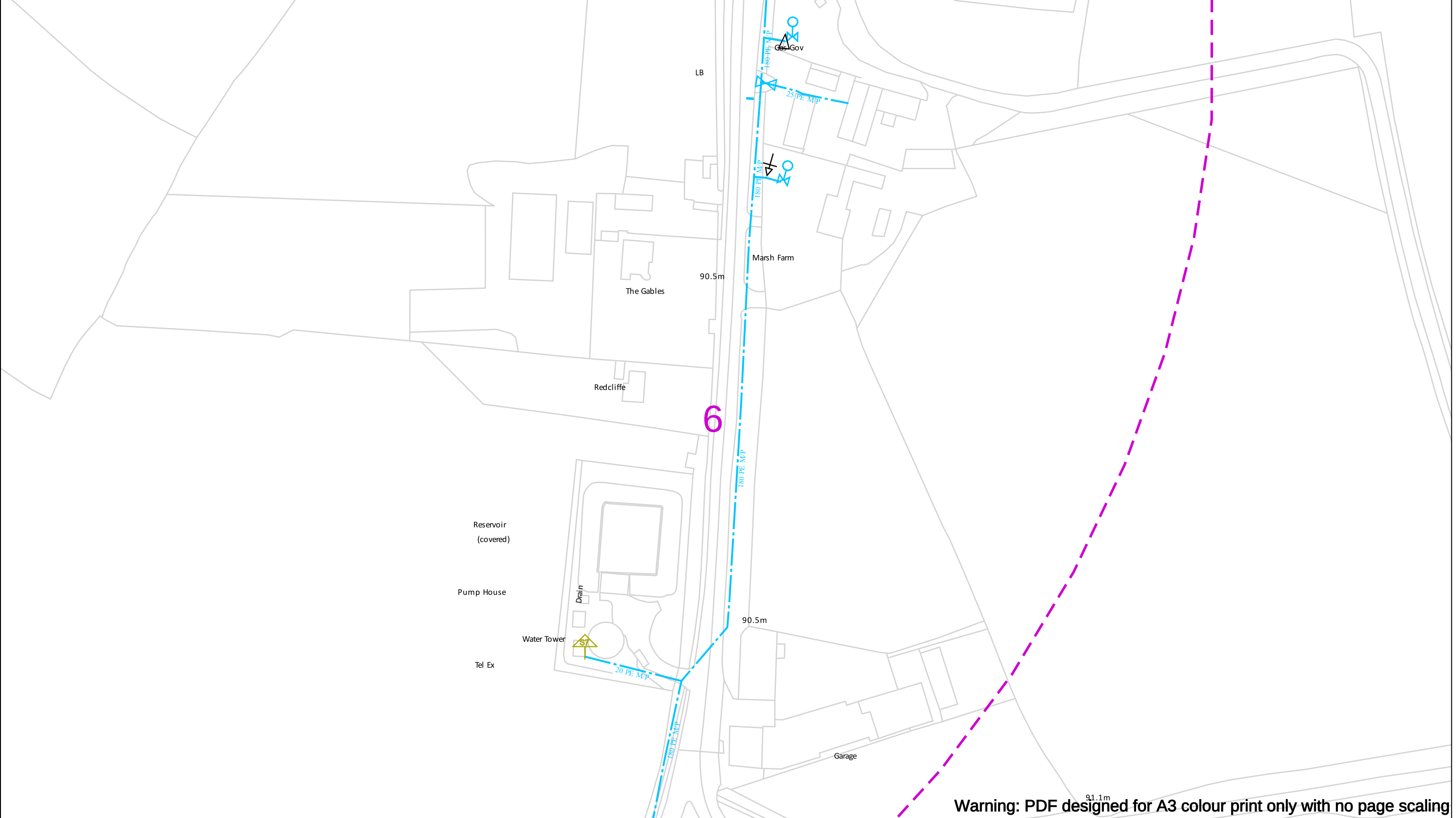
Call 029 2027 8912 before you start work.

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Go ahead

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Contact Us
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General Enquiries: 0800 912 2999

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Job Reference: 35588321
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Requested by:
Mr TDS Southern
Your Scheme/Reference: GLE.U.65

Scale: 1:1250 (When plotted at A3)

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Dig Sites

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Medium Pressure (MP) 350mbar – 2bar

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High Pressure (HP) >7bar

Line/Fire Valve

Governor Station

Change of Diameter

End Cap

Depth of cover

WALES&WEST
UTILITIES

Dial before you dig

Smell gas?
Call the Gas Emergency Service on **0800 111 999**.

Dial
Call **029 2027 8912** before you start work.

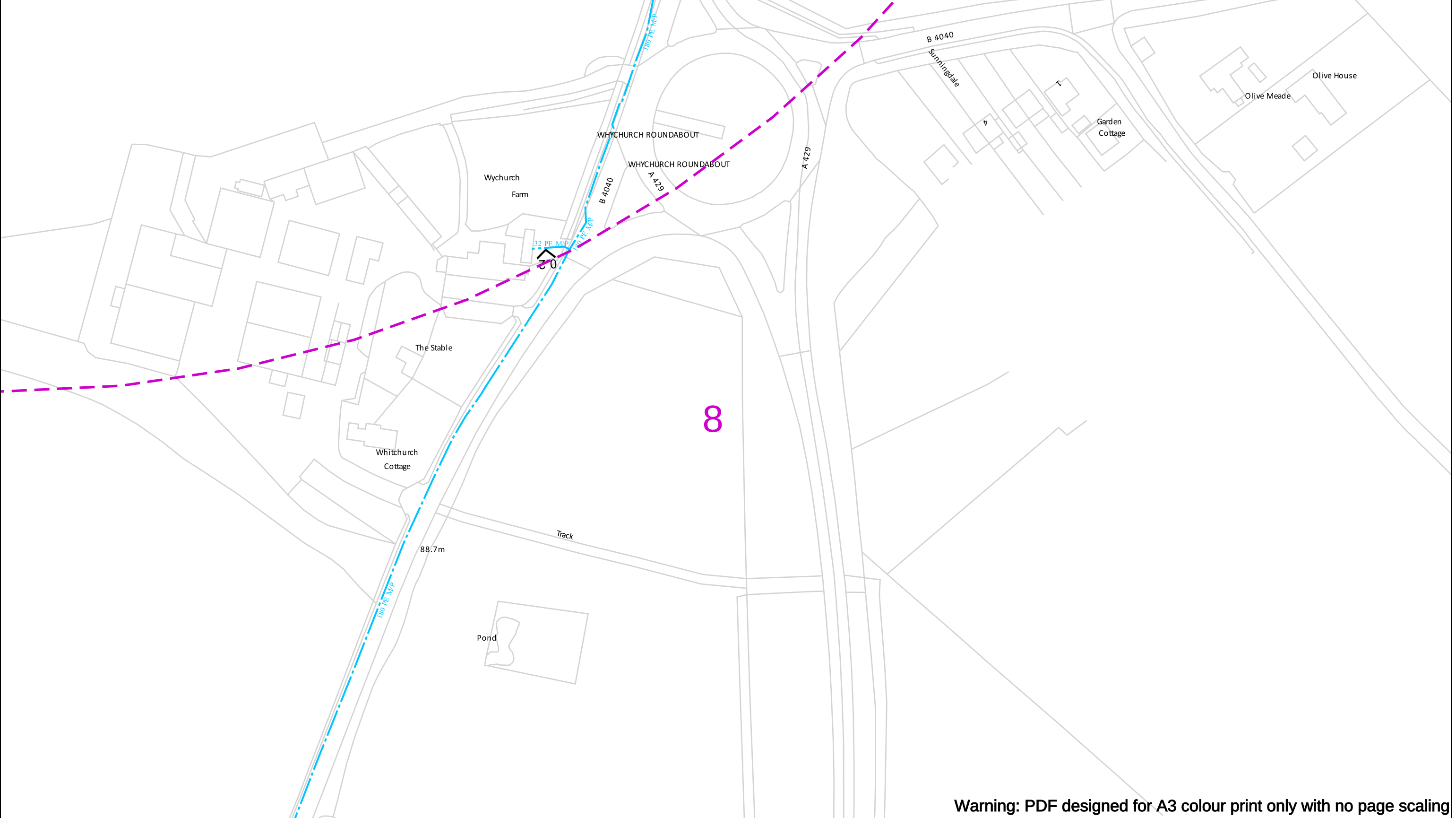
Investigate
Before you dig, make sure you know what's below.

Go ahead
Done your research? Now you can dig safely.

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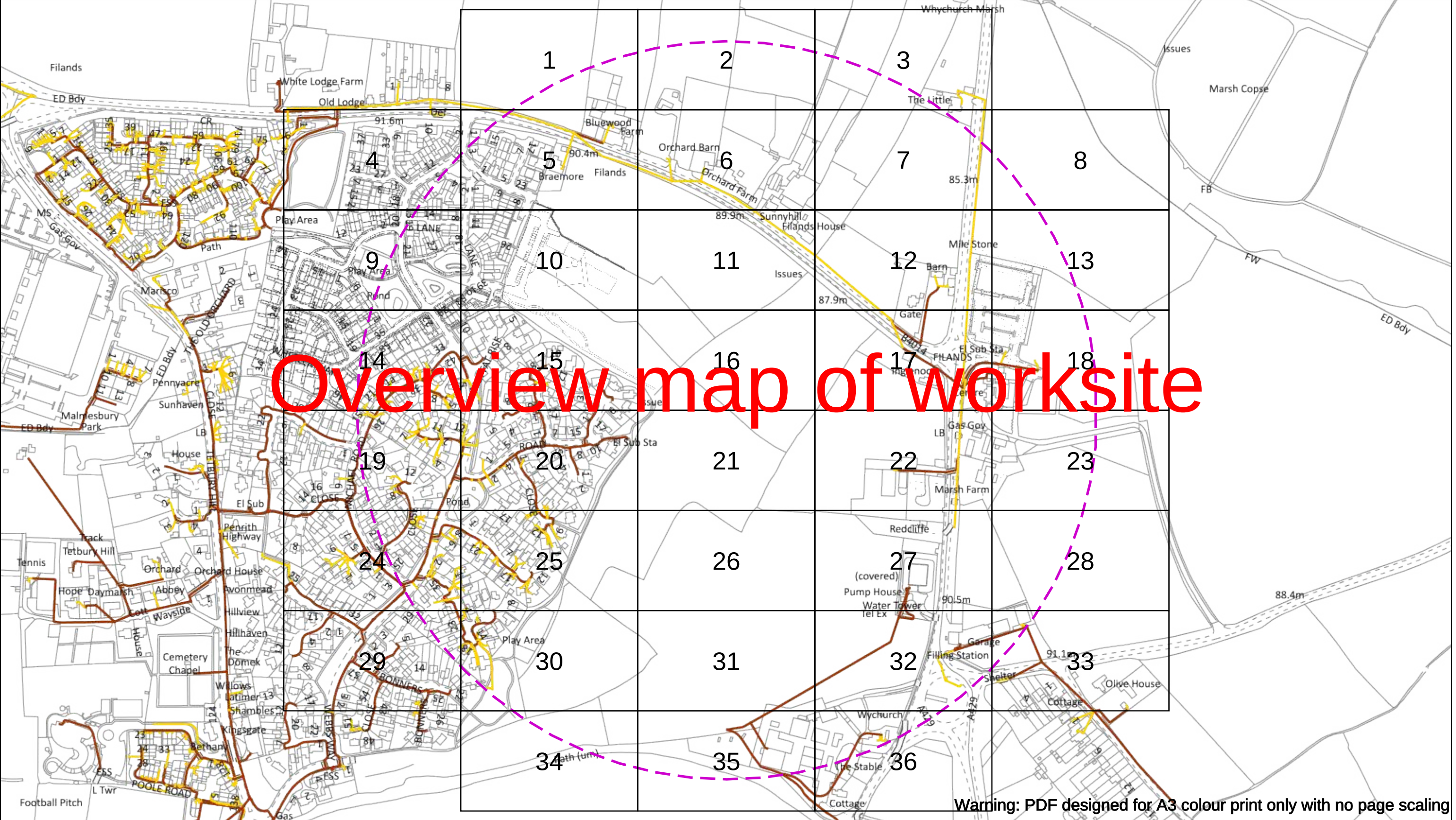


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Contact Us Mapping Enquiries: 02920 278 912 General Enquiries: 0800 912 2999 Date Requested: 02/12/2024 Job Reference: 35588321 Site Location: 393675 188320 Requested by: Mr TDS Southern Your Scheme/Reference: GLE.U.65 Scale: 1:1250 (When plotted at A3)	EXTREME CAUTION. Major Accident Hazard Pipeline in Vicinity **RISK OF DEATH OR SERIOUS INJURY** Prior to excavation starting you must contact the plant protection team on 02920 278912 IMPORTANT NOTICES - This information is given as a guide only and its accuracy cannot be guaranteed - The plan only shows those pipes owned by Wales & West Utilities (WWU) as its role as a licensed Gas Transporter - Service pipes, valves, syphons, stub connections etc. may not be shown but their presence should be anticipated - You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used - It is your responsibility to ensure this information is provided to all persons working near our plant - If in doubt call the WWU dig team on 02920 278912	In case of an emergency call 0800 111 999 Dig Sites Low Pressure (LP) 21mbar – 75mbar Medium Pressure (MP) 350mbar – 2bar Intermediate Pressure (IP) 2bar – 7bar High Pressure (HP) >7bar Area: Line: Line/Fire Valve Governor Station Change of Diameter End Cap Depth of cover	WALES&WEST UTILITIES Smell gas? Call the Gas Emergency Service on 0800 111 999. Dial before you dig We need 10 days notice Call 029 2027 8912 before you start work. Investigate Before you dig, make sure you know what's below. Go ahead Done your research? Now you can dig safely.
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Appendix 5 – Electricity Infrastructure



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Date Requested: 02/12/2024
Job Reference: 35588321
Site Location: 393675 188320
Requested by:
Mr TDS Southern
Your Scheme/Reference:
GLE.U.65

Scale: 1:4100 (When plotted at A3)

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Dig Sites Area: Line:

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

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

Legend

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

Distribution Structures [Electric]

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

Scottish & Southern Electricity Networks

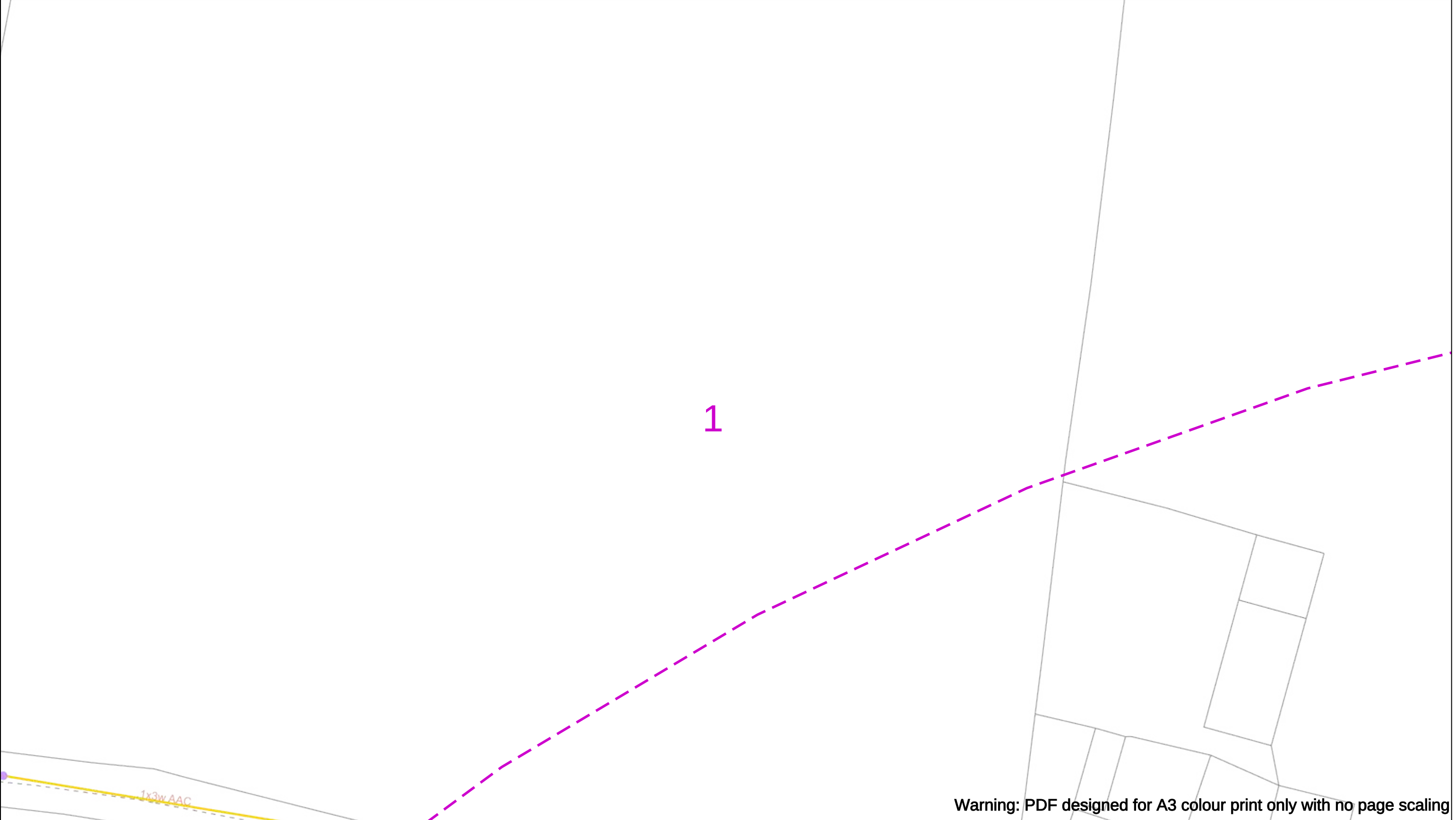
Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

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

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

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050m

Dig Sites

Area:

Line:

Date Requested: 02/12/2024
Job Reference: 35588321
Site Location: 393675 188320
Requested by:
Mr TDS Southern
Your Scheme/Reference: GLE.U.65

WARNING

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

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

Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

N

E

S

W

Scottish & Southern
Electricity Networks

Southern Electric Power Distribution plc

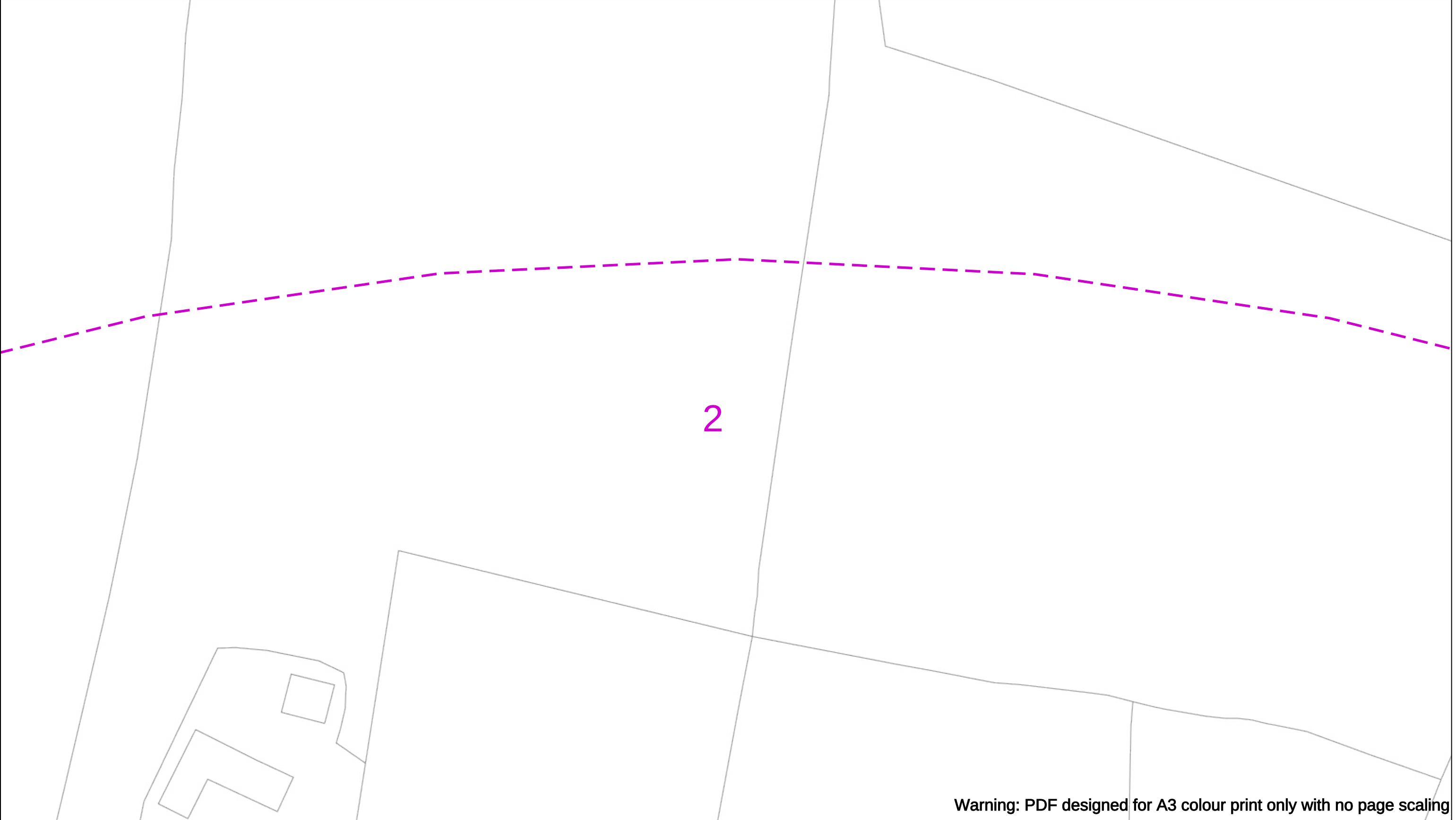
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Dig Sites

Area:

Line:

Date Requested: 02/12/2024

Job Reference: 35588321

Site Location: 393675 188320

Requested by:
Mr TDS Southern

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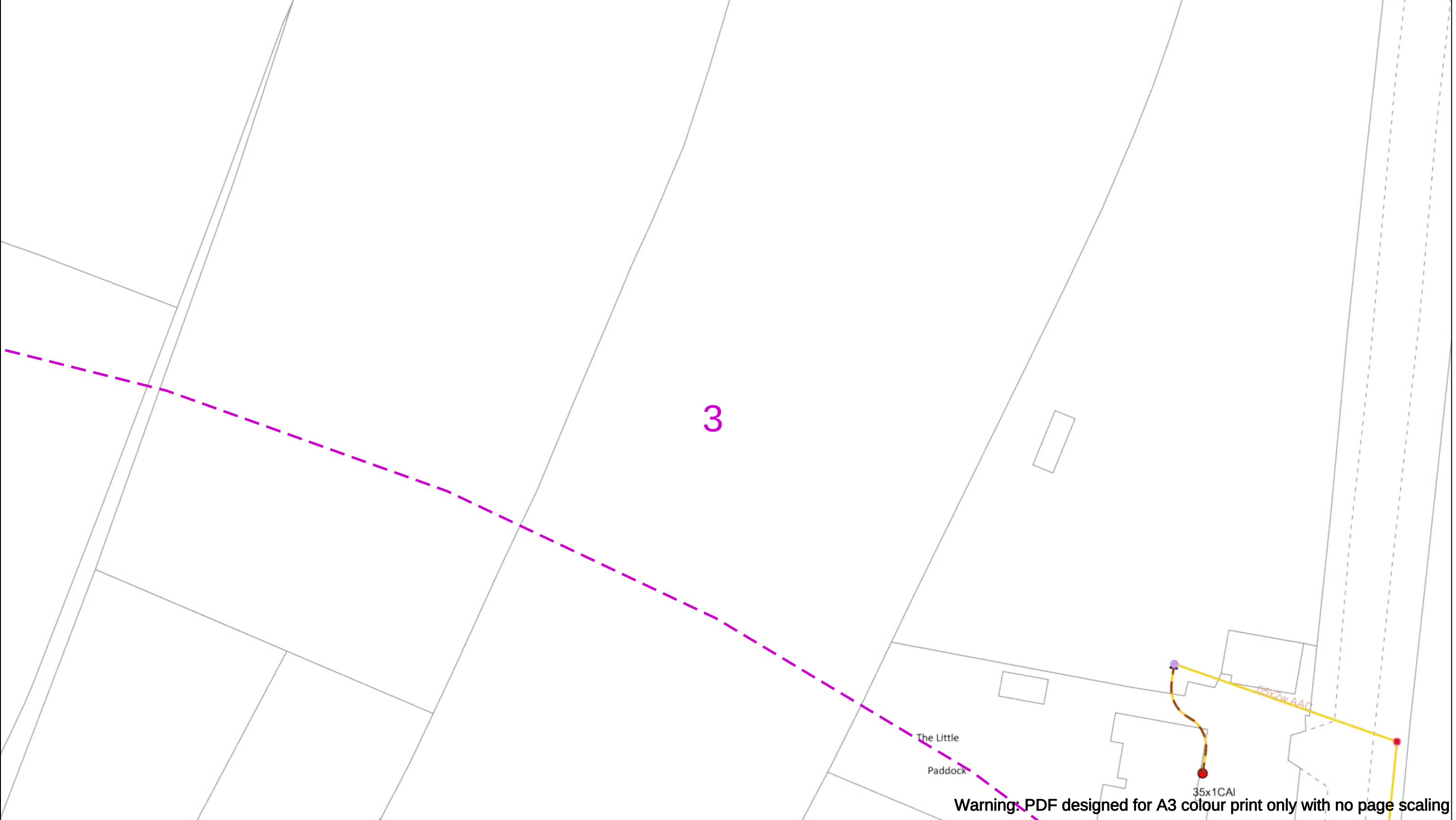
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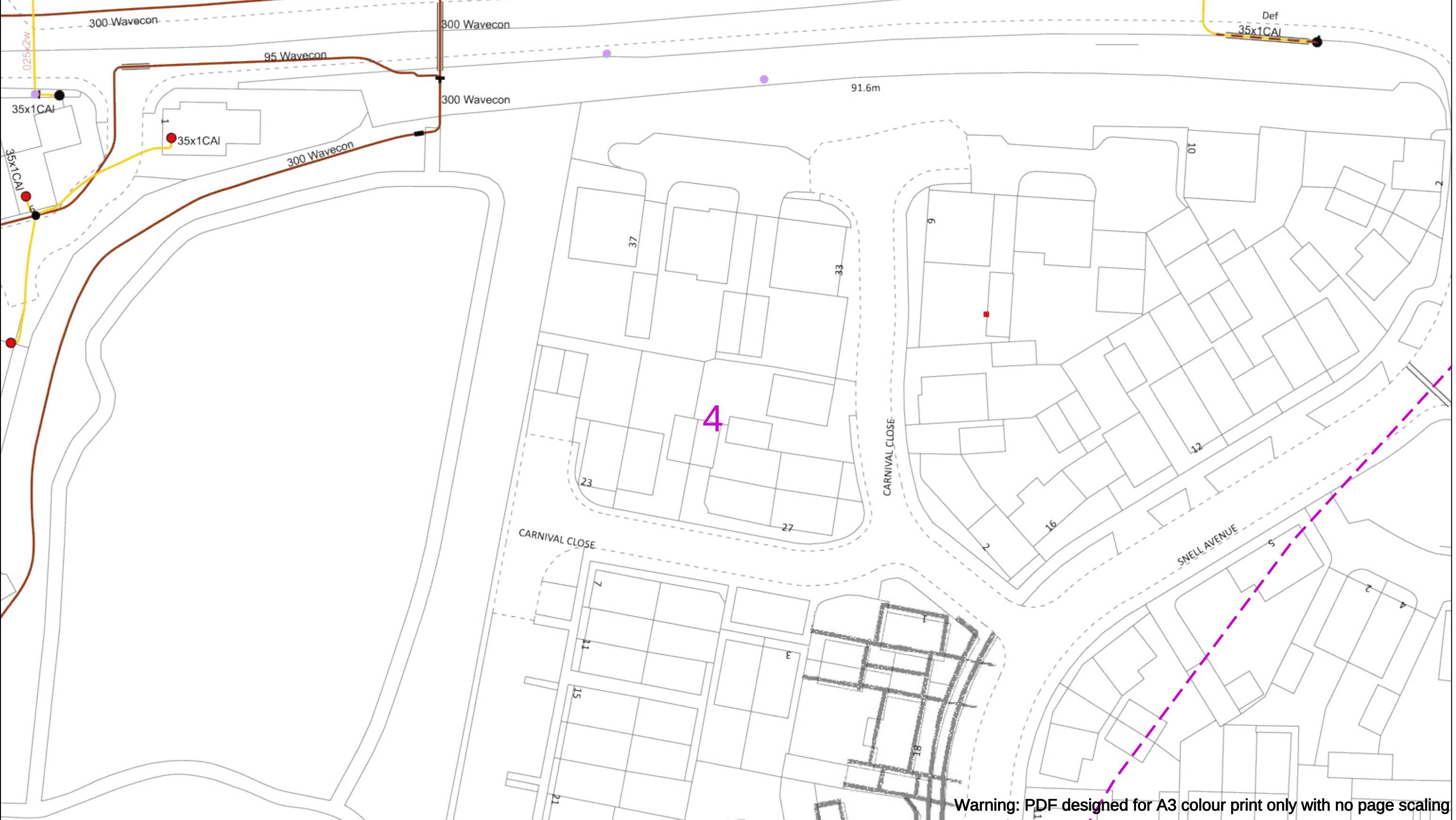
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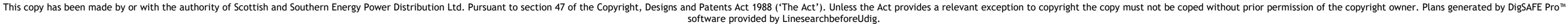
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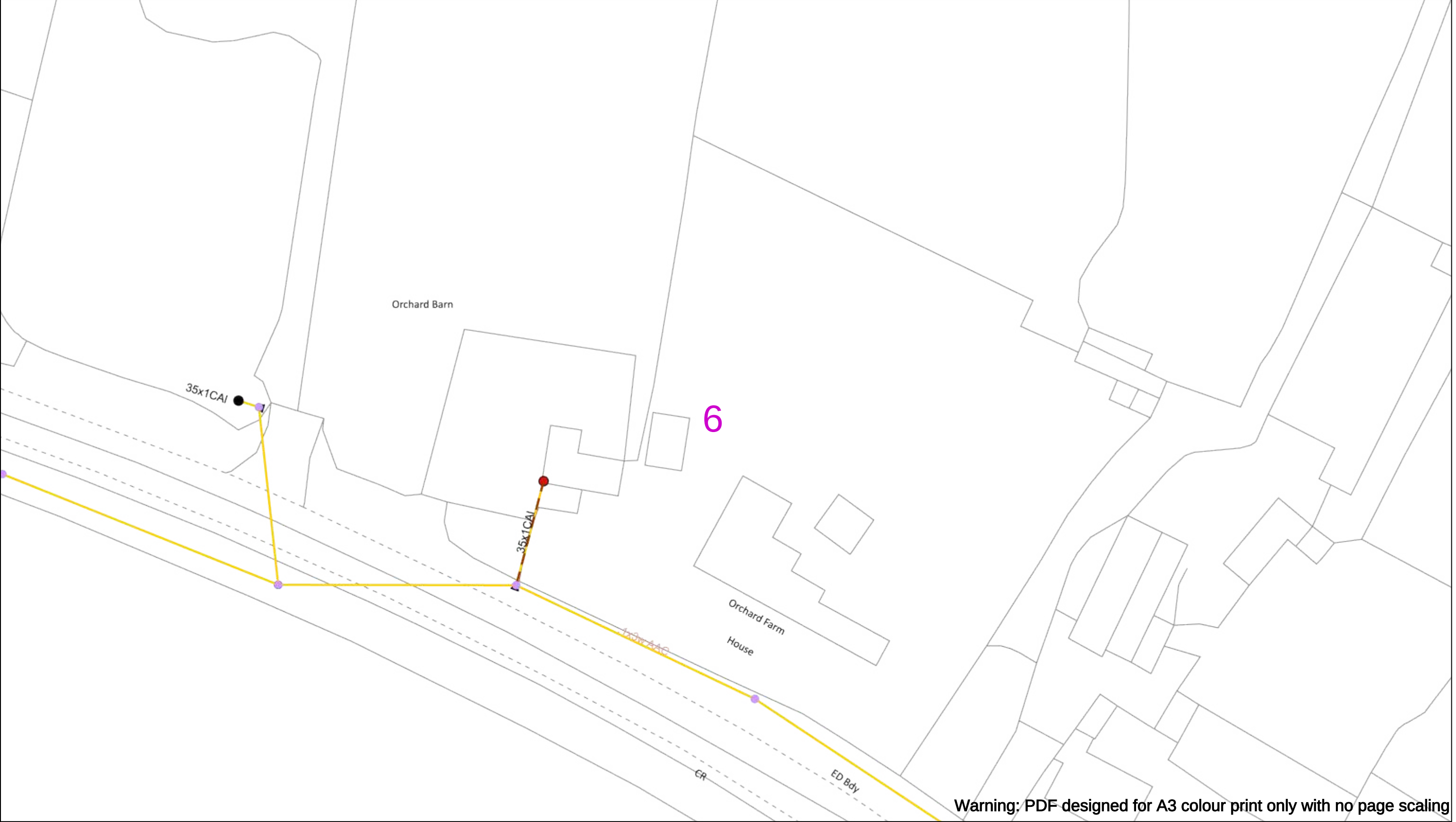
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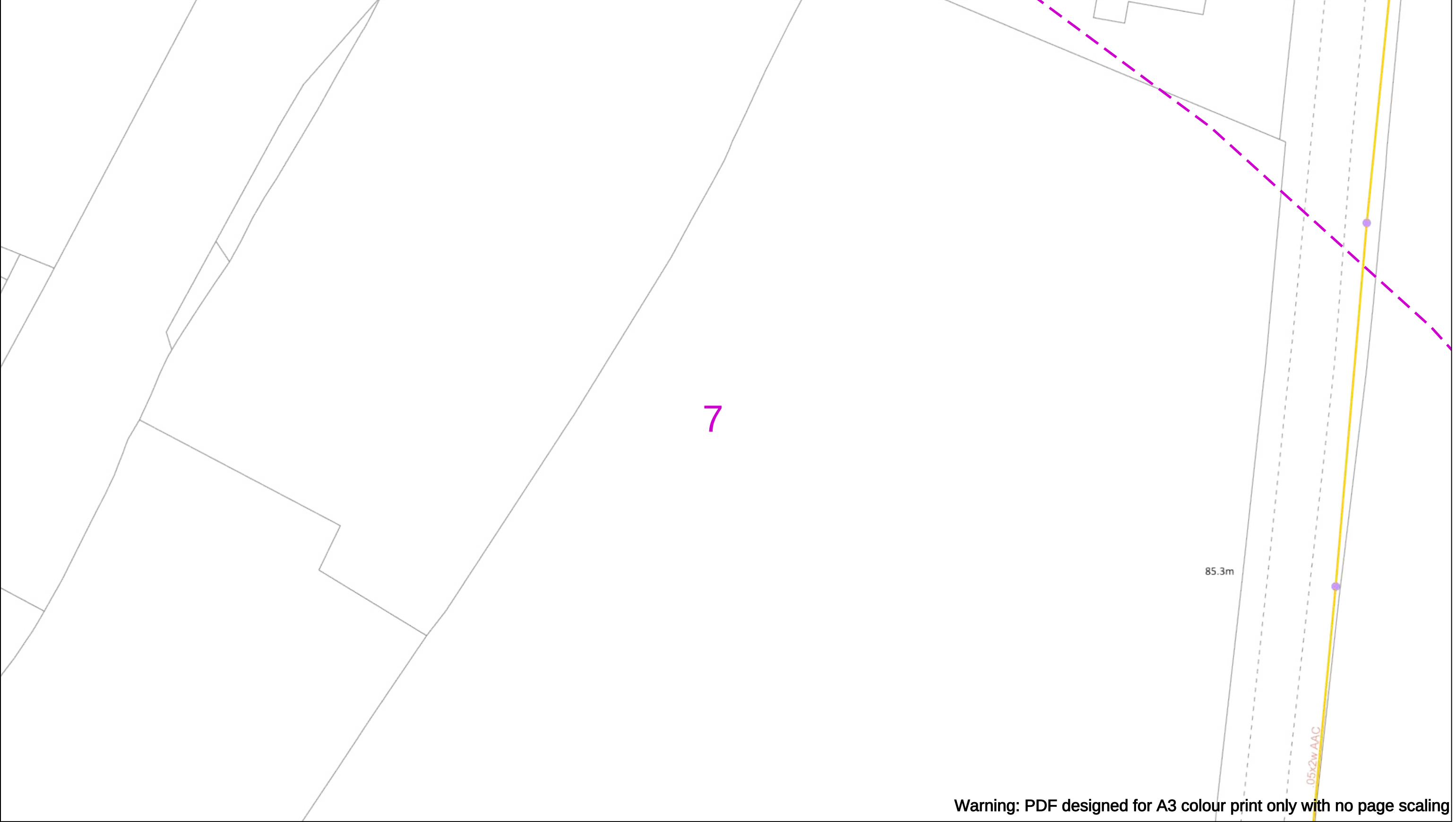
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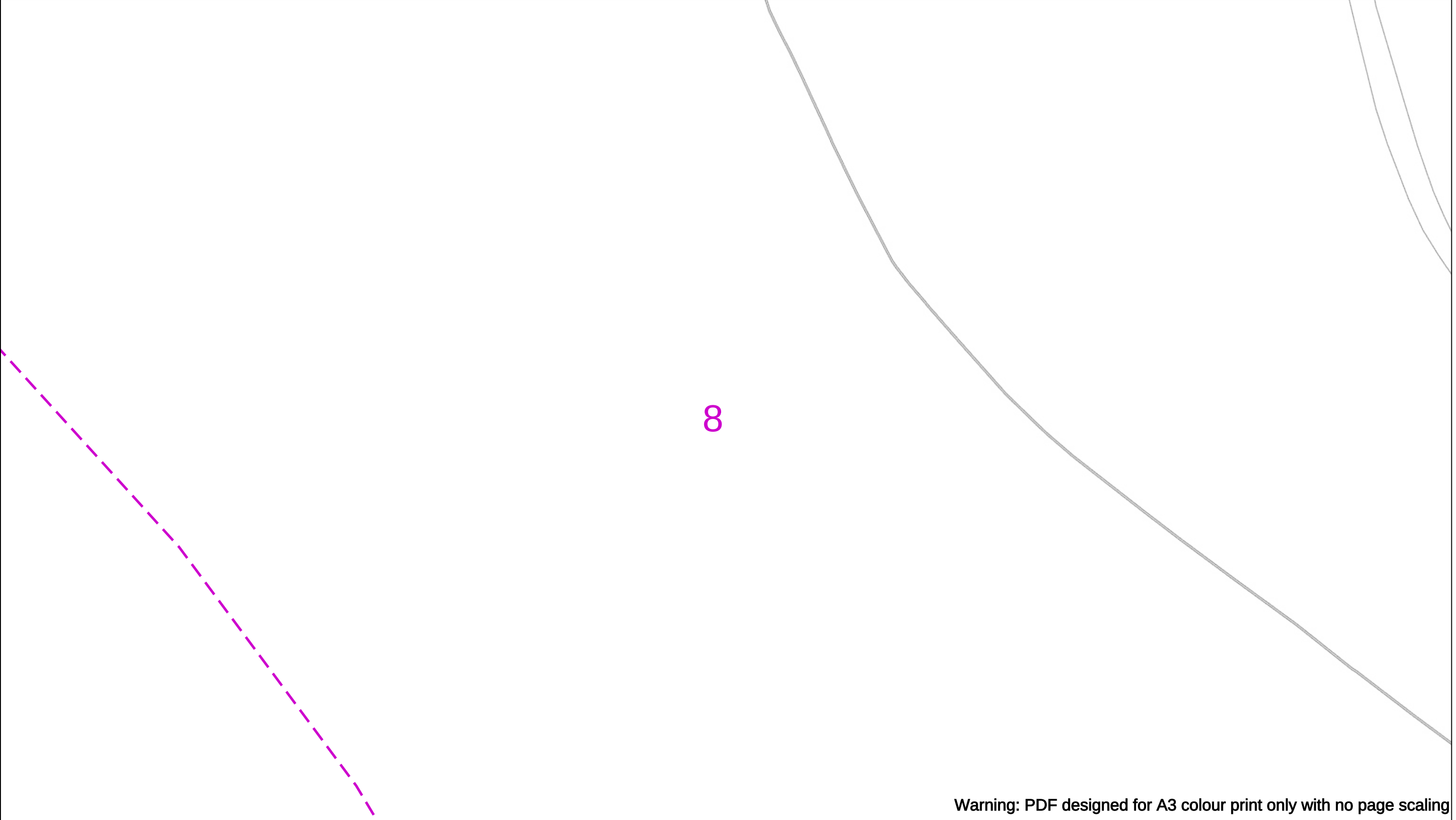
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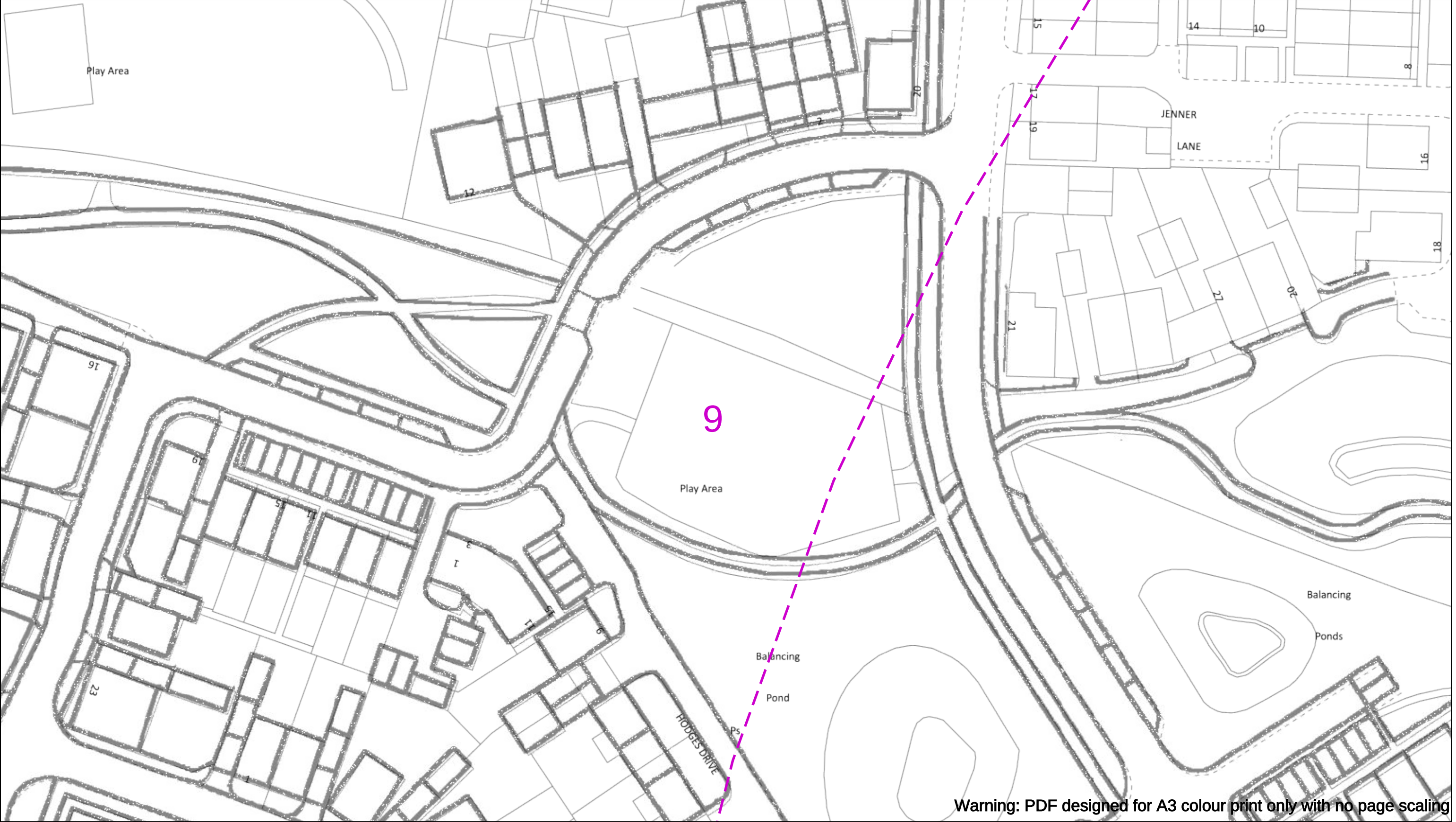
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