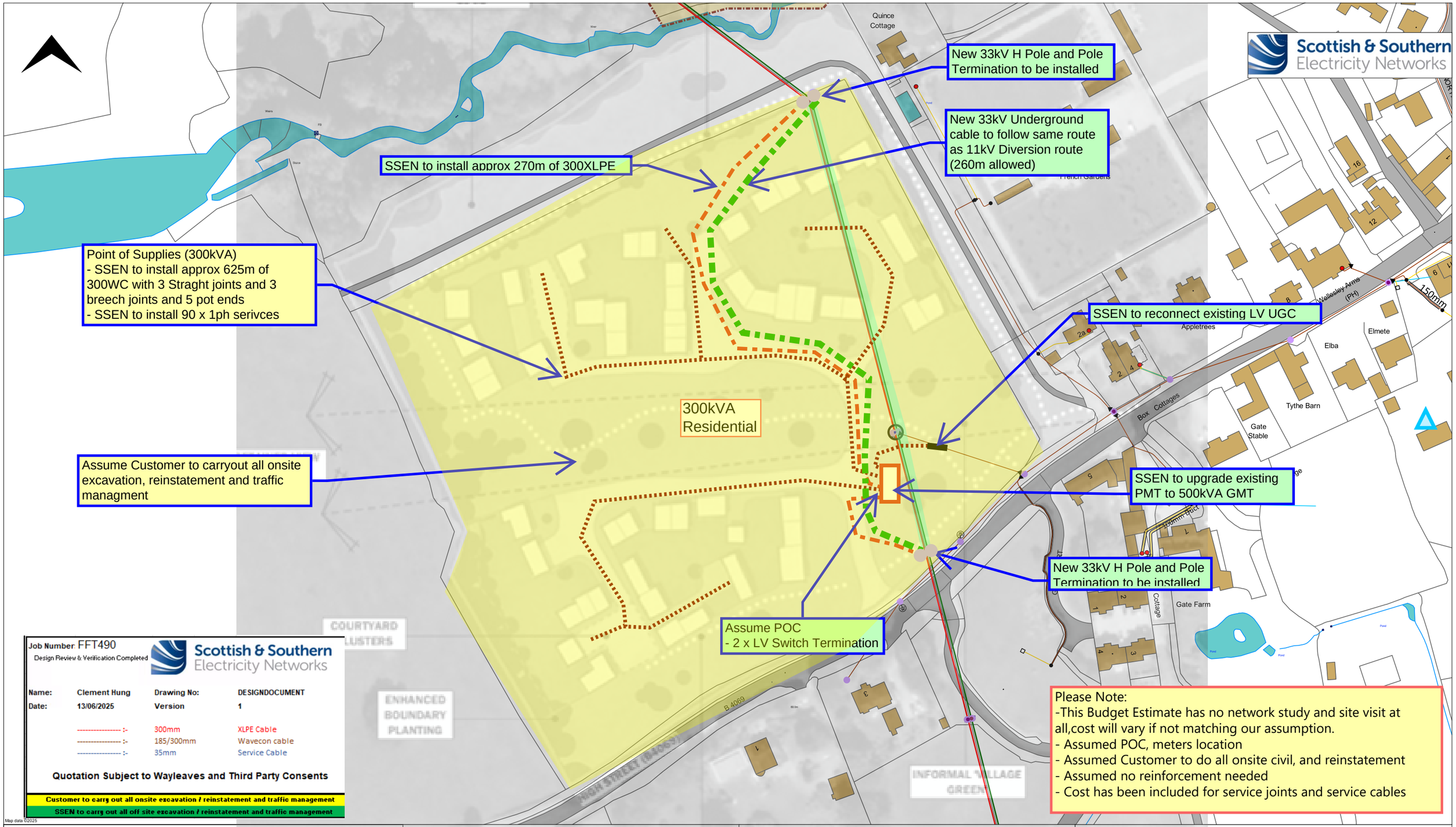


Job Number: FFT490
Design Review & Verification Completed

Scottish & Southern Electricity Networks

Name:	Clement Hung	Drawing No:	DESIGNDOCUMENT
Date:	13/06/2025	Version	1

---------- :-	300mm	XLPE Cable
---------- :-	185/300mm	Wavecon cable
---------- :-	35mm	Service Cable

Quotation Subject to Wayleaves and Third Party Consents

Customer to carry out all onsite excavation / reinstatement and traffic management

SSEN to carry out all off site excavation / reinstatement and traffic management

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions 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 NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Map Centre: 394006, 178502		Grid Ref: ST94007850
Scale: 1:1500	Page Size: A3	Plot Date: 06/06/2025
Designer Name: Hung, Clement (Distribution)		Job Number:

UNCONTROLLED COPY
Subject to revision
Master held by SSEN Asset Data Team - Asset.Data@sse.com

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries 0800 048 3516

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

Scottish & Southern Electricity Networks

North of Scotland 0800 048 3515
Central Southern England 0800 048 3516

Our reference: FFT490/1

Southern Electric Power Distribution
Connections and Engineering
Walton Park
Walton Road
Cosham
PO6 1UJ

07901 136038

Clement.Hung@sse.com

www.ssen.co.uk

Mr. David Gardner
BTS
28 - 29 HAGLEY MEWS
HALL LANE
HAGLEY
STOURBRIDGE
DY9 9LG

Date: 13 June 2025

Dear David,

New supply at: LAND NORTH OF HIGH STREET, SUTTON BENGER, CHIPPENHAM SN15 4RD

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connections at the above development. My initial proposals will be subject to our obtaining all necessary legal consents to carry out the work as indicated, including any consent required from third parties.

In the region of

596,000.00

This budget estimate has been calculated exclusive of vat. and does not constitute an offer of terms

You should be aware that this estimate reflects the current situation and cannot be guaranteed into the future. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation

The budget estimate has been calculated based on a high level assessment, my local knowledge and experience, the information you have provided and the assumptions listed overleaf. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary proposes only.

No site visits or network studies have been carried out to produce the above costings. Please Note, If this quotation goes formal, these checks may identify reinforcement works that have not been included within this quotation.

The cost is for indicative purposes only and does not constitute an offer of terms by us.

I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,

Clement Hung
Connections Quoter

Scottish and Southern Energy Power Distribution is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460; S+S Limited Registered in Scotland No. SC214382 (all having their Registered Offices at Inveralmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having its Registered Office at 55 Vastern Road Reading Berkshire RG1 8BU which are members of the SSE Group
www.ssepd.co.uk

These budget costs are based on the following:

SSEN to:

- **SSEN to underground existing 33kV and 11kV**
- **SSEN to upgrade existing PMT to 500kVA GMT**
- **2 x LV Switch terms as POC**
- **SSEN to reconnect existing connection**
- **SSEN to install approx 625m of 300WC with 3 Straght joints and 3 breech joints and 5 pot ends**
- **SSEN to install 90 x 1ph serivces**

Customer to:

- **Assume Customer to carry out all excavation onsite.**

Safety

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Energy Power Distribution's overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Energy Power Distribution.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Southern Electric Power Distribution plc) immediately. The cost of any repairs will be fully rechargeable.

Locating cables on site

To obtain the latest copies of our cable records please send a plan of the area in question together with your contact details to:

Mapping Services

Scottish and Southern Energy Power Distribution
P O Box 6206
BASINGSTOKE
RG24 8BW

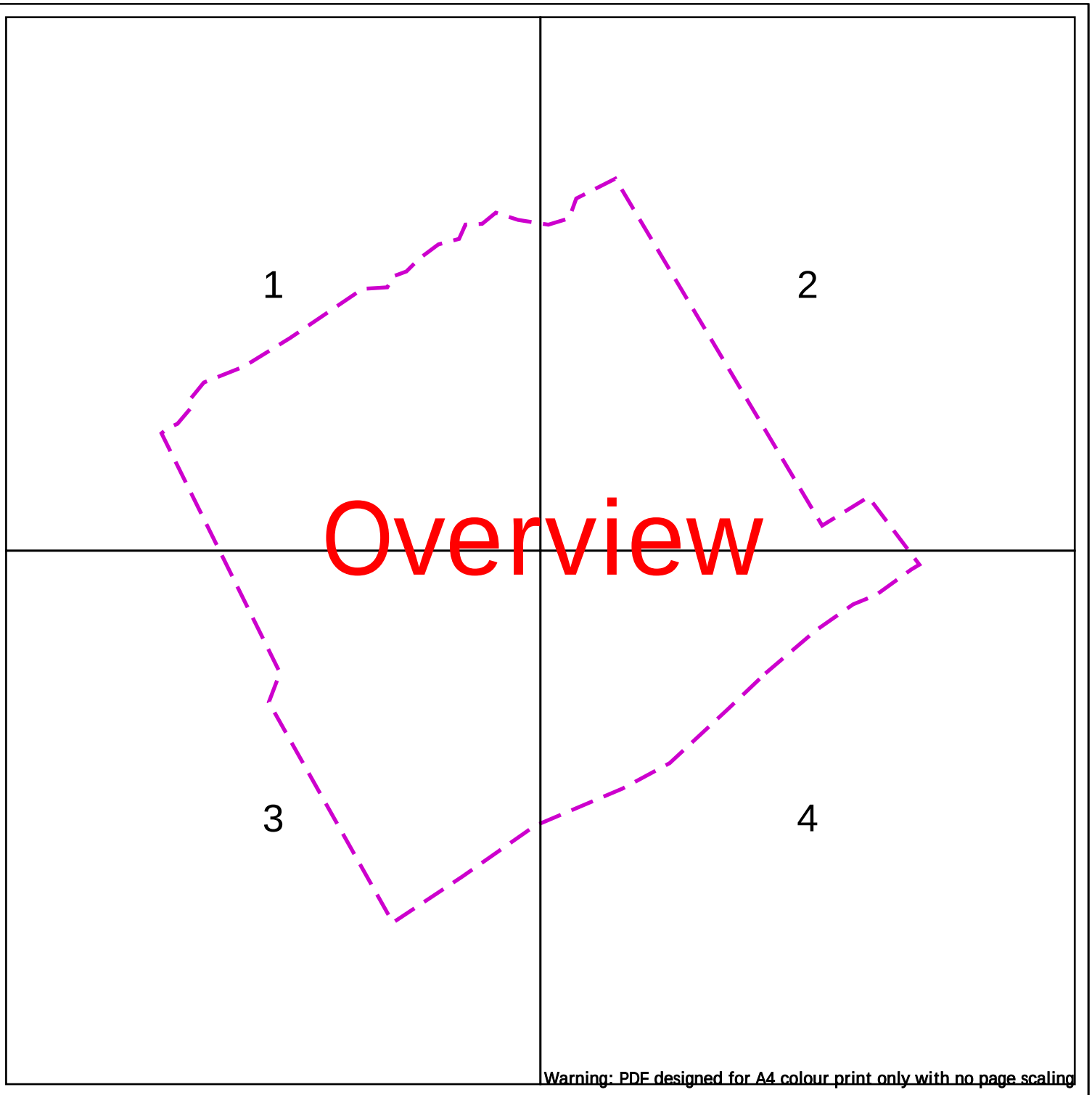
Tel: 01256 337294

Fax: 01256 337295

Requesting details of any Scottish and Southern Energy Power Distribution plant and cables in the area. You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.

APPENDIX 4

Gas Information



WALES&WEST UTILITIES

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

Dig Sites Area: Line:

Low Pressure (LP) 21mbar – 75mbar
Medium Pressure (MP) 350mbar – 2bar
Intermediate Pressure (IP) 2bar – 7bar
High Pressure (HP) >7bar

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

Date Requested: 11/04/2025
Job Reference: 36941392
Site Location: 394021 178511
Requested by: Miss Grace McArthur

Your Scheme/Reference: ENQ Gate Farm

Scale: 1:2563 (When plotted at A4)

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

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

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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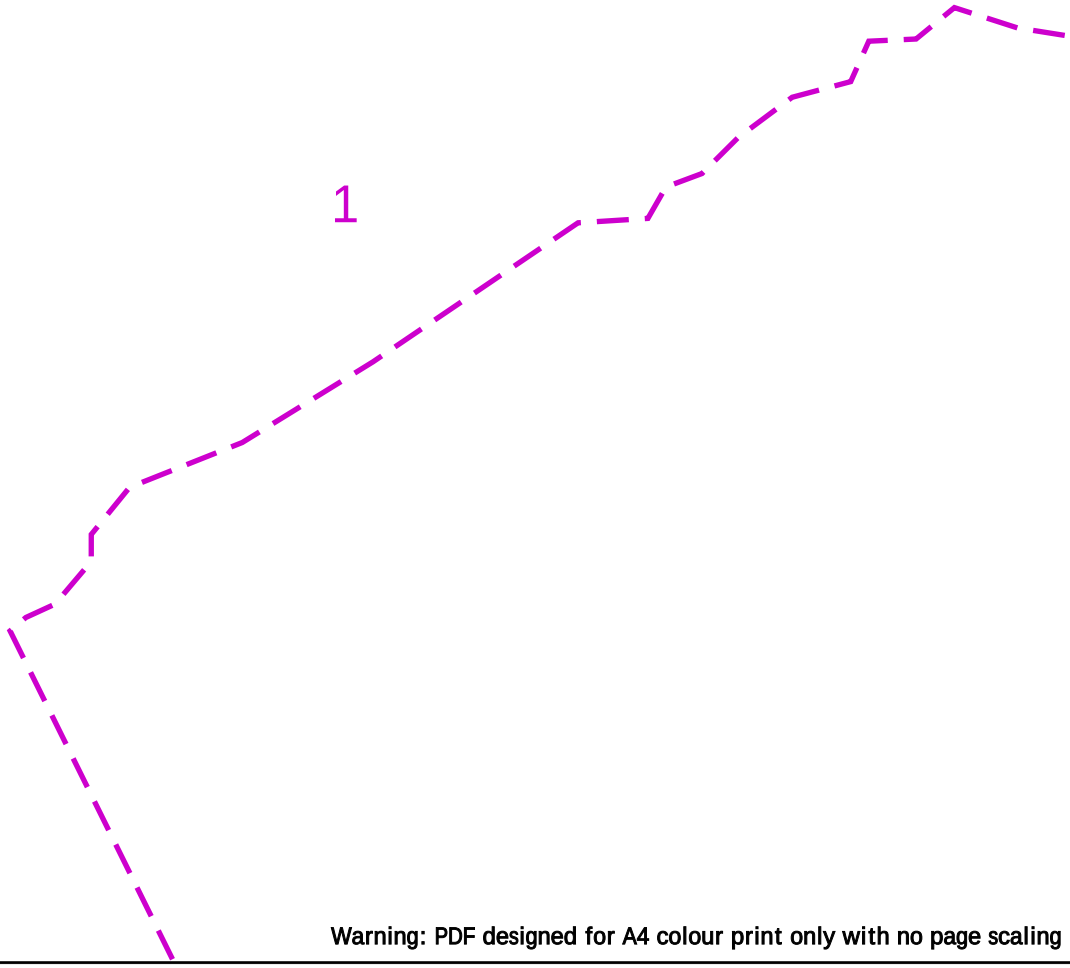

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WALES&WEST UTILITIES

100m

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Mapping Enquiries:
All areas 02920 278 912
General Enquiries:
All areas 0800 912 2999

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Intermediate Pressure (IP) 2bar – 7bar
High Pressure (HP) >7bar

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

Date Requested: 11/04/2025
Job Reference: 36941392
Site Location: 394021 178511
Requested by: Miss Grace McArthur

Your Scheme/Reference: ENQ Gate Farm

Scale: 1:250 (When plotted at A4)

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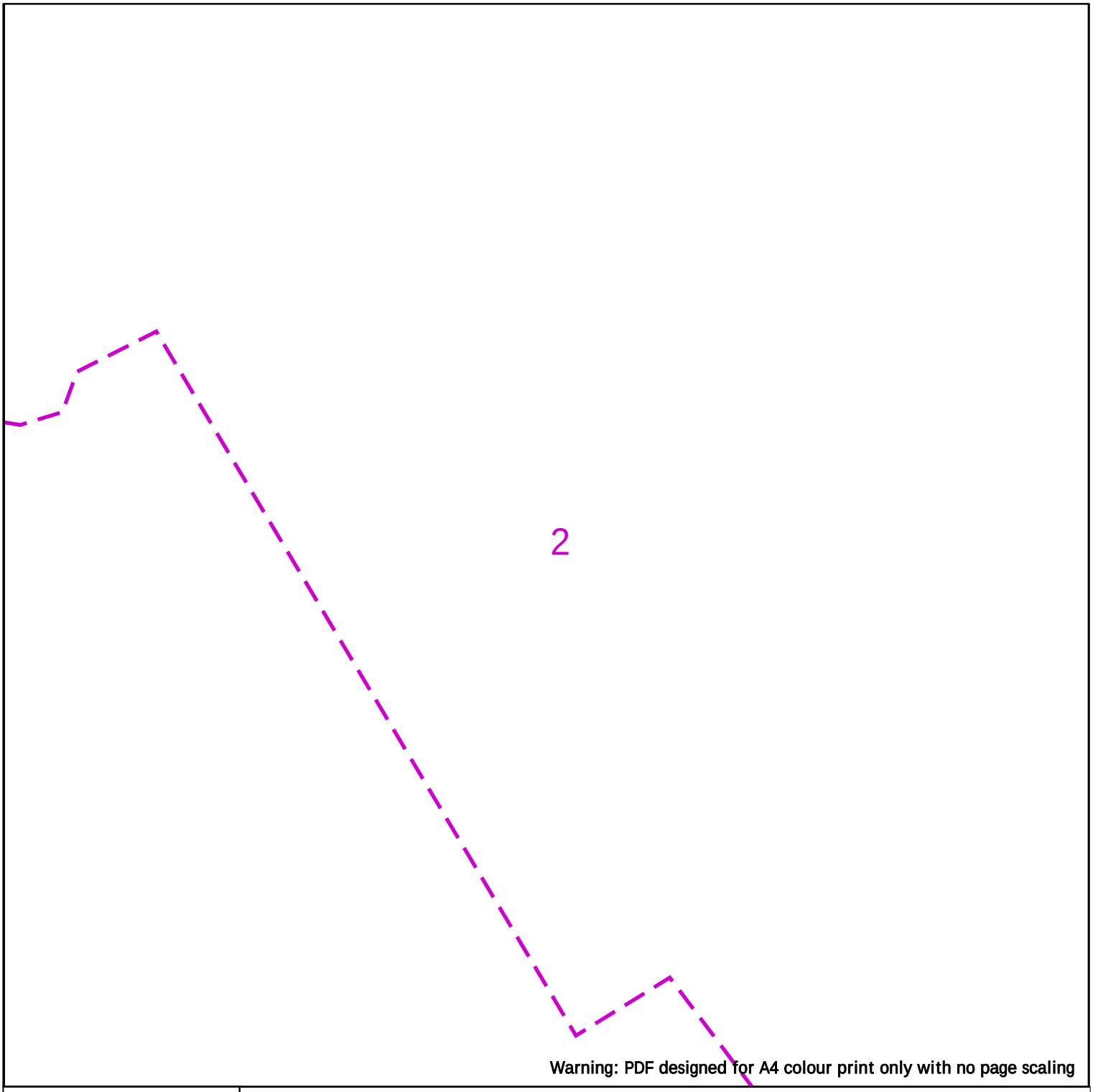

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All areas 0800 912 2999

100m

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Intermediate Pressure (IP) 2bar – 7bar
High Pressure (HP) >7bar

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

Date Requested: 11/04/2025
Job Reference: 36941392
Site Location: 394021 178511
Requested by: Miss Grace McArthur

Your Scheme/Reference: ENQ Gate Farm

Scale: 1:1250 (When plotted at A4)

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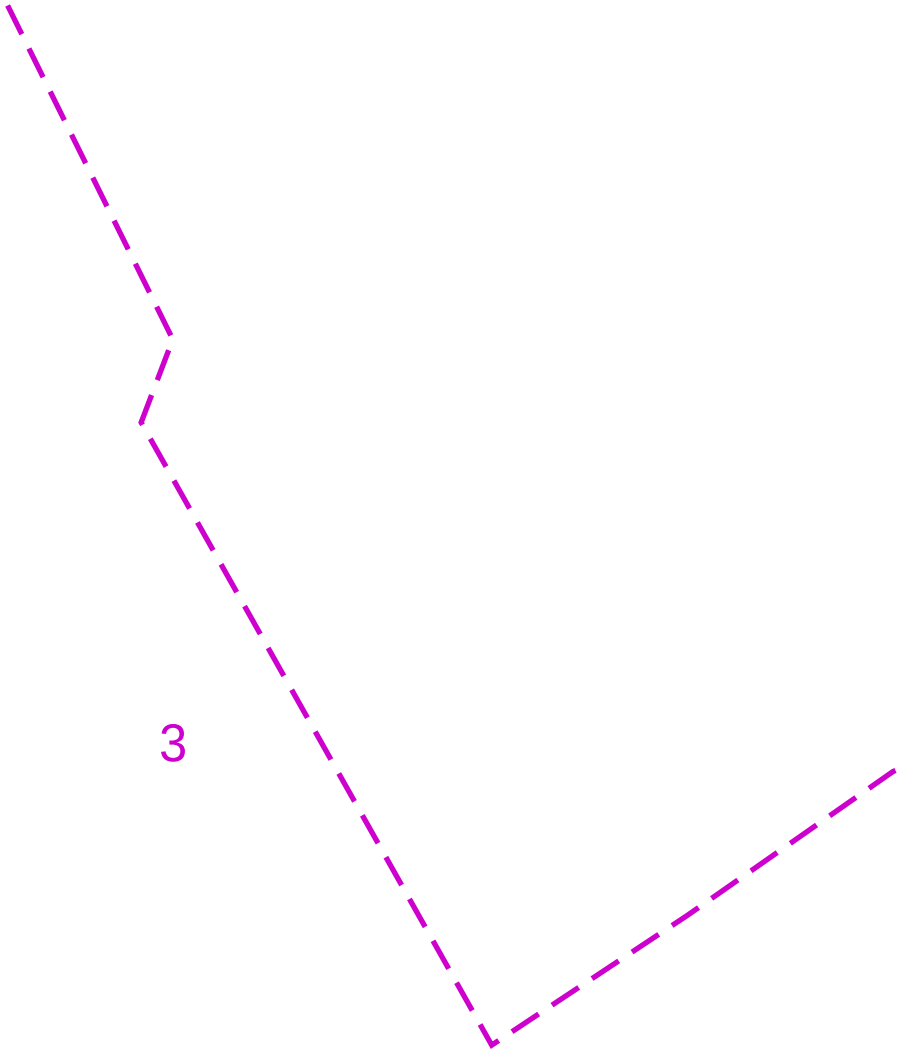

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WALES&WEST UTILITIES

100m

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General Enquiries:
All areas 0800 912 2999

Dig Sites Area: Line:

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Medium Pressure (MP) 350mbar – 2bar
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Change of Diameter
End Cap
Depth of cover
Line/Fire Valve
Governor Station

Date Requested: 11/04/2025
Job Reference: 36941392
Site Location: 394021 178511
Requested by: Miss Grace McArthur

Your Scheme/Reference: ENQ Gate Farm

Scale: 1:1250 (When plotted at A4)

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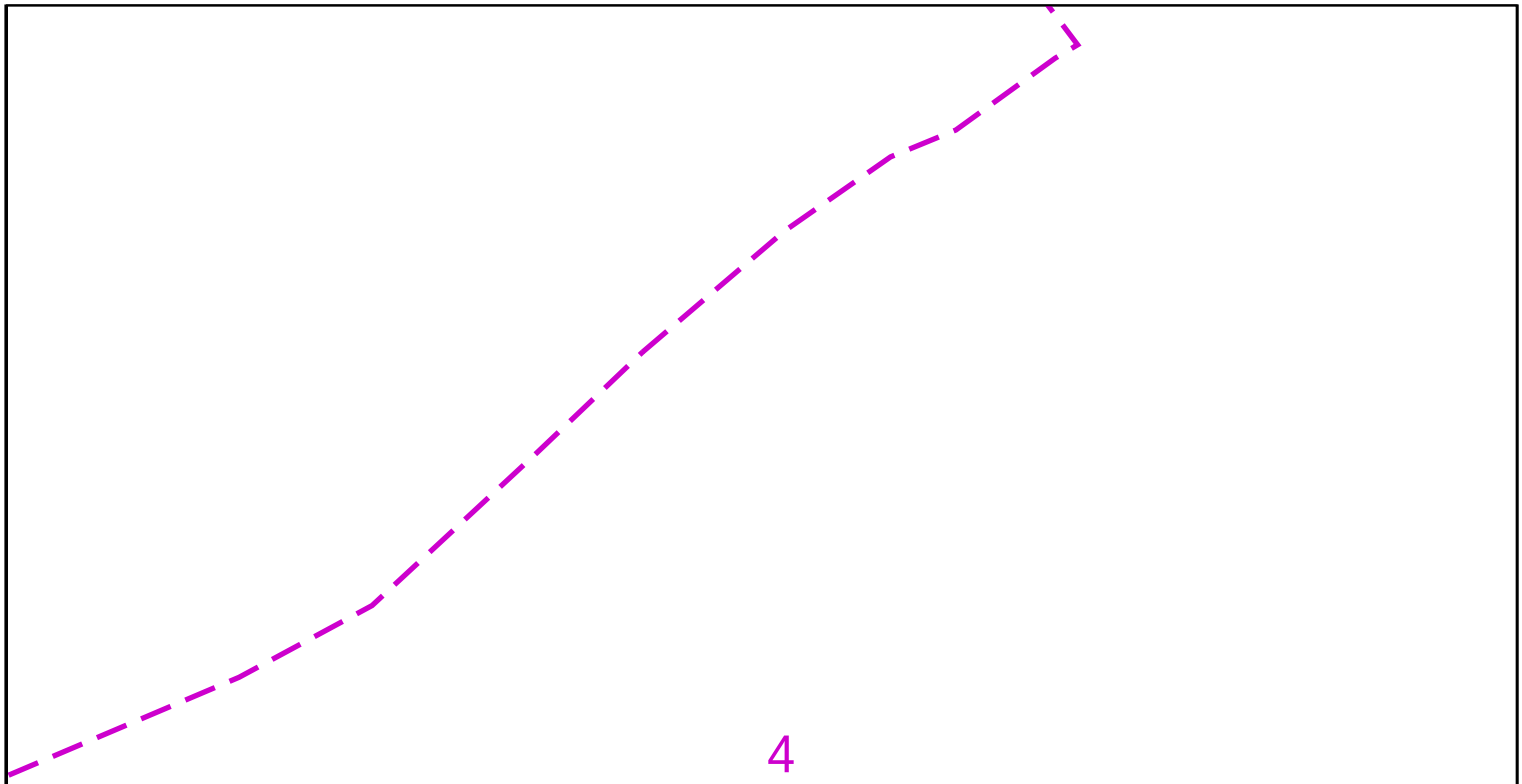

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100m

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End Cap
Depth of cover
Line/Fire Valve
Governor Station

Date Requested: 11/04/2025
Job Reference: 36941392
Site Location: 394021 178511
Requested by: Miss Grace McArthur

Your Scheme/Reference: ENQ Gate Farm

Scale: 1:250 (When plotted at A4)

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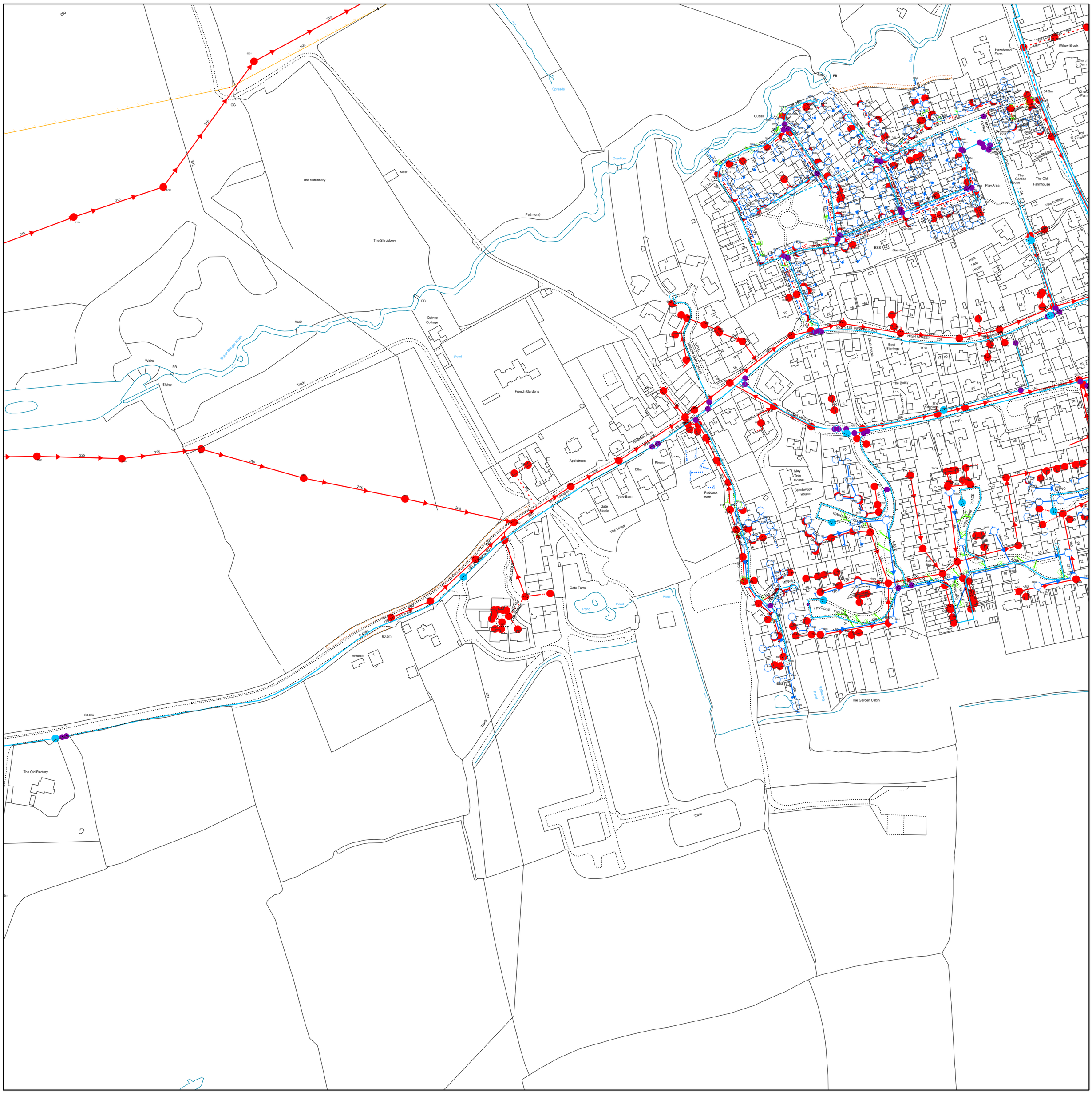
APPENDIX 2

Potable and Foul Water

Information

Dev Map WW Dev Resp ST97NW/ 39 1Land North of High St, Sutton Beng



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WATER MAINS

- Distribution
- Washout
- Raw Water
- Abandoned
- Private

FITTINGS

- Hydrant
- Other

SEWERS

	STRATEGIC	PUBLIC	PRIVATE	SECTION 104
Foul				
Surface				
Combined				
Abandoned				

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.

STRUCTURES

- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Inlet
- Outfall
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
- Flushing Chamber
- Soakaway
- Non Return Valve
- Air Valve
- Hatch Box
- Washout

OTHER WESSEX PIPES

- Rising Mains
- Standby Rising Mains
- Effluent Disposal
- Overflow
- Syphon

NON-WESSEX / UNKNOWN

- Private Rising Mains
- Culverted Watercourse
- Highway Drain
- Use Unknown
- Status Unknown

OTHER STRUCTURES

- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

Wessex Water
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: 02/06/2025
Centre: 394177E, 178460N
Scale: 1:2,500
(when printed at A2 size)

N W E S

Sarah Tibbetts

From: Stella Davies <Stella.Davies@wessexwater.co.uk>
Sent: 27 November 2025 09:48
To: Sarah Tibbetts
Cc: David Gardner; Grace McArthur
Subject: RE: DEV REsp ST97NW/391 land north of High St, Sutton Benger

Hello dear Sarah,

Thank you for your email. That will be acceptable if the standoff requirements are adhered to. According to your proposed layout you will be crossing our services therefore please ensure that your proposed sewers do bot clash with any of the existing Wessex Water services.

Your strategy shows attenuation pond in the corner of the site discharging to the watercourse. Review of the mapping indicates that the part of the pond is located in flood zone, this should be avoided as it will impact on the storage volume in the pond. In addition, if you are proposing your surface water system for adoption, this would result in land drainage entering the surface water network and system backing up due to insufficient attenuation.

It appears that the area is in high ground water area so are you proposing to line your pond to preclude groundwater ingress? Any ingress of groundwater will negatively impact on attenuation storage.

We trust that the above is of assistance.

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

Best Regards,

Stella Davies
Senior Planning Liaison Engineer

Wessex Water
YTL GROUP

Wessex Water
Operations Centre, Claverton Down, Bath BA2 7WW

Web ytl.com | wessexwater.co.uk

Wessex Water
YTL GROUP
FOR YOU. FOR LIFE

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Sarah Tibbetts

From: Stella Davies <stella.davies@wessexwater.co.uk>
Sent: 05 December 2025 12:15
To: Sarah Tibbetts
Cc: Darren Mace; Alex Palmer
Subject: RE: DEV REsp ST97NW/391 land north of High St, Sutton Benger

Hi Sarah,

Thanks for the update and clarification, we have no further comments to make at this stage.

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

Best Regards,

Stella Davies
Senior Planning Liaison Engineer

Wessex Water
YTL GROUP

Wessex Water
Operations Centre, Claverton Down, Bath BA2 7WW

Web ytl.com | wessexwater.co.uk

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From: Sarah Tibbetts <sarahtibbetts@btsgb.com>
Sent: 03 December 2025 12:41
To: Stella Davies <stella.davies@wessexwater.co.uk>
Cc: Darren Mace <darrenmace@btsgb.com>; Alex Palmer <alex.palmer@mjgleeson.com>
Subject: FW: DEV REsp ST97NW/391 land north of High St, Sutton Benger

Hi Stella

Thanks for your email on 27/11. Below are some comments from my client at Gleeson Land with regards the attenuation pond and surface water as mentioned in your email.

Best regards

Sarah

Sarah Tibbetts
Director

A: 28-29 Hagley Mews, Hall Lane, Hagley, Worcestershire, DY9 9LG
T: 01562 547090
M: 07879 840121

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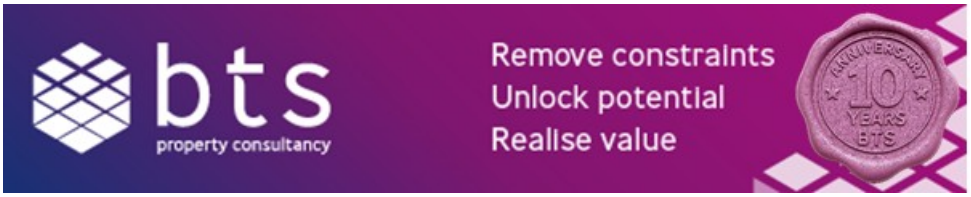

www.btsgb.com

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From: Alex Palmer <Alex.Palmer@mjgleeson.com>
Sent: 03 December 2025 11:30
To: Sarah Tibbetts <sarahtibbetts@btsgb.com>; Daniel Pickering <Daniel.Pickering@mjgleeson.com>
Cc: Darren Mace <darrenmace@btsgb.com>
Subject: RE: DEV REsp ST97NW/391 land north of High St, Sutton Benger

Hi Sarah,

The basin isn't located within the flood zone, the blue hatch on the drainage strategy drawing indicates the extent of the basin. We've adjusted the drainage strategy drawing to hopefully make this more clear.

Regarding ground water conditions, a BRE365 soakage test was carried out in the area of the proposed basin, and the results were successful. Ground water was encountered 2m below existing ground levels, this is below the depth of our proposed basin. We have adjusted the drainage strategy following this, the proposed basin is now approximately 1m below existing ground levels and as such will not be impacted by groundwater which will be confirmed in the FRA & DS report.

We have also received the PAS128b survey, please see attached for your records.

Thanks

Alex Palmer
Senior Technical Coordinator

2530 Aztec West | Ground Floor, Aztec West, Almondsbury, BS32 4AW
T: M: +447815018726 **W:** gleesonland.co.uk
Please support our nominated charity; Grassroots Suicide Prevention by **clicking here**

gleeson land
Promoting Land. Unlocking Value.

r company number 09268016 at 6 Europa Court, Sheffield Business Park, Sheffield S9 1XE.

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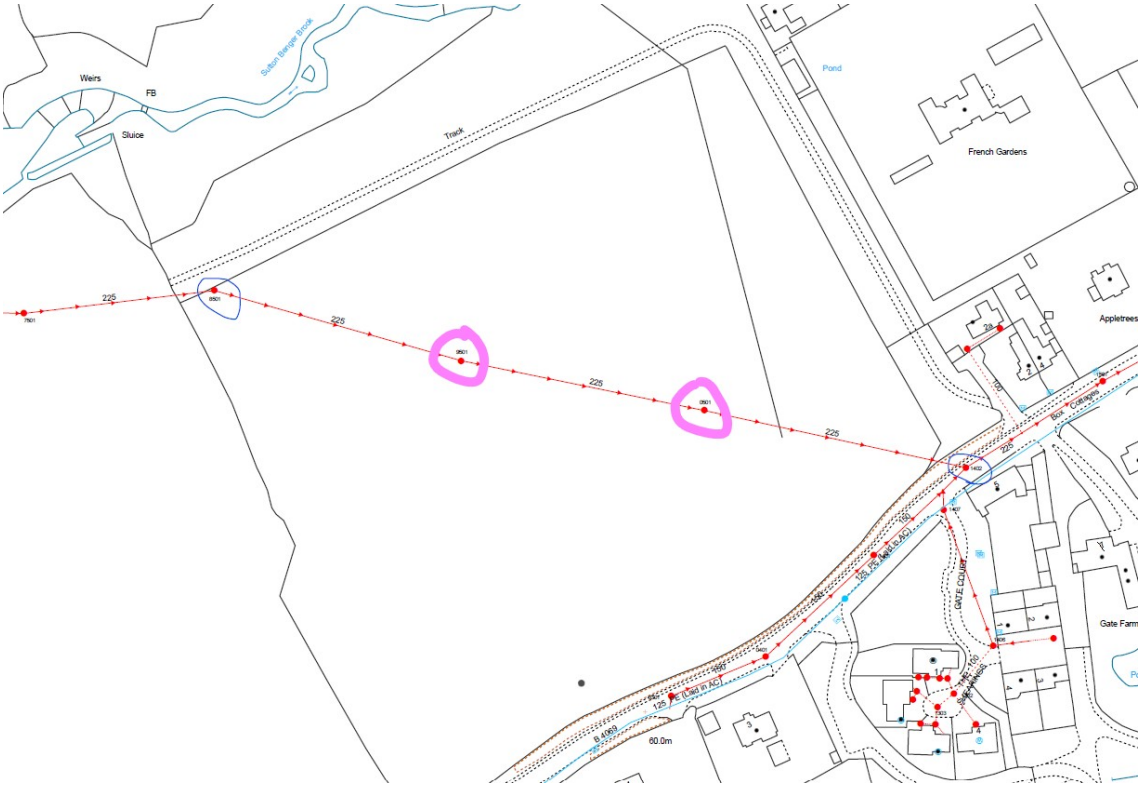
This email is being sent to you on behalf of Wessex Water Limited, a company registered in England and Wales with number 02366633. Its registered office is Wessex Water Operations Centre, Claverton Down Road, Claverton Down, Bath, BA2 7WW.

From: Sarah Tibbetts <sarahtibbetts@btsgb.com>
Sent: 26 November 2025 11:48
To: Stella Davies <Stella.Davies@wessexwater.co.uk>
Cc: David Gardner <DavidGardner@btsgb.com>; Grace McArthur <GraceMcArthur@btsgb.com>
Subject: DEV REsp ST97NW/391 land north of High St, Sutton Benger

Dear Stella

In David's absence this week, please see attached a drainage strategy plan for the site at High Street, Sutton Benger. The new masterplan is such that the sewer can remain in situ. The plan is to connect onto existing manholes 9501 & 0501 in addition to a connection in the southeast corner, whilst retaining the location of the sewer and incorporating the easement into the development proposals.



Could you confirm that this is acceptable please?

Many thanks

Sarah

Sarah Tibbetts
Director

A: 28-29 Hagley Mews, Hall Lane, Hagley, Worcestershire, DY9 9LG

T: 01562 547090
M: 07879 840121

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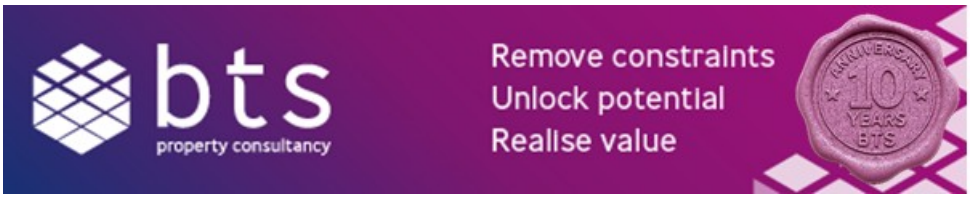

www.btsgb.com

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Grace McArthur

From: Stella Davies <Stella.Davies@wessexwater.co.uk>
Sent: 19 June 2025 12:19
To: Grace McArthur; David Gardner
Subject: RE: WW Dev Resp ST97NW/ 391 Land North of High St, Sutton Benger 90 dwellings -drainage

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Gardner,

Thank you for your latest email dated 19.06.2025

My original response is included below.

The below response still applies for 90 dwellings.

As stated below in terms of Water Supply:

Water Supply – Point of Connection

A development of this scale requires a water main connection with a minimum diameter of 90 mm.

The nearest suitable point of connection for the proposal is the 125mm dia Water Main in High Street.

Please note that the cost of any new connection or the upsizing of the existing main must be borne by the developer.
Wessex Water can provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

Developers may connect to our water network on a 'size for size' basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements.
For more details and guidance for applying to connect to our networks please see our website: https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-large-developments

Foul Water:

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

Connection could be achieved from 150mm dia foul water sewers in High Street. The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 104 adoption or Section 106 connection and submit details for technical review prior to construction. We will not accept foul connections from below ground level, foul flows from below ground level must be pumped to ground level prior to connection to the public foul sewer.

Please Note: No surface water runoff or land drainage will be accepted into the foul sewer either directly or indirectly.

Capacity Appraisal:
Capacity in the network is limited, and as such a capacity appraisal and detailed process review will be required to assess the impacts of the additional loading in the system, this appraisal will identify what, if any, capacity improvements will be necessary to accommodate the flows.
We don't have capacity improvement schemes readily prepared for sites that do not have planning permission. Upon any grant of planning permission for this site, it will be necessary to undertake a modelling assessment and, if it is deemed necessary, plan, design and construct a scheme of capital works to meet the catchment growth.
In such circumstance, we advise that it will be necessary to reach an agreement with the applicant and the Local Planning Authority upon the timetable if a scheme of capacity works is required. In that circumstance the development should not proceed until Wessex Water has confirmed that capacity can be made available for these new connections.
The point of connection to the public network is by application and agreement with Wessex Water.

Diversions:
For sewers diversions please check: Sewer diversions They will be able to advice on costing and requirements for diversions.

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

Best Regards,

Stella Davies
Senior Planning Liaison Engineer

Wessex Water
YTL GROUP

Wessex Water
Operations Centre, Claverton Down, Bath BA2 7WW

Web ytl.com | wessexwater.co.uk

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From: Stella Davies
Sent: 09 June 2025 09:25

To: 'gracemcarthur@btsgb.com' <gracemcarthur@btsgb.com>
Subject: WW Dev Resp ST97NW/ 39 1Land North of High St, Sutton Benger 80 dwellings -drainage

Dear Ms McArthur,

Thank you for your recent online enquiry reading provision of foul drainage and water supply for the proposed 80 dwelling development at the above site.

Please note that following Assets are located within the red line boundary of the proposed site:

Existing Apparatus

Apparatus Type	**Stand -off either side**
225 mm dia gravity foul sewer main	min stand-off 3m either side

Note: There must be no buildings or structures within the minimum stand-off zones either side of the pipes. This includes no surface water attenuation features or associated earthworks in the easement strip, changes in ground levels resulting in additional loading or excavation. No tree planting within 6 metres
The sewers and associated easement strips must not run through enclosed private rear gardens.
Public manholes and sewers must remain in open access areas or public highways. Wessex Water require unrestricted access to maintain and repair our apparatus.
All apparatus must be accurately located and marked on site. Apparatus and easement corridors must be clearly marked on all development drawings to ensure there are no conflicts with buildings or within rear garden boundaries.

Water Supply – Point of Connection

A development of this scale requires a water main connection with a minimum diameter of 90 mm.

The nearest suitable point of connection for the proposal is the 125mm dia Water Main in High Street.

Please note that the cost of any new connection or the upsizing of the existing main must be borne by the developer.
Wessex Water can provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

Developers may connect to our water network on a 'size for size' basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements.
For more details and guidance for applying to connect to our networks please see our website:
https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-large-developments

Foul Drainage

Wessex Water will accommodate domestic type foul flows in the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

The most appropriate point for connection from the site would be 225mm diameter public foul sewer crossing the site. The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 104 adoption or Section 106 connection and submit details for technical review prior to construction. We will not accept foul connections from below ground level, foul flows from below ground level must be pumped to ground level prior to connection to the public foul sewer.

Please Note: No surface water runoff or land drainage will be accepted into the foul sewer either directly or indirectly.

Surface Water Drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly.

The National Planning Policy Framework (NPPF) mandates that Sustainable Drainage Systems (SuDS) must be incorporated into new developments to manage surface water runoff, mitigate flood risks, and provide additional benefits, including enhanced water quality and green spaces. However, the proposed surface water drainage strategy fails to meet NPPF requirements regarding SuDS and sustainable development. Additionally, it omits compliance with the surface water discharge hierarchy.

In line with the drainage hierarchy outlined in Approved Document H of the Building Regulations, Planning Practice Guidance, and the necessity to address water scarcity, all surface water runoff should aim to be discharged as high up the following hierarchy as feasible:

- Rainwater reuse through harvesting or greywater recycling
- An adequate soakaway or other infiltration system
- A hybrid solution involving infiltration and discharge to a surface water body
- Discharge directly to a surface water body (e.g., an ordinary watercourse)
- Discharge to a surface water sewer, highway drain, or other drainage system

Proposed surface water strategy to be agreed with LLFA. Review of the mapping indicates presence of land drainage features in the vicinity of the site.

Wessex Water statement on surface water discharge can be accessed via the following link:
https://developerservices.wessexwater.co.uk/media/m4rjrfmg/wwds-dev063p-rainwater-drainage-policy.pdf

Please Note: No surface water runoff or land drainage will be accepted into the foul sewer either directly or indirectly.

Note: These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

Best Regards,

Stella Davies
Senior Planning Liaison Engineer

Wessex Water
YTL GROUP

Wessex Water
Operations Centre, Claverton Down, Bath BA2 7WW

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APPENDIX 3

Telecoms Information

openreach

Gleeson Land
2530 Aztec West
Ground Floor
Aztec West
Almondsbry
BS32 4AW

Our Ref: 939841
Your Ref:
11th July 2025

FAO: Grace McArthur

Dear Sir/Madam,

,site near high street,High Street, Sutton Benger,Chippenham, SN15 4RD

Thank you for your enquiry forwarded from our Openreach Newsites office.

An initial investigation of the above site proposals has been completed, and a detailed survey is now required to confirm that anticipated alterations to Openreach apparatus are the most cost effective means of protecting our network. Your proposals have been registered as works applicable to The Electronic Communications Code ("the 2017 Code"), Schedule 3A of the Communications Act 2003 and in line with Paragraph 16, Schedule 2, Transitional Provisions of the Digital Economy Act 2017

The estimated cost to provide a detailed estimate and specification for this work is ***£1,01.40 (inclusive of VAT),*** which we will require in advance although the actual costs will be charged, whether more or less than this.

Because we consider a detailed investigation is essential to ensure our network is protected, we will contact you within 30 working days if payment has not been received unless you inform us that your proposals or circumstances have changed.

After receipt of payment, we will contact you where necessary and if there is no alternative to the alterations work, we will provide a single detailed estimate of the costs and a specification. However, if your proposals are not suitably detailed, then we may agree to provide a budget costing in advance of this. We would normally expect to complete this within 25 working days when we will also inform you of the next steps. If our expense is likely to exceed the advance payment you have made, particularly if additional or alternative costings are required, then further payments will be requested from you.

After provision of the final detailed estimate and your agreement to the associated specification, we will review our expenditure and provide a final invoice to settle the costs for this work before moving on to the next stage of the project.

E: mathew.farmiloe@openreach.co.uk | **M:** 0+447734607009
W: https://www.openreach.com/altering-our-network
A: Registered Office 6 Gracechurch Street, London EC3V 0AT, Registered in England and Wales no. 10690039

openreach

If you have not already done so, please ensure you include preferred contact details, detailed plans and any supporting information for your proposals along with the advance payment (see 'Paying Openreach' section).

We offer a free site visit service to locate and mark the position of Openreach apparatus within your work area. To arrange a site visit from a Plant Protection Officer, email: cbyd@openreach.co.uk

We also provide a "Maps-by-Email" service to enable you to receive an electronic copy of our plant records.

For further information on these services please visit the following URL: https://www.openreach.com/building-developers-and-projects/locating-our-network

Please be aware that any duct and poles owned and controlled by Openreach can be used by third party communications providers (CP) for the installation of their cables and apparatus if they have a contract with us for our Physical Infrastructure Access (PIA) product. The CP must, however, place an Order with us for PIA before they install their cables or apparatus. If such CP cables or apparatus are identified in our network within your area of interest, I will identify a contact for the affected CP and advise them of your proposals. I will pass these contact details on to you and liaise with the CP so that they are aware of any diversionary requirements relating to your proposals. You will be contacted directly by the affected third party CP – they will advise you of any associated chargeable costs relating to their cable and apparatus diversions. If you have any queries or concerns relating to this aspect of the Openreach operated network, please don't hesitate in contacting me. Please Note Openreach Ltd. will not be held liable for any delays, costs, losses or damage caused by the third party CP.

If you wish to discuss your proposals further, or would like to arrange a meeting please do not hesitate in contacting me.

Yours faithfully,

Mathew Farmiloe
Repayments Project Engineer

openreach

Paying Openreach

Our reference 939841, must be quoted for all methods of payment.

1. Telephone Payments

To pay by credit card or debit card, simply call our dedicated card payments team on **freephone 0800 085 7717.**

Payment Reference: **939841**

Our opening hours are 9am to 4.30pm Monday to Friday.

2. Bank Automated Clearing Services (BACS)*

Our Bank:	Barclays Bank, 1 Churchill Place, Canary Wharf, London E14 5HP
Sort Code:	20-00-00
Account No:	00835757
Bank Identifier Code (Swift Code):	BARCGB22
IBAN (International Account No):	GB20 BARC 2000 0000 835757
Payment Reference:	**939841**

*for BACS payment, a remittance advice, quoting your details, and our Openreach reference, must be submitted as per the below table (please complete the blank fields):

Title/Location of Work	,site near high street,High Street, Sutton Benger,Chippenham, SN15 4RD
Project Engineer Name	Mathew Farmiloe
Openreach Reference	**939841**
Client Company Name	
Client Billing Address	
Client Contact Name	
Client Tel	
Client E-mail	

Please send your completed remittance to:

Email:	bacs1.sth@bt.com
Fax:	01908 862290
Post:	BT Payments Services Ltd, BT Telephone Centre, Durham. DH98 1BT

Cheque Payment
We no longer accept cheques as a payment method.

Refunds Policy
Where appropriate, a refund will be made by cheque, BACS or to the Credit/Debit card from which payment was taken.

Legal Costs and Interest
Please note that in circumstances where BT plc has issued legal proceedings, this payment may not be accepted in full and final settlement. Where applicable, legal costs and interest will remain outstanding, and must be paid in full.

CIS Details

Unique TAX Reference (UTR):	93520 03146
Company Name:	BRITISH TELECOMMUNICATIONS PLC
Company Trading Name:	BT
Company Registration Number:	01800000

BT VAT Registration Number: 245719348

Domestic Reverse Charge (DRC)
DRC does not apply to the following services, the professional work of architects or surveyors, or of building, engineering, interior or exterior decoration and landscape consultants

Reverse charge treatment for utilities
Supplies of construction services to utility businesses are likely to be outside the scope of the reverse charge because they're the construction, repair, or alteration of the utility company's physical assets. Therefore, although they're CIS registered the end user exclusion will apply.

Further information can be found at: https://www.gov.uk/guidance/vat-reverse-charge-technical-guide

E: mathew.farmiloe@openreach.co.uk | **M:** 0+447734607009
W: https://www.openreach.com/altering-our-network
A: Registered Office 6 Gracechurch Street, London EC3V 0AT, Registered in England and Wales no. 10690039

Vodafone HQ, Faraday House G20
Newbury, Berkshire, RG14 2FN
Email: C3requests@vodafone.com
Website: www.vodafone.com

Your ref:
Our ref: NRSWA/3.03/011143

Date: 16 June 2025

Attention:
Grace McArthur
BTSurveyors Ltd
28-29 Hagley Mews,
Hall Lane,
Hagley,
Worcestershire,
DY9 9LG

Budget Estimate for Diversion/Protection of Vodafone Apparatus

Dear Sirs,

New Roads and Street Works Act 1991

Re: Diversionary Works to Vodafone Apparatus at Roward Farm, Sutton Benger, Wiltshire.

Please find the enclosed budget estimate for carrying out the necessary diversion/protection to Vodafone Limited's apparatus due to your proposed works. The estimated cost for these works is £18,947 plus VAT. This estimate is based upon the current information provided, and is for the affected Vodafone network, which includes for any Ex Cable & Wireless, Ex Energis, Ex Thus, and Ex Your Communications networks.

This estimate is based upon the current information provided and allows for Lowering of approximately 15m of the existing Vodafone apparatus over the area of your proposed works. This has been made on the assumption that access to existing apparatus and the space around our existing ducts is available. We would recommend that prior to requesting a C4 estimate, you undertake trial holes, and share them with all utilities, to help determine whether a slew/lower operation would be possible. If slew/lowering is not achievable, Vodafone requirements would have to be re-assessed and a full cable divert would have to be considered with the associated increase in costs and increased timescales.

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VODAFONE LIMITED. VODAFONE HOUSE, THE CONNECTION, NEWBURY, BERKSHIRE RG14 2FN
REGISTERED IN ENGLAND NO. 1471587

Under the CDM regulations please could you provide us with any risks/hazards that may be associated with these works?

The approximate lead-in time the implementation of civils only works is 6 working weeks from receipt of the Order/payment. If a full cable diversion is required then this lead-in time will extend to approximately 20 weeks.

If you wish to obtain a C4 detailed estimate, the cost of providing this is £2500 plus VAT.

From 1 March 2021 HMRC will be introducing a change to the way VAT is collected and administered for any VAT-registered business in the construction industry.

Businesses supplying certain construction services will no longer charge VAT on invoices, but instead the domestic reverse charge will now apply. When the domestic reverse charge is applied, it is the responsibility of the customer, rather than the supplier, to account to HMRC for VAT on supplies of the specified goods or services. More details can be found in HMRC's Notice 735.

So that Vodafone can determine the correct VAT treatment, we would be very grateful if you could complete the form attached as soon as possible and return to kevin.govender@vodafone.com. Please note that if you do not provide us with this information we will continue to charge VAT.

HMRC considers end users to be consumers and final customers. They're businesses, or groups of businesses, that are VAT and Construction Industry Scheme registered but do not make onward supplies of the building and construction services supplied to them. Intermediary suppliers who are also Construction Industry Scheme registered businesses that are connected or linked to end users, and which buy construction services and re-supply them to a connected or linked end user, without making material alterations to the supplies, are also treated as end users. Further details can be found in https://www.gov.uk/guidance/vat-reverse-charge-technical-guide#end-users-and-intermediary-supplier-businesses

Please send a deposit, payable to "Vodafone Ltd", equal to the full value of the detailed estimate costs (including VAT), or if you wish the works to be instigated without provision of a detailed estimate then a deposit equal to 120% of the budget estimate costs (including VAT) for the attention of Kevin Govender, Vodafone Ltd, Diversionary Works Team, Vodafone HQ, Faraday House G20, Newbury, Berkshire, RG14 2FN. quoting the following reference NRSWA/3.03/011143, where we will take the instruction to proceed.

It should be noted that Vodafone operates an annual Network Freeze, which usually commences from on/or around 10th December through to 4th January. During this period no work can be completed on the Vodafone network. This should be taken into account when placing your Order/advanced payment to allow us to programme the Works for all work types including slew/lower and full cable divert schemes, as it will affect any lead-in times quoted within this estimate. (Details of the Network Freeze will be presented nearer the time, upon request, when the confirmed dates become available).

For enquiries regarding Vodafone: Mobile, please address your enquiry to CTIL.access@cluttons.com .

Please quote the following reference NRSWA/3.03/011143 on all communications regarding this scheme.

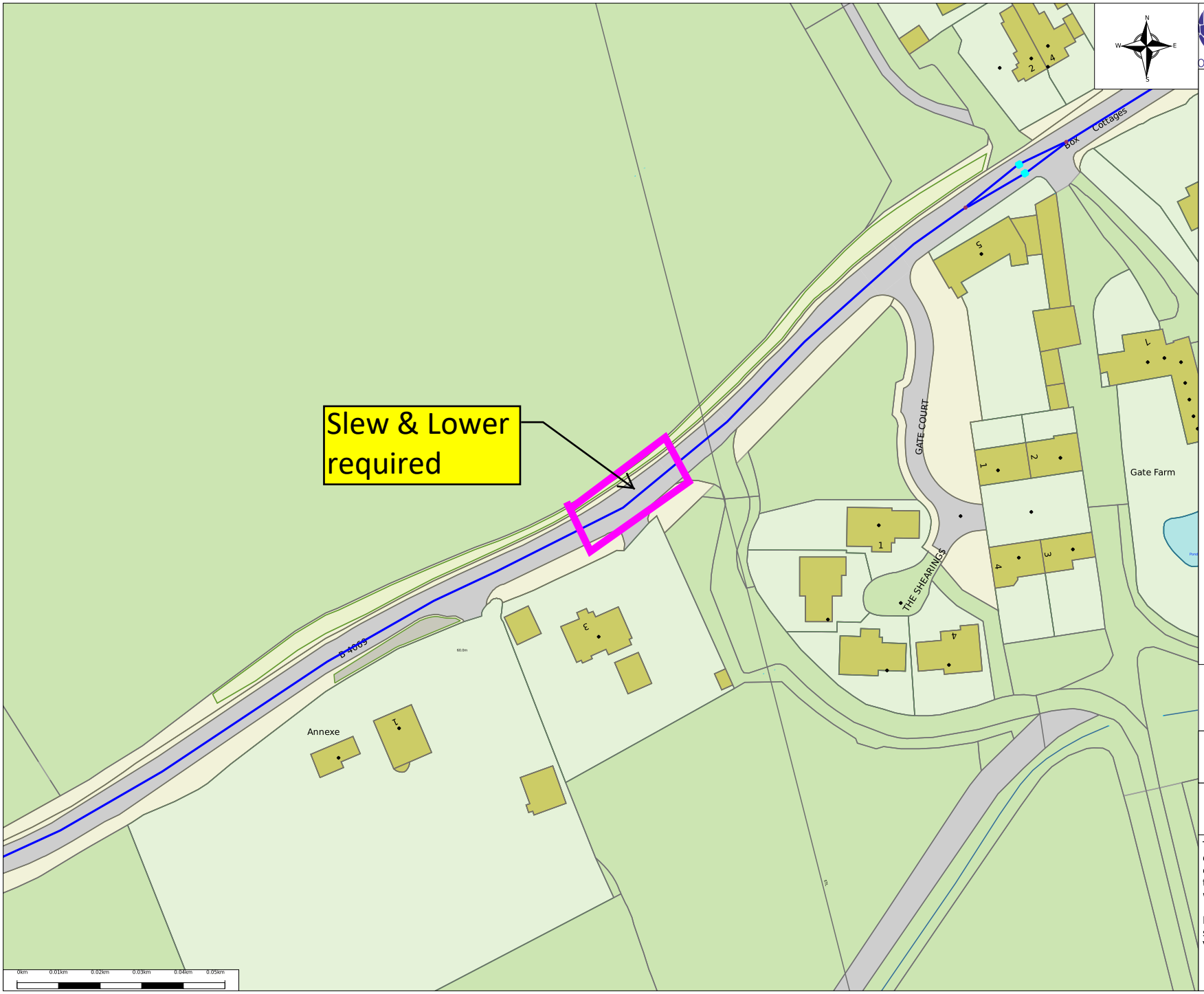
This estimate is valid for a period of 3 months from the date of this letter and is based on attaining the proposed levels of cover for the Vodafone duct. Should this cover not be achievable due to obstruction or the presence of other services, the work will be stopped and the requirements reappraised. It should be noted that this is an estimate only and we reserve the right to amend this estimate dependent upon the actual cost of the works.

Please note that under the Diversionary Works Code of Practice, Appendix C and the associated Regulations that apply, Promoters are only entitled to one desktop costing per any given scheme. Any change in scope or a subsequent request for a revised costing on the same scheme is then deemed chargeable and will only be reviewed under the C4 Process.

If you require any further information, please contact us on +44(0)1344602635.

Yours faithfully

Diversionary Works Planner
Vodafone Ltd



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Legend

- Access Chamber.Location Active Carriageway Chamber
- Point Of Interest.Location - Transition Point
- Underground Route.Route Active - Owned
- Underground Route.Route Active - Third Party

vodafone

Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 16/06/2025	Scale 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.