



C & A CONSULTING ENGINEERS

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TECHNICAL NOTE

PROJECT	:	Main Road, Sellindge, Kent
JOB NO.	:	16-010
NOTE TITLE	:	Newingreen Junction (A261 Hythe Road/A20 Ashford Road)
AUTHOR	:	Daniel Hughes/Faye Murray
APPROVED	:	John Wilde
DATE	:	March 2017

1.0 INTRODUCTION

1.1 This Technical Note has been prepared following post application discussions with Kent County Council Highway Services in relation to the A261 Hythe Road/A20 Ashford Road in Newingreen.

1.2 The junction is located to the southeast of the proposed development and forms part of the network analysed in the Transport Assessment for the Main Road, Sellindge mixed use planning application. The location is shown in **Figure 1** below.

1.3 The development flows through the junction under consideration are 52 two way flows in the AM peak and 53 two way flows in the PM peak. The flows to/from the A261 are minimal with around 10 vehicles to/from A261 Hythe Road in the AM and PM peak hours.

1.4 This note considers localised mitigation of the junction using a nil detriment approach by comparing the future base case model with the development flows included.

1.5 **Section 2.0** includes a summary of the amendments proposed to the junction, **section 3.0** sets out the modelling undertaken to illustrate nil detriment and **section 4.0** provides a summary of the Technical Note.

This aerial map displays the M20 motorway running horizontally across the center. To the north of the motorway, the A20 road is visible, with a red arrow pointing to a location near Sellinridge. To the south of the motorway, the A20 road is also visible, with a red arrow pointing to a location near Newingreen. The map includes labels for various towns and landmarks, including Sellinridge, Stanford, Westenhanger, and Newingreen. The surrounding landscape is a mix of green fields and brown agricultural land.

- 2.1 In providing a nil detriment solution to this junction and matching the capacity analysis of the existing arrangement of the A261 Hythe Road (with future base flows included), adjustments to the flare length on the exiting arm of the junction has been proposed. The proposal can be seen within **Annex A** of this Technical Note.
- 2.2 The proposed design shows alterations to the southern kerb of A261 Hythe Road with available road space for large cars to queue two abreast for a queue length 23m.
- 2.3 The changes to the existing kerb would be within the extent of the adopted highway – see **Annex B** for details of the highway boundary. In addition, utility searches have been undertaken through ‘Envirocheck’ for the junction which show there is a UK Power Network cable running in the verge of the A261 Hythe Road. It is anticipated that this relates to the street lighting located in the verge and may be affected by the proposed amendments to the kerb line. This matter can be addressed through suitable diversions through detailed design and would not be prejudicial to the delivery of the scheme. See **Annex C** for details of the utility searches.

3.0 CAPACITY ANALYSIS

- 3.1 The TRL JUNCTIONS (PICADY) model used in the Transport Assessment for the proposed site including the `with development` flows.
- 3.2 For context the following **Tables 2.1 and 2.2** set out the base case operation of the model and the `with development` scenario (both taken from the Transport Assessment - reference Table 6.5 and 6.6)):

Table 2.1: 2022 Base Scenario

Movement	AM Peak			PM Peak		
	RFC	End Q	Delay (Sec)	RFC	End Q	Delay (Sec)
B-C	0.95	5.7	174.92	0.48	0.9	23.43
B-A	0.98	12.3	110.64	0.80	3.7	43.40
C-B	0.18	0.2	8.42	0.31	0.5	8.94

Arm A = A20 (W), Arm B = Hythe Road (A261), Arm C = A20 (N)

Table 2.2: 2022 Base + Development Scenario

Movement	AM Peak			PM Peak		
	RFC	End Q	Delay (Sec)	RFC	End Q	Delay (Sec)
B-C	1.01	6.46	193.17	0.54	1.16	28.25
B-A	1.00	14.44	128.02	0.83	4.26	49.76
C-B	0.19	0.26	8.62	0.32	0.47	9.15

Arm A = A20 (W), Arm B = Hythe Road (A261), Arm C = A20 (N)

- 3.3 It was agreed with Kent Highway Services that a nil detriment approach could be considered at the junction on the basis of the results. Therefore, the geometry of the existing junction was altered such that the flare length of A261 Hythe Road was increased from 2 pcus to 4 pcus (equating to 23m assuming 5.75m per pcu).
- 3.4 The results of the nil detriment model is set out as follows in Table 2.3 (full output included at **Annex D**):

Table 2.3: 2022 “With Development” Mitigation Scenario

Movement	AM Peak			PM Peak		
	RFC	End Q	Delay (Sec)	RFC	End Q	Delay (Sec)
B-C	0.94	5.7	170.87	0.46	0.8	20.05
B-A	0.98	12.2	110.01	0.81	3.9	45.34
C-B	0.19	0.3	8.61	0.32	0.5	9.10

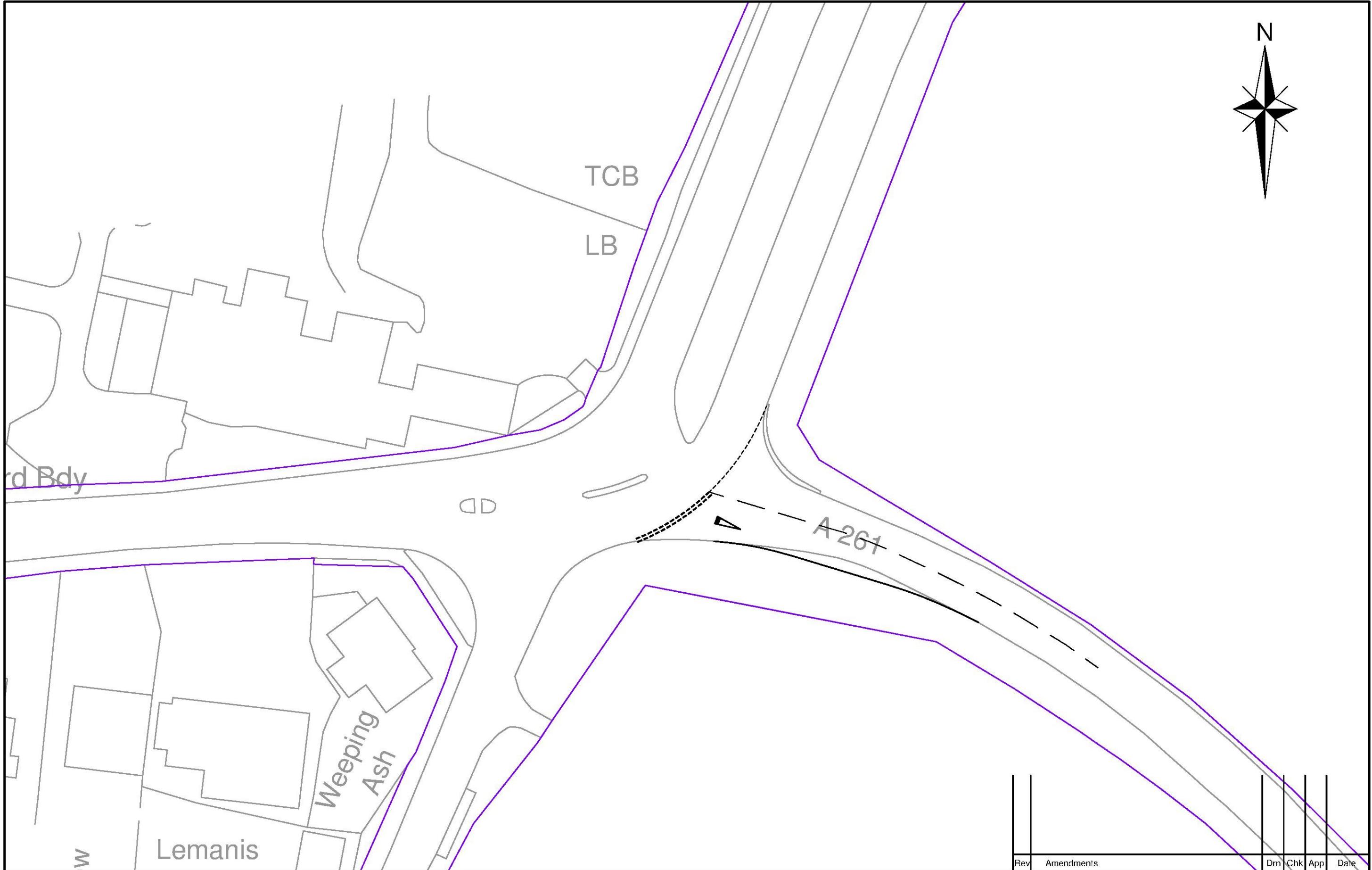
Arm A = A20 (W), Arm B = Hythe Road (A261), Arm C = A20 (N)

- 3.5 The changes to the junction provided nil detriment when comparing the RFC values in the AM peak – ie movement B-A reduced from 1.00 to 0.98 and B-C reduced from 1.01 to 0.94, both relating to the results of the base case. The junction operated within capacity for the ‘with development’ scenario in the PM peak for the existing layout and this remains the case for the amended layout.

4.0 SUMMARY

- A nil detriment approach has been considered for the A261 Hythe Road/A20 Ashford Road junction;
- The proposed amendments to the junction include extension of the flare length of A261 Hythe Road by altering the southern kerb using adopted highway verge; and
- The utility searches show the proposed amendments to the kerb may be affected by the UK Power Network apparatus in the verge of the A261 Hythe Road. However, this matter can be addressed through suitable diversions through detailed design and would not be prejudicial to the delivery of the scheme

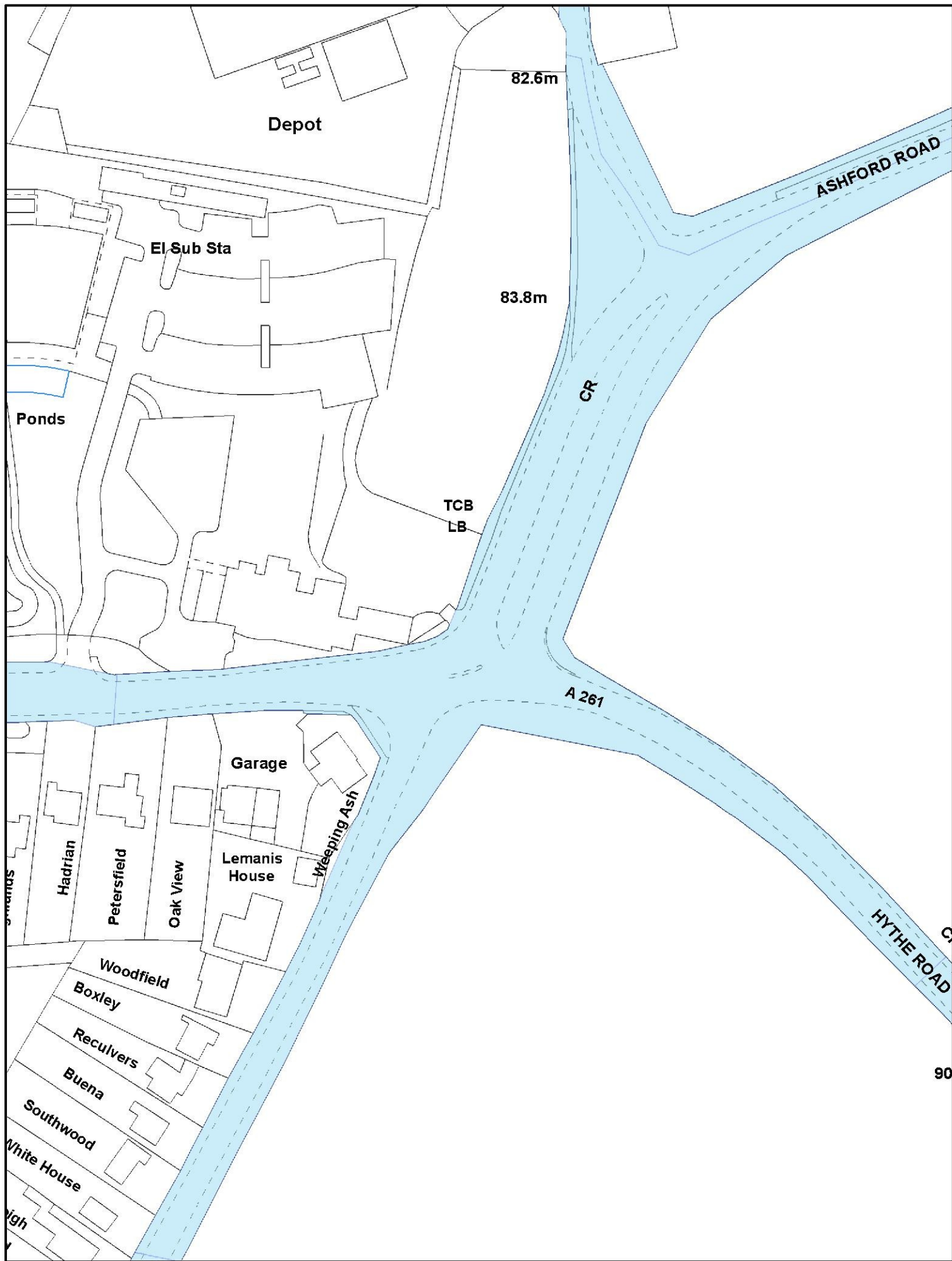
Annex A



Rev	Amendments				Date

 Issued by ☐ Aldershot Enterprise Centre Mandora House Louise Margaret Road Aldershot, Hampshire GU11 2PW 01252 939000 ☐ Park House, Park Farm East Malling Trust Estate Bradbourne Lane Aylesford, Kent ME20 6SN 01732 448120	Job Title	Client	Scale	Date	Designed
	Main Road, Sellindge		1:500	Mar 17	DH
	Drawing Title		Drawn DH	Checked FM	Approved JW
	Proposed Hythe Road Increased Flare		Job No 16-010	Drawing No 16-010-024	Rev

Annex B



Annex C



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N
1:2,500

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		

CP, Suhas

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: 13 February 2017 16:40
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

Hello

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://urldefense.proofpoint.com/v2/url?u=https-3A__www.gov.uk_guidance_flood-2Drisk-2Dactivities-2Denvironmental-2Dpermits&d=DwIGaQ&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpnr1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5IXI2DtWBcADHfise3Q&m=Ox1weiqewCfrOTWvmsE4ws7tM7oAjAr0oocBB9Zu4R4&s=1z9FyqfenWsiaayllzCbj3jeOZNmlw3NeV1fA65PRMQ&e=

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.

Kind regards

Jessica Firth

Customer Service Advisor

Incident Communication Service

Contact Centre Services - Part of National Operations

C Tel: 0800 807060

0 Web Site: https://urldefense.proofpoint.com/v2/url?u=https-3A__www.gov.uk_government_organisations_environment-2Dagency&d=DwIGaQ&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpnr1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5IXI2DtWBcADHfise3Q&m=Ox1weiqewCfrOTWvmsE4

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Report or track a fault

My location

To report a fault or see what planned work is coming up in your area, please enter a postcode, street name, town or streetlight column number:

If a popup window is not fully visible, drag the map to move it into view.

Please select the correct location from the list below and then either select a property or pinpoint a location on the map to report a fault or see what work is planned in this area

Select your location

CT214JB

Map views Links Help Key Use your keyboard

Highways Faults map layers:

- Streetlights
- Faults raised by customers or KCC Highways, click on a fault icon for more information
- Districts

Holmes, Leah

From: Demi McQueeney <DemiM@sourcedesignservices.co.uk>
Sent: 23 February 2017 10:14
To: Statutory Enquiries
Subject: FW: PLANT ENQUIRY RESPONSES - NOT AFFECTED - KPN & TATA

The locations below are NOT AFFECTED by KPN & TATA apparatus.

52515 Atkins Global Site at Ashford Road/Stone Street, Sellindge, Kent
52515 Atkins Global Site at Ashford Road/Stone Street, Sellindge, Kent
52516 Atkins Global Site at Abbey Park Road, Leicester
52514 Atkins Global Site at Wilkinson Way, Farnham
52430 Atkins Global Route along Watermill Road, Seaforth Street and Maconochie Road, Aberdeen
52431 Atkins Global Route along Meadow Avenue and Deveron Road to Steven Road, Huntly, Aberdeen
52433 Atkins Global Route along Riverside Road, South Road to Station Road, Ellon, Aberdeen
52528 Atkins Global Site surrounding Bootferry Road, Hessle, Kingston upon Hull
52523 Atkins Global Site at Crewe Road, Willaston, Nantwich
52517 Atkins Global Land at Wilkinson Way, Farnham
52521 Atkins Global Site at Newhall Street, Birmingham
52525 Atkins Global Site at Pinner Road, Northwood
52524 Atkins Global Site off Langrick Road, Brothertoft, Lincolnshire
52526 Atkins Global Site off Brierley Hill Road, Stourbridge
52527 Atkins Global Land around St Fittick's Road, Aberdeen
52522 Atkins Global Site surrounding Ongar Road, Adbridge, Essex

Please quote these references on any correspondence.

Please note:

McNicholas, on behalf of our client, accept no liability for claims arising from inaccuracies, omissions or errors contained within your plant enquiry request.

If you require further information please do not hesitate to contact us.

Kind Regards,



McNicholas Plant Enquiry Team

Telephone – 0330 055 8466/8469
Facsimile – 01923 802704

Website - www.mcnicholas.co.uk

Our team. Your solution.

Sandra Lakin

Planning, Design & Maintenance Office Manager

T: 0330 055 8463

M: +44 781 030 5179

www.mcnicholas.co.uk



From: Plantenquiries <plantenquiries@catelecomuk.com>
Sent: 14 February 2017 14:05
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

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

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-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 07 February 2017 09:35

To: Plantenquiries <plantenquiries@catelecomuk.com>; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrsua@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com

Cc: atkinsstatutory.enquiries@atkinsglobal.com

Subject: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017



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

From: Plant Enquiries <plantenquiries@energetics-uk.com>
Sent: 07 February 2017 15:25
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

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

Please be advised that it may take around 10 working days to process enquiries. In the unlikely event that you have been waiting longer than 10 working days, or require further assistance with outstanding enquiries, please call 01698 404945.

Please ensure all plant enquiries are sent to plantenquiries@energetics-uk.com

Regards

Plant Enquiries

E: plantenquiries@energetics-uk.com

W: www.energetics-uk.com

energetics

International House, Stanley Boulevard, Hamilton International Technology Park, Glasgow



-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 07 February 2017 09:35

To: plantenquiries@catelecomuk.com; Plant Enquiries; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com

Cc: atkinsstatutory.enquiries@atkinsglobal.com

Subject: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

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From: plantenquiryservice@gtc-uk.co.uk
Sent: 07 February 2017 14:30
To: Statutory Enquiries
Subject: GTC Plant Enquiry - Ref- 373228
Attachments: 373228.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 373228

Your Enquiry Ref: LM 52515/SuG

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Independent Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

Your sincerely,

GTC Plant Enquiry Service.

GTC
Energy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

NOTE:

This E-Mail originates from GTC, Energy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
VAT Number: GB688 8971 40. Registered No: 029431.

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CIVILS AND CABLING INSTALLATION SPECIALIST

Instalcom Ltd, Borehamwood Ind Park, Rowley Lane, Borehamwood, Herts WD6 5PZ.

Telephone: 020 8731 4600 Fax: 020 8731 4601 Email: enquiries@instalcom.co.uk

17 February 2017

Dear Sir or Madam,

Your Ref: 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent

Our Ref: E02-17-2795

With reference to your enquiry regarding the above noted location, I can confirm that LEVEL 3, GLOBAL CROSSING (UK) LTD, GLOBAL CROSSING PEC FIBERNET UK LTD and FIBRESPAN LTD networks **DO NOT** have any apparatus within the immediate proximity of your proposed works.

Instalcom responds to plant enquiries for 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 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. As we are moving towards a fully electronic database we urge our customers to request plant enquiries by email which will result in a higher level of service, please forward future plant enquiries to plantenquiries@instalcom.co.uk

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

Plant Protection Administrator

Instalcom Limited

Borehamwood Ind. Park

Rowley Lane

Borehamwood,

WD6 5PZ

E mail: - plantenquiries@instalcom.co.uk

Phone: - 020 8731 4600

Fax: - 020 8731 4601

Web: - www.instalcom.co.uk



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DIRECTORS: T.G. & T.J. O'Connor, J.T. McVeigh, D.J. Dix, P.M. Alderton.
INSTALCOM LIMITED REGISTERED IN ENGLAND No. 3421543



Part of OCU Group



On 15/02/2017 Interoute Vtesse's plant information system was checked to ascertain if your area of interest is affected by Interoute Vtesse plant. In this instance your area of interest was shown to be 'not affected' by Interoute Vtesse plant.

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.

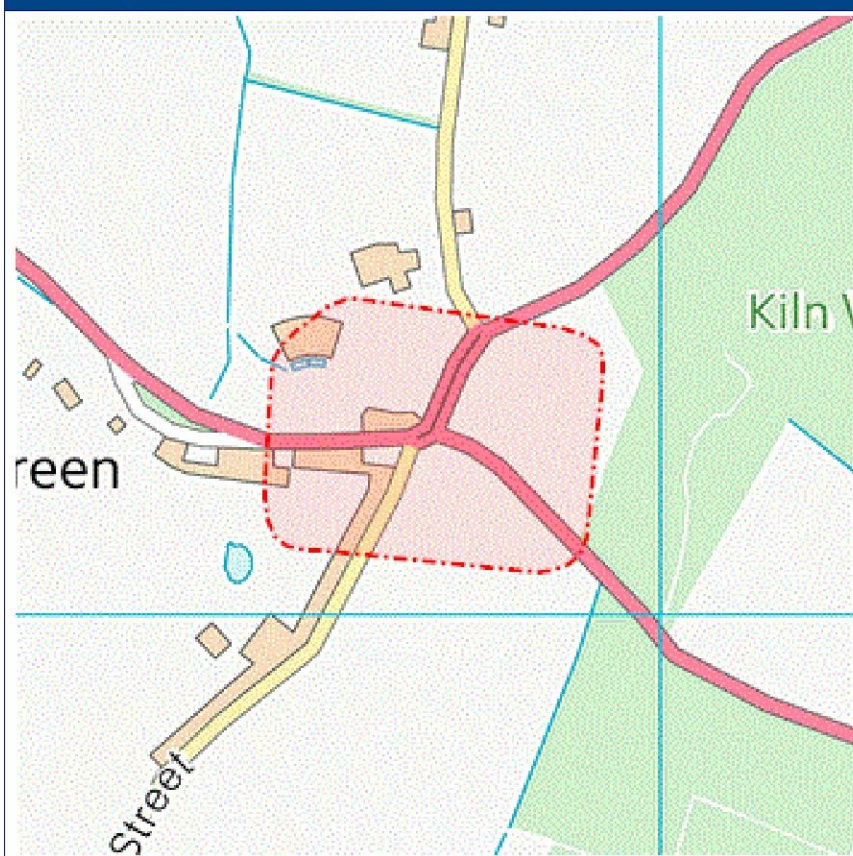
Enquirer

Name	Ms Christina Elliott	Phone	01454 662397
Company	Atkins	Mobile	Not Supplied
		Fax	Not Supplied
Address	500 Park Avenue Aztec West Almondsbury Bristol BS32 4RZ		
Email	stat.enquiries@atkinglobal.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	LM 52515/SuG		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	16/02/2017	Work type	Single excavation site
End date	16/05/2017	Site size	85538 metres square
Searched location	XY= 612763, 136186 Easting/Northing	Work type buffer*	25 metres
Confirmed location	612765 136198		

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

Site Map


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

List of affected LSBUD members

No LineasearchbeforeUdig Asset Owners within the Zone of Interest

LSBUD members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD members make regular changes to their assets.

List of not affected LSBUD members

AWE Pipeline	Fulcrum Pipelines Limited	Phillips 66
BOC Limited (A Member of the Linde Group)	Gamma	Premier Transmission Ltd (SNIP)
BP Midstream Pipelines	Gateshead Energy Company	Prysmian Cables & Systems Ltd (c/o Western Link)
BPA	Humbly Grove Energy	Redundant Pipelines - LPDA
Carrington Gas Pipeline	IGas Energy	RWEnpower (Little Barford and South Haven)
CATS Pipeline c/o Wood Group PSN	Ineos Enterprises Limited	SABIC UK Petrochemicals
Cemex	INEOS Manufacturing (Scotland and TSEP)	Scottish Power Generation
Centrica Energy	Intergen (Coryton Energy or Spalding Energy)	Seabank Power Ltd
Centrica Storage Ltd	Lark Energy	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Lightsource SPV Limited	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Transmission Capital
Dong Energy (UK) Ltd	Manx Cable Company	Uniper UK Ltd
E.ON UK CHP Limited	Marchwood Power Ltd (Gas Pipeline)	Vattenfall
EirGrid	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Veolia ES SELCHP Limited
Electricity North West Limited	Northumbrian Water Group	Western Power Distribution
ENI & Himor c/o Penspen Ltd	NPower CHP Pipelines	Wingas Storage UK Ltd
ESP Utilities Group	Oikos Storage Limited	Zayo Group UK Ltd c/o JSM Group Ltd
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	
Esso Petroleum Company Limited	Petroineos	

From: Adams Mandy <Mandy.Adams@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedSE@networkrail.co.uk>
Sent: 07 February 2017 19:06
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

Dear Sir/Madam,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.networkrail.co.uk_aspx_1758.aspx-3Fcd-3D1&d=DwIFAw&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpnr1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5IXI2DtWBcADHfise3Q&m=JTjenkSt9JUi5iill0KwJelfW57wHKReIRn0FjP5s3o&s=91IE9XChLfcpQeAE4sJE3aeJW3itCkpPD21mY1TLv0&e=

If you require any further clarification on any of the information please contact opburiedservicesenquiries@networkrail.co.uk.

Regards

Mandy Adams
Distribution Administrator (NRSWA), Asset Information Services

Asset Information Services: to inspire & enable through the power of data National Records Centre, Audax Road, Clifton Moor, York, YO30 4US

T: 01904 386391 (int: 35391)
E: mandy.adams@networkrail.co.uk

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

From: Interoute Enquiries <interoute.enquiries@plancast.co.uk>
Sent: 07 February 2017 15:55
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent -
Please respond by 16/02/2017

This response does not include Vtesse plant, please continue to use Vtesse details for their enquiries

To whom it may concern

Thank you for your enquiry regarding the above proposals at the above location

We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.

We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department

The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

T: 01296 662647
www.plancast.co.uk

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Registered office: 1st Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE. Registered in England and Wales with number 4455025 VAT No. 8567 195 80

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 07 February 2017 09:35

To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk;
plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk;



Our Ref: SO/0086952
Your Ref: LM 52515/SuG

Stacy-Ann Thomas
Atkins
The HUB, 500 Park Ave
Aztec West
Almondsbury
Bristol, BS32 4PZ

SGN
SHE Administration Team
Plant Protection
95 Kilbirnie Street
Glasgow
G5 8JD
Phone: 0800 912 1722
Email: plantlocation@sgn.co.uk

Date: 16/02/2017

Dear Customer,

Enquiry at: Site At Ashford Road/ Stone Street, Sellindge, Kent CT21 4JB

Thank you for contacting us about the above location.

Our records show that we have no gas mains in the area of your enquiry.

Gas pipes owned by other gas transporters and privately owned pipes may be in this area. Information about these pipes should be obtained from the owners. When we know the location, they will be represented on the plans as a shaded area and/or a series of x's.

If you have any further enquiries, please contact the number below.

Yours faithfully,

Dawn McGeachy
Admin Assistant
0800 912 1722

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ
Authorised and regulated by the Financial Conduct Authority

**General safety
measures to avoid
injury and damage
to gas plant**



**Southern
Gas Networks**
A Scotia Gas Networks Company

The following protective and precautionary measures **MUST** be taken when working/excavating in the vicinity of our plant.

To avoid injury to yourself, your employees, colleagues and the general public you **MUST** verify the details provided on our plans by tracing, hand-digging, trial holes and suitably marking its position on site.

You **MUST** ensure current full colour copies of our plans are issued and the presence and location of our plant, prior to excavation, is understood by all relevant personnel on site.

In an emergency

If you cause a gas leak or suspect a pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- a. Get everyone away from the immediate vicinity of the gas escape;
- b. Inform us immediately by calling the National Gas Emergency Number on **0800 111 999***;
- c. Do not attempt to repair the escape or stop the leakage;
- d. Ask occupants of buildings adjacent to the escape to leave until it is safe for them to return;
- e. Damage to a service supplying a building may result in gas entering the building. Do not attempt to operate any valves;
- f. Prevent any approach to the immediate vicinity of the gas escape;
- g. Prohibit smoking and extinguish all naked flames. Do not use mobile phones or other sources of ignition within 15m from the leakage; and
- h. Assist our representatives, and other emergency services for example police, fire and ambulance as requested.

Additional reference material;

- HSE Guidance Note; HSG47 "Avoiding Danger from Underground Services" at www.hse.gov.uk and
- NJUG "Utilities Guidance on Positioning and Colour Coding of Apparatus" at www.njug.org.uk









Safe System of Work

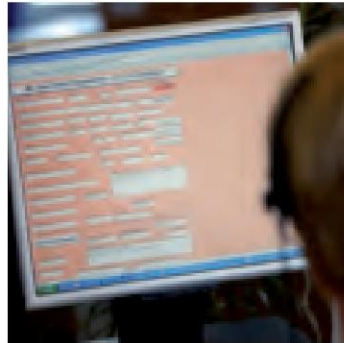
We may request the production of Risk Assessments and Method Statements for any works deemed to have the potential to affect, cause risk to or pose a hazard to the safety and/or integrity of our plant. Where CDM legislation applies reference MUST be made to our plant within the site 'Health and Safety File'.

Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our plant during the progress of the planned works. Any cost incurred by us for the repair of direct or consequential damage and the diversion of any affected plant will be recharged in full.

HSE

Any damage to our apparatus will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations (RIDDOR) and Gas Safety Management Regulations (GSMR).





Minimum safe working distances

If you are carrying out explosions, piling, splitting, boring and deep excavations, please contact us for further guidance. Trial holes **MUST** be dug by hand to determine the exact location of mains and service pipes in advance of mechanical excavation or thrust boring. Be aware of the potential for the presence of protruding objects from gas plant in the form of standpipes, test points and valve bodies.

Mechanical excavation

Mechanical excavators (including breaker attachments) **MUST NOT** be used within the following distances from the confirmed location of our gas mains and services (as depicted on our gas maps), without prior agreement:



Type of Mains and Services	GAS MAP Identification	Hand Excavation required inside	Pipe pressure indication shown on MAP
Low Pressure (LP)	0 – 75mbar	0.5 metres	—————
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	- - - - -
Intermediate Pressure (IP)	2 – 7 bar	3.0 metres	- - - - -
High Pressure (HP)	Above 7 bar	3.0 metres	- - - - -

Note: We MUST be consulted prior to any planned excavation works within 10m of Pressure Reduction Equipment and may consider issuing a Permit to Work, if appropriate.

High pressures

In addition to receiving a copy of our 'Safe working in the vicinity of Southern Gas Networks high pressure pipelines and associated installations', if any activities proposed are closer than the minimum distances listed below you **MUST** discuss with us to agree your site specific requirements.

Power Excavators in easements	>3 metres
Power Excavators in highway	>3 metres
Pressure testing	>8 metres
Piling	>15 metres
Demolition	>150 metres
Blasting	>250 metres
No-dig techniques	Method Statement required
Crossing easement with plant	Written Consent required

Clearance requirements

No plant is to be laid over and along the line of a gas pipe irrespective of clearance. To allow the future repair and maintenance of gas plant, a minimum clearance of 250mm for low and medium pressure pipelines and 600mm for intermediate and high pressure pipelines, or 1.5 times the external diameter of the gas pipe, which ever is the greater, should be maintained between the gas plant and any new plant. Where this minimum clearance cannot be achieved, site discussions should be held with us or our representatives to agree a suitable clearance. Explosives shall not be used within 30m of our plant (400m for Pressure Reduction Equipment) without prior agreement. No piling or boring shall be carried out within 15m of our plant without prior consultation and agreement.









Surface boxes/Manholes

Do not bury or move our surface boxes. Access **MUST** be maintained both during and after your works. No manhole cover or other structure is to be built over, around or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Where excavations adjacent to any of our potentially affects its security and integrity, adequate protection (approved by us) **MUST** be applied to such plant. Ground movement around gas **MUST** be prevented. If a sewer trench or any other water authority is to be constructed at greater than 1.5 metres deep near to a buried gas main or service pipe, we **MUST** be contacted. We should be provided with detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classifications of the area concerned.

Crossing our plant

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our plant is prohibited unless specially agreed protective measures (i.e. the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned.

Working in easements should not be undertaken without our prior written consent.

Exposed plant

Where excavations adjacent to gas plant affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact and restraints, thrust blocks and supports **MUST** not be removed without our agreement.

Hot works

The potential exists for heat damage to plastic pipelines/coatings. Where welding or other hot works involving naked flames is to be carried out in proximity to our plant, our representative should be present.

Backfilling

Concrete backfill should not be placed closer than 300mm to our plant. No concrete or hard material should be placed under or adjacent to any of our plant. Shuttering **MUST** be constructed so as to prevent fresh concrete encasing our plant and to maintain the stated clearances. Material used for the surround backfill of our plant **MUST** conform to the following requirements:

- If sand, it **MUST** be well-graded in accordance with BS EN 12620: 2002;
- It **MUST** not contain any sharp particles; stones, bricks, lumps or corrosive materials;
- Foamed concrete should not be used; and
- It **MUST** be laid to a minimum depth of 250mm above the crown of the pipe.

Note: Power ramming should not take place until a 300mm hand rammed layer has been completed over the crown of the pipe.

Access

Access to sites and our plant **MUST** be provided at all times. This includes temporary structures and spoil heaps over our pipes.







Tree planting

If trees or shrubs are to be planted adjacent to our plant, the selection of the type of tree or shrub and its planting **MUST** be considered so that root damage to buried mains or services will be avoided and that damage to trees or shrubs will not be caused by any subsequent excavations for repair and maintenance.

Before any tree planting is carried out on the easement, our written approval **MUST** be obtained. Any approval we grant to plant trees on the easement shall be subjecting to retaining the rights to remove, at any time in the future, all trees which in our opinion might become a danger to the pipe.

The written consent to plant trees will state what area may be planted and also the type of tree.

See over for specific species and the distances they **MUST** be planted from the pipeline.



The following trees and those of similar size, which may be deciduous or evergreen, shall not be planted within six metres of the centre line of the pipe e.g. Ash, Beech, Birch, most Conifers, Elm, Maple, Lime, Horse Chestnut, Oak, and Sycamore. Apple and Pear trees are also included in this category.

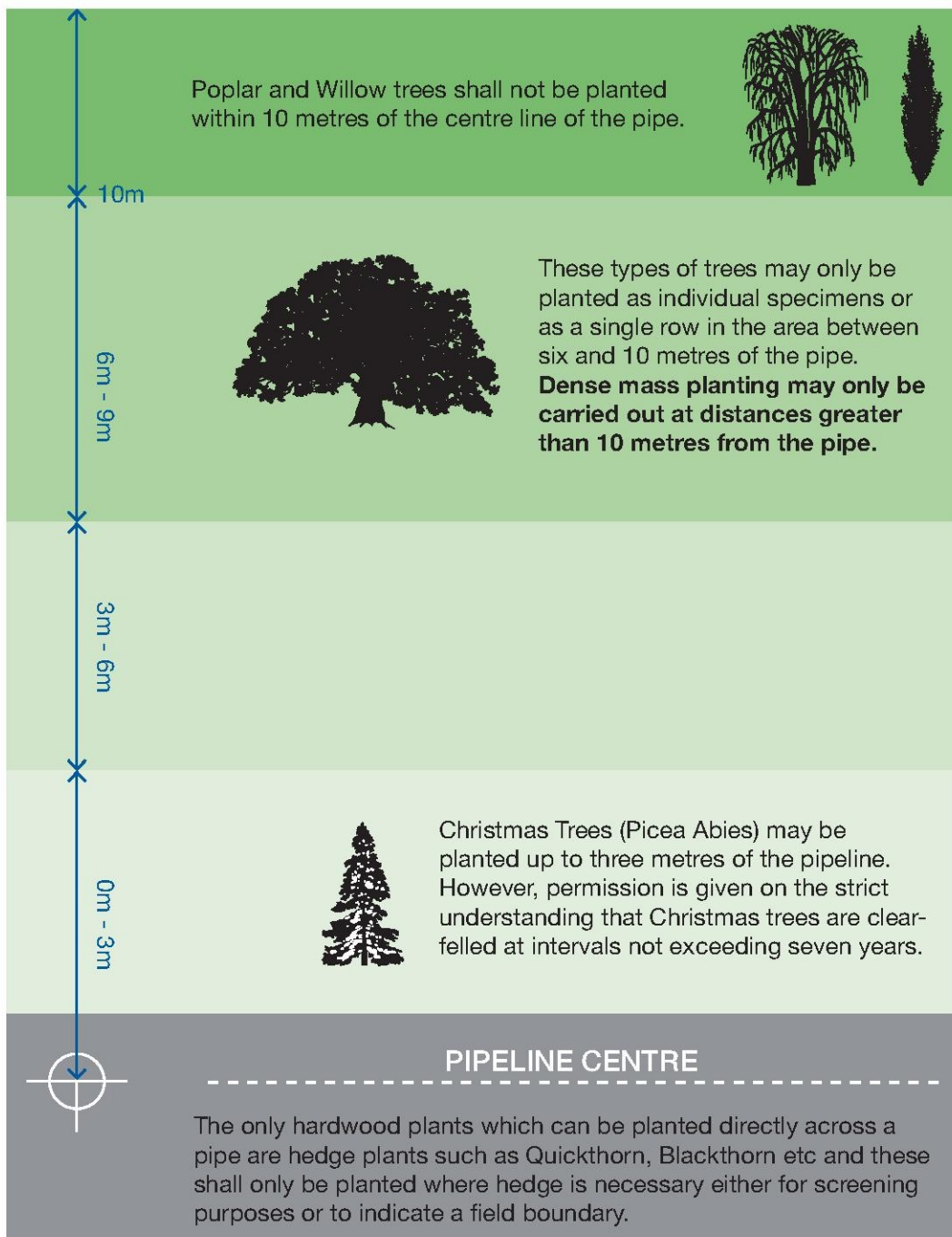
Dwarf Apple Stocks may be planted up to three metres of the centre line of the pipe.



In cases where screening is required, the following are shallow rooting and may be planted close to the pipeline; Blackthorn, Broom, Cottoneaster, Elder, Hazel, Laurel, Quickthorn, Privet, Snowberry and most ornamental shrubs.

PIPELINE CENTRE

Raspberries, Gooseberries and Blackcurrants may be planted on the pipe, but a four metre strip, centred on the pipe, MUST be left clear at all times.



Note: For further guidance refer to NJUG 10.

Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**Southern Gas Networks provides a
free plant location enquiry service
during office hours.**

Contact:

Tel: 0845 0703 497 or 0141 418 4093

Fax: 0141 429 6432

Email: plantlocation@sgn.co.uk

**Southern Gas Networks, Plant Location Team,
Tradeston, 95 Kilbirnie Street, Glasgow, G5 8JD**

www.sgn.co.uk

We regret that information cannot be supplied by telephone. Requests **MUST** be made in writing (via letter, email or fax). For **ALL** enquiries please include the following information:

1. Full contact details (name, company name, address, telephone number and e-mail address).
2. Full site address, postcode and easting/northing grid reference.
3. Plan showing the site boundary.
4. Details of the work to be carried out.
5. The proposed start date (please specify if work is planning only).

CP, Suhas

From: NRSWA <NRSWA@sky.uk>
Sent: 07 February 2017 17:30
To: Statutory Enquiries
Subject: Sky Telecommunications Services Ltd Plant Enquiry - PEN-17-02-0786 : ATKINS - 52515

Attention: Ready to Dig - ATKINS

Dear Sir/Madam,

RE: Site at Ashford Road/Stone Street, Sellindge, Kent

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.

If you would like to submit your plant enquiries electronically, please send them to nrswa@sky.uk

Please be advised that our fax number has changed to 0207 032 3252.

Regards

NRSWA Department
Network Infrastructure and Planning
SKY Telecommunications Services Ltd
70 Buckingham Avenue
SLOUGH
SL1 4PN

T +44 (0) 207 032 3234/250
F +44 (0) 207 032 3252
E nrswa@sky.uk

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



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

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 07 February 2017 15:46
To: Statutory Enquiries
Cc: UK OSP-Team
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 07 February 2017 09:35
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; UK OSP-Team; UK OSP-Team; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

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Consider the environment. Please don't print this e-mail unless you really need to.



On 16/02/2017 Virgin Media's plant information system was checked to ascertain if your area of interest is affected by Virgin Media plant. In this instance your area of interest was shown to be 'not affected' by Virgin Media plant.

An additional response from Virgin Media in relation to your area of interest is available on request from £43 + VAT for areas up to 1km². The rate for searches for sites larger than 1km² is available upon request from Landmark Customer Services.

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.

From: Khandke, Harshita
Sent: 08 February 2017 09:22
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

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
T: 01454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed



This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:-

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a **C3 Budget Estimate** to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the forward option).

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 07 February 2017 15:05
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; National Plant Enquiry's <OSM.enquiries@atkinsglobal.com>
Cc: Statutory Enquiries <AtkinsStatutory.Enquiries@atkinsglobal.com>
Subject: Plant Enquiry - 52515 - Site at Ashford Road/Stone Street, Sellindge, Kent - Please respond by 16/02/2017

Our Reference: 52515
Site Name: Site at Ashford Road/Stone Street, Sellindge, Kent

Our Ref: Ref shown on map

Date of issue shown on map



email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods

Email Dial before you dig CBYD@openreach.co.uk

Visit the website www.openreach.co.uk/cbyd

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach
BT

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
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KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of operation

openreach
a BT Group business

BT Ref : YLB11112S

Map Reference : (centre) TR1276336185

Easting/Northing : (centre) 612763,1361

Issued : 07/02/2017 11:11:49

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

CHECKED

Atkins Global
The Hub, 500
Park Avenue
Bristol
BS32 4RZ

Your ref 52515
Our ref 234220
Date 13 February 2017
Contact searches@southernwater.co.uk
Tel 0845 272 0845
0330 303 0276
Fax 01634 844514

Attention: Andrew Aitken

Dear Customer

Re: Provision of public sewer record extract

Location: Site at Ashford Road, Stone Street, Sellindge, Kent CT21 4JF

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

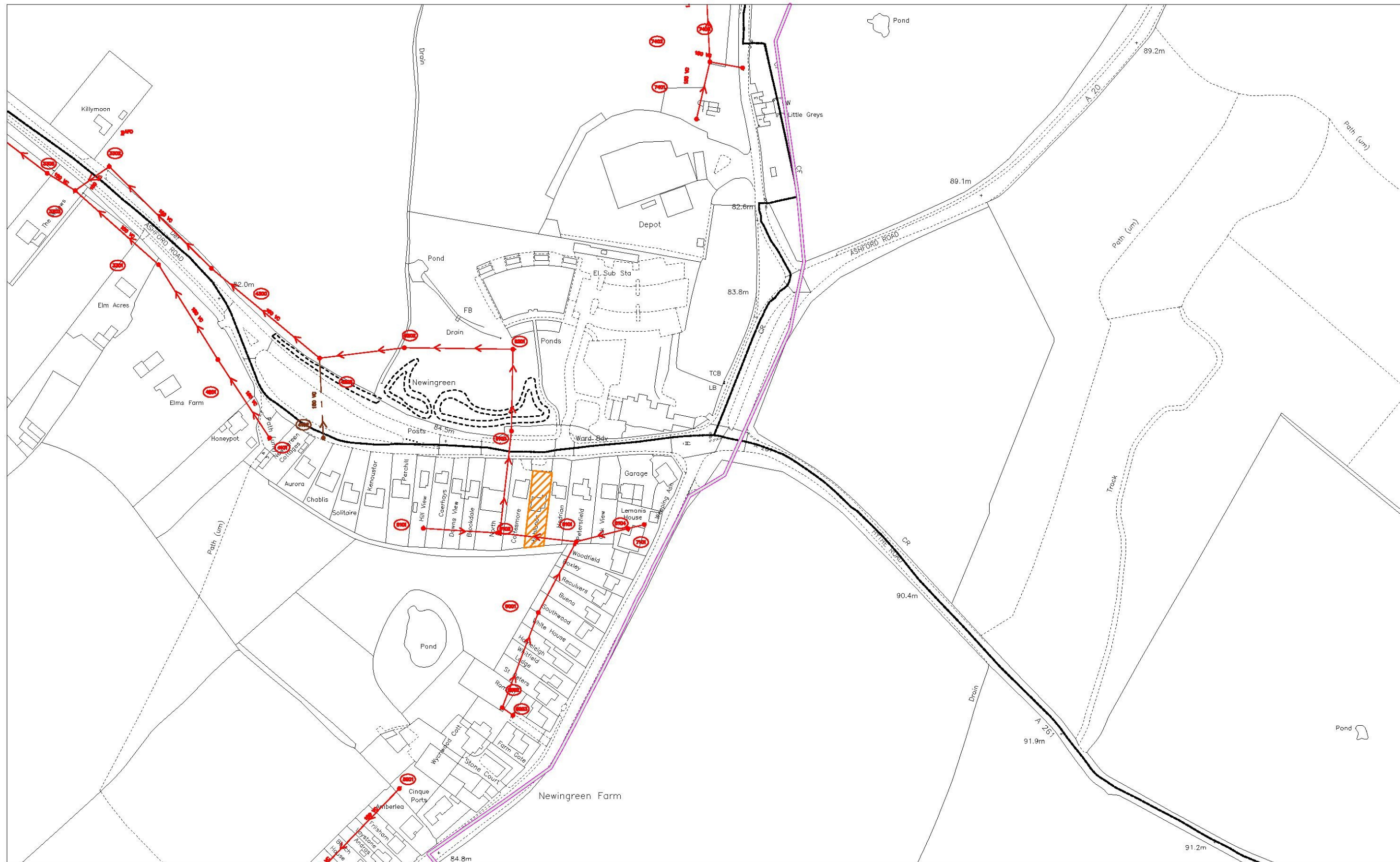
Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch

SEWER RECORDS PAGE 1 OF 2

136479



135901

O.S. REF. TR1236SE Title: 234220_Site at Ashford Road, S	Drawn by: kumaria Scale: 1:2500 Date: 13/02/2017	The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. WARNING: BAC pipes are constructed of Bonded Asbestos Cement WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.	N	Southern Water
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613220

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
3301X	80.07	78.74	150	VC	CIRC																		
3302X	78.53	76.33	150	VC	CIRC																		
3303X	78.59	76.19	150	VC	CIRC																		
3305X	78.52		150	VC	CIRC																		
4101X	82.66	81.82	150	VC	CIRC																		
4102X	83.55	82.15	150	VC	CIRC																		
4201X	83.11	80.87	150	VC	CIRC																		
4202X	82.22	79.15	150	VC	CIRC																		
4300X	80.8	78.56	150	VC	CIRC																		
5101X	84.14	82.98	150	VC	CIRC																		
5202X	81.48	79.58	150	VC	CIRC																		
5901X	85.04	83.55	150	VC	CIRC																		
6001X	85.2	83.52	150	VC	CIRC																		
6002X	85.6	84.28	150	VC	CIRC																		
6003X	86.03	84.63	150	VC	CIRC																		
6101X	84.18	82.4	150	VC	CIRC																		
6102X	84.38	81.73	150	VC	CIRC																		
6103X	82.94	81.2	150	VC	CIRC																		
6104X	84.02		150	VC	CIRC																		
6201X	81.38	80.07	150	VC	CIRC																		
7101X	84.03		150	VC	CIRC																		
7401X	80.26	79.36	150	VC	CIRC																		
7402X	81.26	78.18	150	VC	CIRC																		
7403X	82.38	80.67	150	VC	CIRC																		

LINE STYLES / COLOURS

Brown	—	Real
	—	Real Siphon Sewer
	—	Real Vacuum Main
	—	Real Rising Main
Red	—	Combined
	—	Combined Siphon Sewer
	—	Combined Rising Main
Orange	—	Lateral Drain
	—	Building Over Agreement Area
Dark Blue	—	Treated Effluent
Purple	—	Storage
	—	Sewer Discharge
	—	Sanction 104 Area
Light Blue	—	Surface Water
	—	Surface Water Rising Main
Yellow	—	Private
Green	—	Access Shaft
	—	Decommissioned

MATERIALS

AK	Asphalt
BAC	Bonded Asbestos Cement
BRD	Brick (Common)
BRG	Brick (Engineering)
CC	Concrete Box Culvert
CI	Cast Iron
CO	Concrete (in situ)
CP	Concrete (Pre-Cast)
CSB	Concrete Segments (bolted)
CSU	Concrete Segments (unbolted)
DI	Ductile Iron
GRG	Glass Reinforced Concrete
GRP	Glass Reinforced Plastic
MAC	Masonry in regular Courses
MAR	Masonry in random Courses
PE	Polyethylene
PF	Plastic Fibre
PP	Polypropylene
PVC	Polyvinyl Chloride
RPM	Reinforced Plastic Mastic
SI	Spun Iron
ST	Steel
VC	Victrol Clay
XXX	Other
ZZZ	Unknown

—	Manhole (SW)
—	Manhole (F&C)
—	Lamp hole (SW)
—	Lamp hole (F&C)
—	Pumping Station (SW)
—	Pumping Station (F&C)
—	Side entry manhole (SW)
—	Side entry manhole (F&C)
—	Blind shaft (SW)
—	Blind shaft (F&C)
—	Ejector station (SW)
—	Ejector station (F&C)
—	Watertight door (SW)
—	Watertight door (F&C)
—	Flushing ch. No-s (SW)
—	Flushing ch. No-s (F&C)
—	Flushing ch. No-s (SW)
—	Flushing ch. No-s (F&C)
—	Demonstration Chamber

LEGEND - SEWERS

—	Washout (SW)
—	Washout (F&C)
—	Roading Eye (SW)
—	Roading Eye (F&C)
—	Gauging point (SW)
—	Gauging point (F&C)
—	Intercept chamber (SW)
—	Intercept chamber (F&C)
—	Storm Tank (SW)
—	Storm Tank (F&C)
—	Vortex chamber (SW)
—	Vortex chamber (F&C)
—	Label all-pipe
—	Dummy/324 manhole
—	Outfall
—	Paraback chamber
—	Demoboard
—	Storm Overflow
—	Backdrop manhole

—	Other (s)
—	Other
—	Change in sewer (s)
—	Change in sewer
—	Reflex valve
—	Flap valve
—	Cascade
—	Anode
—	Valve
—	Closed Valve
—	Air Valve
—	Hatch box (SW)
—	Hatch box (F&C)
—	Direction arrow
—	Emptying valve
—	Catchpit
—	Soakaway
—	Inlet
—	Blanking Pond

—	Wastewater treatment works
—	Marine treatment works
—	Outfall headworks
—	Vent
—	Vent column
—	Tidal storage tank
—	Blank end
—	Head of Public Sewer
—	Micro Pumping Station
A	Arched
B	Barrel
C	Circular
E	Egg
H	Horizontal
X	Other
R	Rectangular
S	Square
T	Trapezoidal
U	U Shape
Other	Other

1st digit:	hundred metre scaling identifier
2nd digit:	hundred metre scaling identifier
3rd digit:	sewer type identifier
4th digit:	next sequential node

Drawn by:	kumaria	
Title:	234220_Site at Ashford Road, S	
Date:	13/02/2017	

telent
Mayne House
Fenton Way
Basildon
Essex
SS15 6TD
United Kingdom

Telephone: +44 (0)800 526 015

www.telent.com

Date 17/02/2017
Our Ref LPENQ0000086576

Dear Sir/Madam

Teliasonera Line Plant Enquiry.

Thank you for your correspondence enclosing details of your proposals as per your reference below.

2 1 – Site at Ashford Road/Stone Street, Sellindge, Kent

Our client's apparatus, Teliasonera, is not located within the vicinity of the above reference and we therefore have no further interest in this current location.

Please note that all enquiries relating to the Teliasonera line plant should be forwarded to:

By post – to, telent,
 Teliasonera line plant enquiries,
 Mayne House,
 Fenton Way,
 Basildon,
 Essex
 SS15 6TD

By email - to, telenttelia.plantenquiries@telent.com

By phone – to, 01268 412670

Yours faithfully

Telent CCO

Basildon



Mr. Andy Aitken
Atkins Communications
The Hub
500 Park Avenue
Aztec West
Almondsbury
BS32 4RZ

Our Ref: 2017/2245982
Your Ref: 52515
09/02/2017

Dear Sir/Madam

SITE AT ASHFORD ROAD/STONE STREET, SELLINDGE, KENT, CT21 4JB

Thank you for your letter of 08/02/2017 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (SEPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

Should your excavation affect any of our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

This information is made available to you on the terms set out below.

- 1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. **Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.**
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. **The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are NOT definitive: other**

electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.

6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only.** Excavations must be carried out in line with the Health and Safety Executive guidance document HSG:47. We will not undertake to do this work. A copy of HSG:47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040

9. Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
 - your name, address and telephone number; and
 - the date, time and place at which such damage was caused; and
 - a description of the electric line and/or electrical plant to which damage was caused; and
 - the name of the person whom it appears to you is responsible for that damage; and
 - the nature of the damage

In the South East of England 0800 0963766 (24 Hours).

12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO **NOT** ACCEPT AND/OR **DO NOT** UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

I shall be pleased to supply you with further assistance if you require it.

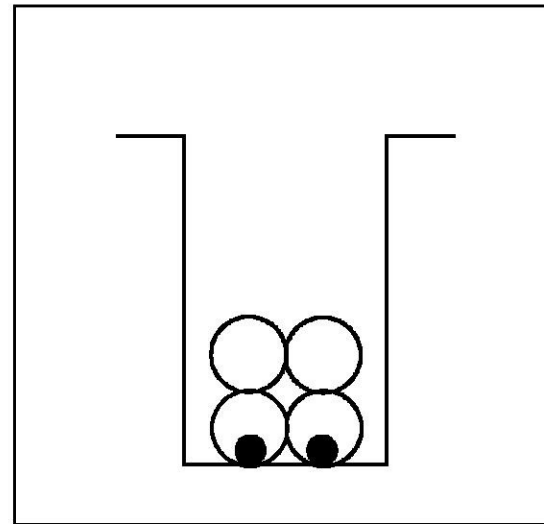
Yours sincerely

Sam Waters - Telephone: 0800 0565 866
Plan Provision

UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866. Fax: 0870 1963782.

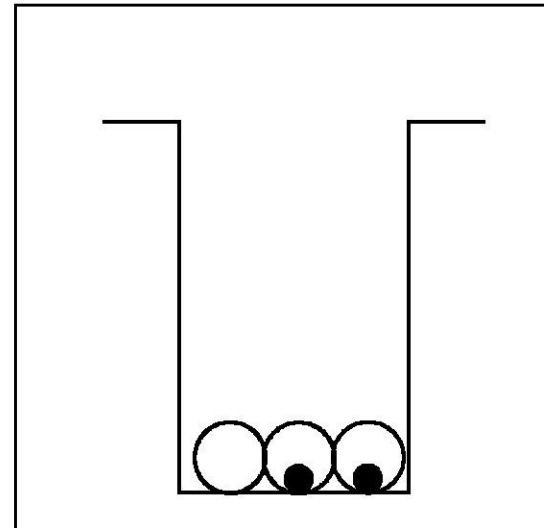
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Registered office: Newington House, 237 Southwark Bridge Road London, SE1 6NP.

Cross Section (A TR1236)



Cross Section

Cross Section (B TR1236)



Cross Section

Annex D

Junctions 9
PICADY 9 - Priority Intersection Module
Version: 9.0.1.4646 [] © Copyright TRL Limited, 2017
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Filename: 2017-03-15 - Hythe Road - A20 Ashford Road.j9

Path: P:\16-010 Main Road, Sellenge\Trans\Picady

Report generation date: 3/15/2017 12:41:23 PM

«(Default Analysis Set) - Base + Dev, AM

- »Junction Network
- »Arms
- »Traffic Demand
- »Origin-Destination Data
- »Vehicle Mix
- »Results

File summary

File Description

Title	(untitled)
Location	
Site number	
Date	6/28/2016
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	dhughes
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Calculate Queue Percentiles	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)
		0.85	36.00	20.00

Analysis Set Details

ID	Name	Network flow scaling factor (%)
A1	(Default Analysis Set)	100.000

Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)
D5	Base + Dev	AM	ONE HOUR	07:45	09:15	15

(Default Analysis Set) - Base + Dev, AM

Data Errors and Warnings

No errors or warnings

Junction Network

Junctions

Junction	Name	Junction Type	Major road direction	Junction Delay (s)	Junction LOS
1	A20/A261	T-Junction	Two-way	34.49	D

Junction Network Options

Driving side	Lighting
Left	Normal/unknown

Arms

Arms

Arm	Name	Description	Arm type
A	(A20) Ashford Road North		Major
B	A261 Hythe Road		Minor
C	A20 Ashford Road West		Major

Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right turn bay	Width for right turn (m)	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C	14.00		✓	3.20	131.0	✓	4.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

Arm	Minor arm type	Width at give-way (m)	Width at 5m (m)	Width at 10m (m)	Width at 15m (m)	Width at 20m (m)	Estimate flare length	Flare length (PCU)	Visibility to left (m)	Visibility to right (m)
B	One lane plus flare	10.00	8.00	6.25	5.70	5.50		4.00	146	48

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

Junction	Stream	Intercept (PCU/hr)	Slope for AB	Slope for AC	Slope for C-A	Slope for C-B
1	B-A	642	0.076	0.193	0.121	0.275
1	B-C	615	0.061	0.155	-	-
1	C-B	721	0.182	0.182	-	-

The slopes and intercepts shown above do NOT include any corrections or adjustments.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Vehicle mix source	PCU Factor for a HV (PCU)
HV Percentages	2.00

Demand overview (Traffic)

Arm	Linked arm	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		✓	829	100.000
B		✓	490	100.000
C		✓	468	100.000

Origin-Destination Data

Demand (PCU/hr)

	To			
		A	B	C
From	A	0	320	509
	B	377	0	113
	C	370	98	0

Vehicle Mix

Heavy Vehicle Percentages

	To			
		A	B	C
From	A	0	11	5
	B	5	0	2
	C	13	7	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max delay (s)	Max Queue (PCU)	Max LOS
B-C	0.94	170.87	5.7	F
B-A	0.98	110.01	12.2	F
C-AB	0.19	8.61	0.3	A
C-A				
A-B				
A-C				

Main Results for each time segment

07:45 - 08:00

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	85	452	0.188	84	0.2	9.968	A
B-A	284	496	0.573	278	1.3	17.020	C
C-AB	74	607	0.122	73	0.1	7.208	A
C-A	279			279			
A-B	241			241			
A-C	383			383			

08:00 - 08:15

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	102	381	0.267	101	0.4	13.099	B
B-A	339	467	0.726	334	2.5	27.494	D
C-AB	88	585	0.151	88	0.2	7.745	A
C-A	333			333			
A-B	288			288			
A-C	458			458			

08:15 - 08:30

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	124	132	0.942	108	4.4	117.840	F
B-A	415	427	0.973	389	9.0	72.620	F
C-AB	108	555	0.195	108	0.3	8.603	A
C-A	407			407			
A-B	352			352			
A-C	560			560			

08:30 - 08:45

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	124	134	0.930	119	5.7	170.868	F
B-A	415	425	0.977	402	12.2	110.015	F
C-AB	108	555	0.195	108	0.3	8.613	A
C-A	407			407			
A-B	352			352			
A-C	560			560			

08:45 - 09:00

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	102	325	0.313	123	0.5	19.978	C
B-A	339	465	0.730	375	3.2	51.622	F
C-AB	88	585	0.151	88	0.2	7.759	A
C-A	333			333			
A-B	288			288			
A-C	458			458			

09:00 - 09:15

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	85	444	0.192	86	0.2	10.282	B
B-A	284	496	0.572	291	1.5	19.002	C
C-AB	74	607	0.122	74	0.1	7.230	A
C-A	279			279			
A-B	241			241			
A-C	383			383			

Junctions 9
PICADY 9 - Priority Intersection Module
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Filename: 2017-03-15 - Hythe Road - A20 Ashford Road.j9

Path: P:\16-010 Main Road, Sellenge\Trans\Picady

Report generation date: 3/15/2017 12:41:48 PM

«(Default Analysis Set) - Base + Dev, PM

- »Junction Network
- »Arms
- »Traffic Demand
- »Origin-Destination Data
- »Vehicle Mix
- »Results

File summary

File Description

Title	(untitled)
Location	
Site number	
Date	6/28/2016
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	dhughes
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Calculate Queue Percentiles	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)
		0.85	36.00	20.00

Analysis Set Details

ID	Name	Network flow scaling factor (%)
A1	(Default Analysis Set)	100.000

Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)
D6	Base + Dev	PM	ONE HOUR	16:45	18:15	15

(Default Analysis Set) - Base + Dev, PM

Data Errors and Warnings

No errors or warnings

Junction Network

Junctions

Junction	Name	Junction Type	Major road direction	Junction Delay (s)	Junction LOS
1	A20/A261	T-Junction	Two-way	9.59	A

Junction Network Options

Driving side	Lighting
Left	Normal/unknown

Arms

Arms

Arm	Name	Description	Arm type
A	(A20) Ashford Road North		Major
B	A261 Hythe Road		Minor
C	A20 Ashford Road West		Major

Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right turn bay	Width for right turn (m)	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C	14.00		✓	3.20	131.0	✓	4.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

Arm	Minor arm type	Width at give-way (m)	Width at 5m (m)	Width at 10m (m)	Width at 15m (m)	Width at 20m (m)	Estimate flare length	Flare length (PCU)	Visibility to left (m)	Visibility to right (m)
B	One lane plus flare	10.00	8.00	6.25	5.70	5.50		4.00	146	48

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

Junction	Stream	Intercept (PCU/hr)	Slope for AB	Slope for AC	Slope for C-A	Slope for C-B
1	B-A	625	0.074	0.188	0.118	0.268
1	B-C	635	0.063	0.160	-	-
1	C-B	721	0.182	0.182	-	-

The slopes and intercepts shown above do NOT include any corrections or adjustments.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Vehicle mix source	PCU Factor for a HV (PCU)
HV Percentages	2.00

Demand overview (Traffic)

Arm	Linked arm	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		✓	711	100.000
B		✓	440	100.000
C		✓	719	100.000

Origin-Destination Data

Demand (PCU/hr)

	To			
		A	B	C
	A	0	409	302
	B	300	0	140
	C	553	166	0

Vehicle Mix

Heavy Vehicle Percentages

	To			
		A	B	C
	A	0	1	12
	B	2	0	3
	C	2	1	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max delay (s)	Max Queue (PCU)	Max LOS
B-C	0.46	20.05	0.8	C
B-A	0.81	45.34	3.9	E
C-AB	0.32	9.10	0.5	A
C-A				
A-B				
A-C				

Main Results for each time segment

16:45 - 17:00

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	105	507	0.208	104	0.3	9.190	A
B-A	226	477	0.474	222	0.9	14.236	B
C-AB	125	624	0.201	124	0.3	7.261	A
C-A	416			416			
A-B	308			308			
A-C	227			227			

17:00 - 17:15

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	126	466	0.270	125	0.4	10.886	B
B-A	270	448	0.602	267	1.5	20.086	C
C-AB	150	606	0.247	149	0.3	7.954	A
C-A	497			497			
A-B	368			368			
A-C	271			271			

17:15 - 17:30

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	154	354	0.435	153	0.8	18.243	C
B-A	330	407	0.812	322	3.6	39.634	E
C-AB	185	584	0.316	184	0.5	9.075	A
C-A	607			607			
A-B	450			450			
A-C	333			333			

17:30 - 17:45

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	154	338	0.456	154	0.8	20.049	C
B-A	330	407	0.811	329	3.9	45.343	E
C-AB	185	584	0.316	185	0.5	9.098	A
C-A	607			607			
A-B	450			450			
A-C	333			333			

17:45 - 18:00

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	126	457	0.276	128	0.4	11.332	B
B-A	270	448	0.602	279	1.6	22.693	C
C-AB	150	606	0.247	150	0.3	7.986	A
C-A	497			497			
A-B	368			368			
A-C	271			271			

18:00 - 18:15

Stream	Total Demand (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	End queue (PCU)	Delay (s)	LOS
B-C	105	504	0.209	106	0.3	9.335	A
B-A	226	477	0.474	229	0.9	14.940	B
C-AB	125	624	0.201	125	0.3	7.302	A
C-A	416			416			
A-B	308			308			
A-C	227			227			