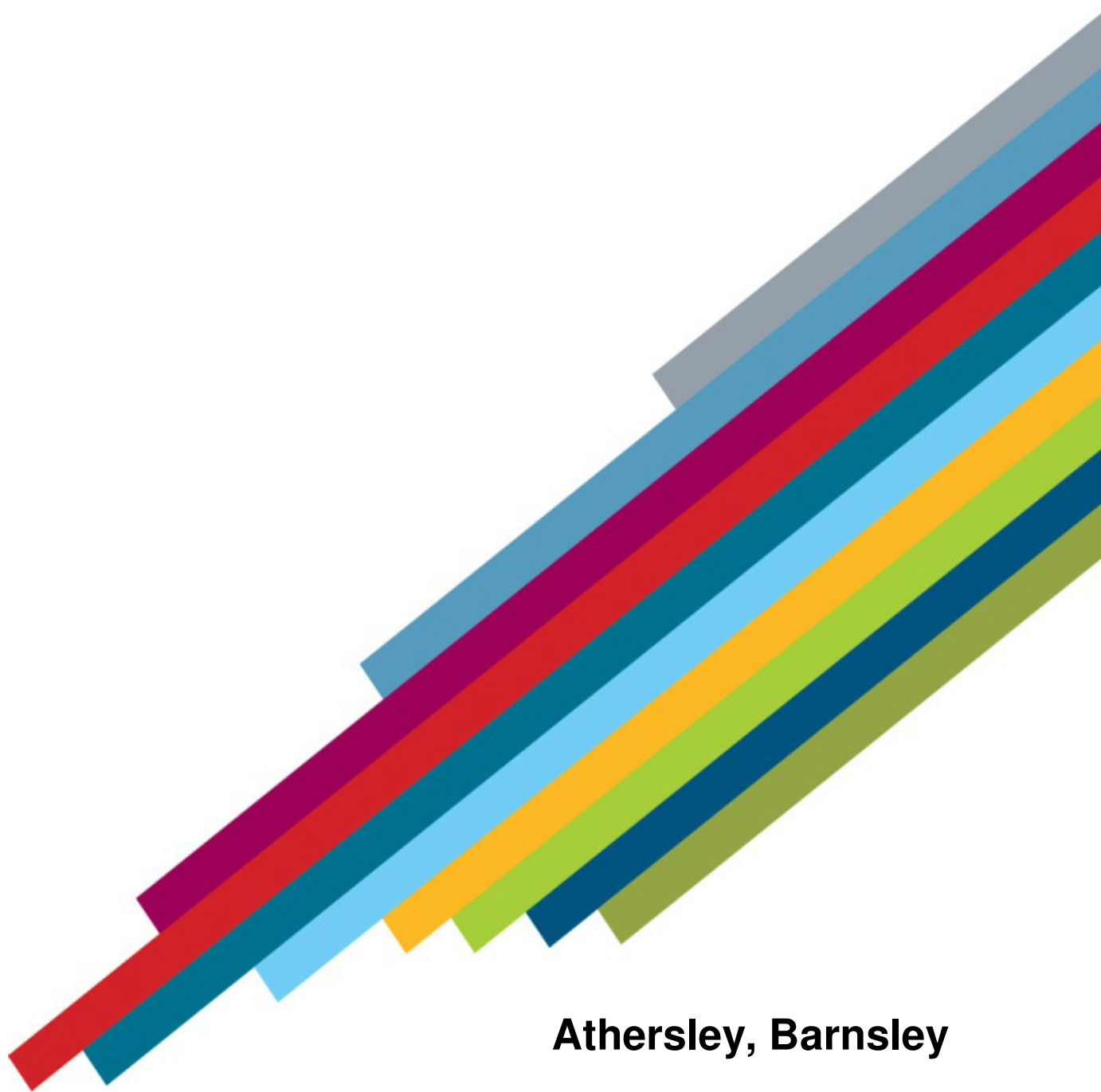




**RODGERS LEASK**  
Consulting Civil & Structural Engineers



**Athersley, Barnsley**  
**Preliminary Utilities Appraisal**

Athersley, Barnsley

Preliminary Utilities Appraisal

For

Harworth Estates

September 2017

Rev #

P17-172

## Document History

**Prepared by** : Sam Brown  
**Position** : Apprentice Transport Planner  
**Date** : Sep 2017

**Authorised by** : Nick Smith MCIHT MIHE MTPS  
**Position** : Principal Transport Planner  
**Date** : Sep 2017

**Document Status** : Draft  
**Revision** : #

Revision	Date	Comment	Editor
#	Sep 17	Issued for comment	SB

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## Summary

Rodgers Leask Ltd has been appointed by Harworth Estates Ltd to ascertain the implications of the proposed development upon service networks in the local area.

It has been found that the proposed development can be supplied with all usual service supplies, with no reinforcement works necessary.

Costs of service provision have been provided by the statutory undertakers and these are summarised below. It should be noted that some of the service provisions can be procured through 3rd parties whom may offer more competitive supply provision, however certain elements of the works remain with the utility provider. It should also be noted that some elements of works have not been accounted for in the below figures. Further information on the works or phases to which these costs apply is available in the respective sections.

- Water supply £TBC\*
- Electricity Supply £320,000.00 (incl. VAT at 0%)
- Electricity Diversion works £99,961.20 (incl. VAT at 20%)
- Gas and electricity supply (GTC) £121,836.27.
- BT Telecommunications Diversions £400,000 + VAT
- Virgin Media Telecommunications £6,260.33 (incl. VAT)

It is considered that as the proposal progresses, further liaison with the utility providers will be required to ensure that any proposed connection works are coordinated in such a way that the development receives an adequate supply following completion.

## 1.0 Introduction and Brief

Rodgers Leask Ltd has been appointed by Harworth Estates to produce a Preliminary Utilities Appraisal report for a parcel of land off Wakefield Road, Barnsley, which is hereafter referred to as the 'the Site'.

The proposed development will include the construction of up to 220no residential dwellings.

This report will consider potable water, gas, electricity and telecommunications.

## 2.0 Site description

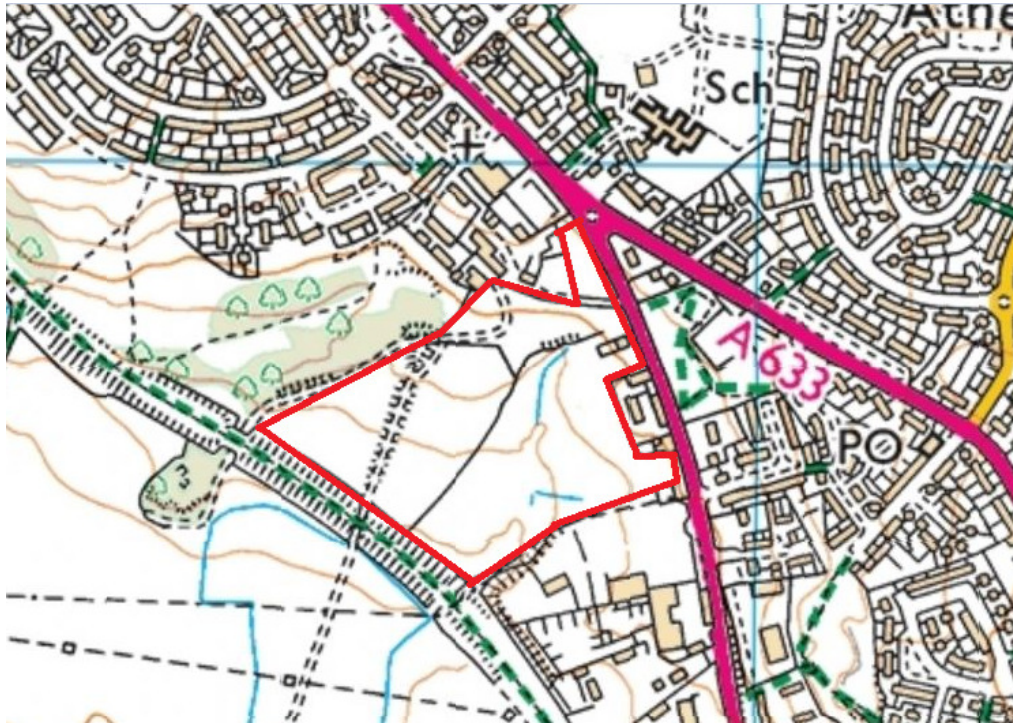


Figure 2.1: Land off Wakefield Road, Barnsley – Site Location Plan

The site outlined in Figure 2.1 has an overall area of approximately 7.73ha and is currently Greenfield. It is located off Wakefield Road, Barnsley; centred at approximate OS grid reference E434738, N408766.

## 3.0 Water Supply

### 3.1. Existing Apparatus

Enquiries have been made with Yorkshire Water as the statutory undertaker to identify the extent of any existing services within the site boundary. An existing main is shown running through the site within the farm access road. There are also numerous water mains of varying sizes shown in the estate roads to the east and north of the site. The water records are contained within **Appendix A**.

### 3.2. Diversions

In order to facilitate development, diversion work may be required to relocate existing services. Following correspondence with Yorkshire Water, they have confirmed that no diversionary works will be required for the on-site water main that runs along the farm access road. Copies of the correspondence are contained within **Appendix A**.

### 3.3. Reinforcement Works

Yorkshire Water has confirmed via a development enquiry that the proposed development can be supplied from the existing 4" main within Wakefield Road, without the need for any reinforcement works.

### 3.4. Development Supply

Yorkshire water provided their developer enquiry dated 17/07/2017, It states that the development can be supplied by gravity via the 4" main located within Wakefield Road. Yorkshire Water did not provide a price for the connection, after a phone call, they have advised that this will need to be determined at the formal application stage. The enquiry response is contained within **Appendix A**.

## 4.0 Electricity Supply

### 4.1. Existing Apparatus

The licensed distributor of electricity for the proposed site is Northern Powergrid. The asset plans contained within **Appendix B** show two high voltage 11kV overhead electricity line crossing through the middle of the site (east to west) in separate directions. The existing farm house is also supplied by a network of low voltage service cables.

### 4.2. Diversions

A budget estimate for the diversion works was sent to Northern Powergrid, they stated in their assessment that it will be necessary to remove two 11kV overhead lines and divert 4 11kV circuits that will be affected by the new access road. The cost of these diversions works is estimated to be approximately £99,961.20 (incl. VAT at 20%) A copy of the diversion budget estimate is contained within **Appendix B**.

Northern Powergrid has also stated that there is a 66kV over head line crossing the south side of the site which terminates at 22500 Smithy Green substation. It is not considered that this cable will need to be diverted if the layout remains the same.

### 4.3. Reinforcement Works

Northern Powergrid has not stated that any reinforcement works will be necessary and no indicative costs have been provided.

### 4.4. Development Supply

Northern Powergrid has advised that they would expect the connection works to cost £320,000.00 (incl. VAT at 0%). The quotation letter is contained within **Appendix B**.

## 5.0 Gas Supply

### 5.1. Existing Apparatus

Asset records were obtained from Northern Gas. The maps provided show a low pressure main located within the western footway of Wakefield Road. The main currently serves the existing farm house as well as continuing north to serve the surrounding residential estates via a network of low pressure mains. Copies of the record mapping received from Northern Gas are within **Appendix C**.

### 5.2. Diversions

Providing the existing farm access road is maintained it will not be necessary to divert the Northern Gas main. A copy of the correspondence with Northern Gas confirming this is contained within **Appendix C**.

### 5.3. Reinforcement Works

GTC has carried out an initial assessment of their surrounding network and concluded that at present, it is not considered that reinforcement will be required to supply the proposed development.

### 5.4. Development Supply

Northern Gas was contacted on 06/07/2017 regarding a development supply budget estimate. They stated that they are unable to provide a price until the reserved matters stage due to the lack of a plan showing individual plots.

In the absence of a budget estimate from Northern Gas, GTC were contacted. GTC only provide a quote that includes both electricity and gas. They have advised that to provide the site with gas and electricity, they would expect the on-site works to cost £105,384.93 and the off-site works to cost £16,451.34.

Correspondence with Northern Gas and GTC can be found within **Appendix C**.

## 6.0 Telecommunications Supply

### 6.1. Existing Apparatus

BT Openreach provided asset records through their maps by Email service. These records, contained within **Appendix D**, show an existing overhead cables running along the farm access road. The cables run within the farm access road as well as over the north - eastern parcel of the site.

It should also be noted that Virgin Media have assets crossing the site via the existing farm access road as well as crossing the existing farm access junction.

### 6.2. Diversions

BT Openreach was contacted regarding their assets within the site, after correspondence with Maurice Stirrup, BT Openreach have confirmed that their existing apparatus will need to be diverted. A high level desktop assessment was carried out by Maurice Stirrup, it is estimated that diversion of the main will incur a cost of approximately £400,000 + VAT BT Openreach strongly recommends that a detailed assessment is carried out before any site works begin. Correspondence with Maurice can be found within **Appendix D**.

Virgin Media was contacted regarding their assets within the boundaries of the site. Virgin Media have advised via a C4 detailed diversion estimate that it will be necessary to lower the approximately 18m long track in order to accommodate the proposed site access. This will incur an estimated cost of £6,260.33 (incl. VAT). Copies of the Virgin Media diversion assessment are contained within **Appendix D**.

### 6.3. Reinforcement Works

Openreach does not provide comments upon the capability of the network prior to the granting of planning permission.

### 6.4. Development Supply

Openreach does not require a developer contribution for proposed developments of 30 plots or more. This estimate is based on Fibre to the Premises (FTTP) technology, and is expected to give broadband speeds of approximately 300MB. Alternatively, ADSL broadband speeds are expected to be in the range of 3 to 8MB.

**Appendices**

**Appendix A: Water Supply Records and Enquiry**



**From:** [helen.chrisanthou@yorkshirewater.co.uk](mailto:helen.chrisanthou@yorkshirewater.co.uk) on behalf of [newmains@yorkshirewater.co.uk](mailto:newmains@yorkshirewater.co.uk)  
**To:** [Sam Brown](mailto:Sam.Brown@rodger.sleask.co.uk)  
**Subject:** RE: R646568 Land off Wakefield Road, Barnsley, S71 1NX Mains Diversion  
**Date:** 05 September 2017 10:26:36  
**Attachments:** [pic18511.jpg](#)  
[Athersley Masterplan.pdf](#)

---

Hello Sam,

That's great news. I have confirmed with our Technical Operations team that there is no longer a need for a diversion.

Kind Regards  
Helen Chrisanthou  
New Supplies Technical Co-ordinator  
03451208482

Please note - My working days are Tuesday, Wednesday, Thursday and Friday.

Sam Brown  
<sam.brown@rodger.sleask.co.uk>  
30/08/2017 15:02  
Message Size:  
3,570.4Kb

To  
"newmains@yorkshirewater.co.uk"  
<newmains@yorkshirewater.co.uk>,  
cc

Subject  
RE: R646568 Land off Wakefield  
Road, Barnsley, S71 1NX Mains  
Diversion

EXTERNAL SOURCE - THINK BEFORE YOU CLICK

Hi Helen,

With regard to our telephone conversation yesterday,

I have contacted the architect and they have advised me that plans have changed and they are retaining the existing access road to the dwellings.

Please see attached the latest masterplan that shows the latest proposals.

Thank you,

Kind Regards,

Sam

FAO Mr Parks  
Rodgers Leask Limited  
St James House St Marys Wharf  
Mansfield Road  
DE1 3TQ

Developer Services  
Service Delivery  
Yorkshire Water Services  
PO Box 52  
Bradford  
BD3 7YD

17 July 2017

**T 0345 1 208 482 (Option 2)**

**Opening hours: 8am-5pm**

F 01274 303046

E [wbu.servicecentre@yorkshirewater.co.uk](mailto:wbu.servicecentre@yorkshirewater.co.uk)

W [www.yorkshirewater.com/developers](http://www.yorkshirewater.com/developers)

Our Ref R618283

Dear Mr Parks,

**Water Availability Assessment for a proposed new development at: Wakefield Road, Athersley, Barnsley S71 1NX**

Thank you for your recent development enquiry regarding the above site. Based on the information you have provided regarding the proposed development we have detailed below our assessment of the ability to supply water to the site.

**1. Supplying water to the development site**

Yes, we are able to provide water to your development site, this can be supplied from Wakefield Road.

**2. Details of any mains reinforcement work or mains diversions**

There are no mains reinforcements or mains diversions required to supply this development.

**3. Details of whether the development can be fed by gravity or will require pumps/storage**

This development can be supplied by gravity.

We can take the supply out of the 4" main on Wakefield Road.

This assessment is based upon the information available to Yorkshire Water at the present time. The requirements for mains reinforcement work may change between now and your application

for a water supply where an application for increased demand on the local water network has been received from other new developments.

I have attached a copy of our mains records local to the site. Please note that our records only show water mains and that individual service pipes and other privately owned apparatus are not shown. Caution should therefore be exercised when carrying out excavation works near to our apparatus.

Should you wish to proceed with your application for a water supply, please complete the enclosed Application Form and Contaminated Land Assessment Questionnaire (where applicable). Please note there is a fee of £124.83 + £24.97 VAT = £149.80 payable on application. This is to pay for our costs in surveying the site and providing an estimate for the cost of your connection.

If you require details regarding the hardness/ softness of the water in the area, these can be obtained from the YW internet site at [www.yorkshirewater.com](http://www.yorkshirewater.com).

In the meantime if I can be of any further assistance, please contact me on the above number. When contacting us about this enquiry please quote reference number **R618283** this will enable us to find your enquiry and deal with any queries promptly.

Yours sincerely

Jacqueline Smith  
New Supplies Technical Co-ordinator

**Appendix B: Electricity Records and Enquiry**



Site off Wakefield Road  
Athersley

Northern Powergrid Holdings Company.  
 The position of our equipment is shown on this plan as accurately as possible. However, it may have changed since the plan was produced. Therefore, the position of our equipment and those of service cables which may not be shown should be established on site. Electricity cables not owned by Northern Powergrid Holdings Company may be laid in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.

Northern Powergrid Holdings Company	Safe Digging Map	07-06-2017
		1:500
	434411,408557	IFO



**Your contact: David Frankland**

Direct dial: 0113 2415253

david.frankland@northernpowergrid.com

**Your Ref:**

**Enquiry number: ENQ5374740, QUO5354710**

**[www.northernpowergrid.com/get-connected](http://www.northernpowergrid.com/get-connected)**

Date: 9 August 2017

**Mr Brown**

Rodgers Leask Ltd.

St. James House St. Marys Wharf

Mansfield Road

Derby

DE1 3TQ

Dear Mr Brown

**BUDGET ESTIMATE FOR DIVERSION WORK AT Wakefield Road Athersley Barnsley BY Northern Powergrid (Yorkshire) plc**

Thank you for asking us to provide you with this Detailed Estimate for a diversion at Wakefield Road Athersley Barnsley.

This Estimate is:

1. Calculated by making assumptions about the work we will need to do to provide the Diversion, based on similar work we have carried out in the past. Those assumptions are set out in the Appendix to this letter;
2. Based on the information you have given to us;
3. Not based on a site visit or on any analysis or technical studies of our electricity distribution network; and
4. Provided for guidance purposes only in order to help you understand the likely cost of the Diversion.

Consequently, this letter does not constitute an offer to provide the Diversion and the information contained in it should only be used as an indication of the potential cost of the Diversion.

**NORTHERN POWERGRID**

is the trading name of Northern Powergrid (Northeast) Limited (Registered No: 2906593) and Northern Powergrid (Yorkshire) plc (Registered No: 4112320)  
Registered Office: Lloyds Court, 78 Grey Street, Newcastle upon Tyne NE1 6AF. Registered in England and Wales.

If you would like an audio copy of this letter or a copy in large type, Braille or another language, please call 0800 169 7602

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

## The Budget Estimate for the Diversion

We estimate that the cost of providing the Diversion will be in the region of:

The works will include...

- (a) The removal of two 11kV overhead lines crossing the site
- (b) Diversion of 4 11kV circuits affected by the new access road

I enclose a plan showing my proposals.

I draw your attention to the 66kV overhead circuit at the southern end of the site, this has been passed to our major projects section for comment under Enq5374740.

Please note NPG have a primary substation in the south eastern corner of the site. You may need to consider rise of earth potential issues when designing lv connections to the proposed houses in proximity to this substation

<b>Price of works</b>	£83,301.00
<b>VAT at 20%</b>	£16,660.20
<b>Total cost</b>	<b>£99,961.20</b>

I hope that this Budget Estimate meets with your requirements but, if you have any questions about the Budget Estimate or the work involved, please contact me by telephone or e-mail using the details at the top of this letter.

Yours sincerely



**David Frankland**  
Design Engineer

**If you would like a formal Quotation**

If, having considered this Budget Estimate, you would like us to provide you with a formal quotation for the provision of the Diversion, please complete this form and return it by freepost to the below address, there is no need to affix a stamp or by e-mail to [diversions@northernpowergrid.com](mailto:diversions@northernpowergrid.com).

RTSJ-LHKB-LTST  
Northern Powergrid - Network Connections  
Alix House  
Falcon Court  
Preston Farm Industrial Estate  
Stockton on Tees  
TS18 3TU

If you have not already done so, please provide a site plan at an appropriate scale, which indicates the site boundary, the layout of any buildings and roads and, indicating where the work is required.

**Name:**

**Signed:**

Once we have processed your request we will send you a quotation setting out the cost with terms and conditions of contract for the provision of the Diversion. Please note, however, that you may find that, once we have fully designed the Diversion, the cost may differ from that provided in this Budget Estimate.

**Timescales**

If you accept the quotation we provide to you, provision of the Diversion will be subject to completion of all necessary consents, associated works and conditions precedent. We currently estimate that provision of the Diversion may take approximately 9 months to complete.

**Northern Powergrid Records**

If you need copies of our network records, you can obtain them by contacting us as follows:

Northern Powergrid  
Records Information Centre  
New York Road  
Shiremoor  
Newcastle upon Tyne  
NE27 0LP

Tel: 0191 229 4294 or 0191 229 4296

E-mail: [safediggingplans@northernpowergrid.com](mailto:safediggingplans@northernpowergrid.com)



**Your contact: Chris Artist**

Direct dial: 0113 241 5256

[christopher.artist@northernpowergrid.com](mailto:christopher.artist@northernpowergrid.com)

**Your Ref: NC56836**

**Enquiry number: ENQ5375068,**

**QUO5355026**

[www.northernpowergrid.com/get-connected](http://www.northernpowergrid.com/get-connected)

Date: 11 August 2017

Mr Brown  
Rodgers Leask Ltd.  
St. James House St. Marys Wharf  
Mansfield Road  
Derby  
DE1 3TQ

Dear Mr Brown

**BUDGET ESTIMATE FOR THE PROVISION OF AN ELECTRICITY CONNECTION AT Athersley Barnsley, Wakefield Rd, Barnsley S71 1NX BY Northern Powergrid (Yorkshire) plc**

Thank you for asking us to provide you with this Budget Estimate for an electricity connection at Athersley Barnsley, Wakefield Rd, Barnsley S71 1NX, with a development consisting of approximately 220 gas heated dwellings (the "Connection").

This Budget Estimate is:

1. Calculated by making assumptions about the work we will need to do to provide the Connection, based on similar work we have carried out in the past. Those assumptions are set out in the Appendix to this letter;
2. Based on the information you have given to us;
3. Not based on a site visit or on any analysis or technical studies of our electricity distribution network; and
4. Provided for guidance purposes only in order to help you understand the likely cost of the Connection.

Consequently, this letter does not constitute an offer to provide the Connection and the information contained in it should only be used as an indication of the potential cost of the Connection.

**The Budget Estimate for the Connection**

We estimate that the cost of providing the Connection will be in the region of:

<b>Price of works</b>	£320,000.00
<b>VAT at 0%</b>	£ 0.00
<b>Total cost</b>	<b>£320,000.00</b>

**NORTHERN POWERGRID**

**If you would like a formal Quotation...**

If, having considered this Budget Estimate, you would like us to provide you with a formal quotation for the provision of the Connection, please complete this form and return it by freepost to the below address, there is no need to affix a stamp or by e-mail to [getconnected@northernpowergrid.com](mailto:getconnected@northernpowergrid.com).

RTSJ-LHKB-LTST  
 Northern Powergrid - Network Connections  
 Alix House  
 Falcon Court  
 Preston Farm Industrial Estate  
 Stockton on Tees  
 TS18 3TU

**Please confirm the details below are correct, or provide us with any amendments you require.**

<b>Your current details: ENQ5375068</b>	<b>Amendments required: (if any)</b>
Site Address: Athersley Barnsley, Wakefield Rd, Barnsley S71 1NX	Site Address:
Date connection required:	Date connection required:
Total load required in kVA: 18.00	Total load required in kVA:
Type of heating:	Type of heating:

**If you have not already, please provide the following details. We require these to provide you with a formal quotation:**

- A site plan at an appropriate scale, which indicates the site boundary, the layout of any buildings and roads and, where the customer expects a substation(s) to be required, the proposed location of the substation(s). The plan should be free of unnecessary detail and be suitable for us to use in order to produce the necessary network drawing;
- A letter of authority confirming that you are acting as an agent of the person requiring the Connection, if you are not that person;
- The maximum capacity (kVA) at each metering point to be connected (for domestic premises we may require a description of the premises and whether electric space and water heating is to be installed); and
- Technical details of any electricity generator that is required to operate in parallel with our network and of any customer-owned equipment that is likely to cause disturbance to the network (i.e. large motors, welders etc.).

<b>Motor Details</b>	<b>Rating kW/HP</b>	<b>Voltage</b>	<b>Starting Current (Amps)</b>	<b>Means of starting</b>	<b>Will it start more than once every 2 hours</b>
1				Star Delta/ DOL/ Soft Start	
2				Star Delta/ DOL/ Soft Start	

<b>Welder Details</b>	<b>Input rating of largest welder</b>	<b>Total number of welders</b>	<b>Total input welding load</b>

**Name:**

**Signed:**

Once we have processed your request we will send you a quotation setting out the cost with terms and conditions of contract for the provision of the Connection. Please note, however, that you may find that, once we have fully designed the Connection, the cost may differ from that provided in this Budget Estimate.

### **Timescales**

If you accept the quotation we provide to you, provision of the Connection will be subject to completion of all necessary consents, associated works and conditions precedent. We currently estimate that provision of the Connection may take approximately 6 months to complete.

### **Competition in Connections**

We actively promote competition in connections, are committed to maintaining an environment in which independent connections providers (“ICPs”) can compete freely and fairly to undertake contestable works and are working collaboratively with ICPs to extend contestability further. You can find out more about accredited ICPs by visiting the Lloyd’s Register National Electricity Registration Scheme website.

### **Northern Powergrid Records**

If you need copies of our network records, you can obtain them by contacting us as follows:

Northern Powergrid  
Records Information Centre  
New York Road  
Shiremoor  
Newcastle upon Tyne  
NE27 0LP

Tel: 0191 229 4294 or 0191 229 4296

E-mail: [safediggingplans@northernpowergrid.com](mailto:safediggingplans@northernpowergrid.com)

### **If something goes wrong and you would like to complain about our level of customer service**

We are committed to providing excellent customer service but are aware that, occasionally, we may not live up to your expectations. If this happens and we are unable to resolve your complaint about the level of customer service we have provided and you are either a domestic customer or a micro business customer, you may have the right to refer your complaint to Ombudsman Services: Energy for a decision, which is a free and independent service. The website address of Ombudsman Services: Energy is [www.ombudsman-services.org/sectors/energy](http://www.ombudsman-services.org/sectors/energy).

You can contact us using the details at the top of this letter and obtain further details about our complaints process, including on how you may refer a complaint to Ombudsman Services: Energy, from the “Making a Complaint” section on the following page of our web site:

<https://www.northernpowergrid.com/help-and-information/getconnected/how-do-i-get-connected>

I hope that this Budget Estimate meets with your requirements but, if you have any questions about the Budget Estimate or the work involved, please contact me by telephone or e-mail using the details at the top of this letter.

Yours sincerely



Chris Artist  
Design Engineer

## APPENDIX

### Your Request

I understand that the development will consist of approximately 220 gas heated dwellings.

### Providing the Connection

To provide the Connection, my initial investigations have shown that we will need to:

- Extend the existing high voltage underground Distribution System to a position on the site and install a ground mounted substation. From this substation we will install underground low voltage distribution cables throughout the site and lay underground service cables to a mutually acceptable service positions.

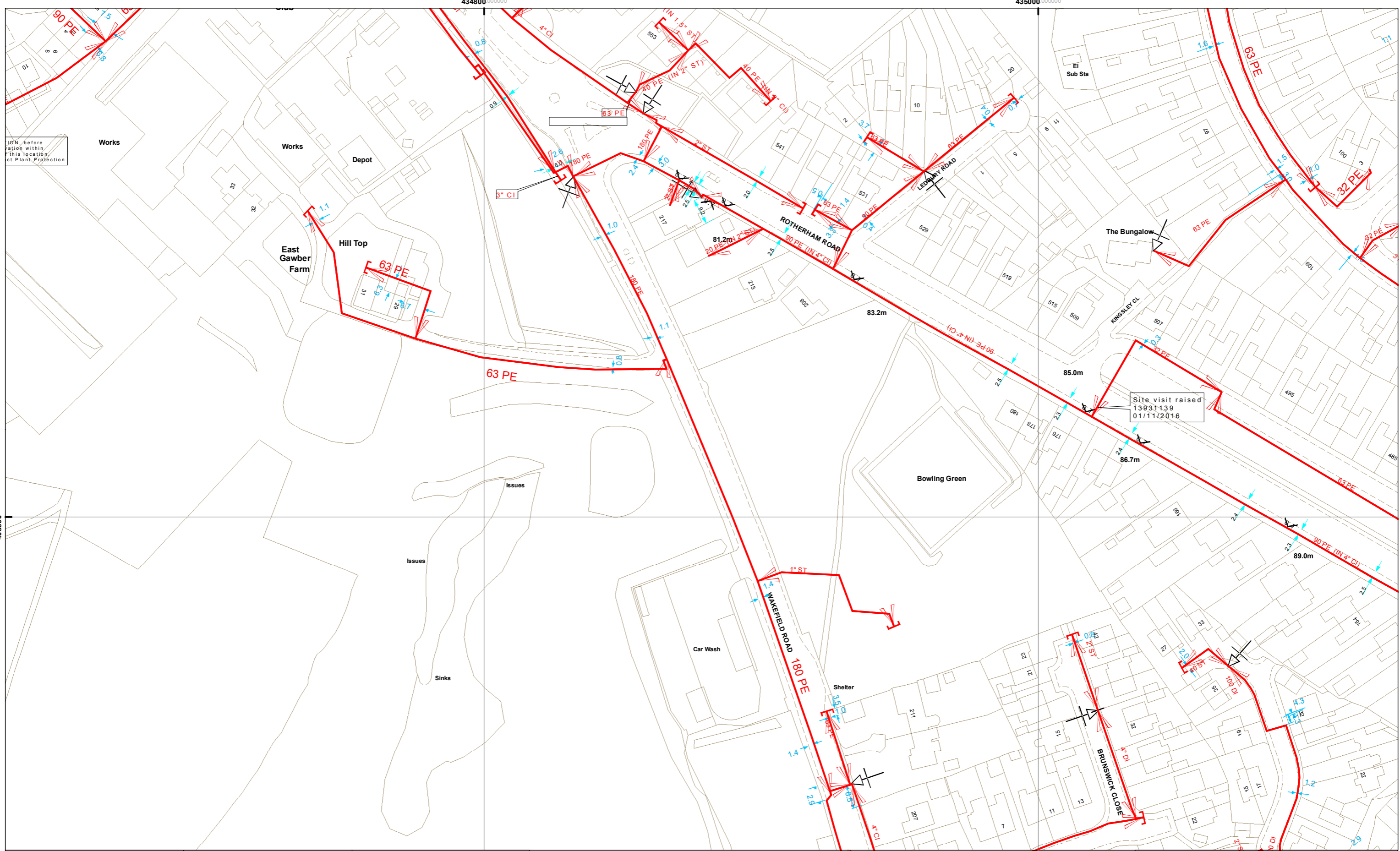
No Diversions are included within this quotation. The HV diversions will be quoted under reference ENQ5374740 and the EHV diversions will be quoted under reference ENQ5374742.

When calculating the Budget Estimate, I have assumed that:


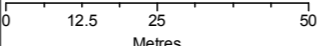



- We will not need to reinforce the local electricity network or carry out associated Works that may be required to provide you with the load you have requested.
- Sufficient spare capacity exists within the local network.
- Any substation will be sited next to the public highway with 24 hour, 365 days a year unrestricted vehicular access.
- You will carry out all civil works on your site, including the construction of suitable substation accommodation built to our specification.
- You grant us a lease, at no cost, for the substation accommodation.
- We can obtain wayleaves and any other statutory consent for the cable route. If we need to obtain any wayleaves or consents from any third parties, there will be no charge or conditions imposed upon us.
- You will carry out all excavations on site.
- We can provide the Connection along the most direct and economical route and there are no abnormal ground conditions along that route.
- The Work will be carried out during normal working hours of 9am to 5pm between Monday and Friday.
- There are no disturbing loads, e.g. motors, welders.
- Your proposals will not affect any street furniture, e.g. street columns, bollards, traffic lights.
- Your proposals will not affect any existing assets, i.e. site entrance diversions, diversions across the site, substation re-locations.
- Any generation that you install complies with the associated Engineering Recommendations.

- Any equipment that you install which produces harmonics complies with the associated Engineering Recommendation.
- Any equipment you install that is classed as 'disturbing' complies with the associated Engineering Recommendation.

**Appendix C: Gas Supply Records and Enquiry**




NRSWA RESPONSE	
SCALE:	1:1,250
USER ID:	Maria Curran
DATE:	08/06/2017 16:36:44
GRID REFERENCE:	E: 434879 N: 408832

 Low Pressure	
 Medium Pressure	
 Intermediate Pressure	
 Regional High Pressure	

**TITLE :** Land to west of Wakefield Road, Barnsley

The plan shows those pipes owned by Northern Gas Networks or the relevant Gas Distribution Network in their roles as Licenced Gas Transporters (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, the relevant Gas Distribution Network, or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.



ArcGIS Server 9.3.1

This plan is reproduced from or based on the OS survey map by Northern Gas Networks with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Some examples of Plant Items:

 Valve	 Depth of Cover	 Syphon	 Diameter Change	 Material Change
---	--	--	---	---

**From:** [Diversion Design](#)  
**To:** [Sam Brown](#)  
**Subject:** RE: 2000063559 - Wakefield Road, Athersley, S71 1NX  
**Date:** 26 September 2017 11:45:13

---

Hi Sam

If this is the new layout a diversion will not be required.

Thanks

---

**From:** Sam Brown [mailto:sam.brown@rodgersleask.co.uk]  
**Sent:** 20 September 2017 10:22  
**To:** Diversion Design  
**Subject:** FW: 2000063559 - Wakefield Road, Athersley, S71 1NX

Hi,

Please see email below,

Thank you,

Kind Regards,

Sam

---

**Sam Brown**  
Apprentice - Traffic and Transportation  
01332 285000

---

**From:** Sam Brown  
**Sent:** 20 September 2017 10:18  
**To:** 'Sarah Graham'  
**Subject:** RE: 2000063559 - Wakefield Road, Athersley, S71 1NX

Hi Sarah,

With regard to the quote you sent through for this site (see attached correspondence)

Would it be possible to inform me if a diversion is still required for the new layout (attached) or would this require me to submit another diversion assessment?

Thank you,

Kind Regards,

Sam

---

**Sam Brown**

**From:** [Anthony Burnhope](#)  
**To:** [Alex Parkes](#)  
**Subject:** RE: 2000062497 - Wakefield Road, Barnsley, S71 1NX  
**Date:** 27 June 2017 08:30:58

---

Hi Alex,

Unfortunately we will not be able to quote without being able to see the layout in full

Regards

Tony Burnhope | Industrial & Commercial Customer Experience Design Representative  
Connections  
Northern Gas Networks  
Direct line: 0191 525 2662  
Connections Main Number : 0800 040 7766  
[www.northerngasnetworks.co.uk](http://www.northerngasnetworks.co.uk)  
[facebook.com/northerngasnetworks](https://facebook.com/northerngasnetworks)  
[twitter.com/ngngas](https://twitter.com/ngngas)



**This email account is not monitored in my absence.  
PLEASE SEND ANY REPLY MAIL TO [gasconnections@northerngas.co.uk](mailto:gasconnections@northerngas.co.uk)  
This will enable us to handle your query in a timely manner.**

Registered head office: Northern Gas Networks, 1100 Century Way, Thorpe Park Business Park, Colton, Leeds, LS15 8TU

PLEASE NOTE MY NORMAL WORKING HOURS ARE TUESDAY TO FRIDAY 08:00 – 18:00

---

**From:** Alex Parkes [mailto:[alex.parkes@rodgersleask.co.uk](mailto:alex.parkes@rodgersleask.co.uk)]  
**Sent:** 27 June 2017 08:22  
**To:** Anthony Burnhope  
**Subject:** RE: 2000062497 - Wakefield Road, Barnsley, S71 1NX

Hi Tony,

The plan provided does show the full site but the plot locations are indicative only; a masterplan showing the individual plots is not yet available. Are you able to progress the application with the provided layout? I've been led to believe that as long as the layout shows the internal road

network and plot parcels this is sufficient to provide a budget quote?

Best regards,  
Alex



**RODGERS LEASK**  
Consulting Civil & Structural Engineers

**ALEX PARKES** BEng (Hons) GMICE  
Graduate Engineer

[alex.parkes@rodgersleask.co.uk](mailto:alex.parkes@rodgersleask.co.uk)

**Rodgers Leask Limited**

St James House • St Mary's Wharf • Mansfield Road • Derby  
DE1 3TQ

Tel: 01332 285000 • Fax: 01332 291728

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

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---

**From:** Anthony Burnhope [<mailto:ABurnhope@northerngas.co.uk>]

**Sent:** 27 June 2017 08:09

**To:** Alex Parkes

**Subject:** 2000062497 - Wakefield Road, Barnsley, S71 1NX

Good morning,

We have received an application for the above site, unfortunately we are unable to provide a quote as we require some clarification on the application.

The form requests 200 new domestic supplies however the site plan only shows approx. 110 properties, can you please provide a plan showing the full site.

Regards

Tony

Tony Burnhope | Industrial & Commercial Customer Experience Design Representative  
Connections

Northern Gas Networks

Direct line: 0191 525 2662

Connections Main Number : 0800 040 7766

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

[facebook.com/northerngasnetworks](https://facebook.com/northerngasnetworks)

[twitter.com/ngngas](https://twitter.com/ngngas)

Our Ref: Midlands/34102498/403791/AS



Energy House  
 Woolpit Business Park  
 Woolpit, Bury St Edmunds  
 Suffolk, IP30 9UP  
**T** 01359 240363  
**F** 01359 243377  
[sales@gtc-uk.co.uk](mailto:sales@gtc-uk.co.uk)  
[www.gtc-uk.co.uk](http://www.gtc-uk.co.uk)

Mr Sam Brown  
 Harworth Estates  
 Advantage House  
 Poplar Way  
 ROTHERHAM  
 S60 5TR

02 August 2017

Dear Mr Brown

**Domestic Budget Quotation - Gas & Electricity**

**Project: Wakefield Road, BARNSELY, S71 1NX with 220 gas domestic and 220 electric domestic connections.**

Thank you for your recent enquiry. Using the information you have provided GTC have produced a budget costing to meet your requirements. GTC's price to provide Gas & Electricity infrastructure based on the terms of offer within this quotation is £121,836.27.

On-site works - You pay GTC	<b>£105,384.93</b>
-----------------------------	--------------------

In addition to this price GTC have itemised any exceptional and off-site costs that are required, including those by the Upstream Network Operators (NWO), to complete the work to serve your site.

GTC would like to draw your attention to the charges below; it is essential that these charges are included in all cost comparisons for this development.

Off-site works (GTC) – Gas:	£4,454.12
Off-site works (GTC) – Electricity:	£3,997.22
Network Operator Costs – Gas:	£0.00
Network Operator Costs – Electricity:	£8,000.00
<b>TOTAL OFFSITE – You pay GTC</b>	<b>£16,451.34</b>

**ADDITIONAL POINTS OF NOTE**

- The budget costing is formulated on the basis of a total of 220 gas domestic and 220 electric domestic connection(s) with a total gas demand of 130717kW annually .
- GTC’s costing includes the installation of domestic gas meters only.
- GTC anticipate a lead in period of a minimum of 6 weeks from acceptance of GTC’s subsequent firm quotation before work can commence on site.
- The network will be designed and installed by GTC.
- GTC will supply all materials for the gas and electricity infrastructure.

**SITE DETAILS**

**Schedule of Domestic Plots**

Property Type	1BF	2BF	2BS	2BT	3BD	3BS	3BT	4BD	4BS	4BT	5BD	Total
Gas	4	22	24	15	15	59	17	37	15	4	8	220
Electric	4	22	24	15	15	59	17	37	15	4	8	220

**TERMS OF OFFER**

**GAS TERMS**

GTC have assumed a Low Pressure connection to feed this site.

This quotation includes the excavation and reinstatement costs in the public highway which will be carried out by GTC from the point of connection to the site. GTC have assumed a connection off the GDN/iGT 180mm PE Low Pressure main adjacent to Site Entrance and have allowed for 3 metres off-site work (3m footpath) from the connection point to the site entrance.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC have assumed that any existing mains on-site will be abandoned. It is the responsibility of the Developer to arrange works with the gas transporter.

GTC have assumed there are no environmental issues that may impact on the materials or methods of installation of its proposed networks.

GTC have assumed all mains and services feeding 220 properties will be in trenches pre-excavated by the Developer.

GTC’s mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths.

This quotation is based on smart meters in cavity meter boxes.

This quotation is based on all smart meters at the properties being installed by GTC (or its subcontractor) and owned by GTC Pipelines Limited. If the Developer wishes to appoint a third party to install and/or own any gas meters at any of the properties, it shall obtain GTC’s prior written consent to do so and, in such circumstances, GTC reserves the right to amend the amounts payable under this quotation accordingly.

**ELECTRICITY TERMS**

This quotation includes indicative electric point of connection (PoC) and off-site costs. Costs associated with the PoC are therefore subject to change.

Please note: PoC and off-site costs will be provided when the upstream DNO has provided these details in full. However, PoC and non contestable charges will be the same regardless of who is to own the network.

GTC have assumed a High Voltage (HV) connection due to the size of the site and as such 1 substation will be required and the costs are included in this quote. GTC have assumed that the Developer will carry out all civil works associated with the substation at their own cost.

This quotation includes the excavation and reinstatement costs in public highway (3m footpath), which will be carried out by GTC.

GTC have assumed that the Developer will construct a brick-built housing for the substation(s) to GTC specifications.

If the development is in an area that the environment agency consider to be susceptible to a risk of flooding, then any electrical plant and equipment will need to be established at a level 600mm above the 1 in 100 year predicted flood level, or the Developer will need to guarantee that they have mitigated the risk of flooding by incorporating suitable flood defences.

Diversions or abandonment works may be required and are excluded from GTC's quote. The details can be obtained by contacting the upstream DNO.

The Developer shall be responsible for all on-site excavation and reinstatement.

GTC have assumed all mains and services feeding 220 properties will be in trenches pre-excavated by the Developer.

GTC's mains will typically be laid down one side of the estate roads to minimise on road crossings, service lengths and mains lengths. This quote does not include ducting as this is the responsibility of the Developer to install suitable ducts and jointing pits at the Developers cost to GTC specifications.

GTC's quote is based on 220 plots having gas heating.

GTC have calculated the total load for the site to be 352kVA.

GTC's quote is based on meter positions for the houses to be external on the front elevation of each property. Where internal meters are to be fitted, the Developer will be responsible for establishing a metering location in accordance with GTC standards (GE-TGI-IG-0015), details of which will need to be confirmed by the Developer.

GTC's quotation excludes meter boxes and hockey sticks. GTC can supply these at an additional charge of £20.60 each for standard meter boxes.

Based on the information you have provided GTC have not included for any lift motors, pumping stations or other disturbing electric loads (such as welders, motors, heat pumps or air conditioning equipment) in GTC's quotation.

GTC's quotation excludes the cost of Temporary Builders Supply (TBS). The indicative cost to connect this is £1,500, this cost assumes the Developer shall be responsible for all excavation and reinstatement; the Developer will provide a weatherproof lockable box/kiosk with suitable internal space to accommodate the meter board the meter location less than 25m from GTC's installed and energised mains. This price includes for the disconnection of the temporary supply upon request.

GTC's quotation excludes the cost to connect adoptable street lighting columns. GTC can connect these for an additional charge, the current price for this work is £275 per column. This cost includes the supply and lay of 9m of service cable between GTC's existing Low Voltage (LV) mains and the street lights, in this cost GTC have assumed you will provide ducting and excavation to GTC specifications. Prior to the energisation of the street lights you will need to have appointed an electricity supplier for the supply of the street lights. Following the first energisation the terms of connection will be as set out in the National Terms of Connection or in a separate agreement between GTC and yourself.


## **CONFIDENTIALITY**

This quotation and associated documentation is confidential between GTC, Harworth Estates, and their associated parties for this project. It contains commercially sensitive information and should not be divulged to any other party without written permission from GTC.

Should you be successful in obtaining and developing this site, GTC will be pleased to supply a firm quotation. Please return a detailed site plan and a completed quotation request form.

GTC trust that this budget costing will be acceptable and look forward to receiving your instructions. Should you require further details please do not hesitate to contact me (07989 178325) or the Sales Support Team (01359 240154) to discuss further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Thatcher', with a long horizontal flourish extending to the right.

Andy Thatcher  
Regional Sales Manager – Midlands

Enc:

**Appendix D: Telecommunications Records**

# 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  
a BT Group business

### CLICK BEFORE YOU DIG

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

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

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

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
(C) Crown Copyright British Telecommunications plc 100028040

## KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		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 preparation

openreach  
a BT Group business

BT Ref : PNI03017Y

Map Reference : (centre) SE3481008803

Easting/Northing : (centre) 434810,4088

Issued : 20/07/2017 15:02:10

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

Your Reference: Hill Top Smithies, Barnsley S71 1NX  
Our Reference: VM/CIP/304690



Sam Brown  
Rodgers Leask  
St James House  
St Mary's Wharf  
Mansfield Road  
Derby  
Derbyshire  
DE1 3TQ

**Virgin Media**  
1 Dove Wynd  
Strathclyde Business Park  
Bellshill  
ML4 3AL  
Tel: 0800 408 0088  
Fax: 01698 565 551

11/09/2017

Dear Sir/Madam,

**NRSWA 1991 Section 83, 84 & 85 (S142, 143 & 144 Scotland) - C4 Detailed Estimate**

**30 Hill Top Smithies, Barnsley S71 1NX**

Further to your payment received requesting a detailed estimate of Virgin Media costs for diversions associated with the above site.

Attached to this letter is a detailed specification of the works required, please sign and return one copy of the specification, with your cheque, to indicate agreement with the proposals in the specification. The estimate is valid for three months from the date of this letter. In line with Virgin Media policy, if additional costs are required correspondence will be sent and agreement made before commencement of any additional works. However if no additional costs are required the estimates are deemed to be accepted as the full and final cost of the work upon payment. Subsequent reconciliations are only permissible in accordance with the three exceptions as outlined in Virgin Media's Cost Recovery Policy Statement in respect of Private Developers.

The detailed estimated cost of altering Virgin Media apparatus (including VAT) is £6,260.33.

Please find a breakdown of this costing attached.

The specification includes a provisional programme indicating the timescales required to complete Virgin Media diversions upon receipt of cheque (and the agreed programme of works). Cheques should be made payable to 'Virgin Media Limited' and should be marked for the attention of Diversionary Works Team and these should be forwarded to:

Virgin Media  
Diversionary Works Team  
Access Network Planning  
1 Dove Wynd  
Strathclyde Business Park  
Bellshill  
ML4 3AL

Upon receipt of cheque we will issue an invoice for the full amount and request programming of the works. It is Virgin Media policy that work **will not start** until full payment has been received.

Any works adjacent to our plant must be undertaken in accordance with Health & Safety guidance HS(G)47.

Yours faithfully

**Enzo Rudak**  
**Network Planner**

---

Your Reference: Hill Top Smithies, Barnsley S71 1NX  
Our Reference: VM/CIP/304690



**Virgin Media**  
1 Dove Wynd  
Strathclyde Business Park  
Bellshill  
ML4 3AL  
Tel: 0800 408 0088  
Fax: 01698 565 551

**C4 Detailed Estimate - Private Developer or Non Highway Authority**

Client: Rodgers Leask  
Clients Project: 30 Hill Top Smithies, Barnsley S71 1NX  
Clients Representative: Sam Brown  
Date Estimate Prepared: 11/09/2017

*Valid for 12 weeks*

**Direct Labour:** £299.68  
**Contractor Charges:** £3,412.44  
**Materials:** £0.00  
**Overheads:** £1,504.82  
**Sub Total:** £5,216.94

Less

**Betterment:** £0.00 Appendix F  
**Recovered Materials:** £0.00  
**Total Cost:** £5,216.94  
**Total (Inc. VAT):** £6,260.33

**PAYMENT IN ADVANCE (SEE BELOW)**

**Note:**

This payment work estimated has been prepared with due care by Virgin Media, who accept no liability for any errors or omissions. Payment work is estimated on a cost plus overhead basis. With works of this nature there can be unforeseen eventualities, which may affect the actual charges on completion of the works, you should therefore allow for such contingencies within your project budget.

**We will require advanced payments prior to the ordering of materials or the start of works on site.**

Timescales quoted are approximate and will be reviewed when we have an opportunity to view and understand the actual project plan. Please provide details of formal Construction (Design & Management) Regulations 2007 appointments for this project together with full details and risk assessments of any known hazards on or adjacent to the site unless you have previously provided these details.

Please mark your **unconditional** order for the attention of the project planner shown below.

**Cheques should be made payable to Virgin Media Limited**

**Timescales:**

Approximately 8 weeks for completion of works, following receipt of the C5 payment and AGREED PROGRAMME OF WORKS & START DATE with appointed Site Agent.

NOTE: ANY alteration to original scheme and/or programme of works may result in a revaluation of timescale and will require agreement between the Virgin Media Project Planner and clients appointed Site Agent.

**Estimate Prepared by:** Enzo Rudak - Network Planner

Signature: 

Contact No: 07985805410

Virgin Media Limited. Registered Office: 260, 270 & 280 Bartley Way, Bartley Wood Business Park, Hook, Hampshire, RG27 9UP. N o. 2591237

Your Reference: Hill Top Smithies, Barnsley S71 1NX  
Our Reference: VM/CIP/304690



Sam Brown  
Rodgers Leask  
St James House  
St Mary's Wharf  
Mansfield Road  
Derby  
Derbyshire  
DE1 3TQ

**Virgin Media**  
1 Dove Wynd  
Strathclyde Business Park  
Bellshill  
ML4 3AL  
Tel: 0800 408 0088  
Fax: 01698 565 551

**Project Title & Location:** 30 Hill Top Smithies, Barnsley S71 1NX

**Authority/Client for Works:** Barnsley Metropolitan Borough Council

**Legislation under which Client Working:** New Roads and Street Works Act 1991, Highways Act 1981

**Details of existing Virgin Media apparatus:** 3w track in existing footway

**Reasons Diversion Required:** Clients request to form new bellmouth for entrance to new development site

**Proposal for Virgin Media Works**

**Civil Engineering Works:** Lowering of approx 18m of track in order to obtain sufficient cover in new bellmouth

**Cabling Works:** Location of sufficient slack cable in order to allow for the safe lowering of track

**Methods of Construction / Non-Standard Construction:** Virgin Media will use project management techniques throughout to assist in monitoring timescales for various activities.

**Materials**

**Long Lead Time:** See Attached Detailed Estimate

**Delivery/Storage:** Materials for civil works will be delivered to site by Virgin Media Contractor or Virgin Media on the instruction of Virgin Media supervision staff as and when required.  
  
Cabling and splicing materials will be stored at Virgin Media or Virgin Media premises until such time that they are required on site.

**Traffic Management:** All Traffic Management shall be undertaken in accordance with chapter 8, Traffic Management Act.

Any requirements over and above those laid down in Chapter 8 to be agreed on site between Highways Department and Virgin Media contractor.

**Ground Conditions inc. Contamination:** No

Ground contamination has not been identified, but it is essential Virgin Media is informed. This will enable Virgin Media to ensure H&SAWA requirements are met for Virgin Media, also to allow the provision for any special materials, and/or construction standards.

**Access:**

Virgin Media Personnel and Contractors working on site will be instructed to observe site security and safety procedures.

In cases of damage to Virgin Media Plant on site or emergency situations, access may be required at very short notice.

**Programme/Timing of Works:**

In order for these works to be completed on agreed timescales, Virgin Media's programme of work is detailed on the attached Detailed Estimate.

The quoted timescales are from receipt of your formal acceptance of costs and AGREED PROGRAMME OF WORKS & START DATE with appointed Site Agent.

**Monitoring & Control:**

The project will be monitored and controlled at two separate levels.

1. With client/Contractor to ensure agreed timescales are met and to resolve on-site problems. Changes to this specification and Virgin Media's works can only be authorised by the Virgin Media personnel referred to in the list of contacts in this document.

All changes must be documented and agreed between the Client/Contractor and Virgin Media, within 7 days of the change.

2. In-house Project Management in order to ensure resource allocation for continuity of work and financial control.

**Additional or Unforeseen Works:**

Please be aware that should the need for any unforeseen works arise, Virgin Media will re-appraise the existing budget. If the cost of the additional work is deemed to be significantly higher, Virgin Media may stop works and require additional funds prior to recommencing works on site.

**Contacts:**

Virgin Media Planning & Design

Enzo Rudak  
tel: 07985805410

Virgin Media Civils - (Delivery & Compliance)

Andrew Casey  
07932412340

Barnsley Metropolitan Borough Council

Sam Brown  
01332285000

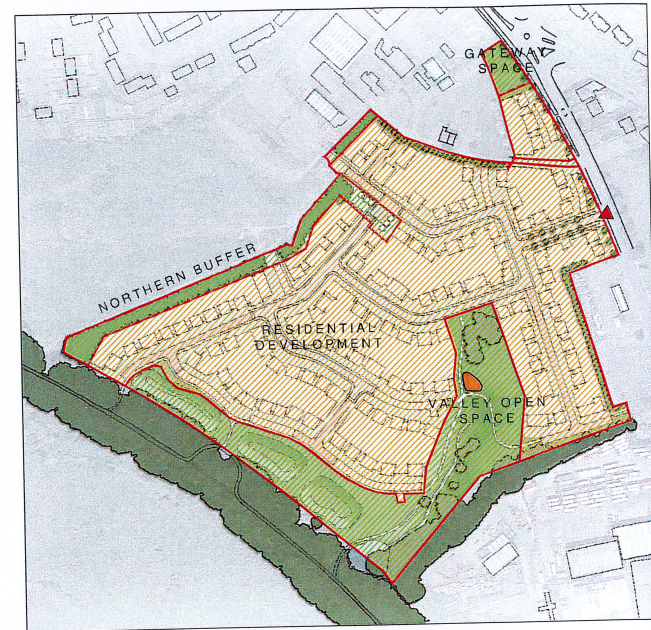
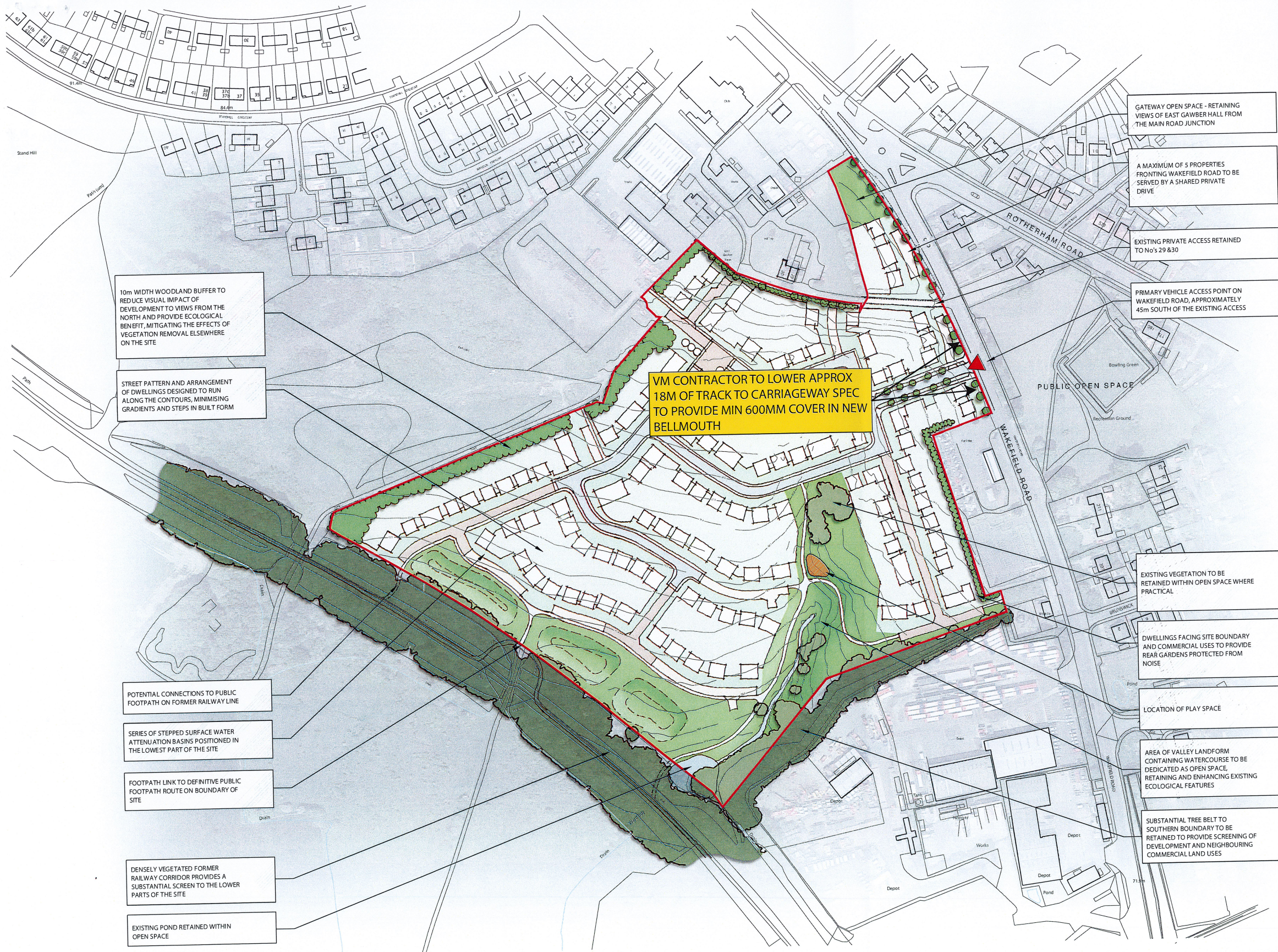
**Repayment Works:**

Full detailed breakdown on attached Detailed Estimate

Signed

.....  
Date

.....  
On behalf of Rodgers Leask



LAND USE	hectares	acres	density dph	units
Residential	5.70	14.10	35	200
Valley Open Space	1.55	3.82		
Northern Buffer	0.38	0.94		
Gateway Space & Access	0.10	0.24		
Gross Site Area	7.73	19.10		

PLAN SHOWS EXISTING CONTOURS AT 1m INTERVALS FOR REFERENCE. PROPOSED LEVELS TO BE CONFIRMED.

10m WIDTH WOODLAND BUFFER TO REDUCE VISUAL IMPACT OF DEVELOPMENT TO VIEWS FROM THE NORTH AND PROVIDE ECOLOGICAL BENEFIT, MITIGATING THE EFFECTS OF VEGETATION REMOVAL ELSEWHERE ON THE SITE

STREET PATTERN AND ARRANGEMENT OF DWELLINGS DESIGNED TO RUN ALONG THE CONTOURS, MINIMISING GRADIENTS AND STEPS IN BUILT FORM

VM CONTRACTOR TO LOWER APPROX 18M OF TRACK TO CARRIAGEWAY SPEC TO PROVIDE MIN 600MM COVER IN NEW BELLMOUTH

GATEWAY OPEN SPACE - RETAINING VIEWS OF EAST GAWBER HALL FROM THE MAIN ROAD JUNCTION

A MAXIMUM OF 5 PROPERTIES FRONTING WAKEFIELD ROAD TO BE SERVED BY A SHARED PRIVATE DRIVE

EXISTING PRIVATE ACCESS RETAINED TO No's 29 & 30

PRIMARY VEHICLE ACCESS POINT ON WAKEFIELD ROAD, APPROXIMATELY 45m SOUTH OF THE EXISTING ACCESS

EXISTING VEGETATION TO BE RETAINED WITHIN OPEN SPACE WHERE PRACTICAL

DWELLINGS FACING SITE BOUNDARY AND COMMERCIAL USES TO PROVIDE REAR GARDENS PROTECTED FROM NOISE

LOCATION OF PLAY SPACE

AREA OF VALLEY LANDFORM CONTAINING WATERCOURSE TO BE DEDICATED AS OPEN SPACE, RETAINING AND ENHANCING EXISTING ECOLOGICAL FEATURES

SUBSTANTIAL TREE BELT TO SOUTHERN BOUNDARY TO BE RETAINED TO PROVIDE SCREENING OF DEVELOPMENT AND NEIGHBOURING COMMERCIAL LAND USES

POTENTIAL CONNECTIONS TO PUBLIC FOOTPATH ON FORMER RAILWAY LINE

SERIES OF STEPPED SURFACE WATER ATTENUATION BASINS POSITIONED IN THE LOWEST PART OF THE SITE

FOOTPATH LINK TO DEFINITIVE PUBLIC FOOTPATH ROUTE ON BOUNDARY OF SITE

DENSELY VEGETATED FORMER RAILWAY CORRIDOR PROVIDES A SUBSTANTIAL SCREEN TO THE LOWER PARTS OF THE SITE

EXISTING POND RETAINED WITHIN OPEN SPACE

Diversions Works\_C4 Planning Request  
 VM/CIP/304690  
 Hill Top Smithies, Barnsley S71 1NX  
 X = 434880 Y = 408815  
 E Rudak 08/09/2017

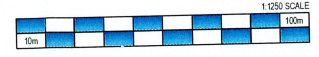
REV	DATE	DESCRIPTION	BY	CHECK
B	25.07.17	AMENDMENTS FOLLOWING PUBLIC CONSULTATION: PRIVATE ACCESS RETAINED PRIMARY DEVELOPMENT ACCESS SHIFTED SOUTH BUFFER TO NORTHERN BOUNDARY INCREASED	LB	VS



CLIENT: HARWORTH ESTATES  
 PROJECT: ATHERSLEY  
 DRAWING: CONCEPT MASTERPLAN

DRAWING NUMBER: P17 5091 SK01  
 SCALE @ A1: 1:1250  
 DRAWN: LB  
 CHECKED: LB

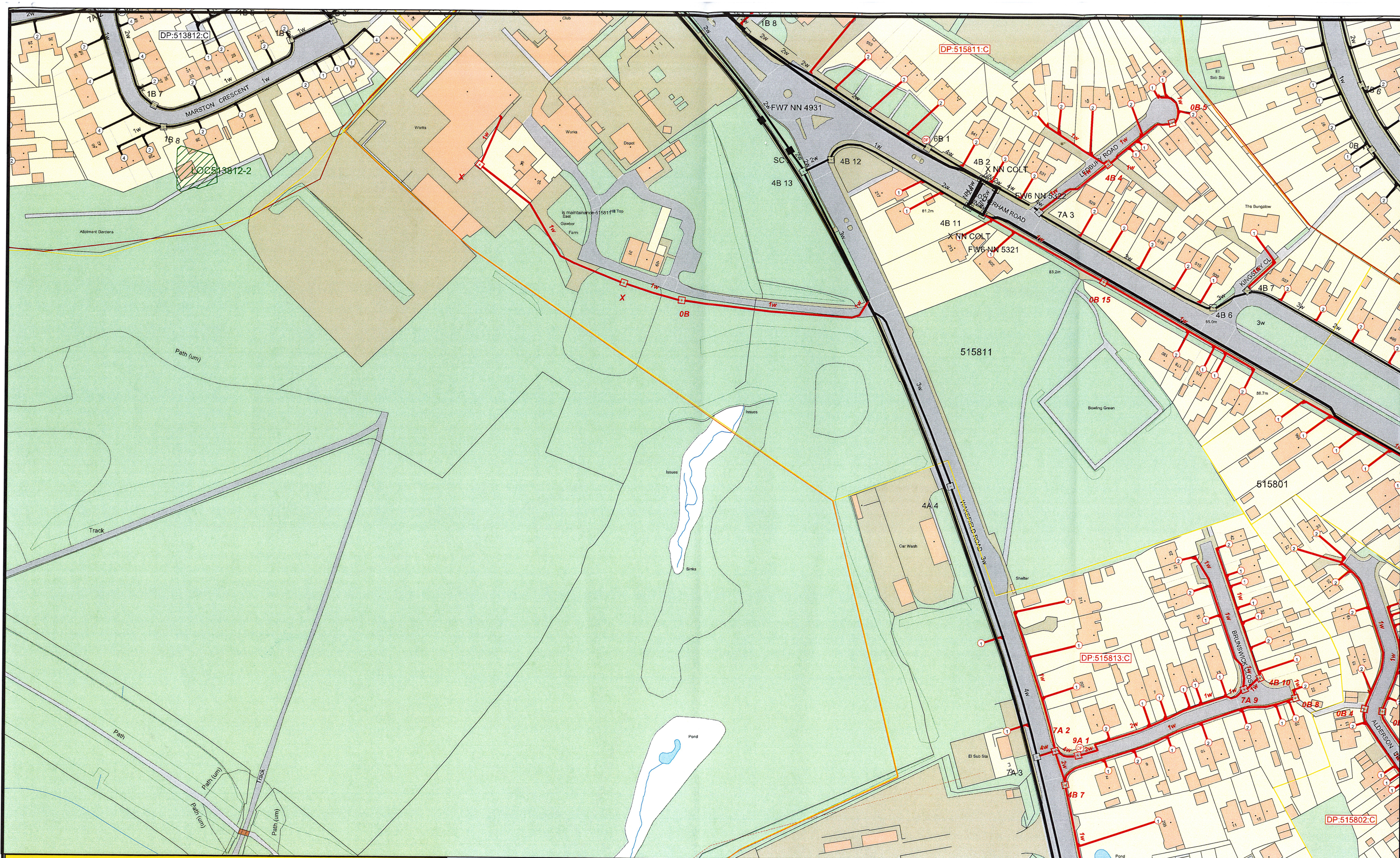
DATE: 22.08.17  
 DATE:



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 01924 383322 | www.jrpsoc.co.uk | info@jrpsoc.co.uk  
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# SK01 / CONCEPT MASTERPLAN



**Diversions Works\_C4 Planning Request**  
 VM/CIP/304690  
 Hill Top Smithies, Barnsley S71 1NX  
 X = 434880 Y = 408815  
 E Rudak 08/09/2017

Any modification to the drawing or use of alternative items to those specified must be agreed with Virgin Media's local planning department

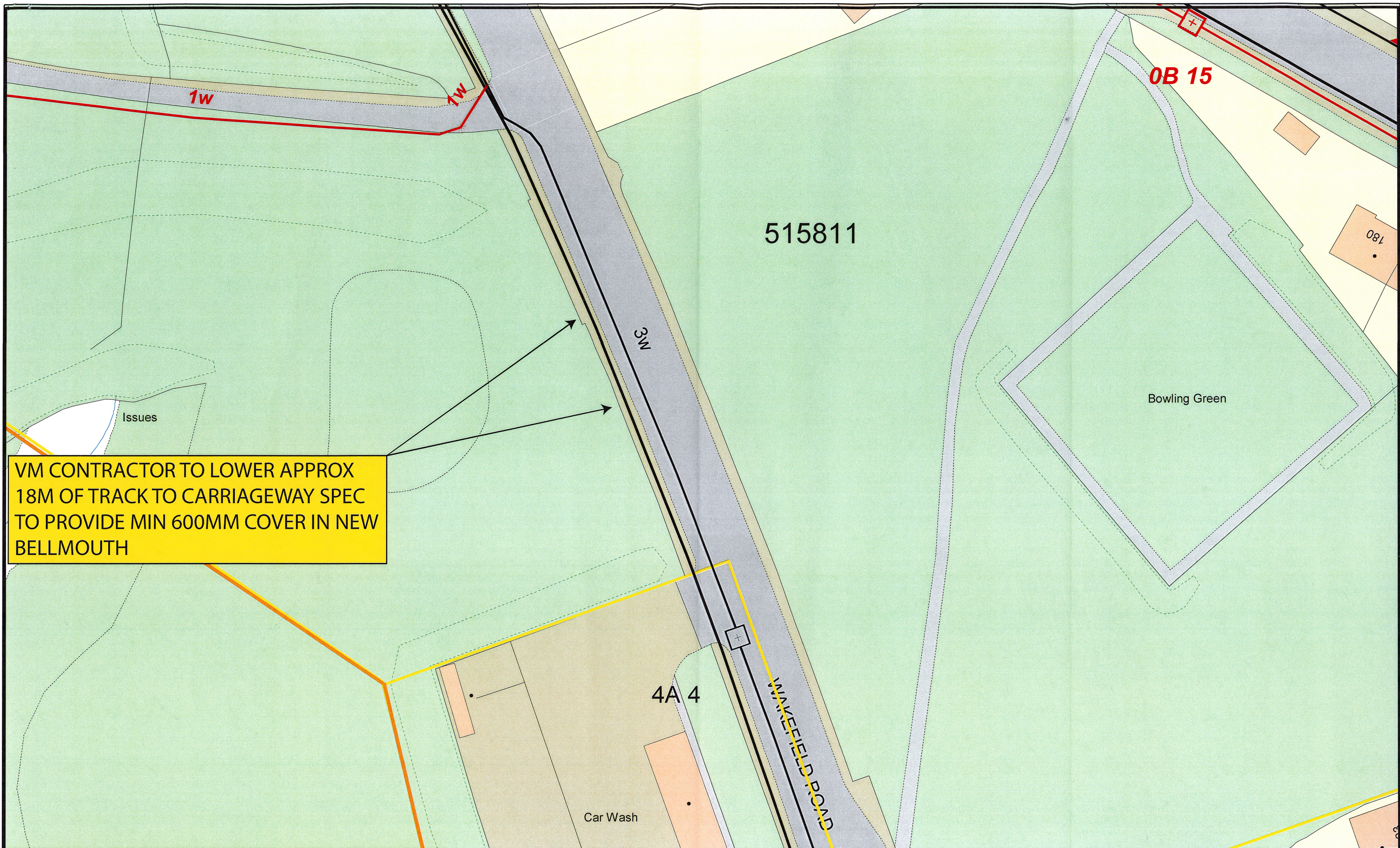
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Planned	CIVILS	As-Built	Planned	CABLES	As-Built
1w	Duct Path with number of ways	1w	XXX	Fibre Cable	XXX
■	Chamber with and without Equipment	■	XXX	National Network Fibre Cable	XXX
●	Overground and Underground Cabinet	●	XXX	Copper Cable	XXX
②	Swept Tee and SID with number of feeds	②	XXX	Coax Cable	XXX
NN OO	National Network / Other Operator	NN OO		Exterior Connector	
				Power Cable	

Drawn by: Rudak, Enzo
Date: 08/09/2017
Scale: 1:1,500
Job No: Job No
Drawing No: Drawing No
<b>A3</b>   <b>INTERNAL</b>



Virgin Media  
 280 Bartley Way  
 Bartley Wood Business Park  
 HOOK  
 Hampshire  
 RG27 9UP



VM CONTRACTOR TO LOWER APPROX 18M OF TRACK TO CARRIAGEWAY SPEC TO PROVIDE MIN 600MM COVER IN NEW BELLMOUTH

**Diversionary Works\_C4 Planning Request**  
 VM/CIP/304690  
 Hill Top Smithies, Barnsley S71 1NX  
 X = 434880 Y = 408815  
 E Rudak 08/09/2017

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Planned	CIVILS Duct Path with number of ways	As-Built	Planned	CABLES	As-Built
1w	with number of ways	1w	XXX	Fibre Cable	XXX
■ □	Chamber with and without Equipment	■ □	XXX	National Network Fibre Cable	XXX
▼ ●	Overground and Underground Cabinet	▼ ●	XXX	Copper Cable	XXX
Ⓜ Ⓜ	Swept Tee and SID with number of feeds	Ⓜ Ⓜ	XXX	Coax Cable	XXX
NN OO	National Network / Other Operator	NN OO	---	Exterior Connector	---
			---	Power Cable	---

Drawn by: Rudak, Enzo	
Date: 08/09/2017	
Scale: 1:500	
Job No: Job No	
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<b>A3</b>	<b>INTERNAL</b>

Virgin Media  
 280 Bartley Way  
 Bartley Wood Business Park  
 HOOK  
 Hampshire  
 RG27 9UP

**From:** [maurice.stirrup@openreach.co.uk](mailto:maurice.stirrup@openreach.co.uk)  
**To:** [Sam Brown](#)  
**Subject:** RE: Athersley, Barnsley  
**Date:** 26 September 2017 11:52:38

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Hi Sam,

Unfortunately, the amended access position would have same impact on our apparatus.  
Diversion would still be required.

Regards

Maurice

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**From:** Sam Brown [mailto:[sam.brown@rodgersleask.co.uk](mailto:sam.brown@rodgersleask.co.uk)]  
**Sent:** 20 September 2017 10:46  
**To:** Stirrup,M,Maurice,BLK342 R  
**Subject:** RE: Athersley, Barnsley

Hi Maurice,

With regard to the quote you sent through for this site (see attached correspondence)

Would it be possible to inform me if a diversion is still required for the new layout (attached) or would this require me to submit another diversion assessment?

I understand that this will only be a very high level assesment.

Thank you,

Kind Regards,

Sam

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**Sam Brown**  
Apprentice - Traffic and Transportation  
01332 285000

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**From:** Sam Brown  
**Sent:** 04 August 2017 08:02  
**To:** 'maurice.stirrup@openreach.co.uk'  
**Subject:** RE: Athersley, Barnsley

Morning Maurice,

Thank you for sending that through, That's Great!

Kind Regards,

Sam

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**Sam Brown**

Apprentice - Traffic and Transportation  
01332 285000

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**From:** [maurice.stirrup@openreach.co.uk](mailto:maurice.stirrup@openreach.co.uk) [<mailto:maurice.stirrup@openreach.co.uk>]  
**Sent:** 03 August 2017 14:37  
**To:** Sam Brown  
**Subject:** FW: Athersley, Barnsley

Sam,  
Further to our e-mail sent earlier today.

As requested a 'Budget Estimate' for possible diversionary works, based on a desktop assessment is £400,000 +vat

I strongly recommend that an site survey is undertaken, in order to carry out a detailed estimate prior to any site works.

Regards  
Maurice

**M.Stirrup**  
Repayments Project Engineer  
Openreach  
Tel: 0131 345 0074  
Email: [maurice.stirrup@openreach.co.uk](mailto:maurice.stirrup@openreach.co.uk)

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**From:** Sam Brown [<mailto:sam.brown@rodgersleask.co.uk>]  
**Sent:** 28 July 2017 10:58  
**To:** networkalterationsuk T  
**Subject:** FW: Athersley, Barnsley

Good Morning,

I recently emailed requesting a C3 budget estimate for diverting some overhead apparatus belonging to Openreach (See below and attached),

The response I received quoted a price of £865.32 for completing the assessment and sending one of your engineers out to site.

I have recently spoken with Mark Newton, he advised me that to do a desktop assessment assuming the location of the apparatus is correct from mapping this will be free of charge.

Please may I confirm that we would like this just as a desktop assessment and only a rough price to be provided.

Please may you confirm my understanding is correct and if so provide me with a approximate diversion price.

The reference for the job is : BLK342/262639/MS

Thank you,

Kind Regards,

Sam

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**Sam Brown**

Apprentice - Traffic and Transportation

01332 285000

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**From:** Sam Brown

**Sent:** 21 July 2017 11:43

**To:** 'networkalterationsuk@openreach.co.uk'

**Subject:** Athersley, Barnsley

Good Morning

Please can you provide me with a C3 budget estimate to either divert or lower Openreach apparatus in the vicinity of the proposed site access if necessary, as shown on the attached illustrative layout?

Best regards,

Sam



**RODGERS LEASK**  
Consulting Civil & Structural Engineers

**Sam Brown**

Apprentice - Traffic and Transportation

01332 285000

[sam.brown@rodgersleask.co.uk](mailto:sam.brown@rodgersleask.co.uk)

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