

Underground Utility Survey Report



Project Details

Client	Project	Date(s)	Surveyors	Operator(s) Initials
Country Court	Shakespeare Way, Spalding	Sept 25	S. Frampton	SF
			J.Brumby	JB

Survey Area/s



Underground Utility Survey Report



General

General Weather conditions during survey
Fine weather conditions across the project.

Equipment

Equipment Type	Make	Model	Company I.D No.	Operator(s) initials
Electro Magnetic Location Instrument	Vivax	Pro	001	SF
Ground Penetrating Radar	Leica	DS2000	001	SF
GPS System	Trimble	R12i	001	JB

Affected Asset Providers

Service	Provider
Electric	NGED
Telecom	British Telecom
Gas	Cadent
Water	Anglian Water
Sewers	Anglian Water
Others	GTC/Lincolnshire CC/Virgin Media

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Survey Results

Service	Complete (Y/N)	Notes
Drainage	Y	Drainage was lifted with pipe sizes and invert levels recorded. Wherever possible, the chamber sizes have been positioned on the drawing. It is of note that there are inaccessible manholes within the private boundaries of properties that surround the site area, we have indicated these positions approximately on the drawing for informative purposes. Unfortunately, we are unable to access these chambers to determine their outfall, pipe position and system type due to their locations. In instances where other detection methods were unsuccessful, connections between manholes have been assumed to be straight line. The large 1200mm pipe is silted and offset from the access cover. As such, we could only identify the silt level. We would recommend Jet Vac within a minimum of the immediate area beneath the surface cover to clear the silt and expose the pipe invert to allow measurement. All critical areas should be cross checked by verification survey type A.
Electric	Y	EML and GPR methodologies have been largely successful at identifying electric cabling within the survey boundary. Unsuccessful location is due to inaccessible private boundaries restricting our teams. Record information has been annotated and added according. All critical areas should be cross checked by verification survey type A.

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Service	Complete (Y/N)	Notes
Telecom	Y	EML and GPR methodologies have been partially successful at identifying underground BT cabling within our survey boundary. Unsuccessful location is likely due to fibre optic cabling being present, which is undetectable by location equipment. Record plans show assets that we believe are incorrectly plotted due to visual inspection on site and true positioning of BT inspection chambers. We have therefore shown the records positioning (D/TFR) on our plan for indicative purposes. We have also shown our assumed route (B4/AR) of where the cabling is more likely to be located. Due to laws protecting British Telecom apparatus, all ducts have been attempted by using remote detection techniques only and cross referenced with record information. No Telecom inspection chambers have been lifted. For further information regarding BT apparatus please contact Openreach directly.
Gas	Y	EML and GPR methodologies have been unsuccessful at identifying gas piping within our survey boundary. Unsuccessful location is due to untraceable materials and unsuitable below ground conditions for GPR visibility. Record information has been annotated and added according. All critical areas should be cross checked by verification survey type A.
Water	Y	EML and GPR methodologies have been unsuccessful at identifying water within our survey boundary. Unsuccessful location may be due to untraceable materials and unsuitable below ground conditions for GPR visibility. Record information has been annotated and added according. All critical areas should be cross checked by verification survey type A.
CATV	Y	EML and GPR methodologies have been unsuccessful at identifying CATV cabling within our boundary, and there are no CATV covers within/near site. Unsuccessful location is likely due to fibre optic cabling being present, which is undetectable by location equipment. Like the BT above, record plans show assets that we believe are incorrectly plotted. We have therefore shown the records positioning (D/TFR) on our plan for indicative purposes, plus we have also shown our assumed route (B4/AR) of where the cabling is more likely to be located. All critical areas should be cross checked by verification survey type A.

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Service	Complete (Y/N)	Notes
GPR Scans	Y	Several potential services were located by electromagnetic detection and GPR. These can be found on the survey drawing as GPR in black line type. Shorter targets identified on the drawing are using GPR, these are classified as non-linear targets. These are not consistent with what we expect to see when identifying a buried utility and appear on the drawing as single lines with depths. We would recommend that verification survey type A is carried out to identify these targets within critical areas. Numbered GPR scans populate the site area, these scans show where we have deployed this technology. We utilise 10m or less search transects / grid formation within the highways & 20m or less within the field to identify buried utilities and / or anomalies. This ensures the entirety of the survey boundary has been covered and exhausted thoroughly in search of buried utilities.

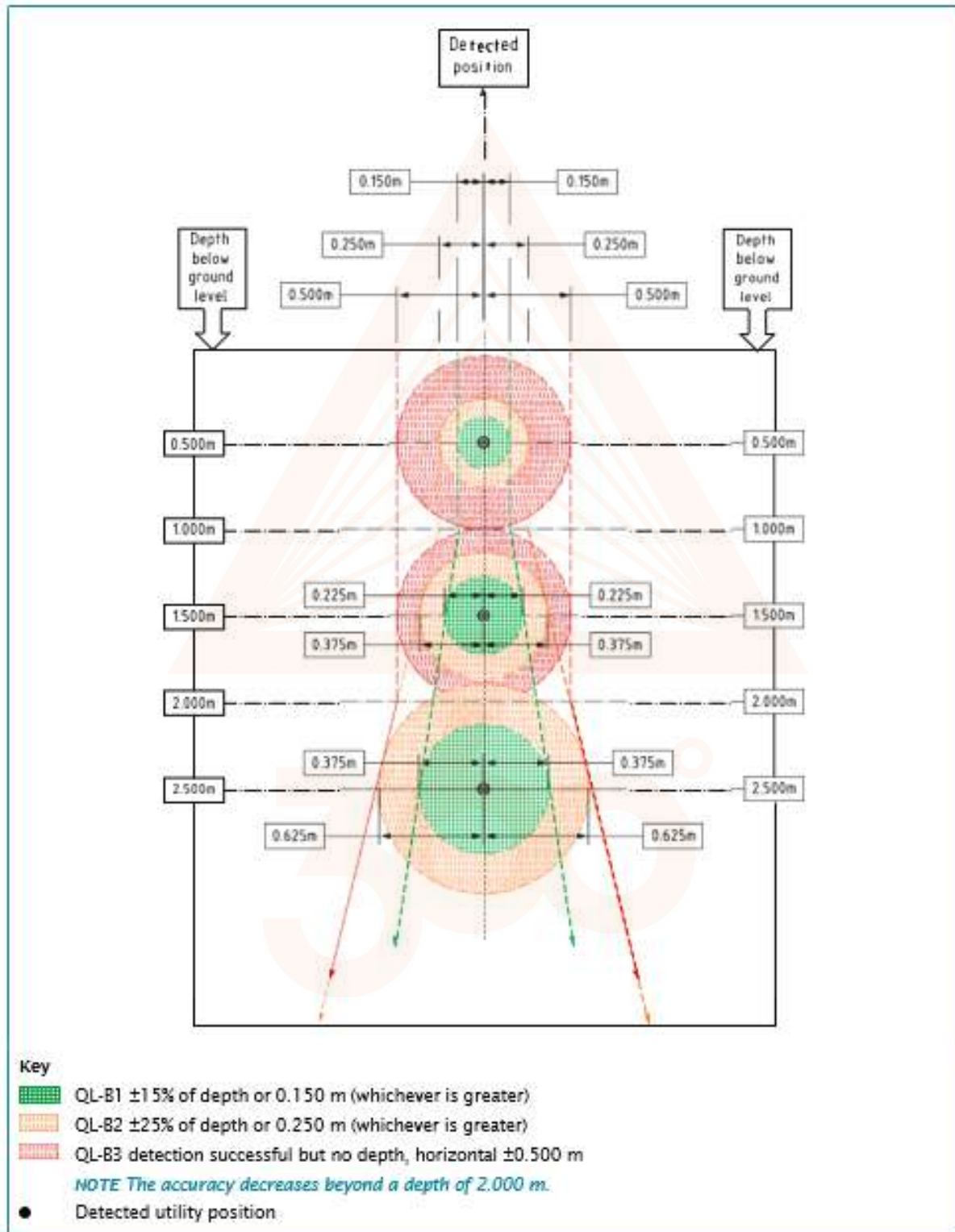
Underground Utility Survey Report



Reference – BS PAS128 Survey Level B

Accuracies

Figure C.1 – Horizontal and vertical accuracy



Underground Utility Survey Report



Specification

The purpose of the underground utility survey was to identify the presence of any buried services that may be present within the red line site boundary. A combined electro-magnetic location (EML) and ground penetrating radar (GPR) survey was undertaken to determine the position of any buried services.

A Leica DS2000 ground penetrating radar system was used for the detection of both non-metallic and metallic apparatus. The system has the capability of detecting anomalies approximately 4.0m in depth over suitable ground conditions. In accordance with PAS128 GPR data was collected using free lines and/or grid intervals as required.

All underground utility survey works carried out in accordance with BSi PAS128 Specification QL-B.

Limitations & Constraints:

- Possible concrete reinforcement that would restrict GPR penetration and interfere with EML readings
- Possible areas of made ground will attenuate GPR signal.
- Water saturated ground and sub-surface natural materials such as heavy soils and clay will also severely restrict GPR penetration.
- Surface must be clear of rubble, vegetation, and obstructions to prevent signal disruption and ensure total coverage.
- Locating utilities and obstructions which may be present in a given site with GPR will rely on a significant contrast between the foundation material and the surrounding ground. If previous buildings have been taken down on site and the spread of debris is considerable, this could result in difficulty defining structures from demolition debris within the ground.

Underground Utility Survey Report



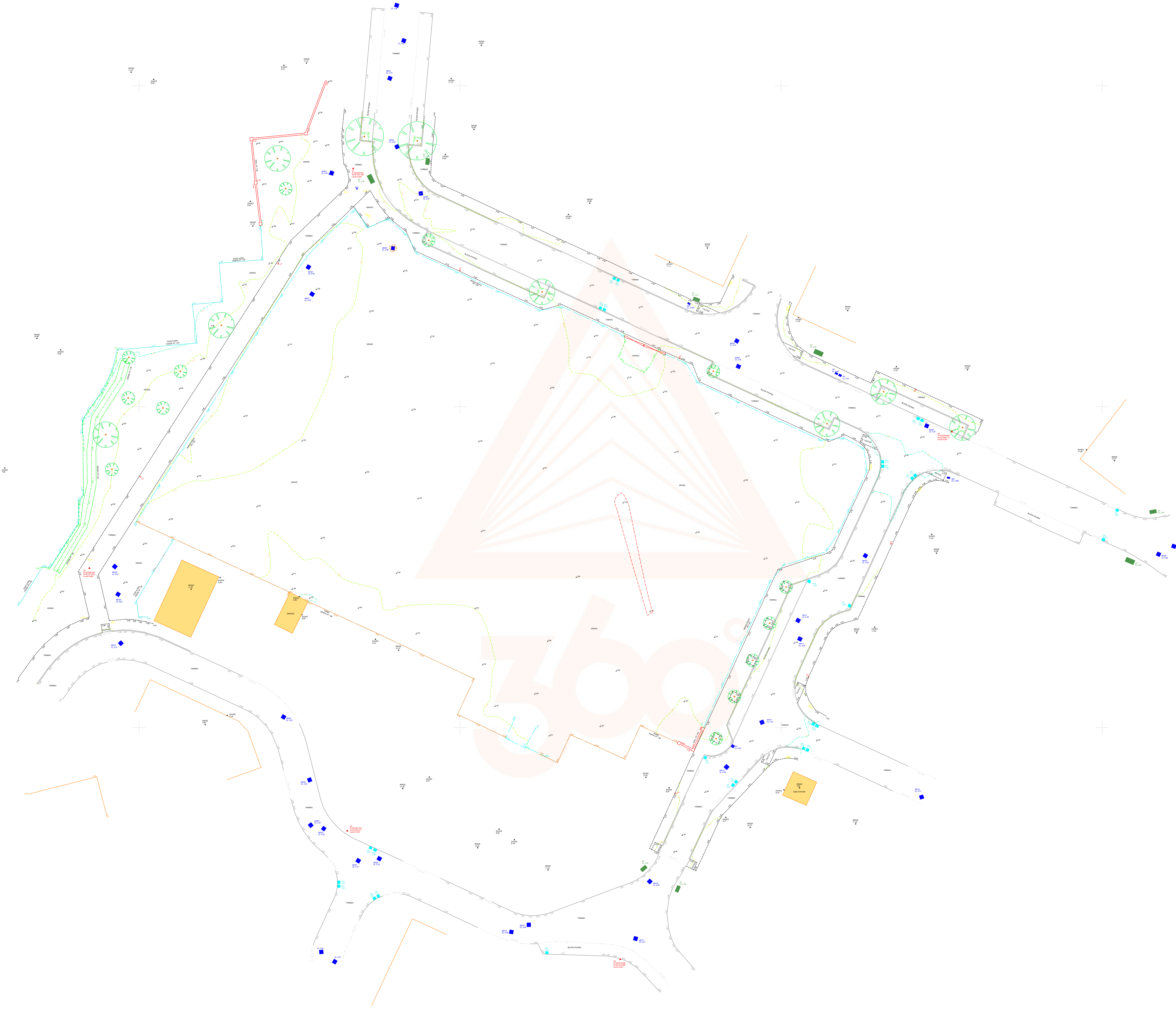
Further Notes:

Three60 Mapping Limited use a variety of non-intrusive techniques to accurately locate all detectable Sub-surface utilities. Our two key techniques are Electromagnetic Location (EML) and Ground Penetrating Radar (GPR). Our surveyors are highly trained, and we invest heavily in emerging equipment and technologies to locate buried services. Each site is investigated thoroughly, and findings may be identified with physical paint marks. Please note in exceptional circumstances, although every method possible has been exhausted our site operatives may be unable to trace all buried utilities. RICS guidance on surveys of buried serviced advises of a circa 95% achievable rate of locating services.

The survey information provided should be used as a 'guide' only to assist with a wider safe digging procedure. For all excavations, assume that underground utilities are present and act accordingly. To avoid buried services effectively it is necessary to positively identify and locate services that are present. Attention is drawn to HSE's publication, Avoiding danger from underground services HSG47. Three Sixty Group, Three60 Mapping Ltd, 360SEltd, 360RI Ltd, 360 MID Ltd cannot and will not be held liable for 'strikes' to services and resultant damages and costs during the excavation process.

Appendix 1: Survey Drawings





360 Mapping Drawing Legend:	
Topographical Linetypes:	
Drop Kerb	Road
Steps	Drop Kerb
Building Line	Steps
Barrier	Building Line
Channel	Barrier
Concrete	Channel
Chain Fence	Concrete
Metal Fence	Chain Fence
Post & Wire Fence	Metal Fence
Wooden Fence	Post & Wire Fence
Top of Bank	Wooden Fence
Bottom of Bank	Top of Bank
Tree Canopy Line	Bottom of Bank
Verge Line	Tree Canopy Line
Wall	Verge Line
Footpath	Wall
Underground Utility Linetypes:	
E	Electric
GAS	Gas
W	Water
CATV	Cable TV
CATVTR	Cable TV Taken From Records
CCTV	Closed Circuit TV
BT	British Telecom
BTTR	British Telecom Taken From Records
EMPTY	Empty Ducting
UNK	Unknown Metallic Utility
GPR	GPR Anomaly Possible Utility
COM	Communications
FW	Four Water Drainage Route
SW	Surface Water Drainage Route
CS	Combined Service Drainage Route
UD	Unknown Drainage Route
Field Drain	Field Drain
Aoo Drain	Aoo Drain
E-TFR	Electric Taken from Records
E-AR	Assumed Electric
QH E	Electric Overhead
BT	BT Overhead
MSR	Multi Service Route
W-TFR (D)	Water Taken from Records
W-AR (B4)	Assumed Water
GAS-AR (B4)	Assumed Gas
GAS-TFR (D)	Gas Taken from Records
UTS	Unable to Survey
UTR	Unable to Route
UTT	Unable to Trace
UTMOCA	Unable to Make Out Chamber Attributes

Symbols:	
TP	Telegraph Pole
LP	Lamp Post
EP	Electric Post
TL	Traffic Light
FL	Floodlight
CTV	Cable TV IC
SC	Stop Cook
GV	Gas Valve
BOL	Bollard
0.000	Spot Level
POST	Post
GUL	Gully
ER	Earth Rod
GR	Gas Riser
RWP	Rain Water Pipe
RS	Road Sign
SVP	Soil Vent Pipe
RE	Rodding Eye
Station	Station
Control Details	Control Details
EOS	End of Signal/Unable to Trace Further
Mh1	Manhole
IC	Inspection Chamber
CL 100.000	Stop Valve
CL 100.000	Cable TV Chamber
CL 100.000	BT Chamber
CL 100.000	Road Gully
CL 100.000	Stop Valve
CL 100.000	Water Meter
CL 100.000	Air Valve
CL 100.000	Wash Out
CL 100.000	Fire Hydrant
CL 100.000	Gas Valve
CL 100.000	Cabinet
CL 100.000	Electric Link Box
CL 100.000	Circular Manhole
CL 100.000	Triangular Manhole
CL 100.000	Tree

AS 128.202
Underground utility design
and data with a view to the future

**PLEASE USE THE ABOVE TABLE IN CONJUNCTION WITH
LEGEND**

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Approximate National Grid North
Approximate National Grid North

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Country Court
Our family, caring for yours

CLIENT
SHAKESPEARE WAY, HOLLAND PARK
SPALDING
PE11 1GU

PROJECT TITLE
2D
TOPOGRAPHICAL SURVEY

DRAWING TITLE 1:200 @ A0	SURVEY DATE 15.09.25	SHEET NO. (01/01)
SUBMITTED BY JB	DRAWN BY JB	APPROVED BY SF
PROJECT DRAWING NO. 5102-[10]01	CHECKED BY OSTN15 - SF1	CHECKED BY OSTN15 - SF1

P01	INITIAL RELEASE	JB	17.09.25
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MSR	Multi Service Trench
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W AR (B4)	Assumed Water
GAS AR (B4)	Assumed Gas
GAS TFR (D)	Gas Taken from Records
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SL	Spot Level
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GV	Gas Valve
BOL	Bollard
Spot Level	Spot Level
POST	Post
GUL	Gully
ER	Earth Rod
GR	Gas Riser
RWP	Rain Water Pipe
RS	Road Sign
SVP	Soil Vent Pipe
RE	Rodding Eye
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Control Details	Control Details
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CL 100,000	BT Chamber
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CL 100,000	Air Valve
CL 100,000	Wash Out
CL 100,000	Fire Hydrant
CL 100,000	Gas Valve
CL 100,000	Cabinet
CL 100,000	Electric Link Box
CL 100,000	Circular Manhole
CL 100,000	Triangular Manhole
CL 100,000	Tree

AS 128:2012
Underground utility design
and installation standards

**PLEASE USE THE ABOVE TABLE IN CONJUNCTION WITH
UTILITY LEGEND**

UNDERGROUND UTILITY LEGEND

This legend is intended to be used in conjunction with the AS 128:2012 standards and the utility legend. It provides a visual representation of the symbols used in the drawing. The symbols are color-coded and labeled with their respective utility type and depth. The legend is intended to be used in conjunction with the AS 128:2012 standards and the utility legend.

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Approximate National Grid North

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CLIENT SHAKESPEARE WAY, HOLLAND PARK SPALDING PE11 1GU	
PROJECT TITLE UNDERGROUND UTILITIES SURVEY	
DRAWING TITLE 1:200 @ A0	
SCALE 1:200 @ A0	DATE 15.09.25
SUBMITTED BY JB / SF	DESIGNED BY SF
5102-[30]01	OSTN15
PROJECT DRAWING No.	CHECKED BY
P01 INITIAL RELEASE	SF 18.09.25

Underground Utility Survey Report

Appendix 2: Statutory Service Plans





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Date: 11/07/25 Scale: 1:1250 Map Centre: 523357,321390 Title: G2989405-1



- | | | | |
|----------------------|--|--|---------|
| Water Main (Potable) | | | Hydrant |
| Decommissioned Water | | | Fitting |
| Water Main (Raw) | | | |



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.



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Date: 11/07/25 Scale: 1:1250 Map Centre: 523357,321390 Title: G2989405-1



 Foul Sewer	 Decommissioned Sewer (colour denotes effluent type)	 Manhole (colour denotes effluent type)	 Public Sewage Treatment Works
 Surface Sewer	 Private Sewer (colour denotes effluent type)	 Public Pumping Station	 Private Sewage Treatment Works
 Combined Sewer	 Rising Main (colour denotes effluent type)	 Private Pumping Station	 Outfall (colour denotes effluent type)
 Final Effluent		 Decommissioned Pumping Station	 Inlet (colour denotes effluent type)



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Maps on Demand 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.

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KEY TO BT SYMBOLS

KEY TO BT SYMBOLS			Change Of State	+	Hatchings	
	Planned	Live	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : XLU17104I

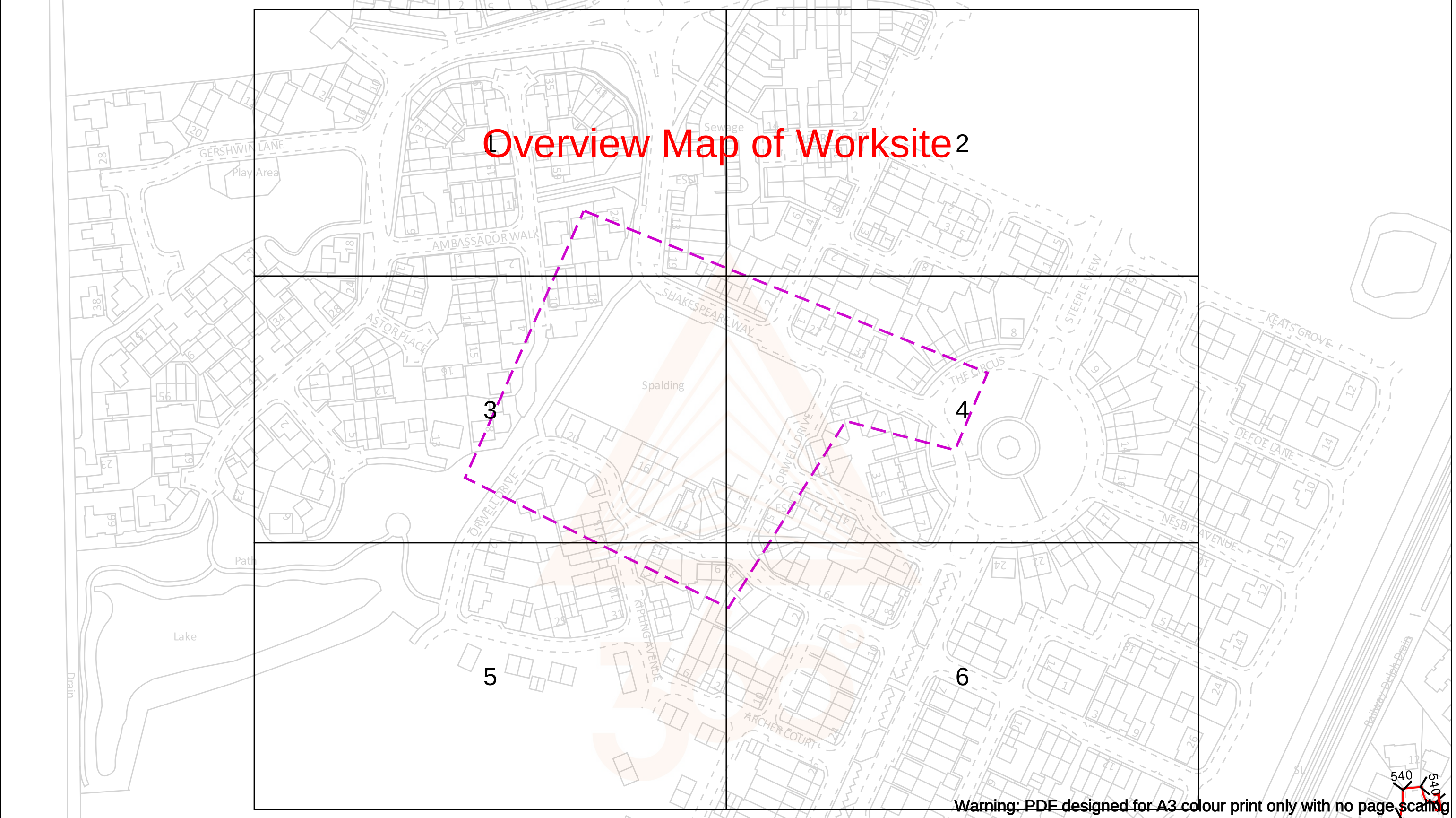
Map Reference : (centre) TF2337721429

Easting/Northing : (centre) 523377,321429

Scale : 1:250

Issued : 10/09/2025 17:10:57

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



Date Requested: 09/09/2025
Job Reference: 38642169
Site Location: 523374 321293
Requested by:
Mr Stefan Frampton
Your Scheme/Reference:
Shakespeare Way, Spalding

Scale: 1:1537 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards 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 Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with H5(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.

In case of an emergency call 0800 111 999

Dig Sites	Area:	Line:
LP Mains		
MP Mains		
IP Mains		
LHP Mains		

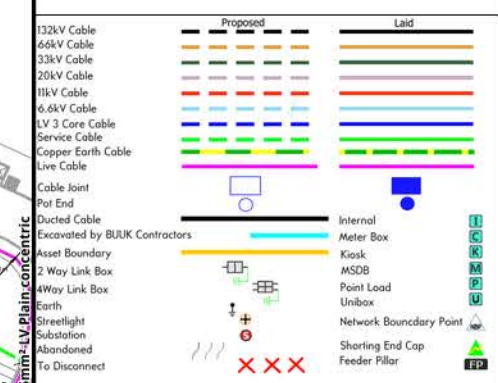
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

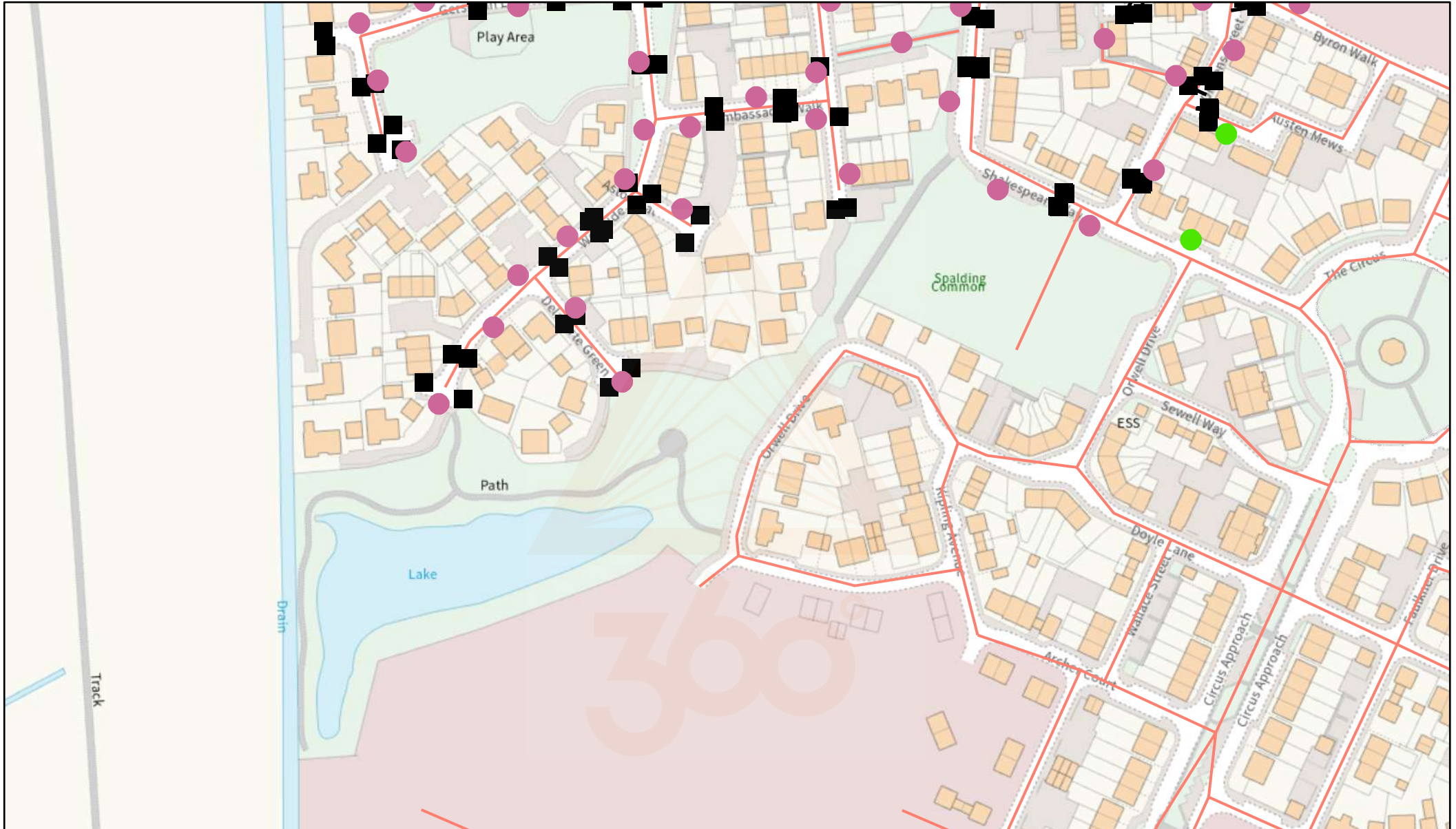
Cadent
Your Gas Network

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Shakespeare Way, Spalding



10/09/2025, 13:07:37

Street Light Units

● LCC street light

● Other street light

Highways_Assets_Drainage 01 Collection Points Points

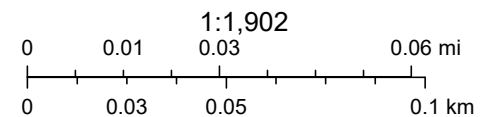
■ LCC gully no defect

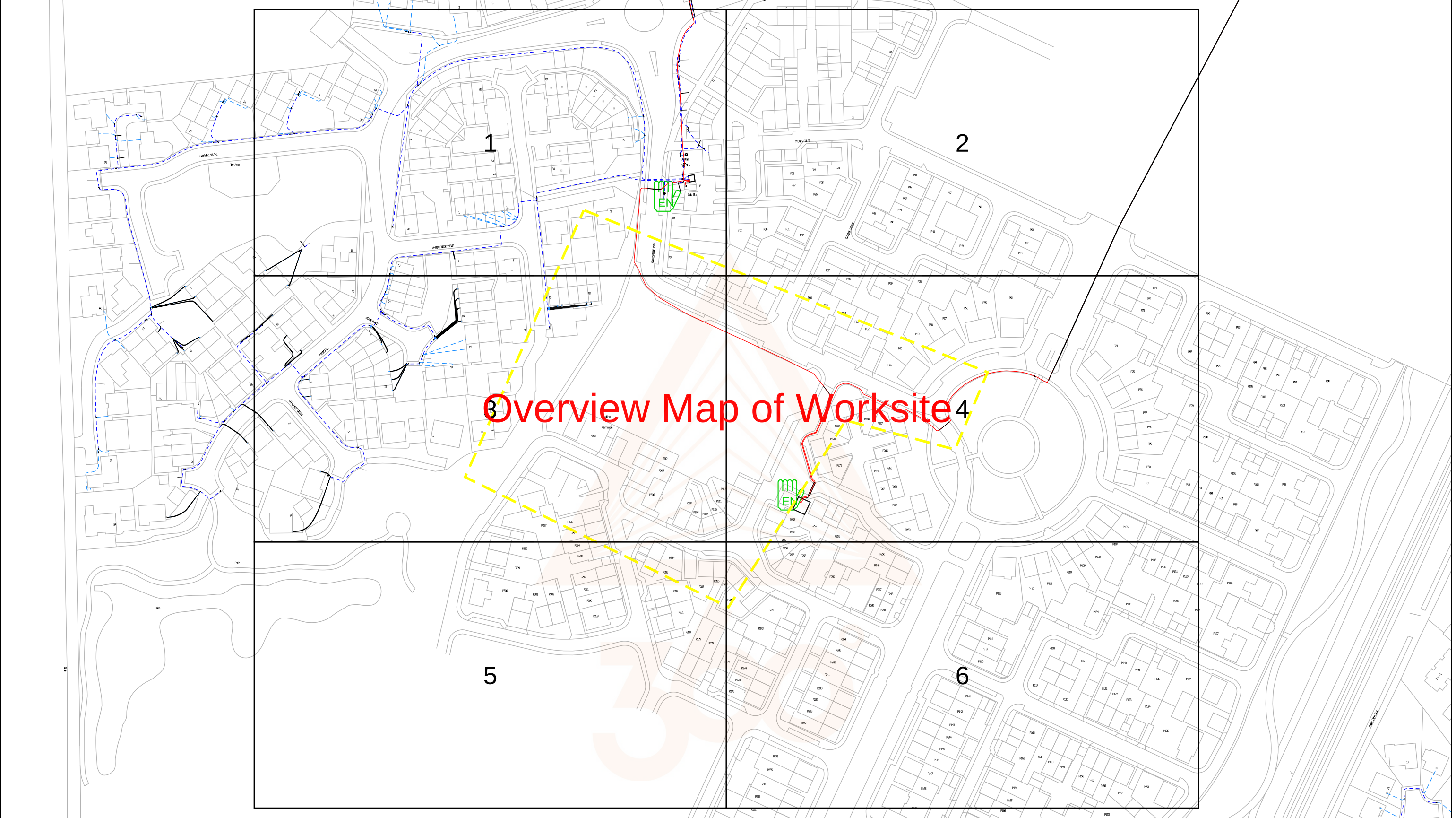
Highways_Assets_Drainage 04 Drainage Linear

— LCC Drainage Linear assets

OS Open USRN

— Designated Street Name





Overview Map of Worksite

Contact Us

Mapping Enquiries: 0121 623 9780

General Enquiries: 0800 096 3080

Date Requested: 09/09/2025

Job Reference: 38642169

Site Location: 523374 321293

Requested by:
Mr Stefan Frampton
Your Scheme/Reference:
Shakespeare Way, Spalding

Scale: 1:1538 (When plotted at A3)

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

Link Box ●	Overhead Line — PL — Service — LV — HV (11kV) — HV (33kV) — HV (66kV) — HV (132kV)	Underground Cable — PL — Service — LV — HV (11kV) — HV (33kV) — HV (66kV) — HV (132kV)	National Grid Telecoms — S — S Private Cables — — — — — PME Earth — E — — — — — Underground Earth — E — — — — —	Pilot Cables — P — P — — — — — Pole Mounted Transformer ○ Ground Mounted Transformer □
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PDF designed for A3 colour print only with no page scaling

Report damage immediately KEEP EVERYONE AWAY FROM THE AREA
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nationalgrid **Electricity Distribution**

Email: NGED.MapResponse@NationalGrid.co.uk



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Data updated: 01/08/25

Scale: 1:1000

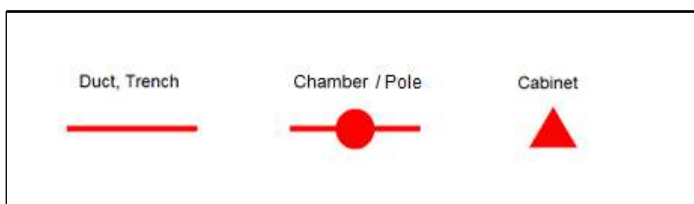
Map Centre: 523358,321390

Date: 10/09/25

Our Ref: 1876062 - 1

Telecoms Plan A4

Powered by digdat



enquiriesmidlands@360hq.co.uk

Shakespeare way



Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000818557.