



Utility Search Report

Site off Shiners Elms, Yatton

Persimmon Homes Ltd

Dominic MacDougall

Report Date: 13 December 2022

Version: V1

Customer Reference: Rectory Farm, Yatton, BS49 4EZ

Order Reference: 115012

Notice

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Highlight Status

Number of Utility Companies Contacted	20
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The highlight status table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

Utility Category	Status	Number of Responses Received
Electricity	AFFECTED	3
Gas	AFFECTED	2
Water and Sewerage	AFFECTED	3
Telecoms	AFFECTED	11
Other	AFFECTED	4

Additional information

The following information was gathered at the point of order:

Site Size (ha)	13.78
Description of Works	Building Works - Low Rise
Utility Companies Contacted	20
Service	15 Working Days
Supplied Postcode	BS49 4ES
Supplied Grid Reference	342484,165488

Report Guidance

Scope of Report

This report contains a summary of information obtained during a desktop search of all utilities known to operate within or near the specified boundary.

Methodology

We have submitted an enquiry and site location plan to all known utility companies operating at the site location and requested them to either a) provide copies of their relevant asset records, or b) provide a response confirming that they have no assets in the area. The enquiry process varies between utility companies and for the purposes of this report an enquiry can take the form of a written enquiry, an online application or direct access to utility asset plans.

Contents of report

This Utility Search Report is formed of the following sections:

- Location Plan

A plan of the site location showing the boundary defined for the search

- Status Report

A table listing the enquiries submitted and detailing their status as defined in the example table below. The status report also depicts the version of the report, which is updated each time a revision is issued containing additional responses.

Status	Summary Description
Affected	We have received a response indicating apparatus and/or underground assets are present within the site location.
No Responses Received	We are still awaiting a response from the utility company.
Not Affected	We have received a response indicating no apparatus and/or underground assets are present within the site location.

The original responses from utility companies are delivered as an appendix.

Response times

In compiling this report, we endeavour to obtain all responses by the 13 December 2022. However, this is dependent on the respective utility companies providing a response within the requested timescale.

Subsequent updates will be provided as a revised version when and if the information becomes available.

PAS 128:2014

This Utility Search Report has been completed in accordance with the methodology detailed within PAS 128:2014; Specification for underground utility detection, verification and location, defined therein as Survey Type D.

PAS 128:2014 sets out provisions to those engaged in the detection, verification and location of active, abandoned, redundant and unknown utilities. Survey Type D (desktop utility search) is a prerequisite to any subsequent onsite detection. The specification further recommends that desktop utility search records older than 90 days should be classed as historical.

It must be noted the positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from utility asset systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on as per our standard terms and conditions. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the date of the order and the date of issue.

HSG47 and CDM 2015

This Utility Search Report helps fulfil crucial responsibilities under the [Construction \(Design and Management\) Regulations 2015](#) and recommendations within [HSG47](#), Avoiding danger from underground services.

Terms and Conditions

The terms and conditions associated with this report can be found [here](#). Alternatively, please log in to your account at utilityolutions.atkinsglobal.com.

Further Support

If you have any queries regarding the contents of this report please contact our team who will be happy to help on 01454 662086 or email searches.utilityolutions@atkinsglobal.com. Please ensure you are prepared to quote order reference '115012' in relation to this specific utility search.

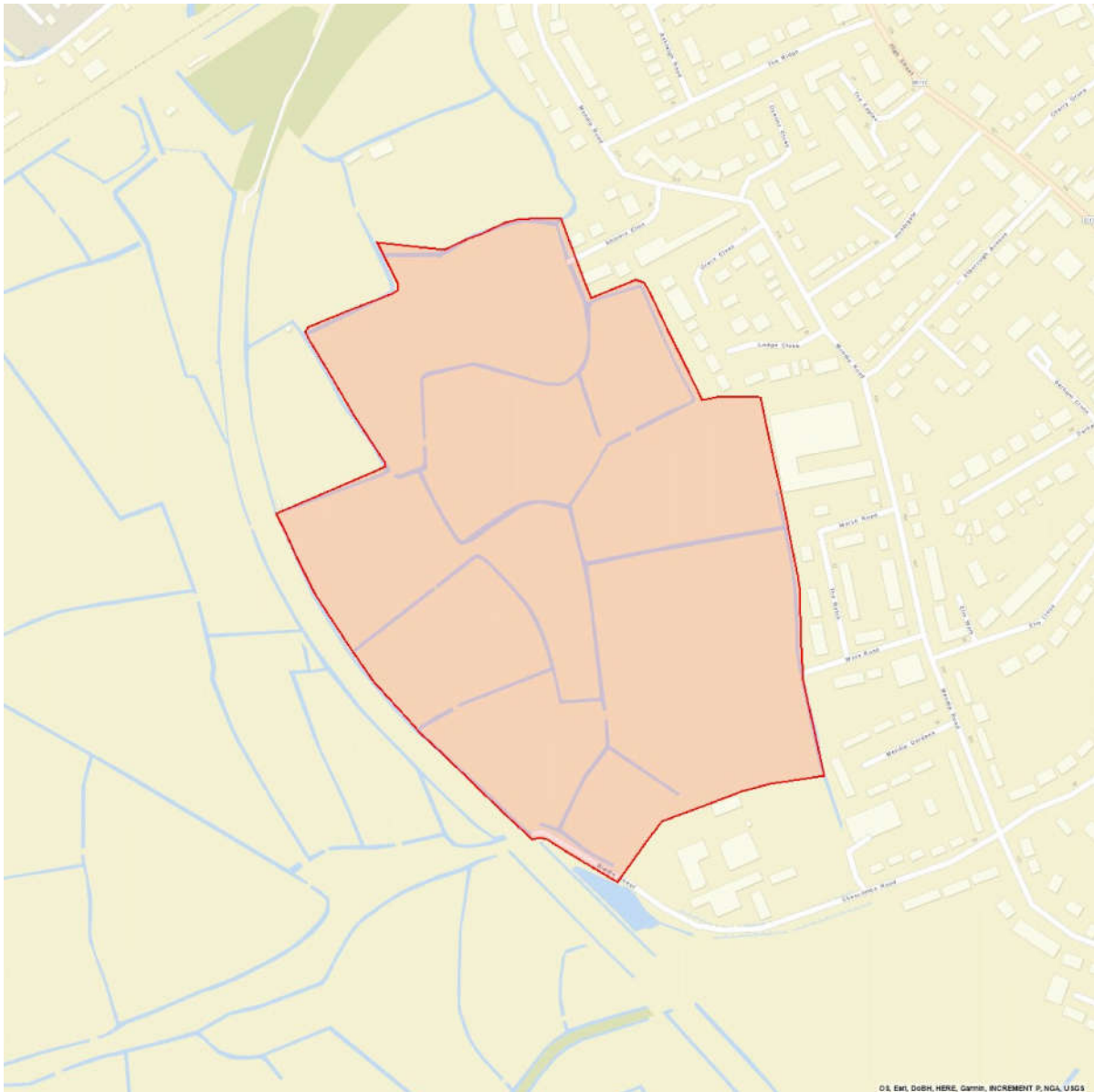
Location Plan

A map of the site location showing the boundary defined for the search.



Location Plan

Order Ref	115012	Site location checked by	ShC
Site	Site off Shiners Elms, Yatton		



Note: Utility asset information has been requested for the whole area demarcated by the **red boundary**.

Site Size (ha)	13.78	Map Scale	1:2500
Defining Coordinates (& postcodes)	342471 165485,342689 165310,342264 165514,342483 165742,342529 165228 BS49 4ES,BS49 4BY		

Status Report

A summary of the responses gathered from relevant utility companies with respect to the presence of apparatus or underground assets, within the area specified in the location plan.

The original responses from utility companies are delivered as an appendix.



Status Report

Order Ref	115012	Site	Site off Shiners Elms, Yatton
Checked and validated by	SBS	Date	13 December 2022

Affected Utilities

We have received 10 response(s) indicating apparatus and/or underground assets are present within the site location from the following utility companies.

Utility	Category	Date Issued	Notes
Bristol Water	Water	13 December 2022	
Environment Agency	Environmental Agency	13 December 2022	See Response.
Gigaclear Plc	Telecom	13 December 2022	
LinesearchbeforeUdig	Other	13 December 2022	Gigaclear Plc, National Grid Electricity Distribution, Wales and West Utilities - Identified as affected. See separate responses.
National Grid Electricity Distribution	Electric, Telecom	13 December 2022	
North Somerset Council	Council	13 December 2022	See response.
Openreach - [British Telecommunications]	Telecom	13 December 2022	
Utility Assets	Electric	13 December 2022	See Response.
Wales and West Utilities	Gas	13 December 2022	
Wessex Water	Water, Sewerage	13 December 2022	Sewer only.

No Response Received

We are still awaiting 1 response(s) from the following utility companies.

Utility	Category	Notes
Somerset County Council	Council	

Not Affected Utilities

We have received 9 response(s) indicating no apparatus and/or underground assets are present within the site location from the following utility companies.

Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	13 December 2022	
CityFibre	Telecom	13 December 2022	
GTC	Telecom, Gas, Electric, Water	13 December 2022	
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fibrespan]	Telecom	13 December 2022	
Network Rail	Rail	13 December 2022	
SKY Telecommunications Services	Telecom	13 December 2022	
Verizon	Telecom	13 December 2022	
Virgin Media	Telecom	13 December 2022	
Vodafone	Telecom	13 December 2022	

Guidance

The following table summarises definitions for the status of responses received from utility companies and provides recommended next steps:

Status	Definition	Recommendation
Affected	Utility company is expected to be affected by any work carried out in the area searched, as their asset records indicate their plant is located within or close to the area searched.	We would advise you to consult with the utility company as soon as possible and in any event prior to carrying out any works. Further on-site detection and verification should be undertaken before any works are commenced.
No Response Received	At the date of issuing this report no response has been received from the utility company.	Exercise caution when planning or conducting further work. It must always be assumed that assets are present.
Not Affected	Utility company is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.	There should be no further need to consult with the utility company, based on the information provided. However, appropriate detection and verification should be undertaken before any works are commenced.

Discover More

To complement the Utility Search Report, we can also offer a Utility Search Map that collates all affected utility responses onto an intuitive visual representation delivered in PDF, CAD and GIS formats.

In addition, we also provide a wide range of utility related consultancy services that can support your business needs throughout any stage of the project lifecycle. These include wayleave searches, diversionary works, constraints and capacity analysis through to new connections and coordination. For further information please visit our website at utilityolutions.atkinsglobal.com.

Project Phases



Discovery

This initial phase assists with early project planning by establishing the presence of utilities in an area. Comprehensive searches for utility information are provided in a number of convenient formats.



Feasibility

The phase at which information obtained during Discovery is evaluated and assessed to make recommendations on how a project might be progressed. Additional information is sought from utility companies to inform next steps.



Procurement

Detailed, formal costs are obtained, usually when a scheme is progressing towards final design. Our market knowledge and value engineering principles are applied to seek cost savings.



Coordination

The final phase assists with the planning and coordination of utility works alongside site-based construction activity. Relevant stakeholders are engaged to deliver efficient utility programmes.

We're here to help across your entire project lifecycle

Utility Search Map



Constraints Analysis



Capacity Analysis



Diversionary Works



New Connections



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