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Desk Study: Site Review

Proposed LED Floodlit Artificial Grass Pitch (AGP)

Langho FC, Langho

August 2025



Project Details

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1 Introduction

1.1 Scheme Outline

- 1.1.1 The proposed development is for construction of an 11v11 3G LED Floodlit Artificial Grass Pitch (AGP), including car park extension. The approximate footprint of the proposed AGP is presented in Figure 2-A below.

1.2 Brief

- 1.2.1 This report has been prepared following instructions received from our client, Labosport Ltd.
- 1.2.2 The scope of works has been completed in accordance with the 2024-2028 AGP framework agreement for a desk study review of the site. The principal objectives of the study are to provide a review based on readily available records to inform a AGP feasibility assessment and potential constraints associated with the ground.
- 1.2.3 This review does not constitute a full risk assessment and should be confirmed and supported by ground investigations or further risk assessments where appropriate.

1.3 Limitations

- 1.3.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Desk Study Information

2.1 Sources of Information

2.1.1 Reference has been made to the following sources of information:

- British Geological Survey (BGS) GeoIndex – Onshore database.
- BGS Sheet 68 (Scale 1:63 360 and 1:50 000) – Clitheroe (1971 (solid) and 1990 (drift)).
- Ordnance Survey OpenData.
- Coal Authority Development and Specific Risk databases.
- Environment Agency open-source databases.
- Google mapping services.
- Interrogation of search engines for anecdotal information on the site history and other readily available online resources.

2.2 Site Location and Description

2.2.1 The proposed development lies within Langho, approximately 1km northeast of the village centre, at the following postal address:

Langho FC
Northcote Road
Langho
BB6 8BE

2.2.2 An aerial image showing the approximate site boundary and approximate development footprint is presented below, followed by a table summarising the key site features.



Figure 2-A: Aerial photograph of site boundary (red), AGP footprint (blue) and proposed parking (green)

Theme	Feature
Current site use	The proposed AGP currently forms part of grassed playing fields associated with Langho Football Club. Northcote Road provides access to the site from the east. The east of the proposed parking area partially comprises the current car park, with the southern and western areas comprising part of the playing fields.
Local area land use	Adjacent sites comprise agricultural fields to the east, south and west, a riding school directly north and northeast and hotel to the southeast.
Topography	The topography of the surrounding area generally falls gently to the northwest, towards the River Ribble. Levels fall by approximately 1-2m from southeast to northwest across the AGP and parking area.
Buildings, surfacing and other permanent features	A hardstanding car park is located in the north of the wider site, as well as a timber storage shed. The AGP location and remaining wider site area comprise grassed playing fields.
Boundary features	The proposed AGP boundaries are not physically defined. The proposed parking areas northern boundary is defined by timber fencing, soil bund and mature trees and shrubs. The western boundary is defined by an area of rough vegetation. The wider site's eastern boundary is defined by metal palisade fencing and timber post and wire fencing. Timber fencing, hedges and mature trees define the northern boundary, and the remaining area is defined by hedgerows and mature trees.
Vegetation	No significant vegetation is present within the proposed AGP or parking location. Banks of mature trees, shrubs and hedgerows are present are located along the wider site boundaries, which lie adjacent to the north of the parking area, and east and south of the AGP location.
On-site / adjacent surface water features	None observed on site. Bushburn Brook is located ~250 m to the northwest and a stream from the brook runs adjacent to the west of the site.

Table 2-A: Site description

2.3 Site History

2.3.1 An attempt to trace the history of the site has been carried out by reviewing readily available ordnance survey maps. A chronological summary of the site's history is provided below.

Date	On-site	Off-site
Late-1800s to early 1900s	The entire site comprises undeveloped/agricultural land during this period, as shown in Figure 2-B.	During this period, undeveloped/agricultural land and woods surround the site. A stream from the Bushburn Brook is located adjacent to the west of the wider site (refer to Figure 2-B) as present day.
Mid to late 1900s	No significant change.	Two ponds are located ~180 m southwest of the wider site, as shown in Figure 2-C.
Early-2000s to present day	By 2000, the proposed AGP location becomes part of a playing field, associated with Langho Football Club. The west of the wider site is observed as rough vegetation and a shed and hardstanding car park are located in the northeast, with the parking area extended to the west in 2013. Parking is also observed to have occurred on the grass along the eastern boundary of the wider site.	By 2013, the adjacent stables north/northeast of the site are recorded.

Table 2-B: Summary of site history



2.4 Anticipated Geology and Hydrogeology

- 2.4.1 Based on a review of available records, the site is anticipated to be underlain by superficial deposits of Devensian Till, comprising clay with sand and gravel (refer to Figure 2-D below).
- 2.4.2 Based on a review of available records, artificial deposits are not anticipated to be present at the site. In addition, Made Ground is not expected across the development area based on history/current site use.
- 2.4.3 The underlying bedrock is recorded as the Rad Brook Mudstone Member, comprising mudstone across the entirety of the site, with the exception of the south-eastern corner of the wider site comprising Bowland Shale Formation (mudstone) (refer to Figure 2-E below).

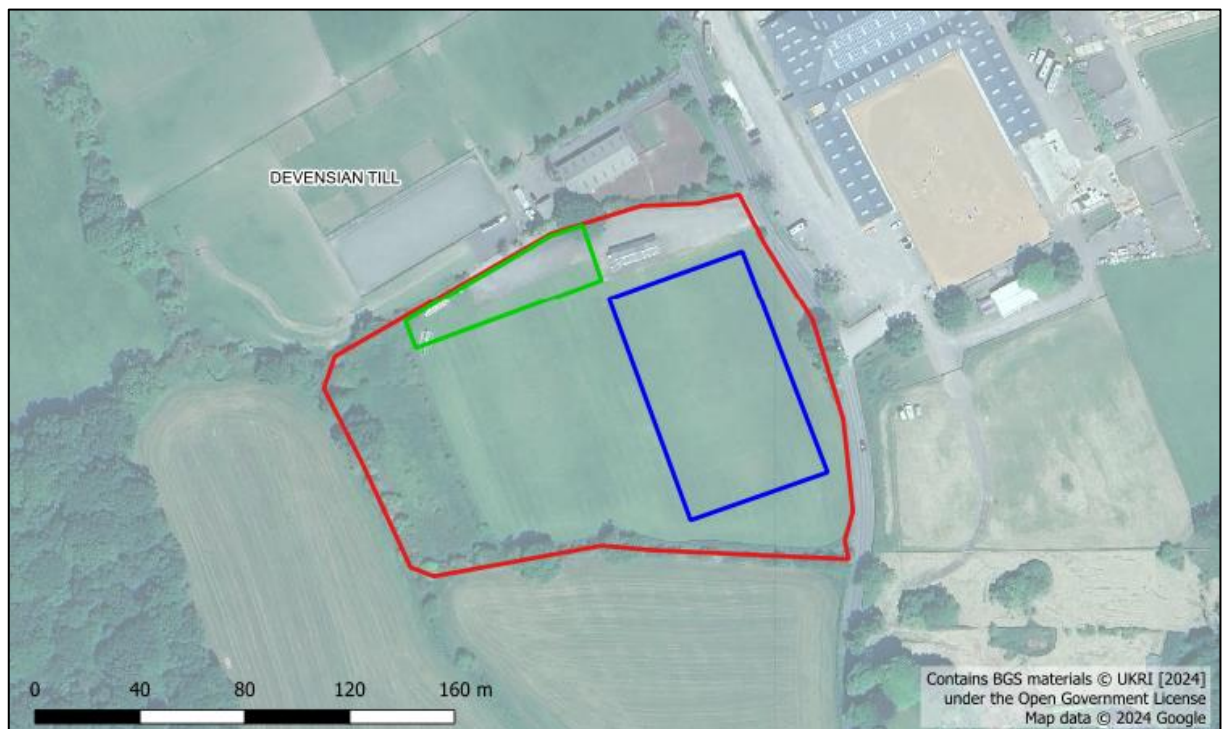


Figure 2-D: Extract from BGS showing superficial geology at the site



Figure 2-E: Extract from BGS showing bedrock geology at the site

2.4.4 A summary of the anticipated geology underlying the site is summarised as follows:

Stratum	Bedrock/ superficial	Approximate thickness (m)	Typical soil type	Aquifer Designation	Likely permeability
Topsoil	-	~0.3	Organic soil	-	-
Devensian Till	Superficial	4-10	Clay with sand and gravel	Secondary (undifferentiated)	Low
Rad Brook Mudstone Member (below AGP and car park)	Bedrock	<100	Mudstone	Secondary A	Low

Table 2-C: Summary of anticipated geology and hydrogeology

2.4.5 The site is not located within a Source Protection Zone (SPZ).

2.5 Flood Risk

2.5.1 The site falls within a Flood Zone 1 area. This designation indicates there is less than a 0.1% chance of flooding from rivers or the sea in any year (refer to Figure 2-F below).

2.5.2 The proposed AGP or parking area are not recorded in an area with potential for surface water flooding, however, the west of the wider site is recorded in an area with the potential for surface water flooding during a 1 in 1000 year flood event and a 1 in 30 year event is observed along the western boundary (refer to Figure 2-F below).



Figure 2-F: Extract of EA flood risk mapping for the site

- 2.5.3 It should be noted that this information does not constitute a site-specific Flood Risk Assessment, and one may be required for the scheme.

2.6 Mining and Ground Stability

- 2.6.1 The site is not located within a Coal Mining Reporting Area.

2.7 Landfill and Infilled Ground

- 2.7.1 The site does not lie within 250m of a permitted or historical landfill site and there are no records of infilled ground based on historical mapping. Based on such, the risk of ground gases affecting the proposed development is very low.

2.8 Underground Infrastructure

- 2.8.1 Copies of all utility plans obtained are presented as Appendix A. The plans are provided for information only and should not be relied upon to be accurate. In addition, it is worth noting that the public utility plans provided by the asset owners typically exclude private service runs.
- 2.8.2 A review of existing service plans shows no services crossing the development areas, although services are present around the wider site area.

2.9 Unexploded Ordnance (UXO) Hazard Screen

- 2.9.1 A UXO hazard screen has been undertaken by Soiltechnics (as a non-specialist) in accordance with CIRIA C785 to determine if further specialist risk assessment is required. This has been carried out with reference to the Zetica bomb density maps, area-specific bomb strike maps (where available), and a review of historical mapping and possible military sites in the area. A summary is presented below.

Hazard	Outcome	Discussion
Question 1: Are there any indicators of former military land use on site?	No	A review of the site's history has not identified indicators of former military use on site.
Question 2: Are there any indicators of historical bombing on or near the site?	No	The site falls within a low bombing density area and no military sites or likely Luftwaffe targets have been identified in the surrounding area. A review of historical mapping records did not reveal any indicators of bombing in the area.

Table 2-D: UXO Hazard Screen

2.9.2 The Hazard Screen concluded that there was not a credible risk of encountering UXO during ground investigations. It should be noted that this preliminary risk review does not consider risks to the construction phase.

3 Review and Recommendations

3.1 Review Summary

- 3.1.1 The following site-specific factors have been considered to determine the most appropriate ground investigation on site.
- 3.1.2 Made Ground is anticipated to be thin to absent due to the limited development phases within the proposed AGP location. Made Ground associated with the hardstanding car park is anticipated in the north of the wider site.
- 3.1.3 Geological records indicate the site is underlain by Devensian Till throughout the proposed AGP and car park extension footprint. Such deposits are likely to provide suitable support to proposed floodlight foundations and pitch formation.
- 3.1.4 Underlying near surface Devensian Till is anticipated to have low permeability, as such the site is unlikely to be suitable for soakaway and sustainable drainage design. This will need to be confirmed through on-site investigations.
- 3.1.5 The site is not within a coal mining reporting area. At this stage the risk of land instability posed to the development is considered to be very low.

3.2 Recommendations for Ground Investigation

- 3.2.1 Due to limited historical development of the site and competent natural geology, a hand pit investigation is recommended for the proposed AGP including 5 No. hand pits with CBR testing (DCPs at each location) to determine existing ground conditions to depths of up to 1.2m bgl.
- 3.2.2 We have also provided an e/o item to complete 2 No. additional hand pits to 1.0m bgl in the area of the proposed car park extension, with DCPs at each location. The pit formed in north-western corner of the proposed AGP will cover the south-eastern corner of the proposed car park extension, effectively providing 3 No. locations across the proposed car park area.
- 3.2.3 Any surplus material generated by the development may require suitable classification for offsite disposal, or for reuse on site. It is not known if surplus Topsoil is to be retained onsite at this stage, therefore retention should be covered in the testing scope.
- 3.2.4 As Made Ground is likely to be present, associated with the car park in the north, an allowance has been made for testing for waste disposal purposes.
- 3.2.5 We have included for completion of a topographical survey of the pitch area and the immediate surroundings.
- 3.2.6 An electrical capacity survey could be difficult to successfully complete as there is no electrical infrastructure on the wider site.
- 3.2.7 Following completion of the UXO Hazard Assessment, the site is considered to be located within a low risk UXO area. Consequently, it is not a necessity to obtain a preliminary UXO risk review to determine likelihood of encountering UXO during investigation.

Appendix A Utility Service Plans

Soiltechnics

**Soiltechnics
Cedar Barn,
Walgrave,
NN6 9PY**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: STX7133
Our Ref: UUPS-ORD-664835
Date: 17/07/2025**

Dear Sirs**Location: Langho FC**

I acknowledge with thanks your request dated 14/07/2025 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



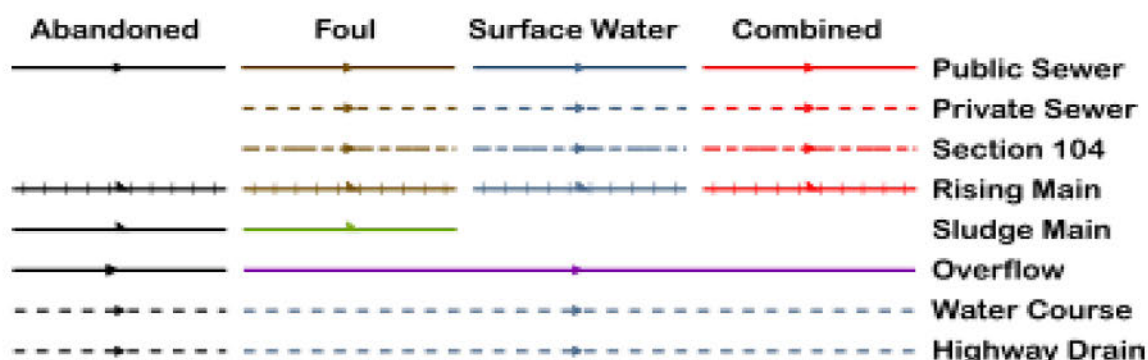
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

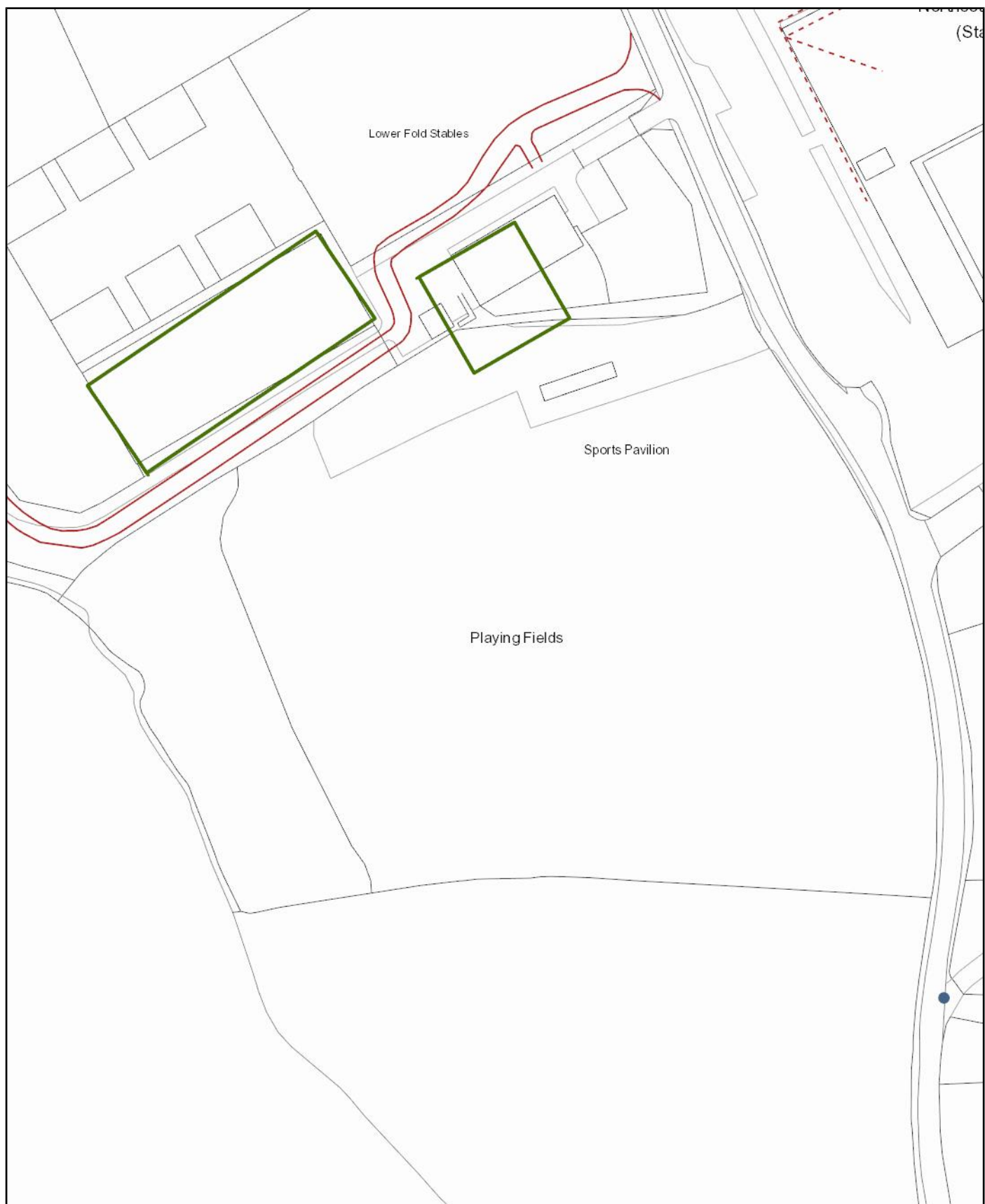
- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	DNM Network Monitoring Point
Drop Shaft	Change of Characteristic
Orifice Plate	



Scale: 1:1250
Date: 17/07/2025

SEWER RECORDS



Address or Site Reference: Langho FC
Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



Scale: 1:1250
Date: 17/07/2025

WATER MAINS RECORDS

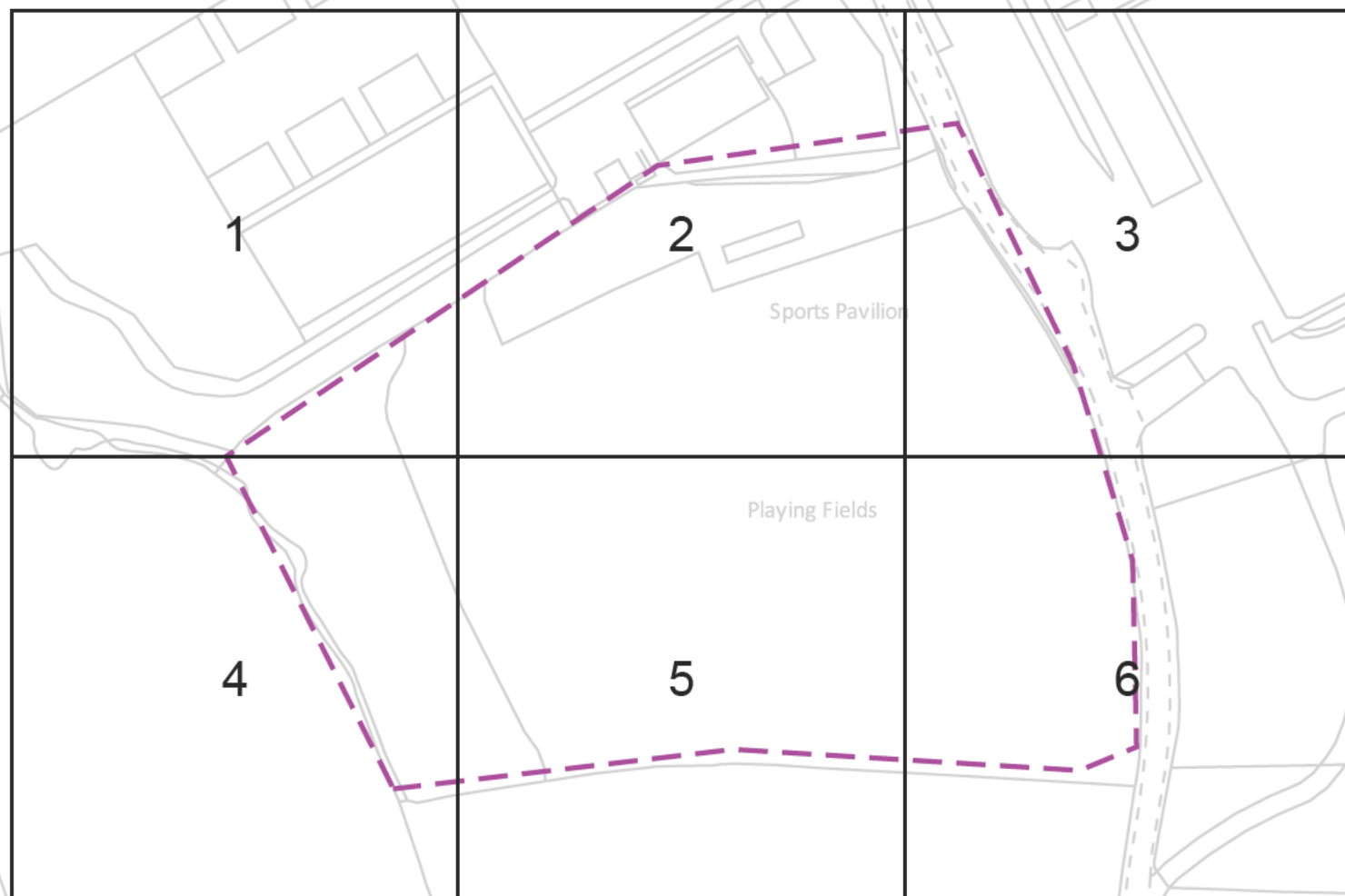
Address or Site Reference: Langho FC
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Overview map of worksite



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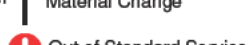
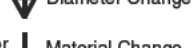
Dig Sites



Area:



Line:



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.

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

View extent: 100m, 100m

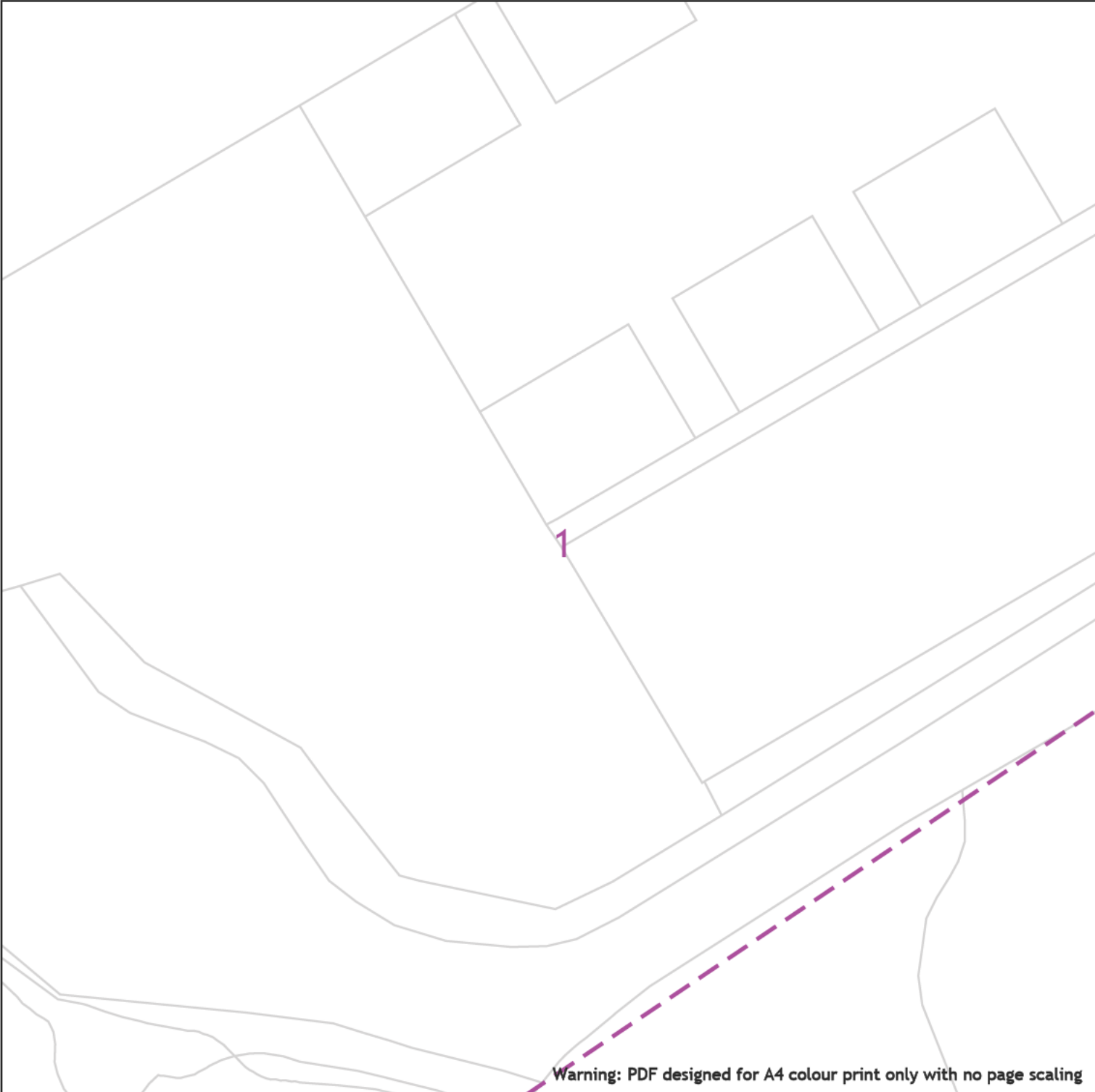
Scale: 1:1538 (When plotted at A4)

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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 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.

In case of emergency call - 0800 111 999

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Cadent
Your Gas Network

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

Dig Sites

Area:

Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

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:

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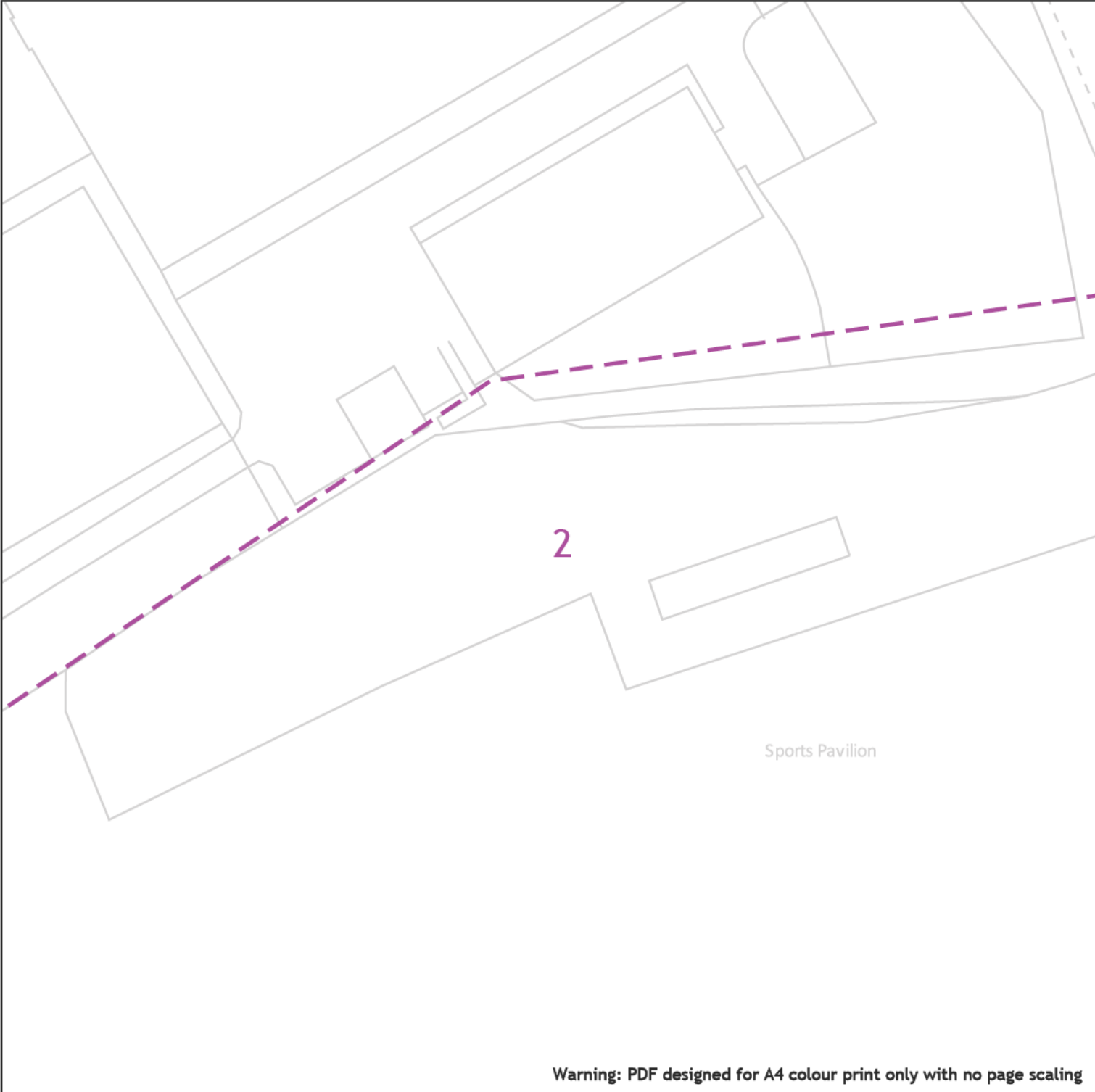
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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Your Gas Network

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

Dig Sites

Area:

Line:

LP Mains

MP Mains

IP Mains

LHP Mains

Valve

Depth of cover

Syphon

Diameter Change

Material Change

Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

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- Recording of non-perpendicular services

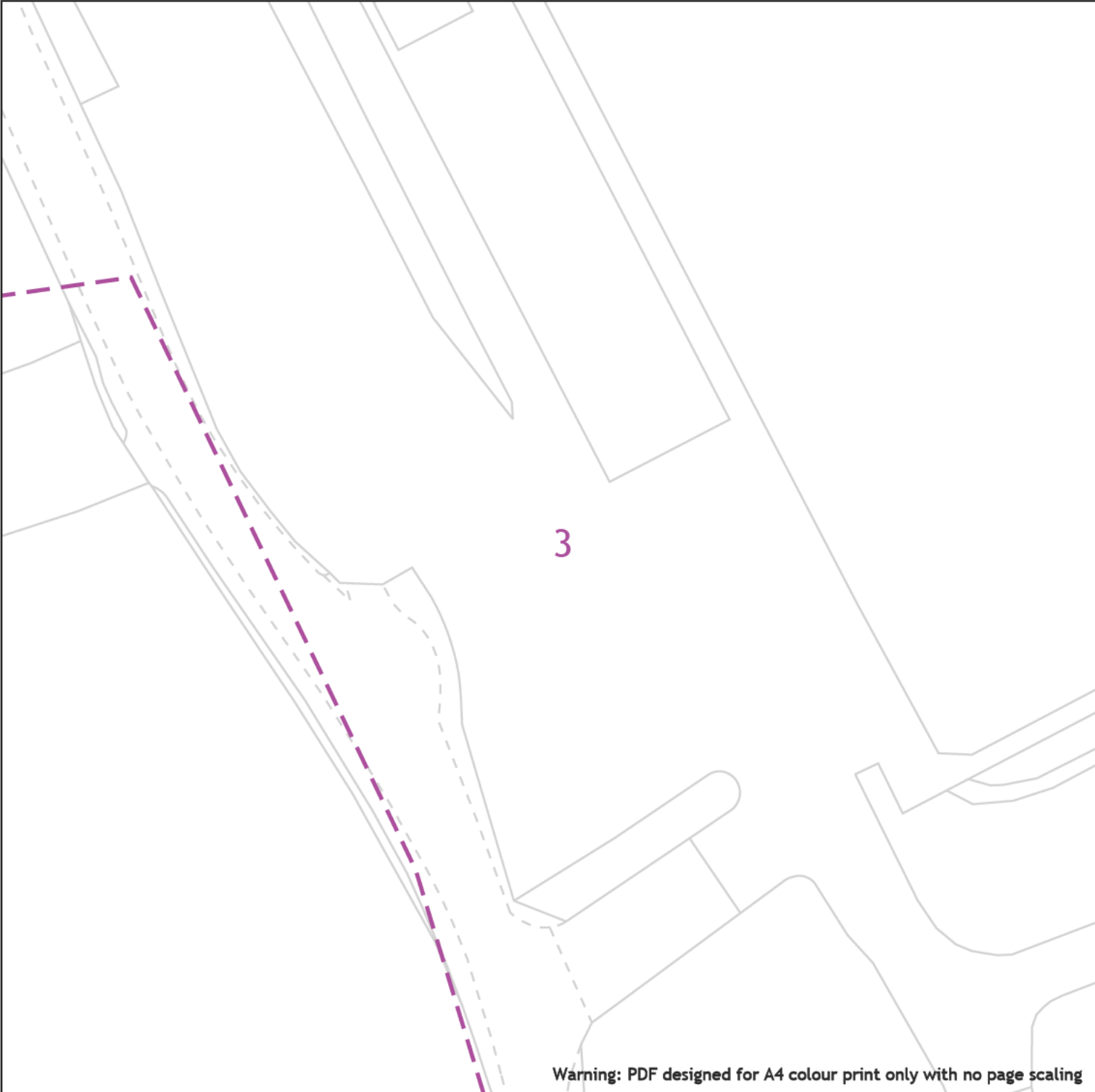
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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Cadent
Your Gas Network

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

Dig Sites	Area: 	Line: 	
	LP Mains	 Valve	 Diameter Change
	MP Mains	 Depth of cover	 Material Change
	IP Mains	 Syphon	 Out of Standard Service
	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

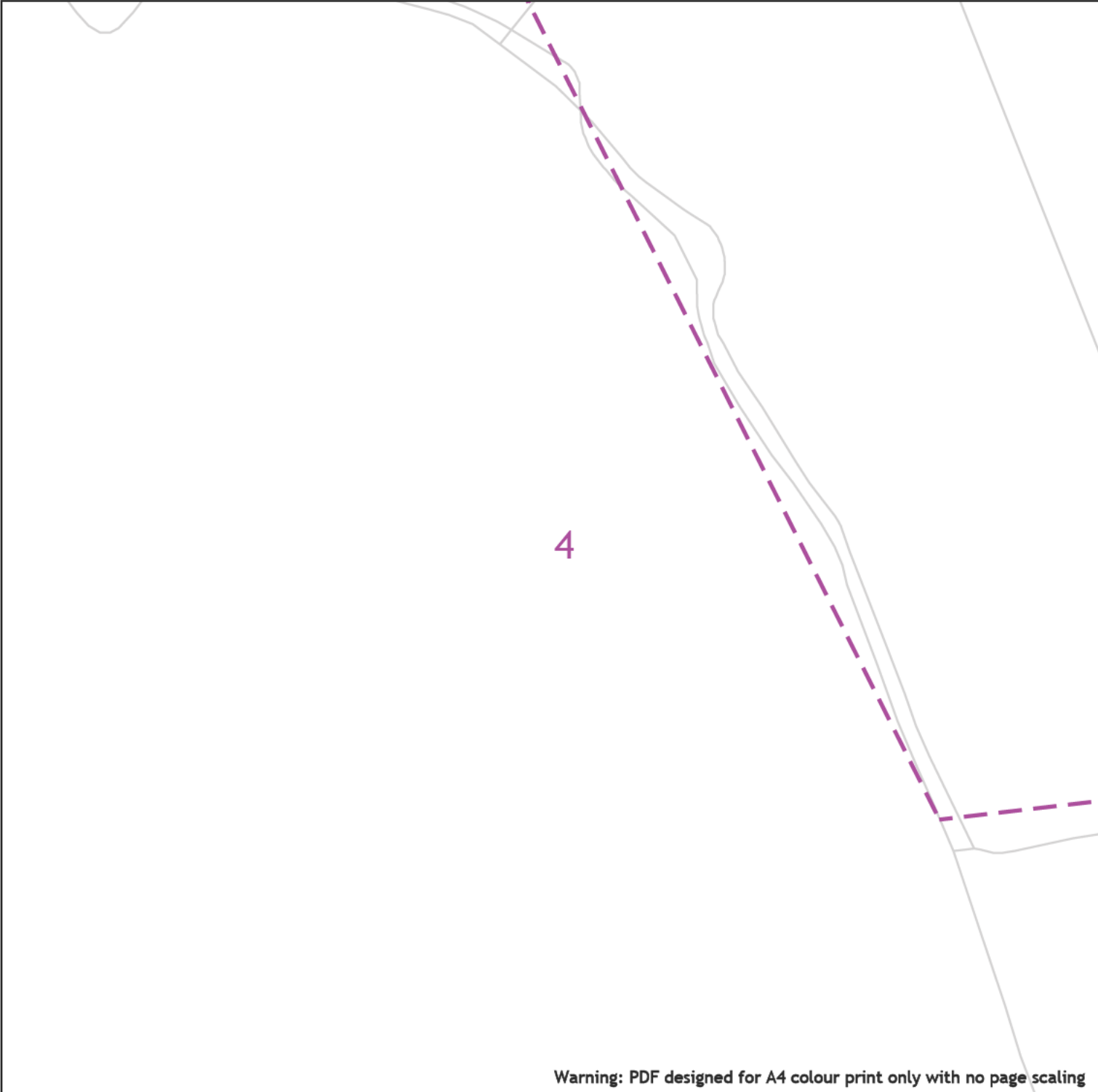
A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

IMPORTANT NOTICES

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In case of emergency call - 0800 111 999

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Cadent
Your Gas Network

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



25m

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

	Valve		Diameter Change
	Depth of cover		Material Change
	Syphon		Out of Standard Service

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

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Playing Fields

5

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Dig Sites

Area:

Line:



LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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View extent: 100m, 100m

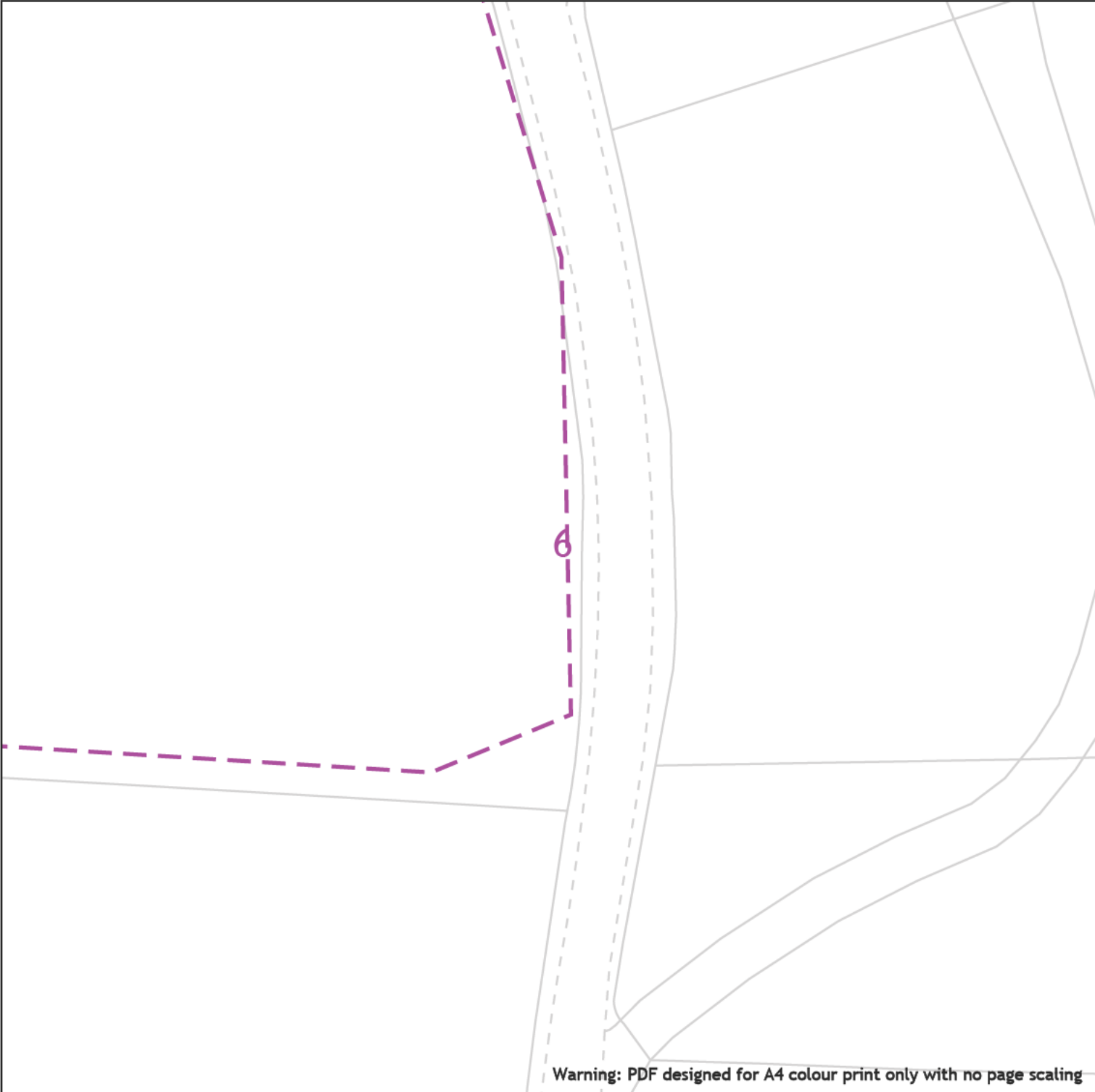
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25m

Dig Sites

Area: 

Line: 









LP Mains

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Valve

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Diameter Change

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Out of Standard Service

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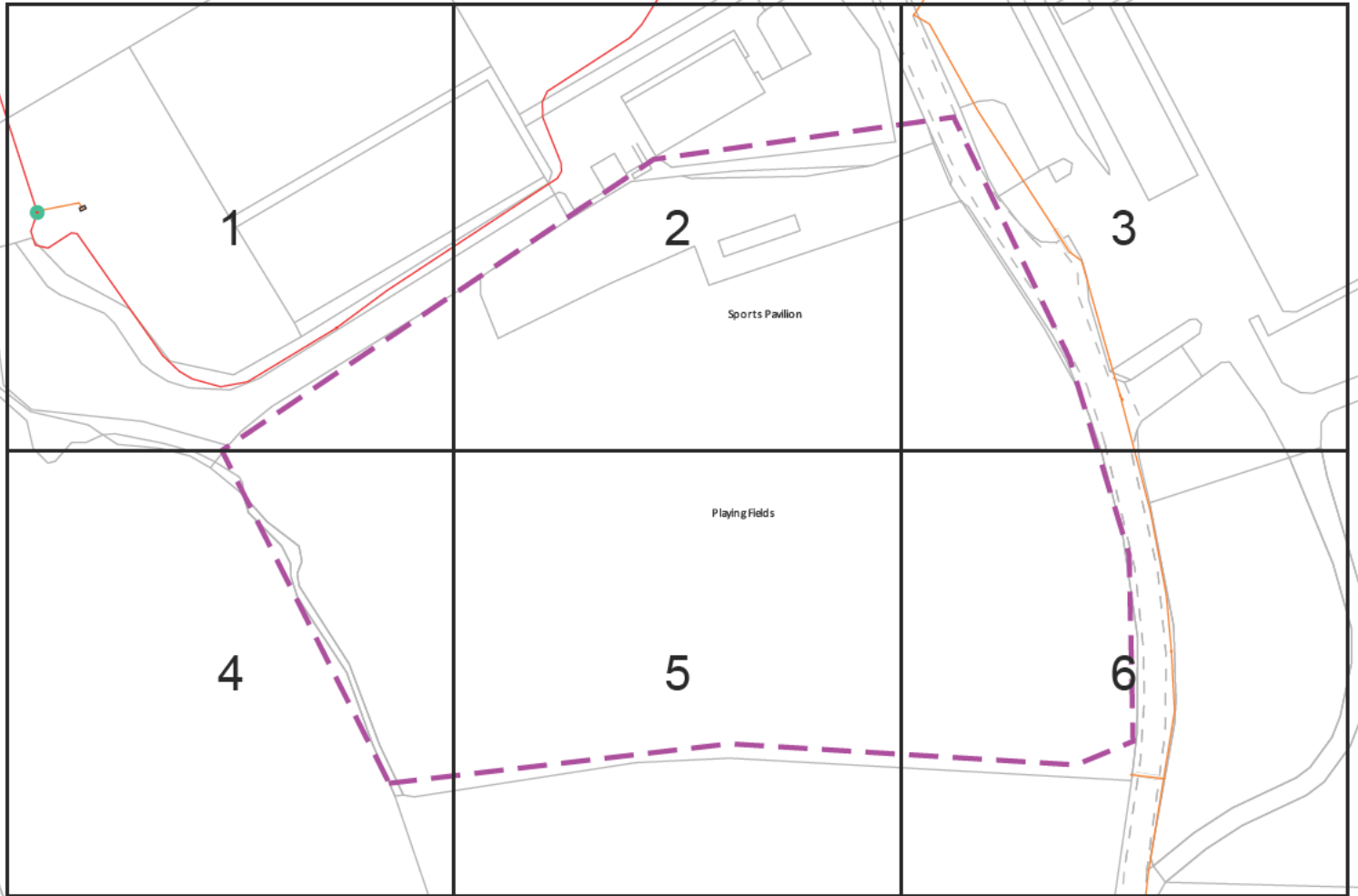
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Overview Map of Worksite



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Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Operating Voltage

132kV
33kV
22kV-25kV
11kV
6kV-6.6kV
1kV-6kV
LV
Unknown Voltage

Colour Code

Black
Green
Yellow
Red
Blue
Violet
Orange
Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: - - - -

Area: [] [] [] []

IMPORTANT INFO

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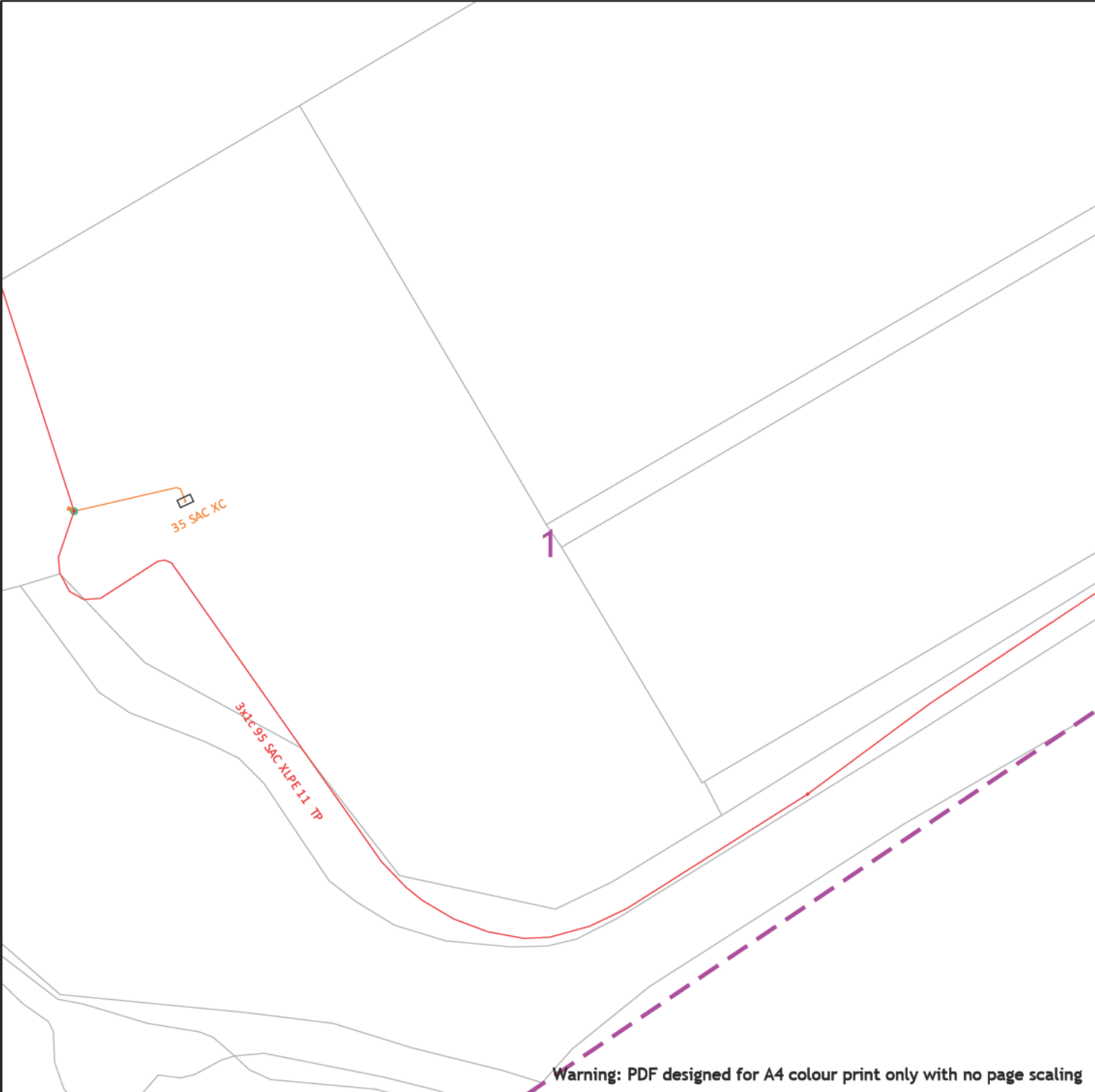
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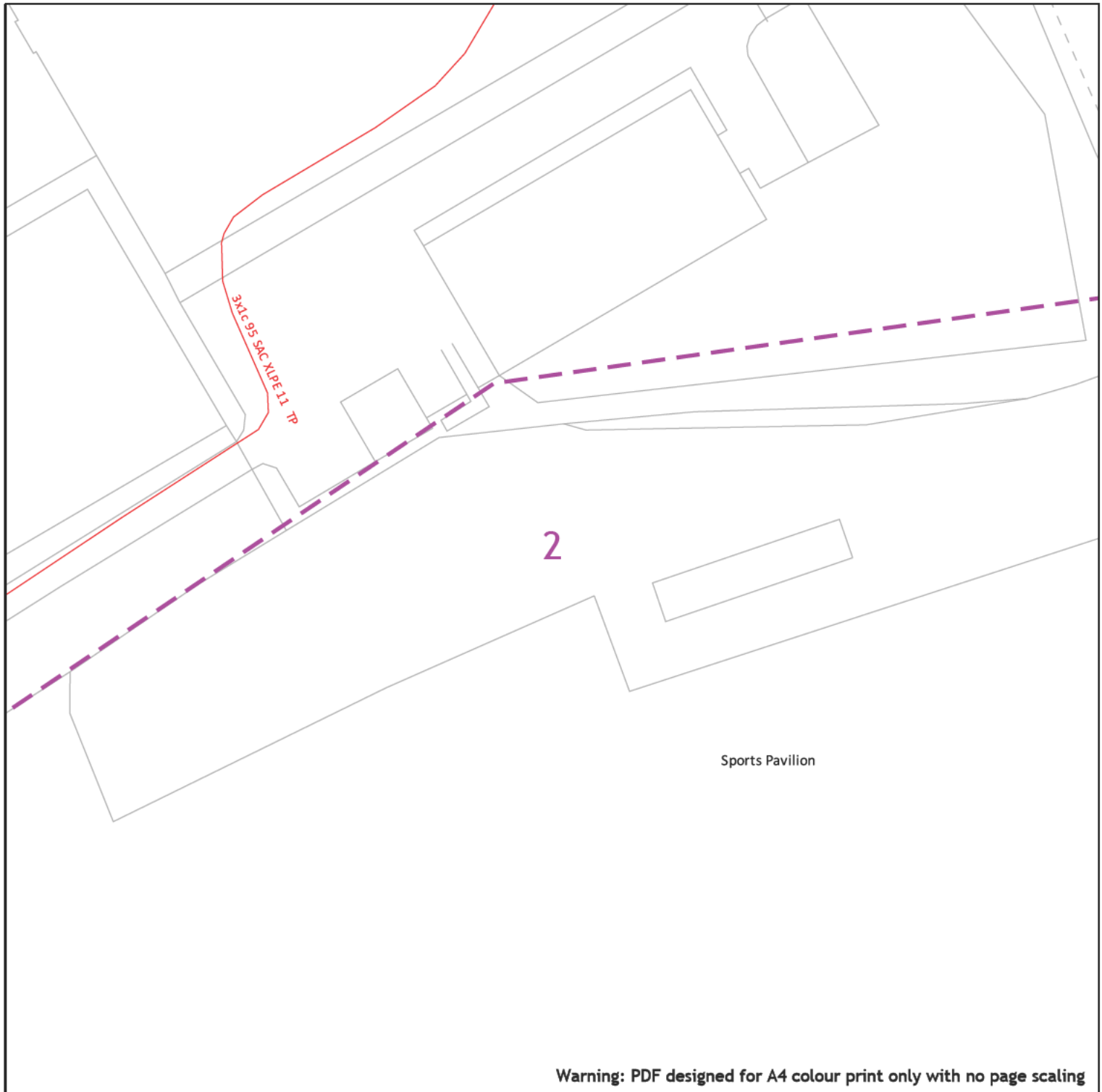
Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

Scale: 1:1538 (When plotted at A4)



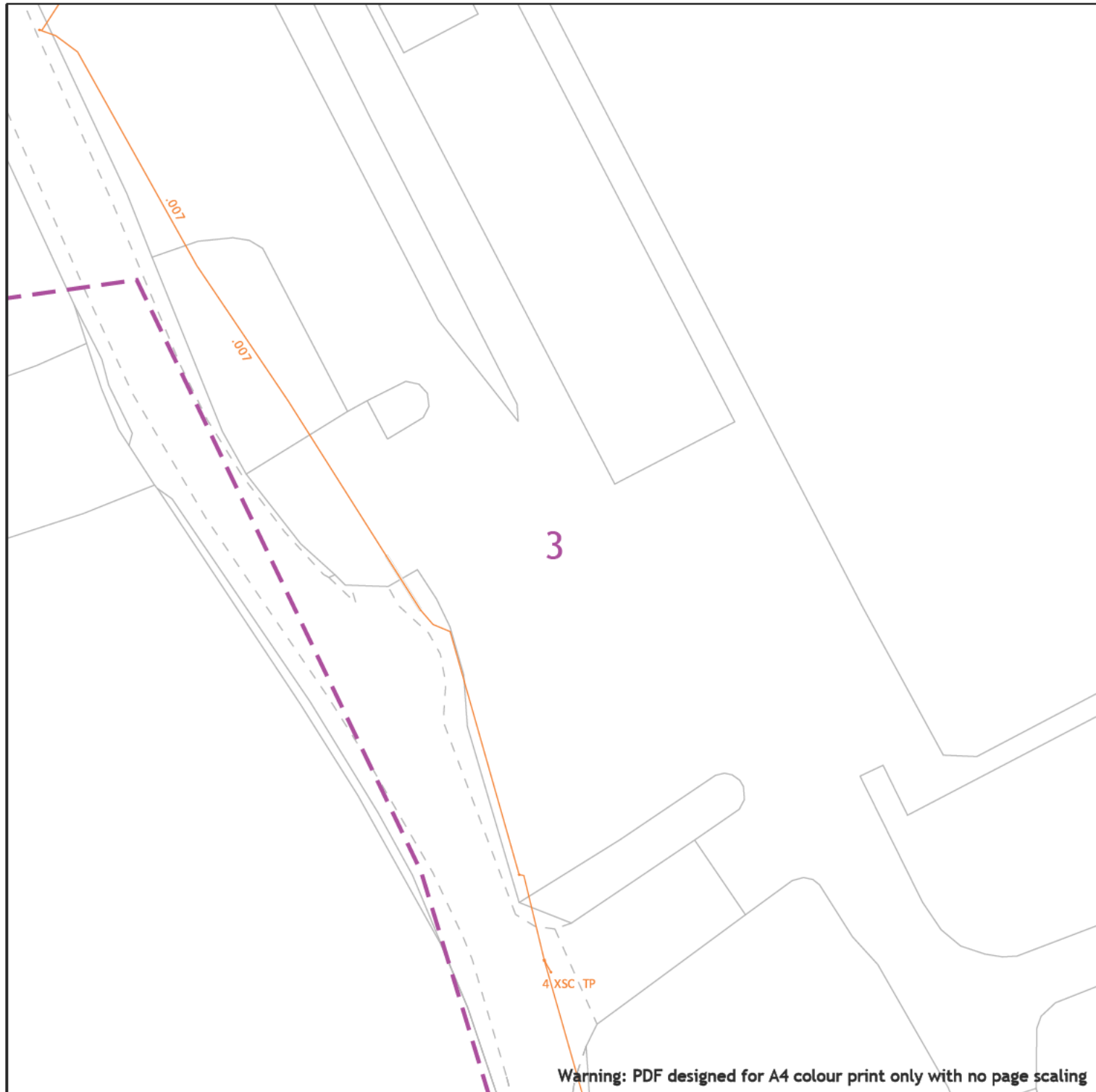
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 Bringing energy to your door Electricity North West Borron Street Portwood, Stockport Cheshire, SK1 2 JD Phone: 0800 195 4141 Email: planrequest@enwl.co.uk Date Requested: 14/07/2025 Job Reference: 37977341 Site Location: 370473 434980 Requested by: Miss Lauren Wenham Your Scheme/Reference: STX7133 Scale: 1:500 (When plotted at A4)	<table><tr><th>Operating Voltage</th><th>Colour Code</th><th>Line Colour</th><th>In an emergency call 105, 24 hours a day</th><th>Dig Sites</th></tr><tr><td>132kV</td><td>Black</td><td></td><td></td><td>Line: </td></tr><tr><td>33kV</td><td>Green</td><td></td><td></td><td>Area: </td></tr><tr><td>22kV-25kV</td><td>Yellow</td><td></td><td></td><td></td></tr><tr><td>11kV</td><td>Red</td><td></td><td></td><td></td></tr><tr><td>6kV-6.6kV</td><td>Blue</td><td></td><td></td><td></td></tr><tr><td>1kV-6kV</td><td>Violet</td><td></td><td></td><td></td></tr><tr><td>LV</td><td>Orange</td><td></td><td></td><td></td></tr><tr><td>Unknown Voltage</td><td>Brown</td><td></td><td></td><td></td></tr></table> IMPORTANT INFO Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited. Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949 Reproduced from or based upon Ordnance Survey's map with the permission of His Majesty's Stationary Office. Crown Copyright Reserved. LICENCE No. 100017892. Unauthorised reproduction may lead to Prosecution or Civil Proceedings.	Operating Voltage	Colour Code	Line Colour	In an emergency call 105, 24 hours a day	Dig Sites	132kV	Black			Line: 	33kV	Green			Area: 	22kV-25kV	Yellow				11kV	Red				6kV-6.6kV	Blue				1kV-6kV	Violet				LV	Orange				Unknown Voltage	Brown			
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electricity north west Bringing energy to your door Electricity North West Borron Street Portwood, Stockport Cheshire, SK1 2 JD Phone: 0800 195 4141 Email: planrequest@enwl.co.uk	<table><thead><tr><th>Operating Voltage</th><th>Colour Code</th><th>Line Colour</th><th>In an emergency call 105, 24 hours a day</th><th>Dig Sites</th></tr></thead><tbody><tr><td>132kV</td><td>Black</td><td> </td><td></td><td>Line: </td></tr><tr><td>33kV</td><td>Green</td><td> </td><td></td><td>Area: </td></tr><tr><td>22kV-25kV</td><td>Yellow</td><td> </td><td></td><td></td></tr><tr><td>11kV</td><td>Red</td><td> </td><td></td><td></td></tr><tr><td>6kV-6.6kV</td><td>Blue</td><td> </td><td></td><td></td></tr><tr><td>1kV-6kV</td><td>Violet</td><td> </td><td></td><td></td></tr><tr><td>LV</td><td>Orange</td><td> </td><td></td><td></td></tr><tr><td>Unknown Voltage</td><td>Brown</td><td> </td><td></td><td></td></tr></tbody></table>	Operating Voltage	Colour Code	Line Colour	In an emergency call 105, 24 hours a day	Dig Sites	132kV	Black			Line:	33kV	Green			Area:	22kV-25kV	Yellow				11kV	Red				6kV-6.6kV	Blue				1kV-6kV	Violet				LV	Orange				Unknown Voltage	Brown			
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Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Operating Voltage

132kV

33kV

22kV-25kV

11kV

6kV-6.6kV

1kV-6kV

LV

Unknown Voltage

Colour Code

Black

Green

Yellow

Red

Blue

Violet

Orange

Brown

Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: - - - -

Area: [] [] [] []

Date Requested: 14/07/2025

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Site Location: 370473 434980

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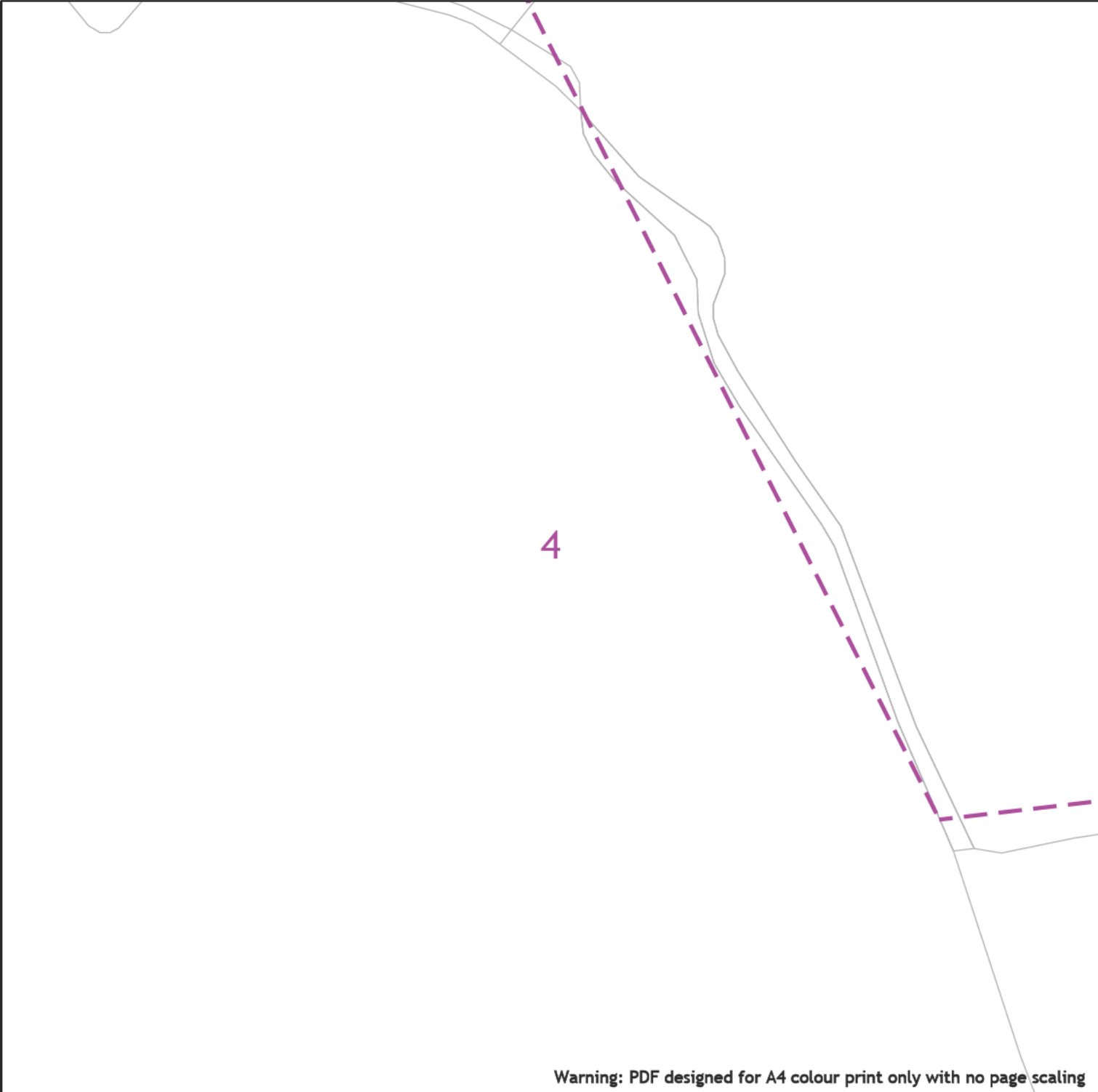
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Playing Fields

5

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Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Date Requested: 14/07/2025
Job Reference: 37977341
Site Location: 370473 434980
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STX7133

Scale: 1:500 (When plotted at A4)

Operating Voltage

132kV

33kV

22kV-25kV

11kV

6kV-6.6kV

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Unknown Voltage

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Area: [- - -]

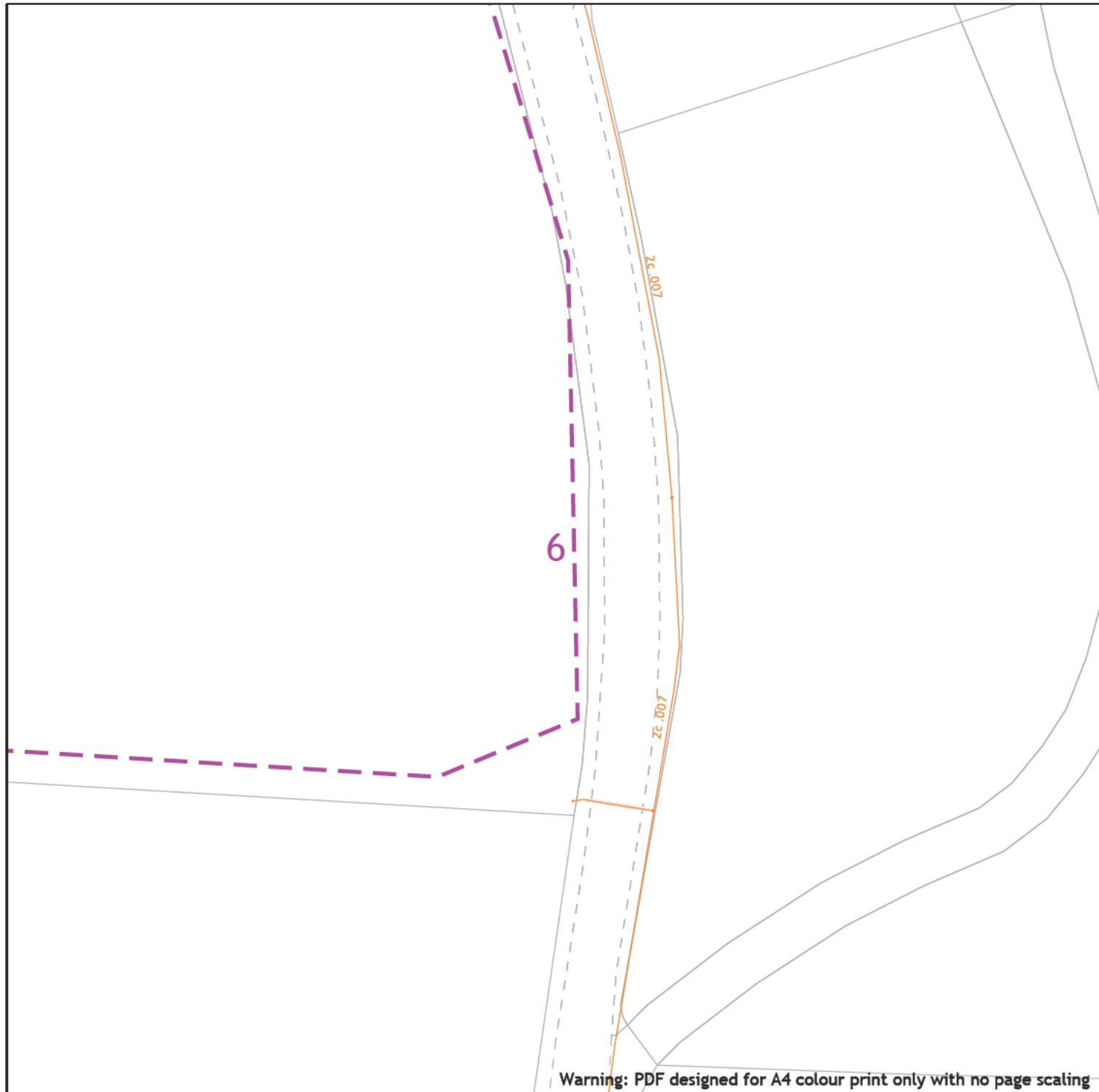
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Violet

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Line Colour



In an emergency call 105,
24 hours a day

Dig Sites

Line: - - - -

Area: [] [] [] []

Date Requested: 14/07/2025

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Site Location: 370473 434980

Requested by: Miss Lauren Wenham

Your Scheme/Reference: STX7133

Scale: 1:500 (When plotted at A4)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines".

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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.

 **openreach**

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	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 : VHY11368I

Map Reference : (centre) SD7047235041

Easting/Northing : (centre) 370472,435041

Scale : 1:250

Issued : 14/07/2025 11:36:40

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

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited.
2. Before any machines are used, all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

Damage can result from excavation or penetration of the ground, e.g. by a road pin.

Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:
 - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown.**
 - Use a cable and pipe locator to trace electricity cables and metal pipes.
 - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
 - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

- Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
- Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
- Watch out for signs of services as work continues.
- Report damage to a cable, pipe or pipe coating however slight.
- Do not use hand held power tools within 0.5m of the marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
- Do not use hand held power tools directly over the marked line of cable unless:
 - a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or
 - b) Physical means have been used to prevent the tool striking it.
- If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
- Do not use exposed services as a convenient step or handhold.
- Do not handle or attempt to alter the position of an exposed service.
- Do not install plant close to an existing service.
- Do not build existing services into a manhole or other structure or encase them in concrete.

Please ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited on **0800 195 4141 (option 1)**.

5. **Overhead lines** are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoiding Danger from Overhead Power Lines"**.

Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:
- Understand and follow the instructions given on safe working areas and methods of work.
 - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
 - Make sure that barriers and warning notices are erected as required.
 - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
 - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
 - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
 - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines, the raising or slewing of the jib may introduce danger.
 - Always keep overhead lines in view when manoeuvring mobile plant.
 - Never operate a machine unless carefully guided by an experienced banksman.
 - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to

leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

Electricity North west Limited
Borrone Street
Portwood, Stockport
Cheshire
SK1 2JD

Telephone: **0800 195 4141 (option 4)**

Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

10. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

11. For information regarding wayleave or easement agreements contact WayleaveEnquiries@enwl.co.uk

12. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

Enquirer

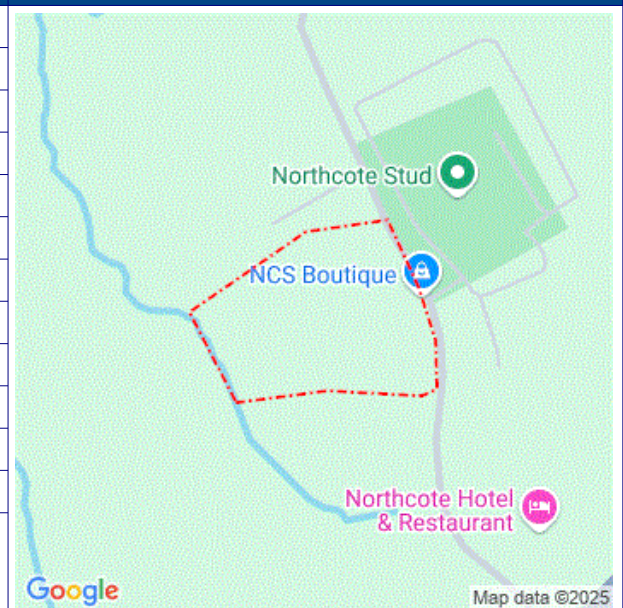
Name		Phone	
Company	Soiltechnics Ltd	Mobile	Not Supplied
Address	Cedar Barn White Lodge Walgrave NTH NN6 9PY		
Email	admin@soiltechnics.net		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Piling
Work type buffer*	150 metres
Start date	15/07/2025
End date	15/07/2025
Scheme/Reference	STX7133
Search location	XY= 370472, 435041
Confirmed location	370473 434980
Site size	0 metres square
Site Contact Name	Rosie Dean - Soiltechnics Limited
Site Phone No.	
Description of Works	boreholes

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

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

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

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members

(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
Eden Estuary Energy Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
Impala Terminals Infrastructure Ltd	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Kensa Utilities	Last Mile	Liverpool City Region Connect
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	MUA Group Limited
Mutual Energy	National Gas Transmission	National Grid Electricity Distribution
National Grid Electricity Transmission	National Grid Ventures	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd

SES Water	SGN	Shell
Shell NOP	South Staffs Water	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)
toob Limited	Total (Colnbrook) c/o Penspen	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Distribution
UK Power Networks	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
Virgin Media O2	Voneus Limited	VPI Power Limited
Wales and West Utilities	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Winnington CHP Ltd
Zayo Group UK Ltd c/o JSM Group Ltd		

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrsua@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lancashire County Council	highways@lancashire.gov.uk	03001236701	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

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