

UCML Utility Statement

H084
Land at Berry Hill Road,
Adderbury

Produced for:
Hollins Strategic Land

Prepared by:
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Report Title: UCML Utility Statement
 Land at Berry Hill Road
 Adderbury
 OX17 3HF

 Hollins Strategic Land

Issue/Revision	Comments	Date	Prepared by	Checked by
1	First Issue	28.06.17	Ryan Elliman	Joanne Blackburn
2	Second Issue	04.07.17	Ryan Elliman	Joanne Blackburn
3				

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1.0 Introduction

UCML has been instructed by Hollins Strategic Land to provide a utility statement to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of up to 52 dwellings. The site is located off Berry Hill Road, Adderbury and appears to be predominantly greenfield. This report includes the land within the red line boundary.



Figure 1.1 – Existing Aerial Site Image

UCML has been commissioned to provide a report defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this report is to identify the key constraints derived from statutory utility infrastructure on the proposed development.

Unless stated otherwise, UCML has not made any provision for private networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage or drainage/sewerage networks.

This report has been produced as a desktop study using the statutory records received from each relevant body. UCML is not responsible for the accuracy or quality of this information and has attempted to use reasonable skill and care in investigating the existing site services.

All information on the drawings contained within this report and elsewhere is indicative only.



Figure 1.2 – Proposed Site Layout Plan

Verification of the details given on plans shall be undertaken by;

- Use of plant location equipment to trace all underground plant and hand dig trial holes to confirm the precise location of plant.
- Use suitable paint or markers on the surface to clearly indicate the position of buried apparatus.
- All works in accordance and compliance with Construction Design and Management 2015 Regulations, Health & Safety Guidelines and Utility Companies agreed working practices.
- All mains/services cables/pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.

2.0 Electricity

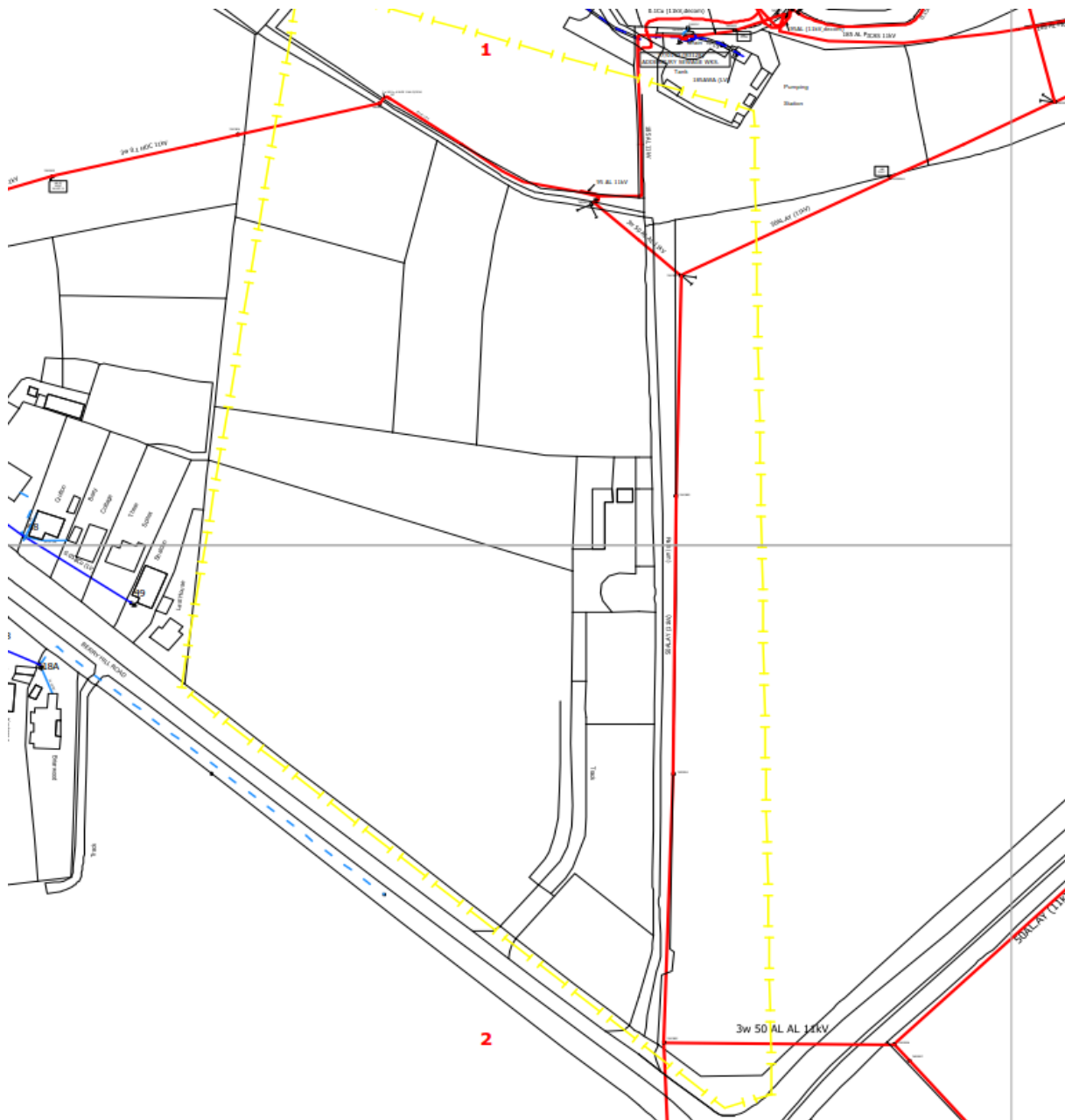
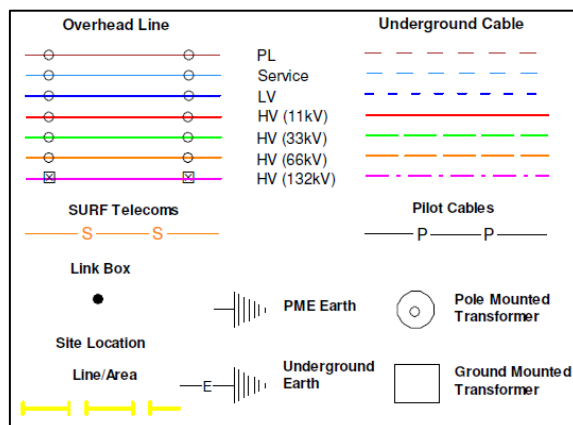


Figure 2.1 – Existing WPD Electricity Infrastructure



Disconnections: Western Power Distribution infrastructure records do not appear to indicate any service connections into the existing outbuildings located within the eastern boundary of the site, it is therefore assumed that no disconnection works are anticipated. It is suggested that a site survey is undertaken to confirm that no electricity connections are present.

Diversions: Western Power Distribution infrastructure records indicate overhead High Voltage 11kV apparatus routed upon the eastern boundary of the proposed development site outside of the site boundary. It is assumed this apparatus is unaffected.

Towards the northern end of the site the overhead High Voltage apparatus splits into two sections. One section of overhead apparatus is routed away from site to the north east, and a second span of overhead apparatus crosses the north east corner of the site (see figure 2.2 for further detail). Based upon the proposed site layout plan provided, it is assumed this apparatus may be retained in the open greenspace upon the northern boundary of the proposed development.

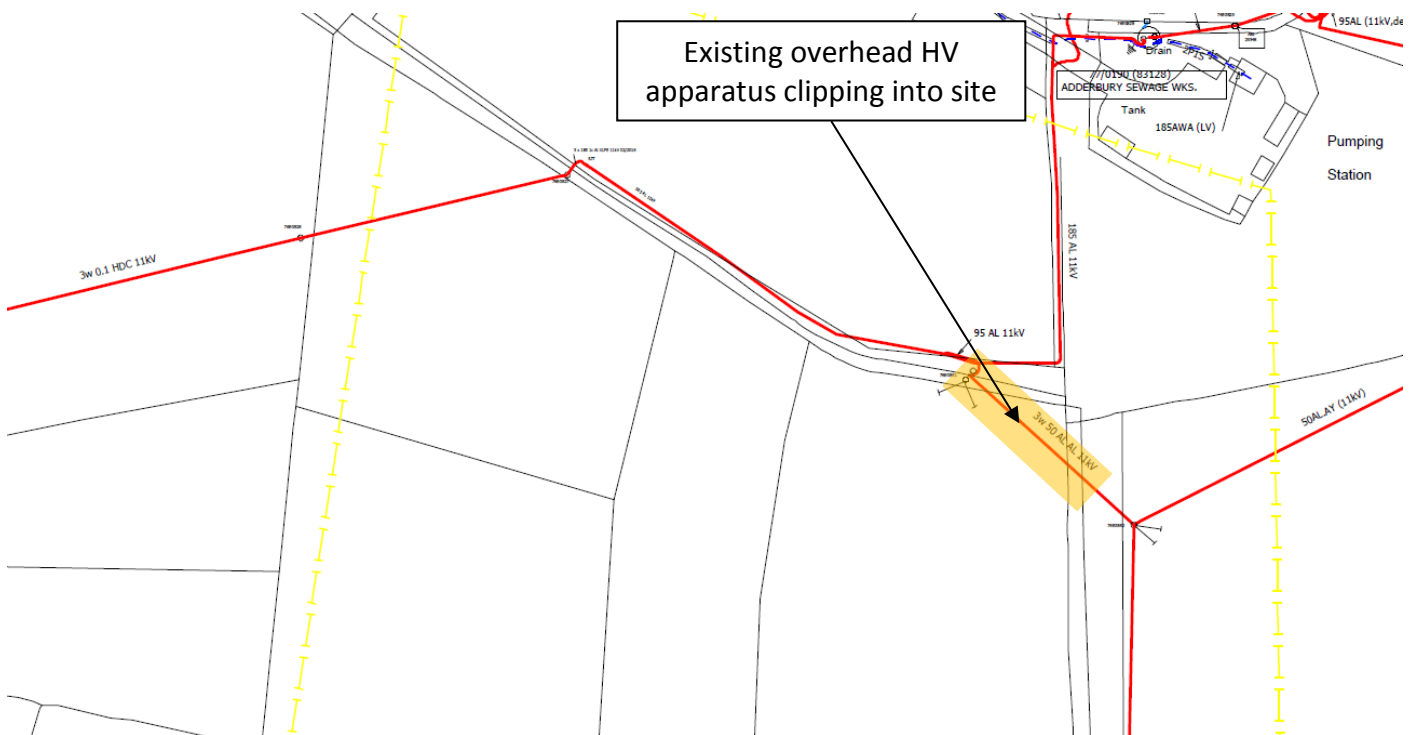


Figure 2.2 – Existing overhead HV apparatus clipping the northern boundary of the site assumed to be retained in greenspace upon the northern boundary.

The aforementioned High Voltage apparatus then appears to be routed underground within a grassed area to the north of the hedgerow distinguishing the northern site boundary, before spanning

overhead once again in a western direction clipping over the northwest boundary of the site (see figure 2.3 for further detail). Once again, based upon the proposed site layout plan provided, it is assumed this apparatus may be retained in the open greenspace upon the northern boundary of the proposed development.



Figure 2.3 – Existing overhead HV apparatus clipping the northern boundary of the site assumed to be retained in greenspace upon the northern boundary.

Western Power Distribution infrastructure records indicate a Low Voltage main routed within the southern side verge of Berry Hill Road, it is assumed this apparatus may be unaffected.

Connections: It is envisaged there may be sufficient capacity in the existing Low Voltage (LV) network to provide supply to the proposed Development. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this report UCML has assumed a Point of Connection can be taken at Low Voltage (LV).

3.0 Gas

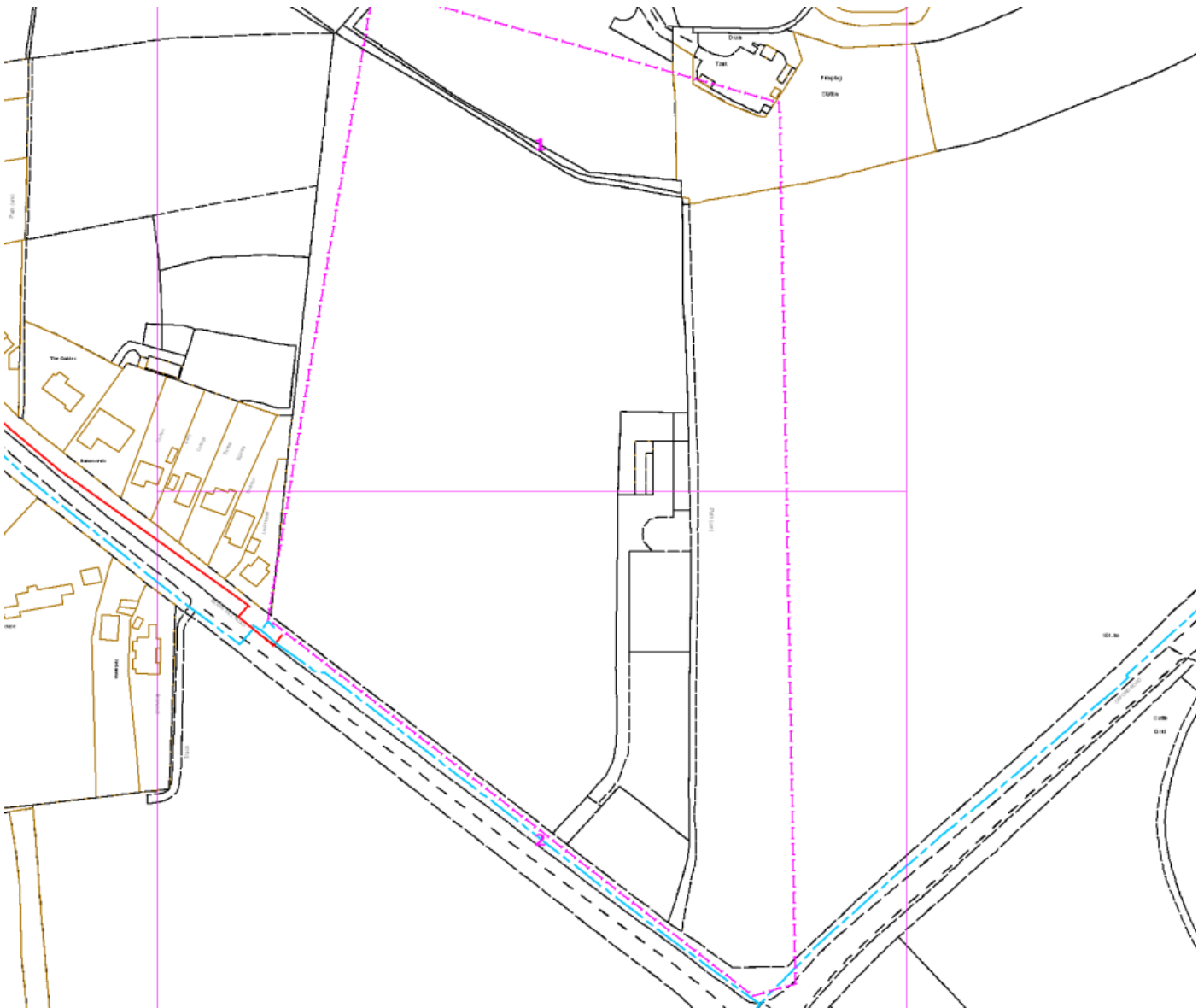
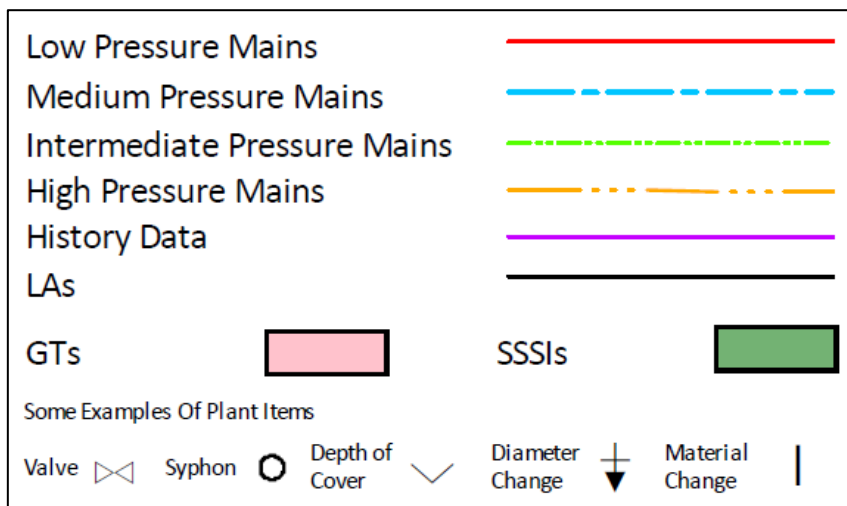


Figure 3.1 – Existing SGN Gas Infrastructure



Disconnections: None currently anticipated. Scotia Gas Networks infrastructure records do not indicate individual service connections, however it may be prudent to undertake a site survey to confirm no existing gas connections are present.

Diversions: Scotia Gas Networks infrastructure records indicate a Medium Pressure 6" Spun Iron main routed within the site side verge of Berry Hill Road. Dependent upon the extent of the proposed Section 278 carriageway construction works, diversionary / lowering works may be required in order to accommodate the proposed site entrance. It is recommended that trial hole excavations are undertaken to determine the exact depth and location of the aforementioned asset. Should it be confirmed that the main in question is at a depth of 750mm below the finished ground level, diversionary works may be negated through discussions with Scotia Gas Networks.

When excavating in the immediate vicinity of this Medium Pressure main the HSG47 guide should be complied with at all times.

Scotia Gas Networks infrastructure records indicate a MP/LP Pressure Reduction System located within the site side verge of Berry Hill Road to the west of the proposed site entrance, it is assumed this apparatus may be unaffected by the development as it is located out of the development site boundary.

Connections: It is envisaged there may be sufficient capacity in the existing Low Pressure (LP) network to provide supply to the proposed Development. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this report UCML has assumed a Point of Connection can be taken at Low Pressure (LP).

4.0 Water

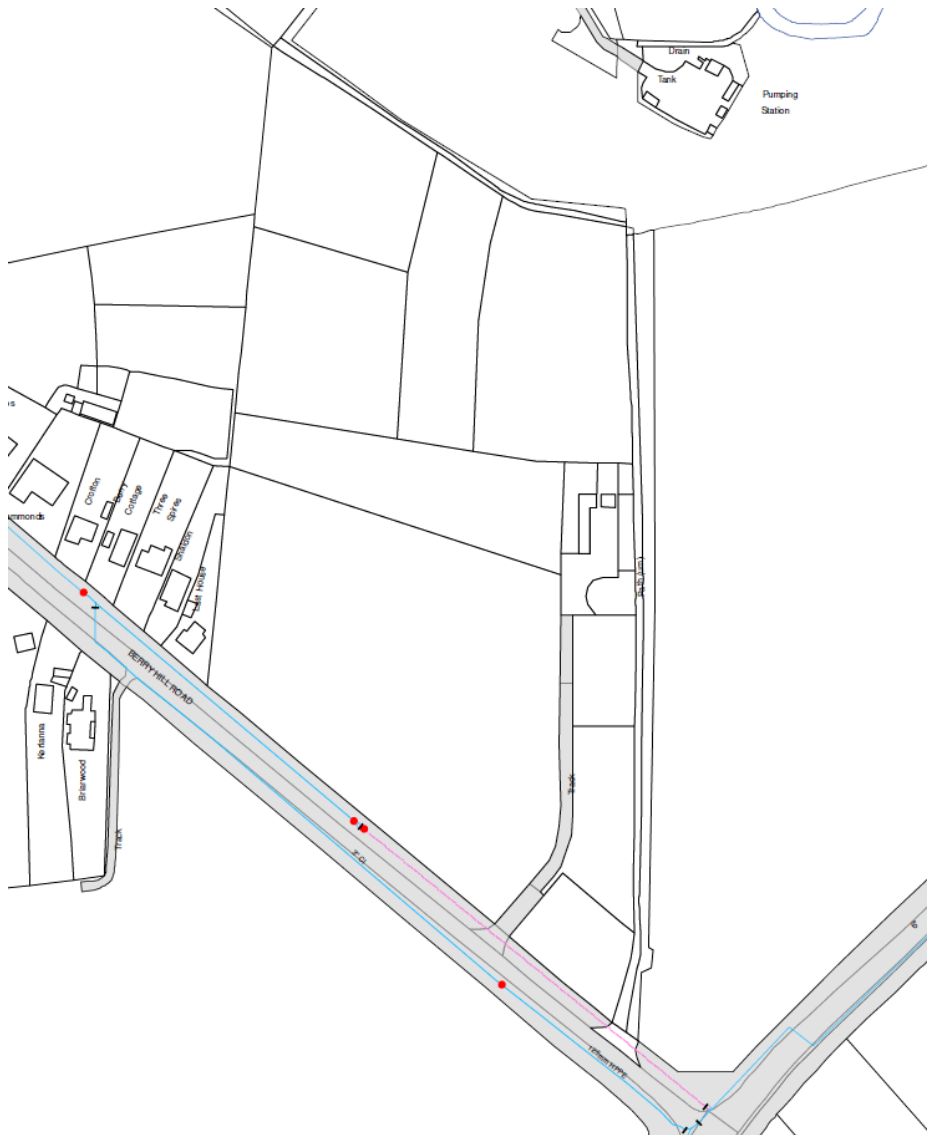
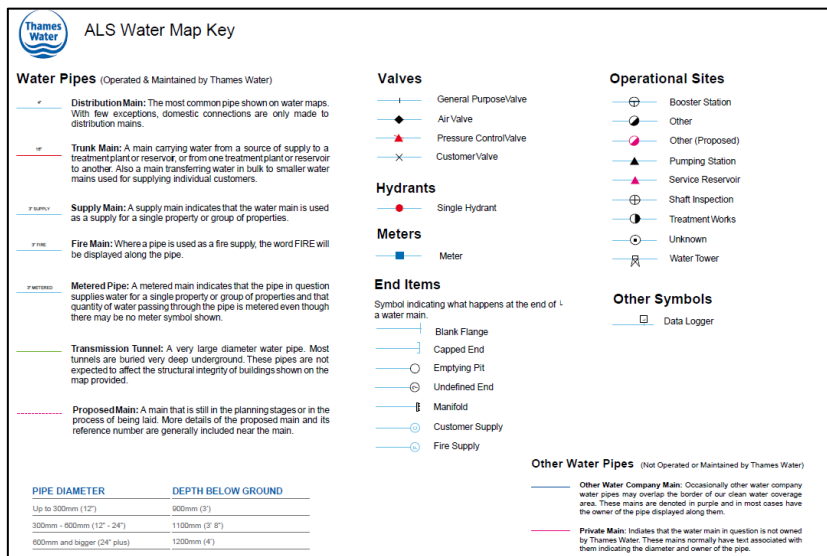


Figure 4.1 – Existing Thames Water Clean Infrastructure



Disconnections: None currently anticipated. Thames Water infrastructure records do not indicate individual service connections, however it may be prudent to undertake a site survey to confirm no existing water connections are present.

Diversions: Thames Water infrastructure records indicate a distribution main of undefined diameter routed within the site side verge of Berry Hill Road at the location of the proposed site entrance. This main then appears to terminate with a “proposed main” that may be in planning or design stage proposed to interlink with an existing main located in the A4260/Oxford Road.

Dependent upon the extent of the proposed Section 278 carriageway construction works, diversionary / lowering works may be required in order to accommodate the proposed site entrance. It is recommended that trial hole excavations are undertaken to determine the exact depth and location of the aforementioned asset. Should it be confirmed that the main in question is at a depth of 900mm below the finished ground level, diversionary works may be negated through discussions with Thames Water.

Thames Water infrastructure records indicate a 3” distribution main routed within the carriageway/adjacent side verge of Berry Hill Road. It is assumed this apparatus may be unaffected by the development provided existing cover levels are maintained.

Thames Water infrastructure records indicate a foul sewer routed within a trackway in parallel with the eastern side boundary. This apparatus is located outside of the development area.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However a Pre Development Enquiry is recommended to confirm the availability of pressure within the existing network.

5.0 Drainage

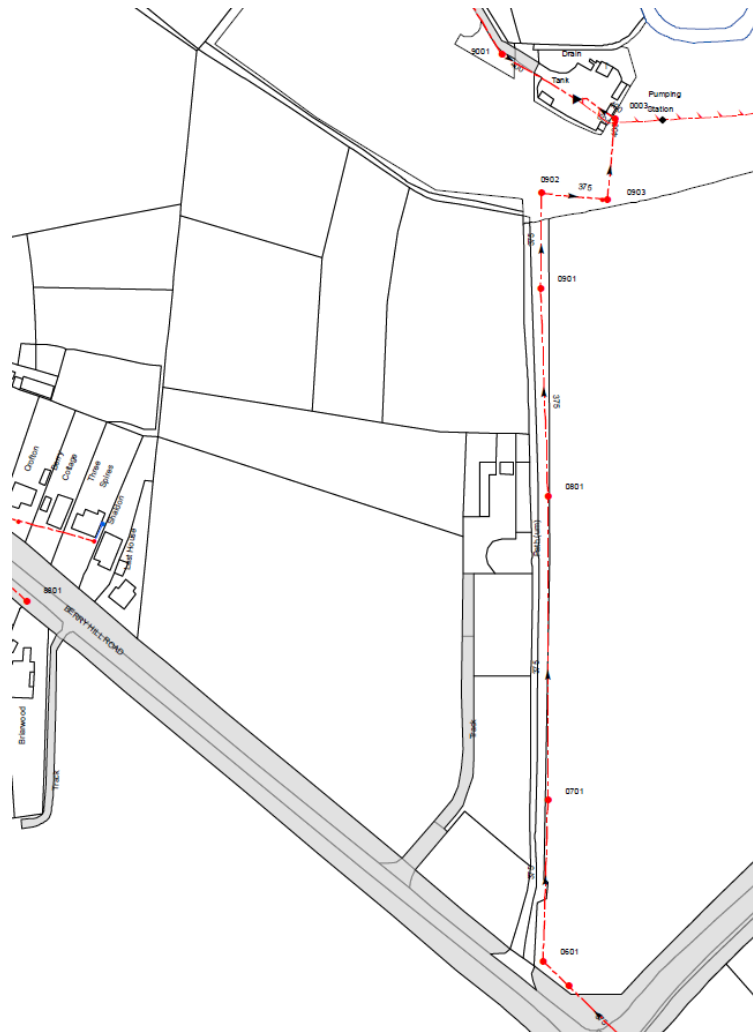
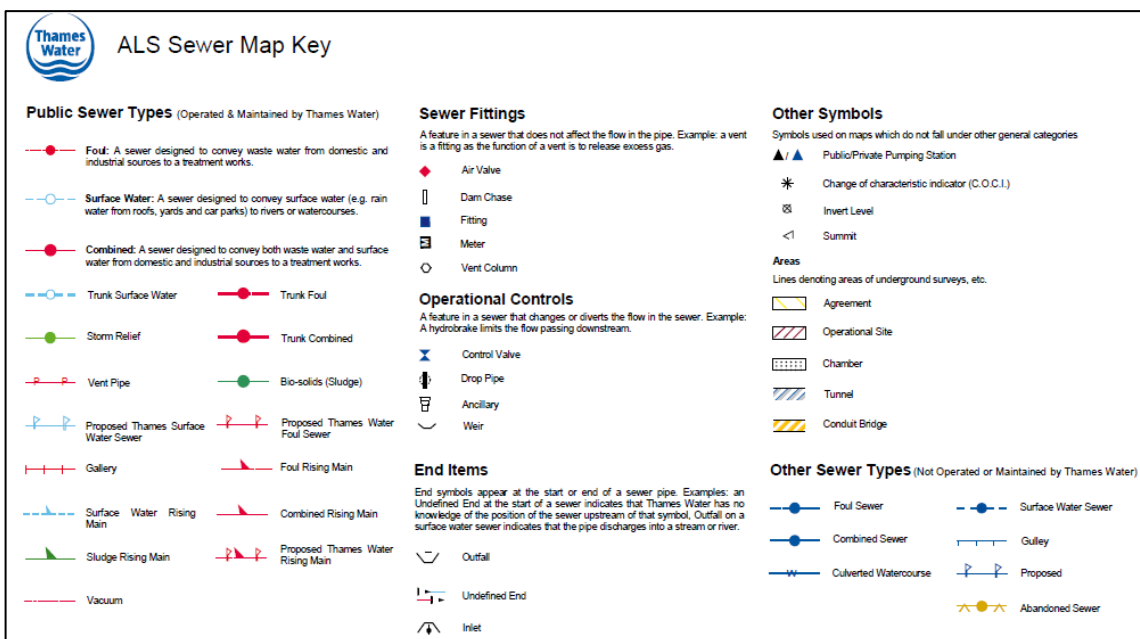


Figure 5.1 – Existing Thames Water Foul Infrastructure



Thames Water infrastructure records indicate a 375mm diameter foul sewer routed within a trackway in parallel with the eastern side boundary to a pumping station located north of the site. This apparatus is located outside of the development area.

Thames Water infrastructure records indicate a 150mm diameter foul sewer routed within the adjacent side of Berry Hill Road to the west of the development site.

6.0 BT Openreach

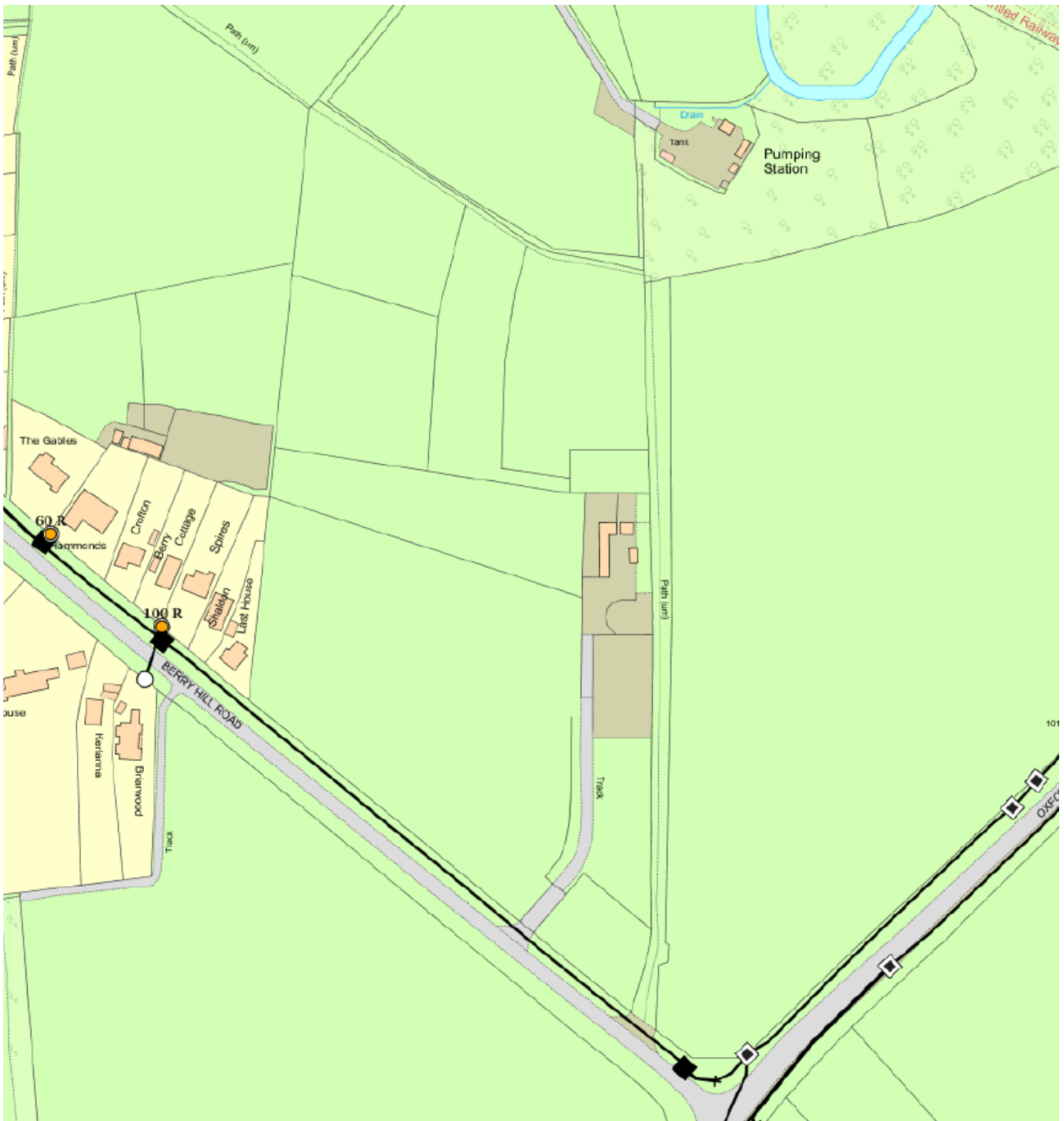


Figure 6.1 – Existing Openreach Infrastructure

KEY TO BT SYMBOLS			
DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Disconnections: None currently anticipated. Openreach infrastructure records do not indicate individual service connections, however it may be prudent to undertake a site survey to confirm no existing services are present.

Diversions: Openreach infrastructure records indicate underground apparatus routed within the site side verge of Berry Hill Road. Dependent upon the extent of the proposed Section 278 carriageway construction works, diversionary / lowering works may be required in order to accommodate the proposed site entrance. It is recommended that trial hole excavations are undertaken to determine the exact depth and location of the apparatus. Should it be confirmed that the apparatus is at a depth of 600mm below the finished ground level, diversionary works may be negated through discussions with Openreach.

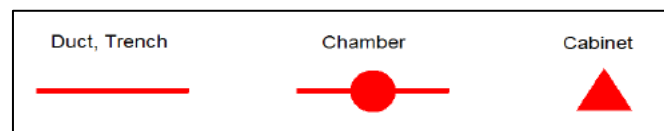
UCML recommend that BT Openreach is formally contacted in the early stages of the scheme in order for BT Openreach to provide a survey to determine the extent of any potential diversionary works. BT Openreach infrastructure records currently do not differentiate between copper cable and fibre optics, and as such the type of infrastructure within the ground cannot be determined by reviewing their statutory infrastructure records.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located on Berry Hill Road.

7.0 Virgin Media



Figure 7.1 – Existing Virgin Media Infrastructure



Disconnections: None anticipated.

Diversions: Virgin Media infrastructure records indicate apparatus routed within the eastern verge of the A4260/Oxford Road to the east of the proposed development site. It is assumed this apparatus will be unaffected.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located in the vicinity of the development site if required.

8.0 Vodafone

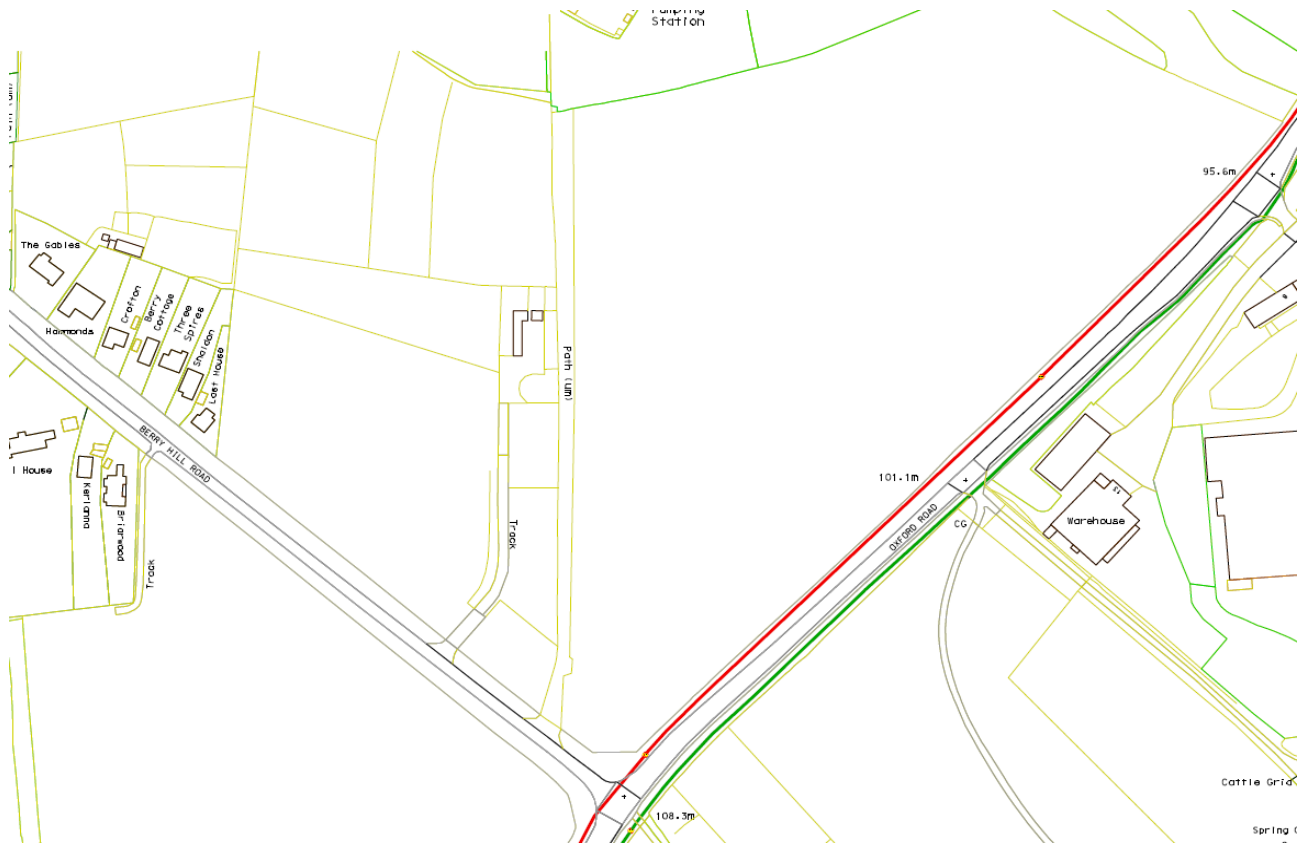


Figure 8.1 – Existing Vodafone Infrastructure

Vodafone Network Colour:	
	Ex-Cable&Wireless UK Network (now Vodafone)
	Planned & Approved Route
	Planned Route – Awaiting Approval
	Other Licensed Operator (OLO)
	Ex-Thus Network (now Vodafone)
	Ex-Energis Network (now Vodafone)
	OLO
Other:	
	Overhead Electricity Line (non Vodafone)
	Network Rail

Disconnections: None anticipated.

Diversions: Vodafone infrastructure records indicate Ex Cable & Wireless apparatus now under the ownership of Vodafone routed within the western verge of the A4260 Oxford Road and Ex Energis Network now under the ownership of Vodafone & routed within the eastern footpath. It is assumed the aforementioned apparatus will be unaffected by the proposed development.

9.0 Conclusions

Based on consultations, the utilities infrastructure within the vicinity of the site appears to be capable of supporting new mains and services to serve the proposed development of 52 dwellings.

The utility services can be connected via the proposed site access point off Berry Hill Road and routed through the new road layout to supply the proposed residential dwellings. All new cable and pipework routes will be carefully planned in order to avoid potential damage to existing trees. Given that there are existing electric, gas water, and telecoms services immediately adjoining site, they should have sufficient capacity to serve this development, the proposal should not place any undue stress on the delivery of these services to the wider community.

All information has been taken from the records of the statutory authorities. Utility providers Networks are constantly under review and subject to applications from other parties, the capacities and loads currently available may be subject to change.

Produced;

Ryan Elliman BEng (Hons) – Technical Engineer
Utilities Connections Management Ltd.

Checked by;

Joanne Blackburn BA (Hons) - Technical Engineer
Utilities Connections Management Ltd.

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No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore it should be noted there may be utilities present that are not shown on the records.

APPENDICES

Appendix 1 – Western Power Distribution, Infrastructure Plan

Appendix 2 – Scotia Gas Networks, Infrastructure Plan

Appendix 3 – Thames Water, Clean Infrastructure Plan

Appendix 4 – Thames Water, Foul Infrastructure Plan

Appendix 5 – BT Openreach, Infrastructure Plan

Appendix 6 – Virgin Media, Infrastructure Plan

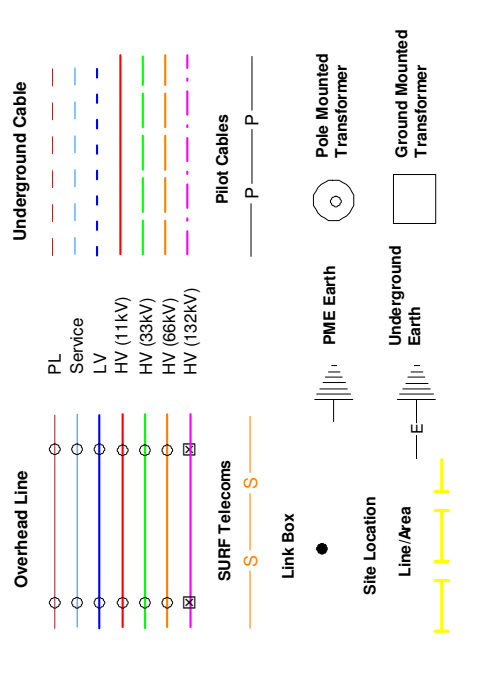
Appendix 7 – Vodafone, Infrastructure Plan

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General Enquiries: 0800 096 3080 All areas
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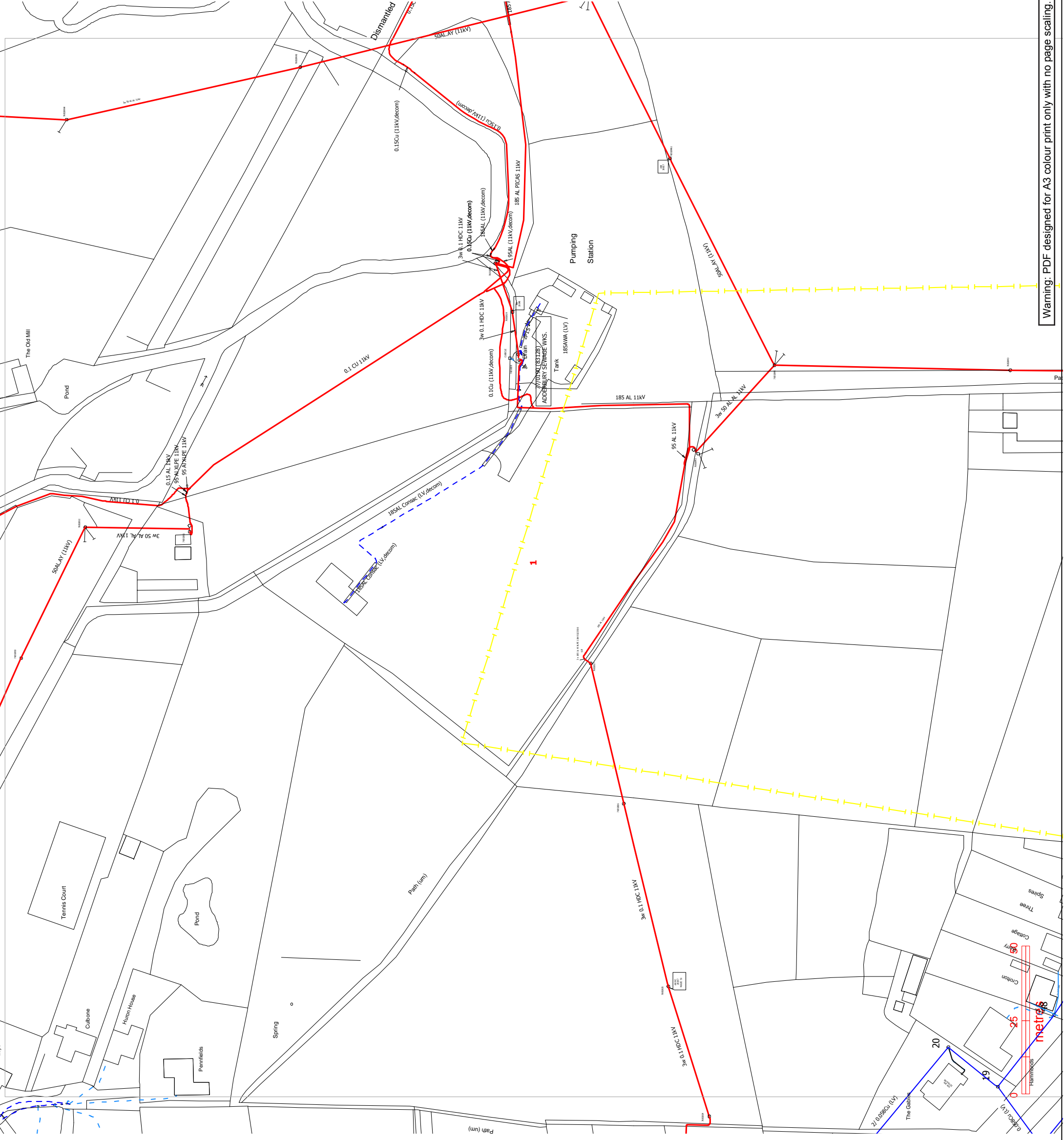
Date Requested: 19/06/2017
 Job Reference: 10651382
 Site Location: 446945 234853
 Requested by: Mr Ryan Elliman
 Your Scheme/Reference: H084
 Exact Scales:
 1:1250 Area or Circle dig site
 1:500 Line dig site

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 but will 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 Western Power 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



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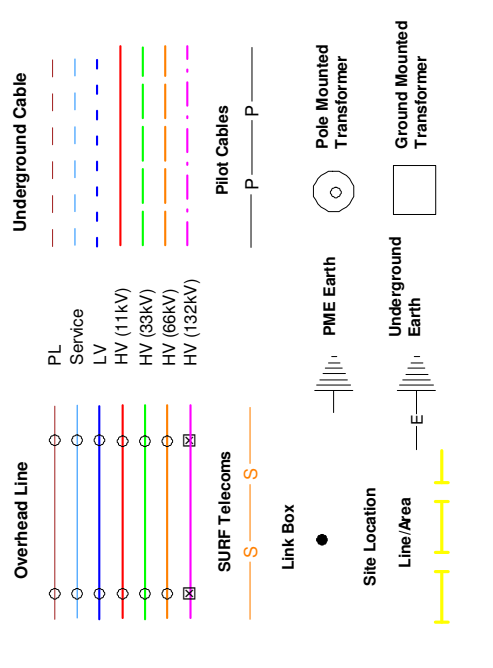
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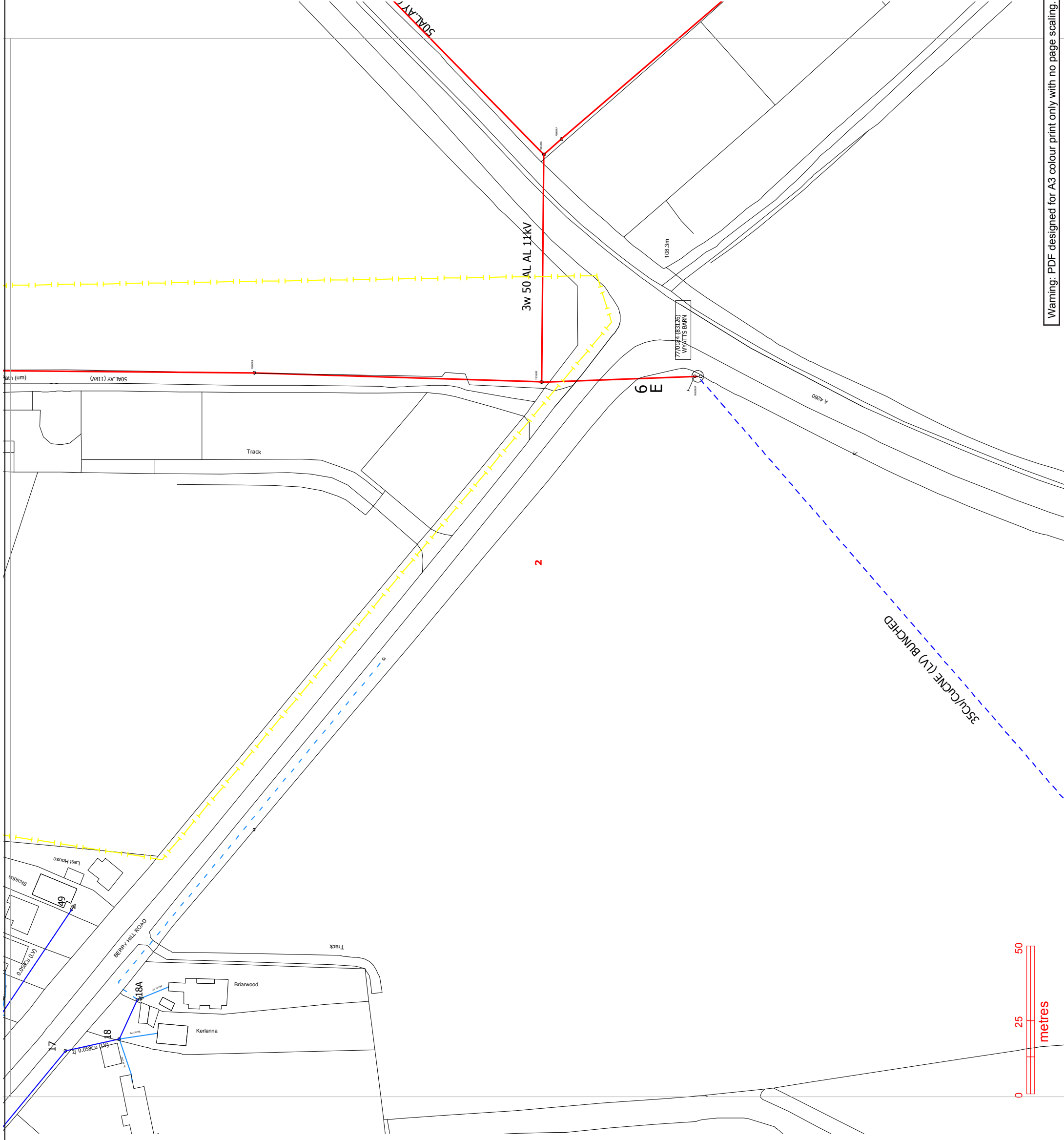
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This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 91201722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
History Data	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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


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 Medium Pressure Mains 
 Intermediate Pressure Mains 
 High Pressure Mains 
 History Data 
 LAs 

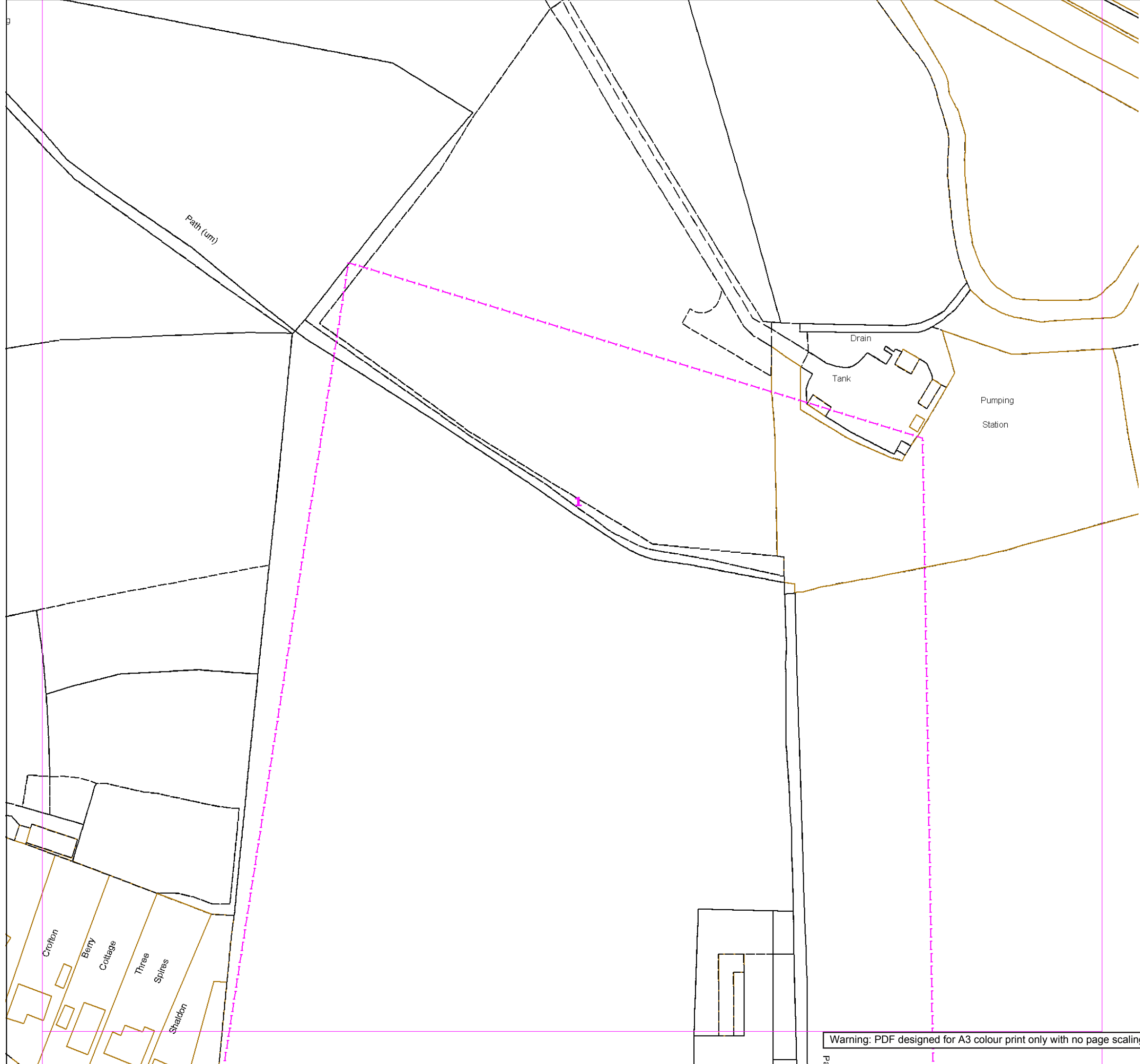
GTs  SSSIs 

Some Examples Of Plant Items

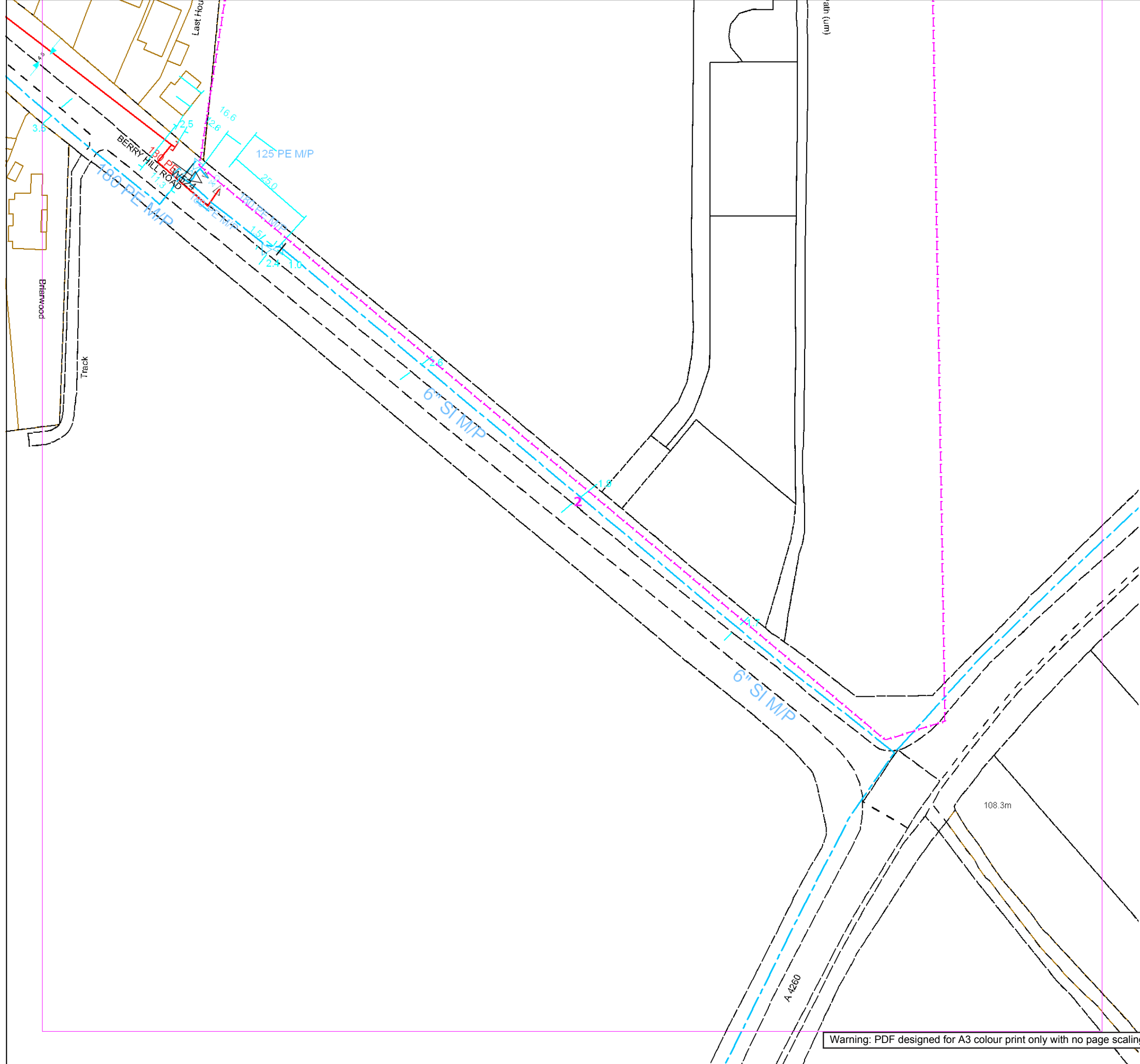
Valve  Syphon  Depth of Cover  Diameter Change  Material Change 



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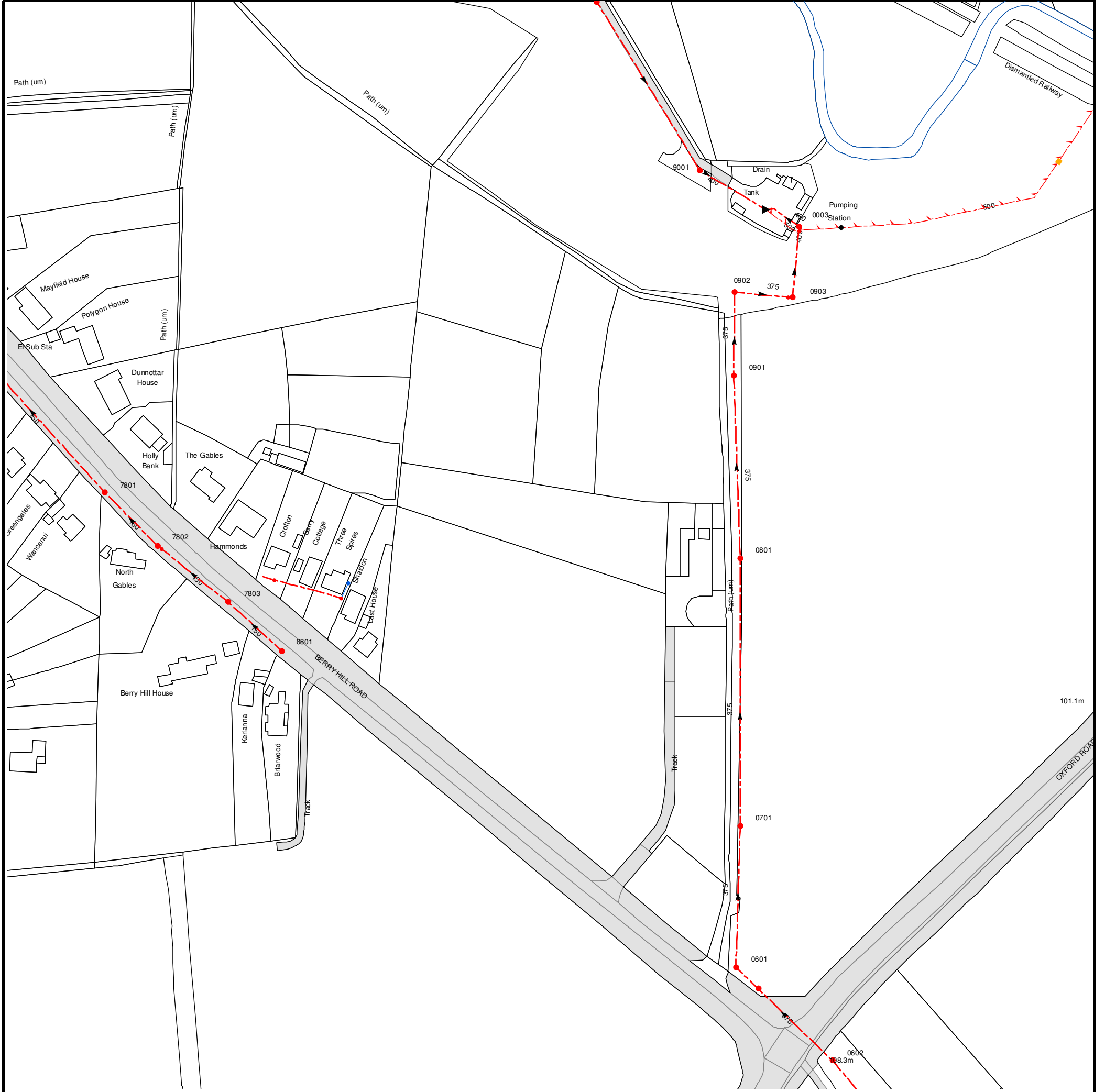
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Asset Location Search Water Map - ALS/ALS Standard/2017_3595803



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 446925, 234866.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
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Asset Location Search Sewer Map - ALS/ALS Standard/2017_3595803



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Maps by email Plant Information Reply



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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

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

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

openreach
a BT Group business

BT Ref : CDV09416T

Map Reference : (centre) SP4694334874

Easting/Northing : (centre) 446943,2348

Issued : 19/06/2017 09:41:09

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



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Date: 20/06/17

Scale: 1:4715

Map Centre: 446970,234856

Data updated: 07/05/17

Telecoms Plan A4

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 2017 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



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VM.179050



