



# UCML Utility Statement

H102

Oxford Road, Bodicote, Cherwell, OX15 4BN

Produced for:  
Hollins Strategic Land

Prepared by:  
Rhys Millington – Technical Coordinator  
Utilities Connections Management Limited  
Email: [rhys.millington@ucml.co.uk](mailto:rhys.millington@ucml.co.uk)

Mainetti House, Bedwell Road, Wrexham Industrial Estate, Wrexham LL13 0UT  
Tel: 01978 661800 Fax: 01978 664600 Web: [www.ucml.co.uk](http://www.ucml.co.uk)

UCML Utility Statement  
Oxford Road, Bodicote, Cherwell

Hollins Strategic Land

Issue/Revision	Comments	Date	Prepared by	Checked by
1	Final Issue	09/04/2018	Rhys Millington	Jonathan Davies

## UCML Utility Statement

### Benefits

UCML's Utility Statement provides a concise overview of the electricity, gas, clean water and telecommunications statutory infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase
- Risk highlighting prior to tender
- Early stage design development
- Planning statements

### Services

- Application for existing statutory infrastructure records
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works
- Provision of Desktop Study Report to include:
  - Budget figures for proposed disconnection, diversion and connections works
  - Identification of possible abnormal costs associated with existing and proposed infrastructure.
  - Highlight of abnormal legal requirements including wayleaves and easements

## Contents

1.0	Introduction .....	5
2.0	Electricity .....	7
3.0	Gas .....	9
4.0	Water .....	12
5.0	Openreach .....	17
6.0	Virgin Media .....	20
7.0	Conclusion .....	21
	APPENDICES .....	23

## 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 55no. dwellings. The site is located off Oxford Road, Cherwell. This study includes the land within the red line boundary.



Figure 1.1 – Existing Aerial Site Image

UCML has been commissioned to provide a utility statement defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this study 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 desktop statement has been produced 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 study and elsewhere is indicative only.



Figure 1.2 – Proposed Site Layout Plan

Verification of the details given on statutory records shall be undertaken by;

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



## 2.0 Electricity

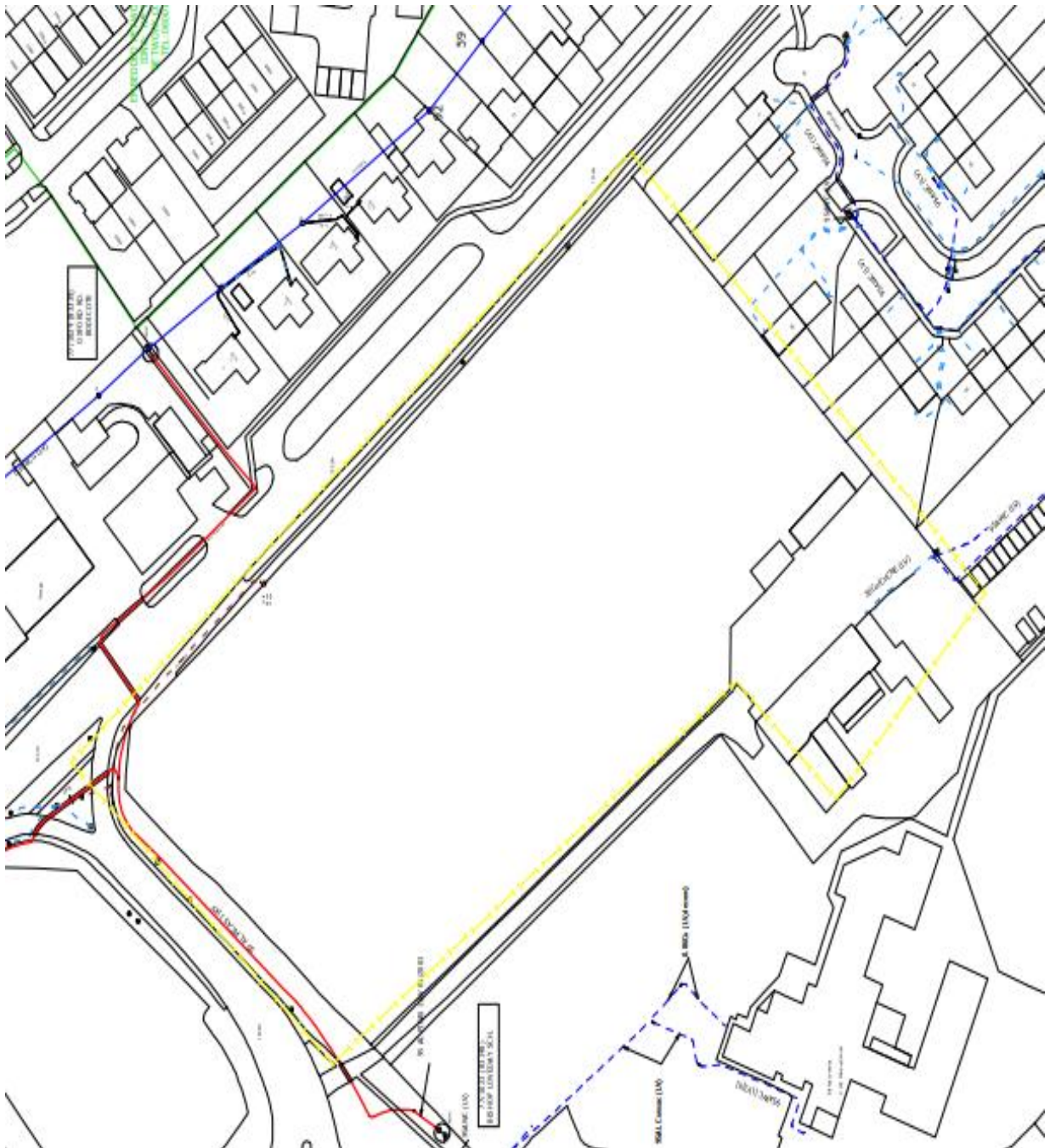
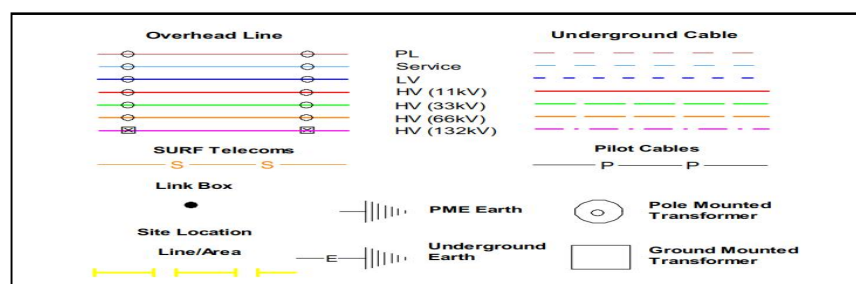


Figure 2.1 – Existing Electricity Infrastructure



Disconnections: Western Power Distribution infrastructure records indicate a section of Low Voltage service (highlighted in blue) encroaching into the development boundary which currently serves the on-site Farm Shop which will require disconnecting prior to the demolition of the aforementioned structure.

Diversions: Western Power Distribution infrastructure records indicate a section of 11kV High Voltage underground cable routed within the site side footpath of White Post Road emanating from the Transformer H Pole to the south of the development site. 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 above mentioned apparatus is at a depth of 450mm below finished ground level of the footpath and 750mm below finished ground level of the carriageway, diversionary works may be negated through discussions with Western Power Distribution. At the time of writing it is UCML's understanding that the new site entrance will be taken 35m North West of the existing entrance, therefore if the asset in question is not at sufficient cover level in order to accommodate the required Section 278 carriageway construction works, this section of cable will require lowering.

Connections: It is envisaged there may be sufficient capacity within the existing High Voltage network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at High Voltage and that each dwelling will be gas heated.



### 3.0 Gas

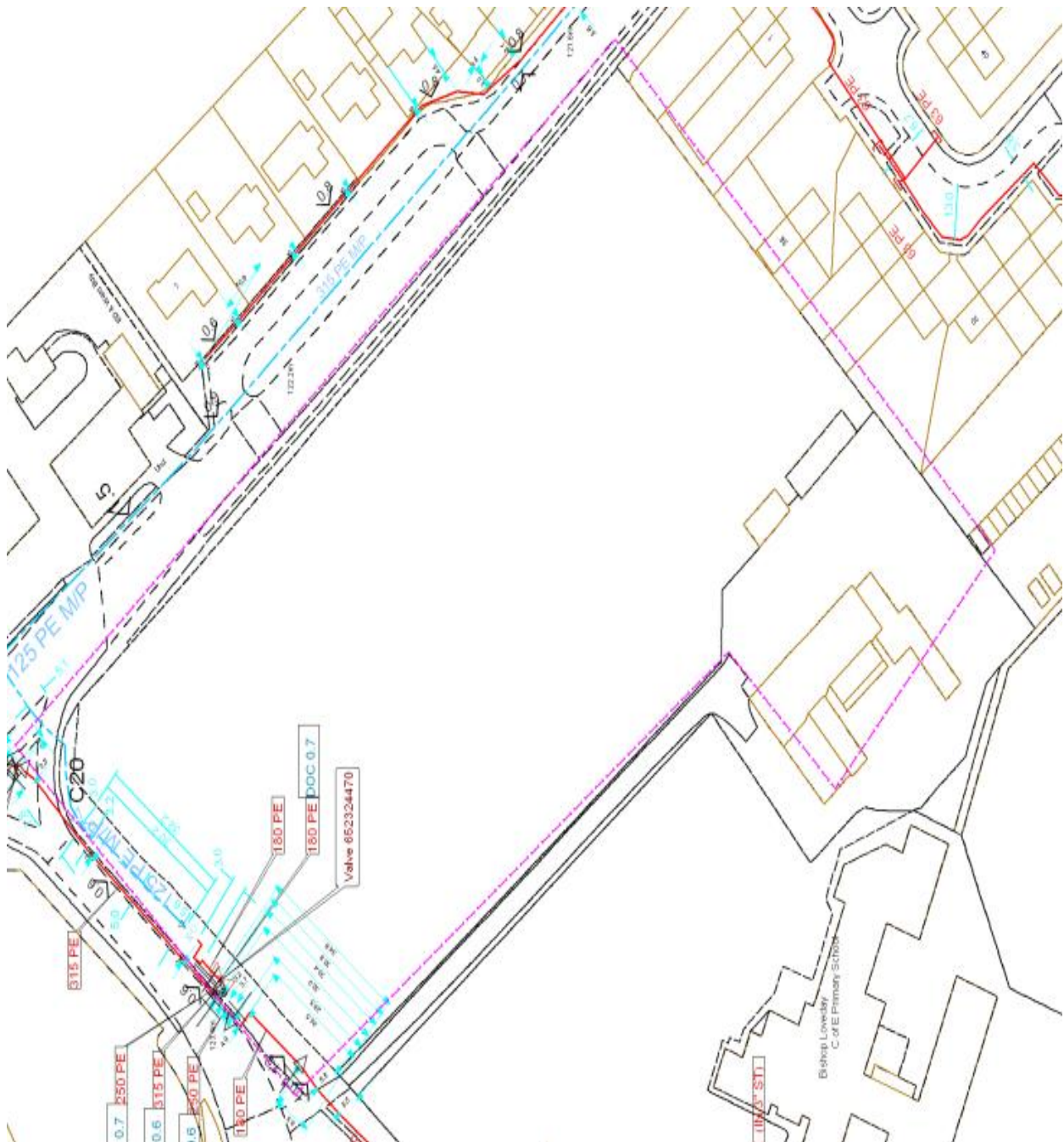
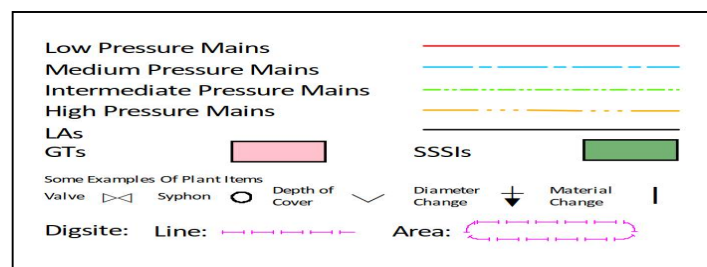


Figure 3.1 – Existing Gas Infrastructure



Disconnections: Southern Gas Networks infrastructure records do not indicate the presence of any gas mains or services within the proposed site boundary which currently supply the on-site structure. Whilst these infrastructure records do not detail the presence of individual services, a site survey would be recommended to confirm. For the purpose of this study UCML do anticipate disconnections being required.

Diversions: Southern Gas Networks infrastructure records indicate a section 125mm polyethylene Medium Pressure main and a section of 315mm polyethylene Low Pressure main routed within the northern section of the site side footpath of White Post Lane. Additionally, Southern Gas Networks infrastructure records also indicate a section of 140mm polyethylene Low Pressure main slip lined within a 6" cast iron main routed within the southern site side footpath of White Post Lane which forms into a 180mm Low Pressure main as it approaches the Gas Governor located on White Post Lane. Dependent upon the extent of the proposed Section 278 carriageway construction works, 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. At the time of writing this it has been confirmed to UCML the proposed site entrance shall be formed within the southern section of the site side footpath of White Post Lane. Should it be confirmed that the 180mm polyethylene Low Pressure main in question is at a depth of 750mm below the finished ground level, diversionary works may be negated through discussions with Southern Gas Networks. When excavating in the immediate vicinity of this Low Pressure mains the HSG47 guide should be complied with at all times. If the apparatus is proved shallow lowering works will be required.

As mentioned above currently there is a Gas Governor located within the site side verge of White Post Lane, see figure 3.2 overleaf. This piece of apparatus will likely have an easement agreement in place on the parcel of land on which it is situated. It is advised the new site entrance is positioned to avoid this apparatus.



Figure 3.2 – Location of Gas Governor

Connections: It is envisaged there may be sufficient capacity in the existing Low Pressure network to provide supply to the 55no proposed dwellings. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at Low Pressure.



## 4.0 Water

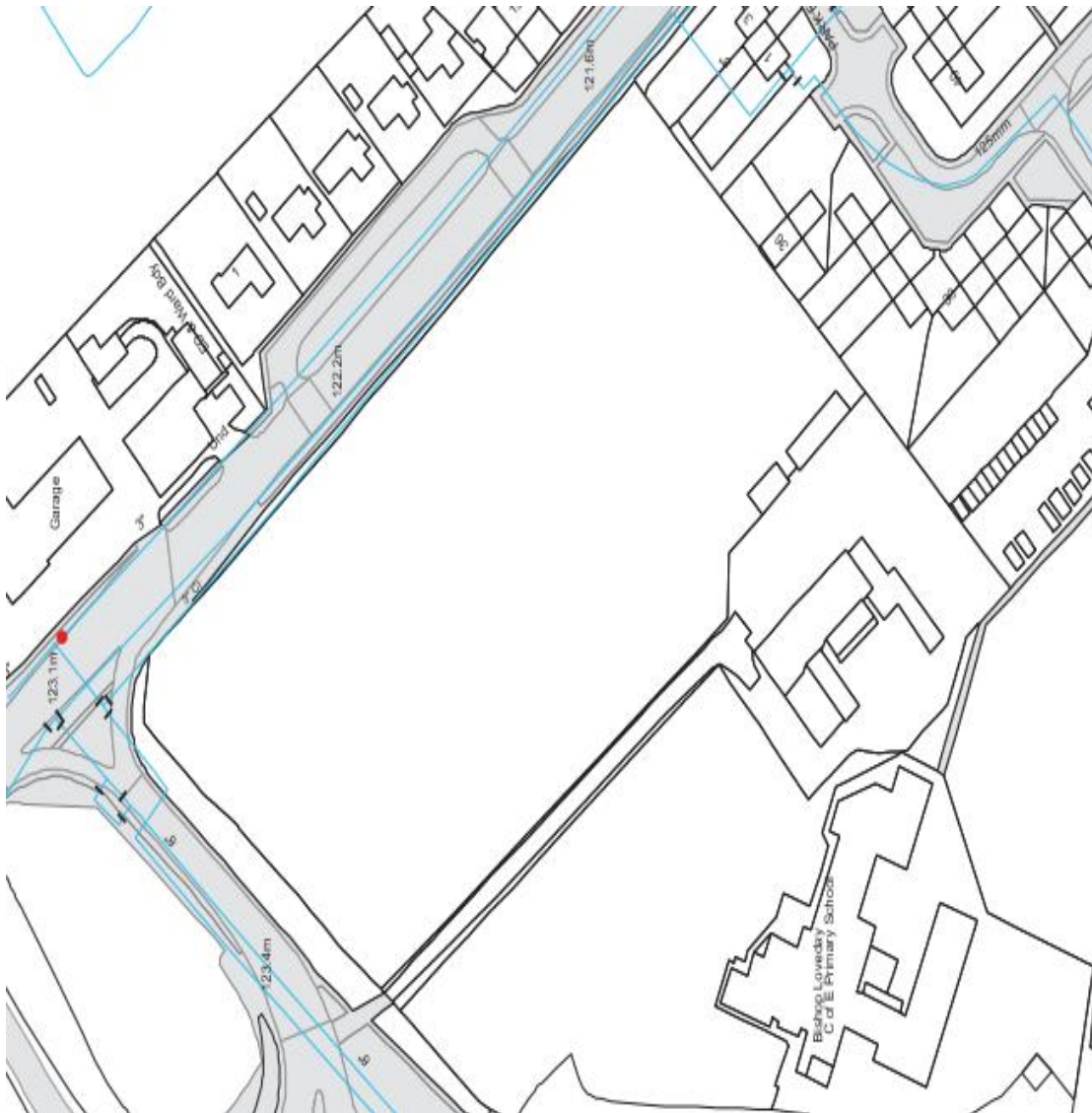
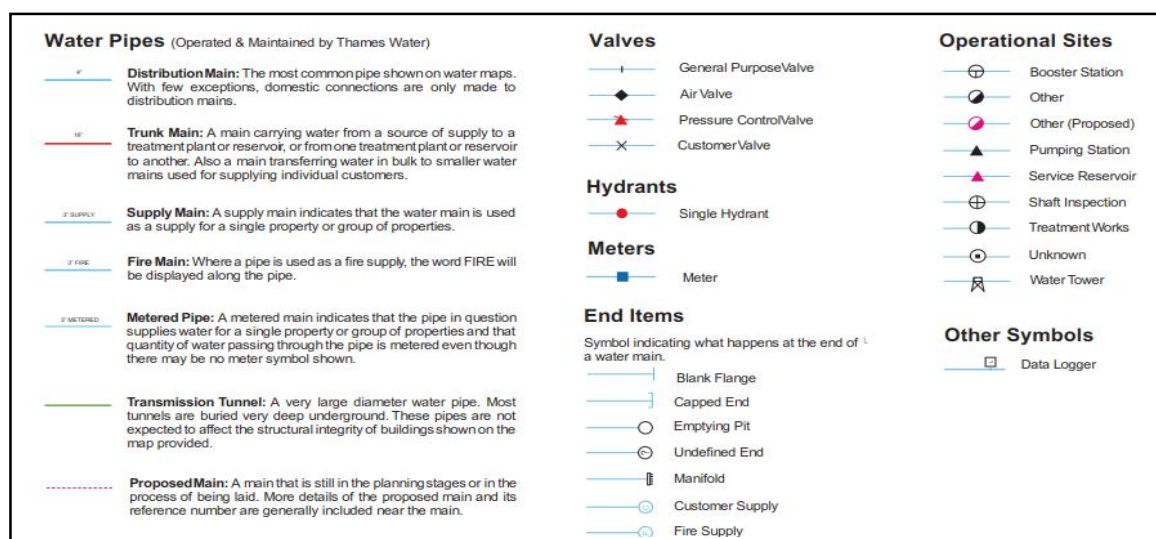


Figure 4.1 – Existing Water Infrastructure



Disconnections: Thames Water infrastructure records do not indicate the presence of any water main infrastructure within the proposed site boundary. Whilst the water company's plans do not currently specify the location of individual services, it is reasonable to assume that the site potentially has a water supply. Disconnection of water service apparatus of domestic diameter (up to 32 mm) are typically undertaken at nil charge to the developer, however disconnections of service apparatus of greater diameter may be chargeable. It therefore may be prudent to undertake a site survey with Thames Water present to determine the exact positioning and size of all water service apparatus on site. UCML recommends that Thames Water are engaged at the earliest opportunity to confirm.

Diversions: Thames Water infrastructure records do not indicate any infrastructure in the vicinity of the proposed site entrance therefore no diversions are currently anticipated. There are two Low Pressure distribution mains routed within the adjacent site side footpath and the carriageway of White Post Lane. The distribution main within the adjacent footpath crosses the carriageway to within the northern section of the site side footpath however does not interfere with the proposed site entrance location.

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. From April 1<sup>st</sup> 2018, the methodology for developer services charges has changed and these changes are applicable to all water companies who are based wholly or mainly in England. The changes made are based on four guidance principles developed by Ofwat, which state that developer services charging must be fair and affordable, promote environmental protection, be stable and predictable and be both transparent and customer focused. Each water company must develop a connections charging framework which follows these principles.

As part of the changes to charging methodology, the way in which off-site reinforcement costs are funded have been significantly altered. After April 1<sup>st</sup> 2018, the cost of off-site reinforcement works will no longer be funded through the mains requisition process. Any required reinforcement works to provide capacity for development works will be funded through infrastructure charges. The cost of infrastructure charges has changed changing, and are based on the estimated costs of all off-site

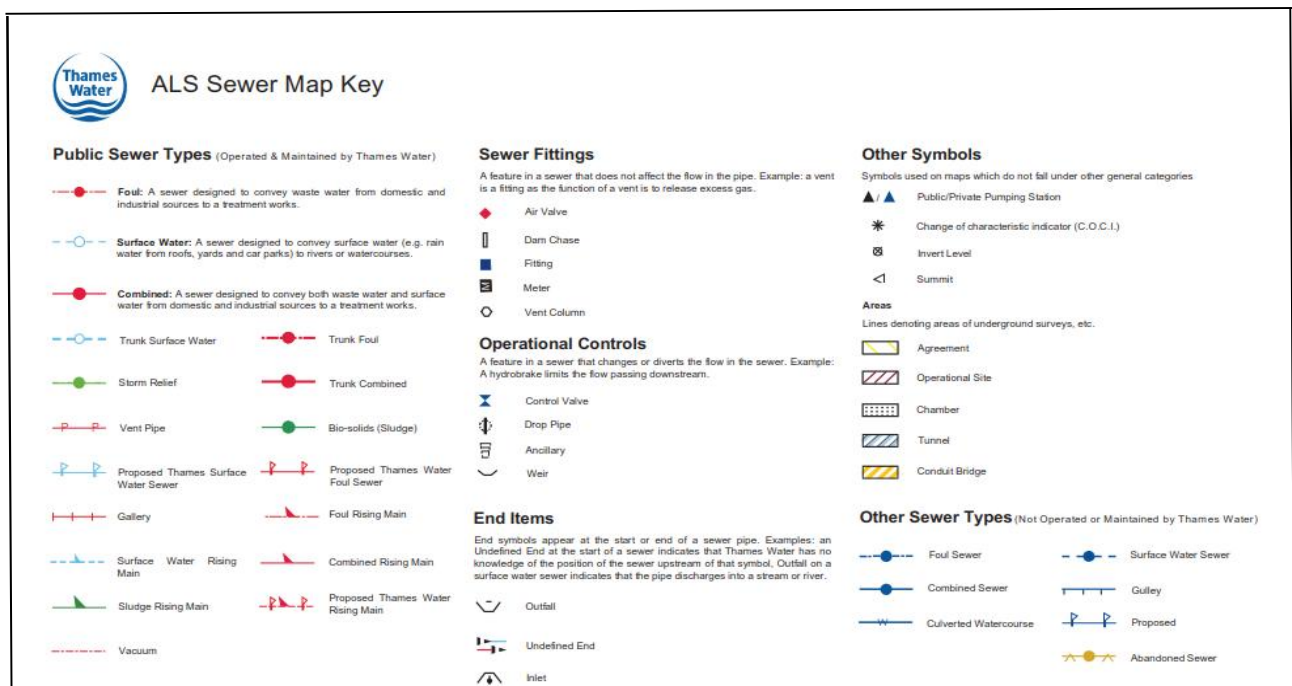


reinforcement required to facilitate development works over a rolling 5 year period based on the number of new connections expected.

Each water company will have a differing infrastructure charge based on their network, and the cost of the infrastructure charges for clean and waste water are likely to differ. UCML recommends Thames Water are consulted at the earliest opportunity to identify what these costs shall be within their region.



Figure 4.2 - Existing Thames Water Foul Water Infrastructure



Thames Water foul infrastructure records indicate the presence of a 150mm foul sewer routed within the adjacent site side footpath of Oxford Road and White Post Lane. It is assumed these apparatus may be unaffected by the proposed development works.

## 5.0 Openreach

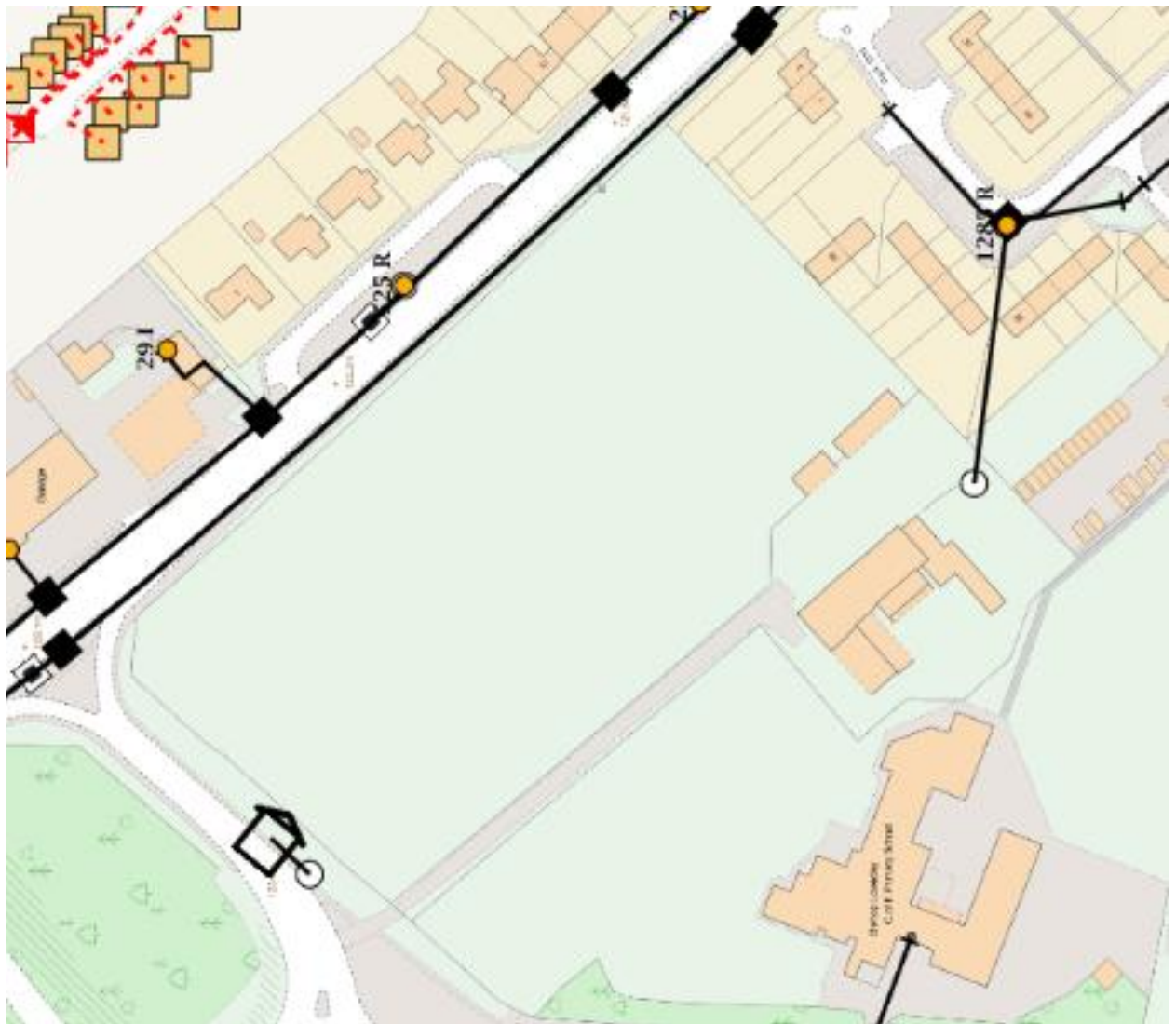























Figure 5.1 – Existing Openreach Infrastructure

KEY TO BT SYMBOLS	
DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	



Disconnections: Openreach infrastructure records indicate a section of overhead apparatus along with an associated distribution pole that appears to be located within the boundary of the site, currently providing supply to the Farm Shop. These pieces of apparatus will need to be disconnected and cleared off site before demolition works commence.

Diversions: Openreach infrastructure records indicate a section of overhead apparatus along with an associated distribution pole that appears to be located in close proximity to the proposed site entrance (see figure 5.2). UCML suggests if the overhead apparatus is established to be directly in line with the required Section 278 carriageway construction works to allow for the proposed site entrance, this piece of apparatus may require diverting.



Figure 5.2 – Existing overhead Openreach apparatus

Openreach infrastructure records indicate a cabinet is located within the site side verge of White Post Road, as figure 5.1 indicates. This piece of apparatus cannot be identified by the Google Mapping Tool but a reasonable assumption can be made that it is currently in situ. This piece of apparatus appears to be located within close proximity to the proposed site entrance therefore diversion works



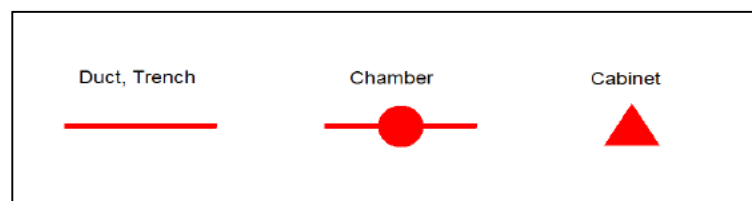
will be necessary if the site entrance is to remain as planned. UCML recommend that Openreach is formally contacted in the early stages of the scheme in order for Openreach to conduct a survey to determine the extent of any potential diversionary works. Openreach infrastructure records currently do not 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 Oxford Road. As the development consists of over 30 dwellings, it is likely that Openreach will provide a Fibre to the Premise (FTTP) connection option.

## 6.0 Virgin Media



Figure 6.1 – Existing Virgin Media Infrastructure



Disconnections / Diversions: Virgin Media infrastructure records do not indicate any apparatus within the immediate vicinity of the proposed development area therefore no disconnections or diversions are currently anticipated.

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

## 7.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 55no. residential dwellings. There are existing electricity, gas, water and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period of time, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

It is recommended that formal applications are made to the relevant statutory network operators to identify the extent and costs associated with any required network reinforcement works.

This utility study covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure.

Produced;  
Rhys Millington – Technical Coordinator  
Utilities Connections Management Ltd.

Checked by;  
Jonathan Davies – 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 – Southern Gas Networks, Infrastructure Plan

Appendix 3 – Thames Water Utilities, Infrastructure Plan

Appendix 4 – Openreach, Infrastructure Plan

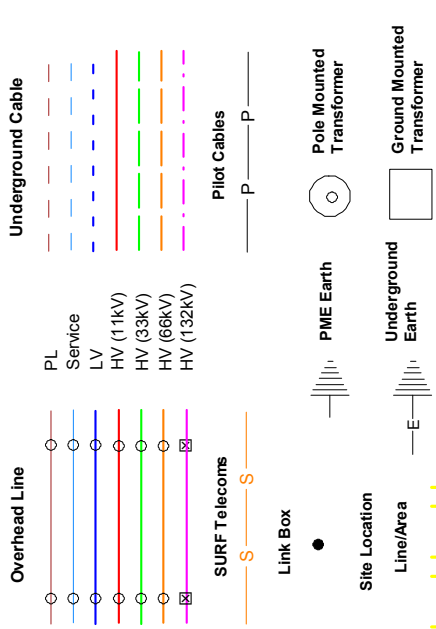
Appendix 5 – Virgin Media, Infrastructure Plan



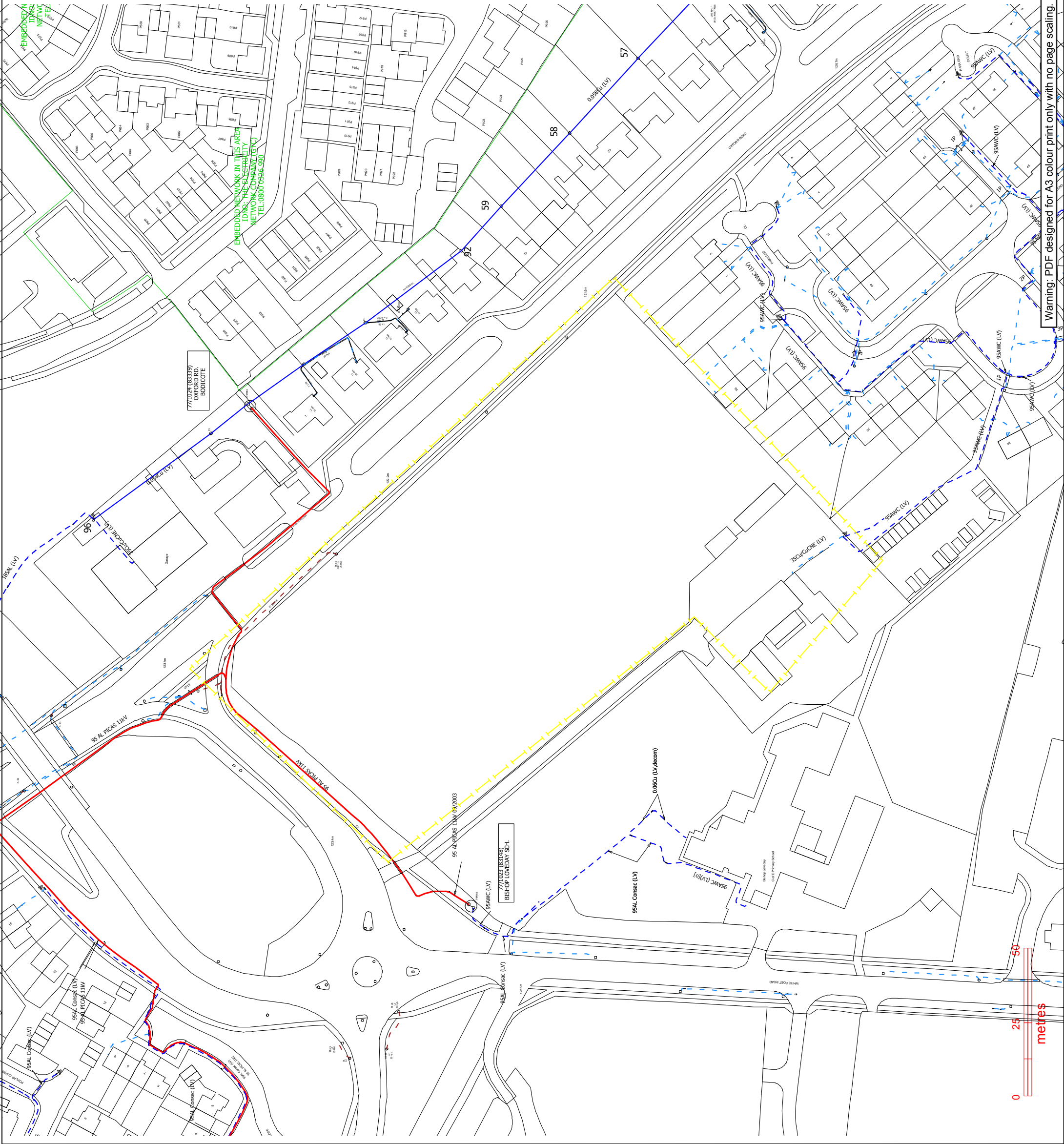
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 6783 105**

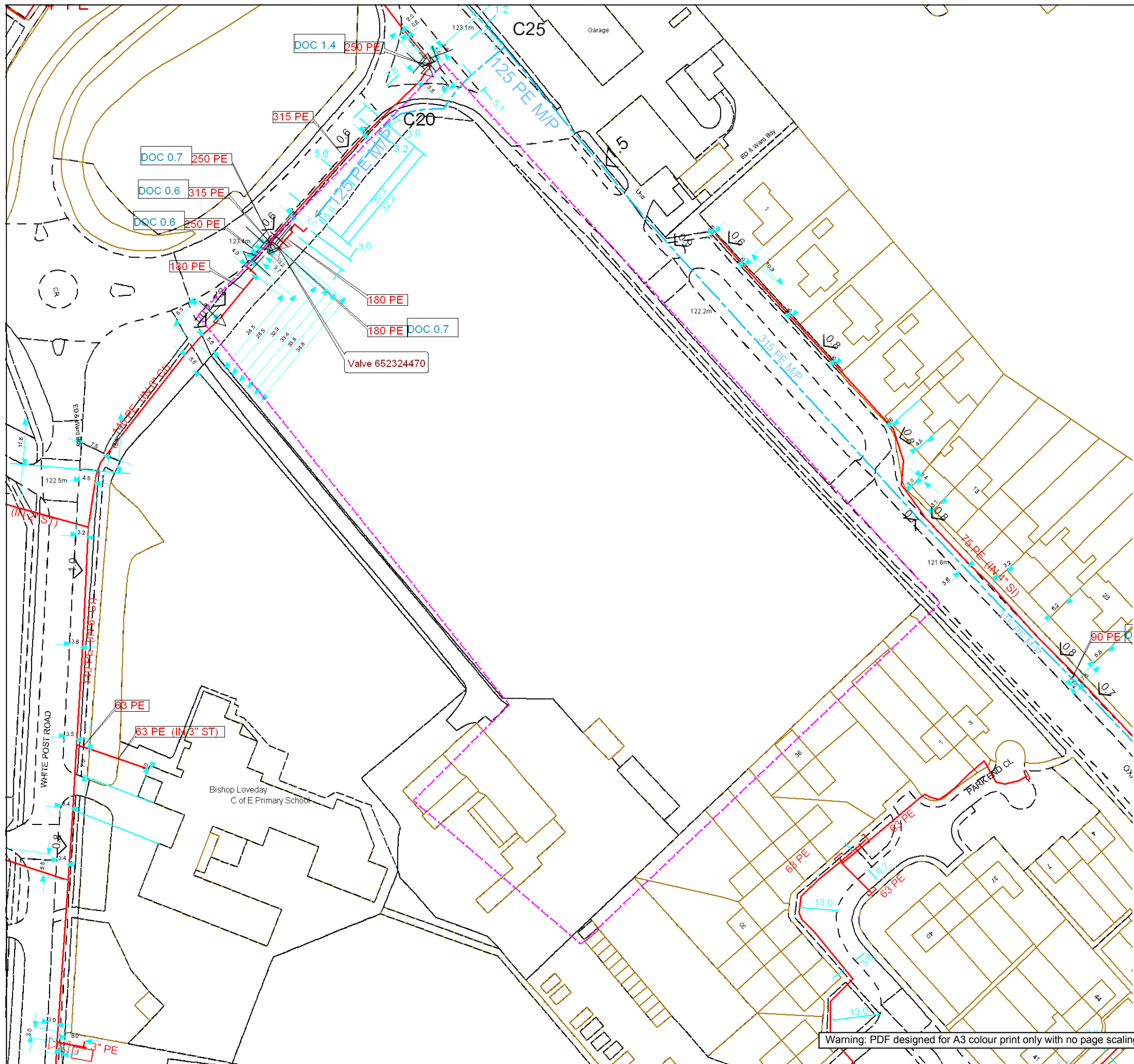
1:1250 Area of Circle dig site

- 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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**Contact Us**  
**Mapping Enquiries:**  
All areas

**General Enquiries:**  
All areas

Date Requested: 20/03/2018  
Job Reference: 12458448  
Site Location: 446179 238363  
Requested by:  
Mr Daniel Lloyd-Jones  
Your Scheme/Reference:  
Oxford Road  
Exact Scales:  
1:1000 Area or Circle dig site  
1:1000 Line dig site

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 912 1722 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.

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 111 999**

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite: Line:

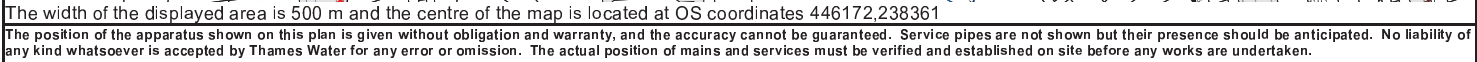
Area:

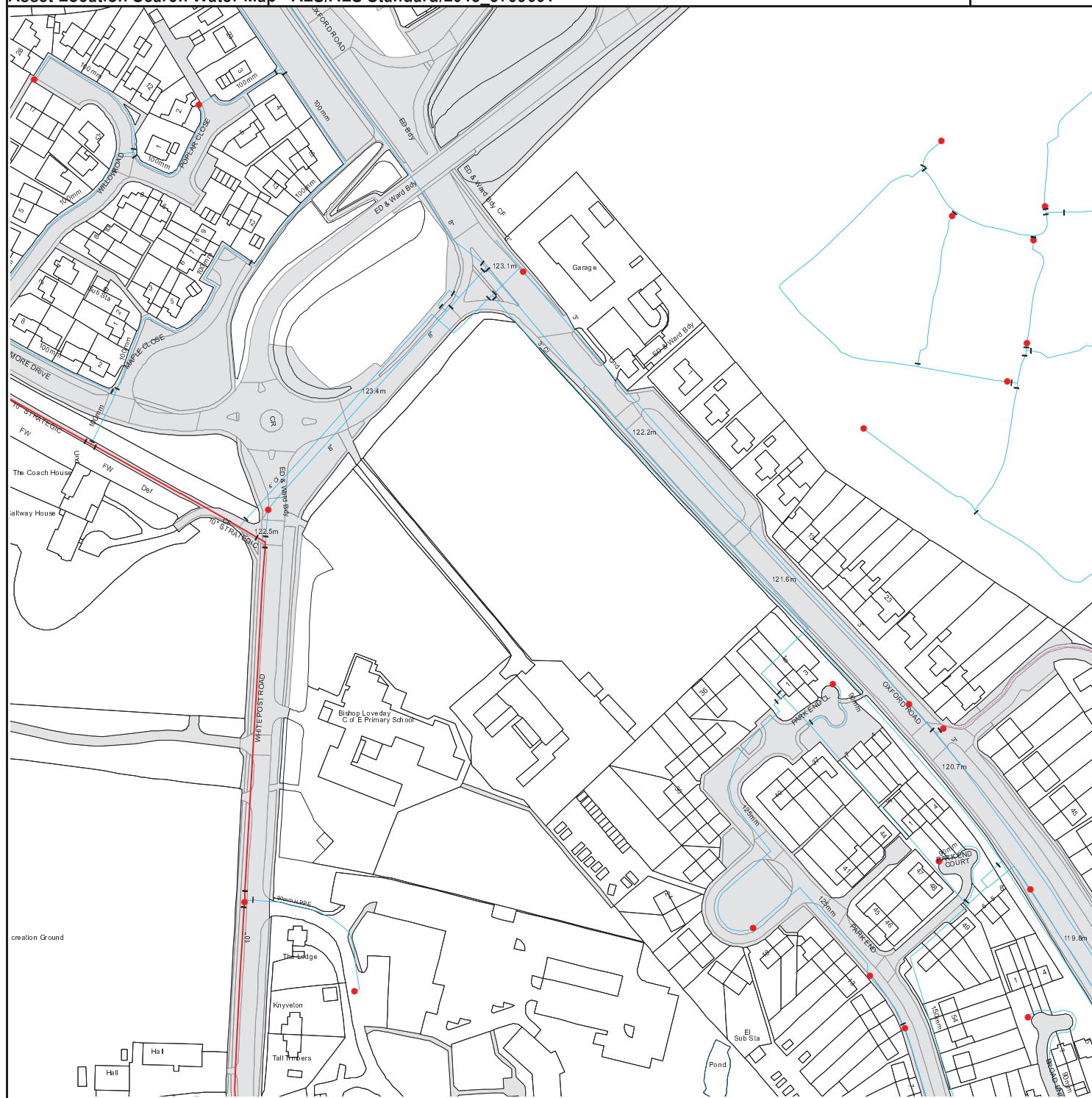


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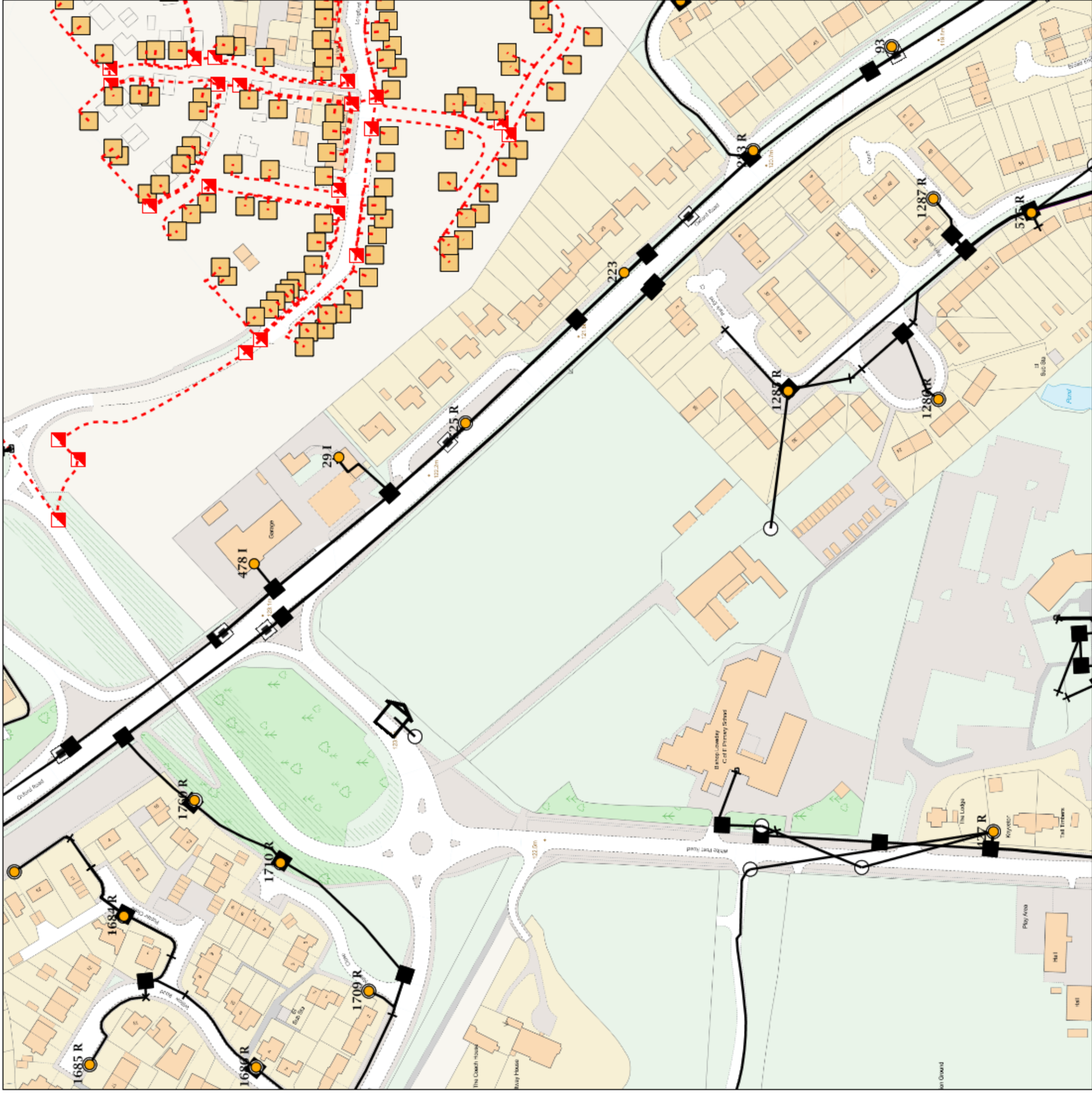
The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 446172, 238361.

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.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only.  
No guarantee is given of its accuracy.

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 [cbvd@openreach.co.uk](mailto:cbvd@openreach.co.uk)





ADVANCE NOTICE REQUIRED

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

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## KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

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

BT Ref: WBU08488Y

Map Reference : (centre) SP4617938363

Easting/Northing : (centre) 446179,238363

Issued: 20/03/2018 08:48:27

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT**

THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)





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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 2018 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



stephy.jaison@virginmedia.co.uk

VM.1101540

