



## **Utilities Appraisal**

**Project:** Land South of Green Lane,  
Chesterton,  
Oxfordshire,  
OX26 1DF.

**Client:** Wates Developments Ltd.

**Reference:** C86354-JNP-XX-XX-RP-C-1003

**Date:** April 2022

## DOCUMENT CONTROL SHEET

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FOR AND ON BEHALF OF JNP GROUP

Date: August 2022

### Document Issue Record

Rev	Date	Description	Prepared	Checked	Approved
P01	27/04/22	First Issue	ACT	SMR	SLL
P02	31/08/22	Development proposals amended and further electricity and sewerage correspondence added	AS	MAH	MAH

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## 1 INTRODUCTION

### 1.1 Terms of Reference

1.1.1 JNP Group has been commissioned by Wates Developments to undertake a Utilities Appraisal for the proposed development of the site known as “Land South of Green Lane, Chesterton” (closest postcode OX26 1DF).

1.1.2 The site is bounded by Green Lane to the north, a residential development and Vespasian Way to the east and agricultural land to the south and the west (**Appendix A**). It is made up of two undeveloped parcels: the western parcel and the eastern parcel.

1.1.3 This report is based on information available from various utility suppliers. Asset location plans are deemed to be accurate at the date of issue. Asset location plans should be requested from the statutory undertakers at regular intervals to confirm any changes to existing and/or new infrastructure that may have been put in place. Suppliers state that the information shown on asset plans is given without warranty and its accuracy therefore cannot be guaranteed.

1.1.4 Due to the indicative nature of this information, a full ground penetrating radar survey should be undertaken across the site to locate any existing services. This should be carried out prior to any construction work commencing on site. Safe digging practices, in accordance with *HSG47*, must be used to verify and establish the actual location of all cables, pipes and any other utility apparatus before any mechanical excavation begins.

1.1.5 This report aims to establish:

- The location of existing cables, pipes and any other utility apparatus within the development site and its vicinity.
- Capacity checks (where attainable) to supply gas, electricity, potable water, and foul drainage to the envisaged development.
- Budget estimates and indicative timelines associated with the supply of gas, electricity, potable water, foul drainage, and telecommunications to the envisaged development, including the on and off-site connection, network reinforcement and diversion works required.

### 1.2 Site Description

1.2.1 The envisaged development (**Appendix B**) comprises 147 dwellings and associated infrastructure – i.e., roads, footways, public open spaces, and sustainable drainage systems (SuDS). Access to the site is to be provided from Green Lane to the north.

1.2.2 The approximate coordinates (OS) for the centre of the site are as follows:

- Easting: 455743
- Northing: 221000

### **1.3 General**

1.3.1 Enquiries have been made to the following statutory undertakers that maintain services within the vicinity of the site:

- Southern Gas Networks Plc. (Gas);
- Scottish and Southern Electricity Networks (Electricity);
- Thames Water (Water Supply and Foul Water Drainage);
- British Telecommunications plc (Telecommunications).

## 2 GAS

### 2.1 Asset Maps

- 2.1.1 Southern Gas Networks Plc. (SGN) is the gas supplier for the local area. Asset location plans (**Appendix C**) indicate that no SGN infrastructure passes through the site.
- 2.1.2 Asset location plans indicate that there is no SGN infrastructure in the vicinity of the development site.

### 2.2 Network Reinforcement (Capacity)

- 2.2.1 SGN confirmed that reinforcement of the existing network will be required to accommodate the development (**Appendix C**). SGN provided an estimated lead time of 195 days for the reinforcement works. SGN will provide a firm quote when a full design study is carried out. This is a paid service and SGN has stated *“We’ll be able to tell you how much the study will be once you ask us for a firm quote.”*

### 2.3 Connection Works (On and Off-Site)

- 2.3.1 SGN provided a budget estimate of **£296,800** for 150 new connections at the development site. The budget estimate is based upon a presumed hourly load of 9,600 kW and an annual quantity of 3,296,000 kWh, and does not represent an offer to carry out the work. A detailed quote supported by a full design study can be provided upon receipt of a formal application (paid service). SGN will provide the cost of this once instructed.
- 2.3.2 The budget estimate is to install appropriately sized gas infrastructure to suitable locations. SGN is to carry out all the necessary excavation and reinstatement work in public land and the developer is to carry out all the necessary excavation and reinstatement works within the site boundary. The provision of meters and associated installations is not included within the budget estimate.
- 2.3.3 Since the budget estimate was obtained, the development proposals have been refined and now only 147 units are proposed. The small reduction in the number of units could result in a reduction in the budget estimate. This should be confirmed with SGN if gas connections are proposed.

### 2.4 Diversion Works

- 2.4.1 No diversion works are anticipated to be required according to asset maps, as there is currently no SGN infrastructure located on the development site. The connection works budget indication does not include any diversionary works that may be found to be required due to the offsite connection works.

### 3 ELECTRICITY

#### 3.1 Asset Maps

3.1.1 Scottish and Southern Electricity Networks (SSE) is the electricity supplier for the local area. Asset location plans (**Appendix D**) indicate that an 11kV (high voltage, HV) overhead cable (OHC) runs approximately north-south parallel to the eastern boundary of the eastern parcel. No low voltage (LV) infrastructure passes through the site. The topographic survey of the site also shows the approximately 250 m of HV OHC passing through the eastern parcel.

3.1.2 Asset location plans also indicate that the following SSE infrastructure is located close to the site:

- LV overhead cables along Vespasian Way, alongside the north eastern site boundary.
- Service cable going to each dwelling on Vespasian Way.

#### 3.2 Network Reinforcement (Capacity)

3.2.1 SSE have carried out a preliminary assessment of the works required to make a connection to the distribution network in the area. They have not carried out any detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. The budget estimate provided (see Section 3.3 below) does not confirm that there is available capacity on the network to meet the required demand.

3.2.2 For confirmation of network capacity, a formal application and feasibility study is required. The cost of this is provided by SSE once an application is made.

3.2.3 The developer may be required to pay an apportioned part of any network investment that is found to be required.

#### 3.3 Connection Works (On and Off-Site)

3.3.1 SSE provided a budget estimate of **£582,868** (excl. VAT) for 151 (150 dwellings and 1 community centre) new supplies. This cost covers the installation of equipment within the site boundary only.

3.3.2 The budget estimate given by SSE includes the proposed works and assumes: *“2x HV pole terminations off existing network. Dismantle existing HV pole and install new HV terminal pole. Reterminate HV span onto pole, Dismantle existing HV span. HV shutdown required with delivery of HV shutdown cards. Padlocks required for substations. Lay HV main cable and to be looped in and out of 3x new substations to be installed on site with lay and blind and HV straight joints. 3x 800KVA substations to be installed with all associated equipment. Lay LV mains cables with all associated equipment around site with x151 single phase services to be installed for new dwellings and community centre.”*

3.3.3 The budget enquiry was made on an assumption of electrical power consumption of 5.5 kW (kilowatts) per house, from the Building Services Research and Information Association for a 3 or 4 bedroom house with gas central heating. It is noted that the Future Home Standards will not allow new builds to be fitted with gas central heating from 2025. If the development

is proposed to feature an alternative central heating system (e.g air source heat pumps), the budget estimate will require updating.

- 3.3.4 It is assumed that each dwelling will be provided with one 7.5 kW electric vehicle (EV) charger.
- 3.3.5 A power factor of 0.9 has been applied, so the total “apparent power” required for the proposed development (150 dwellings, community centre and 150 EV chargers) is 2.2 MVA (Megavolt-amperes).
- 3.3.6 SSE state that their budget estimate has been calculated based on a high level assessment and cannot be guaranteed. The estimate includes for any reinforcements assumed to be required on the wider network that may be triggered by this connection. As noted in Section 3.2, however, it does not confirm that capacity is available.
- 3.3.7 The estimate does not include any assessment for temporary diversion or traffic management requirements. Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed in a formal connection offer.
- 3.3.8 The estimate is based on the developer carrying out all on site excavation and reinstatement works and providing all internal containments for cables.
- 3.3.9 The budget includes an estimate of a cost for the diversion of the existing HV OHC in the eastern parcel. Refer to Section 3.4.
- 3.3.10 Any formal connection offer will be made under SSE’s current Connection Charging Methodology Statement, and there may also be charges applied for the use of the distribution network as set out in SSE’s Use of System Charging Statements.
- 3.3.11 Since the budget estimate was obtained, the development proposals have been refined and now only 147 units are proposed, with no community centre. The small reduction in the number of units could result in a reduction in the budget estimate, but this should be confirmed with SSE. .

#### **3.4 Diversion Works**

- 3.4.1 Since the budget estimate was obtained, the development proposals have been amended and the diversion of the HV OHC in the eastern parcel is no longer required. A new enquiry with SSE will be made.
- 3.4.2 The eastern parcel will feature two sports pitches.
- 3.4.3 SSE confirmed by email that there must be 10 m between the HV OHCs and the sports pitches, and that no barriers or landscaping is required between the pitch and the HV OHCs. The sports pitches have been positioned to comply with this requirement.
- 3.4.4 The eastern parcel also features a footpath along its eastern boundary. This crosses beneath the HV OHCs twice to link to the rest of the parcel. SSE confirmed by email that this was acceptable, as long as a minimum vertical clearance of 5.2m is adhered to.
- 3.4.5 There must be at least 1m clearance from the OHC poles to any road. The proposed layout complies with this requirement.



## **4 WATER SUPPLY**

### **4.1 Asset Maps**

4.1.1 Thames Water (TW) is the potable water supplier for the local area. Asset location plans (**Appendix E**) indicate that no TW water supply infrastructure passes through the site.

4.1.2 Asset location plans indicate that the following TW water supply infrastructure is located close to the site:

- A Distribution main in Green Lane and Vespasian Way.

### **4.2 Network Reinforcement (Capacity)**

4.2.1 Once planning permission is granted by the Local Planning Authority, TW has an obligation to supply potable water to the development and take the necessary steps to ensure that there is sufficient capacity in its network.

### **4.3 Connection Works (On and Off-Site)**

4.3.1 The cost of new connections is covered by TW's Infrastructure Charge of £445 per property (£65,415 for 147 units) as stated in their "Charging arrangements for new connection services (February 2022)".

### **4.4 Diversion Works**

4.4.1 No diversion works are anticipated to be required according to asset maps, as there is currently no TW water supply infrastructure located on the development site.

## **5 SEWERAGE**

### **5.1 Asset Maps**

5.1.1 Thames Water (TW) is the sewerage undertaker for the local area. Asset location plans (**Appendix E**) indicate that a foul rising main runs west-east parallel to the northern boundary of the eastern parcel.

5.1.2 Asset location plans indicate that the following TW infrastructure is located close to the site:

- A foul rising main along the north eastern end of Green Lane and in Vespasian Way;
- A surface water rising main in Vespasian Way, which appears to discharge into the ditch that forms the western parcel's eastern boundary.
- Gravity foul and surface water sewers in Vespasian Way.

5.1.3 TW have stated that there must be clearance of between 3 – 6.5 m from the existing sewer to new buildings, depending on size and depth of the sewer. The proposed layout complies with this requirement.

### **5.2 Network Reinforcement (Capacity)**

5.2.1 TW have confirmed that they currently have sufficient sewerage capacity in the adjacent foul water sewer network to serve the development.

5.2.2 The cost of supply is covered by TW's Infrastructure Charge of £320 per property (£47,040 for 147 units) as stated in their "Charging arrangements for new connection services (February 2022)".

5.2.3 Environmental discounts can be offered to developments that meet the criteria. There are three different tiers.

- Tier 1 is described as "basic water efficiency performance", where the development has been designed to achieve the "Optimal Requirement" of 110 litres/person/day and the discount is of £200 per property.
- Tier 2 is "rainwater harvesting and greywater recycling/reuse" and a discount of £1,000 is offered per property.
- Tier 3 includes a £1,800 discount per property and is described as "water neutrality". A water neutral development does not add additional water demand pressure to its water resource zone supply needs.

### **5.3 Connection Works (Off-site)**

5.3.1 TW has confirmed that proposed foul flows from the development can be pumped at a rate of 6.9 L/s to the nearest existing manhole (SP5521811D), on Vespasian Way.

5.3.2 At the public exhibition event concerns were raised about the capacity of the existing sewage network within Chesterton to receive foul flows from the development, given known existing capacity concerns.

5.3.3 A meeting was held with Thames Water in which they confirmed that there are known capacity issues within the village, however the outfall point for the proposed development is into the Alchester Park (Vespasian Way) development immediately north of the site, which pumps flows to Thames Water's sewer network to the south-east and therefore bypasses the village. As such TW confirmed the proposal fits in with Thames Water plans to accommodate growth and minimise the impact from a foul water perspective in the village, see correspondence in Appendix E.

#### **5.4 Connection Works (On-site)**

5.4.1 On-site foul infrastructure would be constructed by the developer and offered to Thames Water for adoption under S104 of the Water Industry Act (1991).

5.4.2 A foul water pumping station will be required to serve the development. The pumping station (and associated cordon sanitaire) will affect the available developable area, and the proposed layout has been designed accordingly.

#### **5.5 Diversion Works**

5.5.1 The foul rising main along Green Lane in the vicinity of the site's access is shown on the asset plans outside of the site boundary, thus diversion of the existing infrastructure is not anticipated at this location.

5.5.2 The foul rising main parallel to the northern boundary of the eastern parcel is outside the development area, so no diversionary works are required.

## **6 TELECOMMUNICATIONS**

### **6.1 Asset Maps**

6.1.1 Openreach is the telecommunications' infrastructure provider in the area. Asset location plans (**Appendix F**) show various underground and overground cables running along Green Lane. They may not be within the site boundary but one of them may affect site access once proposals are finalised.

6.1.2 Asset location plans indicate that the following telecommunications infrastructure is located close to the site:

- Overhead and underground cables along Green Lane, on the site's northern boundary.
- Overhead and underground cables serving the development to the east of site, on Vespasian Way.
- Underground cables parallel to the site's western boundary

### **6.2 Network Reinforcement (Capacity)**

6.2.1 Openreach has an obligation to provide all approved developments with telecommunication infrastructure. Openreach have not yet been approached regarding supplying the development, as their stated position is not to progress any budget indications until planning has been granted.

### **6.3 Connection Works (On and Off-Site)**

6.3.1 For residential developments with more than 19 plots, Openreach will install broadband infrastructure to the edge of the site and to the premises for free, subject to a framework agreement.

### **6.4 Diversion Works**

6.4.1 Various BT poles are located along Green Lane and one appears to be very close to the proposed site access. This pole may need to be moved or grounded to suit the proposals once they are fixed.

## 7 CONCLUSION

### 7.1 General

7.1.1 The asset location plans obtained from the various suppliers indicate infrastructure located mostly off-site. The following infrastructure is located on site:

- A high voltage overhead electricity cable is present running north-south parallel to the eastern boundary of the eastern parcel.
- A foul water rising main is present running west-east parallel to the northern boundary of the eastern parcel.
- Telecommunications equipment is located in the vicinity of the proposed site access, including telegraph poles.

7.1.2 All discussions and information presented within this report are deemed to be current at the time of undertaking the report. No guarantee can be given to the status of this information other than at the time at which this report was written. Where necessary, the user shall confirm the status of any applicable consents, assessments, and costings.

7.1.3 The report has been produced based upon asset location plans and budget estimate enquiries obtained between January and February 2022.

7.1.4 A summary of the costs is presented in the table below.

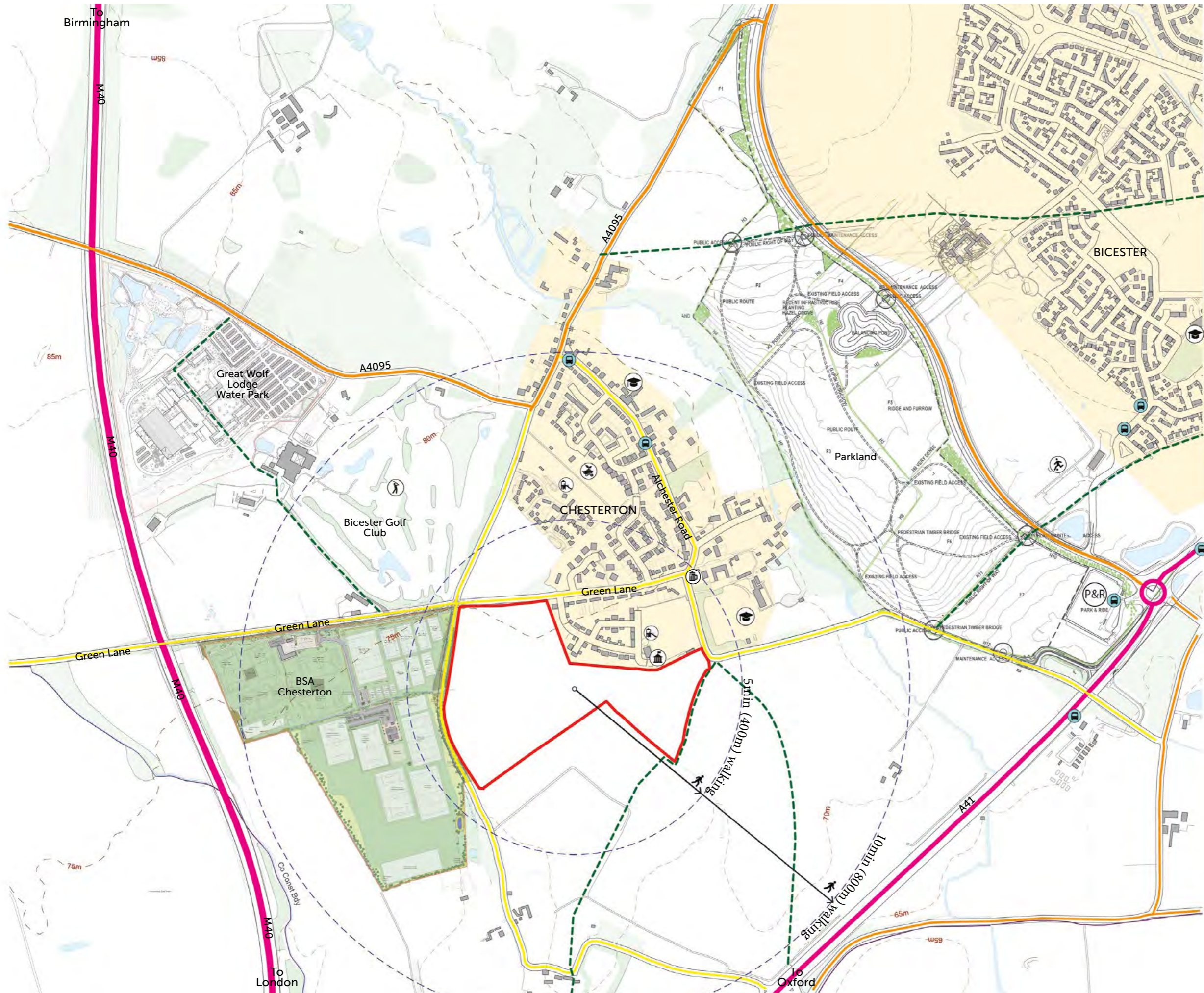
**Table 7.1: Summary of estimated costs**









	Connection	Diversion
Gas	£296,800 (inc. VAT)	No diversion works are anticipated to be required.
Electricity	£582,868 (exc. VAT)	No diversion works are anticipated to be required. A new enquiry with SSE will be made.
Water supply	£65,415	No diversion works are anticipated to be required.
Sewerage	£47,040	No diversion works are anticipated to be required.
Telecomms	Free for developments of 20 or more premises.	Various telegraph poles are located along Green Lane and one appears to be very close to the proposed site access. This pole may need to be moved or grounded to suit the proposals once they are fixed.

## **APPENDIX A: SITE LOCATION PLAN**

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# LAND SOUTH OF GREEN LANE, CHESTERTON



- KEY**
- Site boundary (14.78ha/ 36.52ac)
  - Primary road
  - Secondary road
  - Tertiary Road
  - - - PRoW - Footpath
  -  Bus Stop
  -  Park and Ride
  -  10min/20min walking distance
  -  School
  -  Play space
  -  Community Centre
  -  Allotments
  -  Pubs/ Restaurants



## **APPENDIX B: SITE LAYOUT**





353 CHESTERTON			
AREA SCHEDULE			
	Area m2		
NIA Residential	14335		
NIA Commercial	0		
	<b>NIA m2</b>	<b>Unit no.</b>	<b>% mix</b>
<b>TOTALS</b>	14764	147	
Affordable unit	4087	51	35
Market units	10248	96	65
Circulation	429		
Storage	0		
Plant	0		
Commercial	0 inc. ancillary		
		<b>UNIT No.</b>	<b>% MIX</b>
		<b>Market</b>	<b>Affordable</b>
<b>TOTALS</b>		<b>96</b>	<b>51</b>
STUDIO	0	0	0
1B2P	0	15	15
2B3P	11	1	12
2B4P	18	15	33
3B5P	37	16	53
3B6P	0	0	0
4B6/7P	30	4	34
PARKING REQ	309 calculated to OCC standards ex foot		
PARKING ACHIEVED	316 including 24no football parking		

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**NOTES:**  
**DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.**  
 All dimensions to be checked on site.  
 Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications. Any discrepancies between consultant's drawings to be reported to the Architect before any work commences.  
 The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.  
 These items should not be considered as a full and final list.  
 The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.  
 Ayre Chamberlain Gaunt take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact boundaries.  
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**UNIT MIX KEY**

	1B2P FLAT =50m2
	2B4P FLAT=70m2
	2B3P HOUSE=78m2
	2B4P HOUSE=87m2
	3B5P HOUSE=109m2
	4B6P HOUSE=118m2
	4B7P HOUSE=135m2

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**PROJECT**  
 Chesterton

**DRAWING TITLE**  
 Masterplan Layout

REV	DATE	DESCRIPTION
A	01/08/2022	For information
B	22/08/2022	For information
C	24/08/2022	For information

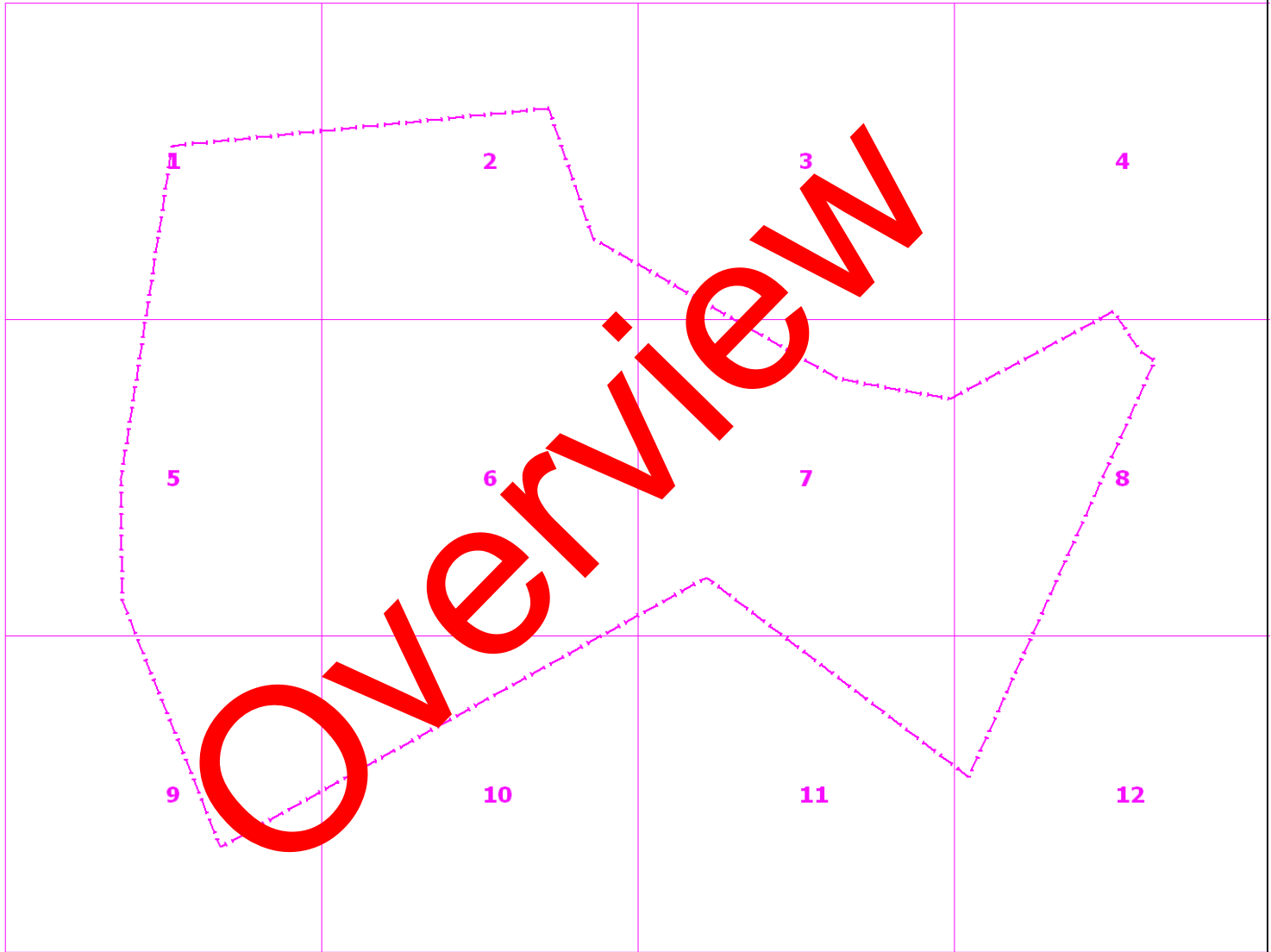
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 SO INITIAL STATUS

## **APPENDIX C: GAS ASSET RECORDS AND COMMUNICATIONS**

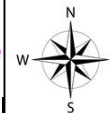
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Low Pressure Mains		Digsite:	
Medium Pressure Mains		Line:	
Intermediate Pressure Mains		Area:	
High Pressure Mains		LAS	
Some Examples Of Plant Items		GTs	
Valve		SSSIs	
Syphon		Depth of Cover	
		Diameter Change	
		Material Change	



This information is given as a guide only and its accuracy cannot be guaranteed.



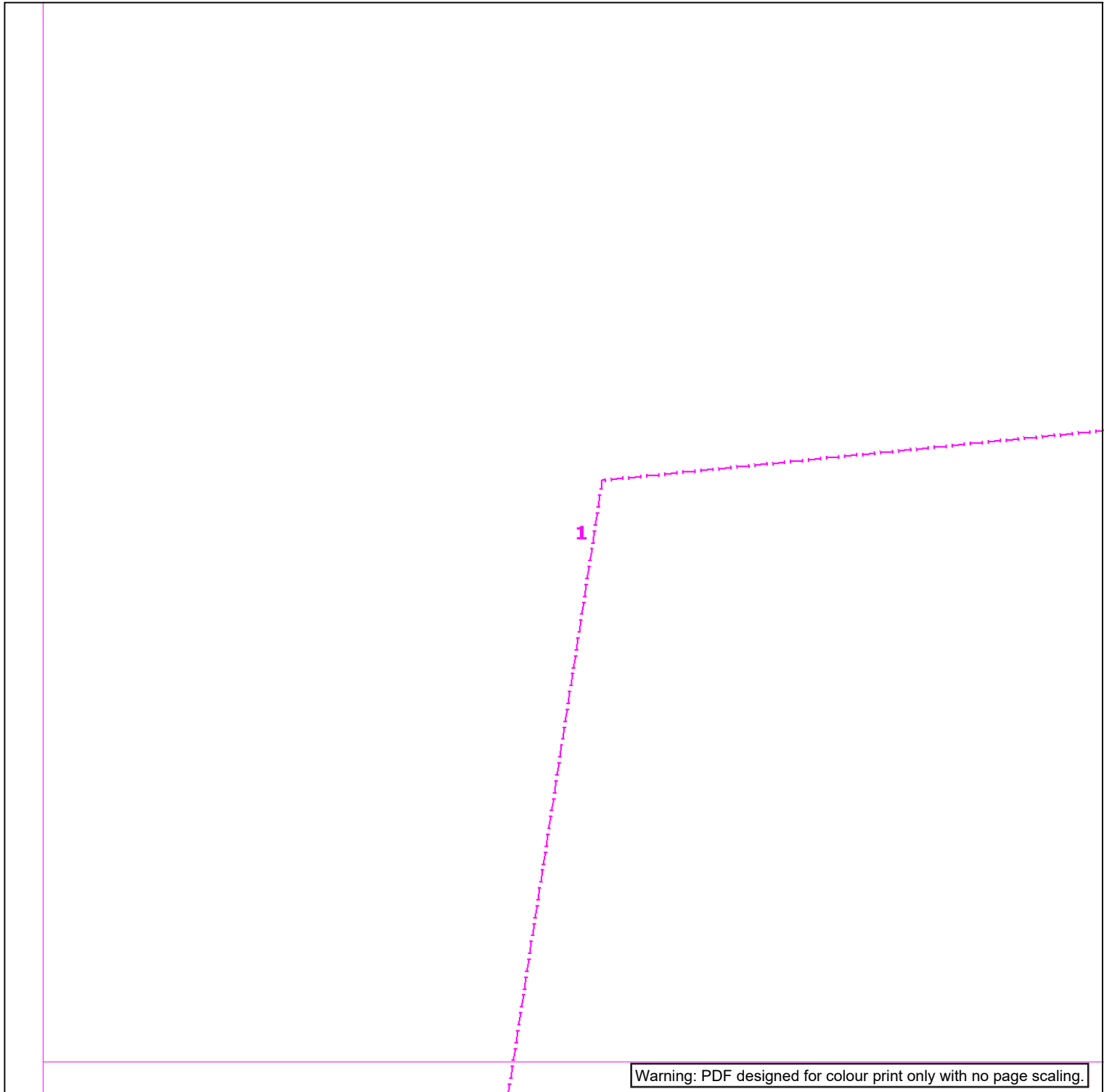
**Contact Us**

**SGN Safety Admin Team:**  
0800 912 1722  
**Email:**  
plantlocation@sgn.co.uk



















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.

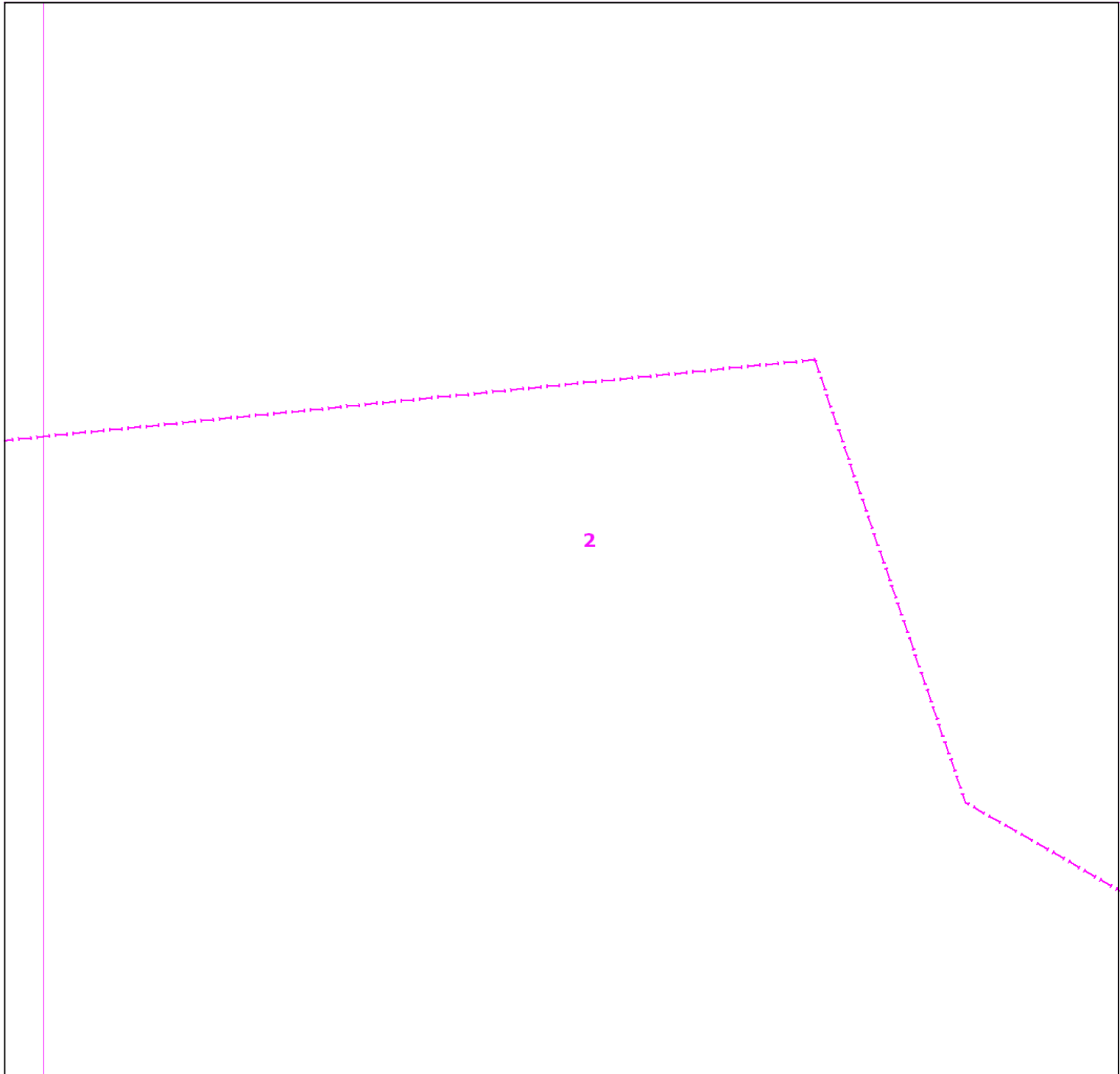
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 111 999**

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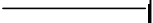








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	<p>Low Pressure Mains </p> <p>Medium Pressure Mains </p> <p>Intermediate Pressure Mains </p> <p>High Pressure Mains </p> <p>Some Examples Of Plant Items</p> <p>Valve  Syphon  Depth of Cover </p> <p>Digsite: </p> <p>Line:  Area: </p> <p>LAS </p> <p>GTs  SSSIs </p> <p>Diameter Change  Material Change </p>	 <p>This information is given as a guide only and its accuracy cannot be guaranteed.</p>
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<p>Date Requested: 14/12/2021 Job Reference: 24165333 Site Location: 455863 220947 Requested by: Mrs Alison McGuinness Your Scheme/Reference: L10098</p> <p>Exact Scales: 1:1000 Area or Circle dig site 1:1000 Line dig site</p>	<p style="text-align: center;"><b>Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA</b> <b>0800 111 999</b></p> <p style="text-align: center;"><small>This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.</small></p>	



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Low Pressure Mains		Digsite:		Area:
Medium Pressure Mains		Line:		
Intermediate Pressure Mains		LAS		
High Pressure Mains		GTs		SSSIs
Some Examples Of Plant Items		Valve		Syphon
		Depth of Cover		Diameter Change
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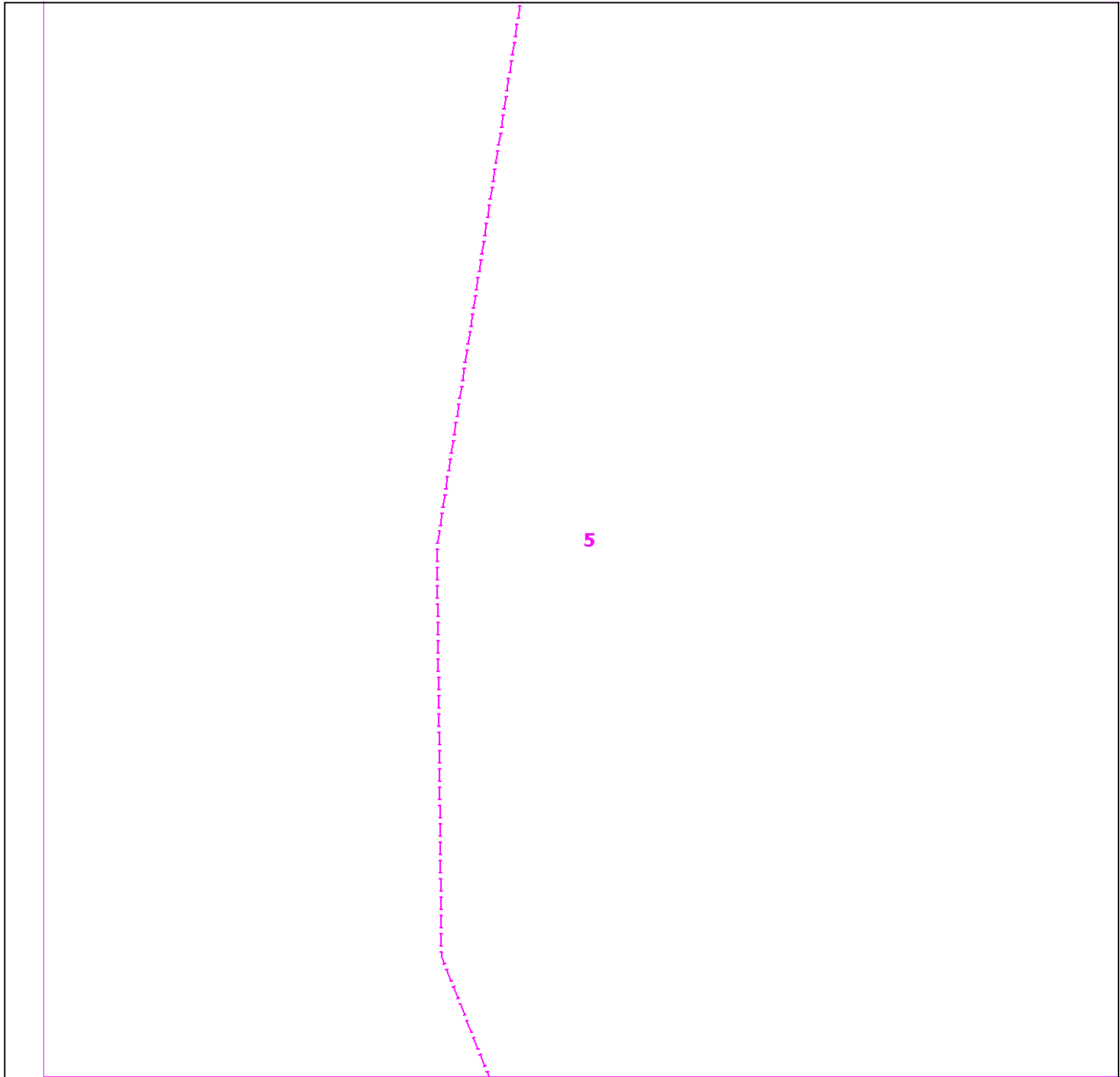
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Low Pressure Mains		Digsite:		Area:
Medium Pressure Mains		Line:		
Intermediate Pressure Mains		LAs		
High Pressure Mains		GTs		
Some Examples Of Plant Items		SSSIs		
Valve		Depth of Cover		Diameter Change
Syphon				Material Change



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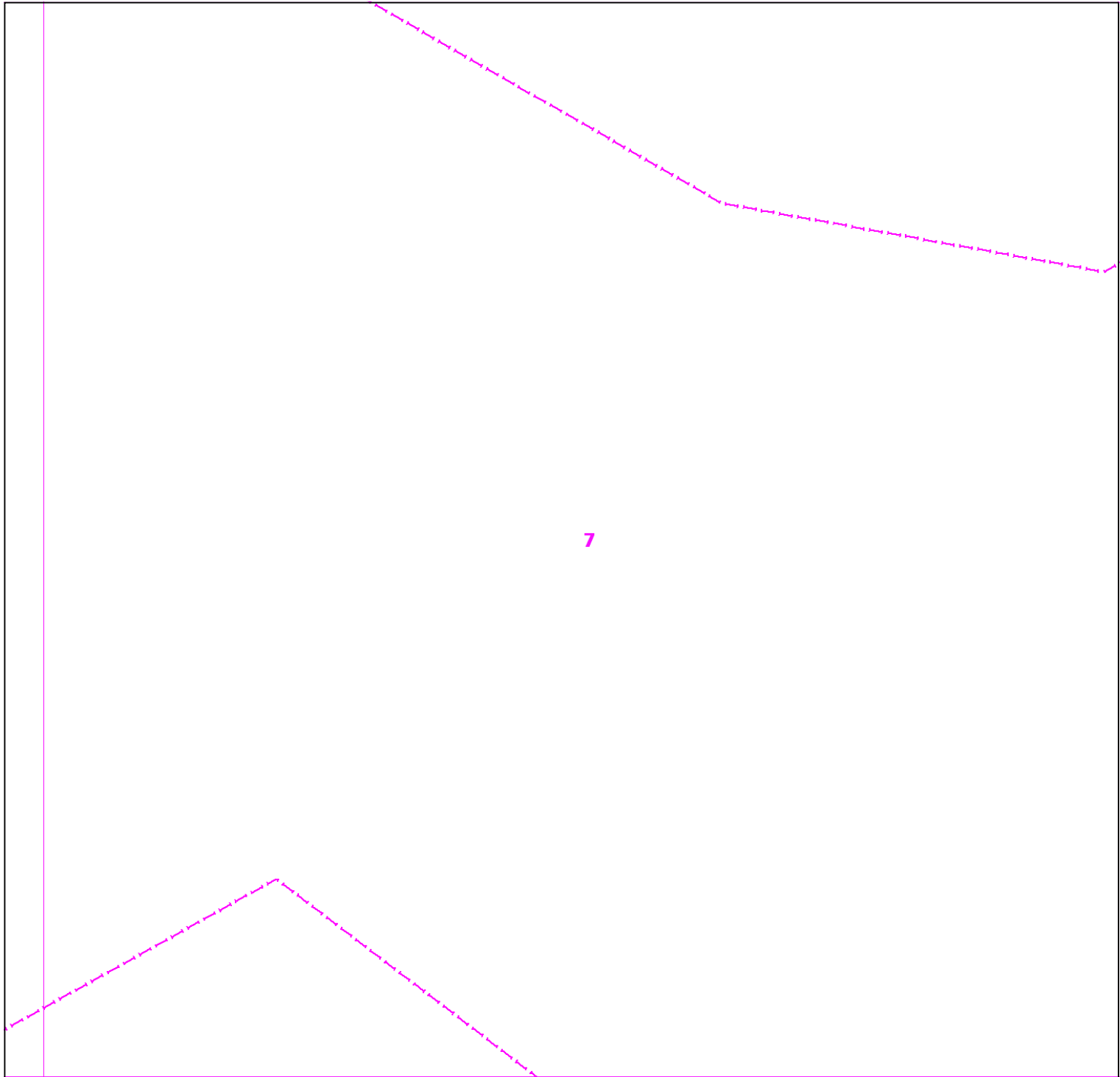
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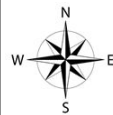


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Low Pressure Mains		Digsite:		Area:	
Medium Pressure Mains		Line:			
Intermediate Pressure Mains		LAS			
High Pressure Mains		GTs		SSSIs	
Some Examples Of Plant Items	Valve	Syphon	Depth of Cover	Diameter Change	Material Change



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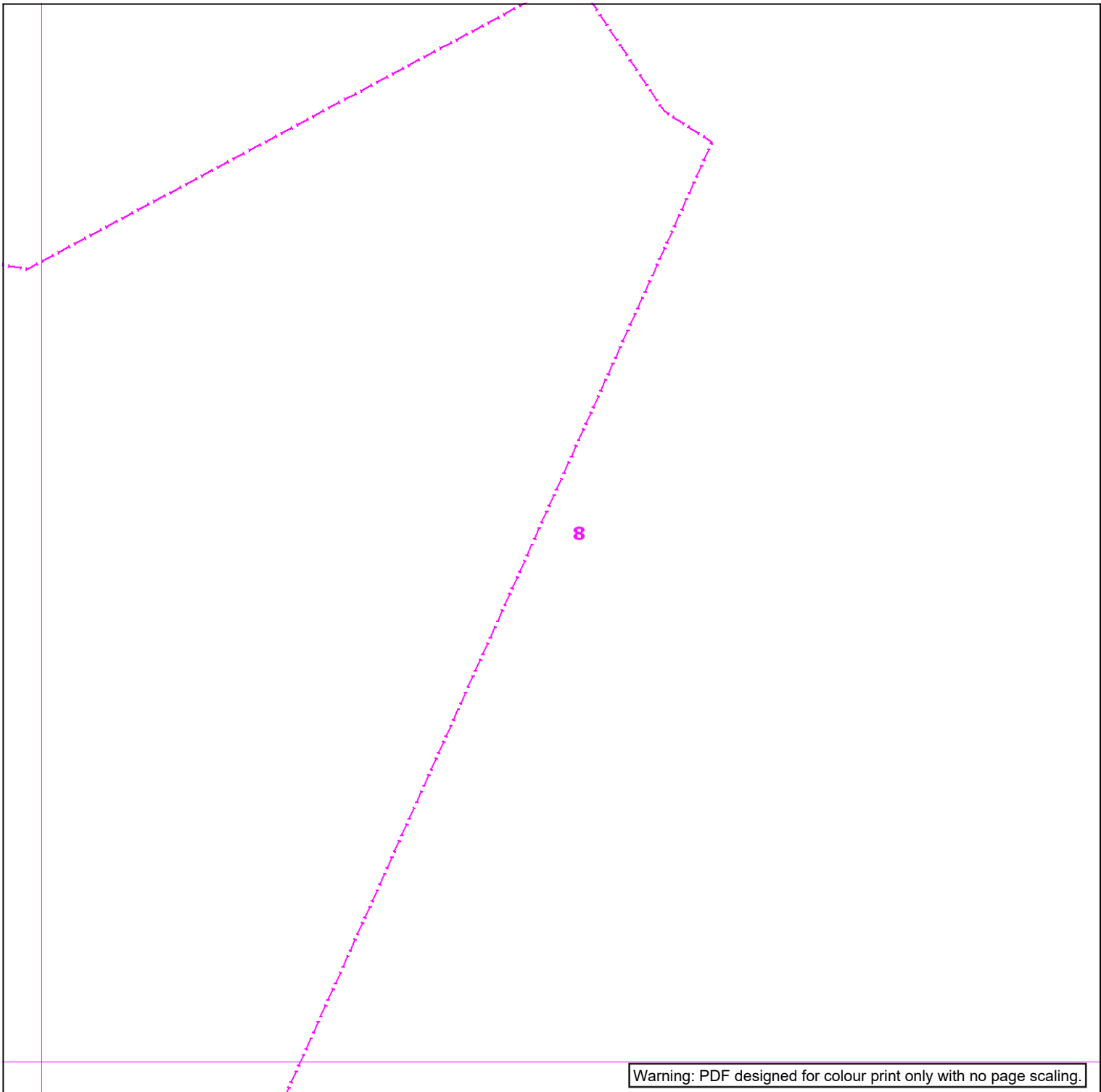
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Medium Pressure Mains		Line:			
Intermediate Pressure Mains		LAS			
High Pressure Mains		GTs		SSSIs	
Some Examples Of Plant Items	Valve	Syphon	Depth of Cover	Diameter Change	Material Change

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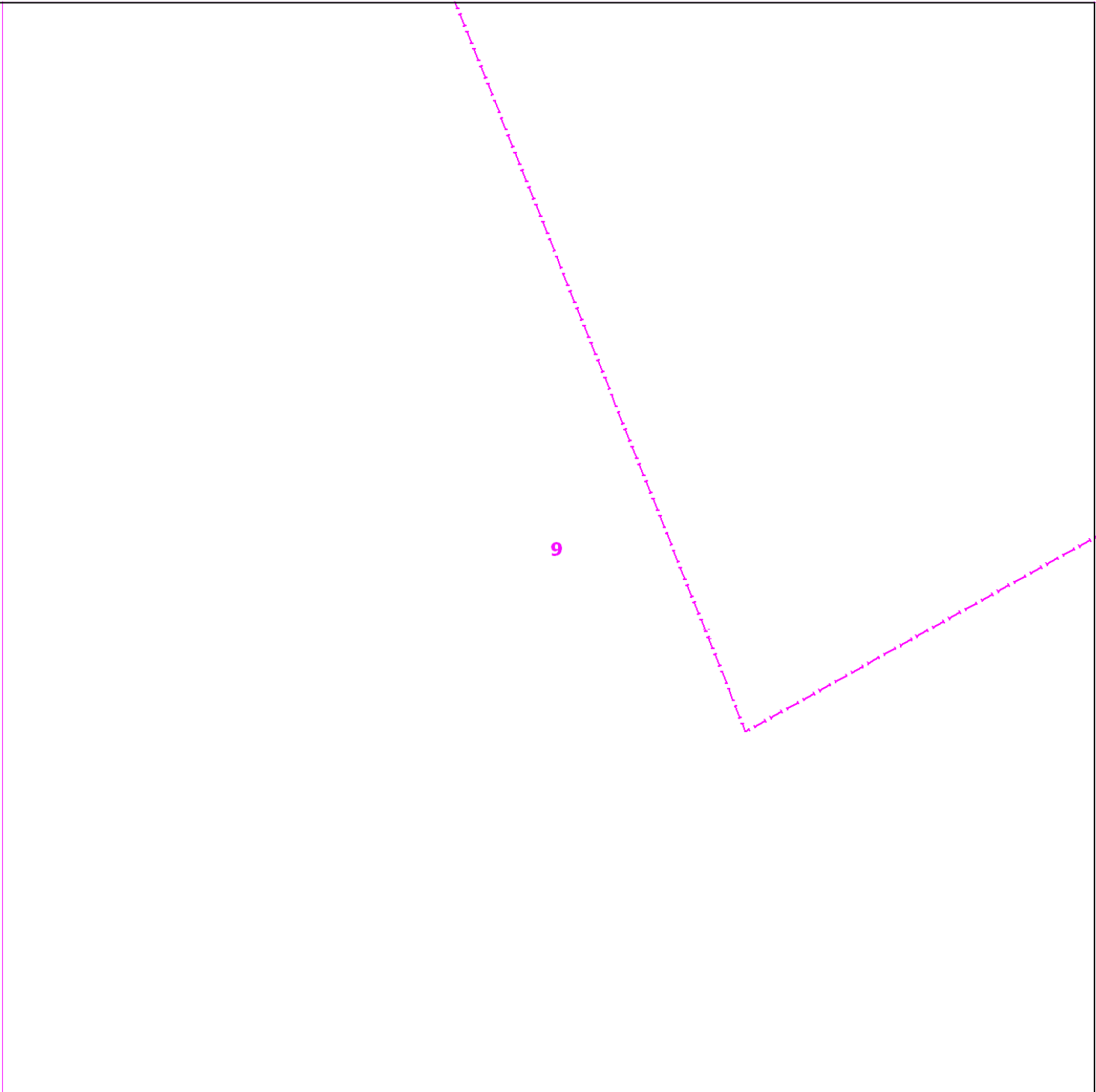
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Low Pressure Mains		Digsite:	
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Some Examples Of Plant Items		GTs	
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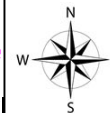
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




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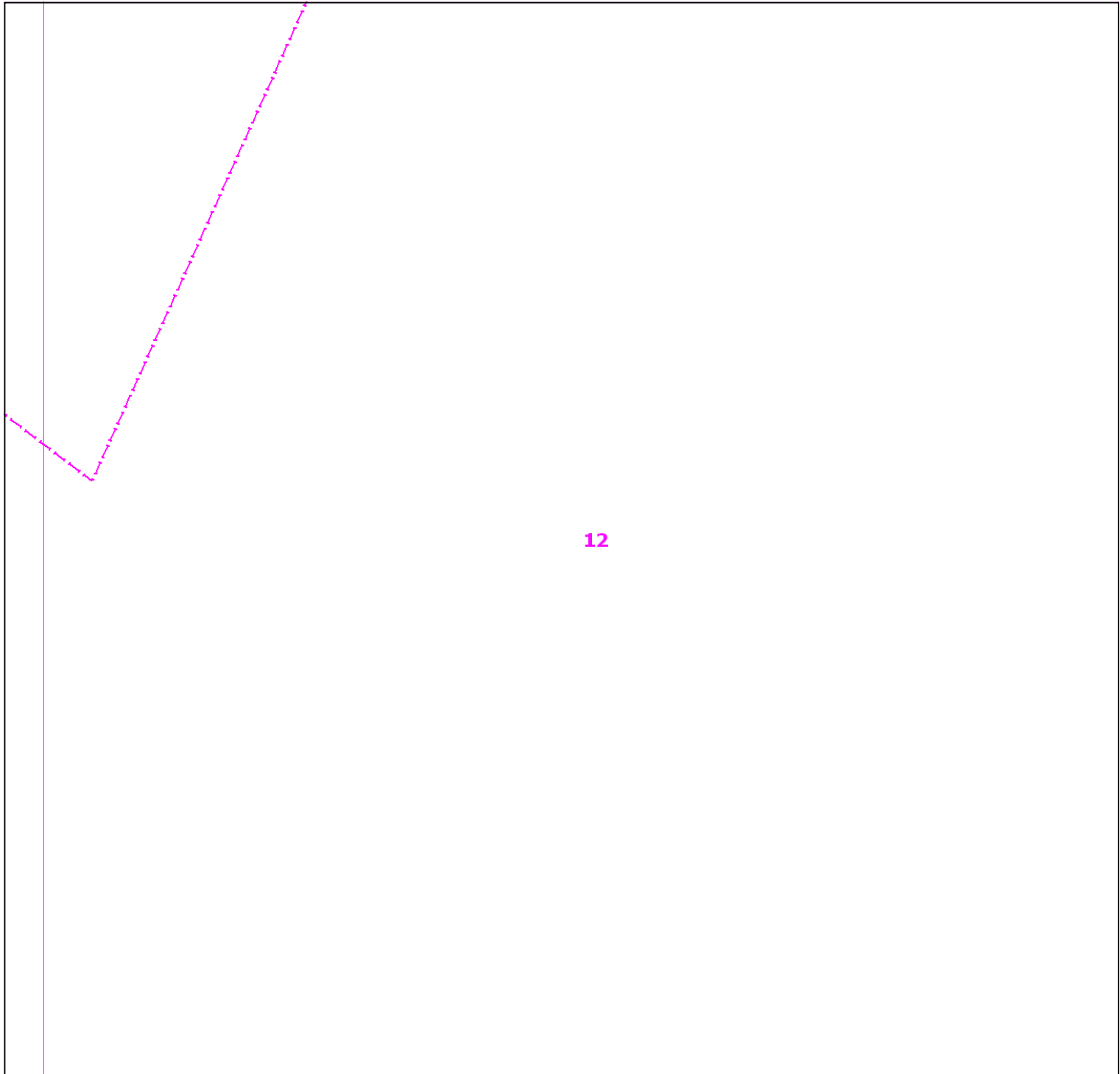
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






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	<p>Low Pressure Mains </p> <p>Medium Pressure Mains </p> <p>Intermediate Pressure Mains </p> <p>High Pressure Mains </p> <p>Some Examples Of Plant Items</p> <p>Valve  Syphon  Depth of Cover </p> <p>Digsite:  Line:  Area: </p> <p>LAS </p> <p>GTs  SSSIs </p> <p>Diameter Change  Material Change </p>	 <p>This information is given as a guide only and its accuracy cannot be guaranteed.</p>
<p><b>Contact Us</b></p> <p><b>SGN Safety Admin Team:</b> 0800 912 1722 Email: plantlocation@sgn.co.uk</p>		
<p>Date Requested: 14/12/2021 Job Reference: 24165333 Site Location: 455863 220947 Requested by: Mrs Alison McGuinness Your Scheme/Reference: L10098</p>	<p>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.</p>	
<p>Exact Scales: 1:1000 Area or Circle dig site 1:1000 Line dig site</p>	<p style="text-align: center;"><b>Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA</b> <b>0800 111 999</b></p> <p style="text-align: center;"><small>This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of the HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.</small></p>	

10 February 2022

Our Ref: 2260587

Your Ref: C86354

SGN Connections  
St Lawrence House  
Station Approach  
Horley  
Surrey  
RH6 9HJ

Adina Tivichi  
Jnp Group  
33 Colston Avenue  
Bristol  
Avon  
BS1 4UA

Dear JNP Group

### **New connections at Land South of Green Lane**

Thank you for choosing us to give you a budget indication for a new connection at the above site, and please find our estimate below.

#### **Work to be carried out**

SGN Connections to install appropriately sized gas infrastructure to a suitable location. The customer to carry out all the necessary excavation and reinstatement work on site. No meter or meter housing work is included.

#### **Your budget indication is £296,800.00 (inc VAT)**

Please note that this figure is a budget indication only, it is based upon an hourly load of 9,600.00 kW and an annual quantity of 3,296,000.00 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

We won't be able to give you a more accurate quote until a full design study has been carried out, and there's a charge for this. We'll be able to tell you how much the study will be once you ask us for a firm quote.

Reinforcement of the existing network will be required to accommodate this development. Additional lead times for the reinforcement are approximately 195 days. This is based upon current network model data which is subject to change. Upon receipt of an application for a firm quote, we will evaluate the actual work required and let you know if reinforcement is required and what the associated costs are.

We're assuming no easements or third party permissions are required to carry out the work.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling our customer service line on the number at the top of this page and asking to speak with the Mains Diversions and Isolations team.

If you have any further questions, please feel free to contact me by calling our customer service team on the number at the top of this letter and asking to speak with the undersigned.





**SGN**  
Connections

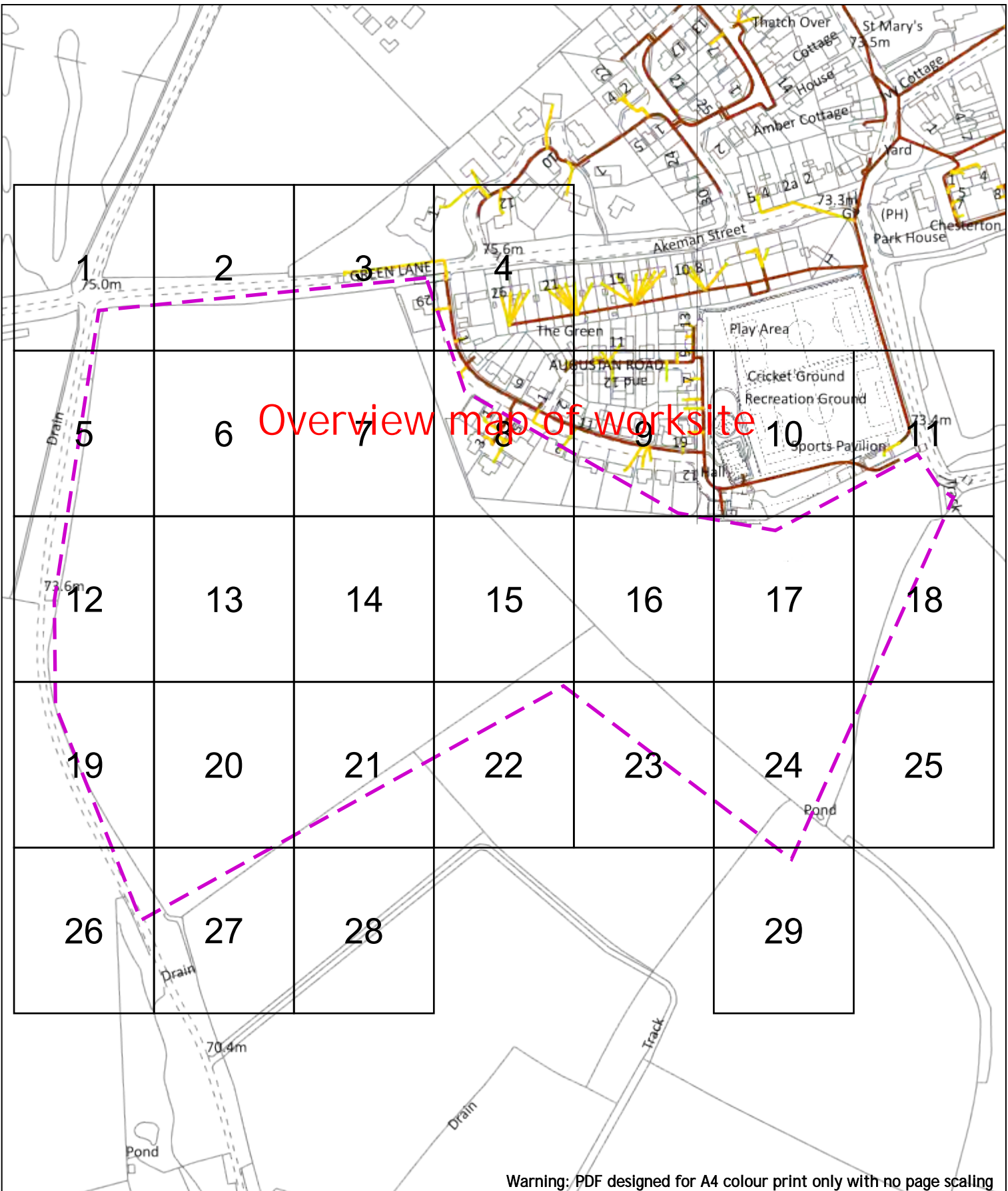
Yours sincerely

Calum Skorka

\* All calls are recorded and may be monitored

# **APPENDIX D: ELECTRICITY ASSET RECORDS AND COMMUNICATIONS**

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# Overview map of worksite

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Dig Sites Area:   Line:  

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

**Legend**

- Service Cable
- LV Main
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - e
- Duct Route
- Cross Section Route

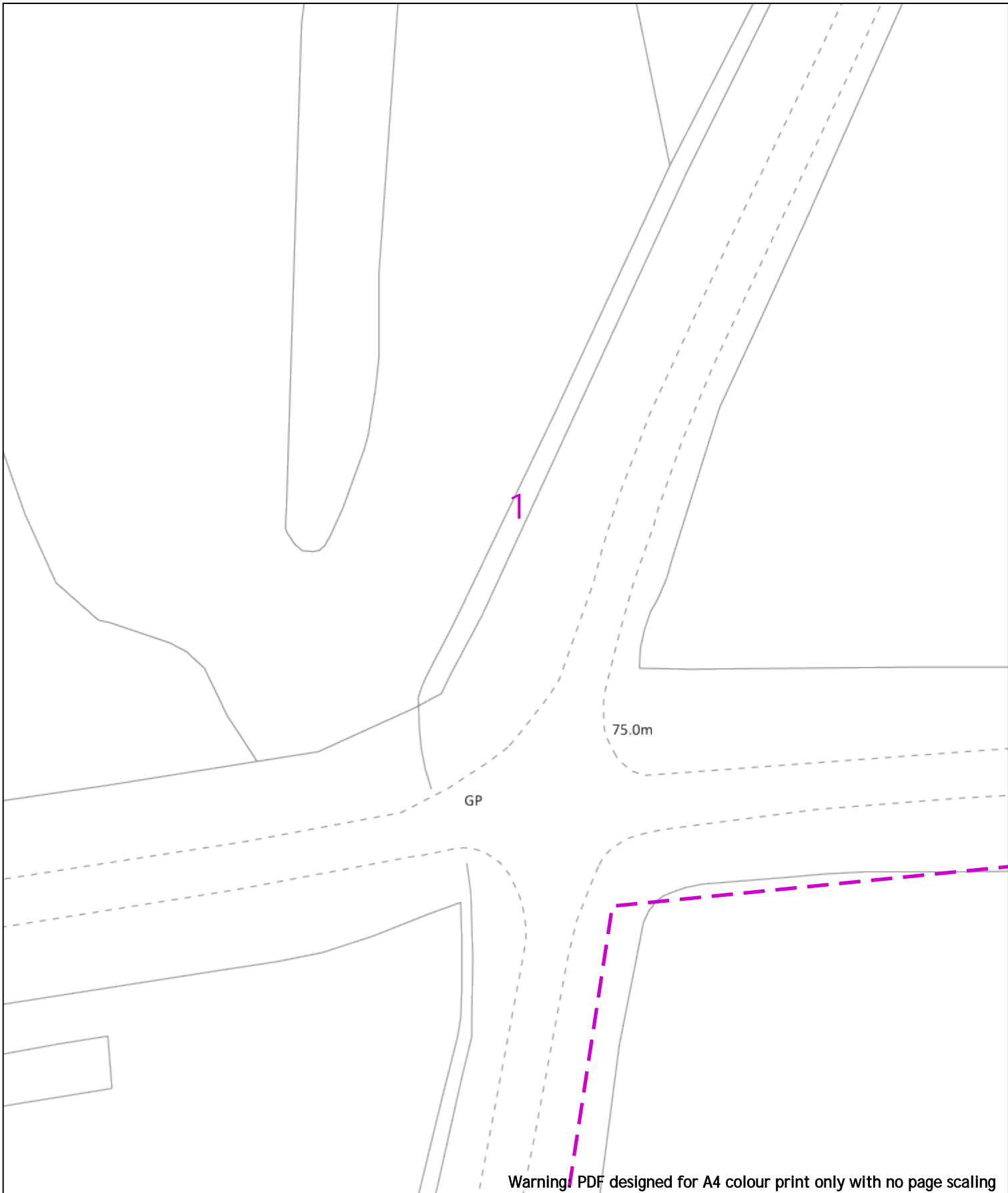
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**WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)**

**Southern Electric Power Distribution plc**  
 Registered Office: No.1 Forbury Place  
 43 Forbury Road Reading RG1 3JH  
 Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations, please contact:  
 General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:  
[Asset.Data@sse.com](mailto:Asset.Data@sse.com)  
 01256 337 294

Scale: 1:3587 (When plotted at A4)



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0 20m Dig Sites Area: Line:

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)				
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HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

**Legend**

- Service Cable
- LV Mains
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Road Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

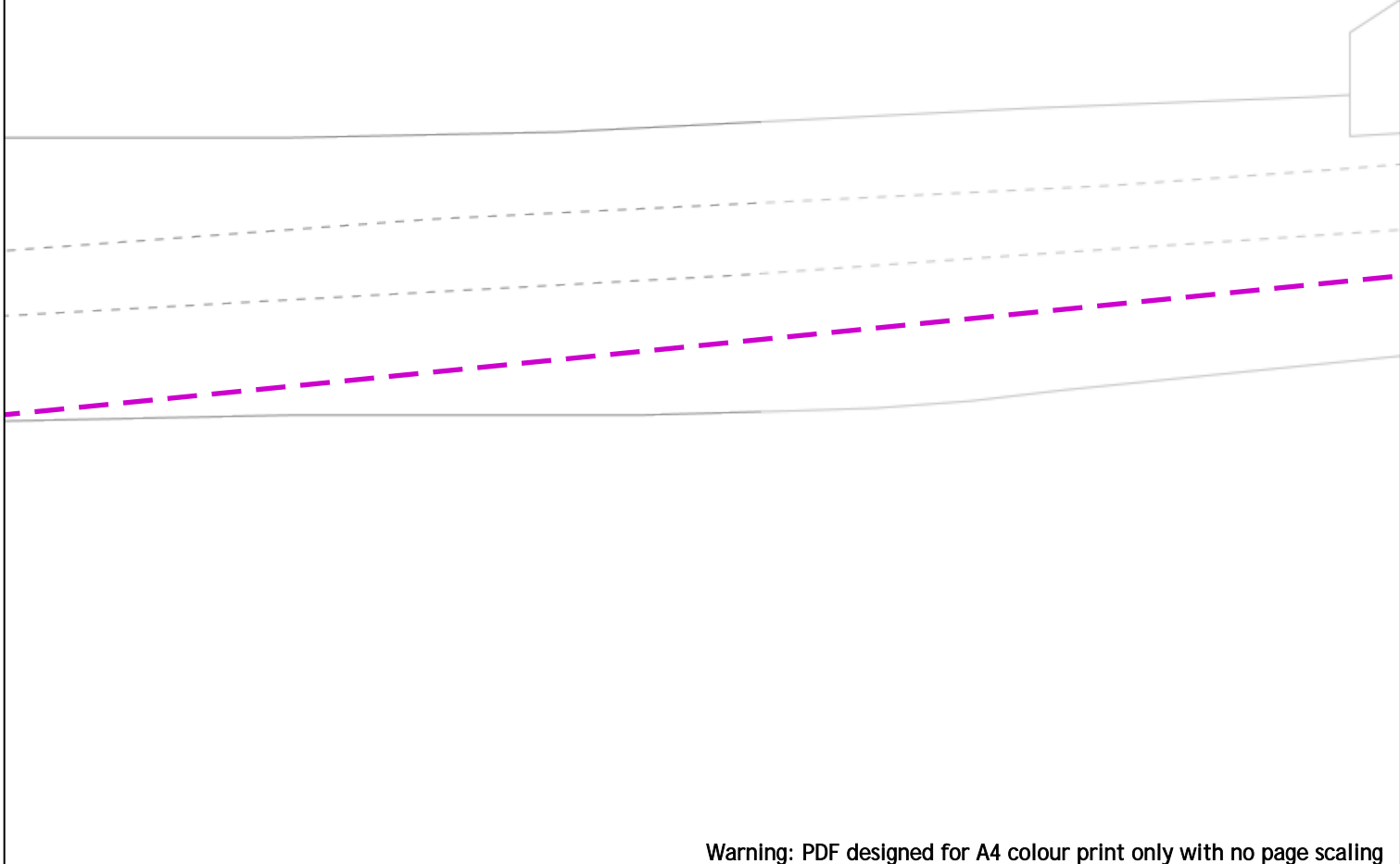
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HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Riser Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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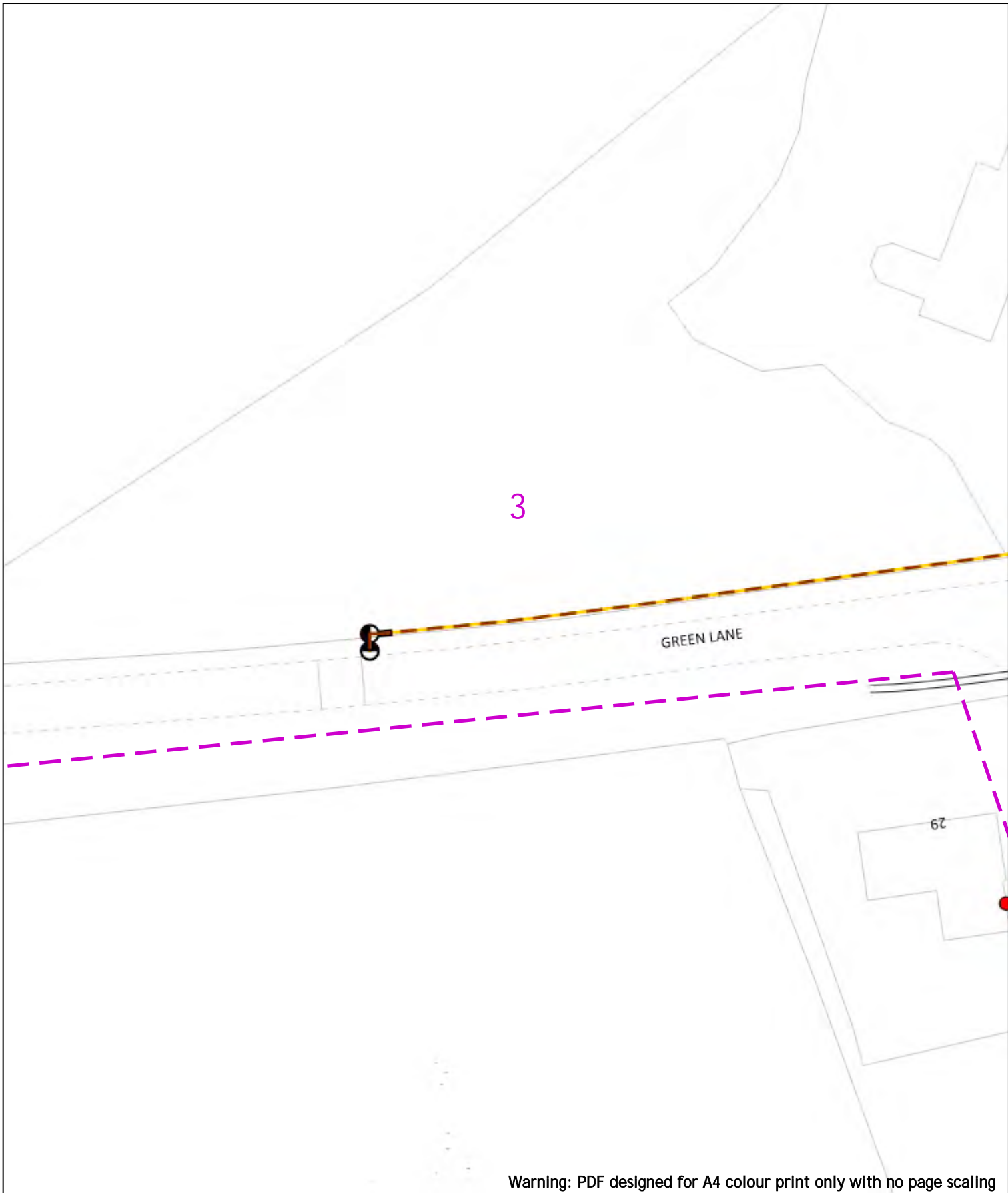


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HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend		Distribution Structures (Electric)	
	Service Cable		Pole, Existing Location
	LV Mains		Pole Structure, Existing Location - Single
	6.6kV		Pole Structure, Existing Location - H
	11kV		Duct Route
	22kV		Cross Section Route
	33kV		
	66kV		
	132kV		
	275kV		
	400kV		
	Fibre Optic		
	Rigid Cable		

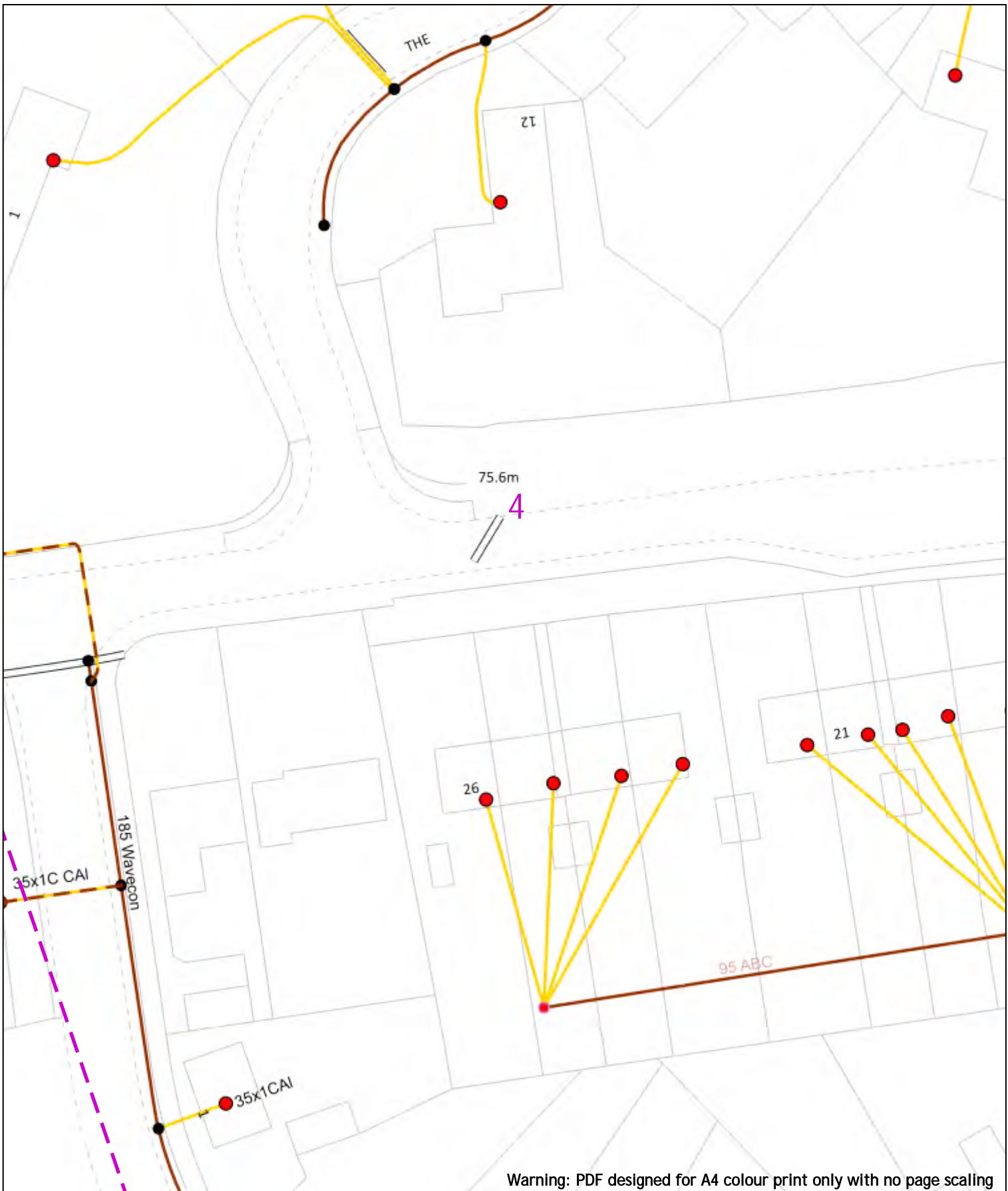
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	Voltages (V)			
	LV (Low Voltage) and Services	HV (High Voltage)	EHV (Extra High Voltage)	Transmission
	Up to 1,000V	Over 1,000V to 11,000V	22,000V to 132,000V	275,000V and 400,000V
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

**Legend**

- Service Cable
- LV Mains
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Road Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - e
- Duct Route
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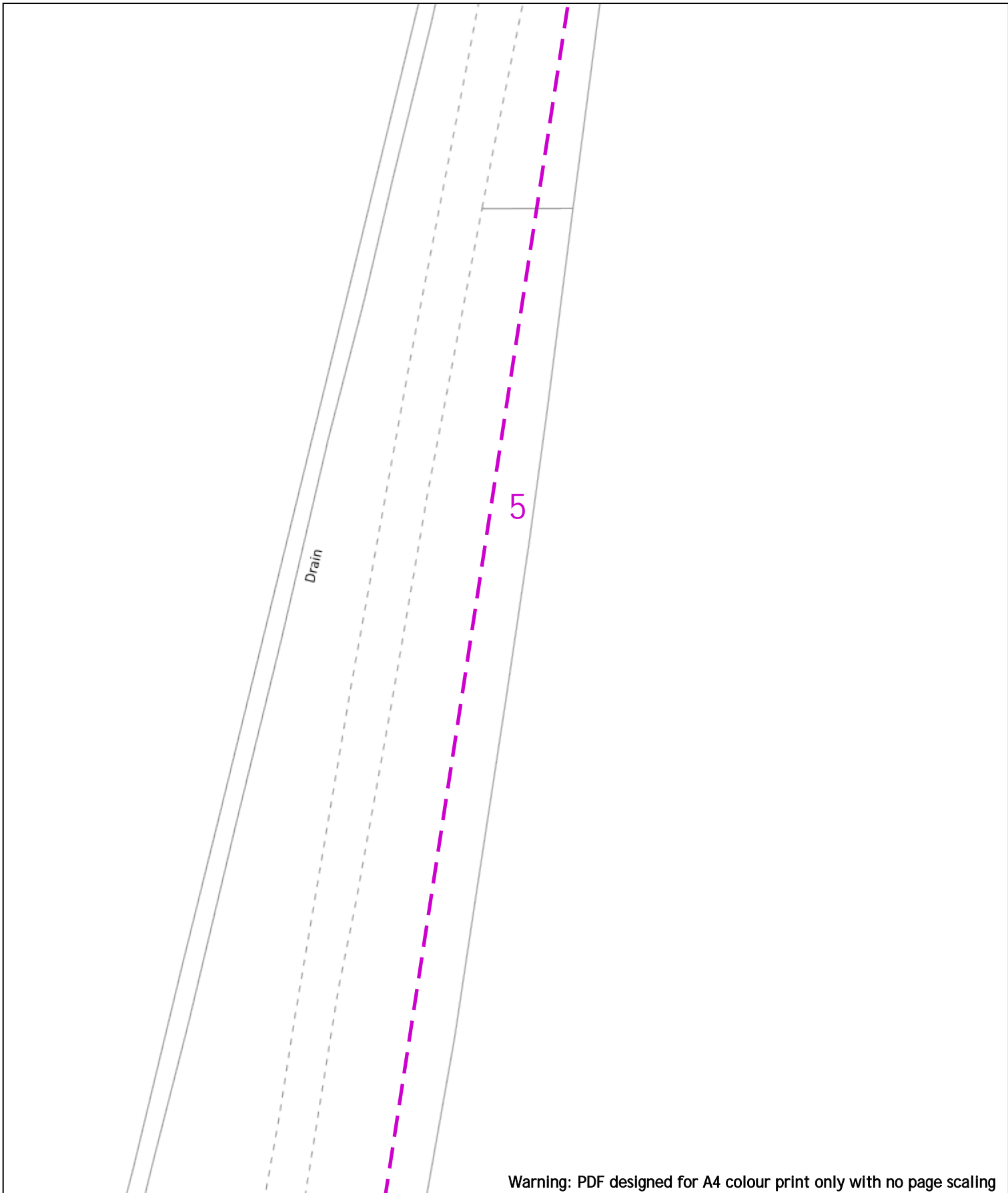
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Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	Distribution Structures (Electric)
Service Cable	Pole, Existing Location
LV Mains	Pole Structure, Existing Location - Single
0.6kV	Pole Structure, Existing Location - H
11kV	Duct Route
22kV	Cross Section Route
33kV	
66kV	
132kV	
275kV	
400kV	
Fibre Optic	
Pilot Cable	

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Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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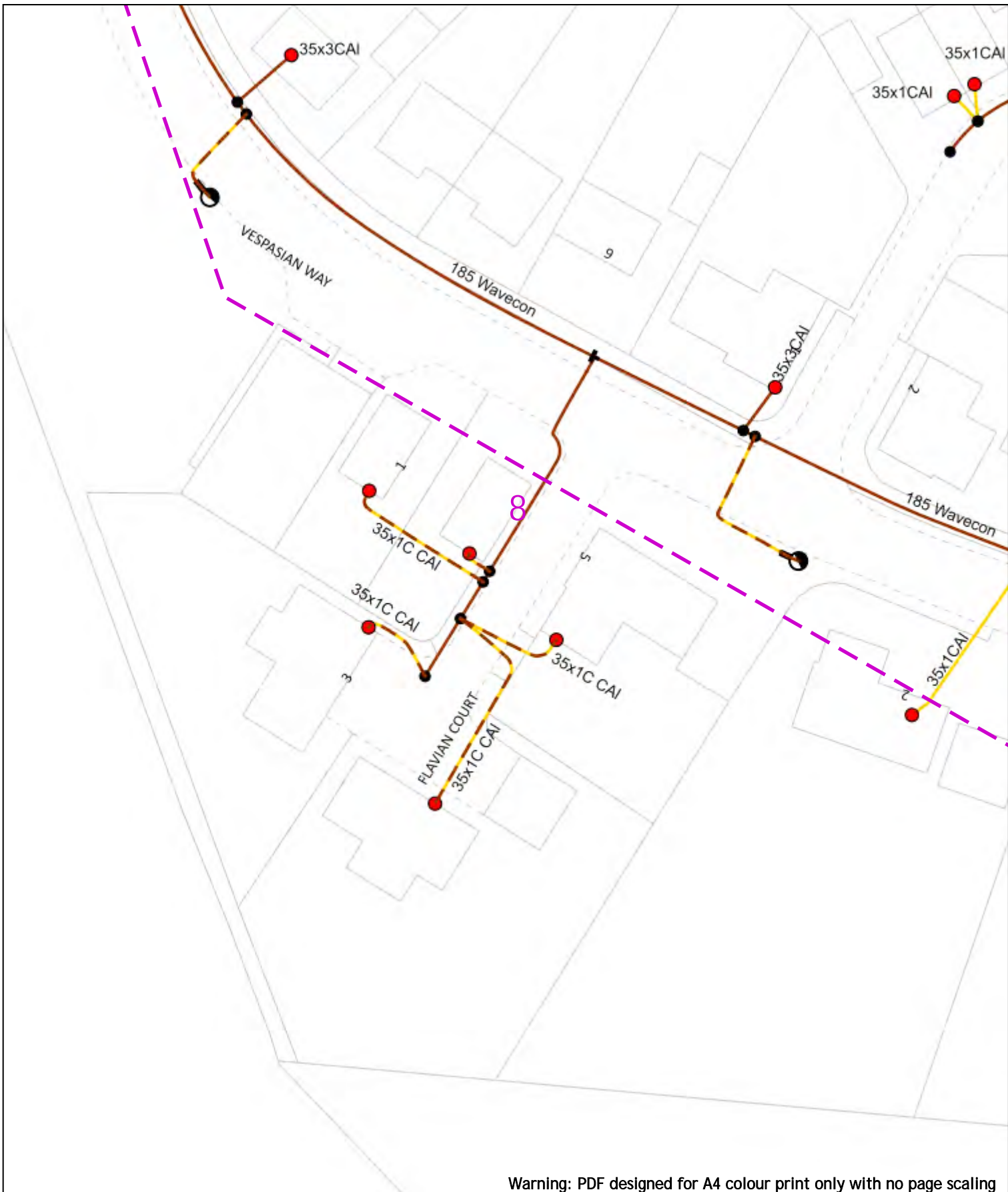
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Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

**Legend**

- Service Cable
- LV Mains
- 2-13kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Riser Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
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- Duct Route
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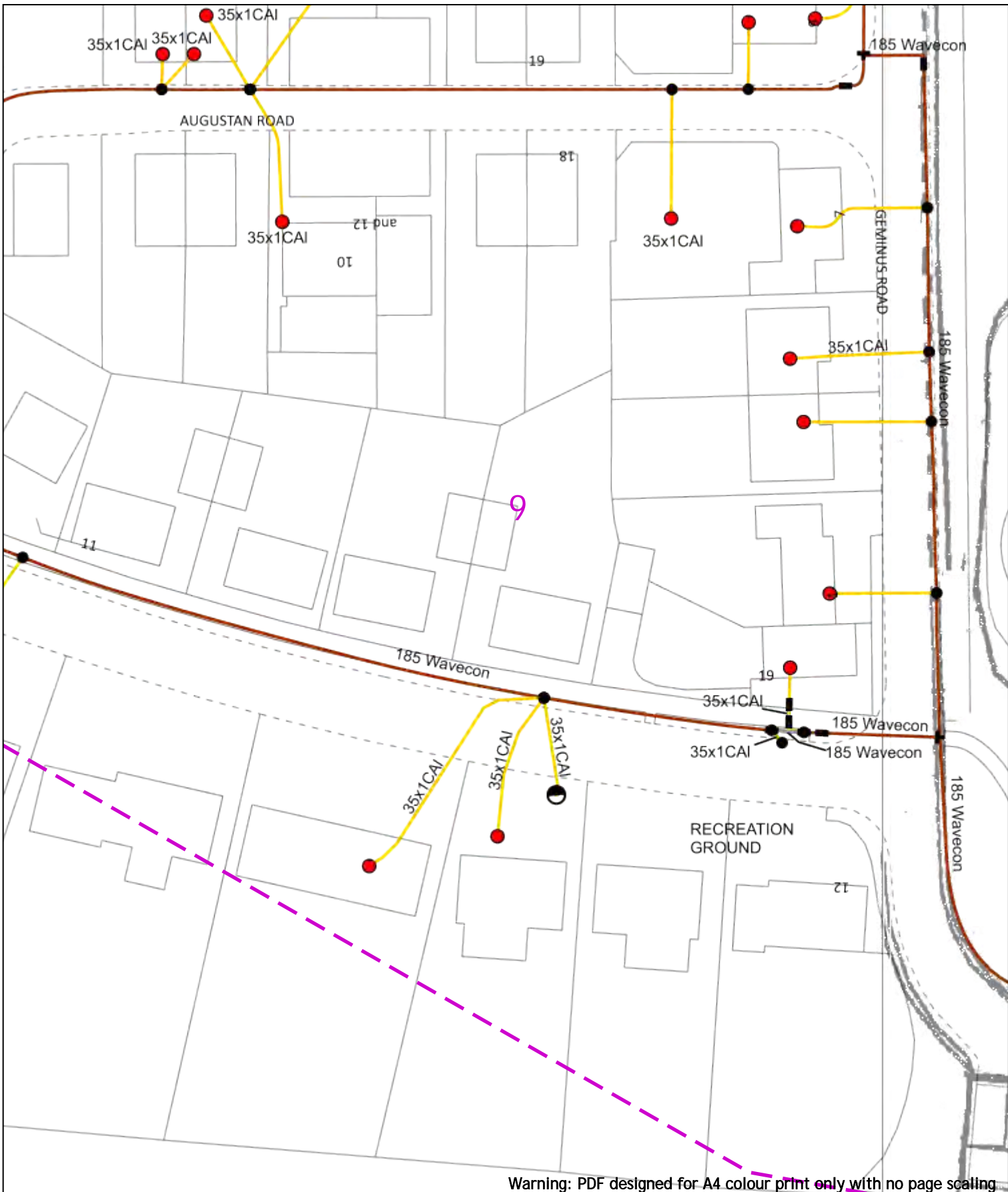
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Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	2-3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Rigid Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

**WARNING**  
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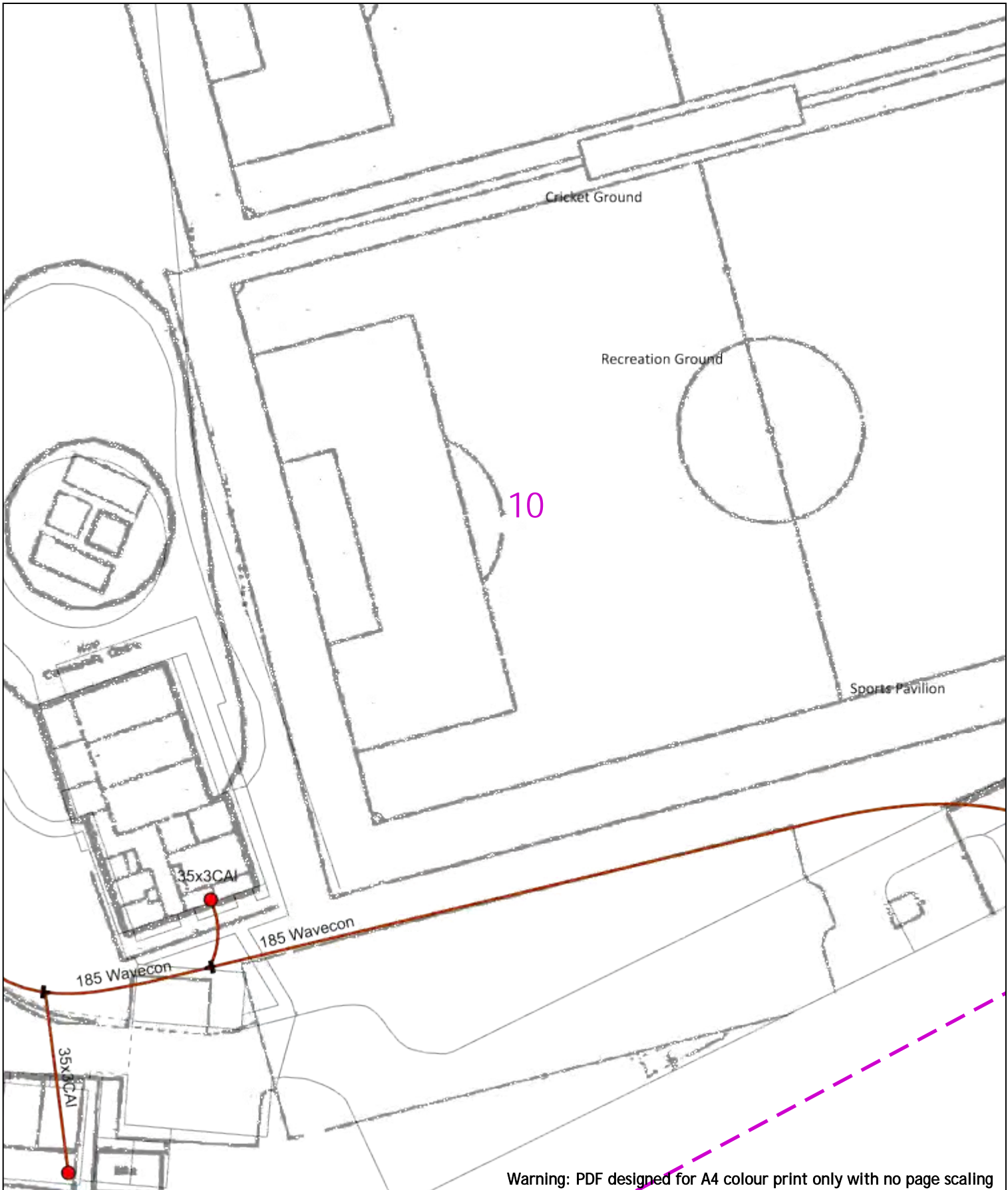
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 43 Forbury Road Reading RG1 3JH  
 Registered In England & Wales No.04094290

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Subject to revision - Master held by SSEN Asset Data Team:  
[Asset.Data@sse.com](mailto:Asset.Data@sse.com)  
 01256 337 294

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0 20m Dig Sites Area: Line:

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)	
LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend	
	Service Cable
	LV Mains
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Road Cable

Distribution Structures (Electric)	
	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

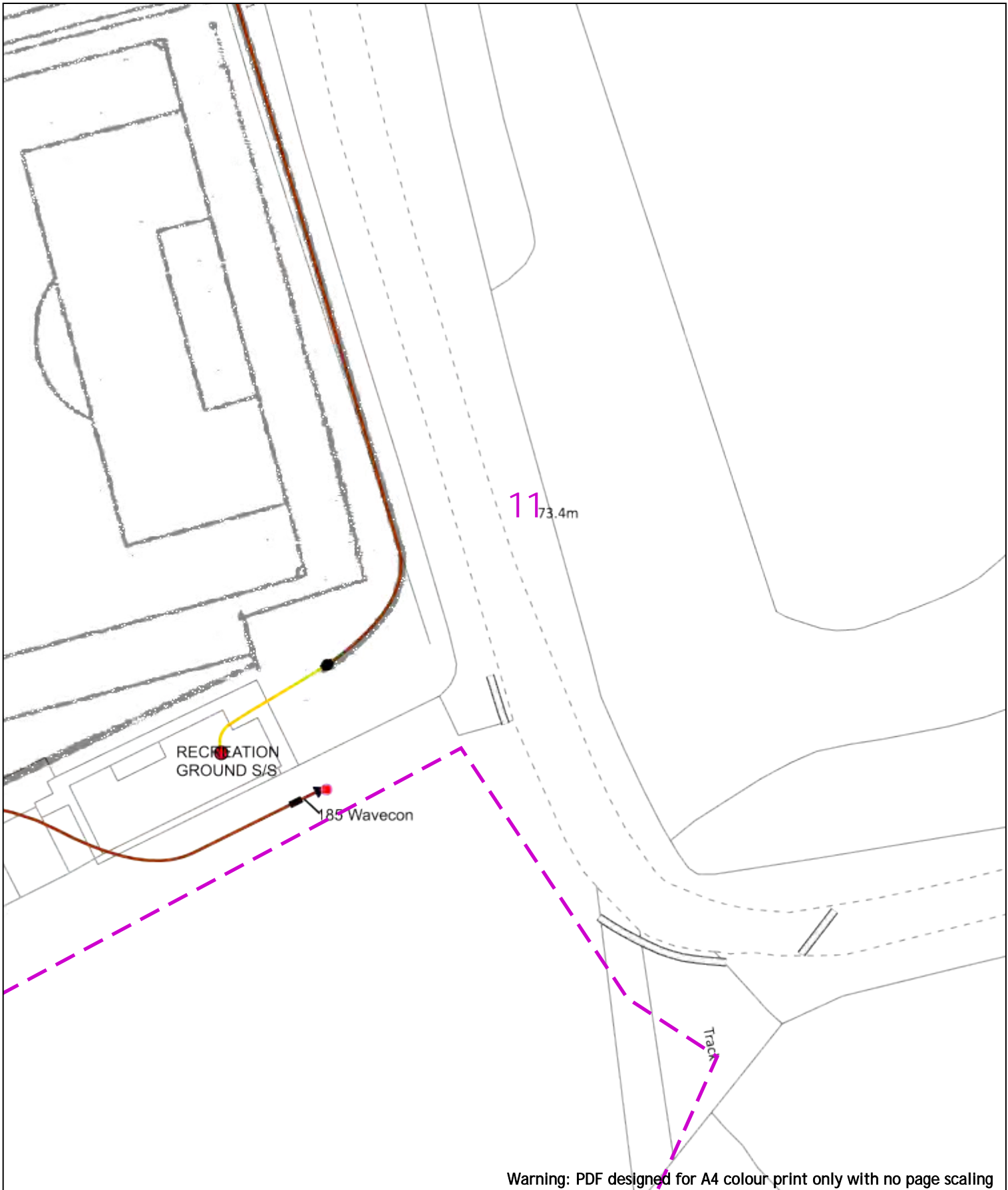
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20m Dig Sites Area: [Dashed Magenta Box] Line: [Dashed Magenta Line]

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)			
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HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> Service Cable</li> <li><span style="color: blue;">—</span> LV Main</li> <li><span style="color: red;">—</span> 6.6kV</li> <li><span style="color: orange;">—</span> 11kV</li> <li><span style="color: green;">—</span> 22kV</li> <li><span style="color: purple;">—</span> 33kV</li> <li><span style="color: brown;">—</span> 66kV</li> <li><span style="color: cyan;">—</span> 132kV</li> <li><span style="color: magenta;">—</span> 275kV</li> <li><span style="color: black;">—</span> 400kV</li> <li><span style="color: grey;">—</span> Fibre Optic</li> <li><span style="color: lightblue;">—</span> Pilot Cable</li> </ul>	<p><b>Distribution Structures (Electric)</b></p> <ul style="list-style-type: none"> <li><span style="color: purple;">●</span> Pole, Existing Location</li> <li><span style="color: blue;">●</span> Pole Structure, Existing Location - Single</li> <li><span style="color: red;">●</span> Pole Structure, Existing Location - H</li> <li><span style="color: black;">—</span> Duct Route</li> <li><span style="color: blue;">—</span> Cross Section Route</li> </ul>
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 Job Reference: 24165333  
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend		Distribution Structures (Electric)	
	Service Cable		Pole, Existing Location
	LV Mains		Pole Structure, Existing Location - Single
	2-13kV		Pole Structure, Existing Location - H
	6.6kV		Duct Route
	11kV		Cross Section Route
	22kV		
	33kV		
	66kV		
	132kV		
	275kV		
	400kV		
	Fibre Optic		
	Rigid Cable		

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Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 66kV
- 110kV
- 220kV
- 330kV
- 500kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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
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Agricultural	1m	1m	1m 1.1m

**Legend**

-  Service Cable
-  LV Mains
-  2-33kV
-  6.6kV
-  11kV
-  22kV
-  33kV
-  66kV
-  132kV
-  275kV
-  400kV
-  Fibre Optic
-  Pilot Cable

**Distribution Structures (Electric)**

-  Pole, Existing Location
-  Pole Structure, Existing Location - Single
-  Pole Structure, Existing Location - H
-  Duct Route
-  Cross Section Route

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Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
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Agricultural	1m	1m	1m 1.1m

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Service Cable</li> <li> LV Mains</li> <li> 2-33kV</li> <li> 6.6kV</li> <li> 11kV</li> <li> 22kV</li> <li> 33kV</li> <li> 66kV</li> <li> 132kV</li> <li> 275kV</li> <li> 400kV</li> <li> Fibre Optic</li> <li> Pilot Cable</li> </ul>	<p><b>Distribution Structures (Electric)</b></p> <ul style="list-style-type: none"> <li> Pole, Existing Location</li> <li> Pole Structure, Existing Location - Single</li> <li> Pole Structure, Existing Location - H</li> <li> Duct Route</li> <li> Cross Section Route</li> </ul>
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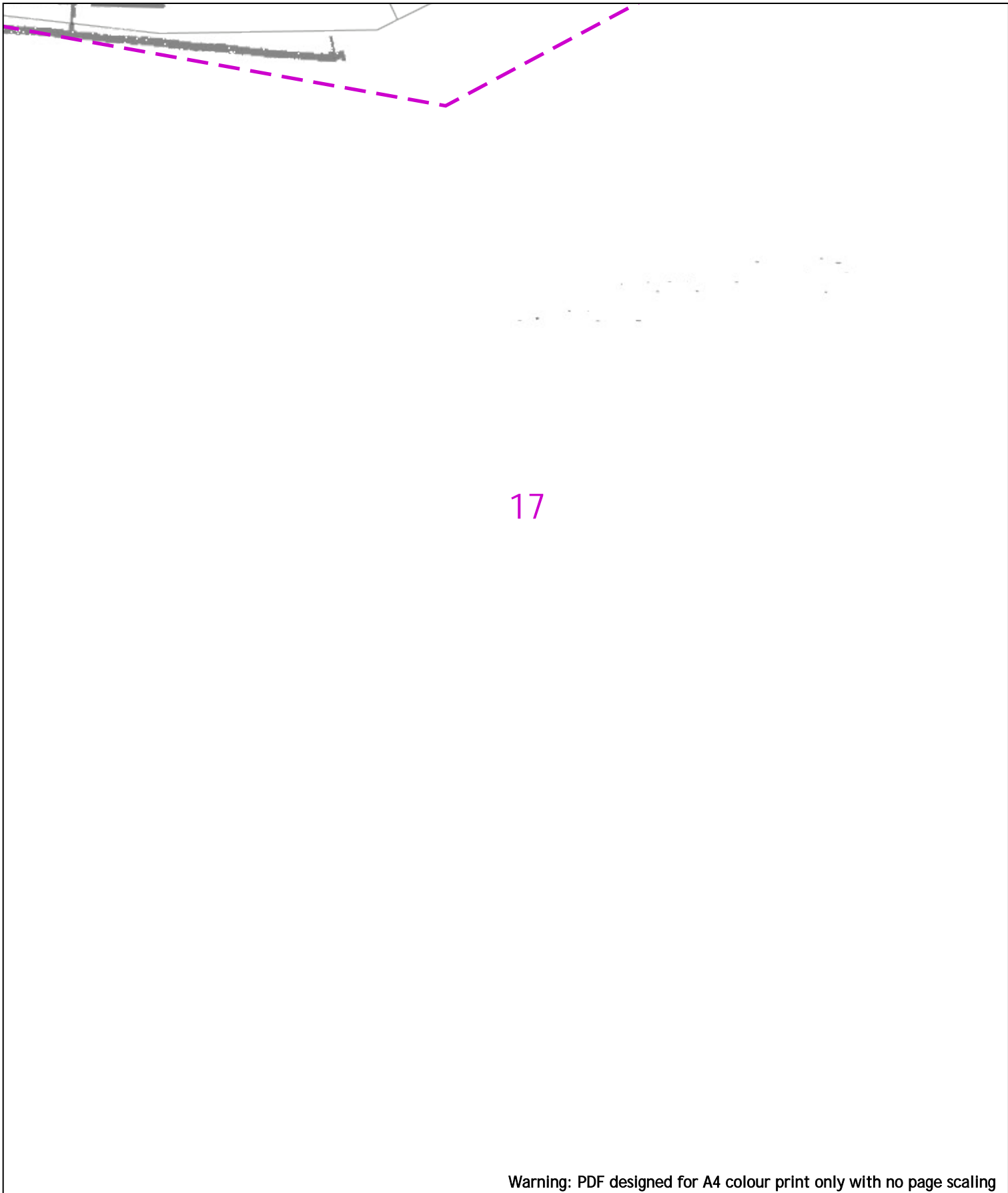
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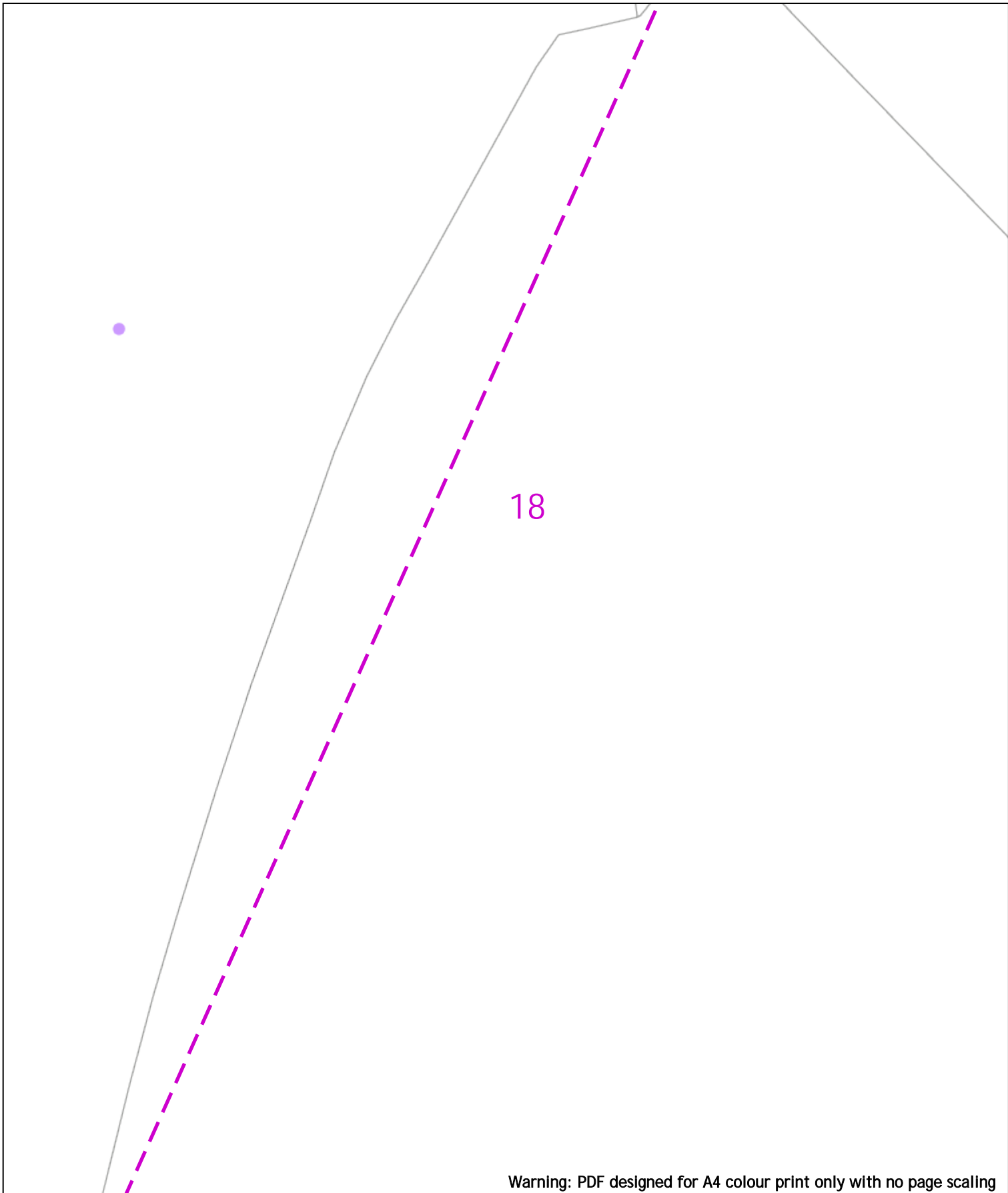


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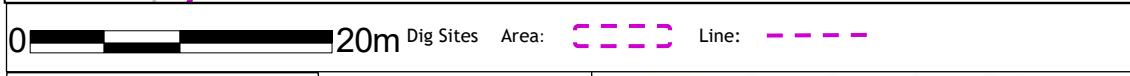
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20m Dig Sites Area:  Line:																																
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 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

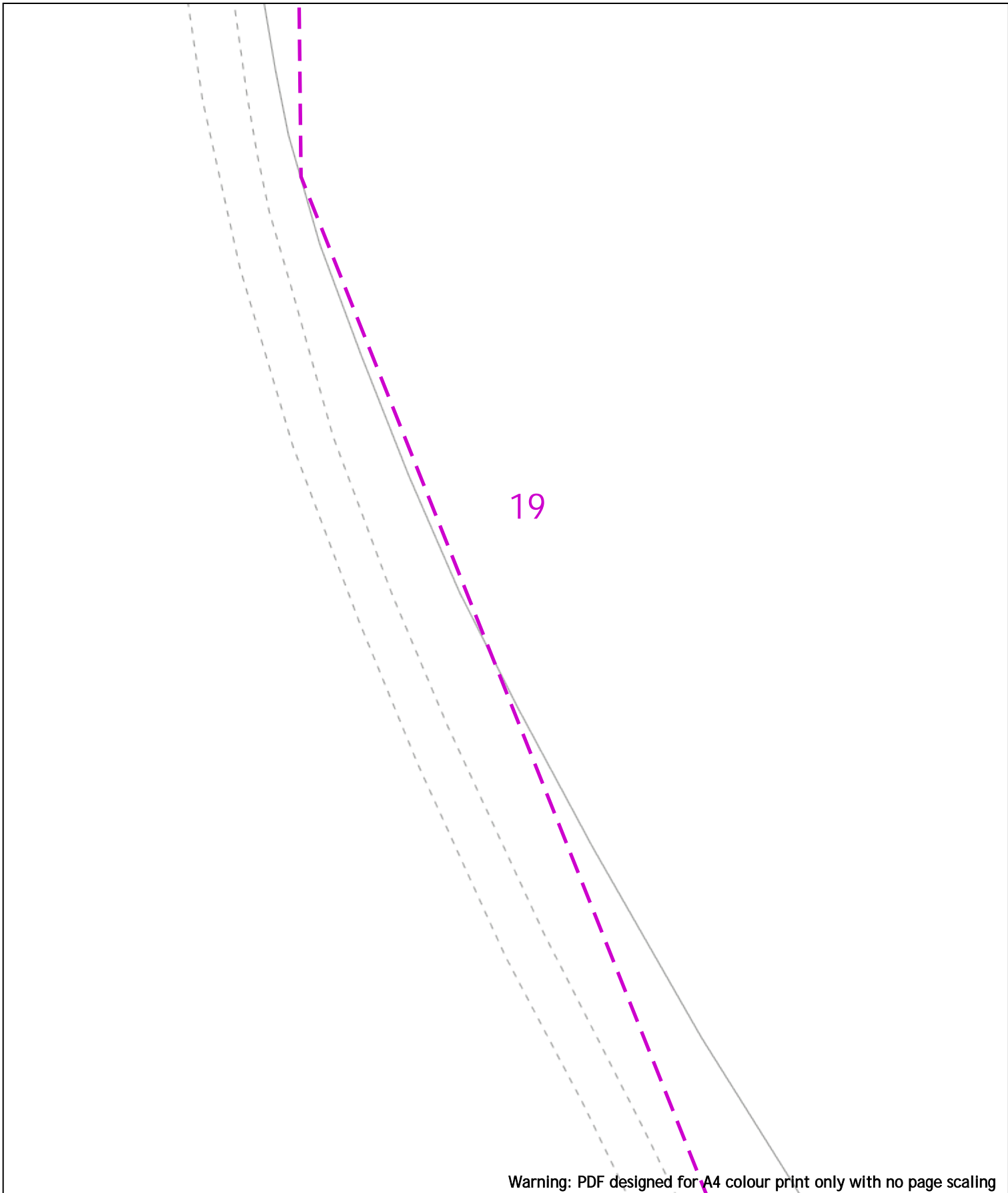
Legend	Distribution Structures (Electric)
Service Cable	Pole, Existing Location
LV Mains	Pole Structure, Existing Location - Single
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6.6kV	
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**Legend**

- Service Cable
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- 6.6kV
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**Distribution Structures (Electric)**

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- Pole Structure, Existing Location - Single
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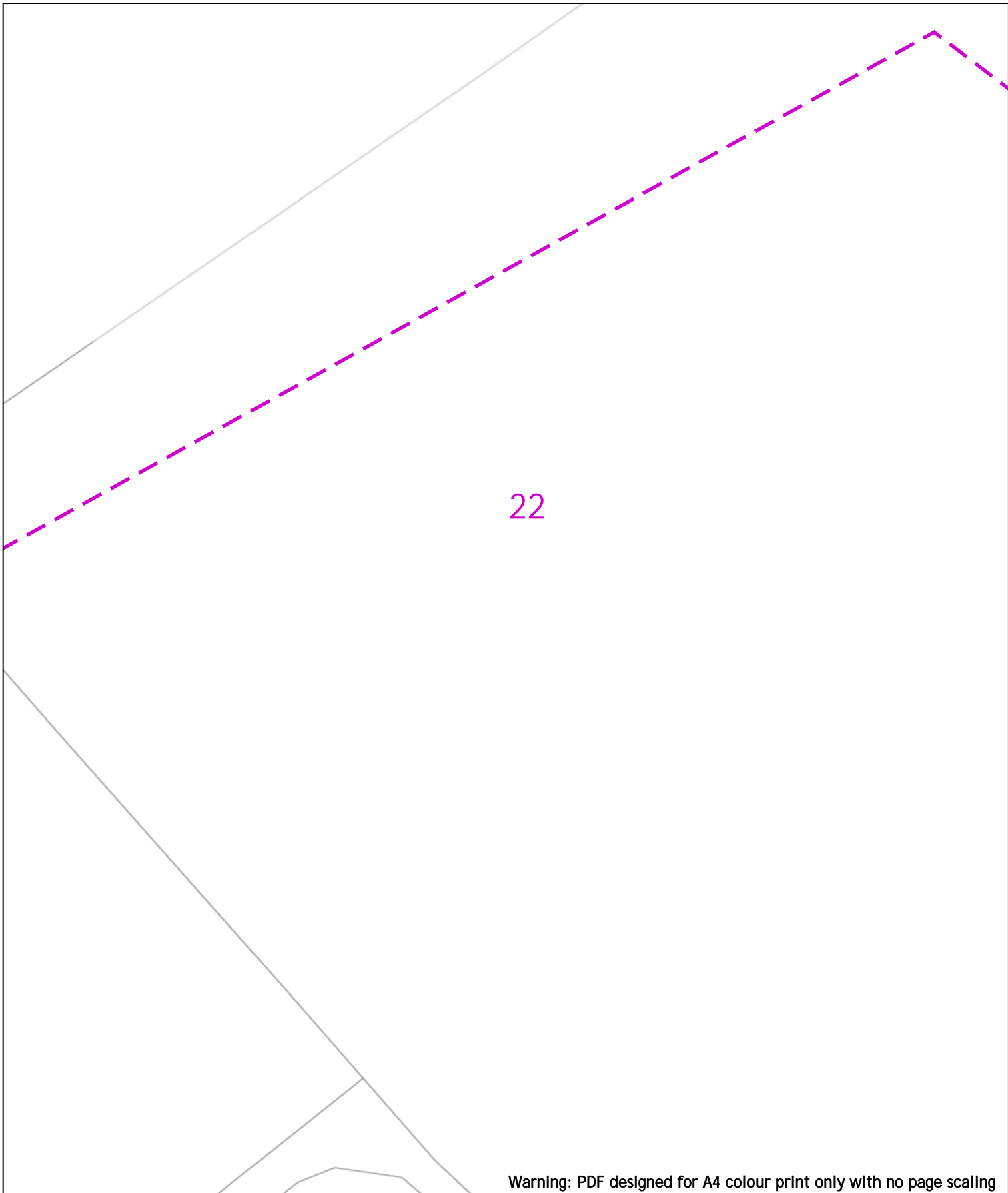
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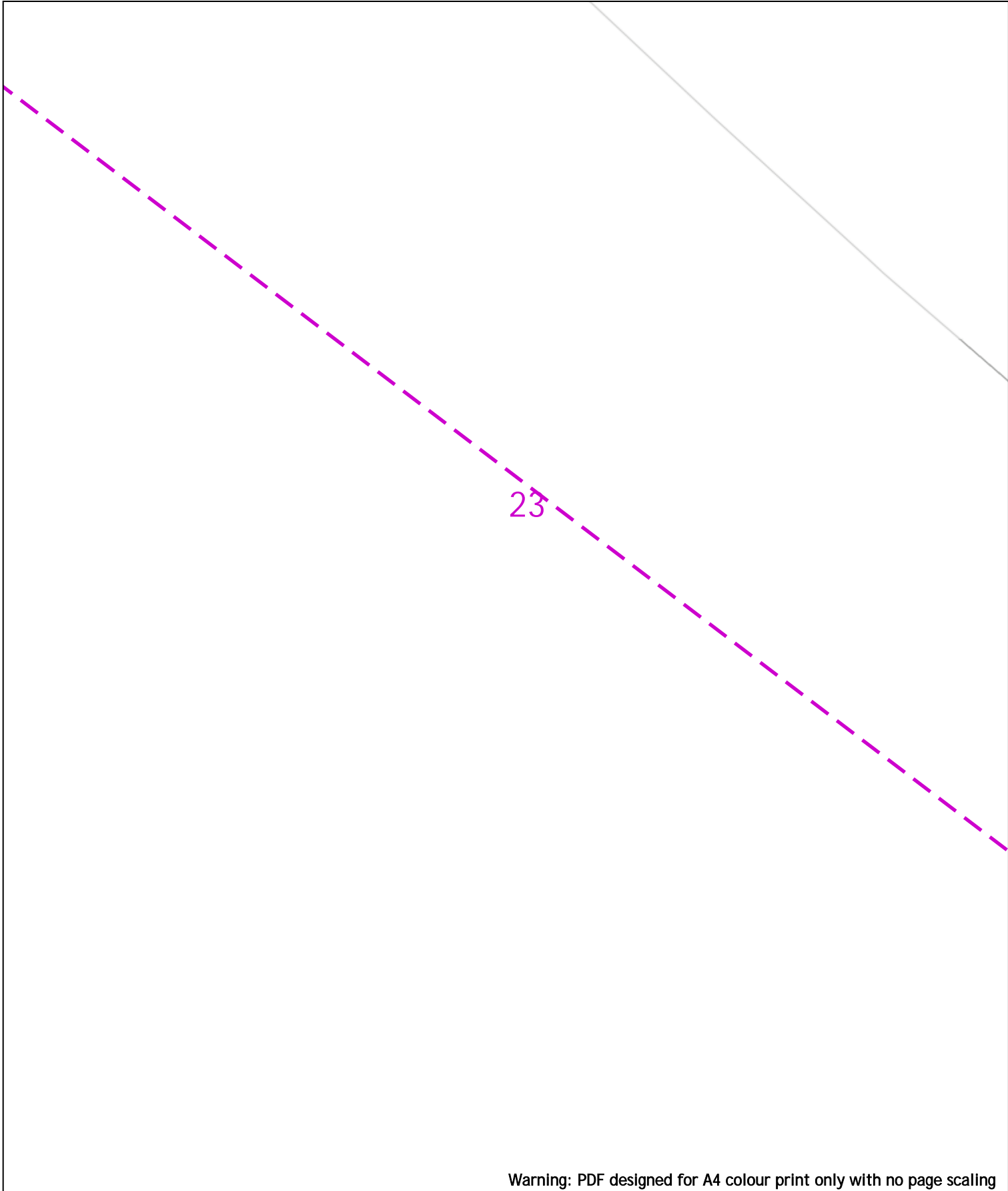




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 General Enquiries: 0800 048 3516

Subject to revision - Master held by SSEN Asset Data Team:  
[Asset.Data@sse.com](mailto:Asset.Data@sse.com)  
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Scale: 1:500 (When plotted at A4)

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0  20m Dig Sites Area:  Line: 



Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

Legend	Distribution Structures (Electric)
Service Cable	Pole, Existing Location
LV Mains	Pole Structure, Existing Location - Single
2-33kV	Pole Structure, Existing Location - H
6.6kV	Duct Route
11kV	Cross Section Route
22kV	
33kV	
66kV	
132kV	
275kV	
400kV	
Fibre Optic	
Fibre Cable	

**WARNING**  
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**WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)**

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Services	LV	HV	EHV	
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 66kV
- 110kV
- 220kV
- 330kV
- 500kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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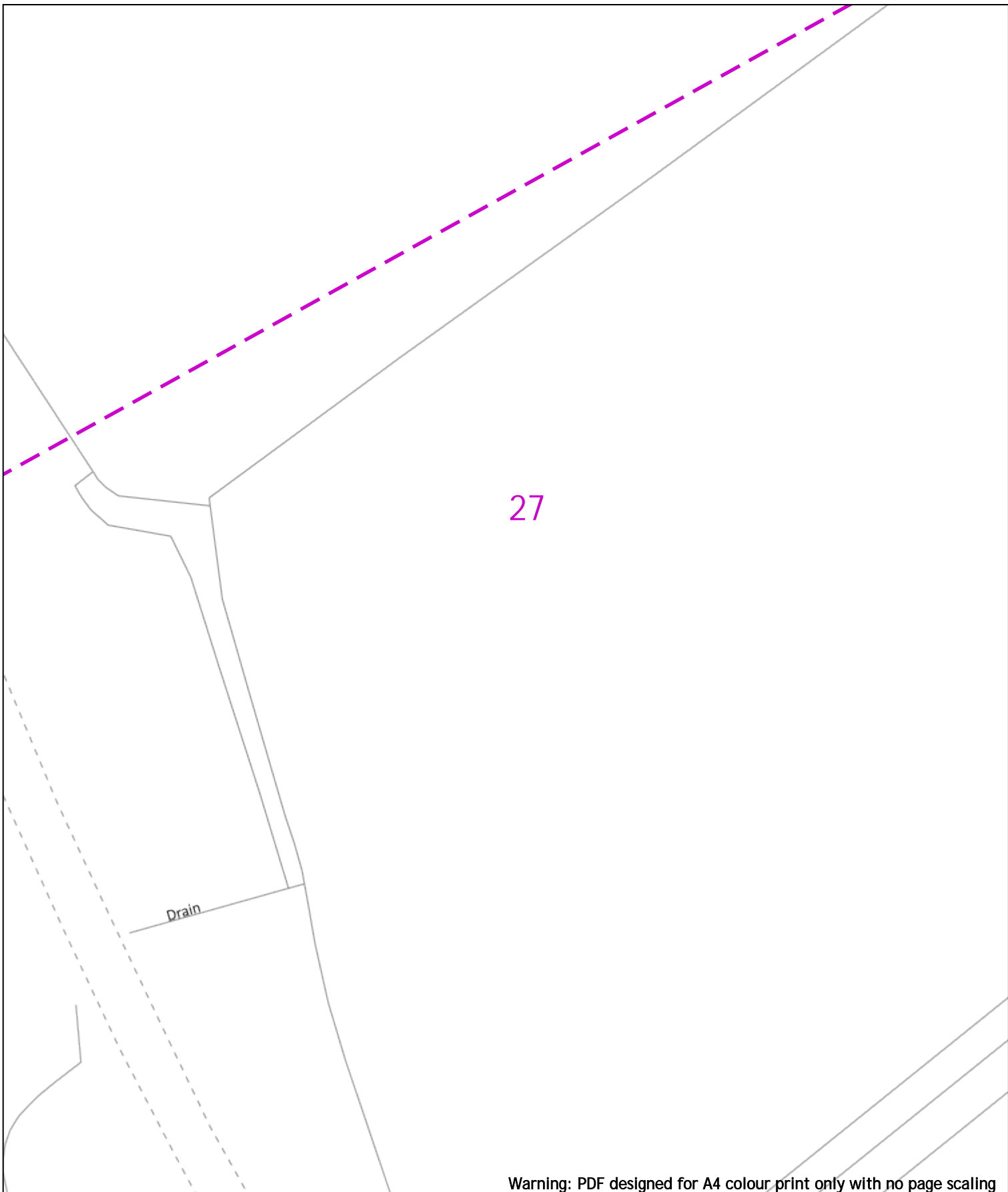
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**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
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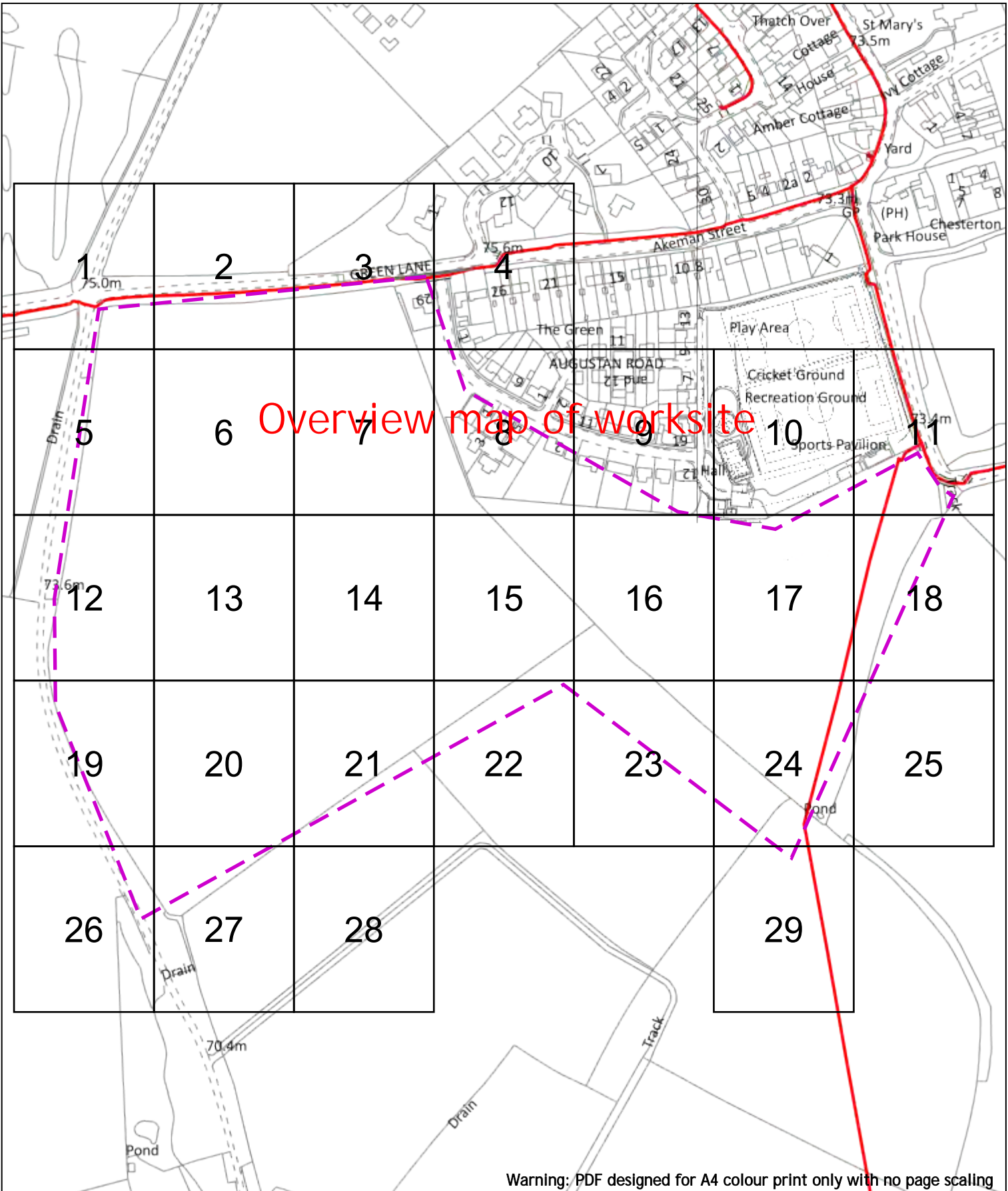
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# Overview map of worksite

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Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

**Legend**

- Service Cable
- LV Mains
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

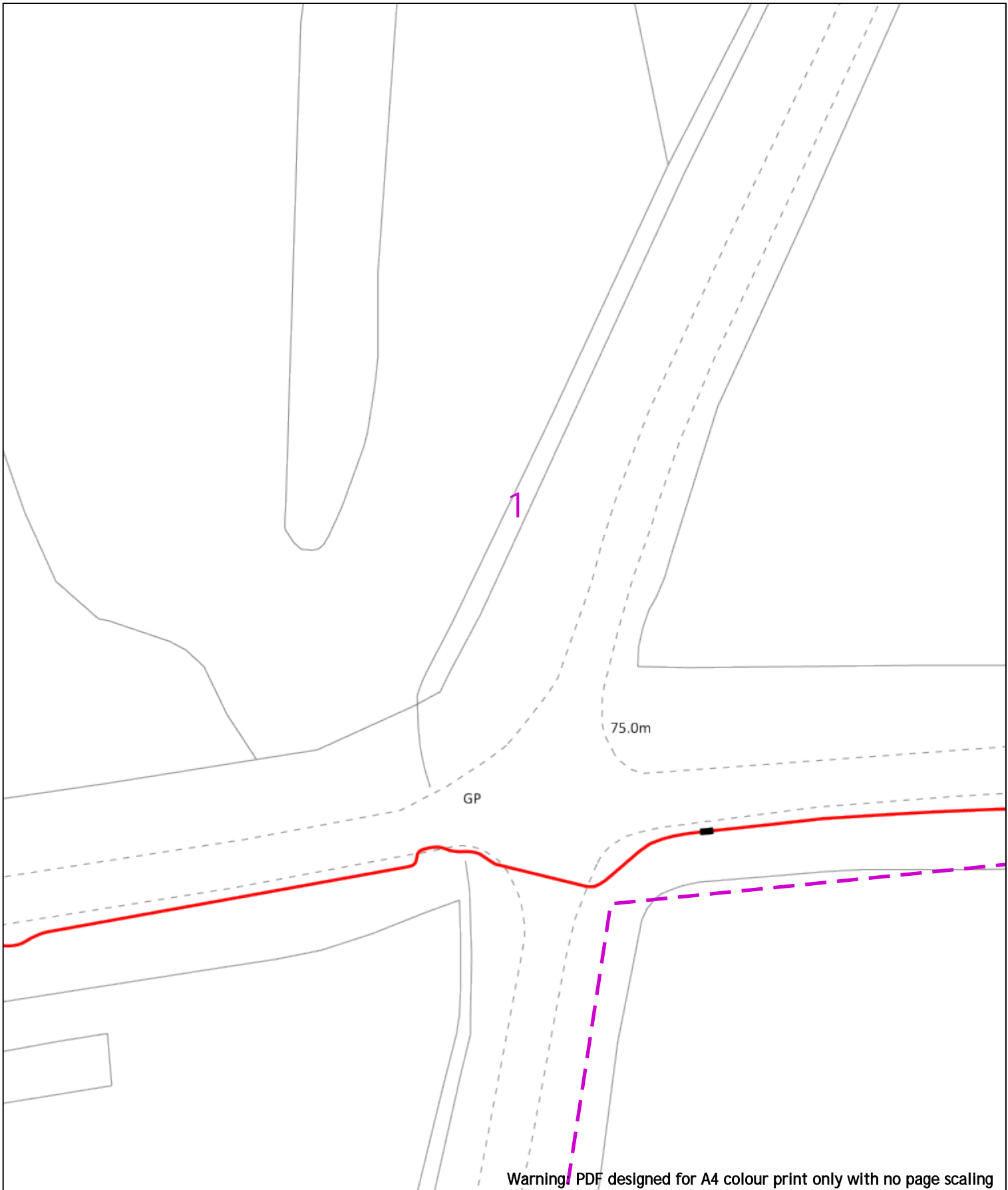
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Agricultural	1m	1m	1m	1.1m

**Legend**

- Service Cable
- LV Main
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Road Cable

**Distribution Structures (Electric)**

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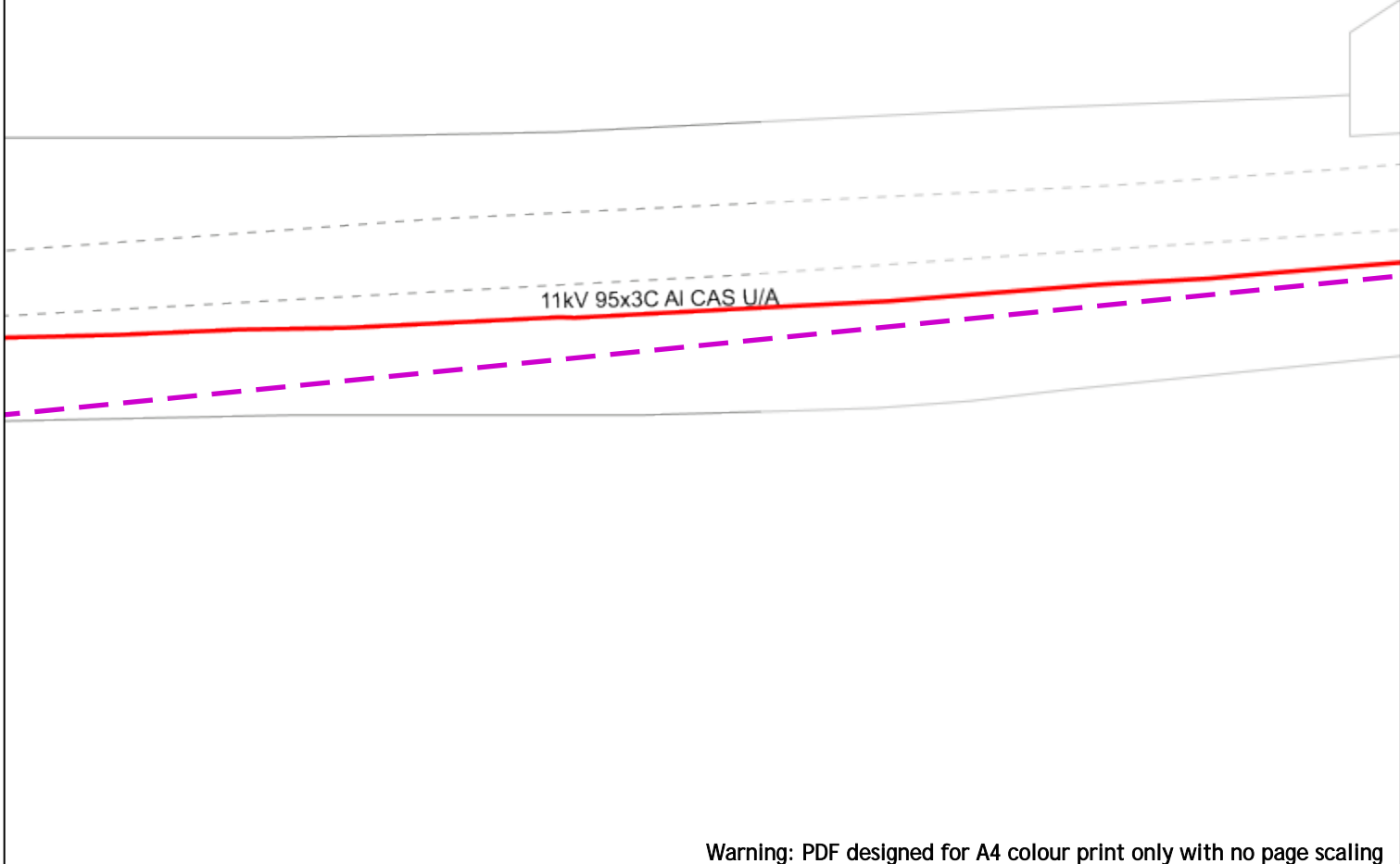
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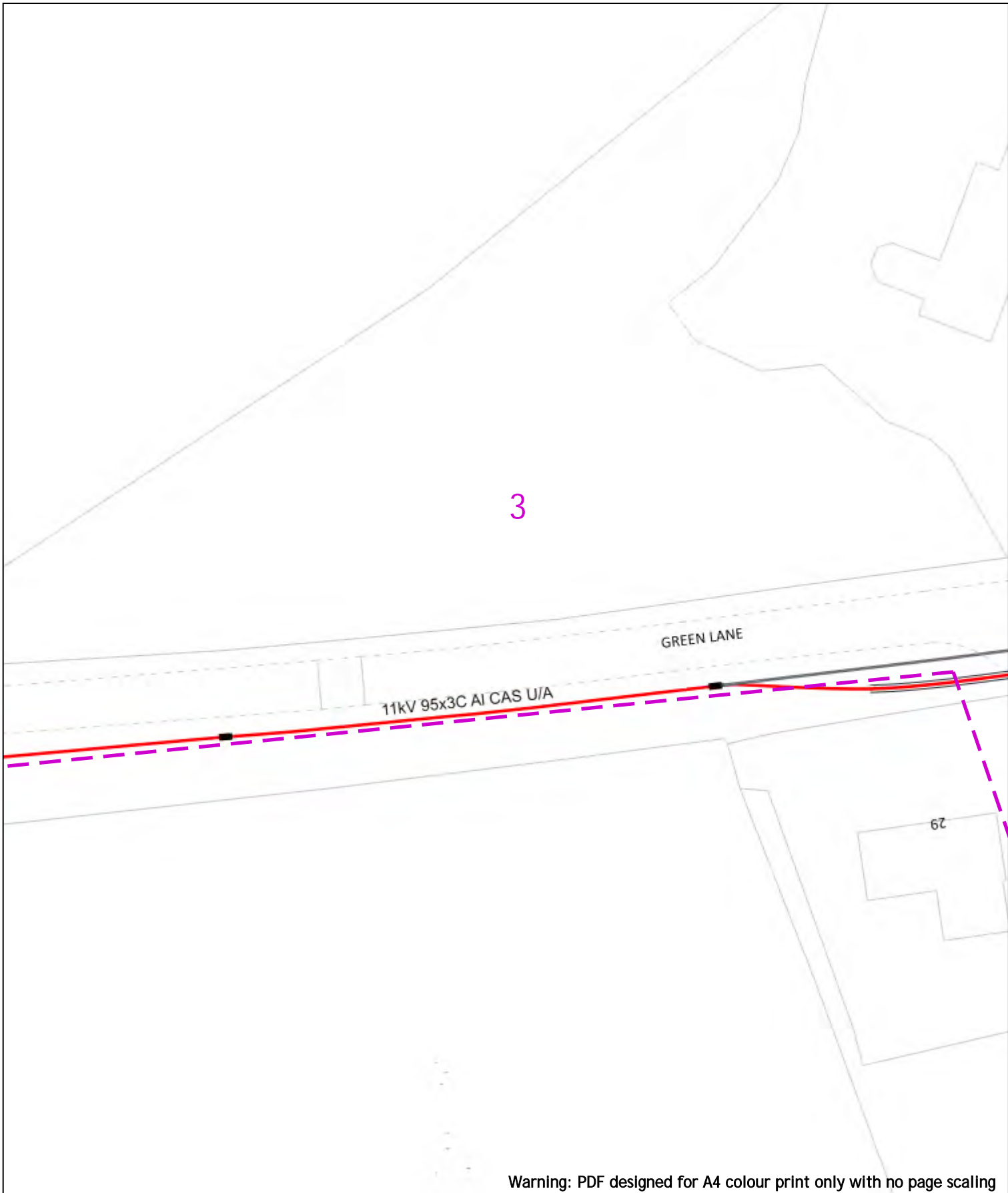
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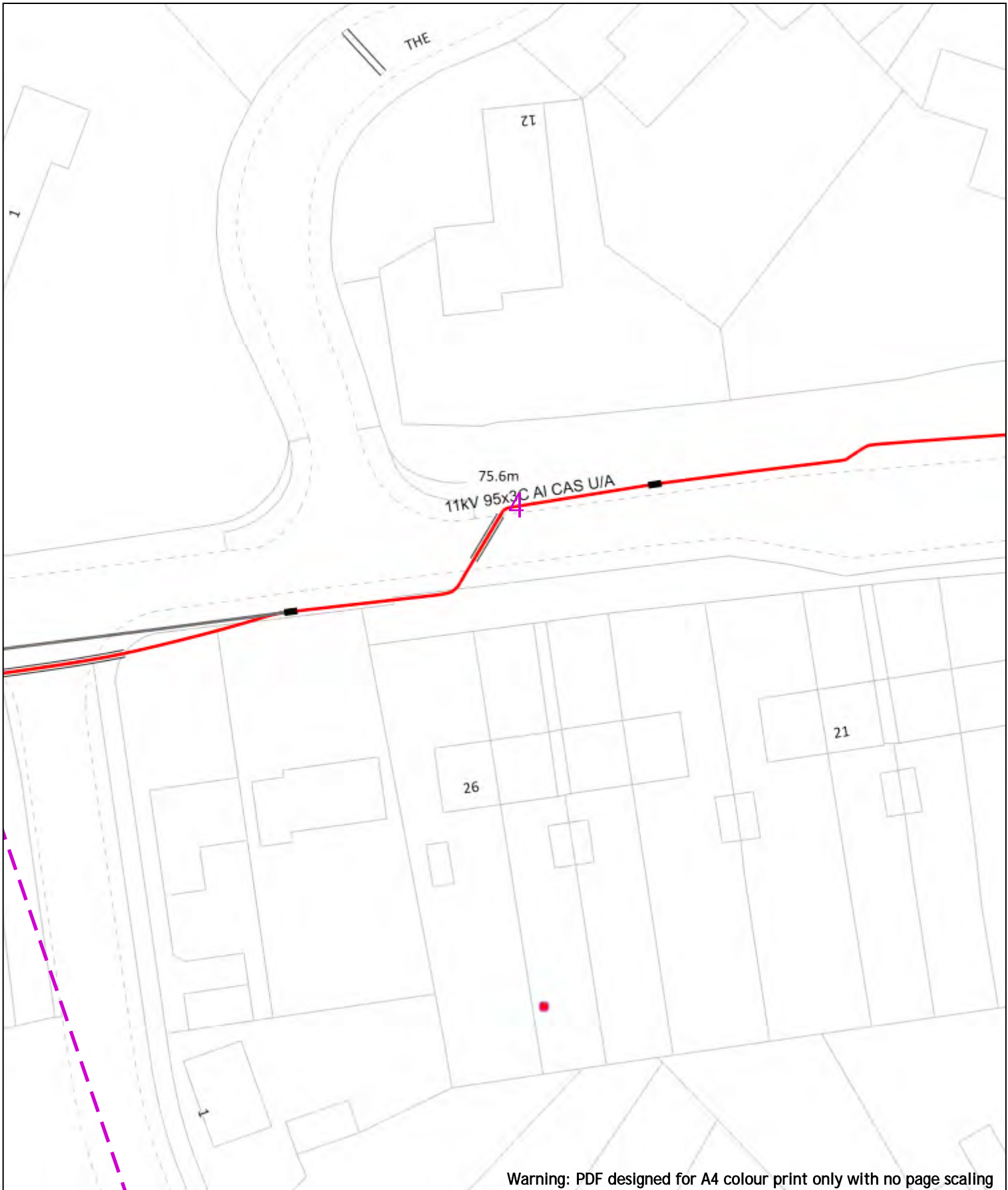
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**Legend**

- Service Cable
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- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

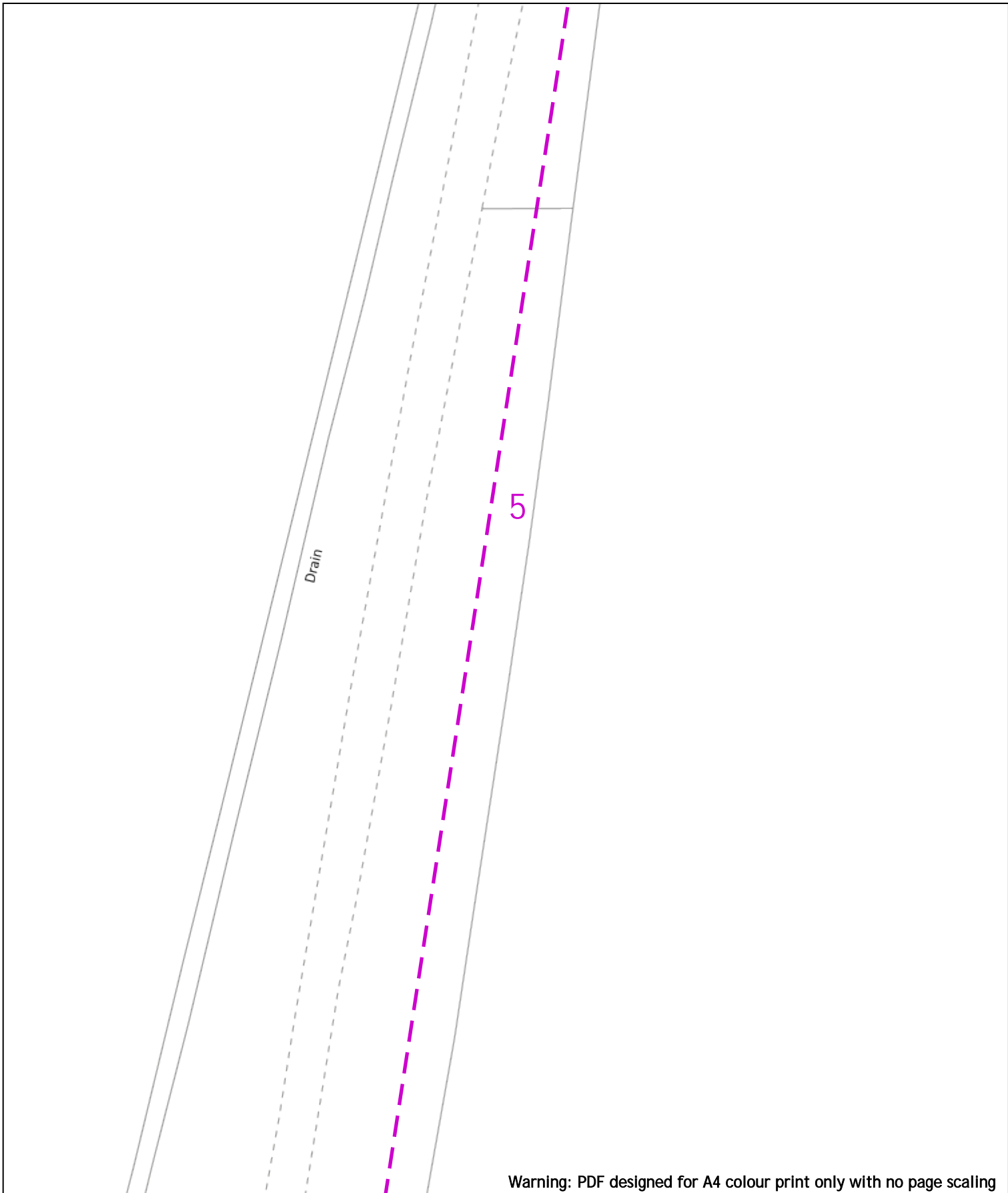
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Southern Electric Power Distribution plc

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Subject to revision – Master held by SSEN Asset Data Team:  
[Asset.Data@sse.com](mailto:Asset.Data@sse.com)  
01256 337 294



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0 20m Dig Sites Area: Line:

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

**WARNING**  
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0  20m Dig Sites Area:  Line: 



Date Requested: 14/12/2021  
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Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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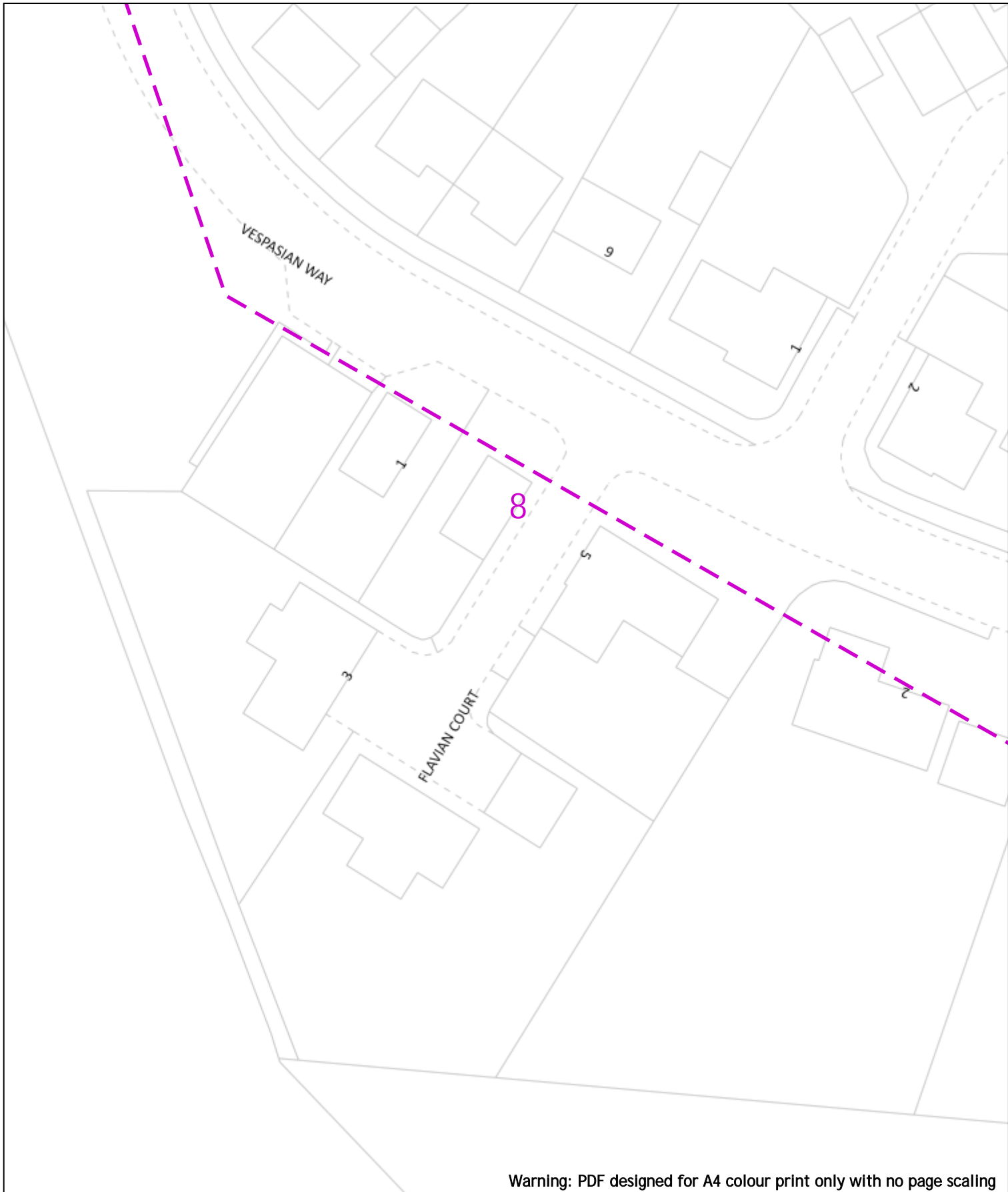
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0 20m Dig Sites Area: Line:

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LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Road Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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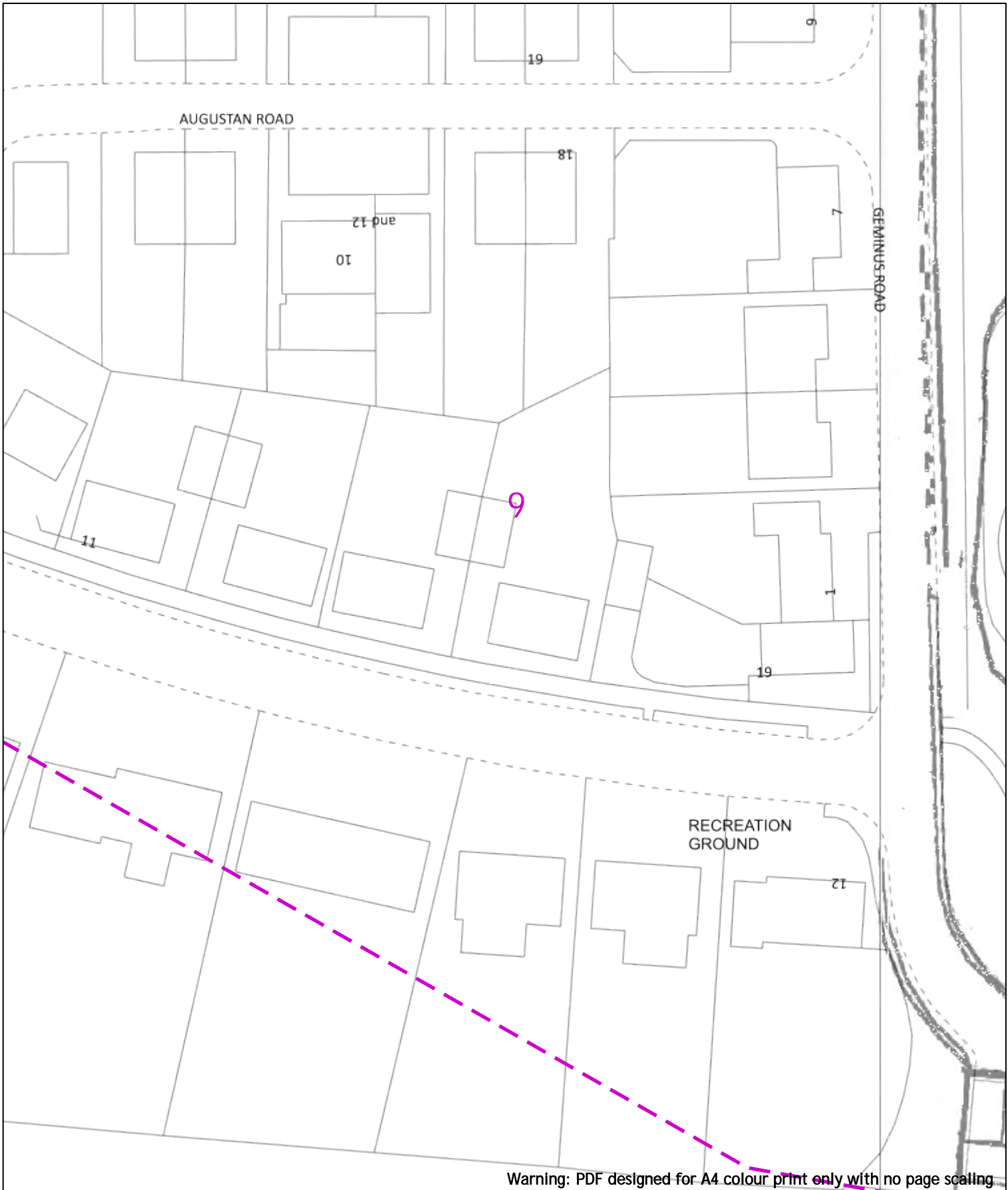
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20m Dig Sites Area: Line:

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend		Distribution Structures (Electric)	
	Service Cable		Pole, Existing Location
	LV Mains		Pole Structure, Existing Location - Single
	2-13kV		Pole Structure, Existing Location - H
	6.6kV		
	11kV		
	22kV		
	33kV		
	66kV		
	132kV		
	275kV		
	400kV		
	Fibre Optic		
	Rigid Cable		
			Duct Route
			Cross Section Route

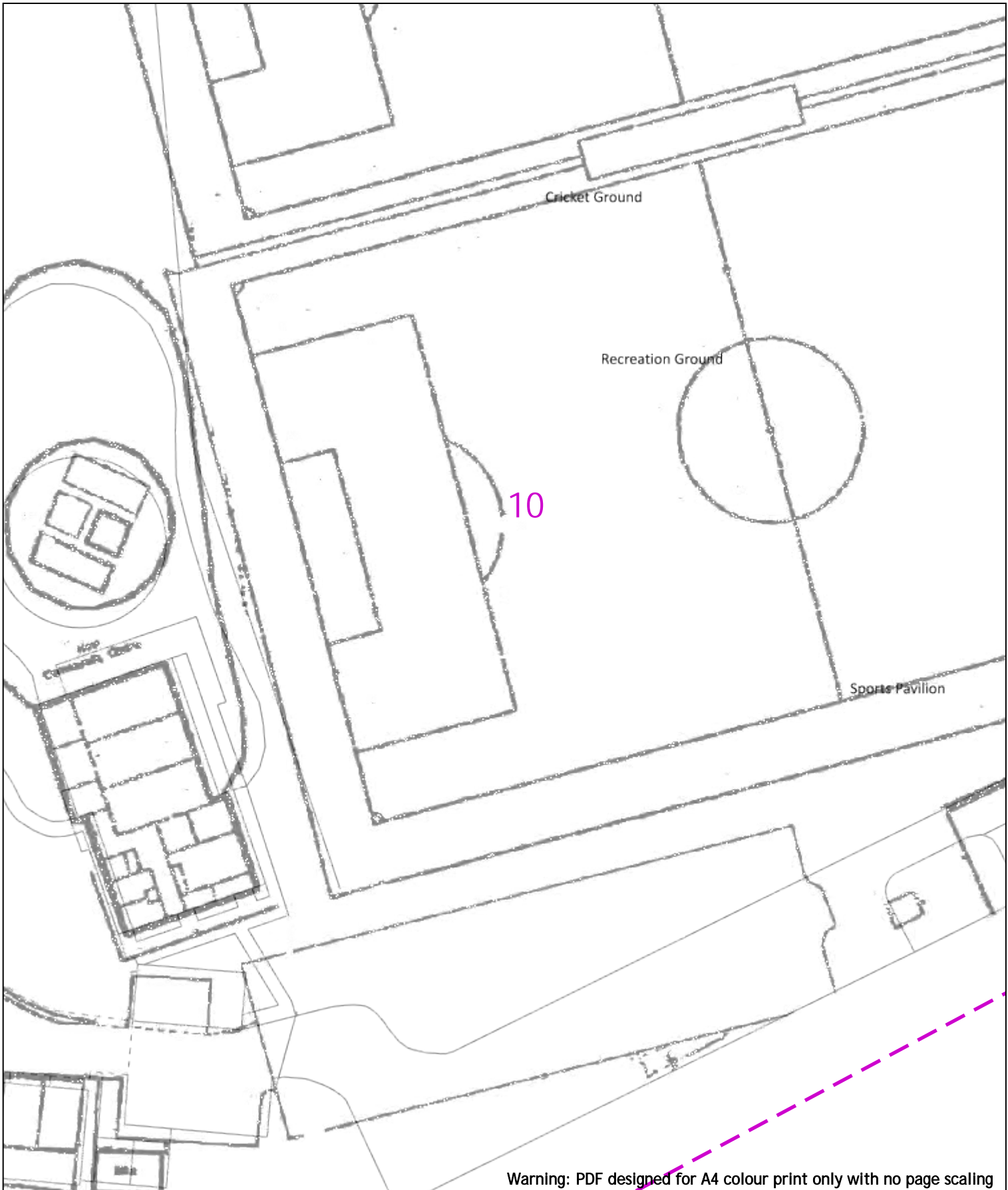
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend		Distribution Structures (Electric)	
	Service Cable		Pole, Existing Location
	LV Mains		Pole Structure, Existing Location - Single
	6.6kV		Pole Structure, Existing Location - H
	11kV		Duct Route
	22kV		Cross Section Route
	33kV		
	66kV		
	132kV		
	275kV		
	400kV		
	Fibre Optic		
	Road Cable		

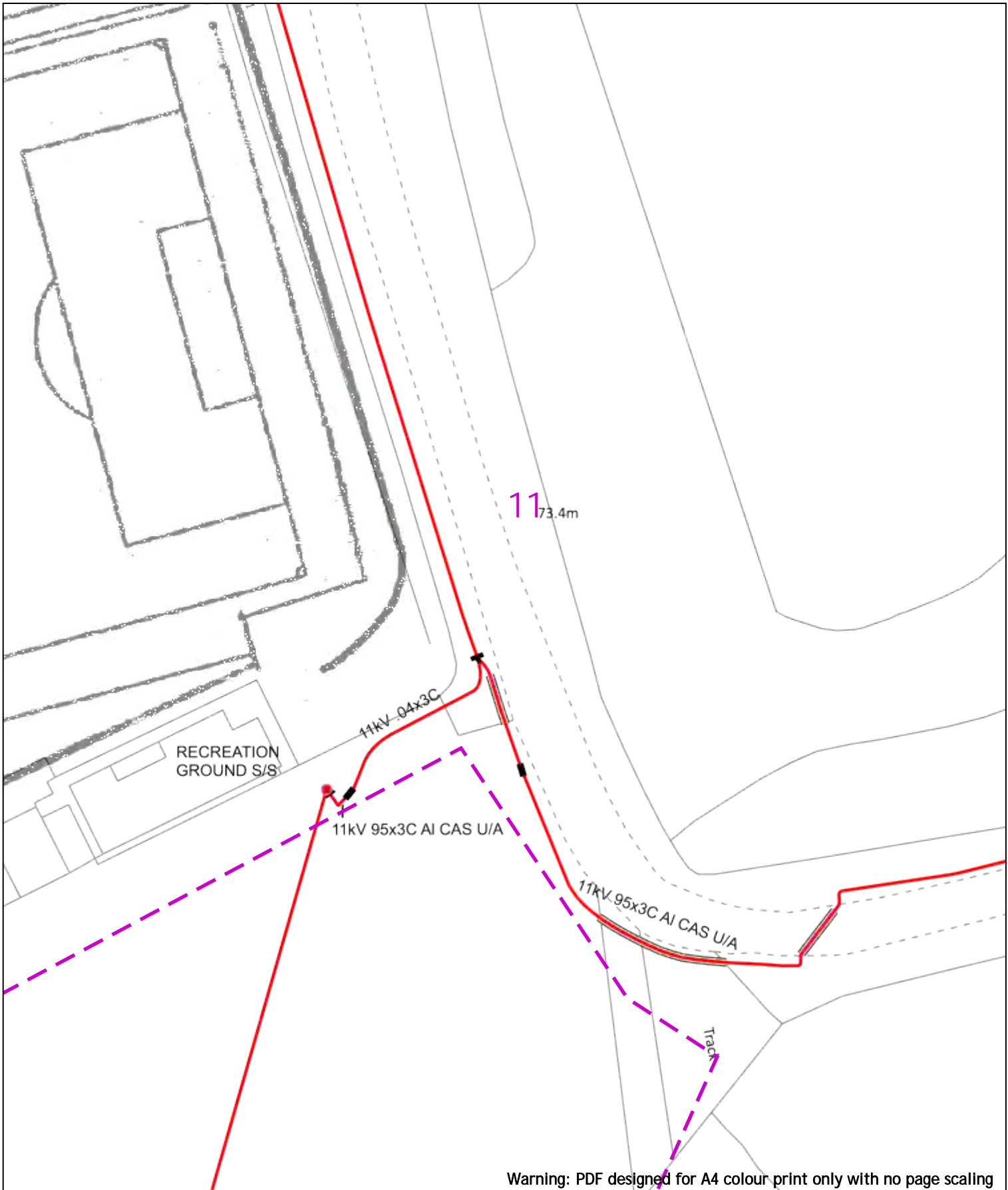
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Road Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - 4
- Duct Route
- Cross Section Route

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HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

WARNING

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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 66kV
- 110kV
- 220kV
- 330kV
- 500kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable



**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
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EHV (Extra High Voltage)	22,000V to 132,000V		
Transmission	275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m 0.8m
Road Crossing	0.6m	0.6m	0.75m 0.9m
Agricultural	1m	1m	1m 1.1m

**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable


**Distribution Structures (Electric)**

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

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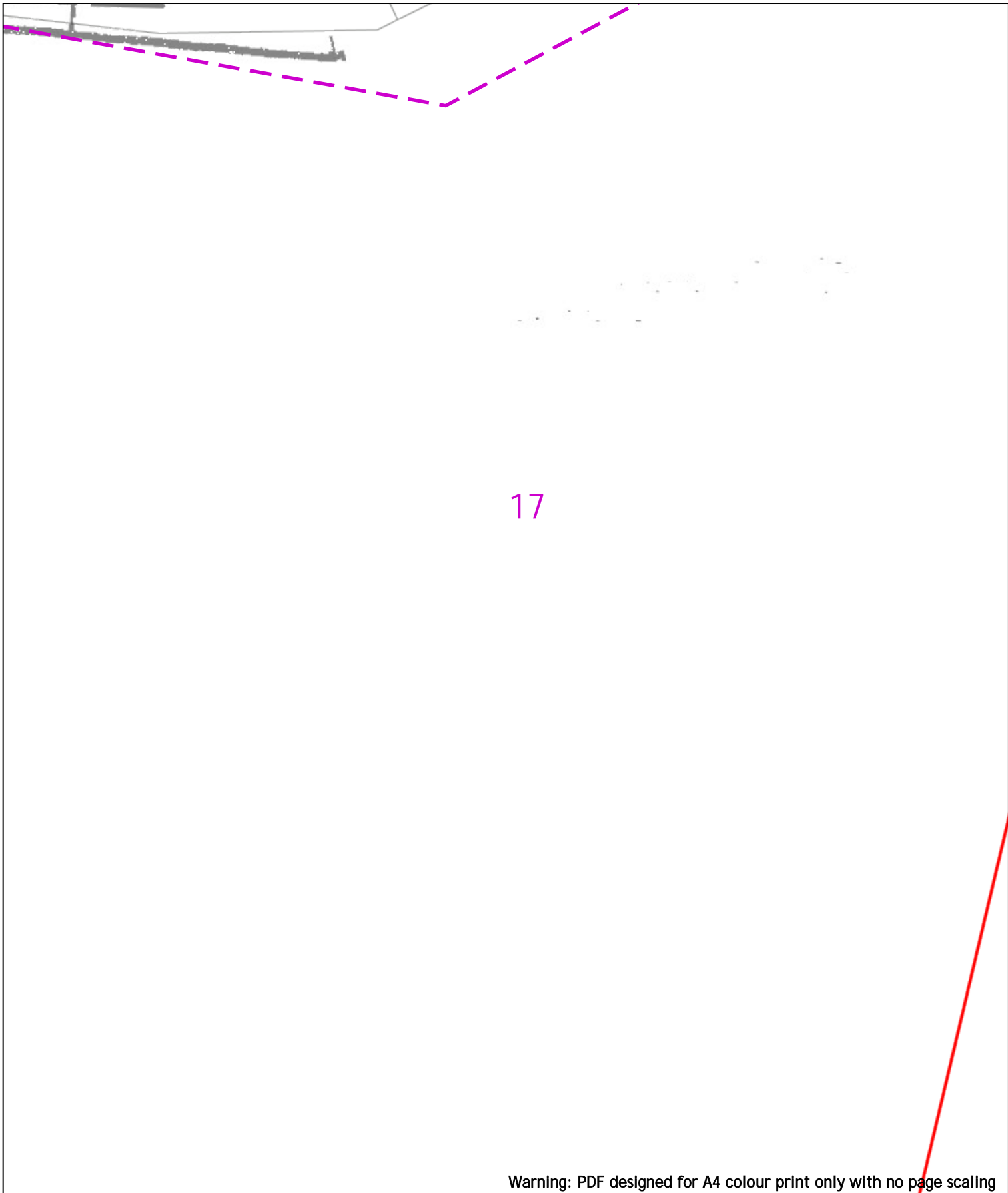



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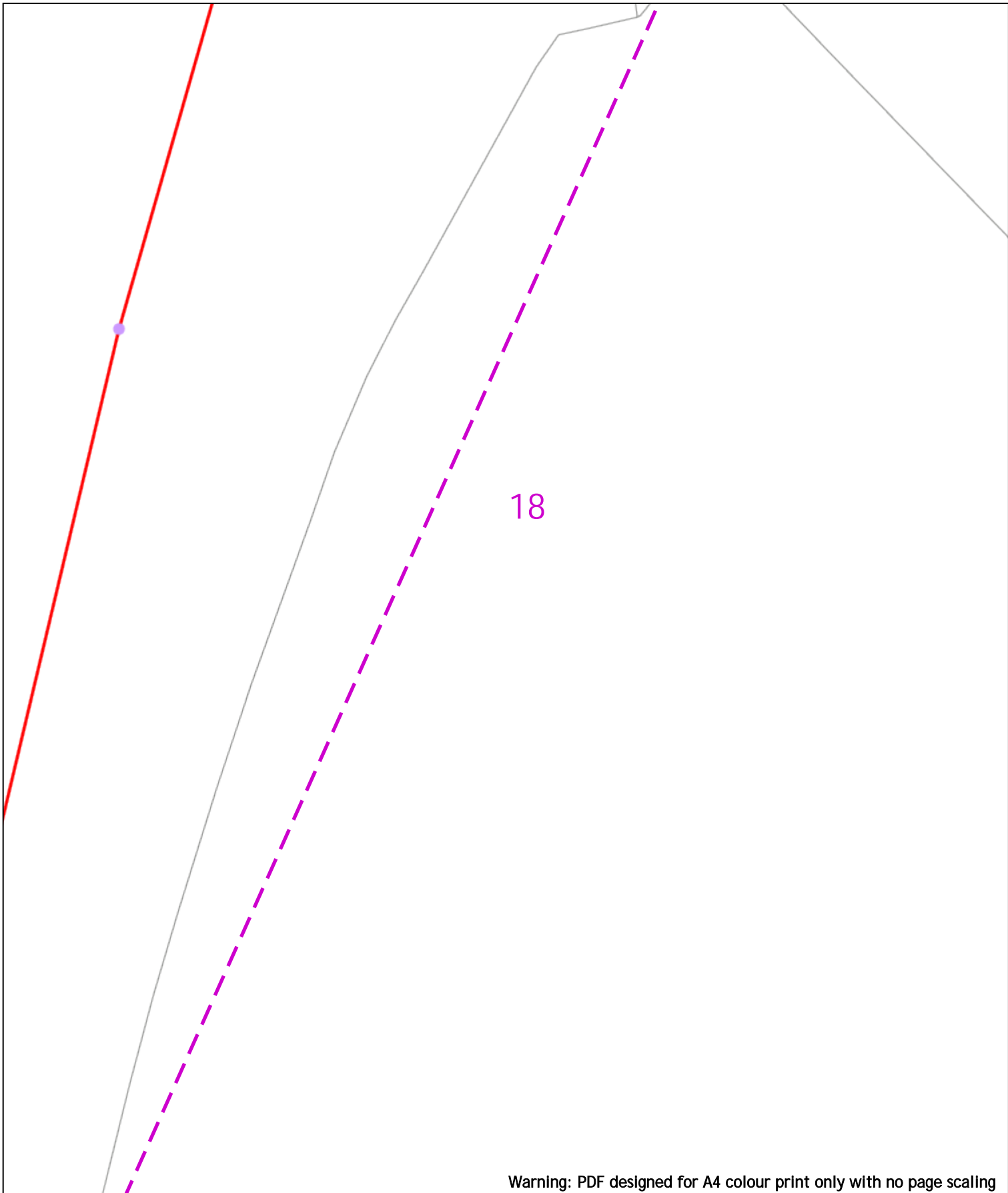


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0 20m Dig Sites Area: Line:

Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

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Legend		Distribution Structures (Electric)	
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	22kV		
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	275kV		
	400kV		
	Fibre Optic		
	Rigid Cable		

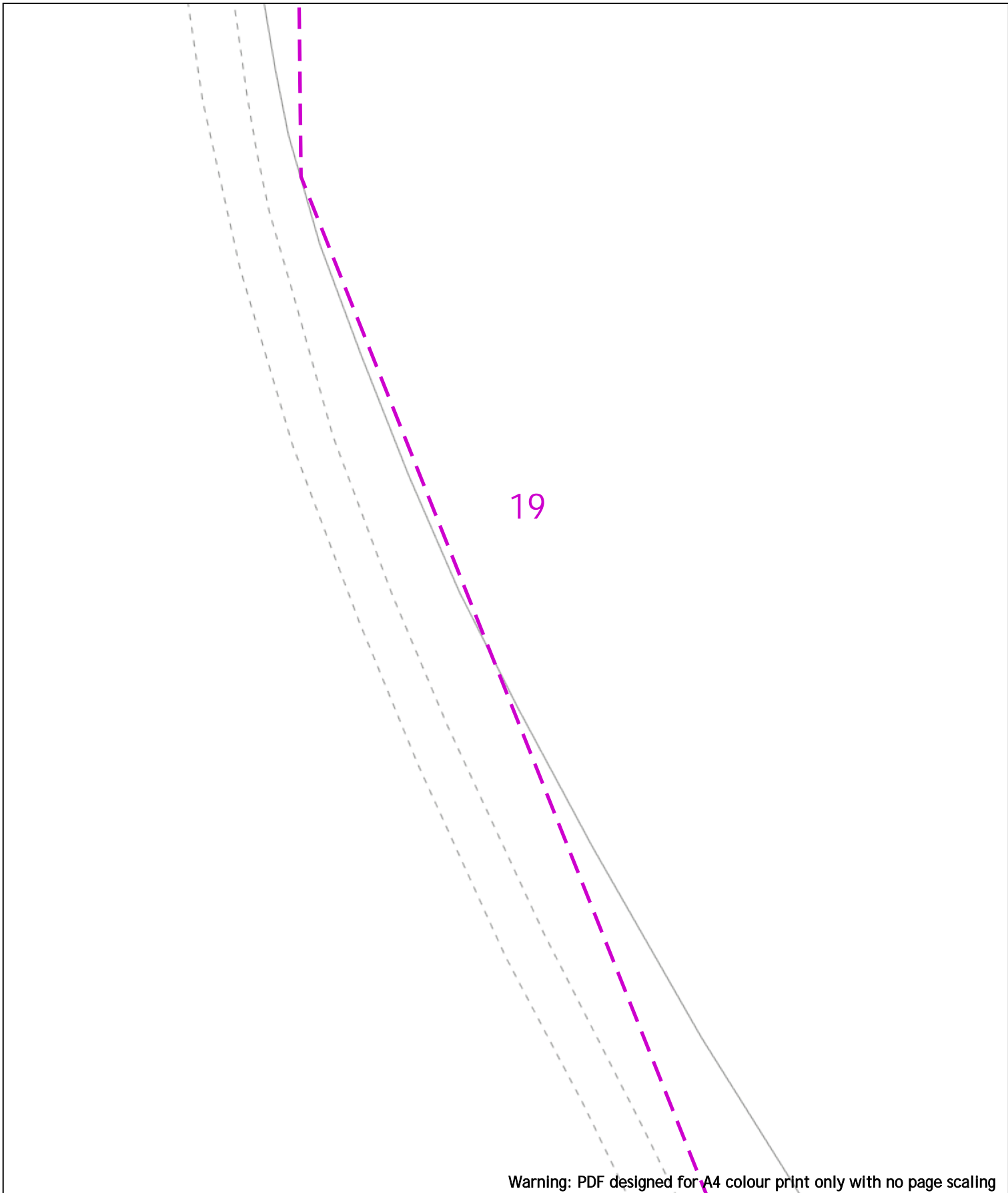
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**Legend**

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- 6.6kV
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- 22kV
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- Pole, Existing Location
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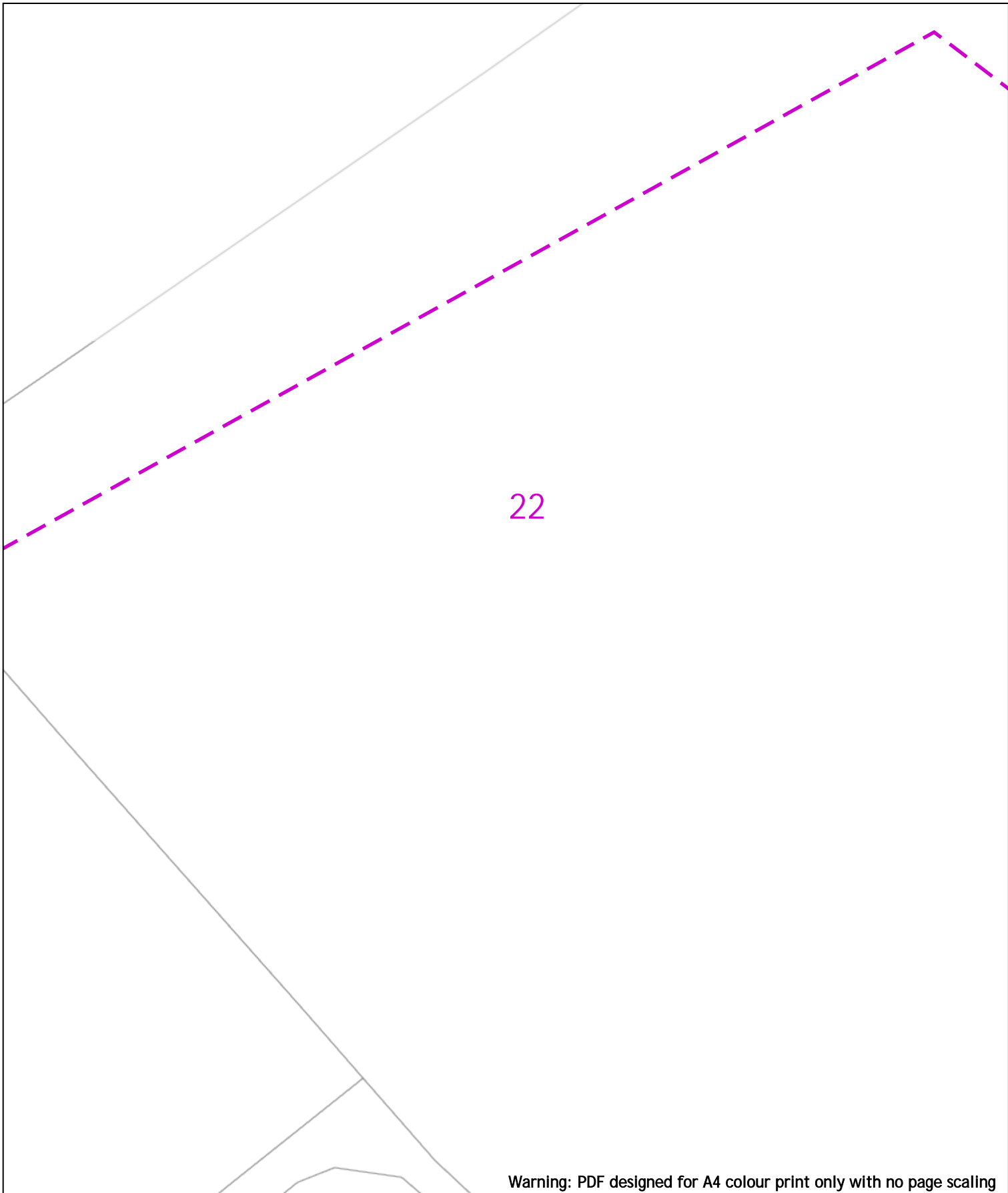



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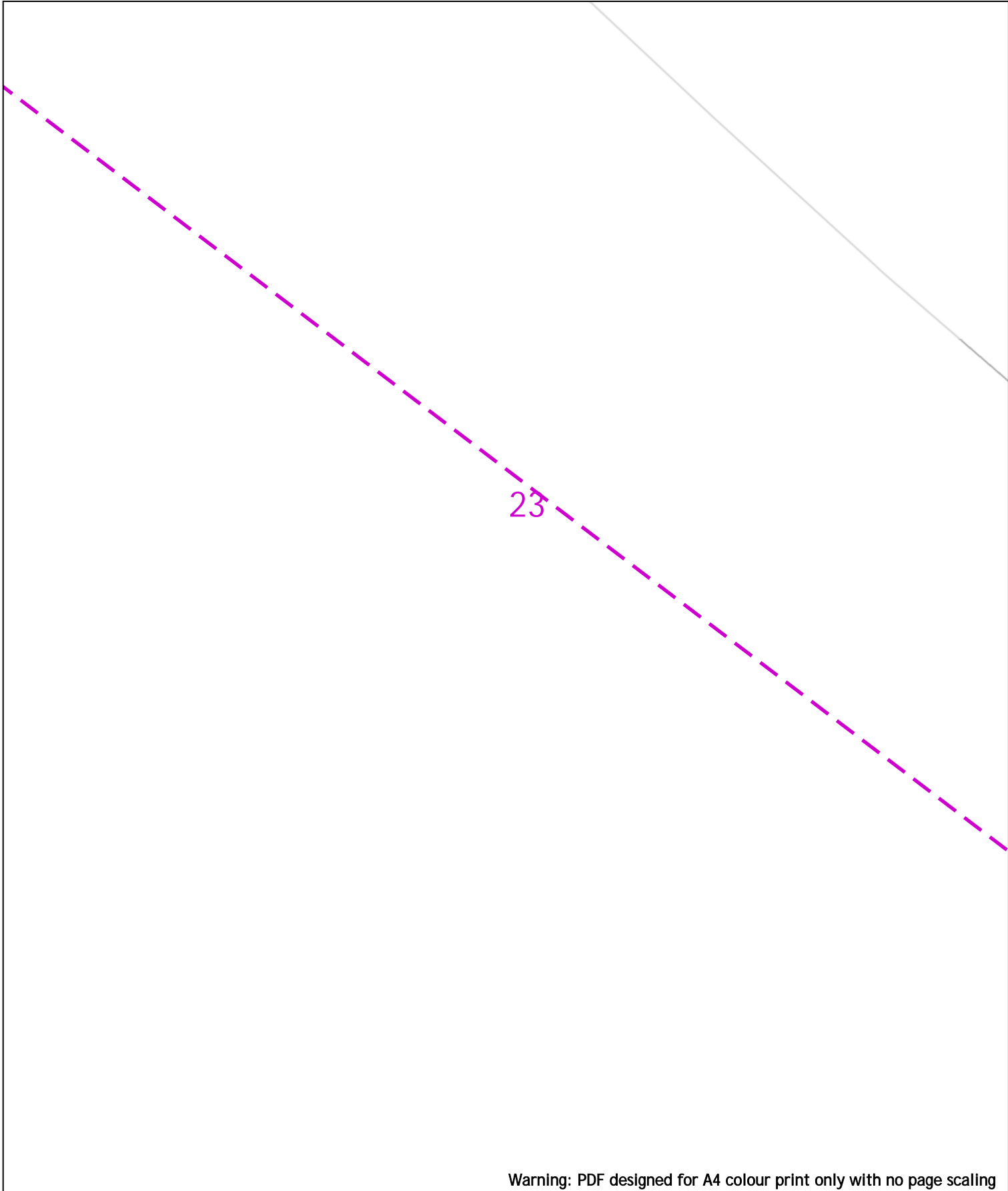
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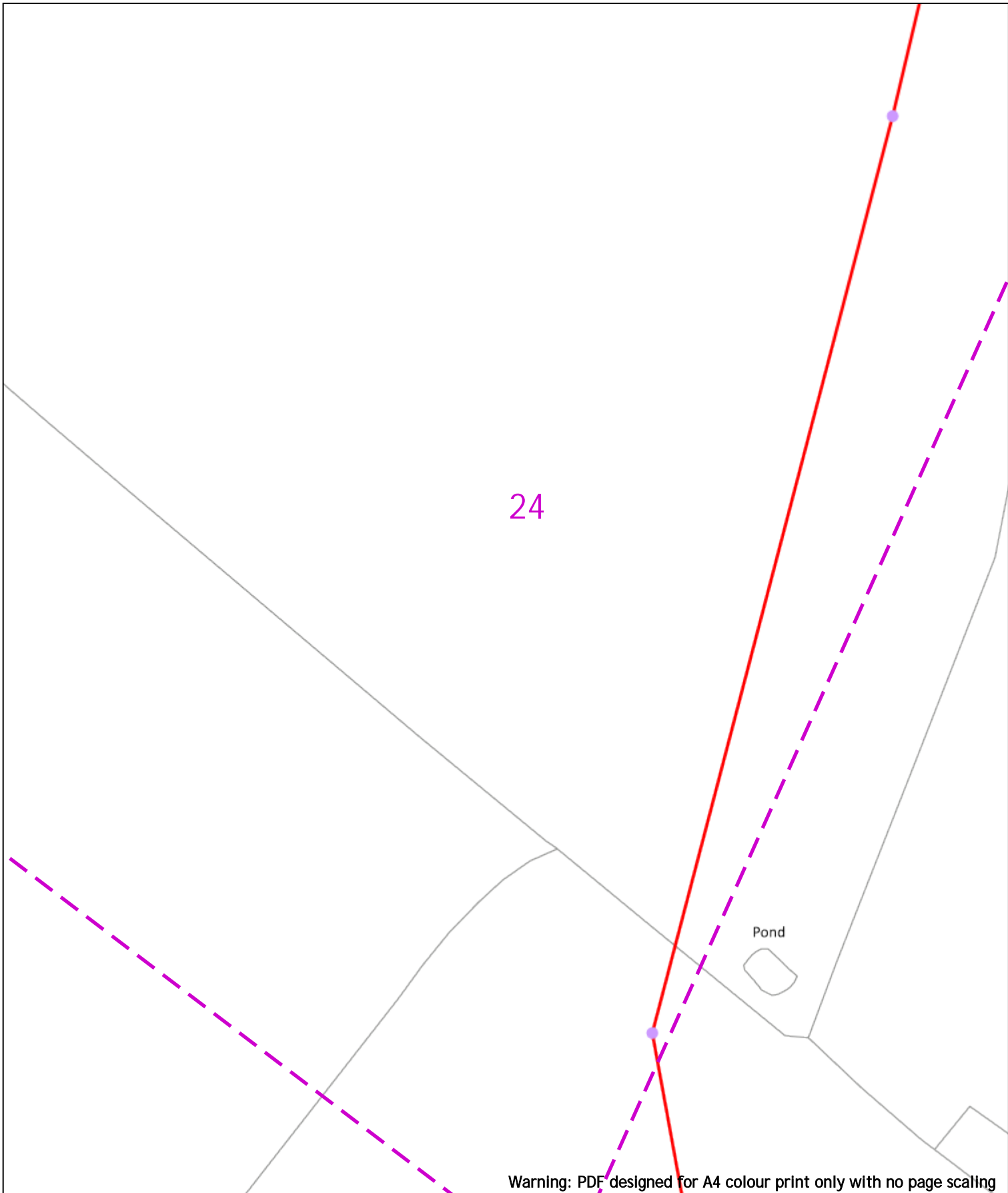
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<p>0  20m Dig Sites Area:  Line: </p>	<p><b>Legend</b></p> <p><b>Service Cable</b></p> <ul style="list-style-type: none"> <li> LV Mains</li> <li> 2-33kV</li> <li> 6.6kV</li> <li> 11kV</li> <li> 22kV</li> <li> 33kV</li> <li> 66kV</li> <li> 132kV</li> <li> 275kV</li> <li> 400kV</li> <li> Fibre Optic</li> <li> Pilot Cable</li> </ul> <p><b>Distribution Structures (Electric)</b></p> <ul style="list-style-type: none"> <li> Pole, Existing Location</li> <li> Pole Structure, Existing Location - Single</li> <li> Pole Structure, Existing Location - H</li> <li> Duct Route</li> <li> Cross Section Route</li> </ul>			<p style="text-align: center;"><b>Southern Electric Power Distribution plc</b> Registered Office: No.1 Forbury Place 43 Forbury Road Reading RG1 3JH Registered In England &amp; Wales No.04094290</p> <p>If you're unsure &amp; need to seek advice before commencing excavations, please contact: General Enquiries: 0800 048 3516</p> <p>Subject to revision – Master held by SSEN Asset Data Team: <a href="mailto:Asset.Data@sse.com">Asset.Data@sse.com</a> 01256 337 294</p>																															
<p>Date Requested: 14/12/2021 Job Reference: 24165333 Site Location: 455841 220917 Requested by: Mrs Alison McGuinness Your Scheme/Reference: L10098</p>	<p><b>Voltages (V)</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>LV (Low Voltage) and Services</td> <td colspan="3">Up to 1,000V</td> </tr> <tr> <td>HV (High Voltage)</td> <td colspan="3">Over 1,000V to 11,000V</td> </tr> <tr> <td>EHV (Extra High Voltage)</td> <td colspan="3">22,000V to 132,000V</td> </tr> <tr> <td>Transmission</td> <td colspan="3">275,000V and 400,000V</td> </tr> </table> <p><b>NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Services</th> <th>LV</th> <th>HV</th> <th>EHV</th> </tr> </thead> <tbody> <tr> <td>Footpath/Unmade</td> <td>0.45m</td> <td>0.45m</td> <td>0.6m</td> </tr> <tr> <td>Road Crossing</td> <td>0.6m</td> <td>0.6m</td> <td>0.75m</td> </tr> <tr> <td>Agricultural</td> <td>1m</td> <td>1m</td> <td>1.1m</td> </tr> </tbody> </table>	LV (Low Voltage) and Services	Up to 1,000V			HV (High Voltage)	Over 1,000V to 11,000V			EHV (Extra High Voltage)	22,000V to 132,000V			Transmission	275,000V and 400,000V			Services	LV	HV	EHV	Footpath/Unmade	0.45m	0.45m	0.6m	Road Crossing	0.6m	0.6m	0.75m	Agricultural	1m	1m	1.1m	<p style="text-align: center;"><b>WARNING</b></p> <p style="font-size: small;">There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.</p> <p style="font-size: small; color: red;">WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)</p>	<p>Scale: 1:500 (When plotted at A4)</p>
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Date Requested: 14/12/2021  
 Job Reference: 24165333  
 Site Location: 455841 220917  
 Requested by: Mrs Alison McGuinness  
 Your Scheme/Reference: L10098

Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
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Legend	Distribution Structures (Electric)
Service Cable	Pole, Existing Location
LV Mains	Pole Structure, Existing Location - Single
2-33kV	Pole Structure, Existing Location - H
6.6kV	Duct Route
11kV	Cross Section Route
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**Legend**

- Service Cable
- LV Mains
- 2-33kV
- 6.6kV
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**Distribution Structures (Electric)**

- Pole, Existing Location
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	22kV		
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	Fiber Cable		

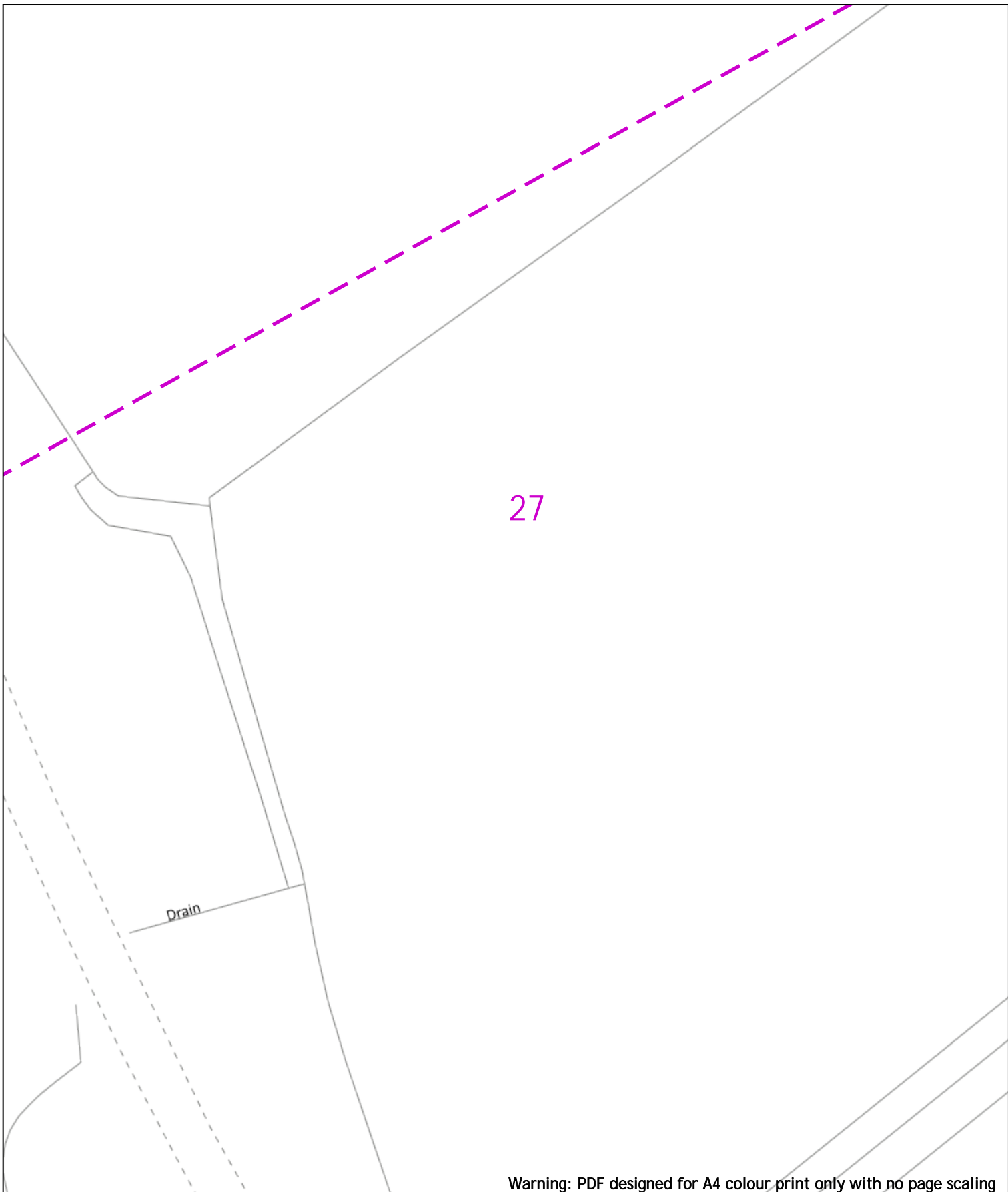
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**Legend**

- Service Cable
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 01256 337 294

Scale: 1:500 (When plotted at A4)

Our Ref: 24165333      Your Ref: L10098

Tuesday, 14 December 2021

Alison McGuinness  
Newark Road  
Peterborough  
Cambridgeshire  
PE1 5UA

Dear Alison McGuinness

**SSEN Distribution - Asset Network Plans**

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, [ge@ssen.co.uk](mailto:ge@ssen.co.uk)

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, [connections@sse.com](mailto:connections@sse.com)

Kind Regards,

Asset Data Team  
01256 337 294  
[Asset.data@sse.com](mailto:Asset.data@sse.com)



JNP Group  
33 Colston Avenue  
Bristol  
Avon  
BS1 4UA

**Connections and Engineering**  
**Scottish and Southern Electricity Networks**  
**Walton Park**  
**Walton Road**  
**Cosham**  
**PO6 1UJ**



David.jenkins@sse.com



www.ssen.co.uk

**Our reference:** *EVS860 -Budget*

17/1/2022

**Your reference:** *Land South Of Green Lane*

**PROPOSED NEW ELECTRICITY CONNECTIONS TO:**

***Land South Of Green Lane, Chesterton, Bicester, Oxford, OX26 1DF***

Dear Miss Tivichi

Thank you for your recent enquiry. We have carried out a preliminary assessment of the works required to make connection to the distribution network in the area and we are pleased to provide you with our findings along with an estimate of the costs for the option identified. Please note that we have not carried out any detailed design work or network impact analysis. This budget estimate is provided as a result of a preliminary assessment only and possibly without any site specific considerations being taken into account. A budget estimate is not a formal offer for connection and cannot be accepted by you. The initial proposals will be subject to obtaining all necessary legal consents to carry out the work, including any consent required from third parties.

The estimate we provide at this stage may vary considerably from any further budget estimate or the price in any formal connection offer.

Budget estimate in the region of:



**582,868**

This budget estimate has been calculated exclusive of VAT and does not constitute an offer of terms.





The budget estimate has been calculated based on a high level assessment, the information you have provided and the assumptions listed within this letter. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary purposes only. This estimate cannot be guaranteed. This estimate includes for any reinforcements assumed to be required on the wider network that may be triggered by this connection. This estimate does not include any assessment for temporary diversion or traffic management requirements. Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge.

Any documents, drawings or figures provided as part of this budget estimate are indicative only.

There are Independent Connection Providers (ICPs) and Independent Distribution Network Operators (IDNOs) who may be able to provide you with an alternative quotation to carry out some of this work. Please refer to [www.lloydsregister.co.uk](http://www.lloydsregister.co.uk) for further details.

### Description of proposed works and assumptions

**2x HV pole terminations off existing network. Dismantle existing HV pole and install new HV terminal pole. Reterminate HV span onto pole, Dismantle existing HV span. HV shutdown required with delivery of HV shutdown cards. Padlocks required for substations. Lay HV main cable and to be looped in and out of 3x new substations to be installed on site with lay and blind and HV straight joints. 3x 800KVA substations to be installed with all associated equipment. Lay LV mains cables with all associated equipment around site with x151 single phase services to be installed for new dwellings and community centre.**

This estimate is based on the customer carrying out all on site excavation and reinstatement works and providing all internal containments for cables. I have included in this estimate a cost for the diversion of our existing cables and equipment that may be affected by your proposed development.

We have not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. There is therefore no guarantee that this level of capacity will be available without completing further studies. As we have only carried out preliminary off-site investigations, physical, technical and wayleave assessments may mean that the proposals are not practical.

### Distribution Constraints

Any planned transmission works and dates may be subject to change.

Any network assessment carried out as part of a formal connection offer, will take into account these works and you may be required to pay an apportioned part of network investment. Further information can be found on our Network Capacity maps:

<https://www.ssen.co.uk/ContractedDemand/>



 North of Scotland  
**0800 048 3515**

 Central Southern England  
**0800 048 3516**

Please also be aware that any formal connection offer will be made under our current Connection Charging Methodology Statement. If you do progress with a connection then there may also be charges applied for the use of the distribution network, as set out in our Use of System Charging Statements. Copies of our charging statements can be found on our website at:

<https://www.ssen.co.uk/Library/ChargingStatements>

If you would like to discuss any aspect of this budget estimate please feel free to contact me at the details provided at the top of this letter. Otherwise if you'd like to progress towards a formal connection offer, please contact [connections@sse.com](mailto:connections@sse.com) quoting your reference number which can be found at the top of this letter. You can find further information regarding our process for new connections by visiting:

[www.ssen.co.uk/Connections/UsefulDocuments](http://www.ssen.co.uk/Connections/UsefulDocuments).

We look forward to hearing how you wish to progress with your project. Alternatively, you can find answers to any questions you may have on our web site [www.ssen.co.uk](http://www.ssen.co.uk).

Yours sincerely,

David Jenkins

Connections Designer

Please Note That Upon A Formal Application It May Be Determined Reinforcement Works Will Be Required On The HV Network Due To The MVA Requested For Site And Additional Costs May Be Applicable. Thorough Network Studies Are Not Carried Out In A Budget Quote. This Quote Was Based On The Requested 2.18MVA For Site And 3 Substations Are Required For This Load.

Install New 800KVA Substation To Be Installed With All Associated Equipment. The Customer To Install Foundation/Base

Install New 800KVA Substation To Be Installed With All Associated Equipment. The Customer To Install Foundation/Base

Install New 800KVA Substation To Be Installed With All Associated Equipment. The Customer To Install Foundation/Base

150XLPE HV Mains Cables To Be Laid

HV Pole Termination Required. HV Shutdown With Delivery Of HV Shutdown Cards

Dismantle HV Overhead Span

Dismantle Existing HV Pole And Replace With HV Terminal Pole. HV Pole Termination

This Quote Is Based On The Customer Carrying Out All Excavation And Reinstatement On-site

Job Ref: ECV860  
Design Review & Verification Completed

Name: David Jenkins  
Drawing No: 1

Date: 17/01/2022  
Version: 1(budget)

Quotation subject to Wayleaves and Third Party Consents

- 150XLPE HV Mains
- 300mm Wavecon
- 35mm Single Phase Cable

Customer to carry out all onsite excavation / reinstatement from A to B

**WARNING**

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Map Centre: 455875, 220980		Grid Ref: SP55872097			
Scale: 1:3000	Page Size: A3	Plot Date: 14/01/2022			
Designer Name: Jenkins, David		Job Number:			
UNCONTROLLED COPY Subject to revision Master held by SSEN Asset Data Team - Asset.Data@sse.com					
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	ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
General Enquiries	0800 048 3516	AGRICULTURAL	1m	1m	1.1m

# **APPENDIX E: WATER SUPPLY AND SEWERAGE ASSET RECORDS AND COMMUNICATIONS**

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# Asset location search



## Property Searches

JNP Group Consulting Engineers  
CHESHAM  
HP5 1HR

**Search address supplied** Land South of Green Lane  
Green Lane  
Chesterton  
Bicester  
Oxfordshire  
OX26 1UU

**Your reference** C86354

**Our reference** ALS/ALS Standard/2021\_4548927

**Search date** 29 November 2021

### Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0800 009 4540

**Search address supplied:** Land South of Green Lane, Green Lane, Chesterton, Bicester, Oxfordshire, OX26 1UU

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

## Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

Thames Water Utilities Ltd  
Property Searches  
PO Box 3189  
Slough  
SL1 4WW

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

## Waste Water Services

**Please provide a copy extract from the public sewer map.**

The following quartiles have been printed as they fall within Thames' sewerage area:

SP5621SW  
SP5620NW  
SP5521SE

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

The following quartiles have not been printed as they contain no assets:

SP5520NE

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Clean Water Services

**Please provide a copy extract from the public water main map.**

The following quartiles have been printed as they fall within Thames' water area:

SP5621SW  
SP5620NW  
SP5520NE  
SP5521SE

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

### **Payment for this Search**

A charge will be added to your suppliers account.



## Further contacts:

### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

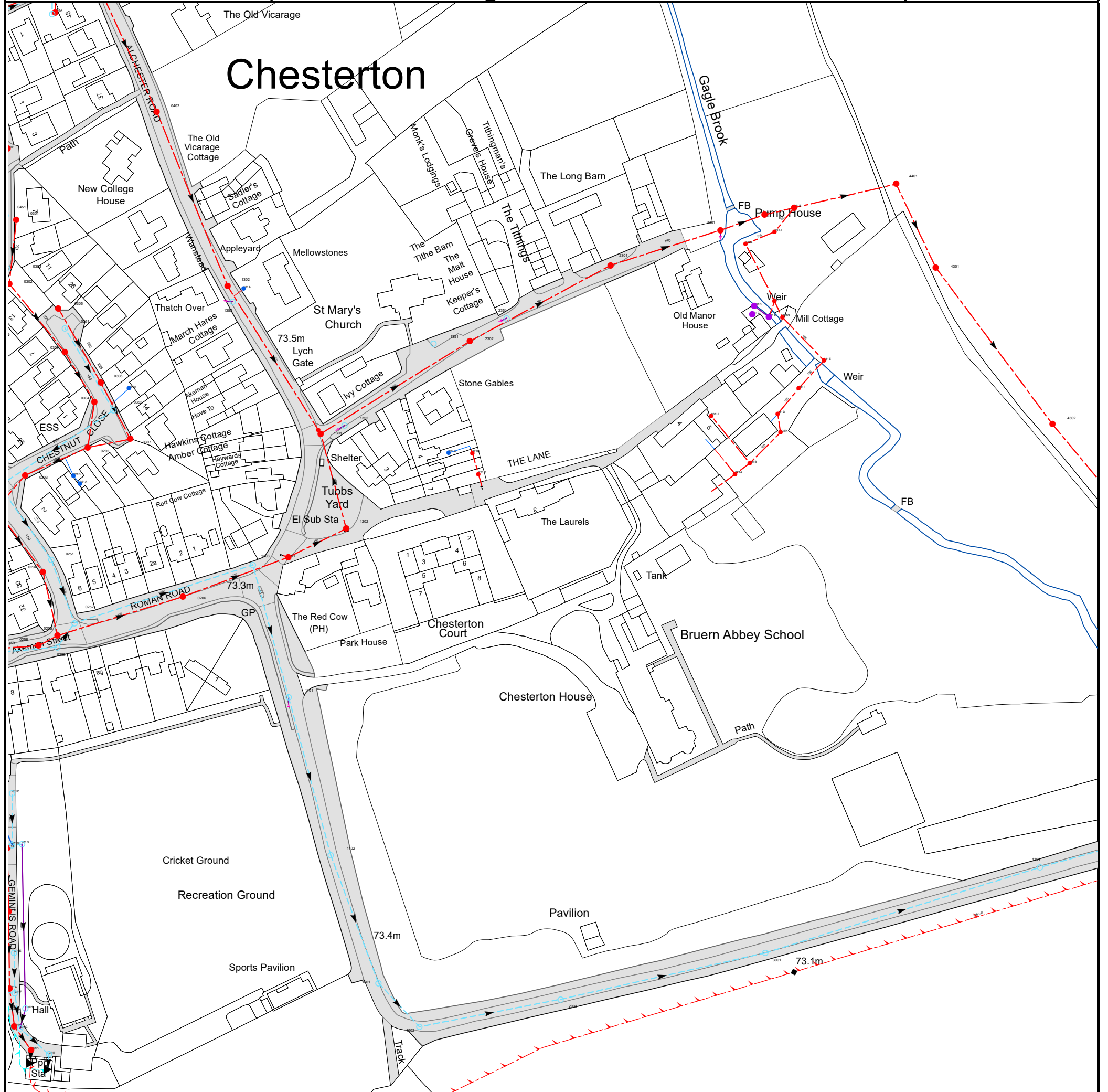
### Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

# Chesterton



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 456250,221250

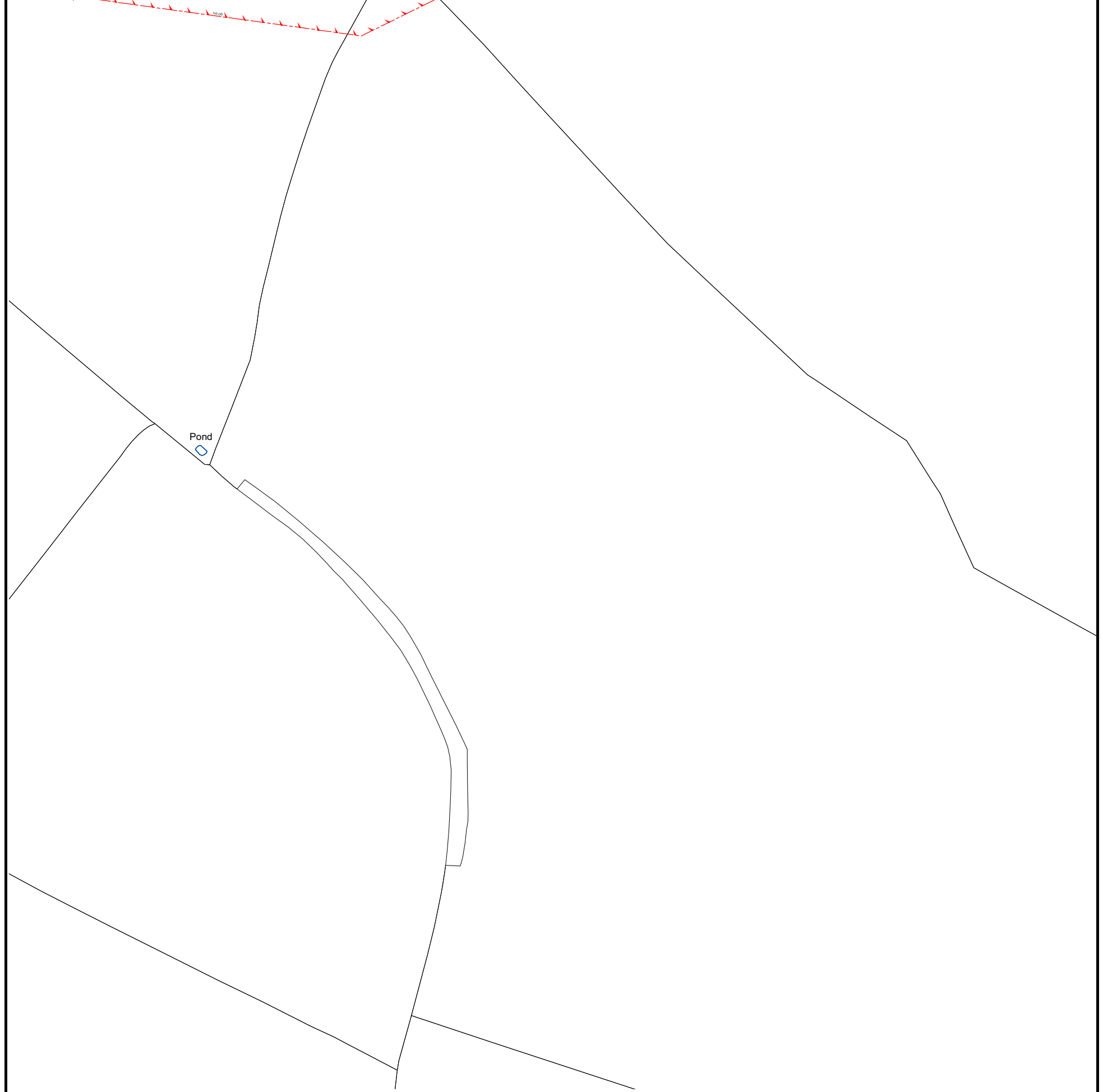
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
331F	n/a	n/a
331J	n/a	n/a
331D	n/a	n/a
331K	n/a	n/a
331G	n/a	n/a
341B	n/a	n/a
331I	n/a	n/a
331E	n/a	n/a
4401	n/a	n/a
4301	n/a	n/a
4101	n/a	n/a
4302	n/a	n/a
0206	73.7	71.61
1203	n/a	n/a
1201	72.99	71.925
1301	73.12	70.81
1352	73.44	72.54
1202	72.75	71.07
1351	73.73	71.98
221A	n/a	n/a
2302	73.51	70.41
221B	n/a	n/a
221C	n/a	n/a
2351	73.01	72.18
331H	n/a	n/a
321A	n/a	n/a
321B	n/a	n/a
331C	n/a	n/a
331A	n/a	n/a
0203	74.21	72.57
0204	74.55	72.18
0251	74.43	72.48
0205	74.65	71.99
0305	74.29	73.47
0351	74.17	73.39
0303	74.2	73.04
021B	n/a	n/a
0252	74.65	72.47
021A	n/a	n/a
0202	74.06	72.78
0304	74.04	72.87
0306	74.13	73.15
0352	73.94	73.13
031A	n/a	n/a
0307	74.1	72.89
331B	n/a	n/a
1353	73.59	72.73
131A	n/a	n/a
1302	73.7	72.31
2301	71.82	69.87
3304	n/a	n/a
3301	69.9	67.26
0301	75.2	73.95
3401	n/a	n/a
0402	74.61	73.3
041B	n/a	n/a
041A	n/a	n/a
001I	73.01	69.67
001D	73.08	70.61
001G	73.27	69.82
1002	n/a	n/a
001C	73.27	70.7
001H	n/a	n/a
2001	n/a	n/a
001F	73.4	69.97
001A	73.36	70.82
1001	n/a	n/a
3001	n/a	n/a
001E	73.23	71.74
1102	n/a	n/a
011B	n/a	n/a
011D	n/a	n/a
011C	n/a	n/a
1101	n/a	n/a
0255	n/a	n/a
0256	n/a	n/a
0302	74.82	73.36
0353	74.83	73.48
0401	75.33	74.65
011A	73.66	71.24
001B	73.3	71.05

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 456250,220750

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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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

<b>Manhole Reference</b>	<b>Manhole Cover Level</b>	<b>Manhole Invert Level</b>
n/a	n/a	n/a

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.



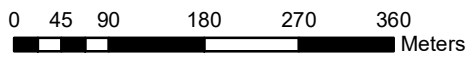
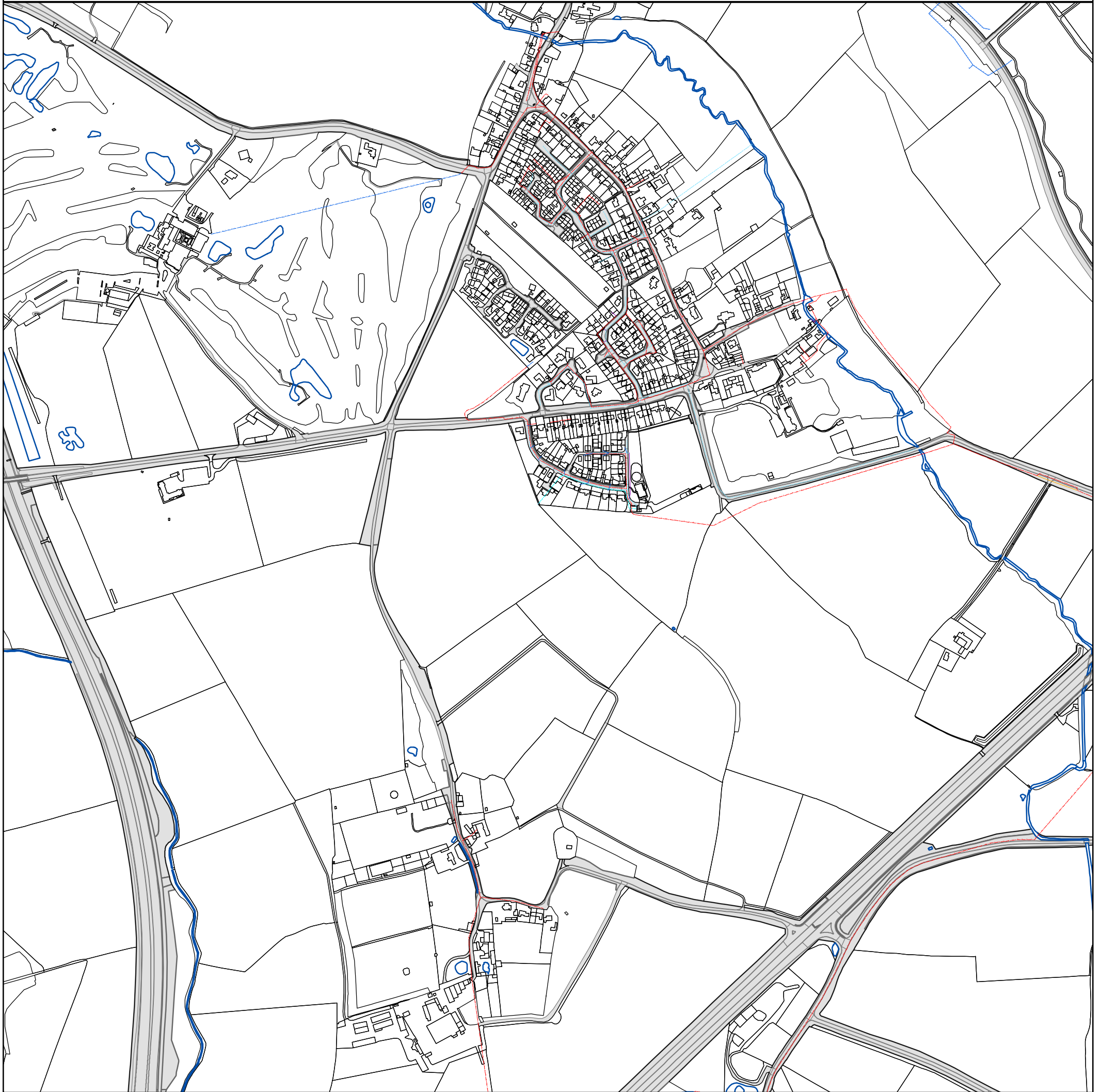
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 455750,221250  
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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9203	74.28	72.54
9202	74.28	72.7
9251	74.49	73.18
9201	74.52	72.94
9303	74.43	72.76
9353	74.41	72.93
9304	74.5	73.05
9352	74.52	73.09
9302	74.68	72.96
9351	74.54	73.2
9305	74.69	73.52
9301	74.78	73.47
931A	n/a	n/a
0451	75.15	73.59
9451	75.35	74.2
941G	n/a	n/a
941E	n/a	n/a
941F	n/a	n/a
941A	n/a	n/a
9453	76.1	74.54
9404	76.12	74.35
9452	75.85	73.67
9403	75.85	74.08
9405	76.27	74.55
9402	76.05	74.78
9454	76.33	75
9401	76.13	75.33
811K	75.36	74.5
811H	75.31	73.6
811D	75.27	73.31
811E	75.27	73.31
811I	74.3	72.81
811F	74.32	72.48
811M	n/a	n/a
8202	75.24	73.81
8201	n/a	n/a
811L	n/a	n/a
8203	75.07	73.7
8205	75.09	74.1
811C	n/a	n/a
811B	n/a	n/a
811A	n/a	n/a
8206	74.79	73.63
8204	74.78	73.2
9254	74.78	73
9255	74.78	73.11
911A	73.46	71.88
9101	n/a	n/a
9102	n/a	n/a
911C	n/a	n/a
911B	73.69	71.53
911D	n/a	n/a
9204	74.35	72.47
9252	74.27	72.77
801E	73.35	72.9
901D	73.53	71.36
901B	73.56	71.03
901C	73.31	71.71
901A	73.28	71.31
801C	73.37	71.84
801D	73.41	72.14
801B	73.49	71.99
801A	73.49	71.62
811J	73.88	72.4
811G	73.87	72.03

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**Scale:** 1:7161  
**Width:** 2000m  
**Printed By:** Rveldhur  
**Print Date:** 29/11/2021  
**Map Centre:** 455858,220941  
**Grid Reference:** SP5520NE



















**Comments:**





# ALS Sewer Map Key

## Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Surface Water**
-  **Trunk Foul**
-  **Storm Relief**
-  **Trunk Combined**
-  **Vent Pipe**
-  **Bio-solids (Sludge)**
-  **Proposed Thames Surface Water Sewer**
-  **Proposed Thames Water Foul Sewer**
-  **Gallery**
-  **Foul Rising Main**
-  **Surface Water Rising Main**
-  **Combined Rising Main**
-  **Sludge Rising Main**
-  **Proposed Thames Water Rising Main**
-  **Vacuum**

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or 'D' on a manhole level indicates that data is unavailable.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir





## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet



## Other Symbols

Symbols used on maps which do not fall under other general categories.








-  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

### Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

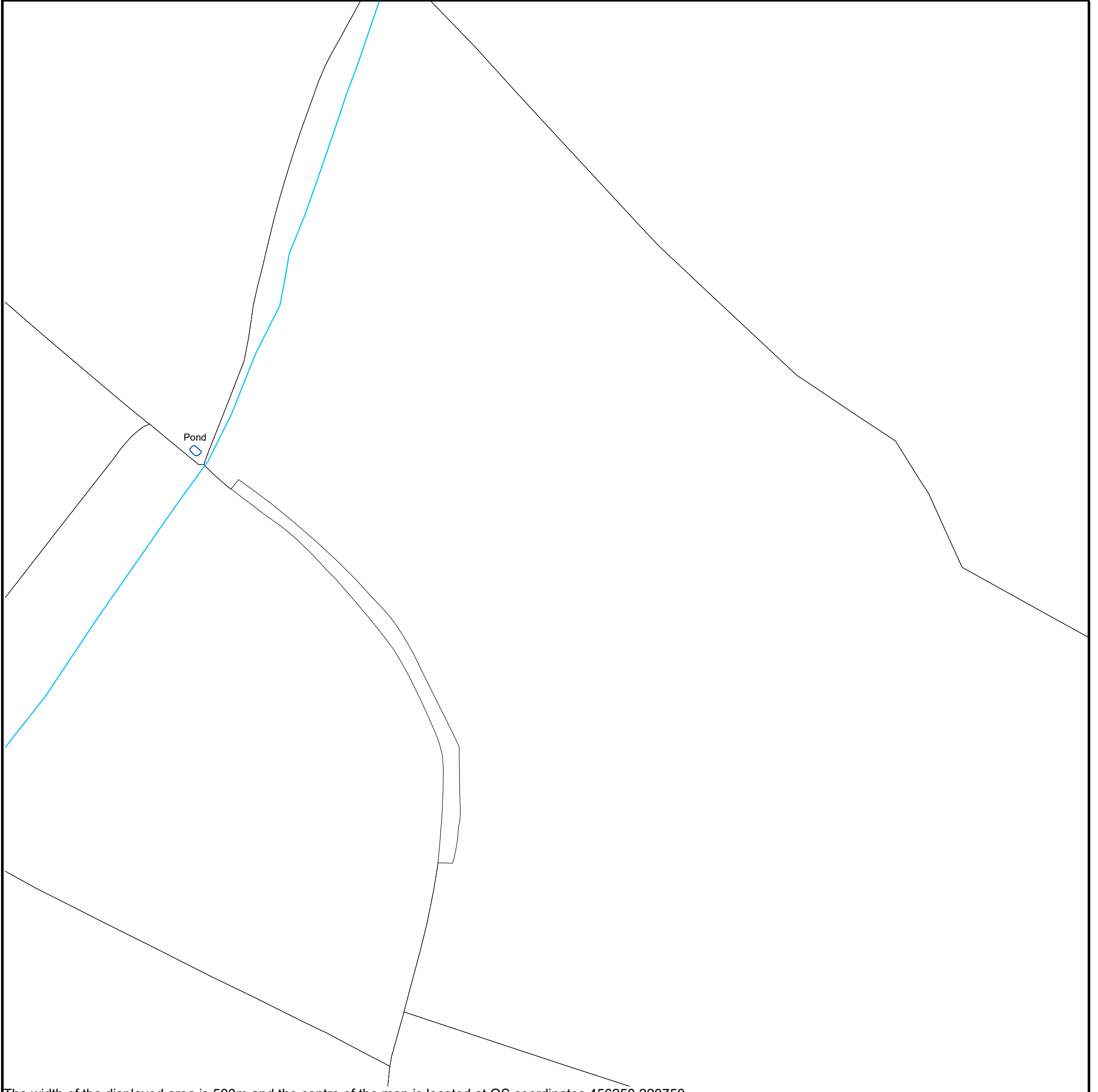
## Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0800 009 4540.



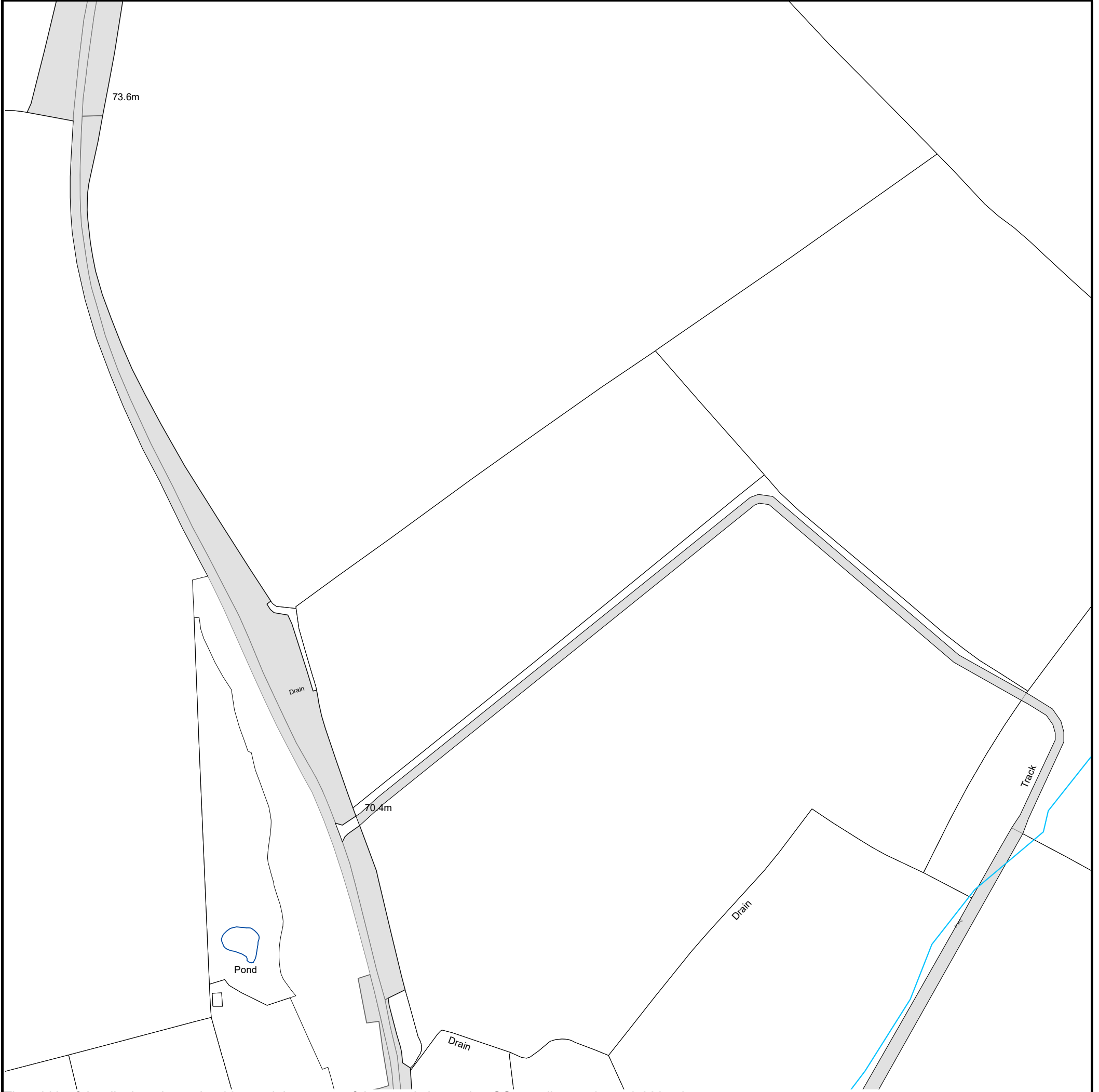
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The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted 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.

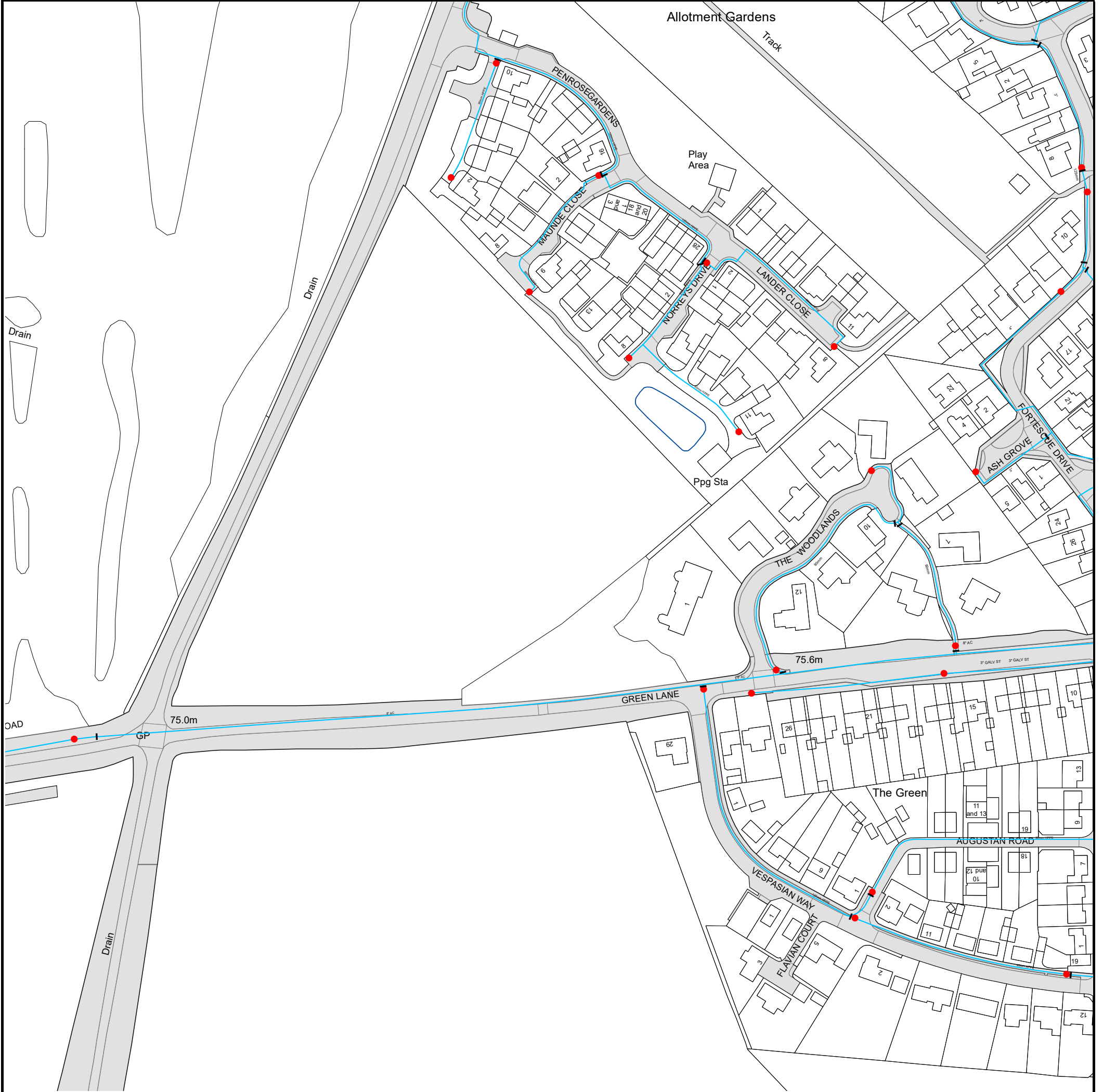
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# ALS Water Map Key

## Water Pipes (Operated & Maintained by Thames Water)


- 
**Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 
**Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 
**Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 
**Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 
**Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- 
**Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- 
**Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

## Hydrants








-  Single Hydrant

## Meters










-  Meter

## End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



## Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

## Other Symbols

-  Data Logger

## Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

### Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
<p>Call <b>0800 009 4540</b> quoting your invoice number starting CBA or ADS / OSS</p>	<p>Account number <b>90478703</b> Sort code <b>60-00-01</b> A remittance advice must be sent to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.</b> or email <a href="mailto:ps.billing@thameswater.co.uk">ps.billing@thameswater.co.uk</a></p>	<p>By calling your bank and quoting: Account number <b>90478703</b> Sort code <b>60-00-01</b> and your invoice number</p>	<p>Made payable to '<b>Thames Water Utilities Ltd</b>' Write your Thames Water account number on the back. Send to: <b>Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW</b> or by DX to <b>151280 Slough 13</b></p>

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Adina Tivichi

JNP Group  
33 Colston Avenue  
Bristol  
BS1 4UA



19 January 2022

## Pre-planning enquiry: Confirmation of sufficient capacity

**Site: Land South of Green Lane, Chesterton, Bicester, Oxfordshire, OX26 1DF**

Dear Adina,

Thank you for providing information on your development.

*Proposed site: General Housing (150 units), Community Centre and Greenhouses  
Proposed FW to be pumped at 6.9 l/s to Thames Water foul manhole SP5521811D*

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

### Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

**You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.**

### Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)





2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Please see the attached 'Planning your wastewater' leaflet for additional information.

### **Diversion**

There are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

### **What happens next?**

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

### **Kind Regards,**

Leigh Khan  
Developer Services – Adoptions Engineer  
Tel: 0800 009 3921

[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

**Get advice on making your sewer connection correctly at [connectright.org.uk](http://connectright.org.uk)**

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at [developers.thameswater.co.uk](http://developers.thameswater.co.uk)



## Planning your wastewater

We've put together some information on sewerage to help you plan your new development.

### How long does it take to get consent to connect to a sewer?

If you're applying for consent to connect to a sewer under Section 106 of the Water Industry Act 1991, you'll need to give us 21 days' notice.

### I think I'll need to connect to a trunk sewer – is that possible?

Connecting directly to trunk sewers can be complex and dangerous, and we won't permit this at all in London. If you're considering a trunk sewer as a point of connection, please contact us as soon as possible to discuss.

### How do I handle trade effluent and groundwater discharges?

You mustn't discharge non-domestic waste to our sewers without a valid trade effluent consent - doing this is an offence under Section 109(1) of the Water Industry Act 1991. You can call our trade effluent team on 0203 577 9200 to get help with trade effluent consents and ground water discharge permits.

### Where can I discharge surface water?

The Lead Local Flood Authority, or if you are in a London Borough, 'The London Plan', advises that your development should utilise sustainable drainage systems (SuDS) unless there are practical reasons for not doing so. You should aim to achieve greenfield run-off rates and ensure you manage surface water run-off as close to its source as possible in line with the following drainage hierarchy:

- 1 Store rainwater for later use.
- 2 Use infiltration techniques, such as porous surfaces in non-clay areas.
- 3 Attenuate rainwater in ponds or open water features for gradual release.
- 4 Attenuate rainwater by storing in tanks or sealed water features for gradual release.
- 5 Discharge rainwater direct to a watercourse.
- 6 Discharge rainwater to a surface water sewer or drain.
- 7 Discharge rainwater to a combined sewer.

Please note that if you're discharging surface water anywhere other than to a public sewer – such as to a watercourse – you'll need approval from the relevant authority, for example the Environment Agency, the local authority or the Canals and Rivers Trust.

If you don't follow the surface water hierarchy you may not be granted planning permission, and Thames Water may seek to put conditions on the planning application.

There's no right of discharge of highway drainage into the public sewerage system, and we'd need to agree this with the relevant highway authority under Section 115 of the Water Industry Act 1991. You can contact us to discuss this further.

### What can I do about redundant sewers and rising mains on my site?

On brownfield sites where existing sewers or rising mains need to be made redundant or diverted, the developer will need to fund the work, as set out in Section 185 of the Water Industry Act. If there's no practical way of making a diversion, we'll apply the standoff distances in Sewers for Adoption 7<sup>th</sup> edition to assess the width of easement required.

## Martin Hitchcock

---

**From:** James Hern <James.Hern@thameswater.co.uk>  
**Sent:** 06 August 2022 09:14  
**To:** Martin Hitchcock  
**Cc:** Zaid Kazi; Rodrigo Magno  
**Subject:** Chesterton, Bicester - statement on accommodating new developments  
**Attachments:** 20220806 Chesterton, Bicester foul sewer network.JPG

Morning Martin,

At our recent meeting to discuss your site known as Land South of Green Lane in Chesterton, near Bicester, we talked about the approach Thames Water has been taking in relation to accommodating growth in the village.

Foul water from the village of Chesterton drains to the south towards a pumping station known as Audley House Sewage Pumping Station (SPS). Flow entering this pump station is lifted a short distance across the road, connecting into the head of a foul sewer network that drains to another pumping station known as Oxford Road Caravan Site SPS. From here, flow is pumped directly to Bicester Sewage Treatment Works.

Sewer modelling impact studies undertaken to understand the impact of growth in the area have supported reported evidence of capacity constraints within the foul sewer network serving the village of Chesterton. As such, Thames Water has adopted an approach of looking to avoid connecting foul water flow from new developments into the village itself.

The drainage strategy for the recently build out Alchester Park development on Green Lane involves a new pump station. The rising main for this pumping station by-passes the village and connects to the same foul sewer that Audley House SPS. Since being built and adopted by Thames Water, the Alchester Park sewer network has been used to receive flow from another development at Penrose Gardens. The developer was required to connect into the sewer network in Alchester Park. Other developments in this area will be directed towards Alchester Park to avoid

As you confirmed, the preferred drainage strategy for your site at Land South of Green Lane will involve a connection into the Alchester Park development. This proposal fits in with Thames Water plans to accommodate growth and minimise the impact from a foul water perspective in the village outlined above.

For information, upsizing works on the sewer network upstream of Oxford Road Caravan Site SPS were completed in 2019 by Thames Water to accommodate an increase in the volume of flow coming through the Alchester Park pumping station.

Do let Zaid or I know if you have any further questions.

Regards

James

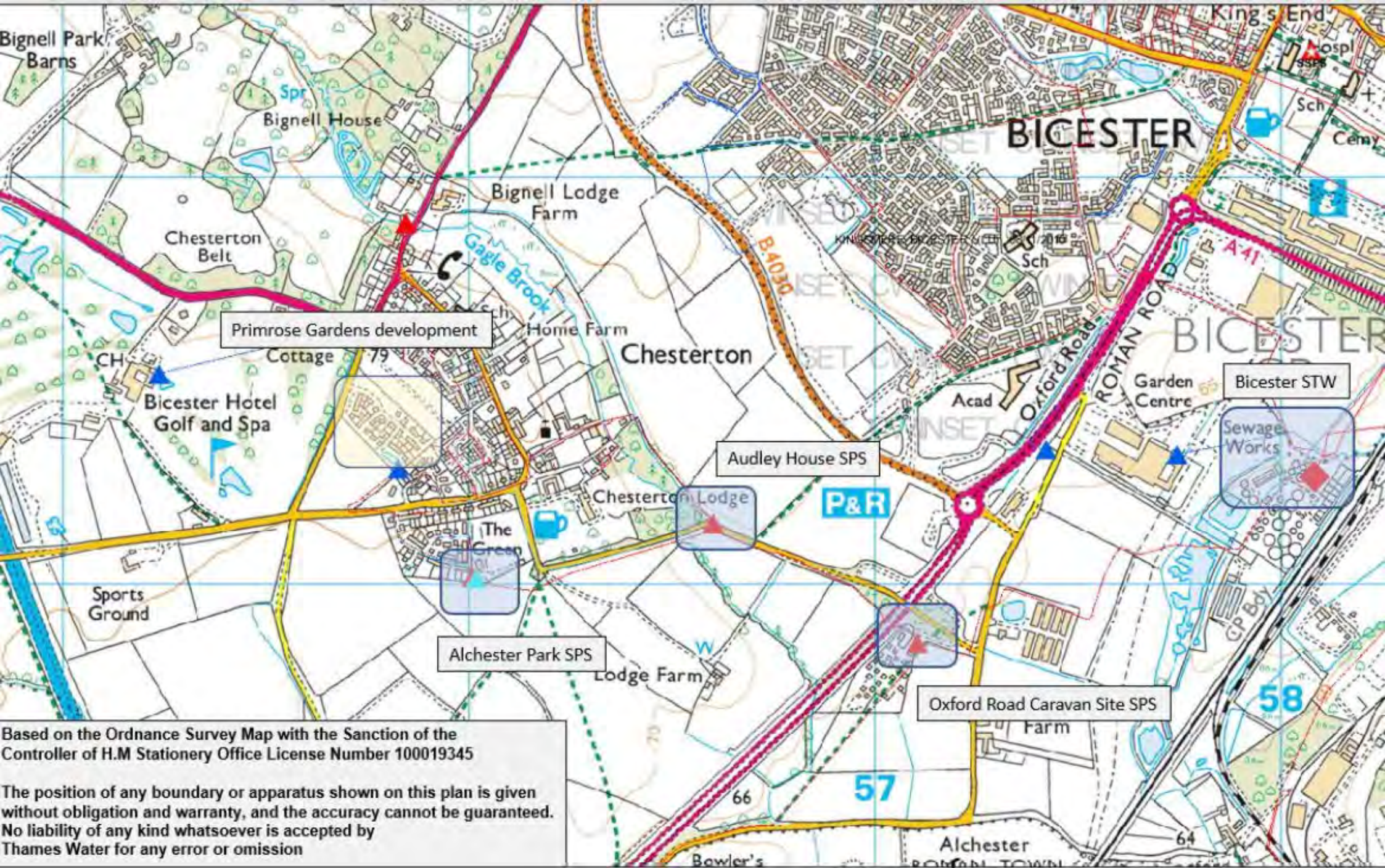
[James Hern](#)  
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Clearwater Court, Vastern Road, Reading, RG1 8DB  
Find us online at [developers.thameswater.co.uk](http://developers.thameswater.co.uk)



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# **APPENDIX F: TELECOMMUNICATIONS ASSET RECORDS AND COMMUNICATIONS**

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# 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. 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](mailto:cbyd@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)

### 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

## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			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.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : YKQ02116G  
Map Reference : (centre) SP5569221079  
Easting/Northing : (centre) 455692,221079  
Issued : 14/12/2021 14:12:11

**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)**

# Maps by email Plant Information Reply



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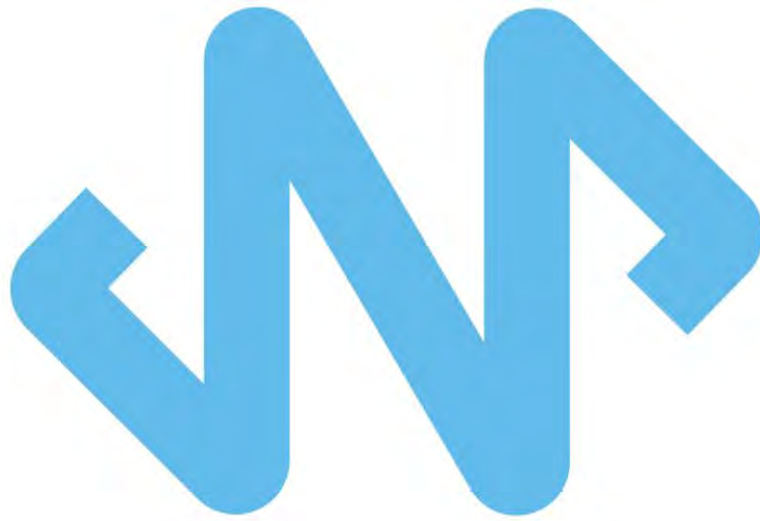
KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at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

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