

Land East of Warwick Road, Banbury, Oxfordshire



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1 Project Information

1.1 Project Information

Client Vistry Homes Ltd

1.2 Project Details

Project Name Land East of Warwick Road

Location Banbury, Oxfordshire

Jubb Project Number 17279

1.3 Report Details

Version Two

Status For Submission

Date 19th January 2023

1.4 Project Authorisation

ISSUE HISTORY:

Version	Date	Detail
V1	18/11/22	First Draft
V2	19/01/23	For Submission – Updated Masterplan

AUTHORISATION:

Prepared By	Approved By
RJ	LE
LE	LE

2 Introduction

2.1 Instruction

2.1.1 This report has been commissioned by Vistry Homes Ltd to support an outline planning application for the proposed development of land to the east of Warwick Road in Banbury, Oxfordshire.

2.1.2 This report may not be relied upon or reproduced by any third party without the written agreement of Jubb Consulting Engineers Ltd.

2.2 Brief

2.2.1 This report considers the existing and proposed services for the development of land to the east of Warwick Road in Banbury. Impacts of the proposed development on existing services are considered alongside new infrastructure requirements to meet the demands of the new development.

2.2.2 The principal services considered by this report are:

Electric	-	National Grid
Water	-	Thames Water
Gas	-	SGN
		GTC
		Last Mile Asset Management
Telecoms	-	British Telecom / Openreach

3 Site Description

3.1 Site Location

- 3.1.1 The proposed site is located to the east of Warwick Road on the northern outskirts of the town Banbury. The subject site is approximately 12.63Ha in area and has a National Grid Reference (NGR) of 443331E, 243133N.
- 3.1.2 The site boundaries are formed by Warwick Road to the west, a tree lined hedgerow and adjacent agricultural land to the north and east, and existing dense woodland to the south. This existing dense woodland divides the site from a recent housing development.
- 3.1.3 Beyond the site boundaries, the site is predominantly surrounded by agricultural land to the north, east and west, with the existing residential and commercial areas of Banbury located immediately to the south and south-east.
- 3.1.4 An extract of the site location plan is shown in Figure 1.0 below, a full-scale plan is included in Appendix A.



Figure 1.0 – Site Boundary Plan

3.2 Existing Site Use

- 3.2.1 The proposed site currently consists of two large fields separated by existing hedgerows. Both fields are currently used for agricultural purposes.

4 Development Proposals

- 4.1.1 The development proposals include an outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road. With all matters reserved except for access.
- 4.1.2 The development will consist of a mix of property styles with areas of landscaping and public open space.
- 4.1.3 An extract of the proposed illustrative concept masterplan is shown in Figure 2.0 below, a full-scale plan is included in Appendix B.



Figure 2.0 – Illustrative Concept Masterplan Extract

5 Existing Utilities

Local service providers have been approached to obtain asset information and maps to detail existing plant and its location.

5.1 Electricity

- 5.1.1 National Grid operate and maintain the existing high (HV) and low voltage (LV) networks supplying the area of Banbury and the wider region. A copy of National Grid asset plans is included in Appendix C.
- 5.1.2 National Grid asset plans show there is no existing infrastructure located within the proposed site boundaries. However, beyond the site boundaries an existing low and high voltage network runs throughout the surrounding area, providing a supply to the neighbouring properties.
- 5.1.3 Approximately 100m north to the site, an existing overhead LV and HV cable is shown to run within Gullicott Lane. These cables run in a northerly direction through the village of Hanwell, providing a supply to the existing residential dwellings.
- 5.1.4 To the south of the site, a large existing network of HV and LV cables runs within Dukes Meadow Drive and throughout the existing residential areas of northern Banbury. From this network an existing underground HV cable is shown to run to the north, within Warwick Road, before heading east within Nickling Road. This cable supplies an existing substation located within the recent housing development to the south of the site.
- 5.1.5 Within the wider area, a large network of HV and LV cables is shown to run throughout the existing residential areas to the south and south-east to the site.

5.2 Gas

- 5.2.1 The existing local primary gas supply network and apparatus is owned and operated by SGN, with Last Mile Asset Management (LMAM) and GTC networks also identified within close proximity to the site.
- 5.2.2 SGN, GTC and LMAM asset plans confirm there are no existing apparatus located within the proposed site. However, all three providers have existing networks within the wider area. A copy of the SGN, GTC and LMAM asset plans is included in Appendix D, E and F.
- 5.2.3 SGN asset plans confirm that the nearest existing apparatus to the site is approximately 670m to the south of the site, where an existing medium pressure (MP) main is shown within Warwick Road. From this MP main a network of low pressure (LP) mains runs throughout the existing residential area, providing a supply to the individual properties.
- 5.2.4 To the south of the site, GTC asset plans confirm that an existing MP main extends to the north, within Warwick Road, from the existing SGN MP main. From this MP main a series of LP networks run throughout the residential areas to the north and south of Dukes Meadow Drive, including the eastern parcel of the recent housing development immediately to the south of the subject site.

5.2.5 Immediately to the south of the western field of the subject site, LMAM asset plans confirm that there is an existing network of LP mains which supply the western parcel of the recent residential development immediately to the south to the site. This LP network is supplied from a connection to the existing supply network located south to the site within Warwick Road.

5.3 Telecoms

5.3.1 Openreach own, maintain and operate the primary communications network infrastructure in the area.

5.3.2 Openreach asset plans confirm there is no existing apparatus within the proposed site. However, existing networks have been identified within the nearby vicinity of the site. Existing Openreach asset plans are included in Appendix G.

5.3.3 Within the surrounding area, an existing underground network runs within the western verge of Warwick Road, immediately to the west of the site.

5.3.4 To the south of the site, an existing network runs throughout the recent residential development and wider area of Banbury, providing a service to the individual dwellings.

5.4 Water

5.4.1 The existing potable water mains supply network is owned and operated by Thames Water.

5.4.2 Thames Water asset plans confirm there is no existing apparatus located within the proposed site boundaries. However, a large network of existing apparatus is shown within close proximity to the site and the wider surrounding area. A copy of Thames Water asset plans is included in Appendix H.

5.4.3 Within the surrounding area, an existing network runs throughout the recent residential development and the wider residential areas of Banbury to the south of the site.

6 Proposed Services

The individual service providers have been approached to identify if sufficient capacity exists within the local network to accommodate the demand of the proposed development and if any network reinforcement works are required.

The responses provided by the utility suppliers are based on current network information and are intended as a guide only. Capacity is not reserved and new enquiries should be submitted to the providers as development is taken forward.

It is proposed that the new development will make best use of the existing infrastructure located within close proximity to the site, which currently serve the nearby residential areas.

6.1 Electricity

- 6.1.1 The development proposals will require a new connection to the existing National Grid supply network within the area.
- 6.1.2 National Grid asset plans have identified a large existing network of LV and HV cables immediately to the south of the site and throughout the neighbouring residential areas.
- 6.1.3 National Grid were instructed to undertake an assessment of the existing network to confirm if sufficient capacity is available to accommodate the increased demand from the new development, without having a detrimental impact on its existing supply and customers.
- 6.1.4 National Grid have confirmed that the development proposals can be supplied via a new connection to the existing HV infrastructure located to the south of the site on Nickling Road.
- 6.1.5 From this existing network, it is anticipated that a new HV supply main will be laid within Warwick Road, for approximately 250m in a northerly direction, before connecting into a new HL/LV package substation located within the proposed site.
- 6.1.6 From this substation it is anticipated that a new LV network will be laid throughout the proposed development, providing the supply to the individual properties.
- 6.1.7 National Grid have provided an initial budget estimate of £396,141.00 for the new supply works described above. A copy of National Grid budget estimate is included in Appendix I.
- 6.1.8 No existing National Grid infrastructure was identified within or in close proximity to the proposed site, it is therefore anticipated that no diversion or alteration works to existing apparatus are required to accommodate the development proposals.

6.2 Gas

- 6.2.1 A new connection to the existing gas supply network will be required if the proposed development seeks to supply the new dwellings with a gas supply.
- 6.2.2 SGN have been instructed to undertake an initial assessment of the existing network in the local area to confirm if sufficient capacity exists to supply the proposed development.

- 6.2.3 The assessment confirmed that the development proposals can be supplied via a new connection from the existing MP main located approximately 750m to the south of the site within Warwick Road.
- 6.2.4 However, SGN have confirmed that the existing network does not currently have sufficient capacity to accommodate the development proposals and network reinforcements will be necessary.
- 6.2.5 SGN have provided an initial budget estimate of £1,031,000.00 for the new supply works described above. A copy of SGN budget estimate is included in Appendix J.
- 6.2.6 As the site is taken forward, alternative points of connection could be explored to the existing GTC and LMAM networks located in the nearby vicinity of the site, to identify the most cost-effective option for the new supply of the development.
- 6.2.7 No existing gas supply infrastructure has been identified within the proposed site boundaries or in close proximity to the site, it is therefore anticipated that no diversion or alteration works will be required to accommodate the development proposals.

6.3 Telecoms

- 6.3.1 A new telecoms connection is required to provide the anticipated new service. The new network will need to consider supplying the development with the latest broadband services, especially the accommodation of high-speed fibre broadband.
- 6.3.2 It is proposed that the new development will utilise the existing Openreach infrastructure located in close proximity to the site as a possible point of connection to supply the new development.
- 6.3.3 The Openreach fibre checker website confirms that Fibre to the Premises (FTTP) technology is available in the area, which supports speeds of up to 1Gbps
- 6.3.4 Openreach has a standard policy of providing FTTP to all new residential development with 20 premises or more, at no charge to the developer.
- 6.3.5 No existing apparatus was identified within the site boundaries. It is therefore anticipated that no major diversion or alterations to the existing network will be required.
- 6.3.6 An existing underground cable has been identified running along Warwick Road. The existing apparatus is shown running within the western verge of Warwick Road, it is therefore considered that no diversion or alteration works will be required to accommodate the new site access proposals.

6.4 Water

- 6.4.1 A new mains water connection is required to service the proposed development.
- 6.4.2 It is anticipated that the new development will be supplied by utilised a new connection to the existing Thames Water mains network located to the south within Warwick Road.
- 6.4.3 A pre planning enquiry has been submitted to Thames Water to obtain confirmation that sufficient capacity exists to supply the new development and identify the most practical point of connection.

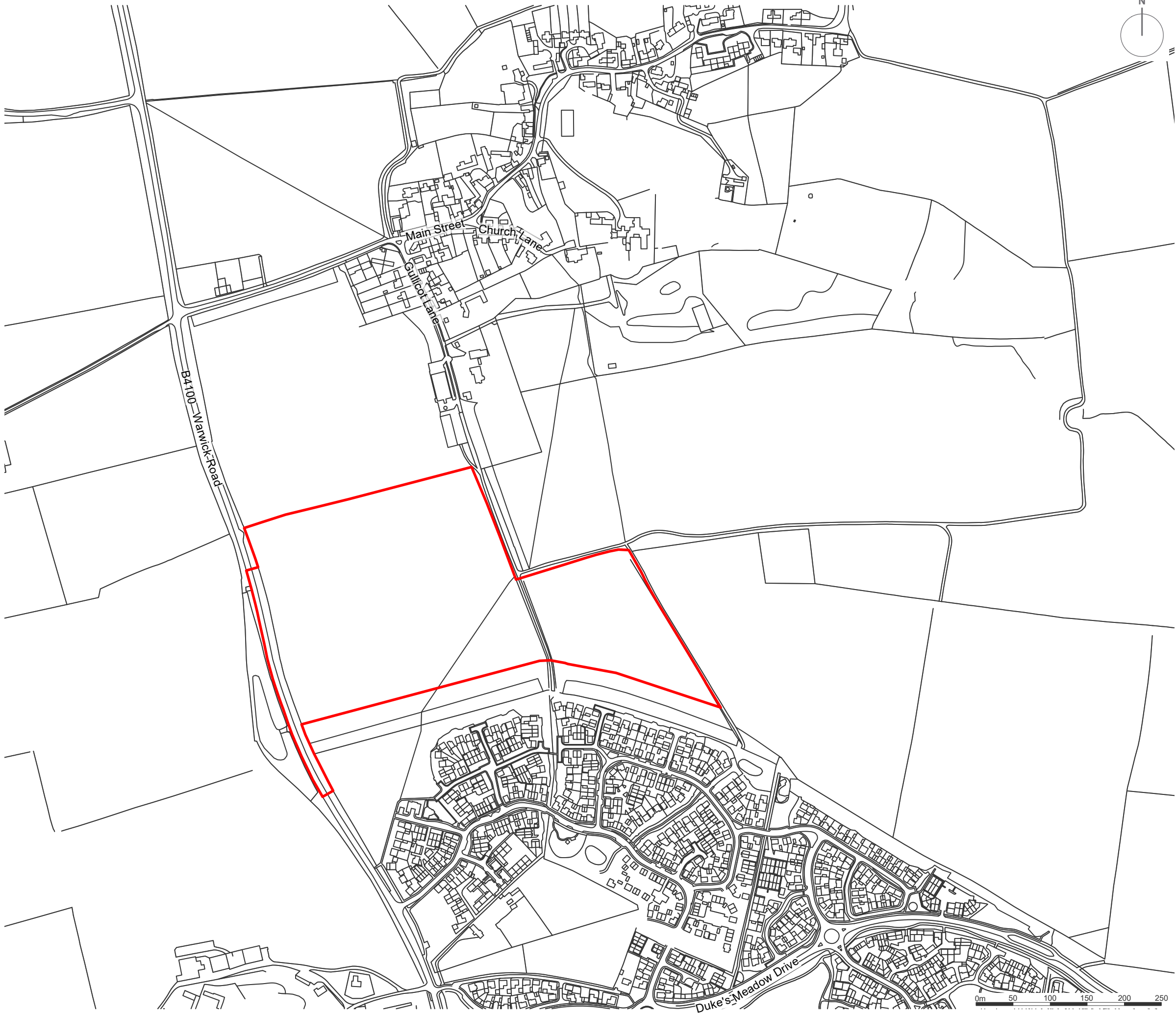
- 6.4.4 Thames Water have confirmed that the existing network is currently able to supply a proportion of the site, however further modelling is required to determine if the network is able to supply the full extents of the development. A copy of the Thames Water pre planning enquiry is included in Appendix K
- 6.4.5 However, as the site is taken forward, it is anticipated that through further discussions and co-ordination with Thames Water a new water supply will be provided which is capable of supplying the full extents of the development.
- 6.4.6 No existing apparatus has been identified within or in close proximity to the proposed site. Consequently, it is anticipated that no major diversion or alteration works are required to accommodate the development proposals.

7 Summary

Subject	Conclusions
Existing Site Services	<p>Utility providers asset plans have confirmed there is no existing water, electric, gas or telecoms apparatus currently located within the site.</p> <p>Beyond the site boundaries all the utility providers have a large existing supply networks located throughout the existing residential areas of Banbury.</p>
New Services	<p>All utilities are available at the site.</p> <p>New services will be provided for the new development, making best use of the existing infrastructure located in close proximity to the site.</p> <p>The relevant service providers have been contacted to discuss the potential connection options for the proposed site.</p>
Diversion & Protection	<p>No major diversions or alteration works to the existing utility infrastructure in the area is anticipated in order to accommodate the development proposals.</p>
Service Routes	<p>New service routes are currently being discussed and considered with the utility providers.</p> <p>It is anticipated that the site will be serviced from the existing infrastructure located within Warwick Road.</p>
Gas Supply	<p>SGN have assessed the impact of the proposed development on the existing gas network in the area.</p> <p>The assessment confirmed that the development can be supplied from a new connection to the existing MP network located within Warwick Road. However, this network does not currently have sufficient capacity to supply the development proposals and network reinforcements will be necessary.</p> <p>Alternative points of connection to supply the site from the existing GTC or LMAM networks within close proximity to the site could be considered as the site is taken forward.</p>
Electrical Supply	<p>National Grid have confirmed that the proposed development can be supplied from the existing HV supply network located at the junction of Nickling Road and Warwick Road.</p> <p>It is anticipated that a new onsite substation will be required, which will be supplied via a new HV cable which will run from the proposed point of connection to the site. From this proposed substation the proposed dwellings will be supplied via a new LV network which will run throughout the development.</p>
Telecoms	<p>It is proposed to provide the future development with the latest broadband services, especially the accommodation of high-speed fibre broadband.</p>

	<p>It is anticipated that the development will utilise a new connection to the existing supply network located within close proximity to the site.</p>
<p>Potable Water Supply</p>	<p>The development will require a new domestic connection to the existing Thames Water potable water network.</p> <p>It is anticipated that the new development will utilise a new point of connection on the existing water main which runs within Warwick Road.</p>

Appendix A: Site Location Plan



Site Boundary

12.63ha

client
Vistry Group

project title
Land East of Warwick Road, Banbury

drawing title
Site Location Boundary

date	10 MAY 2022	drawn by	RA
drawing number	edp3253_d007e	checked	PW
scale	1:5,000 @ A3		QA



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Appendix B: Illustrative Concept Masterplan



- Site Boundary (12.63ha)
- 1 Arrival Square
- 2 Attenuation Pond
- 3 Wildflower Meadow and Oak Parkland
- 4 Woodland Planting
- 5 Public Right of Way Integrated within Green Corridor
- 6 Vehicular Access Point
- 7 Main Street With Green Verge, Including Rain Gardens
- 8 Neighbourhood Green with Swale
- 9 Natural Play Space
- 10 Informal Kick-about Space
- 11 Mown Grass Trails

client
Vistry Homes Ltd

project title
Land to the East of Warwick Road, Banbury

drawing title
Concept Masterplan

date	06 OCTOBER 2022	drawn by	NBo
drawing number	edp3253_d038d	checked	RAI
scale	1:5,000 @ A3	QA	RBa

Appendix C: National Grid Asset Plans

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Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 443489 243092

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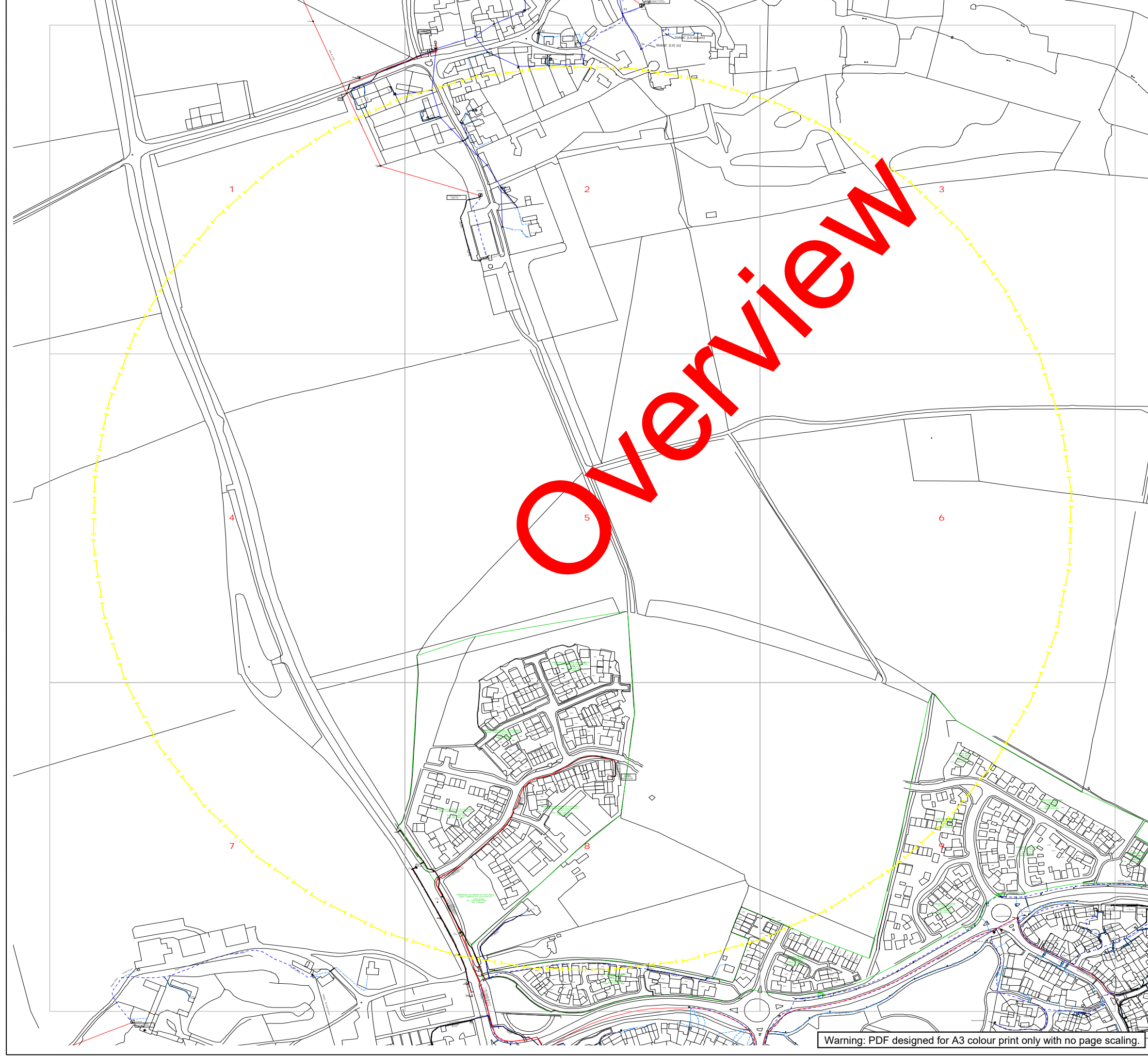
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Overhead Line		Underground Cable	
	PL		
	Service		
	LV		
	HV (11kV)		
	HV (33kV)		
	HV (66kV)		
	HV (132kV)		
National Grid Telecoms		Pilot Cables	
	Link Box		PME Earth
	Site Location		Underground Earth
	Line/Area		Ground Mounted Transformer
			Pole Mounted Transformer

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Overview



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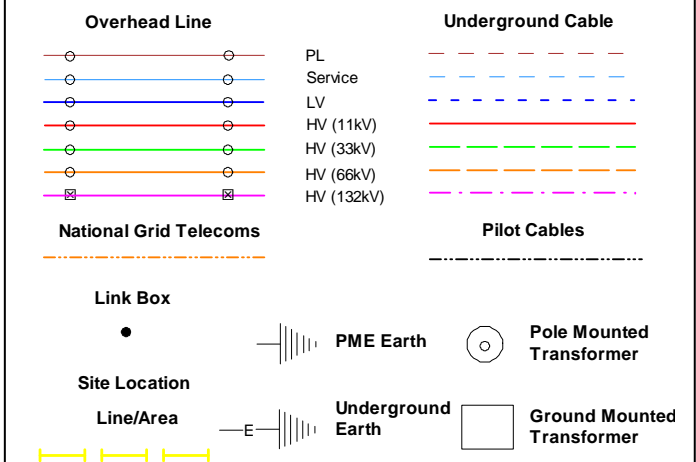
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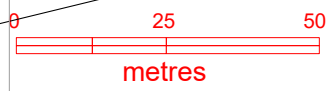
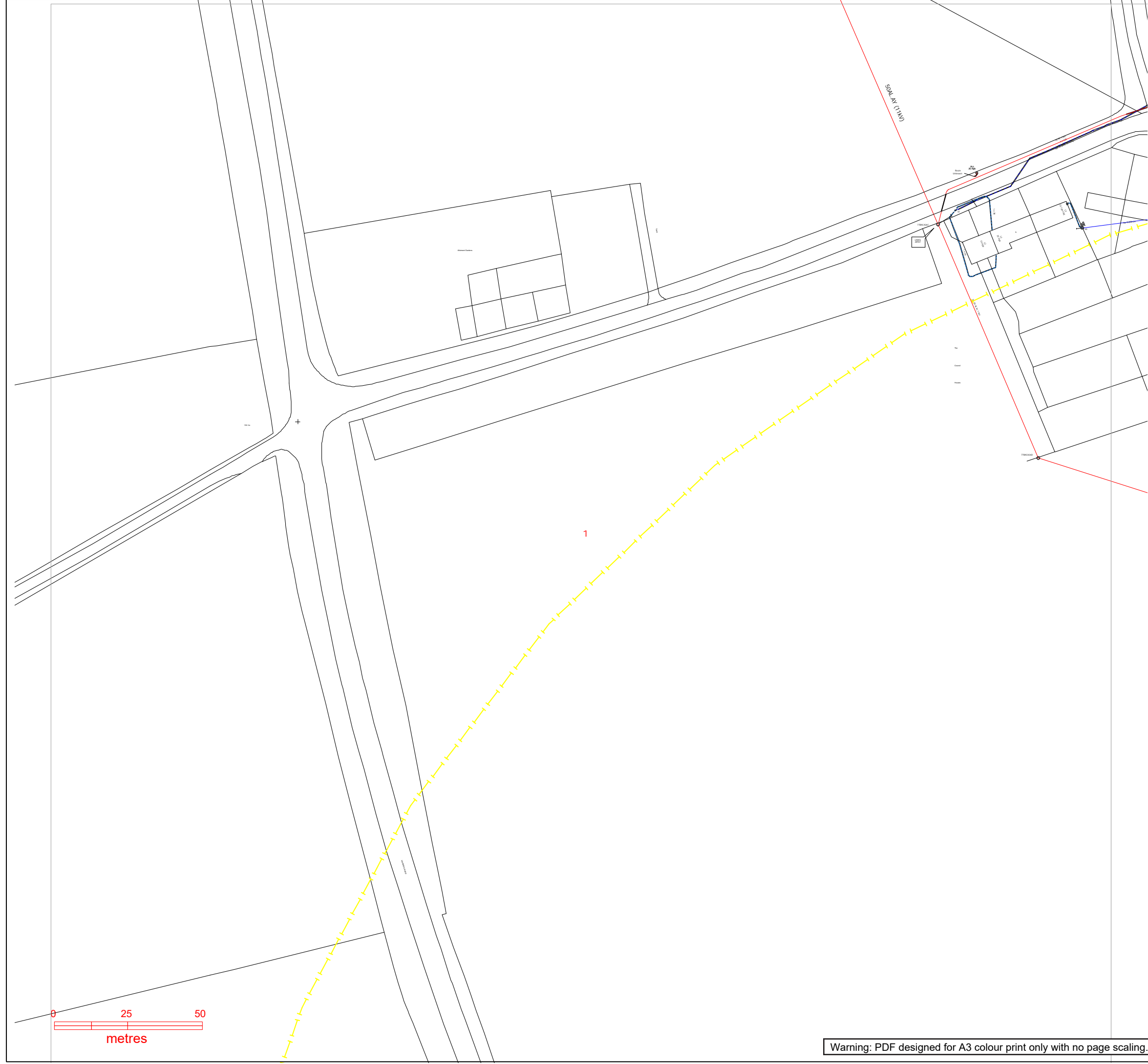
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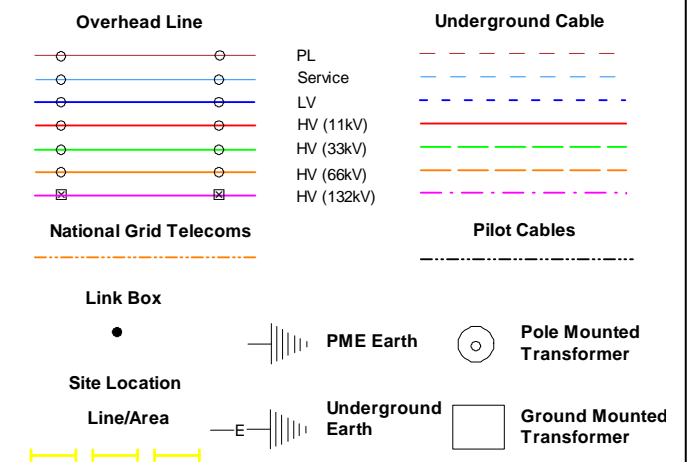
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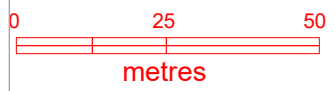
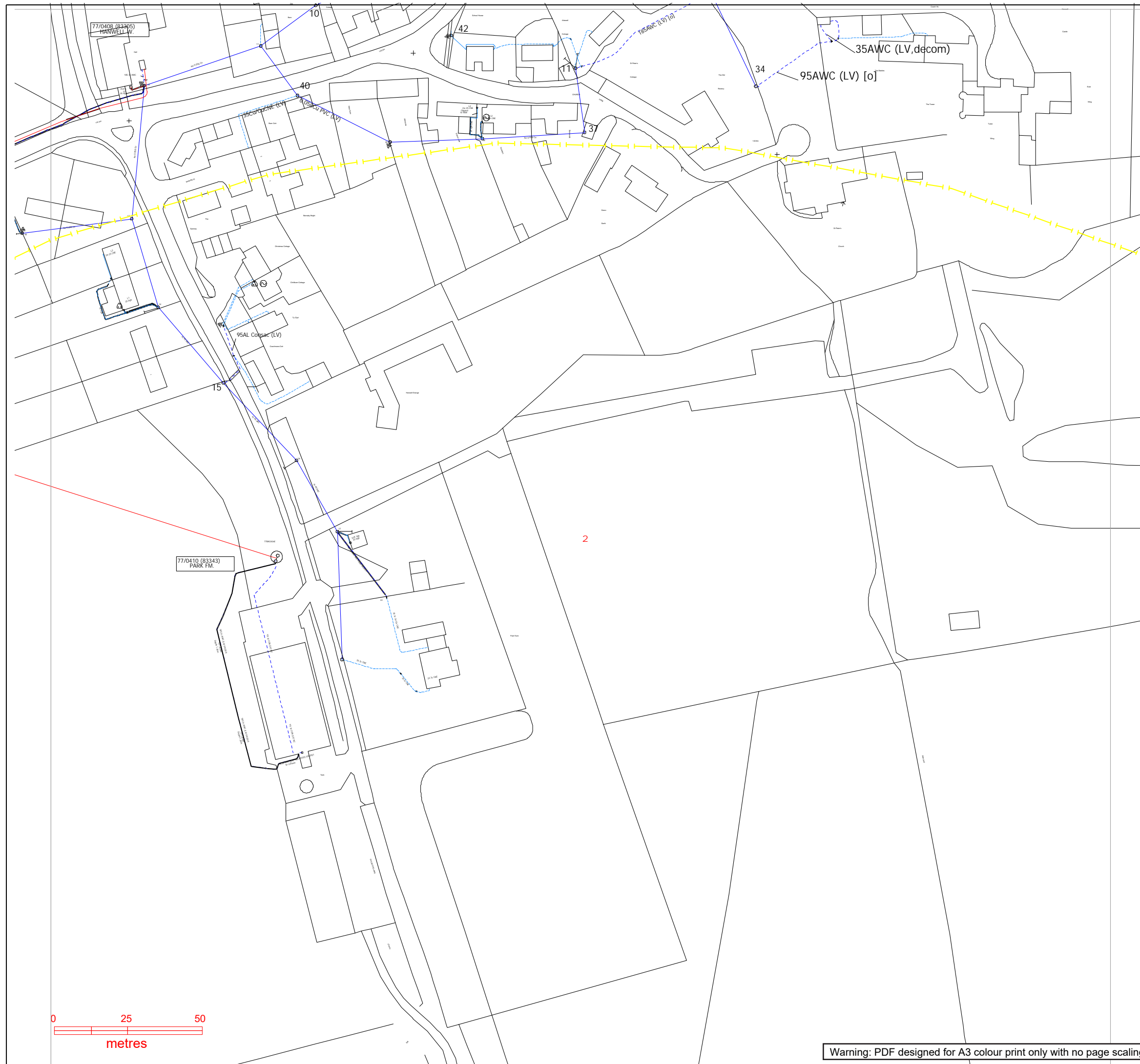
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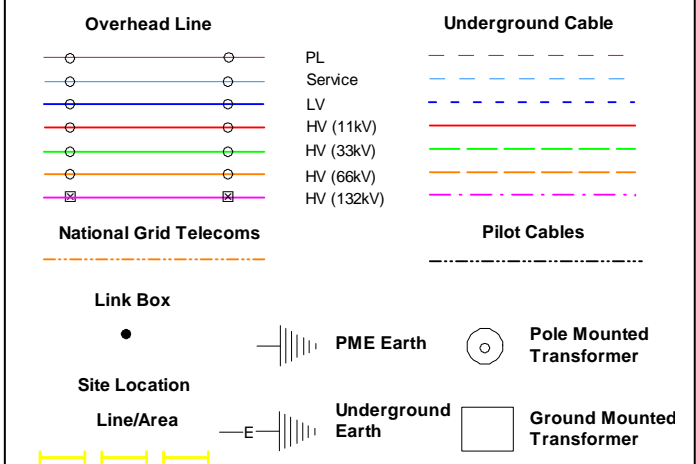
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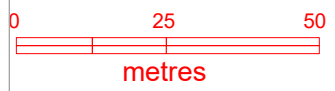
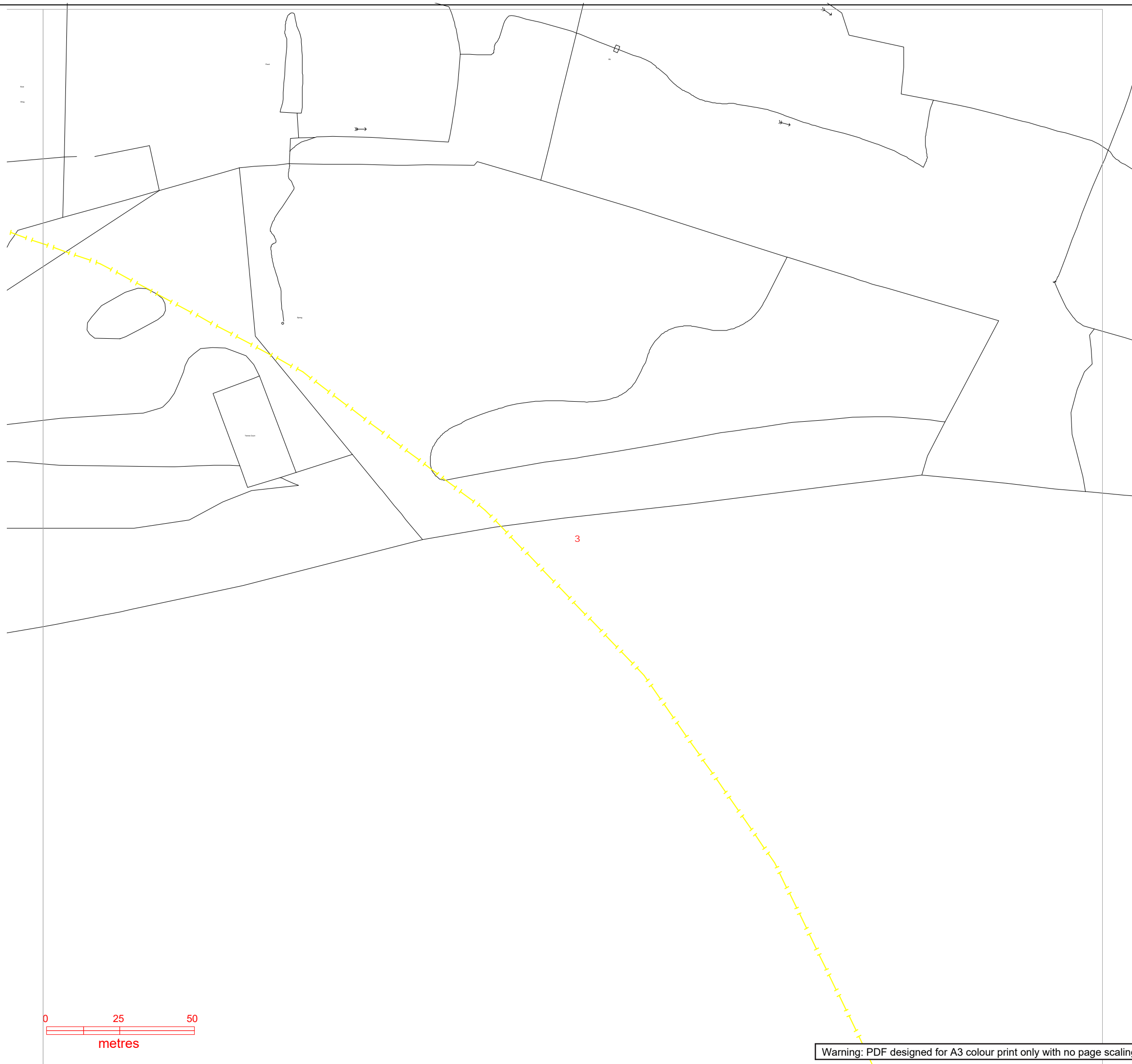
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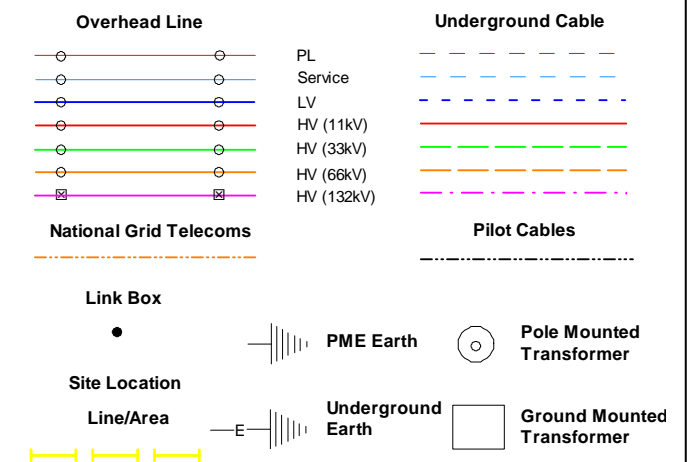
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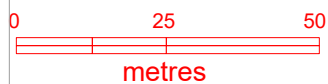
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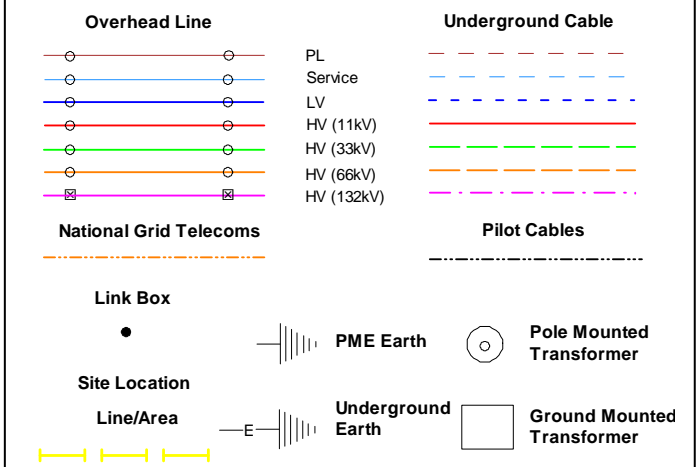
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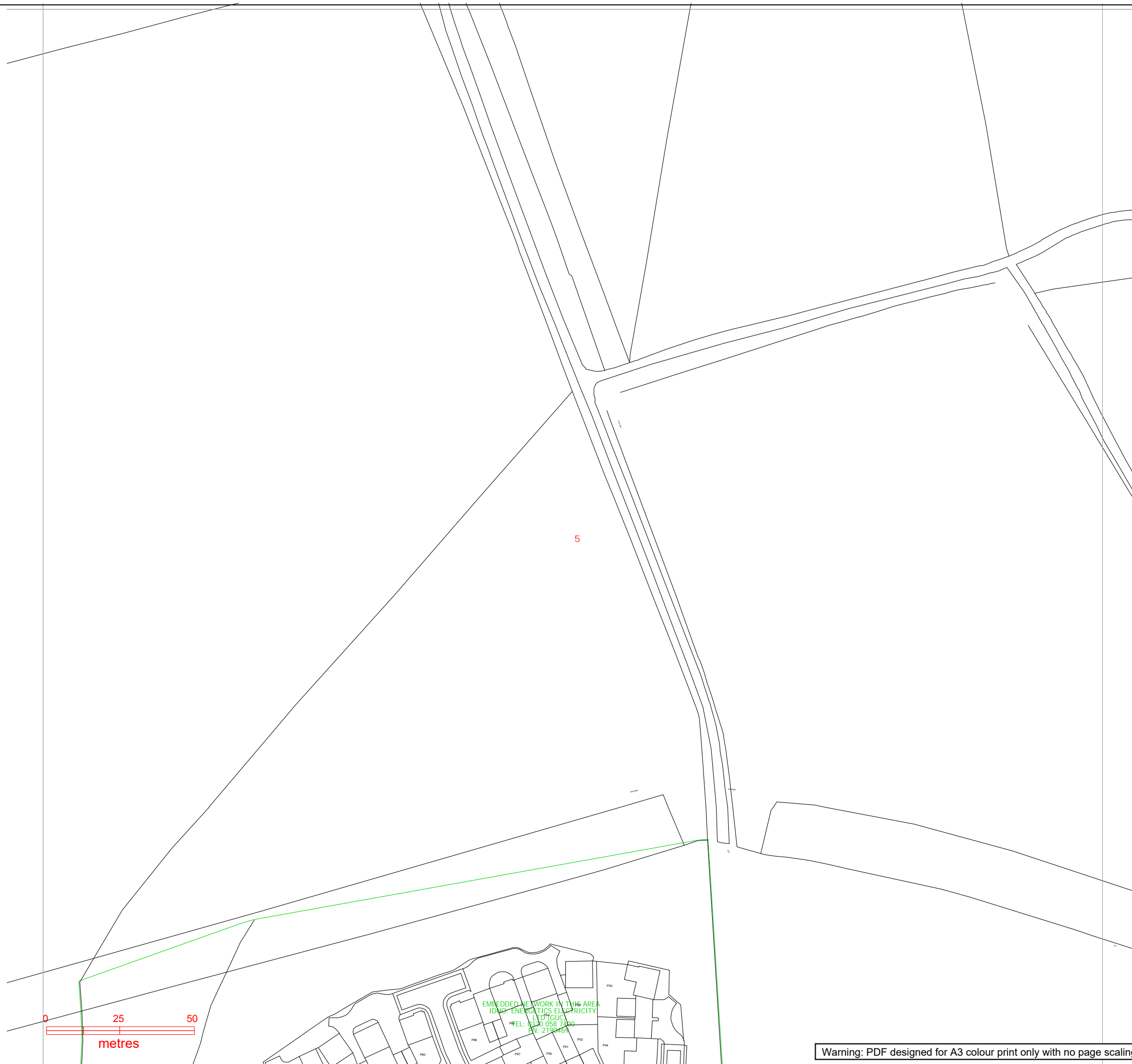
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- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



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Contact Us

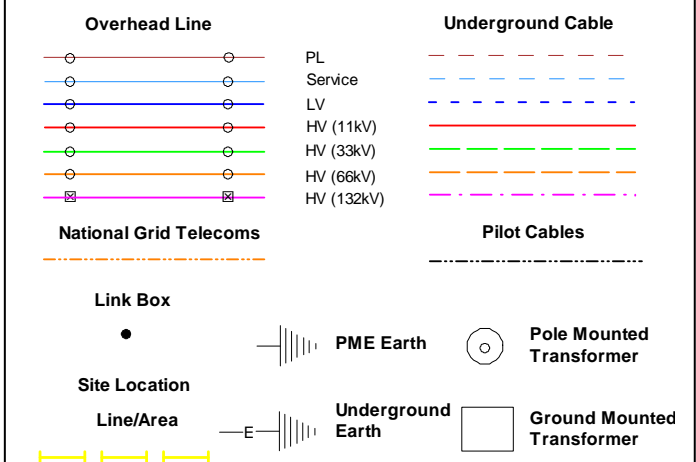
Mapping Enquiries: All areas 0121 623 9780
General Enquiries: All areas 0800 096 3080

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

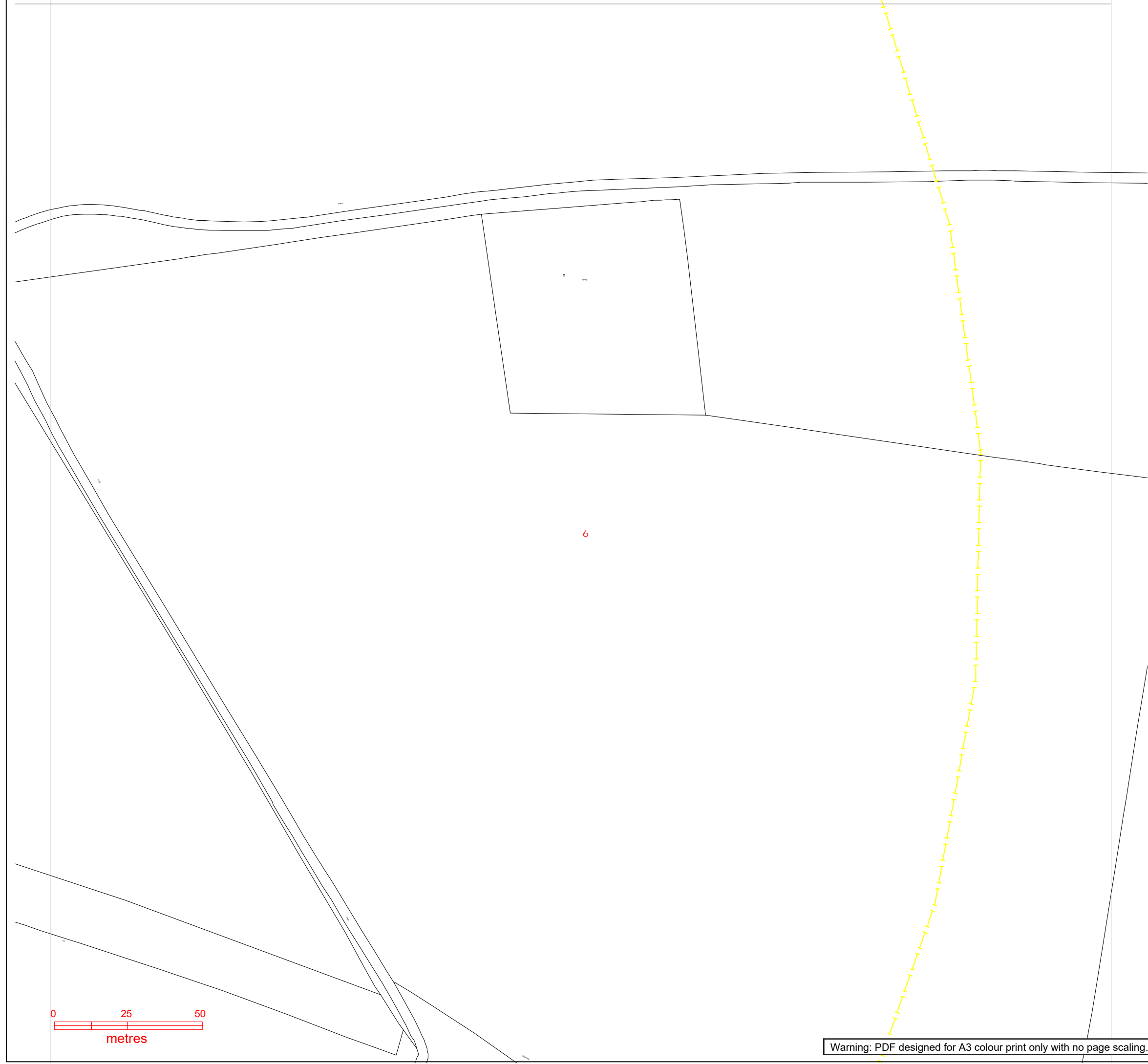
Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 443489 243092

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
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Contact Us

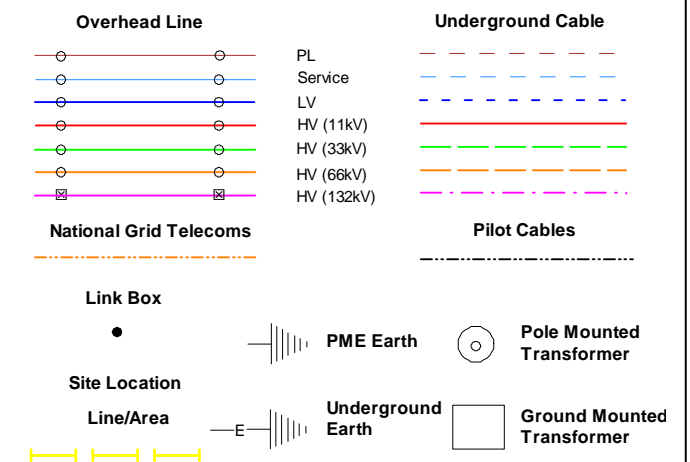
Mapping Enquiries: All areas 0121 623 9780
General Enquiries: All areas 0800 096 3080

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

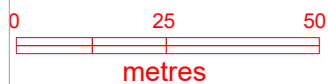
Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 443489 243092

IMPORTANT NOTICES

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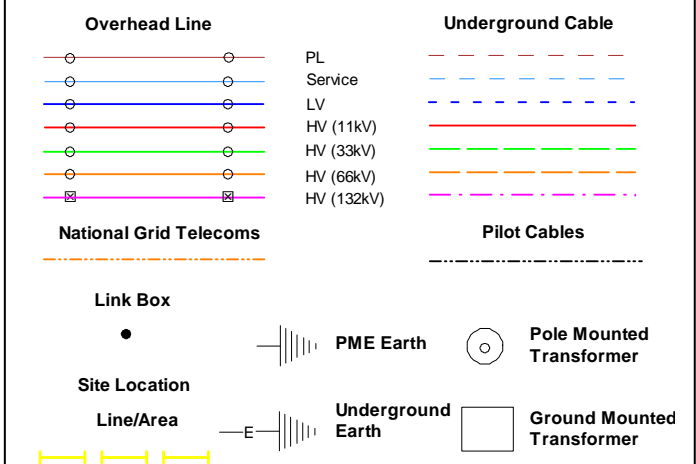
Contact Us
Mapping Enquiries: All areas 0121 623 9780
General Enquiries: All areas 0800 096 3080

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

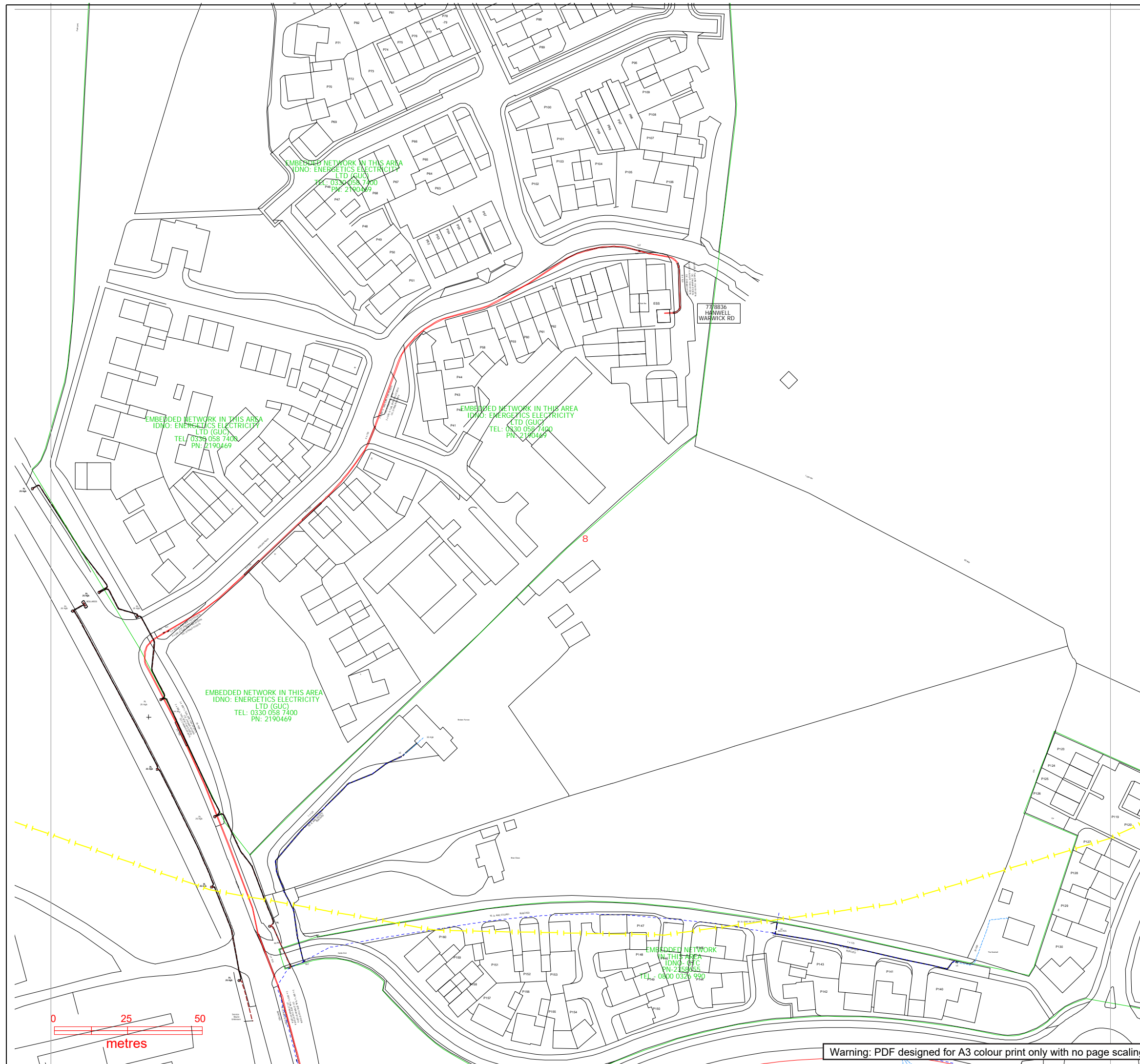
Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 443489 243092

IMPORTANT NOTICES

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- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the National Grid Electricity Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080



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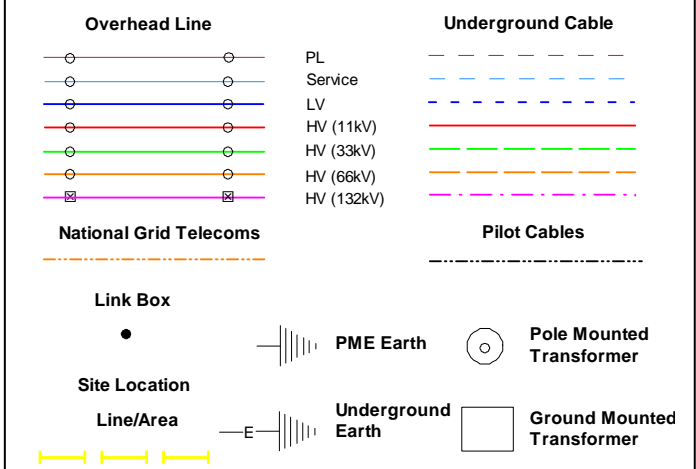
Contact Us
Mapping Enquiries: All areas 0121 623 9780
General Enquiries: All areas 0800 096 3080

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

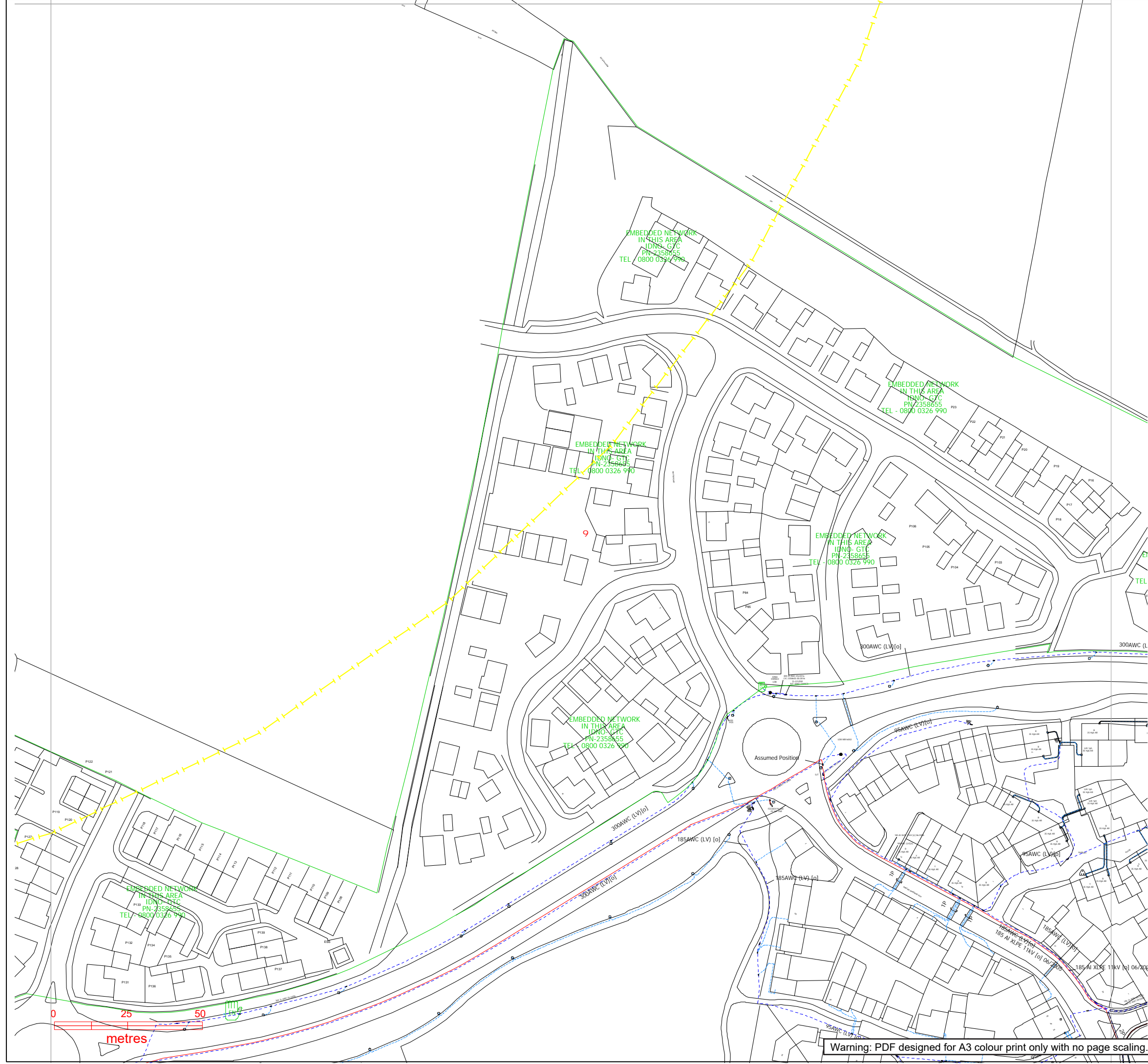
Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 443489 243092

IMPORTANT NOTICES

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- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
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Appendix D: SGN Asset Plans



SGN
Your gas. Our network.

Contact Us

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

Date Requested: 22/09/2022
Job Reference: 27003938
Site Location: 443489 243092
Requested by:

Your Scheme/Reference: Warwick Rd

Scale: 1:4100 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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

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

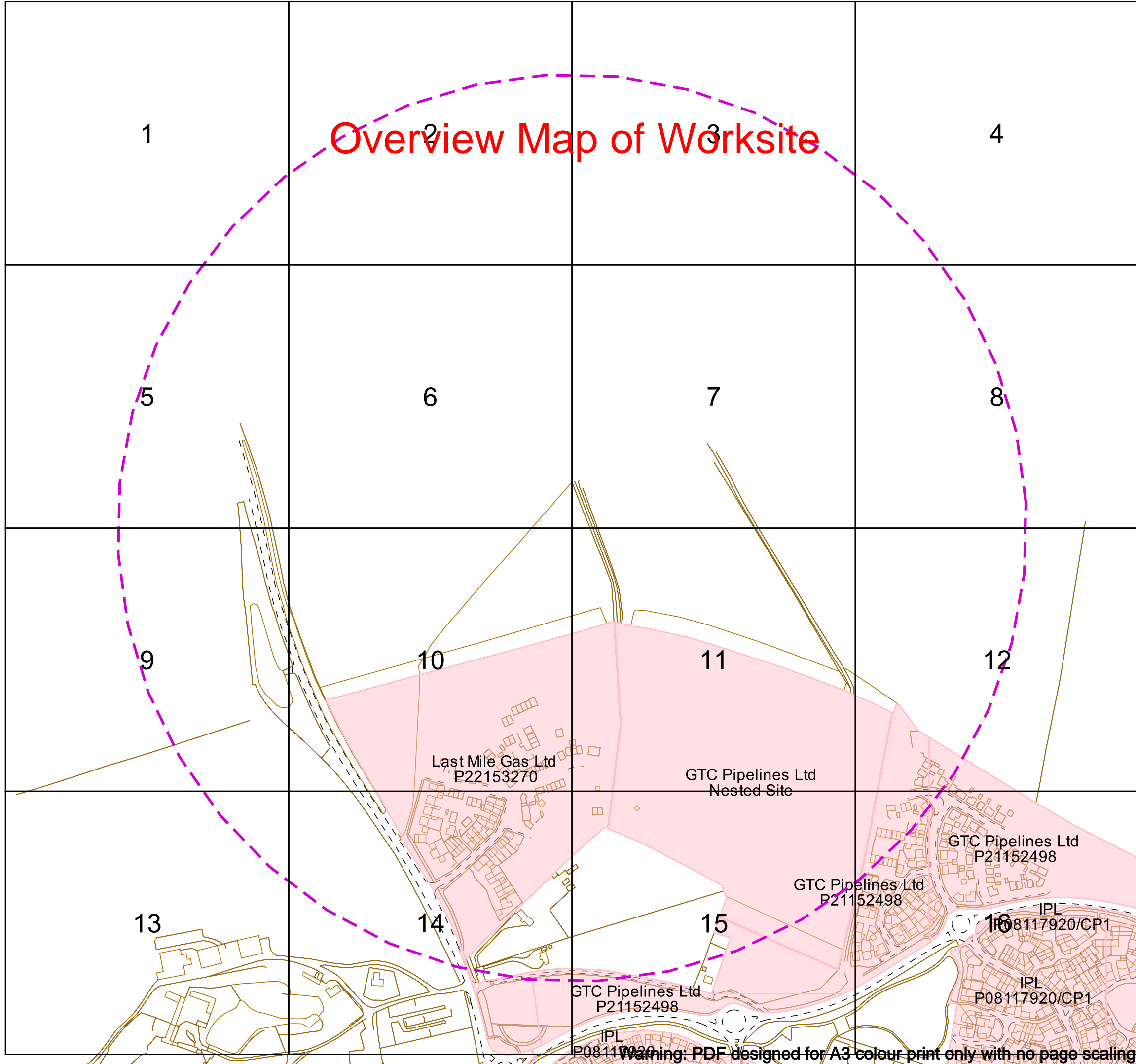
Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



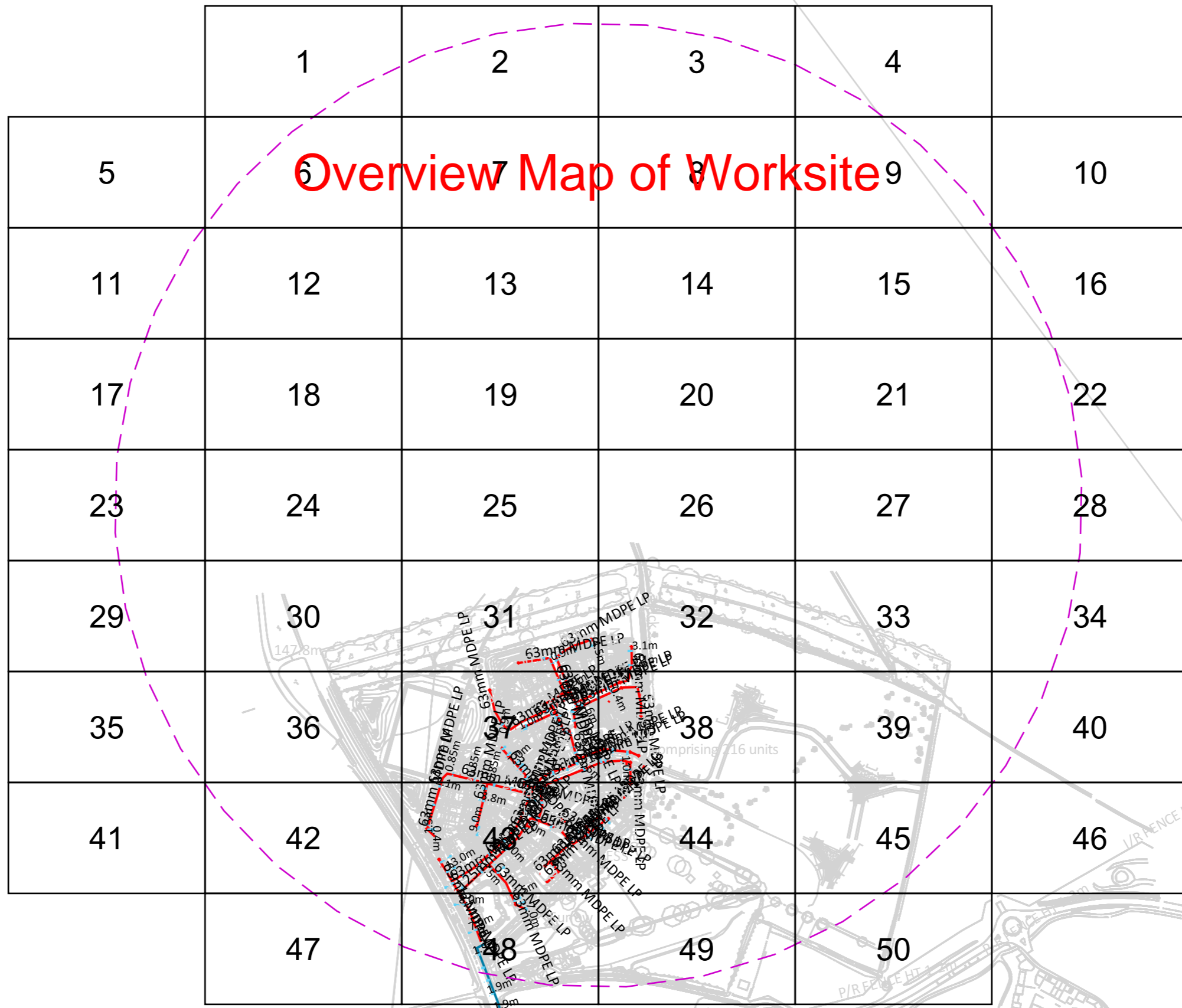
This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Overview Map of Worksite



Appendix E: GTC Asset Plans

Appendix F: Last Mile Asset Management Asset Plans



Overview Map of Worksite

In an emergency call 0800 111 999, 24 hours a day

Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 442989 242594
 Requested by:

Your Scheme/Reference: Warwick Rd

Scale: 1:4613 (When plotted at A3)

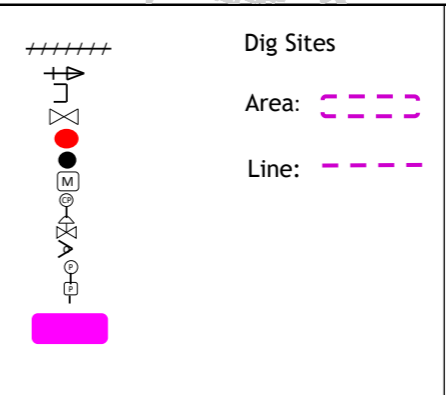
IMPORTANT INFO

This plan shows those pipes owned by Last Mile Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned (or, indeed, any other apparatus, equipment or infrastructure) may be present in this area. Information regarding such pipes (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

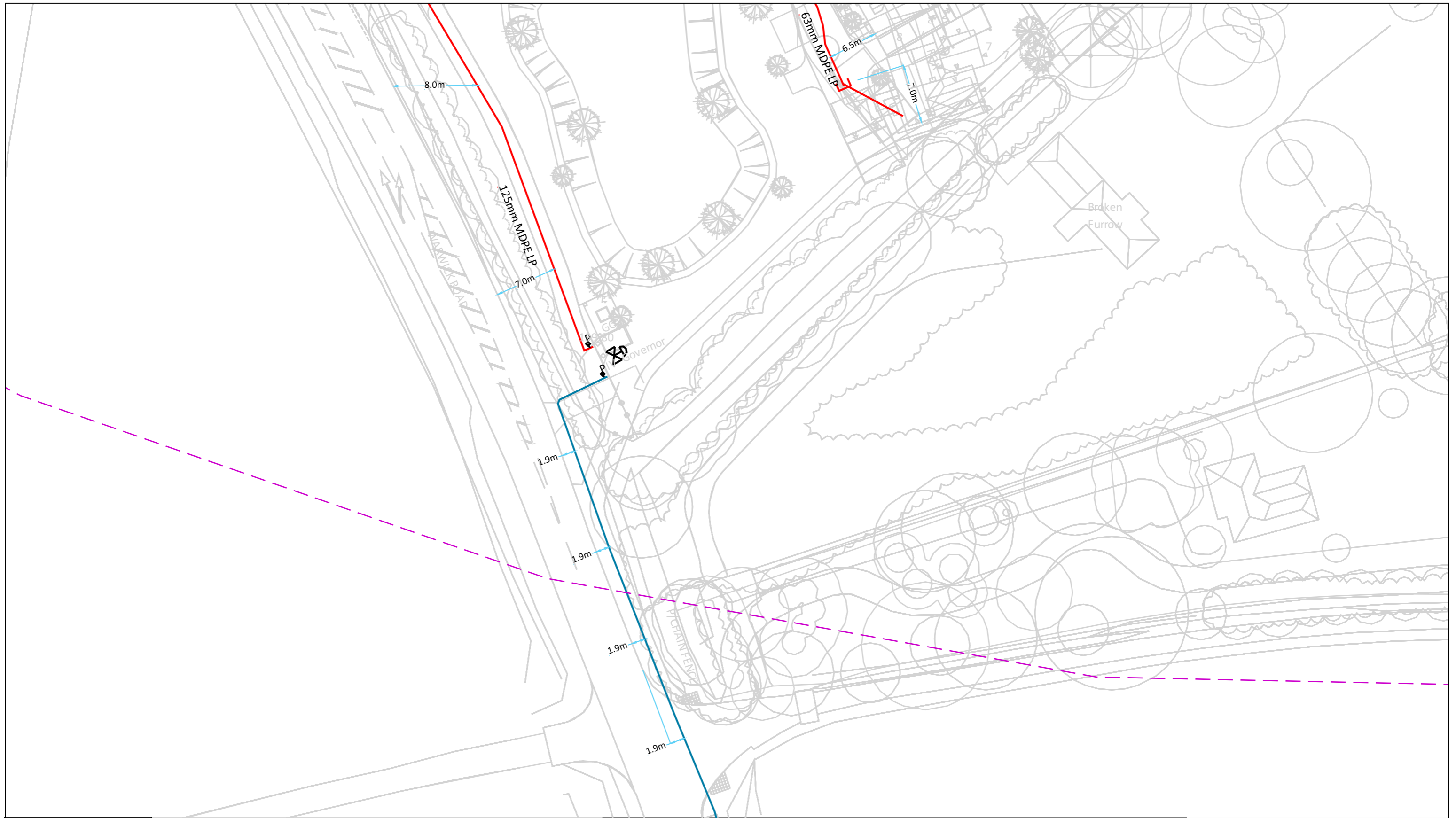
The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, Last Mile Electricity Limited, or their agents, servants or contractors for any error, omission, or misstatement.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

GAS KEY	
PROPOSED LP SERVICE	-----
INSTALLED LP SERVICE	-----
PROPOSED MP SERVICE	-----
PROPOSED LP MAINS	-----
INSTALLED LP MAINS	-----
PROPOSED MP MAINS	-----
PROPOSED IP MAINS	-----
EXISTING/AS LAID LP SERVICE	-----
EXISTING/AS LAID MP SERVICE	-----
EXISTING/AS LAID LP MAINS	-----
EXISTING/AS LAID MP MAINS	-----
INSTALLED MP MAINS	-----
EXISTING/AS LAID IP MAINS	-----
EXISTING HP MAINS	-----
DECOMMISSIONED PIPE	-----
PIPE TO BE DECOMMISSIONED	-----
DIAMETER CHANGE	-----
CAP END	-----
VALVE	-----
GAS METERBOX/KIOSK	-----
GAS RISER	-----
GAS METER	-----
CATHODIC PROTECTION	-----
PRESSURE REDUCTION INSTALLATION (P.R.I)	-----
MEDIUM PRESSURE SERVICE EXCESS FLOW VALVE	-----
PRESSURE PROTECTION	-----
RIDER PURGE POINT	-----
PLOTS WITH CONNECTIONS OFF OTHER GT/EXISTING GAS NETWORKS	-----



Last Mile Asset Management Limited
 Fenick House, Lister Way
 Hamilton International Technology Park
 Glasgow G72 0FT
 Telephone 03300 587 443



In an emergency call 0800 111 999, 24 hours a day

Date Requested: 22/09/2022
 Job Reference: 27003938
 Site Location: 442989 242594
 Requested by:

Your Scheme/Reference: Warwick Rd

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

This plan shows those pipes owned by Last Mile Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned (or, indeed, any other apparatus, equipment or infrastructure) may be present in this area. Information regarding such pipes (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, Last Mile Electricity Limited, or their agents, servants or contractors for any error, omission, or misstatement.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

GAS KEY

PROPOSED LP SERVICE	-----	PIPE TO BE DECOMMISSIONED	-----
INSTALLED LP SERVICE	-----	DIAMETER CHANGE	-----
PROPOSED MP SERVICE	-----	CAP END	-----
PROPOSED LP MAINS	-----	VALVE	-----
INSTALLED LP MAINS	-----	GAS METERBOX/KIOSK	-----
PROPOSED MP MAINS	-----	GAS RISER	-----
PROPOSED IP MAINS	-----	GAS METER	-----
EXISTING/AS LAID LP SERVICE	-----	CATHODIC PROTECTION	-----
EXISTING/AS LAID MP SERVICE	-----	PRESSURE REDUCTION INSTALLATION (P.R.I)	-----
EXISTING/AS LAID LP MAINS	-----	MEDIUM PRESSURE SERVICE EXCESS FLOW VALVE	-----
EXISTING/AS LAID MP MAINS	-----	PRESSURE PROTECTION	-----
INSTALLED MP MAINS	-----	RIDER PURGE POINT	-----
EXISTING/AS LAID IP MAINS	-----	PLOTS WITH CONNECTIONS OFF OTHER GT/EXISTING GAS NETWORKS	-----
EXISTING HP MAINS	-----		
DECOMMISSIONED PIPE	-----		

Dig Sites
 Area: -----
 Line: -----

100m

Last Mile Asset Management Limited
 Fenick House, Lister Way
 Hamilton International Technology Park
 Glasgow G72 0FT
 Telephone 03300 587 443

Appendix G: Openreach Asset Plans

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

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

Accidents happen

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

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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BT Ref : PKQ10481C

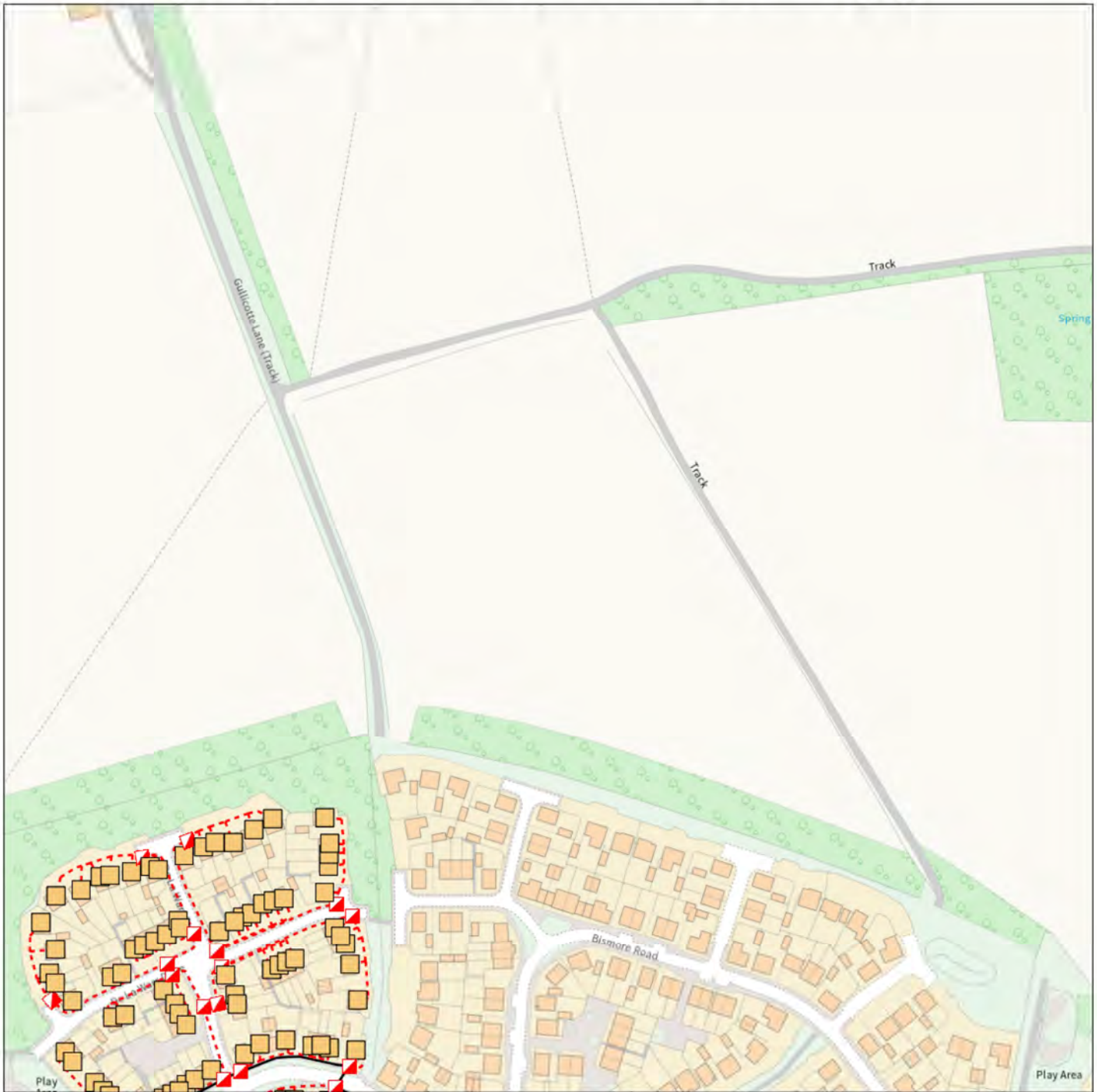
Map Reference : (centre) SP4331943099

Easting/Northing : (centre) 443319,243099

Issued : 22/09/2022 10:48:39

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

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

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

Accidents happen

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

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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BT Ref : KDI11022I

Map Reference : (centre) SP4361743074

Easting/Northing : (centre) 443617,243074

Issued : 22/09/2022 11:03:06

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

Appendix H: Thames Water Asset Plans



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 443250,242750

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

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



0 45 90 180 270 360
Meters

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 before any works are undertaken. Crown copyright Reserved







Scale: 1:7161
Width: 2000m
Printed By: Krishna1
Print Date: 28/09/2022
Map Centre: 443619,243047
Grid Reference: SP4343SE

Comments:



Asset Location Search - Water 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' 6")
600mm and bigger (24" and over)	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
-  **Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

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.

Appendix I: National Grid Budget Estimate

Budget Estimate

National Grid Electricity Distribution
Blackpole Road
WORCESTER
Worcestershire
WR4 9TB

Telephone: 01905383074
Email: adawson@nationalgrid.co.uk

Our ref
4491857

Date
14/10/2022

Dear Jubb,

Budget Estimate for electricity connection works by National Grid Electricity Distribution (West Midlands) plc ("NGED") for a 850.00kVA Connection at Land East Of, Warwick Road, Banbury, OX17 1HJ

Thank you for your recent enquiry. I am pleased to provide an indication of NGED's likely costs to carry out the connection works for you ("the Budget Estimate").

Our estimate for this work is based upon the information you have provided and is shown below.

Estimated Connection Charge	Contestable works	£ 389,385.00
	Non-Contestable works	£ 6,756.00
	VAT at 0 %	£ 00.00
	Total	£ 396,141.00

Non-Contestable works are those works that only NGED can undertake. It is possible for you to get someone else to quote for the contestable part of the works. For further information please visit our website: <https://nationalgrid.co.uk/Connections/Competition-in-Connections.aspx>

Your supply will have the following electrical characteristics

Voltage	230 Volts
Phase	Single Phase
Agreed Import Capacity	850kVA
Agreed Export Capacity	0kVA

Please note that the proposed works and estimated connection charge is for **guidance purposes** only and has been derived from a desk-top design exercise. It is non-binding and subject, in particular, to any legal permission, wayleaves and any other consents being successfully obtained. It is based on present day prices. It does not include the cost of any necessary on-site civil works, which should be provided by you at your expense.

Enclosures

Please also find enclosed:

- Our summary document entitled "Budget Estimates - Your Budget Estimate Explained"
- A drawing showing the indicative point of connection (POC) of the new assets to our existing distribution system, in relation to the proposed development.

Competition in Connections

The Budget Estimate is based upon NGED undertaking both the contestable and non-contestable connection works. You are able to seek competitive prices for some or all of the contestable elements.

You have the option to appoint an Independent Connection Provider (ICP) or Independent Distribution Network Operator (IDNO) to carry out some of the connection works, referred to as the Contestable Connection Works. Any connection works that can only be undertaken by NGED are referred to as Non-contestable Connection Works. See our enclosed Budget Estimate guide for more information.

Proposed Connection Works

Our estimate of the connection charge is for providing the following works:

Provide a new distribution network and services for a proposed housing development of 170 properties.

Please note that these proposals are based upon a desk top provisional investigation and no site visit or detailed study has been carried out.

The estimate does not include costs for any reinforcement or diversionary work that may be required, or for any environmental, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Progression to Connection Offer stage

This Budget Estimate is not a legally binding contract, but sets out the amount we reasonably estimate we would require you to pay for the connection works under a formal Connection offer.

If you would like us to undertake a more detailed analysis, including an assessment of any network reinforcement required we can provide a formal Connection Offer. Further information regarding how to apply is provided in our enclosed summary guide.

Upon receipt of your application we will carry out detailed network studies to finalise the design of the connection works (and any associated reinforcement works), and provide a Connection Offer detailing the works required, the associated costs, timescales, payment terms and conditions for the connection.

If you have any queries regarding this Budget Estimate please do not hesitate to contact me via the contact details at the top of this letter.

Yours sincerely,

Andy Dawson
Planner



Appendix J: SGN Budget Estimate



6 October 2022

Our Ref: 2350556

Your Ref:

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

Dear

New connection at Land East Of Warwick Road, BANBURY, Oxfordshire. OX17 1HJ

Thank you for choosing us to give you a budget indication for 170x new connections at the above site, and please find our detailed quote below.

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to 170 x suitable locations. SGN Connections will provide all excavation and reinstatement of the trenches up to your site boundary.

No meter or meter works are included in this quotation.

Your budget indication is £ 1,031,000.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 10,200.00 kW and an annual quantity of 3,502,000.00 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

This budget indication does not take into account any major traffic management costs, permits costs or any out of hours works costs that may be required. Investigations for this will be carried out at the request of a firm quotation.

Please note that this figure is a budget indication only, based on the information you've given us, and doesn't represent an offer to carry out the work.

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 SGN Diversions/Isolations on 0800 912 1722.

Reinforcement of the existing network will be required to accommodate this development. Reinforcement costs will be met by you. 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.



Yours sincerely

Bryan Maw
Technical Assistant

* All calls are recorded and may be monitored

Appendix K: Thames Water Pre-Planning Enquiry Response



Our reference: DS6099429

Your site address: Warwick Road, land east of, Banbury OX16 1JN

Customer: Jubb Consulting Engineers

Clean water capacity report

Status: Capacity concerns

Date: 11 October 2022

Validity: Valid until 10 October 2023 or for the duration of your Local Authority planning permission when this report is used to support your application.

We confirm that there will be sufficient capacity in our clean water network to serve the first 50 properties of your development.

However, we're unable to confirm capacity for your whole development of 170 houses without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection





Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Building near our assets

Please [read our guide](#) 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact [us](#).

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0845 070 9148.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click [here](#) for our home improvements website, or click [here](#) to apply for clean water services.