



Forge Engineering Design Solutions

UTILITIES REPORT

**Woodstock
East**

Vanbrugh Trustees Limited
and
J A Pye (Oxford) Limited

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Project: Potential Strategic Development at Land in Woodstock East		Job Number: FEDS-214055	
Date: 24 November 2014		Prepared by: Wendy Allcorn	
<p>Overview</p> <p>The utility companies likely to service the proposed site were contacted to establish the following:</p> <ul style="list-style-type: none"> • The existing network infrastructure; • The capability of the existing network capacity to supply/ service the proposed site without causing undue stress on the delivery of the services to the wider community; • Any requirements from utility providers for infrastructure or equipment and associated costs; • Any requirements to relocate or protect existing infrastructure; • Any potential environmental impacts from the provision of the service to the proposed site; and • Any associated costs not identified elsewhere. <p>The utility companies contacted include Southern Gas Networks, Scottish and Southern Energy, Thames Water Utilities Ltd, Vodafone and British Telecommunications.</p> <p>The outline information provided by the utilities is subject to further detailed analysis once the final design of the site is available.</p>			
<p>Existing and Proposed Utilities – Summary</p> <p>The locations of existing and proposed utilities along with potential connection points are shown on drawing FEDS-214055-001 Existing Utilities in the vicinity of the proposed development.</p>			
1. Gas			
Provider:	Southern Gas Networks (SGN)		
Existing Network:	<p>Within the vicinity of the proposed development there are two separate gas mains. A Low Pressure Main runs along the North East of the site, serving properties and Perdiswell Farm. Properties to the West of site are also serviced by Low Pressure Mains. A Medium Pressure Main runs along Oxford Road to the South and Southwest of the site and partially to the Southeast on Upper Campsfield Road.</p>		

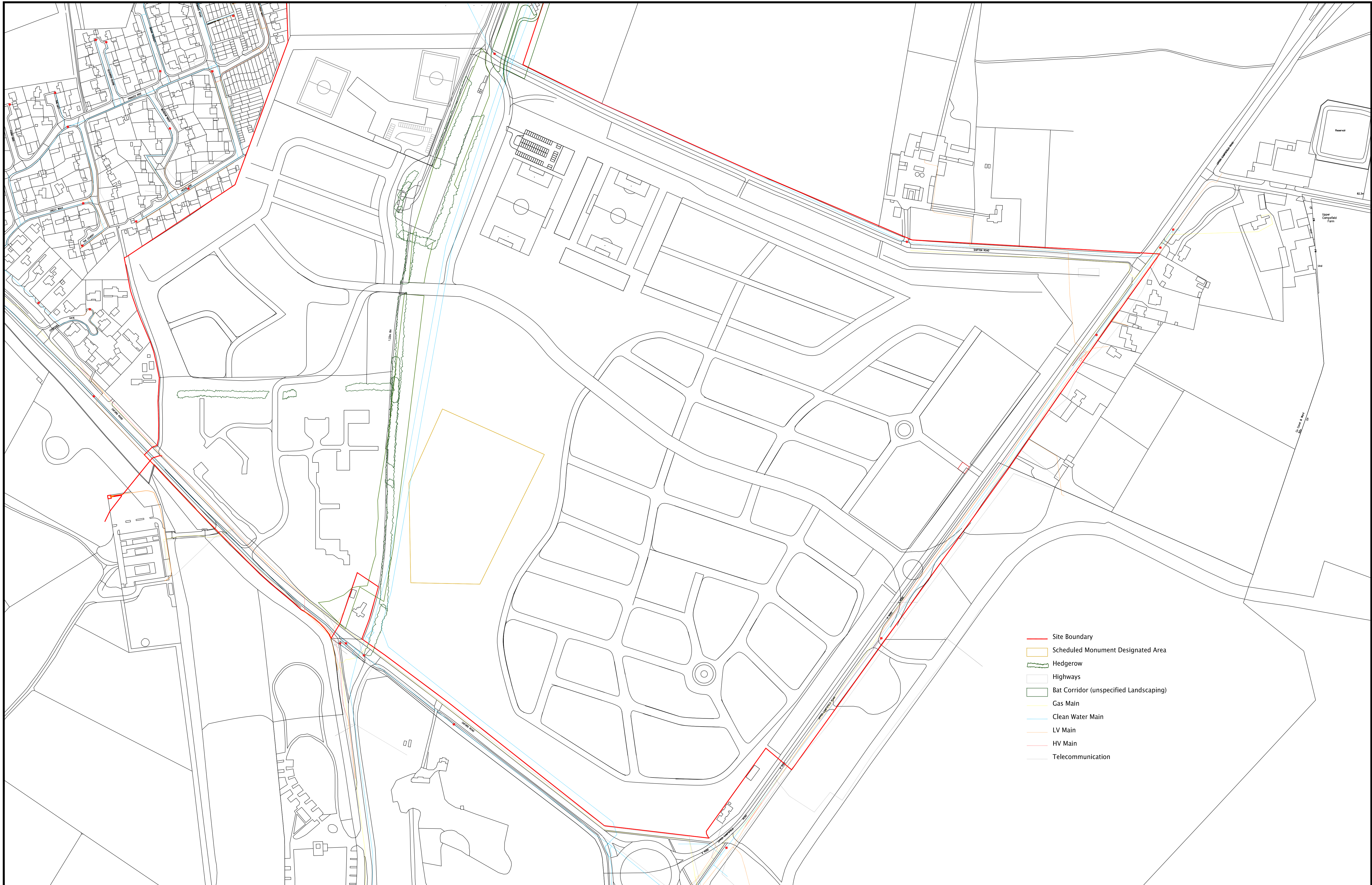
<p>Network Capacity:</p> <p>Costs</p>	<p>SGN identified that the existing Medium Pressure main infrastructure can accommodate an additional load of up to 1733kWh which is anticipated to be greater than the proposed site. Providing the load stays within this range, capacity will be available within the existing network. It is recommended that a network analysis for new-lay gas infrastructures be made to a GIRS registered company (accredited for connections, Design and Project Management) currently operating within Southern Gas Networks foot print to identify individual connections and alterations required.</p> <p>To be identified as part of the network analysis.</p>
<p>2. Electricity</p> <p>Provider:</p> <p>Existing Network:</p> <p>Network Capacity:</p>	<p>Scottish and Southern Energy (SSE)</p> <p>Low Voltage overhead lines are present on Shipton Road to the Northeast of the site, the line cuts across the Northeast corner within the boundary of the proposed development where it then exits the boundary and runs along a section of Upper Campsfield Road.</p> <p>Low volt underground mains cable runs along Upper Campsfield Road from the Northeast of the site to the Southeast.</p> <p>Low Voltage overhead lines and 11 kilo volt electrical underground cables are located along Oxford Road to the Southwest of the site.</p> <p>In the vicinity of the properties to the West of the site are 11 kilo volt underground cables and Low Volt underground mains cables.</p> <p>Sufficient capacity is anticipated to be available subject to the following works: Installation of new Distribution Substations on a 4m x 4m plot (provided by the developer).</p>

<p>Anticipated Costs:</p>	<p>Installations of cables and associated infrastructure by SSE. All on site excavation and reinstatement to be undertaken by the developer as well as all internal containment for rising mains cables (flats).</p> <p>SSE have undertaken a Budget Cost Analysis and provided an estimate of £1,700,000 for forecasted costs that would be incurred for the current proposal. This budget estimate is intended for budgetary proposes only.</p>
<p>3. Telecoms</p> <p>Provider:</p> <p>Existing Network:</p> <p>Network Capacity:</p> <p>Anticipated Costs:</p>	<p>British Telecommunications via OpenReach</p> <p>Telecom underground cables are present on Shipton Road and A44 Oxford Road. Underground cables run from Shipton road along the track to junction box at the Pest House. Overhead and underground cables are present along the A4095 Upper Campsfield road.</p> <p>Openreach has a license obligation to provide service to any end customer requiring a connection. Where underground cables are present in the area of the development Openreach will install underground cables at the new development site. OpenReach are obliged to spend up to £3,400 per plot with the developer liable for costs exceeding this value.</p> <p>At this stage there is no indication from OpenReach that the figure given above would likely be exceeded. Detailed analysis would be undertaken upon receiving planning permission in order to determine the potential Connection costs.</p>
<p>4. Telecoms</p> <p>Provider:</p> <p>Existing Network:</p>	<p>Vodafone</p> <p>Vodafone underground apparatus is present on the Upper Campsfield Road, A4095 but due to the nature and location of the proposed development Vodafone has identified that the apparatus should not be affected.</p>

Network Capacity:	There is no indication that there is not sufficient capacity to support the proposed development. There is no identified negative impact arising from the proposed development affecting the supply of Vodafone's service to existing customers.
Anticipated Costs:	No costs associated with the current proposed development but should a Vodafone supervisor be required on site during the works, a daily supervision charge of £600.00 plus VAT will be charged
5. Water – Mains	
Provider:	Thames Water Utilities Ltd
Existing Network:	A 4" distribution main runs along Shipton Road to the North of the site and along the A4095 Upper Campsfield Road to the east of the site. A 10" Strategic Mains runs along the A44 Oxford Road to the South / South West of the site. From the North of the site adjacent to Woodstock playing fields 24" and 31 1/2" strategic pipes run through the proposed development along the track road, past the Pest House out to the A44 Oxford Road.
Network Capacity:	<p>Thames Water requested that further detailed investigation be undertaken to determine the effect of the new demand on the local and strategic network. A quotation for the detailed analysis is being prepared. The detailed analysis can take in the region of 20 weeks to be carried out.</p> <p>A flow and pressure test capacity investigation has been undertaken by Thames Water for Phase 1 of the proposed development and concluded that the network has sufficient spare capacity in the 10" distribution main in Oxford Road to supply the domestic peak demand profile.</p> <p>At this stage there is no indication that there is not capacity to support the proposed development.</p>

<p>Environmental Impacts from the provision of utility Services</p>	<p>The utility suppliers listed above did not identify any significant environmental impacts from the provision of the service to the proposed site.</p> <p>Utilities can be brought into the site via new service corridors adjacent to the proposed new access roads, which is standard practice. This would avoid any detrimental impact to sensitive features at the site.</p>
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APPENDIX 1



- Site Boundary
- Scheduled Monument Designated Area
- Hedgerow
- Highways
- Bat Corridor (unspecified Landscaping)
- Gas Main
- Clean Water Main
- LV Main
- HV Main
- Telecommunication

Client:
Vanbrugh Trustees Limited
 and
J A Pye (Oxford) Limited

Project:
Woodstock East
 Project Ref:
FEDS-214055

Title:
Proposed Site Plan and Utilities Layout

Drawn by: DKP	Checked by: WHA	Size: A1
Date: 24.11.14	Scale: 1:2000	
Dwg.no: 214055-001	Rev: A	

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