



**UTILITY SERVICE ASSESMENT**  
Land North of Station Road, Hook Norton

Prepared for: Nursery Ground Ltd  
Issue 1: 30 September 2014  
Ref: HH4140177/JJ/007

## Document History

Issue	Date	Description	Prepared By	Checked By
1	30 Sep. 14	-	J Jeyacumar	H Gell

## Glanville

Glanville Consultants is a multi-disciplinary consultancy with the following expertise:

- Civil and Structural Engineers
- Building Surveyors
- Highway and Traffic Engineers
- Transport Planners
- Land Surveyors
- Building Investigation Experts
- CDM Co-ordinators

For further advice contact:

3 Grovelands Business Centre  
Boundary way  
Hemel Hempstead  
Hertfordshire  
HP2 7TE

*Offices also at:*

Cornerstone House  
62 Foxhall Road  
Didcot  
Oxfordshire OX11 7AD

Telephone: 01442 835999  
Fax: 01442 258924

Telephone: 01235 515550  
Fax: 01235 817799

postbox@glanvillegroup.com  
www.glanvillegroup.com

© Glanville Consultants Ltd. All rights reserved.

This report contains confidential information intended solely for the recipient. No part of this report may be copied, reproduced or stored electronically without prior written permission from Glanville Consultants Ltd. This report has been prepared in accordance with the commissioning brief and is for the client's exclusive use unless otherwise agreed in writing. Glanville Consultants Ltd does not accept liability for any use of this report, other than for the purposes for which it is was originally prepared and provided. Third parties should not use or rely on the contents of this report without written permission from Glanville Consultants Ltd.

---

## Contents

1.0	Introduction .....	1
2.0	Electricity Supply.....	2
3.0	Gas Supply .....	2
4.0	Potable Water Supply .....	2
5.0	Telecommunication Supply .....	2
6.0	Conclusion .....	3

## Figures

- Figure 1: Site location  
Figure 2: Topographic Survey (north)  
Figure 3: Topographic Survey (south)

## Appendices

- Appendix A: WPD Electricity Infrastructure Location Map  
Appendix B: Thames Water Potable Water Infrastructure Location Map  
Appendix C: BT Telecommunication Infrastructure Location Map

## 1.0 Introduction

- 1.1 This Utility Supply Appraisal has been prepared by Glanville Consultants on behalf of the client, Nursery Ground Ltd. The report is in support of a planning application for the construction of a residential development of 48 houses. Figure 1 shows the site location.
- 1.2 This report has been produced to provide a preliminary appraisal of supplying the proposed development with electricity, gas, potable water and telecommunications services.

### Site Location and Features

- 1.3 The site is located to the east of Hook Norton, Oxfordshire. The development site borders Station Road to the south. An existing residential area lies to the west, separated by a 1.2m wide footpath. Further farmland lies to the east and north. The site is 2.38 hectares in area.
- 1.4 A topographical survey of the site is shown in Figure 2 for reference.
- 1.5 The site slopes gently from a high in the west of 157m to a low in the east of 150m.

### Geology

- 1.6 Review of the Enviocheck maps for the proposed development site indicates the strata consists of worked ground at surface level, overlying Alluvium over Marlstone Rock Formation (Secondary Aquifers).

### Proposal

- 1.7 The development would comprise 48 houses ranging from 1 to 4 bedrooms. Figure 1 depicts a site outline for reference.

### Sources of Information

- 1.8 The following bodies have been consulted for existing records while completing this study:
- WPD Electricity Supply
  - SGN Connections Gas Supply
  - Thames Water Potable Water Supply
  - British Telecoms Telecommunication Supply

---

## **2.0 Electricity Supply**

- 2.1 Western Power Distribution has been consulted regarding the location of their existing network within and immediately around the proposed development site. Appendix A illustrates the layout of the electricity supply network as provided by WPD. The plans show low and high voltage cables within the Station Road footway adjacent to the site.
- 2.2 The plans do not indicate any infrastructure within the site.
- 2.3 It is envisaged that the new development will be served from these existing mains within Station Road.

## **3.0 Gas Supply**

- 3.1 Scotia Gas Networks has been consulted regarding the location of their existing network within and immediately around the proposed development site. Hook Norton lies within a “no-gas” area and is not served by any gas lines.
- 3.2 There is therefore no infrastructure within the site.
- 3.3 It is envisaged that the new development will also be unserved by gas.

## **4.0 Potable Water Supply**

- 4.1 Thames Water has been consulted regarding the location of their existing network within and immediately around the proposed development site. Appendix C illustrates the layout of the potable water supply network. The plans show a 355mm water main under Station Road.
- 4.2 The plans do not indicate any infrastructure within the site.
- 4.3 Thames Water have a statutory obligation to provide a minimum 1 bar of pressure/10m of head at ground level. It is envisaged that the new development will be served from these existing mains within Station Road.

## **5.0 Telecommunication Supply**

- 5.1 British Telecommunications (BT) has been consulted regarding the location of their existing network within and immediately around the proposed development site. Appendix D illustrates the layout of the telecommunication supply network as provided by BT. The plans show underground plant within the footway on Station Road, which could service the development after modification.
- 5.2 The plans do not indicate any infrastructure within the site.
- 5.3 BT will only assess the development further once planning permission has been granted.

## **6.0 Conclusion**

- 6.1 The site is located to the east of Hook Norton, Oxfordshire. The development site borders Station Road to the south. An existing residential area lies to the west, separated by a 1.2m wide footpath. Further farmland lies to the east and north.
- 6.2 Asset location maps have been acquired for electricity, potable water and telecommunications which show existing networks close to the site.
- 6.3 No significant diversion work is envisaged for the site development.

## Figures

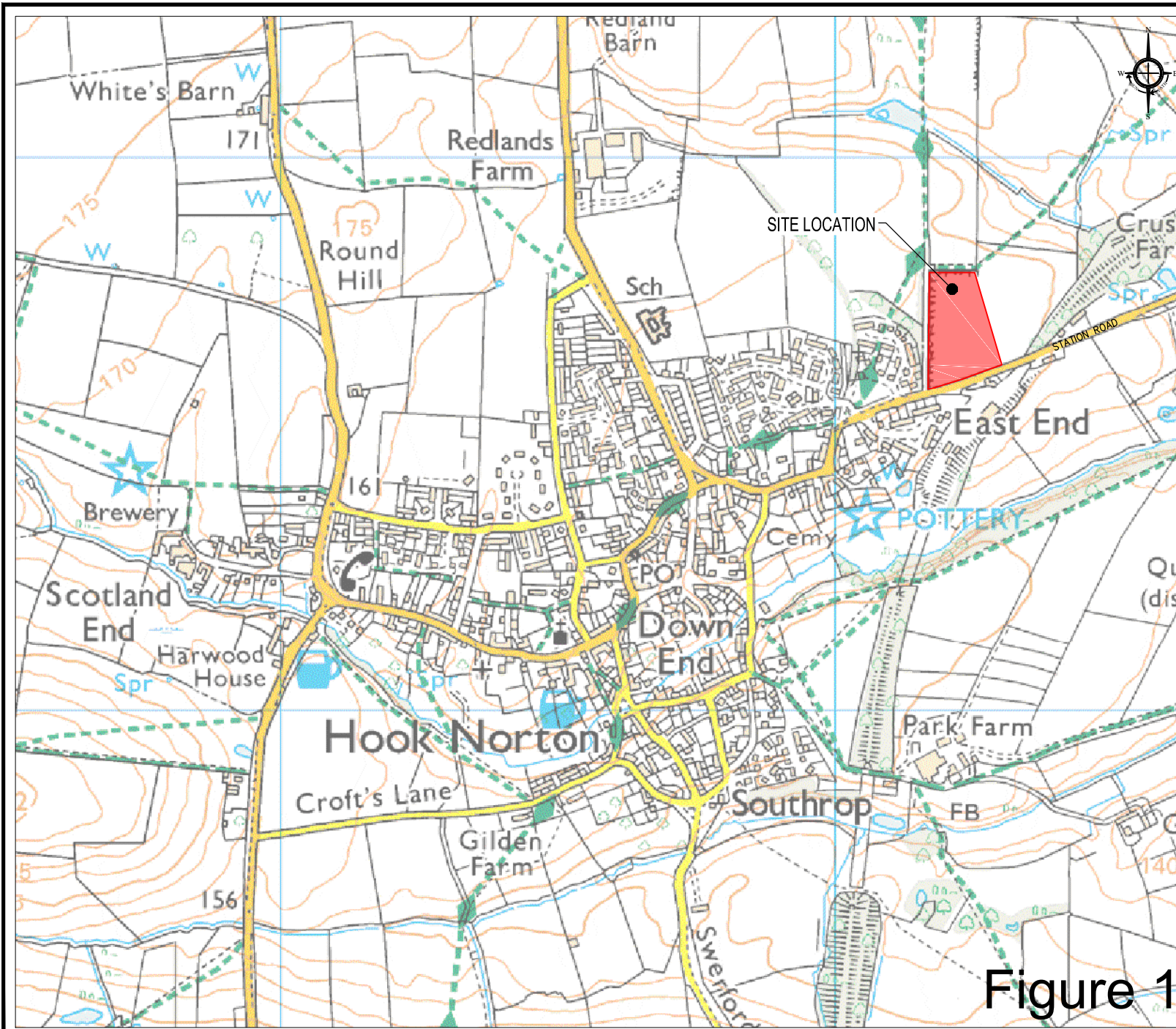


Figure 1

- NOTES:
1. This drawing must not be scaled. work to figured dimensions only.
  2. This drawing is to be read in conjunction with all relevant drawings, documents and specifications.
  3. All site works shall be in accordance with the Health & Safety Act at Work and associated regulations issued by the Health & Safety Executive and the Construction regulations.

-	FINAL ISSUE	30/09/14	SY
Rev.	Description	Date	



3 Grovelands Business Centre  
Boundary Way, Hemel Hempstead, Herts. HP2 7TE  
Tel: (01442) 835999  
Fax: (01442) 258924  
Postbox@glanvillegroup.com  
www.glanvillegroup.com

Client : NURSERY GROUND LTD

Project : LAND NORTH OF STATION ROAD  
HOOK NORTON

Title : LOCATION PLAN

Project Engineer : SY Scale : 1:10000 @ A4

Project Director : HG Date : SEP 2014

Status : PRELIMINARY

Drawing No.	4140177-1002	Rev	-
-------------	--------------	-----	---



This drawing should not be scaled. For construction purposes work to figured dimensions only

0mm 40mm 80mm  
ORIGINAL SHEET SIZE A1

NOTES

1. Survey is based on an arbitrary grid.
2. All levels relate to Ordnance Survey Datum from GPS observations to the National GPS Network transformed using OSGM02.
3. All levels on kerb lines are channel levels unless noted otherwise.

ABBREVIATIONS

ACU	Air Conditioning Unit	IRS	Illuminated Road Sign
AL	Access Ladder	KO	Kerb Outlet
AR	Assumed Route	LB	Litter Bin
AV	Air Valve	LP	Lamp Post
BB	Bellisha Beacon	MH	Manhole
BH	Borehole	MK	Marker Post
BL	Basement Light	MS	Multi-Stemmed Tree (No. of Stems)
BO	Ballard	NB	Notice Board
BP	Block Paving	NP	Street Name Plate
BRW	Brick Retaining Wall	OW	Overhead Wire
BS	Bus Stop	OSBM	OS Bench Mark
BSh	Bus Shelter	P	Pillar
BT	British Telecom IC	PB	Post Box
BW	Brick Wall	PC	Pedestrian Crossing
BWF	Barbed Wire Fence	PCF	Post & Chain Fence
CB	Control Box	PF	Palisade Fence
CBF	Close Board Fence	PK	Portakabin
CCTV	Closed Circuit Television	PI	Planter
CL	Cover Level	PL	Plinth
CLF	Chain Link Fence	PM	Parking Meter
CLSF	Chain Link Security Fence	PO	Post
Conc	Concrete	PRF	Post & Rail Fence
Co	Column	PSF	Palisade Security Fence
CPS	Concrete Paving Slabs	PWF	Post & Wire Fence
CPF	Chestnut Paling Fence	RE	Rodding Eye
CP	Concrete Finish	RH	Road Hump
CR	Cycle Rack	RL	Ridge Level
CRW	Concrete Retaining Wall	RS	Road Sign
CS	Cobblesstones	RW	Retaining Wall
CT	Cable TV IC	SEP	Service Entry Point
CW	Concrete Wall	SL	Soffit Level
DC	Duct Covers	SM	Sump Level
DCh	Drainage Channel	SP	Stand Pipe
DK	Drop Kerb	SRW	Stone Retaining Wall
DP	Down Pipe	SW	Stone Wall
DPC	Damp-Proof Course Level	SWMH	Surface Water Manhole
EIC	Electricity IC	SY	Stay Wire
EL	Eaves Level (at Drip Edge)	TGB	Telephone Call Box
EP	Electricity Pole	TDR	Traffic Direction Restrictor
ER	Earthing Rod	THL	Threshold Level
FB	Flower Bed	TK	Top of Kerb level
FFL	Finished Floor Level	TL	Traffic Light
FH	Fire Hydrant	TM	Ticket Machine
FL	Flood Light	TP	Telegraph Pole
FP	Fuel Pump	TPS	Tactile Paving Slabs
FWMH	Foul Water Manhole	TW	Top of Wall
GA	Gate	UTL	Unable To Lift:
GB	Grit Box	UTL(1)	Covered
GC	Grasscrete	UTL(2)	Immovable
GP	Gate Post	UTL(3)	Damaged
GR	Guard Rail	UTL(4)	Balied Down
GU	Gully	UTL(5)	Traffic Management
GV	Gas Valve	VP	Vent Pipe
HW	Head Wall	WB	Wheel Barrier
IB	Illuminated Ballard	WL	Water Level
IC	Inspection Cover	WM	Water Meter
IL	Invert Level	WO	Washout
IRF	Iron Railing Fence	WV	Water Valve
		VDL	Vehicle Detector Loop

CONTROL STATION INFORMATION

STATION	EASTING	NORTHING	LEVEL	TYPE
ST01	500.000	1000.000	152.003	Peg
ST02	459.775	1086.057	152.642	Peg
ST03	449.289	971.201	154.258	Peg
ST04	398.305	952.374	155.085	Nail
ST05	340.558	943.172	155.741	Nail
ST06	345.705	972.226	155.099	Nail
ST07	345.703	1020.593	156.261	Nail
ST08	348.511	1071.295	156.488	Nail
ST09	345.633	1120.621	156.650	Nail
ST10	345.253	1154.311	156.694	Nail
ST11	349.640	1169.385	156.743	Nail
ST12	389.071	1184.066	154.053	Peg

KEY

— SITE OUTLINE

— FINAL ISSUE

30/09/14 HG

Rev.	Description	Date	Chkd

**Glanville**  
3 Grovelands Business Centre  
Boundary Way  
Hemel Hempstead, Herts. HP2 7TE  
Tel: (01442) 835999 Fax: (01442) 258924  
postbox@glanvillegroup.com www.glanvillegroup.com

Client: NURSERY GROUND LTD

Project: LAND NORTH OF STATION ROAD  
HOOK NORTON

Title: TOPOGRAPHIC SURVEY  
(INSET A)

Project Engineer: JJ Scale: 1:500 @ A3

Project Director: NP Date: SEP 2014

Status: PRELIMINARY

Drawing No. 4140177-1007 Rev -

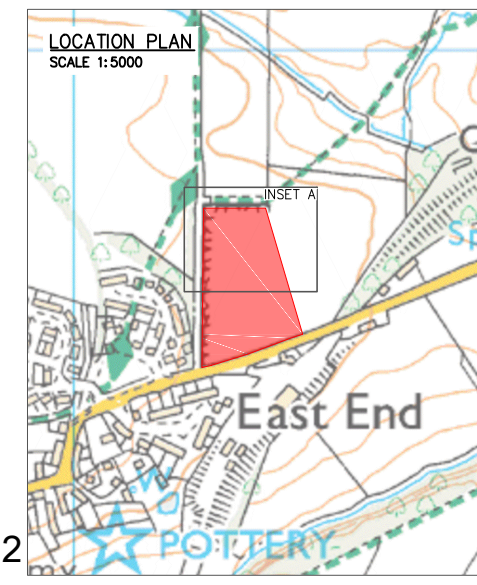
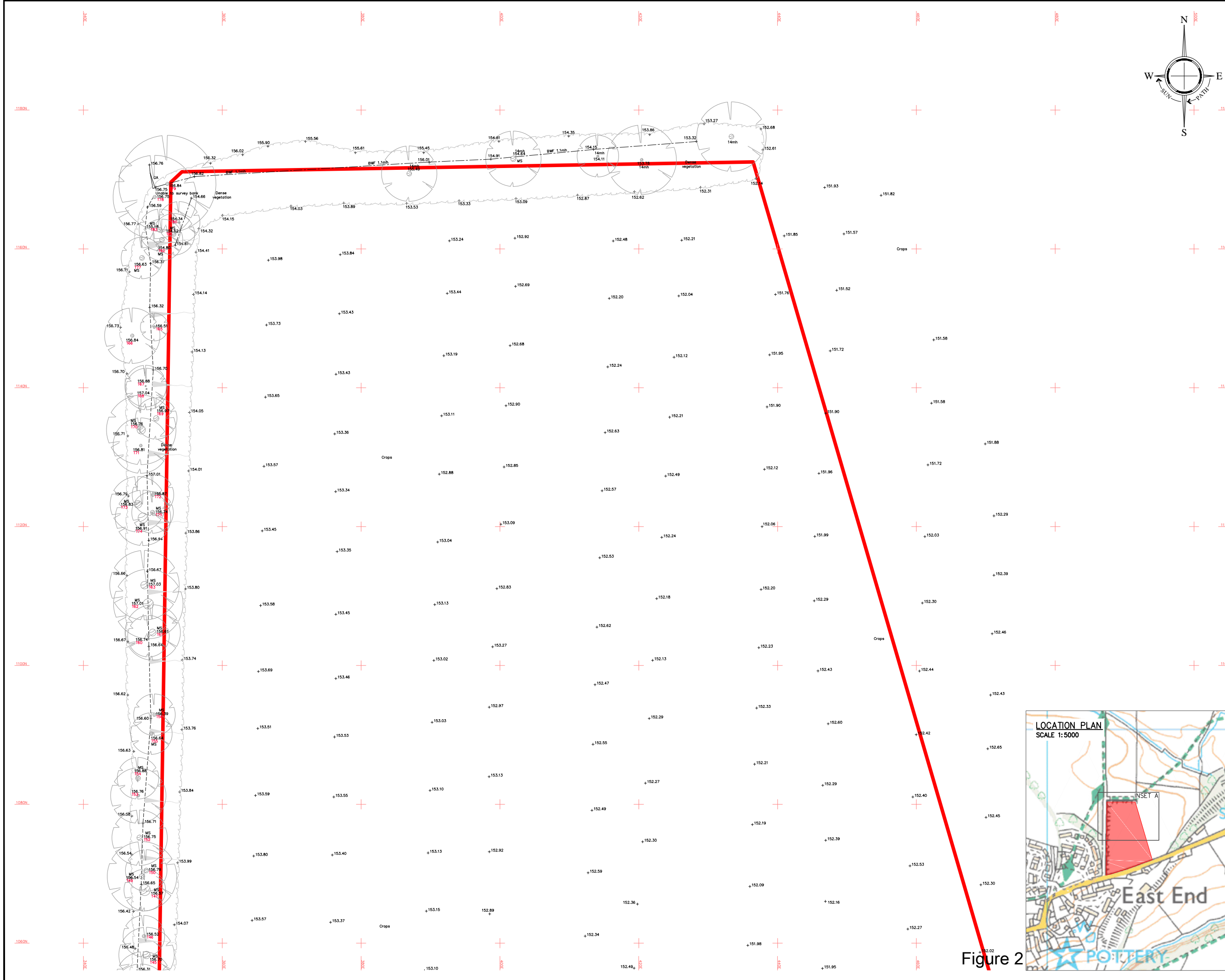
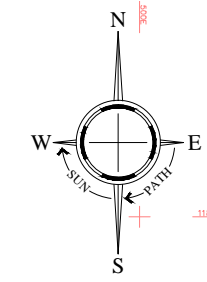
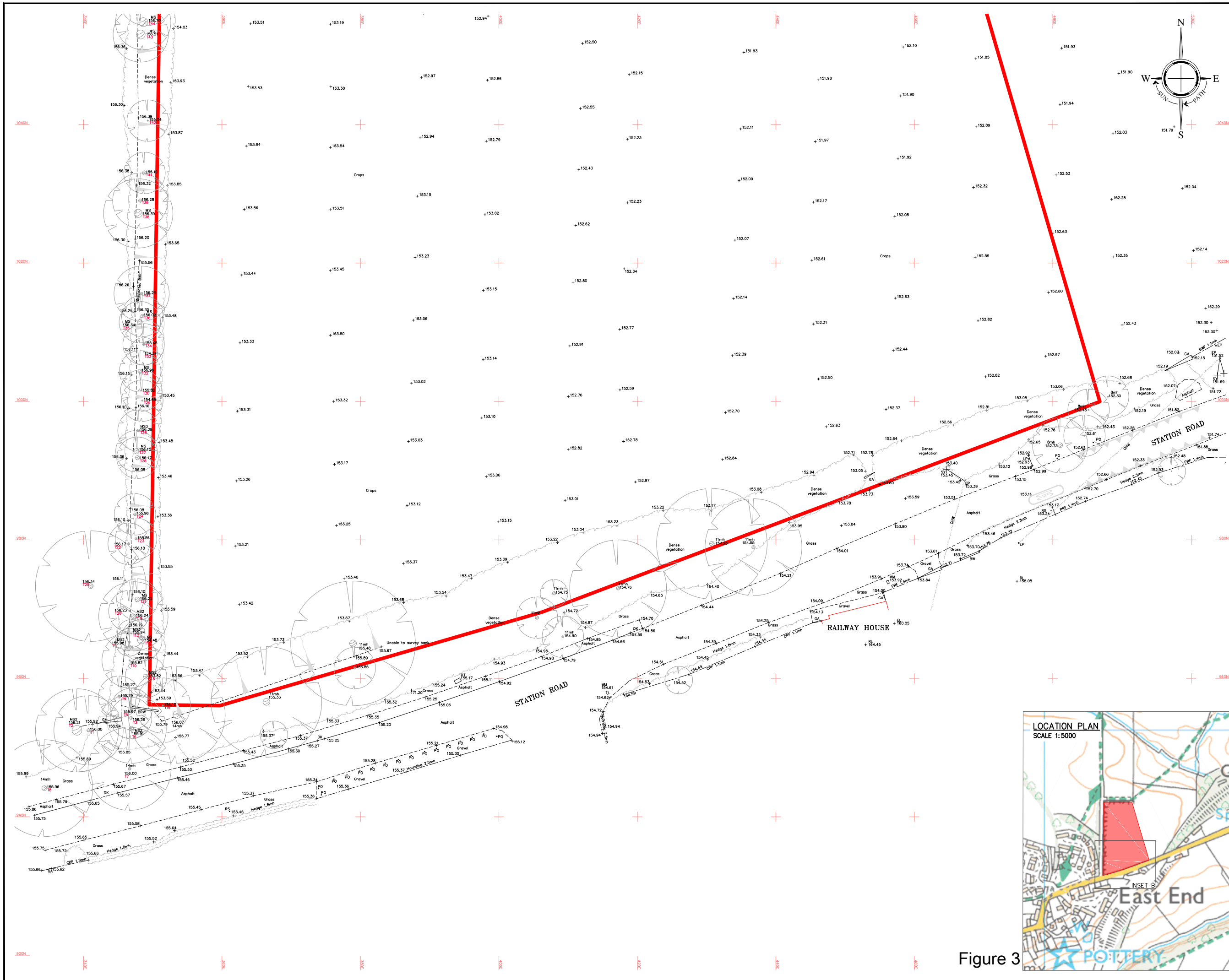


Figure 2



This drawing should not be scaled. For construction purposes work to figured dimensions only

0mm 40mm 80mm  
ORIGINAL SHEET SIZE A1

- NOTES
- Survey is based on an arbitrary grid.
  - All levels relate to Ordnance Survey Datum from GPS observations to the National GPS Network transformed using OSGM02.
  - All levels on kerb lines are channel levels unless noted otherwise.

ABBREVIATIONS

ACU	Air Conditioning Unit	IRS	Illuminated Road Sign
AL	Access Ladder	KO	Kerb Outlet
AR	Assumed Route	LB	Litter Bin
AV	Air Valve	LP	Lamp Post
BB	Bellisha Beacon	MH	Manhole
BH	Borehole	MK	Marker Post
BL	Basement Light	MS	Multi-Stemmed Tree (No. of Stems)
BO	Ballard	NB	Notice Board
BP	Block Paving	NP	Street Name Plate
BRW	Brick Retaining Wall	OP	Overhead Wire
BS	Bus Stop	OSBM	OS Bench Mark
BSh	Bus Shelter	OSB	OS Bench Mark
BT	British Telecom IC	PI	Planter
BW	Brick Wall	PL	Plinth
BWF	Barbed Wire Fence	PM	Parking Meter
CB	Control Box	PO	Post
CBF	Close Board Fence	PRF	Post & Rail Fence
CCTV	Closed Circuit Television	PSF	Palisade Security Fence
CLF	Corrugated Iron Fence	PCF	Post & Chain Fence
CL	Cover Level	PF	Palisade Fence
CLF	Chain Link Fence	PK	Portakabin
CLSF	Chain Link Security Fence	PL	Planter
Conc	Concrete	PLM	Parking Meter
Co	Column	PO	Post
CPS	Concrete Paving Slabs	PRF	Post & Rail Fence
CPF	Chestnut Paling Fence	PSF	Palisade Security Fence
CP	Concrete Flinth	PWF	Post & Wire Fence
CR	Cycle Rack	RE	Rodding Eye
CRW	Concrete Retaining Wall	RH	Road Hump
CS	Cobblestones	RL	Ridge Level
CT	Cable TV IC	RS	Road Sign
CW	Concrete Wall	RW	Retaining Wall
DC	Duct Covers	SEP	Service Entry Point
DCh	Drainage Channel	SL	Sortiff Pipe
DK	Drop Kerb	SM	Sump Level
DP	Down Pipe	SP	Stand Pipe
DPC	Damp-Proof Course Level	SRW	Stone Retaining Wall
EIC	Electricity IC	SW	Stone Wall
EL	Eaves Level (at Drip Edge)	SWMH	Surface Water Manhole
EP	Electricity Pole	SY	Stay Wire
ER	Earthing Rod	TDR	Traffic Direction Restrictor
FB	Flower Bed	TK	Threshold Level
FFL	Finished Floor Level	TL	Top of Kerb Level
FH	Fire Hydrant	TL	Traffic Light
FL	Flood Light	TM	Ticket Machine
FP	Fuel Pump	TP	Telegraph Pole
FWMH	Foul Water Manhole	TPS	Tactile Paving Slabs
GA	Gate	TW	Top of Wall
GB	Grit Box	UTL	Unable to Lift:
GC	Grasscrete	UTL(1)	Covered
GP	Gate Post	UTL(2)	Immovable
GR	Guard Rail	UTL(3)	Damaged
GU	Gully	UTL(4)	Batted Down
GV	Gas Valve	UTL(5)	Traffic Management
HW	Head Wall	VP	Vent Pipe
IB	Illuminated Ballard	WB	Wheel Barrier
IC	Inspection Cover	WL	Water Level
IL	Invert Level	WM	Water Meter
IRF	Iron Railing Fence	WC	Washout
		WV	Water Valve
		VDL	Vehicle Detector Loop

CONTROL STATION INFORMATION

STATION	EASTING	NORTHING	LEVEL	TYPE
ST01	500.000	1000.000	152.003	Peg
ST02	459.775	1086.057	152.642	Peg
ST03	449.289	971.201	154.258	Peg
ST04	398.305	952.374	155.085	Nail
ST05	340.558	943.172	155.741	Nail
ST06	345.705	972.226	155.099	Nail
ST07	345.703	1020.593	156.261	Nail
ST08	348.511	1071.295	156.488	Nail
ST09	345.633	1120.621	156.650	Nail
ST10	345.253	1154.311	156.694	Nail
ST11	349.640	1169.385	156.743	Nail
ST12	389.071	1184.066	154.053	Peg

KEY  
 SITE OUTLINE

Rev.	Description	Date	Chkd
-	FINAL ISSUE	30/09/14	HG



Figure 3

**Glanville**  
 3 Grovelands Business Centre  
 Boundary Way  
 Hemel Hempstead, Herts. HP2 7TE  
 Tel: (01442) 835999 Fax: (01442) 258924  
 postbox@glanvillegroup.com www.glanvillegroup.com

Client: NURSERY GROUND LTD

Project: LAND NORTH OF STATION ROAD  
HOOK NORTON

Title: TOPOGRAPHIC SURVEY  
(INSET B)

Project Engineer: JJ Scale: 1:500 @ A3  
 Project Director: NP Date: SEP 2014  
 Status: PRELIMINARY

Drawing No. 4140177-1008 Rev -

## Appendices

## **Appendix A**

### **WPD Electricity Infrastructure Location Map**

### Contact Us

<b>Mapping Enquiries:</b>		<b>General Enquiries:</b>	
All areas	0121 623 9780	Midlands	0845 724 0240
		South Wales	0845 601 3341
		South West	0845 601 2989

Date Requested: 29/09/2014  
 Job Reference: 1241737  
 Site Location: 436224 233665  
 Requested by: MR Jay Rao  
 Your Scheme/Reference: 4140177 Hook Norton

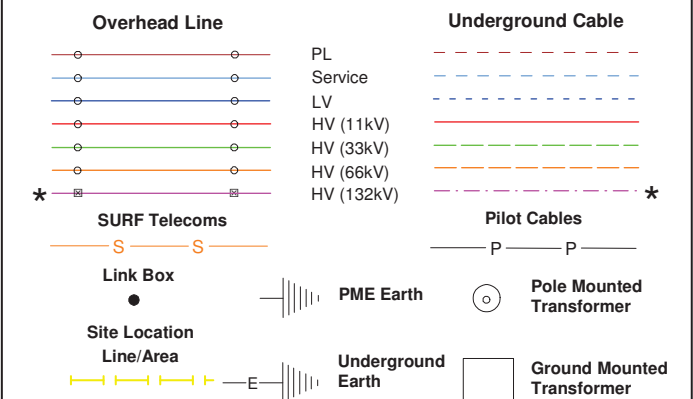
1:1250 Area or Circle dig site  
 1:500 Line dig site

### IMPORTANT NOTICES

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

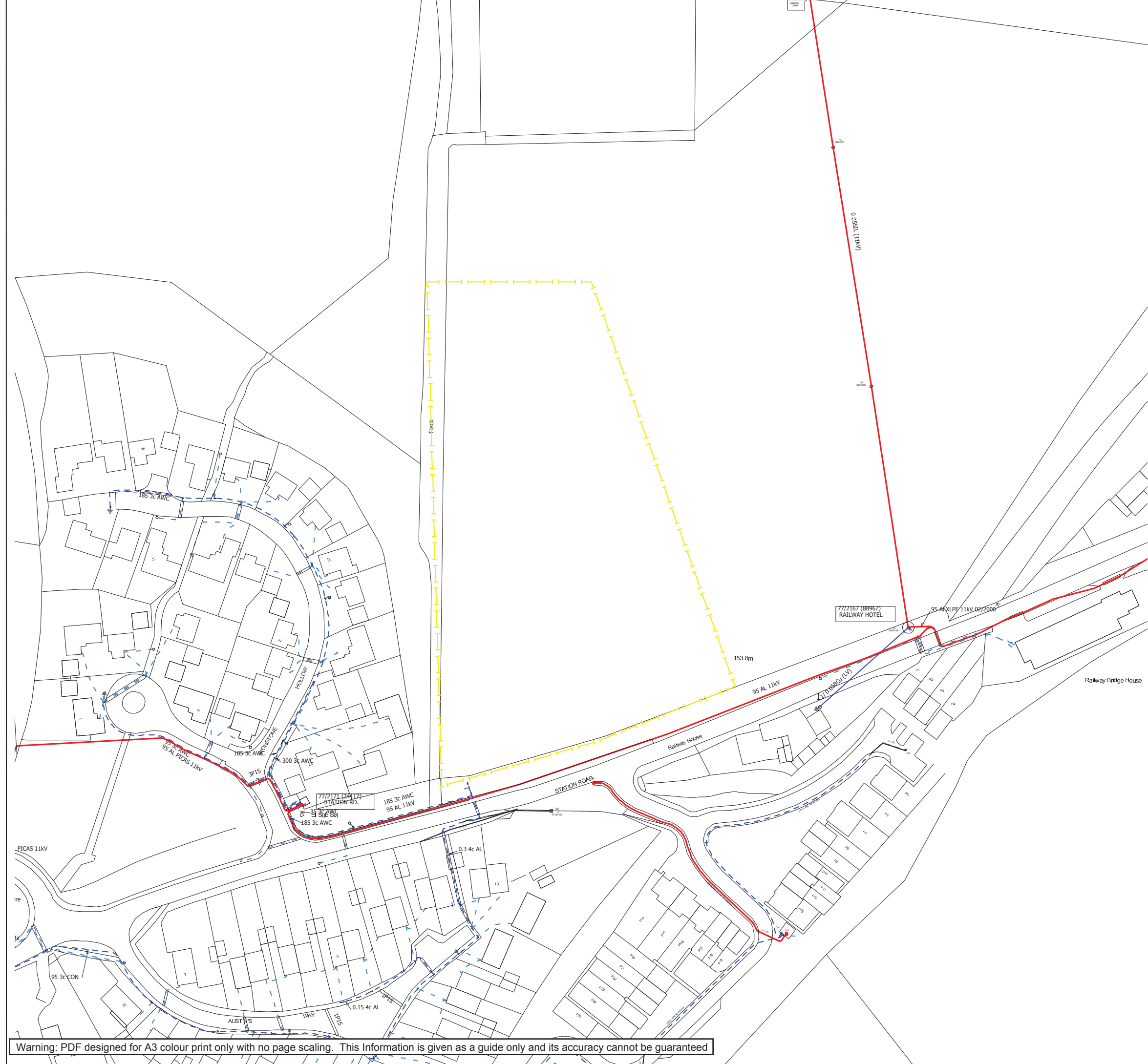
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**

**0800 6783 105**



\*Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 132kV underground cables and 132kV overhead lines – 0800 096 3080

Crown Copyright © All Rights Reserved. Ordnance Survey Licence numbers: EL27318X, 100024877 and 100021807.  
 WPD Copyright: This copy has been made by or with the authority of Western Power Distribution (WPD) pursuant to Section 47 of the Copyright Designs and Patents Act 1988 unless that Act provides a relevant exception to copyright the copy must not be copied without the prior permission of the copyright owner

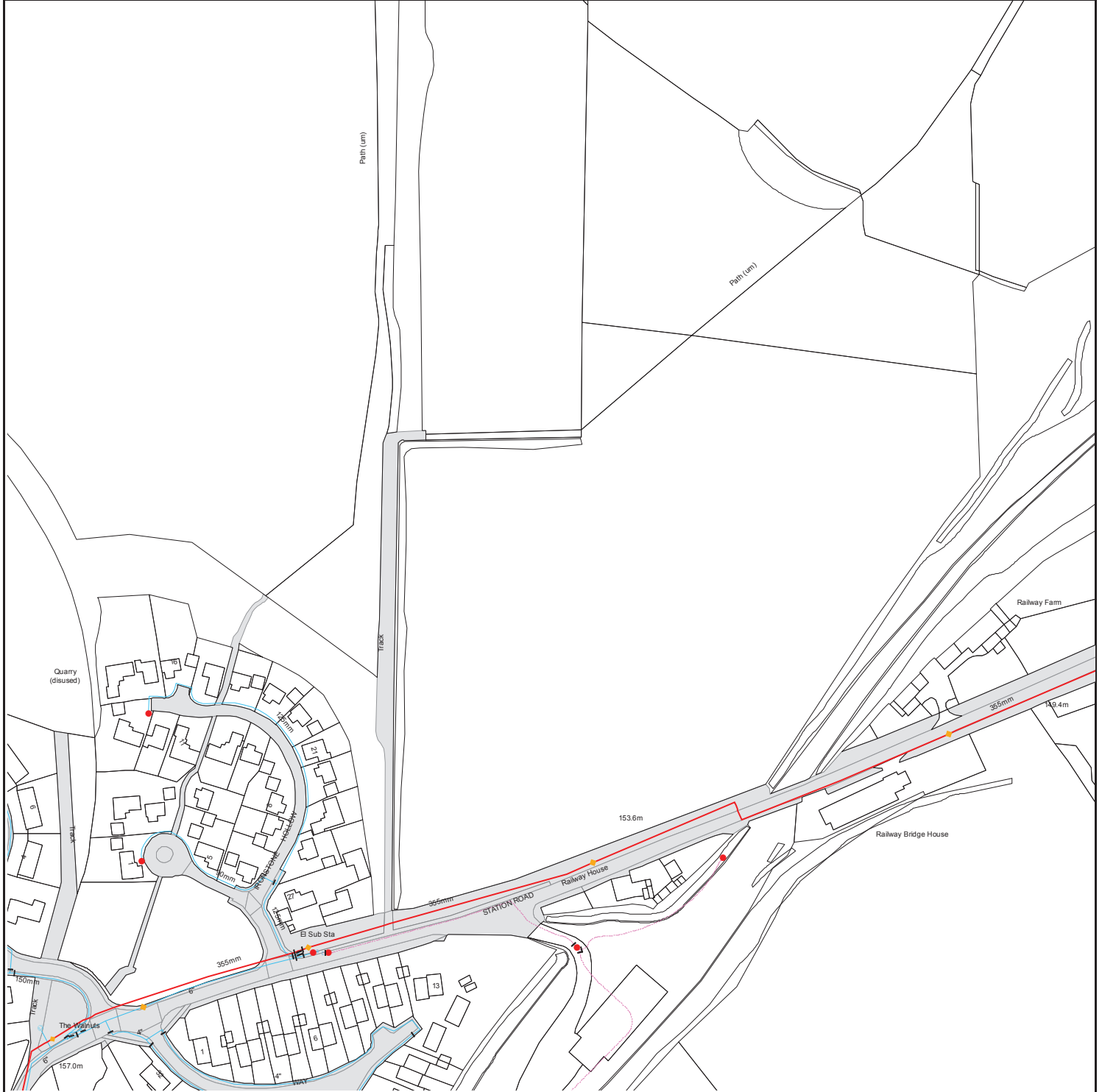


Warning: PDF designed for A3 colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed

Plans generated by DigSAFE Pro (tm) software provided by PelicanCorp

## **Appendix B**

### **Thames Water Potable Water Infrastructure Location Map**



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 436250,233750  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.  
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



# ALS Water Map Key

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

**4"**  
**Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

**16"**  
**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.

**3" SUPPLY**  
**Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.

**3" FIRE**  
**Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

**3" METERED**  
**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.

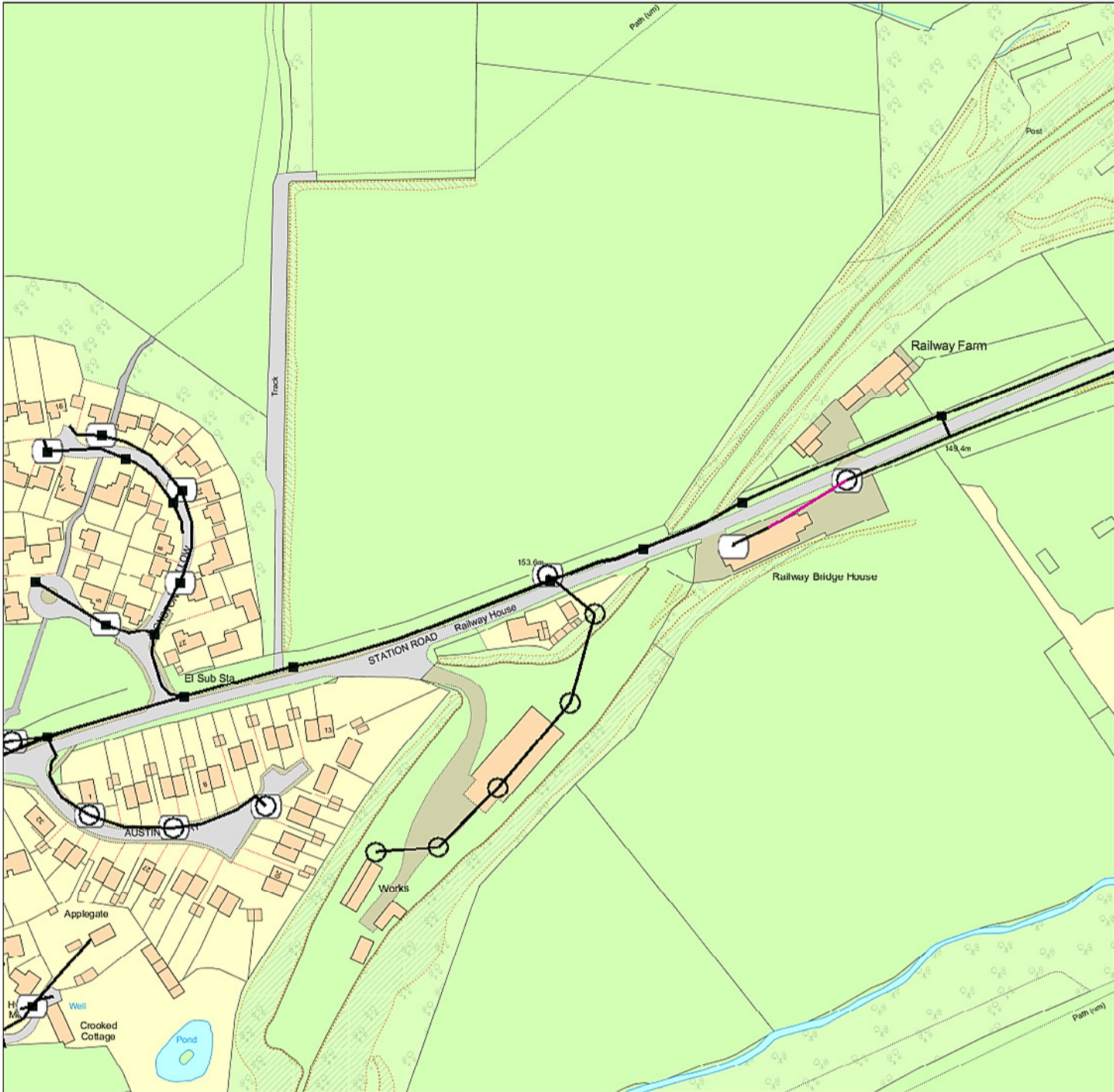
**Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



## **Appendix C**

### **BT Telecommunication Infrastructure Location Map**

# 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.

## DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED  
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993  
E-mail: [dbyd@openreach.co.uk](mailto:dbyd@openreach.co.uk)  
Website: [www.dialbeforeyoudig.com](http://www.dialbeforeyoudig.com)

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
(C) Crown Copyright British Telecommunications plc 100028040

## KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

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 the time of preparation.

**openreach**  
a BT Group business

BT Ref : AVS01134X

Map Reference : (centre) SP3630133630

Easting/Northing : (centre) 436301,233630

Issued : 12/09/2014 13:13:25

**FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk) BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA**



3 Grovelands Business Centre  
Boundary Way  
Hemel Hempstead  
Hertfordshire HP2 7TE

Tel: (01442) 835999  
Fax: (01442) 258924

Postbox@glanvillegroup.com  
www.glanvillegroup.com

- Civil and Structural Engineers
- Building Surveyors
- Highway and Traffic Engineers
- Transport Planners
- Land Surveyors
- Building Investigation Experts
- CDM Co-ordinators