
Job name: Land at Hook Norton Road, Sibford Ferris

Job No: C85855

Note No: TN001

Date: 30/07/2018

Prepared by: Jacob Cronin

Subject: Utilities

1. Introduction

- 1.1 **jnp group** were commissioned by Land & Partners Limited to obtain asset location plans for utilities companies in the local area of the proposed development at land west of Hook Norton Road, Sibford Ferris.
- 1.2 The total site area is approximately 3.7ha and the proposed development includes the construction of 25 new domestic dwellings in the northern end of the site, whilst the southern side of the site will be used as open space with woodland and SuDS measures

2. Utilities

- 2.1 Asset location plans were obtained for all utility companies known to operate in the area. The companies found to operate in the area have been grouped below by the type of utility they provided.

Telecoms

- 2.2 It was found that BT and CityFibre operate in the area of the site, however, asset location plans from both companies show that only BT have infrastructure in the vicinity of the site. The relevant location plans are provided in Appendix A.

Lighting

- 2.3 There is a single street light to the front of the site and an asset location plan showing the location of the column is provided in Appendix B.

Sewers (Foul and Surface Water) and Potable Water

- 2.4 Sever Trent and Thames Water own the public sewers in the area, however, the potable water supply in the area is supplied by Thames Water. Asset Location plans for the site and surrounding area for both of these companies is provided in Appendix C.

Gas

- 2.5 Southern Gas Network is the local gas supplier in the area and no assets are located on or near the site, the letter from Southern Gas Network is provided in Appendix D. From online information it would appear that Sibford Ferris is not a gas supplied area.

Electric

- 2.6 Western Power Distribution is the local supplier of electric in the area of the site and an asset location plan showing infrastructure on and near the site for this company is provided in Appendix E.

Document Issue Record

Technical Note No	Rev	Date	Prepared	Reviewed	Approved
First Issue	N/A	07/2018	JC	MV	MV

List of Appendices

- Appendix A Telecoms Companies Asset Location Plans*
- Appendix B Lighting Company Asset Location Plan*
- Appendix C Sewers and Potable Water Companies Asset Location Plans*
- Appendix D Gas Company Asset Location Plan*
- Appendix E Electric Company Asset Location Plan*

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Appendix A

Telecoms Companies Asset Location Plans



Our Ref: Ref shown on map

email: nnhc@openreach.co.uk

Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: Hook Norton Rd, Sibford Ferris

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods

Email Dial before you dig CBYD@openreach.co.uk

Visit the website www.openreach.co.uk/cbyd

Thank you for your request of **EQ/EWDMY887** describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It 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 made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

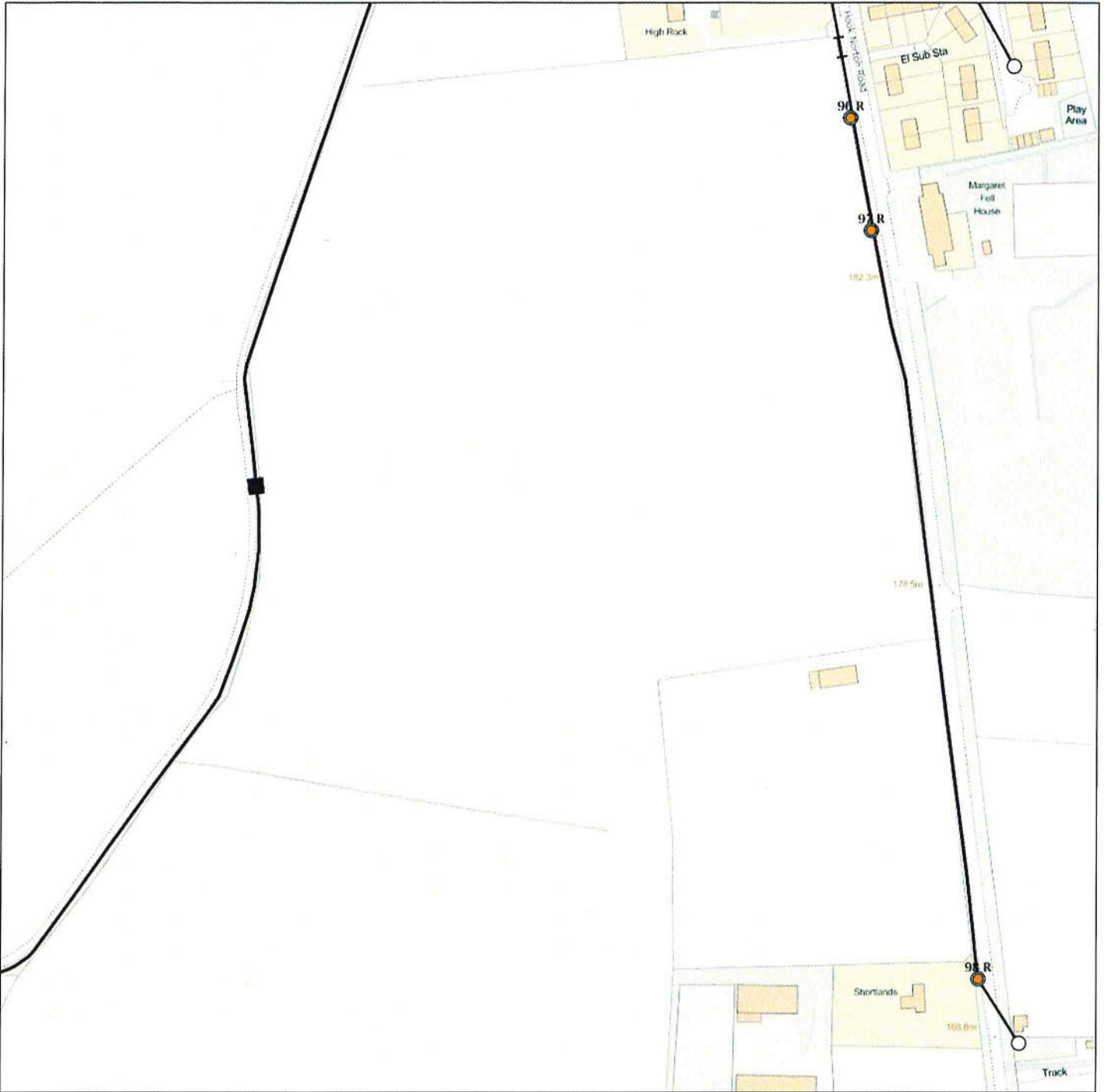
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

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

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

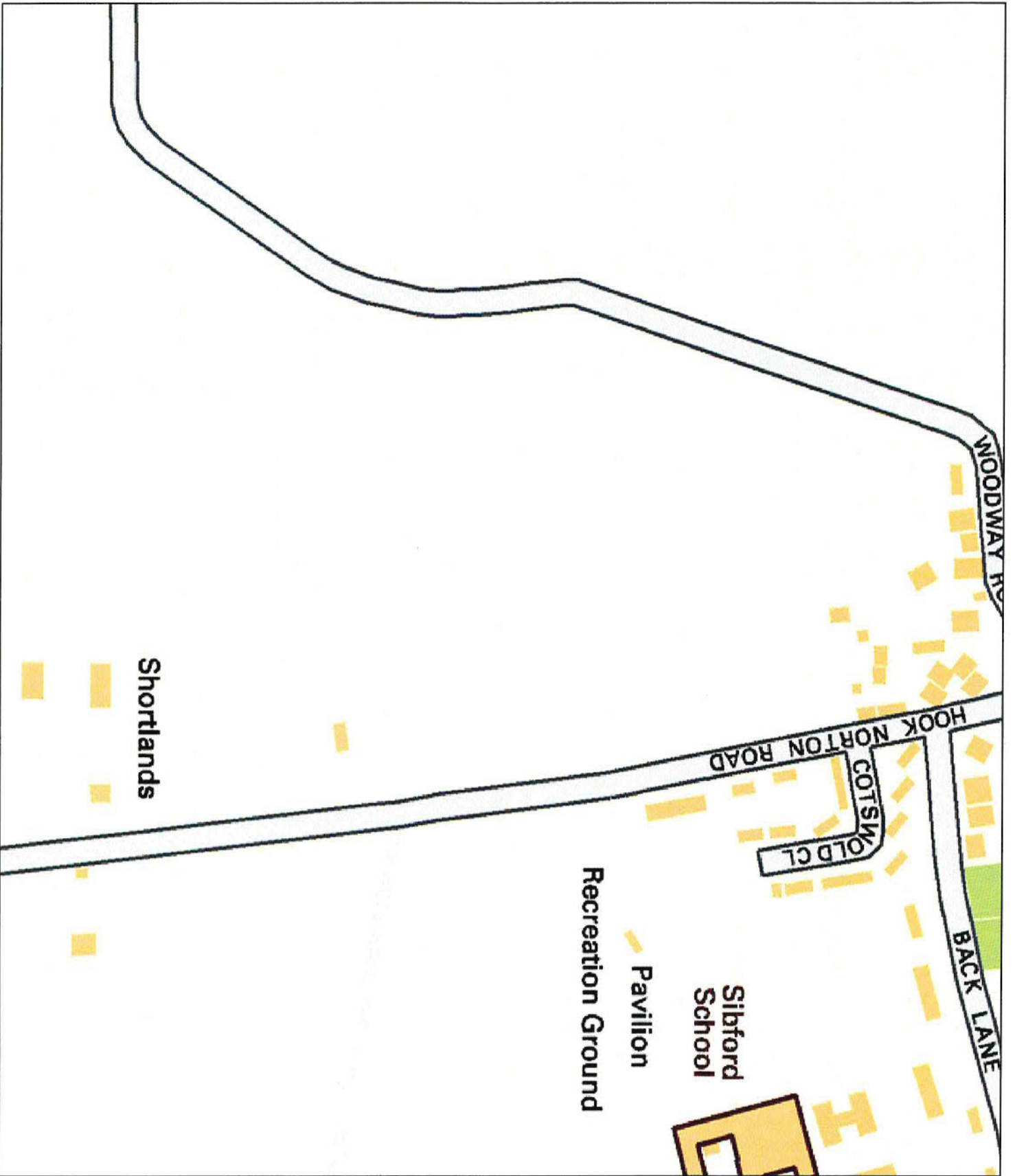
DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Duct	
Building	
Kiosk	
Hatchings	

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

BT Ref : FCC09419Z
Map Reference : (centre) SP3542136915
Easting/Northing : (centre) 435421,236915
Issued : 03/07/2018 09:42:03

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



LEGEND

- EXISTING PLANT
- EXISTING PLANT

Selected a fidmap
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Head Office:
 Cityfibre Holdings Ltd
 200 Broad Street,
 London, W1J 7EJ
 WC2E 9HE

Asset Office:
 Cityfibre Holdings Ltd
 Birchwood House,
 Warrington,
 WA3 6ZH

Tel: 0845 293 0774
 Web: www.cityfibre.com
 Email: assetteam@cityfibre.com

Disclaimer:
 Information shown on this plan is for general guidance only. No warranty is made as to its accuracy. This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant. No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or delay in this information is valid for the date printed.

Project	Plant Enquiry
Drawing	Existing Plant
Drawn by:	smallworld
Date:	03/07/2018
Drawing No.	CFH_EP_000001
Revision	001

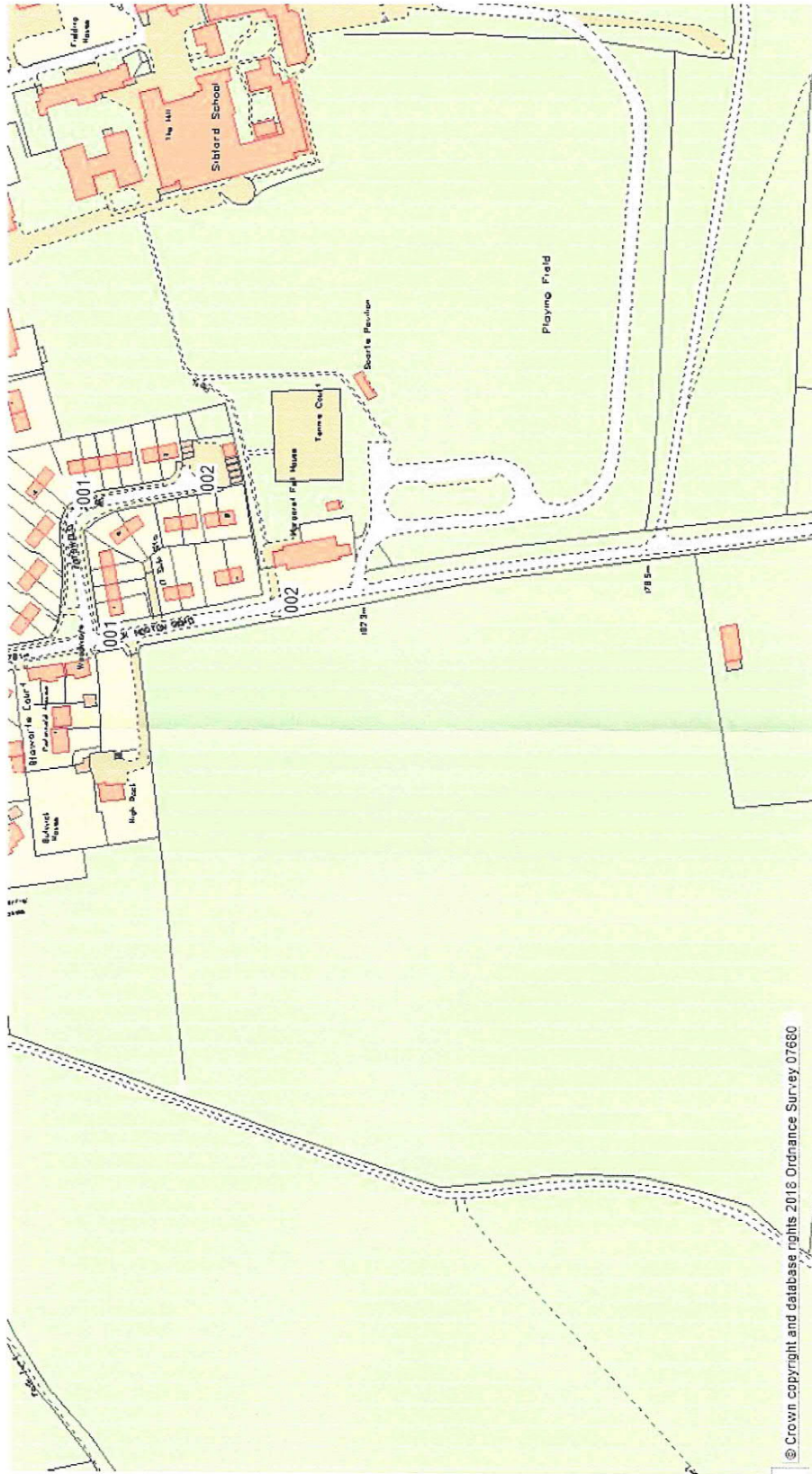
Scale: 1:1250

A4

Appendix B

Lighting Company Asset Location Plan





Oxford Lighting

Appendix C

Sewers and Potable Water Companies Asset Location Plans





SEVERN TRENT WATER Ltd

Asset Data Management

GISmapping Team

PO Box 5344

Coventry

CV3 9FT

Tel 0345 601 6616

Fax 02477 715862

Contact

Our Ref 16162

17 July 2018

Apparatus Location Enquiry

Further to your enquiry re: Hook Norton Road, Sibford Ferris, Cherwell OX15 5WQ

Enclosed is a copy of the plans showing the approximate positions of the **sewer mains** situated within the vicinity of the land/property which is the subject of your enquiry.

Asset Data Management can only provide plans of the location of the Company's underground assets. Therefore service pipes and drains are the responsibility of the property owner and should be anticipated during any excavation.

However, we wish to inform you that although most private lateral drains and sewers were transferred to Severn Trent Water's ownership on 1st October 2011, the Company does not possess complete records of these assets and therefore they may not be shown on these maps.

Please also find enclosed a copy of Severn Trent Water's General Conditions and Precautions for your information.

VAT and card payment receipts (where appropriate) are attached herewith together with your enquiry documentation. Please forward VAT receipt to your finance department.

Kind Regards



GISmapping Team

Enquiry received
GISmapping:
17 July 2018

SEVERN TRENT WATER

GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your Contractor on site. If any damage is caused to STW apparatus, the person, Contractor or Subcontractor responsible must inform STW immediately on:

0800 783 4444 (24 hours)

These general conditions and precautions apply to the public sewerage, water distribution and telemetry systems. The conditions include sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the Agreement for the self construction of water mains. Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.

On request, STW will issue a copy of the plan showing the approximate locations of STW apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan is furnished as a general guide only and no warranty as to its accuracy is given or implied. The plan must not be relied upon in the event of excavations or other works in the vicinity of STW apparatus. No person or Company shall be relieved from liability for damage caused by reason of the actual position and/or depths of STW apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any apparatus the following should be observed:

1. All STW apparatus should be located by hand digging prior to the use of mechanical excavators.
2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to our apparatus. You or your contractor must ensure the safety of our equipment and will be responsible for the cost of repairing any damage caused.
3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of STW apparatus, specific crossing points must be agreed with the Company and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW apparatus at other locations must be prevented.
5. Where it is proposed to carry out piling or boring within 20 metres of any STW apparatus, STW should be consulted to enable any affected STW apparatus to be surveyed prior to the works commencing.
6. Where excavation of trenches adjacent to any STW apparatus affects its support, the STW apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
7. Where a trench is excavated crossing or parallel to the line of any STW apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause

damage to the STW apparatus. In special cases, it may be necessary to provide permanent support to STW apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW apparatus.

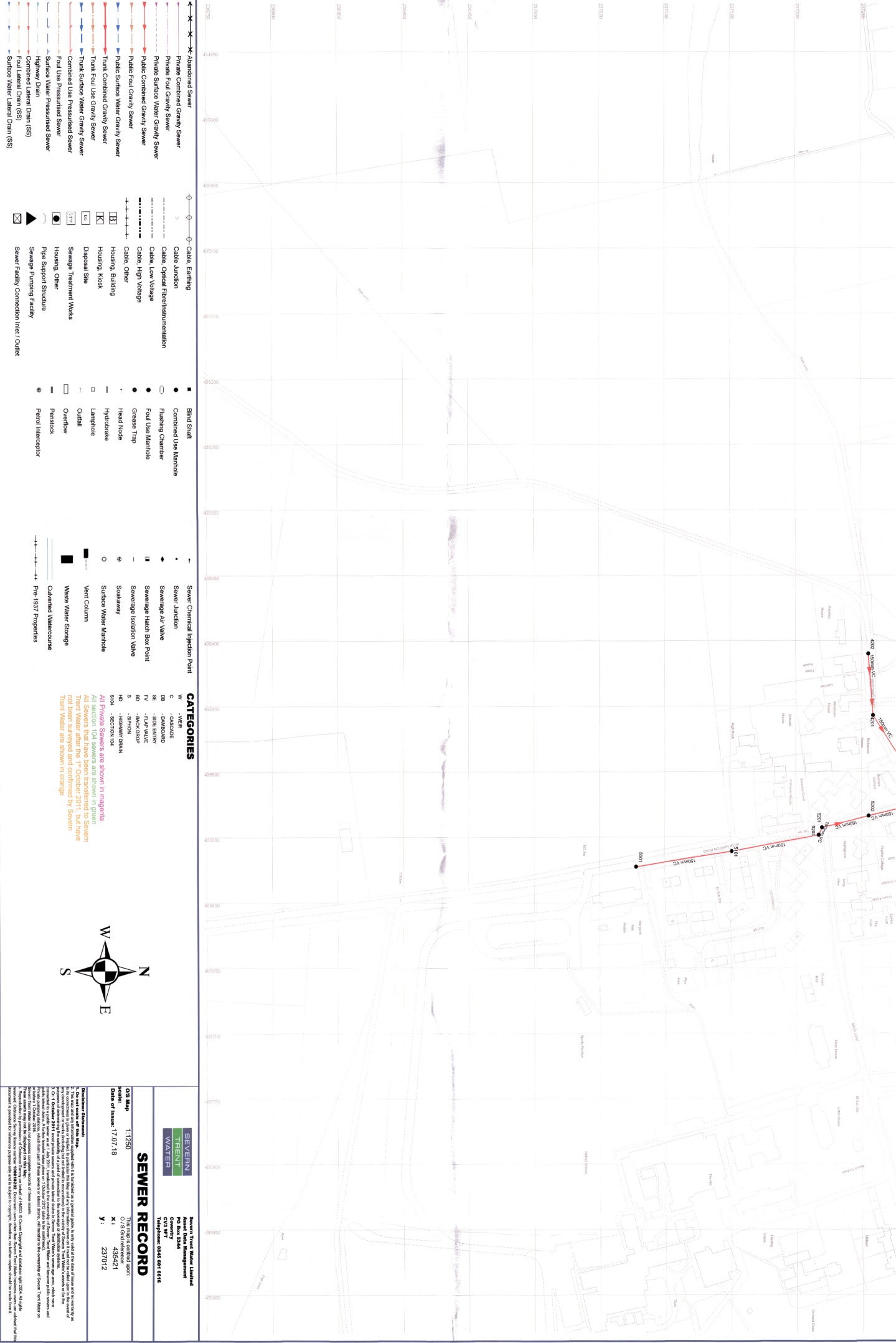
8. No apparatus should be laid along the line of STW apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW apparatus.
9. A minimum radial clearance of 300 millimetres should be allowed between any plant being installed and existing STW apparatus. - We reserve the right to increase this distance where strategic assets are affected.
10. Where any STW apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged.
11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such apparatus in order to determine any necessary alterations in advance of the works.
12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
13. You are advised that Severn Trent Water Limited will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,
14. No explosives are to be used in the vicinity of any STW apparatus without prior consultation with STW.

TREE PLANTING RESTRICTIONS

There are many problems with the location of trees adjacent to sewers, water mains and other STW apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW apparatus.

15. Please ensure that, in relation to STW apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.
16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW apparatus.
17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear.

18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW apparatus.
19. In certain circumstances, both the Company and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main or other STW apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.



- Abandoned Sewer
- Private Combined Gravy Sewer
- Private Foul Gravy Sewer
- Private Surface Water Gravy Sewer
- Public Combined Gravy Sewer
- Public Foul Gravy Sewer
- Public Surface Water Gravy Sewer
- Trunk Combined Gravy Sewer
- Trunk Foul Use Gravy Sewer
- Trunk Surface Water Gravy Sewer
- Combined Use Pressurised Sewer
- Surface Water Pressurised Sewer
- Highway Drain
- Combined Lateral Drain (SS)
- Foul Lateral Drain (SS)
- Surface Water Lateral Drain (SS)

- Cable Earthing
- Cable Junction
- Cable Optical Fibre/Instrumentation
- Cable Low Voltage
- Cable High Voltage
- Cables Other
- Housing, Building
- Housing, Kiosk
- Disposal Site
- Sewage Treatment Works
- Housing, Other
- Pipe Support Structure
- Sewage Pumping Facility
- Sewer Facility Connection Inlet/Outlet

- Blind Shaft
- Combined Use Manhole
- Flushing Chamber
- Foul Use Manhole
- Grease Trap
- Head Node
- Hydrokrake
- Lampole
- Outfall
- Overflow
- Panstock
- Patrol Interceptor

CATEGORIES

- W - weir
- C - cascade
- DB - dam/barrage
- BE - side entry
- FV - flap valve
- BD - backflow
- HD - herringbone
- SD - section in

All Private Sewers are shown in magenta
 All sewers that have been transferred to Severn Trent Water after the 1st October 2017, but have not been transferred by Severn Trent Water are shown in orange

Disclaimers

This document is provided with the understanding that it is intended as a general guide. It is not intended to be used as a basis for any legal or other action. The user of this document is advised to seek professional advice before relying on the information contained herein. The user of this document is advised to seek professional advice before relying on the information contained herein. The user of this document is advised to seek professional advice before relying on the information contained herein.

OS Map 1:1250
Date of Issue 17/07/18

SEVERN TRENT WATER

Sewer Treatment Limited
 Asset Data Management
 Coventry
 CV3 9FT
 Telephone: 0246 501 6145

SEWER RECORD
 The following information is provided for your reference:
 O/S Grid reference: X: 435421 Y: 237012