

UCML Utility Statement

H102

Oxford Road, Bodicote, Cherwell, OX15 4BN

Produced for:
Hollins Strategic Land

Prepared by:
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UCML Utility Statement
Oxford Road, Bodicote, Cherwell

Hollins Strategic Land

| Issue/Revision | Comments | Date | Prepared by | Checked by |
|----------------|-------------|------------|-----------------|-----------------|
| 1 | Final Issue | 09/04/2018 | Rhys Millington | Jonathan Davies |

UCML Utility Statement

Benefits

UCML's Utility Statement provides a concise overview of the electricity, gas, clean water and telecommunications statutory infrastructure in the vicinity of a proposed site, ideal for:

- Due diligence prior to land purchase
- Risk highlighting prior to tender
- Early stage design development
- Planning statements

Services

- Application for existing statutory infrastructure records
- Technical review of all statutory authority infrastructure affected by proposed on-site and off-site works
- Provision of Desktop Study Report to include:
 - Budget figures for proposed disconnection, diversion and connections works
 - Identification of possible abnormal costs associated with existing and proposed infrastructure.
 - Highlight of abnormal legal requirements including wayleaves and easements



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1.0 Introduction

UCML has been instructed by Hollins Strategic Land to provide a utility statement to identify the outline constraints derived from the statutory utility infrastructure on a proposed residential development of up to 55no. dwellings. The site is located off Oxford Road, Cherwell. This study includes the land within the red line boundary.



Figure 1.1 – Existing Aerial Site Image

UCML has been commissioned to provide a utility statement defining potential cost and timescale risks that could impact on the overall delivery of the project. The principal aim of this study is to identify the key constraints derived from statutory utility infrastructure on the proposed development.

Unless stated otherwise, UCML has not made any provision for private networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage or drainage/sewerage networks.

This desktop statement has been produced using the statutory records received from each relevant body. UCML is not responsible for the accuracy or quality of this information and has attempted to use reasonable skill and care in investigating the existing site services.

All information on the drawings contained within this study and elsewhere is indicative only.



Figure 1.2 – Proposed Site Layout Plan

Verification of the details given on statutory records shall be undertaken by:

- The use of plant location equipment to trace all underground plant, and hand dug trial holes to confirm the precise location of plant.
- The use of suitable paint or markers on the surface to clearly indicate the position of buried apparatus.
- All works to be carried out in accordance and compliance with Construction Design and Management 2015 Regulations, Health & Safety Guidelines and agreed working practices of the relevant utility companies.
- All mains/services cables/pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.

2.0 Electricity

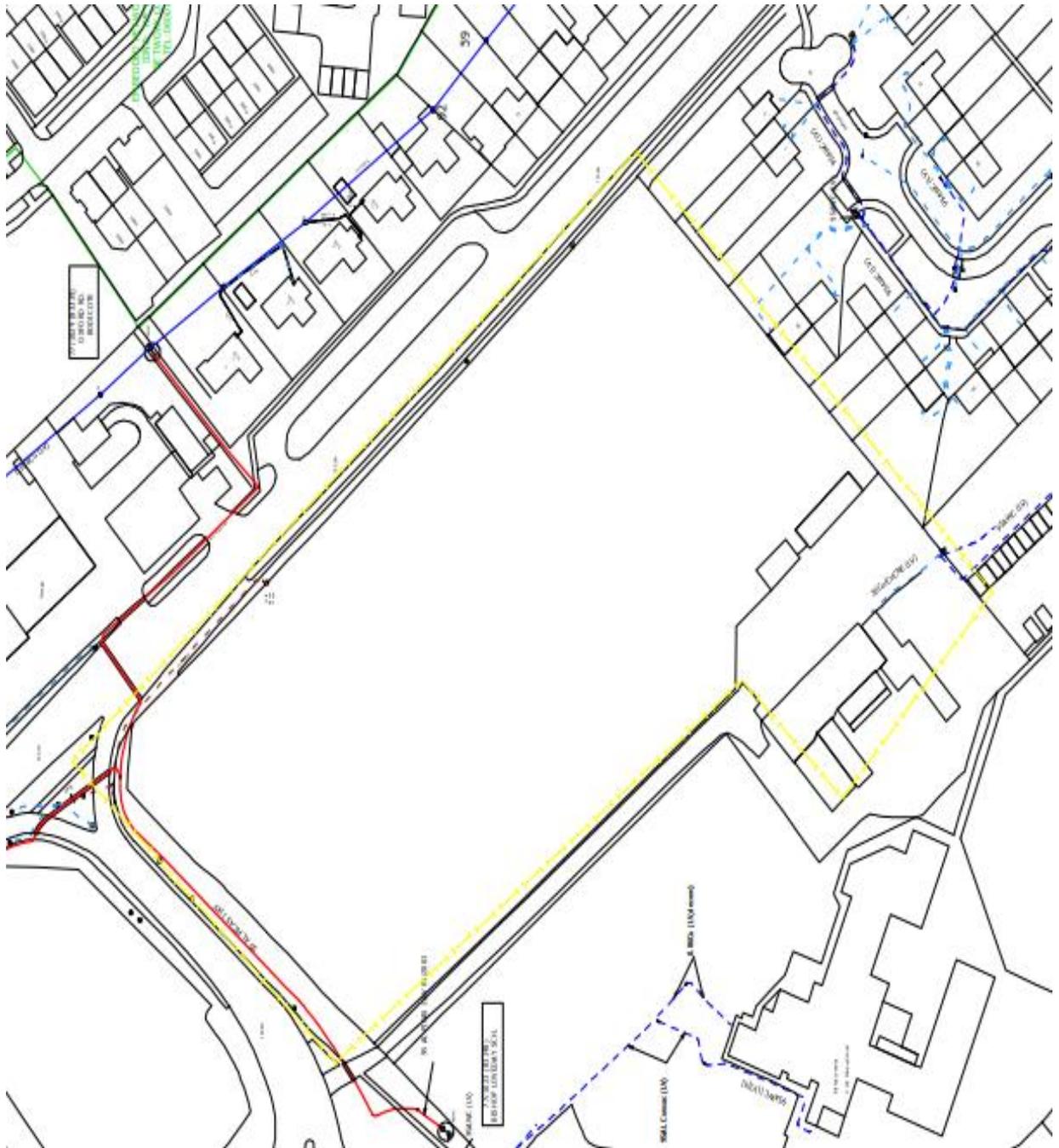
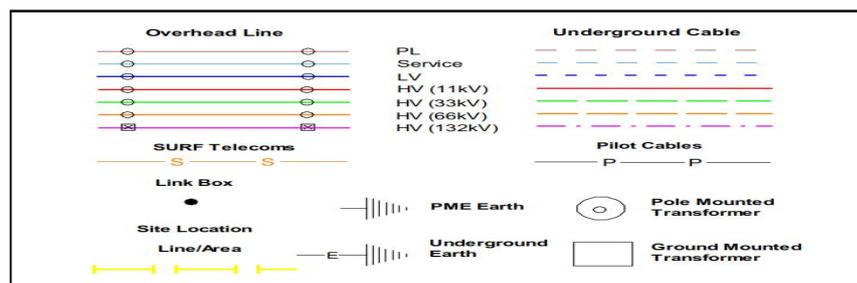


Figure 2.1 – Existing Electricity Infrastructure



Disconnections: Western Power Distribution infrastructure records indicate a section of Low Voltage service (highlighted in blue) encroaching into the development boundary which currently serves the on-site Farm Shop which will require disconnecting prior to the demolition of the aforementioned structure.

Diversions: Western Power Distribution infrastructure records indicate a section of 11kV High Voltage underground cable routed within the site side footpath of White Post Road emanating from the Transformer H Pole to the south of the development site. It is recommended that trial-hole excavations are undertaken to determine the exact depth and location of the aforementioned asset. Should it be confirmed that above mentioned apparatus is at a depth of 450mm below finished ground level of the footpath and 750mm below finished ground level of the carriageway, diversionary works may be negated through discussions with Western Power Distribution. At the time of writing it is UCML's understanding that the new site entrance will be taken 35m North West of the existing entrance, therefore if the asset in question is not at sufficient cover level in order to accommodate the required Section 278 carriageway construction works, this section of cable will require lowering.

Connections: It is envisaged there may be sufficient capacity within the existing High Voltage network to provide supply to the proposed development. A Point of Connection (POC) application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at High Voltage and that each dwelling will be gas heated.

Disconnections: Southern Gas Networks infrastructure records do not indicate the presence of any gas mains or services within the proposed site boundary which currently supply the on-site structure. Whilst these infrastructure records do not detail the presence of individual services, a site survey would be recommended to confirm. For the purpose of this study UCML do anticipate disconnections being required.

Diversions: Southern Gas Networks infrastructure records indicate a section 125mm polyethylene Medium Pressure main and a section of 315mm polyethylene Low Pressure main routed within the northern section of the site side footpath of White Post Lane. Additionally, Southern Gas Networks infrastructure records also indicate a section of 140mm polyethylene Low Pressure main slip lined within a 6" cast iron main routed within the southern site side footpath of White Post Lane which forms into a 180mm Low Pressure main as it approaches the Gas Governor located on White Post Lane. Dependent upon the extent of the proposed Section 278 carriageway construction works, lowering works may be required in order to accommodate the proposed site entrance. It is recommended that trial hole excavations are undertaken to determine the exact depth and location of the aforementioned asset. At the time of writing this it has been confirmed to UCML the proposed site entrance shall be formed within the southern section of the site side footpath of White Post Lane. Should it be confirmed that the 180mm polyethylene Low Pressure main in question is at a depth of 750mm below the finished ground level, diversionary works may be negated through discussions with Southern Gas Networks. When excavating in the immediate vicinity of this Low Pressure mains the HSG47 guide should be complied with at all times. If the apparatus is proved shallow lowering works will be required.

As mentioned above currently there is a Gas Governor located within the site side verge of White Post Lane, see figure 3.2 overleaf. This piece of apparatus will likely have an easement agreement in place on the parcel of land on which it is situated. It is advised the new site entrance is positioned to avoid this apparatus.



Figure 3.2 – Location of Gas Governor

Connections: It is envisaged there may be sufficient capacity in the existing Low Pressure network to provide supply to the 55no proposed dwellings. A point of connection application is recommended to confirm the actual availability of capacity within the local network. For the purpose of this study, UCML has assumed a connection can be taken at Low Pressure.

4.0 Water

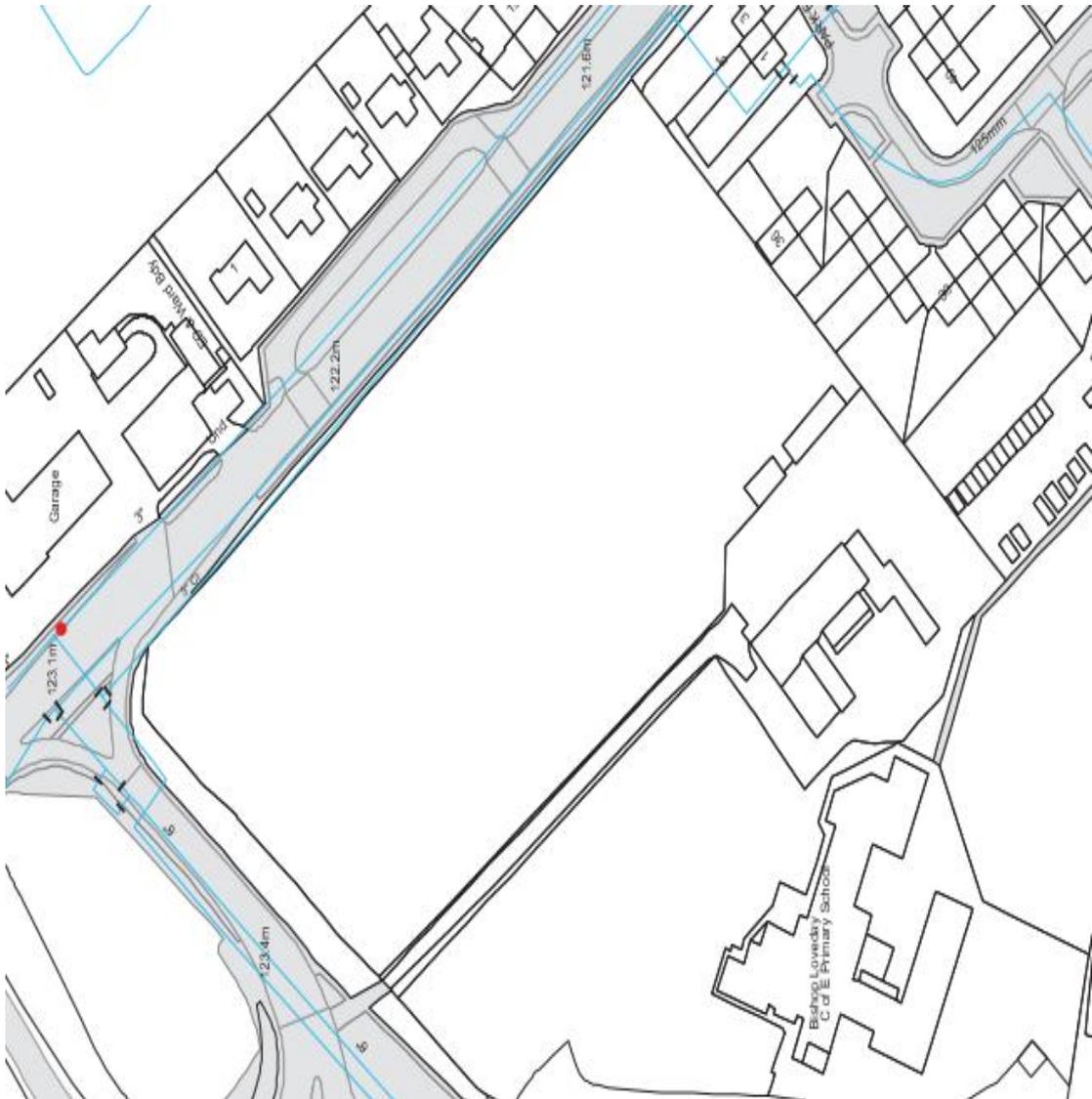


Figure 4.1 – Existing Water Infrastructure

| Water Pipes (Operated & Maintained by Thames Water) | Valves | Operational Sites |
|--|---|---|
| <p>Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.</p> | <p>General Purpose Valve</p> | <p>Booster Station</p> |
| <p>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.</p> | <p>Air Valve</p> | <p>Other</p> |
| <p>Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.</p> | <p>Pressure Control Valve</p> | <p>Other (Proposed)</p> |
| <p>Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.</p> | <p>Customer Valve</p> | <p>Pumping Station</p> |
| <p>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.</p> | <p>Hydrants</p> <p>Single Hydrant</p> | <p>Service Reservoir</p> |
| <p>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.</p> | <p>Meters</p> <p>Meter</p> | <p>Shaft Inspection</p> |
| <p>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.</p> | <p>End Items</p> <p>Symbol indicating what happens at the end of a water main.</p> <p>Blank Flange</p> <p>Capped End</p> <p>Emptying Pit</p> <p>Undefined End</p> <p>Manifold</p> <p>Customer Supply</p> <p>Fire Supply</p> | <p>Treatment Works</p> <p>Unknown</p> <p>Water Tower</p> |
| | | <p>Other Symbols</p> <p>Data Logger</p> |

Disconnections: Thames Water infrastructure records do not indicate the presence of any water main infrastructure within the proposed site boundary. Whilst the water company's plans do not currently specify the location of individual services, it is reasonable to assume that the site potentially has a water supply. Disconnection of water service apparatus of domestic diameter (up to 32 mm) are typically undertaken at nil charge to the developer, however disconnections of service apparatus of greater diameter may be chargeable. It therefore may be prudent to undertake a site survey with Thames Water present to determine the exact positioning and size of all water service apparatus on site. UCML recommends that Thames Water are engaged at the earliest opportunity to confirm.

Diversions: Thames Water infrastructure records do not indicate any infrastructure in the vicinity of the proposed site entrance therefore no diversions are currently anticipated. There are two Low Pressure distribution mains routed within the adjacent site side footpath and the carriageway of White Post Lane. The distribution main within the adjacent footpath crosses the carriageway to within the northern section of the site side footpath however does not interfere with the proposed site entrance location.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However a pre-development enquiry is recommended to confirm the availability of pressure within the existing network. From April 1st 2018, the methodology for developer services charges has changed and these changes are applicable to all water companies who are based wholly or mainly in England. The changes made are based on four guidance principles developed by Ofwat, which state that developer services charging must be fair and affordable, promote environmental protection, be stable and predictable and be both transparent and customer focused. Each water company must develop a connections charging framework which follows these principles.

As part of the changes to charging methodology, the way in which off-site reinforcement costs are funded have been significantly altered. After April 1st 2018, the cost of off-site reinforcement works will no longer be funded through the mains requisition process. Any required reinforcement works to provide capacity for development works will be funded through infrastructure charges. The cost of infrastructure charges has changed changing, and are based on the estimated costs of all off-site

reinforcement required to facilitate development works over a rolling 5 year period based on the number of new connections expected.

Each water company will have a differing infrastructure charge based on their network, and the cost of the infrastructure charges for clean and waste water are likely to differ. UCML recommends Thames Water are consulted at the earliest opportunity to identify what these costs shall be within their region.

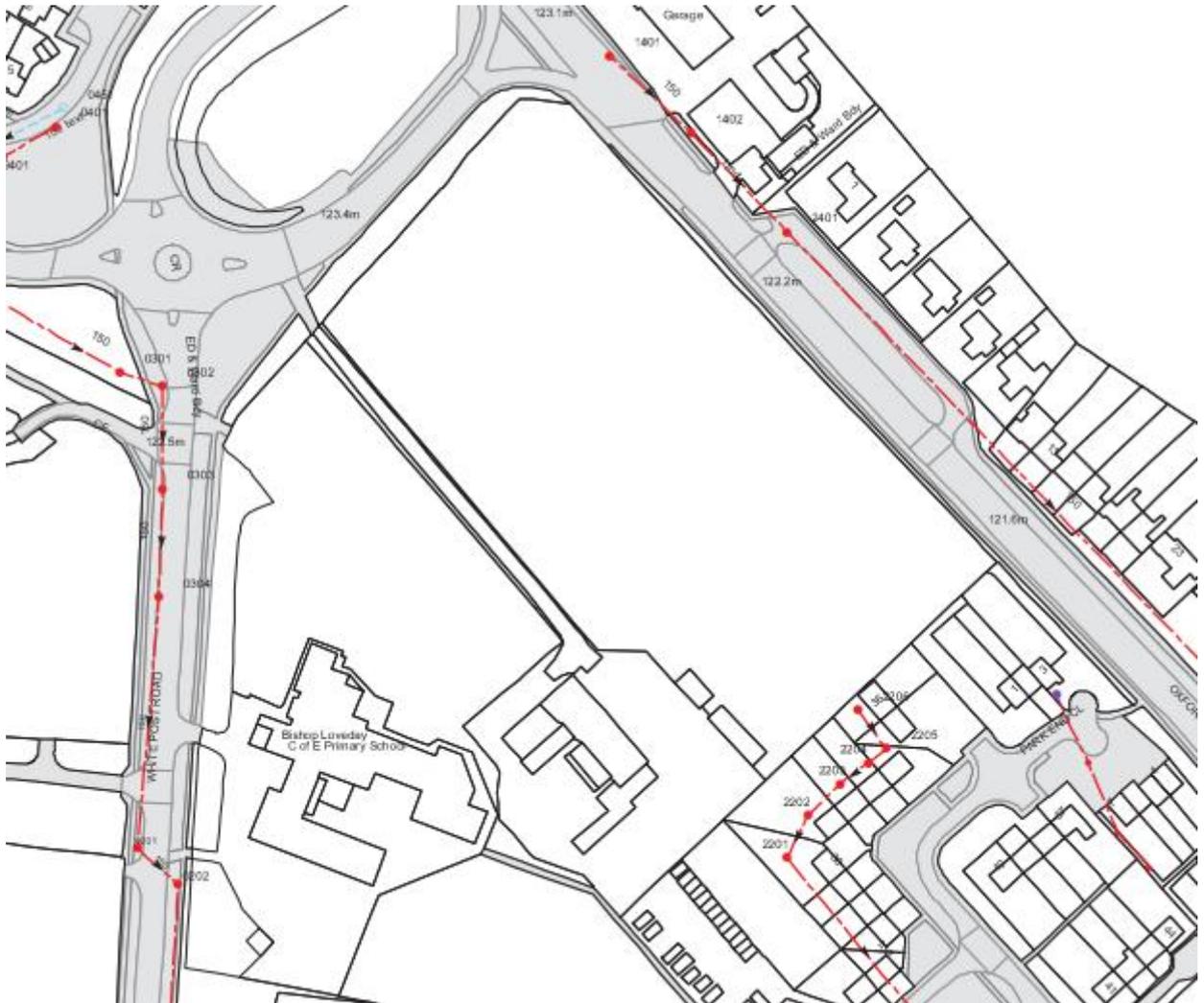
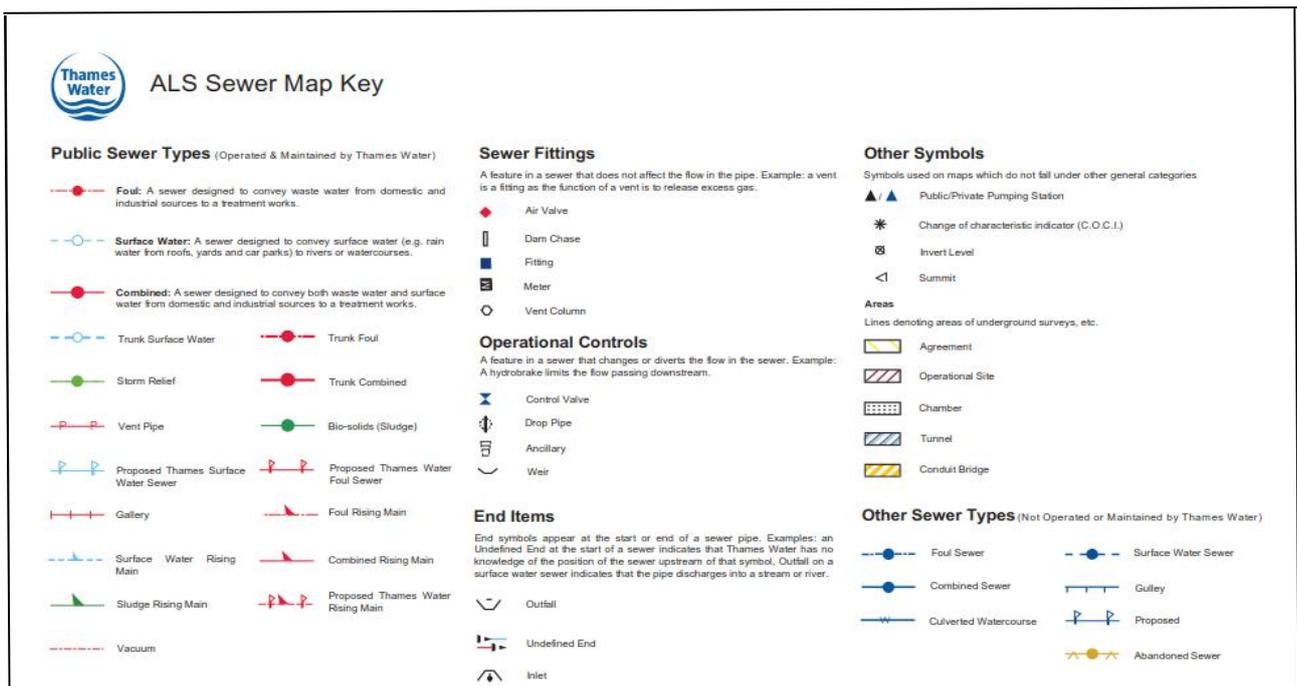


Figure 4.2 - Existing Thames Water Foul Water Infrastructure



Thames Water foul infrastructure records indicate the presence of a 150mm foul sewer routed within the adjacent site side footpath of Oxford Road and White Post Lane. It is assumed these apparatus may be unaffected by the proposed development works.

5.0 Openreach

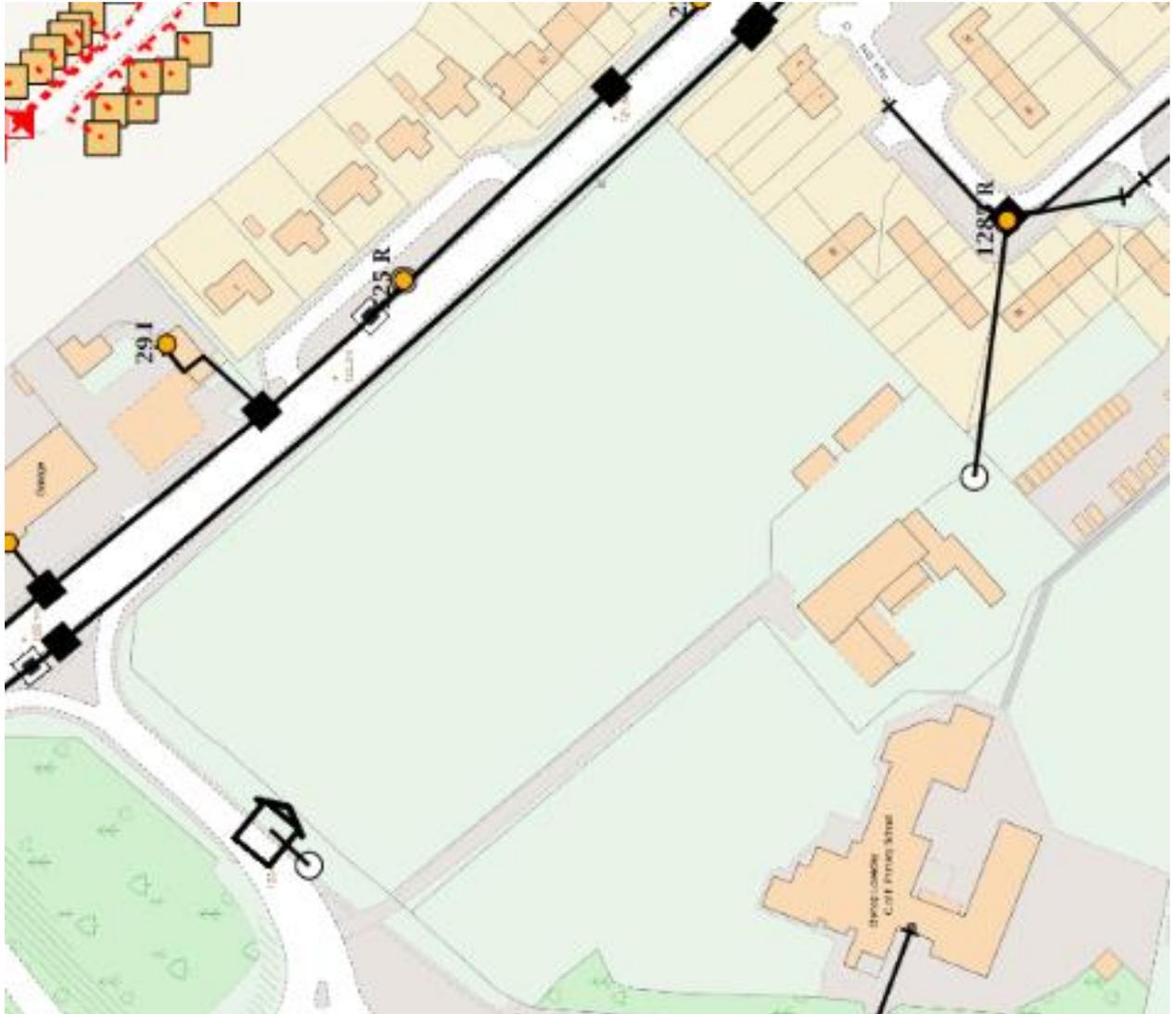


Figure 5.1 – Existing Openreach Infrastructure

| KEY TO BT SYMBOLS | | | |
|-------------------|--|-----------------|--|
| DP | | Pole | |
| Planned DP | | Planned Pole | |
| PCP | | Joint Box | |
| Planned PCP | | Change Of State | |
| Built | | Split Coupling | |
| Planned | | Duct Tee | |
| Inferred | | Planned Box | |
| Building | | Manhole | |
| Kiosk | | Planned Manhole | |
| Hatchings | | Cabinet | |
| | | Planned Cabinet | |

Disconnections: Openreach infrastructure records indicate a section of overhead apparatus along with an associated distribution pole that appears to be located within the boundary of the site, currently providing supply to the Farm Shop. These pieces of apparatus will need to be disconnected and cleared off site before demolition works commence.

Diversions: Openreach infrastructure records indicate a section of overhead apparatus along with an associated distribution pole that appears to be located in close proximity to the proposed site entrance (see figure 5.2). UCML suggests if the overhead apparatus is established to be directly in line with the required Section 278 carriageway construction works to allow for the proposed site entrance, this piece of apparatus may require diverting.



Figure 5.2 – Existing overhead Openreach apparatus

Openreach infrastructure records indicate a cabinet is located within the site side verge of White Post Road, as figure 5.1 indicates. This piece of apparatus cannot be identified by the Google Mapping Tool but a reasonable assumption can be made that it is currently in situ. This piece of apparatus appears to be located within close proximity to the proposed site entrance therefore diversion works

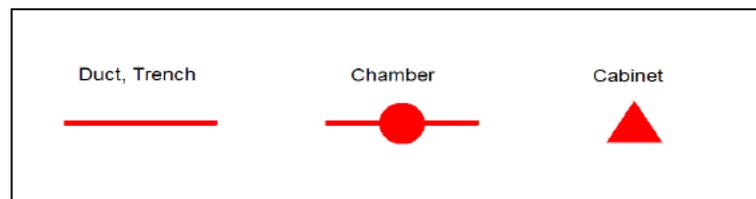
will be necessary if the site entrance is to remain as planned. UCML recommend that Openreach is formally contacted in the early stages of the scheme in order for Openreach to conduct a survey to determine the extent of any potential diversionary works. Openreach infrastructure records currently do not differentiate between copper cable and fibre optics, and as such the type of infrastructure within the ground cannot be determined by reviewing their statutory infrastructure records.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located on Oxford Road. As the development consists of over 30 dwellings, it is likely that Openreach will provide a Fibre to the Premise (FTTP) connection option.

6.0 Virgin Media



Figure 6.1 – Existing Virgin Media Infrastructure



Disconnections / Diversions: Virgin Media infrastructure records do not indicate any apparatus within the immediate vicinity of the proposed development area therefore no disconnections or diversions are currently anticipated.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located on Oxford Road.

7.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development of 55no. residential dwellings. There are existing electricity, gas, water and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period of time, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

It is recommended that formal applications are made to the relevant statutory network operators to identify the extent and costs associated with any required network reinforcement works.

This utility study covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure.

Produced;
Rhys Millington – Technical Coordinator
Utilities Connections Management Ltd.

Checked by;
Jonathan Davies – Technical Engineer
Utilities Connections Management Ltd.

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No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore it should be noted there may be utilities present that are not shown on the records.

APPENDICES

Appendix 1 – Western Power Distribution, Infrastructure Plan

Appendix 2 – Southern Gas Networks, Infrastructure Plan

Appendix 3 – Thames Water Utilities, Infrastructure Plan

Appendix 4 – Openreach, Infrastructure Plan

Appendix 5 – Virgin Media, Infrastructure Plan

Contact Us

Mapping Enquiries: 0121 623 9780 All areas

General Enquiries: 0800 096 3080 All areas

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

Date Requested: 20/03/2018

Job Reference: 12458448

Site Location: 446179 238363

Requested by: Mr Daniel Lloyd-Jones

Your Scheme/Reference: Oxford Road

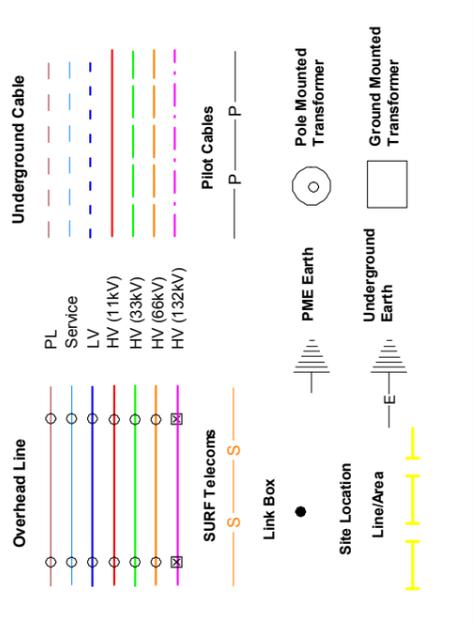
Exact Scales:

1:1250 Area or Circle dig site

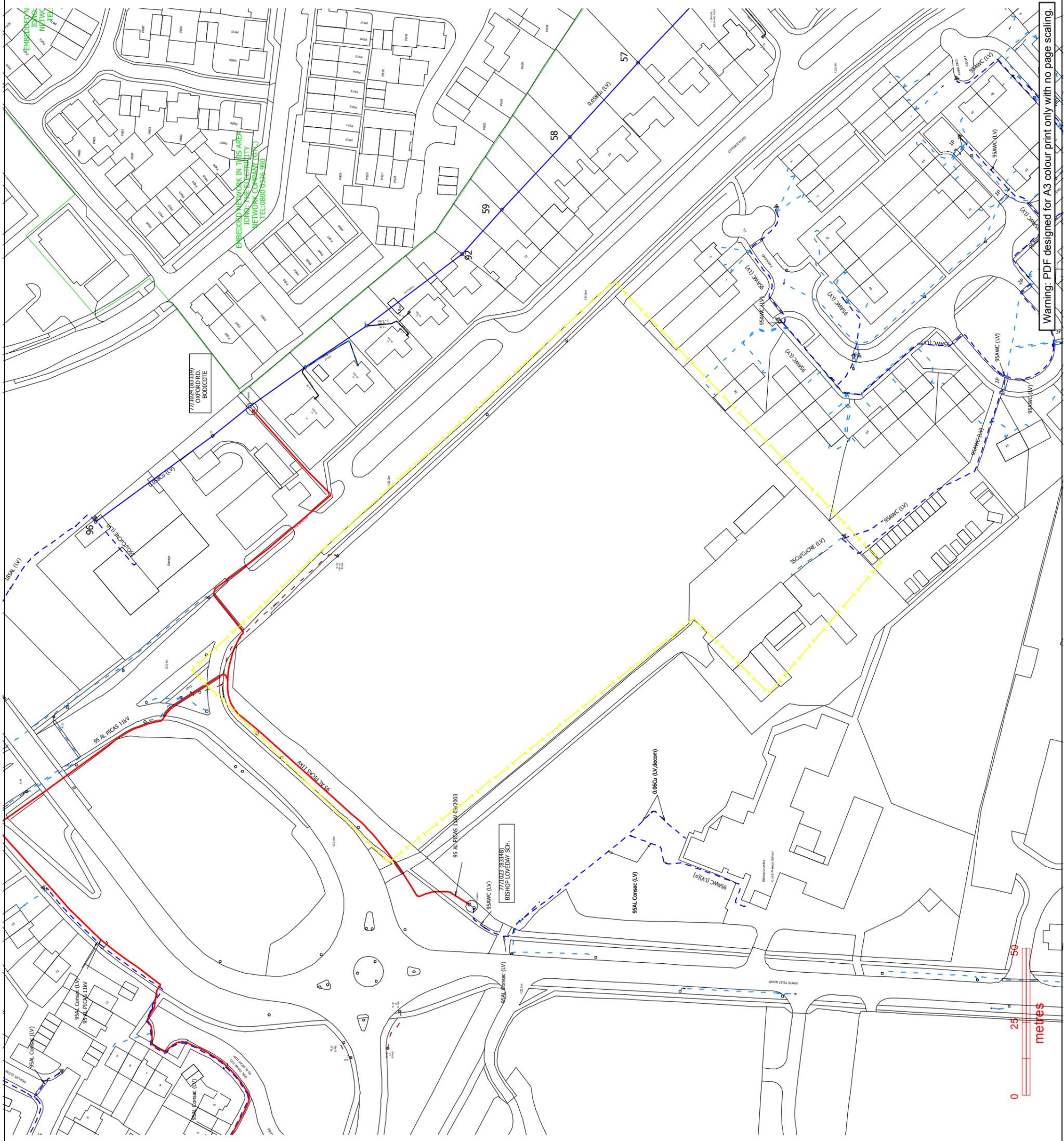
1:500 Line dig site

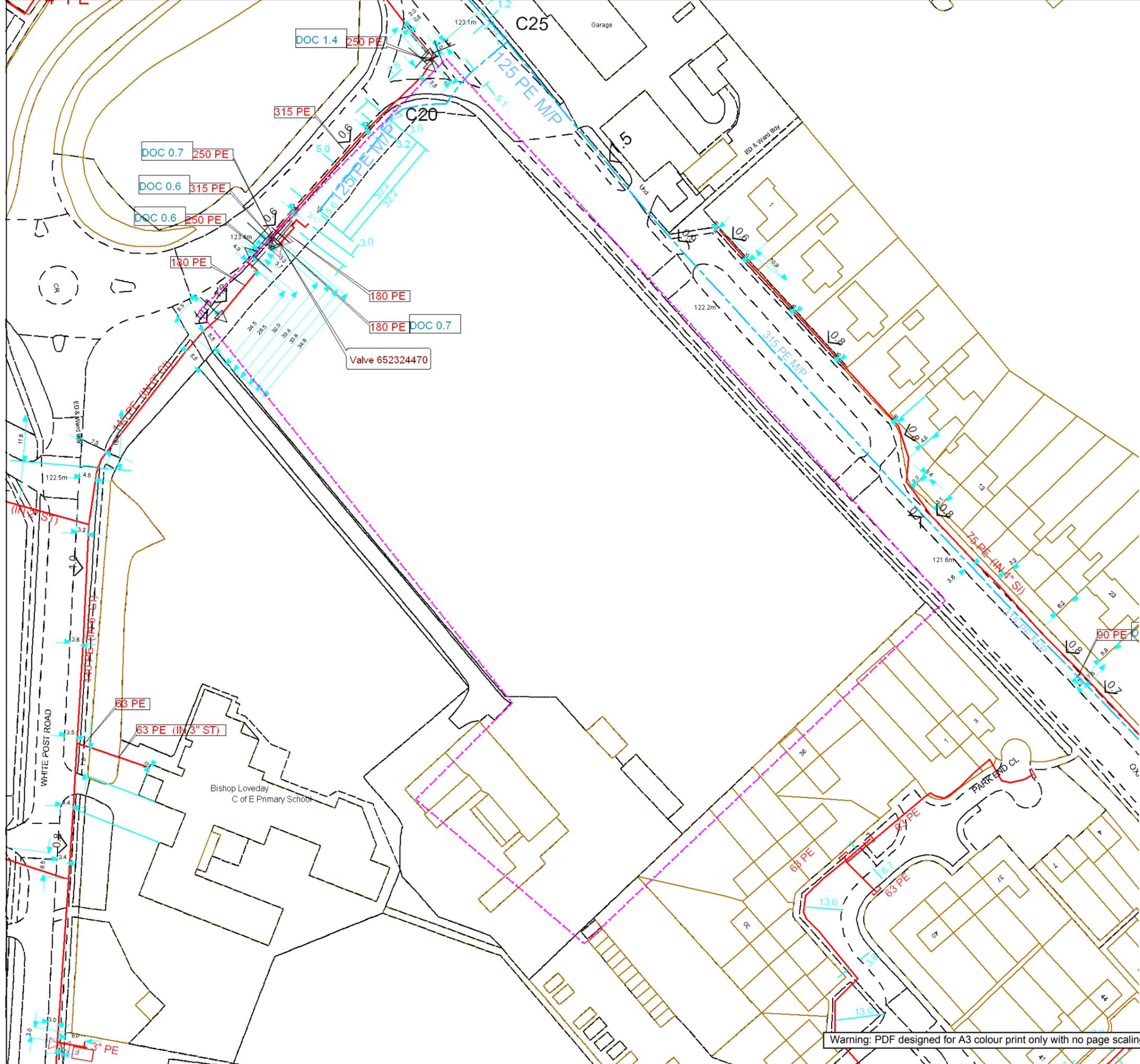
IMPORTANT NOTICES

- 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.
- Advice should be sought from the Western Power 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
General Enquiries: All areas

Date Requested: 20/03/2018
 Job Reference: 12458448
 Site Location: 446179 238363
 Requested by:
 Mr Daniel Lloyd-Jones
 Your Scheme/Reference:
 Oxford Road
 Exact Scales:
 1:1000 Area or Circle dig site
 1:1000 Line dig site

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 | |

Some Examples Of Plant Items

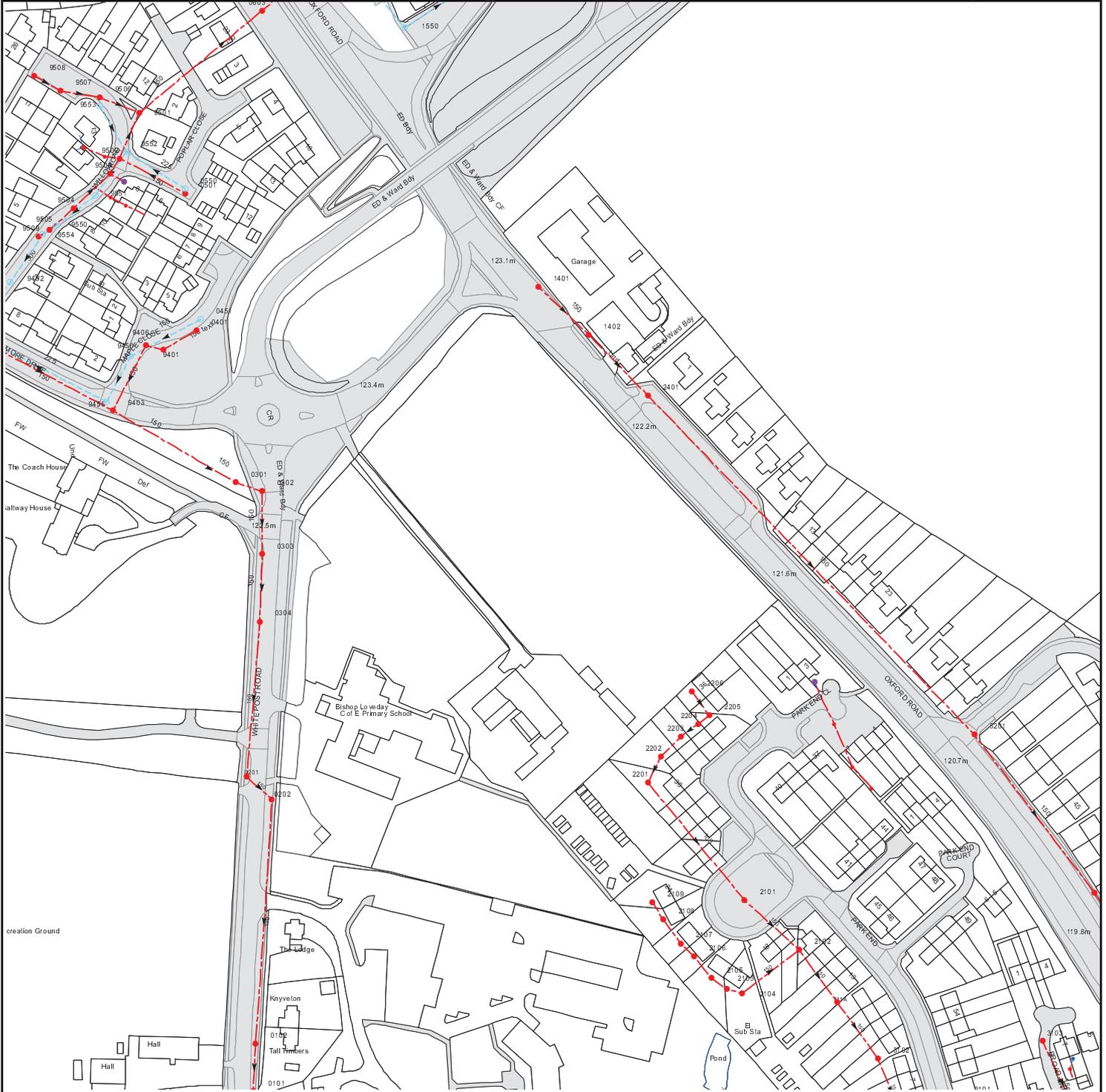
| | | | | | | | | | |
|-------|--|--------|--|----------------|--|-----------------|--|-----------------|--|
| Valve | | Syphon | | Depth of Cover | | Diameter Change | | Material Change | |
|-------|--|--------|--|----------------|--|-----------------|--|-----------------|--|

Digsite: Line: Area:



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Asset Location Search Sewer Map - ALS/ALS Standard/2018 3759661

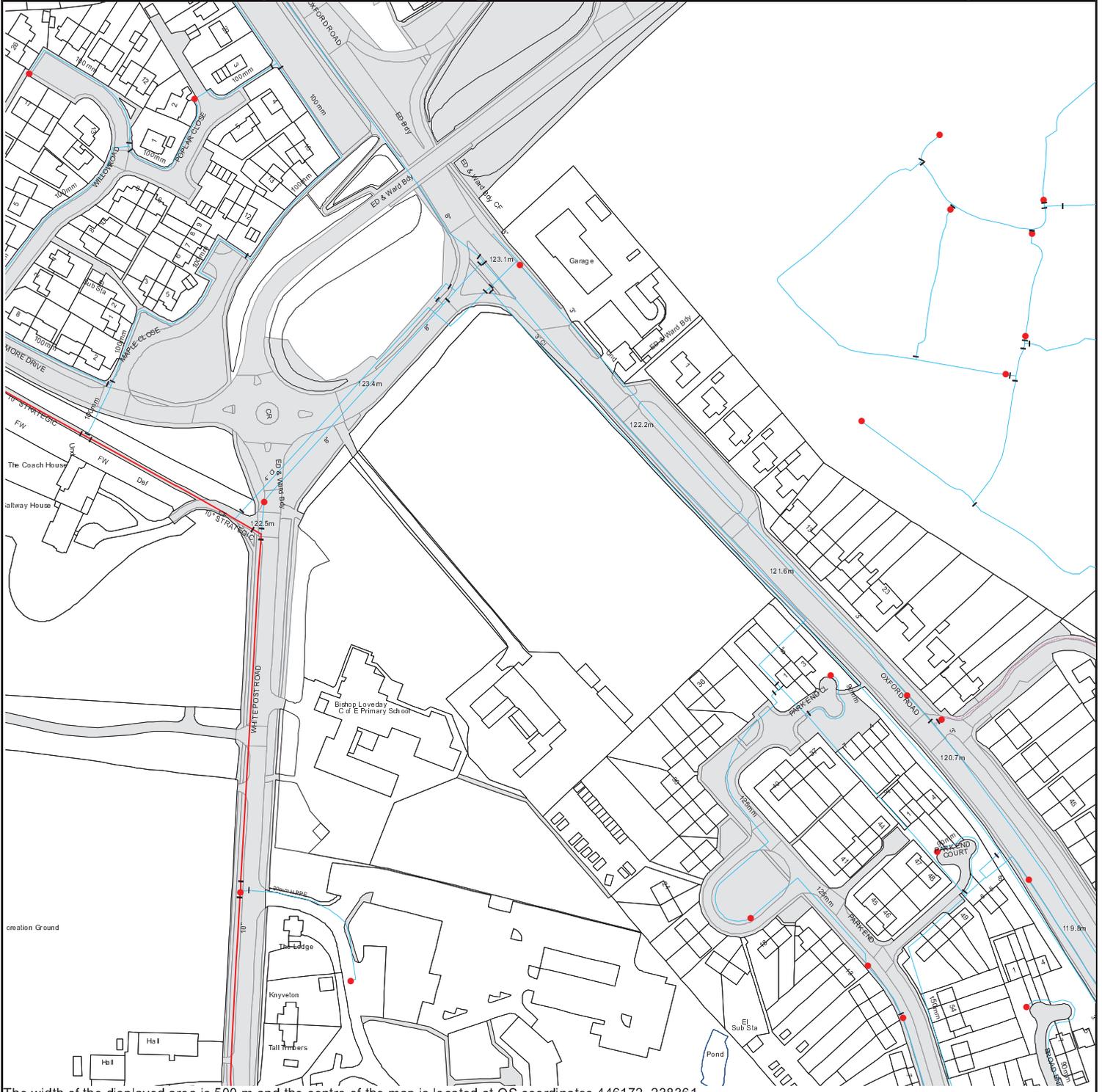


The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 446172,238361

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

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Asset Location Search Water Map - ALS/ALS Standard/2018_3759661

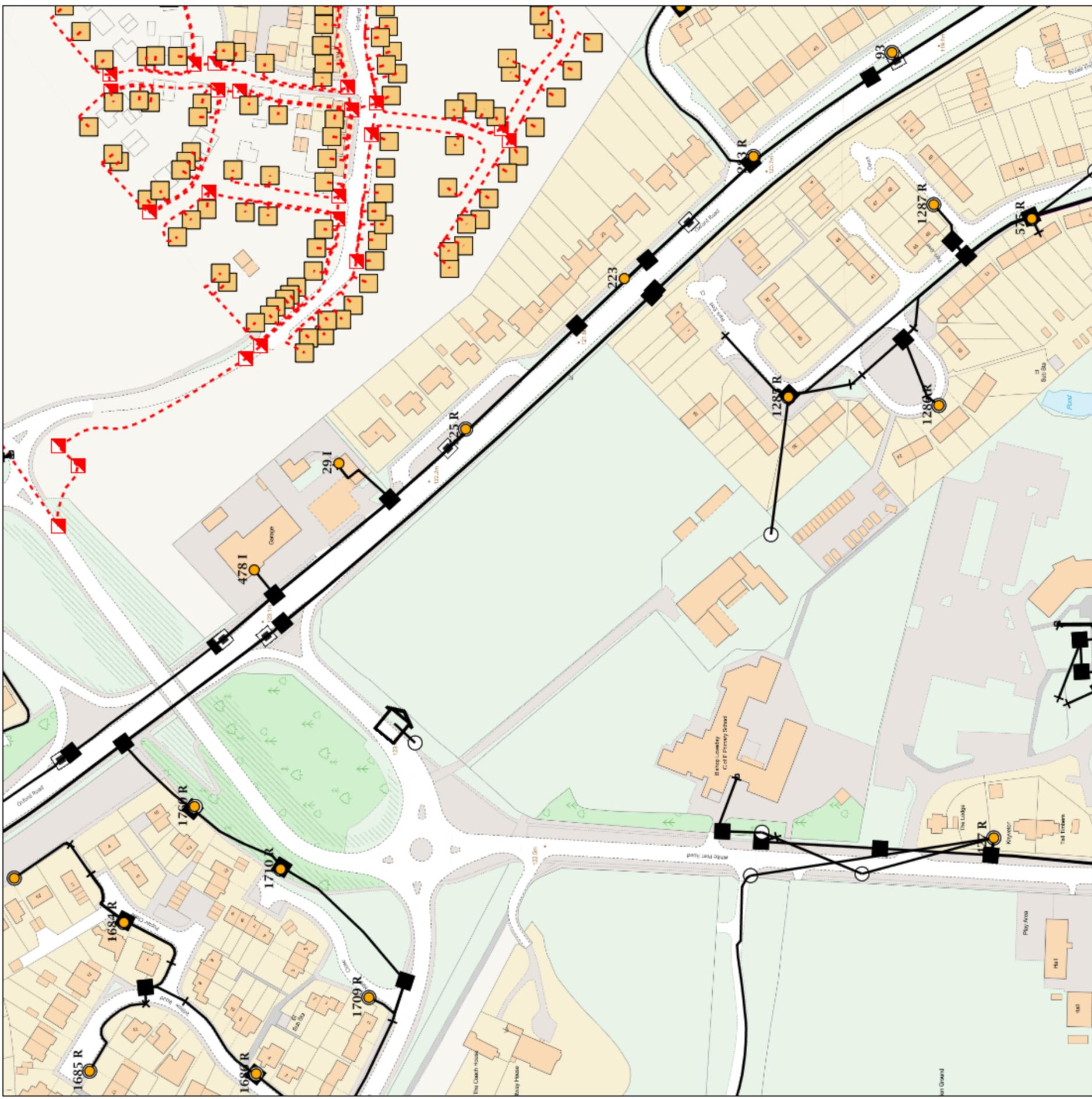


The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 446172, 238361.

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

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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

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KEY TO BT SYMBOLS

| | | | |
|-------------|---|-----------------|---|
| DP | ● | Pole | ○ |
| Planned DP | ● | Planned Pole | ○ |
| PCP | ⊠ | Joint Box | ■ |
| Planned PCP | ⊠ | Change Of State | + |
| Built | ⌢ | Split Coupling | × |
| Planned | ⌢ | Duct Tee | ▲ |
| Inferred | ⌢ | Planned Box | ▣ |
| Building | ■ | Manhole | ■ |
| Kiosk | Ⓚ | Planned Manhole | ■ |
| Hatchings | ▨ | Cabinet | Ⓚ |
| | | Planned Cabinet | Ⓚ |

Other proposed plant is shown using dashed lines.
 BT Symbols not listed above maybe disregarded.
 Existing BT Plant may not be recorded.
 Information valid at time of preparation

BT Ref : WBU08488Y
 Map Reference : (centre) SP4617938363
 Easting/Northing : (centre) 446179,238363
 Issued : 20/03/2018 08:48:27

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



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Date: 23/03/18

Scale: 1:4715

Map Centre: 446181,238342

Data updated: 04/03/18

Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2018 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



stephy.jaison@virginmedia.co.uk

VM.1101540

