



Bloor Homes Limited

# Land off Willen Road, Newport Pagnell

Utility Statement

Written by; Neil Cartwright



## DOCUMENT CONTROL

Revision	Comment	Date
-	First issue	31-08-2021



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2. Background
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# 1 Introduction

This Statement assesses the existing utilities, establishing their location and if there is any capacity in the local network to accommodate the future loads from the proposed development. This Statement also identifies key physical constraints that existing utilities may pose on the proposed development, and identifies options for how these could be overcome.

The following utilities have been assessed in this Statement:

- Electricity;
- Gas;
- Water supply;
- Foul drainage; and
- Telecommunications.

Existing utility records are provided in Appendix A and are based on information provided by the statutory undertakers obtained in June and July 2021.

## 2 Background

### 2.1 Development Site

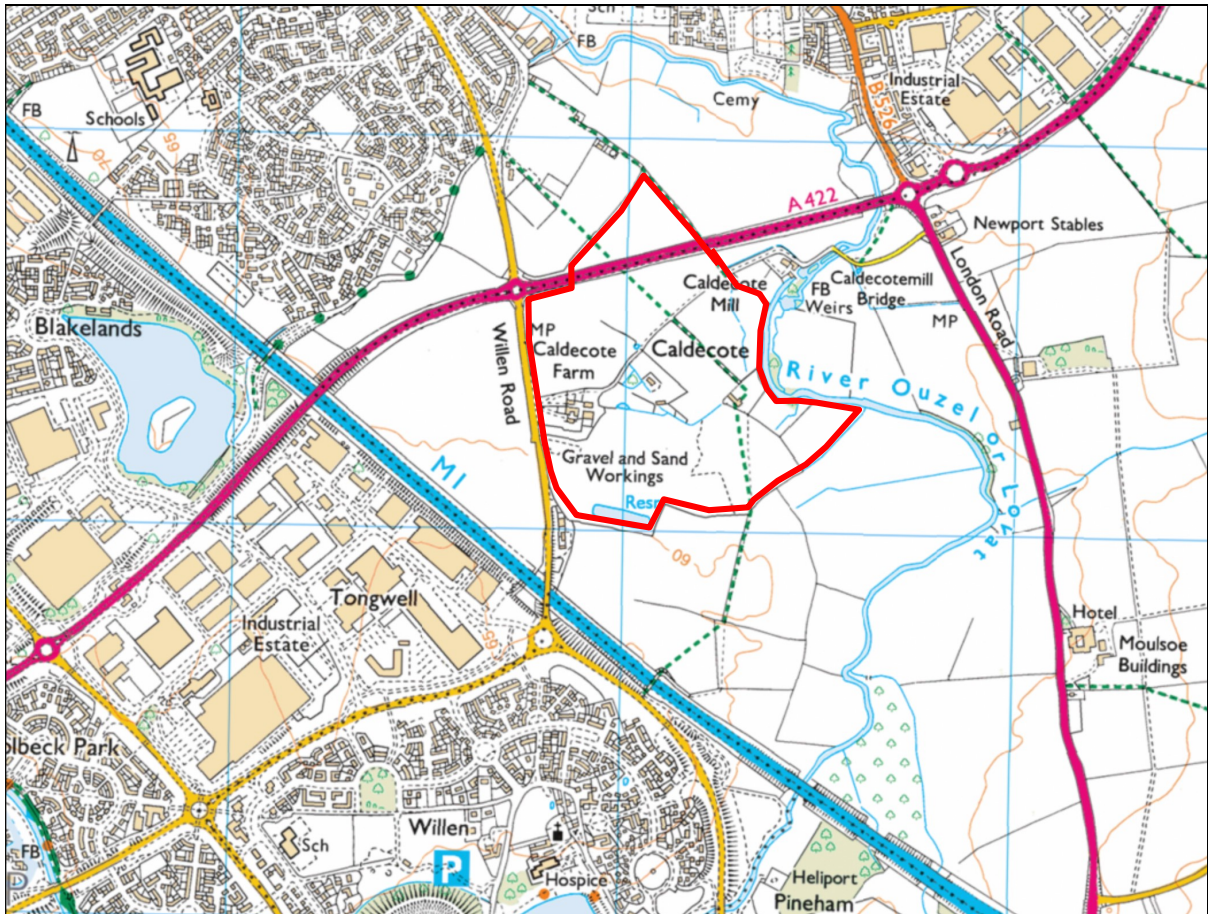
The development site is located to the east of the M1 motorway, south of Newport Pagnell.

The site extends to approximately 41 hectares and is situated in the north western corner of the wider SD12 allocation.

The land is bound by the A422 to the north, the river Ouzel to the east, agricultural land to the south and Willen Road to the west. The M1 motorway runs on a broadly south east / north west alignment to the south of the site.

The site location is shown in Figure 2.1 below.

Figure 2.1 Existing Site Location Plan



## 2.2 Proposed Development

The proposed development is to consist of 800 residential units, a 2 Form Entry Primary school and a Local Centre.

## 3 Existing Infrastructure

### 3.1 Baseline Information

Utility record plans have been obtained from the incumbent utility companies who have infrastructure in the area.

The records obtained include not only the site but also the immediate surrounding area. Records of all existing utilities on and within the vicinity of the site are summarised on drawing: Hazards and Constraints Plan reference SM5123-EN-002.

An initial assessment has been made to establish if the key utilities are present and if they are likely to be physically affected by the proposed development. The results of this are summarised in Table 3.1.

**Table 3.1 Initial Assessment**

Utility	Utility Provider	Apparatus present or in vicinity of the site	Apparatus likely to be affected by the proposed development
Electricity	Western Power Distribution	✓	✓
Gas	Cadent	X	X
Potable Water	Anglian Water Services	X	X
Foul Water	Anglian Water Services	✓	✓
Telecommunications	Openreach	✓	✓

### 3.2 Electricity Supply

Western Power distribution (WPD) owns and operates the electricity network in the area. There are Overhead High Voltage (11 kV & 33 kV) lines running across the site, and to the north west to a primary sub-station. There are also underground and overhead HV & LV cables crossing the development.

Refer to Appendix A for the locations of the electricity apparatus.

Care must be taken when constructing or working near to new or existing cables, as electricity can jump/discharge from overhead power lines positioned on poles or pylons. An exclusion zone (i.e. minimum distance from the cable) should be respected to avoid potentially fatal injuries. The distance recommended as a ‘no build’ easement zone, whereby no building may be built, will need to be confirmed with WPD, and depends on the voltage:

- HV cables (overhead and underground) - exclusion zone is 6m; and
- Underground LV cables - exclusion zone is 1m either side.

These distances and specific working practices should be confirmed with WPD prior to any works taking place. Reference should also be made to relevant documents such as HSG47 “Avoiding danger from underground services” and “Avoiding danger from overhead power lines GS6”. Both documents are published by the Health and Safety Executive (HSE).

### 3.3 Gas Supply

Cadent Gas owns and operates the main gas transmission system in the area. However they do not have any plant on or within the vicinity of the development.

Refer to Appendix A for the locations of the gas apparatus.



### 3.4 Potable Water Supply

Anglian Water Services (AWS) own and operate the potable water supply mains in the area. There are no mains crossing the development, however they do have mains running in Willen Road and along the A422.

Refer to Appendix A for the locations of the potable water network.

Care must be taken when constructing near to water mains. It is recommended that the mains near to any excavation works are surveyed and marked out prior to any works taking place.

AWS will not permit development either over or within the easement strip without our prior consent. The extent of the easement is provided in the table below. Existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair, and this should be taken into consideration when planning the site layout.

Asset type	Pipe size (mm)	Total easement required (m)
Water mains	312	6.00 m either side of the centre line
Water mains	100	4.50 m either side of the centre line
Water mains	300	6.00 m either side of the centre line
Sewer mains	450	3.50 m either side of the centre line

These distances and specific working practices should be confirmed with AWS prior to any works taking place. Reference should also be made to relevant documents such as HSG47 "Avoiding danger from underground services".

### 3.5 Foul Water Drainage

Anglian Water Services (AWS) own and operate the foul water drainage network in the area. There are strategic mains crossing the development, the details of which are set out as follows;

#### Effluent Sewer

A final effluent sewer crosses the site south to North at a depth of circa 10m. The pipe is 2.2m in diameter and is understood to run at full bore. The associated stand-off distance for the pipeline has been confirmed by AWS as being 6m either side of the sewer, so 12m overall. The existing apparatus is to remain in situ.

#### Rising Main

Twin foul water rising mains cross the site north to south. The mains are approximately 3-4m deep. The associated stand-off distance for the pipeline has been confirmed by AWS as being 3m either side of the sewer. The existing apparatus is to remain in situ.

Refer to Appendix A for the locations of the locations of the foul water network and surface water drainage.

### 3.6 Telecommunications

Openreach, Virgin, Mercury, and City Fibre all have telecommunication networks in the area.

Refer to Appendix A for the locations the Telecommunications network.

Care must be taken when constructing near to telecommunication cables, particularly fibre optic cables. It is recommended that the cables near to any excavation works are surveyed and marked out prior to any works taking place. Once the position is known, the following exclusion zones apply:

- 0.5m either side of a copper cable; and
- 1m either side fibre optic cable.

These distances and specific working practices should be confirmed with the respective plan operators prior to any works taking place. Reference should also be made to relevant documents such as HSG47 "Avoiding Danger from Underground Services".

## 4 Accommodating the Proposed Development

The development comprises of 800 residential units, a 2 Form Entry Primary school and a Local Centre. To serve this development with the essential utilities such as electricity, gas, water, drainage and telecommunications, it is necessary to understand the likely load (demand) and how this could be accommodated by the existing infrastructure in the area.

It is also essential to understand if any of the existing utilities within the site boundary will cause a physical constraint to the proposed masterplan layout. If utilities diversions are required, it is necessary to understand the proposed diverted route, the likely cost to the developer and the potential constraints to the build programme.

### 4.1 Electricity

#### Connections

Bloor Homes been provided with an estimate from GTC, to supply the site with electricity and gas.

GTC have received a firm point of connection (PoC) offer from the upstream Distribution Network Operator WPD. The PoC to the existing network will be taken from the existing HV network crossing the site, three substations will be required.

### Diversions/Removals

Enquiries with the WPD have established that diversion works are required to accommodate the development proposals, the new site accesses and required improvements to the existing highway network. Works orders will be placed for the required diversions in line with the development programme.

## 4.2 Gas

### Connections

Bloor Homes been provided with an estimate from GTC, to supply the site with electricity and gas. GTC have received a firm point of connection (PoC) offer from the upstream Distribution Network Operator Cadent. The PoC for the site is to an existing 250mm PE MP main on the junction of Wolverton Road and Marsh End Road. GTC has allowed for 1,460 metres of off-site work.

### Diversions/Removals

There are no gas apparatus on or within the vicinity of the development.

## 4.3 Potable Water

### Connections

Bloor Homes have been in contact with Anglian Water who have undertaken a pre-planning assessment (Ref number PPE-0116350).

AWS have confirmed that the site must be connected to the 300mm AC main in Monks Way at the roundabout with Willen Road, with 110m of 180mm HPPE SDR17 connection and pipework, as the existing 100mm AC main in Willen Road does not have capacity.

In terms of capacity, AWS have a strategic scheme designed to cater for the predicted growth in this area. However, there is insufficient capacity in the localised network to supply the site and therefore off-site local reinforcements are needed. The cost of these works are included in the infrastructure charges paid by the developer for plot connections. Once a formal application has been completed for the new supplies, the off-site improvements will be instigated which could take a minimum of 18 months to install.

The development site will be required to pay AWS an infrastructure charge for potable water together with a zonal charge for each new property connecting to the water supply network, once full planning permission has been approved.

### Diversions/Removals

Enquiries with the AWS have established that diversion works are required to accommodate the new site accesses and required improvements to the existing highway network. Works orders will be placed for the required diversions in line with the development programme.

## 4.4 Foul Drainage

### Connections

Bloor Homes have been in contact with Anglian Water who have undertaken a pre-planning assessment (Ref number PPE-0116350).

AWS have confirmed that the foul drainage from the proposed development is in the catchment of Cotton Valley Water Recycling Centre, which currently has capacity to treat the flows from the development site. However, they cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

The assessment confirms a connection point at manhole 9901 SP8791142991 to the north of the A422. Anglian Water have in their report suggested that an alternative connecting point may have to be considered, and / or that some form of control on the flow discharged from the development may need to be introduced - discussions are ongoing.

Due to the topography of the site and the location of the point of discharge, a foul water pumping station is required.

The development will be funded by the infrastructure charges which currently stand at £573.00/plot.

The development site will be required to pay AWS an infrastructure charge for water recycling, together with a zonal charge for each new property connecting to the public sewer, once full planning permission has been approved.

### Diversions/Removals

The existing trunk sewers that cross the site are to be left in situ, as such, the development proposals are to be designed to accommodate these, together with the associated easements.

## 4.5 Telecommunications

### Connections

Openreach can provide Fibre to the Premises for development of over 25 units. Other providers who can provide FTTP will also be considered such as Virgin, OFNL etc.

Bloor Homes are in the process of establishing a suitable broadband provider to offer the best value for the site to its prospective customers.

### Diversions/Removals

Enquiries with the telecom providers have established that diversion works are required to accommodate the new site access and required improvements to the existing highway network. Works orders will be placed for the required diversions in line with the development programme.

## 5. Conclusions and Recommendations

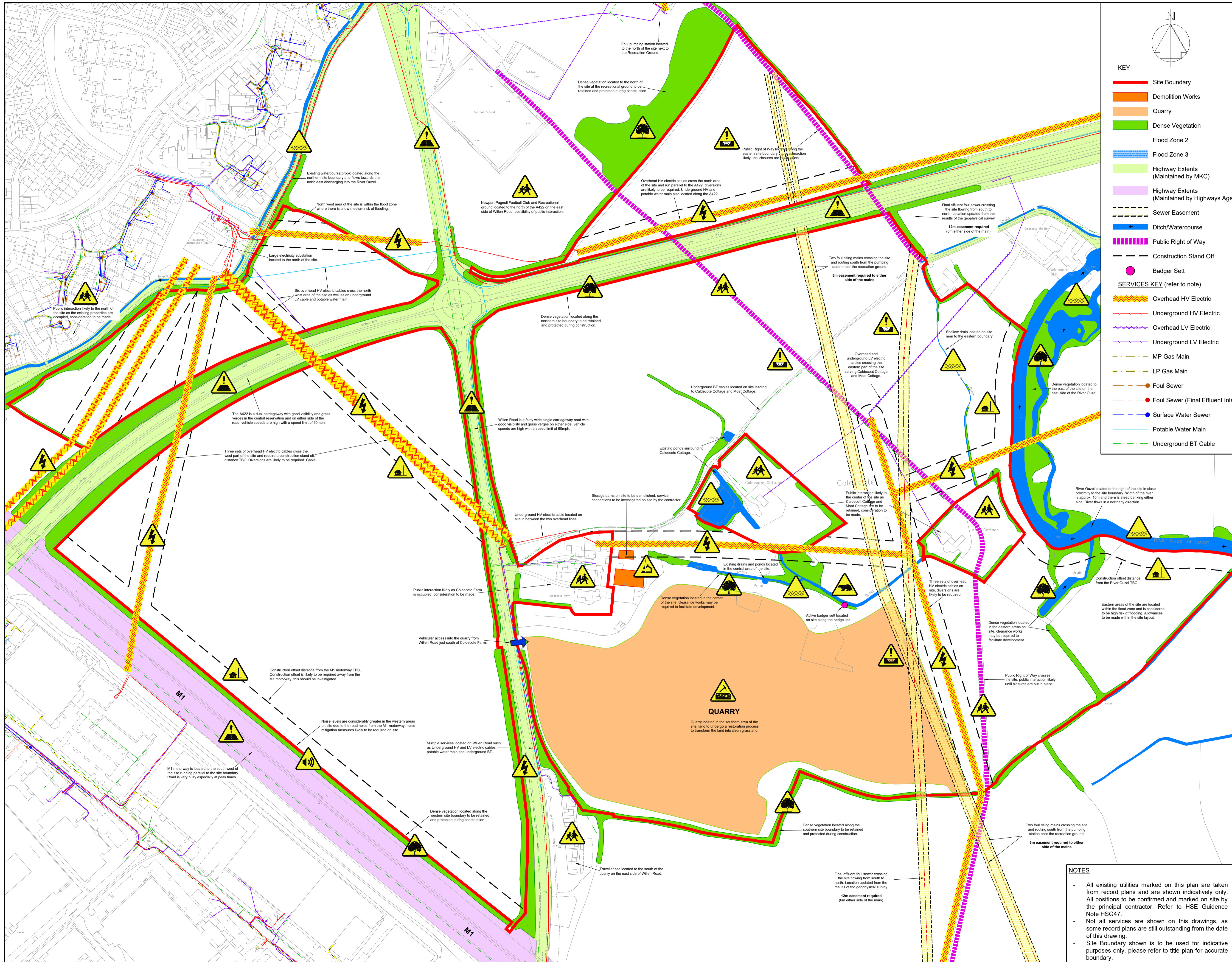
This report assesses the existing utilities, establishing their location and if there is any capacity in the local network to accommodate the future loads from the proposed development. This Statement also identifies key physical constraints that existing utilities may pose on the proposed development, and identifies options for how these could be overcome.

The findings from this Statement have been summarised in Table 5.1 below.

Table 5.1 Summary of Findings

Service	Utility Present or in vicinity of the site	Does the utility constrain the development	Can the development be served
<b>Electricity</b>	Yes  There are Overhead High Voltage (11 kV & 33 kV) lines running across the site. There are also underground and overhead HV & LV cables crossing the development	Yes  Diversionary works are required to facilitate the off-site highway improvements and also the development of the site	Yes  Connections to be made to the existing HV network crossing the site. three substations are required to serve the development.
<b>Gas</b>	No	No	Yes  Subject to off-site main being laid to the connect to a medium pressure main located at the junction of Wolverton Road with Marsh End Road. The off-site main is some 1460m from the development.
<b>Water</b>	Yes  Mains running in Willen Road and along the A422	Yes  Diversionary works are required to facilitate the off-site highway improvements.	Yes  Subject to off-site improvements, which are funded through the infrastructure charges levied by AWS.
<b>Foul Water Drainage</b>	Yes  Existing trunk mains cross the development	Yes  There is sufficient capacity at the water recycling centre to serve the development.	Yes  A foul water pumping station is required to connect to the designated point of connection.
<b>Telecom</b>	Yes  There are multiple networks running in the existing public highway	Yes  Diversionary works are required to facilitate the off-site highway improvements.	Yes  High speed broadband is available once planning permission has been obtained an appropriate provider will be appointed.

## APPENDIX A



**KEY**

- Site Boundary
- Demolition Works
- Quarry
- Dense Vegetation
- Flood Zone 2
- Flood Zone 3
- Highway Extents (Maintained by MKC)
- Highway Extents (Maintained by Highways Agency)
- Sewer Easement
- Ditch/Watercourse
- Public Right of Way
- Construction Stand Off
- Badger Set

**SERVICES KEY (refer to note)**

- Overhead HV Electric
- Underground HV Electric
- Overhead LV Electric
- Underground LV Electric
- MP Gas Main
- LP Gas Main
- Foul Sewer
- Foul Sewer (Final Effluent Inlet)
- Surface Water Sewer
- Potable Water Main
- Underground BT Cable

**CONSIDERATIONS**

- Aboriginal/TPOs
- Construction stand off distances
- Demolition works
- Ecology
- Flood risk
- Ground conditions
- Highway adoption
- Highway constraints/vehicle speeds
- Land use (Neighboring fields)
- Noise Levels
- Public Interaction
- Public Rights of Way
- Services
- Sewer easements
- Site levels/sloping ground

**RISK ASSESSMENT SYMBOLS**

Symbol	Brief description of risk.
[Lightning bolt symbol]	2x Foul rising mains cross the site and run south from the existing foul pumping station. Final Effluent Foul sewer also crosses the site flowing to the north. Multiple services cross the central area of the site such as several OH HVs and LV, UG HV and LVs, foul sewers and BT.
[Warning triangle symbol]	M1 motorway located to the south west of the site and runs parallel to the site boundary. Road is very busy especially at peak times. The A422 is a dual carriageway road with a speed limit of 60mph, Willen Road is a single carriageway road with a speed limit of 60mph.
[Warning triangle symbol]	Public Right of Way crosses the site, public interaction likely until closures are put in place. Caldecote Farm, Caldecote Cottage and Moat Cottage to be retained, existing houses to the north of the site are occupied, consideration to be made.
[Warning triangle symbol]	River Ouzel located to the east of the site in close proximity to the site boundary. Several ponds and drains on site, depths TBC. There is a high risk of flooding for some areas of the site, allowances to be made within the site layout.
[Warning triangle symbol]	Storage barns on site to be demolished to facilitate development, service connections to be investigated.
[Warning triangle symbol]	The 2x foul rising mains and final effluent foul sewer all require a sewer easement, distance TBC.
[Warning triangle symbol]	Quarry located in the south west of the site, land to undergo a restoration process to transform the land into clean grassland.
[Warning triangle symbol]	Active badger sett located on site along the hedge line just south of Caldecote Cottage.
[Warning triangle symbol]	OH electric cables on site require a construction stand off, distance TBC. The River Ouzel and M1 are likely to require a construction stand off distance although this should be investigated, distances TBC.
[Warning triangle symbol]	The M1 motorway is a noise constraint, noise mitigation measures likely to be required on site including the use of acoustic fences.
[Warning triangle symbol]	Dense vegetation located along the site boundaries to be retained and protected during construction, clearance works may be required to facilitate site accesses. Dense vegetation located in the central areas on site, clearance works may be required to facilitate development.

**Revision:**

Rev.	Description	Date	By
A	Highway adoption info added, considerations table and key updated.	14/05/19	JHP
B	Hatching for demolition, flooding, watercourses and notes amended. Dense vegetation added. Hazards table and key updated.	10/02/20	JHP
C	Surveyed location of the twin Anglian Water rising mains plotted	30/04/21	NC
D	Location of Effluent sewer updated from details of geophysical survey	16/07/21	NC

**Job:** NEWPORT PAGNELL

**Title:** EXISTING HAZARDS AND CONSTRAINTS PLAN

**Scale:** 1:2000@A1 **Drawn:** JHP

**Date:** 16/04/19 **Checked:** -

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**BLOOR HOMES**

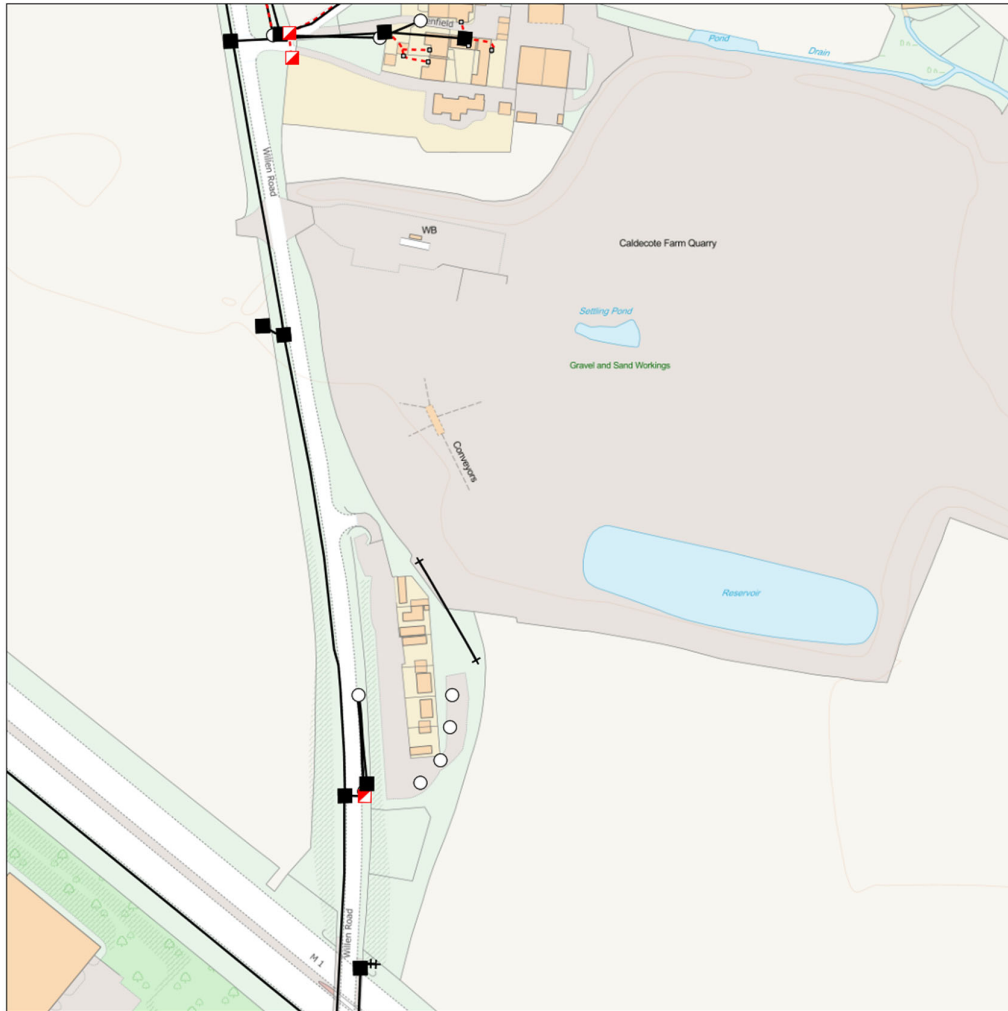
BLOOR HOMES LIMITED  
 PRIMUS HOUSE, CYGNET DRIVE  
 SWAN VALLEY, NORTHAMPTON, NN4 9BS  
 TELEPHONE 01604 6844000 FACSIMILE 01604 684401

**Drawing No. SMxx-EN-002** **Rev. D**

**NOTES**

- All existing utilities marked on this plan are taken from record plans and are shown indicatively only. All positions to be confirmed and marked on site by the principal contractor. Refer to HSE Guidance Note HSG47.
- Not all services are shown on this drawings, as some record plans are still outstanding from the date of this drawing.
- Site boundary shown is to be used for indicative purposes only, please refer to title plan for accurate boundary.

# Maps by email Plant Information Reply



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	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling	×	Built
Pole			Duct Tee	▲	Planned
Box			Building	■	Inferred
Manhole			Kiosk	Ⓚ	Duct
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. Maps are only valid for 90 days after the date of publication.		
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

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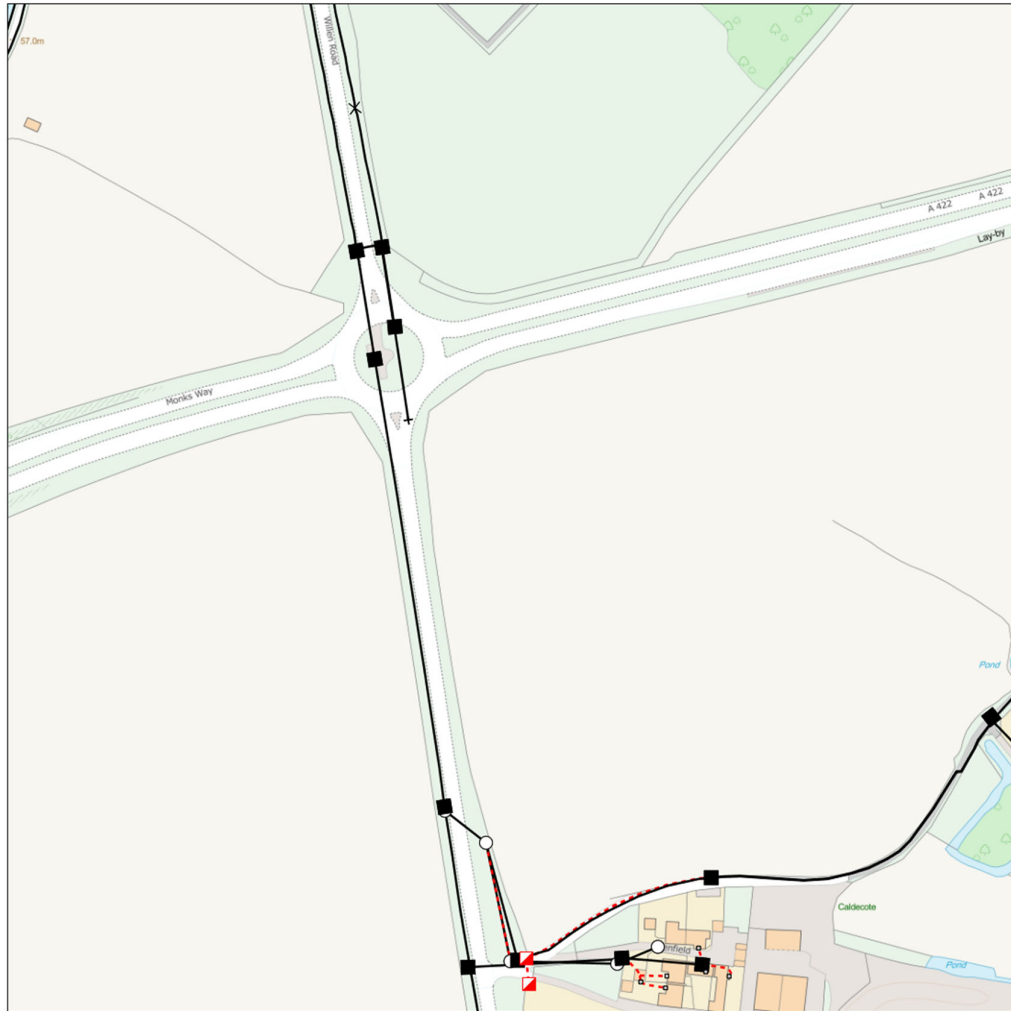
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	Planned	Live	Change Of State	+	Hatchings	+
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building	■	Inferred	
Manhole			Kiosk	Ⓚ	Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
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Power Duct				N/A		

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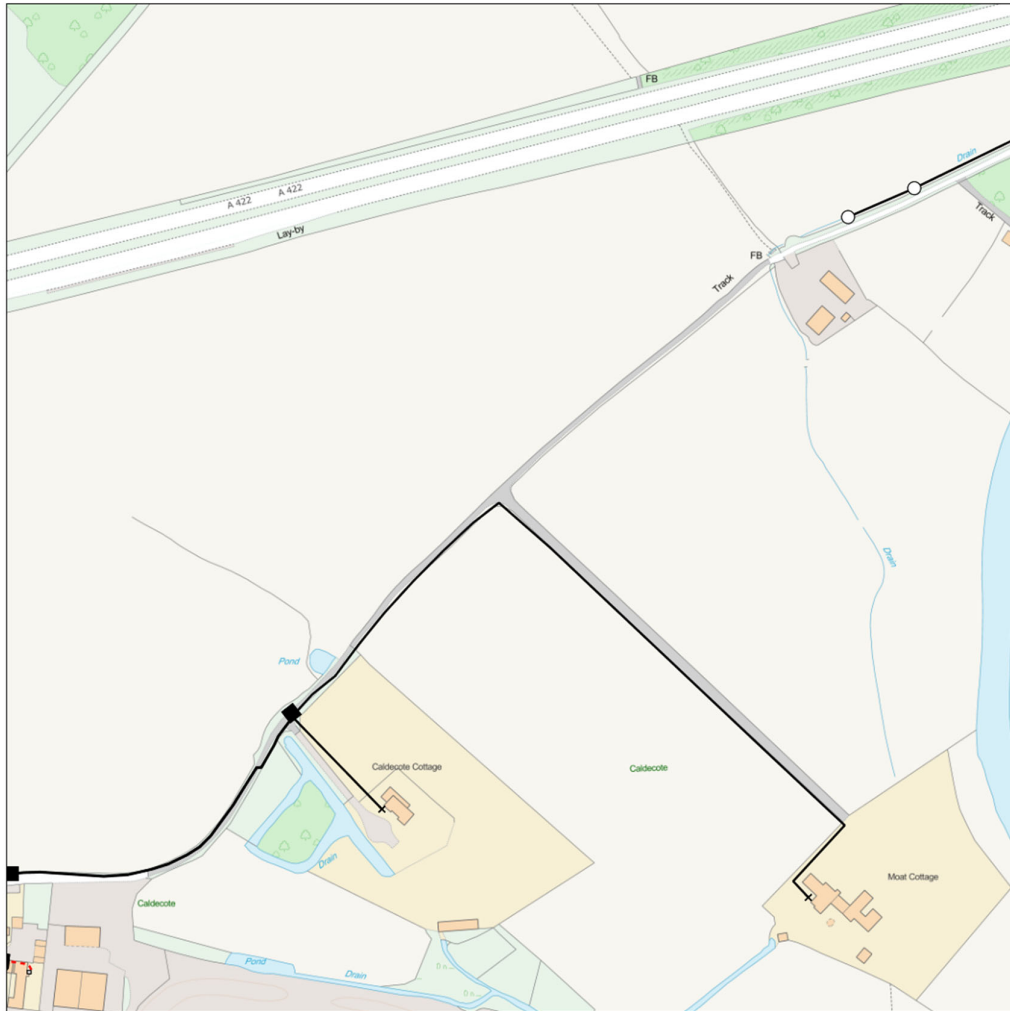
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## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling		Built
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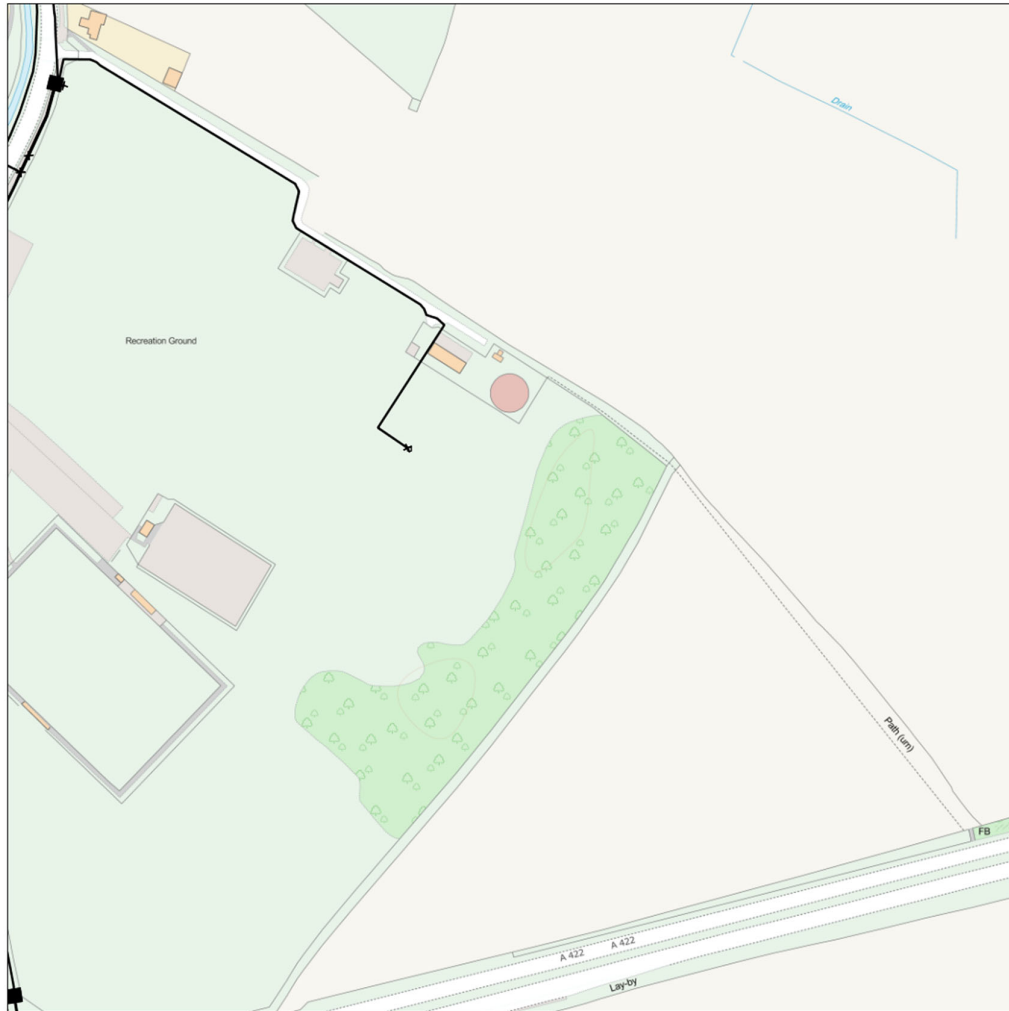
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## KEY TO BT SYMBOLS

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Power Cable					
Power Duct				N/A	

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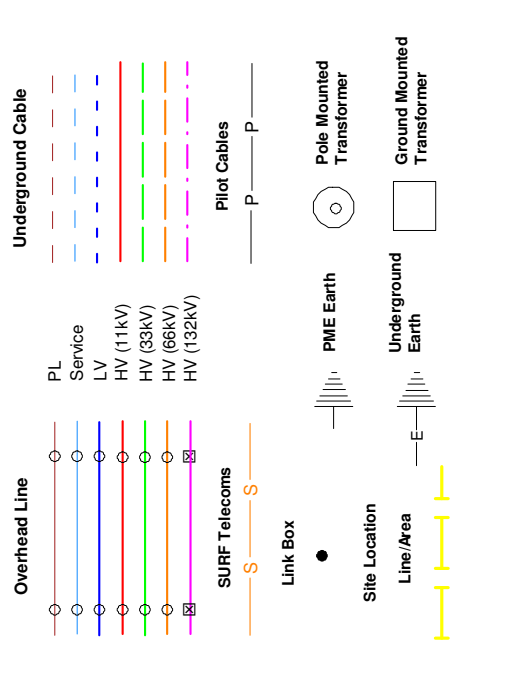
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**General Enquiries:** 0800 096 3080 All areas  
**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA**  
**0800 6783 105**

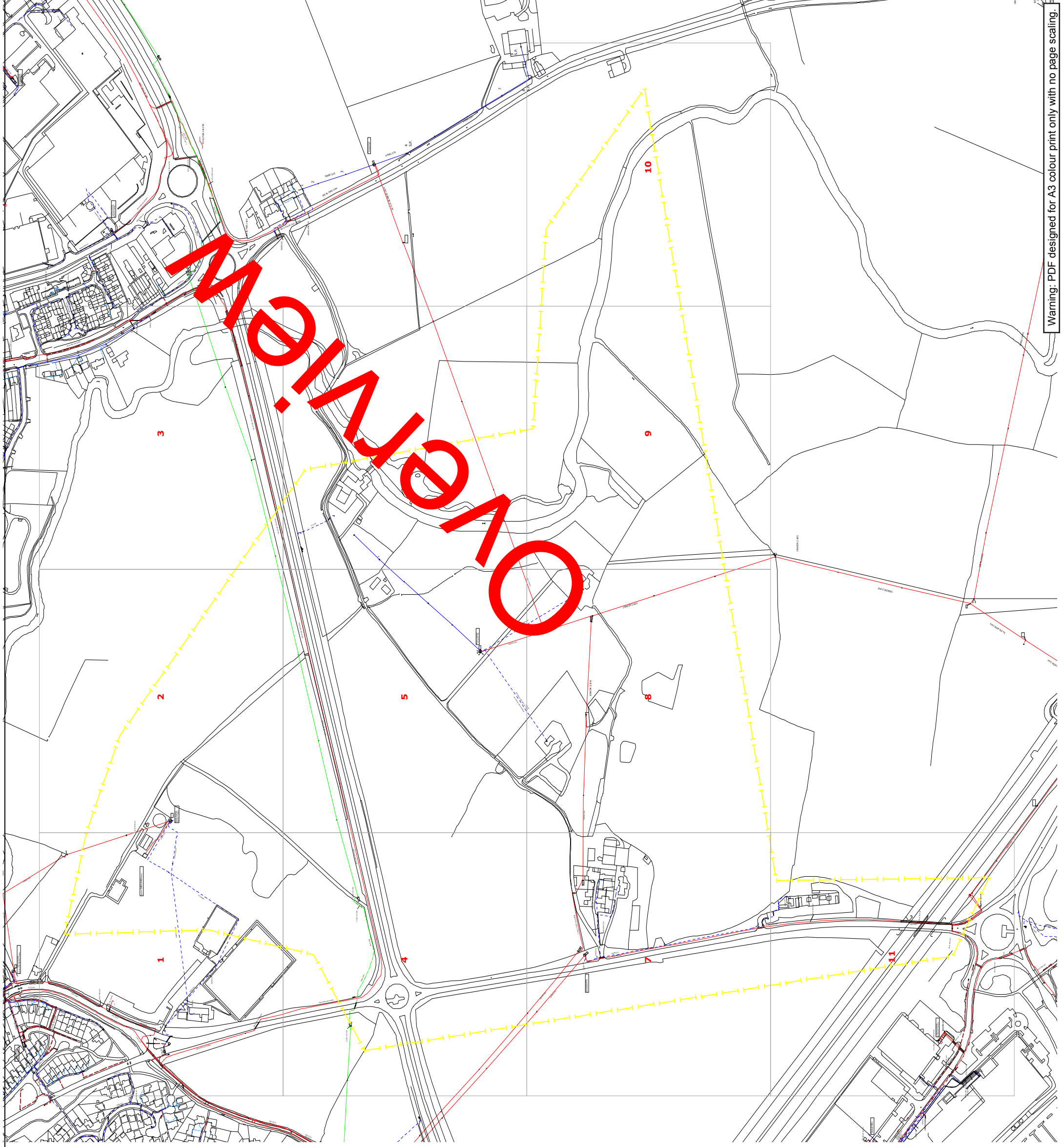
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 Job Reference: 21465734  
 Site Location: 488299 242416  
 Requested by: Mrs Sandy Weaver  
 Your Scheme/Reference: 55457

**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.
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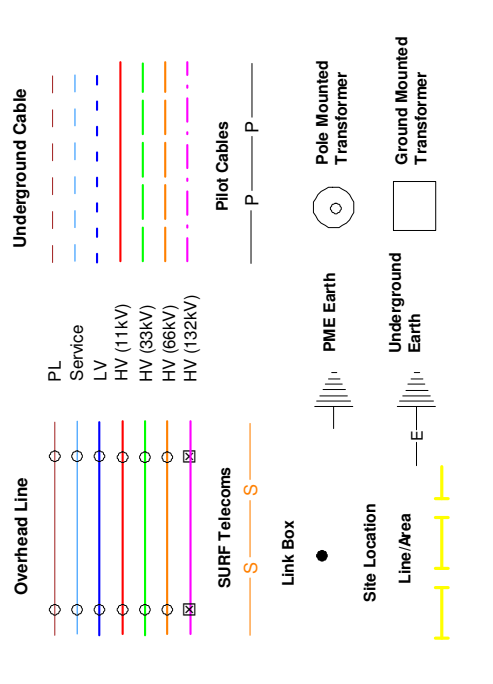
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**General Enquiries:** 0800 096 3080  
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**0800 6783 105**

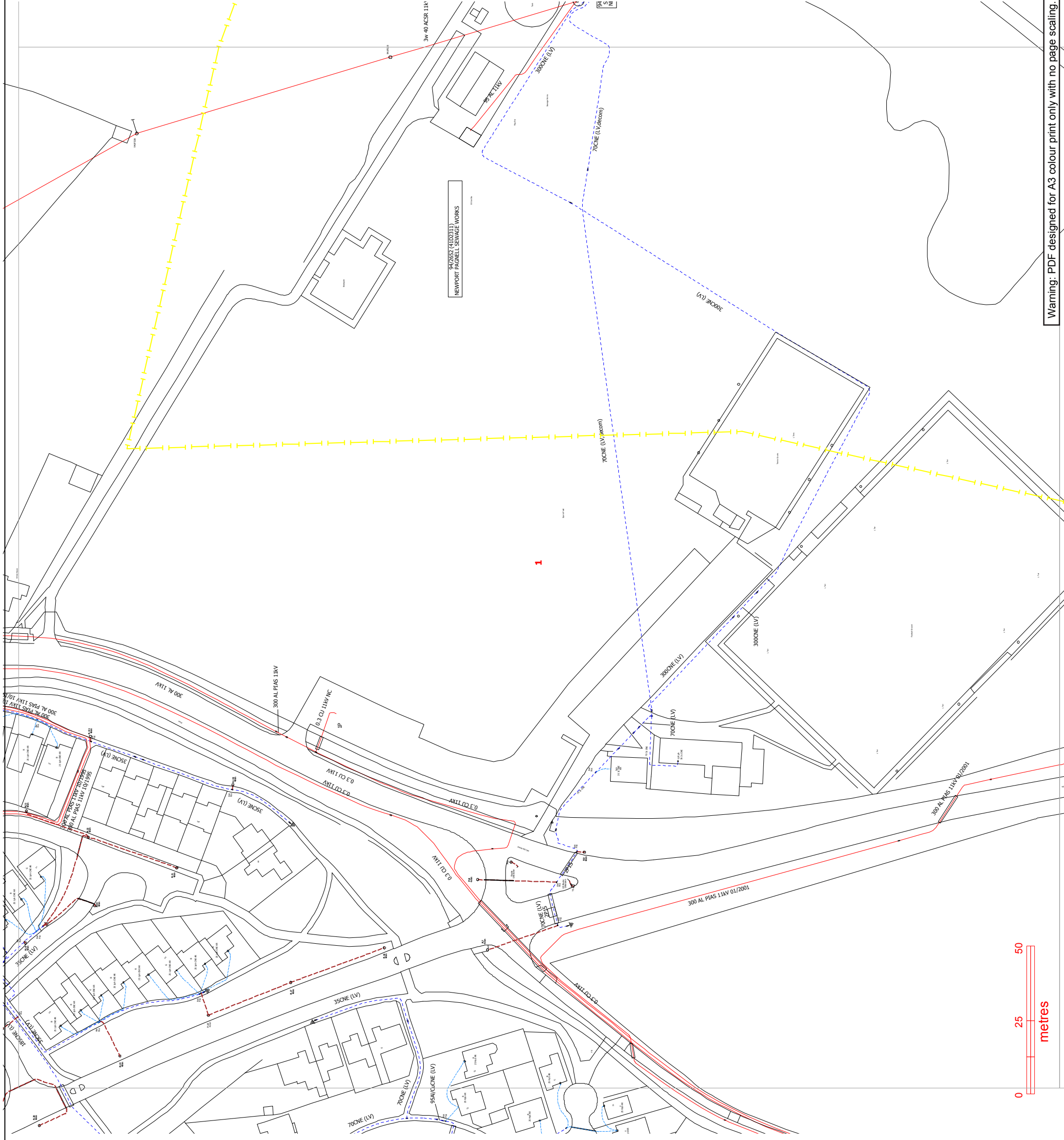
Date Requested: 03/03/2021  
 Job Reference: 21465734  
 Site Location: 488299 242416  
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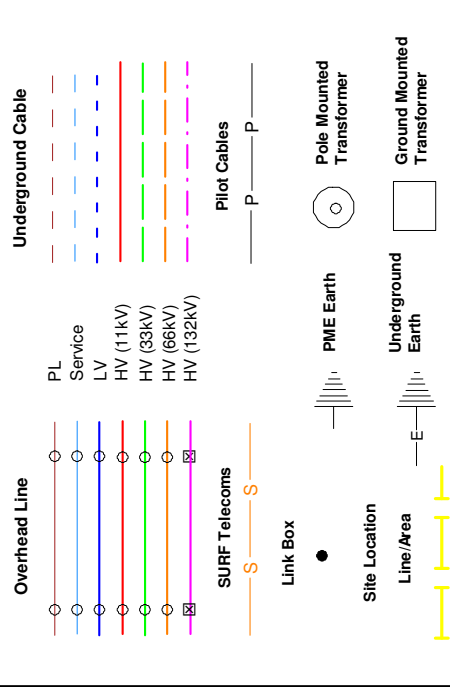
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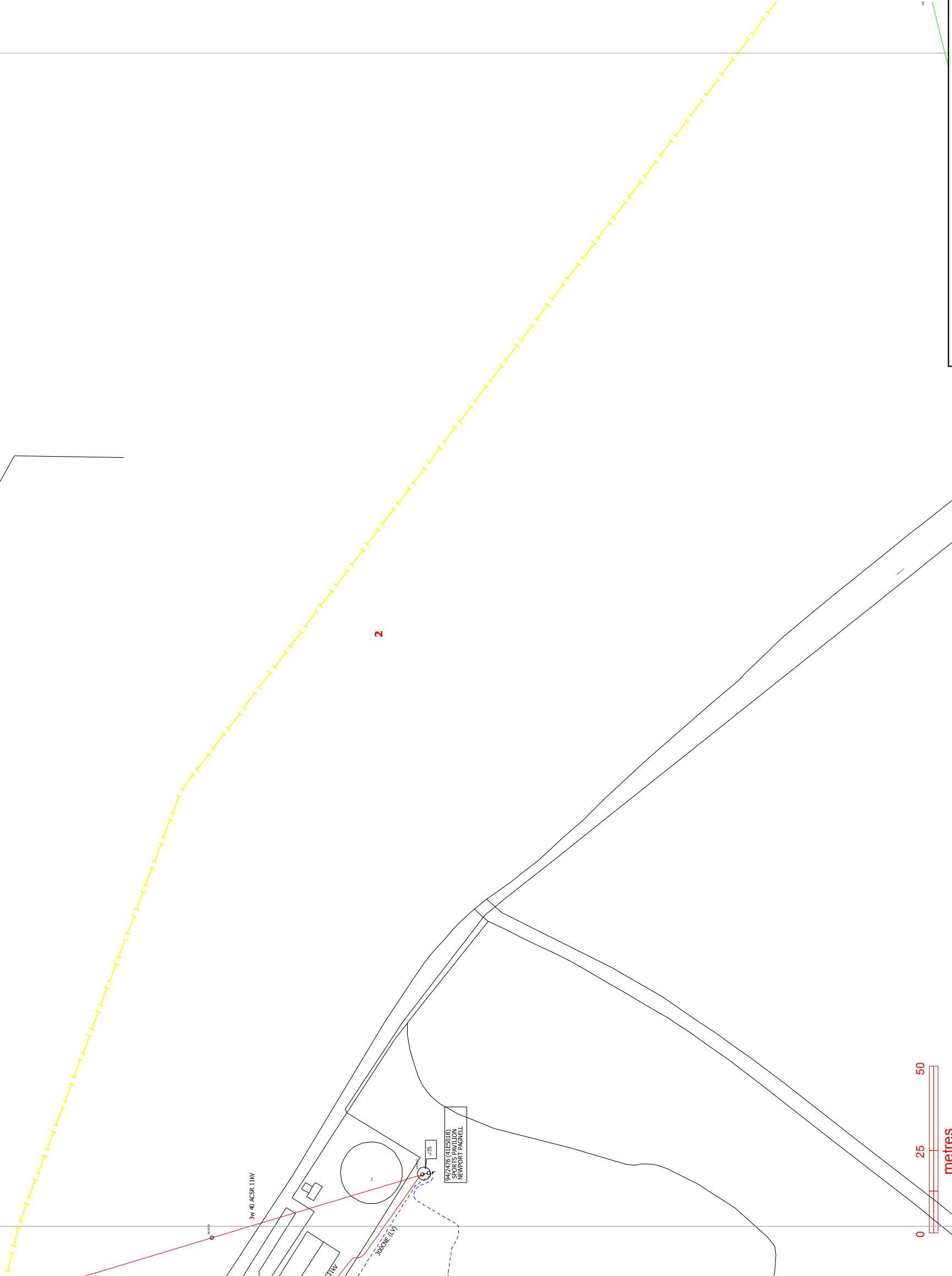
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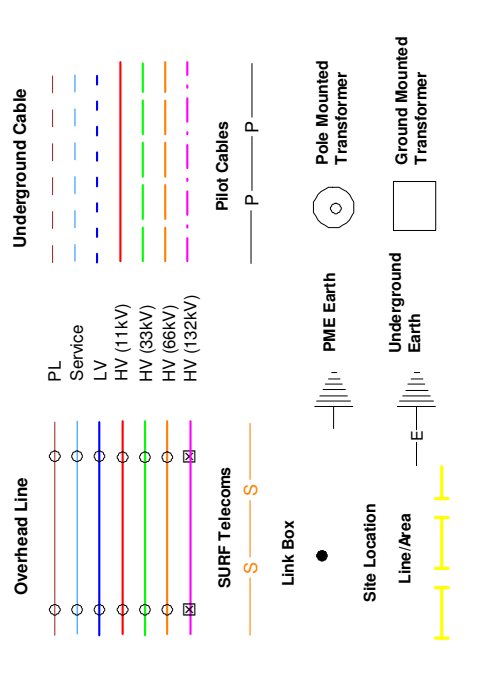


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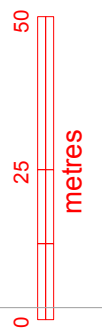
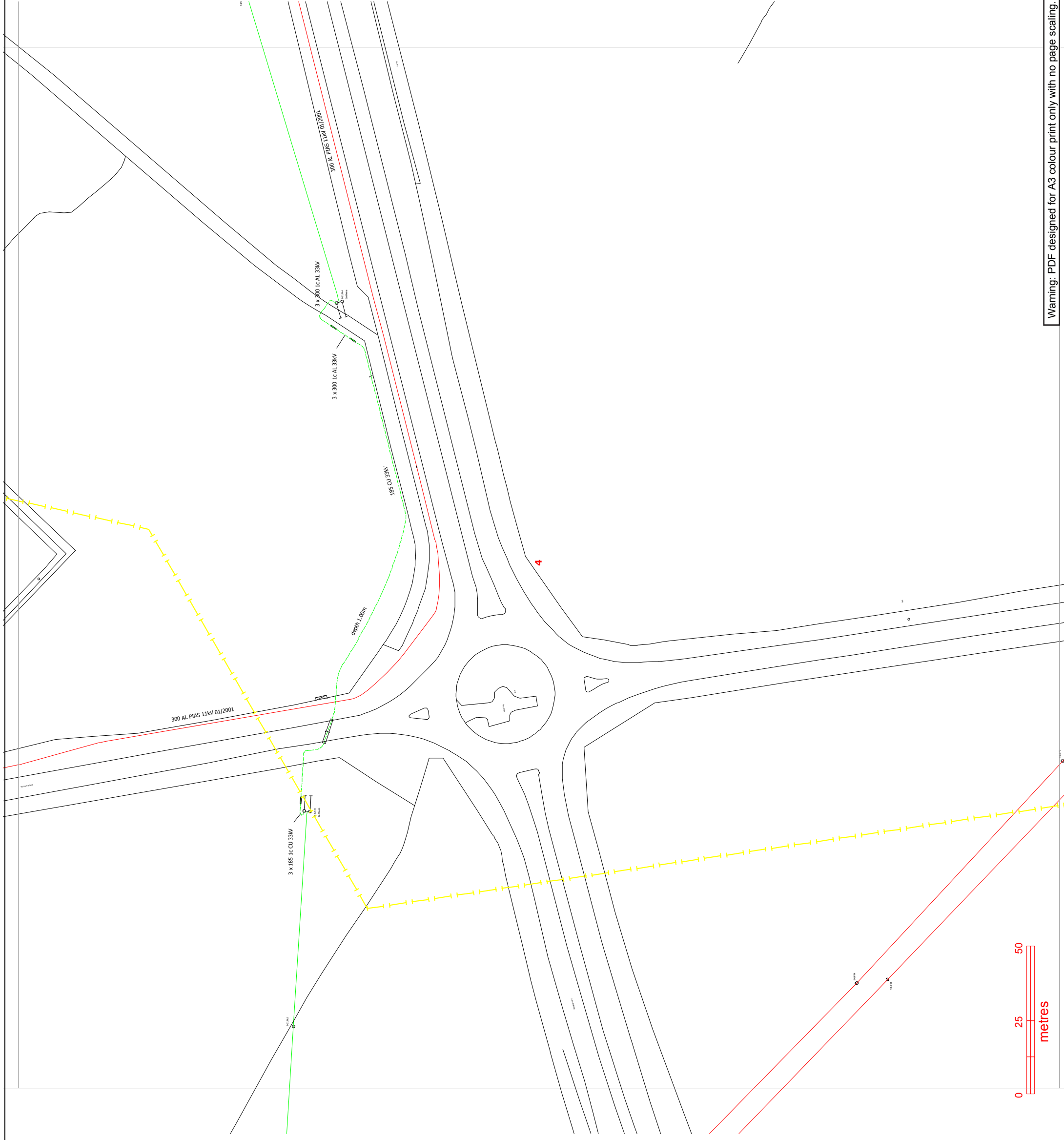
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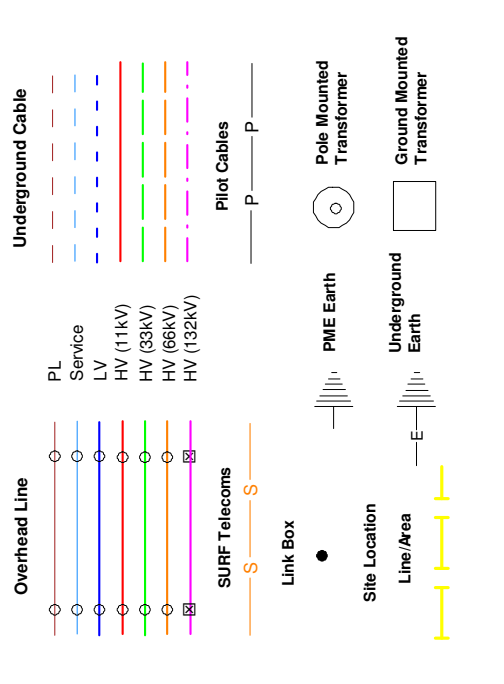
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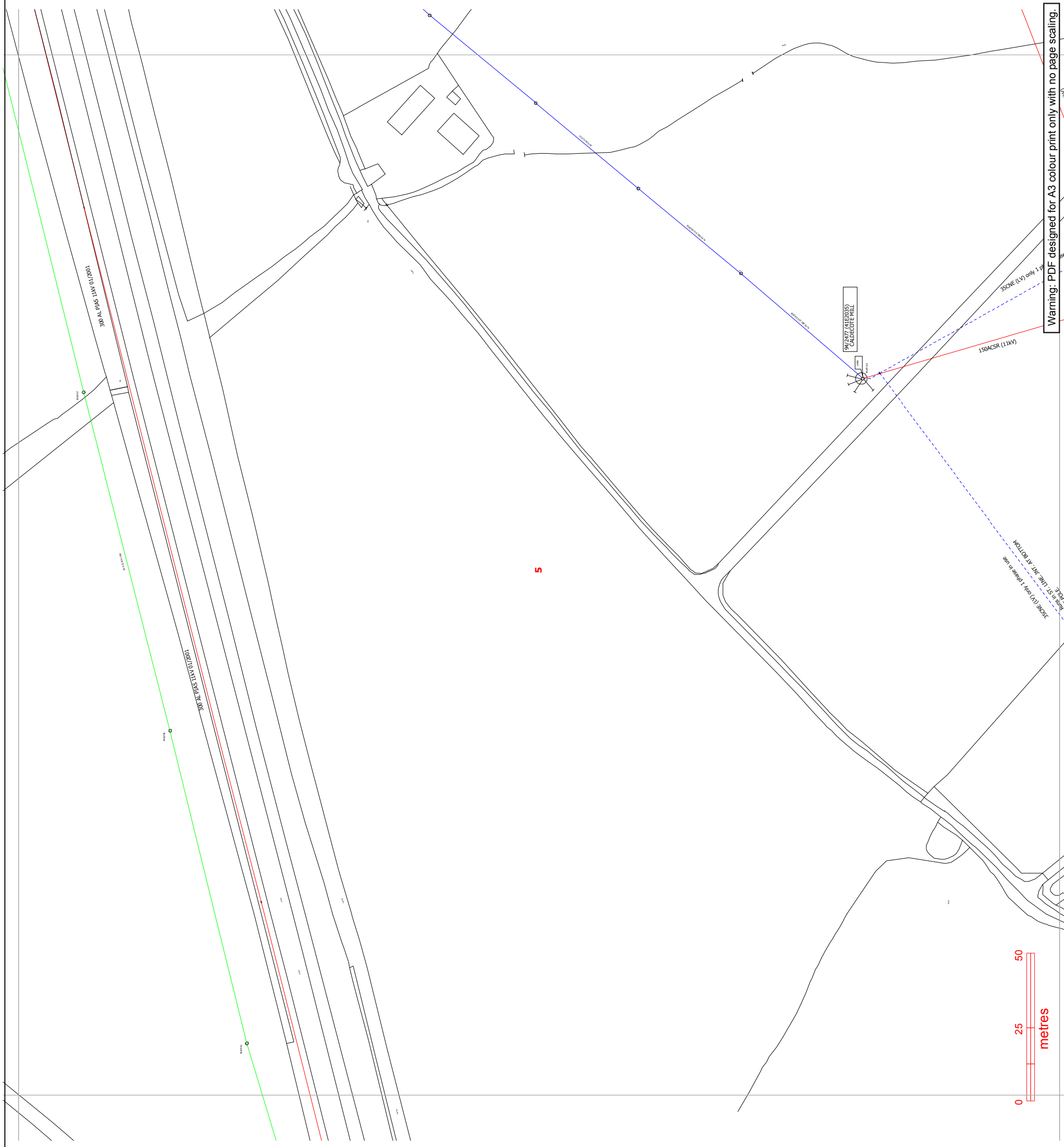
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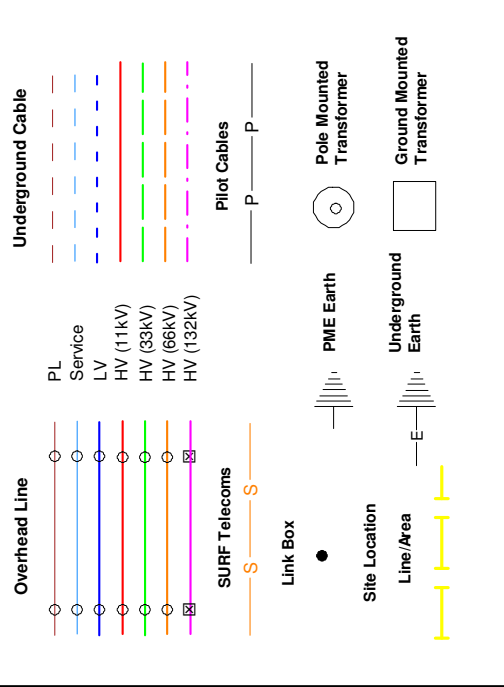


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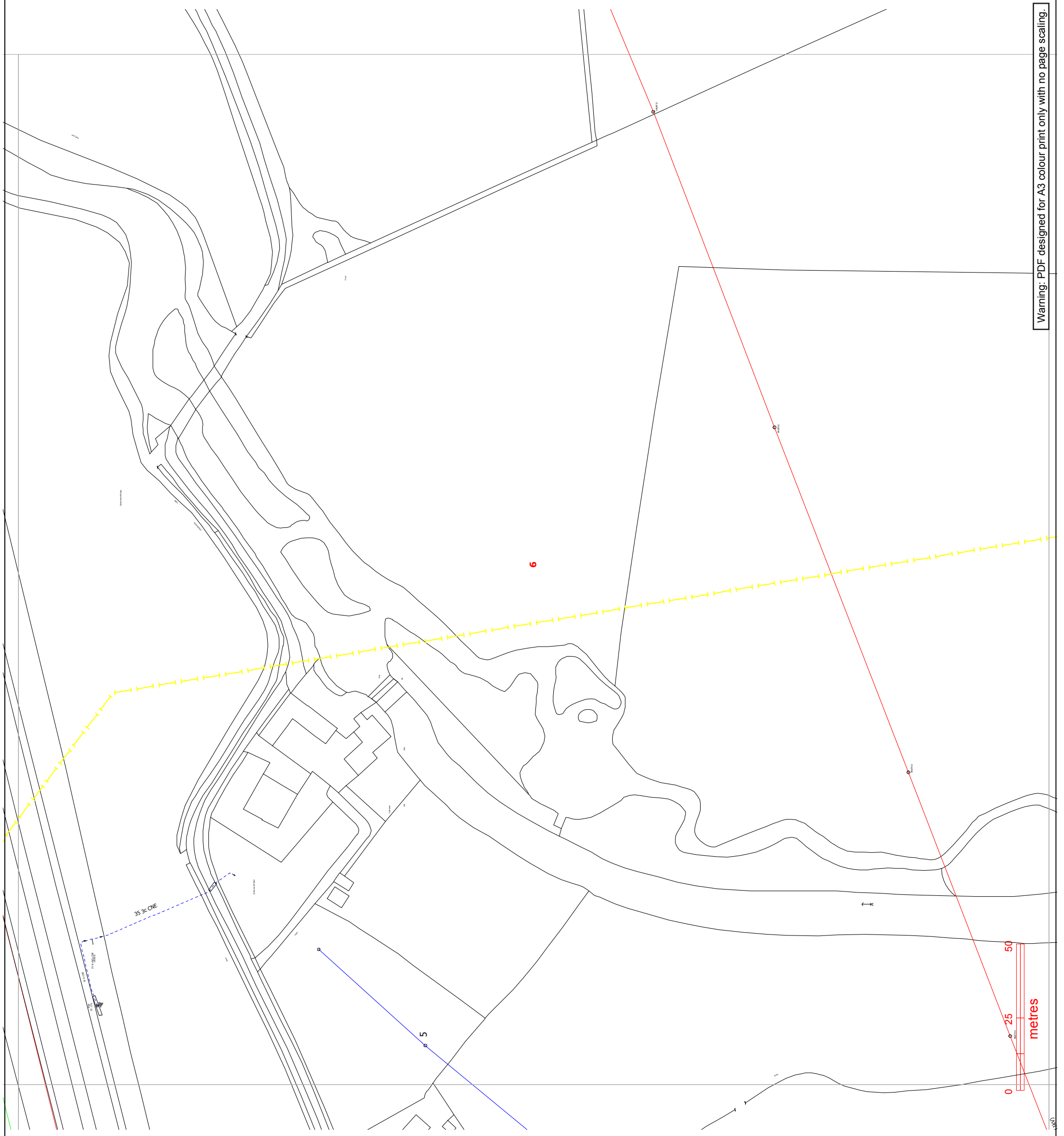
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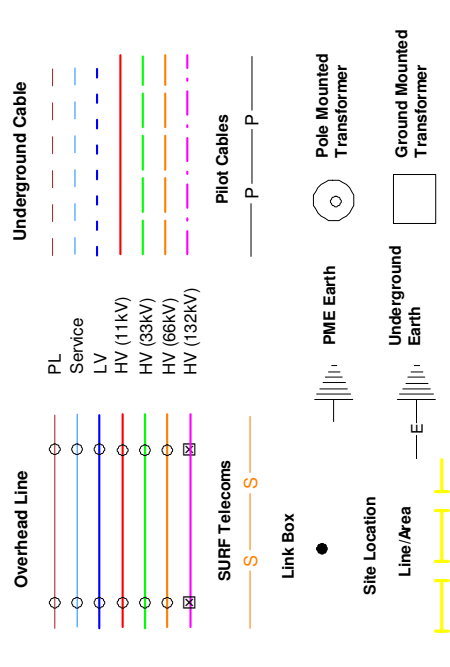


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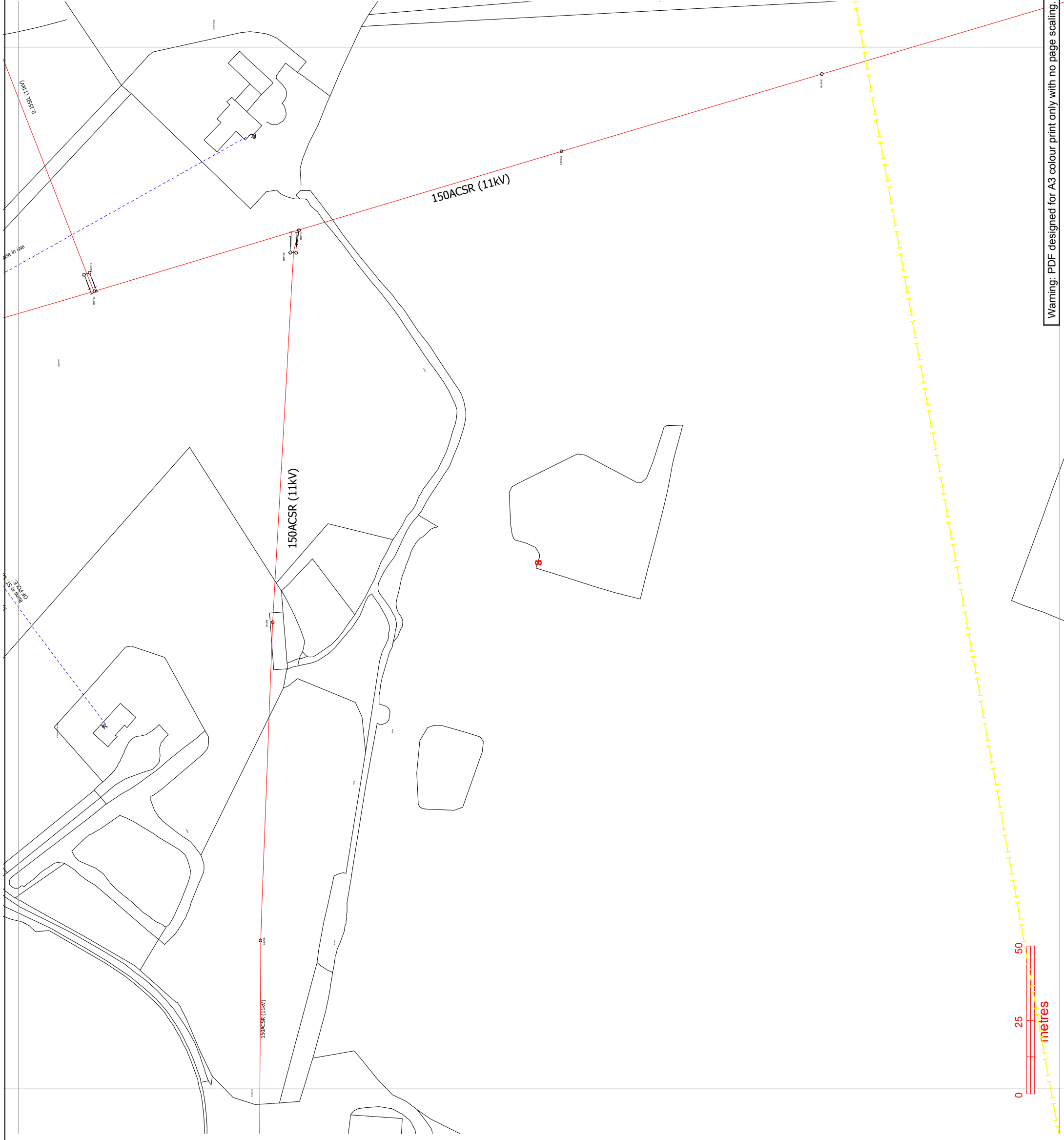
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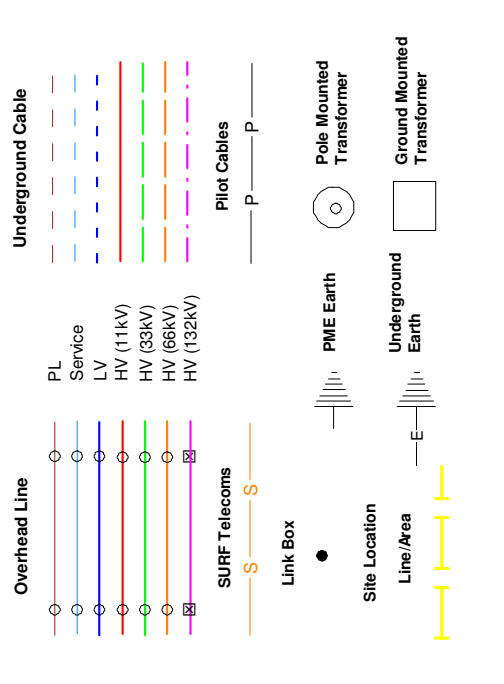
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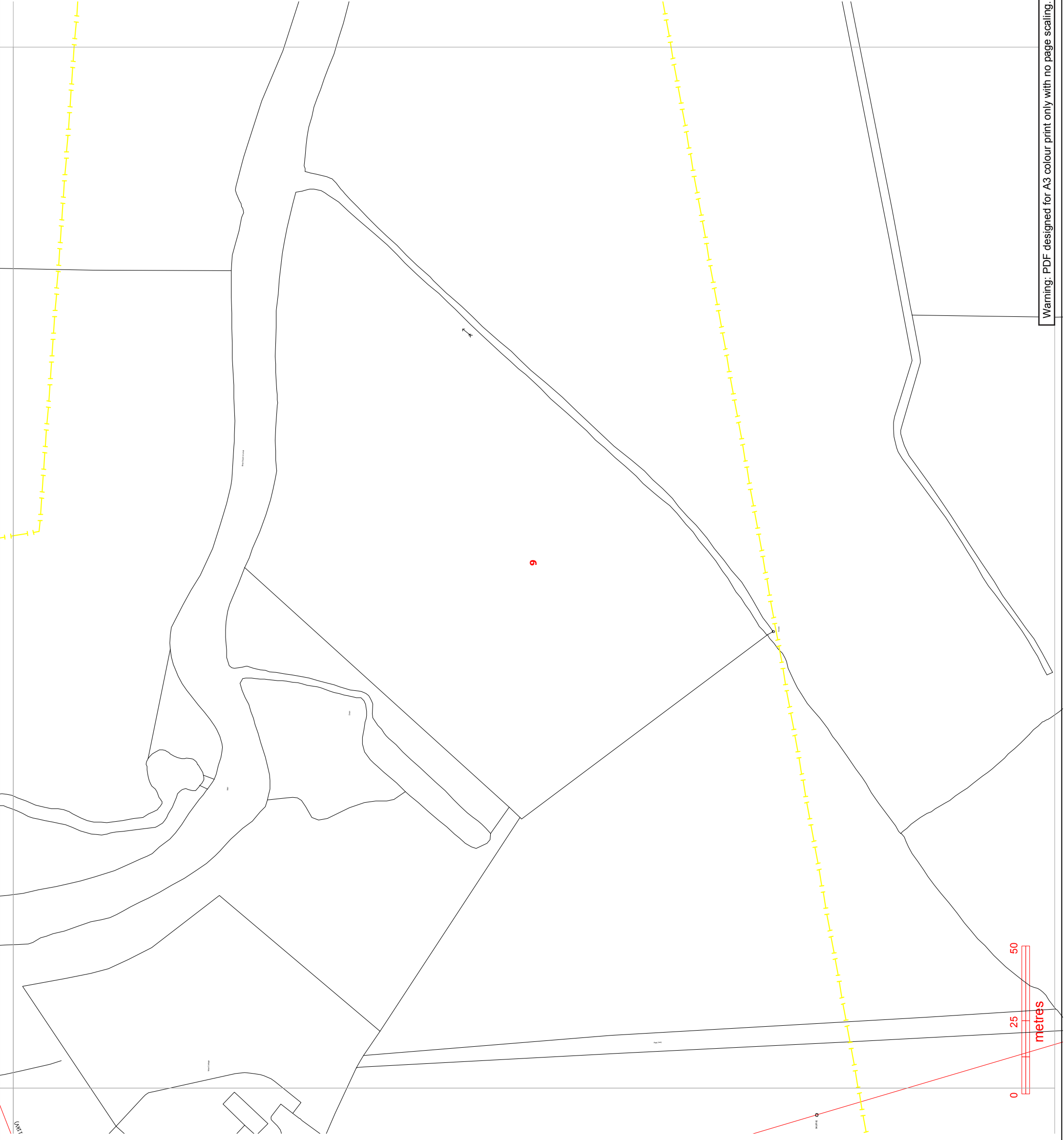
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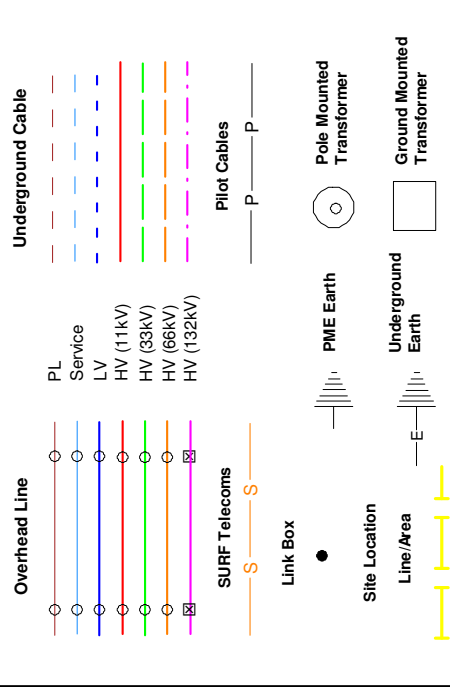
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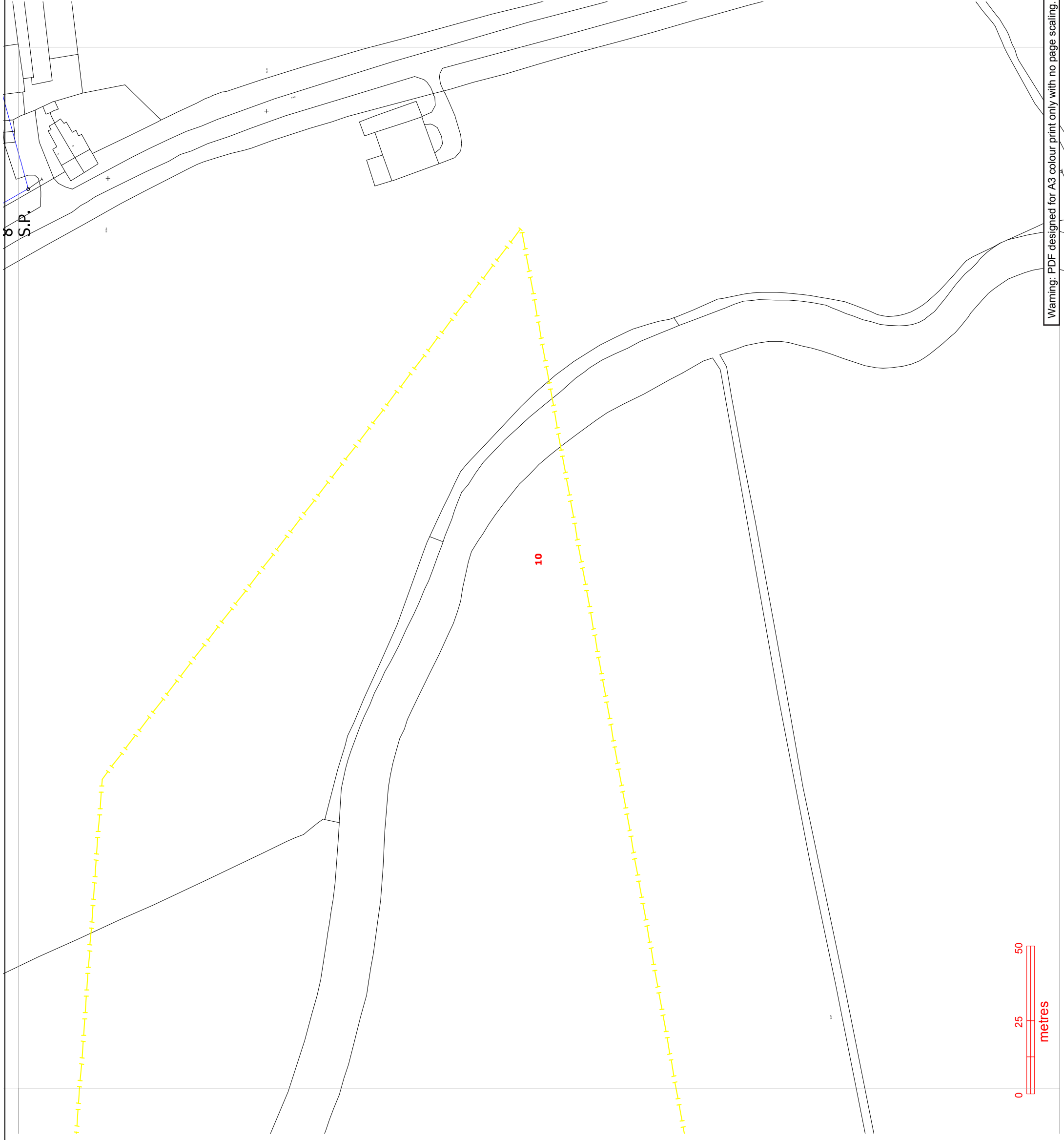
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

**General Enquiries:**  
All areas






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**0800 111 999**

Low Pressure Mains   
Medium Pressure Mains   
Intermediate Pressure Mains   
High Pressure Mains 

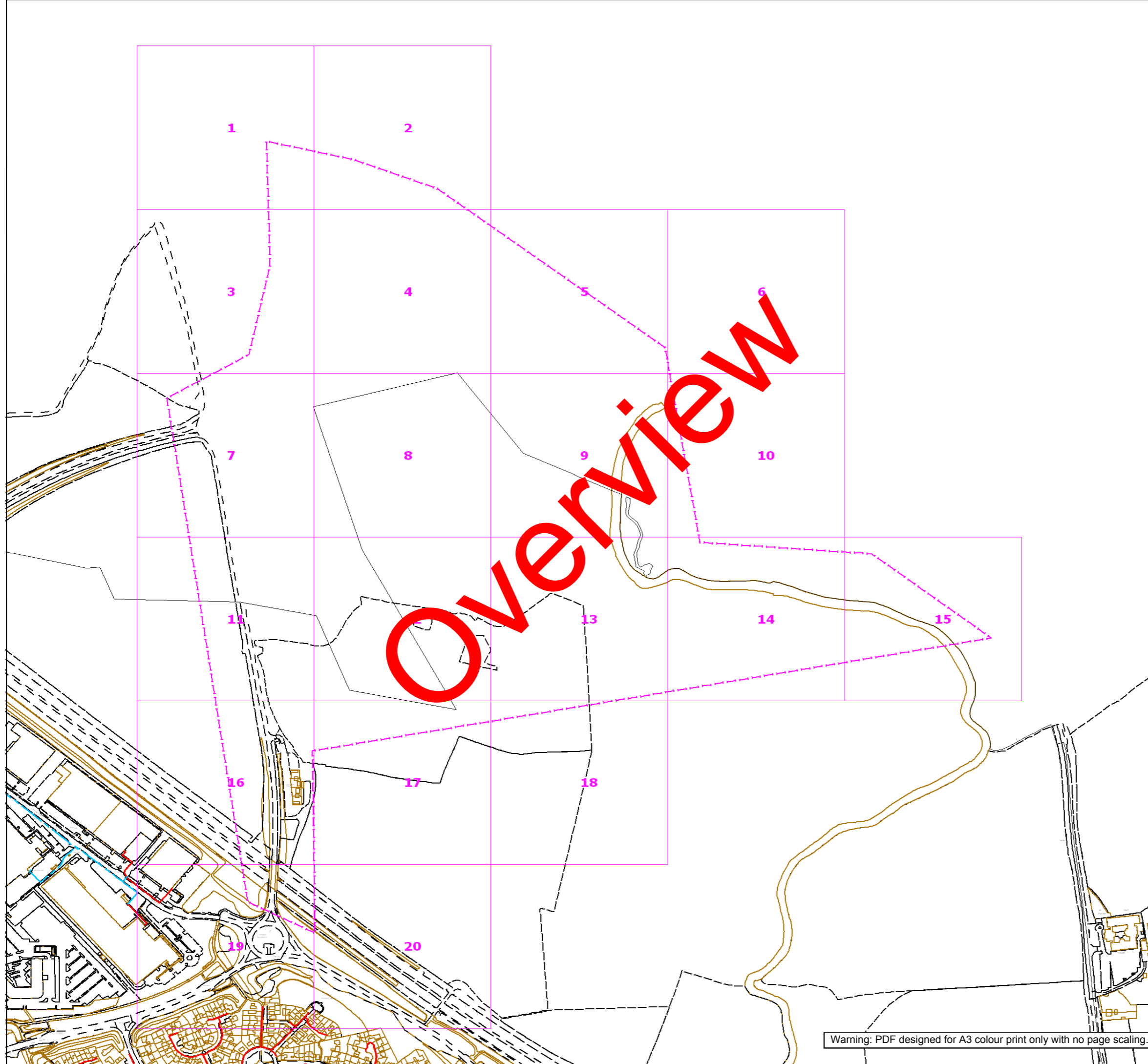
LAs   
GTs  SSSIs 

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

Digsite: Line:  Area: 



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

Digsite: Line: Area:



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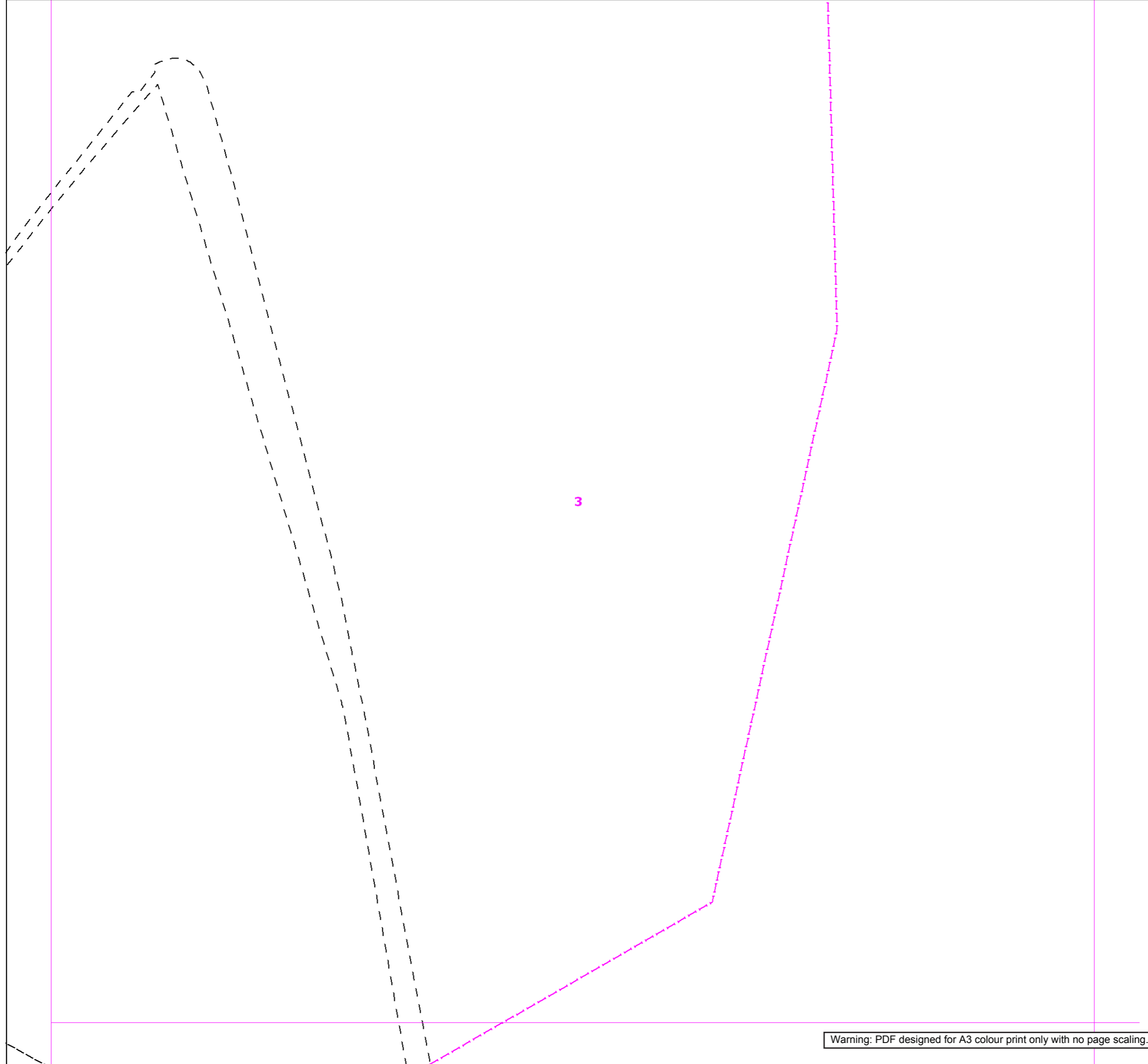
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Some Examples Of Plant Items  
Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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All areas

**General Enquiries:**  
All areas

Date Requested: 03/03/2021  
 Job Reference: 21465734  
 Site Location: 488299 242416  
 Requested by:  
 Mrs Sandy Weaver  
 Your Scheme/Reference:  
 55457  
 Exact Scales:  
 1:1000 Area or Circle dig site  
 1:1000 Line dig site

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**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:



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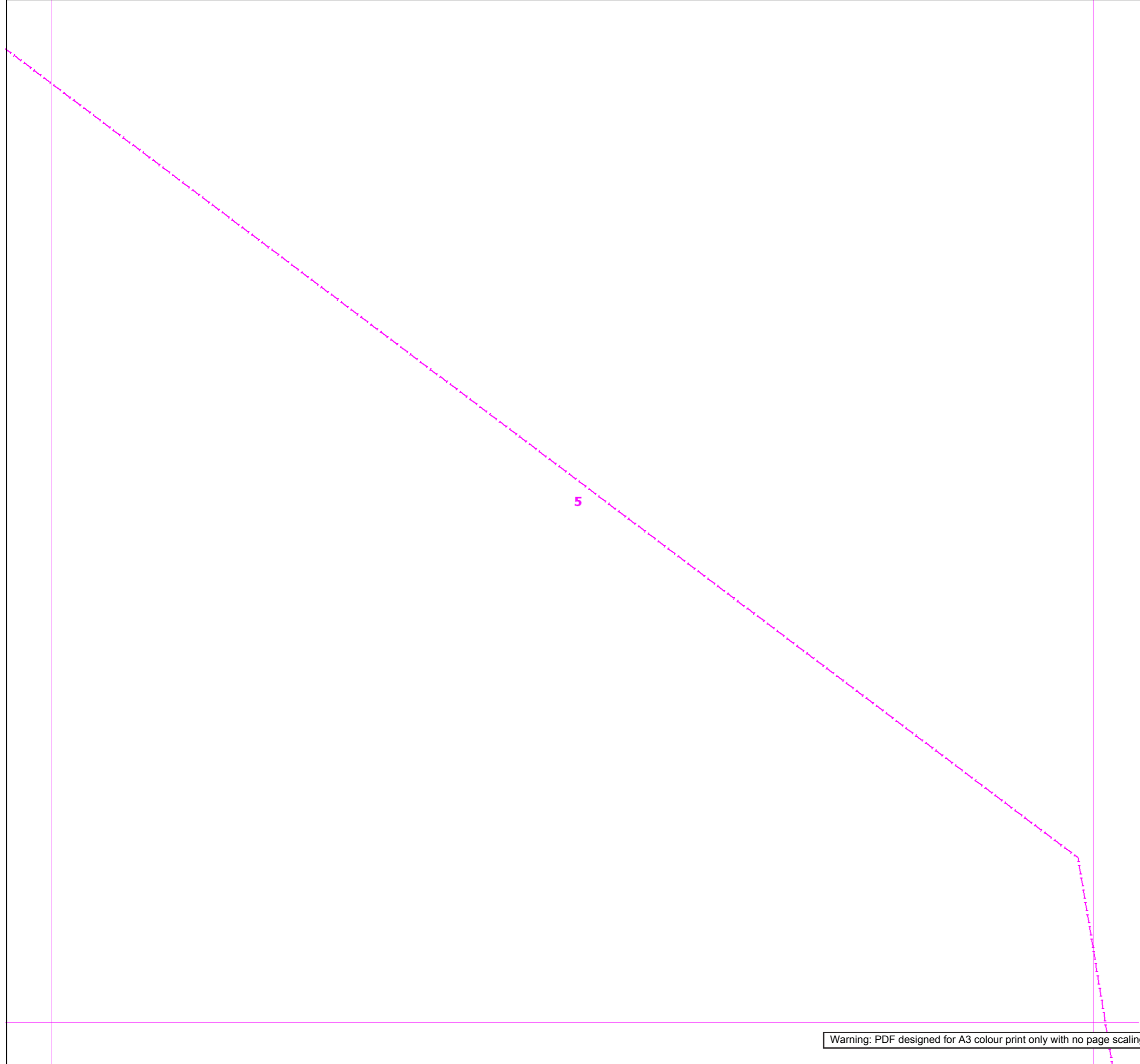
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

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

Digsite: Line: Area:



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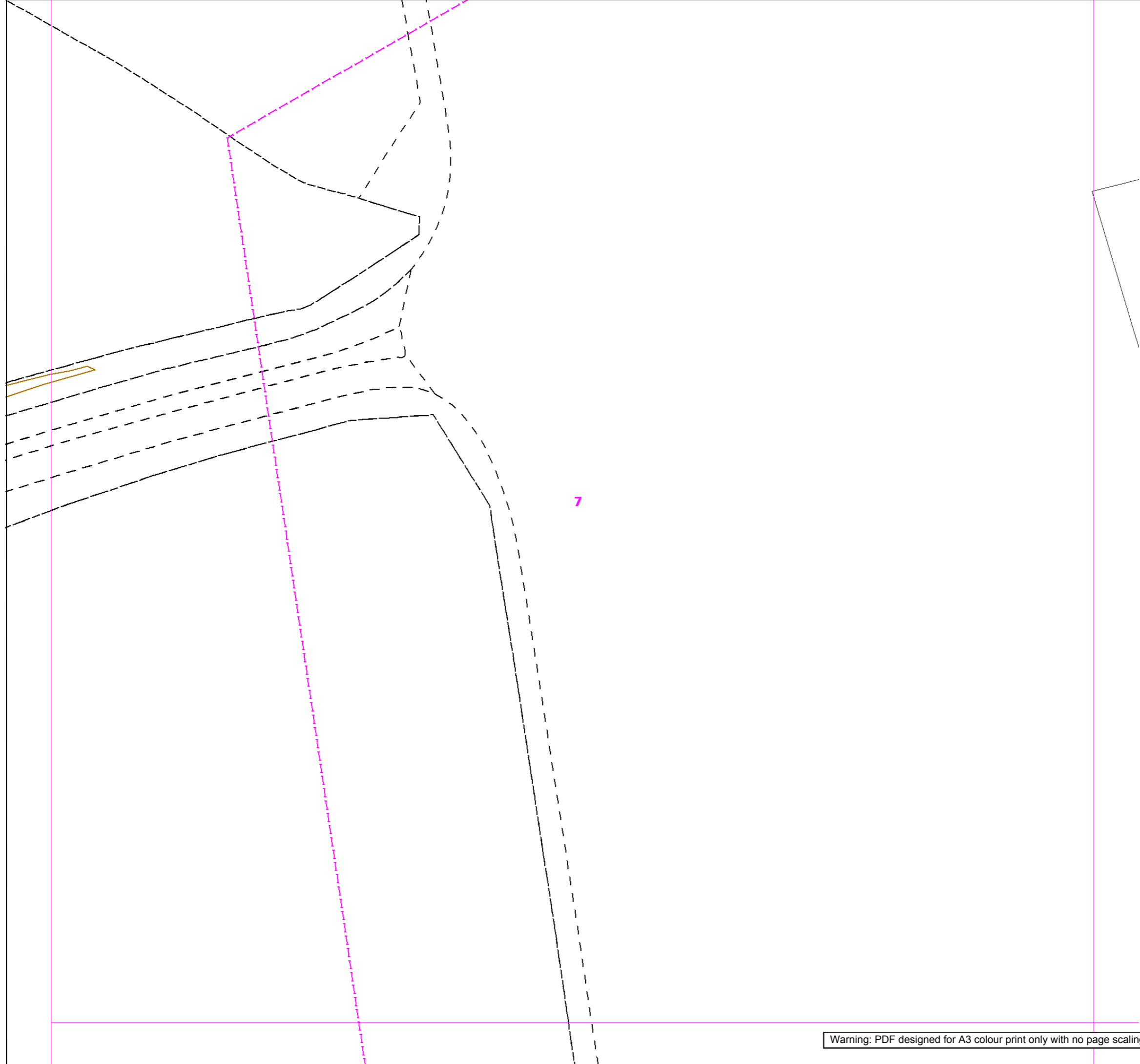
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

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

Digsite: Line: Area:



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LAs	
GTs	
SSSIs	

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

Digsite: Line: Area:



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

Digsite: Line: Area:



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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

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All areas

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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:



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All areas

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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:



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

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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: 



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


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



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Low Pressure Mains   
Medium Pressure Mains   
Intermediate Pressure Mains   
High Pressure Mains 

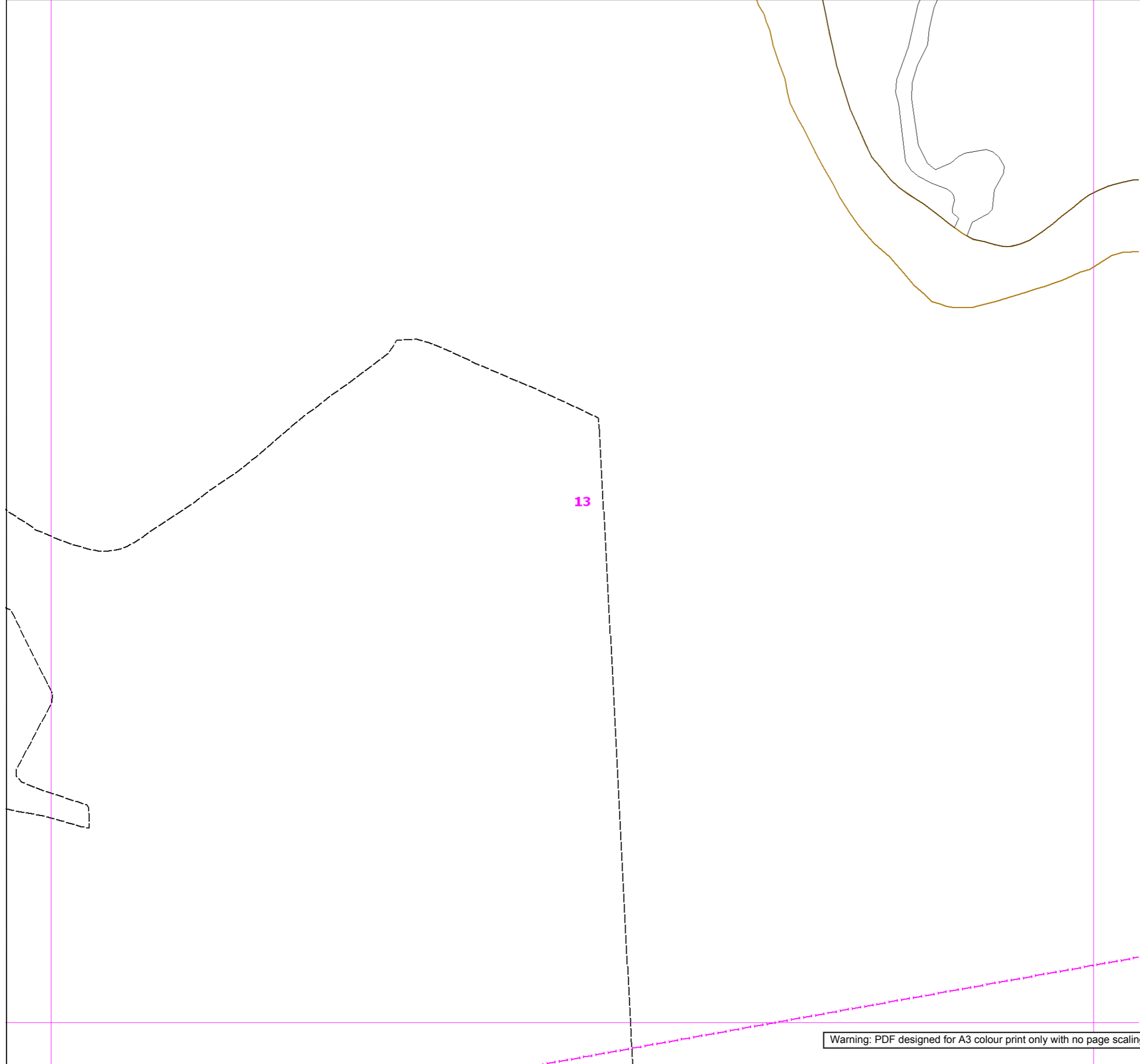
LAs   
GTs  SSSIs 

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

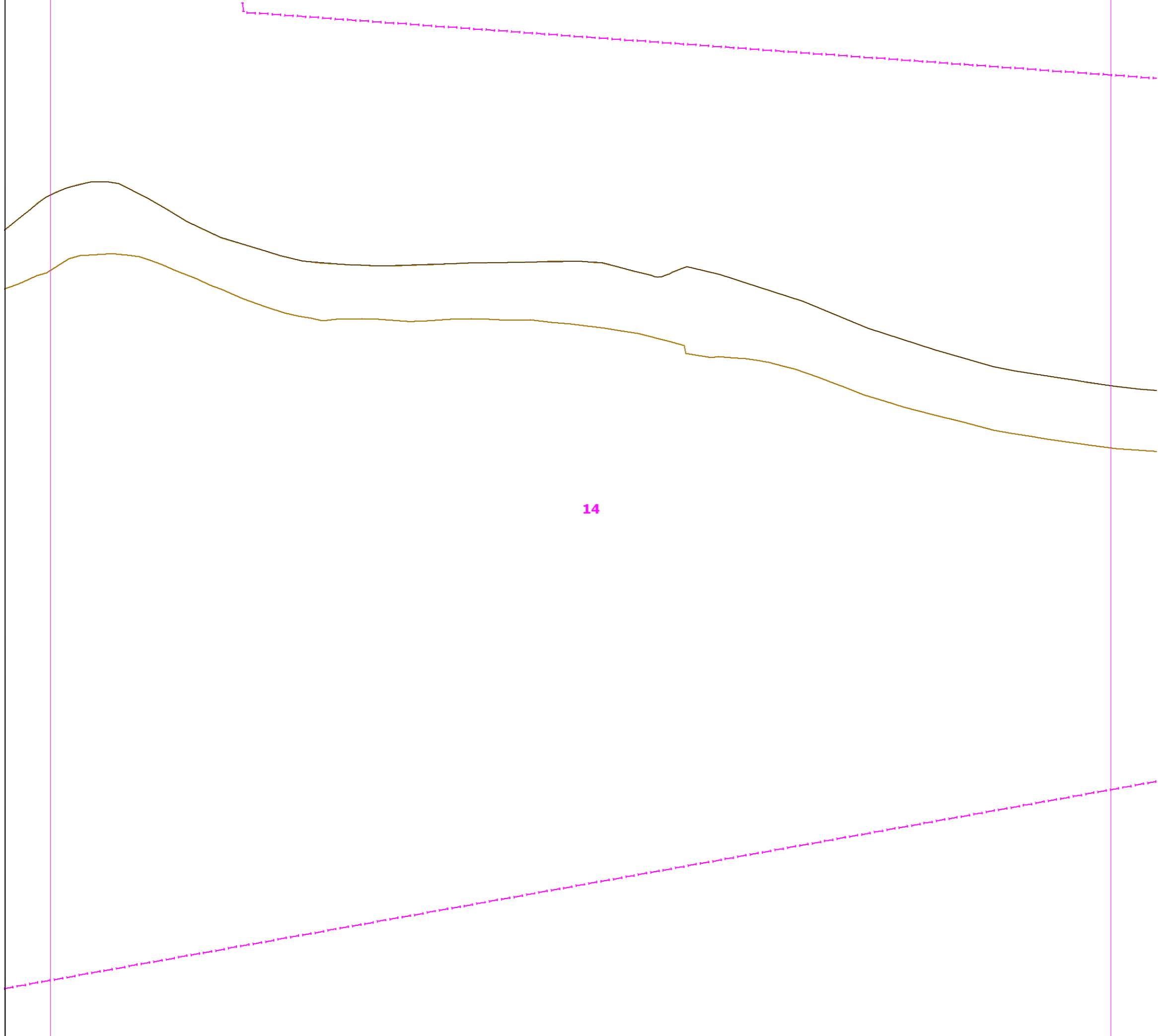
Digsite: Line:  Area: 



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- Low Pressure Mains —————
- Medium Pressure Mains - - - - -
- Intermediate Pressure Mains . . . . .
- High Pressure Mains - · - · -

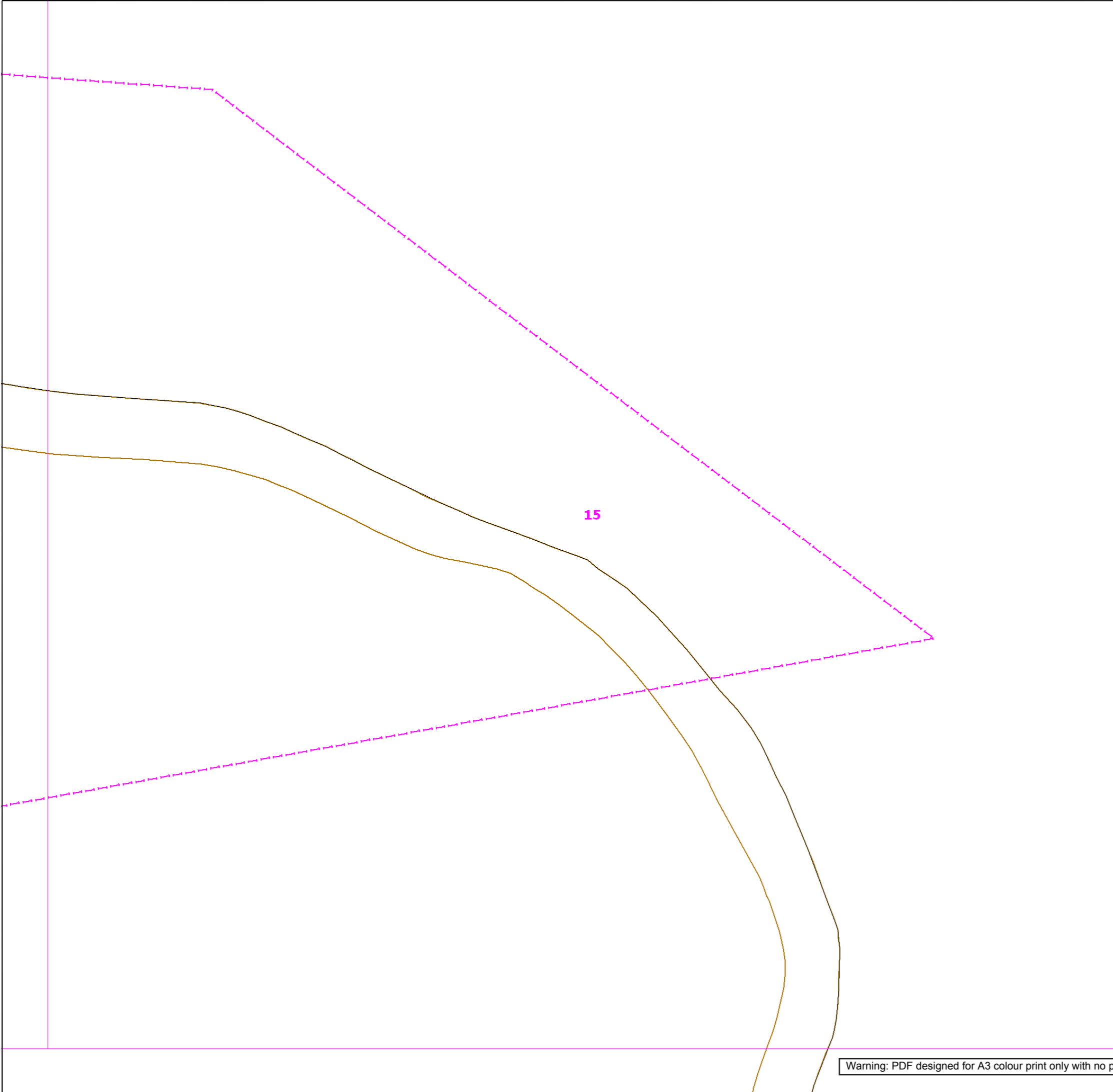
- LAs —————
- GTs ■
- SSSIs ■

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

Digsite: Line: Area:



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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:



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All areas




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



Date Requested: 03/03/2021  
Job Reference: 21465734  
Site Location: 488299 242416  
Requested by:  
Mrs Sandy Weaver  
Your Scheme/Reference:  
55457  
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 

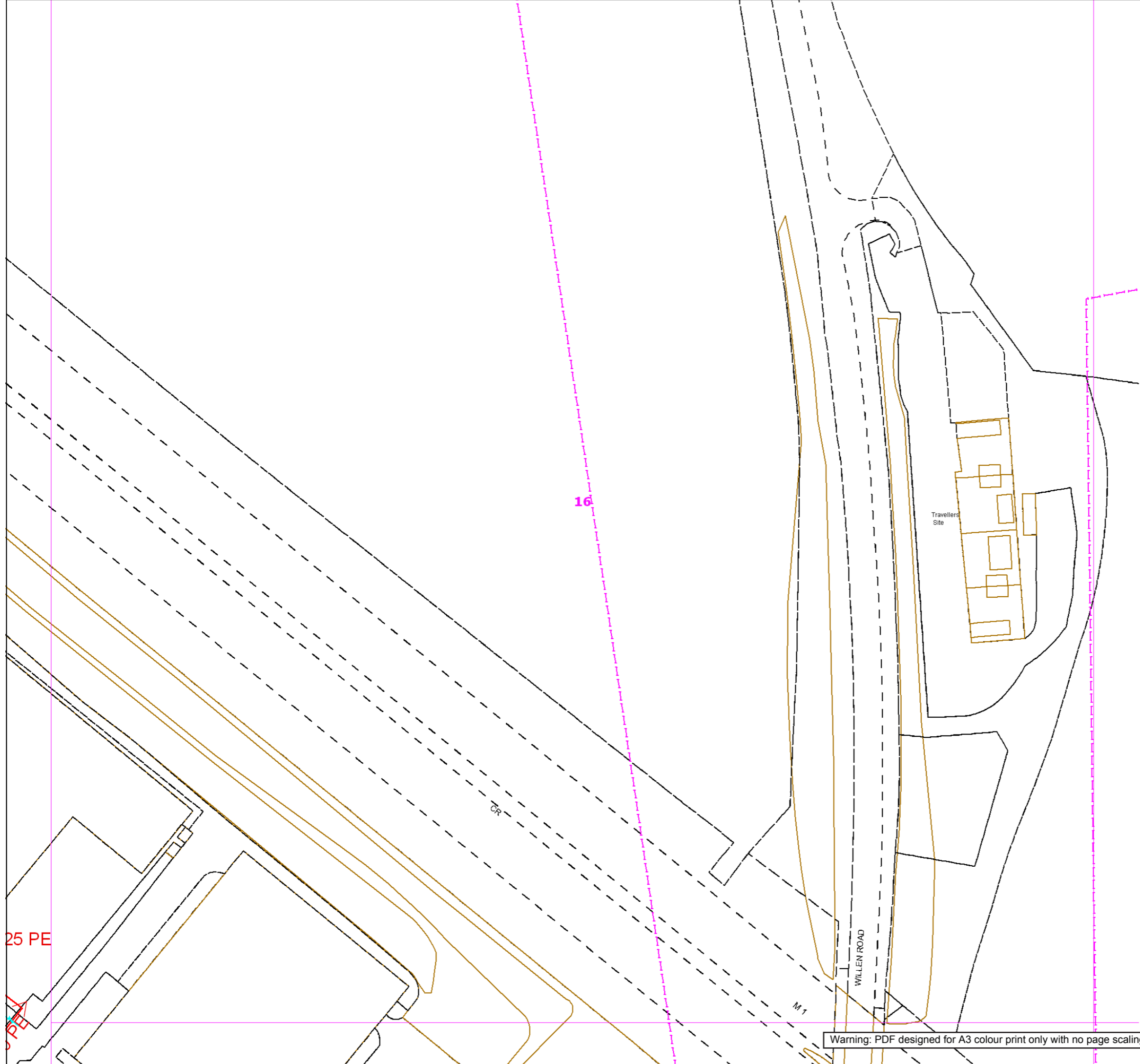
LAs   
GTs  SSSIs 

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

Digsite: Line:  Area: 



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**Contact Us**





**Mapping Enquiries:**  
All areas

**General Enquiries:**  
All areas






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Low Pressure Mains   
Medium Pressure Mains   
Intermediate Pressure Mains   
High Pressure Mains 

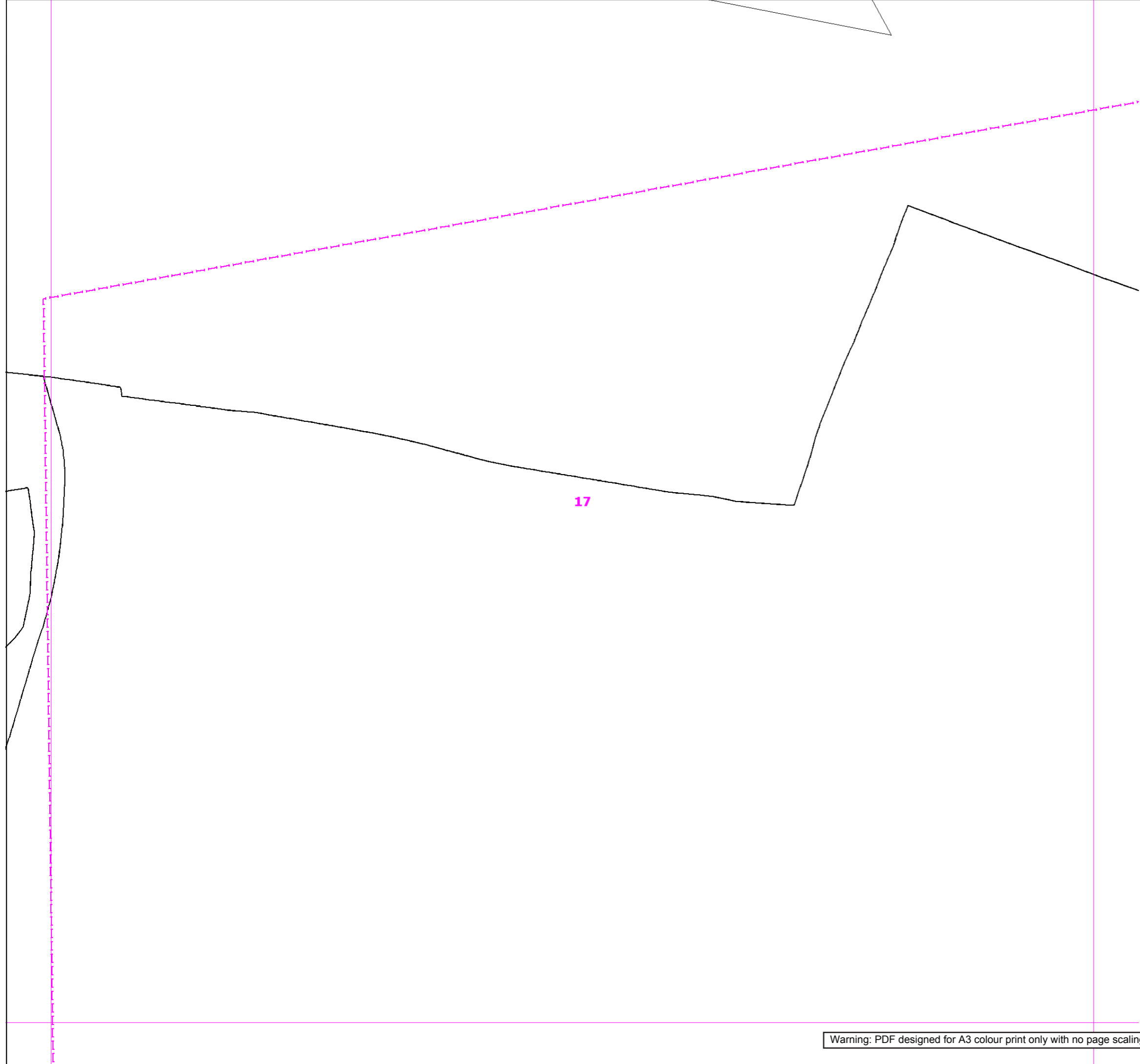
LAs   
GTs  SSSIs 

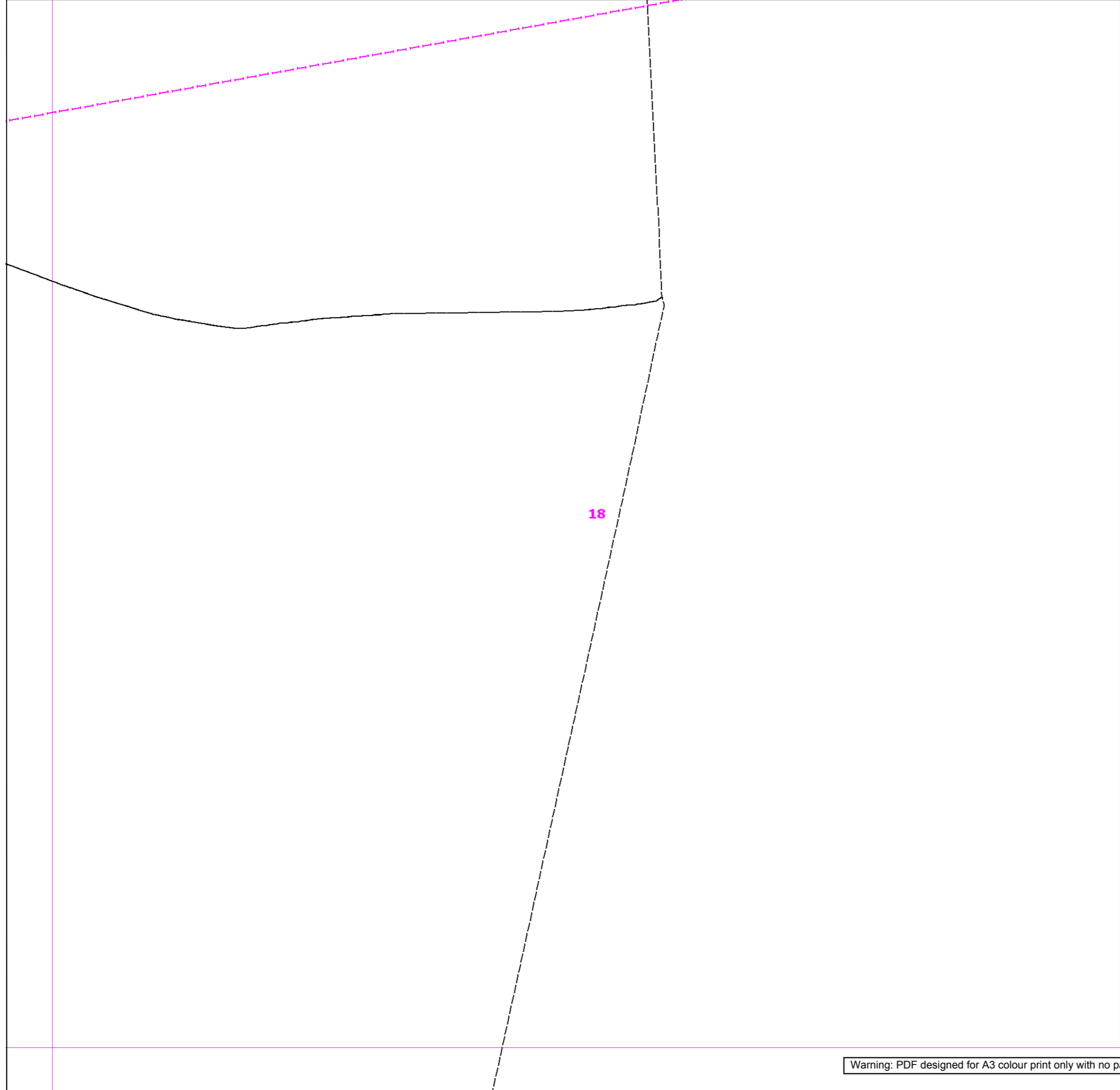
Some Examples Of Plant Items  
Valve  Syphon  Depth of Cover  Diameter Change  Material Change 

Digsite: Line:  Area: 



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**Contact Us**

**Mapping Enquiries:**  
All areas

**General Enquiries:**  
All areas

Date Requested: 03/03/2021  
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 Site Location: 488299 242416  
 Requested by:  
 Mrs Sandy Weaver  
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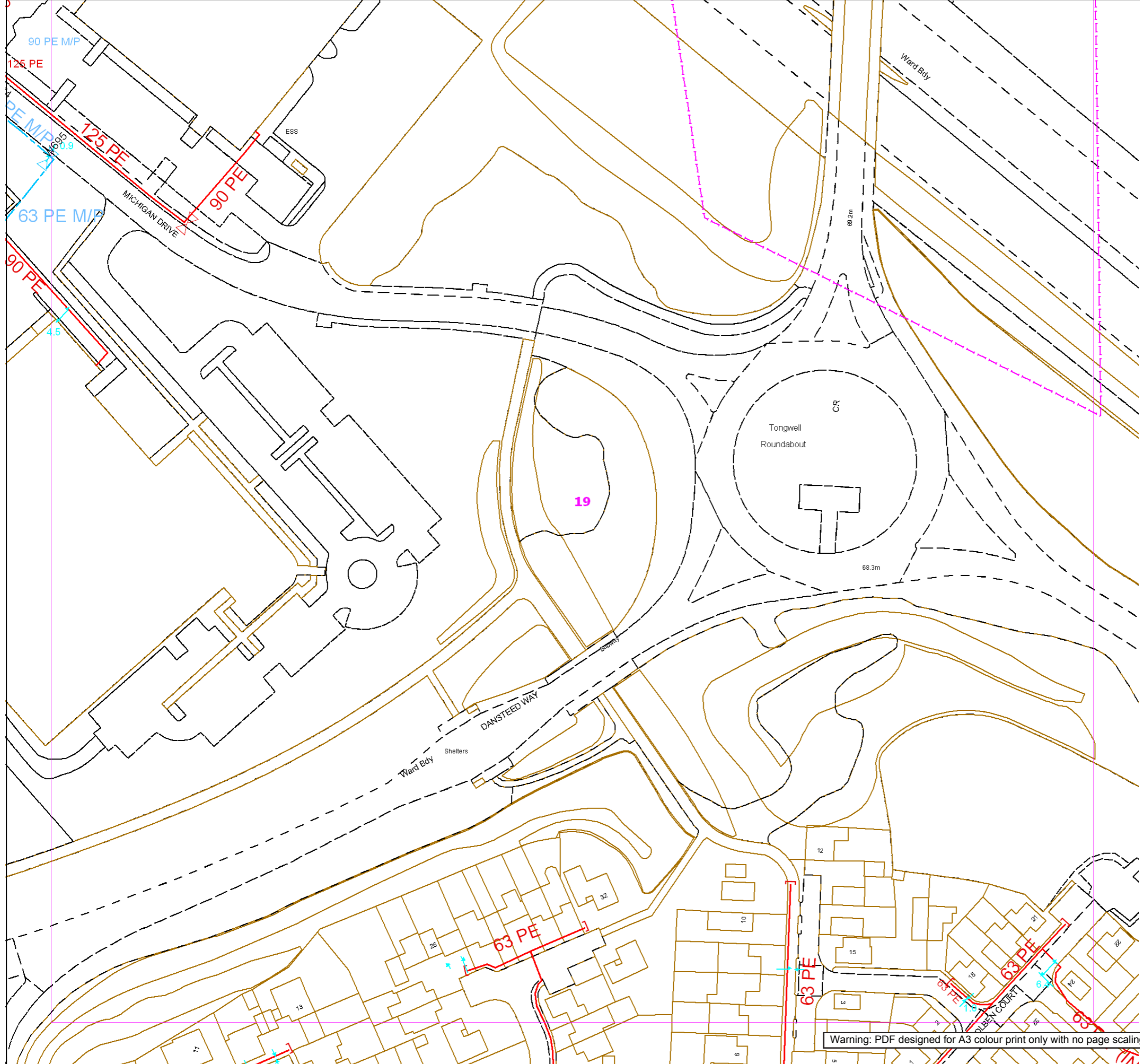
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

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

Digsite: Line: Area:



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**Contact Us**  
**Mapping Enquiries:** All areas  
**General Enquiries:** All areas

Date Requested: 03/03/2021  
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 Requested by:  
 Mrs Sandy Weaver  
 Your Scheme/Reference:  
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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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**Mapping Enquiries:**  
All areas



**General Enquiries:**  
All areas






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Low Pressure Mains   
Medium Pressure Mains   
Intermediate Pressure Mains   
High Pressure Mains 

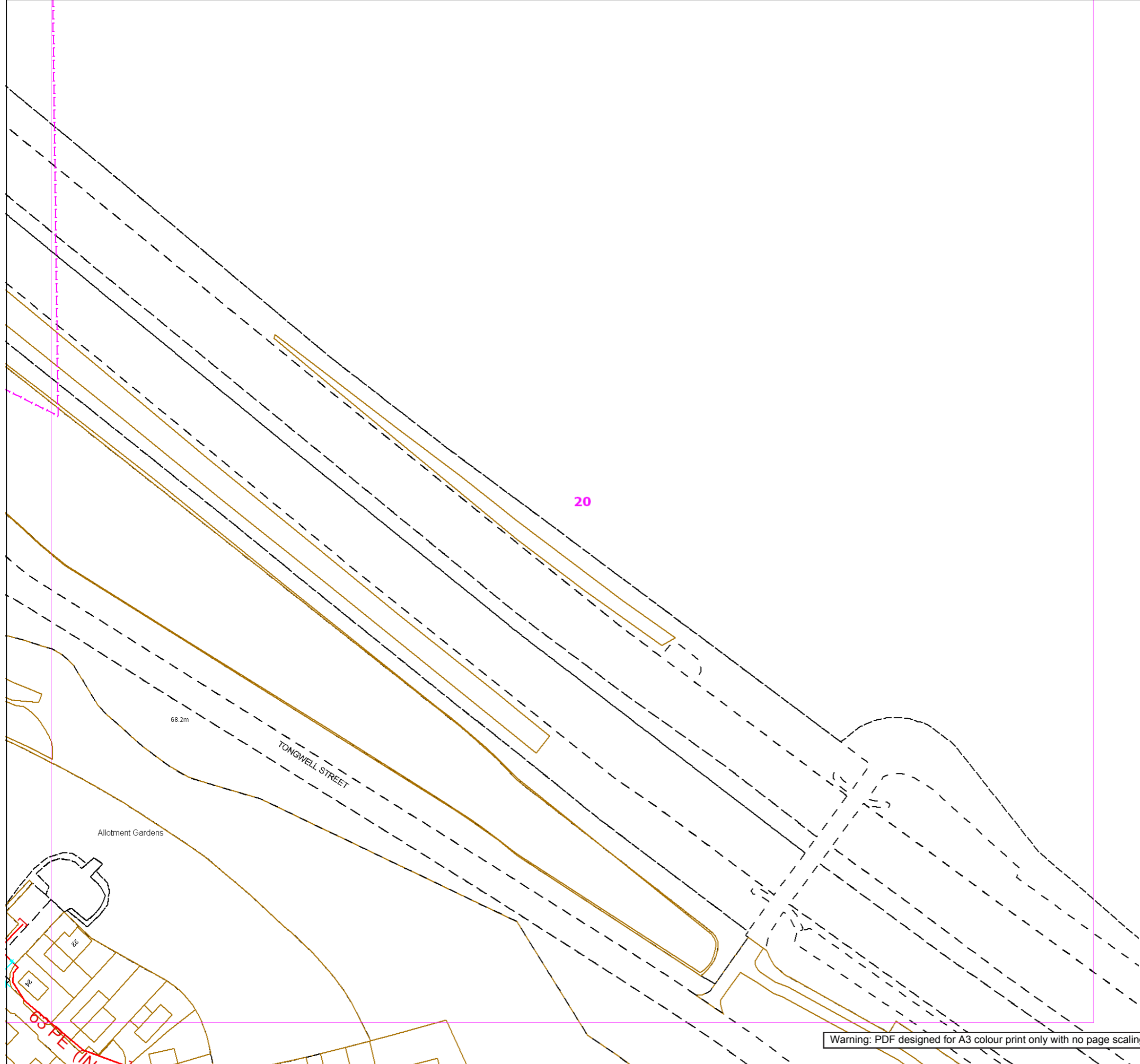
LAs   
GTs   
SSSIs 

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

Digsite: Line:  Area: 



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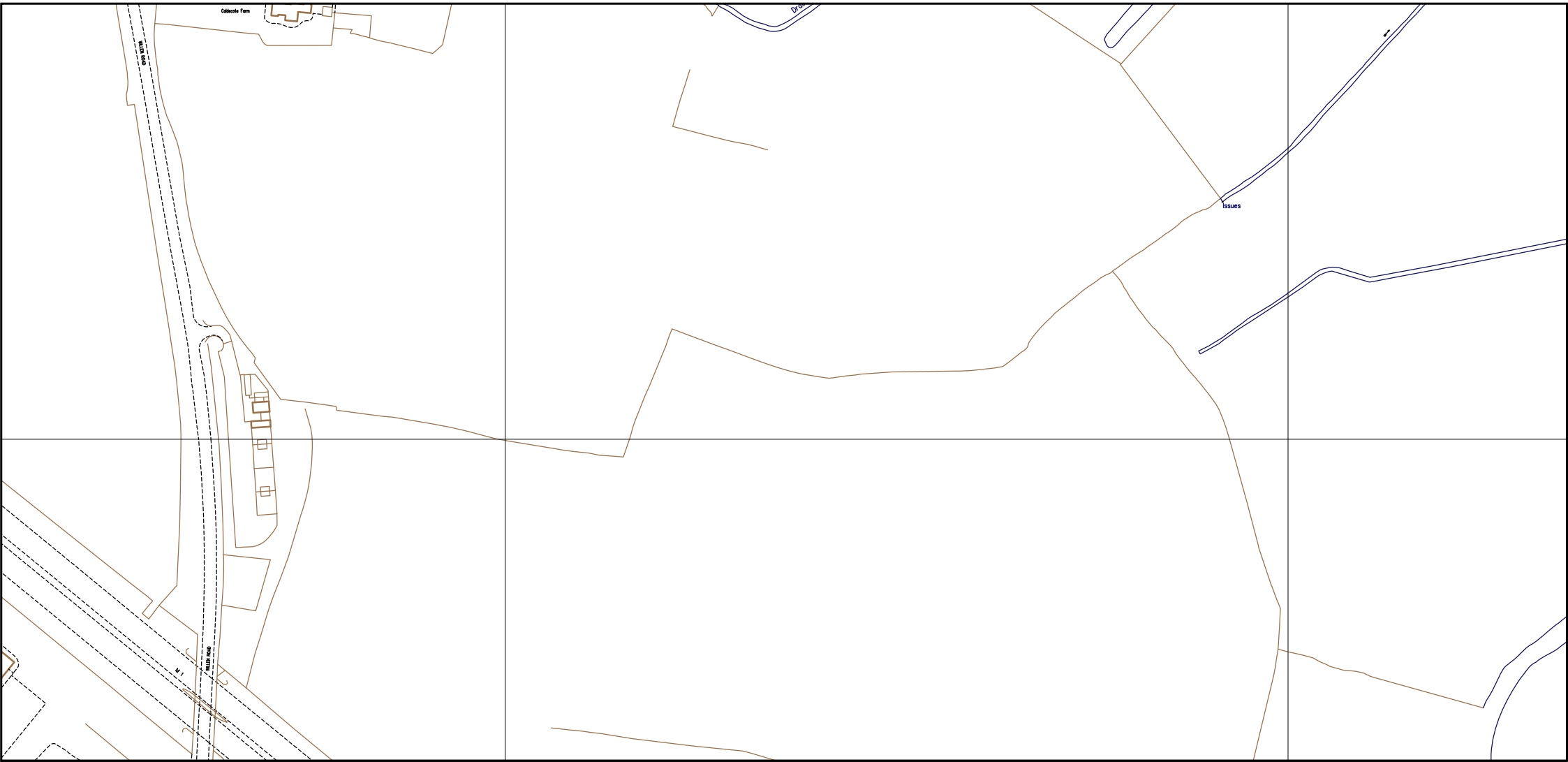
20

68.2m

TONGWELL STREET

Allotment Gardens

Warning: PDF designed for A3 colour print only with no page scaling.



SCALE: Not to scale  
 USER ID: SUBSIGHT-ADMIN2  
 DATE: 03/02/2021  
 EXTRACT DATE: 07/09/2020  
 MAP REF: SP8842  
 CENTRE: 488178, 242036

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

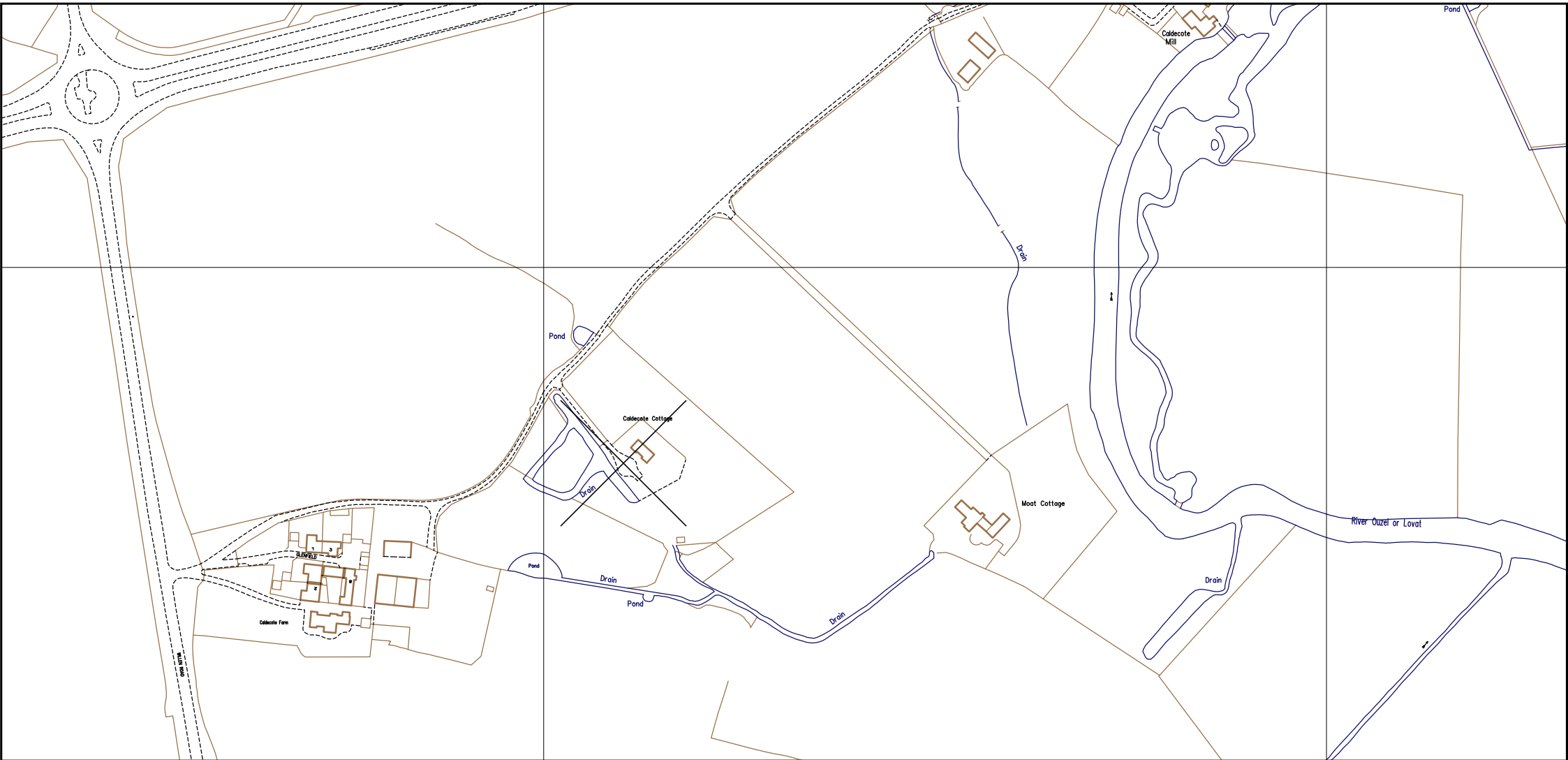
	Valve
	Depth of Cover
	Syphon
	Diameter Change
	Material Change
	Out of Standard Service

This plan shows those pipes owned by Cadent Gas Ltd in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Ltd or their agents, servants or contractors for any error or omission. 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. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.8.0.1

Local Machine

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SCALE: Not to scale
USER ID: SUBSIGHT-ADMIN2
DATE: 03/02/2021
EXTRACT DATE: 07/09/2020
MAP REF: SP8842
CENTRE: 488154, 242427

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

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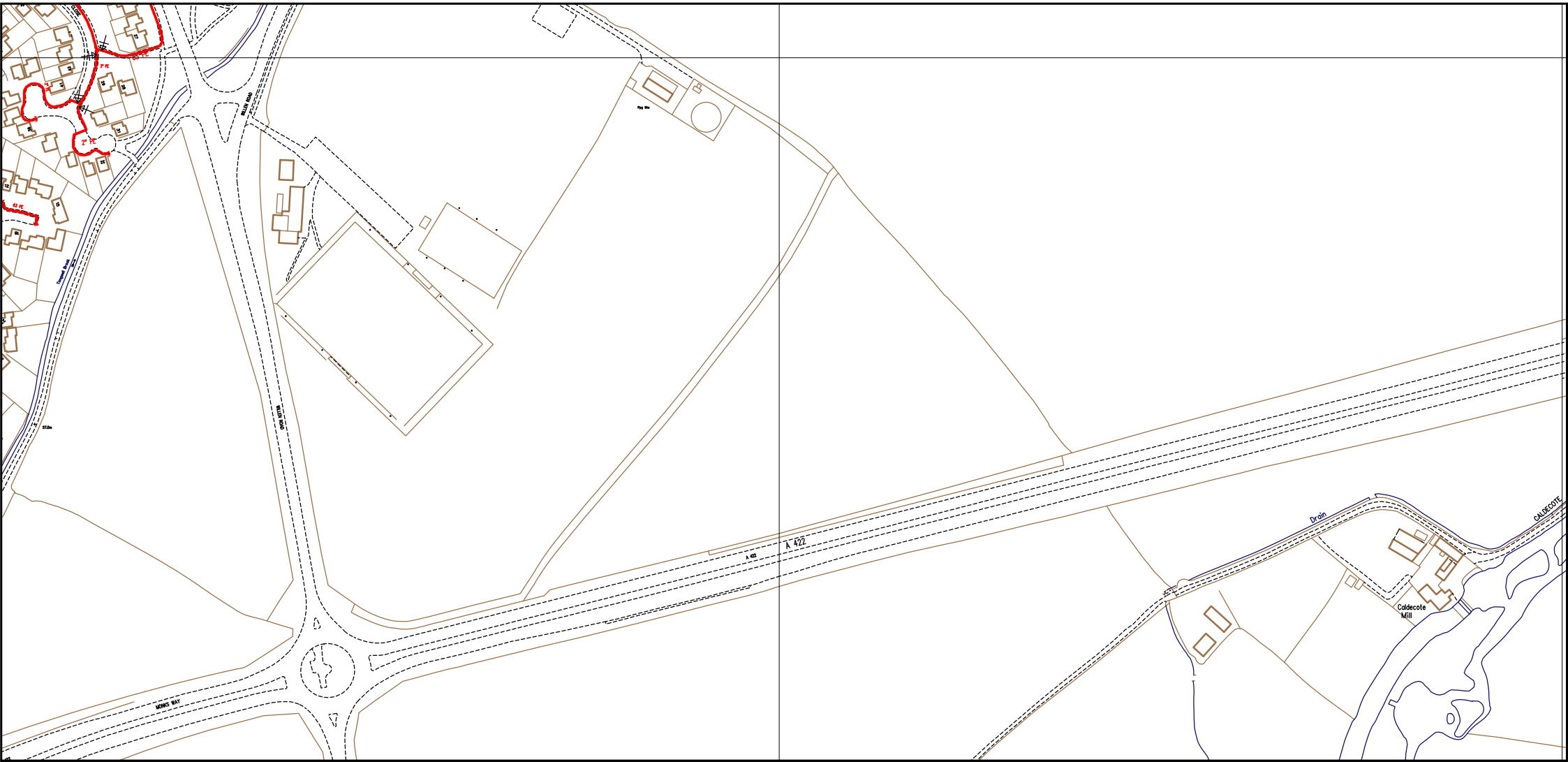
MAPS Viewer Version 5.8.0.1

Local Machine

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Some examples of Plant Items:

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SCALE: Not to scale  
 USER ID: SUBSIGHT-ADMIN2  
 DATE: 03/02/2021  
 EXTRACT DATE: 07/09/2020  
 MAP REF: SP8842  
 CENTRE: 488003, 242793

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	

Some examples of Plant Items:

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Local Machine

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## Enquirer

Name	Mrs Sandy Weaver	Phone	01788 891721
Company	SubSight Surveys Limited	Mobile	Not Supplied
Address	Unit 5 Braunston Business Park London Road Braunston Daventry Northamptonshire NN11 7HB		
Email	mail@subsight.co.uk		

## Enquiry Details

Scheme/Reference	55457		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	15/03/2021	Work type	Single excavation site
End date	22/03/2021	Site size	772832 metres square
Searched location	XY= 488119, 242532	Work type buffer*	25 metres
Confirmed location	488064 242532		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works			

\* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



## Asset Owners

**Terms and Conditions.** Please note that this enquiry is subject always to our standard terms and conditions available at [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

**Notes.** Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

**Validity and search criteria.** The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineSearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

**Asset Owners & Responses.** Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
  - a. **These LSBUD Members will either:**
    - i. **Ask for further information ("Email Additional Info" noted in status).** The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
    - ii. **Respond directly to you ("Await Response").** In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

**National Grid.** Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com)

**LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.**

### List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
SGN	08009121722	0800111999	Await response
Western Power Distribution	08000963080	08006783105	Await response

**LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.**

### List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	Chrysaor Production (UK) Limited	CLH Pipeline System Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)
Drax Group	E.ON UK CHP Limited	EirGrid
Electricity North West Limited	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESP Utilities Group	ESSAR
Esso Petroleum Company Limited	Fulcrum Pipelines Limited	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Gtt	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Jurassic Fibre Ltd	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Murphy Utility Assets	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Northumbrian Water Group
NPower CHP Pipelines	NYnet Ltd	Oikos Storage Limited
Ørsted	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	Shell
Shell NOP	SSE Enterprise Telecoms	SSE Generation Ltd
SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)
Total Finaline Pipelines	Transmission Capital	UK Power Networks

Uniper UK Ltd

University of Cambridge Granta Backbone  
Network

Vattenfall

Veolia ES SELCHP Limited

Veolia ES Sheffield Ltd

Wales and West Utilities

West of Duddon Sands Transmission Ltd

Westminster City Council

Zayo Group UK Ltd c/o JSM Group Ltd

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

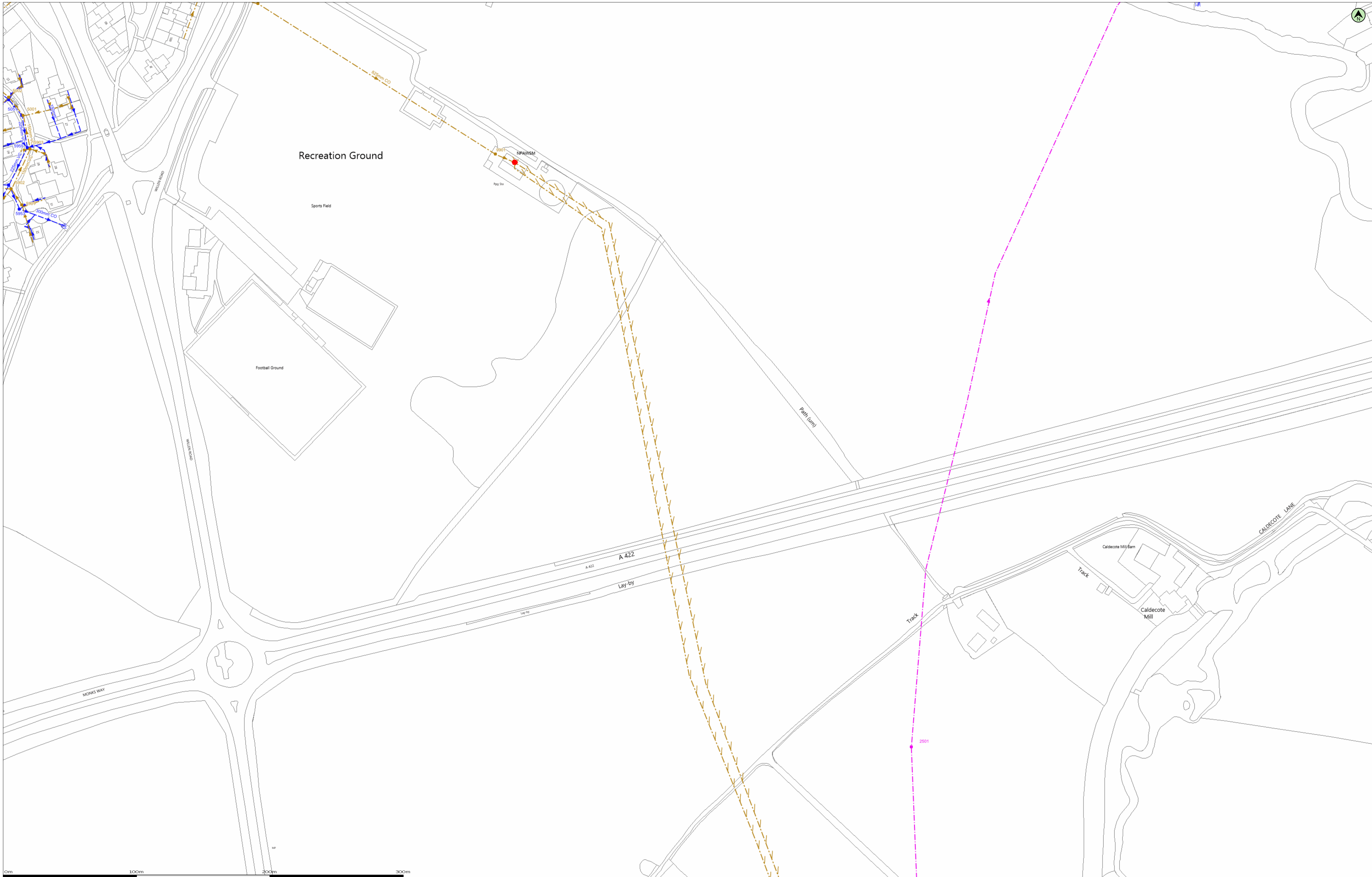
### Non-LSBUD members (Asset owners not registered on LSBUD)

Asset Owner	Preferred contact method	Phone	Status
Anglian Water	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	01480323891	Not Notified
BT	<a href="https://www.swns.bt.com/pls/mbe/welcome.home">https://www.swns.bt.com/pls/mbe/welcome.home</a>	08000232023	Not Notified
Cadent Gas	<a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a>	0800688588	Not Notified
CenturyLink Communications UK Limited	<a href="mailto:plantenquiries@instalcom.co.uk">plantenquiries@instalcom.co.uk</a>	02087314613	Not Notified
CityFibre	<a href="mailto:asset.team@cityfibre.com">asset.team@cityfibre.com</a>	033 3150 7282	Not Notified
Colt	<a href="mailto:plantenquiries@catelecomuk.com">plantenquiries@catelecomuk.com</a>	01227768427	Not Notified
ENGIE	<a href="mailto:nrswa.uk@engie.com">nrswa.uk@engie.com</a>	01293 549944	Not Notified
GTC	<a href="https://pe.gtc-uk.co.uk/PlantEnqMembership">https://pe.gtc-uk.co.uk/PlantEnqMembership</a>	01359240363	Not Notified
Last Mile	<a href="mailto:plantenquiries@lastmile-uk.com">plantenquiries@lastmile-uk.com</a>	<a href="mailto:plantenquiries@lastmile-uk.com">plantenquiries@lastmile-uk.com</a>	Not Notified
Mobile Broadband Network Limited	<a href="mailto:mbnl.plant.enquiries@turntown.com">mbnl.plant.enquiries@turntown.com</a>	01212 621 100	Not Notified
Sky UK Limited	<a href="mailto:nrswa@sky.uk">nrswa@sky.uk</a>	02070323234	Not Notified
Sota	<a href="mailto:SOTA.plantenquiries@instalcom.co.uk">SOTA.plantenquiries@instalcom.co.uk</a>		Not Notified
Trafficmaster	<a href="mailto:plantenquiries@trafficmaster.co.uk">plantenquiries@trafficmaster.co.uk</a>	01234759000	Not Notified
Utility assets Ltd	<a href="mailto:assetrecords@utilityassets.co.uk">assetrecords@utilityassets.co.uk</a>		Not Notified
Verizon Business	<a href="mailto:osp-team@uk.verizonbusiness.com">osp-team@uk.verizonbusiness.com</a>	01293611736	Not Notified
Virgin Media	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08708883116	Not Notified
Vodafone	<a href="mailto:osm.enquiries@atkinsglobal.com">osm.enquiries@atkinsglobal.com</a>	01454662881	Not Notified

#### Disclaimer

Please refer to LineSearchbeforeUdig's Terms of Use for full terms of use available at [www.lineSearchbeforeUdig.co.uk](http://www.lineSearchbeforeUdig.co.uk)

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineSearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineSearchbeforeUdig, including but not exclusively those set out above. Therefore, LineSearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineSearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.



(c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 03/03/21 Scale: 1:1250 Map Centre: 488055,242777 Data updated: 28/02/21 Our Ref: 515370 - 2 Wastewater Plan A1

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall*		⊕ Sewage Treatment Works		info@subsight.co.uk
Surface Sewer		Inlet*		⊕ Public Pumping Station		55457
Combined Sewer		Manhole*		● Decommissioned Pumping Station		
Final Effluent						
Rising Main*						
Private Sewer*						
Decommissioned Sewer*						

\* (Colour denotes effluent type)





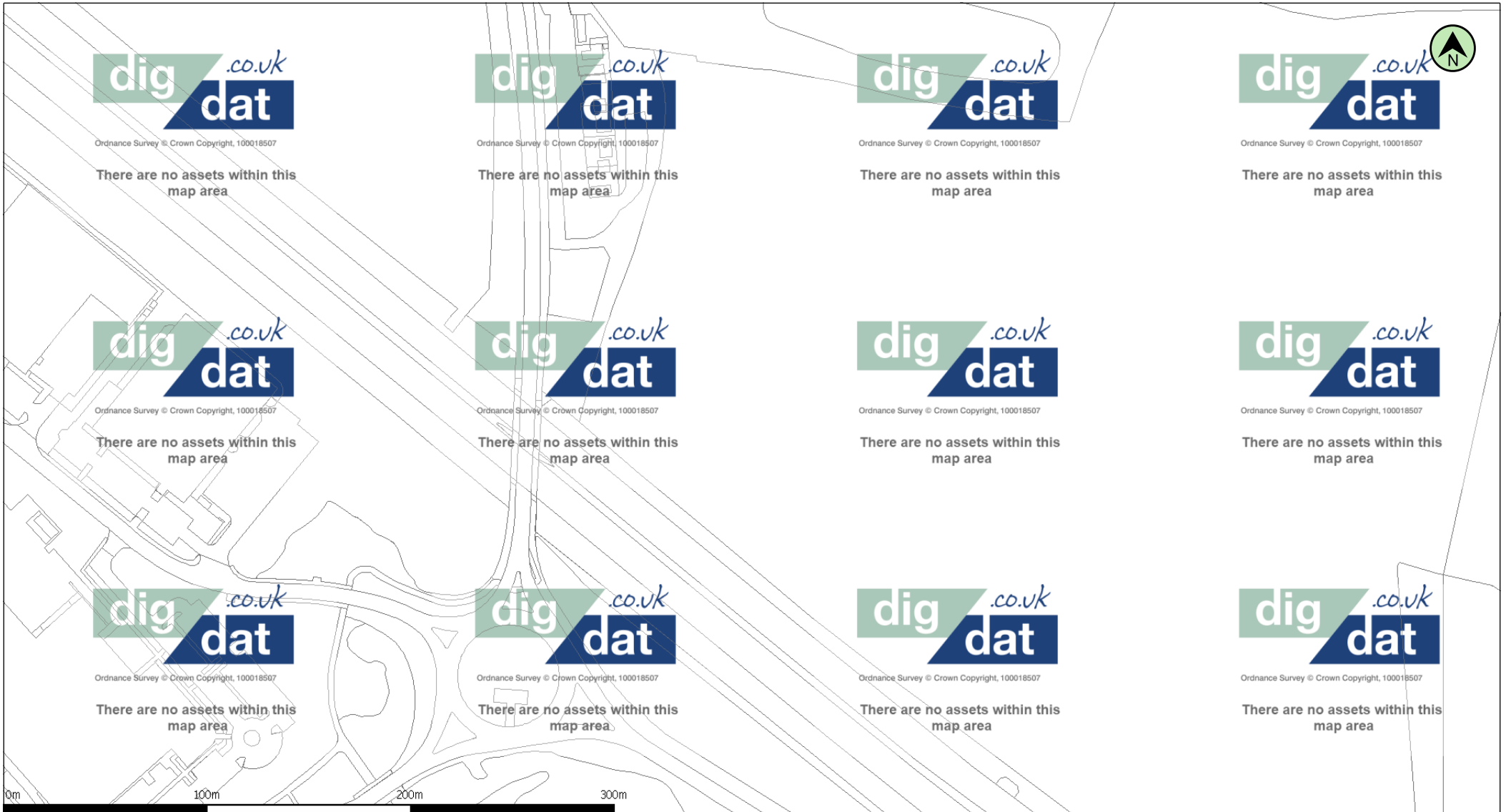






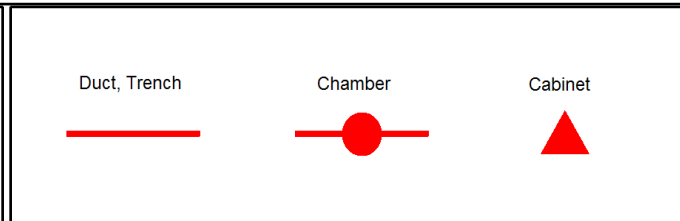




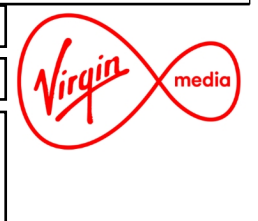


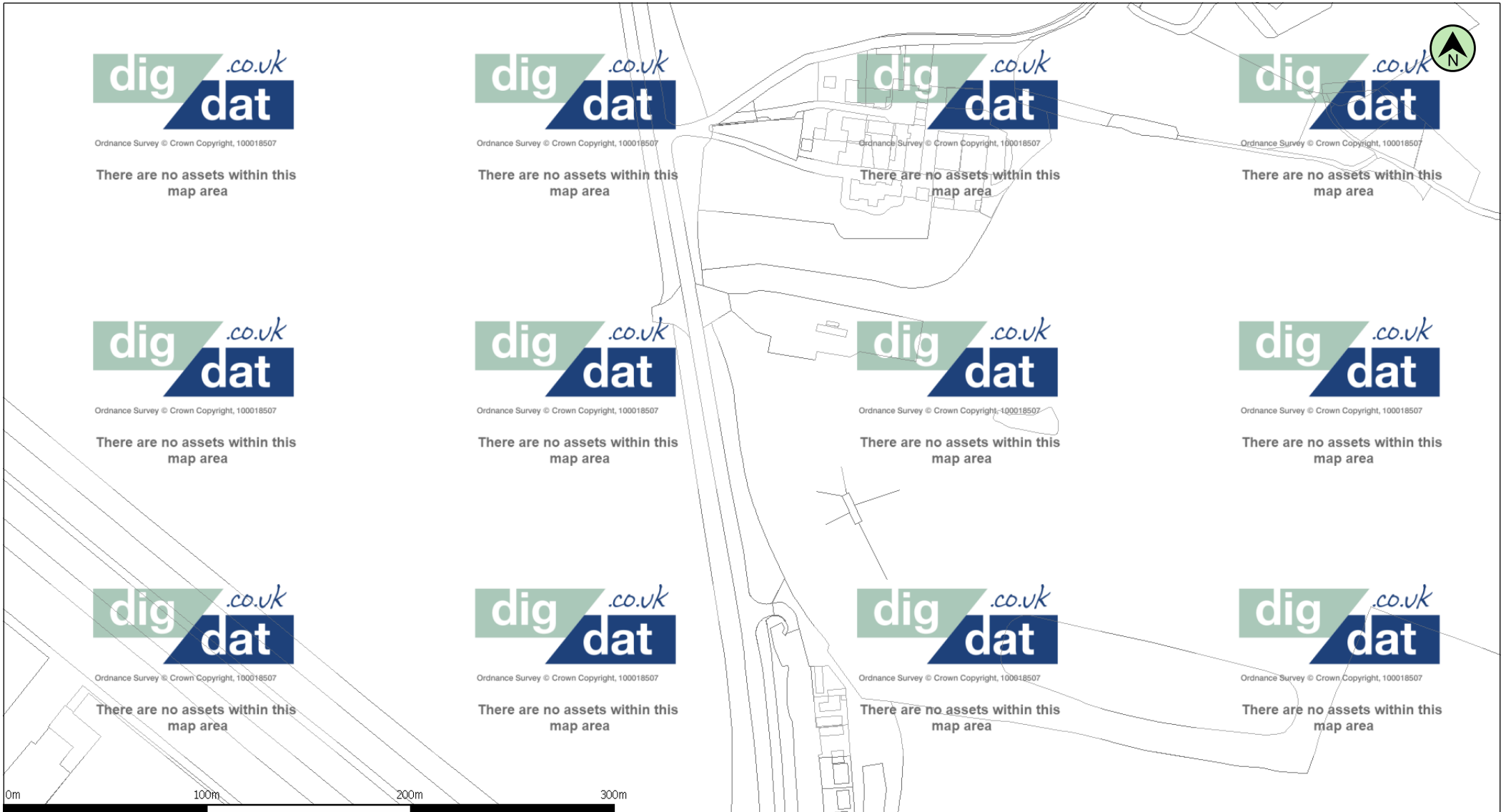
(c) Crown copyright and database rights 2021 Ordnance Survey 100019209      Date: 20/03/21      Scale: 1:2656      Map Centre: 487920,241848      Data updated: 05/02/21      Telecoms Plan A4

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 2021 Ordnance Survey 100019209.



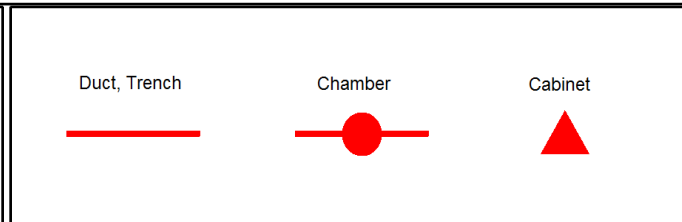
emma.taylor2@virginmedia.co.uk
Map 1 Willen road



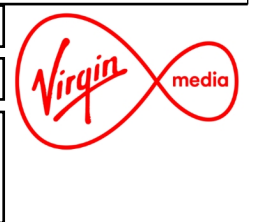


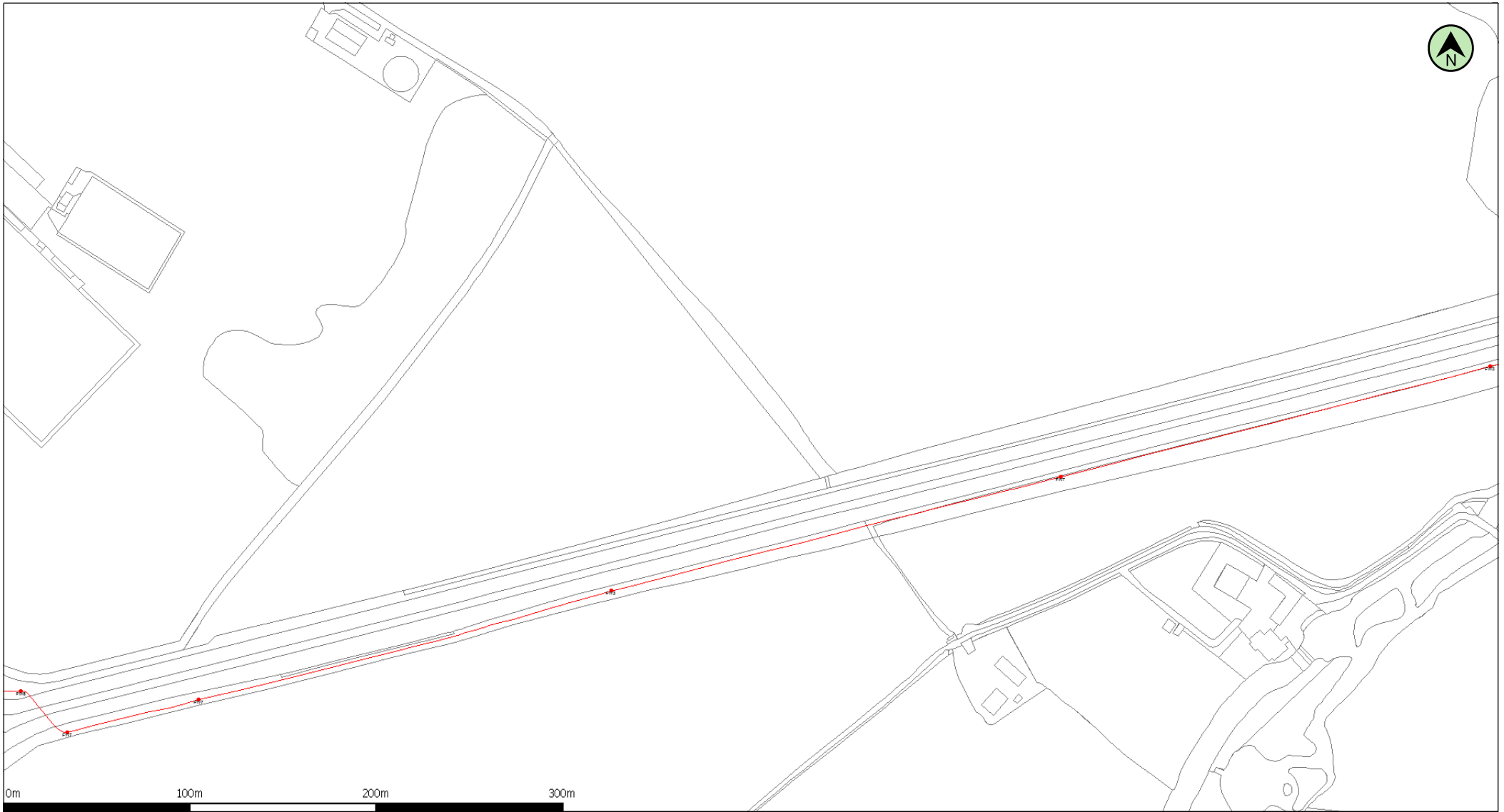
(c) Crown copyright and database rights 2021 Ordnance Survey 100019209      Date: 20/03/21      Scale: 1:2656      Map Centre: 487803,242168      Data updated: 05/02/21      Telecoms Plan A4

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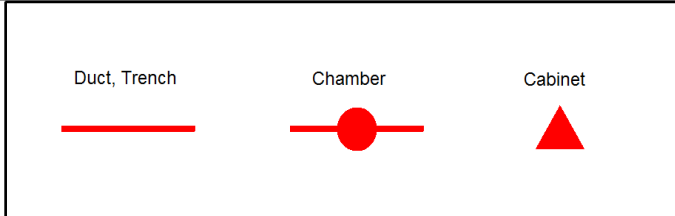
emma.taylor2@virginmedia.co.uk
Map 2 Willen Road





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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 2021 Ordnance Survey 100019209.



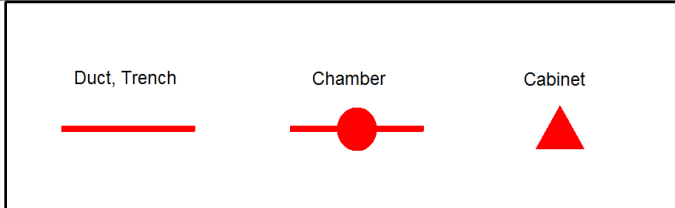
emma.taylor2@virginmedia.co.uk
Map 3 Willen Road





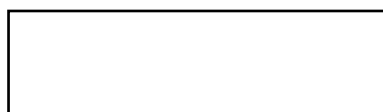
(c) Crown copyright and database rights 2021 Ordnance Survey 100019209      Date: 20/03/21      Scale: 1:2896      Map Centre: 487920,242802      Data updated: 05/02/21      Telecoms Plan A4

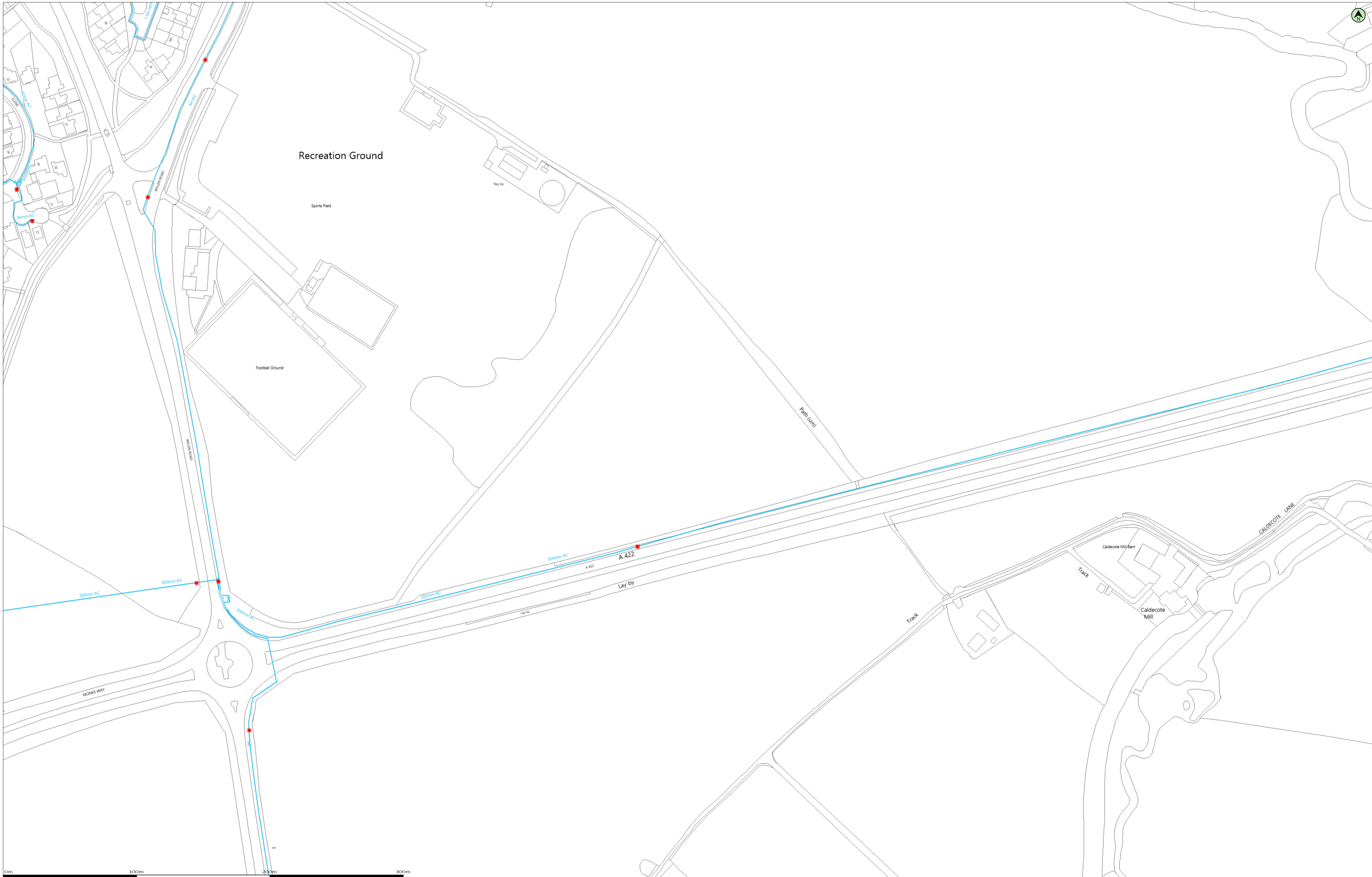
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emma.taylor2@virginmedia.co.uk

Map 4 Willen road





(c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 03/03/21 Scale: 1:1250 Map Centre: 488055.242777 Data updated: 28/02/21 Our Ref: 515370 - 1 Clean Water Plan A1

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised by commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

info@subsight.co.uk
55457







(c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 03/03/21 Scale: 1:1250 Map Centre: 488126.242301 Data updated: 28/02/21 Our Ref: 515432 - 1 Clean Water Plan A1

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

info@subsignt.co.uk
55457_1





(c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 03/03/21 Scale: 1:1250 Map Centre: 488164.241914 Data updated: 28/02/21 Our Ref: 515441 - 1 Clean Water Plan A1

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

info@sublight.co.uk
55457_2



James Parker  
Bloor Homes  
Primus House  
Cygnet Drive  
Swan Valley  
Northampton  
Northamptonshire  
NN4 9BS

**Date:** 10/04/2019  
**Our Ref:** EM\_TE\_Z3\_3SWX\_536971  
**Your Ref:** Newport Pagnell  
**RE: Proposed Works, Newport Pagnell 2 of 2**

Thank you for your enquiry which was received on 10/04/2019.  
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

**As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.**

**In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.**

Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

**National Gas Emergency Number:**  
**0800 111 999\***

**National Grid Electricity Emergency Number:**  
**0800 40 40 90\***

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

## Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

# ASSESSMENT

## Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

## Requirements

**BEFORE carrying out any work you must:**

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

# GUIDANCE

## **Excavating Safely - Avoiding injury when working near gas pipes:**

[http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe\\_leaflet3e2finalamends061207.pdf](http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf)

## **Standard Guidance**

### **Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

### **General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

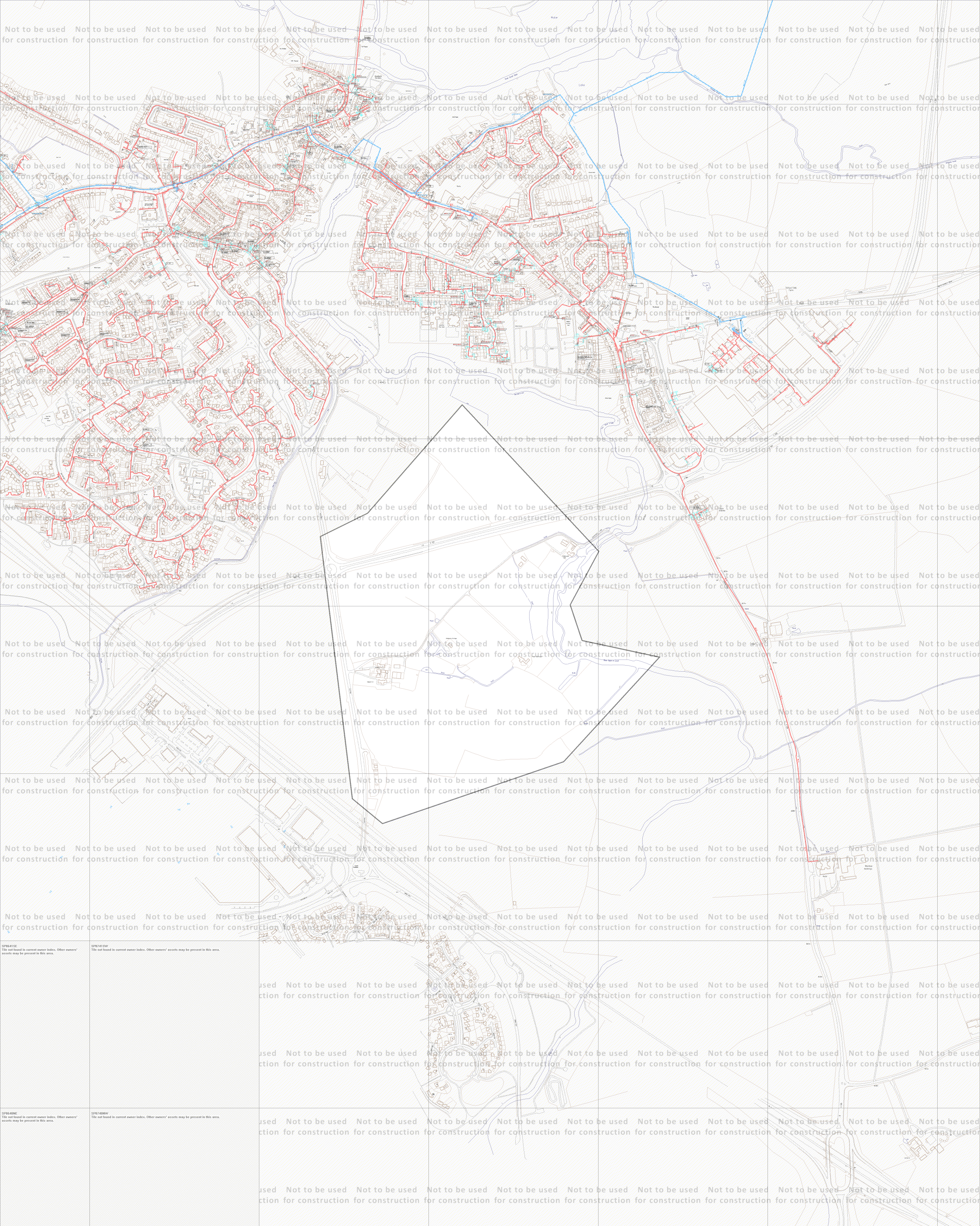
### **Excavating Safely in the vicinity of gas pipes guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

### **Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EM\_TE\_Z3\_3SWX\_536971  
 USER: james.parker  
 DATE: 10/04/2019  
 DATA DATE: 09/04/2019  
 REF: Newport Pagnell  
 MAP REF: SP8842  
 CENTRE: 488181, 242477

View extent: 2890m, 3670m

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	
NHP MAINS	

0m 200m  
 Approximate scale 1:10000  
 on A3 Colour Portrait

**Map not to be used for construction**

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. 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.

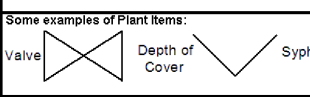
Map 1 of 1 (GAS)

MAPS Plot Server Version 1.11.0

**Cadent**  
 Your Gas Network

Requested by: Bloor Homes

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# ENQUIRY SUMMARY

## Received Date

10/04/2019

## Your Reference

Newport Pagnell

## Location

Centre Point: 488181, 242476

X Extent: 1005

Y Extent: 1255

Postcode: MK16 0FE

Location Description: Newport Pagnell 2 of 2

## Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 10000

Actual Scale: 1:10000 (GAS)

Real World Extents: 2890m x 3670m (GAS)

## Recipients

james.parker@bloorhomes.com

## Enquirer Details

Organisation Name: Bloor Homes

Contact Name: James Parker

Email Address: james.parker@bloorhomes.com

Telephone: 01604 684400

Address: Primus House, Cygnet Drive, Swan Valley, Northampton, Northamptonshire, NN4 9BS

## Description of Works

TBC. Opportunity for residential housing development

## Enquiry Type

Proposed Works

## Activity Type

Development Project

## Work Types

Work Type: Change to Ground Level

Work Type: Deep Excavation (greater than or equal to 0.3m)

Work Type: Heavy Plant Crossing (including site access routes)

Work Type: Surface Works

Work Type: Temporary Structures

Work Type: Permanent Structures

Work Type: Piling / Vertical Boring / Drilling (non-Vibration)



James Parker  
Bloor Homes  
Primus House  
Cygnet Drive  
Swan Valley  
Northampton  
Northamptonshire  
NN4 9BS

**Date:** 10/04/2019  
**Our Ref:** EM\_TE\_Z3\_3SWX\_537033  
**Your Ref:** Newport Pagnell  
**RE: Proposed Works, Newport Pagnell 1 of 2**

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Yours faithfully

Plant Protection Team

# ASSESSMENT

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- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

# GUIDANCE

## **Excavating Safely - Avoiding injury when working near gas pipes:**

[http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe\\_leaflet3e2finalamends061207.pdf](http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf)

## **Standard Guidance**

### **Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

### **General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

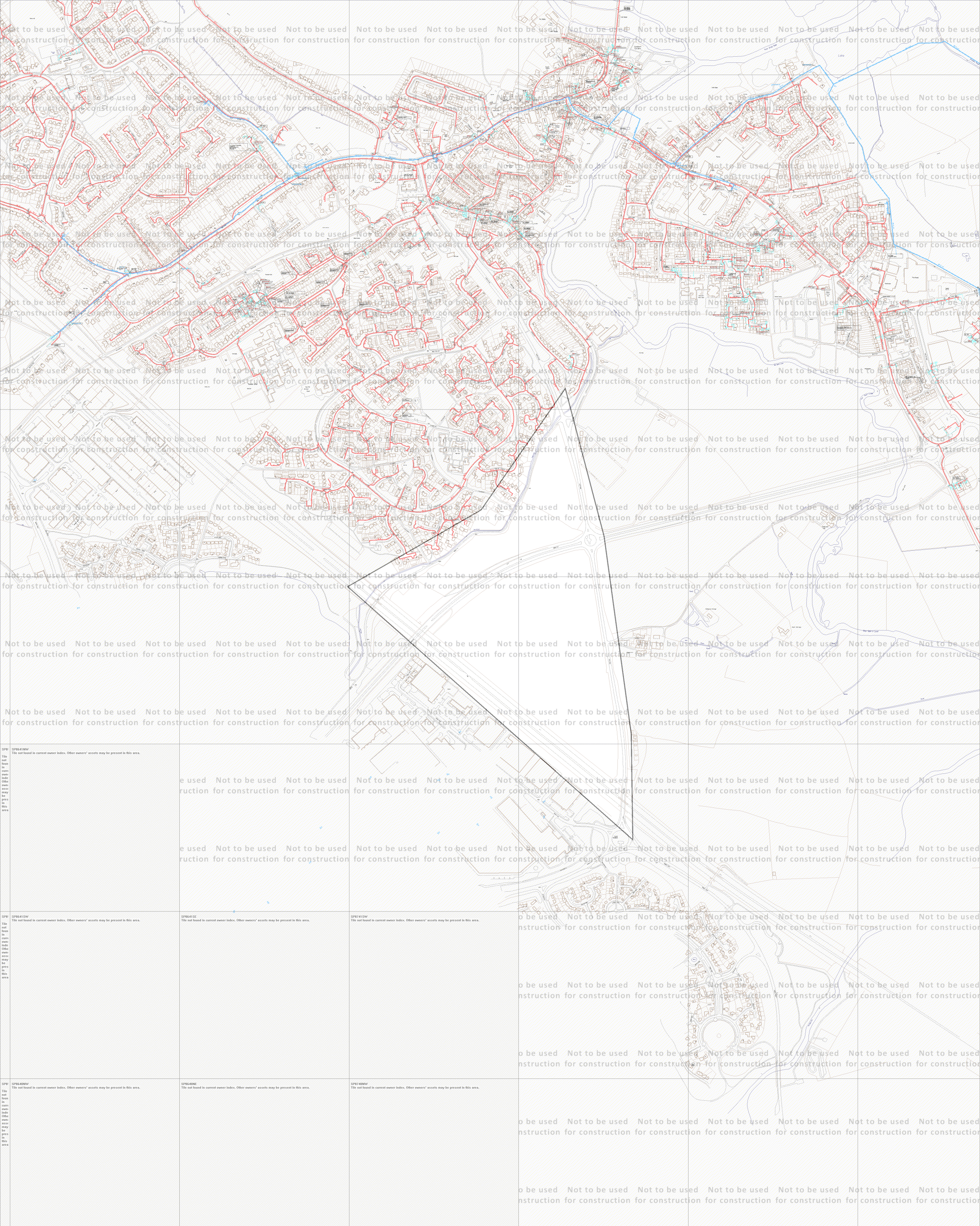
### **Excavating Safely in the vicinity of gas pipes guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

### **Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EM\_TE\_Z3\_3SWX\_537033  
 USER: james.parker  
 DATE: 10/04/2019  
 DATA DATE: 09/04/2019  
 REF: Newport Pagnell  
 MAP REF: SP8742  
 CENTRE: 487416, 242388

View extent: 2890m, 3670m

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	
NHP MAINS	

0m 200m  
 Approximate scale 1:10000  
 on A3 Colour Portrait

**Map not to be used for construction**

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. 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.

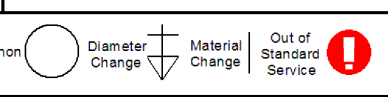
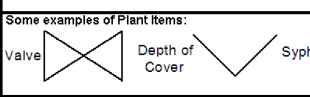
Map 1 of 1 (GAS)

MAPS Plot Server Version 1.11.0

Your Gas Network

Requested by: Bloor Homes

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886



# ENQUIRY SUMMARY

## Received Date

10/04/2019

## Your Reference

Newport Pagnell

## Location

Centre Point: 487416, 242388

X Extent: 845

Y Extent: 1355

Postcode: MK16 0FE

Location Description: Newport Pagnell 1 of 2

## Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 10000

Actual Scale: 1:10000 (GAS)

Real World Extents: 2890m x 3670m (GAS)

## Recipients

james.parker@bloorhomes.com

## Enquirer Details

Organisation Name: Bloor Homes

Contact Name: James Parker

Email Address: james.parker@bloorhomes.com

Telephone: 01604 684400

Address: Primus House, Cygnet Drive, Swan Valley, Northampton, Northamptonshire, NN4 9BS

## Description of Works

TBC. Opportunity for residential housing development

## Enquiry Type

Proposed Works

## Activity Type

Development Project

## Work Types

Work Type: Change to Ground Level

Work Type: Deep Excavation (greater than or equal to 0.3m)

Work Type: Heavy Plant Crossing (including site access routes)

Work Type: Surface Works

Work Type: Permanent Structures

Work Type: Piling (Vibration)

## APPENDIX B



# Pre-Planning Assessment Report

Newport Pagnell

InFlow Reference: PPE-0116350

Assessment Type: Water & Used Water

Report published: 31/03/2021





Thank you for submitting a pre-planning enquiry.

This has been produced for Bloor Homes Ltd DART.

Your reference number is **PPE-0116350**.

This report can be submitted as a drainage strategy for the development should it seek planning permission.

If you have any questions upon receipt of this report, you can submit a further question via InFlow. Alternatively, please contact the Planning & Capacity team on **07929 786 955** or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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## Section 1 - Proposed development

The response within this report has been based on the following information which was submitted as part of your application:

List of planned developments	
Type of development	No. Of units
Dwellings	800
Non-residential	2

The anticipated residential build rate is:

Year	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12
Build rate	50	50	50	50	50	50	50	50	50	50	50	252

**Development type:** Greenfield  
**Planning application status:** Unknown  
**Site grid reference number:** SP8816742467

The comments contained within this report relate to the public water mains and sewers indicated on our records.

Your attention is drawn to the disclaimer in the useful information section of this report.

## Section 2 - Assets affected

Our records indicate that we have the following types of assets within or overlapping the boundary of your development site as listed in the table below.

Additionally, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence. We are unable to permit development either over or within the easement strip without our prior consent. The extent of the easement is provided in the table below. Please be aware that the existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.

Water and Used water easement information		
Asset type	Pipe size (mm)	Total easement required (m)
Water mains	312	6.00 m either side of the centre line
Water mains	100	4.50 m either side of the centre line
Water mains	300	6.00 m either side of the centre line
Sewer mains	450	3.50 m either side of the centre line
Sewer mains	450	3.50 m either side of the centre line

If it is not possible to avoid our assets then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a formal application if you would like a diversion to be considered.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

### Section 3 - Water supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

#### Strategic

These are the offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide of the cheapest solution across a large geographical area.

#### Local reinforcement

These are localised reinforcement mains to enable us to provide water to your development site. On most sites we also have two categories of water mains the Spine Mains and Housing Estate Mains (HEMs). To support your budgeting arrangements we have also examined the estimated cost for delivering the onsite water mains needed for a site of your size.

#### Water supply network

Your site will benefit from the strategic water main(s) as listed below. This strategic scheme has been designed to cater for the predicted growth in this area. In addition, there is also insufficient capacity in the localised network to supply your site and therefore offsite local reinforcements are needed. Details of the necessary upgrades can be found in the water infrastructure section of this report and the cost of these works are included in the infrastructure charge. If you wish to proceed with the development then you will need to complete an application for a new supply.

This is recommended to be done at the earliest opportunity as it could take a minimum of 18 months months to install any offsite reinforcement works. The existing 100mm AC main in Willen Road does not have capacity. The site must be connected to the 300mm AC main in Monks Way at the roundabout with Willen Road with 110m of 180mm HPPE SDR17 connection and pipework. Please note this site specific main is a reduction in length and size in light of more detail demand information and the new requested POC.

#### Connection point(s)

Connection Point	Address	National Grid Reference (NGR)
CP-3837	Monks Way	SP8773442535

#### Water infrastructure and costs

In order to supply your site, the following upgrades are required:

Strategic Water Mains	Based on
Storage or distribution	13.97
Pre-Planning	13.97

Estimated Local reinforcement Mains	Based on
Monks Way Growth	1.15km of 450mm HPPE reinforcement of the existing 450mm AC main on Monks Way between Watling Street and the A5, from the 600mm DI at Centurion Court north east along Monks Way to the 450mm AC main west side of Abbey Hill roundabout of Monks Way with the A5. Start grid ref SP8110738761, end grid ref SP8195239387. Not site specific
Milton Keynes East Growth	1. (IMW route circa 2775m in total (incl twin drill shot M1) : 854m 355mm Type 1 road with 1X100m Drill shot, 585m field 355mm. 721m 400mm field plus 2x100m 400mm drill shots (1 rd 1 river crossing). 2. Upsize meter NPR1WM and pipework to 450mm HPPE pipework with a 300mm meter at Willen Road junction Monks Way roundabout. Grid ref SP8770642657 3. 2x 150m (300m total) 500mm HPPE pipe slipped with 2 x355mm
Willen Road Newport Pagnell connection	SITE SPECIFIC MAIN:To connect development to network requires 210m of 180mm HPPE SDR17 from the 300mm AC main on Monks Way to the sites point of access. Start grid ref SP8774742629, end grid ref SPSP8773442535. Assumed complex due to DD under dual carriageway and connection to 300mm AC main.

Your development site will be required to pay an **infrastructure charge** for each new property connecting to the public sewer that benefits from Full planning permission.

You will be required to pay an infrastructure charge upon connection for each new plot on your development site. The infrastructure charge are types of charges set out in Section 146(2) of the Water Industry Act 1991

The charge should be paid by anyone who wishes to build or develop a property and is payable upon request of connection.

Payment of the infrastructure charge must be made before premises are connected to the public sewer.

Infrastructure charge for water	
Anglian Water supply	£ 342.00

The **infrastructure discount** is a new element, introduced to reflect the changes in Ofwat's charging rules from April 2020.

The discount is £402.00 for each connection to the water supply network in the Anglian Water area.

Due to the changes in the charging rules, any discount must now be applied to the infrastructure charge rather than the requisition charge. This has provided us the opportunity to offer the discount (via the infrastructure charge) not just to water main requisitioners, but to those seeking water connections too.

Infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non-household premises, the Infrastructure charges is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge.

Details of the relevant multiplier for each fitting can be found at our [website](#).

**The Water Infrastructure charge for your dwellings is:**

Infrastructure charge	Number of units	Total
£ 342.00	800	£ 273600.00

**The Infrastructure discount for your dwellings is:**

Infrastructure discount	Number of units	Total
-£ 402.00	800	-£ 321600.00

**The estimated cost for the onsite water main for your development is:**

Onsite water main	£
Estimated cost of delivery	£ 480,000.00

Please note, a detailed cost breakdown will be provided on receipt of a formal application for a new water main.

Alternatively, you may wish to have the onsite main delivered by a Self-lay Provider under terms set out in a self-lay agreement.

For more information on water mains and self-lay of water mains, please visit our [website](#)

**Section 4 - Water recycling services**

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and effluent quality arising from your development.

**Water recycling centre**

The foul drainage from the proposed development is in the catchment of Cotton Valley Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

**Used water network**

Our assessment has been based on development flows connecting to the nearest accessible foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. This connection point has been determined in reference to the calculated discharge flow and on this basis, a 300mm internal diameter pipe is required to drain the development site. The nearest network connection point that meets this criteria is at manhole 9901 SP8791142991. Anglian Water has assessed the impact of connecting the foul flows from the planned development to this point and unfortunately there is insufficient capacity in this sewer to accommodate your site. Consequently, we must consider an alternative foul water drainage strategy. An alternative strategy may involve connecting to a different point on the network or introducing some control on the flow discharged from the development. Anglian Water will reimburse reasonable costs incurred in connecting to the recommended connection point, over and above those required to connect to the nearest point of connection. In order to define a feasible alternative foul water drainage strategy we will need to understand your onsite drainage design in greater detail. Therefore, we would like arrange a meeting to examine the available options and establish an effective strategy. Mark Rhodes, our Pre-Development Senior Engineer for this area and will be responsible for evaluating the foul water drainage strategy. We'd be grateful if you can advise Mark of your availability for a meeting and a convenient venue or alternatively a conference call can be arranged if this is more convenient. For your reference, Mark can be contacted at 07980 756440 or [mrhodes@anglianwater.co.uk](mailto:mrhodes@anglianwater.co.uk)

It is assumed that the developer will provide the necessary infrastructure to convey flows from the site to the network. Consequently, this report does not include any costs for the conveyance of flows.

#### **Surface water disposal**

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required as a connection to a watercourse is to be utilised. A new surface water sewer can be used as a mechanism to discharge surface water to a watercourse or as part of a Suds scheme where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers for Adoption, the sewer can be put forward for adoption by AW under S104 of the WIA 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body."

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our [website](#). We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our [website](#)

As the proposed method of surface water disposal is not relevant to Anglian Water; we suggest that you contact the relevant Local Authority, Lead Local Flood Authority, the Environment Agency or the Internal Drainage Board, as appropriate.

#### **Trade Effluent**

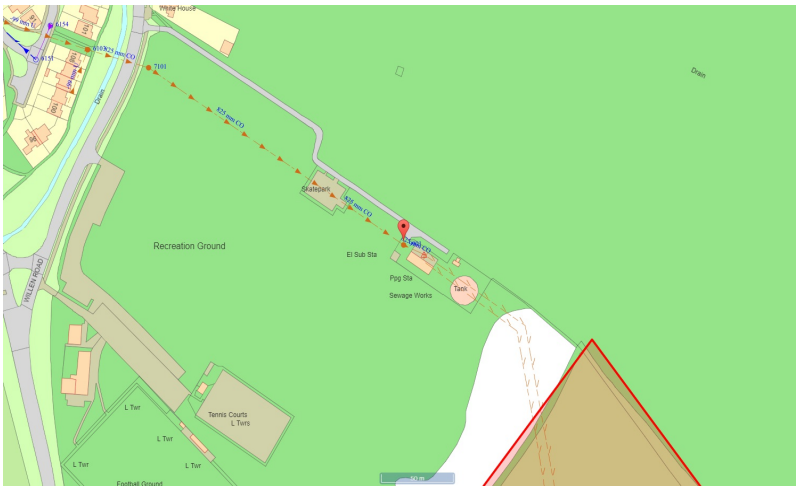
We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

#### **Used Water Budget Costs**

Your development site will be required to pay an infrastructure charge for each new property connecting to the public sewer that benefits from Full planning permission.

You will be required to pay an infrastructure charge upon connection for each new plot on your development site. The infrastructure charge are types of charges set out in Section 146(2) of the Water Industry Act 1991





**Figure 2: Showing your used water point of connection**

## Section 6 - Useful information

### Water Industry Act – Key water sections

#### Section 41:

This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.

#### Section 45:

This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.

#### Section 51A - E:

This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.

#### Section 55:

This applies where you request a supply of water for non-domestic purposes.

#### Section 185:

This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on **0345 60 66 087** or via our [website](#)

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our Development Services team at:

Anglian Water  
 PO Box 495  
 Huntingdon  
 PE29 6YY

Telephone: 0345 60 66 087

Email: [developmentservices@anglianwater.co.uk](mailto:developmentservices@anglianwater.co.uk)

#### Water pressure and flow rate

The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

## Self-lay of water mains

A list of accredited self-lay provider organisations can be found on the Lloyds Registrar [website](#)

### Water Industry Act – Key used water sections

#### Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

#### Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

#### Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

#### Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

#### Section 185

This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our [website](#) or via our Development Services team on **0345 60 66 087**.

### Sustainable drainage systems

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. .

Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or SuDS.

SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our [website](#)

We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site to discuss your application.

### Private sewer transfers

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

Surface water sewers and lateral drains that do not discharge to the public sewer, e.g. those that discharged to a watercourse.

Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.

Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

It is anticipated that all new sewer applications will need to have an approved Section104 application ahead of a Section 106 connection

### Encroachment



Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our [website](#)

#### Locating our assets

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from [digdat](#)

All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge.

We have more information on our [website](#)

#### Charging arrangements

Our charging arrangements and summary for this year's water and used water connection and infrastructure charges can be found on our [website](#)

#### Section 7 - Disclaimer

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

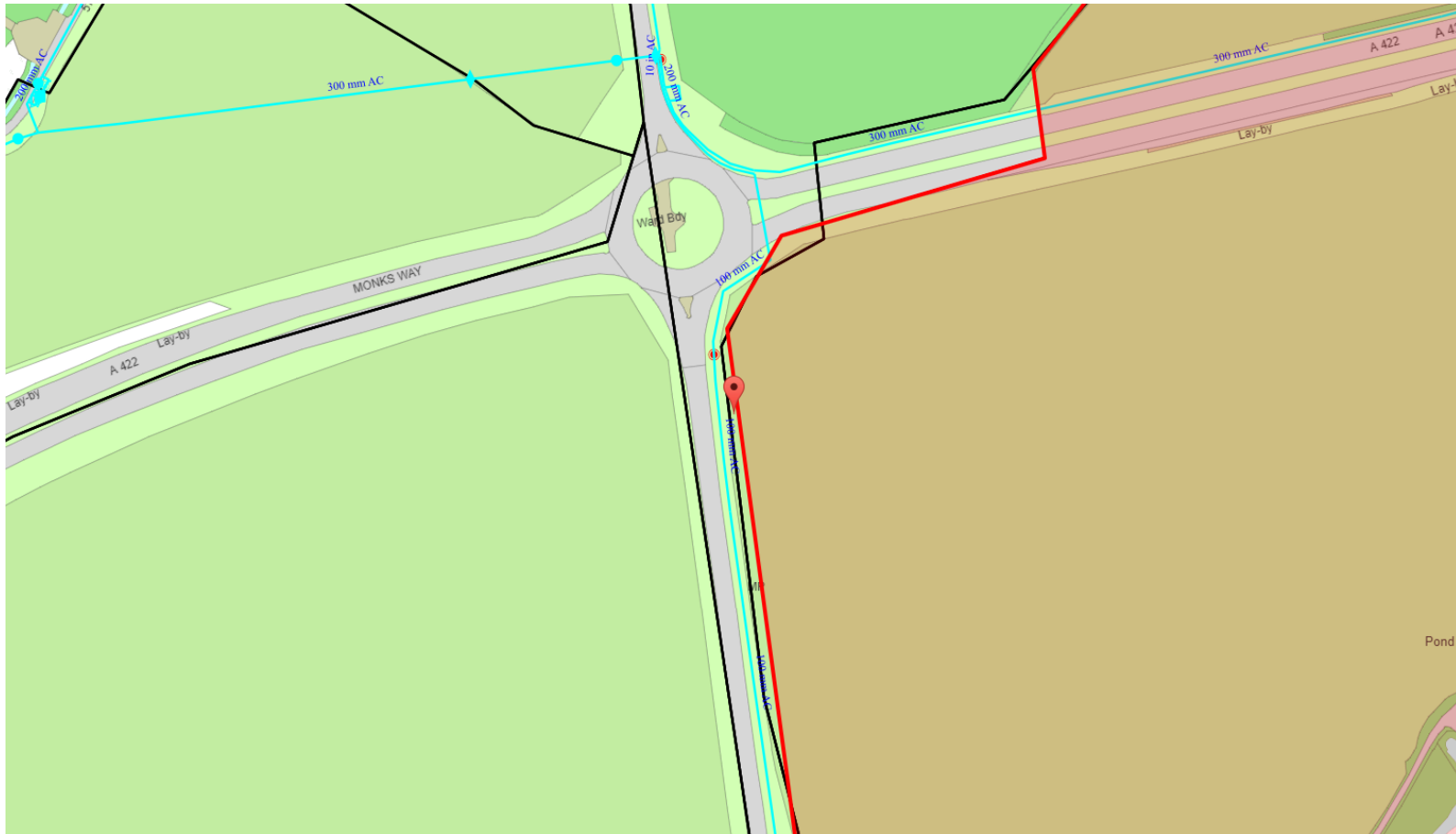
Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content. Furthermore, in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

**This report is valid for the date printed and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s).**

InFlow Ref: PPE-0116350

Water Connection Point: 300mm AC in Monks Way (NGR: SP 87734 42535)



Potable Water		Fitting	
Raw Water			
Decommissioned Water		Hydrant	

Please note: Not all fittings are shown on the map

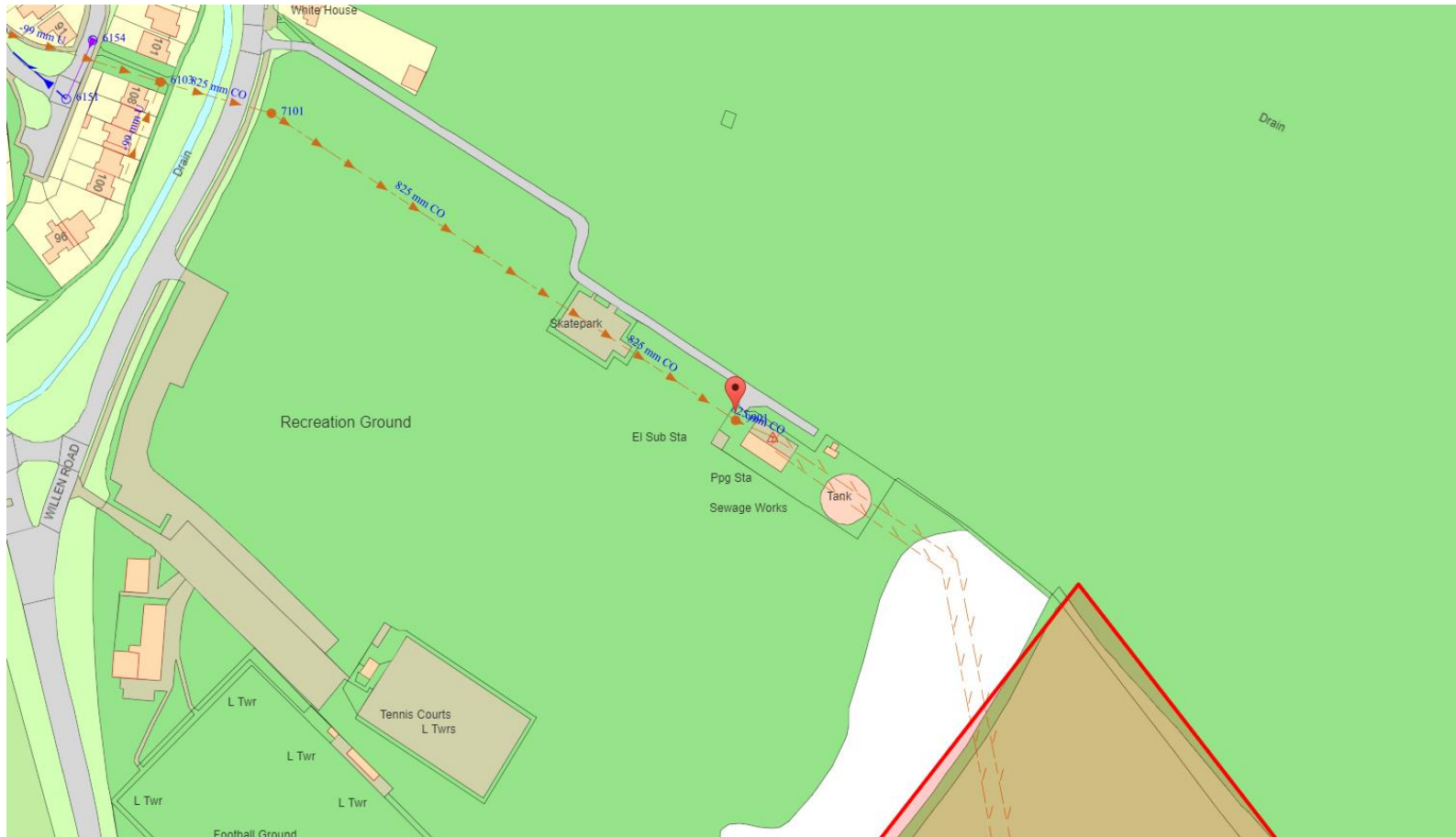
Foul Sewer		Outfall*	
Surface Sewer		Inlet*	
Combined Sewer		Manhole*	
Final Effluent		Sewage Treatment Works	
Rising Main*		Public Pumping Station	
Private Sewer*		Decommissioned Pumping Station	
Decommissioned Sewer*			

\*Colour denotes effluent type

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InFlow Ref: PPE-0116350

Used Water Connection Point: 300mm pipe at manhole 9901 (NGR: SP 87911 42991)



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