



INFRASTRUCTURE and FOUL WATER STATEMENT

Former Playing Field Friends School Mount Pleasant Road Saffron Walden CB11 3EB

Introduction

Existing utility services asset plans have been obtained through the Landmark Information Group to confirm the presence of statutory provider and independent network operator mains, apparatus and equipment within the vicinity and curtilage of the Former Playing Field Friends School site.

Review of asset records has informed of any requirement for diversion of assets and constraints presented by assets to development proposals for the former Playing Field land parcel.

1. Electricity

a) Existing

UK Power Networks records identify cable infrastructure in the near footway of Mount Pleasant Road, Figures 1 and 2 refer.

Correspondence with UK Power Networks in relation to the Mount Pleasant Road sub-station shown in 'blue' on Fig. 2 has established that a lease for the sub-station dated 13 April 1981 between Friend's Trust Limited and UK Power Networks' predecessor the Eastern Electricity Board was originally for a fixed period of 21 years, with the right to hold on following this. UK Power Networks have continued that there have been a number of predecessor organisations that provides a cloud over the status of the lease but have confirmed that there is a 2009 record reference that the lease land was no longer required as a reserve site and could be considered surplus in a position that this could be released. UK Power Networks further advised that the sub-station has been decommissioned. An extract of the lease plan is included at Fig. 3. Plates 1 and 2 comprising Google Street View images from October 2009 and May 2023 respectively confirm that the sub-station apparatus has been decommissioned and removed and that the neighbouring residential property has claimed the former sub-station land parcel as their own.

b) Disconnection

No disconnections to the former Playing Field land parcel are required.

c) Protection/lowering/diversion

There are no requirements to protect, lower or divert UK Power Network assets.

d) Proposed

It is proposed that the on-site electricity network that shall comprise a new minimum 800kVA sub-station will be owned and operated by the Independent Network Operator

Last Mile Electricity with all contestable and non-contestable infrastructure laid and commissioned by UK Power Solutions.
 UK Power Solutions have established that a High Voltage Point of Connection is available on the incumbent (UK Power Networks) network directly adjacent to the development site, with no requirement for upstream reinforcement.

Fig. 1

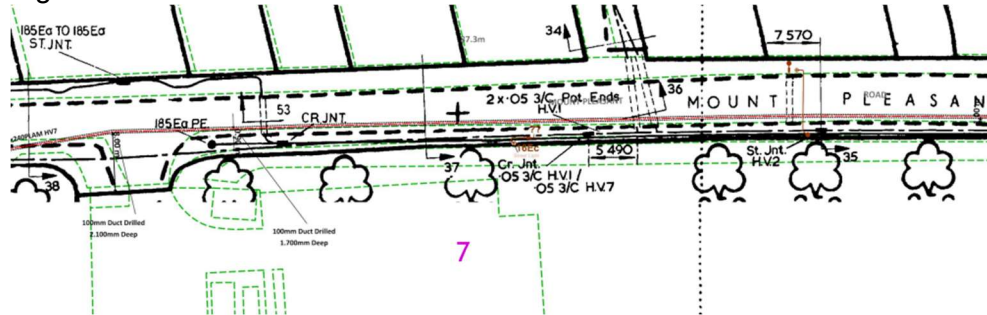


Fig. 2

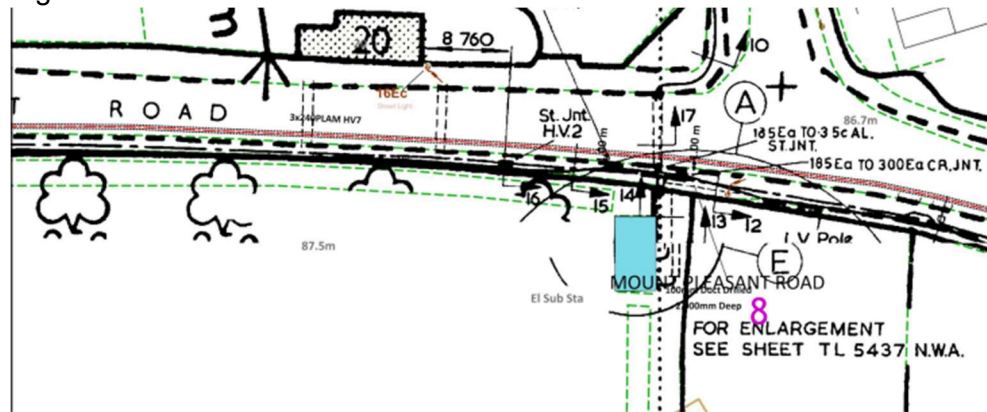


Fig. 3

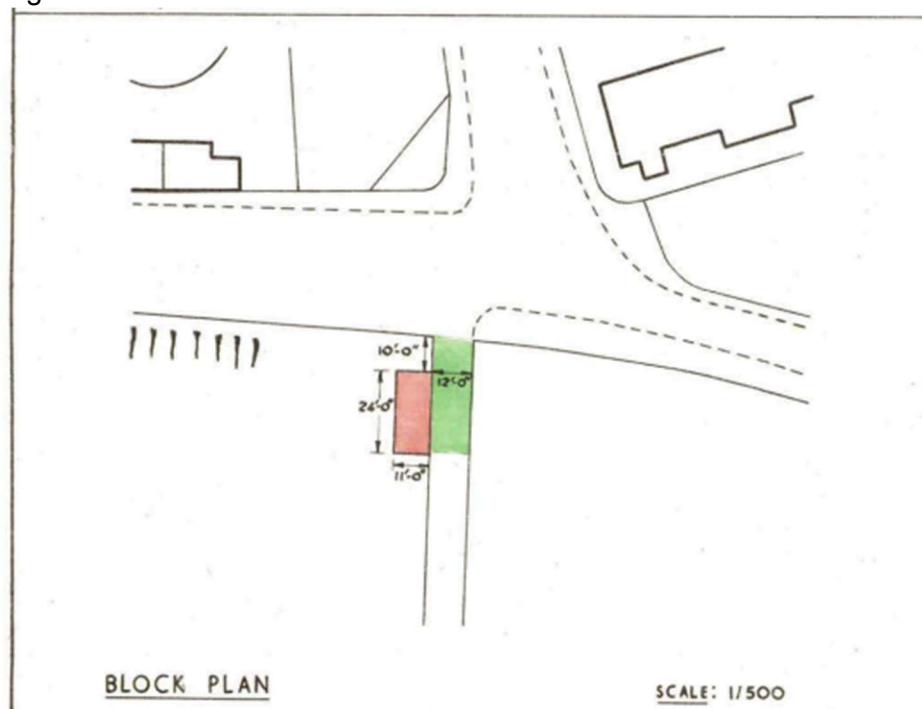


Plate. 1



Plate. 2



2. Gas

a) Existing

Cadent records identify a low pressure main in the carriageway of Mount Pleasant Road, Fig. 4 refers.

b) Disconnection

No disconnections to the former Playing Field land parcel are required.

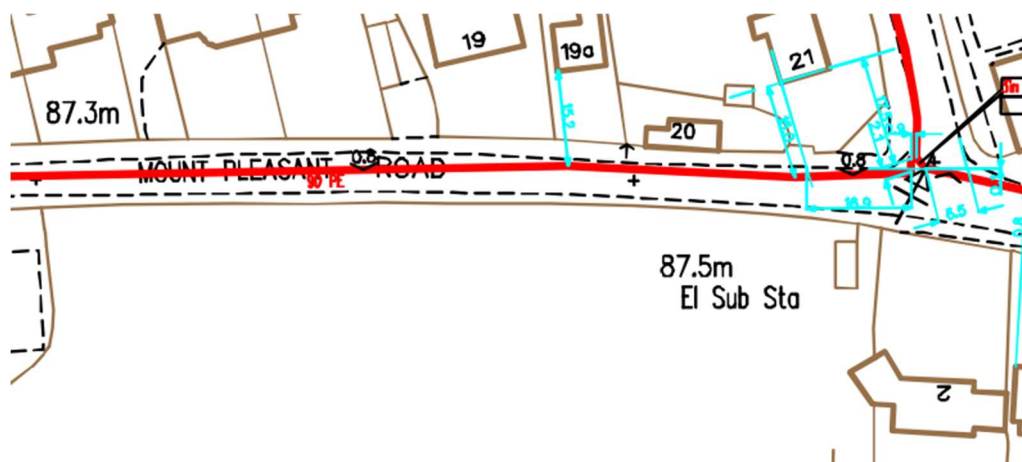
c) Protection/lowering/diversion

There are no requirements to protect, lower or divert the Cadent asset.

d) Proposed

The proposed development has no requirement for heating of properties or cooking by gas.

Fig. 4



3. Water

a) Existing

Affinity Water records indicate a network of mains in the carriageway of Mount Pleasant Road, Fig. 5 refers.

b) Disconnection

No disconnections to the former Playing Field land parcel are required.

c) Protection/lowering/diversion

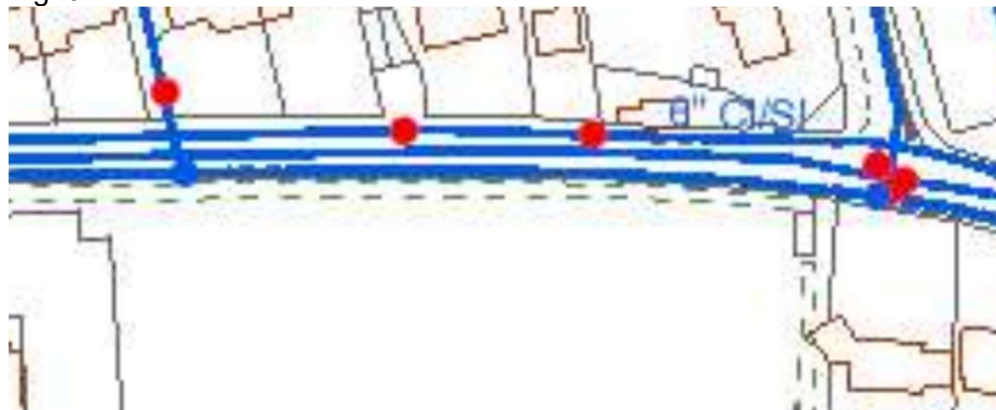
There are no requirements to protect, lower or divert the Affinity Water assets.

d) Proposed

It is proposed that the on-site mains network will be owned and operated by the ICOSA Water Services with all contestable and non-contestable infrastructure laid and commissioned by UK Power Solutions as a Self-Lay Provider.

UK Power Solutions have established that a Point of Connection is available on the incumbent (Affinity Water) network directly adjacent to the development site, with no requirement for upstream reinforcement.

Fig. 5



4. Telecommunications

a) Existing

Openreach records show existing infrastructure in the far footway of Mount Pleasant Road, Fig. 6 refers.

b) Disconnection

No disconnections to the former Playing Field land parcel are required.

c) Protection/lowering/diversion

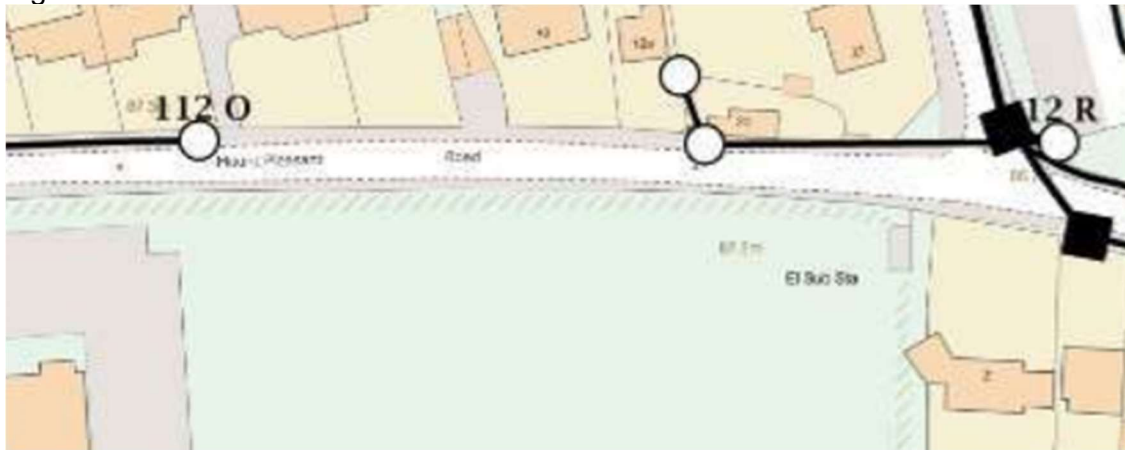
There are no requirements to protect, lower or divert the Openreach assets.

d) Proposed

Openreach will provide a Full Fibre to the Premises service to all new properties on the development. A chamber and ducted network will be installed by the Developer's groundwork contractor to an agreed junction box at the boundary with Mount Pleasant Road and Openreach will pull fibre cables through the on-site ducted network and make connection via the junction box to the Openreach network.

The Openreach network is "open" and homeowners shall be able to procure broadband and non-terrestrial TV packages from their preferred provider.

Fig. 6



5. Foul and Surface Water

a) Existing

Anglian Water records show a 225mm diameter foul water sewer northeast of the Playing Field land parcel in the carriageway of Mount Pleasant Road and a 150mm diameter foul water sewer passing through the southwest of the land parcel, Fig. 7 refers. Anglian Water surface water sewers are not available within the immediate vicinity of the land parcel.

b) Disconnection

No disconnections to the former Playing Field land parcel are required.

c) Protection/lowering/diversion

The Anglian Water foul water sewer within the southwest curtilage of the Playing Field land parcel has been subject to both topographic line and level survey and intrusive CCTV survey. Alignment of the asset has been fully considered within the proposed development scheme and accommodate with an appropriate easement. There are no requirements to protect, lower or divert the Anglian Water asset. Figures 8, 9 and 10 refer.

d) Proposed

Foul water drainage provision for the development is considered within the Drainage Strategy and SuDS Statement prepared by Infrastructure Design Limited and Amazi Consulting Limited submitted with this application.

Fig. 8

Site: Mount Pleasant Road

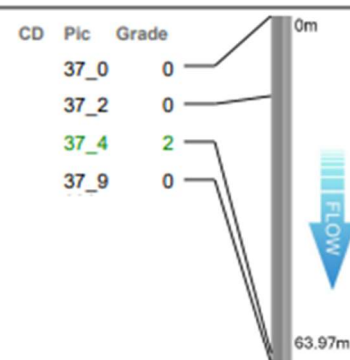
Section 70

Client:	Location (Street Name): Mount Pleasant Road	City/Town/Village	Cust Job Ref.	Surveyors Name:	Date: 08/08/2018
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Start Node Ref:	IC67	Finish Node Ref:	IC68	Direction:	D	Height/Dia:	225
Start Node Depth:	1910	Finish Node Depth:	1510	Use:	F	Shape:	C
Start Node Coordinate:		Finish Node Coordinate:		Material:	VC	Cleaned	N

Drain Type	Lining Type	Lining Mat.	Year Const.	Weather	Flow Cont.	Length	Remarks
A				D	N	63.97	


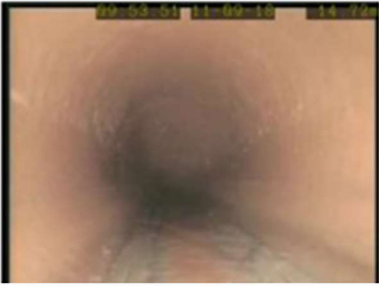


Position	Code	Description	CD	Pic	Grade
00.00m	IC	Start node type, inspection chamber		37_0	0
14.72m	WL	Water level 5%		37_2	0
62.10m	JD	Joint displaced medium		37_4	2
63.97m	ICF	Finish node type, inspection chamber		37_9	0



Total grades for project

Grade 1 Defects	0	Grade 2 Defects	192	Grade 3 Defects	54	Grade 4 Defects	3	Grade 5 Defects	0
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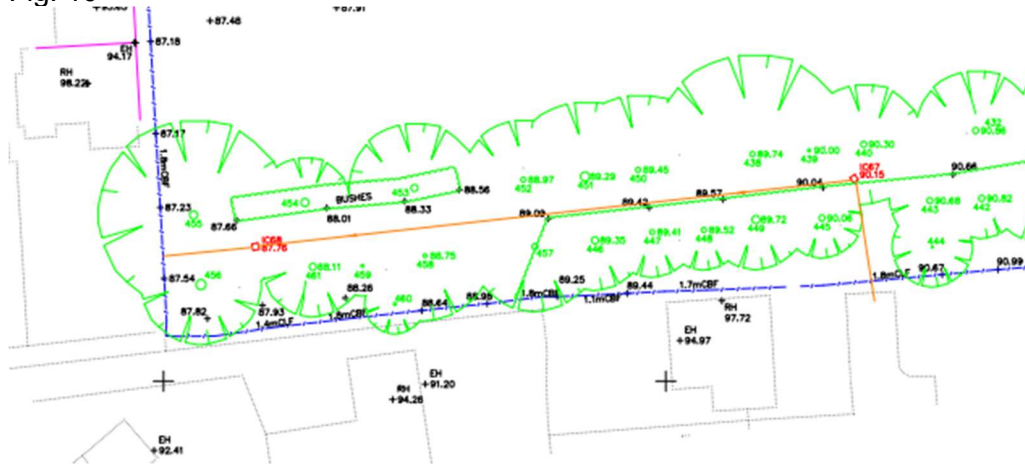
Fig. 9

Pos	Code	Description	Image
00.00m	IC	Start node type, inspection chamber IC67	Image Provided - Ref: 37_0 
14.72m	WL	Water level: 5% Height/Diameter	Image Provided - Ref: 37_2 
62.10m	JDM	Joint displaced medium - Grade 2	Image Provided - Ref: 37_4 
63.97m	ICF	Finish node type, inspection chamber IC68	Image Provided - Ref: 37_9999 

Total grades for project

Grade 1 Defects	0	Grade 2 Defects	192	Grade 3 Defects	54	Grade 4 Defects	3	Grade 5 Defects	0
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Fig. 10



Conclusion

Electricity, gas, water, telecommunication and foul water sewer networks have been identified within the immediate vicinity of the Playing Field land parcel by obtaining incumbent asset records.

The Playing Field land parcel is not services and disconnections are not required.

The Anglian Water foul water sewer that truncates the site has been located and development proposals accommodate the asset.

Points of Connection to the incumbent networks have been identified and confirmation obtained that there is sufficient capacity within the local networks to support the development without the need for off-site reinforcement.

There are no utility restrictions that would prevent the construction of the development.