

Foul Sewage and Utilities Statement

In support of a proposal to construct 16 residential dwellings, including 40% affordable housing and associated infrastructure



*Land East of Ugley Village Hall
Pound Lane
Ugley
CB11 6HP*

*Prepared by Pelham Structures
August 2024*

Introduction

This Foul Sewage and Utilities Statement has been produced by Pelham Structures to assist with the delivery of the proposed residential development of 16 dwellings at Land East of Ugley Village Hall, Ugley.

Appropriate utility searches have been undertaken on the property.

This report is separated out into three sections:

- On site and surrounding utilities
- Foul Sewage
- Utility Asset Plans

1.0 On Site and surrounding Utilities

Search records indicate the presence of the following utilities on and surrounding the site:

On site utilities

- UKPN Overhead cables – broadly running diagonally south west to north east across the site – indicated in Figure 1 below

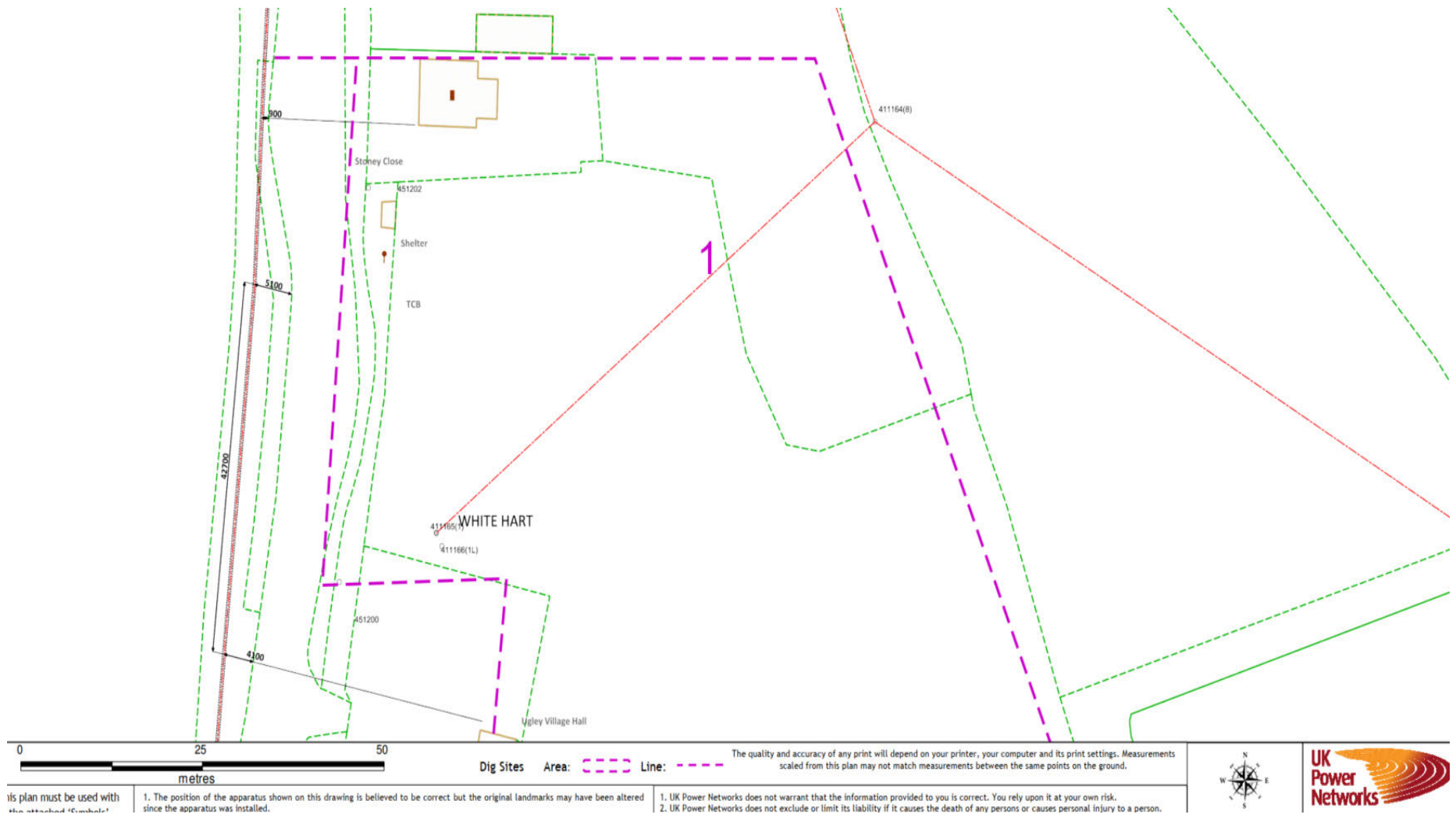


Fig. 1 UKPN Overhead cable

It is proposed to ground the UKPN overhead cable as part of the proposal.
 The site layout in Figure 2 below proposes the below ground route.



Fig. 2 Extract from the site layout plan showing the proposed diversion of existing overhead power lines.

No other utilities exist within the proposed site boundary

Surrounding Utilities

Utility asset plans received indicating services surrounding the site and asset plans are provided in Section 3.0

- Cadent Gas
- ESP Utilities Group (Gas)
- Gigaclear Ltd
- UK Power Networks
- Thames Water
- Affinity Water
- Openreach (BT)

The development currently proposed will be utilising Air Source Heat Pumps for heating and hot water meaning no gas is required.

The mains water proposed point of connection is indicated in Figure 3 below

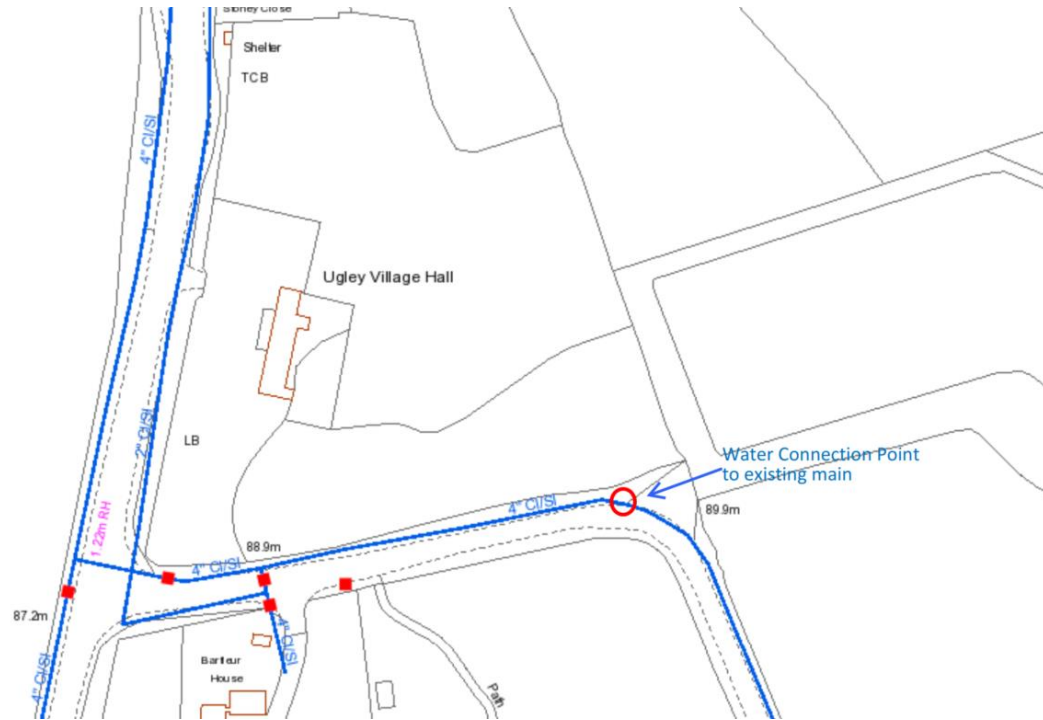


Fig. 2 Extract from the site layout plan showing the proposed diversion of existing overhead power lines.

2.0 Foul Sewage

This is no mains foul sewage within the vicinity of the proposal as shown in Figure 4 below

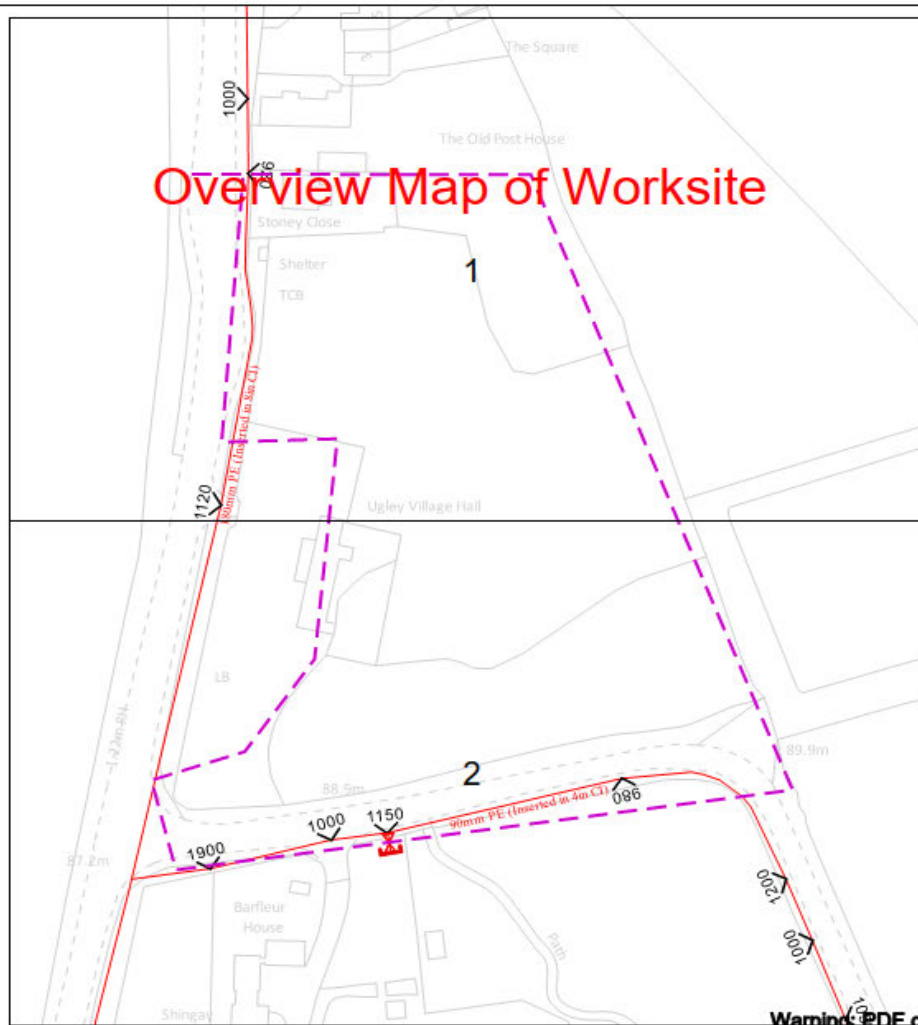
An appropriate engineered designed sewage system comprising of either septic tanks or sewage package treatment plants (whichever is deemed most suitable) will be the means to dispose of foul waste.

3.0 Utility Asset Plans

The below Utility Asset Plans of potentially affected are as follows

- Cadent Gas
- UK Power Networks
- Affinity Water
- Thames Water
- ESP Utilities Group
- Gigaclear
- Openreach

Overview Map of Worksite



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

View extent: 200m, 115m

In case of an emergency call 0800 111 999

Date Requested: 08/08/2024
 Job Reference: 34330792
 Site Location: S51529 227292
 Requested by:
 Mr Daniel Needham
 Your Scheme/Reference:
 S96UGL

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards 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 errors or omission. Safe digging practices, in accordance with H40G(H7), 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.

Dig Sites

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

Area:



Valve



Depth of cover



Syphon



Line:



Diameter Change



Material Change



Out of Standard Service

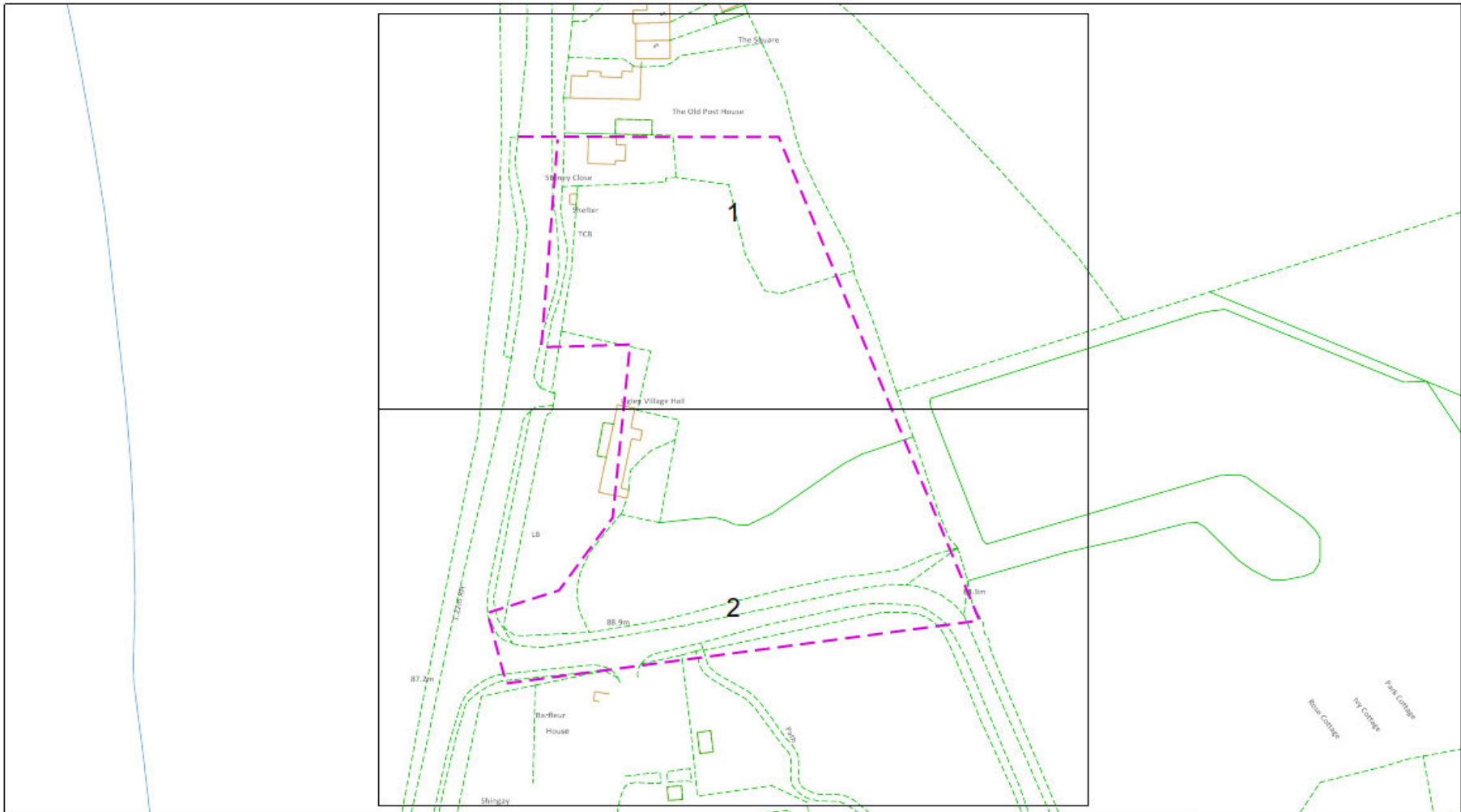


Where an out-of-standard service is present please contact plant protection 0800 688 388 for further information. Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.





Dig Sites Area: [dashed purple line] Line: [dashed purple line] The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

Date Requested: 14/08/2024
 Job Reference: 34330792
 Site Location: SS1488 227193
 Requested by:
 Mr Daniel Needham
 Your Scheme/Reference: S96UQL
 Scale: 1:1025 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/wires belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

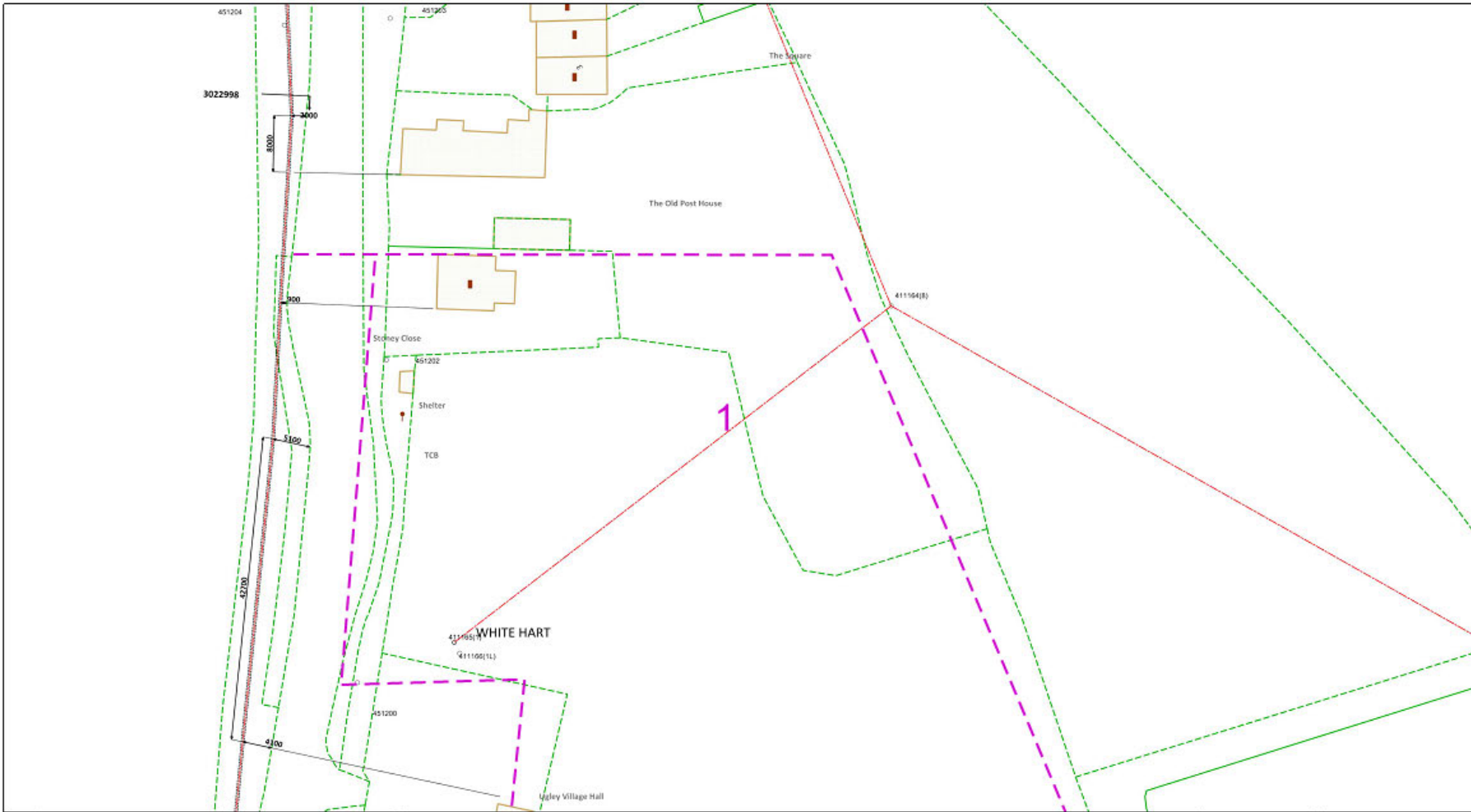


IF IN DOUBT - ASK!
 PHONE 0800 050 5865
 EMERGENCY - If you
 damage a cable or line
 Please 0800 763 8538
 (24hrs) URGENTLY



ALWAYS LOOK UP
 BEFORE
 YOU START WORK
 Refer to HSE
 Guidance note GS6

Maps produced at 1:2500 scale are Geo-facsimiles which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all live underground plant and equipment.



This plan must be used with the attached "Symbols" document.

Date Requested: 14/08/2024
 Job Reference: 34330792
 Site Location: 551488 227193
 Requested by:
 Mr Daniel Needham
 Your Scheme/Reference: 596UGL
 Scale: 1:500 (When plotted at A3)

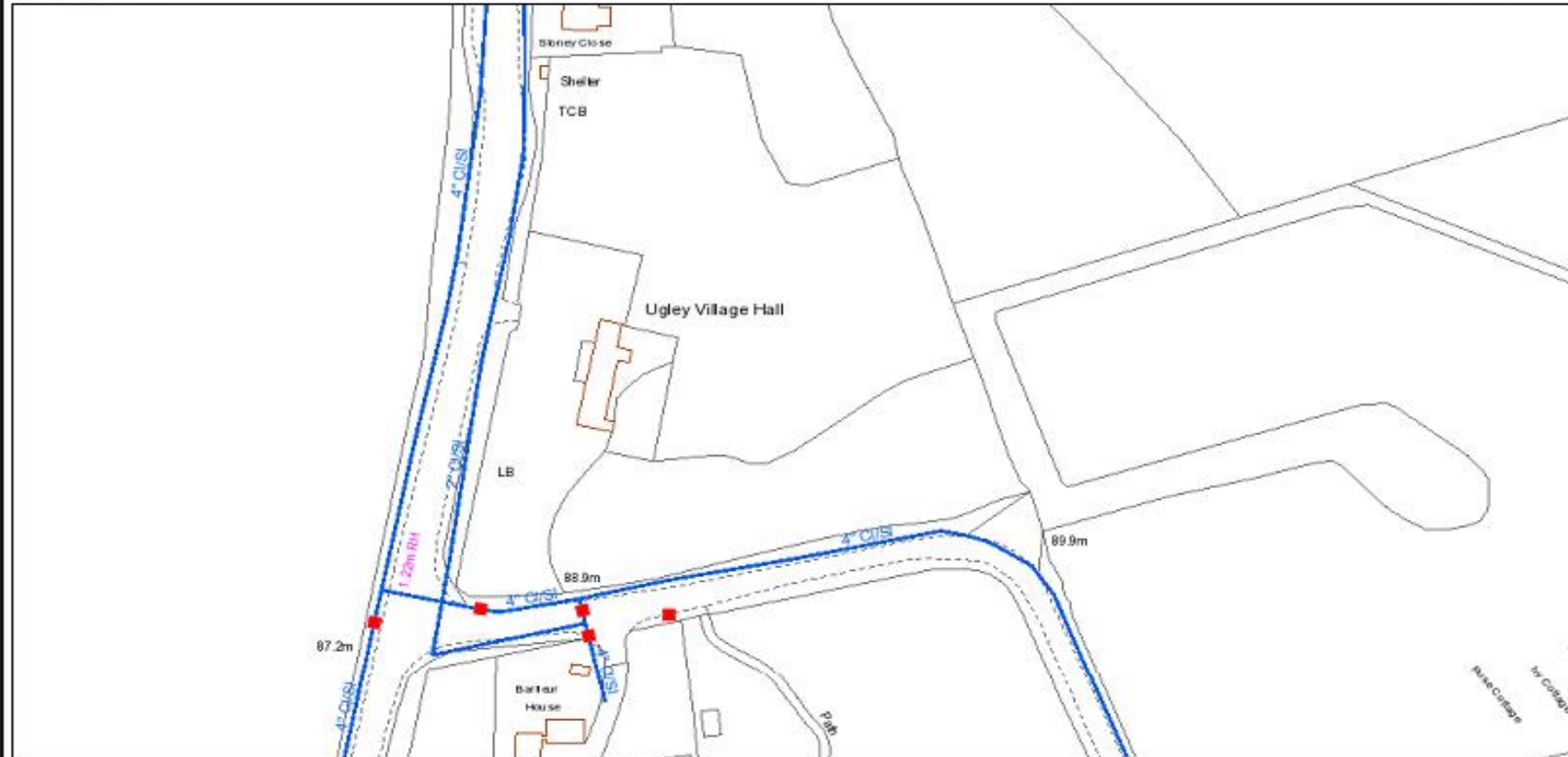
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1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for or each of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
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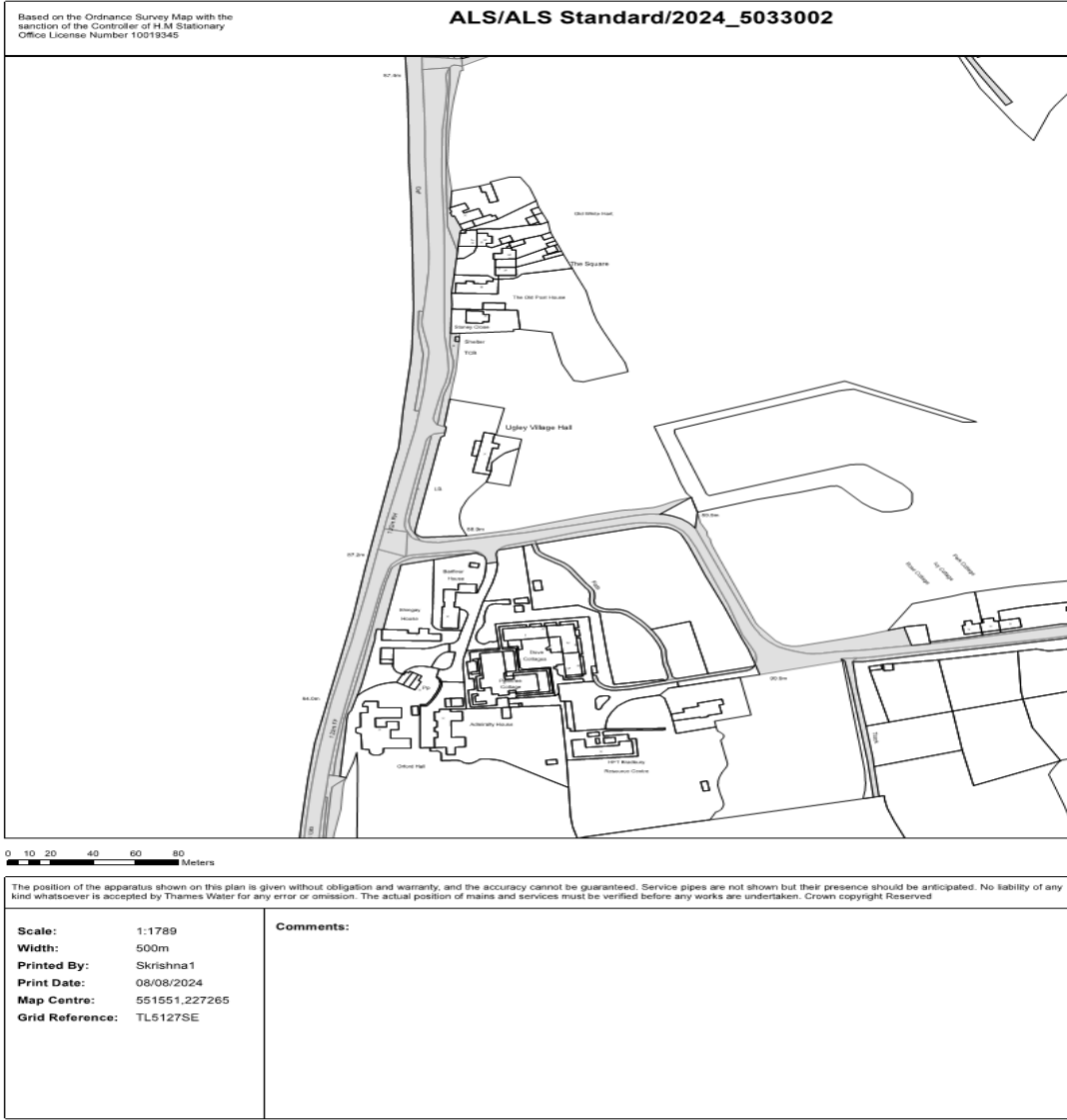
Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

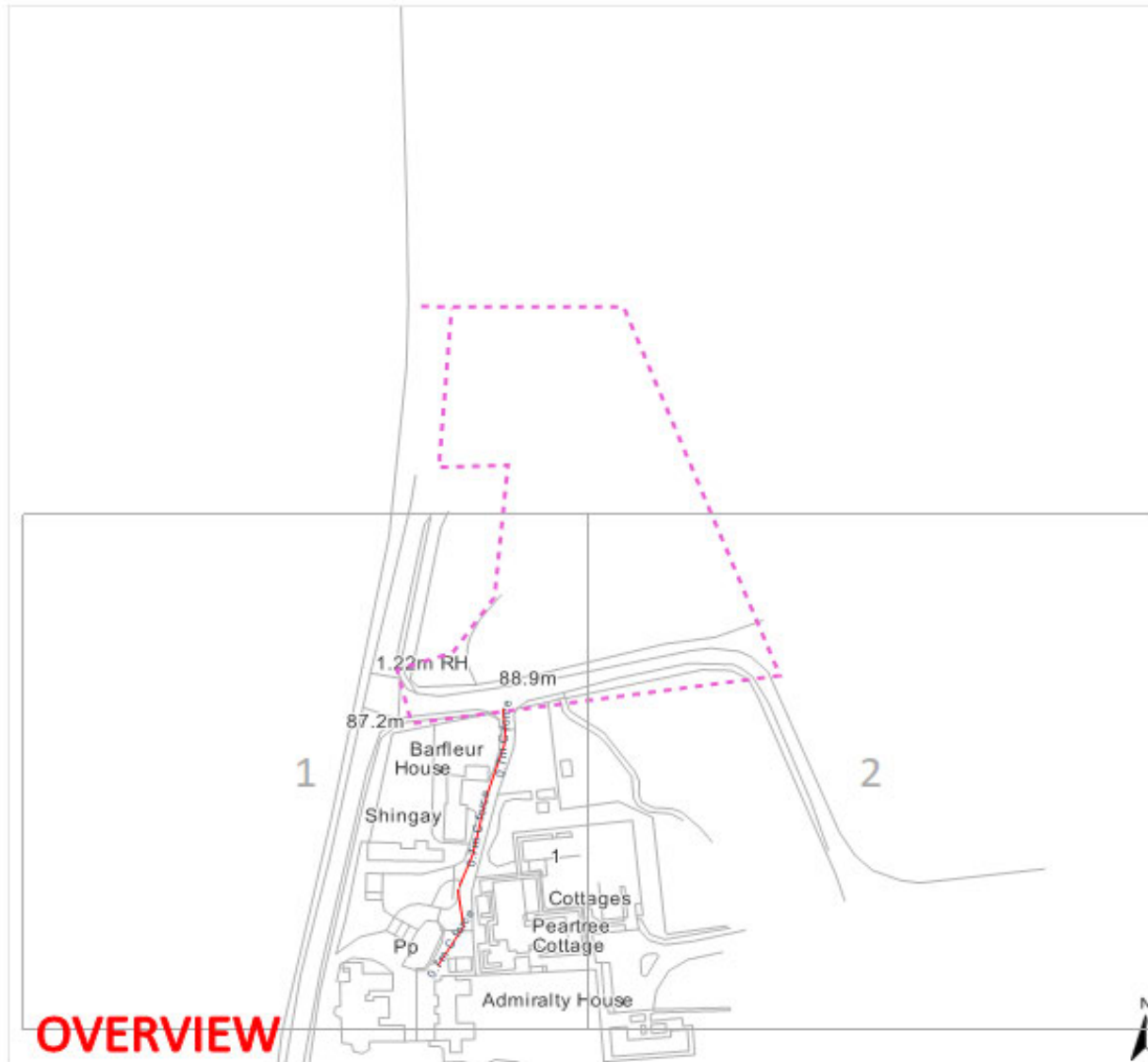


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	Distribution Main		Hydrant
	Asbestos Distribution Main		Fltng
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		





OVERVIEW

ESP Utilities Group Ltd
 Bluebird House
 Mole Business Park
 Leatherhead
 Surrey
 KT22 7BA
 Phone: 01372 587500
 Email:
 PlantResponses@espug.com



Legend

- Existing LP mains or services operating up to 75 millibar gauge
- Existing MP mains or services operating between 75 millibar and 2 bar gauge
- Existing IP mains or services operating between 2 bar and 7 bar gauge
- - - Digsite

Date requested: 08 Aug 2024
 Requested by: Mr Daniel Needham
 Company: Pelham Structures Ltd
 Job reference: 34330792
 Your reference: 596UGL

Scale on A4 paper: 1:2050

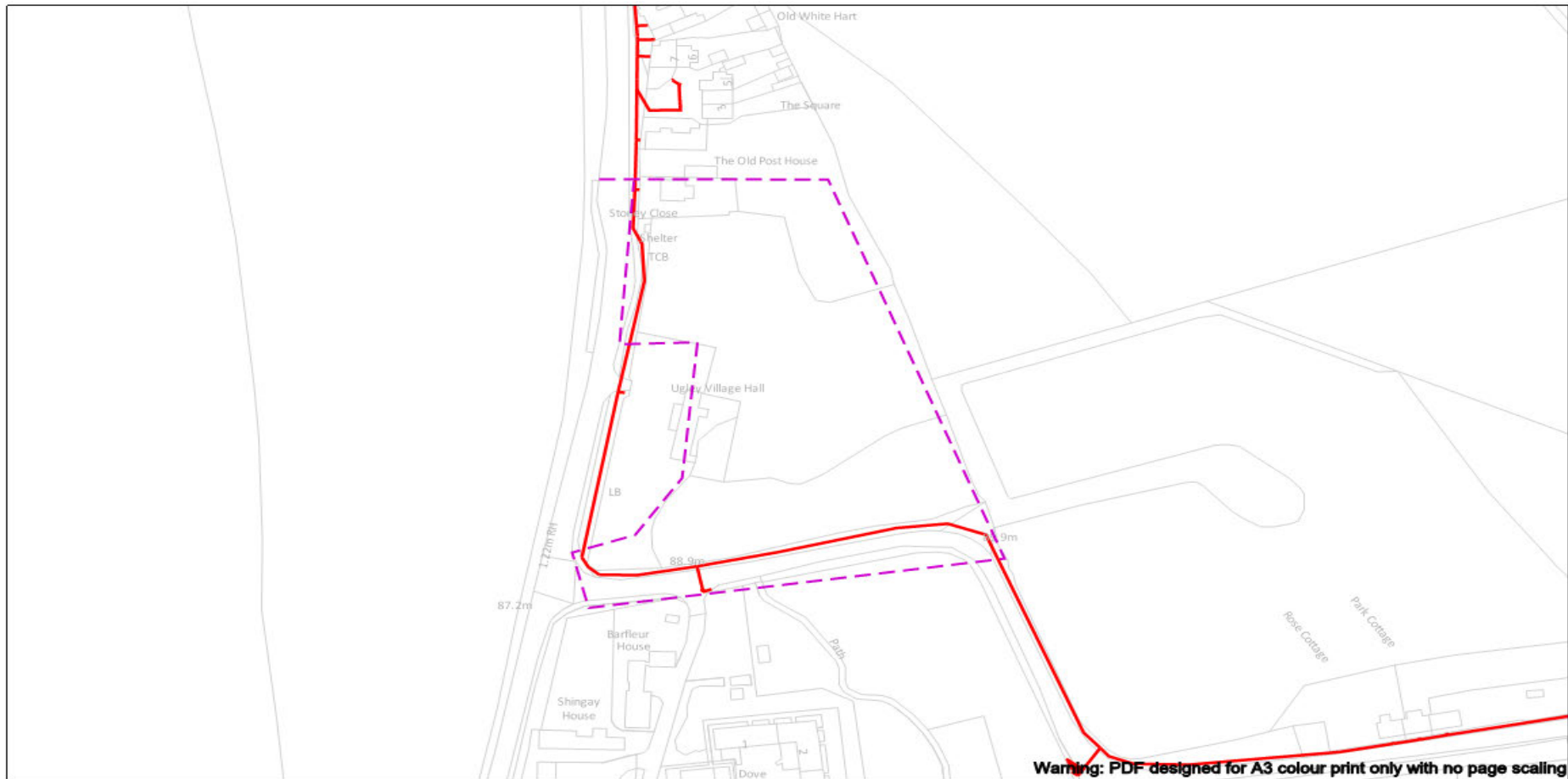
Warning: PDF designed for colour print only with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.

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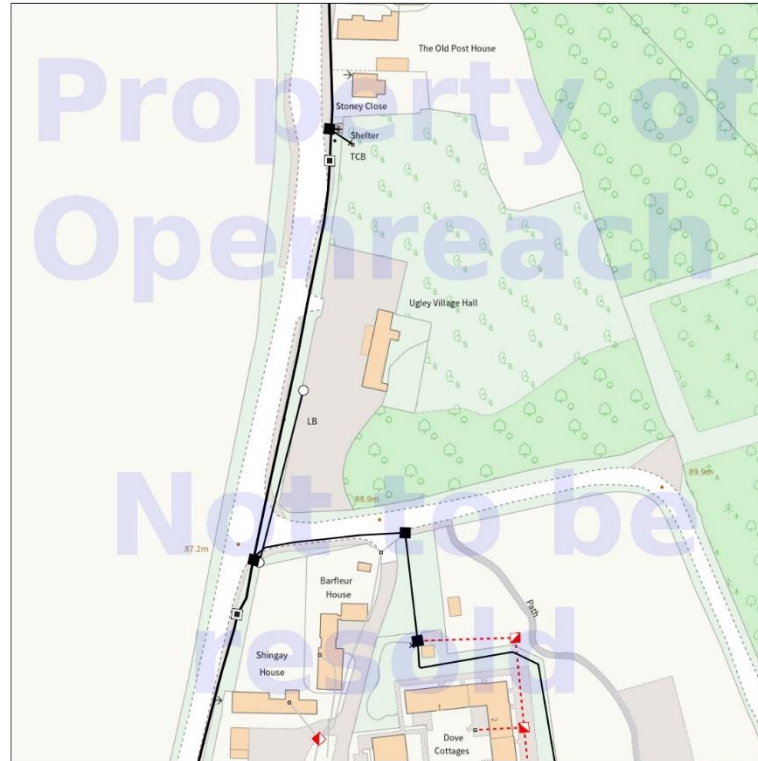
Protecting Lives, Cables & Pipes

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<small>Date Requested: 09/08/2024 Job Reference: 34330792 Site Location: 551488 227193 Requested by: Mr Daniel Needham Your Scheme/Reference: 596UGL</small>		<p>The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Gigaclear Ltd. The location of Gigaclear's apparatus is indicated on the plan for general guidance but the exact location may vary from that shown. Gigaclear Ltd cannot guarantee the accuracy of this document and Safe Digging Practices should always be used to identify the exact location of any utility's plant. Gigaclear Ltd accept no liability for any errors or omissions.</p>						<small>Gigaclear Ltd, Building 1, Wyndyke Furlong, Abingdon, OX14 1UQ T: 01865 59 11 21 diversions@gigaclear.com</small>	
<small>Scale: 1:1250 (When plotted at A3)</small>		Gigaclear Route		In Emergency Call: 01865 59 11 85					
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Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

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KEY TO BT SYMBOLS

Planned	Live	Change Of State	+	Hatchings
		Split Coupling		Built
		Duct Tee		Planned
		Building		Inferred
		Kiosk		Duct
		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

BT Ref : IIT07293S
Map Reference : (centre) TL5152927250
Easting/Northing : (centre) 551529,227250
Scale : 1:250
Issued : 20/08/2024 07:29:24

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk