

OFFICIAL SENSITIVE

Home Office **Operation Nettlefire**

MOD015 - Utilities and Infrastructure Assessment

June 2026

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Document distribution

Home Office

Project Nettlefire

MOD015 - Utilities and Infrastructure Assessment

June 2026

ONF-15-XX-RP-CV-100003

Prepared for

Home Office

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1. Introduction

This Utility Assessment (UA) has been prepared in support of the Urgent Crown Planning Application for a proposed development on former defence storage and distribution centre and is located approximately 7km southeast of the Bicester. A site location plan is included in **Appendix A - Site Location Plan**.

The proposed development comprises of accommodation for up to 1256 individuals, alongside kitchen/diner, recreation, and welfare facilities, with associated parking areas access roads and supporting infrastructure. Appropriate security infrastructure has also been considered, given the sensitive nature of this development.

The planning application red line boundary is formed from the existing fenced boundary of the site, with the western boundary abutting the B4011 and the north, west and southern boundary abutting green space/existing distribution centre, with a total area of 9.36 hectares.

This report indicates that there are overhead HV powerlines [REDACTED] area. The development has taken into account of the overhead lines maintaining accommodation away from the overhead zone of influence and locating parking under the overhead lines. It also concludes that whilst existing capacities within the utility networks are yet to be determined, provisions have been made in the design for temporary solutions, until such time that full requirements can be met.

This document has been prepared based on existing site information and information gained during initial surveys. Further surveys should be carried out to increase understanding, prior to construction activity.

No on-site WwTW has been identified. Thames Water records indicate multiple foul sewers within the site, [REDACTED]. However, suitable upgrades or on-site treatment are likely to be required to facilitate the development. Further details are explained within this report and within the Drainage Design Statement Report commissioned by the Home Office in support of the planning application.

An existing [REDACTED] may be suitable for reuse (subject to survey and test) for repurposed existing assets. [REDACTED]

[REDACTED] should further investigations into the capacity and condition of the existing network prove unsuitable or uneconomic.

A potable service network exists and subject to full survey may be appropriate for adaptation to serve the proposed development need. At this stage allowance for potable water storage is planned.

2. Existing Site and Proposed Development

The application site is located alongside the B4011 located approximately 7km southeast of the Bicester.

The application site currently exists as a former defence storage and distribution centre. Some areas of the centre remain in operation.

The site has two existing access points from the eastern side of the B4011 - the main Site access to the north, and an emergency access to the south. There is currently no pedestrian infrastructure provided along this section of the B4011.

The B4011 - a rural single-carriageway road that is subject to a 60mph speed limit. The surrounding network comprises a series of minor rural roads connecting nearby settlements, with limited capacity and no significant urban street infrastructure in the immediate vicinity.

Development proposals comprise of the construction of additional modular buildings to provide accommodation and welfare provision for up to 1256 individuals.

The site will use the existing access, and a private bus service will support travel to the local areas.

For clarity, the location plan include site red lines, which are indicative of the area for proposed developments within.

3. Existing Utilities

3.1 Clean Water

A site wide Mains water network is available and is currently in limited use. Record information implies that the Site Network is Private. Site Inspection suggests that the site network is of limited capacity relative to any concentrated development.

3.2 Electricity

An existing [REDACTED] however, the condition, capacity and configuration of this network are currently unknown. A Scottish & Southern Electricity Network (SSE) Asset location plan is included in **Appendix B - Asset Plan Location – SSE**.

The capacity of the primary intake, along with the location and ratings of existing distribution points, transformers and substations, has not been verified at this stage. In addition, parts of the site have been repurposed over time, which may have reduced available electrical capacity.

[REDACTED] The Contractor shall be aware of the presence of these services and undertake all necessary precautions during the works. Based on the current proposals, no diversion, modification, or connection to the existing SSE infrastructure is anticipated, and the presence of these cables is not expected to affect the proposed works.

Overhead Lines

The site is intersected by existing high voltage overhead lines, and all electrical installations shall be designed in accordance with ESQCR 2002, ENA TS 43-8 and National Grid guidance. A National Grid Electricity Transmission (NGET) Asset location plan is included in **Appendix C - Asset Location Plan NGET**.

Statutory safety clearances shall be maintained at all times. As a minimum, the following shall be allowed for 275kV–400kV lines:

- ~7.3m–7.6m clearance to ground
- 5.3m clearance to any accessible object or equipment
- ~3.1m clearance to non-accessible objects.

No containment, equipment or structures shall be installed within the overhead line clearance envelope. Where practicable, services shall be routed outside the overhead line corridor, with a typical buffer of ~15m either side of the outer conductors.

All works near overhead lines shall be risk assessed and undertaken in accordance with HSE GS6, noting that electrical flashover can occur without direct contact.

Street Lighting

Existing highway street lighting assets associated with the B4011, under the ownership of Oxfordshire County Council, are present outside the site boundary. The Contractor shall consider the presence of these assets when undertaking the works. Based on the current proposals, no alterations, diversions, or connections to the existing highway lighting infrastructure are anticipated, and the street lighting is not expected to affect the proposed development works. An Oxford County Council Street Lighting asset location plan is included in **Appendix D - Asset Location Plan – Oxford County Council**.

3.3 Gas

There is no evidence of a viable Gas distribution network on the site. There is a gas main outside of the site boundary within the B4011 road, the gas main is not expected to affect the proposed development works. A Scotia Gas Network (SGN) asset location plan is included in **Appendix E - Asset Location Plan – SGN**.

3.4 Telecommunications

Existing Openreach telecommunications infrastructure has been identified [REDACTED]. [REDACTED] A British Telecomms (BT) asset location plan is included in **Appendix F - Asset Location Plan - BT**. The Contractor shall take account of the presence of these services during the works and undertake all necessary surveys and protection measures as required.

3.5 Surface Water Drainage

No public surface water sewer records are identified within the site. [REDACTED]
[REDACTED]
[REDACTED]

Downstream connectivity is unknown; however, multiple ditches and watercourses across and adjacent to the site suggest discharge to local channels, likely within the River Rey catchment. Formal systems appear poorly maintained and largely non-operational, with surface water primarily conveyed via overland flow and limited infiltration following site topography.

Evidence of ponding and localised flooding was observed despite dry conditions, indicating ineffective performance of current assets. Ground conditions (alluvium) and the prevalence of watercourses suggest infiltration is limited, with runoff largely directed to nearby channels.

[REDACTED]
[REDACTED] ut condition and connectivity are unverified. Blocked assets and lack of maintenance were evident. Widespread evidence of ponding and surface defects were observed.

Further surveys are required to confirm outfall locations, system connectivity, capacity, condition, and line/level to inform the drainage strategy.

Further commentary on the current surface water drainage at the site is contained within the Drainage Design Statement Report commissioned by the Home Office to support the planning application.

3.6 Foul Water Drainage

Existing foul drainage information is shown on the Thames Water asset records, included in the asset location plan in **Appendix G - Thames Water**.

No on-site WwTW has been identified. Thames Water records indicate [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The Drainage Design Statement commissioned by the Home Office to support the planning application outlines more detail regarding the existing foul drainage infrastructure and should be referred to for further detail, however a summary of the publicly available information has revealed the following:

- The nearest WwTW is Bicester WwTW (~5.8 km), operated by Thames Water, serving ~40,436 PE.
- The works utilises a combination of trickling filters (25% flow) and activated sludge processes (75% flow) and has recently been upgraded to accommodate growth (design PE up to ~67,840).
- Potential headroom may exist but requires confirmation of capacity and permit compliance.
- Permit limits include DWF of 13,724 m³/day, FFT of 367 l/s, and defined effluent quality standards.

4. Utility Supplies

4.1 Clean Water

The design is progressing on the assumption that the potable water will be supplemented via a storage tank system sized at 90l/person to offset peak loads and provide resilience of supply. This will be fed via the water main (subject to available capacity). [REDACTED]

[REDACTED]

[REDACTED]

4.2 Electricity

To meet the electrical requirements of the development, preliminary load calculations indicate an estimated maximum demand of approximately 2.16 MVA. This figure is based on the current design assumptions and allowances, derived from the latest project proposals and corresponding room schedules, and will be refined as the design develops, and equipment loads are confirmed at subsequent stages.

Due to the current uncertainties regarding available power within the network, the current proposal assumes that the existing electrical infrastructure cannot be relied upon, and therefore temporary and/or permanent generator provision shall be incorporated to support the development.

4.3 Gas

There is no proposed gas use on site.

4.4 Telecommunications

New telecommunication connections will be required for the site.

4.5 Surface Water Drainage

An indicative SuDS-based surface water strategy has been developed, including attenuation features, conveyance routes, and flow controls. The approach follows the hierarchy of source control, conveyance, on-site attenuation, and controlled discharge, targeting greenfield runoff rates for both brownfield and greenfield areas.

The strategy allows phased implementation aligned with development. However, it is based on assumptions due to limited surveys, no stakeholder engagement, and incomplete site information, including the absence of ground investigation, CCTV surveys, and full topographical coverage. As a result, the proposals remain illustrative and will require verification through detailed surveys, ground investigation, and consultation during RIBA Stage 3.

A Proposed Surface Water Drainage strategy has been prepared and outlined in detail within the Drainage Design Statement Report.

4.6 Foul Water Drainage

The foul water strategy at RIBA Stage 2 is constrained by incomplete site information. Key data gaps include capacity and headroom at the municipal WwTW, foul network condition and connectivity, and absence of CCTV and GPR surveys. Although permit details for Bicester WwTW have been obtained, the lack of supporting capacity and network data means the suitability of this option cannot be confirmed.

Given these information gaps, the most onerous design option, namely a new on-site treatment works with discharge to watercourse, has been assumed for the purposes of the current strategy. This requires provision for an on-site WwTW, a new outfall and a new discharge permit.

A Proposed Foul Water Drainage strategy has been prepared and outlined in detail within the Drainage Design Statement Report.

5. Summary and Conclusion

This report has assessed the existing utilities and infrastructure associated with a former defence storage and distribution centre located approximately 7km south-east of Bicester, together with the indicative strategies proposed to support the redevelopment of the site for accommodation and associated welfare facilities for up to 1,256 individuals.

The assessment indicates that, there are no known utility apparatus that would represent an insurmountable constraint to the proposed development. Existing high voltage overhead lines cross the proposed [REDACTED] area; however, the development proposals have taken this into account by maintaining accommodation outside the overhead line zone of influence and locating parking beneath the overhead lines where appropriate.

[REDACTED]

In relation to electricity, an [REDACTED]; however, the condition, capacity and configuration of this network are currently unknown. The capacity of the primary intake, along with the location and ratings of existing distribution points, transformers and substations, has not yet been verified. Preliminary load calculations indicate an estimated maximum demand of approximately 2.16 MVA. [REDACTED]

[REDACTED]

[REDACTED]

No viable gas distribution network has been identified within the site. A gas main is present outside the site boundary within the B4011, but this is not expected to affect the proposed development works. There is no proposed gas use on site.

In respect of telecommunications, [REDACTED]
[REDACTED]. The Contractor will need to take account of these services during the works and undertake all necessary surveys and protection measures as required. New telecommunications connections will be required to support the proposed development.

In respect of surface water drainage, no public surface water sewer records have been identified within the site. [REDACTED]

[REDACTED] Evidence of ponding and localised flooding has been observed, indicating ineffective performance of current assets. An indicative SuDS-based surface water strategy has been developed, including attenuation features, conveyance routes, and flow controls. This strategy will require verification through detailed surveys, ground investigation, topographical information, and stakeholder consultation during the next design stage.

In respect of foul water drainage, no on-site wastewater treatment works has been identified. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] This strategy will need to be agreed and finalised once further surveys, capacity assessments and stakeholder consultations have been completed.

Appendix A - Site Location Plan

Appendix B - Asset Location Plan - SSE

Our Ref: 39529474 Your Ref: 40483-002

Monday, 24 November 2025

[REDACTED]
Southend on Sea
ESS
SS1 1JE

Dear [REDACTED]

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@sse.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Kind Regards,

Asset Data Team
01256 337 294
Asset.data@sse.com

Appendix C - Asset Location Plan - NGET

Our Ref: 39529474 40483-002

Friday, 21 November 2025

National Grid House
Warwick Technology Park
Gallows Hill, Warwick
CV34 6DA

Electricity Emergency Number:
0800 40 40 90*
*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

ESS
SS1 1JE

Asset Protection
National Grid Electricity Transmission
Warwick
Email: assetprotection@nationalgrid.com

National Grid Electricity – High Risk Response Letter

Dear Sir/ Madam,

An assessment has been carried out with respect to National Grid Electricity Transmission plc's apparatus and the proposed work location. Based on the location entered into the system for assessment the area has been found to be within the High Risk zone from National Grid Electricity Transmission plc's apparatus and **Must Not Proceed** without further assessment by Asset Protection.

You must send through a works description (including how deep you are excavating) and any plans including any commencement dates to the following email address assetprotection@nationalgrid.com including the LSBUD enquiry reference number.

Failure to provide this information will result in a delay to your works being assessed.

Once you have contacted the above email address to provide the additional information requested, please do not commence with any works until you have been contacted by NGET.

All attachments on this email MUST be forwarded to and reviewed all parties that are associated with the proposed works and any excavations to be carried out.

Your works may require access to National Grid Non-Operational Land, you must contact BNP PRE at operationalsupport.nationalgrid@realestate.bnpparibas to confirm and agree land access requirements. BNP PRE hold site specific information that you will be required to review and include within your risk assessments and method statements where access to Non-Operational land is required to undertake the works. This information is mandatory to operate safely and receive authorisation to commence works.

Please note this response and any attached map(s) are valid for 28 days from date of this letter. A new enquiry will need to be submitted into LSBUD if the requested information above is not supplied within 28 days.

Yours sincerely,

Asset Protection

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your 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 National Grid Electricity Transmission plc's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET)

This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to 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 Asset Protection.
- Recently installed apparatus
- National Grid Gas plc.
- Apparatus owned by other organisations, e.g. Cadent, 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.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid Electricity Transmission plc easements or wayleaves nor any planning or building regulations applications.

National Grid Electricity Transmission plc 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 Asset Protection team via e-mail (assetprotection@nationalgrid.com) or via the contact details at the top of this response.

Assessment

Affected Apparatus

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

- Electricity Transmission Overhead Line apparatus.

Requirements

Over Head Lines

BEFORE carrying out any work you must:

(N.B. Works only to be undertaken when contact has been made and response received from Asset Protection)

- 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 National Grid Electricity Transmission plc'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 National Grid Electricity Transmission plc'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 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.

DURING any work you must:

- Comply with all guidance for working within the vicinity of overhead lines as detailed within the guidance documents listed below.
- Comply with all guidance relating to general activities and any specific guidance for each asset type as specified in the Guidance Section below.
- Ensure that access to National Grid Electricity Transmission plc's apparatus is maintained at all times.
- Prevent the placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Grid Electricity Transmission plc's apparatus unless specifically agreed with National Grid Electricity Transmission plc's apparatus in advance.
- Exercise extreme caution if slab (mass) concrete is encountered during excavation works as this maybe protecting or supporting National Grid Electricity Transmission plc's apparatus.

Underground Cables

BEFORE carrying out any work you must:

(N.B. Works only to be undertaken when contact has been made and response received from Asset Protection)

- Refer to the attached cable profile drawings which provide details about the location of National Grid's high voltage underground cables.
- 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 National Grid Electricity Transmission plc'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 infringe National Grid Electricity Transmission plc's follow the requirements of the HSE Guidance Notes HS(G)47 "Avoiding Danger From Underground Services". This guidance can be downloaded free of charge at www.hse.gov.uk
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables,

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National Grid Electricity Transmission plc

Registered Office: 1-3 Strand, London WC2N 5EH

Registered in England and Wales, No 2366977

services and other apparatus on site before any activities are undertaken.

DURING any work you must:

- Comply with all guidance for working within the vicinity of Electricity Underground Cables as detailed within the guidance documents listed below.
- Comply with all guidance relating to general activities and any specific guidance for each asset type as specified in the Guidance Section below.
- Ensure that access to National Grid Electricity Transmission plc's apparatus is maintained at all times.
- Prevent the placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Grid Electricity Transmission plc's apparatus unless specifically agreed with National Grid Electricity Transmission plc's in advance.
- Exercise extreme caution if slab (mass) concrete is encountered during excavation works as this maybe protecting or supporting National Grid Electricity Transmission plc's apparatus.

GUIDANCE

National Grid Electricity Transmission Network data

- The Network map for National Grid Electricity Transmission assets can be downloaded at the following link in GIS format.

<https://www.nationalgrid.com/uk/electricity-transmission/network-and-infrastructure/network-route-maps>

Buried Cables

- National Grid's underground cables are protected by a Deed of grant; Easement; Wayleave Agreement or the provisions of the New Roads and Street Works Act. Which provide full right of access to retain, maintain, repair and inspect our asset. Hence we require that no permanent structures are to be built over our cables or within the easement strip.
- Ground levels above our cables must not be altered in any way. Any alterations to the depth of our cables will subsequently alter the rating of the circuit and can compromise the reliability, efficiency and safety of our electricity network.
- The supplied detailed route records should not be taken as positive indication of the cable location. This can only be determined by digging trial holes. Where trial holes are dug the concrete and / or polymeric cable protection tiles must not be disturbed.
- The normal recommendation is to keep 2 metres clear either side of the 1 metre wide trench containing the AC cable.
- National Grid should be made aware of the works starting and may put in place a representative to monitor the works. The works should be carried out in accordance with the recommendations in document HS (G) 47 available from the HSE web site.
- The relocation of existing underground cables is not normally feasible on grounds of cost, operation and maintenance and environmental impact and we believe that successful development can take place in their vicinity.
- The information supplied is given in good faith and only as a guide to the location of our underground cables. The accuracy of this information cannot be guaranteed. The physical presence of such cables may also be evident from physical protection measures such as ducts or concrete protection tiles. The person(s) responsible for planning, supervising and carrying out work in proximity to our cable(s) shall be liable to us, as cable(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a cable(s).
- The relevant guidance in relation to working safely near to existing underground cables is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.
- Our cables are normally buried to a depth of 0.9 metres to the protective covers but this depth can vary depending on location (bridges may have cables 100mm below surface level)..The specific cable route record drawings show further details along the route of the particular cable. The cable route drawings are attached to this letter for your information.
- Cables installed in cable tunnels, whilst less likely to be affected by surface or shallow works may be affected by activities such as piling.
- National Grid assets can be adversely affected by vibration and can provide guidance on the acceptable levels of vibration due to piling and other construction related operations in the vicinity of national grid assets
- Ground cover above our cables should not be reduced or increased without consultation with National Grid.

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National Grid Electricity Transmission plc

Registered Office: 1-3 Strand, London WC2N 5EH

Registered in England and Wales, No 2366977

- If a landscaping scheme is proposed as part of the works, we request that no trees and shrubs are planted either directly above or within 3 metres of the existing underground cable, as ultimately the roots may grow to cause damage to the cable.

Cables Tunnels

- National Grid's underground cable tunnels are protected by the provisions of a Wayleave/Easement or the New Roads and Street Works Act. This provides full right of access to retain, maintain, repair and inspect our asset.
- Further information and guidance regarding National Grid Cable Tunnels is available on our website at <https://www.nationalgrid.com/uk/electricity-transmission/document/121061/download>
- National Grid requires that the clearances indicated in the guidance document linked above are maintained at all times. Should it be necessary to enter the exclusion zone discussion/ agreement with National Grid is required to ensure the integrity of their tunnel asset and the high voltage cables is not compromised.
- Ground levels above our cable tunnels must not be altered in any way without prior agreement with National Grid; any alterations to the depth of our tunnels can compromise its integrity which could have an adverse impact on the reliability, efficiency and safety of our electricity network.
- Any works which would create high levels of vibration such as piling would need to be assessed by National Grid to ensure it has limited impact on our cable tunnels. National Grid can advise on acceptable vibration limits.

Overhead Lines

- National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset.
- The submitted proposed design does not change after the date of this letter. Any design change that moves the proposal closer to National Grid Overhead Line Assets shall be submitted for assessment.
- Statutory electrical safety clearances shall be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 – 8 Technical Specification for "Overhead Line Clearances Issue 5 (2019)". To purchase & download EN 43 – 8 Technical Specification for "Overhead Line Clearances Issue 5 (2019)" go to <https://www.ena-eng.org/ENA-Docs/>
- Any changes in ground levels which are proposed either beneath or in close proximity to our existing overhead lines would serve to reduce safety clearances. Safety clearances to existing overhead lines must be maintained in all circumstances.
- To view the Development Near Overhead Lines Document.
<https://www.nationalgridet.com/document/130626/download>
- To view the National Grid Third Party Guidance for working near National Grid Electricity Transmission equipment.
<https://www.nationalgridet.com/sites/et/files/documents/Working%20near%20electricity%20equipment.pdf>

- The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance Note GS 6 "Avoidance of Danger from Overhead Electric Lines."
- If a landscaping scheme is proposed as part of the proposal, only slow and low growing species of trees and shrubs shall be planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.
- Drilling or excavation works shall not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of our towers. These foundations extend beyond the base of the tower. Pillar of Support drawings shall be obtained using the contact details above.
- Due to the scale, bulk and cost of the transmission equipment required to operate at 275kV or 400kV we only support proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by government.
- To promote the successful development of sites crossed by existing overhead lines, and the creation of well-designed places, National Grid has produced 'Design guidelines for development near pylons and high voltage overhead power lines', which look at how to create high quality development near overhead lines and offer practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.
- Further information regarding our undergrounding policy and development near transmission overhead lines is available on our website at: <https://www.nationalgridet.com/network-and-assets/planning-and-development>

ENQUIRY SUMMARY

Received Date

21/11/2025 14:55

Work Start Date

22/11/2025

Your Reference

40483-002

Location

Centre Point: 463288 217802

X Extent:

Y Extent:

Postcode: OX251PS

Map Options

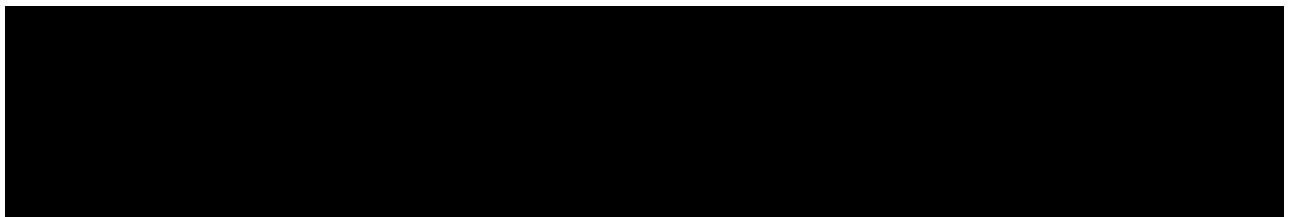
Paper Size: A4

Orientation: PORTRAIT

Scale: 1:2500

Real World Extents: 1294m x 758m

Enquirer Details



Enquiry Type

Initial Enquiry

Activity Type

Development Projects

Work Types

Commercial/Industrial

Notes/Works Description (if supplied)

Site Contact Name (if supplied)

Site Contact Number (if supplied)

Appendix D - Asset Location Plan – Oxford County Council

Report your problem

→ Click the map or drag the pin to adjust the location

🔍 Or search for a different location

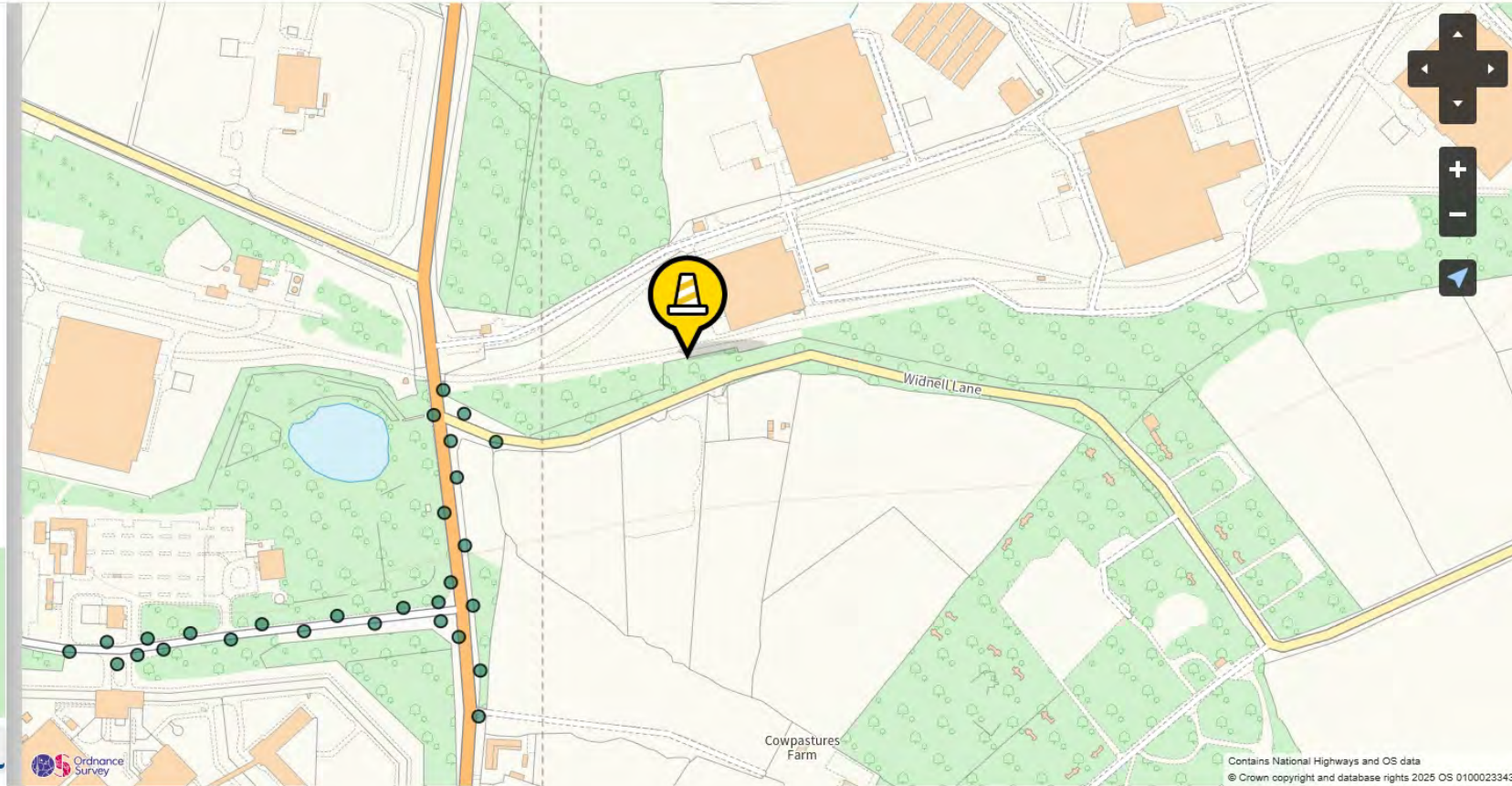
Street Lighting: Subcategory

- ☐ Cover Hanging
- ☐ Door Missing
- ☒ Flashing Lamp
- ☐ Knocked Down Bollard
- ☐ Lamp Appears Dim
- ☐ Lamp On During Day
- ☐ Lamp Out of Light
- ☐ Other Lighting Issue

This item is not maintained by Oxfordshire County Council and therefore we are unable to accept reports about it. Please Contact your Parish or District Council.

This area is not under the responsibility of Oxfordshire County Council and therefore we are unable to accept reports in this area / street.

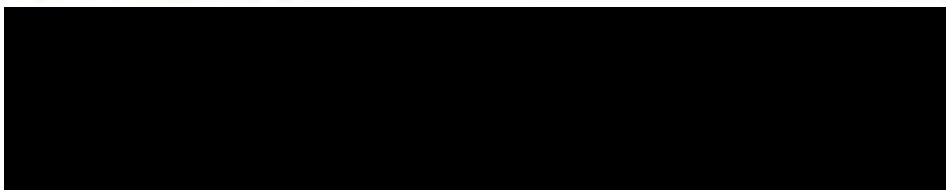
Continue



Appendix E - Asset Location Plan - SGN

Our Ref: 39529474 Your Ref: 40483-002

Monday, 24 November 2025



Dear 

Thank you for your enquiry dated Monday, 24 November 2025

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the 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 relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team

For more information, visit our Dig Safely pages on [sgn.co.uk](https://www.sgn.co.uk)
Tel: 0800 912 1722

Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
					LP MAINS	
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE		MP MAINS	
					IP MAINS	
					LHP MAINS	
					HISTORY DATA	
					SSSI	
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT		CONTACT ZONE	
						LTS

Appendix F - Asset Location Plan - BT

BT Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS

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

Email the Click Before You Dig Team CBYD@openreach.co.uk

Visit the Click Before You Dig Website www.openreach.co.uk/cbyd

Thank you for your request of ____ describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

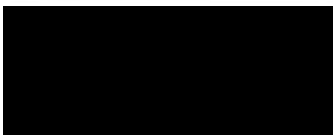
The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

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

In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,



Appendix G - Asset Location Plan – Thames Water



Search address supplied Bicester OX25 1TW
OX25 1TW

Your reference 40483-002

Our reference ALS/ALS Standard/2025_5257089

Search date 24 November 2025

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Bicester OX25 1TW, OX25 1TW

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position and size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the contact details below:

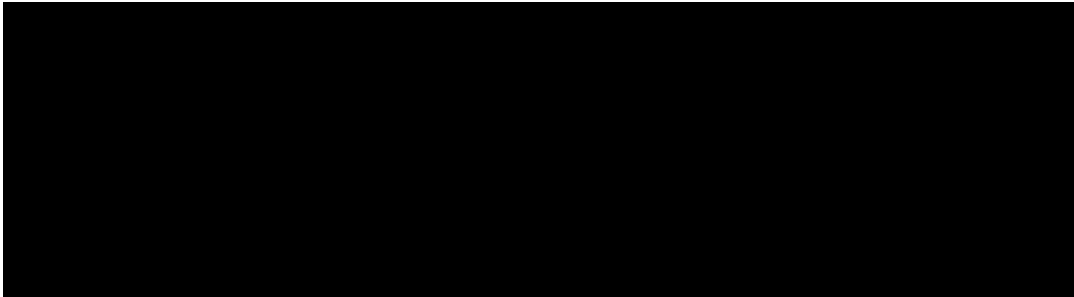
Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

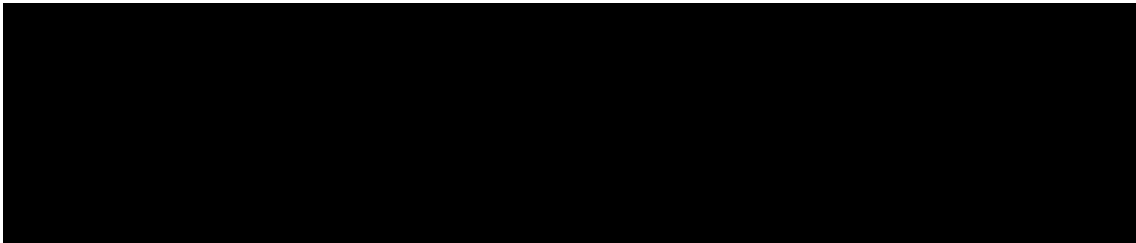
Web: thameswater.co.uk/propertysearches

Waste Water Services

Please provide a copy extract from the public sewer map.



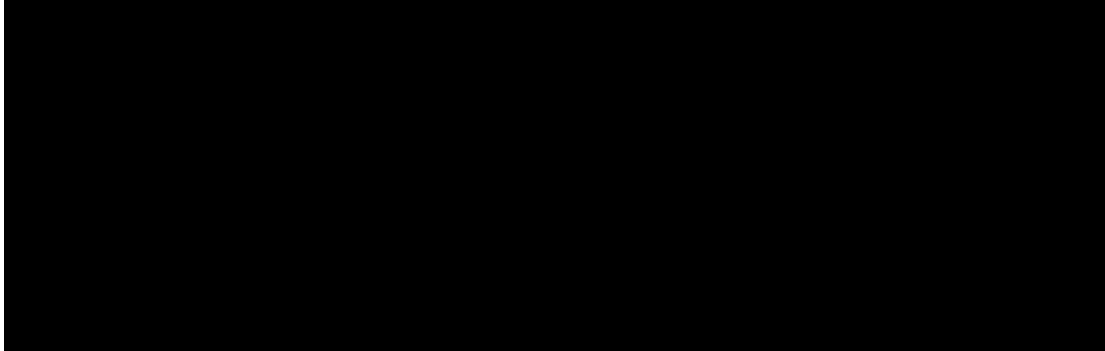
Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority. Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners. The public sewer map relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus. The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.



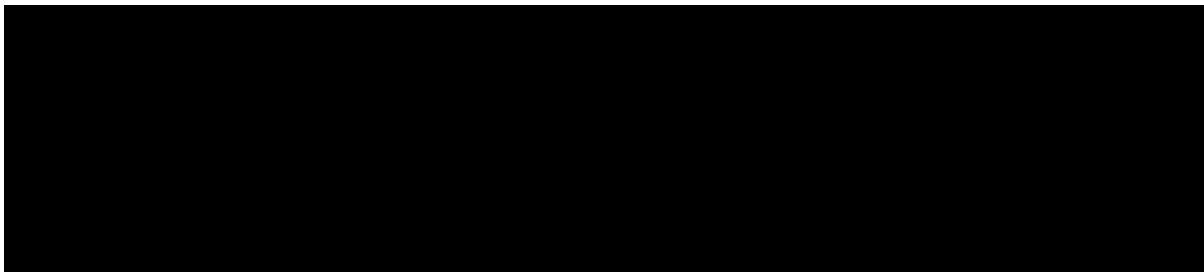
For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services



Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies. For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over issues please direct them to our service desk which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer
	Culverted Watercourse
	Proposed
	Decommissioned Sewer
	Content of this drainage network is currently unknown
	Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary		Drop Pipe
	Control Valve		Well

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

-  **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
-  **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-  **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-  **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants

-  Single Hydrant

Meters

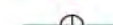
-  Meter

End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply

Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

Other Symbols

-  Data Logger
-  **Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

