

Our Ref: 47484/JDP/MJD

Your Ref:

18 March 2018

Ms Rackham
G N Rackham & Sons Limited
Bridge House
Denmark Hill
Palgrave
Diss
IP22 1AB

Email Only

Dear Ms Rackham,

Re: High Road, Roydon – Utilities Statement

We refer to your instructions to consider an overview of the existing and proposed utilities aspects for a potential residential development off High Road, Roydon.

The site comprises of greenfield land and is approximately 2.8ha in size. The main access will be off High Road.

Our assessment for assessing the utilities on the site, for land south of High Road, Roydon has been made on the basis of the proposal for approximately 65 dwellings. The topography of the site predominantly falls to the south.

The site is located off the A1066 (High Road) in Roydon with a grid reference of 610181,280128 and an approximate postcode of IP22 5RB. The site is south of existing dwellings the egress onto High Road. To the south and east are agricultural fields. Finally, to the west are farm buildings and surrounding land.

We have obtained utilities records for the area surrounding the proposed site to identify the constraints, if any, that existing utility apparatus poses to the proposed development site.

It should, however, be noted that these utility locations are indicative and the exact locations of utility apparatus and private connections should be determined using CAT scanners, trial holes or similar before any works commence.

As the report is an overview, only the main service providers have been contacted viz; Cadent Gas Ltd, UK Power Networks, Anglian Water, Linesearch (for major pipes networks) and British Telecommunications (BT).

Cont'd.../

4 The Old Church
St Matthews Road Norwich
Norfolk NR1 1SP

Telephone: 01603 230240
www.rj.uk.com



Existing Utilities

Gas Network

The gas network in the local area is supplied by Cadent Gas Ltd and operates at low pressure. The records show that the network is in the northern footway of High Road. The network is a 63mm diameter until the junction of High Road/Tudor Avenue where it upsizes to a 180mm diameter main. Additionally, there is a 63mm main in the Public Right of Way on the western boundary, this downsizes to a 25mm main outside the dwelling named 'West View'.

UK Power Networks

UKPN records show that there is an existing overhead high voltage pole located within the proposed site boundary. This is located in the south eastern corner of the site and can likely be incorporated into the development masterplan. Elsewhere, the network in the vicinity of the High Road is predominantly low voltage and overhead in the vicinity of the proposed site access.

Anglian Water - Potable

The potable water network in the area is supplied by Anglian Water. There are mains present in the southern footway of High Road, in the vicinity of the proposed main access and emergency access. The main in the footway in the vicinity of the main access is a 4" CI main, which changes to a 3" CI main in the vicinity of the likely proposed footway/cycleway connection from the site to High Road.

Anglian Water - Sewerage

Anglian Water also maintain the local sewerage network and have foul water sewers present to the south of the dwellings egressing onto High Road. These sewers are of 150mm diameter and gravitate to the north. There are surface water sewers in the local area, however, these are approximately 200m – 300m to the west, north west and north east. These assets are unlikely to be affected by the proposed development.

BT

BT have apparatus in the southern footway of High Road that is a combination of underground and over ground apparatus. The underground apparatus comes from Old high Road to the north east of the site and becomes over ground apparatus at a pole located west of the proposed main vehicular access. These services can be diverted if required.

Summary of Existing Utilities

In summary, the only service located within the proposed development boundary is an electricity pole, used for high voltage overhead electricity, which is unlikely to be affected by the proposed development. According to the record plans that have been investigated, indicated above, there are no other known utility apparatus within the site. However, a full site investigation of the service providers should be undertaken at the planning stage, to ensure the plans provided are correct, and no private or unmapped utilities exist.

Proposed Utilities

Cadent Gas Ltd

As the gas mains within the vicinity of the site operate at low pressure, then a connection point should be achievable without the need for any offsite upgrades. Additionally, there are numerous points that the site could be connected to the low pressure network in High Road or the Public Right Of Way to the west.

UK Power Networks

The one high voltage electricity pole could easily be incorporated into the development masterplan, the easements of the overhead cables will need to be confirmed with UKPN to ensure that any buildings are far enough away. If a high voltage connection is required for the site, a substation could be included onsite and taken from the above mentioned high voltage network. If not, then the low voltage network could be extended into the site from High Road, which is unlikely to have significant offsite costs.

Anglian Water - Potable

The Anglian Water potable network in the southern footway of High Road may need to be lowered/protected depending on the existing depth to allow vehicles to overrun the mains to provide the access. The mains in the southern footway of High Road should also be able to provide a connection point to the proposed development.

Anglian Water - Sewers

Due to the topography of the site it is unlikely that a connection to the existing foul water sewers will be possible via gravity. Therefore it is proposed to include a foul water pumping station in the south eastern corner of the site, with a rising main connecting into the existing network at a point to be agreed with Anglian Water.

It is understood that a connection to the existing surface water sewers which are 200m plus from the proposed development is not required, due to Sustainable Drainage Systems being proposed on the site, therefore this has not been investigated further.

BT

BT underground apparatus in the vicinity of the proposed main vehicular access may require diverting/protecting. There is no reason why the site could not be supplied from these existing services.

Summary of Potential Proposed Connections to Existing Services

An investigation of the existing services and their potential for providing a potential future connection for up to 65 dwellings has been overviewed. It is likely that all the services could be provided utilising local connections points, however, contact will need to be made with the service companies to confirm these suggestions.

Conclusions

The summary table below, concludes that all of the main statutory utility companies can supply the site, however, some diversionary works will be required to existing infrastructure.

Matters	Comment	Satisfactory	Needs some Upgrade/Approv	Not Satisfactory
Gas	Gas networks will require extending from either the northern side of the High Road, or from the PROW to the west of the site.			
Electricity	Onsite overhead high voltage cables may be able to supply the site, however, if this is not possible then the existing low voltage apparatus of High Road should be able to extend into the site.			
Potable Water	The existing network in the southern footway of High Road can supply the site, but may however, require lowering/protecting to accommodate the proposed access.			
Foul Water	A foul water pumping station will be required, and a connection point confirmed with Anglian Water. This is normal practice and with local connections available, it is likely to be provided satisfactorily.			
Telecoms	Existing BT infrastructure in High Road can serve the development, but may require protecting/diverting to accommodate the proposed access.			

As indicated above it is likely that the services can be provided to the site without major offsite infrastructure and with existing services close to the existing site. Confirmation of the service connections will be made at the appropriate time.

We trust the foregoing is satisfactory, but if we can be of further assistance, please do not hesitate to contact us.

Yours sincerely,

Joshua Pitcher
on behalf of
Richard Jackson Limited

Checked by Martin Doughty, Director
BEng (Hons), CEng, FICE, FCIHT, MAPM
on behalf of Richard Jackson Limited