

ABBEY PROPERTIES CAMBRIDGESHIRE LIMITED

Company Registration Number: 03138929 Company registered office address: Nene Lodge, Funthams Lane, Whittlesey, PE7 2PB

Foul Sewerage and Utilities Assessment



Proposal: Erection of 44 dwellings (following demolition of 30 and 32 New Road), access and associated works together with an area of public open space

Site: 30-32 New Road and Land to the North of, New Road, Over

Applicant: Abbey Properties Cambridgeshire Limited & Dennis and Rita Rolfe

Date: March 2018

Foul Sewerage and Utilities Assessment

This assessment provides an overview of the investigations which have been undertaken by the applicant in order to understand the potential constraints to the development identified above.

The proposal seeks full planning permission for the proposed development of 44 dwellings (following the demolition of 2 existing properties).

It is important to note that the connection of the development to the foul sewerage and utility services will be undertaken separate to the planning system with arrangements being made directly between the developer and the companies who provide the services.

Further dialogue with the relevant companies will inevitably be required prior to the development taking place.

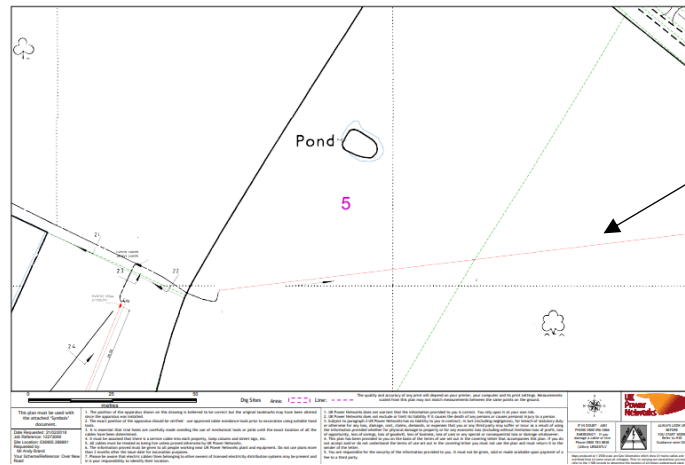
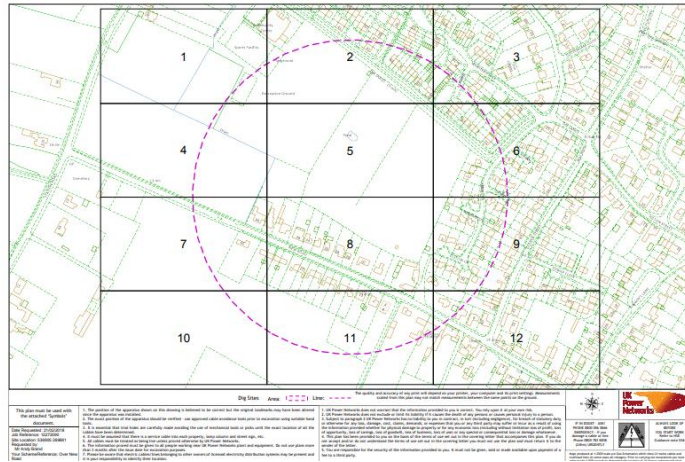
The following services have been assessed:

Electricity

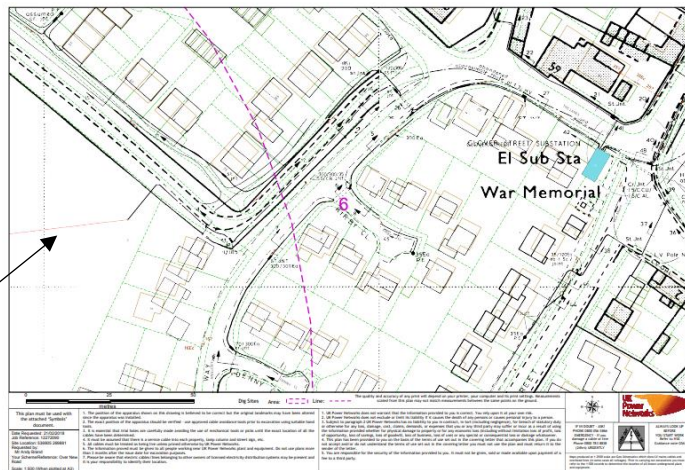
UKPN plans (see below) indicate that there are a number of 11kV substations (shown via a purple square on the map below) located within close proximity of the site.

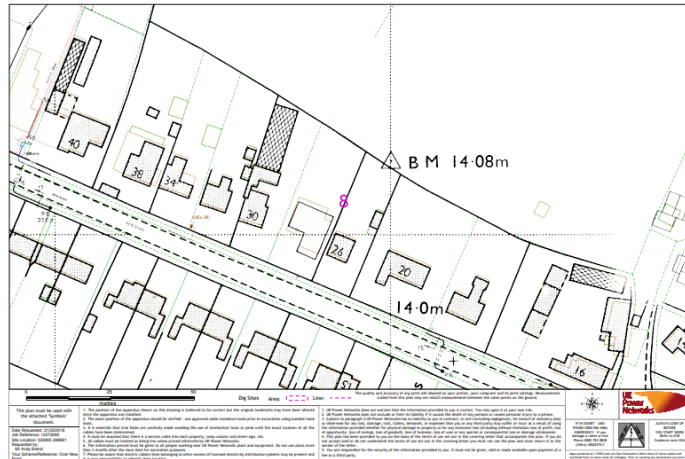


It is though anticipated that a new substation would be required within the site in order to service the development. The location of this would be agreed with UKPN and it is anticipated that this could be managed by the Council as part of a planning condition. There are no known constraints on the availability of electricity. Existing electricity infrastructure is contained within the public highway (New Road) as per the plans below. There is also an existing overhead power line within the site – this would be diverted underground and accommodated within the road/verge as required. It is anticipated that the development would extend the electricity infrastructure in this location in order to service the site either via the undergrounded line or a new connection from New Road.



Continuation of Overhead Power Line



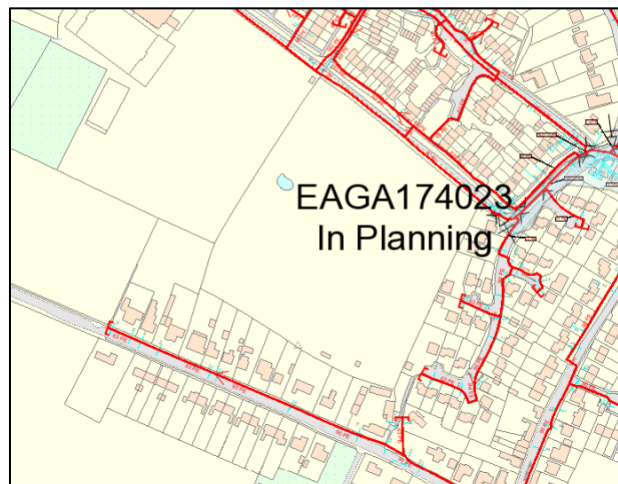


It is also expected (see the submitted Energy Report authored by RPS) that the development would itself generate some renewably sourced electricity; thus reducing the requirement for power from the electricity network.

It is likely that the new electricity infrastructure would be underground and located under the new roads.

Gas

Cadent's network of gas pipes is shown below (the red lines representing LP mains). It is anticipated that a new connection via New Road will be provided to serve the development.

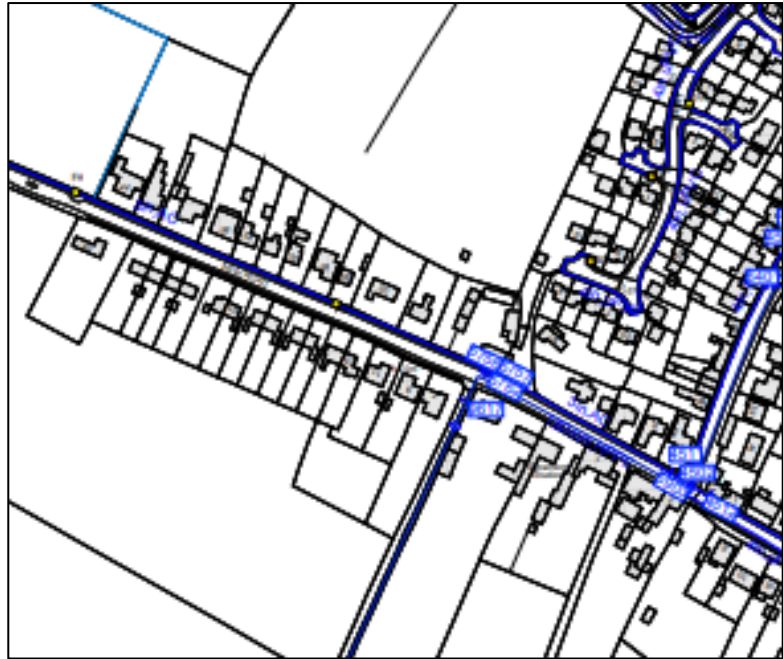


Water

The water infrastructure (piped and foul water) is present under New Road to the south of the site. New connections would be sought.

Potable Water Map

Cambridge Water Company's asset plan is shown opposite – there is an existing water pipe in the footpath to the north side of New Road. This pipe may need to be lowered to secure vehicular access to the site. There are no known constraints on capacity.



Foul Water Map



The foul water pipe is located under New Road as shown above (via the brown lines and arrows). There are no known constraints in relation to capacity.

Subject to this sufficient capacity would therefore appear to be available to cater for foul sewerage and water needs.

Telecommunications

According to the Connecting Cambridgeshire web-site¹ Over is a location which either has or is due to shortly benefit from superfast broadband connectivity.

BT records show (see below) that there is existing infrastructure within New Road.



Other Services

The applicant has undertaken further research and due diligence. No further constraints have been identified as part of this exercise.

Summary

The applicant has undertaken appropriate research and due diligence in order to confirm that connection to foul sewerage and utility services is not an obstacle to this development proceeding. It has been noted that there is an existing overhead electricity line which will need to be diverted underground should the development proceed. It is considered that sufficient time is available to deal with this matter such that it will not delay the delivery of the site.

Otherwise it has been demonstrated that standard connection requirements are likely to be applicable to the development. These can all be resolved through discussions and agreement.

¹ <http://www.connectingcambridgeshire.co.uk/parish/brampton/> viewed on 20th May 2016