

PROJECT TITLE: Cinques Road, Gamlingay  
PROJECT JOB NO: 18156  
REPORT REF: 18156/ITN  
DATE: 19/02/2020  
Prepared by: GBR

## Cinques Road, Gamlingay - Infrastructure Technical Note

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### Introduction

1. This Infrastructure Technical Note has been prepared by Woods Hardwick Infrastructure LLP on behalf of Bonnel Homes Limited in relation to the proposed development of land known as Land off Cinques Road, Gamlingay, Cambridgeshire. A Site Location Plan is included as Appendix A.
2. The purpose of the Note is to assess and confirm the suitability of the site for residential development in term of highways, drainage, flood risk and utilities in support of the proposal for the site to be allocated within the forthcoming Local Plan. The total area of the site is slightly below 1 ha.
3. It is proposed that the site is developed to provide up to 28 residential units with an adoptable vehicular access being taken off Cinques Road, a copy of the indicative site Master Plan is included in Appendix B while a copy of the proposed Site Access Drawing is included in Appendix C.
4. The Note confirms that there is no known utility apparatus present which would create an insurmountable constraint to the proposed development and that based upon the utility apparatus in the surrounding area there will be sufficient capacity to serve the proposed development.
5. It is confirmed that based upon the Environment Agency's Flood Mapping, the site is not considered to be at risk of flooding from any source during storm events with a probability of at least 1 in 1,000 years.
6. A sustainable surface water drainage strategy has been identified in accordance with the hierarchy for surface water disposal and a foul water outfall solution is available via connection to the Anglian Water network.
7. An assessment of the sustainability of the site in terms of accessibility to services and facilities and public transport has been undertaken and it has been concluded that the site lies in a sustainable location.
8. It can therefore be concluded that there are no known highways, drainage or utility constraints that would preclude the development of the site.

#### Flood Risk

9. The Environment Agency's Flood Maps, included within Appendix D, confirm that the site is located within Flood Zone 1 which is the most appropriate classification for residential development, the online mapping also confirms that the site is not at risk of flooding from reservoirs and that the risk of flooding from surface water is very low.

#### Potable Water

10. Cambridge Water are the incumbent potable water provider, their record plans are currently awaited, however it is understood that they currently supply Gamlingay and for a development of this scale it is anticipated that there will be sufficient capacity in the existing network.

#### Surface Water Drainage

11. The hierarchy for sustainable surface water dictates that the first option to be pursued in terms of method of discharge is via infiltration.
12. The British Geological Survey identifies the site's bedrock geology as being Woburn Sands Formation, sandstone, which would be conducive to drainage via infiltration.
13. The Soilscales online mapping tool also confirms that the soils underlying the site are likely to be freely draining acid loamy soils.
14. While full infiltration testing would be undertaken prior to the submission of a planning application, the information from the above sources provide sufficient comfort that an infiltration-based solution will be achievable on the site.
15. Based upon the current site Masterplan the individual dwellings could drain via a combination of traditional soakaways located in back gardens and permeably paved driveways. The private parking areas could also be permeably paved.
16. Cambridgeshire County Council Highway Authority do not currently adopt permeably paved roads however the main access road through the site could be permeably paved if it were to remain private and be maintained by a developer funded management company.
17. Alternatively, if the access road is to be offered for adoption an infiltration swale could be provided adjacent to the site access road to drain the adoptable road.

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### Foul Water Drainage

18. Anglian Water's Wastewater Record Plans relevant to the site have been obtained (Appendix E) and the plans confirm the presence of a gravity foul sewer within Cinques Road along the site frontage. A topographical survey has been undertaken which includes the details of the invert level of the nearest manhole (MH 2603) on this sewer to the site. Based upon the topography of the site a gravity connection to this manhole would be achievable.
19. While it is not anticipated that there will be any issues in terms of capacity in the network for a development of the scale proposed, Anglian Water operate a Zonal Charge in relation to foul water which would cover any reinforcement works which may be necessary. Similarly, the Water Industry Act requires the incumbent water authority to ensure that there is sufficient capacity within their treatment works to accommodate development benefiting from planning consent, no problems are therefore anticipated in this regard.

### Electricity

20. UK Power Networks (UKPN) record plans (Appendix F) indicate that there are pole mounted LV cables outside the frontage of the site. This is confirmed by the topographical site survey. The undergrounding of Low Voltage cables is a relatively standard procedure and the developer will liaise with UKPN as to the best approach and any necessary works to facilitate the construction of the access and the development of the site will be funded by the developer.
21. Given the extent of electric infrastructure within Gamlingay and in proximity to the site, it is not anticipated that providing a supply to the site will be problematic.

### Gas

22. Cadent, on behalf of National Grid, were contacted with regard to the extent of their infrastructure in proximity to the site and they subsequently provided copies of their record plans (Appendix G) which confirm that no existing apparatus serves as a constraint to development and that the nearest apparatus is a 125mm Low Pressure Main located within Cinques Road along the site frontage.
23. It is anticipated that the proposed development can be served via this apparatus without the requirement for upgrades to the network.

### Telecommunication

24. Record Plans have been obtained from BT Openreach (Appendix H) which confirm that no known apparatus crosses the site. There is however a pole connecting cables along the site frontage in proximity to the previously mentioned electrical pole. The relocation of this apparatus in accordance with BT's requirements is not considered to be problematic.

### Highways and Transportation

25. The Site Access Drawing included within Appendix C confirms that the site can be suitably accessed via a new priority junction onto Cinques Road, the drawing confirms that the necessary visibility splays can be achieved in accordance with the requirements set out within Manual for Streets. The drawing also confirms that pedestrian access to the site will be provided by way of a footway alongside the access to tie into the existing provision along Cinques Road.
26. The site is located well within the recommended walking distance of a range of educational and employment opportunities as well as other day to day services and facilities such as the local convenience stores.
27. A summary of the services and facilities available within the village and the approximate walking distances are provided below:

#### Food/Drink

Jannah Indian Restaurant - 600m  
The Cock Inn (Pub) - 700m  
LJ's Sandwich Bar (Café) - 750m  
Wheatsheaf Public House (Pub) - 950m

#### Education

Gamlingay Scout Headquarters School - 350m  
Sunshine Pre-school - 500m  
Gamlingay Rainbow Pre-school - 750m  
Children's Montessori Nursery - 850m  
Gamlingay Village Primary School - 1.1km  
Stratton Upper School and Community College- Gamlingay is within the catchment of Stratton Upper School and Community College and buses to the school are available from bus stops located within walking distance of the site.

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Convenience Stores

Gamlingay Premier Supermarket - 600m  
Co-operative Food - 700m

Health and Beauty

The Old Bank Barbers - 600m  
SK Hairdressing - 750m  
Gamlingay Pharmacy - 800m  
Victoria & Nicholas Nail salon - 1.0km  
Potton Dental Practice - 4.4km

Services

Living Gardens (Garden Centre) - 34m  
Gamlingay Post Office - 350m  
Chapman's Garage Ltd (Vehicle Repair Shop) - 1.5km  
ATM & Tesco Express - 4.3km

Places of worship

Parish Church of Saint Mary the Virgin Gamlingay - 900m  
Gamlingay Baptist Church - 1.1km

28. Further educational, leisure and employment opportunities are available within Potton and Sandy which are located approximately 4.5km and 8.5km from the site respectively.
29. In addition to the facilities and opportunities noted above, the site will be located within 2 minutes walking distance of bus stops for both directions of travel located along Green Acres to the south east of the site. The services that operate from the bus stop provide an hourly connection to Potton, Sandy, Biggleswade, Shefford and Hitchin. A summary of the timetable information is presented in the table below:

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██████████ ██████████  
██████████ ██████████

Service	Operator	Route	Frequency	First	Last
190	Centrebus South	Hitchin - Biggleswade - Pottton - Sandy	Monday-Saturday Hourly	06:45	17:03
		Sandy - Pottton - Biggleswade - Hitchin		07:58	17:42
C2	C G Myall & Son	St Neots - Longstowe - Orwell - Arrington - Croydon - The Hatleys	Thursday only	13:00	13:00
		The Hatleys - Croydon - Arrington - Orwell - Longstowe - St Neots		09:08	09:08

30. The site also lies within 8.2km distance of Sandy Railway Station from which regular main-line services to destinations including Peterborough, Huntingdon, St Neots, Biggleswade, Arlesey, Hitchin, Stevenage and London are available. Services to these locations operate approximately every 30 minutes with the journey time to London being approximately 50-60min.

#### Summary and Conclusions

31. From the above it can be concluded that no issues are anticipated in terms of capacity in the various utility networks to supply the site. It can also be concluded that there is no known utility apparatus that would serve as an insurmountable constraint to development.
32. An adopted foul sewer passes close to the site's frontage within Cinques Road and the topographical site survey confirms that a gravity connection to this sewer will be achievable.
33. Based upon the available online Geological Mapping the site is likely to be underlain by permeable material, meaning that surface water via infiltration is likely to be the most sustainable strategy. This is in accordance with the Drainage Strategy Hierarchy.
34. In terms of flood risk the site is located within Flood Zone 1 and is therefore considered to have a probability of flooding of less than 1 in 1,000 years. The EA's surface water maps and reservoir flooding maps confirm that the site is also not considered to be at risk from these sources.
35. It has been demonstrated that a suitable vehicular access to the site can be provided with appropriate visibility splays off Cinques Road. Pedestrian access can also be provided alongside the road.

36. There are a number of services and facilities located in proximity to the site as well as a bus stop which provides sustainable access to the wider area. The site is therefore considered to lie in a sustainable location in terms of accessibility to services and facilities and the availability of sustainable modes of travel.
  
37. Upon consideration of the above, it can be concluded that the proposed development at Land off Cinques Road can be supported through the planning process in terms of highways, transportation, flood risk, drainage and utilities.

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# Appendix A

## Site Location Plan





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Revisions:

Client  
Bonnell Homes Limited

Title:  
Land Off  
Cinques Road  
Gamlingay, Cambs

Drawing:  
Promotion Plan

Scales:	Sheet Size:	Date:	Drawn:
1:1250	A3	04/07/18	LMC

Drawing Number:	Rev:
410-LP-02	

Do not scale or measure from this drawing.  
All dimensions should be reported to the architect. This drawing should  
be read in conjunction with the specification and standard details.  
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1:250	0	1	2	3
1:500	0	5	10	15
1:1000	0	10	20	30
1:1250	0	15	30	45
1:2000	0	20	40	60

# Appendix B

Master Plan



Rev.

Client:  
**Bonnel Homes Limited**

Title:  
**Land Off  
Cinques Road  
Gamlingay, Cambs.**

Drawing:  
**Master Plan**

Scale:	Sheet Size:	Date:	Drawn:
1:500	A1	13/02/20	LMC
Drawing Number:		Rev.	
410-MS-01			

Rev.	Date	Description

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# Appendix C

## Site Access Drawing



NOTES

- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
- Reproduced from OS Sitemap © by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.

- Site Boundary
- - - Visibility Splays set at 2.4m x 43.0m

VISIBILITY SPLAY AT WESTERN EXTENT SET AT 2.4 X 43M.

2 M WIDE FOOTPATH ALONG PROPOSED SITE ACCESS TO TIE IN WITH EXISTING PROVISION

SITE ACCESS ROAD SET AT 5.5M WIDE.

ENTRY KERB RADII SET AT 6M.

VISIBILITY SPLAY AT EASTERN EXTENT SET AT 2.4 X 43M.

B	Footpath amended	IZ	GBR	19/02/2020	
A	Topographical Survey Added	IZ	GBR	13/03/2019	
REV	DESCRIPTION	DRN	CHD	DATE	
<input checked="" type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	AS BUILT		

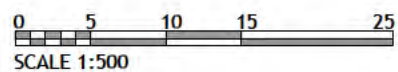
SCALE 1:500 @ A3 DATE MAY 2018

DRAWN IZ CHK GBR

DRAWING NO 18156-GAML-5-500B REV B

TITLE Land off Cinques Road  
Gamlingay

DETAILS Site Access



# Appendix D

## Environment Agency's Flood Maps

# Flood map for planning

Your reference  
**18156**

Location (easting/northing)  
**523370/252789**

Created  
**19 Feb 2020 17:01**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

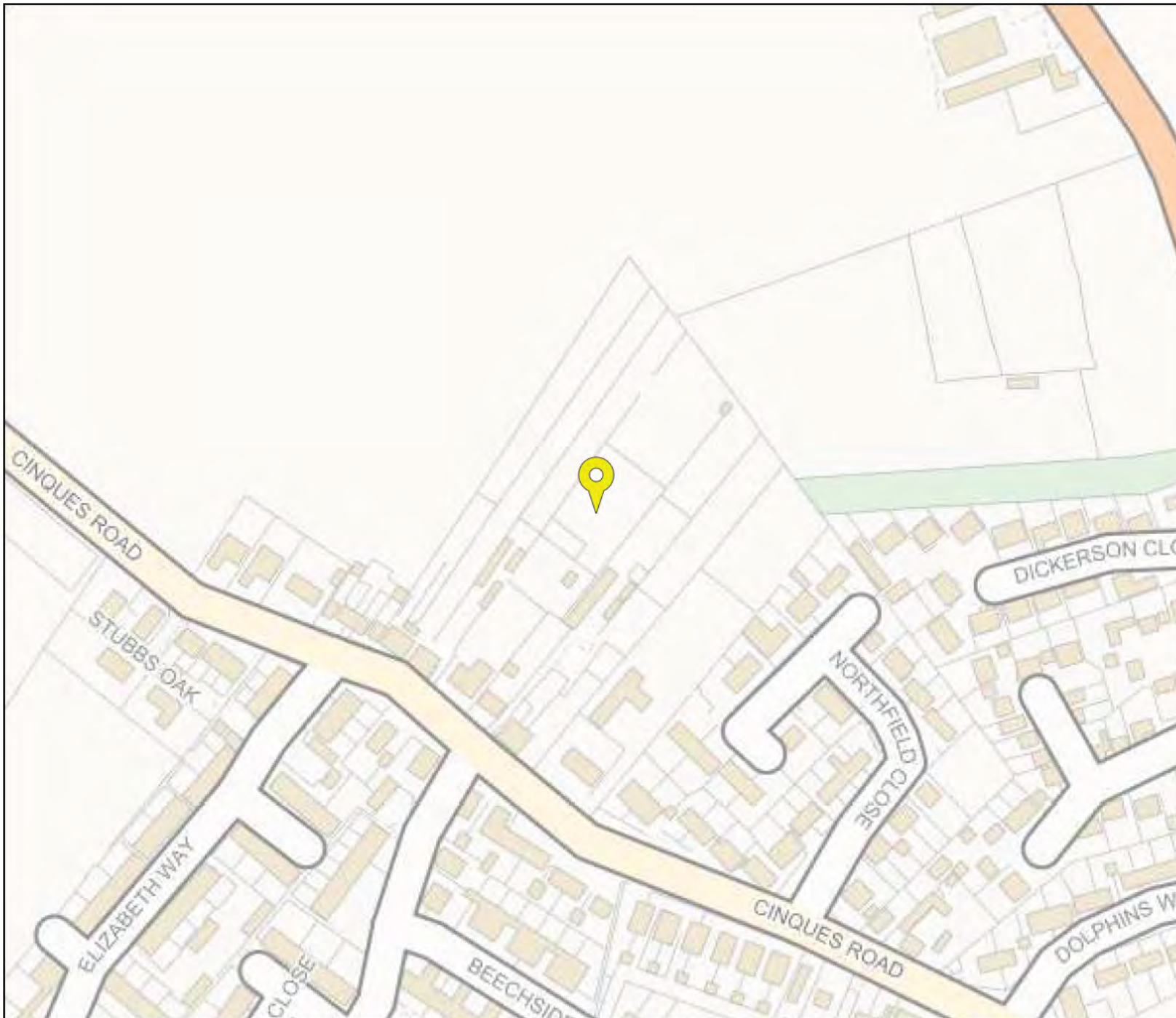
## Flood map for planning

Your reference  
**18156**

Location (easting/northing)  
**523370/252789**

Scale  
**1:2500**

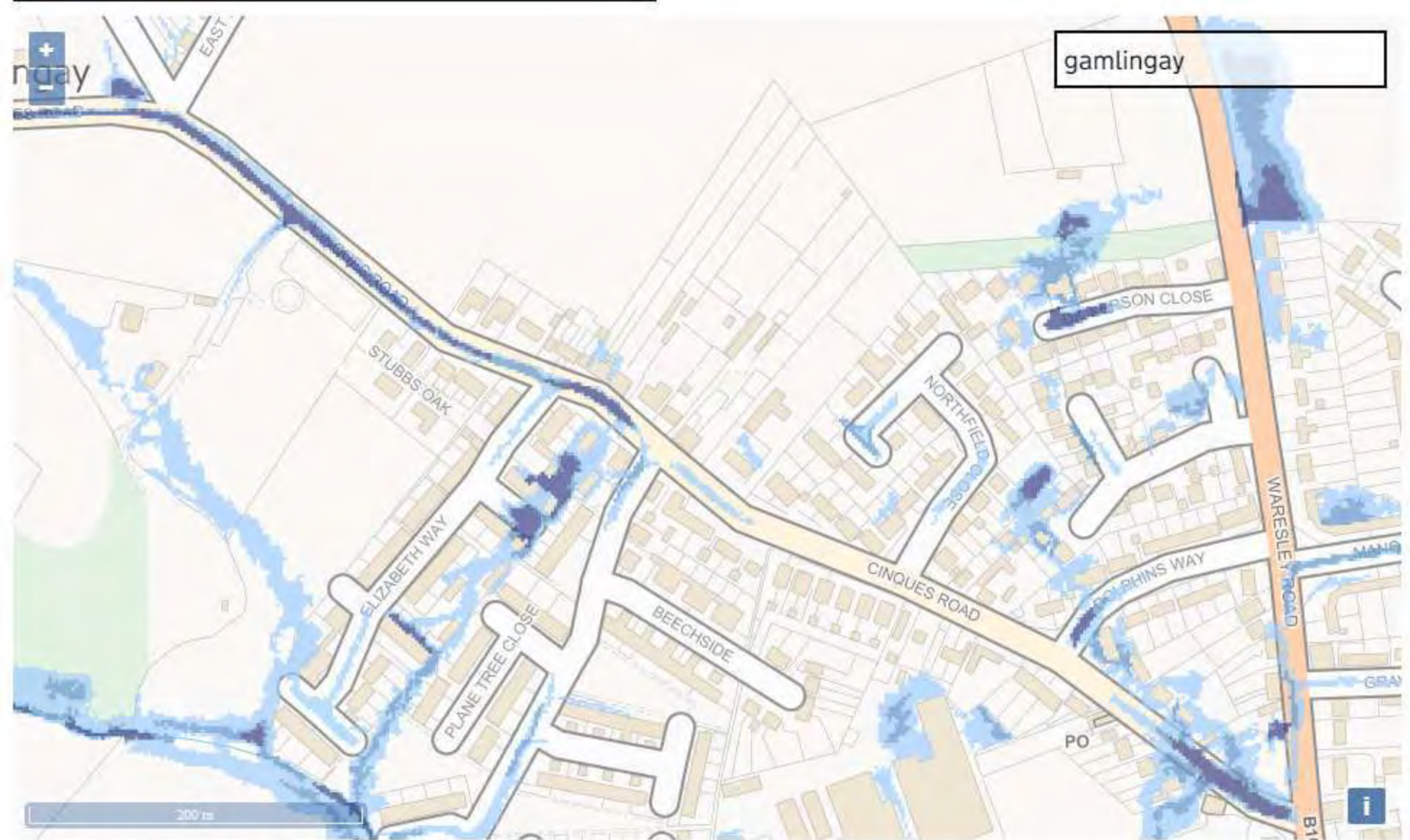
Created  
**19 Feb 2020 17:01**



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m





Extent of flooding from surface water

High Medium Low Very low

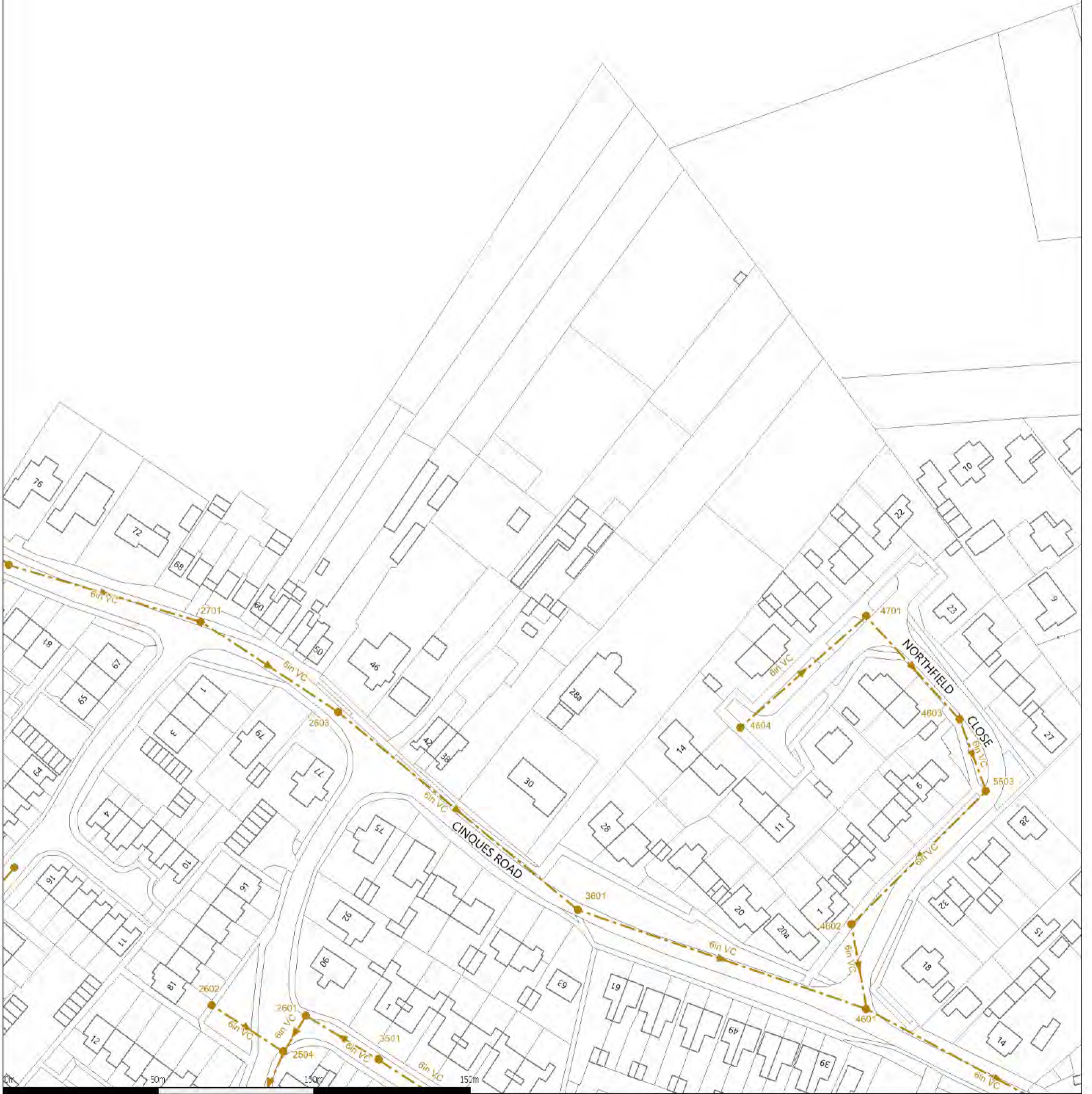


Extent of flooding from reservoirs

● Maximum extent of flooding

# Appendix E

## Anglian Water's Wastewater Record Plans



(c) Crown copyright and database rights 2020 Ordnance Survey 100019209  
Data updated: 03/01/20

Scale: 1:1250  
Map Centre: 523365,252784

Date: 10/02/20  
Our Ref: 368328 - 1

Wastewater Plan A3  
Powered by digdat

Foul Sewer		Outfall*		Sewage Treatment Works	
Surface Sewer		Inlet*		Public Pumping Station	
Combined Sewer		Manhole*		Decommissioned Pumping Station	
Final Effluent					
Rising Main*					
Private Sewer*					
Decommissioned Sewer*					

\*(Colour denotes effluent type)

18156

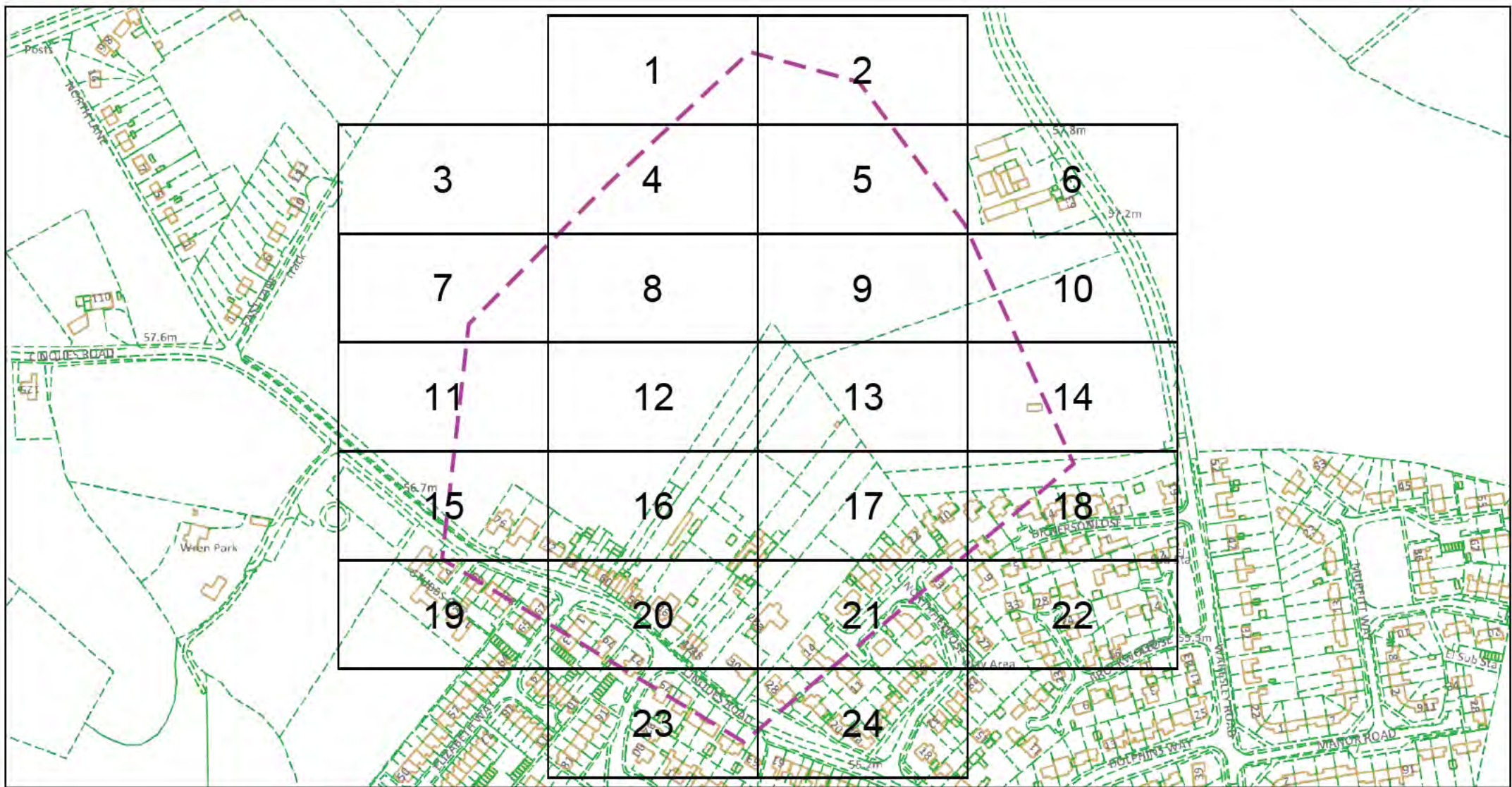


This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.



# Appendix F

## UK Power Networks Record Plans



Dig Sites Area:  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: 10/02/2020

Job Reference: 17662875

Site Location: 522918 252511

Requested by:

Miss Inez Zlocina

Your Schema/Reference:

18156\_Gamlingay

Scale: 1:3588 (When plotted at A4)

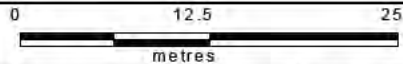
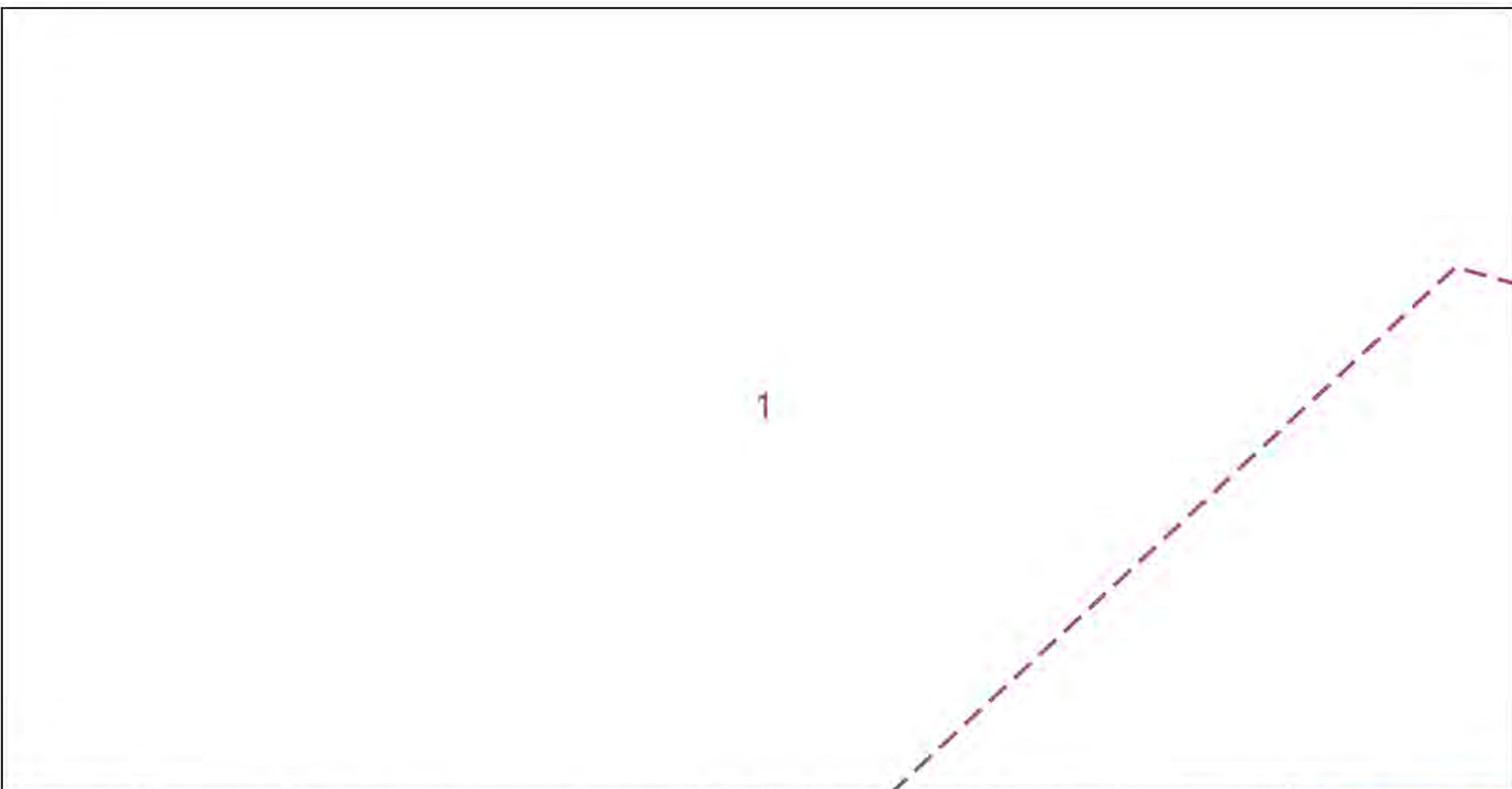
1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
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/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.

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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.
6. Please Note: The Overview map does not display UK Power Networks electricity network and should not be used for the location of UK Power Networks assets. For detail of the electricity network please view the relevant page as highlighted in the Overview map.



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

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.



Dig Sites Area: Line:

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

Date Requested: 10/02/2020  
 Job Reference: 17662875  
 Site Location: 522918 252511  
 Requested by: Miss Inez Ziocina

Your Schema/Reference:  
 18156\_Gamlingay  
 Scale: 1:500 (When plotted at A4)

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.
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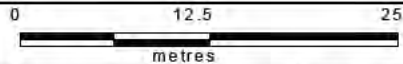
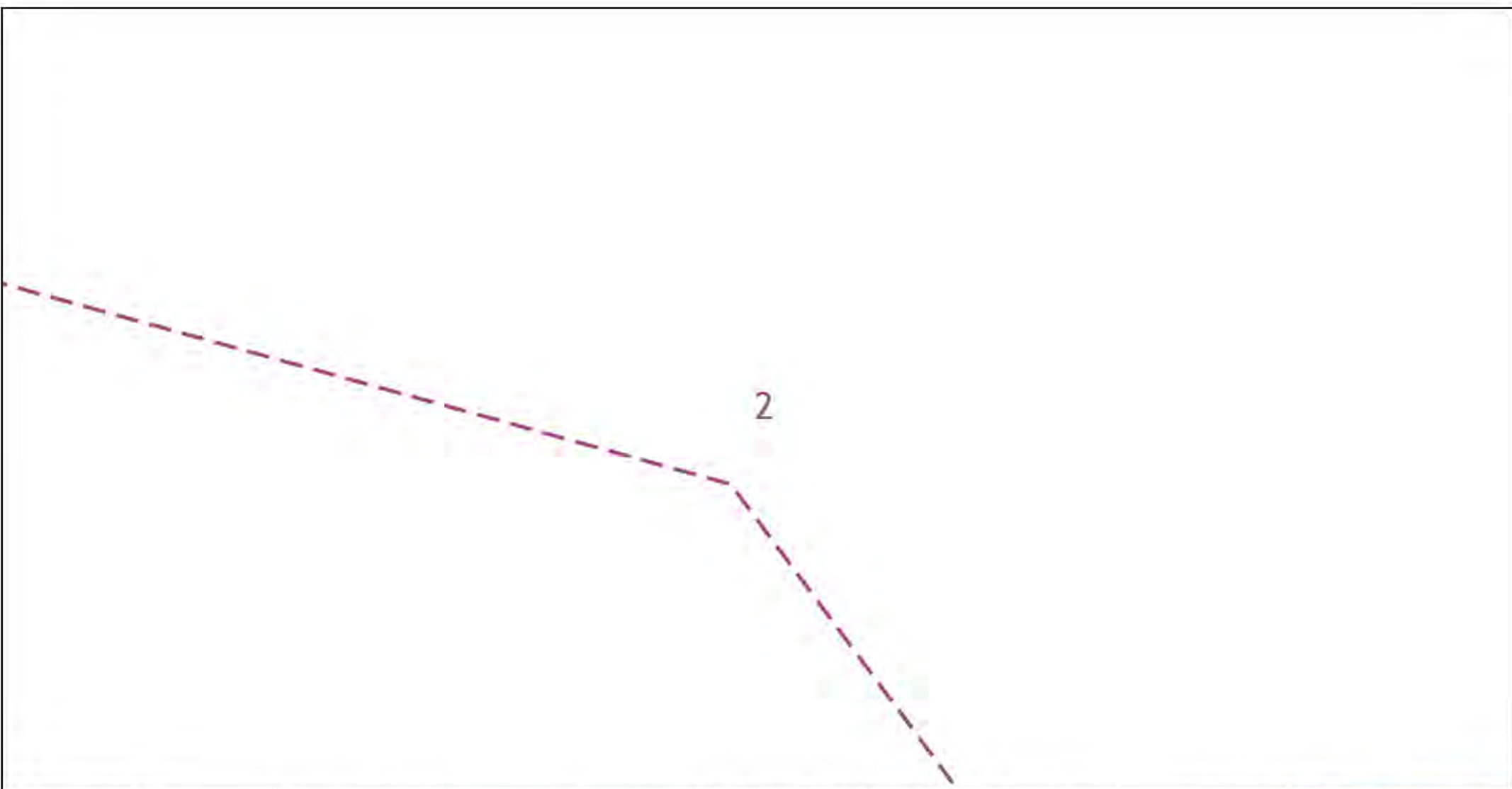
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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer 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.
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ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note G56

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Dig Sites Area: Line:

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

Date Requested: 10/02/2020  
 Job Reference: 17662875  
 Site Location: 522918 252511  
 Requested by: Miss Inez Ziocina

Your Schema/Reference:  
 18156\_Gamlingay  
 Scale: 1:500 (When plotted at A4)

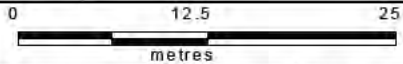
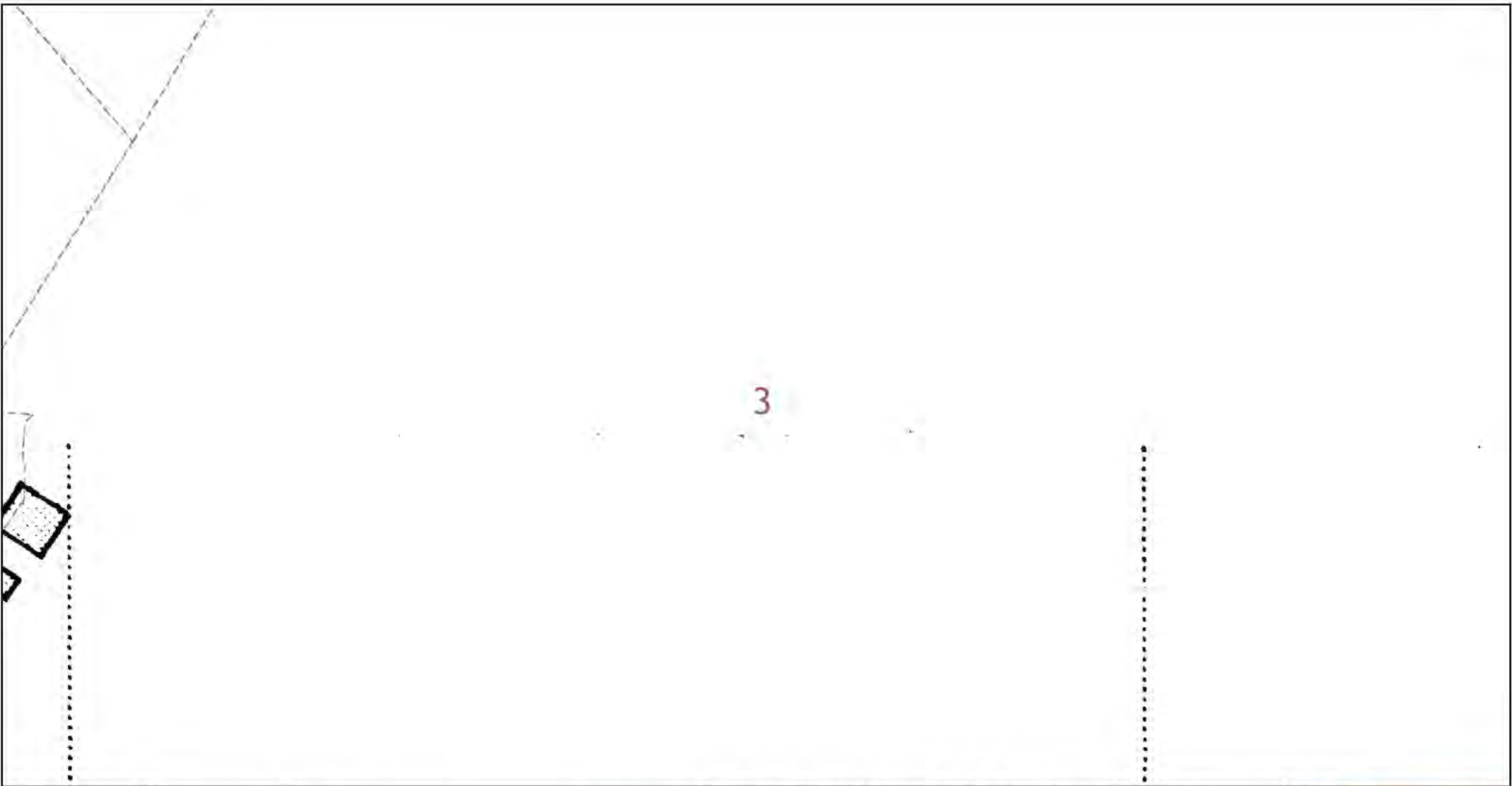
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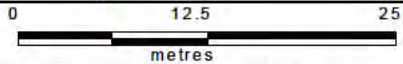
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Dig Sites Area: [dashed box] Line: [dashed line]

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Job Reference: 17662875  
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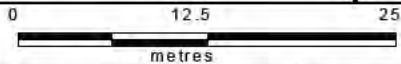
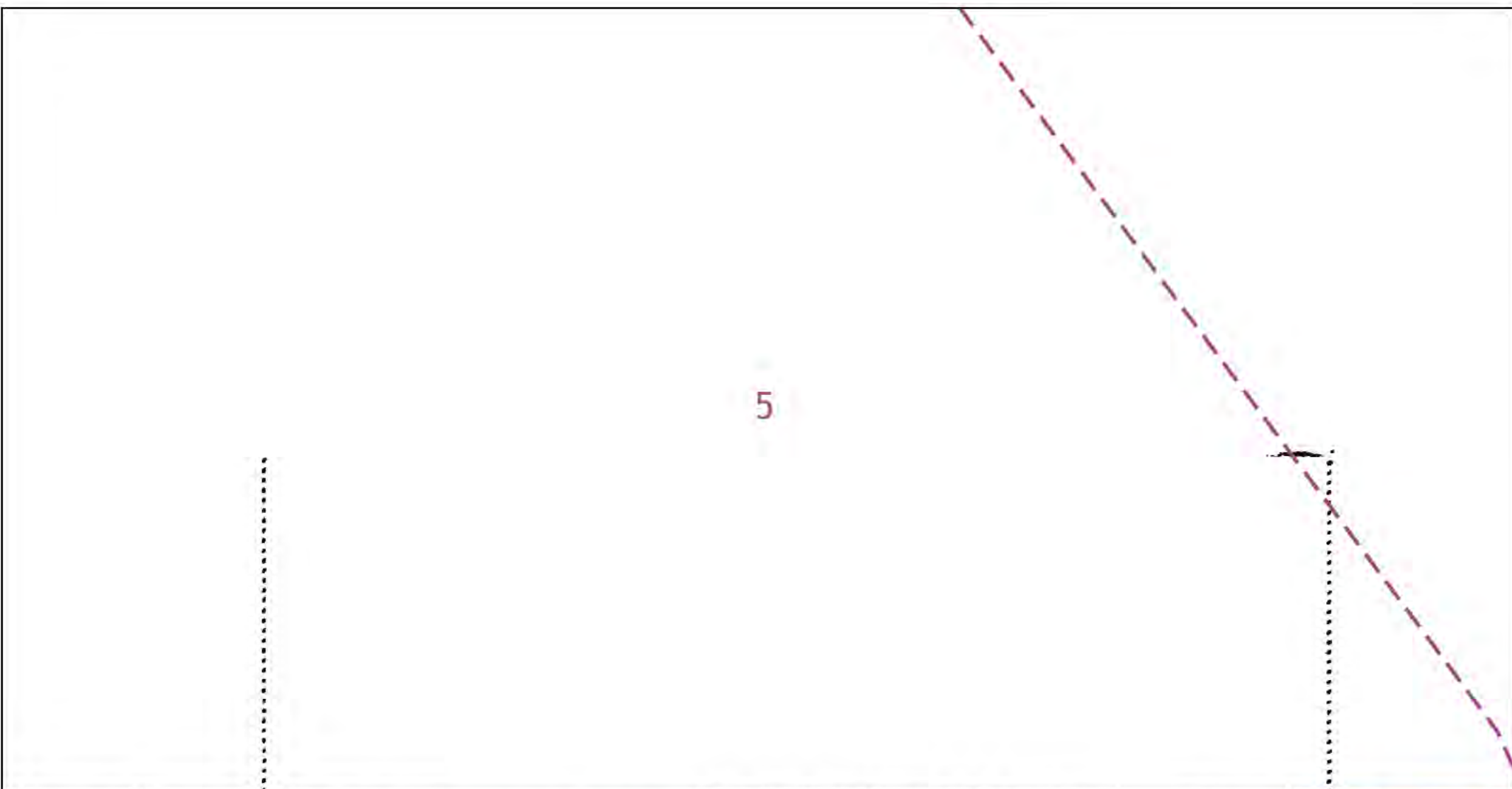
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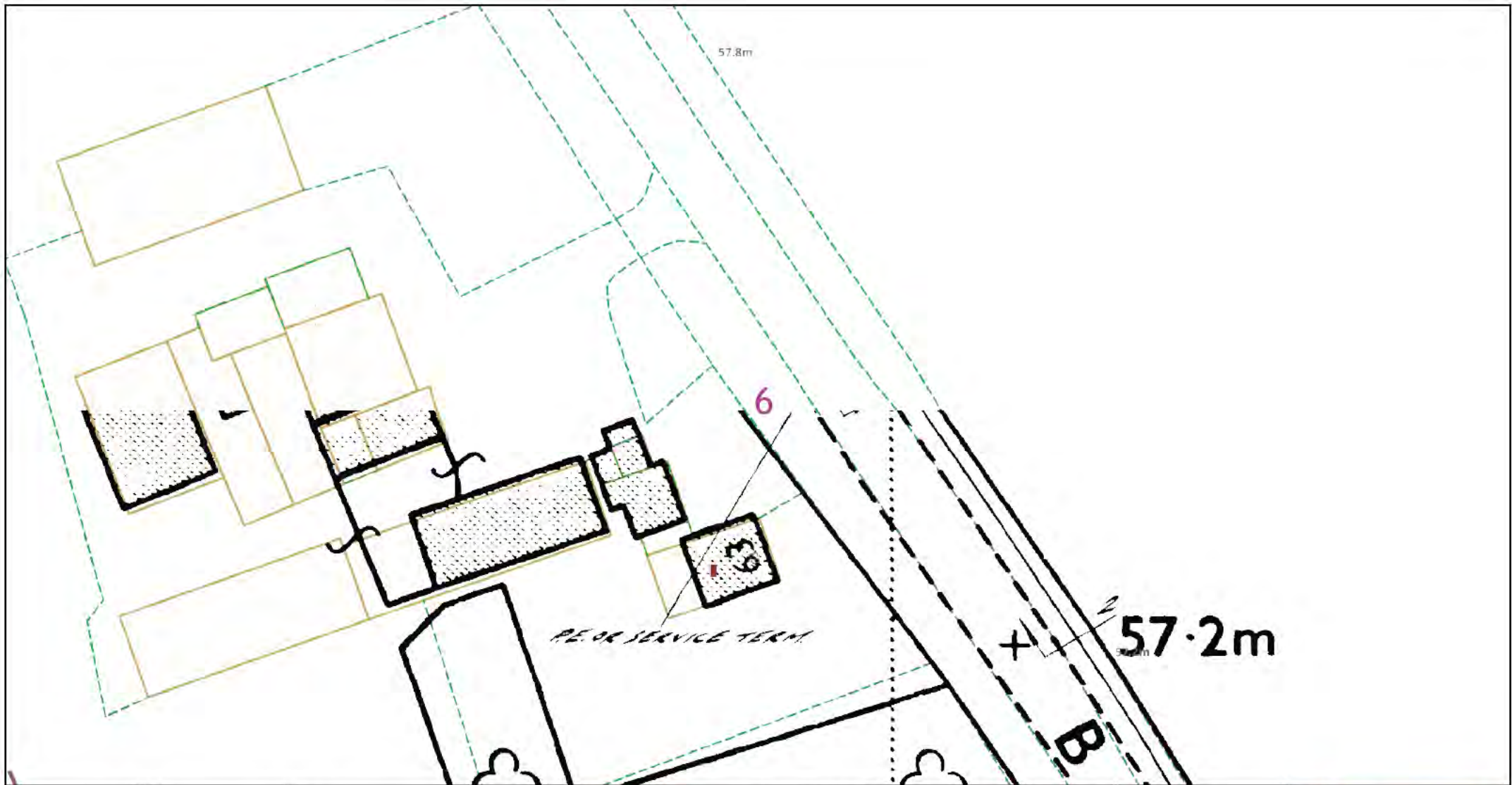
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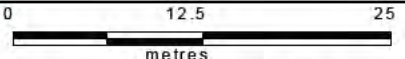
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Dig Sites Area: [dashed green line] Line: [dashed black line]

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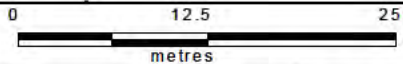
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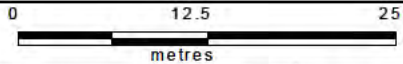
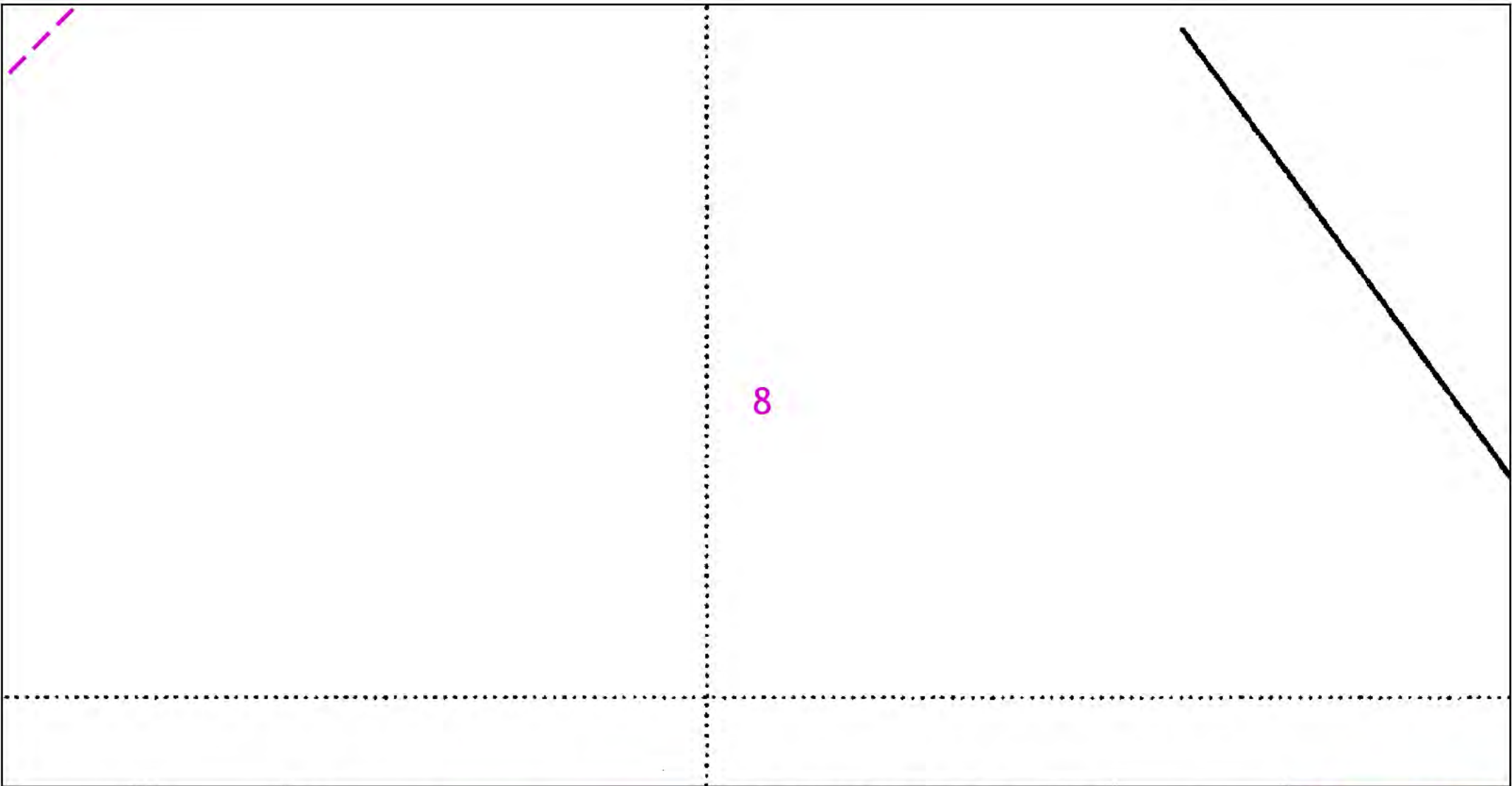
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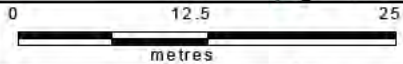
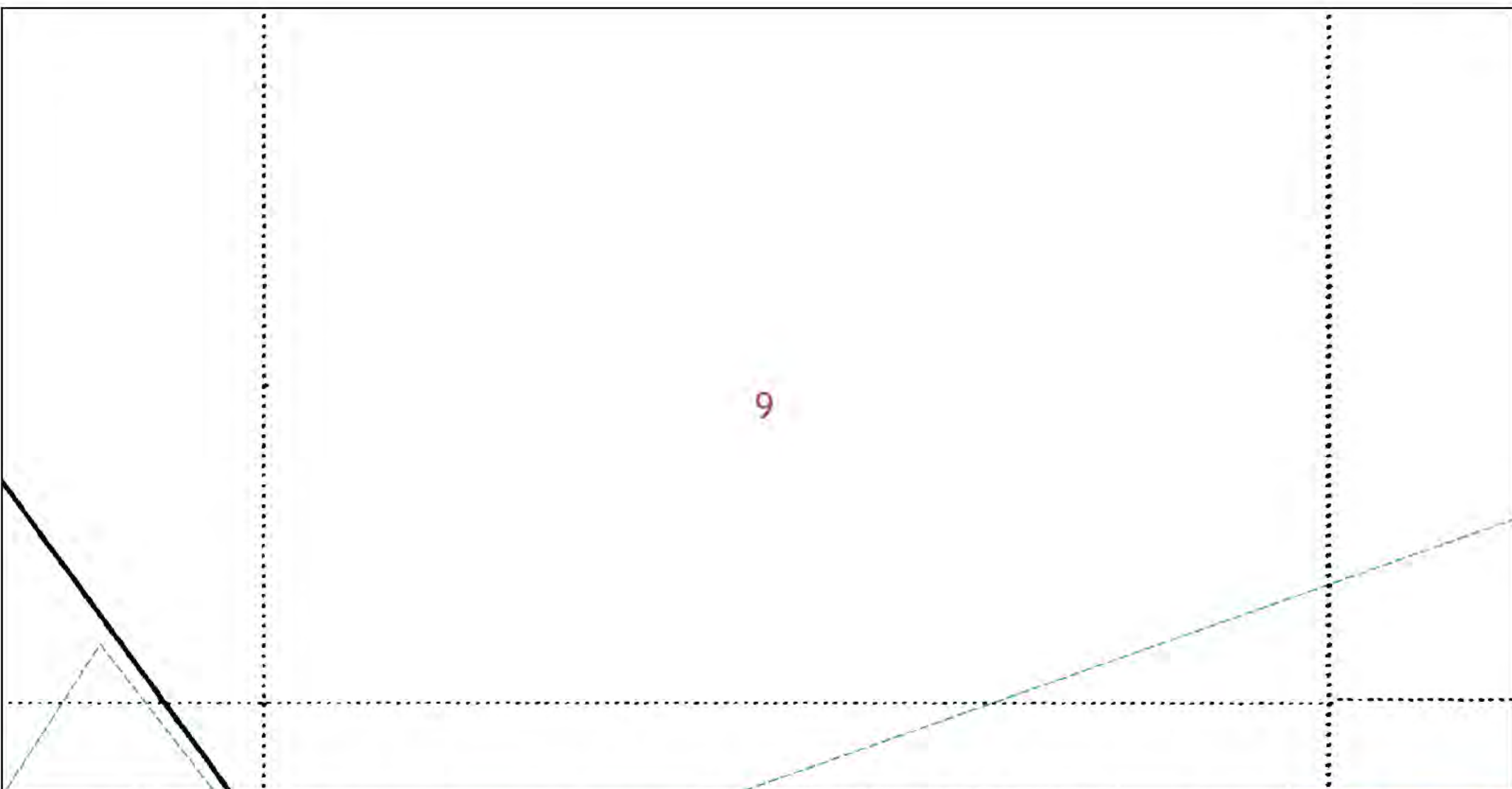
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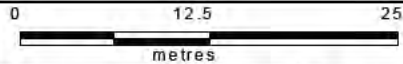
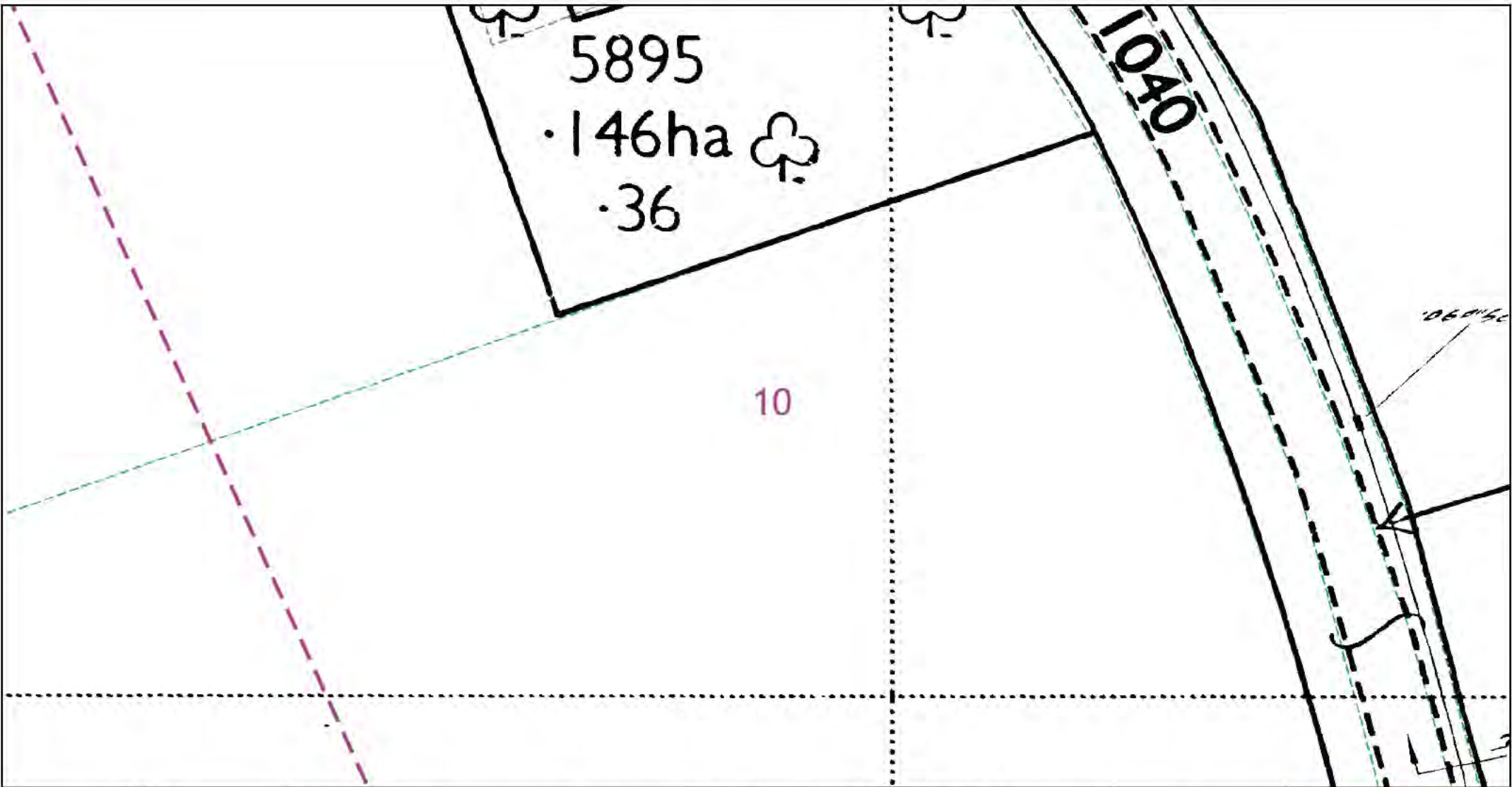
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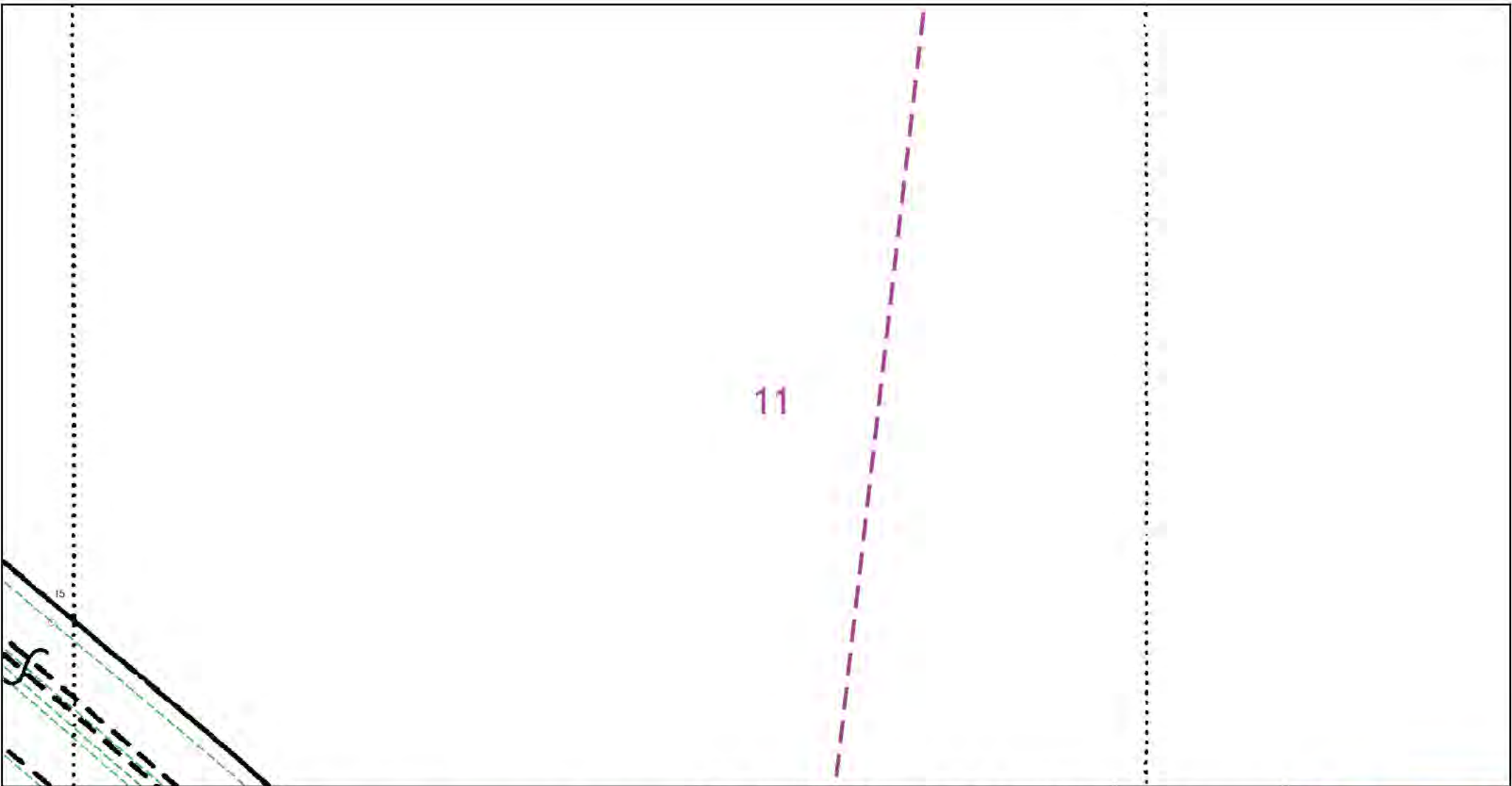
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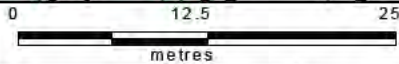


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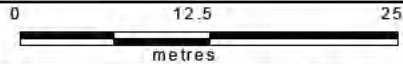
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12



Dig Sites Area: [Symbol] Line: [Symbol]

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Date Requested: 10/02/2020  
Job Reference: 17662875  
Site Location: 522918 252511  
Requested by: Miss Inez Ziocina

Your Schema/Reference:  
18156\_Gamlingay  
Scale: 1:500 (When plotted at A4)

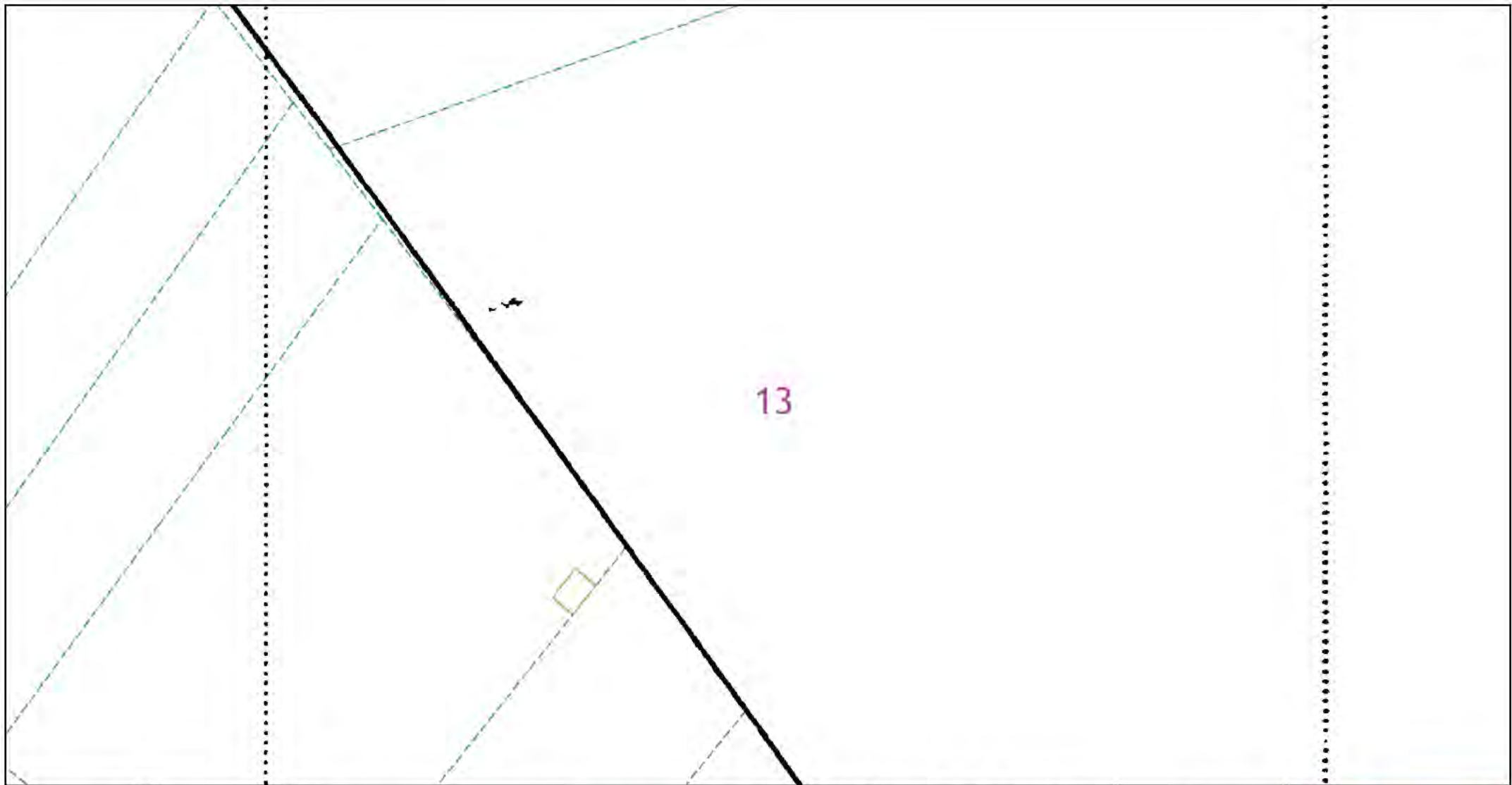
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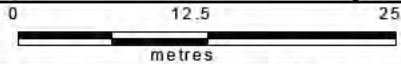


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13



Dig Sites Area: Line:

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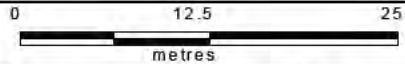
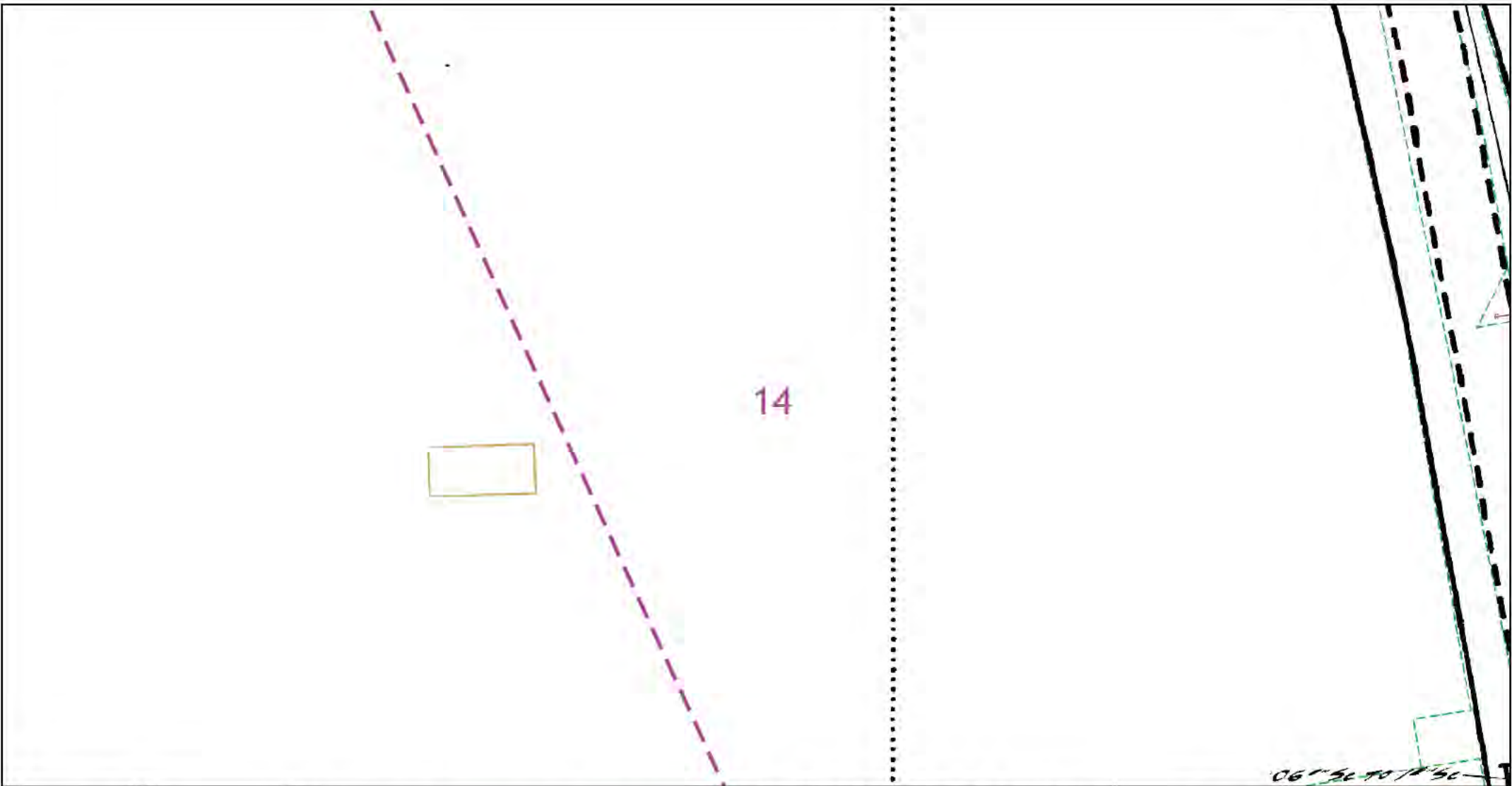
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Dig Sites Area: [dotted line] Line: [dashed line]

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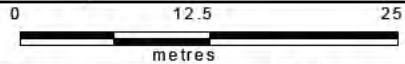
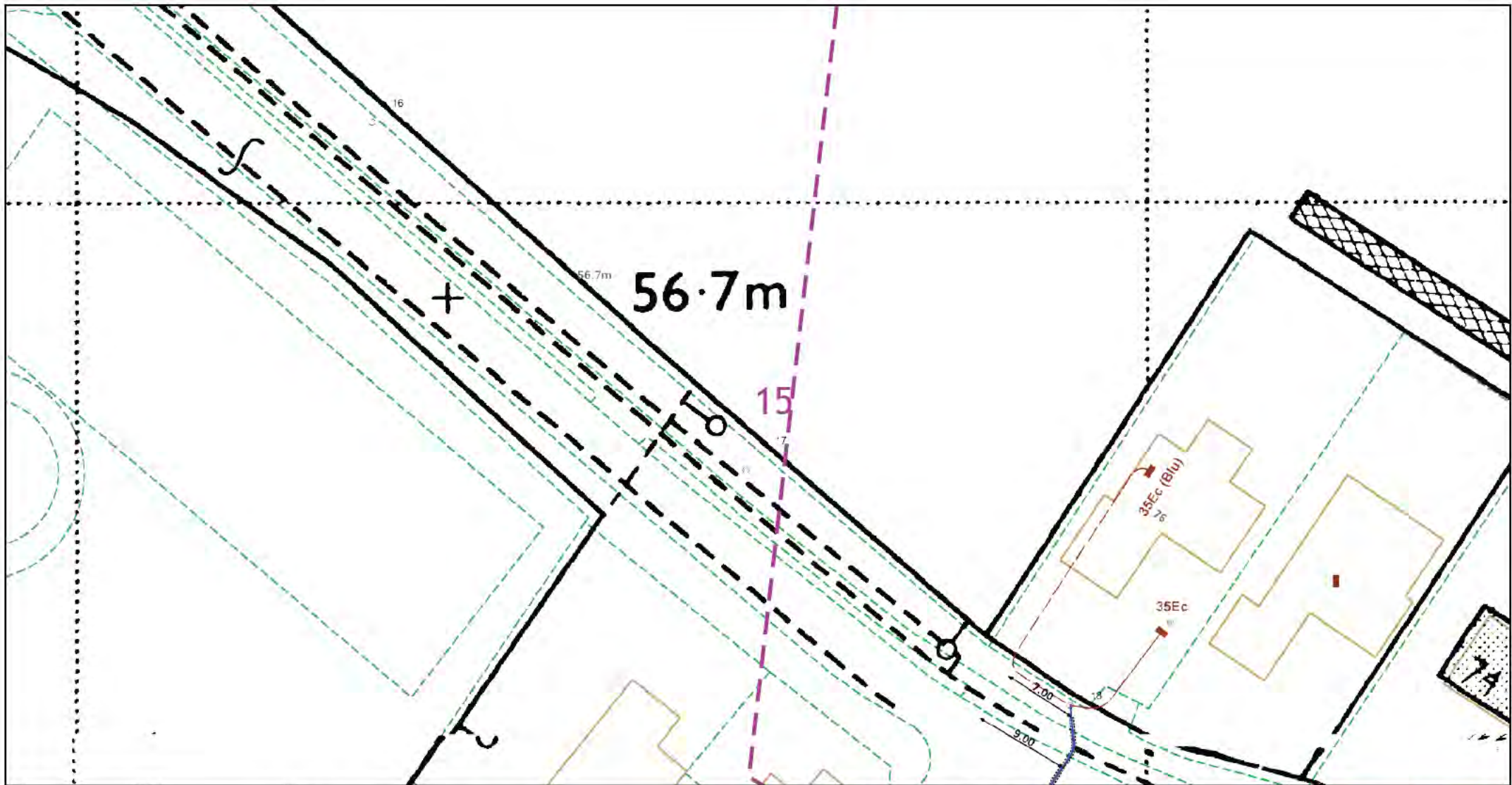
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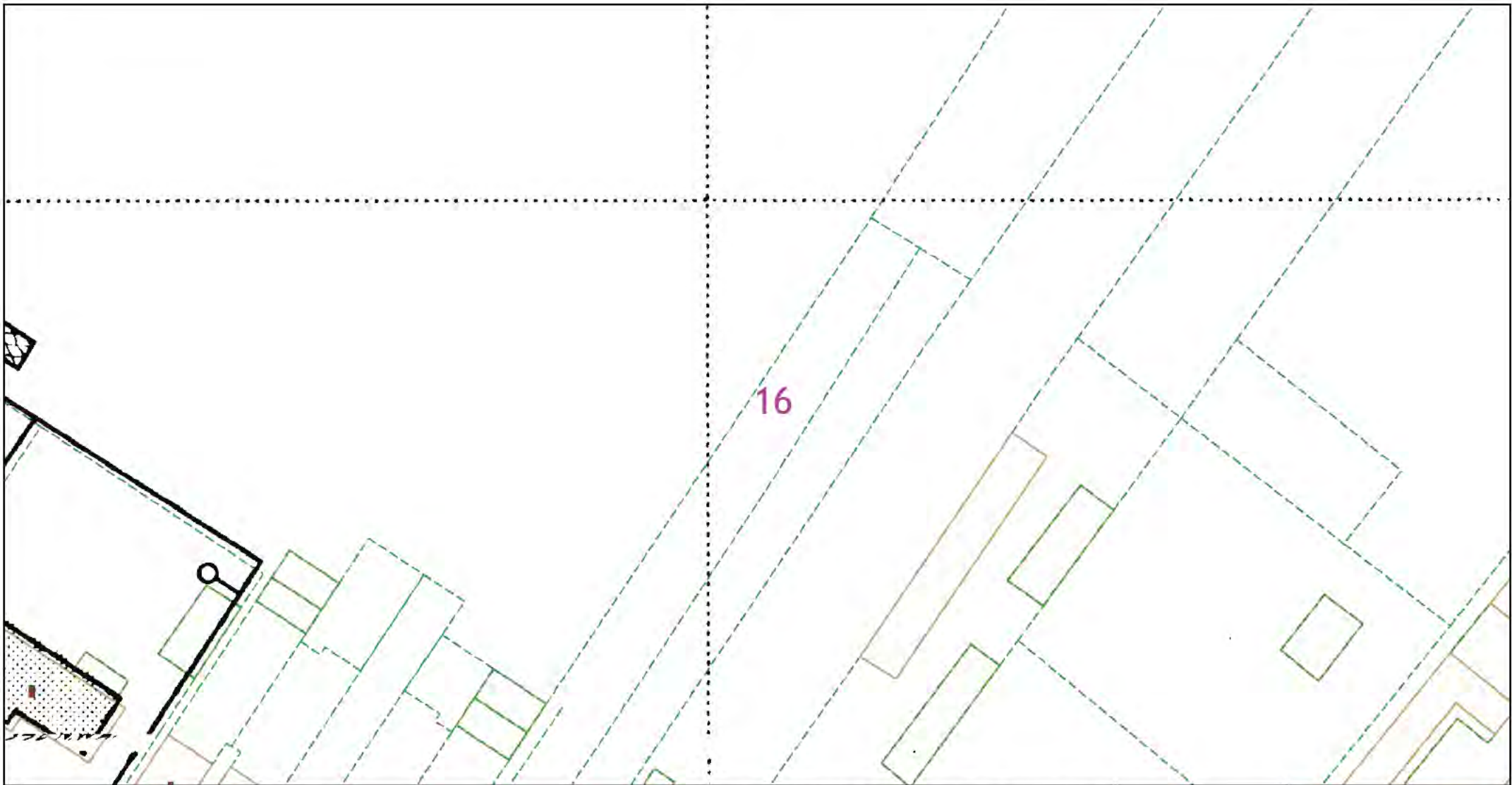
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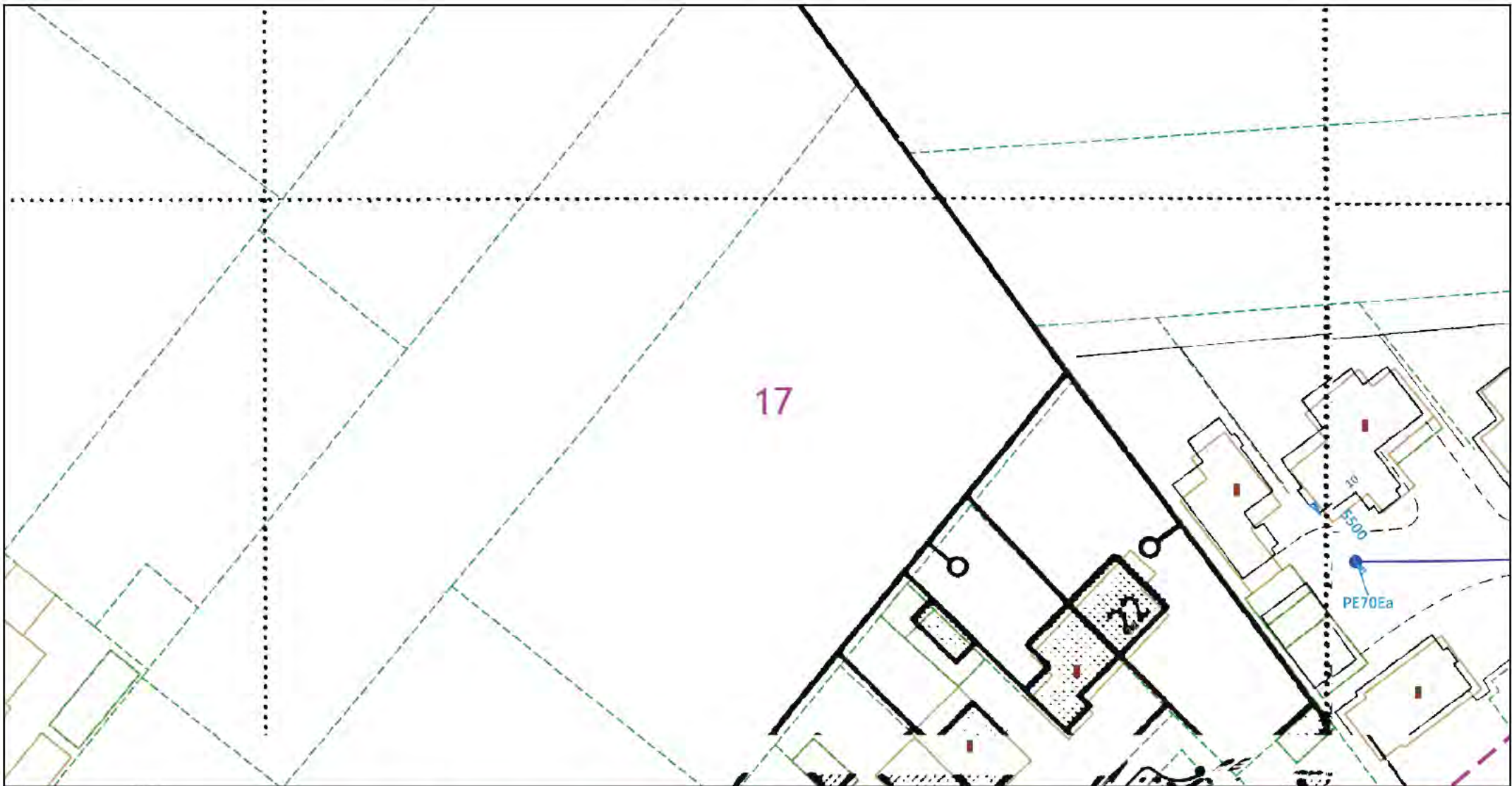
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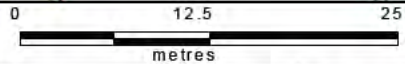


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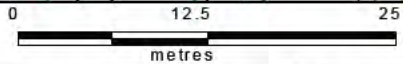
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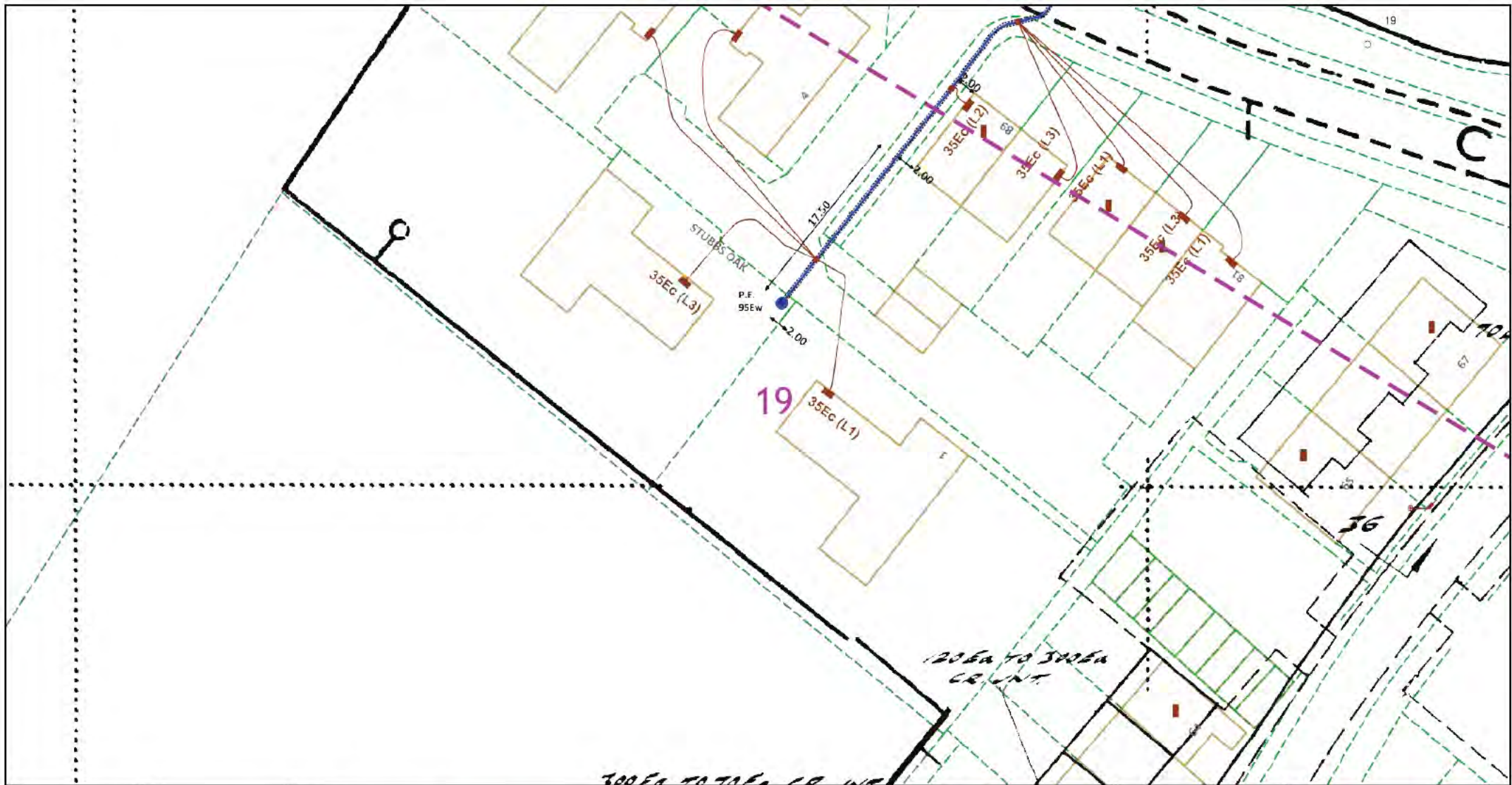
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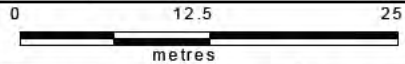


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300EA TOTAL CR INT  
1206A TO 300EA CR INT



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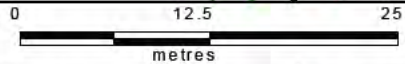
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ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6

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Dig Sites Area: Line:

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

Date Requested: 10/02/2020  
 Job Reference: 17662875  
 Site Location: 522918 252511  
 Requested by: Miss Inez Ziocina

Your Schema/Reference:  
 18156\_Gamlingay  
 Scale: 1:500 (When plotted at A4)

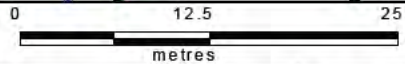
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6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.
8. Please be aware the Low Voltage Overhead power lines are not currently displayed for the Eastern Region via this service, if you require records on the location of these please contact our Plan Provision team directly via plans@ukpowernetworks.co.uk.

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.
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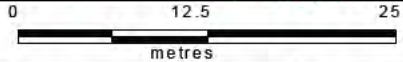
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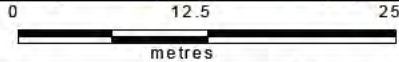
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# See Supplemental Diagram TL2352NEA for Cross-Section 18 details

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# Appendix G

## Cadent Record Plans



[Redacted text block]

[Redacted text block]

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

**Date:** 14/02/2020  
**Our Ref:** EA\_GE3A\_3FWX\_052401  
**Your Ref:** 18156  
**RE: Formal Enquiry, Cinques Road, Gamlingay, South Cambridgeshire, SG19 3NP**

Thank you for your enquiry which was received on 14/02/2020.  
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.  
For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

**As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.**

**In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.**

## Your Responsibilities and Obligations

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

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or 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 Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. 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. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET 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 Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

# ASSESSMENT

## Affected Apparatus

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

- I Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Please do not commence any work before you have been contacted, and the relevant authorisation received.

As your project progresses, it is recommended that you make a further enquiry to reflect that progress, at which point you will be asked to supply further information.

## Requirements

### **BEFORE carrying out any work you must:**

- I Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- I Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- I Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid'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 <http://www.hse.gov.uk>
- I 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.

# GUIDANCE

## **Excavating Safely - Avoiding injury when working near gas pipes:**

[http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe\\_leaflet3e2finalamends061207.pdf](http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf)

## **Standard Guidance**

### **Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

### **General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

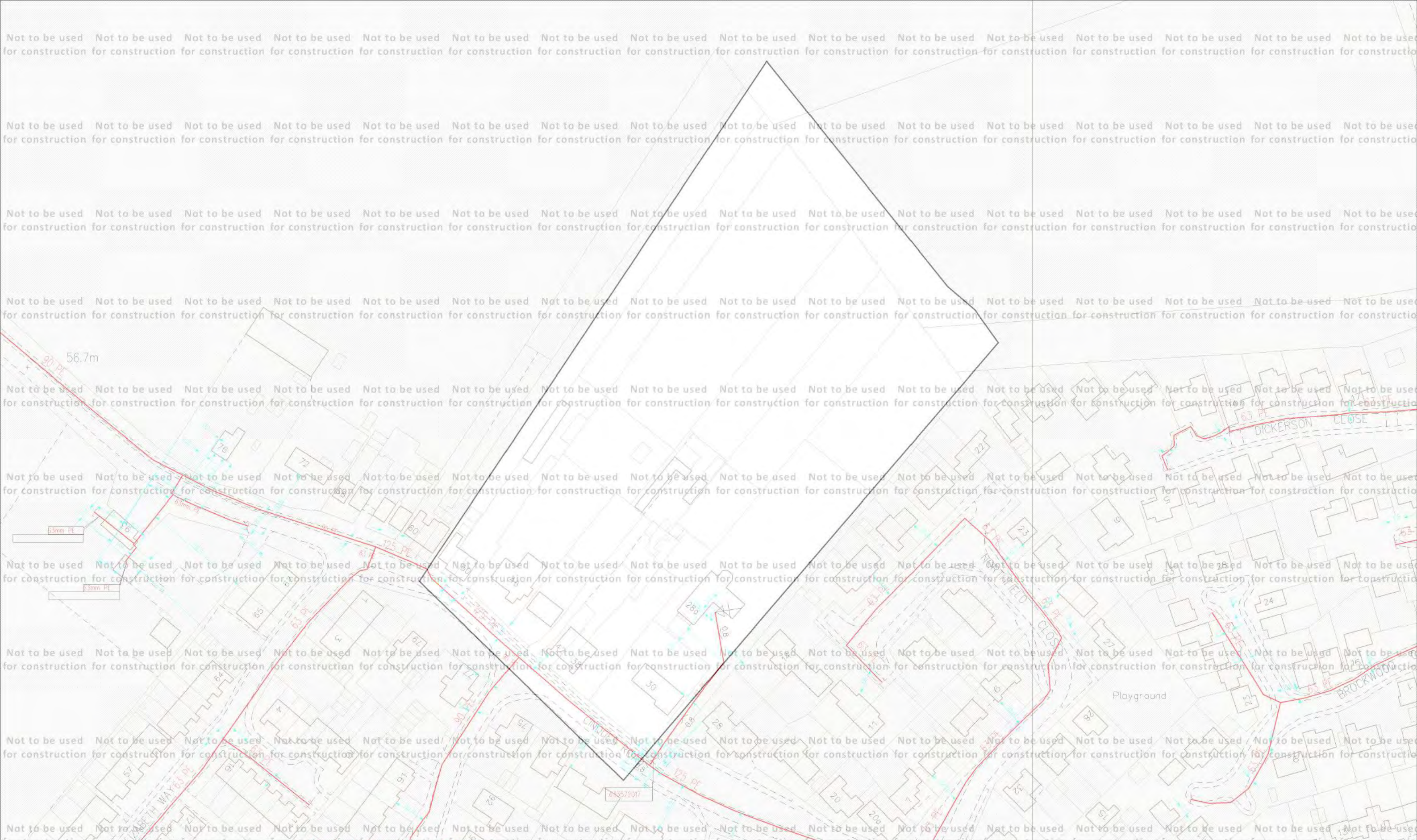
### **Excavating Safely in the vicinity of gas pipes guidance (Credit card):**







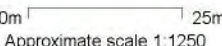






<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

### **Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EA_GE3A_3FWX_052401		View extent: 515m, 305m		<b>Map not to be used for construction</b>		Map 1 of 1 (GAS)	
USER: j.katsoulis1		LP MAINS  MP MAINS  IP MAINS  LHP MAINS  NHP MAINS 		This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard 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 error or omission. Safe digging practices, in accordance with HS(G)47, 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.		MAPS Plot Server Version 1.11.0   Your Gas Network Requested by: Woods Hardwick	
DATE: 14/02/2020		0m  25m Approximate scale 1:1250 on A3 Colour Landscape				This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886	
DATA DATE: 13/02/2020		     					
REF: 18156							
MAP REF: TL2352							
CENTRE: 523382, 252771							

# ENQUIRY SUMMARY

## Received Date

14/02/2020

## Your Reference

18156

## Location

Centre Point: 523382, 252771

X Extent: 211

Y Extent: 262

Postcode: SG19 3NP

Location Description: Cinques Road, Gamlingay, South Cambridgeshire, SG19 3NP

## Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 1250

Actual Scale: 1:1250 (GAS)

Real World Extents: 515m x 305m (GAS)

## Recipients

## Enquirer Details

Organisation Name: Woods Hardwick

Contact Name: Jasmine Katsoulis

Address: 15-17, Goldington Road, Goldington Road, Bedford, Bedford, MK40 3NH

## Description of Works

proposed development of up to 28 dwellings

## Enquiry Type

Formal Enquiry

## Activity Type

Development Project

## Work Types

Work Type: Surface Works

Work Type: Permanent Structures

## Notice Types

Notice Type: NRSWA Diversion Request (C2 Preliminary Enquiry)

# Appendix H

## BT Openreach Record Plans



# Maps by email 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**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling		Built
Pole			Duct Tee		Planned
Box			Building		Inferred
Manhole			Kiosk		Duct
Cabinet			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 : VVE09236J

Map Reference : (centre) TL2339352808

Easting/Northing : (centre) 523393,252808

Issued : 10/02/2020 09:23:51

**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](mailto:nnhc@openreach.co.uk)**