



Shepherd Gilmour  
Consulting Engineers

**LAND WEST OF MAGNA PARK**  
**CROSS IN HAND**  
**RUGBY**  
**SERVICES REPORT**

*Shepherd Gilmour Infrastructure Ltd.*  
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**Report Title:** *Cross in Hand, Lutterworth.  
Services Strategy*

**Client:** *Nurton Developments (Lutterworth) Ltd.*

**Report Status:** *Version: Rev -*

**Date of First Issue:** *.....*

**Date of Last Issue:**

**Prepared by:** \_\_\_\_\_  
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**Checked & Approved:** \_\_\_\_\_  
*Emyr Jones B.Eng (Hons)*

| Version | Date     | Initials | Comments      |
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| I       | Jan 2024 | EAJ      | First version |
|         |          |          |               |
|         |          |          |               |
|         |          |          |               |
|         |          |          |               |

**Limitations**

*All findings, recommendations and conclusions contained in this report are based on information provided to us during investigations. Shepherd Gilmour Infrastructure Ltd. (SGI) has created the report based on the assumption that all the information is accurate and accepts no liability should additional information exist or become available.*

*Unless otherwise requested by the client, Shepherd Gilmour Infrastructure Ltd. is not obliged to and disclaims any obligation to update the report for events taking place after the date noted on the report.*

*Shepherd Gilmour Infrastructure Ltd. makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the report. The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against the flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates, and associated probabilities.*

*This report has been prepared for the sole use of the client. No other third parties may rely upon or reproduce the contents of this report without the written permission of Shepherd Gilmour Infrastructure Ltd.*

## **INTRODUCTION**

- I.1 This Services Strategy has been prepared in support the preparation of an indicative masterplan to help promote the allocation of this site through a response to a call for sites. It has been commissioned by Nurton Development (Lutterworth) Ltd.
- I.2 This report reviews the availability of service media capacity for the proposed redevelopment. The final services loading will depend on the final operator's demands; however, a reasonable view has been taken of the likely needs based on known Industry standards.
- I.2 The site is 92.0 hectares in area and located in Warwickshire, approximately 4km west of Lutterworth. The site is bound by Coal Pit Lane to the North, and the Southeast boundary is made up of Lutterworth Road. Directly to the West of the site beyond the historically infilled railway line, is an area of land known as Newham Paddock.

## **Limitations**

- I.3 This report is based on the interpretation and assessment of data provided by third parties. The assumptions and information presented here is therefore subject to design development. SGi cannot be held responsible for the accuracy of third-party data or the conclusions that come from this information or as a result of changes arising from the developing design. The conclusions and findings of this report may change if the proposed development is amended or updated after the date of publishing.

## **SITE DESCRIPTION**

### **Existing Site**

- I.3 The site is circa 92.0 hectares in area and located in the county of Warwickshire, approximately 4.5km to the west of Lutterworth. The site is bounded by Coal Pit Lane directly to the North, Lutterworth Road (B4027) to the East and an area of land known as Newham Paddocks to the West. Fig 3.1 presents the site boundary and its relative location.
- I.4 The site is currently farmland. In recent history, a section of the site along the western boundary was traversed by a railway line which was infilled in the 1950's. To the North and east of the site is a well-established industrial development known as Magna Park.



**Figure 3-1 Existing site (Map data from Google Earth 2023)**

### Existing Topography

1.5 The highest point of the site is located towards the Northeast boundary with an approximate elevation of 133m AOD. The levels generally fall in a Westerly direction to a minimum elevation of approximately 118.2m. A copy of the topographical survey is provided in Appendix A.

### Existing On Site Services Constraints

1.6 A detailed plan is provided in Appendix B. This gives an indication of all onsite and offsite services, together with all the responses to enquiries received. There is one significant onsite service constraint which is the National High Pressure gas main owned and operated by Cadent. The proposed masterplan included in Appendix C has been designed to respect the line of this critical asset. Report ref C1602-20230195 reviews the Health and Safety Executives Major Hazard implication of the Masterplan and it concludes that the redevelopment in its proposed format is acceptable.

### Existing Offsite Services Constraints

1.7 The site is surrounded by several individual services, however for the purpose of this report we have simply reviewed any of the services which are likely to impact on our redevelopment. The proposed site entrance is via a new traffic island on Lutterworth Road. This traffic Island has been designed, were possible, to be constructable offline of the existing carriageway. Based on the existing utility plans there are four underground 33KV cables and 2 overhead 33 KV cables running in the vicinity of the proposed traffic island. At detailed design stage, the need to divert these cables will be reviewed.

## PUBLIC FOUL SEWERS

- I.8 Severn Trent Water have supplied sewer records which were last updated on the 14/12/23. These records, included in Appendix D indicate that the nearest foul sewer is located some 2km east of the site. A formal developers enquiry was issued to Severn Trent water and a point of connection onto this sewer network was agreed.
- I.9 The foul water (discussed further in report ref C1602-20230220) will be ejected into the agreed discharge location via a rising main. This proposed main is proposed to be constructed in the highway verge along the A4303 road. It is clear from the records that an existing rising main has already been constructed along this route and a detailed survey will be carried out to coordinate the route of the proposed pipe.

## SERVICES LOADINGS

- I.10 Based on an assumption of the end use of each plot on the developed Masterplan the following loading scheduled has been created.

|            |  |  |  |
|------------|--|--|--|
| Scheme     | C1602 Land West of Magna Park, Cross In Hand |  |  |
| Masterplan | 22411-UMC 2222-SI-DR-A-0606                  |  |  |

| Electricity Use   |      |           |  |
|-------------------|------|-----------|--|
| Warehouse Usage   | 17   | W/m2      |  |
| Office Usage      | 87   | W/m2      |  |
| Power Factor (PF) | 0.95 | KW-KVA    |  |
| Diversity         | 0.7  | Assumed * |  |
| EV Diversity      | 1    | Stated    |  |

| Unit Ref      | Unit Size (m2) |        | Unit Usage (KW) |        |       | Electric Loading (KVA) | Diversity Factor (KVA) | EV Charging |          |             | Total (KVA)        | Total (MVA) |
|---------------|----------------|--------|-----------------|--------|-------|------------------------|------------------------|-------------|----------|-------------|--------------------|-------------|
|               | Warehouse      | Office | Warehouse       | Office | Total |                        |                        | Car (KW)    | HGV (KW) | Total (KVA) |                    |             |
| 100           | 46862          | 2950   | 797             | 257    | 1053  | 1109                   | 776                    | 28          | 200      | 240         | 1016               | 1.0         |
| 200           | 32906          | 1992   | 559             | 173    | 733   | 771                    | 540                    | 28          | 200      | 240         | 780                | 0.8         |
| 310           | 14213          | 776    | 242             | 68     | 309   | 325                    | 228                    | 28          | 200      | 240         | 468                | 0.5         |
| 500(End User) |                |        |                 |        |       |                        |                        |             |          |             |                    | 5.0         |
| 320           | 7276           | 383    | 124             | 33     | 157   | 165                    | 116                    | 28          | 200      | 240         | 356                | 0.4         |
| 410           | 10643          | 560    | 181             | 49     | 230   | 242                    | 169                    | 28          | 200      | 240         | 409                | 0.4         |
| 420           | 16439          | 893    | 279             | 78     | 357   | 376                    | 263                    | 28          | 200      | 240         | 503                | 0.5         |
| 430           | 64190          | 3871   | 1091            | 337    | 1428  | 1503                   | 1052                   | 28          | 200      | 240         | 1292               | 1.3         |
|               |                |        |                 |        |       |                        |                        |             |          |             | <b>Total (MVA)</b> | <b>9.8</b>  |

| Gas Use         |      |                   |                              |
|-----------------|------|-------------------|------------------------------|
| Warehouse Usage | 0.04 | kW/m <sup>2</sup> | 103 kWh/m <sup>2</sup> /year |

| Unit Ref          | Warehouse (m2) | Gas Usage (kW) | Gas Peak Loads kW | Annual Consumption kWh/year |
|-------------------|----------------|----------------|-------------------|-----------------------------|
| 100               | 46862          | 1874           | 1874              | 4,826,786.00                |
| 200               | 32906          | 1316           | 1316              | 3,389,318.00                |
| 310               | 14213          | 569            | 569               | 1,463,939.00                |
| 500(End User)     |                | 10000          | 10000             | 25,760,000.00               |
| 320               | 7276           | 291            | 291               | 749,428.00                  |
| 410               | 10643          | 426            | 426               | 1,096,229.00                |
| 420               | 16439          | 658            | 658               | 1,693,217.00                |
| 430               | 64190          | 2568           | 2568              | 6,611,570.00                |
| <b>Total (kW)</b> |                | <b>17701</b>   | <b>17702</b>      | <b>45,590,487.00</b>        |



- I.11 An assumption has been made that Unit 500 will be a manufacturing unit. As such the services loads have been assessed accordingly. For this assessment, all remaining units are assumed to be Industrial and distribution end use.
- I.12 Utilising the loads above, a Point of Connection application for gas services, water services and electrical loadings was undertaken.

### Gas

- I.13 Cadent have confirmed that sufficient capacity is available in the network in the vicinity of the site and have provided an indicative cost for the required supply.

### Electricity

- I.14 National Grid have confirmed that sufficient capacity is available in the vicinity of the site and have provided a quote for servicing the site with the development loads.

### Water

- I.15 The response from Severn Trent Water is outstanding, however the records received from Severn Trent indicate that there are a number of mains near the site which could service the site. Discussions will continue to establish a final point of connection for the site.

### Telecoms

- I.16 No formal enquiry return has been provided by the Telecom providers; however the records indicate that a network is available in the vicinity of the site.

### CONCLUSION

- I.17 This report has looked at the constraints to development posed by the existing service infrastructure and concludes that there is no constraint to development.
- I.18 This report has reviewed the likely service loadings required to meet the demands of the development and all enquiries to the statutory authorities received have confirmed that the servicing of the site is possible from the nearby network.

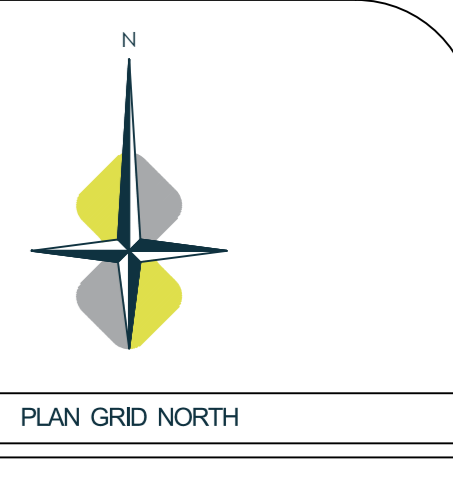
I.19 This report concludes that the proposed masterplan respects the existing services onsite and careful consideration has been given to ensure that the redevelopment has no impact on the National High Pressure gas main which runs through the site. The report also concludes that in terms of gas, water, electricity and foul water supplies, the local network has sufficient capacity to serve the projected demands of the development.

# APPENDIX A







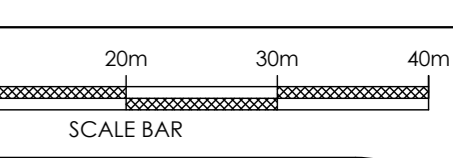
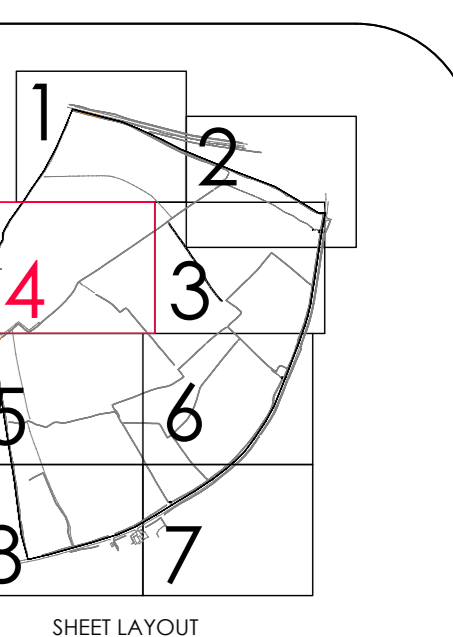


LEGEND

|        |             |
|--------|-------------|
| Symbol | Description |
| ...    | ...         |

SURVEY STATIONS

| Name       | Easting   | Northing | Height |
|------------|-----------|----------|--------|
| 10/01/2023 | 448678.52 | 58367.86 | 118.54 |
| 10/01/2023 | 448683.83 | 58361.01 | 118.50 |



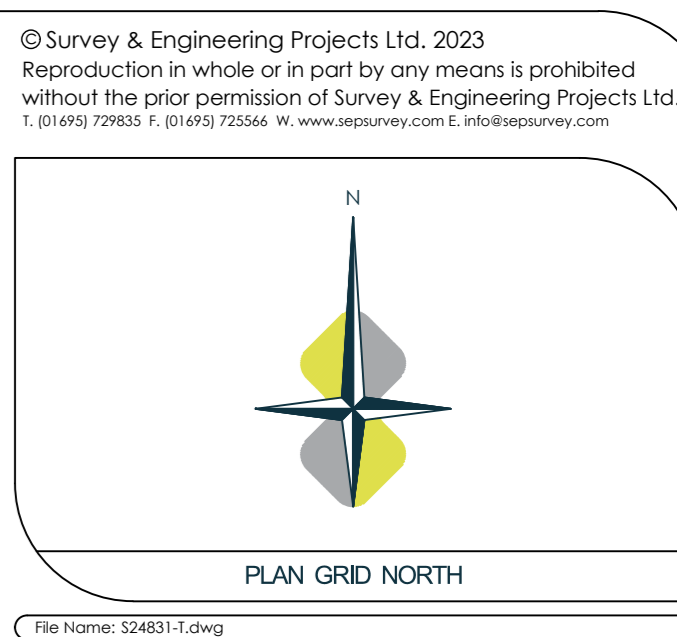
REV. DATE DESCRIPTION

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |

Client: Shephard Gilmour Infrastructure Ltd  
3rd Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF

Project: Topographical Survey of Land at: Streetfields Farm, Lutworth, LE17 4JF

|                   |                |                       |
|-------------------|----------------|-----------------------|
| Surveyed: M.Hayes | Drawn: R.Jones | Checked: R.Critchley  |
| Scale: 1:500      | Date: Nov 23   | Drawing Ref: S24831-T |
| No. of Sheets: 8  | Size: A0       | Rev: --               |



| Symbol | Description |
|--------|-------------|
| ...    | ...         |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

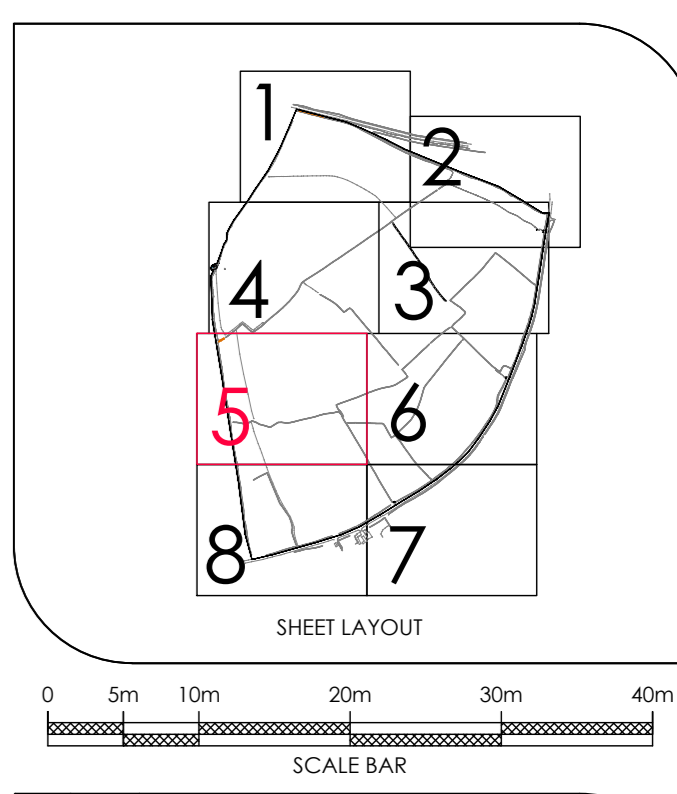
| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |

| Station | Easting | Northing | Height |
|---------|---------|----------|--------|
| ...     | ...     | ...      | ...    |



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| ... | ...  | ...         |



Client: Shephard Gilmour Infrastructure Ltd  
3rd Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF

Project file: Topographical Survey of Land at: Streetfields Farm, Lutworth, LE17 4JF

| Surveyed | Drawn   | Checked    |
|----------|---------|------------|
| M.Hayes  | R.Jones | C.Ritchley |

| Scale | Date   | Drawing Ref. | No. of Sheets | Size | Rev. |
|-------|--------|--------------|---------------|------|------|
| 1:500 | Nov 23 | S24831-T     | 48            | A0   | -    |

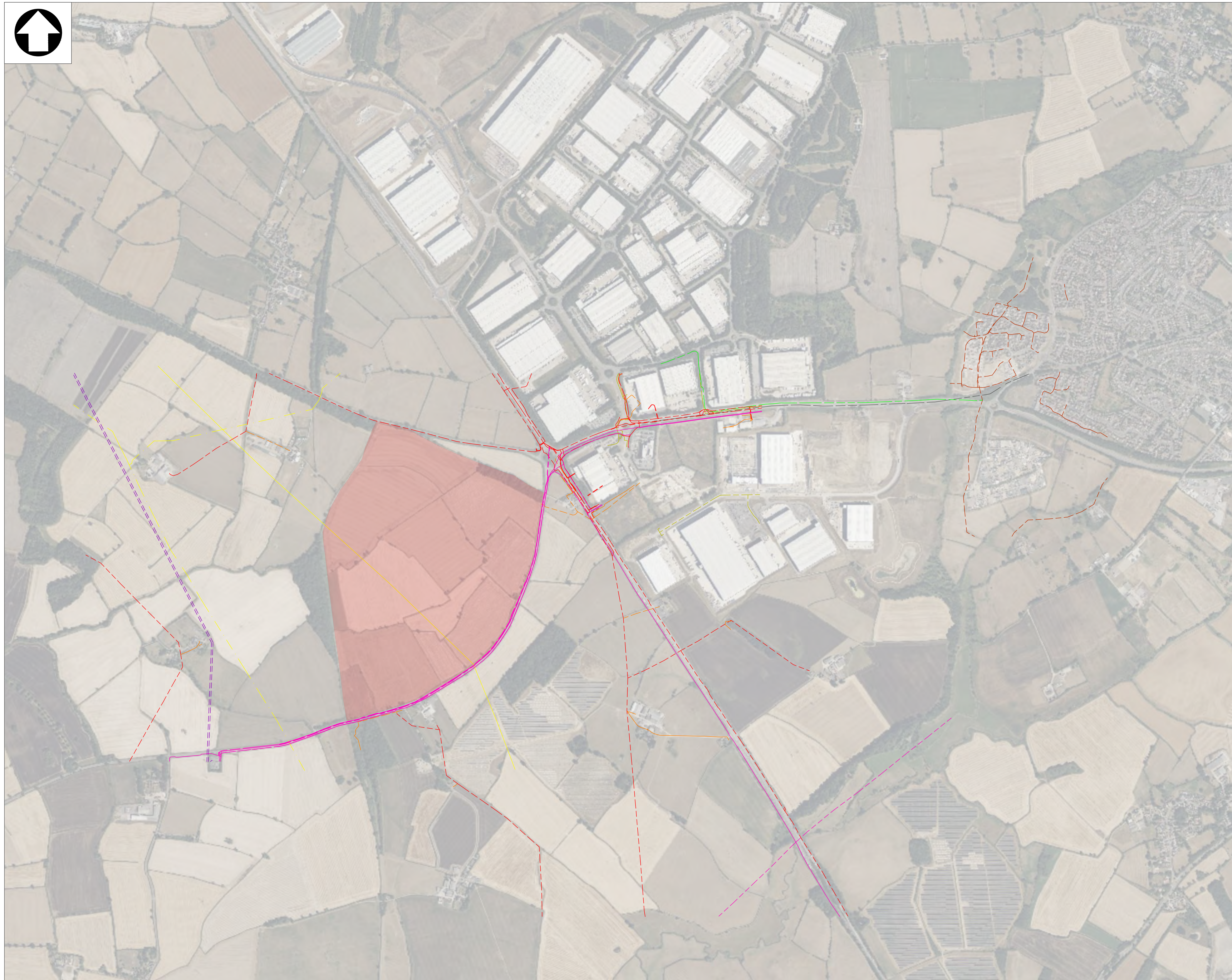
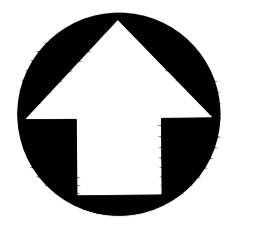








# APPENDIX B



- KEY:**
- Site Boundary
  - NHP Gas Mains
  - - - LHP Gas Mains
  - MP Gas Mains
  - - - LV Overhead Cable
  - LV Underground Cable
  - - - HV (11kV) Overhead Cable
  - HV (11kV) Underground Cable
  - - - HV (33kV) Overhead Cable
  - HV (33kV) Underground Cable
  - - - HV (132kV) Overhead Cable
  - - - Section 104 Foul Sewer
  - - - Foul Sewer
  - - - Abandoned Pipe
- \*All utilities information provided by relative parties.

|      |               |         |          |
|------|---------------|---------|----------|
| P01  | Initial Draft | ORJ     | 02.01.24 |
| Rev. | Description   | Rev. by | Date     |

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Client  
**NURTON DEVELOPMENTS**

Architect  
**UMC ARCHITECTS**

Project  
**STREETFIELDS FARM,  
 LUTTERWORTH**

Title  
**EXISTING UTILITIES  
 CONSTRAINTS PLAN**

|       |          |             |     |
|-------|----------|-------------|-----|
| Date  | JAN24    | Drawn By    | ORJ |
| Size  | A1       | Checked By  | NU  |
| Scale | As Shown | Approved By | EAU |

Dwg. No. **1602-103** Rev **P01**

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# APPENDIX C



- Dimensions are in millimeters, unless stated otherwise.  
 - Scaling of this drawing is not recommended.  
 - It is the recipient's responsibility to print this document to the correct scale.  
 - All relevant drawings and specifications should be read in conjunction with this drawing.



**Schedule of Accommodation**

|                  |   |                                 |                                |
|------------------|---|---------------------------------|--------------------------------|
| <b>Total GIA</b> | - | <b>3,204,387 ft<sup>2</sup></b> | <b>(297,695 m<sup>2</sup>)</b> |
| Site Area        | - | 227.63 acres                    | 92.12 ha                       |
| Site Density GIA | - |                                 | 32.32%                         |

**Unit 100**

|                             |   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| Warehouse Area              | - | 504,425 ft <sup>2</sup>       | (46,862 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 26,548 ft <sup>2</sup>        | (2,466 m <sup>2</sup> )       |
| Transport Office            | - | 5,000 ft <sup>2</sup>         | (465 m <sup>2</sup> )         |
| Gatehouse                   | - | 300 ft <sup>2</sup>           | (28 m <sup>2</sup> )          |
| <b>Unit 100 GIA</b>         | - | <b>536,273 ft<sup>2</sup></b> | <b>(49,821 m<sup>2</sup>)</b> |

**Unit 200**

|                             |   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| Warehouse Area              | - | 326,367 ft <sup>2</sup>       | (30,320 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 17,177 ft <sup>2</sup>        | (1,596 m <sup>2</sup> )       |
| Transport Office            | - | 2,500 ft <sup>2</sup>         | (232 m <sup>2</sup> )         |
| Gatehouse                   | - | 300 ft <sup>2</sup>           | (28 m <sup>2</sup> )          |
| <b>Unit 200 GIA</b>         | - | <b>346,344 ft<sup>2</sup></b> | <b>(32,176 m<sup>2</sup>)</b> |

**Unit 310**

|                             |   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| Warehouse Area              | - | 152,990 ft <sup>2</sup>       | (14,213 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 8,052 ft <sup>2</sup>         | (748 m <sup>2</sup> )         |
| Gatehouse                   | - | 300 ft <sup>2</sup>           | (28 m <sup>2</sup> )          |
| <b>Unit 310 GIA</b>         | - | <b>161,342 ft<sup>2</sup></b> | <b>(14,989 m<sup>2</sup>)</b> |

**Unit 320**

|                             |   |                              |                              |
|-----------------------------|---|------------------------------|------------------------------|
| Warehouse Area              | - | 78,317 ft <sup>2</sup>       | (7,276 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 4,121 ft <sup>2</sup>        | (383 m <sup>2</sup> )        |
| <b>Unit 320 GIA</b>         | - | <b>82,438 ft<sup>2</sup></b> | <b>(7,659 m<sup>2</sup>)</b> |

**Unit 410**

|                             |   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| Warehouse Area              | - | 114,466 ft <sup>2</sup>       | (10,634 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 6,024 ft <sup>2</sup>         | (560 m <sup>2</sup> )         |
| <b>Unit 410 GIA</b>         | - | <b>120,490 ft<sup>2</sup></b> | <b>(11,194 m<sup>2</sup>)</b> |

**Unit 420**

|                             |   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| Warehouse Area              | - | 176,946 ft <sup>2</sup>       | (16,439 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 9,312 ft <sup>2</sup>         | (865 m <sup>2</sup> )         |
| Gatehouse                   | - | 300 ft <sup>2</sup>           | (28 m <sup>2</sup> )          |
| <b>Unit 420 GIA</b>         | - | <b>186,558 ft<sup>2</sup></b> | <b>(17,332 m<sup>2</sup>)</b> |

**Unit 430**

|                             |   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| Warehouse Area              | - | 690,939 ft <sup>2</sup>       | (64,190 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 36,365 ft <sup>2</sup>        | (3,378 m <sup>2</sup> )       |
| Transport Office            | - | 5,000 ft <sup>2</sup>         | (465 m <sup>2</sup> )         |
| Gatehouse                   | - | 300 ft <sup>2</sup>           | (28 m <sup>2</sup> )          |
| <b>Unit 430 GIA</b>         | - | <b>732,604 ft<sup>2</sup></b> | <b>(68,061 m<sup>2</sup>)</b> |

**Unit 500**

|                             |   |                                 |                               |
|-----------------------------|---|---------------------------------|-------------------------------|
| Warehouse Area              | - | 976,637 ft <sup>2</sup>         | (90,732 m <sup>2</sup> )      |
| Office Area (incl. GF core) | - | 51,401 ft <sup>2</sup>          | (4,775 m <sup>2</sup> )       |
| Transport Office            | - | 10,000 ft <sup>2</sup>          | (929 m <sup>2</sup> )         |
| Gatehouse                   | - | 300 ft <sup>2</sup>             | (28 m <sup>2</sup> )          |
| <b>Unit 500 GIA</b>         | - | <b>1,038,338 ft<sup>2</sup></b> | <b>(96,464 m<sup>2</sup>)</b> |

|                    |            |    |          |
|--------------------|------------|----|----------|
| P.01 Initial Issue | TJ         | CA | 03.11.23 |
| rev                | amendments | by | ckd date |

Cross Hands, Lutterworth

North Plot - Masterplan

|                            |         |
|----------------------------|---------|
| Information Container LOD: | LOD 100 |
|----------------------------|---------|



Newark Beacon, Calfertala Way, Newark, Nottinghamshire NG24 2TN  
 +44 (0)1636 653027 info@umcarchitects.com

|                                  |                       |
|----------------------------------|-----------------------|
| RIBA PoW Stage:                  | 2 - Concept Design    |
| Document Suitability:            | S2                    |
| Drawn / Checked:                 | NL / CA               |
| Date:                            | 22/11/2023            |
| Scale:                           | 1:2500 A1             |
| UMC Project Number:              | 22411                 |
| Document Reference:              | Drawing no: Revision: |
| 22411 - UMC - ZZZZ - SI - DR - A | 0606 P03              |

# APPENDIX D





#### GENERAL CONDITIONS AND PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK ADJACENT TO SEVERN TRENT WATER'S APPARATUS

Please ensure that a copy of these conditions is passed to your representative and/or your contractor on site. If any damage is caused to Severn Trent Water Limited (STW) apparatus (defined below), the person, contractor or subcontractor responsible must inform STW immediately on: **0800 783 4444 (24 hours)**

- a) These general conditions and precautions apply to the public sewerage, water distribution and cables in ducts including (but not limited to) sewers which are the subject of an Agreement under Section 104 of the Water Industry Act 1991(a legal agreement between a developer and STW, where a developer agrees to build sewers to an agreed standard, which STW will then adopt); mains installed in accordance with an agreement for the self-construction of water mains entered into with STW and the assets described at condition b) of these general conditions and precautions. Such apparatus is referred to as "STW Apparatus" in these general conditions and precautions.
- b) Please be aware that due to The Private Sewers Transfer Regulations June 2011, the number of public sewers has increased, but many of these are not shown on the public sewer record. However, some idea of their positions may be obtained from the position of inspection covers and their existence must be anticipated.
- c) On request, STW will issue a copy of the plan showing the approximate locations of STW Apparatus although in certain instances a charge will be made. The position of private drains, private sewers and water service pipes to properties are not normally shown but their presence must be anticipated. This plan and the information supplied with it is furnished as a general guide only and STW does not guarantee its accuracy.
- d) STW does not update these plans on a regular basis. Therefore the position and depth of STW Apparatus may change and this plan is issued subject to any such change. Before any works are carried out, you should confirm whether any changes to the plan have been made since it was issued.
- e) The plan must not be relied upon in the event of excavations or other works in the vicinity of STW Apparatus. It is your responsibility to ascertain the precise location of any STW Apparatus prior to undertaking any development or other works (including but not limited to excavations).
- f) No person or company shall be relieved from liability for loss and/or damage caused to STW Apparatus by reason of the actual position and/or depths of STW Apparatus being different from those shown on the plan.

In order to achieve safe working conditions adjacent to any STW Apparatus the following should be observed:

1. All STW Apparatus should be located by hand digging prior to the use of mechanical excavators.
2. All information set out in any plans received from us, or given by our staff at the site of the works, about the position and depth of the mains, is approximate. Every possible precaution should be taken to avoid damage to STW Apparatus. You or your contractor must ensure the safety of STW Apparatus and will be responsible for the cost of repairing any loss and/or damage caused (including without limitation replacement parts).
3. Water mains are normally laid at a depth of 900mm. No records are kept of customer service pipes which are normally laid at a depth of 750mm; but some idea of their positions may be obtained from the position of stop tap covers and their existence must be anticipated.
4. During construction work, where heavy plant will cross the line of STW Apparatus, specific crossing points must be agreed with STW and suitably reinforced where required. These crossing points should be clearly marked and crossing of the line of STW Apparatus at other locations must be prevented.
5. Where it is proposed to carry out piling or boring within 20 metres of any STW Apparatus, STW should be consulted to enable any affected STW Apparatus to be surveyed prior to the works commencing.
6. Where excavation of trenches adjacent to any STW Apparatus affects its support, the STW Apparatus must be supported to the satisfaction of STW. Water mains and some sewers are pressurised and can fail if excavation removes support to thrust blocks to bends and other fittings.
7. Where a trench is excavated crossing or parallel to the line of any STW Apparatus, the backfill should be adequately compacted to prevent any settlement which could subsequently cause damage to the STW Apparatus. In special cases, it may be necessary to provide permanent support to STW Apparatus which has been exposed over a length of the excavation before backfilling and reinstatement is carried out. There should be no concrete backfill in contact with the STW Apparatus.
8. No other apparatus should be laid along the line of STW Apparatus irrespective of clearance. Above ground apparatus must not be located within a minimum of 3 metres either side of the centre line of STW Apparatus for smaller sized pipes and 6 metres either side for larger sized pipes without prior approval. No manhole or chamber shall be built over or around any STW Apparatus.
9. A minimum radial clearance of 300 millimetres should be allowed between any plant or equipment being installed and existing STW Apparatus. We reserve the right to increase this distance where strategic assets are affected.
10. Where any STW Apparatus coated with a special wrapping is damaged, even to a minor extent, STW must be notified and the trench left open until the damage has been inspected and the necessary repairs have been carried out. In the case of any material damage to any STW Apparatus causing leakage, weakening of the mechanical strength of the pipe or corrosion-protection damage, the necessary remedial work will be recharged to you.
11. It may be necessary to adjust the finished level of any surface boxes which may fall within your proposed construction. Please ensure that these are not damaged, buried or otherwise rendered inaccessible as a result of the works and that all stop taps, valves, hydrants, etc. remain accessible and operable. Minor reduction in existing levels may result in conflict with STW Apparatus such as valve spindles or tops of hydrants housed under the surface boxes. Checks should be made during site investigations to ascertain the level of such STW Apparatus in order to determine any necessary alterations in advance of the works.
12. With regard to any proposed resurfacing works, you are required to contact STW on the number given above to arrange a site inspection to establish the condition of any STW Apparatus in the nature of surface boxes or manhole covers and frames affected by the works. STW will then advise on any measures to be taken, in the event of this a proportionate charge will be made.
13. You are advised that STW will not agree to either the erection of posts, directly over or within 1.0 metre of valves and hydrants,
14. No explosives are to be used in the vicinity of any STW Apparatus without prior consultation with STW.

#### TREE PLANTING RESTRICTIONS

There are many problems with the location of trees adjacent to sewers, water mains and other STW Apparatus and these can lead to the loss of trees and hence amenity to the area which many people may have become used to. It is best if the problem is not created in the first place. Set out below are the recommendations for tree planting in close proximity to public sewers, water mains and other STW Apparatus.

15. Please ensure that, in relation to STW Apparatus, the mature root systems and canopies of any tree planted do not and will not encroach within the recommended distances specified in the notes below.
16. Both Poplar and Willow trees have extensive root systems and should not be planted within 12 metres of a sewer, water main or other STW Apparatus.
17. The following trees and those of similar size, be they deciduous or evergreen, should not be planted within 6 metres of a sewer, water main or other STW Apparatus. E.g. Ash, Beech, Birch, most Conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear. Asset Protection Statements Updated May 2014
18. STW personnel require a clear path to conduct surveys etc. No shrubs or bushes should be planted within 2 metre of the centre line of a sewer, water main or other STW Apparatus.
19. In certain circumstances, both STW and landowners may wish to plant shrubs/bushes in close proximity to a sewer, water main of other STW Apparatus for screening purposes. The following are shallow rooting and are suitable for this purpose: Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry, and most ornamental flowering shrubs.



