



Ground Conditions and Utilities Summary

Project: Wixam Woods, Bedford

Client: Wates Development Ltd.

Reference: C86343-JNP-XX-XX-RP-C-1003

Date: August 2020

DOCUMENT CONTROL SHEET



Prepared By



Civil Engineering with Sustainability MEng
Civil Engineer



Approved By



Civil Engineering
Director

FOR AND ON BEHALF OF JNP GROUP

Document Issue Control

Rev	Date	Description	Prepared	Checked	Approved
-	21/07/2020	First Draft	MIT/RM	MAH	MAH

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1 GEOLOGY AND HYDROGEOLOGY

- 1.1.1 In accordance with BGS' *GeoIndex*, the development site lies on mudstone bedrock (Peterborough Member), underlying pockets of superficial deposits of clay, silt, sand, and gravel (Head) in the south part of the site (a small hill on the topographic survey).
- 1.1.2 In accordance with BGS' *Guide to Permeability Indices*, mudstone is a fine-grained sedimentary rock considered impermeable even when fractured. The (Head) superficial deposits of clay, silt, sand, and gravel are also considered impermeable due to the clay content.
- 1.1.3 Both the bedrock and superficial geology of the site are classified as unproductive aquifers in DEFRA / EA's mapping. The EA defines Unproductive Strata as "*layers of rock or drift deposits with low permeability that have a negligible significance for water supply or river base flow*".
- 1.1.4 In accordance with DEFRA / EA's mapping the development site is not in a source protection zone.
- 1.1.5 BGS' *Geology of Britain Viewer* has no (publicly available) borehole records within 250 m of the development site.
- 1.1.6 Based on the available geologic and hydrogeologic information – namely the permeability of the mudstone bedrock – infiltration drainage is unlikely to be feasible. Nevertheless, this would be confirmed in due course through a bespoke ground investigation including infiltration tests in accordance with BRE 365.
- 1.1.7 In accordance with the BBC's SFRA, the development site is in an area with low (< 25%) susceptibility to groundwater flooding. The SFRA states that the only recorded case of groundwater flooding in Bedfordshire occurred in Keysoe, approximately 20 km north of the development site.
- 1.1.8 Overall, a low risk of groundwater flooding is expected. However some surface waterlogging is to be anticipated due to the low permeability mudstone and within the areas overlain by head deposit. This this would be dealt with by the post-development new drainage system and during construction by standard dewatering techniques.
- 1.1.9 The mudstone is expected to be a suitable founding stratum for roads and buildings. Low rise buildings are expected to be founded on shallow strip foundations locally deepened to allow for the influence of trees. Piling is not expected to be required other than for higher buildings (3 storeys plus), on areas of deep soft head deposits, or where plots are proposed in close vicinity to large high water-demand trees.
- 1.1.10 All available geologic, hydrogeologic and flood risk information indicate a low risk of ground water flooding at the development site. Nevertheless, this should be confirmed by a bespoke ground investigation.
- 1.1.11 These conclusions will be confirmed in due course by a detailed site investigation.

2 UTILITIES

2.1 Overview

2.1.1 The site has been inspected against utility asset records as provided in an Envirocheck Utilities Report, which contains plans and provider responses and for the following: -

- Anglian Water (Water, Sewerage)
- Bedford Borough Council (Council)
- Cadent Gas Ltd (Gas)
- Environment Agency (Environmental)
- GTC (Telecom, Gas, Electric, Water)
- Openreach - [British Telecommunications] (Telecom)
- UK Power Networks (Electric)
- Utility Assets (Electric)
- C.A. Telecom UK - [Colt Technology Services] (Telecom)
- Central Bedfordshire Council (Council)
- CityFibre (Telecom)
- Instalcom - [CenturyLink, Global Crossing, Fibernet & Fiberspan] (Telecom)
- Last Mile (Gas, Electric)
- SKY Telecommunications Services (Telecom)
- Verizon (Telecom)
- Virgin Media (Telecom)
- Vodafone (Telecom)

2.1.2 Other than a HV overhead power cable crossing the site from east to west, no other utilities cross the site. As the overhead cabling is within the anticipated built development area it will require diversion. UKPN must be contacted to discuss and confirm the details of the diversion.

2.1.3 Connection to foul sewers, gas and potable water will require laying new network assets along the A6 for approximately 490m to Bedford Road.

2.1.4 Surface water will be discharged into the local watercourses.

2.1.5 Connection to the local power grid and telecommunications should be possible on or local to the site, as a HV cable passes overhead through the north of the site and a BT line runs down the A6 which borders the site to the east.

2.1.6 Engagement with utilities providers will be undertaken at an early stage to ensure network upgrades and costs are planned accordingly.

2.2 Surface and Foul Sewerage

- 2.2.1 Anglian Water (AW) is the local sewerage provider for the development site. Anglian Water's Sewer Asset records indicate that no sewers pass through or adjacent to the site.
- 2.2.2 The closest foul water connection point is 490m to the north, within Bedford Road. AW have a statutory duty to accept foul flows once the development gets planning approval, however the developer may have to lay the new sewer within the A6 or requisition it with Anglian Water.
- 2.2.3 The closest surface water sewer is 680m to the north. However, surface water sewers in the area discharge to local watercourses and ditches. As the site is adjacent to two watercourses which the existing site drains to, this will be emulated in the drainage strategy.

2.3 Potable Water

- 2.3.1 Anglian Water is the local potable water provider for the development site. Anglian Water's Potable Water Asset records indicate that the site is not served with Potable Water and that no water mains pass through or adjacent to the site. The closest Potable Water connection point is 490m north, within Bedford Road.
- 2.3.2 As Anglian Water have a statutory duty to serve the site, they will construct the necessary connections and upgrades, laying the new main in the A6 to connect to the existing network, subject to developer contributions. However, this is subject to Anglian Water's planned upgrades.

2.4 Gas

- 2.4.1 Cadent Gas are the local gas provider for the development site. Cadent Gas' asset records and GTC records indicate that there are no gas mains passing through or adjacent to the site.
- 2.4.2 The closest gas main is located 490m to the north in Bedford road. A new main will have to be laid in the A56 up to Bedford Road to serve the development.

2.5 Telecommunications

- 2.5.1 Asset Records from BT indicate that a cable runs down the length of the A6 which runs along the development site's eastern boundary.
- 2.5.2 It is assumed that this is a suitable connection point for the site, subject to liaison with BT.
- 2.5.3 This is likely to be unaffected by the on-site works, but it will be affected by the new site access junction. Diversion / protection of the asset may be required.

2.6 Electricity

- 2.6.1 UKPN are the electricity providers for the local area. UKPN's asset records indicate an overhead powerline (HV cable) running east to west across the north of the site.
- 2.6.2 As the overhead cabling is within the anticipated built development area it will require diversion. UKPN must be contacted to discuss and confirm the details of the diversion.
- 2.6.3 A number of new substations are anticipated, connected to the HV network, subject to liaison with UKPN.

APPENDIX A

UTILITIES ASSET PLANS



0m 100m 200m 300m

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Data updated 01/09/20

Scale: 1:2500
Map Centre: 567217.242681
Draw: 05/03/20
Out Ref: 31643-1
Drawn (Water Plan):
Presented by: dgpl

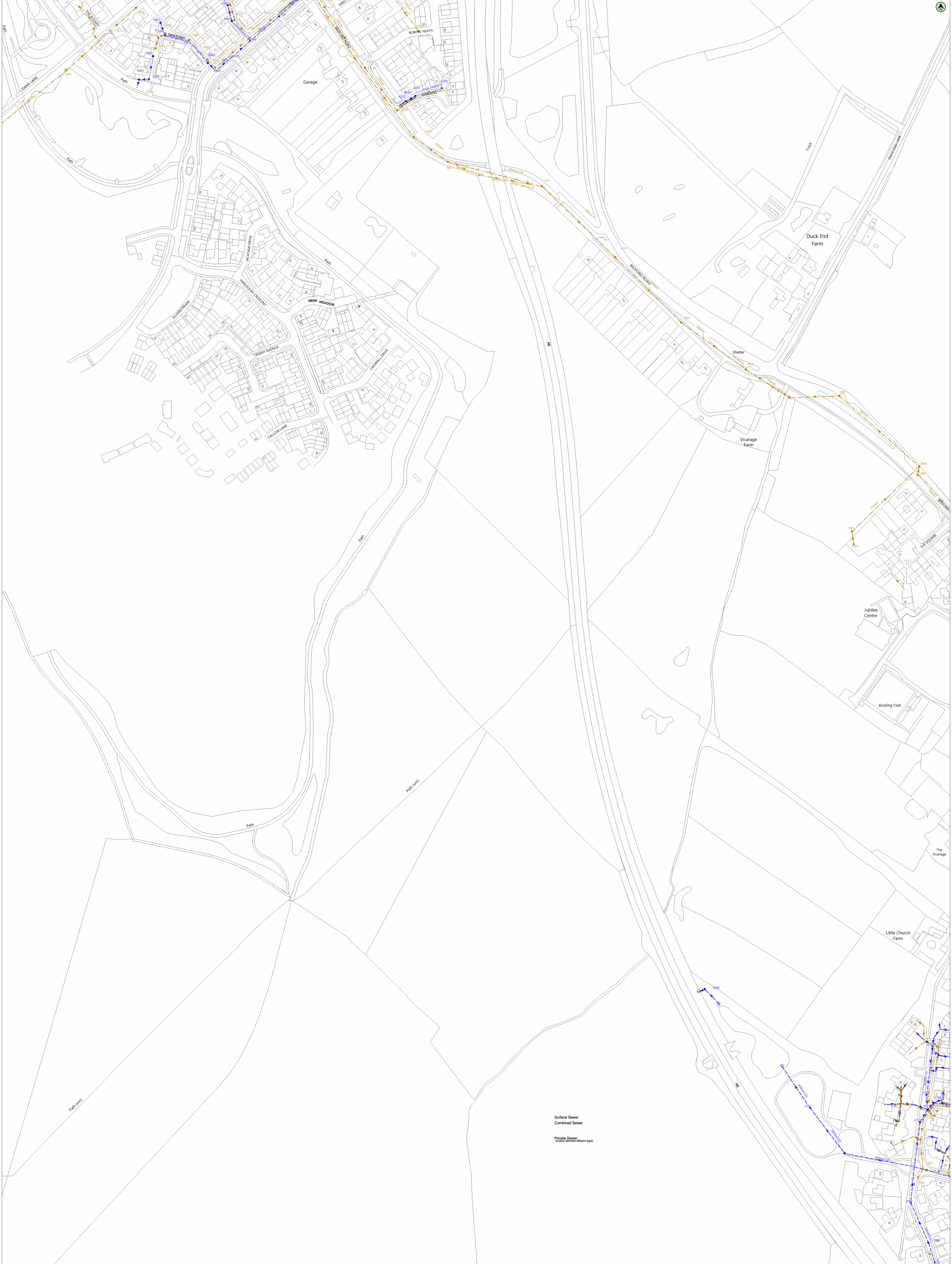
potablewater
rawwater
decommissionedwater
fitting
hydrant

Please note: Not all fittings are shown on the map.

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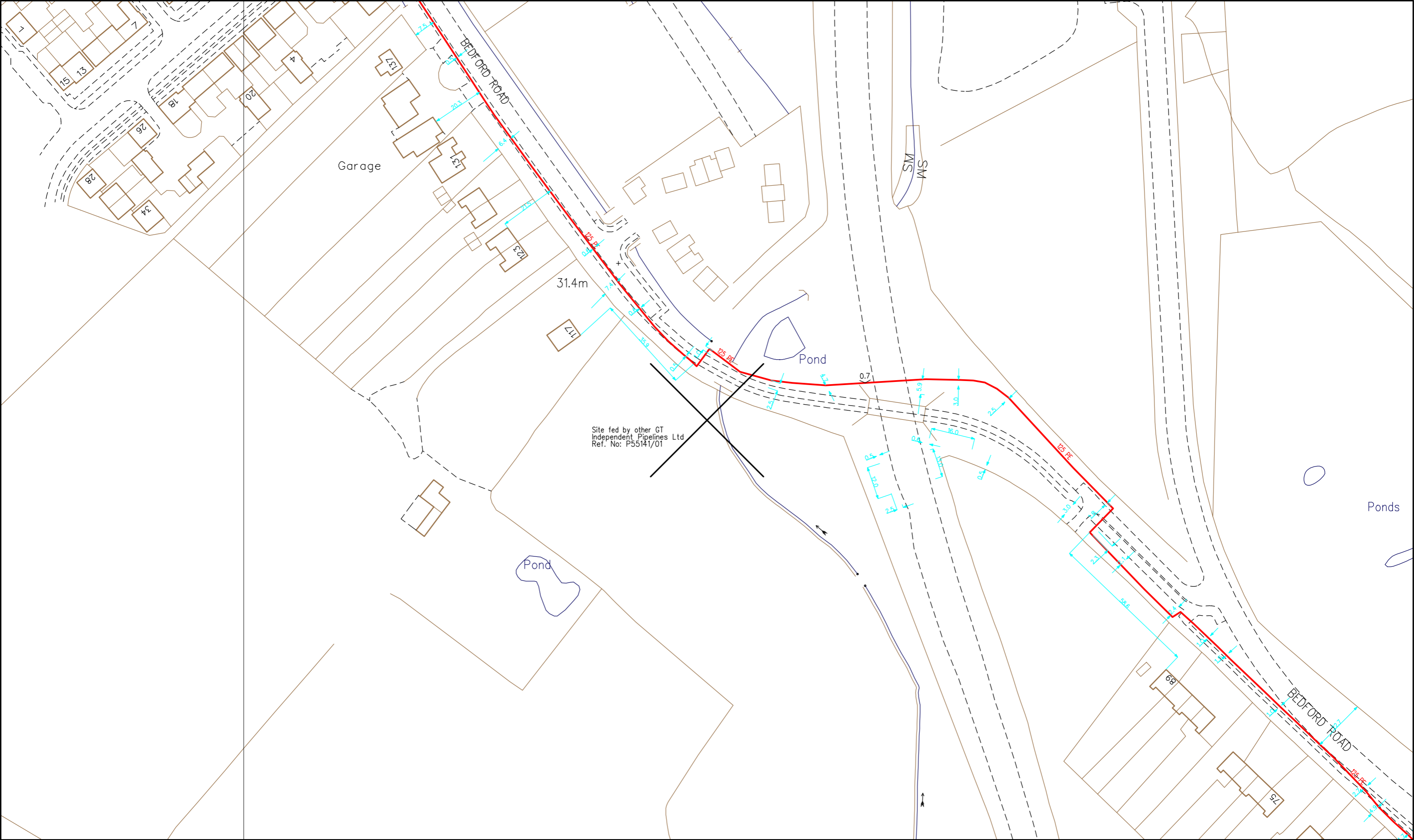
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
0901	506061	243949	F	-	-	-
0902	506013	243979	F	-	-	-
0903	506049	243957	F	-	-	-
1000	506195	243098	F	-	-	-
1701	506130	243790	F	-	-	-
1801	506128	243804	F	-	-	-
1901	506115	243951	F	-	-	-
2001	506213	243023	F	-	-	-
2101	506205	243114	F	-	-	-
2102	506202	243146	F	-	-	-
2103	506212	243177	F	-	-	-
2104	506205	243168	F	-	-	-
2106	506217	243184	F	-	-	-
2200	506211	243197	F	-	-	-
2202	506218	243249	F	-	-	-
2301	505278	244303	F	-	-	-
2801	506200	243865	F	-	-	-
2802	506201	243874	F	-	-	-
3301	505354	244371	F	-	-	-
3302	505375	244326	F	-	-	-
3303	505378	244338	F	-	-	-
3304	505385	244343	F	-	-	-
4300	505455	244374	F	-	-	-
4303	505499	244357	F	-	-	-
4304	505476	244338	F	-	-	-
4305	505458	244323	F	-	-	-
4306	505439	244306	F	-	-	-
4307	505460	244357	F	-	-	-
4308	505411	244336	F	-	-	-
4309	505423	244322	F	-	-	-
5301	505590	244316	F	-	-	-
5304	505558	244371	F	-	-	-
6201	505691	244204	F	31.23	1.939	29.291
6202	505654	244231	F	-	-	-
6203	505684	244281	F	-	-	-
6204	505655	244273	F	-	-	-
6205	505636	244259	F	-	-	-
6206	505648	244269	F	-	-	-
6301	505659	244345	F	-	-	-
6302	505601	244306	F	-	-	-
7100	505725	244190	F	32	29.49	2.51
7101	505793	244178	F	32.62	29.863	2.757
7102	505760	244183	F	32.3	29.685	2.615
8101	505872	244101	F	-	-	-
9001	505944	244020	F	-	-	-
0151	506083	243181	S	-	-	-
1051	506192	243078	S	-	-	-
1151	506120	243131	S	-	-	-
1152	506196	243117	S	-	-	-
2054	506211	243034	S	-	-	-
2151	506210	243178	S	-	-	-
2152	506209	243195	S	-	-	-
2153	506202	243165	S	-	-	-
2154	506216	243186	S	-	-	-
2252	506216	243247	S	-	-	-
3250	505367	244293	S	-	-	-
3251	505357	244293	S	-	-	-
3350	505385	244341	S	-	-	-
3351	505380	244355	S	-	-	-
3352	505372	244318	S	-	-	-
4359	505458	244318	S	-	-	-
4360	505477	244335	S	-	-	-
4361	505457	244356	S	-	-	-
4362	505431	244311	S	-	-	-
4363	505410	244334	S	-	-	-
4366	505453	244374	S	-	-	-
4369	505439	244303	S	-	-	-
5350	505508	244361	S	-	-	-
6250	505685	244283	S	-	-	-
6251	505656	244275	S	-	-	-
6252	505645	244269	S	-	-	-
6253	505640	244266	S	-	-	-
9300	505969	243309	S	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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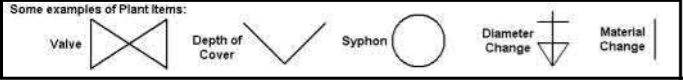


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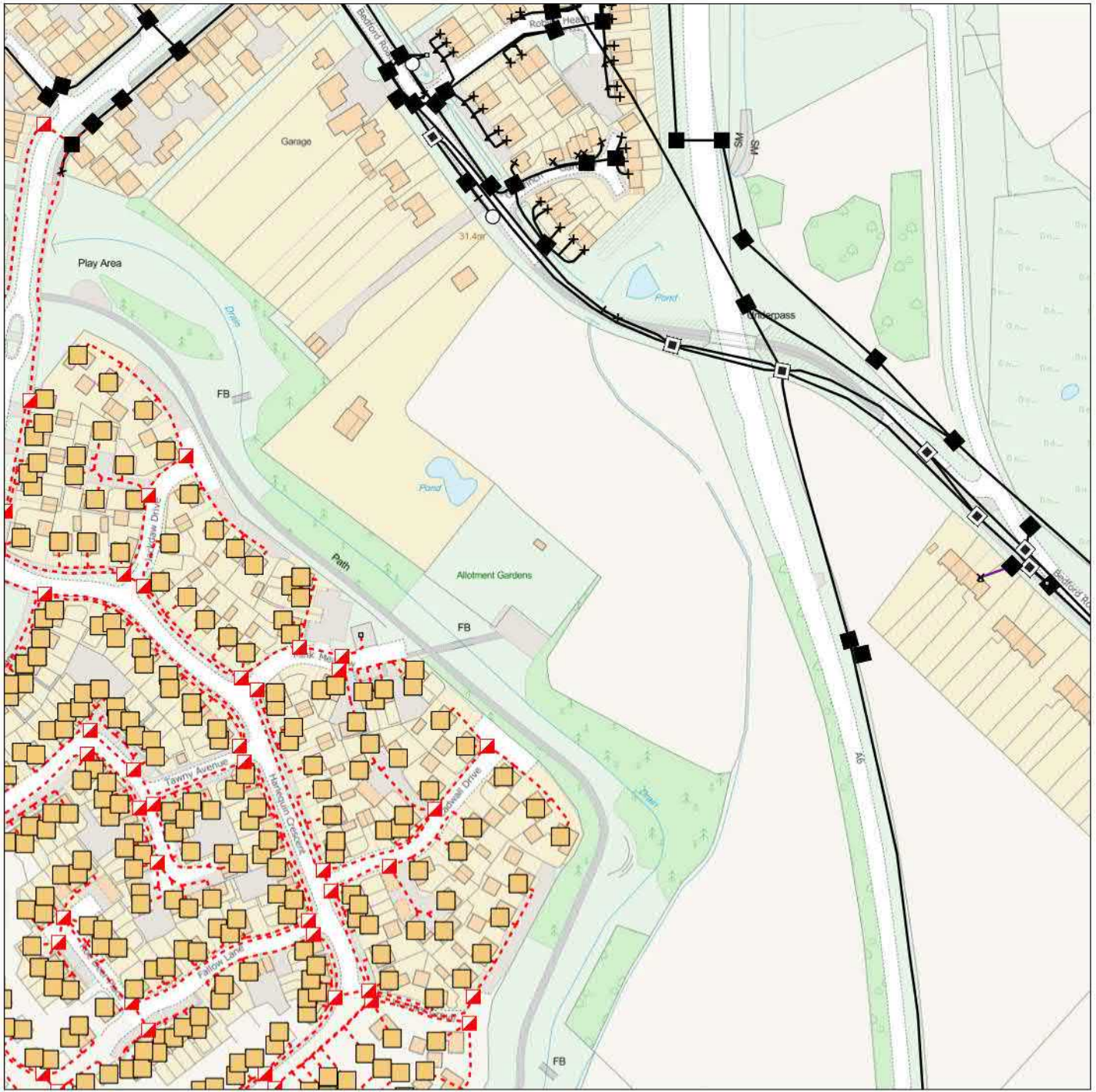
LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	
NHP MAINS	

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 Local Machine
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KEY TO BT SYMBOLS

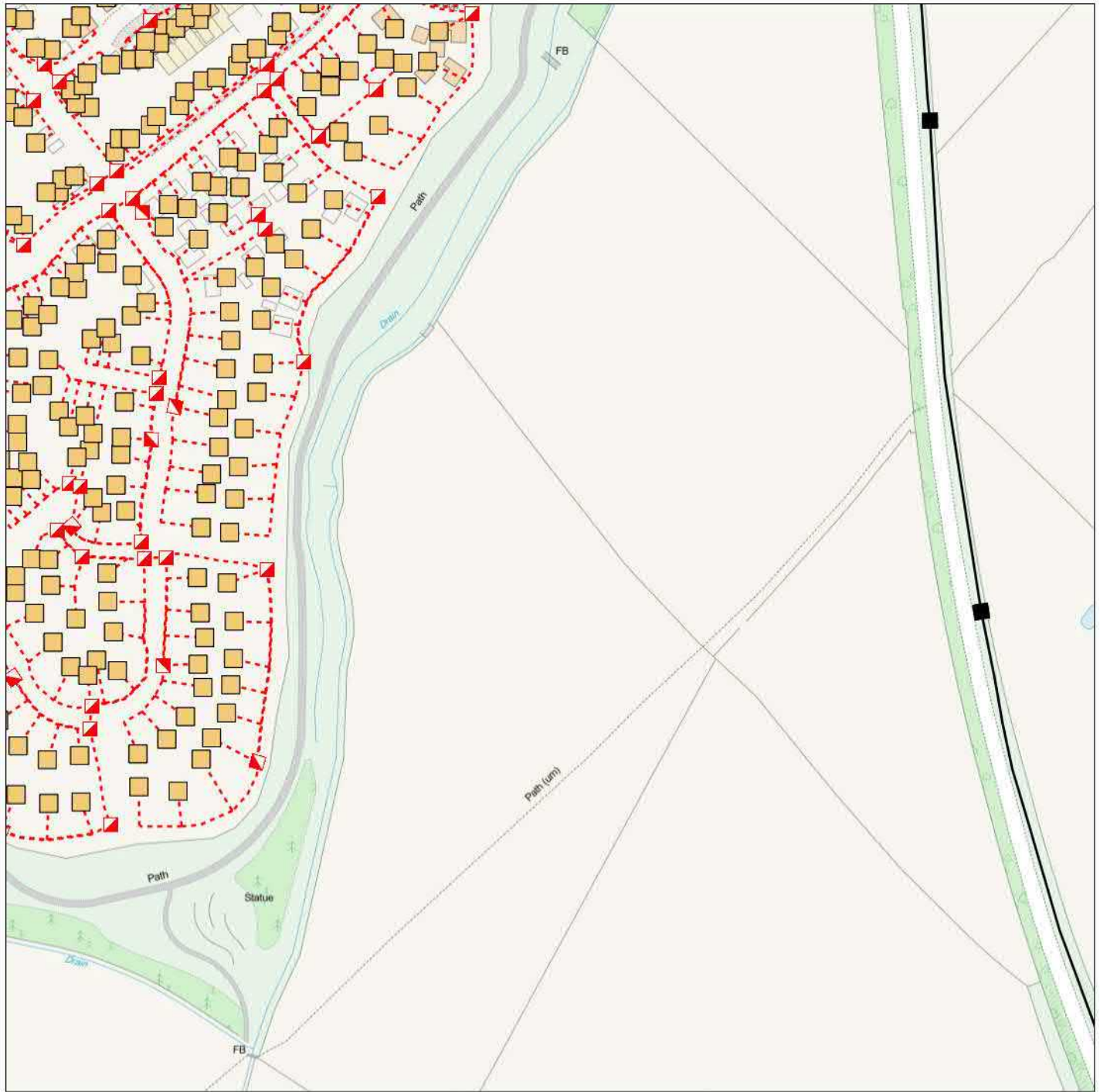
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			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building	■	Inferred	
Box			Kiosk	Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

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BT Ref : GZQ08574X
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KEY TO BT SYMBOLS

	<i>Planned</i>	<i>Live</i>	Change Of State	+	Hatchings	
			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building	■	Inferred	
Box			Kiosk	Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded.			
Cabinet			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.			
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Power Duct				N/A		

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Issued : 04/03/2020 08:57:33

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KEY TO BT SYMBOLS

	<i>Planned</i>	<i>Live</i>	Change Of State	+	Hatchings	
			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building	■	Inferred	
Box			Kiosk	Ⓚ	Duct	
Manhole			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.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

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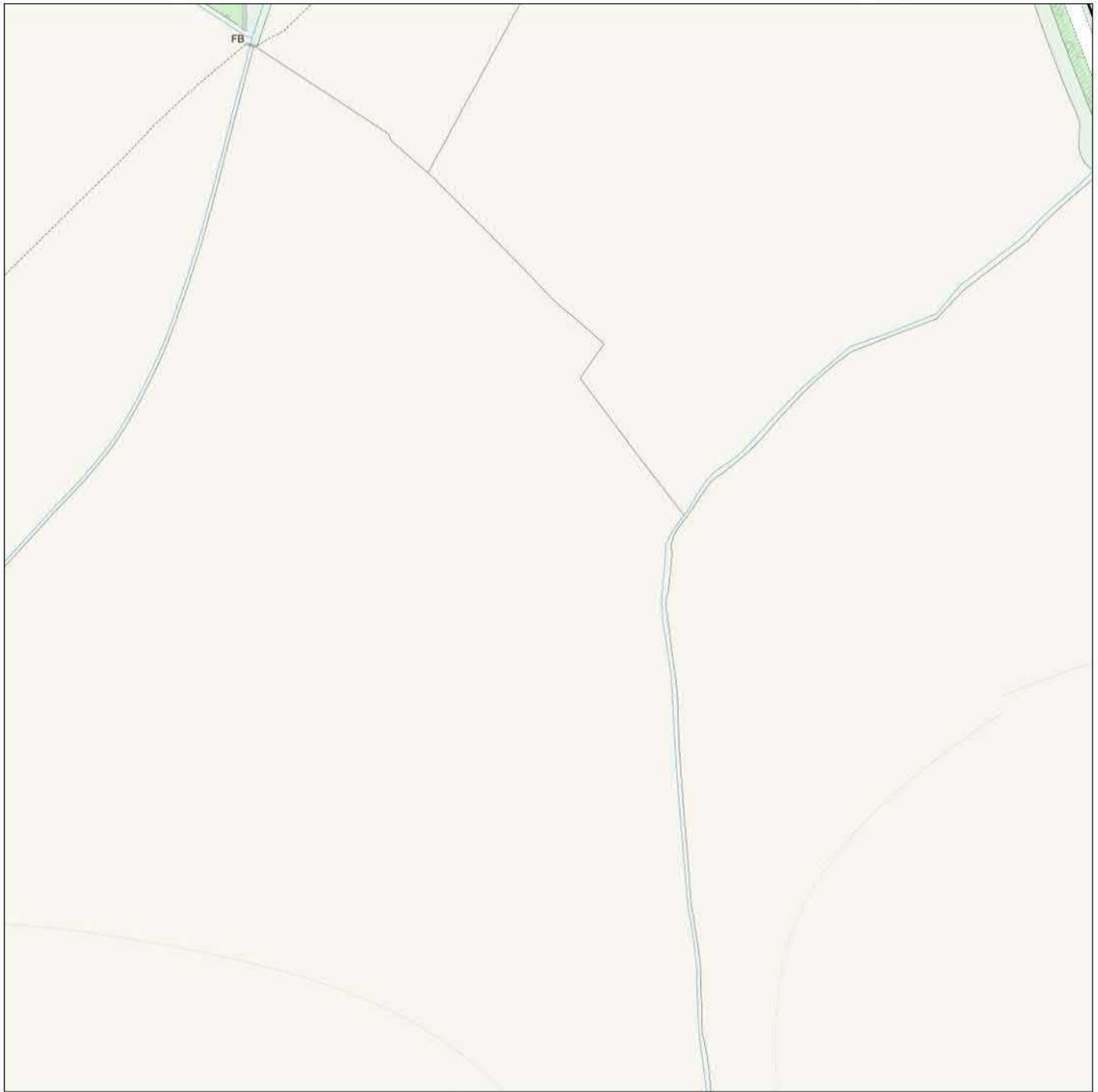
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KEY TO BT SYMBOLS

	<i>Planned</i>	<i>Live</i>	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.			
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

BT Ref : IDP08576W

Map Reference : (centre) TL0565743174

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	<i>Planned</i>	<i>Live</i>	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
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	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

BT Ref : ENV08572Y

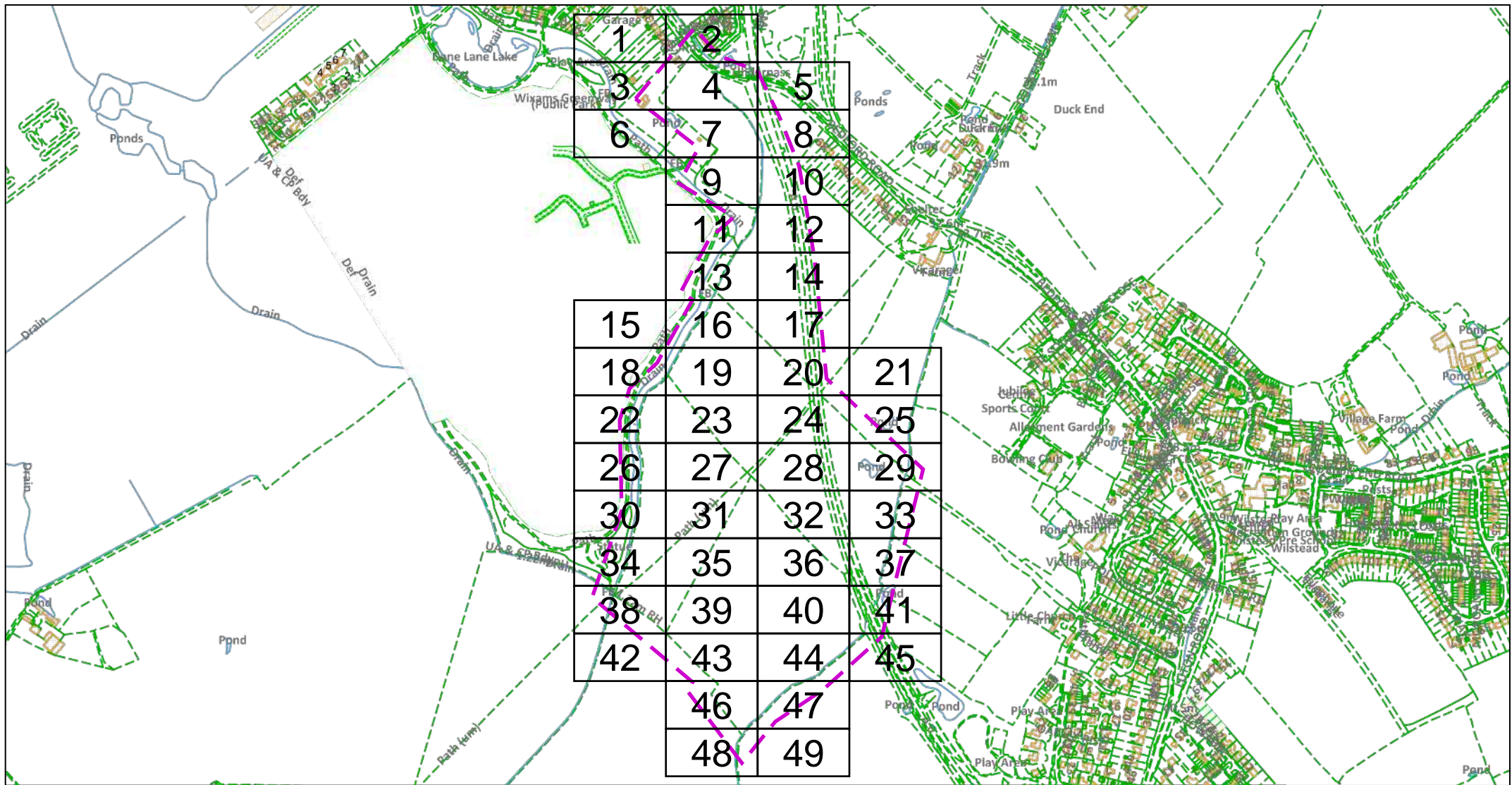
Map Reference : (centre) TL0612243174

Easting/Northing : (centre) 506122,243174

Issued : 04/03/2020 08:57:46

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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



Dig Sites Area:  Line: 

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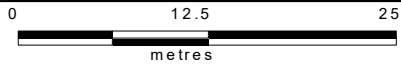
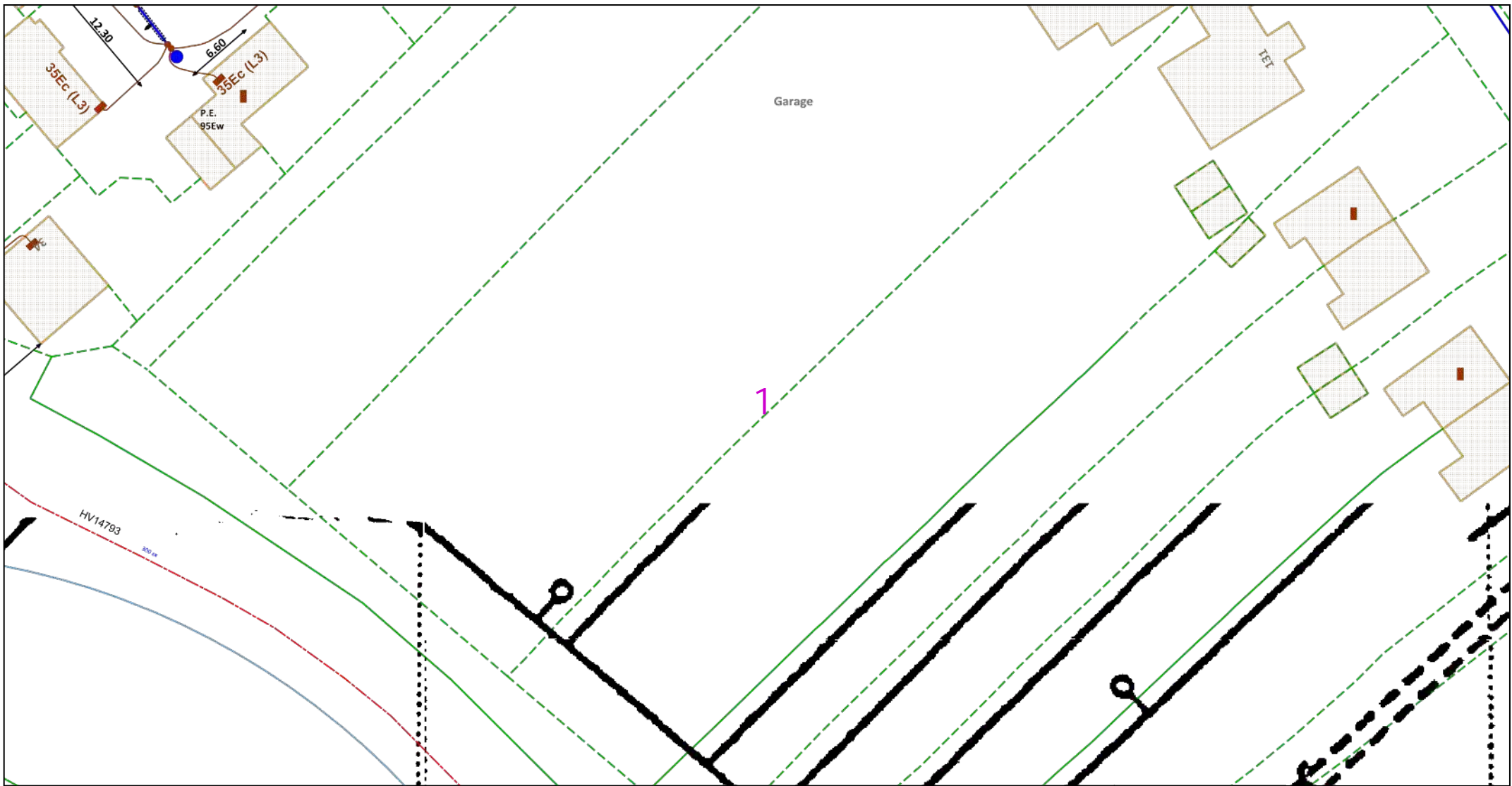
Date Requested: 04/03/2020
 Job Reference: 17872801
 Site Location: 504656 242896
 Requested by:
 Ms Christina Elliott
 Your Scheme/Reference: LM
 83932/DoM
 Scale: 1:8200 (When plotted at A4)

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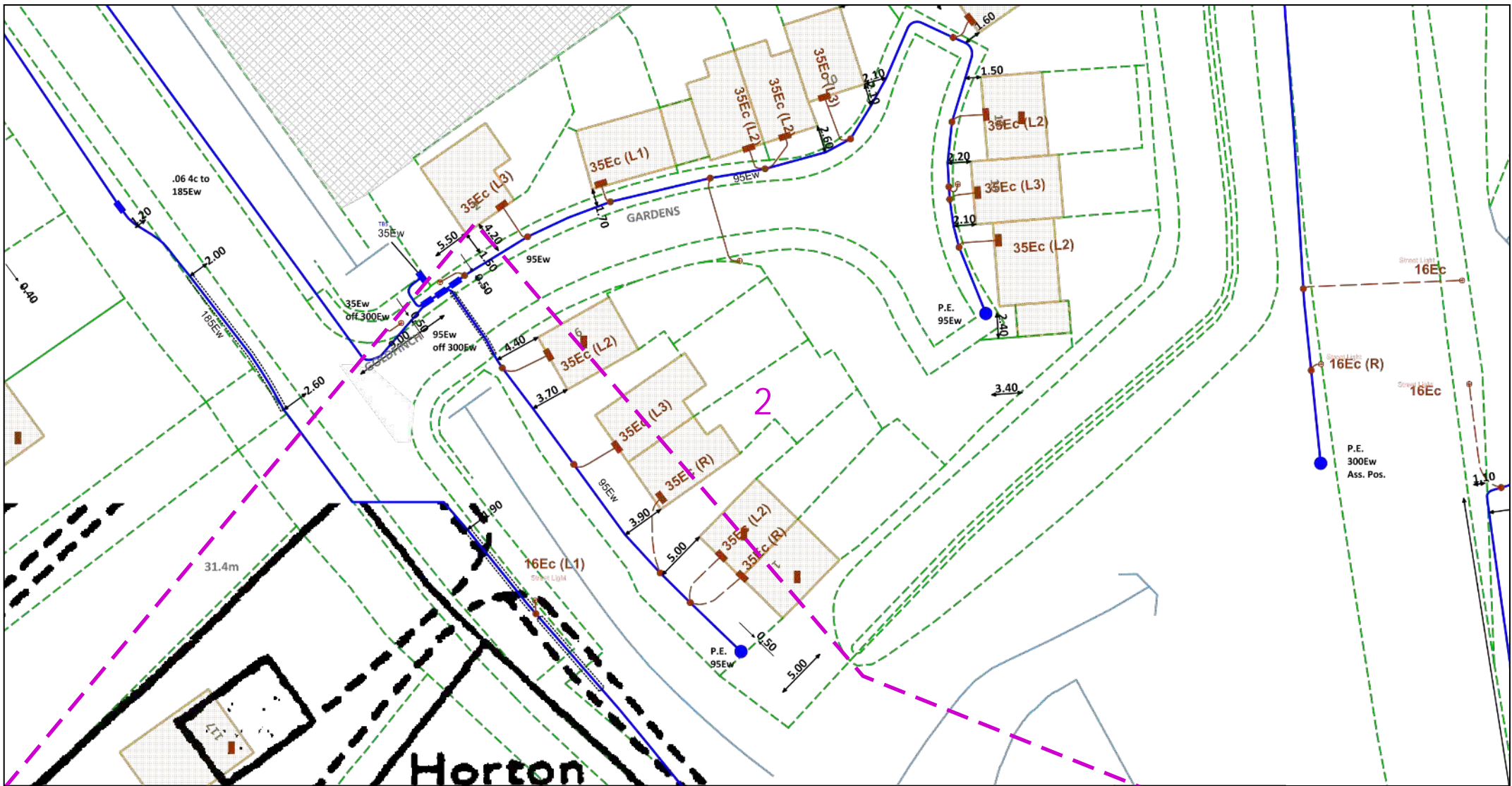
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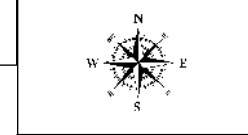
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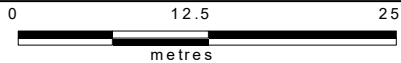
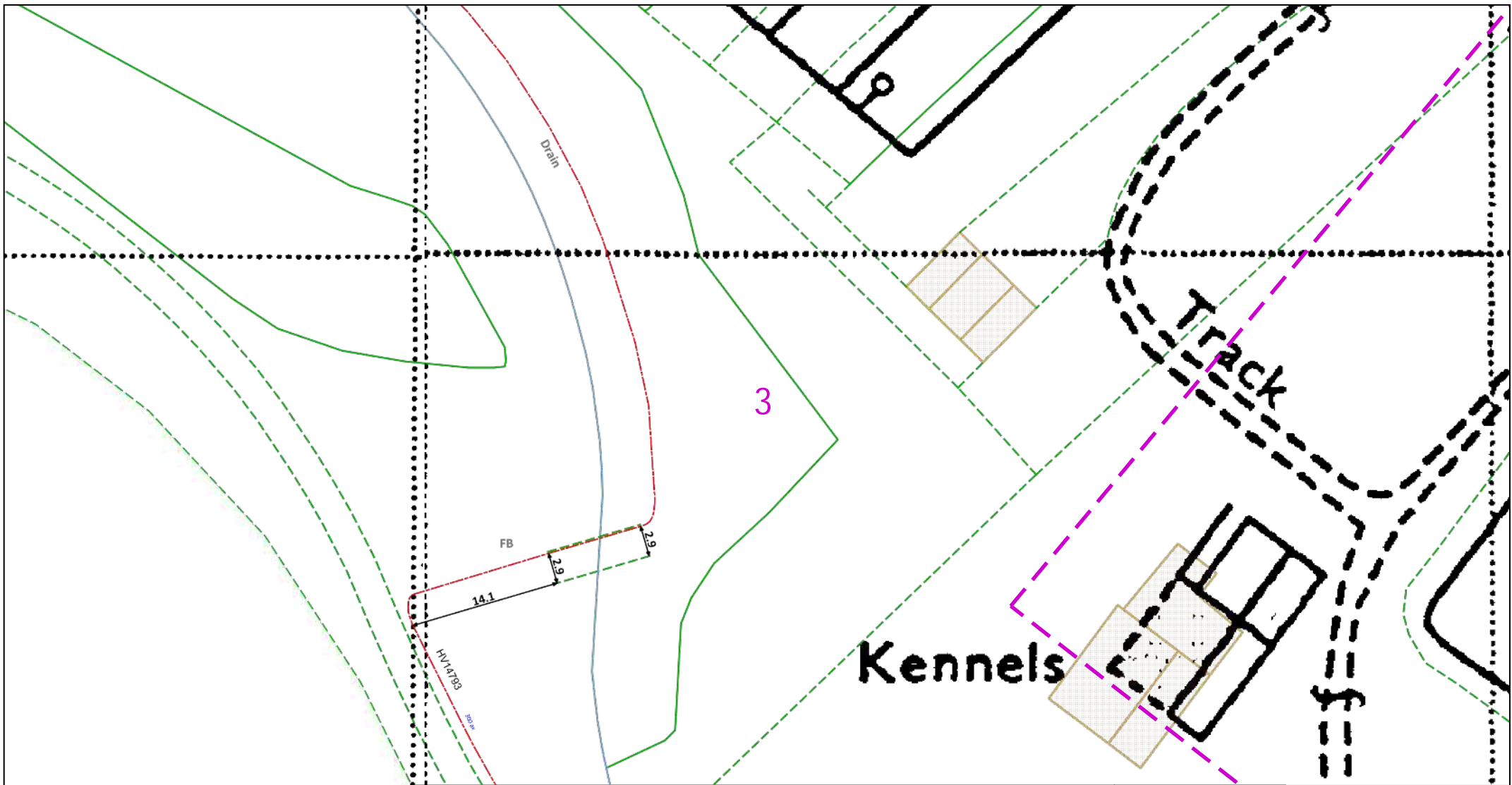


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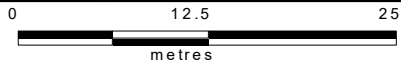
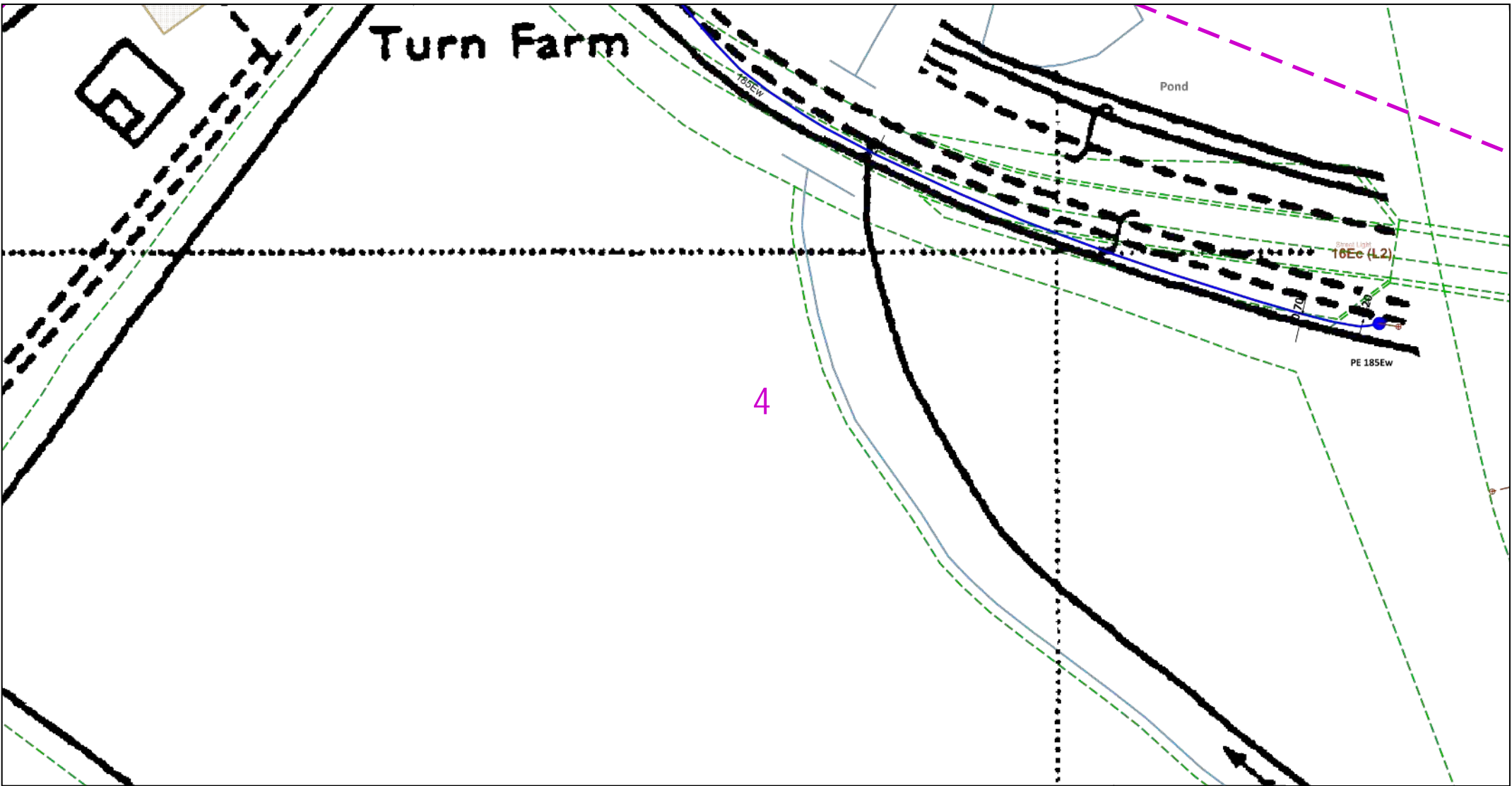
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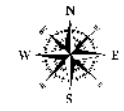
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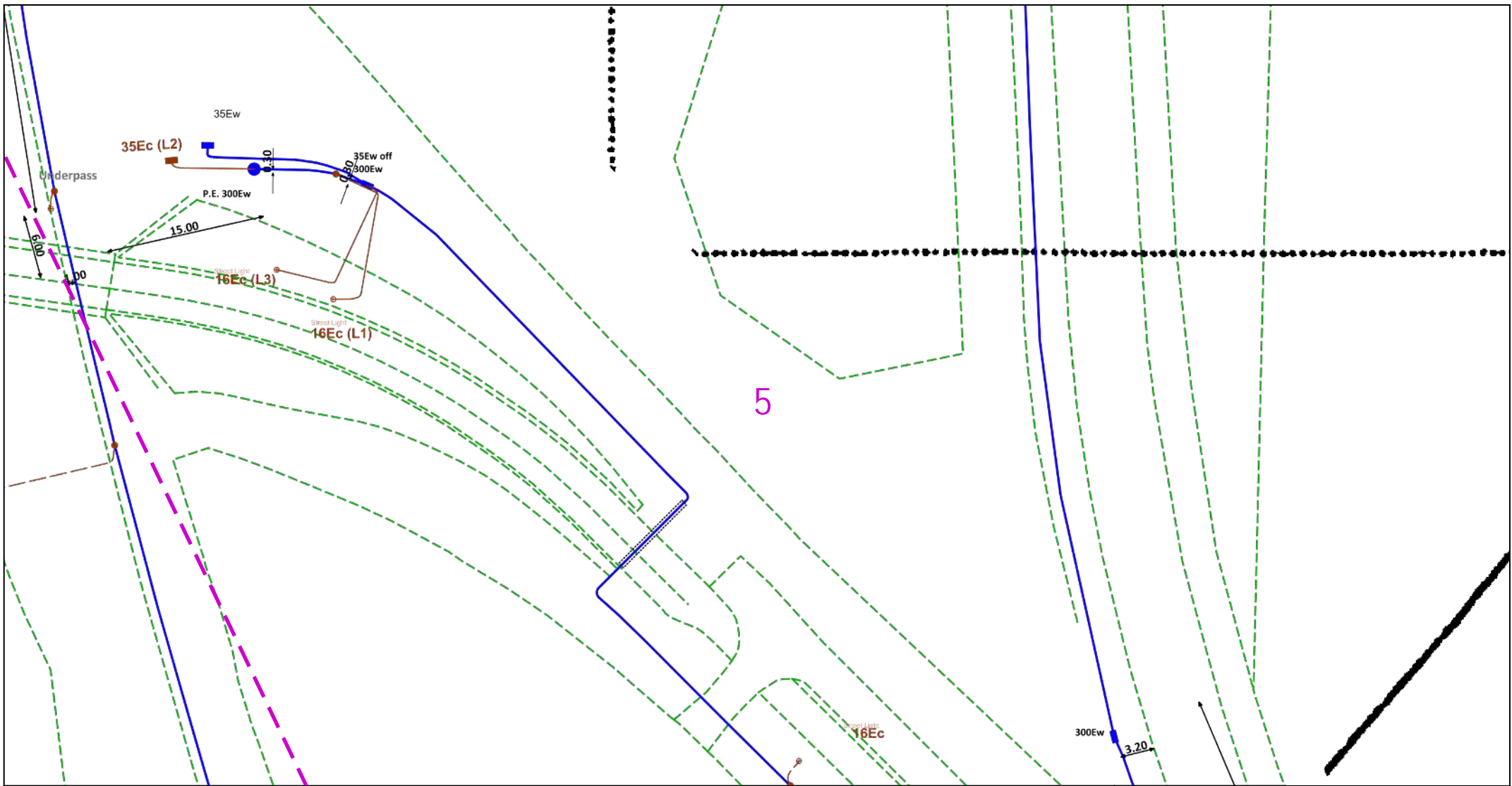
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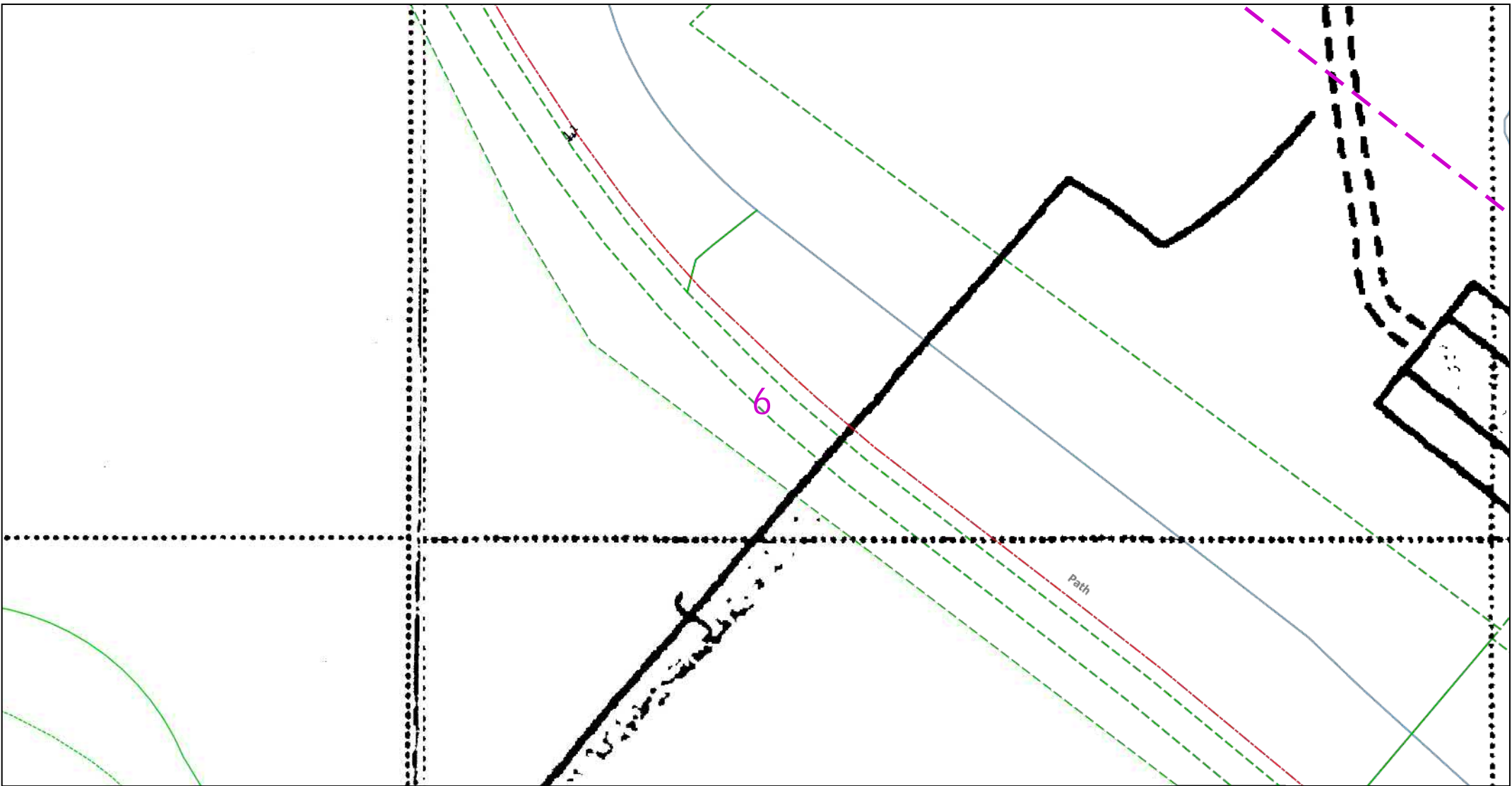
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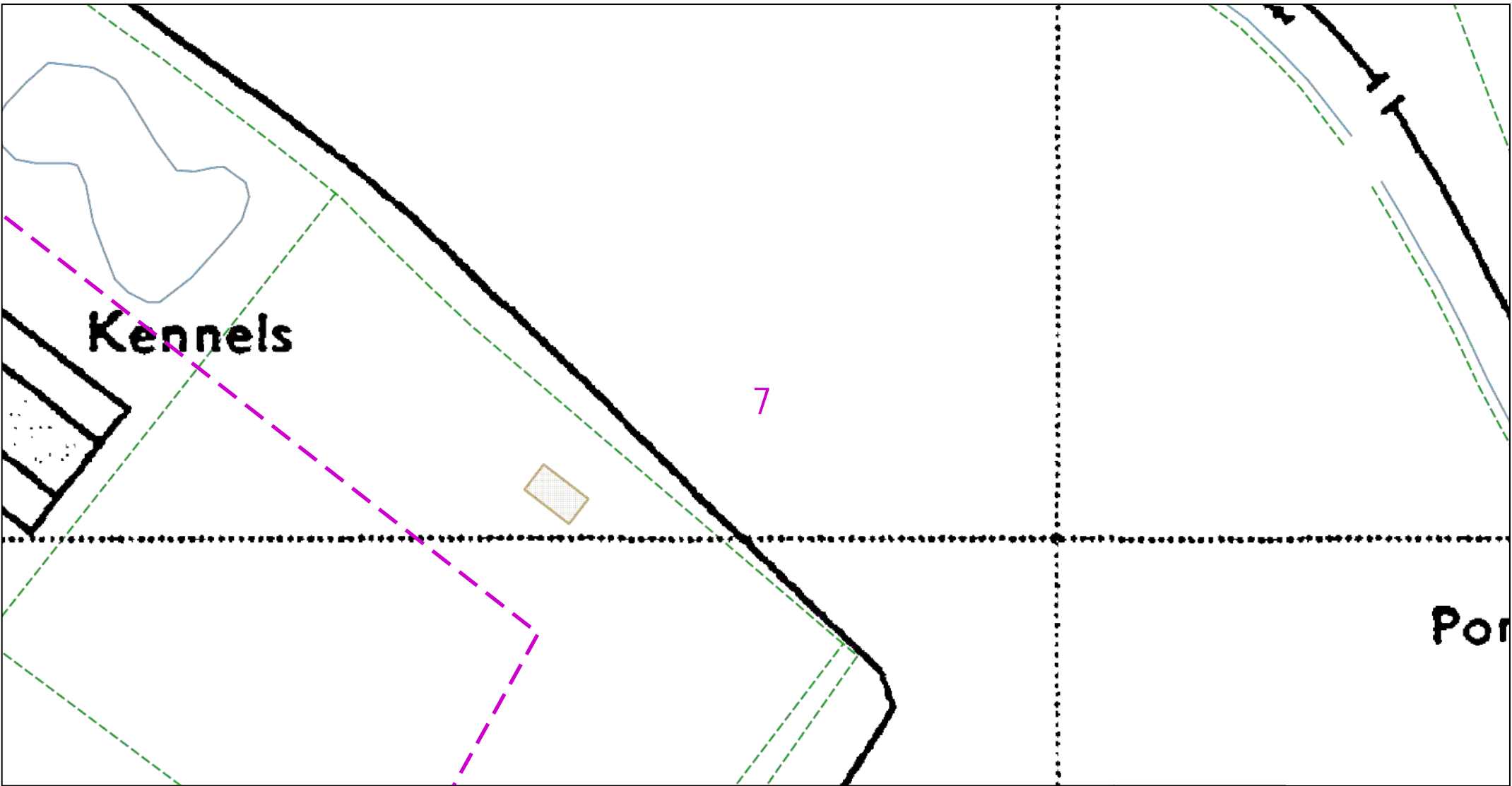
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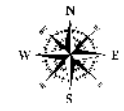
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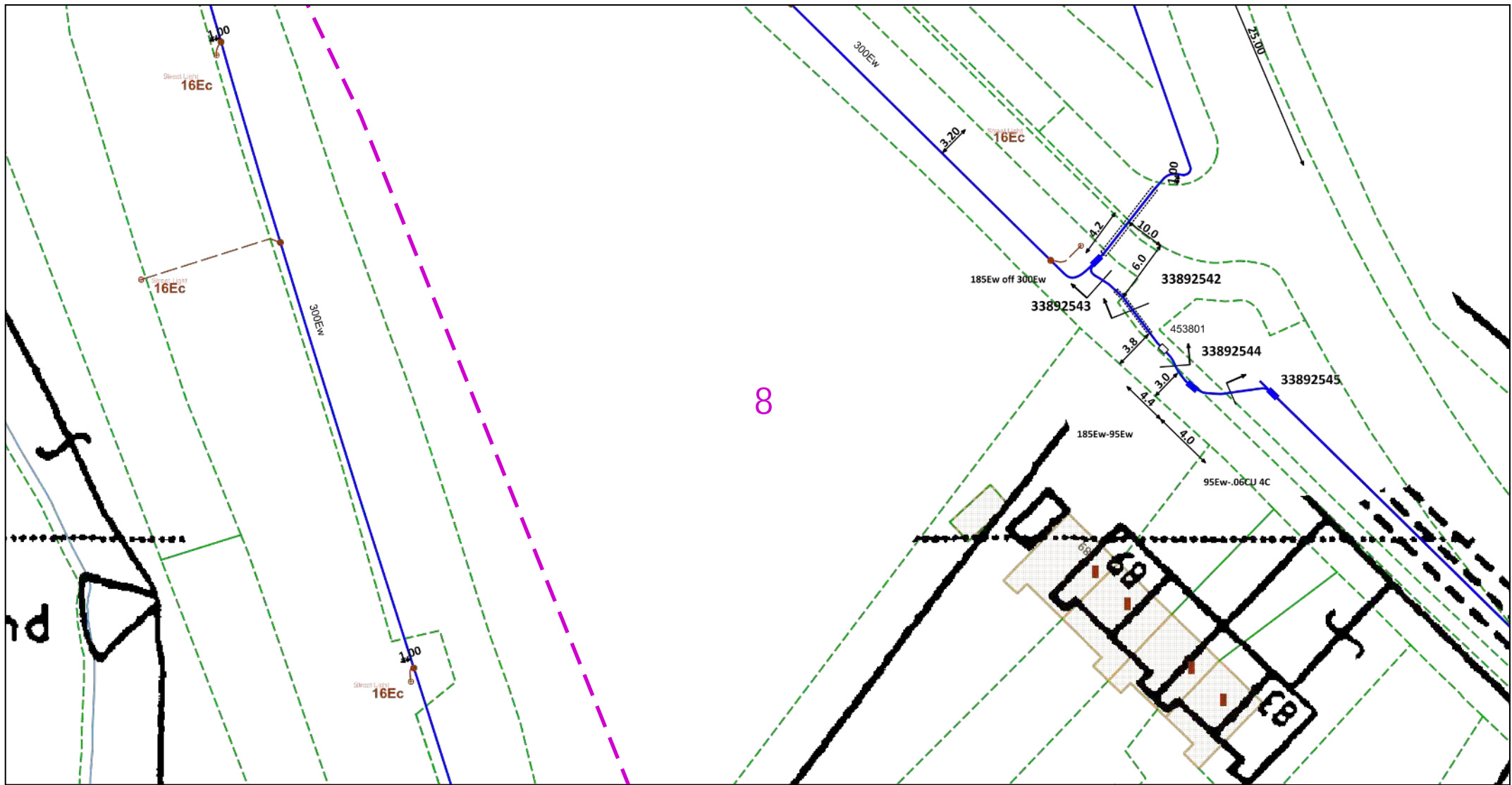
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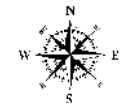
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 Date Requested: 04/03/2020
 Job Reference: 17872801
 Site Location: 504656 242896
 Requested by: Ms Christina Elliott
 Your Scheme/Reference: LM 83932/DoM
 Scale: 1:500 (When plotted at A4)

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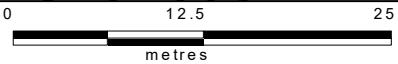
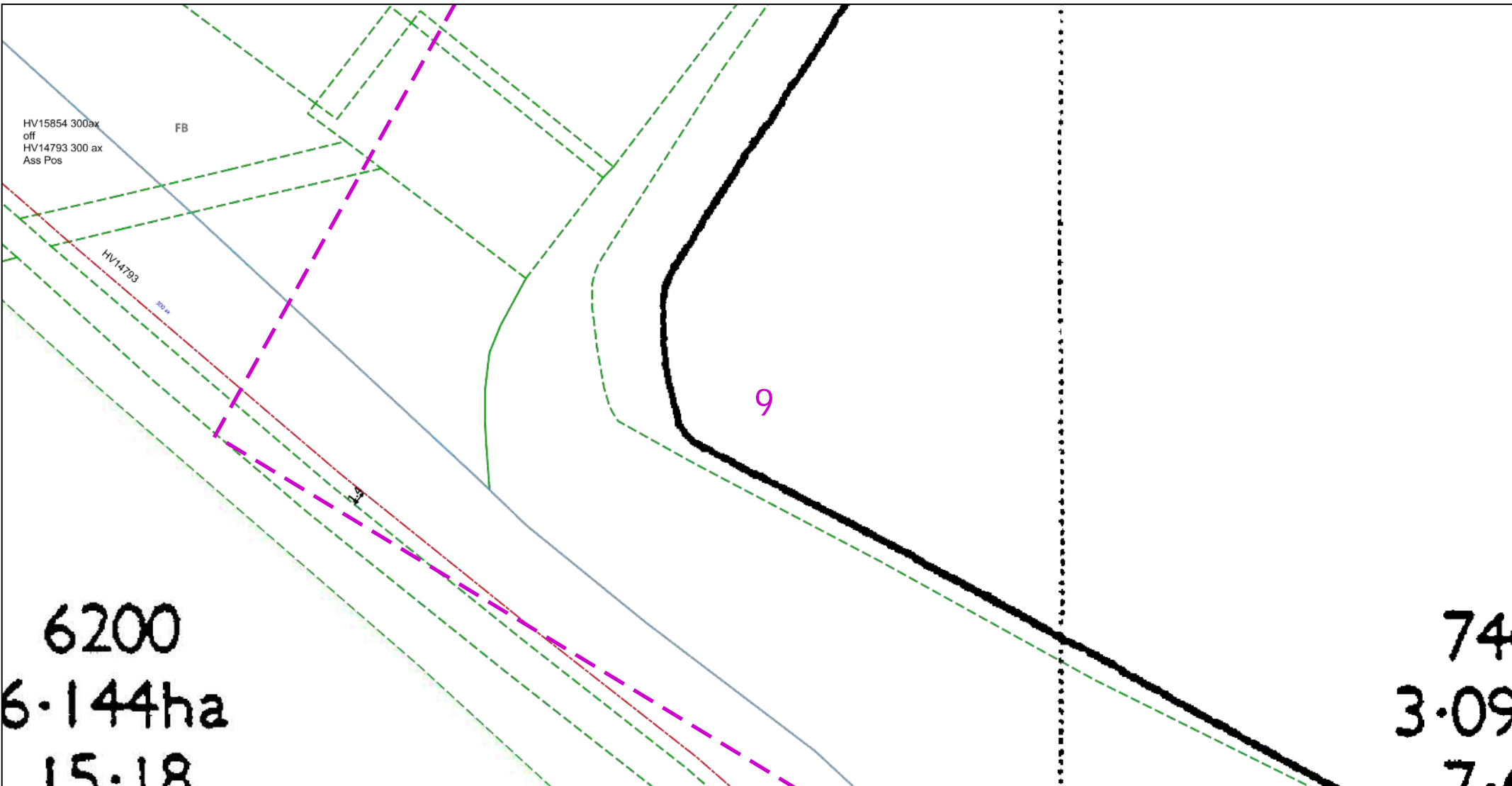
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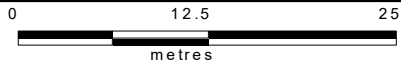
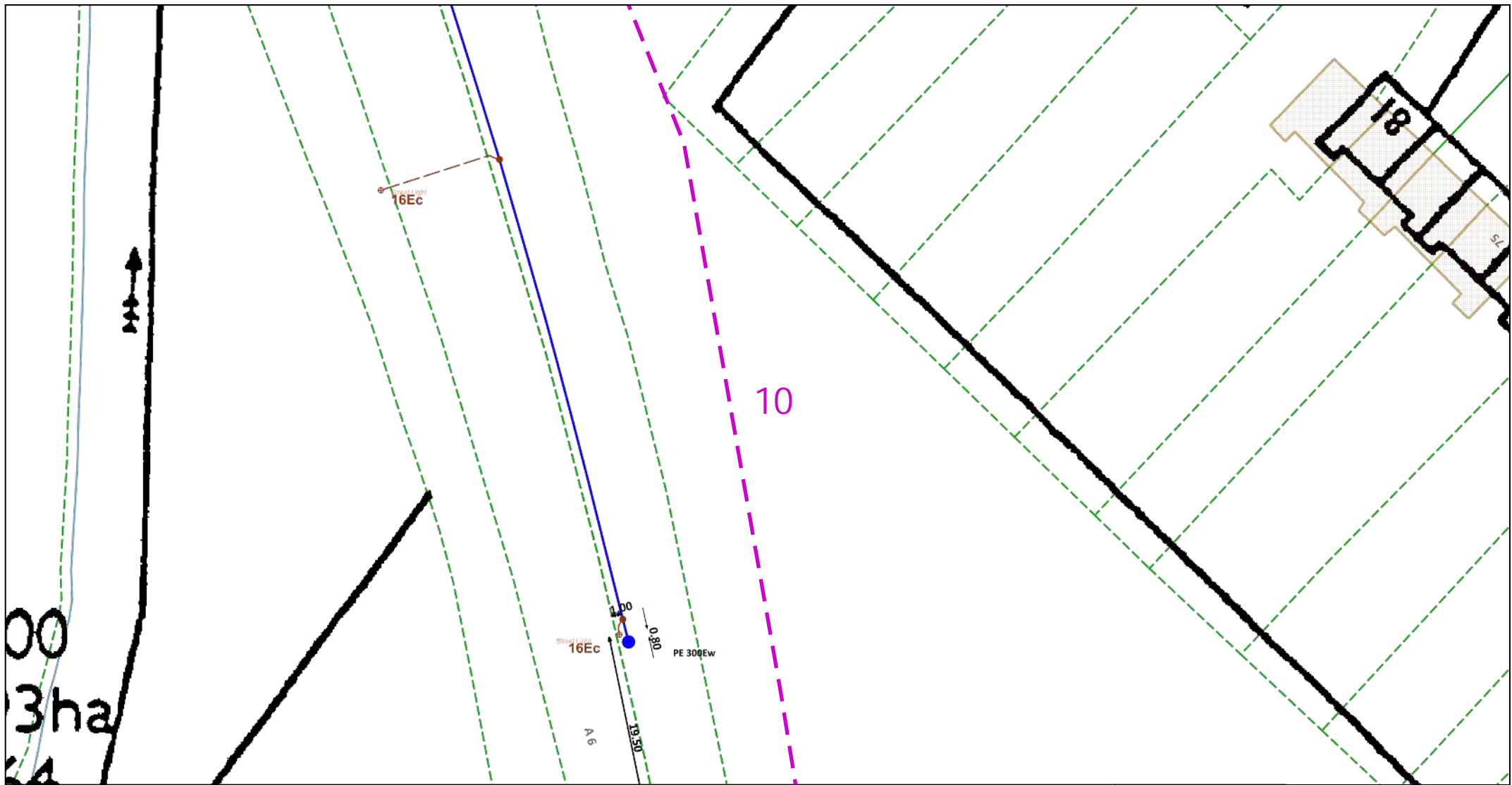
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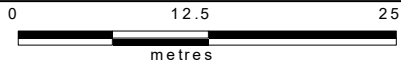
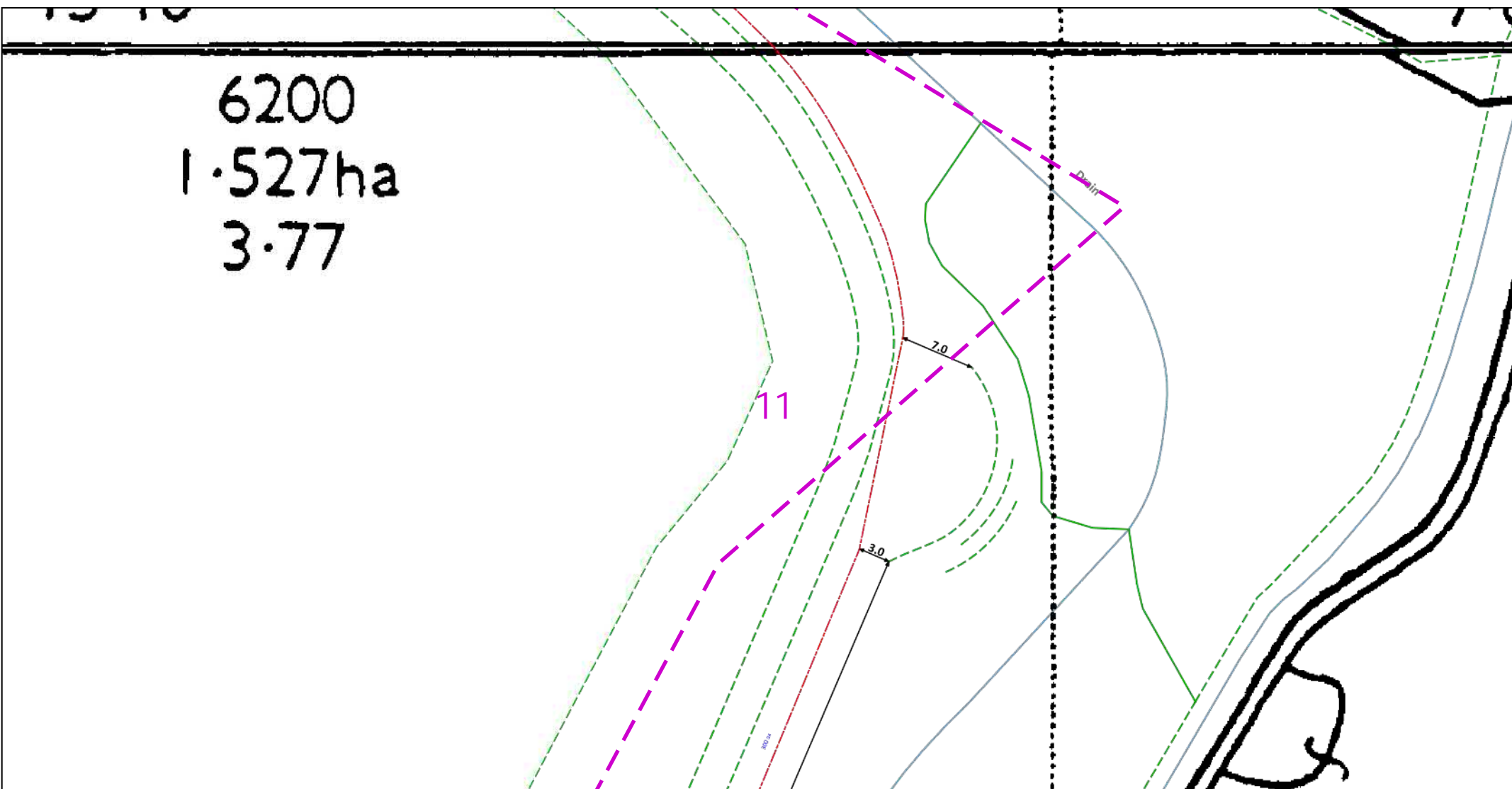
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6200
1.527ha
3.77



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