

Utility Services

Part 5.3

5.3.1 Making Provision for Utility Services

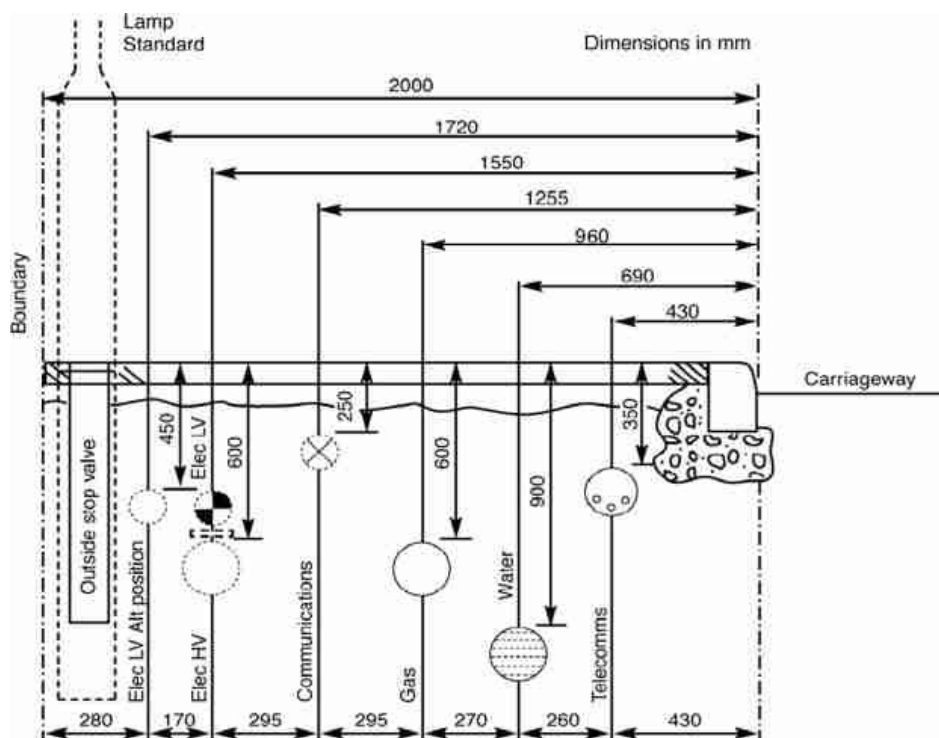
There are no statutory obligations governing the position or depth at which apparatus should be laid within the highway. On new development sites where utility apparatus is to be installed, the NJUG guidelines for the positioning and colour coding of underground apparatus should be followed. Any deviation from these guidelines should only be conducted with the agreement of the prospective asset owners and the County Council. With the exception of essential road crossings, mains utility services should not be located in the carriageway unless the carriageway is a shared surface designed with an area to accommodate utility apparatus (see guidance on shared surfaces).

It is essential that only planting with a shallow root system (usually grass) is located within service strips. Where a service strip is to accommodate existing vegetation it must be wide enough to avoid damage to existing root systems. Banks or mounds should not encroach onto service strips and levels should not be altered over existing apparatus without prior consent from the respective undertakers affected.

Mains services must be provided in a manner whereby repair and maintenance can be carried out without obstructing passage. Service strips must be appropriately delineated and developers must make it clear to purchasers that the service strip is not conveyed to the property. However, the maintenance responsibility for service strip planting may be assigned to individual properties in their deeds.

Where the provision for services is not well defined, the street layout should be agreed with the County Council at pre-planning application stage to avoid unnecessary delay to the planning process and potential redesign.

5.3.2 NJUG guidelines on the positioning of underground utilities



5.3.3 Backfilling trenches

You must backfill all drainage, utility and other trenches in the highway for industrial and commercial premises up to formation level with GSB type1 granular sub-base material.

Backfill on residential sites should be a granular material to the approval of the County Council (acceptable material will typically include GSB type 1 or material graded to 6F1).

[End]