Stilton Parish Council

Proposed Beacon Site, Church Close Report

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1. Introduction

Stilton Parish Council (SPC) had agreed to erect the new community Beacon on land to the west of Church Close, immediately south of the access track to the old vicarage (39 Church Street, Stilton), and opposite 1 Church Close.

The community beacon has been fabricated by Darke's, and structural calculations and foundation design had been provided by Setchfield Associates Ltd of Folksworth.

A planning submission is required to be submitted by SPC to Huntingdonshire District Council (HDC) to seek approval for the site and permanent erection of the beacon.

In addition to planning permission, approval for the site needs to be granted by Cambridgeshire County Council Highways department given its proximity to the road/pavement.

2. Executive Summary

Whilst exploring possible layouts for the positioning of the community beacon on the chosen Church Close site, it has become apparent that the site incurs restrictions both for construction, and in its suitability as a site for a community beacon.

This report has been submitted to Stilton Parish Council to assist in Council reviewing the suitability of the site to host the community beacon. Thereby allowing Council to appraise the identified limitations, and to allow the proposal of suitable mitigation if the decision by Council is to proceed with the site as it stands.

The identified restrictions are listed below and are in no particular order of importance.

Please note: any potential restrictions/limitations imposed directly upon, or caused directly by construction associated activities are not included and must be assessed separately (ie access of plant and equipment, delivery and storage of materials, protection of existing surfaces and utilities, etc).

- **Title of the land is registered to The Ely Diocese Board of Finance**, from whom permission has not been sought by SPC to construct and erect a community beacon upon part of said land.

- The site is restricted in size. Being smaller than the height of the beacon, if the mounting fixtures were to fail, regardless of direction, the falling structure will straddle and rest on third party land which could include the public highway (pavement and carriageway) posing a direct threat to the public and property of others.
- Anglian Water (AW) records indicate that a 3inch water supply main runs through the site parallel to the pavement. The exact alignment and depth are unknown both of which will need to be determined on site PRIOR to planning submission.
- Although no records have been accessed, the existence of a surface telephone inspection cover indicates that there are telecommunication services running through the site. This can be confirmed by requesting asset records from BT/Openreach, and also by hand excavation on site.
- **Any investigative trenches to confirm service utility positions cannot be undertaken without prior permission from the title holder.**
- It is advisable that any beacon foundation cannot place additional loading on existing utility assets, nor restrict the asset owner in accessing or repairing said asset. Depending on the burial depth of either utility, the construction of the foundation may compromise either or both of those requirements. Remedial provisions would need to be designed to mitigate encroachment of the asset, and permission sought from the asset owner.
- The existing concrete slab upon which the street name plate is located will need to be removed either in part or whole, and made good.
- There is restricted ground available to safely accommodate spectators to any beacon lighting which does not require the closure in full or part of Church Close from through traffic. It is questionable if the open grassed area to the south of the site would require land owner permission to be used as a spectator area.
- Although the site is within the village centre, expecting all spectators to walk to the site is unrealistic. It must be expected that parking is provisioned for any beacon event which does not further restrict safe public movement, or be limited in the direct vicinity of Church Close, Church Street or Manor Road.
- Advice will need to be sought on any potential fire risk posed by either an open solid full beacon, or gas fired burner due to the proximity of trees and buildings.
- As the proposed site is in a high public trafficked area, details of any proposed ornate ironwork/fencing and/or landscaping around the beacon should be determined.
- Advice needs to be sought on required mitigation against a motor vehicle colliding into the beacon due to its close proximity to the highway which is also noted as being a regular bus route.

- Although not truly site specific; detail is required for the design of any gas pipework from a gas supply (ie LPG cylinder) to the burner. There are issues with either external or internal pipework routing attached to the SHS upright. Thorough inspections must be able to be facilitated prior to any lighting of the beacon to ensure integrity of the supply pipework. External routing would result in exposure to weathering, and tampering by third parties; internal routing would limit inspection.
- Inspector of the burner in the log basket, or filling the log basket with solid fuel will require safe access.

3. Beacon Structure

The beacon is a fabricated structure made up of a 5m length of 300x300x6mm square hollow section (SHS) steel tube with a fabrication steel conical “log basket” (1m bottom diameter, 1.3m top diameter and 1.25m in height) bolted to the top of the SHS tube. The total height of the beacon being 6.25m.

The beacon is anchored to a 2.25 x 2.25 x 0.45m cast in situ reinforced concrete foundation via a 500 x 500 x 20mm base plate and 4no 20mm Grade 8.8 HD bolts at 400mm centres.

It has been proposed that rather than the beacon using solid fuel (ie logs/timber), a gas burner would be installed.

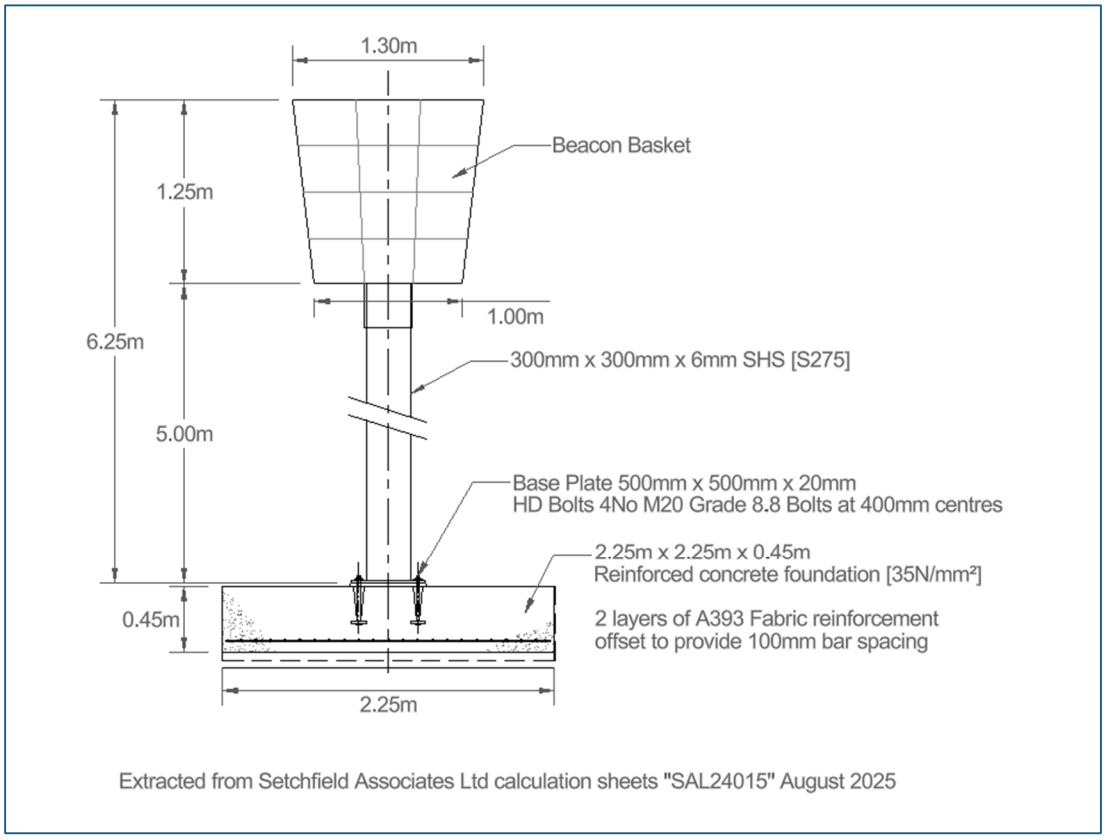


Figure 1 - Proposed Beacon Structure

4. Site Description

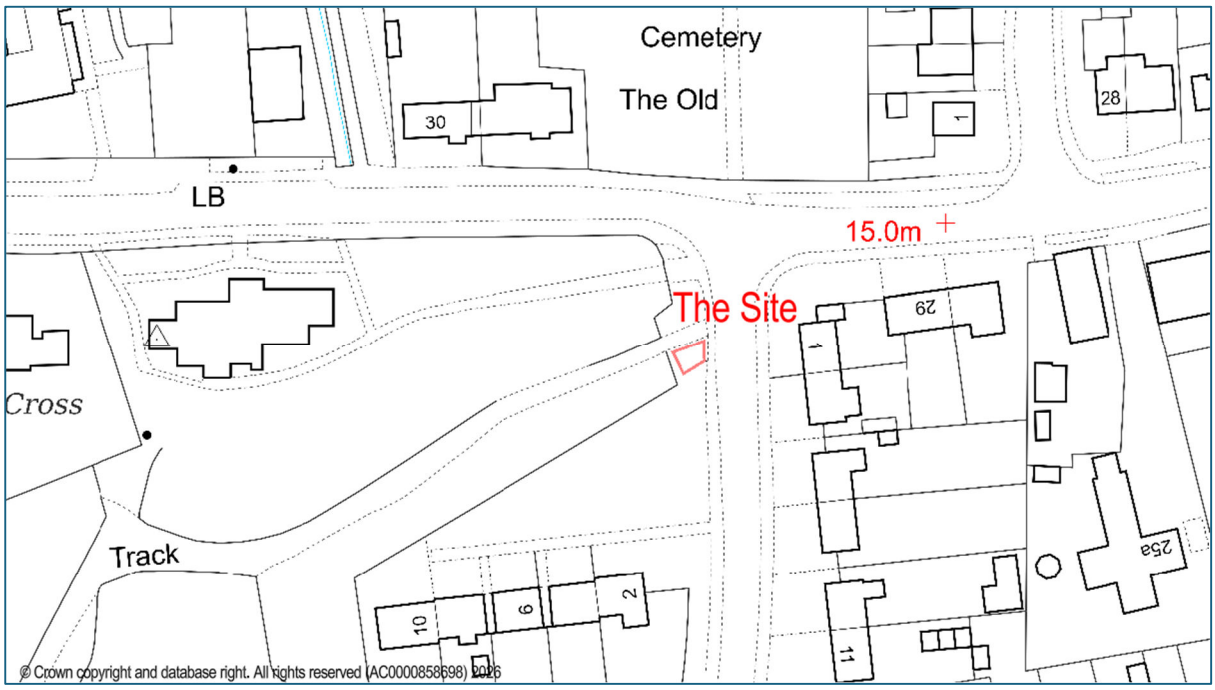


Figure 2 - Site Location



Figure 3 - Site, image taken from Eastern boundary on Church Close looking West



Figure 4 - Site, image taken from Northern boundary on vehicular access looking South, along Church Close

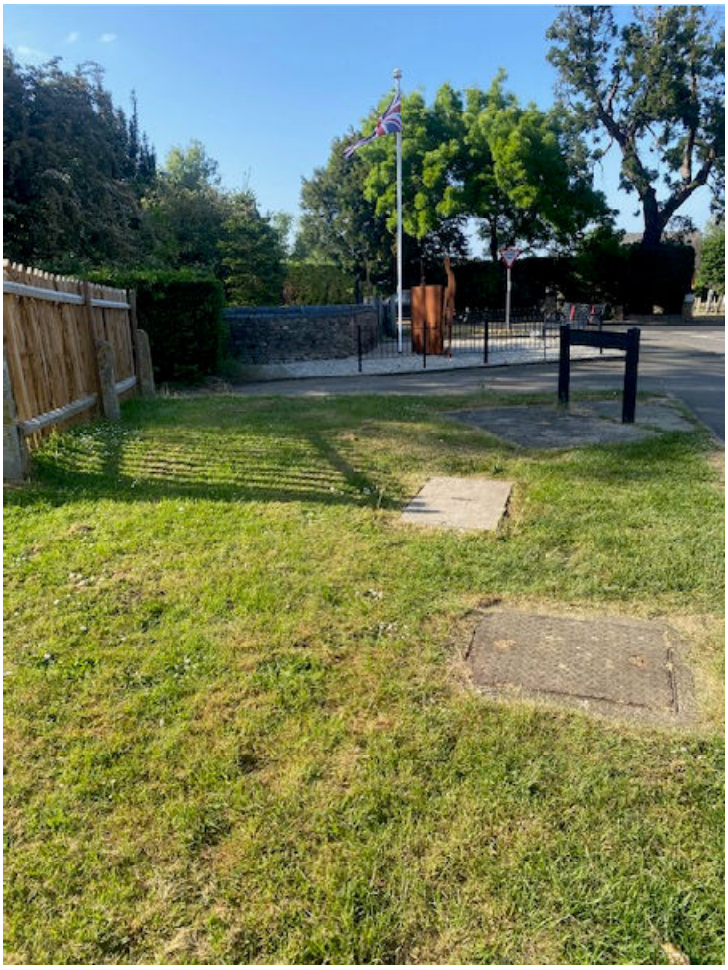


Figure 5 - Site, image taken from Southern boundary looking North, towards War Memorial

4.1 Boundary Description

The parcel of land is located on the west side of Church Close, approximately 17m south of the junction with Church Street.

Northern Boundary: measures approximately 6.2m along the rear of a kerb upstand edging, on the south side of the vehicular access to the old vicarage/ 39 Church Street.

Eastern Boundary: measures approximately 3.9m along the rear of a kerb upstand edging to the back of the western pavement of Church Close.

Southern Boundary: is currently undefined, but is approximately 4.6m along the projection of the southern picket fence alignment eastward from the SE corner of the picket fence to the rear of the pavement kerb upstand edging of Church Close.

Western Boundary: measures approximately 4.7m along the alignment of the eastern face of concrete stub posts, affixed to a 1.2m high timber picket fence which runs from South to North.

The site is mainly laid to mown grass, and includes a concrete slab approximately 3.1m x 2.2m which projects into the site from the rear of the pavement kerb upstand edging. A recycled rubber street name plate for Church Close is affixed to the concrete.

Utilities visible at ground level are a BT/Openreach telephone inspection chamber which lies on the southern boundary, and an Anglian Water storm water manhole cover which is within 2m of the southern boundary.

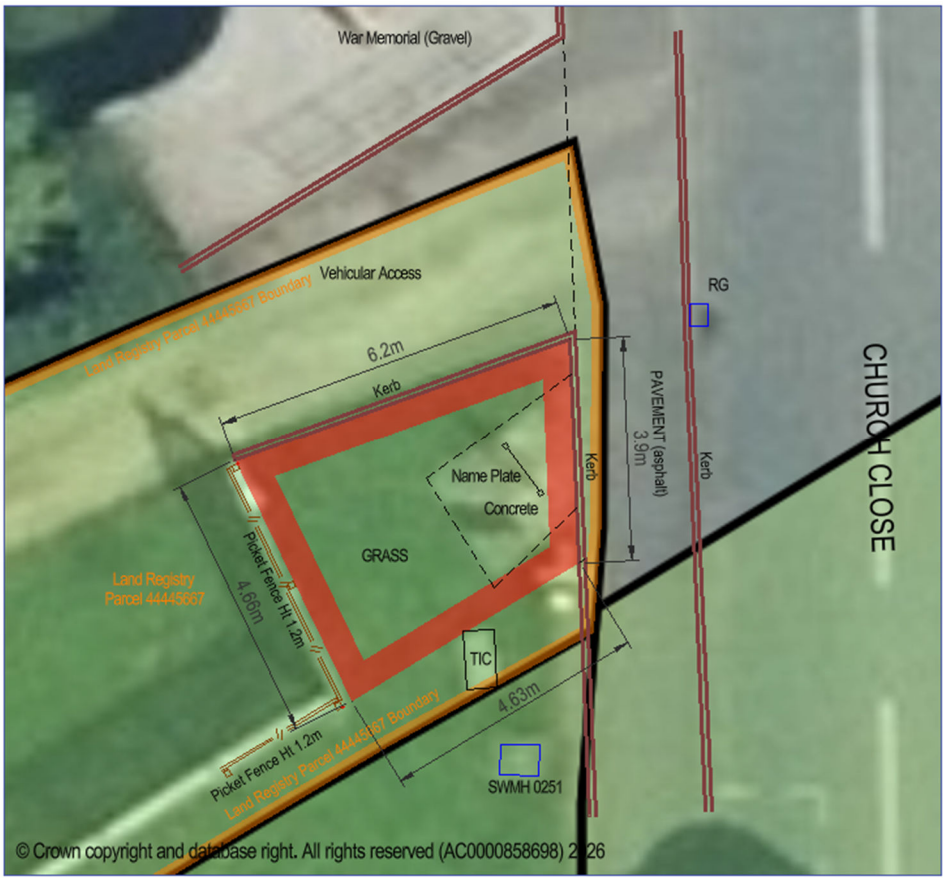


Figure 6 - Site Boundary and Measured Survey Plot [with Aerial Image & LR overlay]

4.2 General Aspect

Beyond the vehicular access to the North lies the village war memorial, eastern church yard entrance, and the public highway of Church Street. The church yard includes mature trees of both broad leaf and pine, the closest canopy of which lies within 7.6m of the site.

To the East, immediately beyond the public highway of Church Close sits a pair of semi-detached bungalows of numbers 1 & 3 Church Close, the frontage of which runs parallel to and onto Church Close. The nearest building face is within 16.2m of the eastern site boundary.

Immediately to the South, sits open land of mown grass, upon which is located a group of 4 semi-mature tree (species undetermined) whose canopy is within 11m of the site. This parcel has INSPIRE ID 44445680 on the Land Registry portal. Beyond the open grassland lies a terrace of single storey houses (numbers 2 to 10 Church Close) which are situated within 34.2m of the site. The terrace of houses has a north frontage onto the open grassland, and face onto the site.

To the West lies the enclosed parcel of land which includes grassland, mature trees and the vehicular access to the old vicarage. This parcel has INSPIRE ID 44445667 on the Land Registry portal.

The proposed site is located WITHIN parcel INSPIRE ID 44445667

5. Data used

5.1 Parish Online Mapping Portal

The latest Ordnance Survey Mastermap coverage of the site was used to undertake an initial desktop assessment of the site. However, a site inspection and comparison with the latest aerial imaging data indicated that the OS data was out of date.

5.2 Measured survey using tape and offset

A limited survey of the site was undertaken of 22nd September 2026 which plotted any defined boundaries in the area of interest and any surface utilities and street furniture.

5.3 Utility Records

The online service “linesearchbeforeudig” provided free utility service asset records for:

UKPowerNetworks (UKPN) - Electricity
Cadent - Gas
GigaClear - Fibre Optic comms

Access provision to BT/Openreach records are fee based and were not made available at the time of compiling this report.

Anglian Water (AW) asset records were made available via the Parish Clerk.

6. Assessment

6.1 All data was imported into CAD

6.2 The measured survey was validated against the aerial imaging available from the Parish Online database, and all utility asset records superimposed. Validation of utility records against the measured survey and aerial imaging was validated spatially to ensure agreement between each dataset.

6.3 Land Registry (LR) parcel map exported from Parish Online was used to determine the extent of registered title(s).

7. Findings

7.1 The site appears to fall fully within LR parcel INSPIRE ID 44445667

7.2 The 1.2m high timber picket fence deviates from the LR map; the southern map boundary for parcel INSPIRE ID 44445667 runs approximately 0.9m to the south of the picket fence.

7.3 The required beacon foundation size (2.25x2.25m) limits the possible position of the beacon within the restricted size of the site.

7.4 AW records indicate that a 3inch water supply main runs through the site parallel to the pavement. The exact alignment and depth are unknown both of which will need to be determined on site PRIOR to planning submission.

7.5 Although no records have been accessed, the existence of a surface telephone inspection cover (TIC) indicates that there are telecommunication services running through the site. This can be confirmed by requesting asset records from BT/Openreach, and also by hand excavation on site.

7.6 UKPN indicates that there is a power supply cable within the rear third of the pavement adjacent to the site. This must be traced and marked on site PRIOR to any site works.

7.7 Gigaclear indicates that there is a fibre optic cable within the carriageway of Church Close, within 0.2m of the western kerb line. This must be traced and marked on site PRIOR to any site works.

7.8 AW records indicate that a 225mm dia storm water runs south away from the site from the manhole cover. The cover has not been lifted to see if there are any laterals entering the manhole from the direction of the site (ie from road gullies etc).

7.9 The depth of any excavation for the foundation will be as a minimum 0.45m. Water supplies are usually between 0.75 & 1.35m below ground level (BGL), telecommunications can be between 0.3 or greater

7.10 Two Beacon location options were assessed;

7.10.1 Beacon and foundation centred on the geometric centroid of the site, orientated parallel to the timber picket fence which acts as the western boundary

7.10.2 Beacon and foundation placed parallel to and offset by 0.5m to the timber picket fence which acts as the western boundary.

7.11 Option 7.10.1 directly clashes with both the asset record alignment of the 3inch water supply, and any telecom cabling indicated by the surface position of the TIC, and encroaches into the existing concrete slab by 0.7m

7.12 Option 7.10.2 avoids the asset record alignment of the 3inch water supply, potentially encroaches any telecom cabling indicated by the surface position of the TIC to the SE corner of the beacon foundation in plan position, and directly avoids the existing concrete slab by 0.7m. This does not take into account any construction requirements (ie room for shuttering) or tolerances.

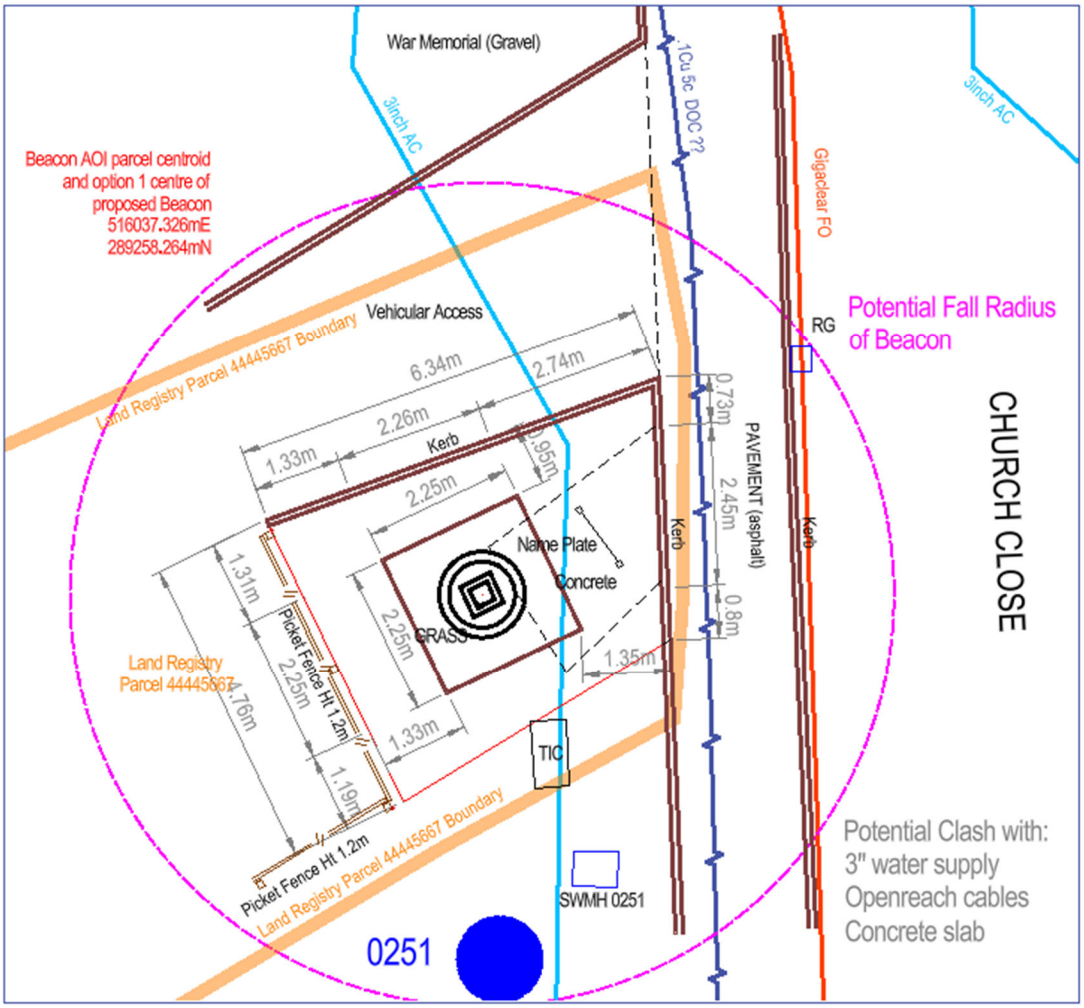


Figure 7 - Beacon Location Option 1

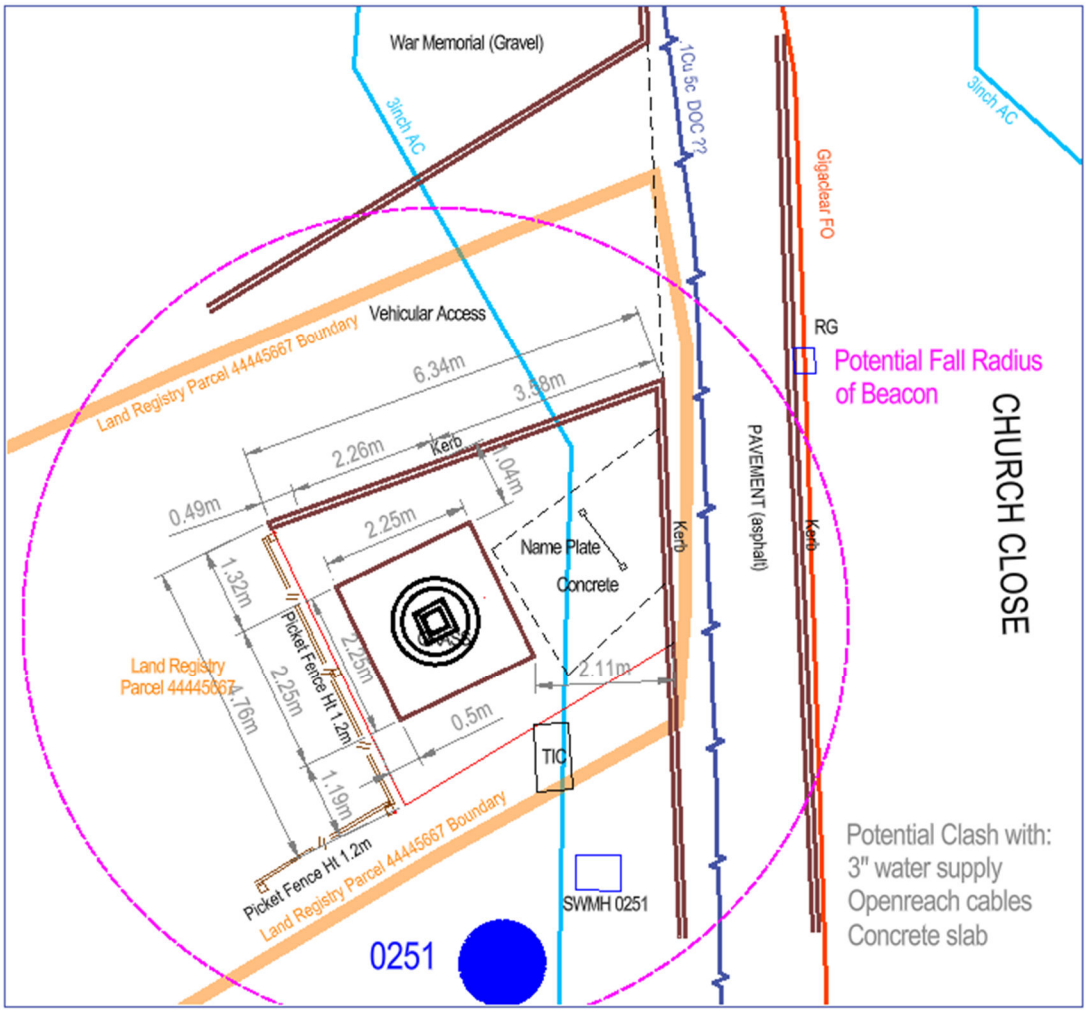


Figure 8 - Beacon Location Option 2