

## UTILITIES SUMMARY

Wimblebury Road, Cannock  
February 2024



<b>Project</b>	Wimblebury Road, Cannock		
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<b>Approved</b>	Dan Bailey	<b>Date</b>	28/02/2024

## 1 INTRODUCTION

- 1.1 This Utilities Summary has been prepared by BWB Consulting Ltd (BWB) for Taylor Wimpey Strategic Land to undertake an assessment of the existing utility infrastructure within the vicinity of the proposed development site and to provide preliminary information, where possible, on supply strategy and potential future diversionary works for the proposed development site located at Wimblebury Road, Cannock.
- 1.2 The site is situated on greenfield land east of Wimblebury Road, approximately 3.7km east of Cannock town centre. The site is bound to the north and east by open pasture and woodland. The south of the site is bound by a public footpath and carpark beyond which lies Heath Hayes Park.
- 1.3 The proposed development is anticipated to comprise circa 450 residential dwellings. The recommendations outlined within this report pertaining to the potential supply arrangements are assumptions based on this quantum. Further assessment and consultation with network owners will be required once the development proposals are reasonably fixed.
- 1.4 For the purpose of this statement, BWB have conducted utility searches to identify the existing utility assets within the area and to assess whether any utilities could potentially be affected by the proposed development. The following have been identified, a Composite Service Plan (CSP) (Drawing No. WRC-BWB-GEN-XX-VUT-0001 [S2 - P04]), has been produced illustrating the indicative positions of the existing utilities.

**Table 1.1: Statutory Undertakers**

UTILITY	PROVIDER	EXISTING INFRASTRUCTURE
<b>Electricity</b>	National Grid Electricity Distribution	Adjacent to the western boundary within Wimblebury Road
<b>Gas</b>	Cadent Gas	Adjacent to the western boundary within Wimblebury Road
<b>Gas</b>	GTC	Near the site within the residential area to the northeast
<b>Clean Water</b>	South Staffs Water	Adjacent to the western boundary within Wimblebury Road
<b>Wastewater</b>	Severn Trent Water	Adjacent to the western boundary within Wimblebury Road
<b>Telecommunications</b>	Openreach	Adjacent to the western boundary within Wimblebury Road
<b>Telecommunications</b>	CityFibre	Adjacent to the eastern boundary

## **2 ELECTRICITY INFRASTRUCTURE**

- 2.1 National Grid Electricity Distribution (NGED) are the incumbent Distribution Network Operator (DNO) of the electricity supply for the area in which the proposed development site is situated.
- 2.2 Asset records received from NGED show a well-established network of High Voltage (HV) and Low Voltage (LV) infrastructure present within the surrounding area of the proposed development site.
- 2.3 NGED asset records show an 11kV HV Overhead (OH) line running along the entirety of Wimblebury Road, adjacent to the western boundary line. Southwest of the proposed development site the 11kV OH crosses the carriageway and transfers into a LV underground (UG) cable, continuing south within Wimblebury Road.
- 2.4 Located to west of the proposed development site, a well-established network of LV underground (UG) cables are present providing supply to the local residential properties.
- 2.5 No NGED assets are shown to be located within the proposed development site. Therefore, from reviewing the WPD asset records alongside the current proposed site masterplan, it is anticipated that no diversionary works will be required to deliver the development proposals.
- 2.6 It is recommended that further consultation is undertaken with WPD upon confirmation of the final development masterplan, as there are 11kV spurs located within the southwest corner encroaching into the development site boundary.
- 2.7 However, potential localised diversionary/protection works will be required to facilitate the proposed site accesses off Wimblebury Road. Further consultation will be required with NGED, upon confirmation of the final development masterplan.
- 2.8 A supply enquiry into the existing capacity within the network to supply the proposed development of circa 450 residential units with electricity is yet to be confirmed. Upon receipt, this section will be updated to include correspondence and any associated costings provided.
- 2.9 However, a previous budget estimate received from NGED (Ref: 4867560, October 2023) confirms that to provide an electricity supply for up to 150 residential units, 2no. on-site substations will be required. Upon successful installation of the substations, a POC can be made from the HV network at Cannock Road, south of the Site. NGED will conduct all offsite excavation works, with the developer conducting all on-site excavation and ducting to NGED's specification.
- 2.10 The previous cost estimate issued by NGED was in the region of £1,157,665.00 based on NGED undertaking both contestable (£1,134,835.00) and non-contestable works (£22,830.00). The developer will have the option to appoint an Independent Connection Provider (ICP) or Independent Distribution Network Operator (IDNO) to conduct all on-site works, referred to as contestable works. Any connection to the existing HV network must be undertaken by NGED, these are non-contestable works.
- 2.11 The developer must also be aware of the recent changes to the charging methodology issued by OFGEM (ACCESS SCR)<sup>1</sup> in which reinforcement costs will be funded by the Distribution Network Operator (DNO) for demand connections at the same voltage as the point of connection + one voltage higher. This charge became available to applications submitted after 1st April 2023.

### **3 GAS INFRASTRUCTURE**

- 3.1 The proposed development site is situated in an area where Cadent Gas (CG) provide and maintain the core gas network, with GTC providing a local embedded network within the residential area to the northwest of the proposed development site.
- 3.2 CG have a well-established network of low-pressure (LP) mains within the area to the west of the proposed development site, supplying the local residential properties. Situated to the west of the site within Wimblebury Road is a 180mm medium pressure (MP) main shown running along the western boundary line.
- 3.3 No Gas infrastructure is shown to be located within the proposed development site; therefore, it is anticipated that no diversionary/protection works will be required to accommodate the on-site construction. However, diversionary/protection works will be required to the CG MP main situated within Wimblebury Road to facilitate the proposed site access.
- 3.4 A land enquiry into the existing capacity within the network to supply the proposed development of circa 450 residential units with gas is yet to be confirmed. Upon receipt, this section will be updated to include correspondence and any associated costings provided.
- 3.5 However, a previous land enquiry issued by CG (Ref:180014914, September 2023) confirmed there was sufficient capacity (at the time) to provide a gas supply for 150 residential units. A POC was established from the 250mm LP main located to the northwest of the Site within Wimblebury Road.

### **4 CLEAN WATER INFRASTRUCTURE**

- 4.1 The proposed development site is situated in an area where South Staffs Water (SSW) provide and maintain the clean water network.
- 4.2 SSW asset records show a well-established network of clean water mains are present to the west the proposed development site, within the residential area. A 110mm MDPE main is shown running within the footway of Wimblebury Road, adjacent to the boundary.
- 4.3 No clean water assets are shown to be preset within the proposed development site.
- 4.4 It is envisaged that no diversionary/ protection works will be required to facilitate the proposed development site or proposed site access at Wimblebury Road.
- 4.5 A pre-development enquiry into the existing capacity within the network to supply the proposed development of circa 450 residential units with clean water is yet to be confirmed. Upon receipt, this section will be updated to include correspondence and any associated costings provided.
- 4.6 However, a previous pre-development enquiry received from SSW (Ref: D2800404, September 2023) confirmed there will be a requirement for additional off-site mains in order to supply up to 150 residential units with a clean water supply. The existing 80mm mains on the suction and delivery to the existing booster in John Street, Wimblebury, will need to be replaced with a 110mm HPPE. New booster pumps will also need to be installed to cope with the extra demand. Upon successful completion of the upgrades, a connection can be made to the 110mm main within Wimblebury Road.

## **5 FOUL AND SURFACE WATER INFRASTRUCTURE**

- 5.1 Severn Trent Water (STW) are the providers of the wastewater network for the area.
- 5.2 Asset records received, show a network of foul, combined and surface water drainage present within close proximity to the boundary. Located to the west, a highway drain is shown running along the western boundary from the south, heading north and terminating outside of Heath Hayes Primary School. Furthermore, a pressurised combined sewer is shown running within Wimblebury Road.
- 5.3 No diversionary/ protection works are anticipated to the foul sewer network to facilitate the proposed development. However, diversionary/ protection works may be required to the highway drain to facilitate the proposed site accesses off Wimblebury Road.
- 5.4 A pre-development enquiry into the existing capacity within the network to supply the proposed development of circa 450 residential units with clean water is yet to be confirmed. Upon receipt, this section will be updated to include correspondence and any associated costings provided. Upon receipt, this section will be updated to include correspondence and any associated costings provided.
- 5.5 However, a previous pre-development enquiry received from STW (Ref: 1089627, July 2023) confirmed that the existing network has sufficient capacity to provide a wastewater service for up to 150 residential units. STW suggested a POC was made from the 225mm combined sewer at Manhole (MH) reference: SK01106701, within Wimblebury Road.

## **6 TELECOMMUNICATIONS INFRASTRUCTURE**

- 6.1 The proposed development site is situated in an area where Openreach and CityFibre provide the telecommunications infrastructure.
- 6.2 Asset records obtained from CityFibre show an existing network along the western boundary of the site within Wimblebury Road and amongst the adjacent residential area to the west of the site.
- 6.3 Asset records obtained from Openreach show a network of OH apparatus present within Wimblebury Road, bordering the western boundary. This apparatus is shown to be part of a wider network of Openreach assets, serving the existing residential dwellings to the west of the proposed development site.
- 6.4 Diversionary/ protection works will not be required to accommodate the proposed development; however, diversionary/protection works may be required to facilitate the proposed site accesses off Wimblebury Road. It is recommended that consultation be undertaken with Openreach and CityFibre to undertake any surveys that may be required to inform the scope, and nature of any diversionary/protection and disconnection works that may be necessary to facilitate site entrances.
- 6.5 It is envisaged that the supply strategy will be via a new connection to the existing Openreach infrastructure from Wimblebury Road, with the new infrastructure running through the development in line with the proposed illustrative masterplan.
- 6.6 Openreach provide telephone and broadband services to all new developments free of charge, with the end user ultimately paying for the connection costs with all civils works typically to be undertaken by the developer using free issue of ducts.

- 6.7 Further enquires to alternative telecommunications providers is recommended to understand the Telephone and broadband service offerings available to the future onsite customers.

## **7 CONCLUSION**

- 7.1 It should be noted that the information for the asset records obtained by BWB Consulting Ltd were correct at the time of writing this utilities statement. These records may be subject to future changes by the network operators.
- 7.2 Based on the information obtained from the utility companies, it is not anticipated that any of the existing utilities identified are in anyway a barrier to the proposed development site. From the responses received BWB Consulting Ltd believe that there is no reason for the development to not be delivered from a utility's perspective.
- 7.3 The existing networks appear to be well-established within the surrounding area of the proposed site and the indication is that utility capacity can be provided from the existing infrastructure, or through further local network reinforcement.
- 7.4 Consideration will need to be given to the existing network users and that there is no impact to their supplies whilst facilitating the delivery of the new development.
- 7.5 No information is provided in relation to private infrastructure that maybe present on site and no records have been provided by the client and/or landowner at this stage.

## **8 Recommendations**

- 8.1 It is recommended that consultation be undertaken with the relevant companies to confirm any easements and protections that may be required to the assets shown within the site and its vicinity to facilitate the site accesses and development proposals. BWB Consulting Ltd recommend that a search is carried out to establish if any of the utility infrastructure is held under legal agreements and consents.
- 8.2 BWB Consulting Ltd recommend formal quotations to be sought for diversion/or protection of existing assets which will be required.
- 8.3 The proposed development site will benefit from an PAS128 Level B survey to be undertaken to identify the accuracy of the infrastructure location and the depth of these services below ground, this will also inform the likely requirement for further discussion with the asset owners to allow for a diversion and/or protection strategy to be fixed, obtaining this level of information can potentially mitigate any need for diversionary work to the existing utility infrastructure.