

Utility Statement

Land north of Swindon Road, Royal Wootton Bassett

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Gleeson Land

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UTILITY STATEMENT

Swindon Road Royal Wootton Bassett

1 Executive summary

1. The site can be provided with electricity, potable water, sewage and telecoms connections, with further investigation required to confirm capacity for the electricity, potable water, and foul water.
2. The 11kV overhead electricity line will be diverted underground, either around the boundary of the site or through the road infrastructure, to facilitate the development. There is a 33kV underground cable within the site boundary, which will be lowered and/or protected as part of the site access works. There are also utilities within Swindon Road, which may need to be crossed or lowered to allow the site access to be constructed.

2 Introduction

3. This report has been produced on behalf of Gleeson Land in relation to the site known as Land north of Swindon Road, Royal Wootton Bassett.
4. The information set out in this report has been provided by third parties, and / or information available within the public domain, and best estimates and assumptions. BTS cannot accept responsibility for the accuracy of the information provided by third parties (the utility network providers and/or their agents) or their estimates and assumptions and accepts no liability for any direct or consequential loss that may be incurred if such information proves to be incorrect or inaccurate.

3 Aims and objectives

5. This report has been prepared to identify the existing utility infrastructure and associated constraints on the site, together with indicative diversion requirements and new connection opportunities.

4 The site

6. The site is located to the north of Swindon Road, Royal Wootton Bassett, Swindon SN4 8ET, and lies to the north-east of Royal Wootton Bassett. The surrounding area to the north of the site is agricultural in nature.
7. The site's location and boundary are shown in **Figure 1**.

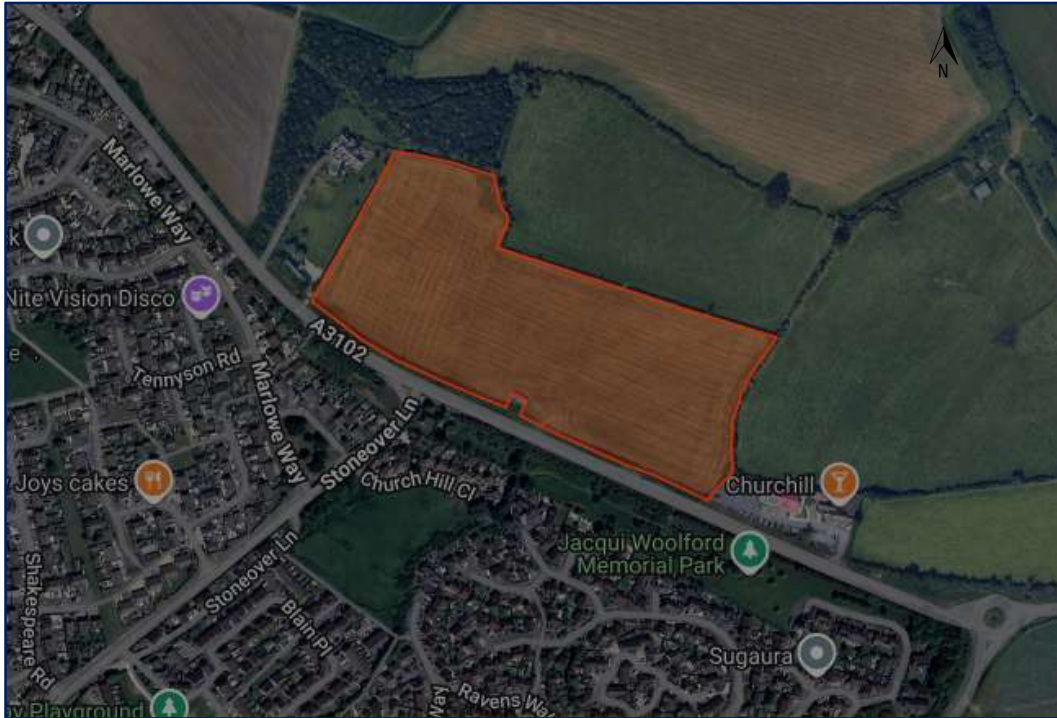


Figure 1: Site location plan

5 Development proposals

8. Outline planning application with all matters reserved except for access for up to 135 dwellings, the creation of new vehicular access with footways from Swindon Road, provision of informal and formal open space, together with associated highways, landscape, earth works and level changes, foul and surface water drainage facilities, utilities provision and other associated and necessary infrastructure. A copy of the masterplan is set out in **Figure 2** below and is also provided in **Appendix 1**.



Figure 2: Extract of Masterplan Layout

9. Vehicular access to the development will be provided via one primary access from Swindon Road.

6 Existing utility assets

10. A complete set of the utility search results and a comprehensive constraints plan are provided in **Appendix 2**. A summary of the utility assets within, and adjacent to, the site's boundaries is provided in **Table 1** below:

Utility	Provider	Equipment
Electricity	Scottish & Southern Electricity Networks (SEN)	33kV underground cable on site, following southern boundary. 11kV overhead line crosses the site from the north-west corner to the middle of the southern boundary.
Gas	Wales and West Utilities (WU)	250mm PE medium-pressure (MP) gas main runs along Swindon Road, in the northern verge. A short section of 180mm low-pressure main runs along Swindon Road, in the northern verge, to the west of the proposed site access.
Water	Thames Water (Clean)	12" Polyvinyl Chloride (PVC) trunk main runs in the carriageway along Swindon Road. 3" Cast Iron (CI) distribution main runs along Swindon Road, entering the site below the centre of the southern boundary, following the southern boundary and exiting the site in the east.
Telecoms	BT Openreach (BT)	Two underground cables run along Swindon Road; one in the southern footway and one in the northern verge at the location of the proposed access.
Telecoms	Gigaclear	Underground cable runs along Swindon Road, in the northern verge.
Telecoms	Virgin Media	Two underground cables run along Swindon Road, one on either side in the verges.
Telecoms	Vodafone	Underground cable runs along Swindon Road, in the northern verge.

Table 1: Summary of existing utility assets

11. The remainder of this report provides a summary of the utility records and identifies any potential diversion requirements and opportunities for new connections.

7 Diversion and capacity requirements

12. Pre-planning development applications were made to the local utility companies to ascertain whether diversions of the existing plant and equipment shown on their asset plans might be necessary, whether the site's capacity demands could be accommodated within their networks, and where the points of connection (POC) would be.
13. The results of these applications are summarised in **Tables 2** and **3** in **Section 9** of this report.

8 Results for all utilities

8.1 Electricity

Diversions

14. Scottish & Southern Electricity Networks (SSEN) is the electricity DNO. The records show a high voltage (HV) 33kV underground cable in the south of the site, which follows Swindon Road and is located within the site boundary. The cable will need to be crossed by new access roads.
15. There is a Deed of Easement dated 21 September 2017 which relates to the 33kV cable. The deed states that there is an easement strip of 6 metres (3 metres either side of the cable). An extract of the easement plan is provided in **Figure 3** below, and a full copy is provided in **Appendix 3**.



Figure 3: Extract of easement plan from Deed of Grant

16. There are restrictions within the Deed, the details of which are provided in the relevant extracts below:

“The Grantor shall not make any alteration to the Easement Strip, nor plant any tree or shrub or erect any structure or road, or lay services or service apparatus on in or over the Easement Strip, other than with the prior written consent (such consent not to be unreasonably withheld or delayed) and under the supervision of the Grantee”

“The Grantor shall not do anything that may or may be likely to cause damage to the Cables and it shall take all reasonable precautions to prevent any damage to the Cables. The Grantor shall not do anything (other than normal agricultural operations) whereby the support of or the cover of soil over the Cables shall be altered. The Grantor shall not interfere with or obstruct either the operation of the Cables, or the access to the Cables.”

“The Grantor shall give to the Grantee not less than twelve months' written notice of its intention to relocate the Easement Strip, with such notice to propose Alternative Route(s).”

17. The proposed site layout accommodates the easement strip within a green corridor. The cable will need to be crossed by the primary vehicular access and emergency access road. We have been provided with a diversion quote for the lowering of the 33kV cable by SSEN. Please see **Appendix 3** for a copy of the SSEN correspondence. A legal crossing agreement will also be required, once detailed access arrangement plans are available from the developer.
18. We would recommend that the exact location and depth of the 33kV underground cable is confirmed prior to commencement of any works, and that contact is made with SSEN to establish what works will be required to allow temporary road crossings for construction traffic.
19. SSEN's records also show a HV 11kV overhead electricity line (OHL) on the site. It extends across the site from the north-west corner to the middle of the southern boundary, where a pole-mounted circuit breaker is located (PCMB). Outside of the site boundary, to the south of Swindon Road, another supporting pole holds a switch gear. Both the PCMB and the switch gear can be seen in **Figures 4** and **5** respectively (overleaf).
20. The 11kV OHL conflicts with the proposed development and will require diversion underground, either through the road infrastructure or around the site's boundary. SSEN is unable to relocate the PCMB without involving a third party due to switch gear being located on the south side of Swindon Road.

21. To facilitate the underground diversion of the 11kV, a new secondary pole will be required in the south of the site, and the cable will extend overhead between the new (terminal) pole and the existing PMCB. A second terminal pole will be located adjacent to the site's northern boundary. SSEN has provided a budget estimate diversion quote for the 11kV, A copy of which can be found in **Appendix 3**.



Figure 4: Image of existing PMCB



Figure 5: Existing switch gear to the south of Swindon Road

Connections

22. Applications have been made to SSEN for an electricity supply. The budget estimate response from SSEN suggests that a connection point for 500 kVA (135 units) can be made from the existing 11kV once it has been diverted underground. A copy of SSEN's budget estimate for connection can be found in **Appendix 3**.

8.2 Gas

Diversions

23. Wales & West Utilities (WWU) records show an existing 250mm MP PE gas main within the northern verge of Swindon Road. The records also show an additional 180mm LP PE (inside 8" CI) gas main within the northern verge of Swindon Road, however this main crosses Swindon Road to the west and does not cross the proposed access.
24. WWU has confirmed that the 250mm MP apparatus within Swindon Road will require diversion to accommodate the proposed site accesses. WWU has provided a diversion proposal, and a copy of their response can be found in **Appendix 4**.

Connections

25. We have been informed that the future development is likely to comply with the Future Homes Standard, therefore no connection has been proposed to the gas network.

8.3 Potable water

Diversions

26. Thames Water (TW) is the incumbent water company. TW's records show a 3" cast iron (CI) distribution main that runs along Swindon Road. This main enters from the centre of the southern boundary and then follows the boundary to the east. TW's records also show the presence of a 12" Polyvinyl Chloride (PVC) trunk main that runs along Swindon Road. At the centre of the southern boundary, this trunk main runs south to supply a distribution main and existing properties south of Swindon Road.
27. TW's initial response suggests no diversions are required however, we recommend further investigation to confirm the location and depth of the mains prior to any detailed S278 designs being carried out as the mains may require diversion to accommodate the proposed site access.

Connections

28. TW's pre-planning assessment states that there is capacity for the first 50 of the planned 135 domestic dwellings and that these can be supplied from the existing mains in Stoneover Lane. TW can carry out network modelling and upgrade planning as the application process progresses. TW has a statutory obligation to provide water to all new homes and as such, we can assume that all the units can be connected. A

formal application should be made once planning has been granted. Please see **Appendix 5** for Thames Water's response.

8.4 Foul water

Diversions

29. Thames Water (TW) is the incumbent potable and foul water company. There are no assets present on site or in the highway directly adjacent to the site.
30. As there is no foul or surface water apparatus in the vicinity of the site, there is no requirement for diversion.

Connections

31. TW has no foul apparatus within 2 kilometres of the development site. In their response to us, TW recommended that we contact Wessex Water (WW), whose records show the presence of a foul sewer network throughout the housing development on the south side of Swindon Road, and a 150mm foul sewer in Stoneover Lane. A copy of TW's correspondence can be found in **Appendix 5**.
32. A formal foul capacity enquiry has been made to WW by Gleeson Land to progress the modelling of a gravity connection to the existing WW network. A manhole located in Swindon Road near the Churchill Pub (MH4931) has been identified as a possible point of connection. A copy of WW's response can be found in **Appendix 5**.

8.5 Telecommunications

Diversions

33. BT Openreach's (BT) records show an underground telecommunications cable running along the south side of Swindon Road, with multiple manholes and boxes along the route. There is a short span of cable running below Swindon Road and back to a manhole on Swindon Road's northern verge. The cables may require diversion to accommodate the highway access. BT will charge for a C4 diversion survey and quote.
34. Gigaclear's records show the presence of a telecommunications cable within the northern verge of Swindon Road, which appears to terminate near the proposed highway access. We assume that this cable will require diversion to accommodate both site road accesses. Gigaclear charge for a C4 diversion survey and quote.
35. Vodafone's records show the presence of a cable that runs within the northern verge of Swindon Road, spanning the entire southern boundary of the development site. We assume that this cable will require diversion to accommodate the highway access. Vodafone has provided a diversion proposal, and a copy of their response can be found in **Appendix 6**.

36. Virgin Media (VM) has two cables running within Swindon Road: one within the northern verge, spanning the entire length of the development site, and another in the southern verge. We have assumed that the cables may require diversion to accommodate the highway access. VM charge for a C4 diversion survey and quote.
37. We recommend that the exact location and depth of each telecommunications cable is confirmed prior to commencement of any highway/S278 discussions. The locations shown on the asset plans suggest that some of the cables may share the same duct, which is a common occurrence in public highways.

Connections

38. BT operates locally providing telecommunications to homes and is committed to providing Full Fibre to the Premises (FTTP) free of charge for all dwellings on new developments of 20 or more units. These connections will facilitate high speed broadband.

9 Summary tables and conclusions

39. Our findings in relation to connections and diversions in this report have been summarised in the following tables:

Utility	Company	Connection and Capacity Available
Electricity	SSEN	Yes
Potable Water	Thames Water	Yes
Foul Water	Wessex Water	Yes
Telecoms	BT Openreach	Yes

Table 2: Summary of available connections

40. The site can be provided with electricity, potable water, sewage and telecoms connections, with further investigation required to confirm capacities for the electricity, potable water, and foul water.

Utility	Company	Diversion Summary
Electricity	SSEN (11kV)	Overhead diversion required to accommodate wider development, Proposal received.
Electricity	SSEN (33kV)	Diversion of underground cable required. Proposal received.
Gas	WWU	250mm MP main will require diversion to accommodate access, proposal received.
Potable Water	TW	Possible diversion of both mains further survey required by TW.
Foul Water	WW	No mains in the vicinity of the site.
Telecoms	BT	Diversion required to accommodate access, further survey required by BT.
Telecoms	Gigaclear	Diversion likely required to accommodate access, further survey required by Gigaclear.
Telecoms	VM	Diversion required to accommodate access, further survey required by VM.
Telecoms	Vodafone	Diversion required and quote provided.

Table 3: Summary of necessary diversions

41. Subject to the diversions and further investigations recommended within this report, we can conclude that the utility constraints we have highlighted can be addressed as part of the usual development process.