



Utility Assessment Report

For:



Gleeson Land

**Forest Farm,
Chippenham**

February 2025



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Section 1 Introduction and Purpose

Gleeson Land have requested that Source Design Services provide a Utility Assessment Report for the proposed development at Forest Farm, Chippenham.

The development is proposed to comprise of 601 residential plots and a Tesco Metro type store. No allowance has been made for additional Utility capacities for any further development.

The following documents were incorporated for the purposes of this report:

- Tor&co – Sketch Plan; Drawing No. TOR/SK009; Dated 16.08.24.
- i-transport – Potential Roundabout Access; Drawing No. ITB19912-GA-005-A; Dated 29.11.24.

The layout shows 1no site entrance, whereby a new roundabout will be constructed, tying in the proposed road layout at the Northeast of the development onto the existing A4 (London Road). No other S278 works have been included in our enquiries.

The purpose of this Report is to identify the following:

- Existing Mains & Services which require disconnection, diversion, or abandonment.
- Provide advice on the suggested preferred solutions to proceed.

The report includes the Electricity, Potable Water, Gas, Telecommunications & Oil Pipelines.

This report is based on information provided by the Client and gathered from the Utility Companies. The information in this report is solely based on desk research.

Formal offers and quotations will need to be procured to confirm the extent and cost of all works required, once detailed information concerning the development are available. It should be noted that Utility Networks are dynamic in their nature, with new loads being taken up weekly. Capacities can only be secured via acceptance and payment of a formal offer from the Utility Company.

We have taken reasonable measures to ensure the most up to date and relevant information is contained within this report, but we accept no liability for the accuracy of such information from the third-party Utility Companies.



Section 2 Existing Utility Infrastructure

Electricity – Scottish & Southern Electricity Networks (SSEN)

SSEN are the incumbent Distribution Network Operator (DNO) for the region.

Plans show SSEN overhead 132kV Extra High Voltage (EHV) transmission lines running through the site from North to South, with 2no. towers located within the site boundary.

The proposed site layout will be designed around these assets in accordance with SSEN document 'TG-NET-OHL-011', which gives guidance on clearances and restrictions. When the scheme is formally submitted to SSEN it will undergo a detailed review and approval process to ensure the layout has been designed with these clearances applied.

SSEN's asset records also show overhead 11kV High Voltage (HV) cables running through the development site from East to West. These cables will be diverted underground through the site in order to complement the construction works.

SSEN will require a 3m Easement, or an addendum to the existing Easement Agreement for the diverted cables with the landowner. No work can commence until the Legal Agreement is completed. Therefore, suitable time should be factored into the development programme to facilitate this work.

A GS6 site meeting is recommended for the existing 11kV overheads, for SSEN to advise on safety offsets, H&S requirements, and goal posts.

The existing 11kV lines serve 2no. Pole Mounted Transformers (PMT) known to SSEN as 'Forest Fm Pewsham S/S' and 'Brickfield Cotts S/S'. Both PMT's and the subsequent Low Voltage (LV) network fed from these will need to remain in order to maintain supplies to existing customers.

The 'Brickfield Cotts S/S' will be relocated due to the proposed S278 roundabout works and the LV network from this PMT will be diverted to maintain supplies to the existing customers.

The 'Forest Fm Pewsham S/S' can remain in situ with the LV service to Forest Farm being retained without requiring a diversion. The diverted HV route to this PMT will need to be factored into the design.

SSEN plans also show an underground HV cable within the footpath of the Northern side of London Road, starting East of the entrance to Wedmore Farm and heading West before terminating at the 'Changing Facility Pewsham' substation at Stanley Park. This HV cable falls outside of the site boundary but may be affected by the proposed S278 works. The next stage of works will be to establish if a diversion of this cable is required.

SSEN will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.



Figure 1 : SSEN HV record plans



Figure 2 : SSEN LV record plans





Potable Water – Wessex Water

Wessex Water are the incumbent licenced Clean Water Undertaker for the region.

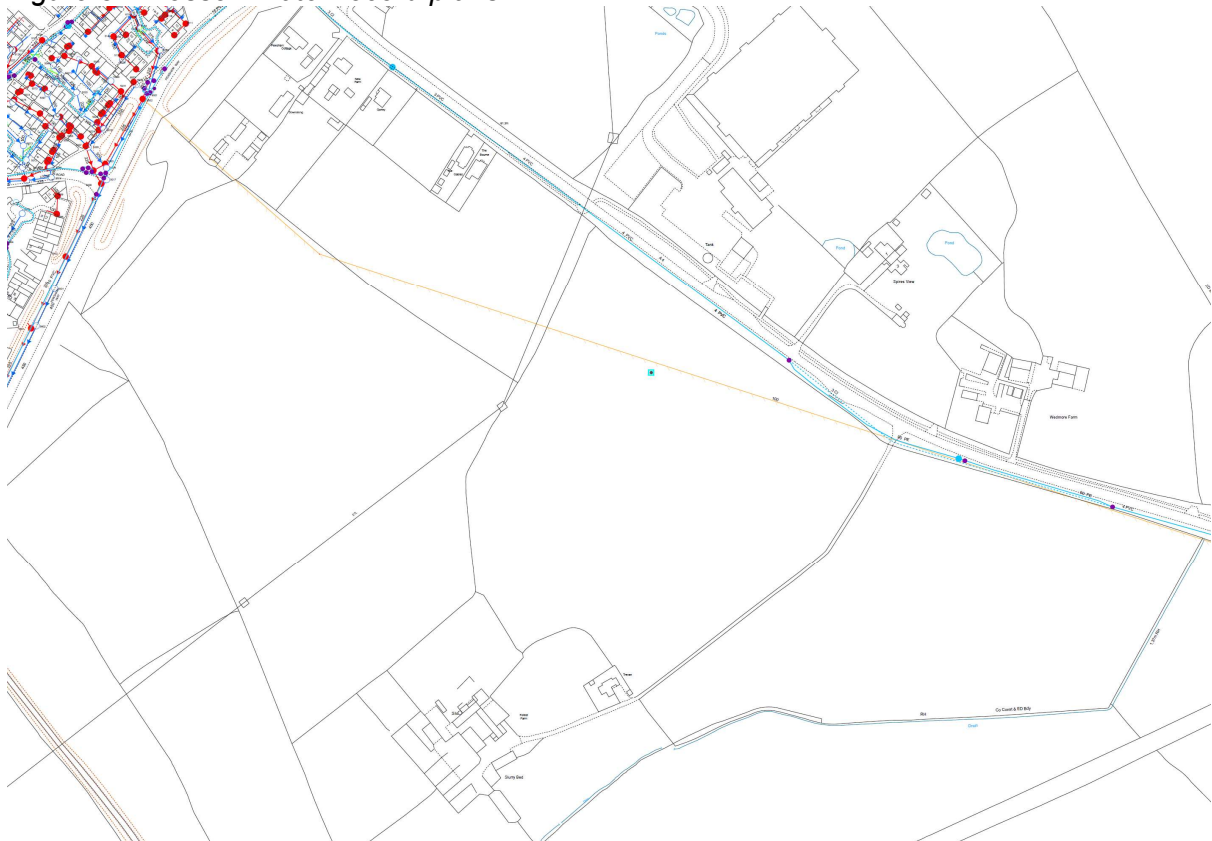
Their plans show an existing water main within the southern footway of London Road, continuing all the way along the site boundary to the north. The size and material of this varies along the route, between 3" PVC, 4" PVC, 3" CI and 90mm PE.

This route is impacted by the proposed new roundabout entrance into site and diversionary works will be required here. The next stage of work will be to confirm the exact line and level of these assets via a PAS128 survey, to understand the extents of the diversionary, or protection works required.

Wessex Water will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.

It is assumed at this stage that the existing Forest Farm property has a water supply fed from the main along London Road, any private pipework will need to be maintained and diverted accordingly.

Figure 3 : Wessex Water record plans





Gas – Wales & West Utilities (WWU)

Wales & West Utilities (WWU) are the traditional incumbent Gas Transporter for the region.

Their plans show a 63mm PE Low Pressure gas main to the Northwest of the site, which feeds the existing plots along London Road and stops short of the red line boundary. WWU asset records do not show any gas supply to Forest Farm. Therefore, no diversionary works are anticipated at this stage.

Figure 4 : WWU record plans

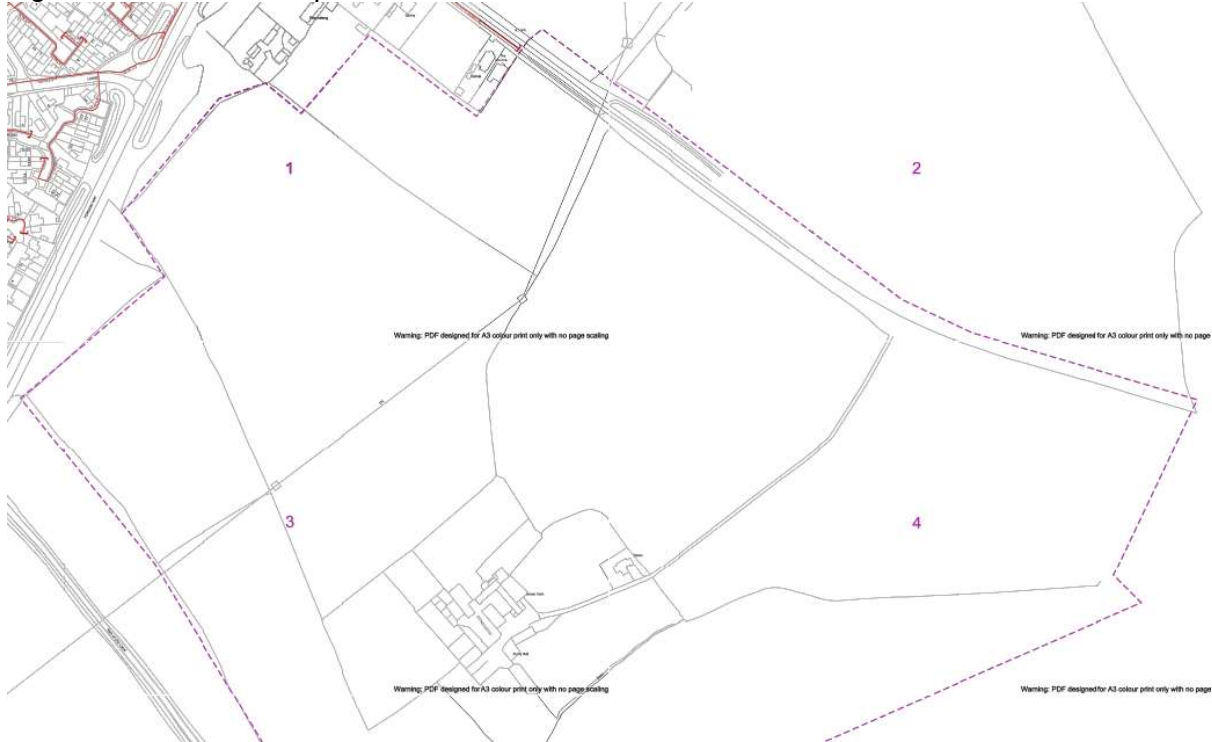
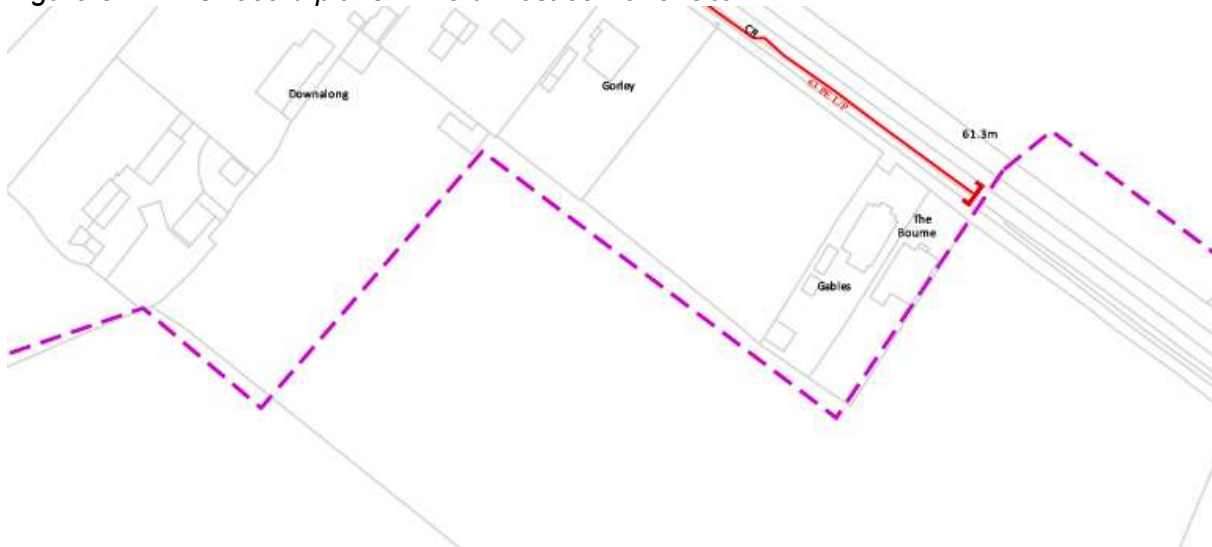


Figure 5 : WWU record plans in Northwest corner of site





Telecommunications – Openreach

Openreach record plans show existing assets along both sides of London Road, the majority being an underground ducted network including multiple chambers and manholes, with some poles and overhead lines crossing the carriageway and serving existing properties.

The proposed S278 works for the new roundabout entrance appear to clash with the existing Openreach network. Based on the asset records, this could impact 1no overhead pole, multiple chambers and ducts, and 2no existing manholes.

The next stage of works will be to determine the extent of works required for both the underground and overhead networks; an on-site survey will need to be carried out by Openreach to establish this and then divert their assets accordingly.

Openreach will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.

The record plans also show an existing Openreach service to Forest Farm, fed from an underground cable via a pole located just inside the site boundary. This supply will need to be retained and planned for within the proposals of the new scheme.

Figure 6 : Openreach record plans





Telecommunications – Virgin Media (VM)

Virgin Media record plans show existing assets within the southern footway of London Road, continuing all the way along the site boundary to the north.

This route is impacted by the proposed new roundabout entrance into site and diversionary works will be required here. The next stage of work will be to confirm the exact line and level of these assets via a PAS128 survey, to understand the extents of the diversionary, or protection works required.

Virgin Media will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.

Figure 7: Virgin Media record plans





Telecommunications – Gigaclear

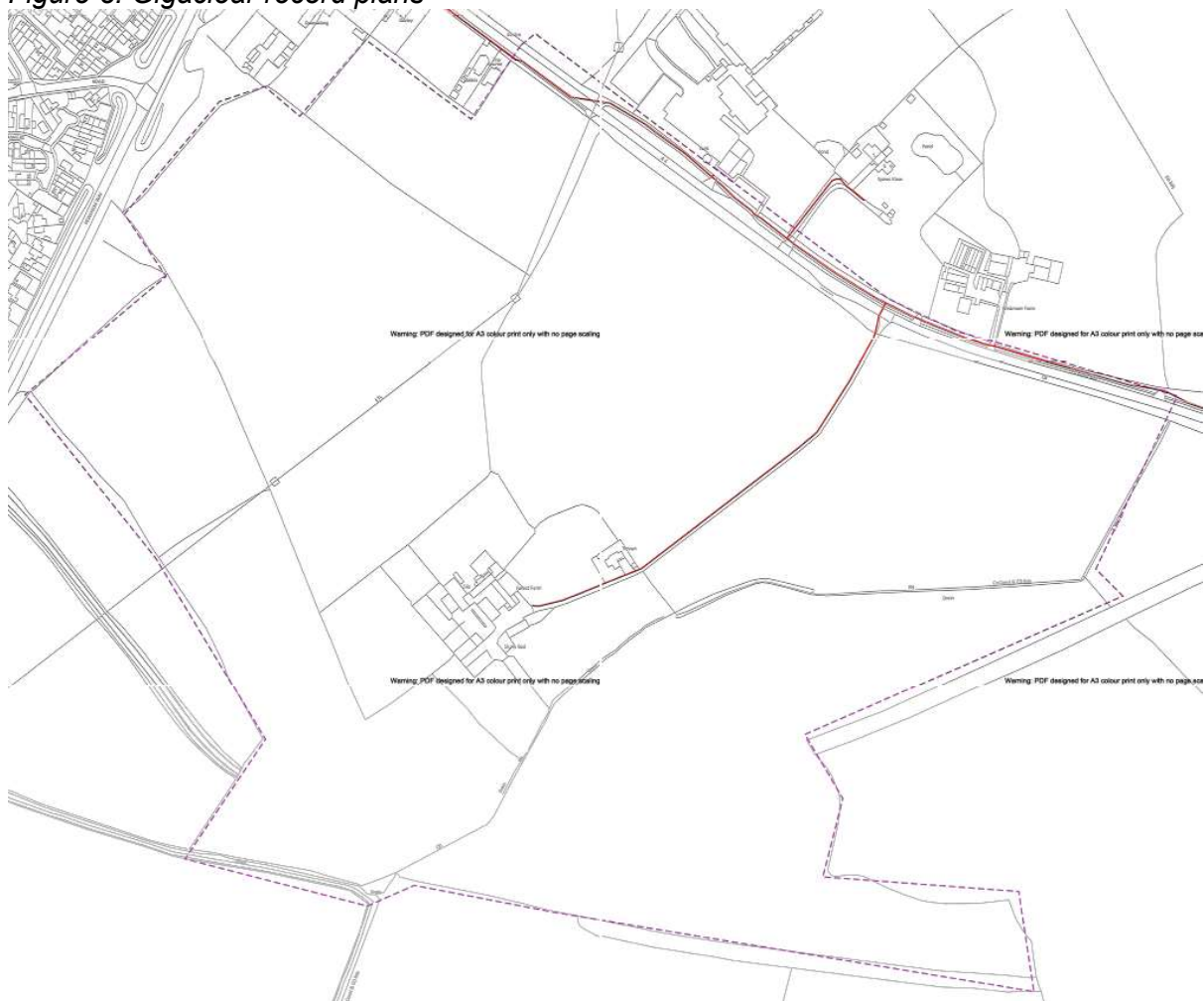
Gigaclear record plans show existing assets within the northern footway of London Road, continuing all the way along the site boundary to the north.

This route is impacted by the proposed new roundabout entrance into site and diversionary works will be required here. The next stage of work will be to confirm the exact line and level of these assets via a PAS128 survey, to understand the extents of the diversionary, or protection works required.

Gigaclear will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.

The record plans also show an existing Gigaclear service to Forest Farm, this supply will need to be retained and planned for within the proposals of the new scheme.

Figure 8: Gigaclear record plans





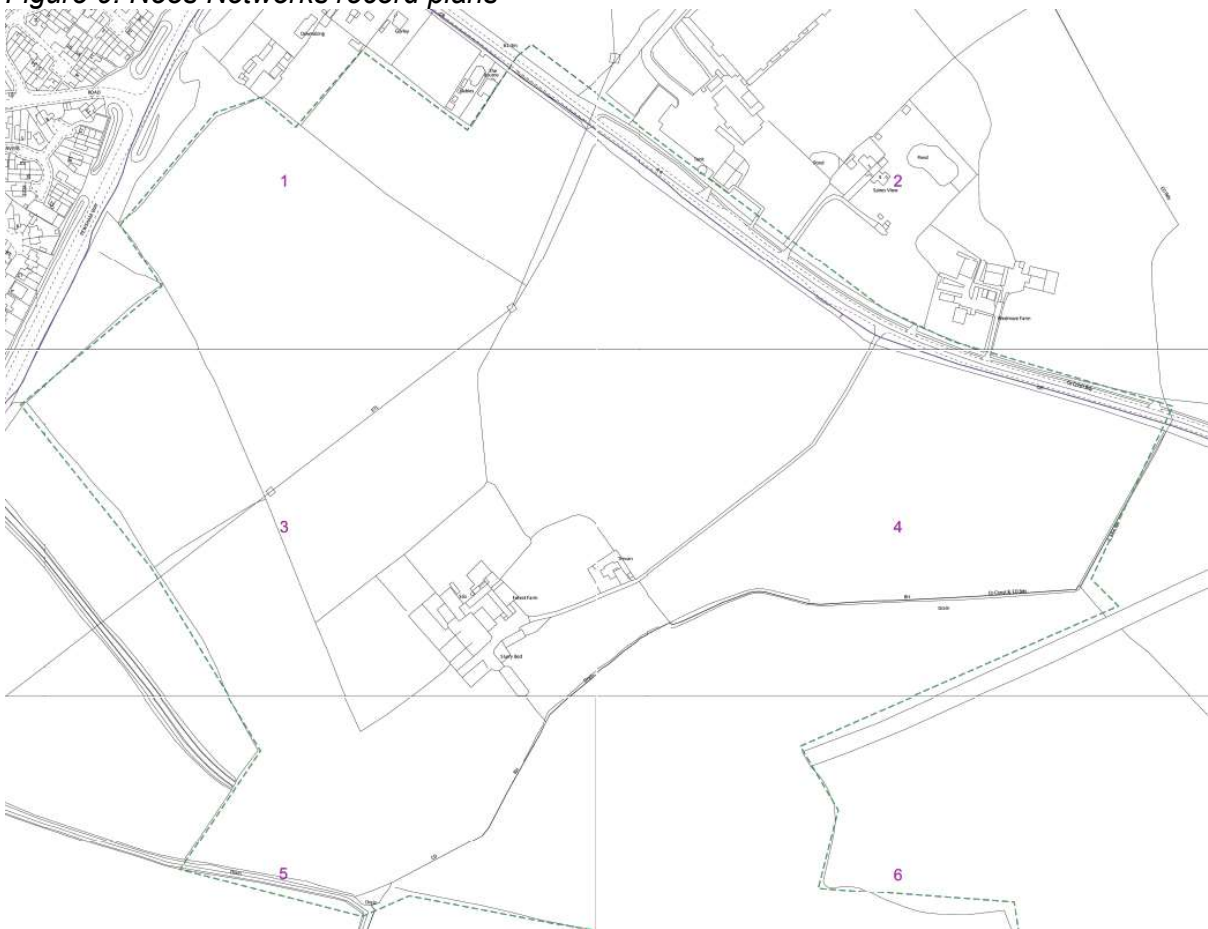
Telecommunications – Neos Networks

Neos Networks record plans show existing assets within the southern footway of London Road, continuing all the way along the site boundary to the north.

This route is impacted by the proposed new roundabout entrance into site and diversionary works will be required here. The next stage of work will be to confirm the exact line and level of these assets via a PAS128 survey, to understand the extents of the diversionary, or protection works required.

Neos Networks will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.

Figure 9: Neos Networks record plans





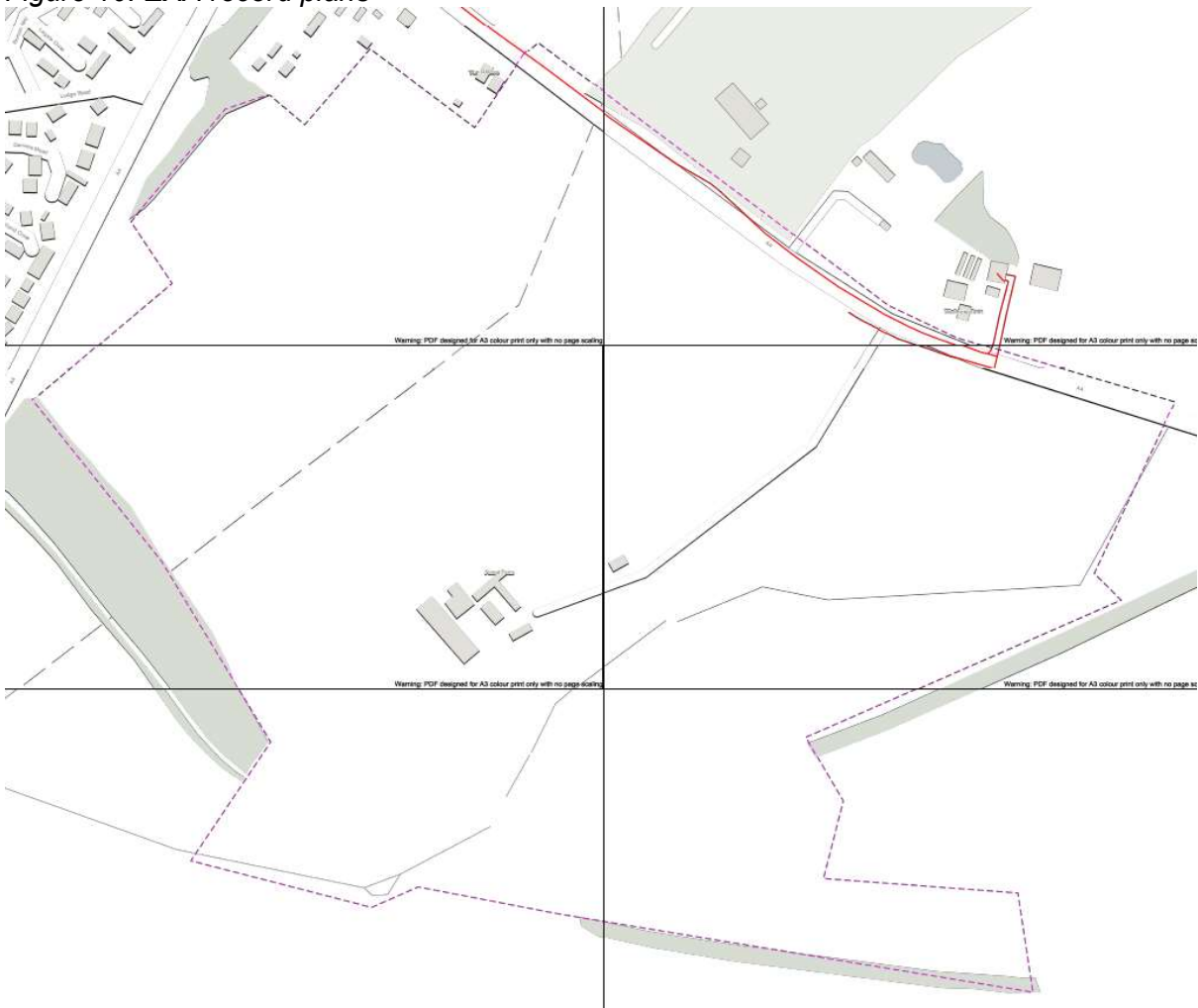
Telecommunications – EXA Infrastructure (EXA)

EXA record plans show existing assets within the northern footway of London Road, continuing all the way from the roundabout northwest of site, before terminating at and supplying Wedmore Farm.

This route is impacted by the proposed new roundabout entrance into site and diversionary works will be required here. The next stage of work will be to confirm the exact line and level of these assets via a PAS128 survey, to understand the extents of the diversionary, or protection works required.

EXA Infrastructure will undertake the works in liaison with the Highway Authority and all other affected stakeholders to ensure the diversionary works are completed so as to minimise disruption to local residents and businesses.

Figure 10: EXA record plans





Pipeline – Exolum

Exolum record plans show they have an existing pipeline that enters the site in the West, adjacent the Lodge Road / Pewsham Way junction and continues East through the site before exiting towards the Northeast corner.

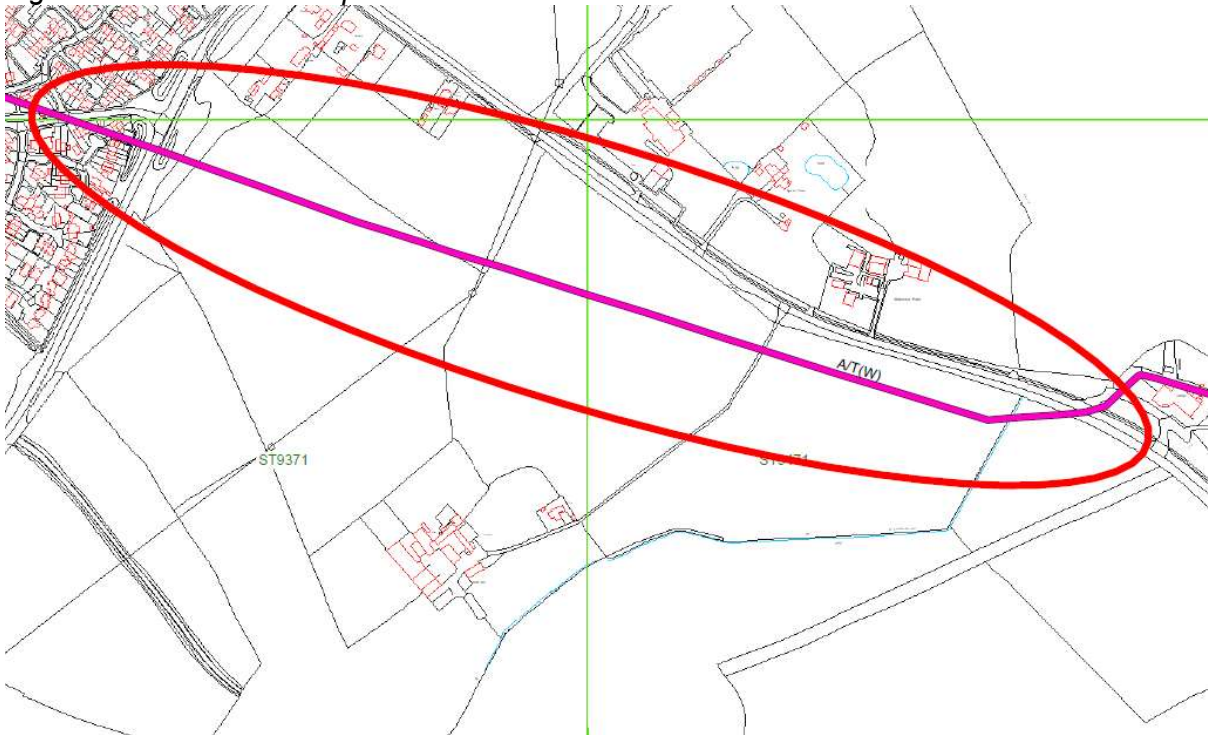
Exolum have provided their guidance document on working in the proximity of this pipeline which outlines the restrictions and clearances that are required. This includes a 12m zone of protection (5m on one side of the pipeline, 7m on the other) for access and maintenance of their asset, as per the Pipeline Safety Regulations (PSR) 1996.

The proposed position of the new roundabout entrance into the development will impact the pipeline, this has been discussed with and confirmed by Exolum who have advised that a relatively minor diversion (c.150m) will be required to avoid the roundabout.

The remainder of the development, outside of the S278 works, has been designed around the pipeline and this will be left in situ within a green corridor. The next stage once detailed development proposals are available would be to arrange a site meeting with Exolum to discuss and agree all works within the vicinity of the pipeline.

An ongoing close dialogue with Exolum will be maintained throughout the detailed design process, with all works on site in the vicinity of the pipeline subject to RAMS approval by Exolum.

Figure 11: Exolum record plans



Other Statutory Providers

All other providers approached have confirmed they are not affected by the development.



Section 3 New Utility Infrastructure

Electric

Initial dialogue with SSEN has confirmed that the development is to be fed from the existing HV network via a number of network substations that will be connected into the diverted/undergrounded HV cable.

The substations will be positioned sympathetically within the site and separate LV feeds will be taken from the substations to serve the development. The LV cables will follow a dedicated service margin that will be designed into the site layout. Each new home to be fitted with a smart meter.

Any necessary reinforcement works required to feed the development will be carried out by SSEN.

Water

Wessex Water have undertaken a Pre-Planning Assessment to assess the capacity locally within their existing assets to serve the development. This has advised that the nearest viable point of connection onto their existing network will be from the 250mm water main, located at the Pewsham Way / London Road junction (Co-ords; 393694, 172155).

From the point of connection, new water mains and services will be installed throughout the site, following the dedicated service margin and providing a water supply to all properties.

Gas

Gas is not required to serve the development.

Telecoms

Openreach will be able to provide a new on-site network with Full Fibre gigabit capable infrastructure, assumed to be fed from an existing chamber on London Road as a Pick Up Point to serve the development. Each plot will have a fibre connection fed from this on-site network.

Other Fibre providers will also be considered on this scheme to provide alternative options for the homeowners.



Section 4 Conclusions / Next Steps

Based on the latest information taken from the statutory providers asset plans and initial dialogue, there is no major impediment to the proposed development. Standard lowering of their assets, or diversionary works will be required to accommodate the proposed roundabout entrance into site, whilst maintaining all supplies to existing properties.

Guidance documentation and clearance information must be followed when working or planning in the vicinity of the existing SSEN 132kV transmission lines and Exolum pipeline, these will be designed into the proposed site layout, except for a small section of the pipeline that will be diverted to avoid the roundabout entrance.

The next steps will be to open dialogue with the utility providers at an early stage to confirm the necessary scope of works for disconnections, diversions and new connections.

Early engagement with Exolum is critical to establish what measures need to be put in place to avoid their pipeline being affected within the development and the full extents of the diversionary works required to avoid the proposed roundabout entrance. It is advised that a site meeting with them is held at the earliest opportunity so they can provide formal guidance on this. Any contractors or personnel working on site will need to follow this advice, and work in accordance with the Pipeline Safety Regulations (PSR) 1996.

In order to gain confirmation of available capacities and necessary diversionary / disconnection works, it is advised that formal applications are made for all Utilities (incumbent and those within the open marketplace) as soon as possible. This will provide the Client with confirmation at the earliest opportunity. Further to that, early appointment of all Utility Providers is recommended to ensure no delays to the programme and unexpected costs later down the line.



APPENDIX A

Utility Ordnance Plans:

- **Electricity**
- **Water**
- **Gas**
- **Openreach**
- **Virgin Media**
- **Gigaclear**
- **Neos Networks**
- **EXA Infrastructure**
- **Exolum**
- **Not Affected Responses**