



BELLWAY HOMES NORTH WEST

**Proposed Development at
Firwood Road, Lathom. WN8 8UP. (Phase II)**

Stage 1 Utility Report

Revision V1

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1 Project Description

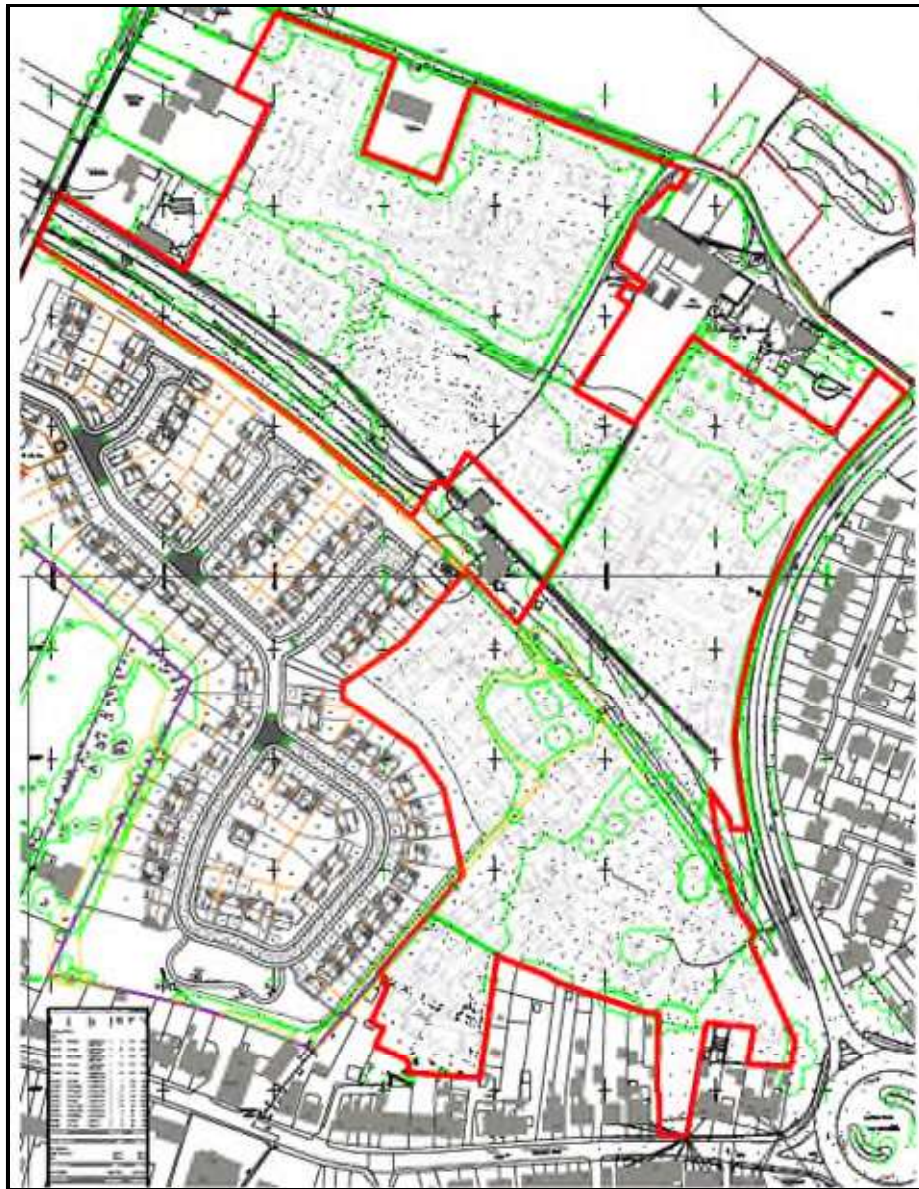
This Utility Statement has been prepared by Technical and Development Services (Northern) Ltd on behalf of Bellway Homes in relation to a proposed residential development at Neverstitch Road, Old Engine Lane and Firwood Road, Ormskirk, Lancashire, WN8 8UP.

The purpose of the report is to identify the impact of the proposed development site on existing electricity, gas, water and telecoms infrastructure and to confirm that capacity is available within the existing utility networks to service the development.

The proposed development includes the construction of approximately 200 residential dwellings and is accessed from off Neverstitch Road, Old Engine Lane and Firwood Road, Ormskirk, Lancashire. The site is bounded by existing residential dwellings to the North, South, East and West.

The red edge location plan below shows the proposed development area.

The site is approximately 14.48 hectares. The grid reference for the centre of the site is: (X: 346166, 406533).



2 Overview

Following a review of the developments effect on existing infrastructure, requirements for proposed infrastructure and relevant applications to utility companies the following overview can be provided. This overview aims to provide clarification of the possible design, programme and cost implications of works required.

Disconnections:

Affected	Cost	Works and Project Implications
No disconnections are anticipated.		

Diversions:

	Affected	Cost	Works and Project Implications
Electricity	Yes	£83,405.97+VAT	Diversion of 1 High Voltage and 1no. Low Voltage cable through development site.
Gas	No	N/A	No diversion is anticipated.
Water	No	N/A	No diversion is anticipated.
BT	No	TBC	BT Openreach require a payment of £913.68 inc. Vat to produce a detailed estimate.
Virgin	No	N/A	No diversion is anticipated.

Point of Connections:

	Applicable	Cost	Work and Project Implications
Electricity	Yes	£20,921.94 inc. Vat.	The Connection Point will be to the High Voltage cable. A new substation will be required. Allow a PC sum of £30,000.00 for the substation and £35,000.00 for sub associated civils. Allow a space of 5m x 5m for the substation.
Electricity Interim supply		£1,596.00 inc. Vat.	The connection point will be to the Low Voltage network on Taylor Street.
Gas	Yes	n/a	The nearest main with sufficient capacity opposite the site access on Neverstitch Road from the 12" CI Low Pressure main.
Water	Yes		The connection is to the existing 225mm PE water main on Neverstitch Road.

Budget MU Quotes:

	Cost
Aptus	£314,403.97
Bethell	£554,681.42

3 Review of Existing Infrastructure

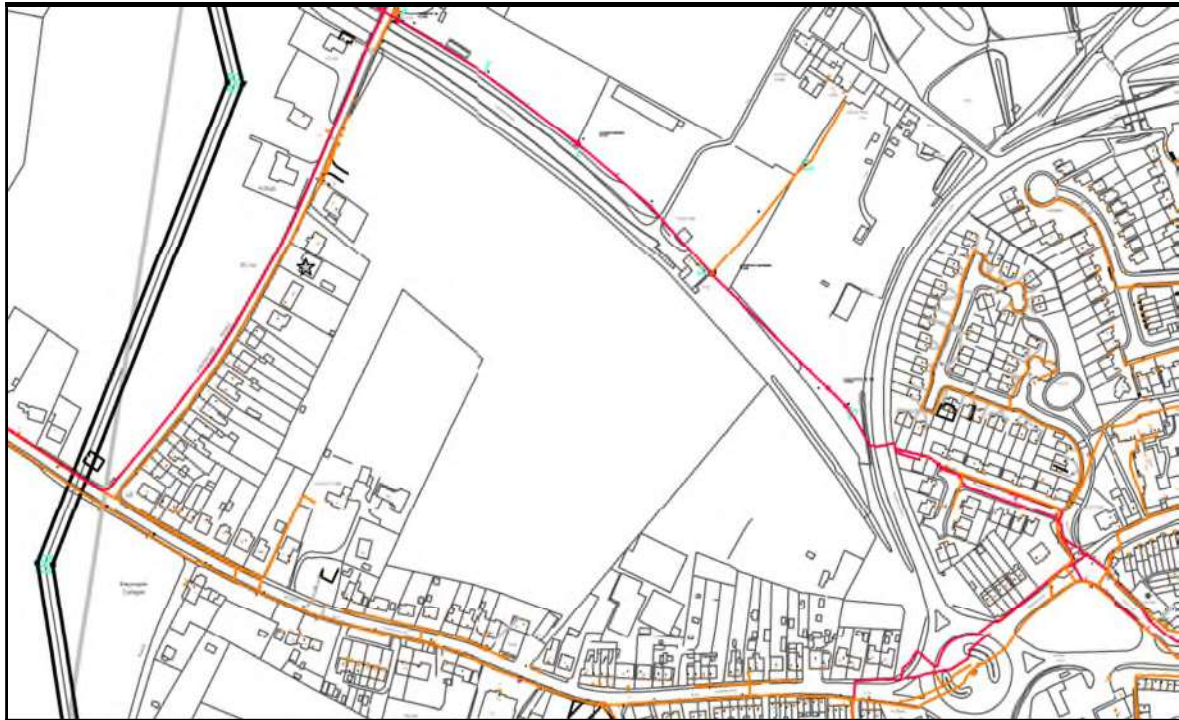
3.1 Electricity

3.1.1 Electricity North West

The existing electricity infrastructure within the vicinity of the site is owned and operated by Electricity North West as a licenced Distribution Network Operator.

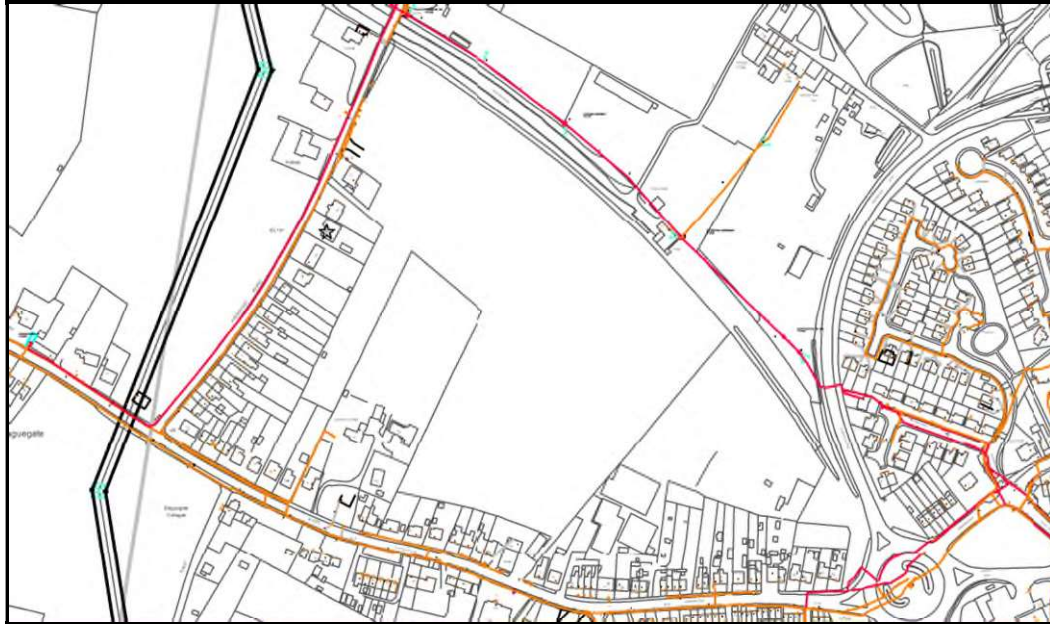
There is existing Low Voltage network which feeds the residential properties to the North, South, West and East of the proposed development.

The below plan shows the existing Electricity North West's assets.

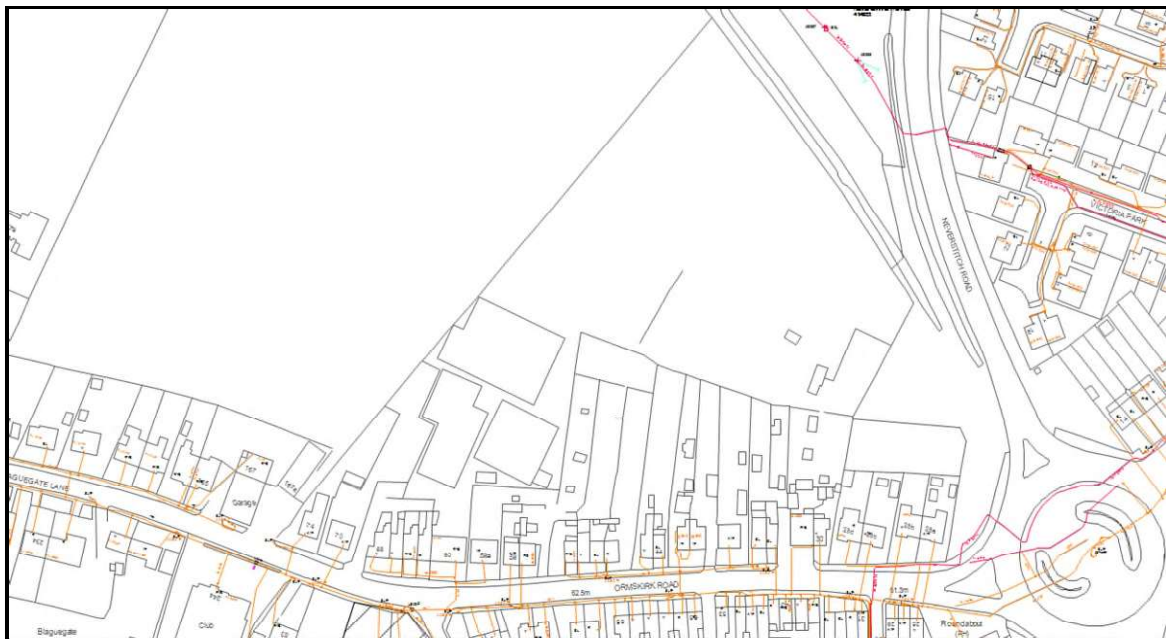


To the North of the proposed development, there is an existing 11,000 V High Voltage underground network which runs parallel to the disused railway line in an Easterly direction. It crosses over Neverstitch Road and continues to run down in a Southerly direction to the East of the proposed development site.

Firwood Road Substation is also located off Firwood Road on the boundary of the development adjacent to residential dwelling, Newhaven.



To the South of the proposed development, a Low Voltage 415 V cable runs along Ormskirk Road and serves the existing residential properties. In addition, there is also a 11,000 V High Voltage underground cable running from the East of the roundabout to the West, within the footpath on the side of the proposed development on Ormskirk Road, before crossing the carriageway towards Taylor Street substation.



There is an existing High Voltage 11,000 V cable to the West of the proposed development. The cable runs within the footpath along Firswood Road on the opposite side to the development. In addition, there is also a Low Voltage 415 V cable within the footpath of Firswood Road on the side of the proposed development.

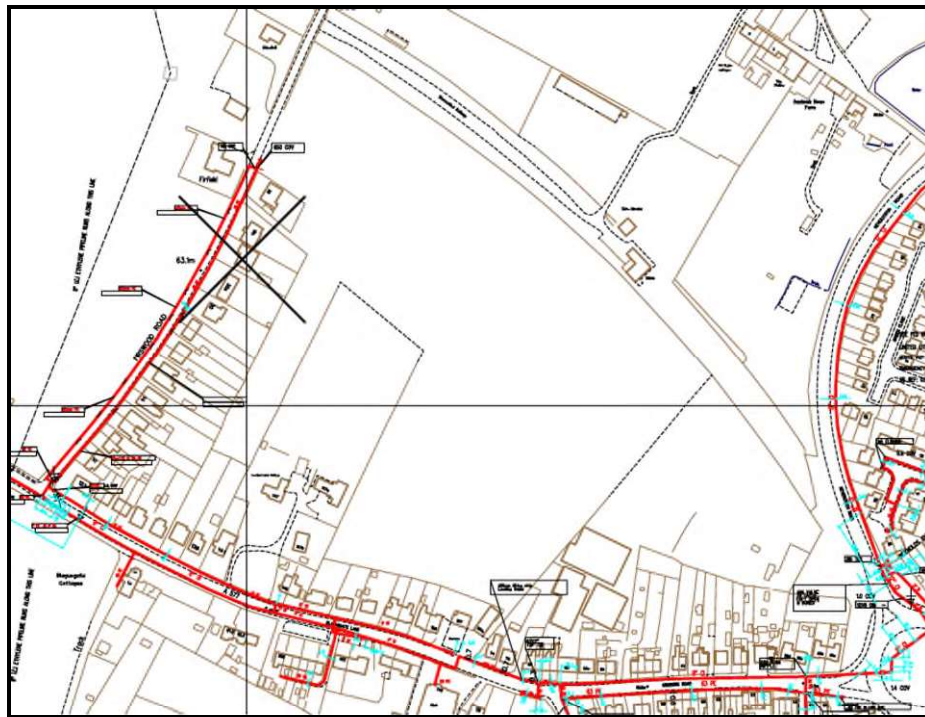


3.2 Gas

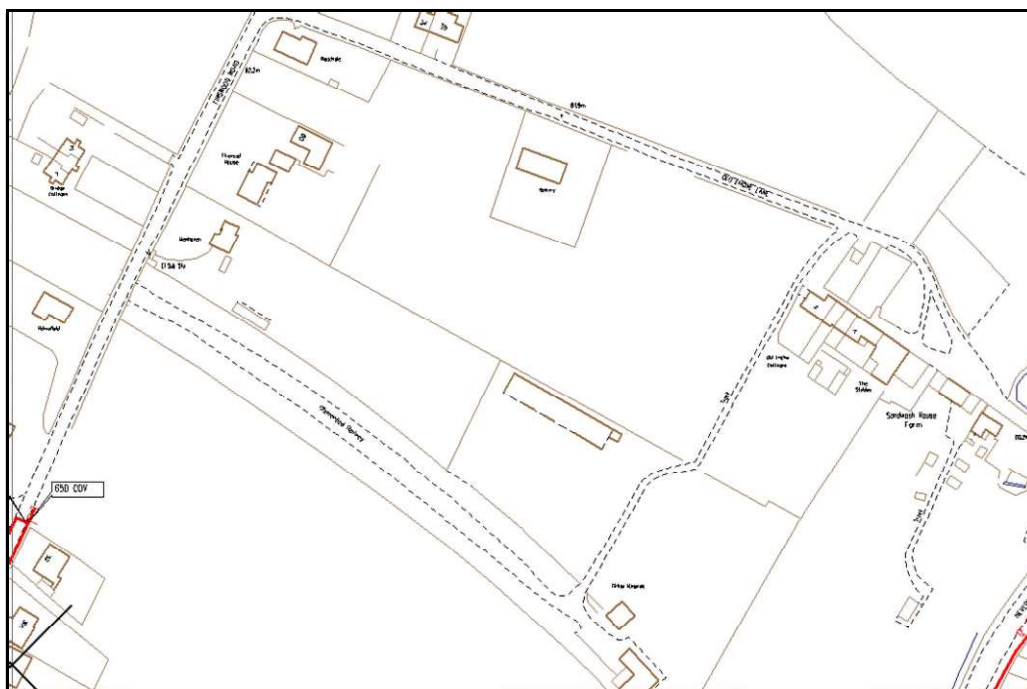
3.2.1 Cadent Gas

The existing gas infrastructure within the vicinity of the site is owned and operated by Cadent Gas as a licenced Gas Transporter.

The below plan shows existing Cadent Gas assets.



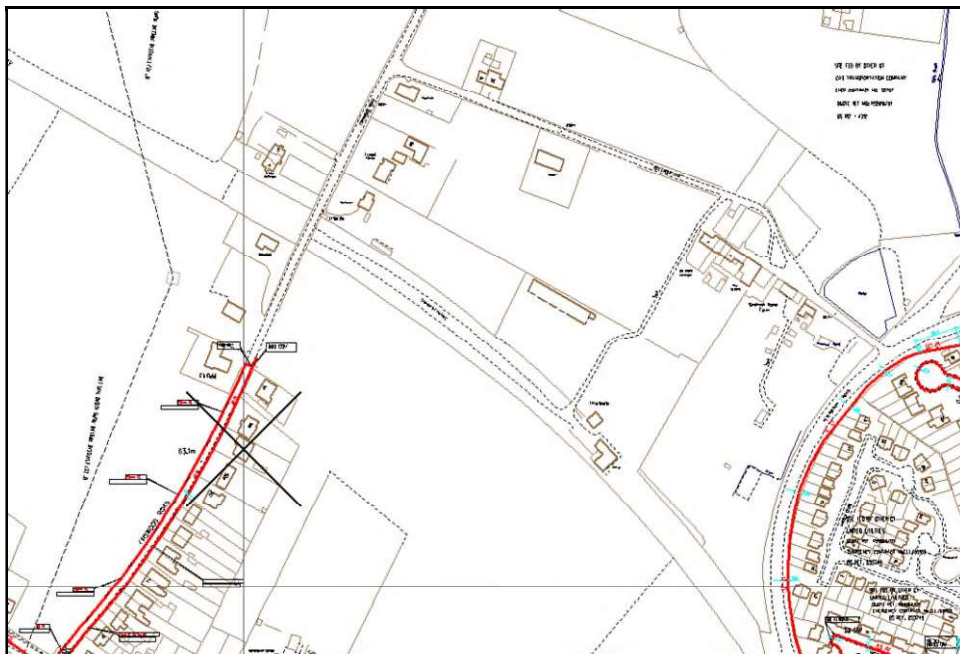
Cadent Gas asset plans do not show any assets to the North of the proposed development.



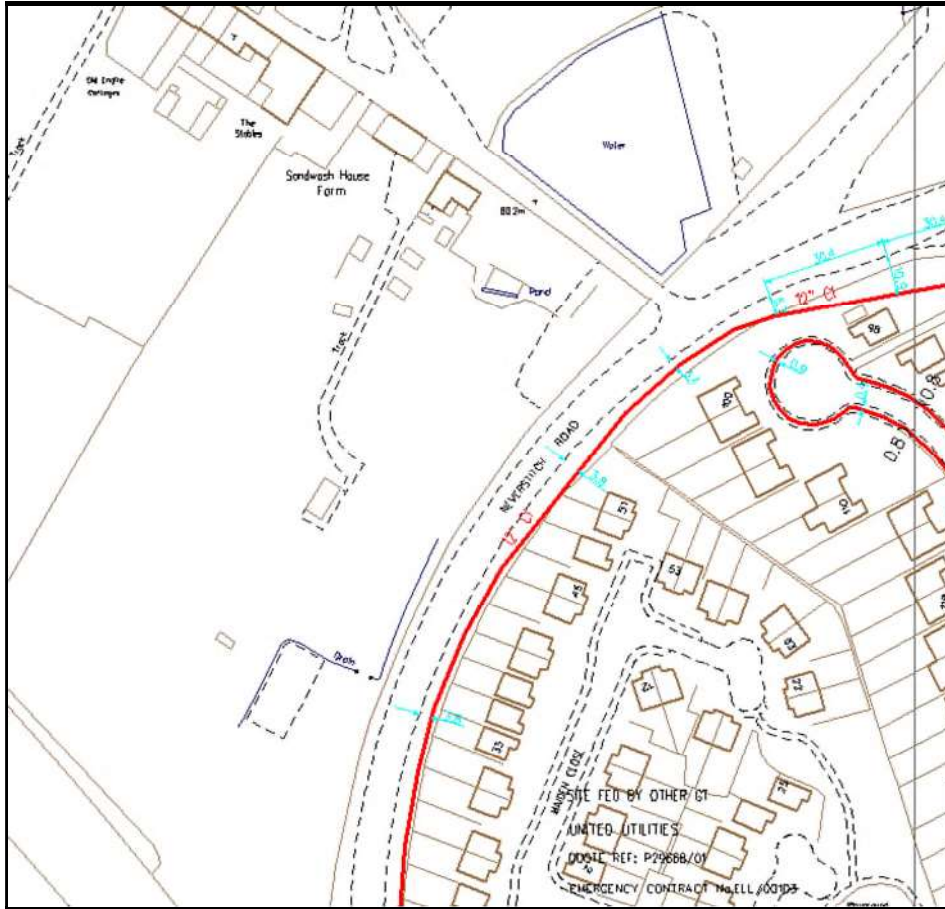
To the South of the proposed development, Cadent Gas asset plans show an existing 8" Cast Iron Low Pressure main within the footpath on the side of the proposed development.



To the West of the proposed development, Cadent Gas asset plans show an existing 63 mm PE Low Pressure main running in the footpath along Firwood Lane up to no. 32 Firwood Lane where it terminates.



To the East of the proposed development, there is an existing 12" CI Low Pressure main on Neverstitch Road running in the footpath in a Southerly direction on the opposite side to the development.



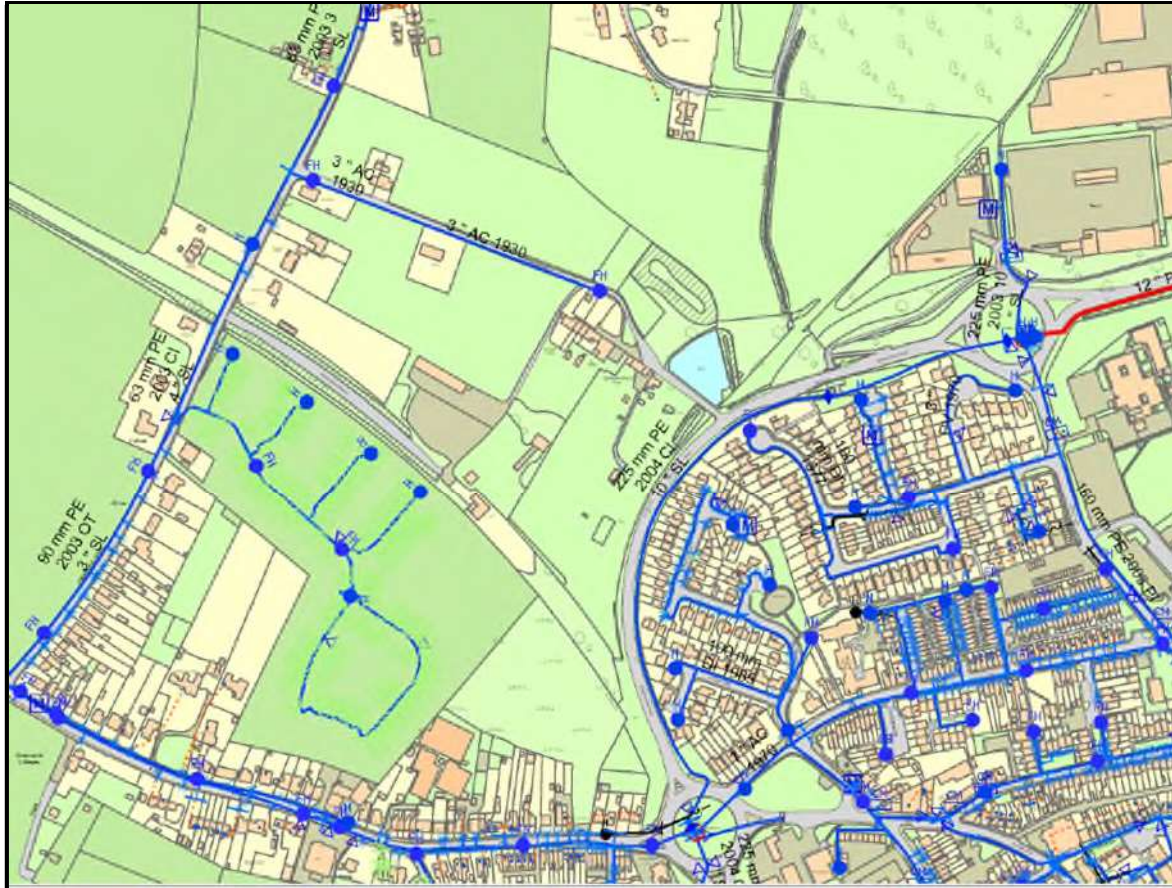
3.3 Water

3.3.1 United Utilities

The existing water infrastructure within the vicinity of the site is owned and operated by United Utilities as a licenced water network operator.

There are existing distribution mains in the vicinity of the site.

The plan below shows the existing infrastructure.



To the North of the proposed development, there is an existing 3" AC main running in the footpath along Old Engine Lane on the development side. There is a fire hydrant located at the gable end of the property called Woodvale. From this hydrant, the main continues to run along Old Engine Lane up to a further fire hydrant which terminates outside of the property at the gable end of no. 4 Old English Cottages.



To the South, there is a 140mm PE main (in 7" SL) running along Ormskirk Road on the opposite side to the proposed development which serves the existing residential properties. Additionally, there are 3no. fire hydrants located along Ormskirk Road.



To the West of the proposed development, there is a 63mm PE CI main (in 4" CI) running in the footpath along Firwood Road on the opposite side to the development.



To the East of the proposed development, there is a 225mm PE main (in 10" SL) which runs in the footpath along Neverstitch Road in a Southerly direction on the opposite side to the development.



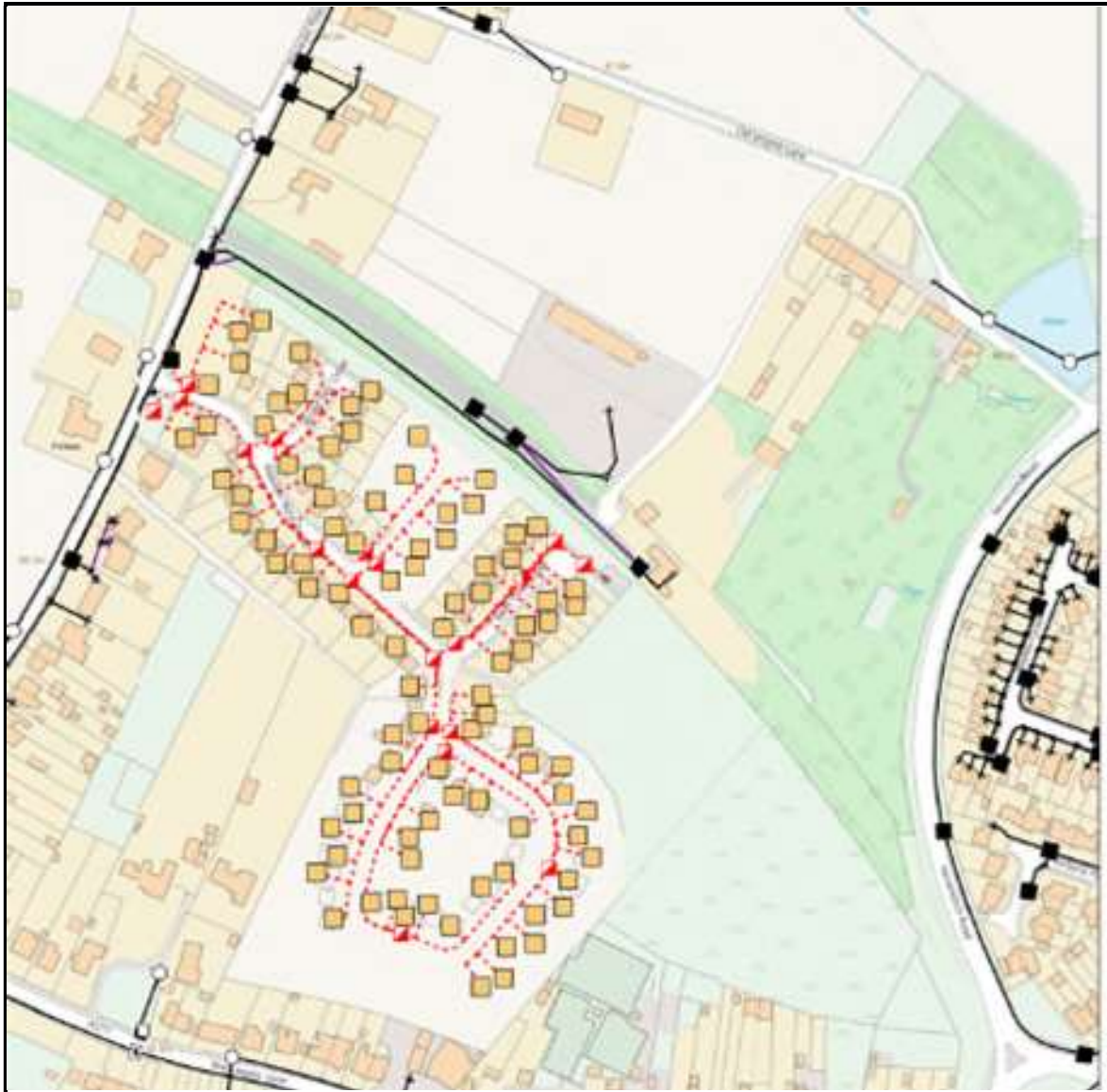
3.4 Telecoms

3.4.1 BT Openreach

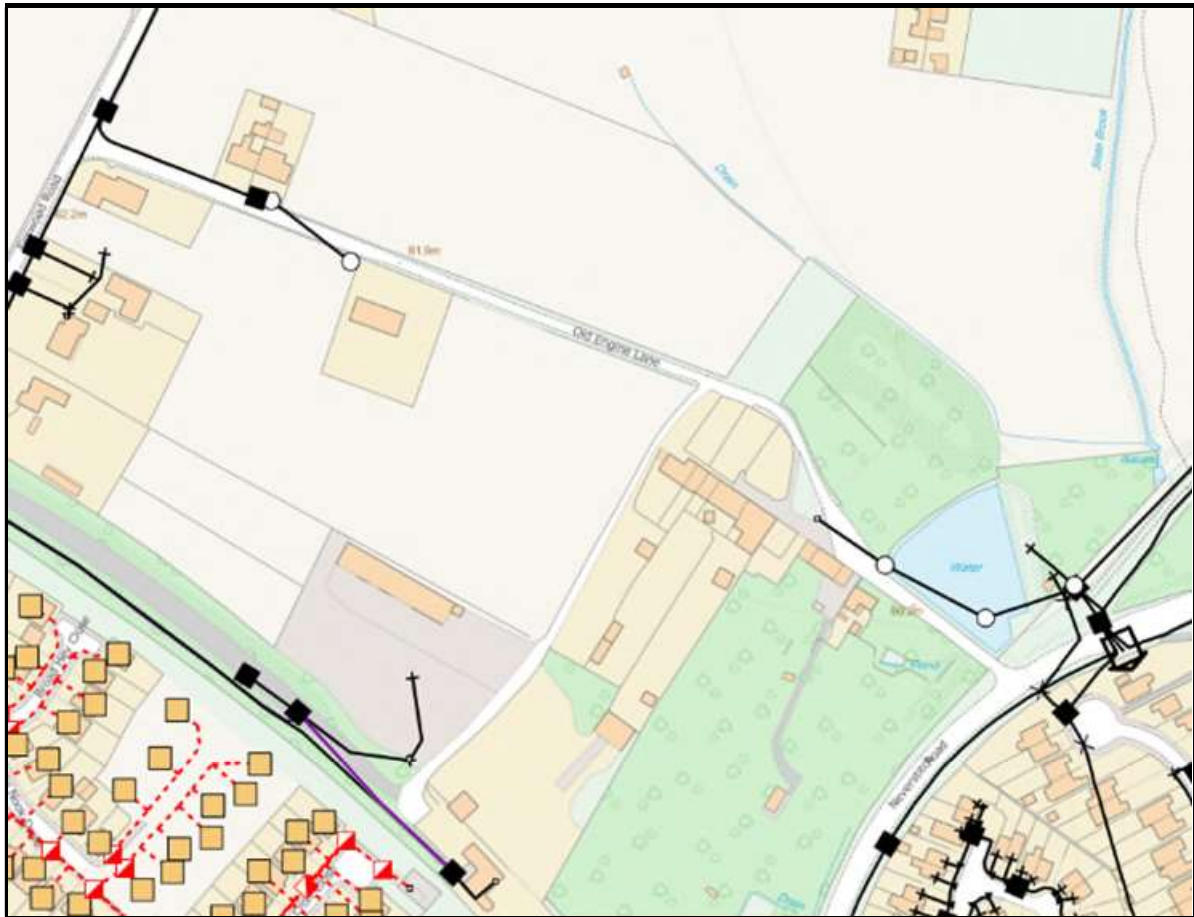
BT Openreach own and operate existing telecommunications infrastructure within the vicinity of the proposed site under its rights derived from the telecommunications act.

BT Openreach infrastructure plans indicate underground and overhead infrastructure within the vicinity of the site to the North, South, West and East.

The below plan shows existing BT Openreach assets.



To the North of the proposed development, existing underground cables and overhead cables run along Old Engine Lane.

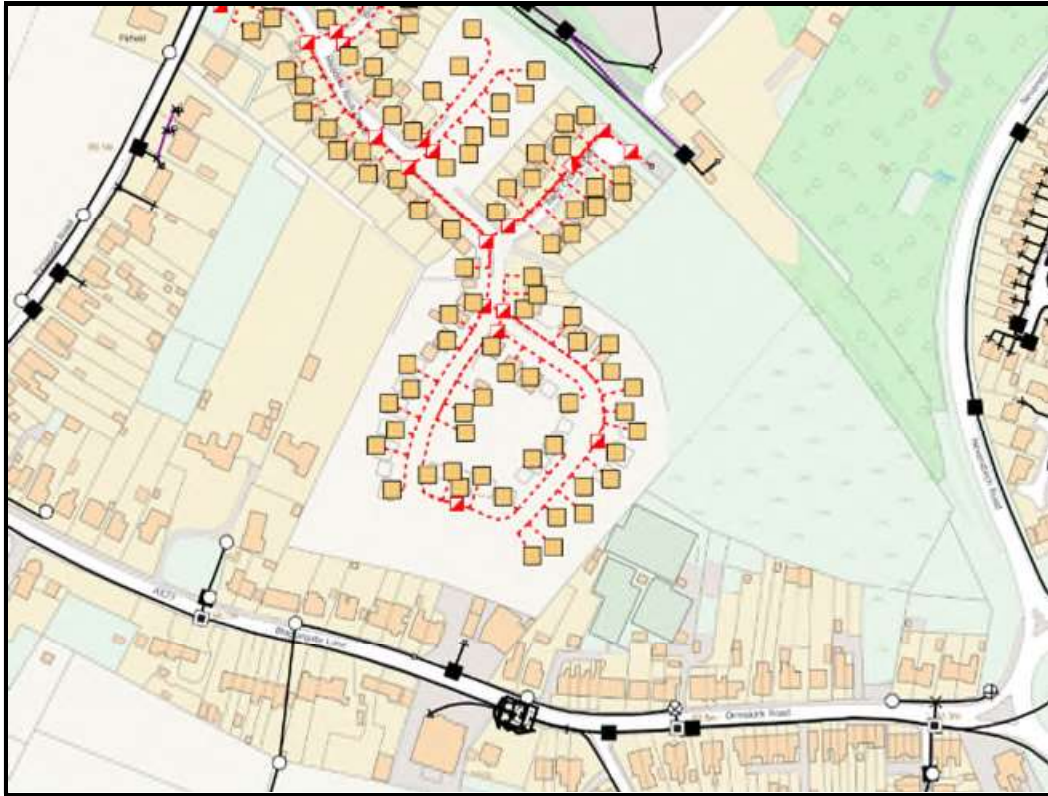


From outside of the property called Balcary on Old Engine Lane, there is a BT pole which appears to be just on the border of the site.

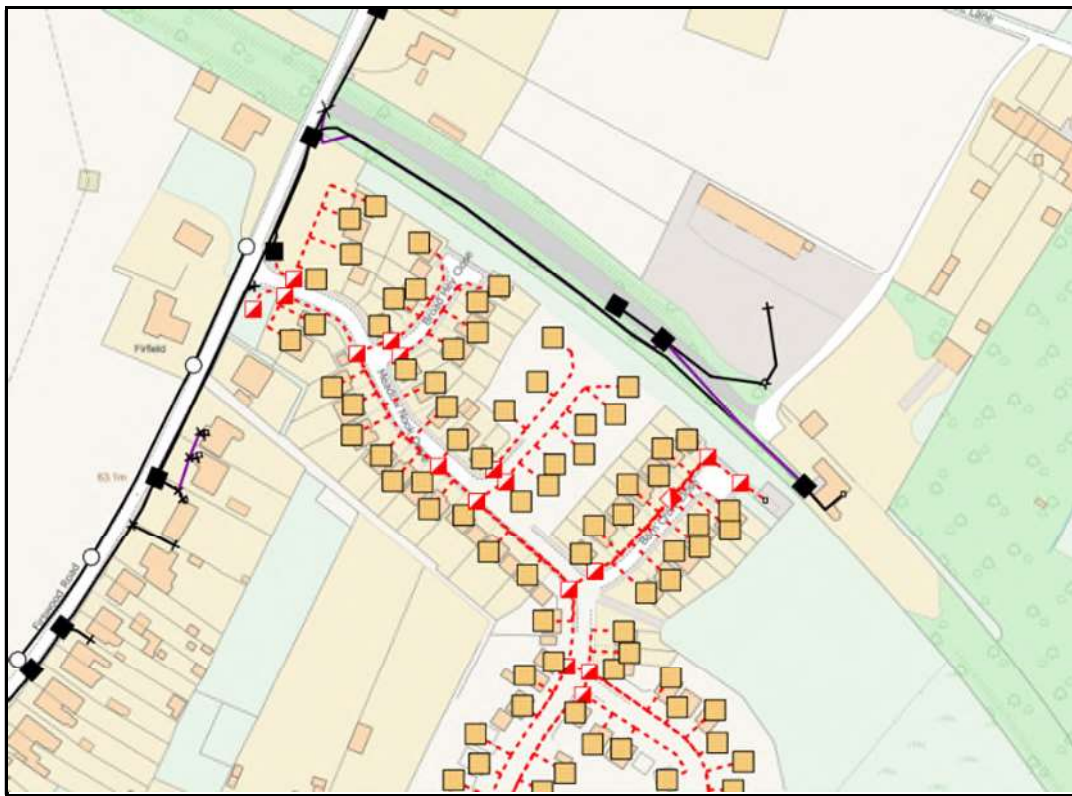
The photo below shows the screen shot of the pole which appears to be on the border.



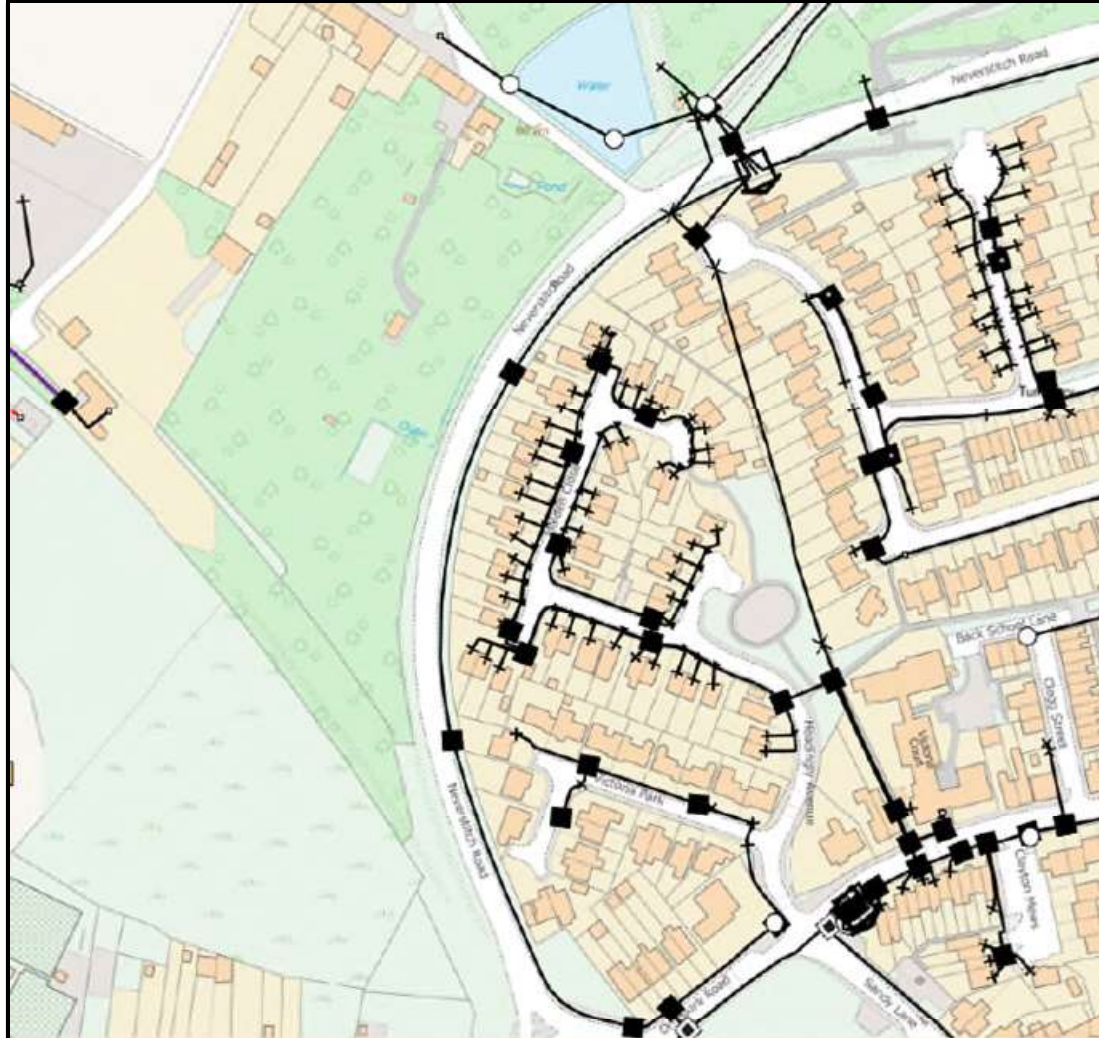
To the South of the proposed development, existing underground and overhead infrastructure are shown to run along Ormskirk Road.



To the West of the development , BT Openreach infrastructure plans indicate overhead poles and underground infrastructure running along Firwood Road.



To the East of the development, BT Openreach infrastructure plans indicate overhead poles on Old Engine Lane. Plans show the infrastructure crossing over the road and then run underground along Neverstitch Road in a Southerly direction. The underground infrastructure is on the opposite side to the development.



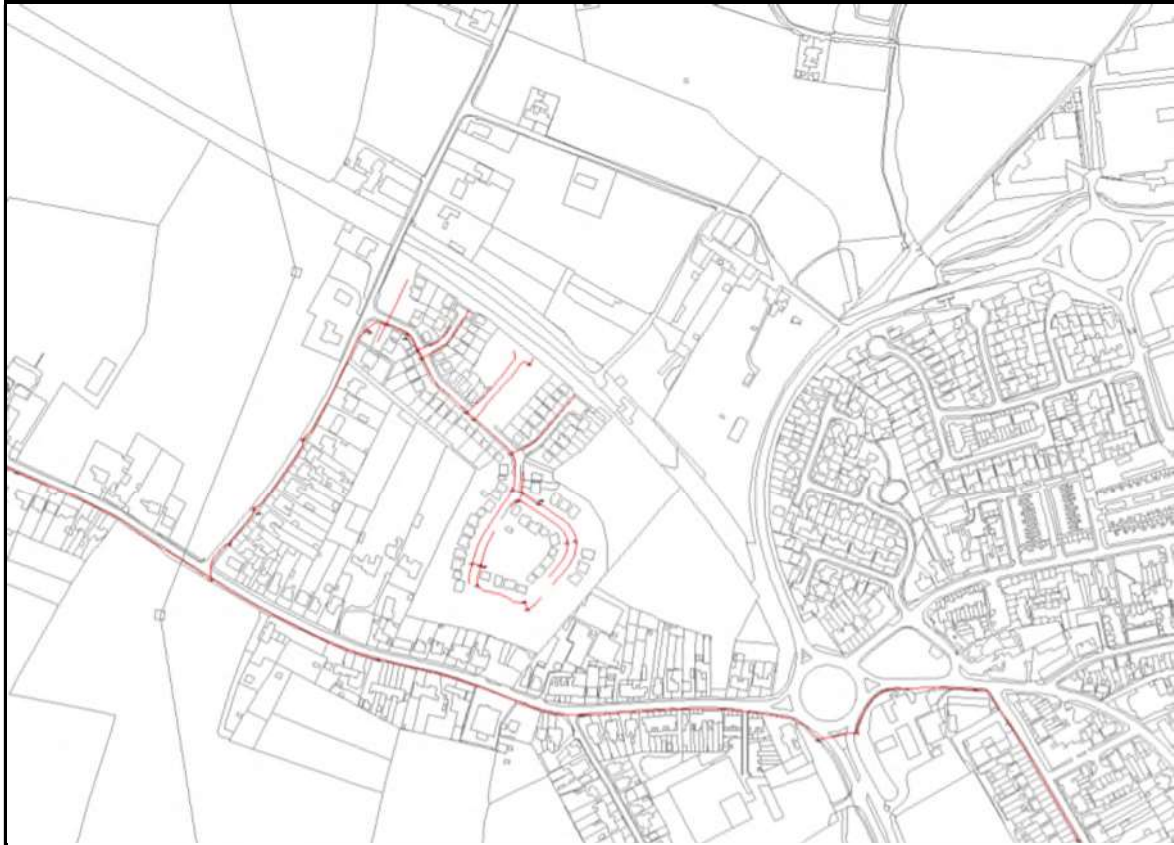
3.4.2 Virgin Media

Virgin Media asset plans show plant in the vicinity of the site to the South and of the proposed development.

The below plan shows existing Virgin Media assets.

Virgin Media asset plans show an existing underground cable and chamber running in the footpath to the South of the proposed development along Ormskirk Road on the opposite side to the site.

Additionally, to the West of the proposed development, Virgin Media duct and chambers are shown to run in the footpath, on the site side, along Firwood Road. Virgin Media plans show existing infrastructure serving existing residential properties in Meadow Nook Drive.



4 Development Impact on Existing Infrastructure

4.1 Electricity

4.1.2 Electricity North West

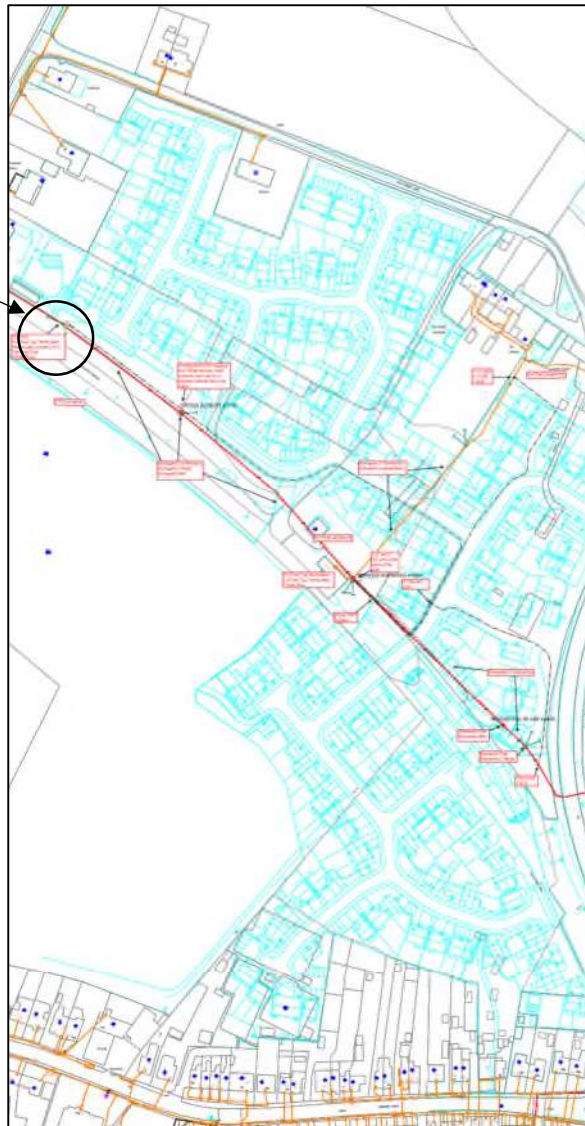
An application was made to Electricity North West to establish budget diversion costs for the required works. A response was received on the 25th June 2020 (reference 5500164672/D) for a cost of £83,405.97 plus VAT.

Electricity North West's work involve the following:-

- Diversion of 1 High Voltage overhead line underground through the development site
- Diversion of 1 Low Voltage overhead line underground through the development site
- Dismantle 8 conductors, 7 poles, 3 stays and 3 items of Pole mounted plant
- Install 1 new HV terminal pole with associated stays
- Arrange and carry out High Voltage system outages to facilitate the works
- Obtain new legal agreements for the new position of ENWL apparatus

The plan below shows the diversion works.

Note: May be third party land issues if stays are outside boundary of the site



4.2 Gas

4.2.1 Cadent Gas

Due to the position of Cadent Gas infrastructure, it is not anticipated that a diversion will be required.

4.3 Water

4.3.1 United Utilities

Due to the position of this infrastructure, it is not anticipated that a diversion will be required.

4.4 Telecoms

4.4.1 BT Openreach

BT Openreach infrastructure plans indicate a BT pole outside of the property named Balcary which is right on the site border. Due to the position of BT Openreach infrastructure, it is anticipated that a diversion will be required.

An application was made to BT Openreach to establish budget diversion costs for the required works. A response was received on the 29th November 2019 (reference BQRA31/828668/DAW).

BT Openreach have advised that they require a payment of £913.68 (inclusive of VAT) to produce a detailed estimate.

4.4.2 Virgin Media

Due to the position of Virgin Media infrastructure, it is not anticipated that a diversion will be required.

5 Points of Connection

5.1 Electricity

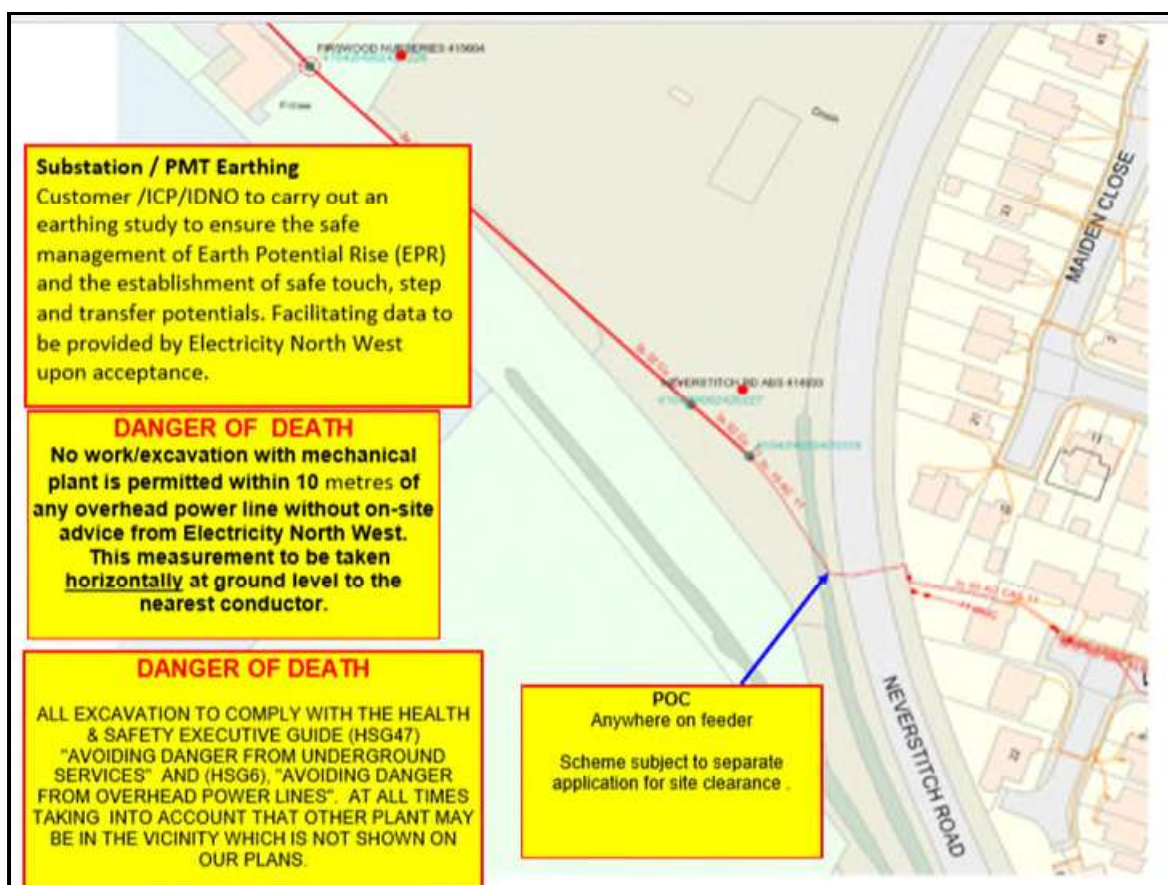
5.1.1 Electricity North West

In order to determine the capacity of the local electricity network to service the site, an application was made to Electricity North West on the 27th November 2019 for a point of connection and a response was received on the 30th December 2019 (reference 5500164618/A) at a cost of £20,921.94 inc. Vat.

Electricity North West have advised that the point of connection will be to the High Voltage Network. A new substation will be required on site. Allow a space of 5m x 5m for a substation on site.

The plan below shows the proposed point of connection.

The point of connection is approximately 130 meters from the proposed site entrance Neverstitch Road.

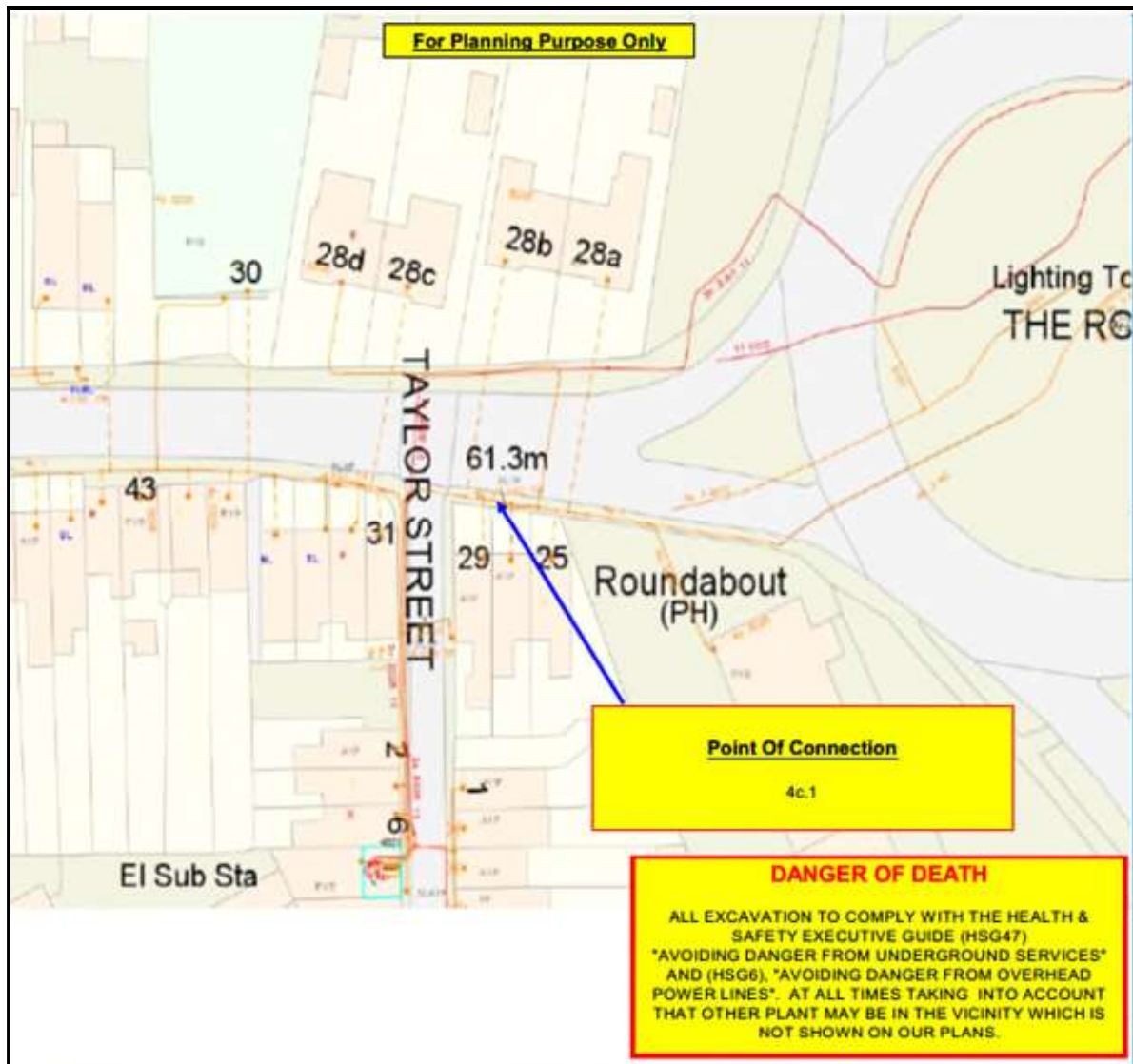


5.1.1 Electricity North West – Interim Supply

An application for an Interim Supply was also made to Electricity North West on the 27th November 2019 for a point of connection and a response was received on the 18th December 2019 (reference 5500164630/A) at a cost of £ 1,596.00 inc. Vat.

Electricity North West have advised that the point of connection will be to the Low Voltage Network on Ormskirk Road within the footpath on the opposite side to the development.

The plan below shows the proposed point of connection.



5.2 Gas

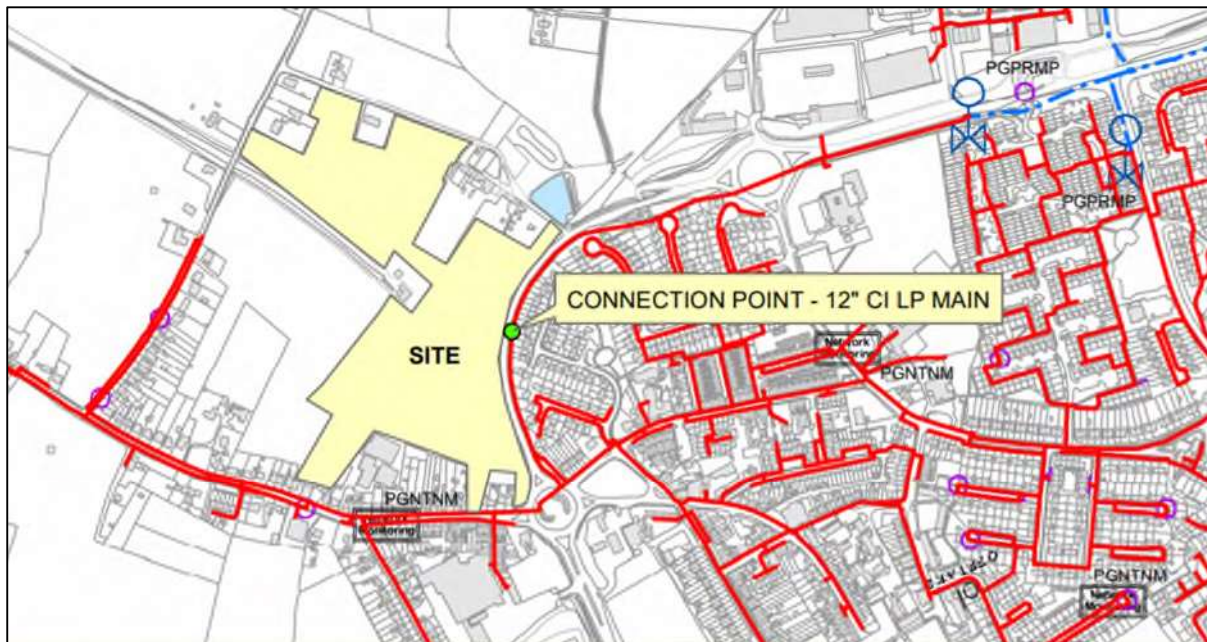
5.2.1 Cadent Gas

In order to determine the capacity of the local gas network to service the site, an application was made to Cadent Gas for a land enquiry.

A response was received from Cadent Gas on the 8th September 2020 (reference 180012818). Cadent Gas has advised that the nearest main with sufficient capacity from the 12" Cast Iron Low Pressure main opposite the site access on Neverstitch Road.

No reinforcement is anticipated.

The plan below shows the proposed point of connection.



5.3 Water

5.3.1 United Utilities

In order to determine the capacity of the local water network to service the site, an application was made to United Utilities on the 27th November 2019 for a pre-development enquiry.

A response was received from United Utilities on the 11th December 2019 (reference 540000380106).

The point of connection for the water supply to the development is along a section of the existing 225mm PE water main, located on Neverstitch Road.

United Utilities would also like an additional Point of Connection along a section of the existing 3" AC water main, located on Old Engine Lane for security of supply as shown on the plan below. The cost of this additional connection would be at the expense of United Utilities.as shown on the plan below.

The point of connection is approximately 84 meters from the proposed site entrance on Neverstitch Road.



6.1 Budget Multi Utility Quotes

6.1.1 Aptus – Electric, Gas, Water

A budget multi utility quotation was received from Aptus dated the 8th January 2020 (reference: 2001.015).

Based on the POC's provided by TDS.

Based on 196 plots.

Terms:

Gas

- POC assumed within close proximity of site entrance <10m

Water

- POC assumed within close proximity of site entrance <10m

Electric

- POC assumed within close proximity of site entrance <10m

Other

- Offsite excavation, mains installation and reinstatement included
- Traffic Management (S38) & Council Notice fees for offsite works included
- Onsite excavations & backfill of mains trenches included
- Provision and installation of sand for mains laying included
- Provision and installation of gas domestic meters, recessed meter boxes provision, service ducting provision included
- Electric recessed meter boxes provision, service ducting provision, hockey sticks and clips provision included
- Water infrastructure charges included
- All meters supplies installed/managed for all utilities

A total budget cost for Aptus to design and for the installation of gas, electric and water shall be **£314,403.97 plus VAT.**

6.1.2 Bethell – Electric, Gas, Water

A budget multi utility quotation was received from Bethell dated the 15th January 2020 (reference: BUS.1401).

Based on the POC's provided by TDS.

Based on 196 plots.

Terms:

Gas

- POC not specified

Water

- POC not specified

Electric

- POC not specified

Other

- Offsite excavation shall include permanent reinstatement.

- Traffic Management (S38) & Council Notice fees for offsite works not specified
- Onsite excavations, sand bedding and sand surrounding included
- Provision and installation of sand for mains laying not specified
- Provision and installation of gas domestic meters, recessed meter boxes provision, service ducting provision not specified
- Electric recessed meter boxes provision, service ducting provision, hockey sticks and clips provision not specified
- Water boundary boxes provision, water infrastructure charges not specified
- All meters supplies installed/managed for all utilities not specified

A total budget cost for Bethell to design and for the installation of gas, electric and water shall be **£554,681.42 plus VAT.**

7 Summary

It can be concluded from the formal responses received from the host asset owners of the gas, water and electricity infrastructure that all the main utilities are all available within the local area to serve the proposed development. These connection points are within the local road network with minimal impact on the surrounding environment.

The electricity point connection will be on the High Voltage network. A new substation is required.

The interim electric point of connection will be to the Low Voltage network on Ormskirk Road.

The gas point of connection is from the 12" CI Low Pressure main opposite the site access on Neverstitch Road.

The water point of connection will be along a section of the existing 225mm PE water main, located on Neverstitch Road.

United Utilities would also like an additional Point of Connection along a section of the existing 3" AC water main, located on Old Engine Lane. The cost of this additional connection would be at the expense of United Utilities.

A diversion of Electricity North Wests is required through the site at a cost of £83,405.97 plus VAT.

A diversion of Gas, Water and Virgin Media's assets is not anticipated.

A diversion of BT apparatus may be required. BT Openreach require a payment of £913.68 inc. Vat to produce a detailed estimate.

No disconnections are anticipated.

Budget Multi Utility quotations:-

Aptus - £314,403.97 plus VAT

Bethell - £554,681.42 plus VAT