

**Land at Foxlydiate Lane,
Webheath, Redditch**

**Brief Report on the Availability of
Services and Site Constraints**

PHASE 3

Discovery

14th May 2013

1.0 INTRODUCTION

- 1.1 Heyford Developments Limited controls a parcel of land to the west/south-west of Redditch that covers a total area of 140.3Ha (347.5acres). The land has potential to be developed for residential and community uses over a number of years and phases. The third phase extends to an area of 57.2Ha (142.0acres) and is bounded to the north-east by the A448 Bromsgrove Highway, to the south-east by a hedge, a bridleway and phase one of the development site, to the south-west by Cur Lane, to the west by Gypsy Lane and to the north-west by pasture/arable farmland.
- 1.2 Redditch Borough Council has a requirement to provide 7,000 additional dwellings in the period up to 2030 and has identified a number of locations that each has potential to accommodate a significant proportion of the required total number of dwellings. Up to 3,000 dwellings may need to be located on land beyond the boundaries of Redditch Borough Council and within the boundaries of Bromsgrove District Council. Both councils have recognised the land at Foxlydiat Lane, Webheath as being worthy of consideration for development.
- 1.3 Meetings have taken place between Heyford Developments Limited, Redditch Borough Council and Bromsgrove District Council regarding the feasibility of developing the Foxlydiat Lane site to accommodate approximately 2,800 dwellings and associated community facilities.
- 1.4 This report details the preliminary investigations carried out to establish the location of existing services and the provision of new services to the development and any physical constraints to development of the site occasioned by existing services.

2.0 ELECTRICITY SERVICES

- 2.1 The site is crossed, east to west, by a line of overhead power cables carrying electricity at a voltage of 66kV. Western Power Distribution Limited has confirmed that the cables can be diverted into an underground route but the location of the cables, at the extreme northern tip of the potential development and above the

150m contour line, is such that diversion would be considered as an unlikely option.

- 2.2 Continuing from the phase one site, the site is crossed, north-west to south-east, by a line of overhead power cables carrying electricity at a voltage of 11kV. Throughout its length, three lateral lines run to pole-mounted, step-down transformers. Western Power Distribution Limited has confirmed that the cables can be diverted into underground routes through the development. The cable routes would follow proposed footpaths, verges, open spaces and public areas.
- 2.3 In a number of instances, at each end of the diverted cables the line will revert to an overhead situation. This will necessitate the erection of termination poles and stays. Early indications are that these poles and stays will not create an undue constraint to development.
- 2.4 The diverted 11kV cables through the site will form the basis of this phase of the development's HV power network and will loop into a number of new, local substations.
- 2.5 Future electricity supplies may involve reinforcement works to the Redditch primary substation but Western Power Distribution Limited has stated that it cannot consider this in detail until firmer details on the likely rate of increased demand is known and an assessment made of the overall demand at the time of requirement. Western Power Distribution Limited does not consider that there would be any significant constraint to future development due to lack of power supplies.

3.0 WATER SERVICES

- 3.1 Legal searches and preliminary enquiries of Severn Trent Water Limited have not identified any water mains within the phase three site area.
- 3.2 In respect of the total potential development, an application has been submitted to Severn Trent Water Limited for an area-wide modelling exercise to establish the likely reinforcement works necessary to serve the development. Irrespective of the outcome of the modelling exercise, it is probable that reinforcement works will

be carried out on a phased basis linked to the phasing of the residential development.

3.3 Confirmation of the availability of supplies to serve all phases of the development is awaited from Severn Trent Water Limited. It is felt unlikely that a service will be taken from the 450mm diameter main through the phase one site and, consequently, it is assumed that reinforcement of the local network may be necessary; as is invariably the case with edge of town developments.

3.4 A network of new mains will be positioned within the footpaths, verges, open spaces and public areas to distribute water and provide fire hydrants throughout this phase of the development.

4.0 GAS SERVICES

4.1 Preliminary enquiries of Nation Grid Gas plc have identified a Local High Pressure gas main crossing the middle portion of the phase three site from east west. The diameter of the main has yet to be established but, being a high pressure main, it is anticipated to be a substantial supply main serving the Redditch area and diversion is not considered to be a viable option. No information has been provided with regard to the safety stand-off corridor associated with the local high pressure gas main but a 25m wide easement has been assumed.

4.2 Fulcrum Utility Services Limited has been contacted to seek confirmation of the availability of supplies to serve the development and, pending a response, it is assumed that reinforcement of the local network may be necessary.

4.3 Provided network reinforcement can be provided economically, a network of new mains will be positioned within the footpaths, verges, open spaces and public areas to serve the development.

5.0 COMMUNICATIONS

5.1 A variety of overhead and underground communication cables exist within Gypsy Lane and Cur Lane. Where appropriate, these will be extended into the

development and a network of new ducts will be positioned within the footpaths, verges, open spaces and public areas to serve the development.

5.2 The site is clear of overhead and underground cables operated by British Telecom. However, a fibre optic cable, owned by Geo Networks limited, crosses the middle portion of the site from east west. For the majority of its length across the site the cable runs within the safety stand-off corridor associated with the local high pressure gas main previously mentioned. Joints in fibre optic cables are not welcome and every effort will be made to incorporate that portion of the cable not within the safety stand-off corridor associated with the local high pressure gas main to be retained within public open space/pedestrian areas.

5.3 Enquiries are in hand to establish the availability of high speed broadband in the area.

6.0 FURTHER CONSTRAINTS

6.1 The Birmingham Airport Link of the Fawley to Seisdon oil pipeline, operated by Esso Petroleum Company Limited, passes west to east across the middle portion of the phase three site, passes under the A448 and continues across Butler's Hill to the east. No works are permitted within 3.0m of the pipeline without prior notification and diversion of the pipeline is not considered to be a viable option.

7.0 FOUL WATER DRAINAGE

7.1 Severn Trent Water Limited's records indicate that the site is clear of adopted sewers and, with the exception of those drains serving existing premises adjacent to this phase of the development site, no records of third party private drains have been uncovered.

7.2 Foul water flows from Redditch are directed to either Redditch Priest Bridge or Redditch Sernal waste water treatment works. In recent consultations on another planning application the Environment Agency has stated '*We would refer to your Council's emerging Water Cycle Strategy (WCS) undertaken by MWH Ltd. We acknowledge the findings of the study, which have identified that adequate*

permit (discharge requirements under Severn Trent Water's Environmental Permit) headroom capacity, would be available at both Redditch Priest Bridge and Redditch Sernal sewage treatment works (STW) to take the additional flow from the proposed development. However, infrastructure constraints were identified in the WCS for sewerage and treatment capacity at both of the STW. This will need to be considered and addressed by the developer and Severn Trent Water. Your Council may seek clarification on the route/connection they intend the foul drainage to take and a detailed assessment (including modelling) to ensure that there would be no deterioration in water quality as a result of the proposed development, in line with the requirements of the Water Framework Directive (WFD). Any assessment should include storm overflow performance. Under the WFD, there should be no deterioration in the performance of any storm overflows receiving the increased flow.'

7.3 In recent consultations on another planning application, Severn Trent Water Limited has stated '*Under the Water Industry Act (1991), developers have a right to connect foul and surface water flows from new developments to public sewers. The Act places a general duty on sewerage undertakers, including Severn Trent Water, to provide the additional capacity that may be required to accommodate additional flows and loads arising from new domestic development. This relates to both sewerage infrastructure (including sewers and pumping stations) and sewage treatment works. As a business, Severn Trent Water is specifically funded to discharge these legal obligations through our charging mechanism, overseen by Ofwat. Whilst capacity improvements will be funded by Severn Trent Water we have a duty to minimise the impact on our customers' bills. We do not want to delay new development, but we also need to avoid potential abortive expenditure associated with speculative development. Through working with Local Authorities and developers, we aim to provide capacity within a reasonable timeframe.'*

7.4 Acknowledging that the proposed development of the land at Foxlydiate Lane, Webheath would produce foul flows in addition to those referred to in the above consultations, contact has been instigated with Severn Trent Water Limited's Asset Creation Engineers with a view to establishing an acceptable waste water disposal and treatment strategy for the development. Severn Trent Water Limited's Asset

Creation Engineers intend modelling the likely flows from the potential development, integrating these flows with the current and known future flows and, thus, proceeding to arrive at a foul water disposal scheme.

- 7.5 Discussions with Severn Trent Water Limited have suggested that the preferred, long term solution is likely to comprise a new or improved trunk sewer to Priest Bridge STW, with improvements/expansion of the STW to cater for the increased flow. Whilst foul water flows from earlier phases may have been discharged to local pumping stations and, ultimately, discharged for treatment at Spernal STW, it is envisaged that phase three of the development will discharge by gravity to Priest Bridge STW. This assumption has yet to be confirmed by Severn Trent Water Limited.
- 7.6 Severn Trent Water Limited are carrying out a developer-funded modelling exercise to identify the likely future flows, to investigate the timing/phasing of future demand and to determine the best means of providing foul drainage facilities to cater for any new development.

8.0 SURFACE WATER DISPOSAL

- 8.1 By reference to the Environment Agency's website, none of this phase of the development site is at risk from surface water flooding.
- 8.2 This phase of the development site gains benefits from the existence of a water course close to the southern and south-western boundaries of the site. This water course comprises not only ecological and environmental assets to the development but also a means of surface water disposal – subject to all necessary attenuation requirements.
- 8.3 This phase of the development site has been the subject of a Preliminary Flood Risk Assessment, prepared by Weetwood, dated May 2013 and referenced 2367/FRA_v1.1, all in accordance with legislative requirements.

9.0 CONCLUSIONS

- 9.1 This phase of the development site is crossed by a number of overhead and underground services. It would be both feasible and viable to relocate the overhead services into underground cables/ducts. Diversion of the existing underground services is not considered viable and their routes should be suitably incorporated into the development layout with their necessary easement/wayleave corridors.

- 9.2 Early indications are that all principle services and drainage provisions can be made available to serve this phase of the development.