

Land at Foxlydiate Lane, Webheath

Brief Report on the Availability of Services and Site Constraints

Discovery

29th November 2012

1.0 INTRODUCTION

- 1.1 Heyford Developments Limited controls a parcel of land to the west/south-west of Redditch that covers an area of 41.9Ha (103.5acres), with potential to extend the total site area to 88.6Ha (219.0acres). The land is bounded to the north-east by the A448 Bromsgrove Highway and the rear of properties fronting Birchfield Road, to the south-east by Foxlydiate Land, to the south-west by Cur 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 Foxlydiate 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 Foxlydiate Lane site to accommodate up to 3000 dwellings and associated 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, north to south, 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 through the development. The cable route would follow proposed footpaths, open spaces and public areas.

- 2.2 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.
- 2.3 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, four 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, open spaces and public areas.
- 2.4 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.
- 2.5 The diverted 11kV cables through the site will form the basis of the development's HV power network and will loop into a number of new, local substations. Western Power Distribution Limited has indicated that their existing network has capacity to serve between 200/300 new dwellings without any undue alterations or off-site reinforcements.
- 2.6 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 power supplies.

3.0 WATER SERVICES

- 3.1 Legal searches and reference to the Environment Agency website have identified the presence of a water abstraction borehole adjacent to Cur Lane in the extreme southern portion of the site. A further borehole is indicated as existing within the curtilage of a Severn Trent Water Limited's pumping station situated on the opposite side of Cur Lane to the site. Whilst not indicated on the Environment

Agency website, Ordnance Survey mapping of the area indicates yet a further borehole some 200m along Cur Lane in a north-westerly direction; confirmation that this borehole is an abstraction borehole operated by Severn Trent Water Limited is awaited.

- 3.2 Small areas of the southern portion of the site are within the Inner and Outer Source Protection Zones (Zones 1 and 2) associated with the boreholes. Construction method statements will be necessary for works within these zones but it is not anticipated that the boreholes will create a significant constraint to development. To the contrary, removal of agricultural land and the associated use of fertilizers close to a water abstraction borehole could be considered beneficial.
- 3.3 Preliminary enquiries of Severn Trent Services Limited have identified a water main crossing the southern portion of the site from north-east to south-west. The main is 450mm diameter and sits within a ten metre wide easement. It is anticipated to be a substantial supply main serving the Redditch area and diversion is not considered to be a viable option.
- 3.4 Confirmation of the availability of supplies to serve 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 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.
- 3.5 A network of new mains will be positioned within the footpaths, open spaces and public areas.

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 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.

- 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 A network of new mains will be positioned within the footpaths, open spaces and public areas.

5.0 COMMUNICATIONS

- 5.1 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. 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 within public open space/pedestrian areas.
- 5.2 A variety of overhead and underground communication cables exist within Birchfield Road, Foxlydiate 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, open spaces and public areas.

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 northern portion of the 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 within 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 Sperial 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 Sperial 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. The contours of the development site suggest that foul water disposal will be via on-site gravity sewers to a new pumping station and pumping main to a suitable outfall sewer.

8.0 SURFACE WATER DISPOSAL

8.1 By reference to the Environment Agency's website, little if any of the development site is at risk from surface water flooding. A preliminary flood risk screening report prepared by Argyll Environmental identifies parts of the site as being susceptible to ground water flooding, albeit also identifies a similar susceptibility for the whole of Webheath and there is no documentary evidence to support such an assessment.

8.2 The development site gains benefits from the existence of a number of water courses close to the southern and south-western boundaries of the site. These water courses comprise 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 The development site will be the subject of a detailed flood risk assessment in accordance with legislative requirements.

9.0 CONCLUSIONS

9.1 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 the development.