

Final Utilities Appraisal – Leek

Electricity

The plans supplied by Western Power Distribution indicate there is no major existing plant within the site boundary. There are existing underground LV feed crossing the site north to south feeding Pickwood Hall, this can be diverted through the new infrastructure of the site or fed from the new network that will be installed. Access to where it crossed the current site boundaries needs to be maintained within the site layout.

It is anticipated that the new development could be supplied by an HV connection, the point of connection off the existing network would need to be confirmed once the detailed design was completed. A new secondary substation would be required with associated LV mains and service connections.

Gas

Plans supplied by National Grid indicate that there are no mains within the site boundary. There is an extensive LP gas main feeding the existing development to the north and east of the site. The gas network within the development off Milltown Way is the responsibility of iGT Connect.

It is anticipated this existing gas network could be extended to feed the proposed development; a new mains gas infrastructure would be laid on site with associated service connections.

Water

The plans supplied by Severn Trent Water indicate there are no existing mains within the site boundary. There are existing mains within Milltown Way, no diversions are expected.

It is anticipated the new development will be able to be fed from the existing main in Milltown Way. A new mains infrastructure would be laid on site to serve the new domestic properties.

Telecoms

BT records indicate there is an existing overhead line feeding Pickwood Hall; this can be diverted underground or linked into the new infrastructure that will be installed to feed the new development. There is existing underground plant within Milltown Way, no diversions are expected.

The proposed new site could be fed by extending this existing infrastructure. Broadband connections are available within this area although fibre connections are not yet installed.

Summary

Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections although the existing wayleaves/easements will need to be considered within the detailed design layout.

No engineering difficulties are anticipated for the anticipated connection works.

New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.

It should be noted that all Utility Providers have a licence obligation to ensure that any connections to the system comply with all relevant regulations, legislation and Engineering Recommendations so therefore do not have an adverse effect to the supply and quantity of supply to existing customers.