Stanfield Garden Village, Hethel, Norfolk: Utilities Note

June 2019

1. Introduction

1.1 This note describes the existing services and utilities within land proposed for development of a new Garden Village, known as Stanfield Garden Village, at Hethel near Wymondham, Norfolk. It includes gas, oil, electricity, water and communications services, along with known constraints. The site boundary is shown on Figure 1 below.

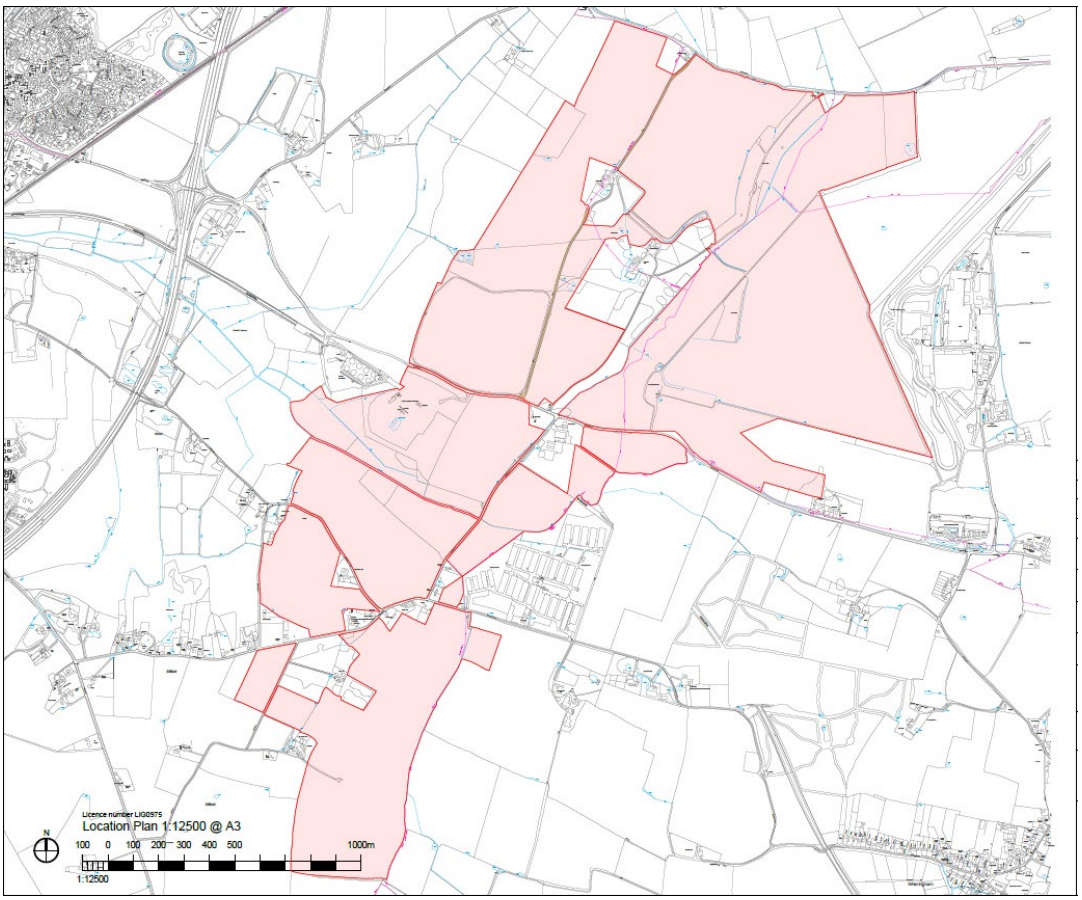

Figure 1: Stanfield Garden Village Site Boundary

1.2 A utilities constraints plan for the site is attached as an appendix.

2. Gas

2.1 A 324mm diameter local high pressure gas main runs through the site, identified as “Silfield Tee / East Carleton”. The Health and Safety Executive (HSE) have indicated this hp gas main as high risk gas main and would need to remain in situ. Appropriate consultation distances around the gas pipe will be incorporated into the emerging development proposals for the site as follows: inner distance = 15m either side of the pipeline; middle distance = 33m either side of the pipeline; and outer distance = 47m either side of the pipeline.

2.2 There are no Low pressure gas assets within proposed site boundary.

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3. Oil

3.1 The Defence Infrastructure Organisation (DIO) has provided asset plans showing 2 No. abandoned oil pipes crossing proposed development site. No dimensions have been provided by the DIO, and further investigation will be undertaken as the layout proposals for the site develop.

3.2 The HSE have indicated that an oil depot (the Lenwade depot off Stanfield Road) and tanks located in the vicinity of the proposed site boundary fall under their high risk asset regulations. The HSE have provided consultation distances from these assets, which are shown on the constraints plan. Consultation distances are variable for these types of assets.

4. Electricity

4.1 Multiple 33kV and 11kV electricity overhead lines cross the site, and a number of pole-mounted transformers and substations are located within and in close vicinity of the proposed site. Low voltage cables and overhead lines are also present in and in close vicinity of proposed site boundary. It should be possible to divert / lower these power lines. In some cases there are no low voltage assets shown near pole mounted transformers, which indicates that there are some private electricity lines / cables present on site.

5. Water

5.1 A 3'' AC (asbestos concrete) water main is located within the proposed site boundary. A 225mm high pressure polyethylene (HPPE) pipe and a 100mm polyethylene (PE) are located in close vicinity of the site.

5.2 No other water assets have been indicated within or close to the proposed site boundary

6. Communications

6.1 Multiple Openreach ducts and overhead lines are located within the proposed site boundary.

7. Summary

7.1 There are a number of utilities through the site, any easements for which will be carefully incorporated into the masterplan as it develops. At the more detailed design stage, loadings for the development will be assessed and the requirements for any reinforcement and diversion of services will be investigated. These will be included as part of the masterplan.