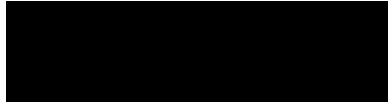


Project Title: Land at Upthorpe Road, Cam

Project No/ Document Reference: A366-R002

Date: 07 July 2021

Author:



Utilities Statement

1. Context

- 1.1. Abley Letchford Partnership has produced this Initial Utilities Statement on behalf of Terra Strategic, with respects to a potential residential development on land located west of Upthorpe Road, Cam
- 1.2. The purpose of this statement is to identify existing utility apparatus within the immediate vicinity and to identify any major utility constraints or costs in providing new utilities to the development that would compromise the deliverability of scheme.

2. Utilities Strategy

Electricity

- 2.1. Western Power Distribution (WPD) is the regional distributor for the area. Electricity apparatus is located all around and within the site in the form of both high voltage and low voltage circuits.
- 2.2. The main apparatus within the site is:
 - An 11kV underground HV cable running north/south along the western boundary of the site adjacent to the vegetation and parallel to the River Cam. This underground cable spurs to the substation at Tesco's along the Public Right of Way (PROW).
 - An 11kV HV overhead cable runs north/south further east, but parallel, to the underground cable.
 - A 33kV HV overhead cable runs north/south further east again, but parallel, to the underground cable.
 - An 11kV HV overhead cable runs north/south further east again, but parallel, to the underground cable.
- 2.3. There are further HV and LV apparatus in the surrounding roads and housing developments.
- 2.4. Given the presence of apparatus it is assumed that capacity is available and that a new high voltage connection can be made from the existing 11kV or 33 kV apparatus. This will require the provision of new cabling to a new brick built substation located within the proposed development.



- 2.5. The existing apparatus will require diverting or accommodated within the masterplan although which ever option is taken forward some of the overhead cabling will likely require undergrounding.
- 2.6. Separate low voltage circuits will provide future supplies to the site.

Gas

- 2.7. Wales and West Utilities is the primary gas transporter for the area. An extensive Low Pressure gas network is located to the west of the site and to the east of the site in Upthorpe Road.
- 2.8. There is no gas infrastructure within the site itself.
- 2.9. On receipt of a masterplan and unit numbers Wales and West utilities can be approached for servicing options and a design strategy.

Potable Water

- 2.10. Severn Trent are the regional distributor for the area. Water apparatus is located within Upthorpe Road in the form of 90mm diameter MDPE mains. A larger 180mm MDPE mains is located in the High Street to the west of the site.
- 2.11. Capacity may be an issue, although any shortfall will be the responsibility of Severn Trent following recent changes in the charging methodology of water companies.

Telecommunications

- 2.12. The site is well served by existing telecommunication apparatus with Openreach having plant in Upthorpe Road and the town centre.
- 2.13. Several providers would be capable of serving the proposed development, however Openreach has a “Universal Service Obligation” to provide network to the site boundary at their expense.
- 2.14. This would provide Fibre to Premise capabilities to the development area.

3. Conclusion

- 3.1. Each utility has been examined to assess the potential to connect the proposed development zone, and the availability of connections has been identified within the site itself alongside Upthorpe Road and the High Street.
- 3.2. It is concluded sufficient capacity is or can be made available in order to serve the proposals, although confirmation to this effect should be sought from the individual providers. There is a good connection of electricity within the site itself, with a good connection of gas, water and telecommunications to the east of the site.
- 3.3. There is no reason, from a utility constraint or supply availability perspective that would conflict with the granting of an outline planning permission.