

**PROPOSED DEVELOPMENT AT BISHOPTON LANE, STRATFORD-ON-AVON
UTILITIES BRIEFING NOTE
OUR REF: AB/TR/20459 – JUNE 2015**

This briefing note provides a summary of the Utilities work undertaken to date for a proposed development at Bishopton Lane, Stratford-upon-Avon. This note contains information relating to existing apparatus, proposed supplies and any diversions necessary to facilitate the proposed development.

Enquiries have been sent to the relevant Statutory Undertakers to distinguish whether the development can be supplied from existing apparatus available, and whether any diversions are required to facilitate the development. A Utilities report will be submitted as part of the planning application.

Existing Services

Severn Trent Water provides both clean and foul sewerage to the Stratford Upon Avon area. Their sewer records indicate that the closest public sewer is a 225mm public combined foul sewer which runs within the site boundaries from southwest to north east. Also noted is a 225mm public combined sewer running along the northern side of Bishopton Lane close to The Ridgeway/Bishopton Lane junction.

Severn Trent Water's clean water main records shows there is an existing strategic main and distribution main in Bishopton Lane located on the eastern side of the carriageway. Also noted was the existence of a distribution main along The Ridgeway south of the site on the southern side of the carriageway.

National Grid provides a gas supply to the Stratford upon Avon area. National Grid has confirmed the presence of Low Pressure gas mains which are located along the southern boundary of the site within the verge of The Ridgeway and along the eastern side of Bishopton Lane.

Western Power Distribution (WPD) operates the electricity distribution network in the Stratford upon Avon area. Apparatus plans indicate the presence of a 11kV High Voltage (HV) overhead cable which runs within the site centre from its boundary along The Ridgeway through the site exiting at its northern boundary. Their plans indicate this HV cable to run southward along The Ridgeway within the grass verge boundary. There is also a further HV cable which runs parallel to the site along Bishopton Lane on both sides of the carriageway from The Ridgeway/Bishopton Lane junction. These cables terminate at the Glebe Road/Bishopton Road junction.

Service Supply

All other services can be provided subjected to minor reinforcements/improvements to existing apparatus that will be funded by the developer. Foul modelling is being undertaken to confirm what works need to be implemented by Severn Trent Water to enable the development proposals to come forward.

Diversions/Protection of Apparatus

STW apparatus plans indicate that diversions or easements will be required for the existing 225mm public foul/combined sewer which runs through the site centre from southwest to northeast.

WPD's plans indicate the presence of a 11kV High Voltage (HV) overhead cable which runs within the site centre from its boundary along The Ridgeway through the site exiting at its northern boundary. These cables will need diverting to facilitate development on the site.

BT plans indicate the presence of an overhead service cable with service poles along the northern boundary of the site. Their plans also indicate the presence of both underground and overhead apparatus within the footway of The Ridgeway, along the south eastern boundary of the site. These may require diverting.

To facilitate access into the site upon construction of the new access roundabout, there may be a requirement to divert part of the BT underground apparatus located along the southern side of Bishopton Lane.

Summary

The development can be served from existing supplies located within the immediate surrounding area. Some minor alterations/diversions are required to facilitate the development but these do not pose a constraint to development of the site and will be funded as part of the development proposals.