

<i>For Office Use Only</i>	
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SHLAA Site Ref:	

# 'Call for Sites'

## Warrington Borough Council Local Plan Review

### Call for Sites Registration Form

October 2016

**Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.**

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

**NOTE:** Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

***Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05<sup>th</sup> December 2016.***

By e-mail: [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

## (1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details	
Name			
Position			
Organisation			
Address			
			Town
			Postcode
Telephone			
Email address			

## (2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.

Name of site /other names it's known by	The Clough	
Address	Halfacre Lane	
	Thelwall	
	Town	Warrington
	Postcode	WA4 3JE
Ordnance Survey Grid Reference	Easting : 2 deg 31'14"W	Northing : 53 deg 22'41"
Site area (hectares)	4.95Ha	
Net developable area (hectares)	3.1Ha	
What is your interest in the site? (please tick one)	Owner <input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other <input type="checkbox"/>	Please state:

**Please Note:** It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

**(3a) Proposed future use(s)**

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 69	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats: 115					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	Based upon WBC guidance of 30 to 50 dwellings / hectare					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

**(3b) Proposed future use(s) - Minerals and Waste**

Details:



#### (4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
	Town		
	Postcode		

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4<sup>th</sup> and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?

No

#### (5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	
Not known	<input type="checkbox"/>	

**(6) Site Condition**

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)	Private residential grounds	
Neighbouring Uses	Residential to the east, open countryside to west and south, canal to the north	
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	2	%	Proportion not covered by buildings	98	%
---------------------------------	---	---	-------------------------------------	----	---

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	12	buildings
What proportion of the buildings are currently in use?	% in use: 100	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	No	

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	100	%
What proportion is <b>greenfield</b> (not previously developed)?	55	% (A)*
What proportion is <b>previously developed</b> and cleared?	45	% (B)*
What proportion is <b>previously developed</b> but not cleared? (e.g. demolition spoil, etc.)	0	% (C)*

\* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

## (7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	DON'T KNOW	The Clough is NOT on mains sewage but houses to Halfacre Lane are		<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)				<input type="checkbox"/>	<input checked="" type="checkbox"/>



## **(8) Site Availability**

*Please indicate when the site may be available*

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately YES      (Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

## **(9) Any Other Information**

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

**Planning Policy– Warrington Borough Council,  
New Town House, Buttermarket Street, Warrington, WA1 2NH**

[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

01925 442841

This form is available in other formats or languages on request.





WARRINGTON  
Borough Council 

# 'Call for Sites'

Warrington Borough Council Call For Sites  
Land At The Clough, Thelwall  
2017\_11\_24



<b>(1) Your Details</b>		
<i>Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.</i>		
	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
Town		
Postcode		
Telephone		
Email address		

<b>(2) Site Details</b>		
<i>Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.</i>		
Name of site /other names it's known by	The Clough	
Address	Halfacre Lane	
	Thelwall	
	Town	Warrington
	Postcode	WA4 3JE
Ordnance Survey Grid Reference	Easting : 2 deg 31'14"W	Northing : 53 deg 22'41"
Site area (hectares)	4.95Ha	
Net developable area (hectares)	3.1Ha	
What is your interest in the site? (please tick one)	Owner	<input checked="" type="checkbox"/> Lessee <input type="checkbox"/>
	Prospective Purchaser	<input type="checkbox"/> Neighbour <input type="checkbox"/>
	Other	<input type="checkbox"/> Please state:
<b>Please Note:</b> It is essential that you provide a map showing the site's location and detailed boundaries for each submission.		

<b>(3a) Proposed future use(s)</b>						
<i>Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.</i>						
	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 69	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats: 115					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	Based upon WBC guidance of 30 to 50 dwellings / hectare					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<b>(3b) Proposed future use(s) - Minerals and Waste</b>	
Details:	



<b>(4) Site Ownership</b>			
Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.			
If you do not know who owns the site, please state so below.			
	Owner 1	Owner 2	Owner 3
Name			
Address			
	Town		
	Postcode		
Or: I do not know who owns the site			
Has the owner (or each owner) indicated support for proposed redevelopment? Please also record these details for the 4 <sup>th</sup> and subsequent owners (where necessary).			
Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there any Restrictive Covenants & Ransom Strips affecting the site?	No		

<b>(5) Market Interest</b>	
Please choose the most appropriate category below to indicate what level of market interest there is in the site:	
	Any comments
Site is owned by a developer	<input type="checkbox"/>
Site under option to a developer	<input type="checkbox"/>
Enquiries received	<input type="checkbox"/>
Site is being marketed	<input type="checkbox"/>
None	<input checked="" type="checkbox"/>
Not known	<input type="checkbox"/>

<b>(6) Site Condition</b>			
Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.			
Current use(s)	Private residential grounds		
Neighbouring Uses	Residential to the east, open countryside to west and south, canal to the north		
If vacant	Previous use(s)		
	Date last used		
What proportion of the site is made up of buildings, and what proportion is (open) land?			
Proportion covered by buildings	2 %	Proportion not covered by buildings	98 %
If there are buildings on the site, please answer the following questions:			
How many buildings are there on the site?	12	buildings	
What proportion of the buildings are currently in use?	% in use: 100	%	
	% derelict:	%	
	% vacant:	%	
Are any existing buildings on the site proposed to be converted?	No		
For the parts of the site not covered by buildings, please answer these questions:			
What proportion of the land is currently in active use?	100	%	
What proportion is <i>greenfield</i> (not previously developed)?	55	% (A)*	
What proportion is <i>previously developed</i> and cleared?	45	% (B)*	
What proportion is <i>previously developed</i> but not cleared? (e.g. demolition spoil, etc.)	0	% (C)*	
* A plus B plus C should add to 100%.			
Please provide any additional comments on a separate sheet if necessary.			



<b>(7) Constraints to Development</b>					
Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made. Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.					
	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	DONT KNOW	The Clough is NOT on mains sewage but houses to Halfacre Lane are		<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)				<input type="checkbox"/>	<input type="checkbox"/>

The applicant only became aware of the WBC 'Call For Sites' initiative in the latter half of November 2017. As such the normal searches to establish local capacity for utilities have not been possible in the time available to prepare this proposal.

**(8) Site Availability**  
Please indicate when the site may be available  
Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately YES (Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available: \_\_\_\_\_

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:  
\_\_\_\_\_

**(9) Any Other Information**  
Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

\_\_\_\_\_

Planning Policy– Warrington Borough Council,  
New Town House, Buttermarket Street, Warrington, WA1 2NH

[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)  
01925 442841

This form is available in other formats or languages on request.





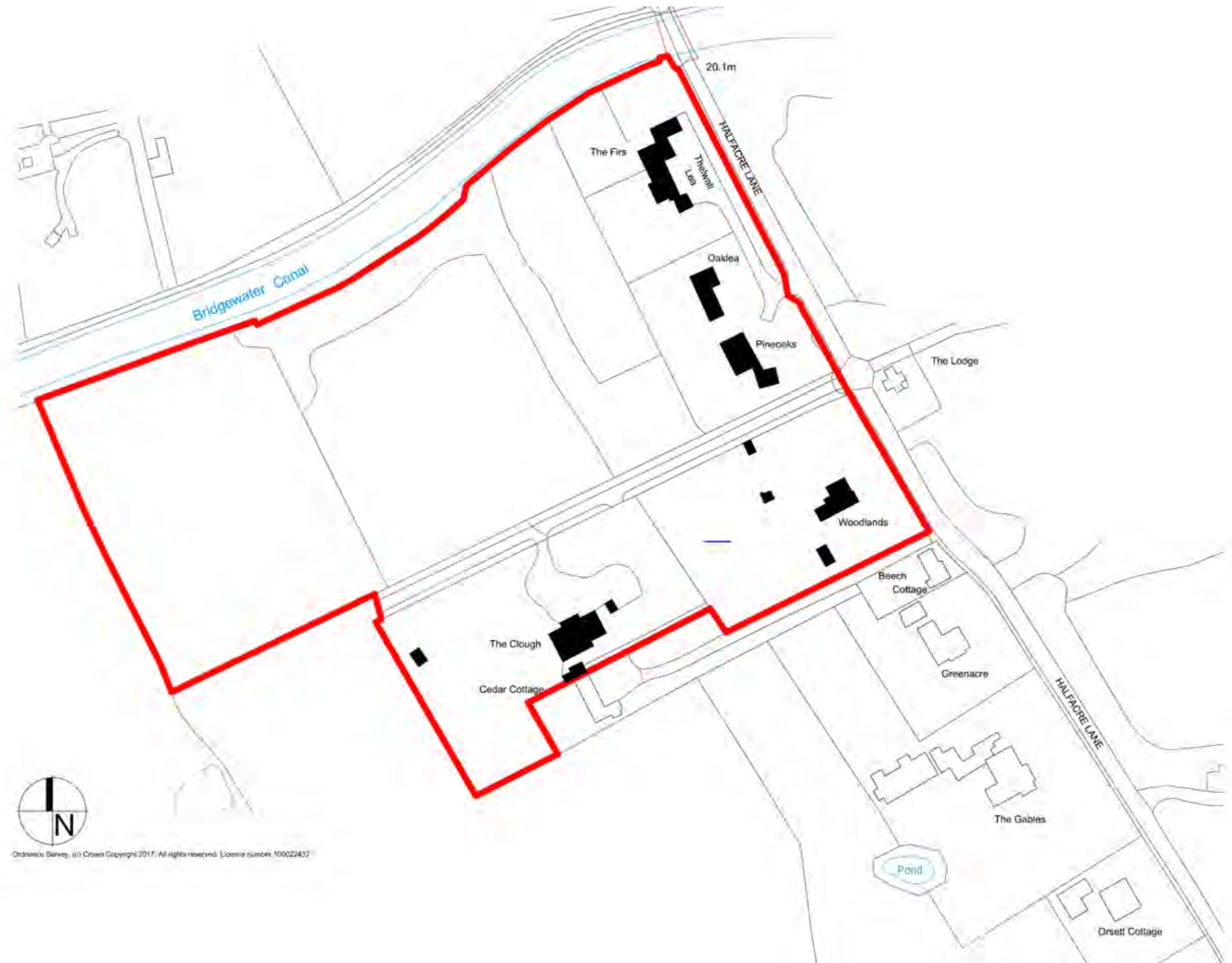


Wider site context



Site location

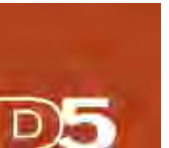




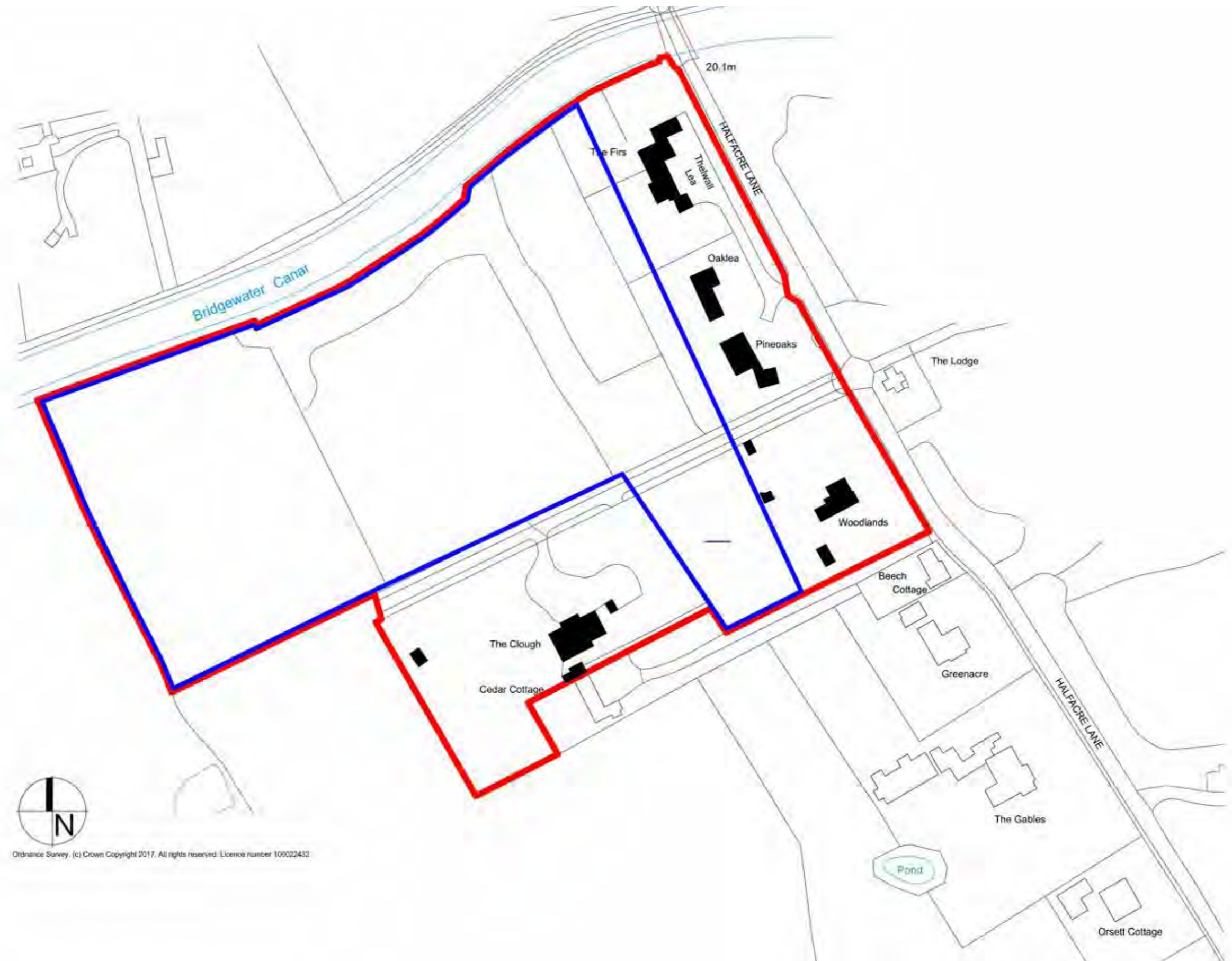
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**Application Site Area**  
 Area contained within the red boundary is  
 4.95Ha

Warrington Borough Council Call For Sites  
**Land At The Clough, Thelwall**







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**Developable Site Area**

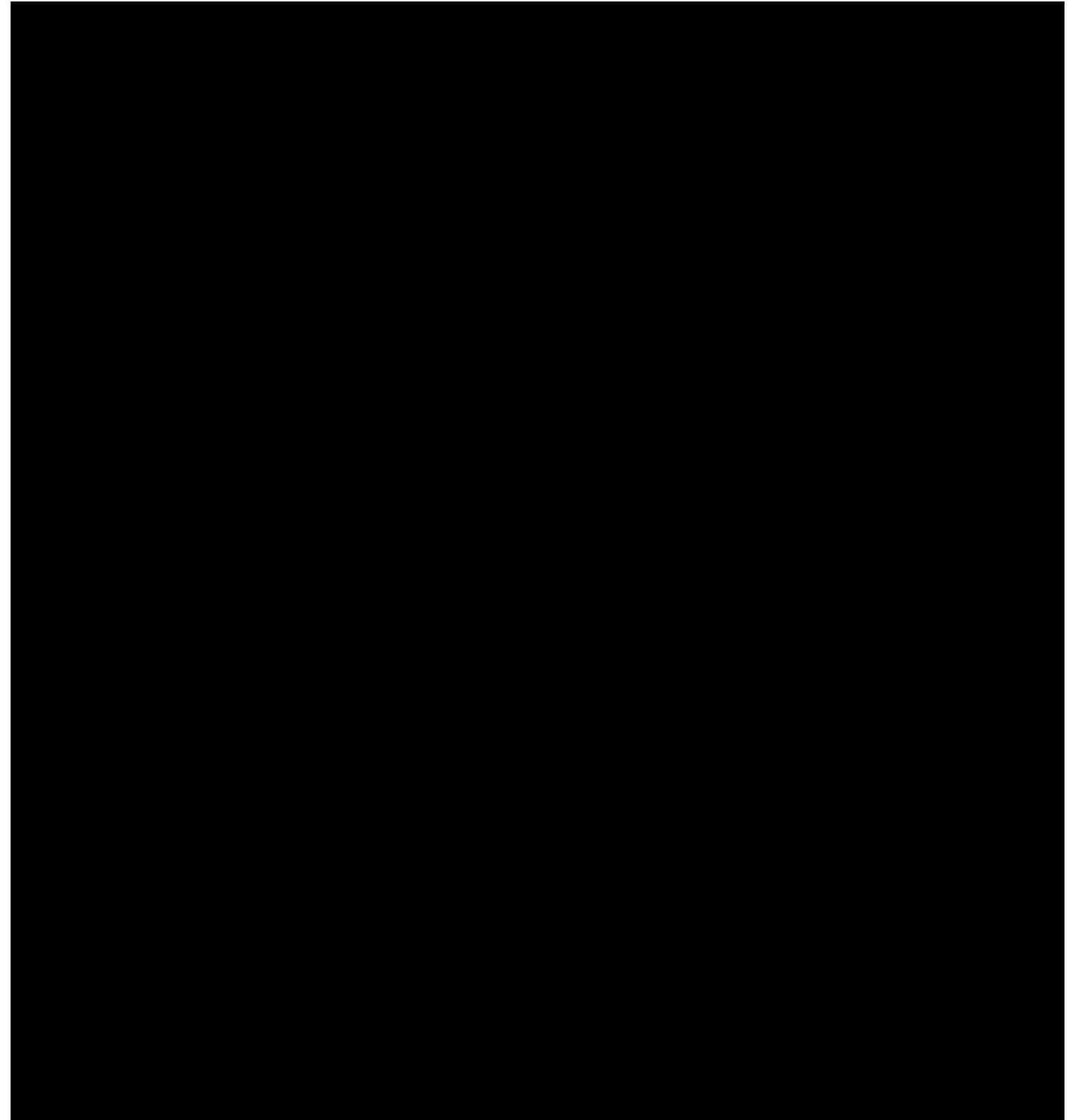
Area contained within the blue boundary is the net developable area of 3.1Ha

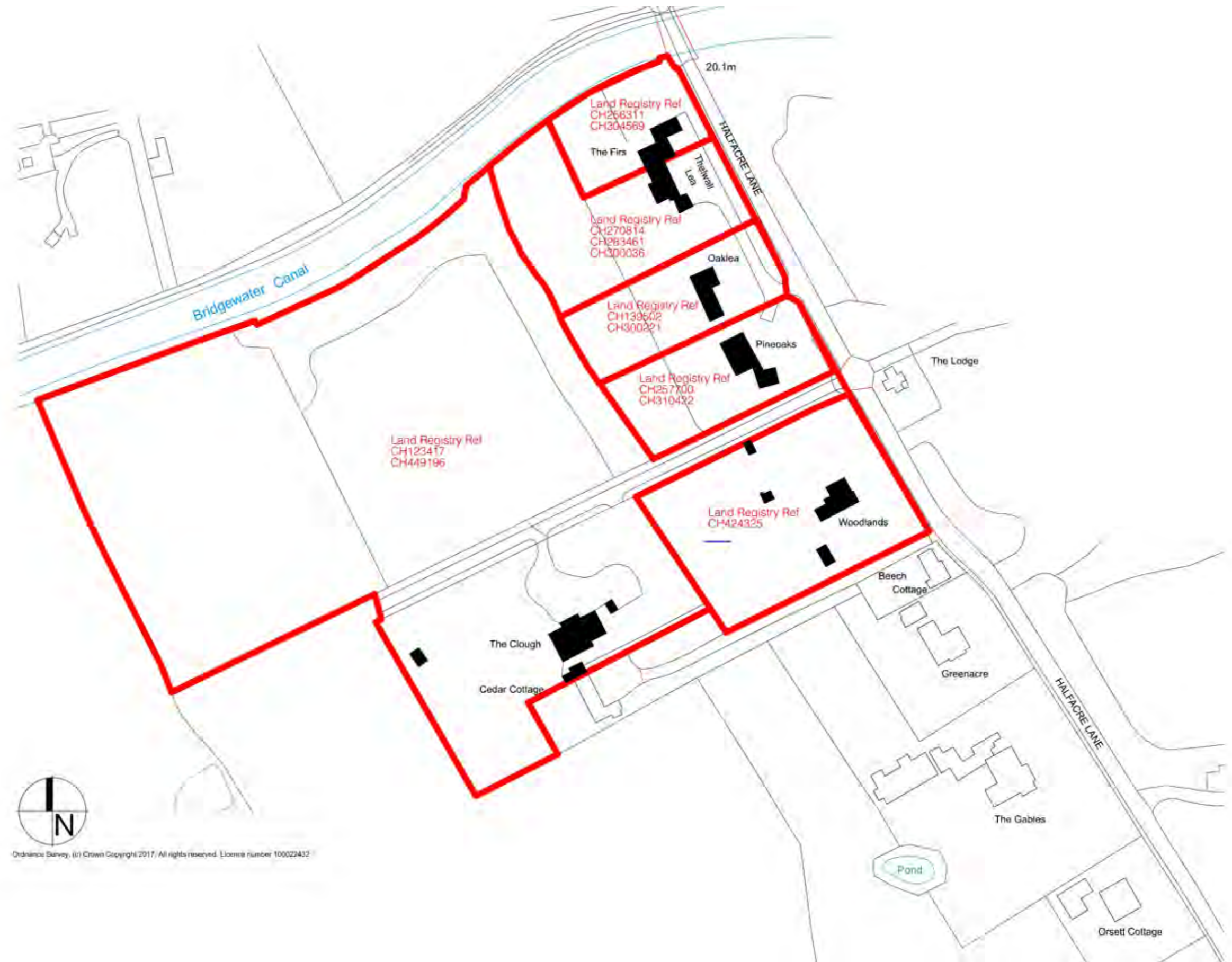
Warrington Borough Council Call For Sites  
**Land At The Clough, Thelwall**



#### Question 4\_Site Ownership Details

The proposed site is assembled from 6 ownerships as illustrated overleaf. All owners listed below and forming the whole proposed site support the proposed redevelopment.





**Site Ownership Plan**  
Land ownership details within the existing site.



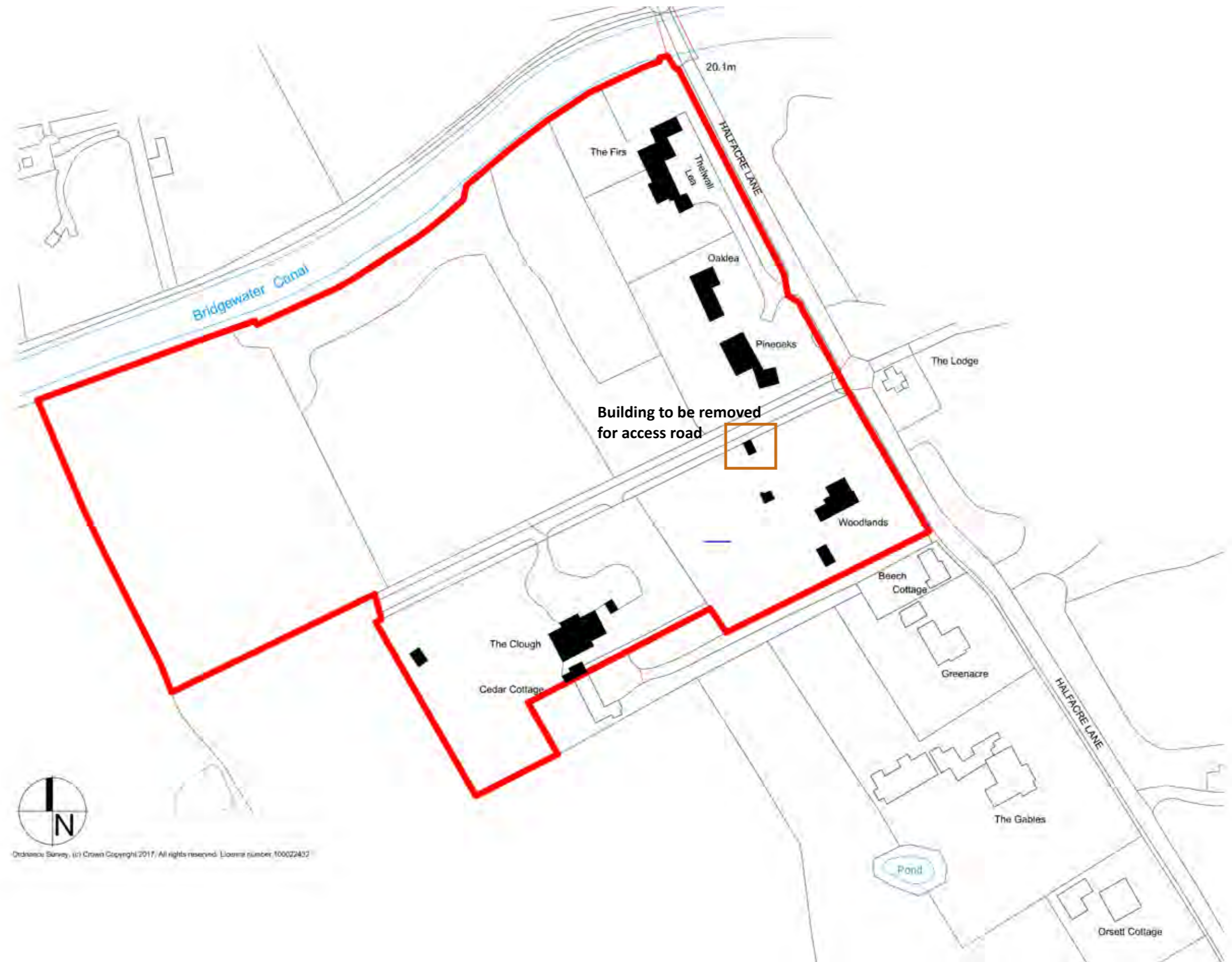


**Surrounding Uses**

Blue areas are existing residential properties,  
green areas are open countryside

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**Land At The Clough, Thelwall**

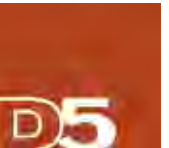




**Existing Buildings**

Existing buildings on site (12no.) are highlighted in black on the plan above. All buildings with the exception of one small garage structure will be retained

Warrington Borough Council Call For Sites  
**Land At The Clough, Thelwall**







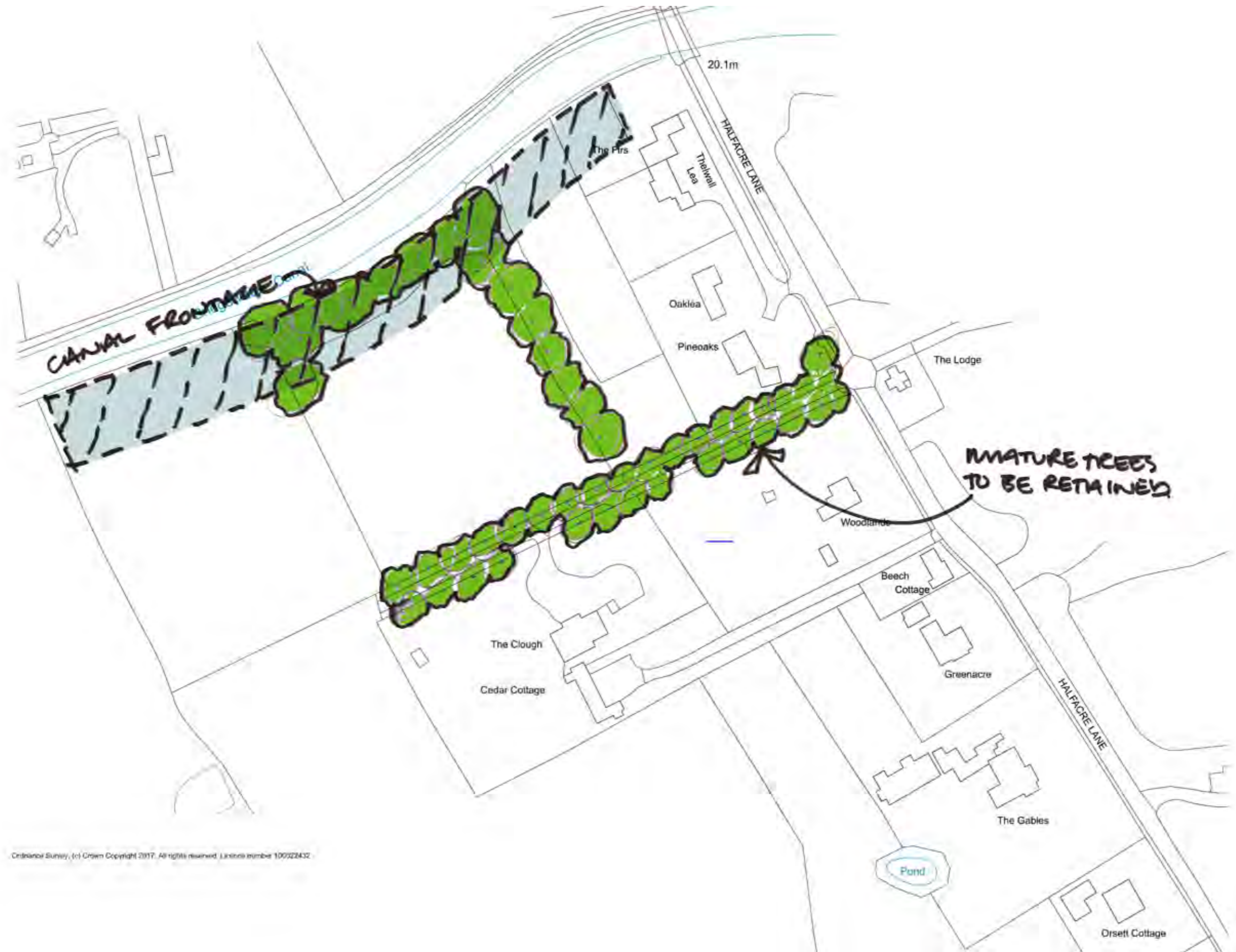
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**Existing Development**

Previously developed areas of the site are highlighted in light blue (45% of total), areas never previously developed in green (55% of total)

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**Land At The Clough, Thelwall**

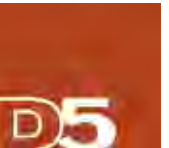




**Site Features**

The site borders the Bridgewater Canal to the north and has extensive mature tree planting. Redevelopment of the site can be achieved with the retention of many of the trees.

Warrington Borough Council Call For Sites  
**Land At The Clough, Thelwall**







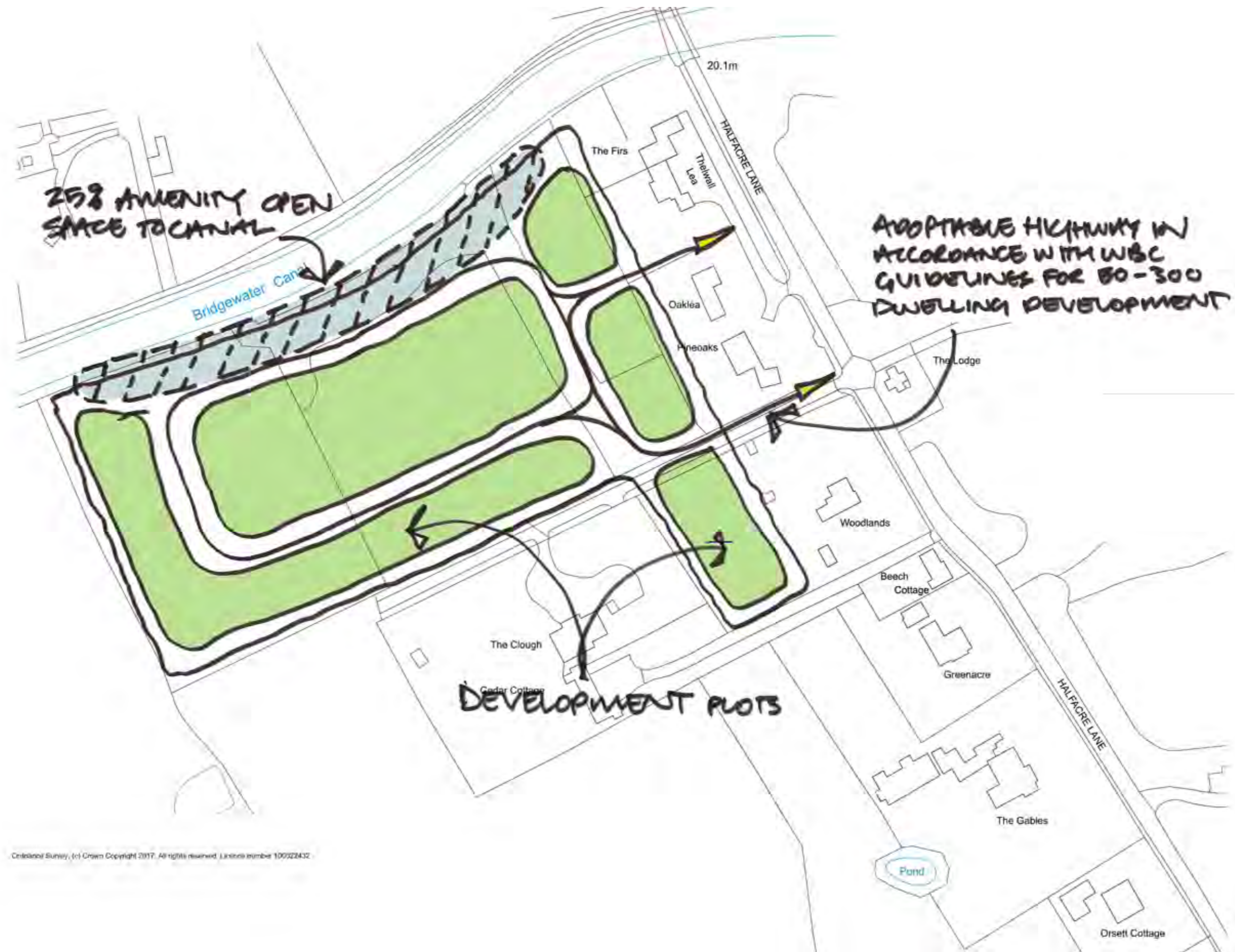
**Site Access**

Adoptable standard access roads can be formed from Halfacre Lane in accordance with WBC guidance for developments of 50 to 300 units. Suitable offsets can be achieved to existing dwellings to maintain amenity and privacy.

Warrington Borough Council Call For Sites  
**Land At The Clough, Thelwall**







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#### Development Density

WBC guidance indicates 25% of the developable area to be public amenity. The net developable area is therefore 2.4Ha at a density of 30 to 50 dwellings/ Ha giving a development range of 69 to 115 dwellings.

Warrington Borough Council Call For Sites  
Land At The Clough, Thelwall



**Prepared by**

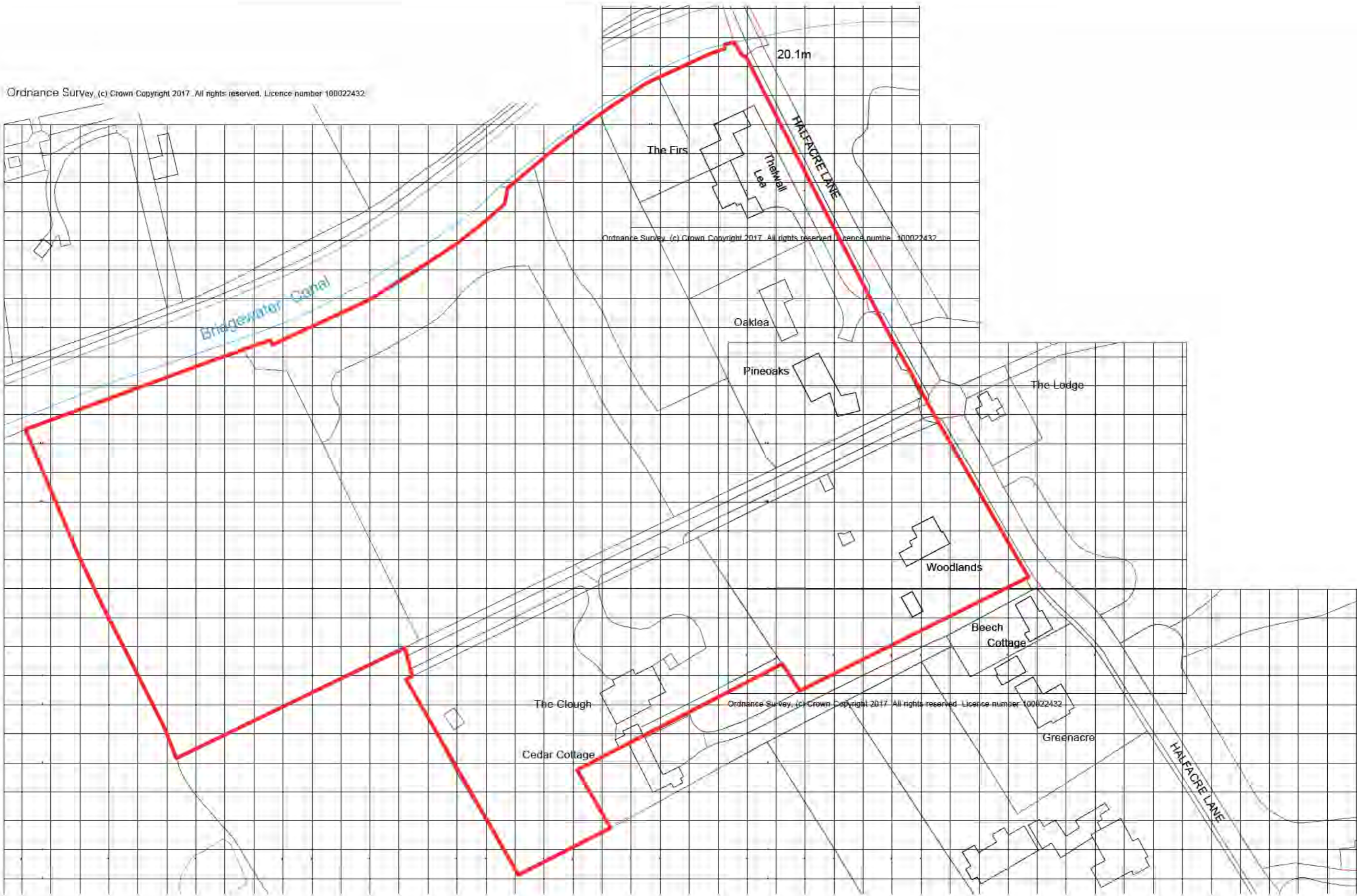
D5 Architects LLP  
71-77 Coventry Street  
Birmingham  
B5 5NH.

**Contact;**

Partner



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Date 24\_11\_2017

Scale @ A3\_NTS

CAD File\_Clough Option 1

File format\_VectorWorks

Rev. -

787\_SK\_171124\_01

Halfacres Lane Greenbelt Declassification

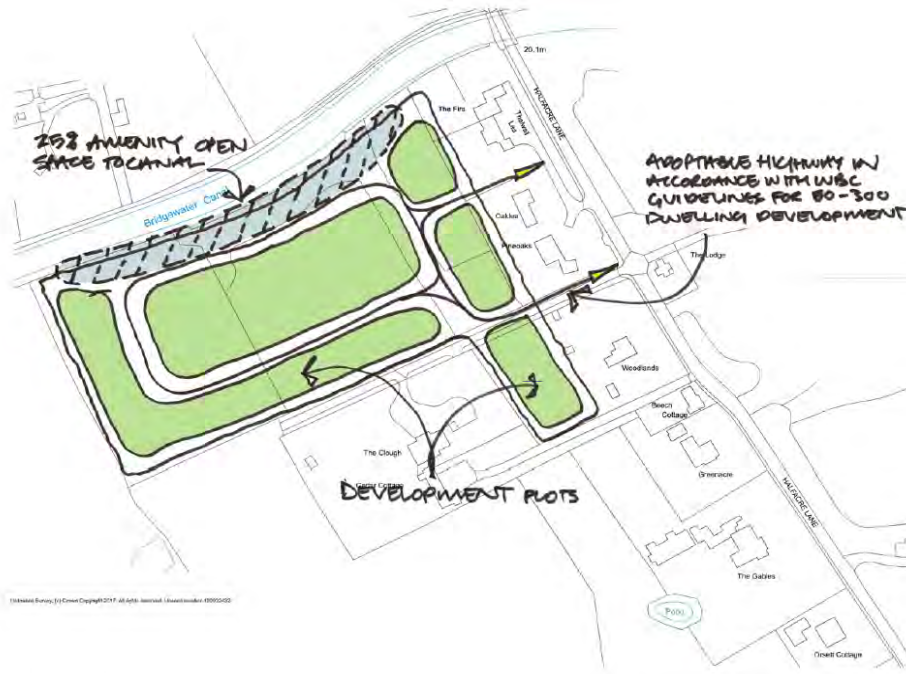
Extent of Declassification Plan



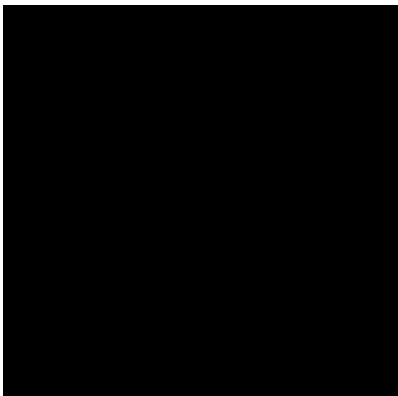




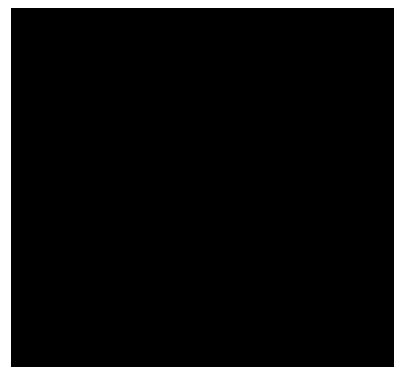
**PROPOSED SERVICES INFRASTRUCTURE REPORT**  
**THE CLOUGH**  
**HALFACRE LANE**  
**THELWALL**  
**WARRINGTON**  
**CHESHIRE**  
**WA4 3JF**



Prepared for



Prepared by



Tel  
Email

Tel  
Email

Report No  
Date:

BD 1016  
January 2018

## CONTENTS

<b>Executive Summary</b>	<b>1</b>
<b>1.0 Introduction</b>	<b>2</b>
<b>2.0 Electricity</b>	<b>3</b>
<b>3.0 Gas</b>	<b>4</b>
<b>4.0 Water</b>	<b>5</b>
<b>5.0 Public Sewers</b>	<b>6</b>
<b>6.0 Telephone / Broadband</b>	<b>7</b>



## Executive Summary

Briar Associates have been employed to assess the services infrastructure requirements associated with the proposed residential development at The Clough in Warrington for the Simpson Partnership and D5 Architects. The development is likely to consist of either 69 new residential houses or 115 residential apartments (or a combination of both).

The services infrastructure includes electricity, gas, water, public sewers and telephone/broadband connections.

This report investigates:

- A load capacity assessment of the proposed 69 houses or 115 apartments
- Contact with local utility providers
- Estimated budget costs for the required services infrastructure upgrades

This is summarised in the table below:

Utility / Provider	Requirements	Estimated Budget Cost
Electricity - SP Energy Networks	<u>69 Houses</u> 300kVA 100Amp single phase supply / 2 – 4 kVA per property  <u>115 Apartments</u> 460kVA 100Amp single phase supply / 2 – 4 kVA per property	£150,000 - £250,000
Gas – Energy Assets / Fulcrum	<u>69 Houses</u> 710kW 25mm gas connection pipework per property  <u>115 Apartments</u> 836kW 25mm gas connection pipework per property	£125,000 - £175,000
Water – United Utilities	<u>69 Houses</u> 15mm – 22mm water connection pipework per property  <u>115 Apartments</u> 15mm – 22mm water connection pipework per property	£135,000 Water Connection Infrastructure Charges  £170,000 Water Connection Infrastructure Charges
Public Sewers - United Utilities	<u>69 Houses</u> Domestic sewer connection per property  <u>115 Apartments</u> Domestic sewer connection per property	£25,000 Sewer Connection Infrastructure Charges  £45,000 Sewer Connection Infrastructure Charges
Telephone / Broadband – BT Openreach	Incoming fibre connection per property	Free of charge as development is more than 30 properties

## 1.0 Introduction

Briar Associates have been employed to assess the services infrastructure requirements associated with the proposed residential development at The Clough in Warrington for the Simpson Partnership and D5 Architects. The development is likely to consist of either 69 new residential houses or 115 residential apartments (or a combination of both).

The services infrastructure includes electricity, gas, water, public sewers and telephone/broadband connections.

This report investigates:

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2.0 Electricity

Utility	Provider	Requirements	Estimated Budget Cost
Electricity	SP Energy Networks	<p><u>69 Houses</u> 300kVA 100Amp single phase supply / 2 – 4 kVA per property</p> <p><u>115 Apartments</u> 460kVA 100Amp single phase supply / 2 – 4 kVA per property</p>	£150,000 - £250,000

The SP Energy Networks existing infrastructure drawing below indicates high voltage (HV) and low voltage (LV) from the Stockport Road A56.

The development will require a new high voltage substation housing a transformer, this will in turn supply each property with a new low voltage incoming underground electricity supply cable. The dimensions of this substation will be approximately 4m x 4m and should be located near to the site entrance.

This new transformer will be served via a new high voltage supply, with the connection likely to be made from the existing high voltage infrastructure on the Stockport Road and will be routed down Halfacre Lane. The existing supplies on Halfacre Lane are not sufficient to serve the new development.

All on site builders works are not included within the estimated budget costs and will be required to be undertaken by the developer.





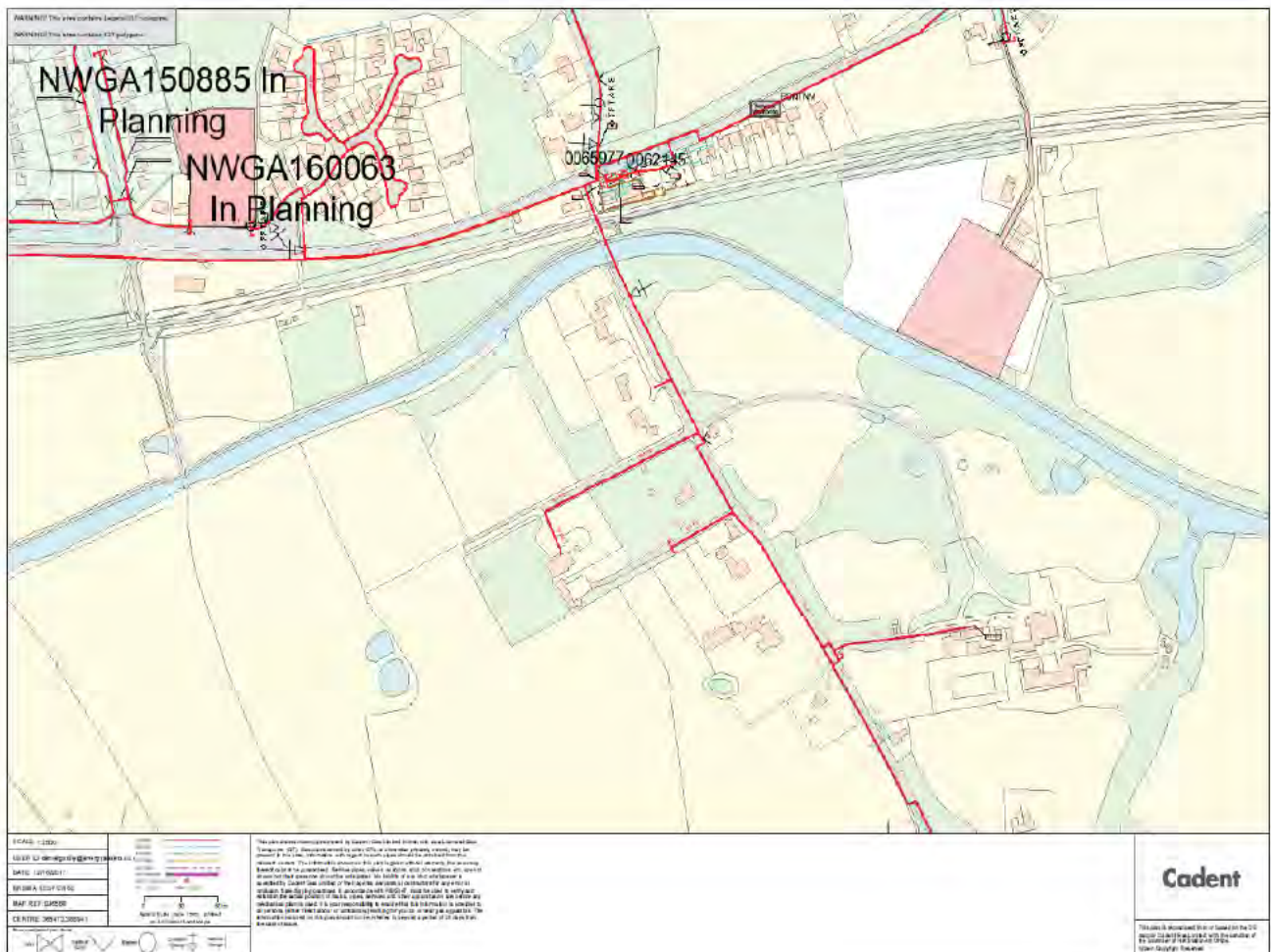
3.0 Gas

Utility	Provider	Requirements	Estimated Budget Cost
Gas	Energy Assets / Fulcrum	<p><u>69 Houses</u> 710kW 25mm gas connection pipework per property</p> <p><u>115 Apartments</u> 836kW 25mm gas connection pipework per property</p>	£125,000 - £175,000

The Cadent existing infrastructure drawing below indicates existing gas connections and reasonable existing infrastructure from the Stockport Road A56.

The development will potentially require new underground 25mm gas supply connections to each property which will be distributed from a larger main estimated to be 100mm which is to run through the site, it is possible that the existing gas infrastructure on the Stockport Road will need to be upgraded to accommodate this, with new supply pipework from this and will be routed down Halfacre Lane. The existing supplies on Halfacre Lane are not sufficient to serve the new development.

All on site builders works are not included within the estimated budget costs and will be required to be undertaken by the developer.





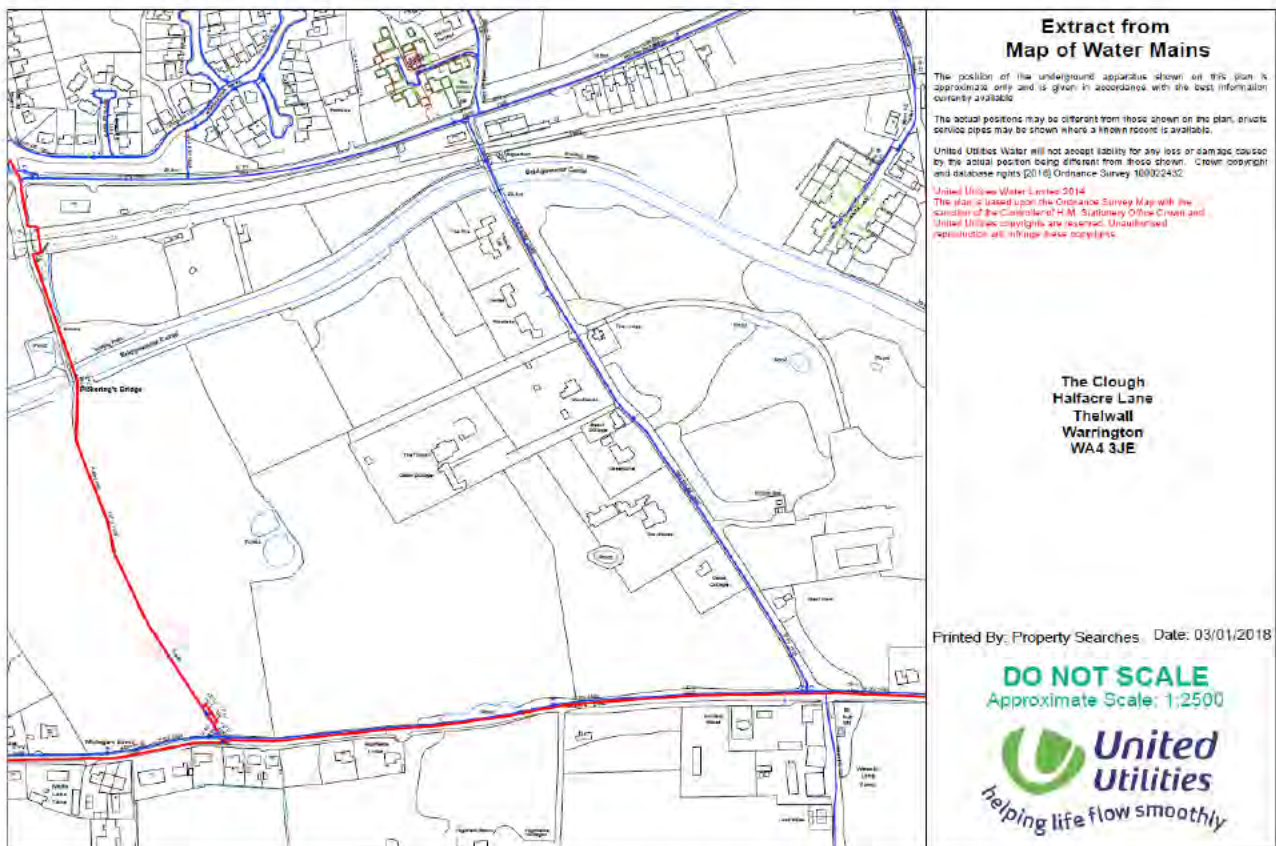
4.0 Water

Utility	Provider	Requirements	Estimated Budget Cost
Water	United Utilities	<p><u>69 Houses</u> 15mm – 22mm water connection pipework per property</p> <p><u>115 Apartments</u> 15mm – 22mm water connection pipework per property</p>	<p>£135,000 Water Connection Infrastructure Charges</p> <p>£170,000 Water Connection Infrastructure Charges</p>

The United Utilities existing infrastructure drawing below indicates existing water connections and reasonable existing infrastructure from the Stockport Road A56 and Weaste Lane

The development will require new underground 15-22mm water supply connections to each property, it is anticipated that the new mains water connection will be 125mm in diameter and taken from Stockport Road, routed down Halfacre Lane and then distributed around the site. The existing supplies on Halfacre Lane are not sufficient to serve the new development.

All on site builders works are not included within the estimated budget costs and will be required to be undertaken by the developer.



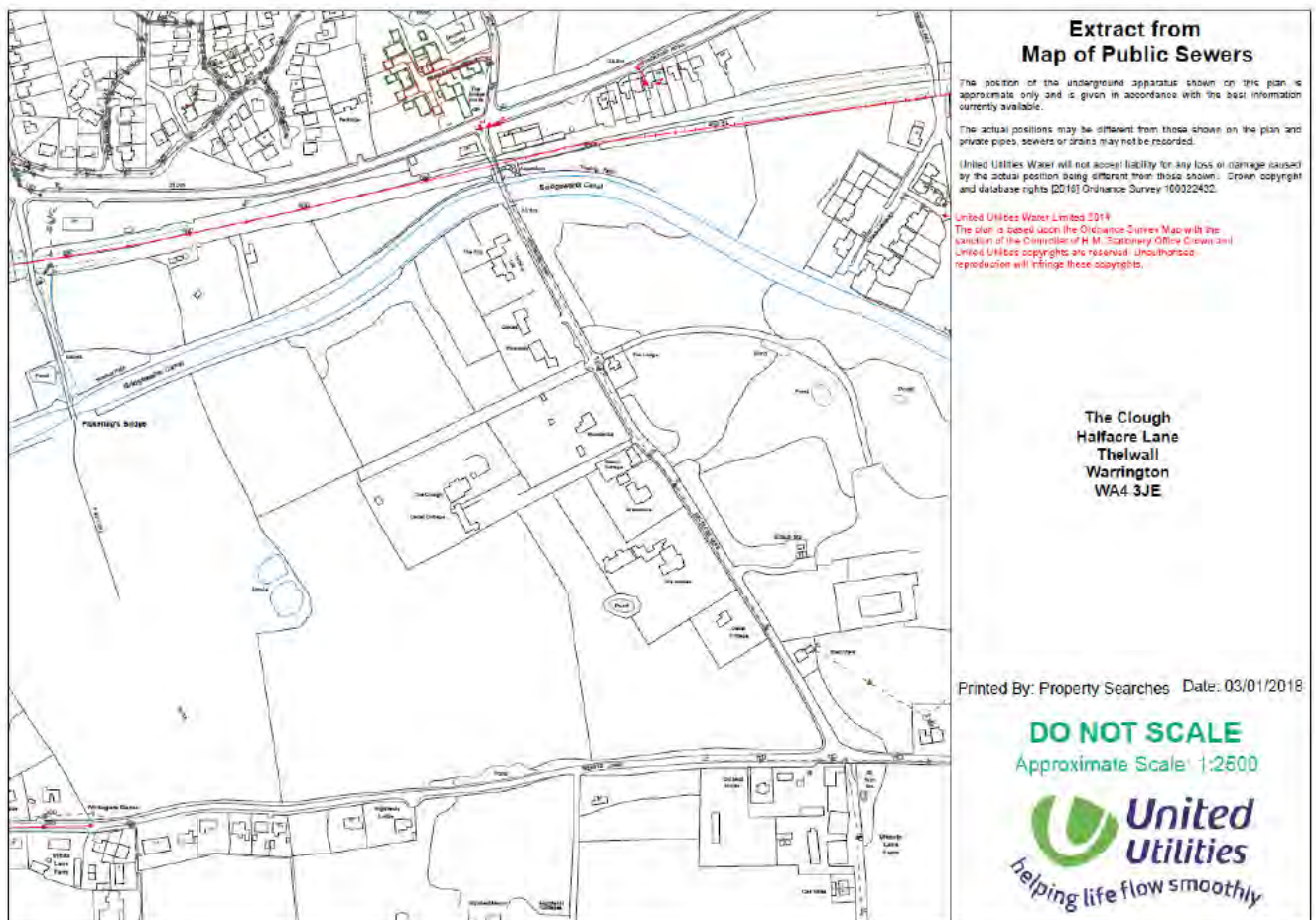
5.0 Public Sewers

Utility	Provider	Requirements	Estimated Budget Cost
Public Sewers	United Utilities	<p><u>69 Houses</u> Domestic sewer connection per property</p> <p><u>115 Apartments</u> Domestic sewer connection per property</p>	<p>£25,000 Sewer Connection Infrastructure Charges</p> <p>£45,000 Sewer Connection Infrastructure Charges</p>

The United Utilities existing infrastructure drawing below indicates existing public sewer connection from the Stockport Road A56.

The development will require a new domestic type sewer connection to each property, and it is not likely that the existing infrastructure on Halfacre Lane will be sufficient; therefore a new connection is likely to be required from the combined sewer near Stockport Road, with infrastructure upgrade taking place within Halfacre Lane.

All on site builders works are not included within the estimated budget costs and will be required to be undertaken by the developer.





6.0 Telephone / Broadband

Utility	Provider	Requirements	Estimated Budget Cost
Telephone / Broadband	BT Openreach	Incoming fibre connection per property.	Free of charge as development is more than 30 properties.

The BT Openreach existing infrastructure drawing below indicates existing fibre connections in Thelwell (above the Stockport Road A56) and copper connections from Weaste Lane.

The development will require a new fibre connection to each property, this will either be served from Stockport Road or Weaste Lane and will be routed down Halfacre Lane to serve the development.

BT Openreach will provide incoming fibre connections to new developments of 30 properties or above, free of charge.

All on site builders works are not included within the estimated budget costs and will be required to be undertaken by the developer.

