

Technical note:

Park Farm, Donnington - Utility Baseline Study

1. Introduction and Purpose of this Study

Amec Foster Wheeler Environment and Infrastructure UK Ltd (Amec Foster Wheeler E&I) has been commissioned by the Duchy of Lancaster to undertake a Utility Baseline Study for inclusion within an outline planning application for a new commercial/industrial development located in, Park Farm, Donnington, South Holland district of Lincolnshire (the Site).

The purpose of this study is to identify the existing utility apparatus within the Site boundary and the surrounding area. Existing utility plans have been requested from all the relevant Statutory Undertakers and the plans have been overlaid onto a drawing showing the Site boundary to allow the analysis required to compile the baseline study.

2. Existing Utilities

Public utility record plans have been obtained from Cornerstone Projects Ltd who provide record plans from the utility companies who have assets in the area. Records obtained include not only the site but also the immediate surrounding area. An initial assessment has been made to establish if the key utilities are present and if they are likely to be physically affected by the proposed development. The results of this are summarised in Table 1.

Table 1 Summary of Baseline Impact Assessment

Utility	Utility Provider	Impact Assessment	
		Underground/above ground apparatus present in or near to the site boundary	Utility likely to be physically affected by the proposed development
Electricity	Western Power Distribution	✓	✓
Gas	National Grid	✓	×
	GTC	×	×
Water Supply	Anglian Water	✓	×
Telecommunications (including fibre optics)	BT Openreach	✓	×
	Virgin Media	×	×
	Vodafone	×	×
	Instalcom	×	×
	MC Nicholas Network	×	×

	Vtesse	x	x
	C.A. Telecom	x	x
	Energetics	x	x
	City Fibre	x	x
	Telent	x	x
	Verizon	x	x
	Plantcast	x	x
Surface Water Drainage	Anglian Water	x	x
	Highway drains	✓	✓
Foul Water Drainage	Anglian Water	✓	x

Records of all existing utilities in and around the site have been summarised on drawing 38780-LEA-CVD-10_Exiting Utilities Rev A in Appendix A. It should be noted that the locations shown are indicative and are not to be interpreted as precise. Accurate locations are to be verified onsite using Ground Penetration Radar (GPR) or other approved methods prior to the commencement of works.

2.1 Electricity

Electricity apparatus in the area is owned and operated by Western Power Distribution.

Existing High Voltage Network

There is a high voltage underground line running along Barnes Road coming from an Electric Substation located in the junction between Barnes Road and Cowleys Road. That line turns to the North East and runs along Station Street before it turns right and takes Mill Field Road.

Existing Low Voltage Network

There is low voltage (LV) apparatus within the site boundary. These underground lines cross the Site to serve the existing Park Farm buildings. The two main lines run either side of the access road located within the Site boundary. It is assumed that the access road will be incorporated as the access to the proposed development, but the underground lines may need to be protected or diverted as part of the works.

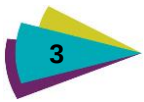
All of the electricity lines in the vicinity of the roundabout are underground. There are more LV lines in the area mainly running along the following streets: Station Street, Station Approach and Barnes Road. The lines at Station Street and Station approach are overhead cables. However just one of the three lines at Barnes Road is above ground.

The records indicate that there may be ducts crossing under the A52 road at the northern spur of the roundabout and under Station Street at the junction with Station Approach before the roundabout.

2.2 Gas

Gas apparatus in the area is owned and operated by National Grid. The gas supply to the area comes from the North East end of Station Street with a Low Pressure main. The 125mm Polyethylene (PE) main serves all the housing along the street reducing in diameter to 90mm PE pipe prior to crossing Mill Field Road. The main continues in a South East direction at Barnes Road reducing to 63mm diameter PE main to serve the last houses of the street. At the junction with Barnes Road a 63mm PE spur leaves the main pipe towards Station Approach.

No gas mains are identified along the A52 road.



2.3 Water supply

The water mains present on the area are owned and operated by Anglian Water. A 125mm diameter Medium Density Polyethylene (MDPE) main is shown in the records along Station Street running in a South West direction. It crosses under the A52 to the Western side of the road opposite Park Farm at the South of the existing roundabout. A 3 inch diameter Asbestos Cement (AC) pipe is also shown along Barnes Road.

2.4 Foul water

The Foul Water network is owned and maintained by Anglian Water. All sewers present in the area are 150mm Vitrified Clay (VC) gravity sewers. The sewerage flows run in a South East direction along Barnes Road. The nearest foul water manhole to the Site is located at the junction between Barnes Road and Station Street. No foul sewers have been identified in the records coming from Park Farm and further investigation would be required in the detailed design stage to ascertain the presence or not of any private sewers discharging into the public sewer network.

2.5 Surface water

No surface water sewers have been identified in the Anglian Water records. Therefore is anticipated that the existing gullies at the A52 road are connected to a drainage system owned by the Highway Authority. Further investigation will be required to ascertain if the existing gullies are connected to the two ditches running either side of the A52 road or to a sewer running under the carriageway.

There is also drain identified as 'Old Swimmerdam' that crosses the Site and connects to the western ditch alongside the A52. The drain crosses the Site boundary at the North East corner of the Site and turns in a South direction for approximately 80 metres before turning to the East. The length of the drain running in an Eastern direction that falls within the Site boundary is around 100 metres.

Further investigation will be required in the detailed design to ascertain the area discharging into the drain and the flows it conveys.

2.6 Telecommunications

The apparatus and equipment in the area is owned and operated by BT Openreach. BT equipment is located at various locations. There is an underground cable running along the Eastern side of the A52. Another cable is shown in the BT records connecting Park Farm to a joint box located in Station Approach with cables continuing from the joint box to the A52, the train station and to the North East along Station Street.



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