



Barnsley West
Utilities Strategy Statement
For Strata Sterling Barnsley West Limited

Date: 27 May 2021

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1. DEVELOPMENT OVERVIEW

The proposed development site is located to the north west of Barnsley town centre in between the urbanised areas of Higham and Gawber.

The development site is currently mainly agricultural land with Barugh Green Road to the North, Higham Road to the west, with the M1 routed to the South and Hermit Lane through the South of the development site.

This mixed-use development will consist of an employment zone with commercial/industrial units, 1760 residential dwellings, primary school, as well as small retail shop units.

This statement provides an overview of the existing utilities services around the proposed development site, what services are likely to be affected by the development works as well as how the new utility services for the development can be provided.

2. EXECUTIVE SUMMARY

Budget/fixed utility quotations for the diversion works have been received from the respective asset owners and up to date fixed price quotations are currently being sort for the highways works.

Utility strategy plans have been formalised for the on-site diversion works and how these works can be integrated into the highways infrastructure and as well as maintaining services to existing customers.

The consensus and feedback from all utility providers is the new development can be supported and that there is spare capacity in their networks to allow the site to develop in line with the masterplan.

3. EXISTING SERVICES

The following utility service providers have been contacted to determine if they have services within the vicinity of the development site.

Organisation	Organisation
Northern PowerGrid	Energetics
National Grid Transmission	AWE Pipelines
Gas & Electricity	Balfour Beatty Investments
Utility Assets Limited	BskyB Telecommunications Services Ltd
ESP Utilities	SOTA
ENGIE	Teliasonera
GTC	BT Openreach
CATS Pipeline	Virgin Media
Northern Gas Networks	Vodafone Limited
Fulcrum Pipelines Ltd	Mobile Broadband Network Ltd
National Grid Transmission (Gas)	CityFibre
CADNET	Colt Telecoms
BP Exploration Operating Company	Gamma Telecom
Carrington Gas Pipeline	Instalcom
BPA	Interoute
BOC LTD	KPN International
Brookfield Utilities UK	Tata Communications
ES Pipelines Ltd	Trafficmaster Ltd
CEMEX	Verizon Business
Centrica Storage LTD	Gigaclear PLC
CLH Pipeline System LTD	Gtt
Concept Solutions People LTD	Hafren Dyfrdwy
DIO (MOD Abandoned Pipelines)	Humbly Grove Energy
Electricity North West LTD	IGas Energy
ESSAR	INEOS FPS Pipelines
ESSO Petroleum Company LTD	INEOS Manufacturing
Gamma	Intergen
Gateshead Energy Company	Mainline Pipelines LTD
RWE	Manx Cable Company
RWEnpower	Mainline Pipelines LTD
SABIC UK Petrochemical	Manchester Jetline LTD
Shell Pipelines	Scottish Power Generation
SSE	Seabank Power LTD
Marchwood Power LTD (Gas Pipeline)	Severn Trent
Melbourn Solar LTD	SGN
Northumbrian Water Group	Oikos Storage LTD
Npower CHP Pipelines	Orsfed
Premier Transmission	Perenco UK LTD
Prysmian Cables & Systems LTD	Petroineos
UK PowerNetworks	Phillips 66

Uniper UK LTD Vattenfall Western Power Distribution Zayo Group UK LTD Wingas Storage UK LTD	Total (Colnbrook & Colwick LTD) Total Finalline Pipelines Transmission Capital Veolia ES SELCHP LTD Westminster City Council
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Mains record plans were obtained from all the companies that responded identifying that they may be affected by the development and the following primary affected services were identified:

3.1 Electricity

Northern PowerGrid have 66kV, 11kV & LV overhead services route adjacent, within and through the development as well as underground services within Barugh Green Road & Higham Common Road.

National Grid 'Electricity' have confirmed their plant is not affected by the new development.

No electricity services are provided along Hermit Lane to Hermit House Farm, as the farm is served via an 11kV overhead line tee' d off from Gawber to south of the motorway.

3.2 Gas

Northern Gas Networks Low Pressure Gas Mains are routed along Barugh Green Road & Higham Common Road.

National Grid 'Gas' and Cadent Gas have both confirmed their plant is not affected by the new development.

No gas services are provided along Hermit Lane to Hermit House Farm as the existing gas main terminates in Higham at the end of the residential properties.

3.3 Water

A 6" water main is routed along Barugh Green Road and 12" water main is provided along Higham Common Road.

No water services are shown along Hermit Lane in either direction to Hermit House Farm, therefore we believe the farm may be provided with a bore hole water supply.

3.4 Communications

Openreach & Virgin Media infrastructure ducts route around and adjacent to the new development site along Barugh Green Road & Higham Common Road. Zayo Group services are also within these ducts.

Openreach services also route along Hermit Lane to Hermit House Farm.

4. DIVERSION WORKS

The following diversion works have been identified to enable this development to be provided:

4.1 Electricity

A proposal to divert the existing 66kV and 11kV overhead line from Wilthorpe Road to Higham across the middle of the residential development site have been received from Northern PowerGrid and this will be carried out during the northern part of the development works.

The existing 11kV and LV cables along Barugh Green Road and Higham Common Road also require diverting as part of the highway infrastructure works. Detailed costs for these works are currently being obtained by the Highways Consultants ready for the commencement of the highway infrastructure works.

Proposals from Northern PowerGrid have also been received to divert the existing overhead line from Gawber to south of the motorway underground as well as re-feed Hermit House Farm if required.

4.2 Gas

The Northern Gas Network infrastructure along Barugh Green Road will need to be diverted to accommodate the new roundabout serving the north of the development site. Detailed costs for these works are currently being obtained by the Highways Consultants ready for the commencement of the highway infrastructure works.

The gas main within Hermit Lane does not extend past the existing residential properties and will not be affected by the works.

4.3 Water

Both the 6" main in Barugh Green Road and the 12" main in Higham Common Road will need to be diverted as part of the highway roundabout works.

Budget cost of these work have previously been provided by Yorkshire Water and detailed costs are currently being obtained by the Highways Consultants ready for the commencement of the highway infrastructure works.

4.4 Communications

Openreach and Virgin Media service ducts in Barugh Green Road and Higham Common Road are affected by the highway roundabout works. Budget cost of these works have previously been provided and detailed costs are currently being obtained by the Highways Consultants ready for the commencement of the highway infrastructure works.

The service along Hermit Lane can be abandoned once Hermit House Farm is demolished.

5. NEW UTILITY SERVICES

5.1 Electricity

Northern PowerGrid have confirmed that the development load of 14.3MVA can be served via 2no new 11kV cables from their existing Barugh Primary substation at the end of Whaley Road.

These new cables would be routed along Claycliffe Road and Barugh Green Road before running the full length of the new link road servicing the residential, commercial, and school developments via a number discretely/strategically located substations along the road before serving the employment zone and continuing along Higham Lane to reinforce their existing network at Elmhurst Lane Primary substation.

The residential development from Farm House Lane will be separately served from the Northern PowerGrid's existing 11kV network in Pogmoor.

5.2 Gas

Subject to the UK strategy on carbonising the existing gas infrastructure network by replacing the tradition gas with hydrogen, any new gas supplies to the residential, school, and commercial development areas to the northern and middle sections of the site will be served from a connection to the 200mm Intermediate Pressure main at gas governor station on Barugh Green.

New pipework would then be laid from this location to the new roundabout on Barugh Green road and along the new link road to discretely/strategically located gas governor stations to service the site.

Gas supplies for the Employment zone will be provided from a 315mm medium gas main located on the corner Farm House Lane and Pogmoor Lane with a new gas main laid along Farm House Lane into the top of the employment zone site.

5.3 Water

A proposal has been received from Yorkshire Water to provide a new 225mm water main from the existing 12" main in Higham Common Road along the new link up to Barugh Green Road where this would connect into the existing 6" main.

From this new 225mm water main a 160mm spur connection will be provided to the commercial/industrial units within the employment area.

5.4 Communications

Initial proposals have been received from Openreach to serve the development with new duct infrastructure from both Barugh Green Road and Higham Common Road which will run the full length of the new link road and will then service along the new roads to service the individual properties.

A similar strategy will be used for Virgin Media services.