

Utility Strategy Report

For:



**Llanmoor Development
Company Ltd**

**Parc Llangewydd -
Land North of A473
West Bridgend**

May 2020

PARC LLANGWYDD, LALESTON,

WEST BRIDGEND

Executive Summary

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Utility Infrastructure Requirements

- Electric – 33kV & 11kV on site diversions; Off-Site 11kV works required to bring power to site.
- Water – Possible site entrance diversion; Capacity TBC / reinforcement likely.
- Gas – Medium Pressure main on site; Reinforcement for Low Pressure connection.
- Openreach – Site entrance diversionary works anticipated; Fibre available.
- Virgin Media – Not affected but in the immediate area; new Services possible / TBC.

Budgetary Costs for Diversionary Infrastructure Works

- Electric – £200,000
- Water – £25,000
- Gas – £Not Anticipated
- Openreach – £75,000
- Virgin Media – £N/A

Budgetary Costs for New Supply Infrastructure Works

- Electric – £1,000,000
- Water – £450,000 new mains
- Gas – £205,500
- Openreach – (£155,550)

Programming Requirements

- 6-13 weeks for formal quotations and detailed estimates.
- 10 weeks lead in following payment of new supplies quotations.
- Allow say a minimum of 12 weeks for the necessary Legals for the new HV Easement, the Substation and LV network. The 3rd party land Agreement may well take far longer to complete.
- 16 weeks to commence the off- site 11kV works, subject to road space.
- Possible 270no days to commence any necessary Gas reinforcement.

Development Utility Risks

- Other developments in the vicinity of the site (or served from the same networks) may have made applications for supplies that may take up the current 'spare' capacity.
- Costs to date are an initial appraisal, and may increase once a layout and further details of the site are available.
- Costs for diversionary works increasing when the site layout and S278 works designs are available
- Increase to costs for power for the All Electric heating provision, once details of the heat and hot water installation (and per plot load demand are confirmed).
- Higher WPD & Openreach diversionary costs than anticipated at this stage, when the site layout / S278 site entrance details are confirmed.
- Possible increase in costs for the offsite 11kV works, due to engineering difficulties or traffic management / working hours restrictions.
- W&WU reinforcement required, with a protracted lead in and unconfirmed trigger point for existing capacity with Client contribution to be confirmed.
- Unknown scope and cost for the Water reinforcement, with a possible protracted lead in.
- Possible DCWW future changes to their Charging Methodology.
- No available cost certainty at this stage, until formal offers are procured, accepted and paid.