

Northern Gateway Development, Heywood Stats Overview Dated 04.08.2020

The Northern Gateway development site is located to the east of Junction 18 on the M60, and extends to both the north and south side of the M62. The Joint Venture Partners (Russell Homes and Harworth Group) are promoting the site for development.

Site GM 1.1 - Northern Parcel (North of M62)

The development area to the north of the M62 (site GM 1.1) will be largely industrial and distribution with an element of residential, plus ancillary community, commercial and retail uses. It will comprise around 1.2 million sqm of industrial and distribution space (with around 850,000 sqm coming forward before 2038), around 1,200 residential dwellings and associated community and ancillary uses including public open space, sports pitches, a local centre and a primary school.

The Russell Group are already delivering the first phase of the allocation in the mixed use 'South Heywood' Development (comprising a new link road, industrial development and 1,000 residential dwellings) within the north-eastern part of the wider GM 1.1 site.

Site GM 1.2 – Southern Parcel (South of M62)

The development site to the south of the M62 will be largely residential. It will comprise around 1,550 residential dwellings, retail and community facilities, a primary school and public open space.

The below Utility brief relates to the development proposed to come forward before 2038. It is to be read in conjunction with the attached masterplan and the associated incoming Plot services schedule.

Consideration has also been given to the Government led phasing to the introduction of the wider use of low carbon heating, proposed from 2025 and with other renewable technologies listed separately to this report. These are presently being planned for development and will benefit the whole of the Northern Gateway site in respect of energy reduction technologies, environmental benefits and high-speed data high

technology.

Existing Utility Network Services

Electric

It has been determined with Electricity North West Limited (ENWL) that there is insufficient existing capacity in the area to support the Northern Gateway project. To enable the development, there is a requirement for 2 new primary 33KV substations which has been identified with ENWL for the Northern (GM 1.1) and Southern (GM 1.2) side of the development.

33KV Primary Substation/s

From the plot loadings and the housing demands profiled, the demand for the Northern Gateway Development requires 2 no. new Primary 33kV network substation/s to be formed and provided. The indication from ENWL has determined 2 Primary substations for the Northern and Southern sections of the site.

The point of Connections (POCs) identified by ENWL have been shown at CASTLETON BSP ref 304881 for the Northern sector, and AGE CROFT BSP ref 100506 for the Southern sector, which are approximately 7km & 15km away respectively. The 33KV service will be routed from these two locations.

The 2 proposed Primary Locations have been indicated on the attached plans. The area of the Primary substations required is approximately 25m x 30m and requires 24hr access and associated legal easements and wayleaves for the 33KV service and 11KV supplies running out from these primary locations.

From the new 33KV Primary Substations there is a further network of 11KV substations being provided to distribute demand across the Northern Gateway site which are to be sited for the planned Business Plots and Residential Proposals. Due to the location of the M60, M66 & M62 motorways careful consideration is to be taken over the positioning of the Primary substation locations, particularly in the Southern parcel.

There would be a substantial asset value to be explored for the new provision of the 33KV Primary Substations and the 11KV distribution network for the on-site development.

Additional to the Northern Gateway proposed network there is an option to provide an additional 3.1MVA from the South Heywood development site which can be used to distribute to plots 1 to 8 within the Northern Gateway GM 1.1 site. There 2 No. 6.6KV substations required for this have been indicated on the site layout for information purposes only, and would enable early access and development of these units if needed.

The proposed electrical demand for the development is estimated at 38MVA with a connected diversified load of approximately 26.5MVA. This is attributable to the industrial/distribution development area only.

The residential electrical demand planned is a further 5.5MVA and is primarily required to the south side of the M62 motorway.

The southern section of the GM 1.2 site is characterised by the presence of overhead electricity cable pylons. These and their appropriate easements will need to be accommodated in the masterplan, albeit given the location in the southern-most edge of the site this does not present a major constraint.

Gas

There have been 2 no. gas capacity reviews from Cadent Gas, one for the parcel to the north of the M62 (GM 1.1) and one for the parcel to the south of the development site (GM 1.2).

Cadent are fully engaged with the development and they have worked closely with our Northern Gateway team to assist in this development opportunity and the associated planning around the existing High-Pressure gas main that runs through the Northern site (GM 1.1) which will be sympathetically landscaped. The gas main also runs through the approved South Heywood development and has presented an opportunity to create a green infrastructure and active travel corridor. The Joint Venture therefore have extensive experience of working with Cadent to accommodate this constraint.

Site GM 1.1 - Northern Parcel

Cadent Gas have advised that the development can be connected to the existing

Intermediate Pressure (IP) main located at the western site boundary. There is also further Medium Pressure (MP) connections available also, local to the northern part of the site.

Cadent Gas have confirmed that the current mains have sufficient capacity to support the load required for the development without any reinforcement works.

It should be noted that the use of any IP or MP network service and connections points will require appropriate gas governors located along the route through the development site along within the proposed road network for an IP or MP service to Low Pressure (LP) that will supply the individual commercial units and residential dwellings phases.

There is also a MP connection available at the end of the South Heywood development that has capacity for early Plots in the Northern Gateway site that will enable early access and development of these units if needed similar to that of the electrical requirements.

All the business plot demands will be serviced by a gas service located in the road network planned through the site to allow connection to each unit as required throughout the scheme.

Site GM 1.2 - Southern Parcel

Cadent Gas has advised that the development can be connected to the existing Medium Pressure (MP) main located approximately 800 metres from the development boundary.

Cadent Gas has confirmed that this main currently has sufficient capacity to support the load required for the development without reinforcement works.

It should be noted that the use of any MP network service and connections points will require appropriate gas governors located along the route through the development site along within the proposed road network for an MP service to Low Pressure (LP) that will supply the individual units and residential dwellings.

Water

United Utilities are engaged with the JV team and have provided guidance to pre-development enquiries, advising that the anticipated point of connection for the development will be the nearest practical point on the network to the development boundary.

The option location given for POCs on the Southern and Northern parcels are an existing 315mm PE main located at the junction of Heywood Old Road. And a 160mm PE main additional to the 250mm PE main POC off Pilsworth Road.

United Utilities have advised that with the significant number of units proposed on the site for consumption, re-modelling works is being undertaken to determine the most cost-effective solution to providing a water supply within United Utilities standards of service which is suitable for the end use of the development.

Site GM 1.1 - Northern Parcel

This will involve a 250mm PE POC located on Pilsworth Road and a 160mm PE POC located on Moss Hall Road with a further connection point option for plots 1 to 8 through the South Heywood development which connects into the Northern Gateway Development via the proposed roadway construction.

These POCs have been indicated on the attached site proposals. Distribution of water and fire main facility will be routed along the site development road network suitably sized for metered connection to the individual units and residential dwellings.

Site GM 1.2 - Southern Parcel

This will involve a connection point from the 315mm PE main is located on the southern side of the M62 and it is the nearest suitable main as determined by United Utilities.

This POC has been indicated on the attached site proposals. Distribution of water and fire main facility will be routed along the site development road network suitably sized for connection to the future residential dwellings.

BT OPENREACH

The scheme already tabled and being implemented through the South Heywood Development scheme to provide BT Openreach communication network coverage is being developed to facilitate the Northern Gateway Proposals to both the Northern and Southern areas of the site.

The connection points are located on the attached Northern Gateway connection layouts. BT Openreach are presently developing their network layout and will be installing high speed data & fibre networks throughout the development.

VIRGIN MEDIA

The scheme already tabled and being implemented through the South Heywood Development scheme to provide Virgin Media communication network coverage will be developed to facilitate the Northern Gateway Proposals to both the Northern and Southern areas of the site.

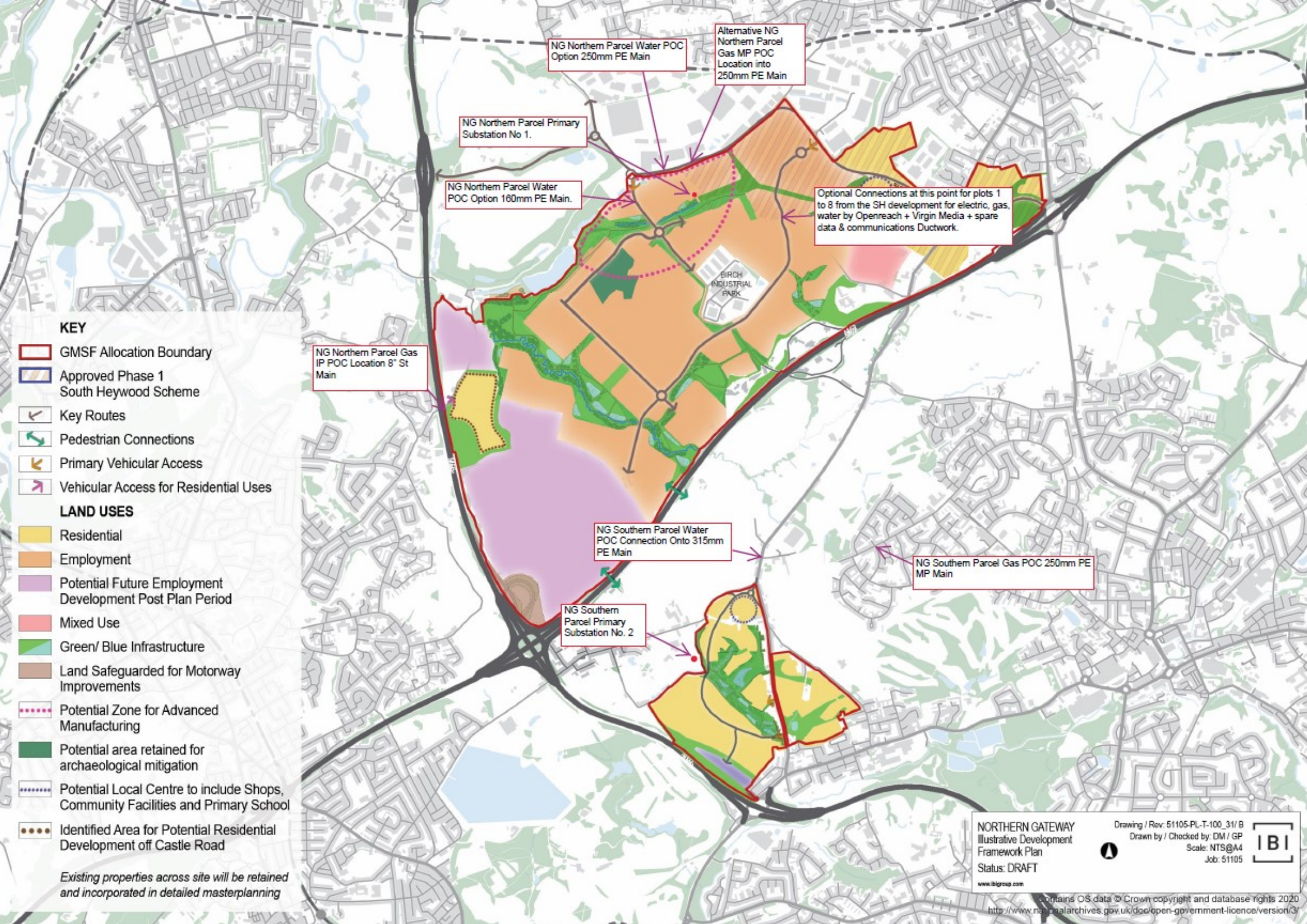
The connection points are located on the attached Northern Gateway connection layouts. Virgin Media are presently developing their network layout for this area and will be a suitable alternative network provider.

NB It should be noted that spare underground ductwork network facilities are being provided to enable alternative network providers to invest into the site.

Summary

The above sets out how the Northern Gateway development can be served by sufficient power, water, electricity and telecomms. The Joint Venture have engaged with key service providers and investigations and emerging proposals are well progressed. It is not considered that there are any utilities constraints, either current infrastructure or identified need, which will prevent the sites from being allocated for development.

These proposals will develop as the overall masterplan evolves, and link to an overarching site energy and sustainability strategy which is in production.



KEY

- GMSF Allocation Boundary
- Approved Phase 1 South Heywood Scheme
- Key Routes
- Pedestrian Connections
- Primary Vehicular Access
- Vehicular Access for Residential Uses
- LAND USES**
- Residential
- Employment
- Potential Future Employment Development Post Plan Period
- Mixed Use
- Green/ Blue Infrastructure
- Land Safeguarded for Motorway Improvements
- Potential Zone for Advanced Manufacturing
- Potential area retained for archaeological mitigation
- Potential Local Centre to include Shops, Community Facilities and Primary School
- Identified Area for Potential Residential Development off Castle Road

Existing properties across site will be retained and incorporated in detailed masterplanning

NORTHERN GATEWAY
 Illustrative Development
 Framework Plan
 Status: DRAFT
 www.ibigroup.com

Drawing / Rev: 51105-PL-T-100_31/B
 Drawn by / Checked by: DM / GP
 Scale: NTS@A4
 Job: 51105

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