



Utilities / services

Discussions are taking place with public utility providers to ensure that there is sufficient capacity in the existing utility networks to serve the needs of the site. Upgrades will be required to some of the existing public utilities, in particular to the existing High Voltage (HV) electricity network. Initial discussions with Western Power Distribution have indicated that reinforcement of the existing primary substations at Kinver and Hinksford to the north of the site will be required to accommodate the development, from where a HV connection into the site will be taken.

The government has confirmed that from 2025 it does not want any new homes to be built with fossil fuel heating, such as a natural gas boilers. The Building Regulations sets out how, within four years, new housing must produce 75-80 per cent less carbon emissions than allowed under the current regulations, and an increased use of renewable energy should be considered. It is anticipated that the site will be developed after 2025, so it has been assumed that dwellings will have predominantly low carbon electric heating and hot water, and therefore new gas supplies will be limited.

There are a number of existing services located on the site which will partially constrain the development and in particular, the Elan Valley Aqueduct which crosses the north-west corner of the northern parcel of the wider site. Development will respect the easements in this area of the site.

There are existing overhead HV conductors and underground cables present in the area of green space in the northern part of the western parcel of the wider site, and as such these cables can be accommodated by the development proposals. There are existing overhead British Telecom cables which are located in the eastern parcel of the wider site which will need to be diverted to accommodate the development. There are a number of other utilities located inside each the development parcels and where possible, these will be accommodated within the development or alternatively, they will be removed or diverted.

Local facilities and services

As well as proposing new homes and employment on the site, it is important that local facilities can cope. Therefore, to create a sustainable new village, the proposals include a local centre which will provide a range of local facilities to serve the new village and communities in the surrounding area. These could include small shops and a community building that is able to accommodate a range of uses such as a potential GP surgery or day nursery. The local centre could also accommodate some apartments and senior living or extra care. Other new facilities include on-site sport and recreation facilities. Provision of a two form entry primary school with early years on site will serve new and nearby residents, reduce pressure on other primary schools in the area and encourage walking to school within the village.

These new facilities around the local centre, school and sports pitches will also integrate well with the existing Pub on Park Gate Lane to create a social hub.

A financial contribution will be made towards the provision of new secondary school places and the provision of a bus from the site to the secondary school at Wolverley. New play areas will be provided on the site.

