

Land at Ratby Lane, Markfield
Our Ref: 29638-UTIL-0702 REV A
Utilities Statement – May 2025

Introduction

MEC Consulting Group Ltd (MEC) has been commissioned by Taylor Wimpey UK Limited (hereafter referred to as 'the Client') to prepare a Utilities Statement on the existing utilities in respect of a proposed residential development on Land at Ratby Lane, Markfield (also referred to as the 'Site').

A location plan is contained within **Appendix A**.

The development proposals comprise;

Outline planning application with all matters except access reserved, for the erection of up to 135 dwellings, amenity space, areas for outdoor play, landscaping and all associated infrastructure.

An illustrative masterplan is contained in **Appendix B**.

MEC has completed this report for the benefit of the Client and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from MEC.

MEC accepts no responsibility or liability for:

- The consequence of this documentation being used for any purpose or project other than that for which it was commissioned;
- The issue of this document to any third party with whom approval for use has not been agreed.

Existing Utilities

Formal requests have been made to relevant utility companies for a copy of their existing asset plans for the proposed development area. The below table summarises the Statutory Undertakers that have been approached, their response and likely requirements for diversion or extra protection measures and point of connection for new supplies.

Summary of Utilities

Service	Statutory Undertaker	Area Affected/Diversions Required?	PoC for new Services
Foul Water	Severn Trent water	No	Not within the scope of this report.
Clean Water	Severn Trent Water	Yes - Clean 9" SI and 4" CI water mains within Ratby Lane that enters the site boundary from the north east crossing to the south (within the current footpath).	STW developer enquiry confirms that there is sufficient capacity within the local network therefore reinforcement work is not required. PoC 4" PVC main in Ratby lane at the site entrance.

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Service	Statutory Undertaker	Area Affected/Diversions Required?	PoC for new Services
Gas	Cadent	Yes – Low pressure gas main within Ratby Lane that enters the site boundary from the north east crossing to the south (within the current footpath).	Cadent have confirmed that there is capacity within the local low pressure network therefore reinforcement work is not required. PoC 180mm PE main located within Ratby Lane approx. 10m from the site entrance.
Electricity	National Grid Electricity Distribution	Yes – Overhead HV (11kV) within the site boundary to the south.	NGED have confirmed that there is capacity within the local HV network therefore reinforcement work is not required. PoC HV underground cable within the Launde Road.
Telecoms	Openreach	Yes – Underground apparatus within Ratby Lane which enters the site boundary from the north east crossing to the south (within the current footpath).	Openreach will deploy FTTP, free of charge, into all new housing developments of 20 or more homes.
Telecoms	Virgin Media	Yes – Underground apparatus within Ratby Lane which enters the site boundary from the north east crossing to the south (within the current footpath)..	N/A

REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Approved By
May 2025	-	First issue	Emma Harris Utilities Coordinator	Tim Rose BA (Hons) MCIHT MTPS Regional Director
May 2025	A	Updated site layout	Emma Harris Utilities Coordinator	Tim Rose BA (Hons) MCIHT MTPS Regional Director

Appendices

- A. Site Location Plan
- B. Illustrative Masterplan

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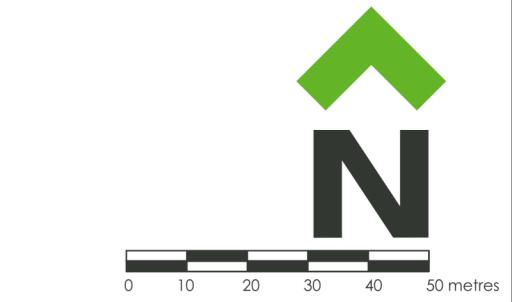
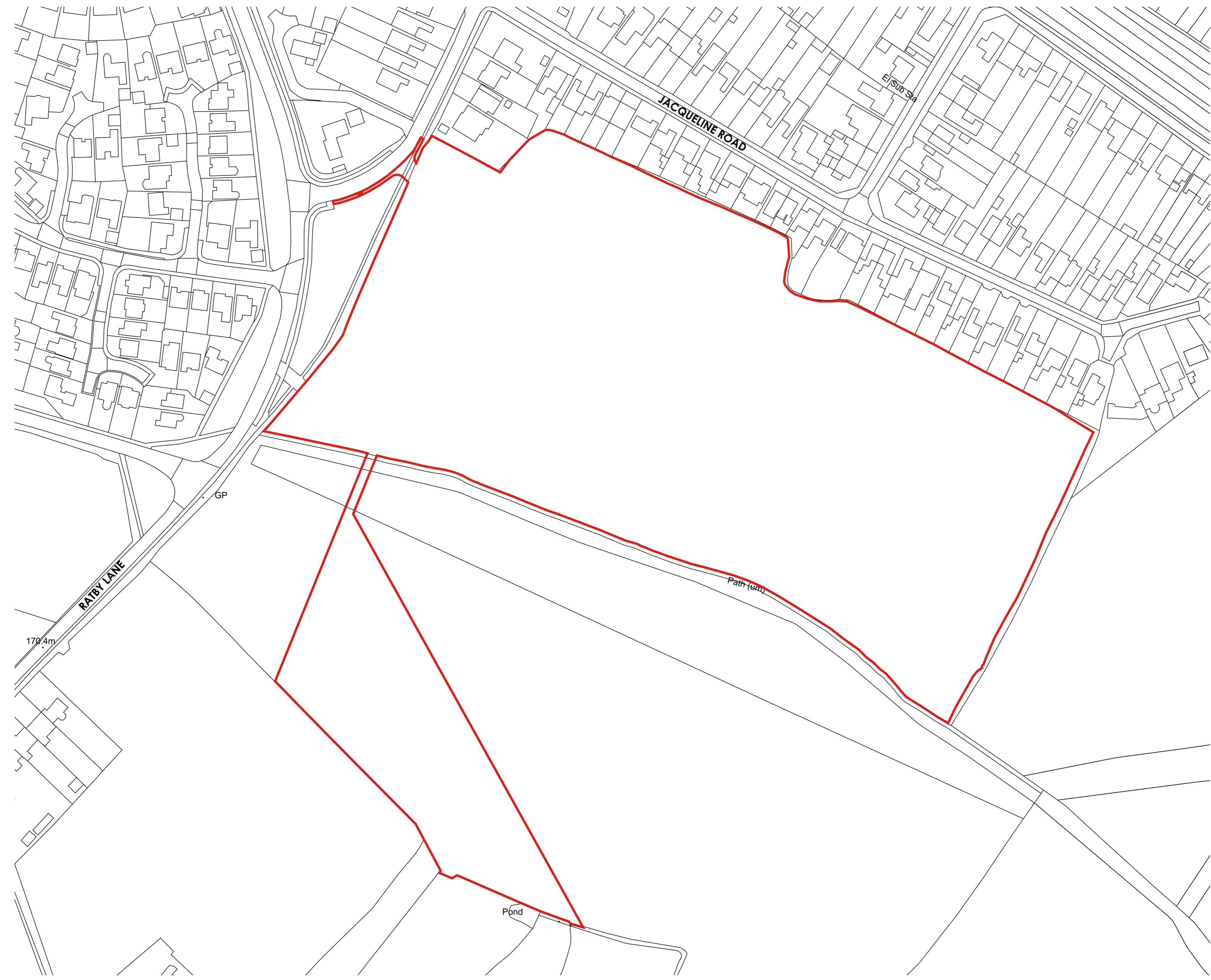


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Consulting Group

APPENDICES



APPENDIX A



Site Boundary: Aprx. 6.39ha

Rev	Date	By	Description
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environmental

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Project Land at Ratby Lane, Markfield,
Leicestershire

Title Site Location Plan

Client Taylor Wimpey UK Ltd

Scale 1:1250 @ A2 Drawn SM

Date May 2025 Checked RR

Drawing No. CSA/2550/122 Rev H



APPENDICES



APPENDIX B





CIVIL ENGINEERING



TRANSPORT



FLOOD RISK & DRAINAGE



STRUCTURES



GEO-ENVIRONMENTAL



ACOUSTIC AIR



UTILITIES



GEOMATICS



LIGHTING



EXPERT WITNESS



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