

Gladman Developments Ltd.

Land off Cross Road Deal

Utilities Statement

February 2019

Utilities Appraisal – Deal

Electricity

The plans supplied by UK Power Networks (UKPN) indicate there is an existing overhead high voltage (HV) 11kV line crossing the eastern edge of the site. It is anticipated that if necessary, this overhead line can be diverted underground around the edge of the proposed development, and this will be determined at detailed design stage. There are low voltage (LV) cables feeding the existing residential development to the north and east of the site; these will be unaffected by the development.

It is anticipated that the new development could be supplied by the existing network; the point of connection would need to be confirmed once the detailed design was completed but is expected to be supplied by an LV connection from the existing mains within the vicinity of the site. If an HV point of connection is provided a new secondary substation or pole mounted transformer would be required and new low voltage mains and service connections will be laid on site.

Gas

Plans supplied by Scotia Gas Networks (SGN) indicate there are no existing mains within the site boundary. There is an existing low pressure (LP) main within Cross Road to the north of the site, and a medium pressure gas main on Ellens Road to the south of the site, these mains will not be affected by the proposed development.

It is anticipated this existing gas network could be extended to feed the proposed development; a new low pressure mains gas infrastructure would be laid on site with associated service connections.

Water

The plans supplied by Southern Water indicate there is a 450mm water main to the west of Cross Road and a 3in CI main on Station Road. Both water mains will be unaffected by the proposed development.

It is anticipated the new development will be able to be fed from the existing mains within the vicinity of the site; a new mains infrastructure would be laid on site to serve the new domestic properties.

Telecoms

BT records indicate there is an existing overhead line running along the boundary of the site with Cross Road; minor diversion may be required to accommodate the proposed site entrance.

The proposed new site could be fed by extending this existing infrastructure. Broadband connections are available within this area. Virgin Media Cable is not available; however, BT Openreach are currently offering fibre to the premises for all developments greater than 30 plots.

Summary

Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections.

New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.

It should be noted that all Utility Providers have a licence obligation to ensure that any connections to the system comply with all relevant regulations, legislation and Engineering Recommendations so therefore do not have an adverse effect to the supply and quantity of supply to existing customers.