



Gladman Developments Ltd.

**Land off Langaller Road,
Creech St Michael**

Utilities Statement

September 2017

Utilities Appraisal – Creech St Michael

Electricity

Plans supplied by Western Power Distribution (WPD) indicate that there is an existing low voltage (LV) underground cable crossing the south east tip of the site; given this is open space this will be unaffected by the proposed development. There is existing high voltage (HV) 11kV cable running within the vicinity of the eastern boundary; this will be unaffected by the proposed development.

It is anticipated the proposed scheme would be supplied by the existing network within the vicinity of the site boundary. An HV point of connection would be provided and a new secondary substation would be required with new LV mains and service connections to each domestic property.

Gas

Plans supplied by Wales & West Utilities indicate there are no existing gas mains within the site boundary though there are low pressure (LP) mains feeding the existing residential development to the south of the site.

It is anticipated the new development could be supplied by the existing network within the vicinity of the site boundary. A new LP main would be laid to the site entrance and new mains infrastructure would be laid together with associated service connections to each domestic property.

Water

The plans supplied by Wessex Water indicate there are no mains within the boundary of the site however there is a main running along Langaller Road to the east of the site.

It is anticipated the new development will be able to be fed from the existing mains network within the vicinity of the new site entrance; a new main would be laid to the site boundary and new mains infrastructure would be laid on site together with associated service connections to serve the new domestic properties.

Telecoms

BT records indicate there is no existing plant within the site boundary. There is underground plant and overhead plant servicing the existing residential development to the south of the proposed development.

The proposed new site could be fed by extending the existing infrastructure within the vicinity of the site. Broadband connections are available within this area although cable connections are not yet installed; 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.