

Gladman Developments Ltd.

**Land off Fryatts Way,
Bexhill**

Utilities Statement

June 2021

Utilities Appraisal – Bexhill

Electricity

The plans supplied by UK Power Networks indicate there are existing underground low voltage (LV) cables on Fryatts Way and Concorde Close to the east of the site. These lines will be unaffected by the proposed development.

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

Gas

Plans supplied by Scotia Gas Networks indicate there are existing low pressure (LP) gas mains along Fryatts Way and Concorde Close to the east of the site. Minor diversion may be required to accommodate the proposed new site entrance on Fryatts Way.

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

Water

The plans supplied by South East Water indicate there are distribution water mains on Fryatts Way and Concorde Close to the east of the site. These mains will be unaffected by the proposed development.

It is anticipated this existing water network could be extended to feed the proposed development. A new mains infrastructure would be laid on site to serve the new domestic properties.

Telecoms

BT records indicate there are underground telecoms apparatus along Fryatts Way and Concorde Close to the east of the site. Minor diversion may be required to accommodate the proposed new site entrance on Fryatts Way.

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, but BT Openreach FTTP (Fibre to the Premises) is available in this area. BT Openreach offer FTTP 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.

No engineering difficulties are anticipated for the required connection works.

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.