



Gladman Developments Ltd.

**Land off Hempsted Lane,
Gloucester**

Utilities Statement

January 2020

Utilities Appraisal – Gloucester

Electricity

The plans supplied by Western Power Distribution indicate that there are underground low voltage (LV) and underground high voltage (HV) 11kV cables along Hempstead Lane to the north of the site; and underground LV cable along the A430/Secunda Way. These cables will be unaffected by the proposed development.

There is existing underground LV cable along the northwest boundary at Rea Lane, this cable will be unaffected by the proposed development and has been accommodated, with relevant easement distances, in the site framework plan with open green space.

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 Wales & West Utilities indicate there is a high pressure (HP) gas main with associated Health & Safety Executive (HSE) Consultation zones, located to the southwest of the site boundary. This gas apparatus will be unaffected by the proposed development and the associated HSE consultation distances within the site have been accommodated in the site framework plan with open green space.

There is an existing low pressure (LP) gas main along Hempstead Lane to the north of the site. Minor diversion may be required to accommodate the proposed new site entrance.

A medium pressure (MP) gas main is present along the A430/Secunda Way. This main will be unaffected by the proposed development.

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.

Fuel Pipelines

Plans supplied by Fisher German LLP indicate that there is a fuel pipeline belonging to CLH Pipeline System (CLH-PS) Ltd within the site near the eastern boundary. In addition, information received from the Defence Infrastructure Organisation (DIO) indicates that there may be a redundant/abandoned pipeline (MOD Abandoned Pipelines) in the vicinity of this CLH-PS apparatus.

All of this fuel pipeline apparatus will be unaffected by the proposed development and has been accommodated, with relevant easement distances, in the site framework plan with open green space.

Water

The plans supplied by Severn Trent Water indicate there are distribution water mains along Hempstead Lane to the north of the site, and on the A430/Secunda Way to the south. These water 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 no telecoms apparatus within the site boundary. There is existing underground plant on Hempstead Lane to the north of the site, and on the A430/Secunda Way to the south. Minor diversion may be required to accommodate the proposed new site entrance.

The proposed new site could be fed by extending this existing infrastructure. Broadband connections are available within this area, but Virgin media cable is not available. However, BT fibre to the premises (FTTP) is currently available at this location, and Openreach are offering fibre to the premises for all developments greater than 30 plots.

Health & Safety Executive (HSE) Consultation Zones

Plans supplied by HSE indicate that middle and outer consultation zone areas exist within the proposed development site. These are associated with the high pressure gas main located to the southwest of the site. The proposed framework plan for the development indicates open green space in this area, this is an allowable development type within these zones in accordance with the HSE's Land Use Planning Methodology.

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.