



Land East of Spitfire Road, Calne

Utilities Statement

Reference: 381.US.01

Date: May 2025 – First Issue

1.0 Introduction

- 1.1 This Utilities Statement has been prepared to support the outline planning application for residential development at Land East of Sandpit Road, Calne.
- 1.2 This document identifies existing utility infrastructure within the area and services that will potentially be available for the proposed development should planning consent be granted.
- 1.3 Where feasible, the existing utility apparatus within the application site have been respected by the Illustrative Masterplan to avoid the need for diversions. Should outline planning permission be granted, the need for potential diversions will be reassessed at the detailed design stage, when the layout is fixed for Reserved Matters Applications.

2.0 Water

- 2.1 Wessex Water has existing water main apparatus located within Spitfire Road west of the application site.
- 2.2 It is intended to provide a clean water supply for the proposed development from a connection from the above existing water main, ultimately routing through the adjacent permitted development (planning reference PL/2022/07893) to the boundary of the application site. Given the size of these existing mains, it is not envisaged that any localised reinforcement will be necessary, however this will be confirmed at the detailed design stage when the layout is finalised and the final demand of the units known.

3.0 Gas

- 3.1 Wales and West Utilities have an existing medium pressure gas mains located within Sandpit Road and Abberd Lane to the north of the site. In addition, low pressure gas mains (understood to owned by GTC) are also located within the development located west of Sandpit Lane and northwest of the application site.
- 3.2 Subject to confirmation at the detailed design stage, it is intended to connect gas supplies via the Wales and West Utilities medium pressure network. A gas pressure reduction installation (PRI) will be required on site as a result.

- 3.3 It is recognised that with the recent and pending changes in Building Regulations, a gas supply may not be required to the development and instead the properties could be heated via ground source / air source heat pumps.

4.0 Electricity

- 4.1 Scottish and Southern Electricity Networks have an existing 33KV overhead pylon that crosses the east of the application site in a general north – south direction. It is intended that this is diverted underground through the development roads to minimise the constraint on the land. In addition, 11KV high voltage apparatus and low voltage cables are located to the north of the application site.
- 4.2 Subject to any necessary reinforcement identified at the detailed design stage, it is intended to connect to these existing networks, most likely the 11KV to the west to provide an electricity supply to the development by routing through the adjoining permitted development. Due to the scale of the application site, a substation within the site is unlikely to be required.

5.0 Telecommunications

- 5.1 BT / Openreach have existing telecommunication apparatus located west and north of the site.
- 5.2 It is intended to extend the BT / Openreach network through the adjoining permitted development to provide telecommunications to the proposed development.

6.0 Conclusion

- 6.1 The proposed development site is well located in terms of existing utility infrastructure, with all mains services being located within the site or adjacent to the site within Spitfire Road. Service provision through the adjacent permitted scheme will ensure new services are readily available for the application site.
- 6.3 Subject to any necessary localised reinforcement identified at the detailed design stage, there are no utility / service provision reasons that would prevent development on this land.