

Land South of Filands, Malmesbury
Phase 4
Utilities Planning Statement

Prepared for Gleeson Land
By Technical & Development Services (Southern) Ltd

Project Information

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1 Background

1.1 The Site

Gleeson Land (GL) has engaged Technical and Development Services (Southern) Ltd. (TDSS) to determine the availability and sufficiency of existing utilities to serve proposed residential development of up to 149 homes, this includes 71 homes that previously received outline planning permission in 2022 (ref: PL/2021/08453) and to identify any utility apparatus on, or adjacent to the site, that may be affected by the development. Budget Costs for provision of the mains and connections required to service the development are also to be sought.

1.2 Proposed Development

The site is located on the northern settlement boundary of the town of Malmesbury, Wiltshire and is classed as Greenfield. The site is bounded; to the north by the proposed phase 3 land, to the east by existing commercial and residential properties, to the south by green open space and an existing commercial camping park and to the west by existing residential properties.



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1.4 Caution

In preparing this report TDSS has taken all reasonable steps to present the client with an accurate evaluation of the data available. However, TDSS cannot accept responsibility for the accuracy of information provided by third parties (the utility network providers and/or their agents) and accepts no liability for any direct or consequential loss that may be incurred if information provided by those parties proves to be incorrect or inaccurate.

2. Drainage Infrastructure

2.1 Sewerage Provider

The Sewerage Undertaker for the area is Wessex Water (WW).

2.2 Existing Apparatus

WW's Sewer Map indicates;

- An existing 150mm dia Public Foul Sewer Network in Crudwell Road (A429)
- An existing Highway Drain located on the western side of Crudwell Road (site side), crossing the proposed site access.
- An existing drainage ditch located on the western boundary of the development.

2.3 Available Capacity and Point of Connection

2.3.1 Foul Drainage

It is anticipated that, due to the size of the existing 150mm Public Foul Sewer Network located within Crudwell Road (A429), a point of connection will be made into this network. Under the connection's regulations now in force, the Sewerage Company is obliged to provide a point of connection for new developments at "the nearest reasonably practicable point" on its network where the parent sewer is of the same diameter, or greater, than that of the connection from the development. Should the Company require the connection to be made elsewhere on its network, for capacity reasons, it will be responsible for any works required to provide that capacity downstream of "the nearest reasonably practicable point" of connection meeting the condition on respective pipe sizes. Any network reinforcement costs required shall be recovered by the Company through the infrastructure charges levied on new connections, and/or its own capital program allocation.

Accordingly, provided the identified point of connection is accessible to the developer over public highway, or other public land, i.e. a Sewer Requisition is not required, the developer can exercise the right to connect, subject to payment of the relevant connection charges, which are fixed annually and published by the Company.

Wessex Water have set two infrastructure charge rates for sewerage connections, reflecting the specific circumstances of the development. Specifically:

- for connections where the development includes some form of SuDS scheme that attenuates the flow of surface water into their existing or proposed network.
- for developments with no surface water abatement, reflecting costs related to additional wastewater drainage and treatment.
- On this basis, they will set a gross infrastructure charge of **£1,004.00** for 2025-26 for sewerage connections with zero surface water abatement, and a charge of **£502.00** for connections where the development included some form of SuDS scheme that attenuates the flow of surface water into our existing or proposed network.

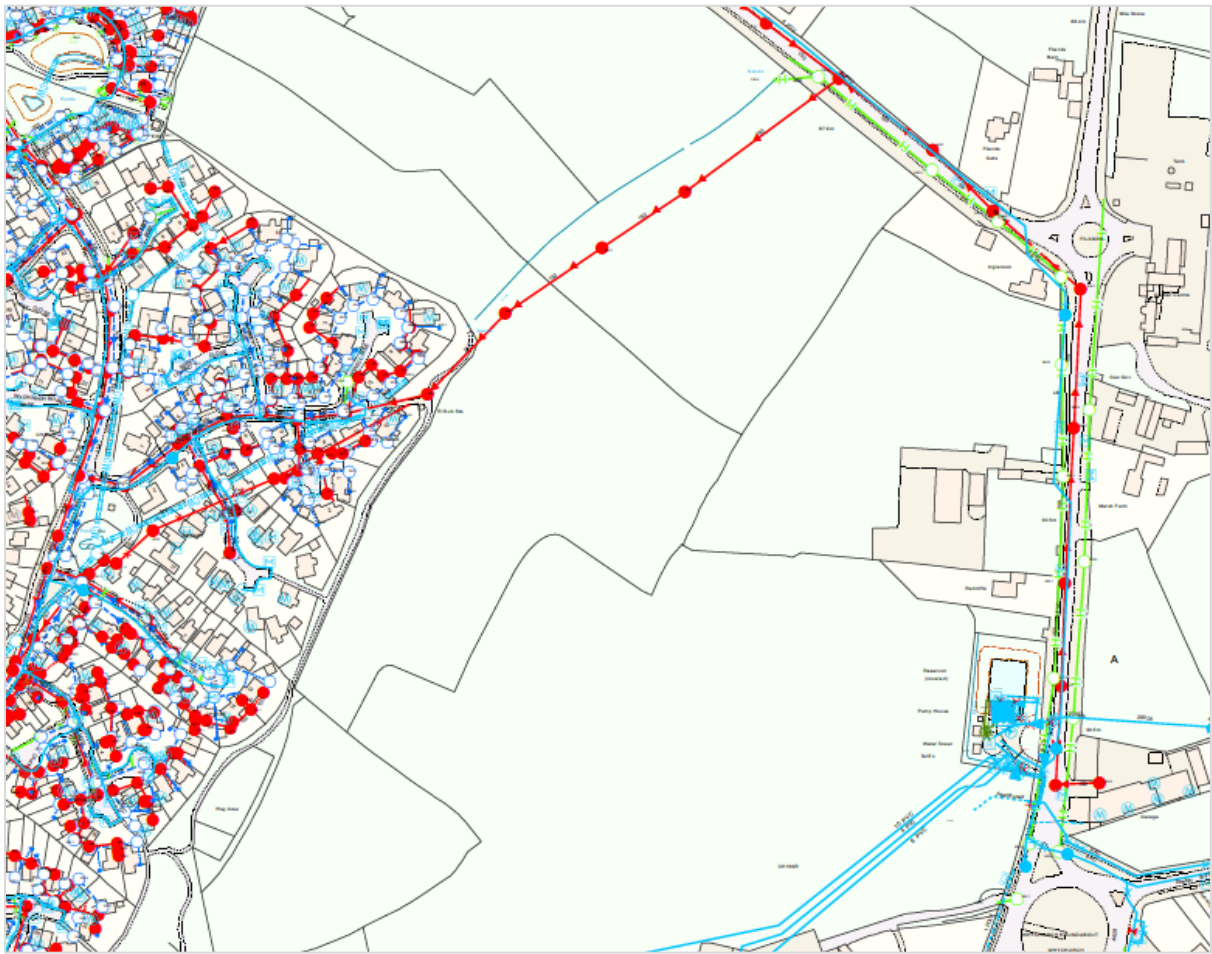


Figure 2 - Existing Sewer

3. Water Infrastructure

3.1 Water Supply Company

The Potable Water Supplier (DNO) for the area is Wessex Water (WW).

3.2 Existing Apparatus

WW mains records indicate;

- An existing 10-inch PVC distribution main crossing the southeast corner of the proposed development and running along the southern boundary of the site.
- An existing 6-inch PVC distribution main crossing the southeast corner of the proposed development and running along the southern boundary.

3.3 Available Capacity and Point of Connection

It is anticipated that due to the size and location of the existing 6-Inch distribution main within Filands Road, the development will be served from this main.

Under Section 37 of the Water Industry Act 1991, the Water Company is required to "develop and maintain a system of water supply such that it can have supplies available to persons demanding them," i.e., it is obliged to provide a point/s of connection for new development at the nearest practicable point to the site. Any reinforcement works required must now be funded by the Water Company subsidised by way of the Infrastructure Charges levied on all new connections.

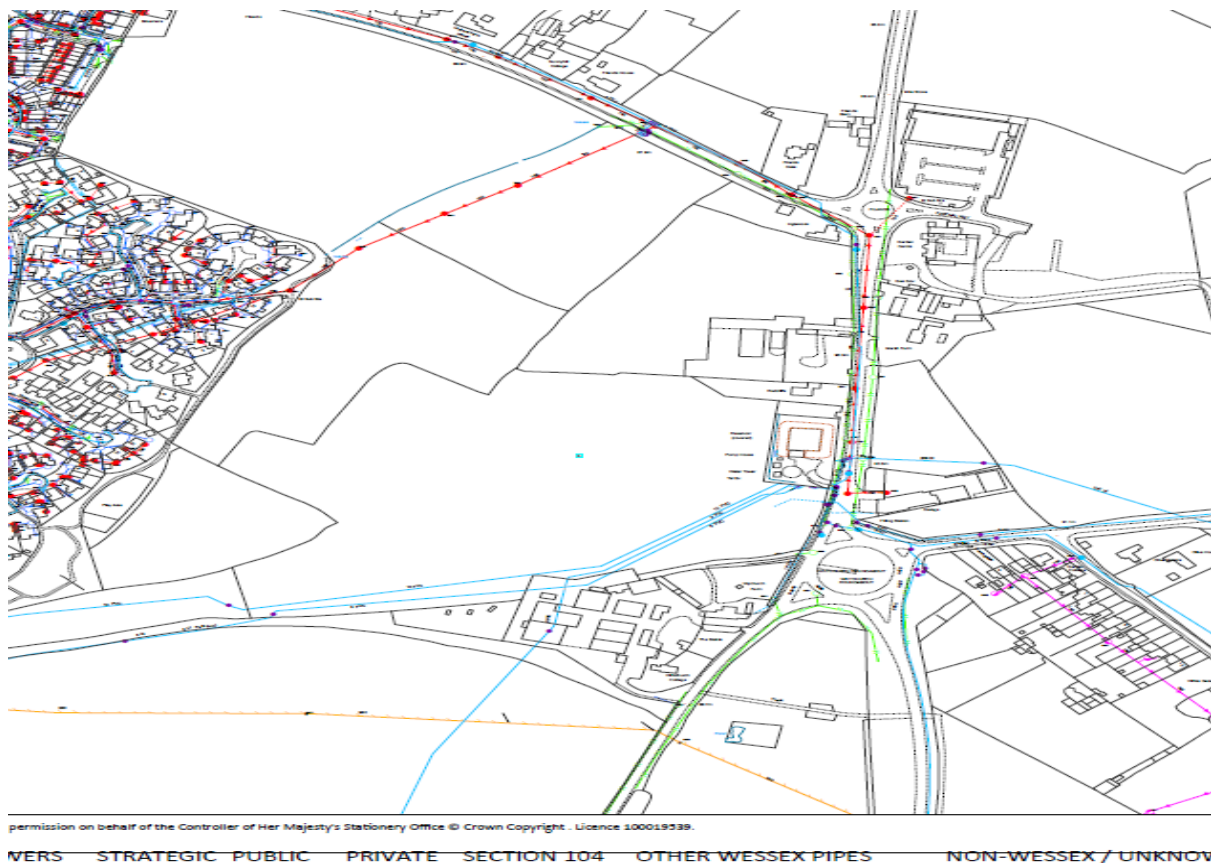


Figure 3 - Existing Water

4. Gas Infrastructure

4.1 Gas Network Operator

The Distribution Network Operator (DNO) for the area is Wales and West Utilities (WWU).

4.2 Existing Apparatus

WWU network records currently indicate;

- An existing 180mm Polyethylene (PE) Medium Pressure (MP) main routed along the southern side of Filands Road (B4041), located within the verge.
- An existing 180mm Polyethylene (PE) Medium Pressure (MP) main routed along the eastern side of Crudwell Road (A429), located in the verge.

4.3 Available Capacity and Point of Connection

It is anticipated that the point of connection for the development will be onto the existing Medium Pressure (MP) gas main located in Filands Road (B4041). Due to the point of connection being to the MP main, an onsite gas governor will be required, to downgrade from Medium Pressure to Low Pressure (LP) in order to serve the development.

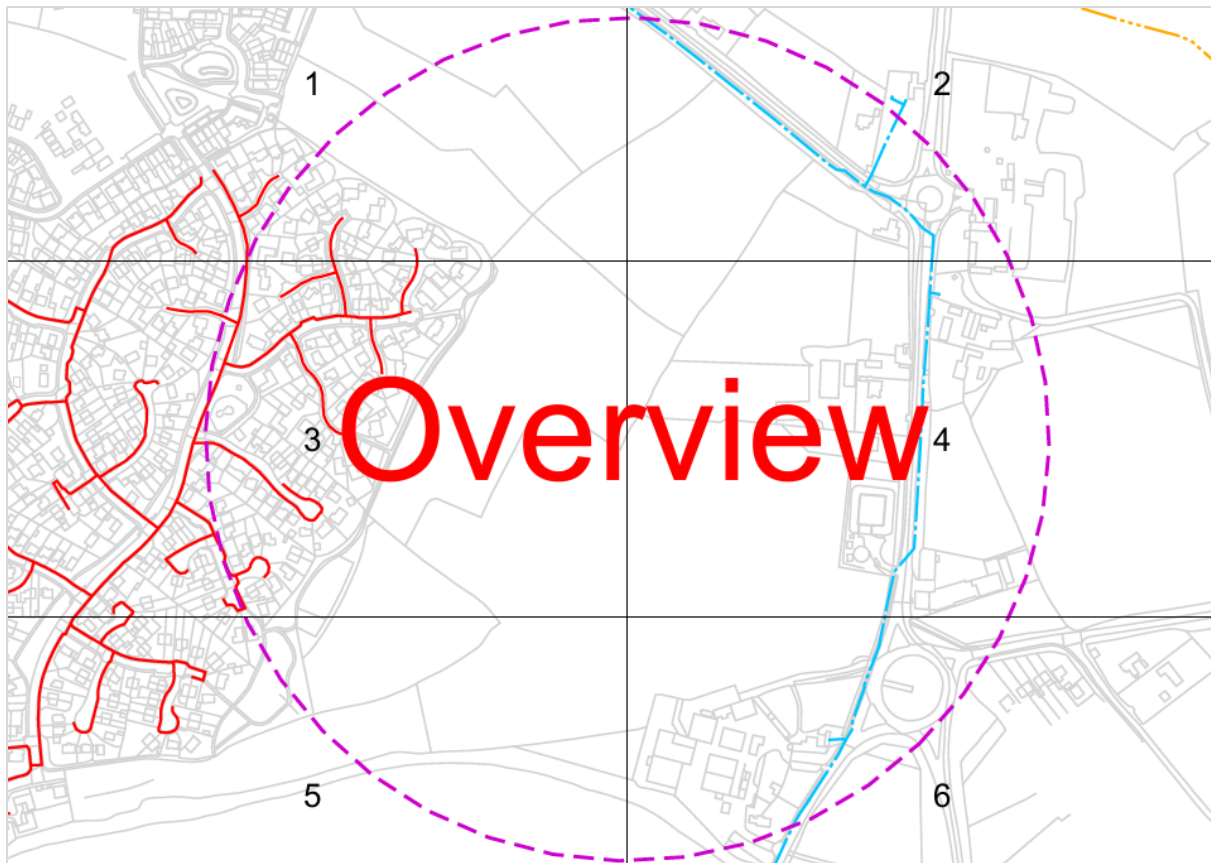


Figure 4 - Existing Gas

5. Electricity Infrastructure

5.1 Electricity Network Operator

The Distribution Network Operator (DNO) for the area is Scottish and Southern Energy (SSE).

5.2 Existing Apparatus

SSE Network Records indicate;

- An existing overhead 11KV High Voltage (HV) Network crossing the proposed site, from the western boundary (previous phase) heading south towards to the southern boundary and also West away from site.

5.3 Available Capacity and Point of Connection

Due to the existing Low voltage and High voltage network in close proximity to the development, it is anticipated that the capacity will be available to serve the development.

It is anticipated that the point of connection for the site will be to the existing High Voltage network that currently crosses the development.

As the point of connection is anticipated to be onto the existing High Voltage network, an onsite substation will be required, to downgrade the supply to Low Voltage to serve the development.

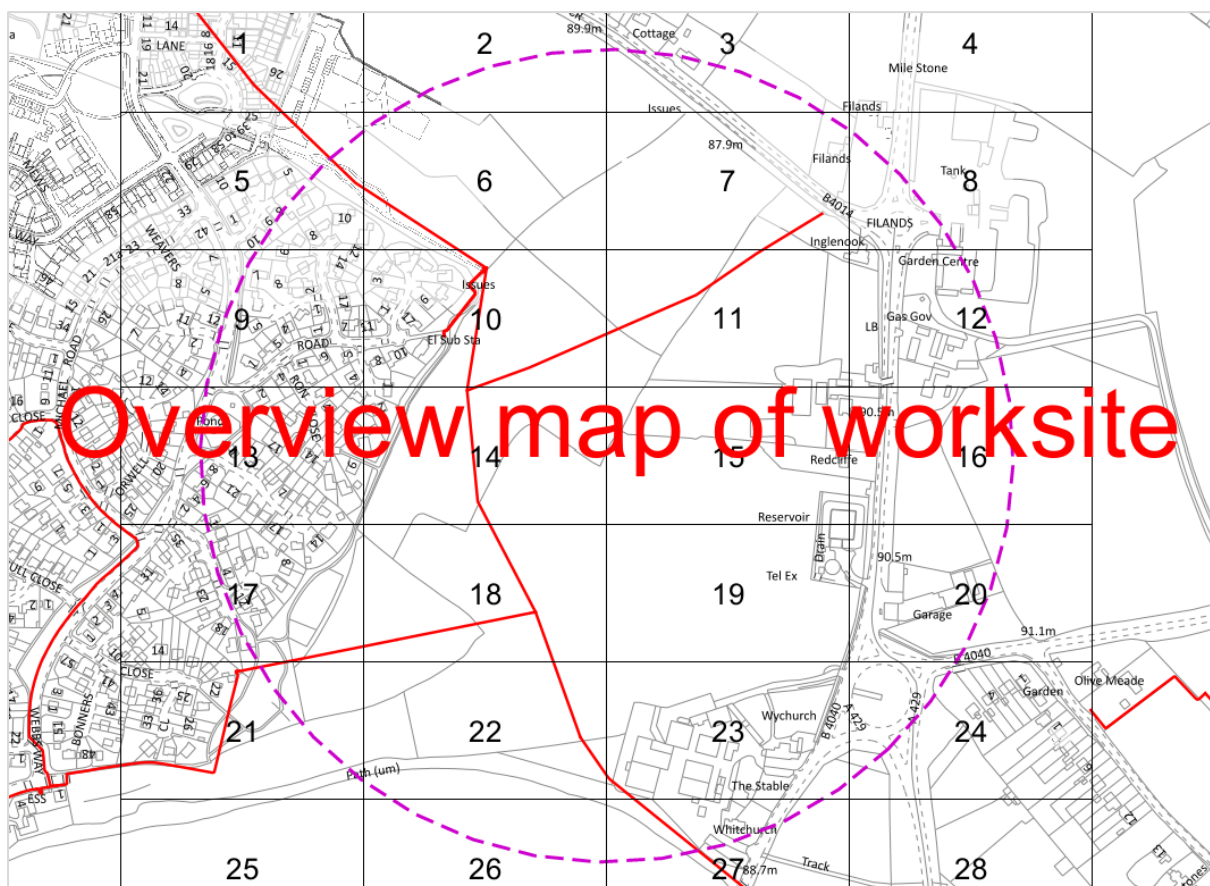


Figure 5 - Existing Electricity HV

6. Telecommunications Infrastructure

6.1 Network Operator

The local telecommunications network operator is Openreach.

6.2 Existing Apparatus

Openreach's network records indicate;

- A underground duct and chamber network within Crudwell Road to the east of the proposed site.
- An existing overhead cable network within Crudwell Road to the east of the proposed site.

6.3 Available Capacity and Point of Connection

Due to the number of units on the development, Openreach will provide Fibre to the Premise (FTTP) free of charge to the developer. It is anticipated that the point of connection will be made to the underground duct and chamber network located Crudwell Road.

Maps on Demand Plant Information Reply

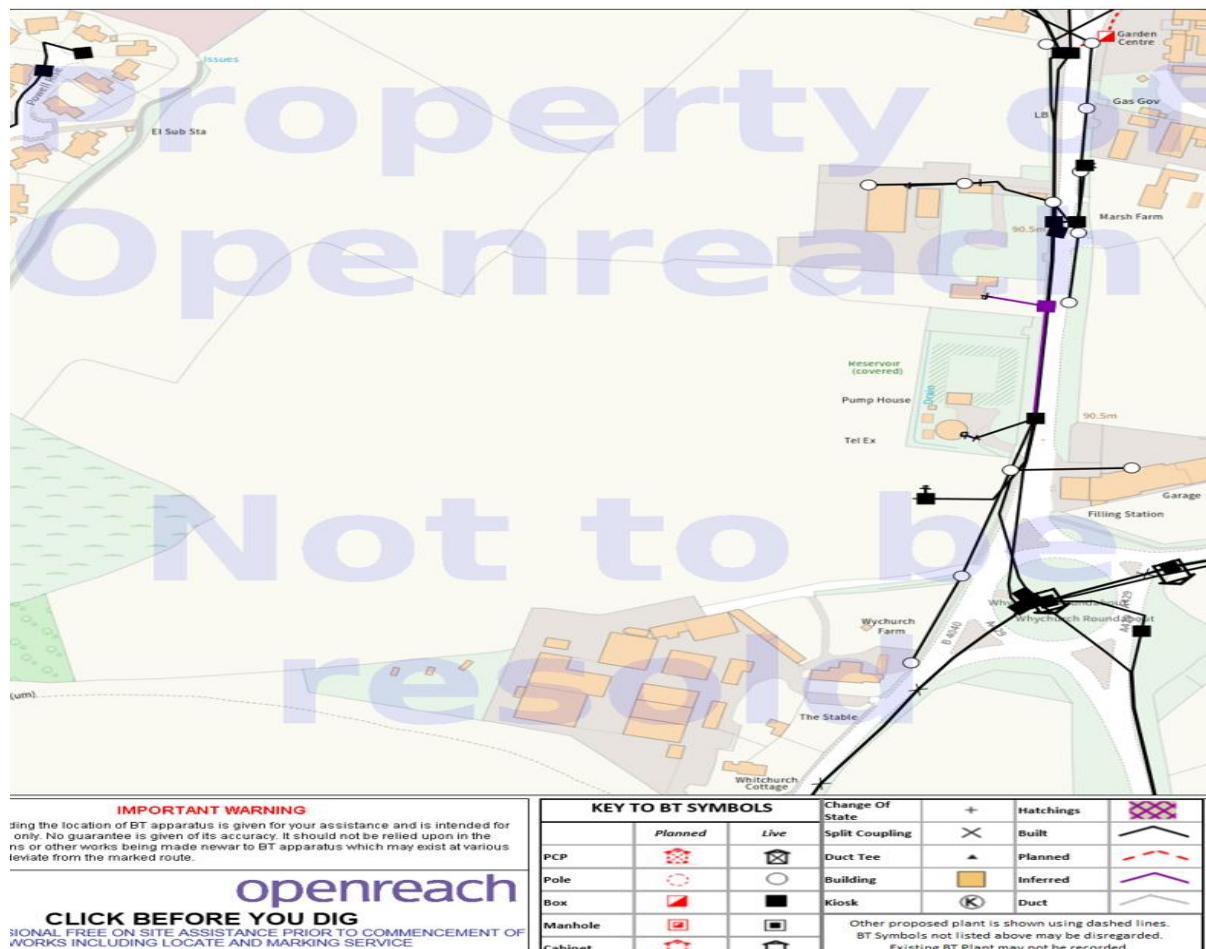


Figure 6 - Existing Telecommunications

6.4 Alternative Telecommunication Providers

There are a number of alternative communication providers in close proximity to the development, that can provide alternative cable networks for the development, these are as follows:

- Virgin Media
- Vodafone
- City Fibre
- Colt Technology
- Gigaclear

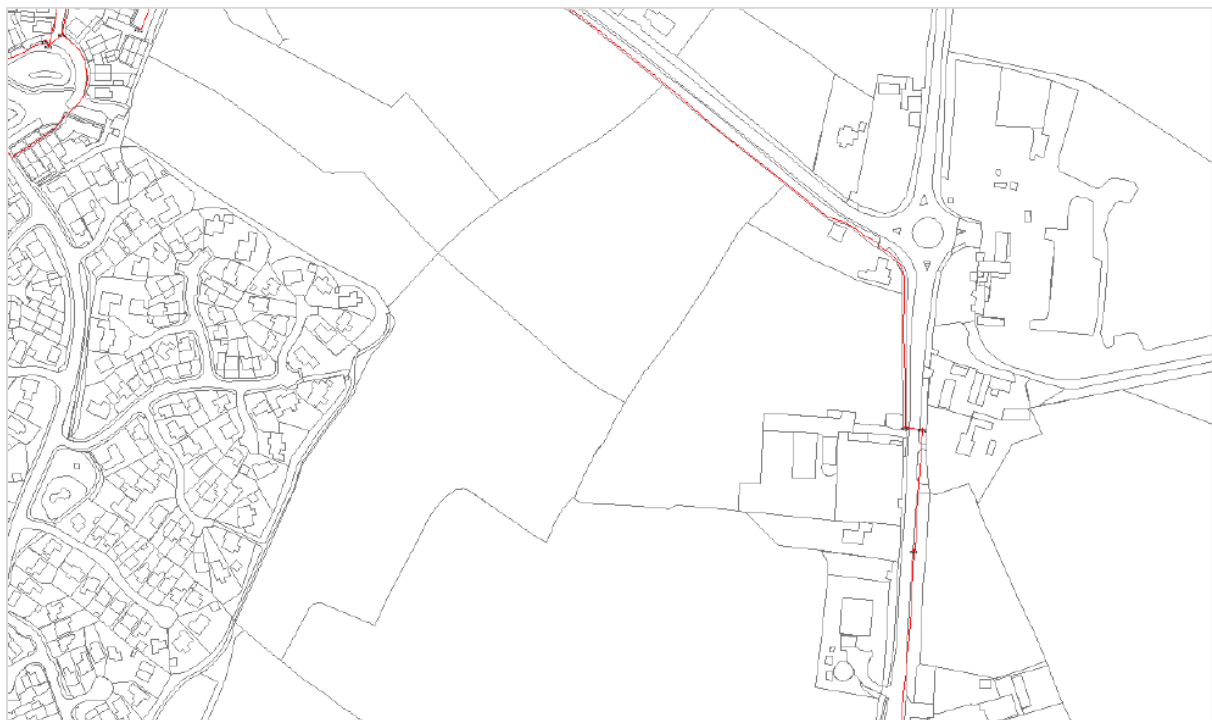


Figure 7 - Cable (Virgin Media)



Figure 8 - Cable (Vodafone)



Figure 9 - Cable (City Fibre)

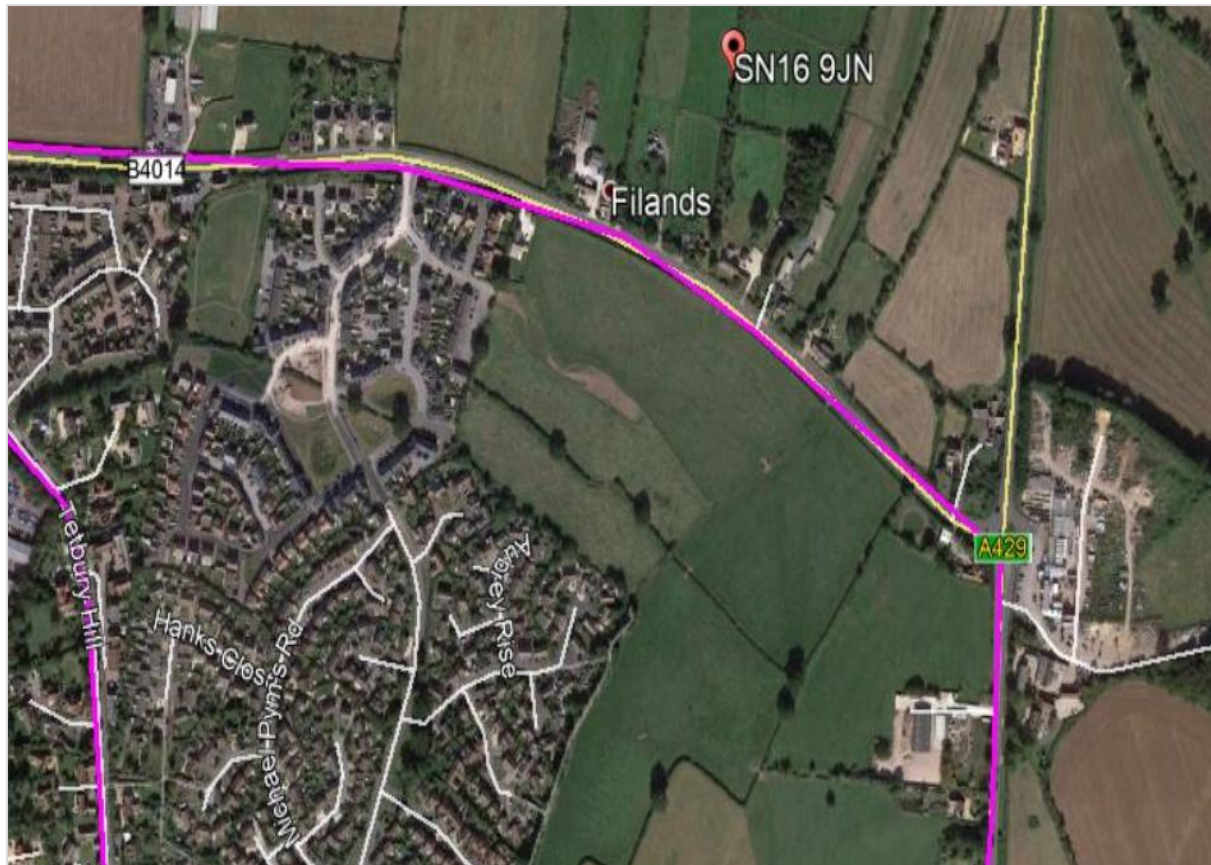


Figure 10 - Cable (Colt Technology)

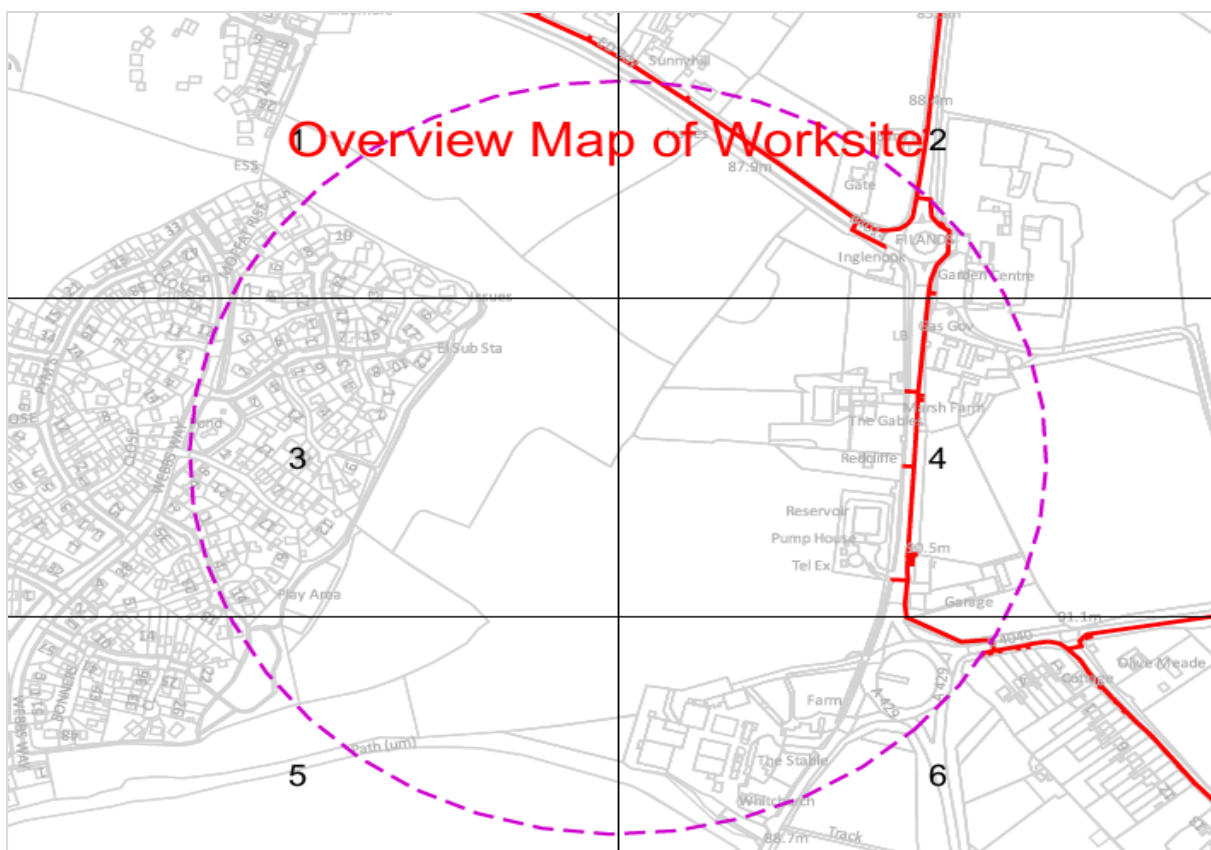


Figure 11 - Cable (Gigaclear)

7. Conclusion/Key Issues

This report reviews the existing utilities and drainage records for the area and comments on likely requirements.

There are existing supplies of Water, Gas, Electricity and Telecommunications located with proximity to the site, it is anticipated that the size and location of these services would be able to provide sufficient capacity to accommodate the proposed development.

There will be requirements for the following apparatus to be lowered/diverted to allow the construction of the new proposed development.

- Overhead High Voltage (HV) electric cables to accommodate the proposed site.

It is anticipated that the access to the development will be via previous phases of the proposed development and therefore we don't anticipate any off site diversions will be required.

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