



Land off Coate Road, Devizes

Utility Statement

Reference: 390.US.01

Date: February 2026 – First Issue

1.0 Introduction:

This Utility Statement has been prepared to support the outline planning application with all matters reserved for 'Residential Development for up to 175 dwellings, associated works, infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Coate Road and Windsor Drive'.

- 1.1 Each utility has been assessed below with observations as to locations and potential service provision. It is recognised that information will be refined at the detailed design stage when final layouts and load / capacity requirements are known.

2.0 Water:

Wessex Water has existing water main apparatus routing along the western side of Windsor Drive. This main is understood to be an 8 inch diameter main.

- 2.1 Subject to any localised reinforcement identified at the detailed design stage, it is intended that new potable water supplies for the application site will be served from this main, which will be extended in to the new development.

3.0 Gas:

Wales and West Utilities have existing gas mains located to the west of the application site in Windsor Drive.

- 3.1 It is recognised that new developments are unlikely to require gas supplies due to the change in regulations / standards which now require electrically heated homes. There are therefore no intentions and connecting to the existing gas infrastructure to serve the application site.

4.0 Electricity:

SSE has existing high voltage apparatus located west of the application site in Windsor Drive and also to the east, adjacent to the Guide Hut. Low voltage apparatus are also located within the existing residential developments served off Windsor Drive.

- 4.1 Subject to any localised reinforcement identified at the detailed design stage, it is intended to utilise the existing high voltage network to serve the application site. A substation will be required on the site.

5.0 Telecommunications:

BT / Openreach has existing overhead apparatus routing along Coate Road. In addition, underground apparatus are located west of the application site in Windsor Drive, which is understood to be a fibre optic network.

- 5.1 It is intended to extend the existing fibre optic network on Windsor Drive into the application site to provide telecommunications to the development. This will provide both phone lines and internet capabilities.

6.0 Surface Water:

A site specific Flood Risk Assessment and Drainage Strategy has been submitted as part of the planning application and should be referred to for details on existing drainage infrastructure and intended drainage strategies.

7.0 Foul Water:

An existing foul water rising main crosses the application site in a general north / south direction. This has been respected by the Illustrative Masterplan so that diversions are not required.

7.1 A site specific Flood Risk Assessment and Drainage Strategy has been submitted as part of the planning application and should be referred to for details of the proposed foul water drainage strategy.

8.0 Conclusions:

The application site is well positioned in terms of existing services and subject to any reinforcement identified at the detailed design stage, there are no service provision restrictions that would prevent the application site coming forward for residential development.