

Land east of Blackmore Farm,
Sandridge Common, Melksham.
Utilities Planning Statement



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



Project Information

Title	Utilities Planning Statement
Site Location	Land east of Blackmore Farm, Sandridge Common, Melksham.
Client	Prepared for Gleeson Land
TDS Project Number	GLE.U.70
Document Ref	PS-01
Prepared by	Technical & Development Services (Southern) Ltd Hillreed House, 54 Queen Street Horsham West Sussex RH13 5AD
Document File path	U:\Utilities\Gleeson\GLE.U.70 - Melksham Phase 2\Admin\Report\Utilities Planning Statement.docx

Issue History

Issue	Date	Author	Author signature	Approver	Approved signature
01	02/01/2026	Dan Wright	<i>D. Wright</i>	Dan Wright	<i>D. Wright</i>

Copyright

Copyright of this report remains with Technical and Development Services (Southern) Limited (TDSS). Should the client wish to release this report to a third party, for that party's reliance TDSS agree to such a release provided that TDSS assumes no duties, liabilities, or obligations to that third party.

Contents

Project Information	2
Issue History	2
Copyright	2
1 Background	5
1.1 The Site	5
1.2 Proposed Development.....	5
1.3 Caution	5
2. Drainage Infrastructure	6
2.1 Sewerage Provider	6
2.2 Existing Apparatus	6
2.3 Available Capacity and Point of Connection	6
2.3.1 Foul Drainage.....	6
2.3.2 Surface Water Drainage.....	6
2.4 Sewer Connections and Adoption Costs	6
Sewer Network Maps	7
3. Water Infrastructure	8
3.1 Water Supply Company	8
3.2 Existing Apparatus	8
3.3 Available Capacity and Point of Connection	8
3.4 Mains and Connections Costs	8
3.5 Water Mains Diversion	8
Clean water asset plans	9
4. Gas Infrastructure.....	10
4.1 Gas Network Operator.....	10
4.2 Existing Apparatus	10
4.3 Available Capacity and Point of Connection	10
Gas maps	10
5. Electricity Infrastructure	11
5.1 Electricity Network Operator	11
5.2 Existing Apparatus	11
5.3 Available Capacity and Point of Connection	11
Low Voltage Cable network map.....	11
High Voltage Cable network maps	12
6. Telecommunications Infrastructure	13
6.1 Network Operator.....	13
6.2 Existing Apparatus	13
6.3 Proposed Connections	13

Openreach Network Maps	13
7. Conclusion/Key Issues	14

1 Background

1.1 The Site

The site lies on land which extends eastwards up to the existing Bridleway MEL40 and northwards to adjoin existing homes at Lopes Close and the primary highway at Sandridge Common.

1.2 Proposed Development

Outline application for the erection of up to 275 dwellings (including affordable), associated infrastructure, landscape and biodiversity enhancements, all matters reserved except for access from Sandridge Common

1.3 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 Sewer Map indicates.

- An Existing 150mm public foul water sewer site side of Sandridge Common crossing the proposed site access.

2.3 Available Capacity and Point of Connection

2.3.1 Foul Drainage

Under the connections 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 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. 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.

2.3.2 Surface Water Drainage

The policy of Planning Authorities and the Water & Wastewater Companies, in relation to the management of surface water run-off from new developments, is that a development should utilize sustainable urban drainage systems (SuDS) unless that proves not to be feasible, given the site and ground conditions, and should aim to achieve 'greenfield' run-off rates. Surface water run-off shall be managed as close to its source as practicable, in accordance with the following drainage hierarchy.

- store rainwater for later use
- use infiltration techniques, such as porous surfaces in non-clay areas
- attenuate rainwater in ponds or open water features for gradual release
- attenuate rainwater by storing in tanks or sealed water features for gradual release
- discharge rainwater directly to a watercourse
- discharge rainwater to a surface water sewer/drain
- discharge rainwater to the combined sewer

2.4 Sewer Connections and Adoption Costs

With effect of 1st April 2020, Ofwat introduced new charging rules that require developers to meet the full costs of any off-site sewer requisitions, i.e. no or a reduced 'income offset' will be payable by Sewerage Companies for sewer requisitions. Where developers elect to employ accredited self-lay providers for off-site sewer constructions, the equivalent 'asset payments' will no longer be made. The additional costs will therefore need to be provided for, see Wessex Waters "Statement of Significant Changes for 2025-26 New Connection Charges" on website.

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 [REDACTED] for 2025-26 for sewerage connections with zero surface water abatement, and a charge of [REDACTED] for connections where the development included some form of SuDS scheme that attenuates the flow of surface water into our existing or proposed network.

Wessex Water Web Map



Sewer Network Maps

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's mains records indicate

- A 300mm ductile Iron trunk water main crossing the proposed site affecting the proposed development area along the southeast part of the proposed development.
- An existing 14-inch changing to 350mm distribution main also crossing the site in the same direction as the above main.
- An existing 12-inch Asbestos cement distribution main opposite the proposed site access.

3.3 Available Capacity and Point of Connection

A connection for the site is likely to be off the main west of the access, north of the existing roundabout on the junction of Sandridge Common and Eastern Way and 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 subsidized by way of the Infrastructure Charges Levied on all new connections.

Water Infrastructure Charge (2025-2026) is [REDACTED] per connected property.

With effect of 1st April 2020, OFWAT has introduced new charging rules that require developers to meet the full costs of mains requisitions (off-site and on-site), i.e., no or a reduced 'income off-set' will be payable by the Water Company (if company laid) and no asset payment will be made where developers elect to employ accredited self-lay providers.

If the water company wishes to continue applying income off sets, the charging rules require that this must be applied to the infrastructure charges instead. OFWAT has stated that the infrastructure charge income water companies receive must continue to match their average spends on network reinforcement over the 5 years to 31st March 2023.

3.4 Mains and Connections Costs

All costs and charges relating to water mains requisition, off site connections, off site mains, on site mains and house connections, and all associated costs, both statutory (company laid) and self-laid are now fixed annually and published and can be found in Wessex Water's "New Connections Services – Charging Arrangements 2024-25" available online.

3.5 Water Mains Diversion

Due to the location of the existing onsite infrastructure Wessex water suggested there be no buildings, structures or obstructions within the following:

- 5m either side of the 350mm diameter water supply main
- 5m either side of the 300mm trunk main.
- No tree planting is permitted within a minimum of 6m.

This includes no surface water attenuation features and associated earthworks in the standoff strip, changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurized pipe which is carrying large volumes of water.

All existing apparatus must be accurately located and clearly marked on site and on deposited drawings.



4. Gas Infrastructure

4.1 Gas Network Operator

The Distribution Network Operator (DNO) for the area are Wales & West Utilities (WWU).

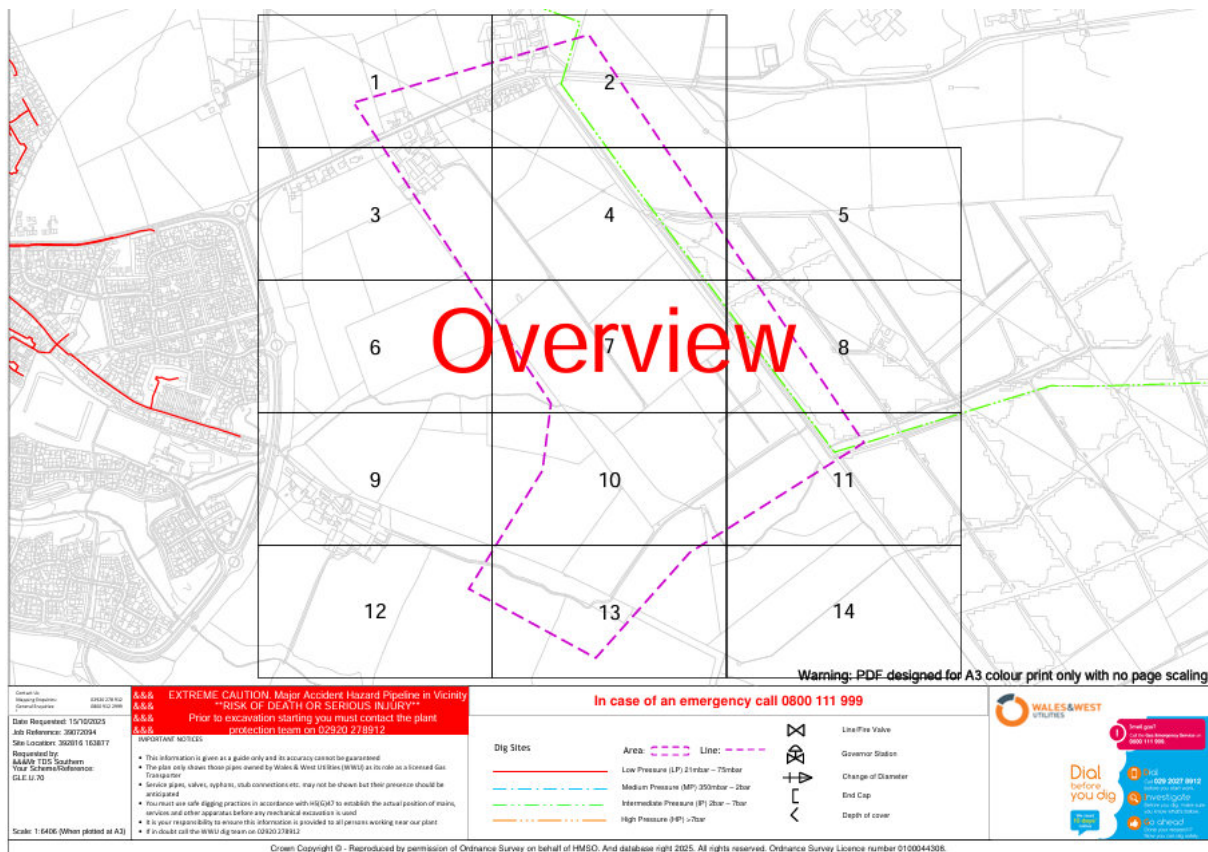
4.2 Existing Apparatus

WWU network records currently indicate.

- An 180mm diameter Polyethylene (PE) Low Pressure (LP) main is located, some 500m west of the site entrance along Sandridge Common (A3102).
- A 12-inch diameter Steel (ST) intermediate Pressure (IP) main is located, along the eastern boundary of the site.

4.3 Available Capacity and Point of Connection

WWU network records currently indicate that there is low Pressure gas infrastructure within proximity to the site, however the client has chosen to proceed with an all-electric solution for the development, therefore no quote has been procured. If the client chooses to look at Gas for the future, we anticipate a low-pressure connection for the site.



Gas maps

5. Electricity Infrastructure

5.1 Electricity Network Operator

The Distribution Network Operator (DNO) for the area is and Scottish and Southern Electricity (SSEN).

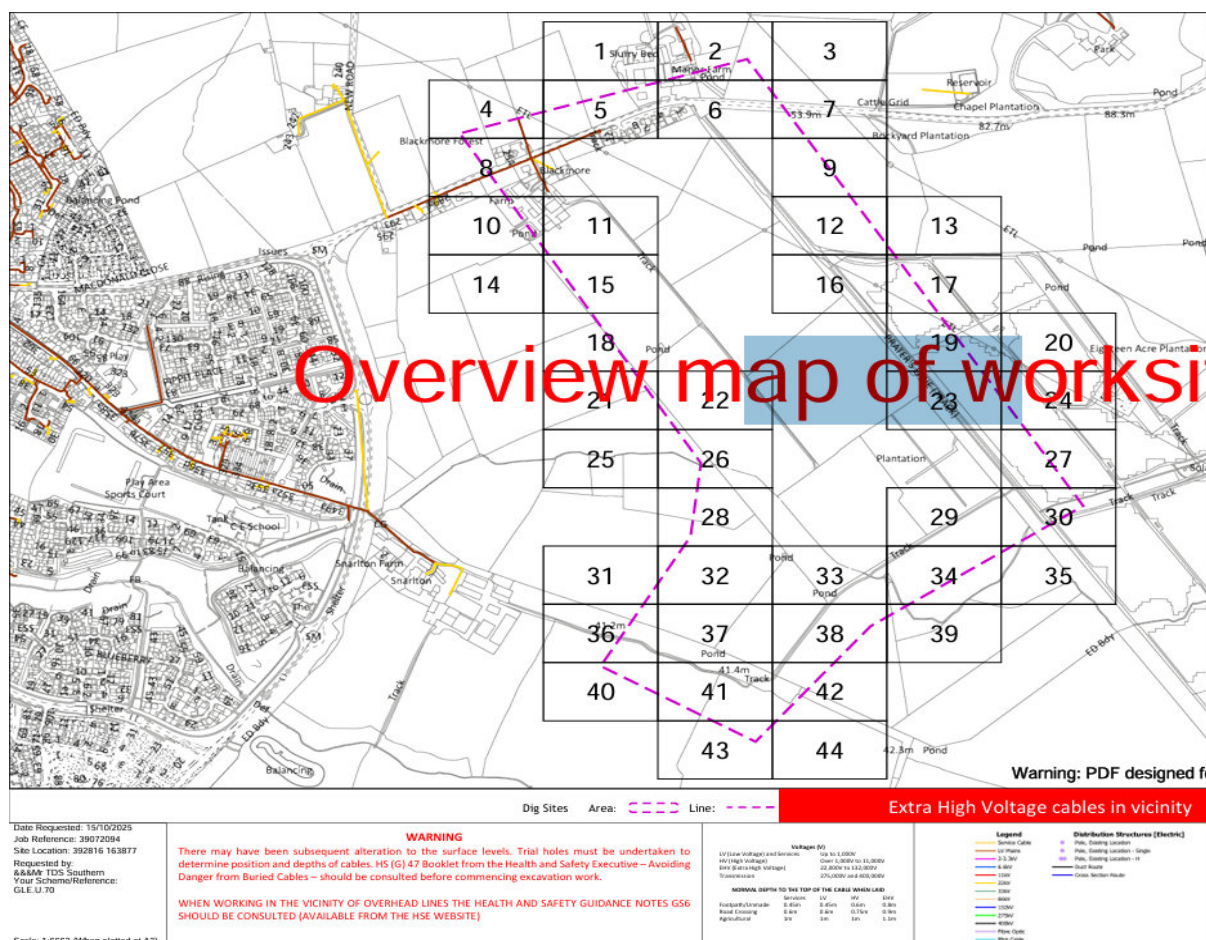
5.2 Existing Apparatus

SSEN's Network Records indicate.

- An existing Low Voltage (LV) overhead cable is running site side of Sandridge Common crossing the proposed site access.
- An existing 11kv High Voltage (HV) cable crossing the land opposite the proposed site access.
- An existing 132KVA extra high voltage pylon network crossing the proposed site.

5.3 Available Capacity and Point of Connection

It is the intention to provide a more sustainable heating solution with the utilisation of Air Source Heat Pumps (ASHP) to provide heating & hot water to the dwellings and provision of 7kW Electric Vehicle Charging (EVC) points to 100% of proposed dwellings, and therefore due to the electricity load requirements for the development, a connection to the High Voltage cable network is the likely anticipated point of connection for the development.



Low Voltage Cable network maps



Page 12 of 15

6. Telecommunications Infrastructure

6.1 Network Operator

The local telecommunications network operator is Openreach.

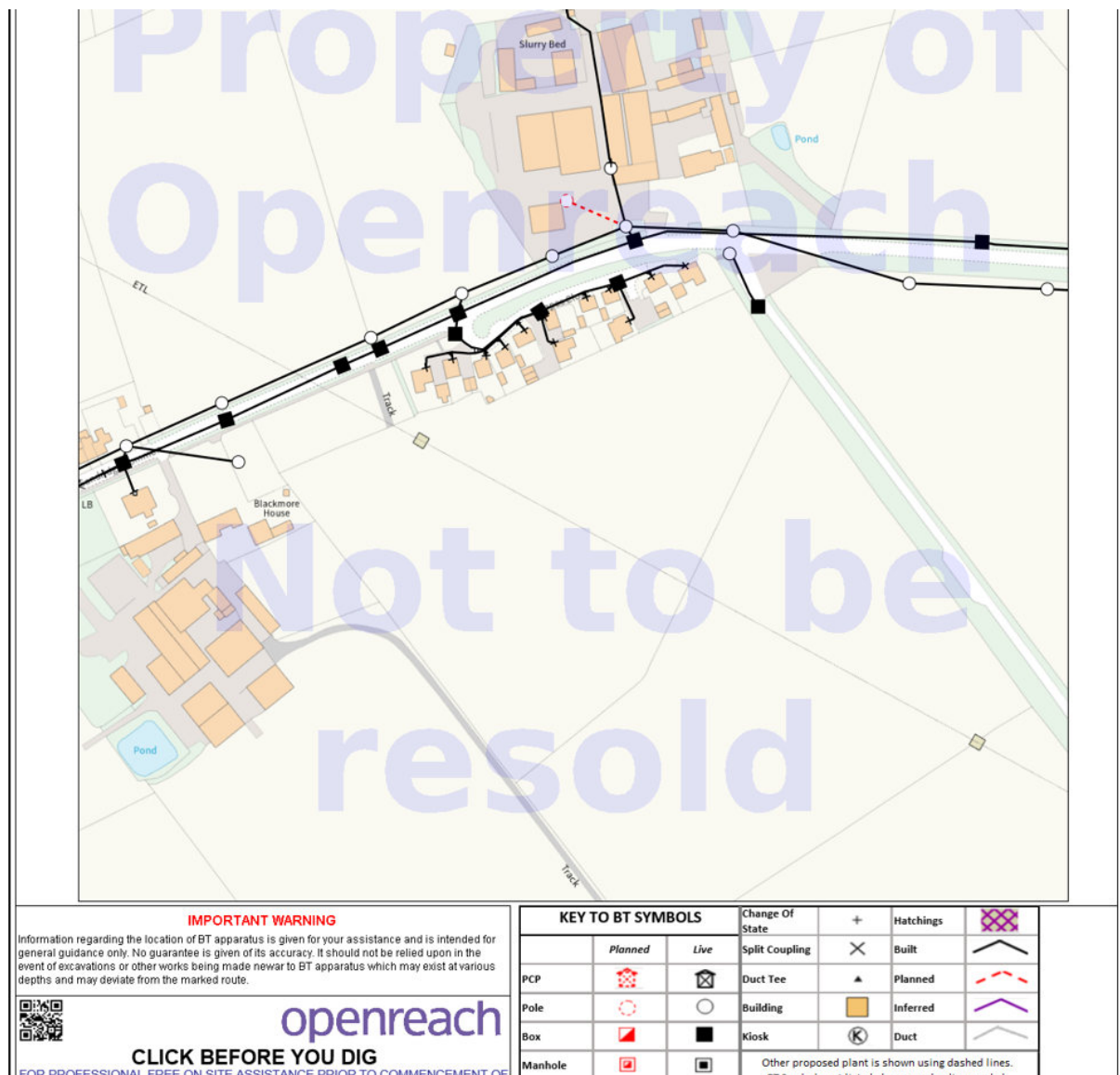
6.2 Existing Apparatus

Openreach's network records indicate.

- An underground ducted network routed along the proposed site access within Sandidge Common (A3102).
- An overhead 'pole mounted' network routed opposite the proposed site access.

6.3 Proposed Connections

Openreach's policy is to provide developments with Fibre to the Premise (FTTP) which would enable all dwellings to benefit from super-fast fibre broadband speeds of up to 1gb to each dwelling.



Openreach Network Maps

7. Conclusion/Key Issues

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

Given the presence of existing water, gas, electricity, and telecommunications infrastructure located within 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.

The location of the existing 132KVA Extra High Voltage pylon networks provides a constraint to the development however I believe the access drawings have been amended to accommodate the SSEN requirements that have been discussed.

With the intention to provide a more sustainable heating solution for this development with the use of Air Source Heat Pumps (ASHP) and the inclusion of Electric Vehicle Charging (EVC) points to 100% of dwellings within the development, a suitable position for an onsite substation will need to be provided for the increased electrical demand this would place on the localised network and align with the government's future home heating policy.

Technical & Development Services (Southern) Ltd
Hillreed House,
54 Queen Street
Horsham
West Sussex RH13 5AD

01403 276 888
southern@t-d-s.com
www.t-d-s-com



Part of Technical & Development Services Group Ltd. Registered in England & Wales No. 5284938.
Registered Office: Venture Court, 2 Debdale Road, Wellingborough, Northants NN8 5AA