

Land at Shortlands Farm, Ash, Surrey,
GU12 6BL
Utilities Planning Statement

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

Project Information

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1 Background

1.1 The Site

The Site is located in Ash which is a village and civil parish in the far west of the borough of Guildford, Surrey. Ash is located in the eastern side of the River Blackwater, with a station on the Reading-Guildford-Gatwick line, and direct roads to Aldershot, Farnham and Guildford.

The site is bounded to the north by A323 Guildford Road, to the east is Wyke Lane, to the south by arable farmland and to the west by Harpers recreational Ground and Totterdown Preschool.

1.2 Proposed Development

Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved for subsequent approval for the demolition of existing buildings and hardstanding and the erection of 200 mixed residential dwellings (including affordable housing) and plots of self-build plots (class C3), green and blue infrastructure and associated service and utility Structures is anticipated to be submitted for consideration in October 2025.

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 Thames Water Utilities Limited (TWUL).

2.2 Existing Apparatus

TWUL Sewer Map indicates.

- A 150mm Public Foul sewer currently lies to the north side of the carriageway along Guildford Road (A323), flowing from east to west.
- An existing 150mm Public Foul sewer is located in the carriageway within Pinewood Road, flowing from north to south.
- An existing 150mm Public Foul sewer runs along carriageway of Harper's Road flowing from south to north and connecting to Guildford Road (A323).

2.3 Available Capacity and Point of Connection

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 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.

The proposed preliminary drainage strategy is to be completed by others however; it is anticipated that due to the topography of the site it is assumed that the site will require at least 1 No. Wastewater Pumping Station at the low point of the site the position of this will be established by the drainage consultants with the installation of a rising main connecting to the existing sewer network east of the site.

Due to the size of the existing infrastructure in proximity of the development we anticipated these to be sized sufficient for the proposed development however, confirmation of capacity availability for the expected discharge volume and the requirement of any necessary network improvements will not be determined until a formal application for a wastewater Pre-Development enquiry is made.

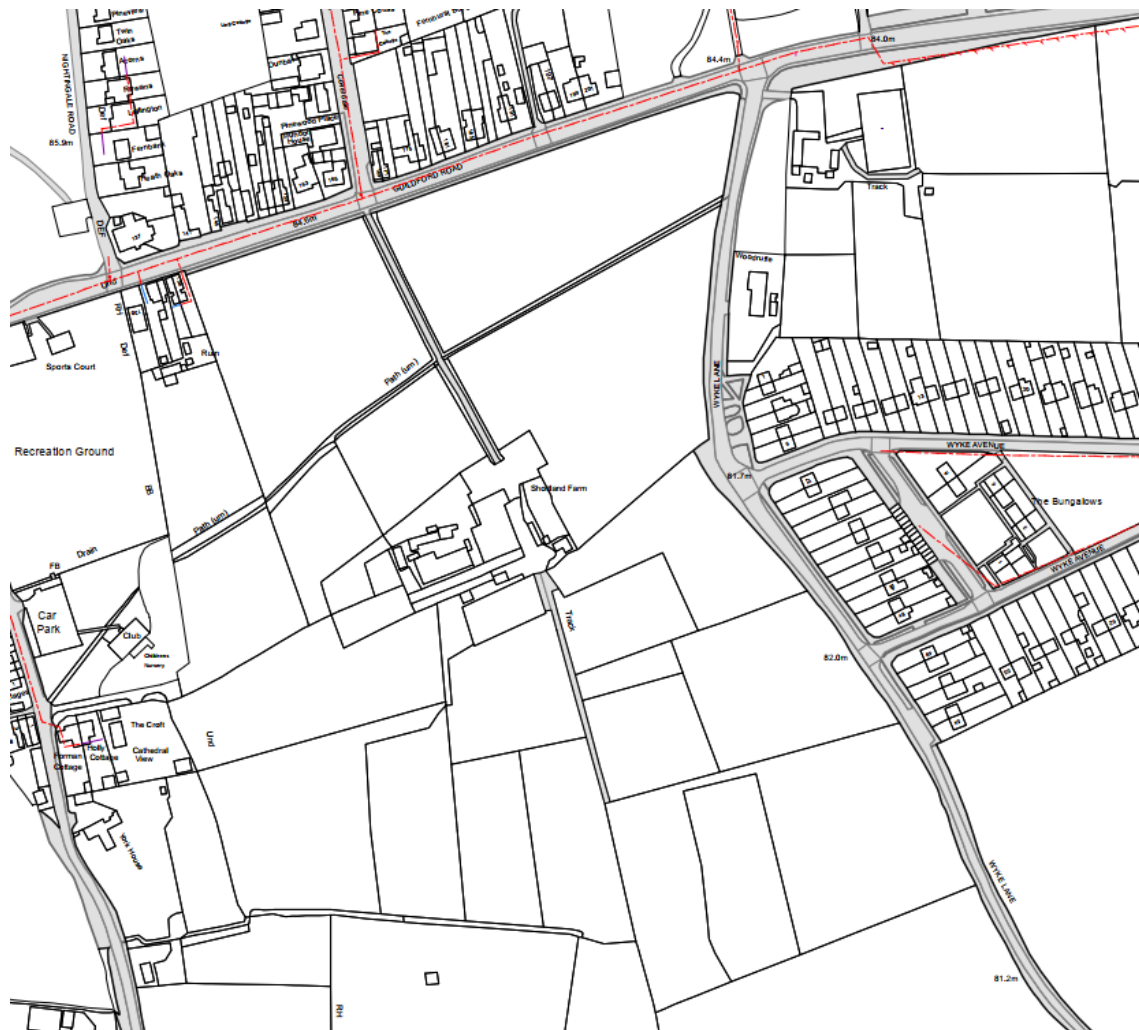


Figure 1: Existing Sewer Network Map

3. Water Infrastructure

3.1 Water Supply Company

The Potable Water Supplier (DNO) for the area is South East Water (SEW).

3.2 Existing Apparatus

SEW mains records indicate.

- An existing 4-inch Cast Iron (CI) Distribution Main routed along the northern side of Guildford Road (A323), opposite to the proposed site development.
- An existing 4-inch Cast Iron (CI) Distribution Main is located to the east side of Pinewood Road footway.
- A 3-inch Asbestos Cement (AC) Distribution Main is running along the eastern verge of Wyke Lane.
- A 4-inch Unplasticised Polyvinyl Chloride (PVCU) Distribution Main runs along the western verge of Harper's Road.
- An existing 450mm Ductile Iron (DI) Distribution Main runs along south-western perimeter, beyond the limits of the proposed development area.

3.3 Available Capacity and Point of Connection

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.

3.4 Anticipated Point of Connection

Due to the size and location of the existing clean water infrastructure within proximity to the development, it is anticipated that the existing distribution infrastructure will have sufficient capacity for the development without any significant reinforcement works, however this cannot be confirmed until a pre-development enquiry is made to establish the required capacity and locality of connection to the existing network.

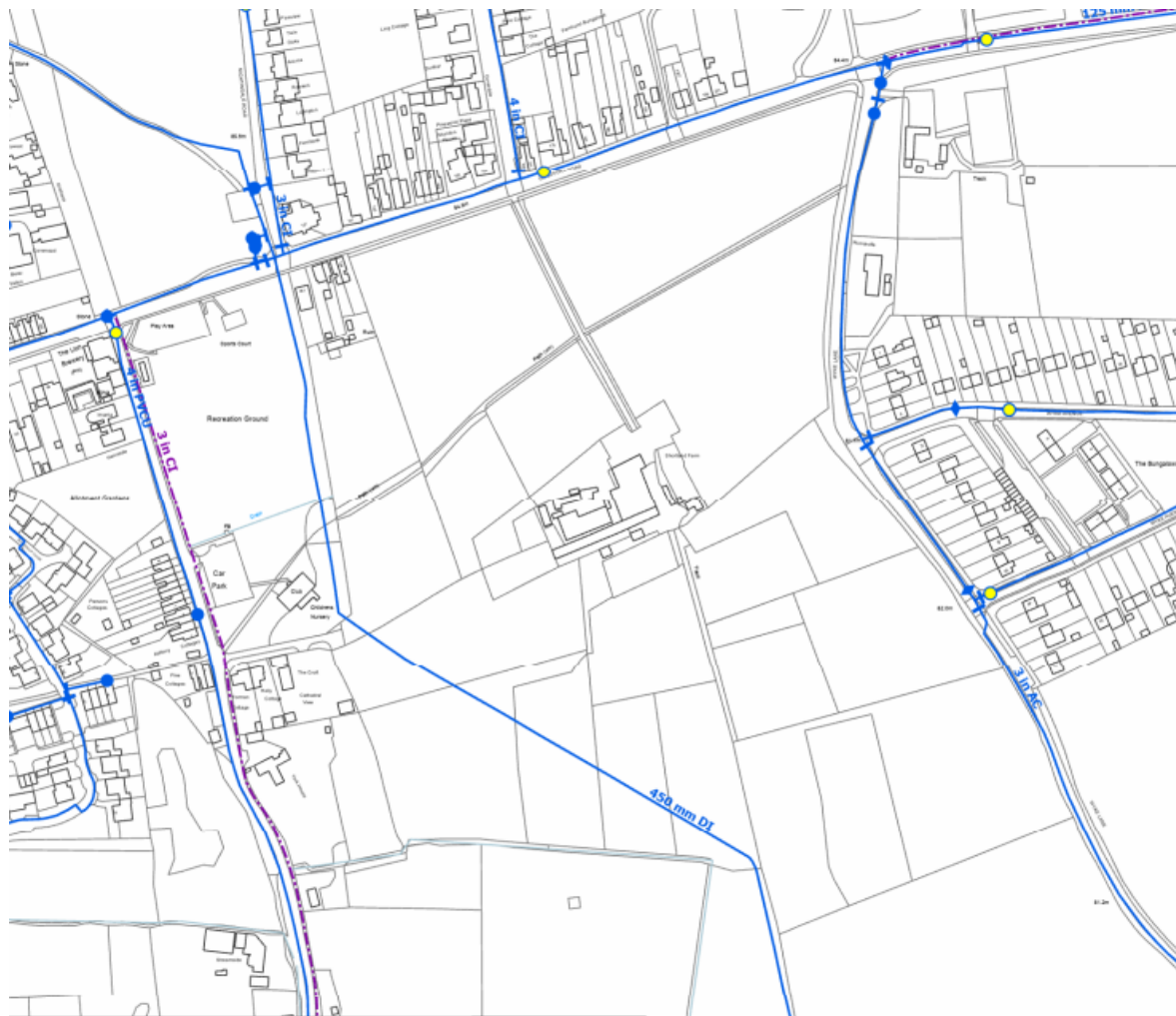


Figure 2: Existing Water Network Map

4. Gas Infrastructure

4.1 Gas Network Operator

The Distribution Network Operator (DNO) for the area is Scotia Gas Networks (SGN).

4.2 Existing Apparatus

SGN network records currently indicate.

- An existing 8-inch Ductile Iron (DI) Low Pressure (LP) main is running within the carriageway of Guildford Road, north of the proposed development.
- An existing 125mm Polyethylene (PE) Medium Pressure (MP) main runs through the southern footway of Guildford Road.
- An existing 140mm Polyethylene (PE) Medium Pressure (MP) main runs through the south side of Guildford Road.
- A 90mm Polyethylene (PE) Low Pressure (LP) main is located within the carriageway of Harper's Road.

4.3 Available Capacity and Point of Connection

It is the client's intention, not to use gas as a means of heating and hot water solution and will adopt a more sustainable solution in accordance with the latest government advice on heating homes.

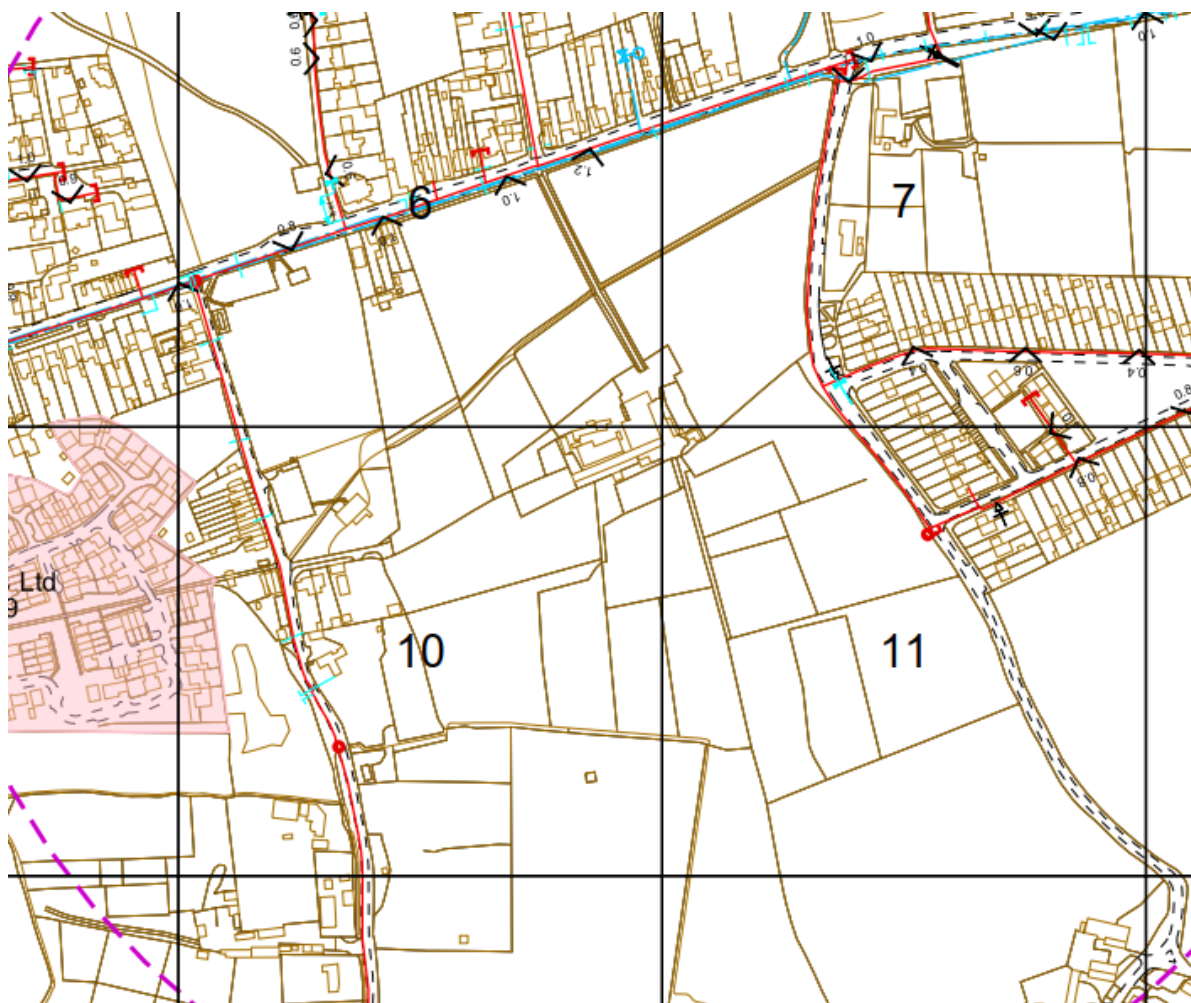


Figure 3: Existing Gas Network Map

5. Electricity Infrastructure

5.1 Electricity Network Operator

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

5.2 Existing Apparatus

SSEN Network Records indicate.

- An existing overhead Low Voltage (LV) distribution network is routed along the northern side of Guildford Road.
- An existing overhead Low Voltage (LV) distribution network is routed from the junction of Wyke Lane & Wyke Avenue to the east of Shortlands Farm.
- An underground 3kV High Voltage (HV) cable network is routed within the carriageway of the northern side of Guildford Road.
- An overhead 11kV High Voltage (HV) cable network that is routed east from Harpers Road to West Wyke Farm before routing north-east towards Wyke Lane, this network is located beyond the extent of the site boundary.

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.

Due to the size of the development, there could be a requirement for a minimum of one 1mVA substation to supply the development (based on assumed loadings of 4.5kVA per plot), subject to design & confirmation from the adopting network. These will need to be located within an approximated 250m radius from each other to allow for distribution within the site road infrastructure with each Low Voltage way being no longer than 500m to prevent volt drop within the network. The number and locality of these substations will need to be determined at design stage however, the site layout should reflect the need and indicate preferred locations based upon a requirement of an approximate 6.0m x 6.0m space for each substation and taking into account the proximity to any habitable plot, the distance will be dictated by the substation housing structure.

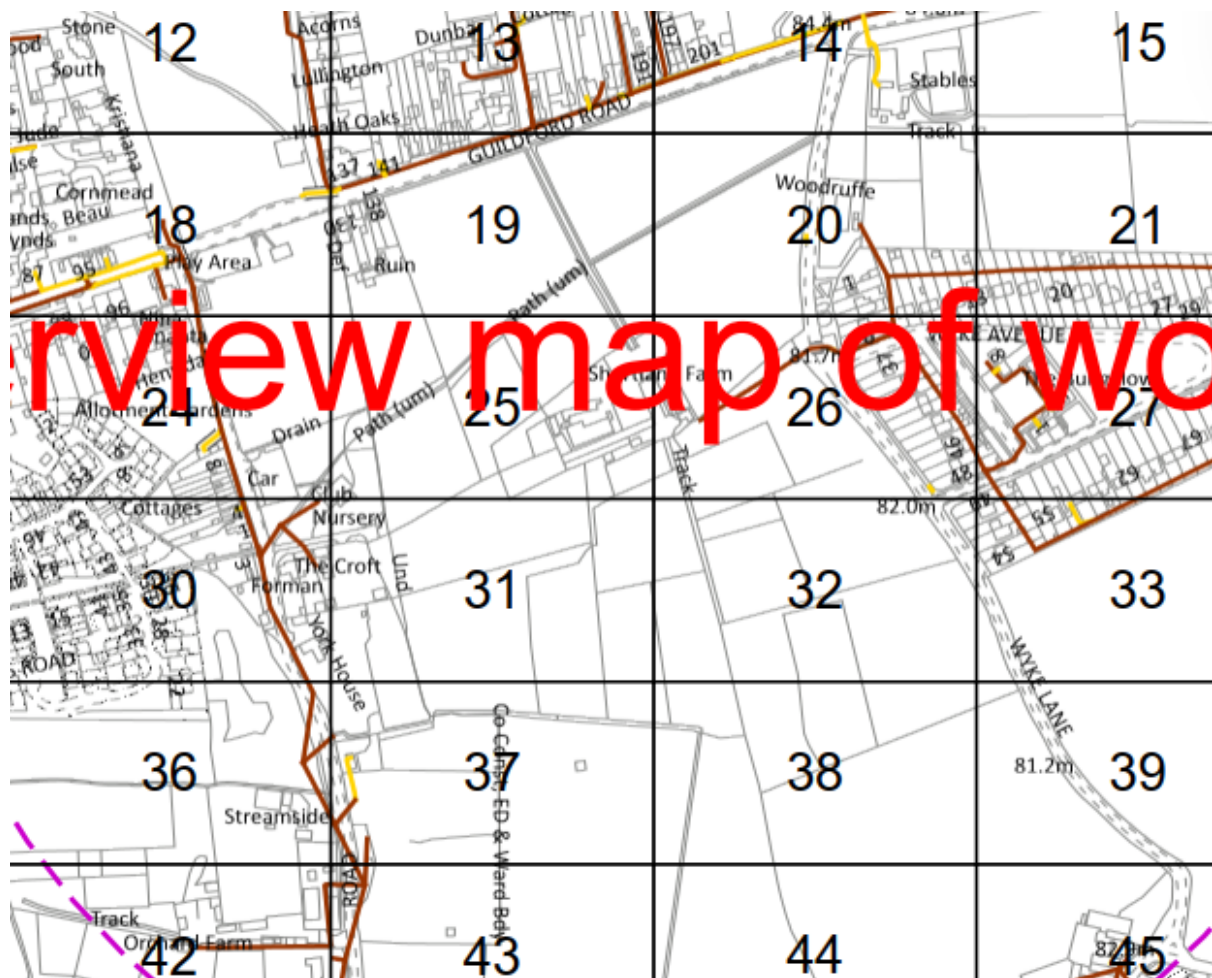


Figure 4: Existing Electricity(LV) Network Map



Figure 5: Existing Electricity(HV) Network Map

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 duct & chamber network is routed along the southern footway of Guildford Road along the proposed site access.
- An overhead network is routed from the junction of Wyke Lane and Wyke Avenue, located to the east of Shortlands Farm.

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 1gbps to each dwelling. Due to the size of the development Openreach will provide FTTP at nil cost to the developer.

It is not anticipated that any significant network improvements will be required to facilitate the proposed development, the surrounding roads have a good amount of existing network distributed within them to accommodate the scheme.



Figure 6: Existing Openreach Network Map

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.

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 localise network and align with the government's future home heating policy.

Please note the below drawing is based on the original draft masterplan for the development and therefore is subject to change.

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