

Utilities Statement

Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green



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This Report has been prepared for Crest Nicholson Operations Ltd

Issue	Date	By	Details
1	03/04/2026	SRD	Preliminary Issue
2	03/08/2026	SRD	Water Connection & General Text Updates
3	18/08/2026	SRD	General Text Updates

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Any costs provided in this report are for preliminary purposes only, they may have been provided by 3rd parties or assumed by ourselves. It is recommended that firm applications are made to the relevant utility companies to confirm points of connection, capacity, reinforcement & site works costs.

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1.0 Introduction

This Utilities Statement has been prepared by Utility Consult Limited on behalf of Crest Nicholson Operations Ltd in support of a Hybrid planning application comprising:

Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.

Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.

This report considers our findings associated with the Utility Survey contained in appendix B & any correspondence received from the relevant utility companies. This includes commentary on any potential utility constraints, reinforcement works & likely points of connection for new utility supplies to the proposed development parcels.

2.0 Existing Utility Infrastructure

This section details the existing utilities found in & around the Site area based upon the existing utility survey contained in Appendix B. The commentary below is based on our desktop assessment of any potential constraints which may impact the development proposals.

2.1 Potable Water

The existing Water network located within the site is a wholly private network, which is not adopted by Thames Water. It is expected that this private network, which previously fed the wider former Ministry of Defence site, will be decommissioned by specialist contractors where it crosses the proposed development site. This should not impact on the existing Water supply to the adjacent dwellings.

2.2 Gas

SGN asset records show an existing medium pressure Gas network entering the site from Langley Common Road, this network supplies several buildings within the site boundary only. It is expected that this network will be disconnected at the site boundary to enable the decommissioning of the onsite Gas network.

2.3 Electricity

Scottish & Southern Electricity Networks asset record shows an existing high voltage Electricity network entering the site from Baston Road to feed an 'intake' Substation. This Substation then supplies a private network across the Studios site. It is expected that this high voltage connection will be disconnected prior to works commencing onsite which will enable the decommissioning of the private Electricity infrastructure network onsite.

2.4 Telecommunications

Openreach - Asset records provided by Openreach show existing network is located entering the site from the Southern, Eastern & Western boundaries, this network will require disconnecting at multiple locations to suit the proposed development layout. Virgin Media - Asset records provided by Virgin Media show existing network crosses into the proposed development site from the South between Saddle Place & Martingale Grove. It is expected that this network will require diversion to maintain service to the adjacent buildings.

2.5 Summary

The existing Virgin Media network will require diversion through the proposed development site to maintain service; the formal proposal will be agreed at a detailed stage. It is expected that the Water, Gas, Electricity & Openreach networks will be disconnected back to the development site boundary, allowing the decommissioning of the onsite networks.

3.0 Proposed Utility Infrastructure

The existing utility records, survey & correspondence with the utility companies were used to undertake a desktop assessment of the likely services supply strategy for the proposed 295 dwelling development.

3.1 Water

Thames Water, the local water undertaker, have confirmed that the Point of Connection for the site will be from the existing 200mm DI main located in Langley Common Road (B3349).

Thames Water have confirmed that there is sufficient capacity to serve the first 49 residential properties on the site. Capacity to serve the full development is therefore not yet confirmed and will be established through that study.

Thames Water have confirmed that they will carry out the modelling study, at their own cost, to determine whether any upstream reinforcement is required. They have advised that the study will not be commenced until planning permission has been granted. Whether upstream reinforcement works are necessary, and the programme for any such works, will therefore only be established following the grant of permission. This is not considered to represent a constraint on the principle of development, given that the Point of Connection has been confirmed and the study will be undertaken and funded by Thames Water.

It is currently assumed that the identified connection point will provide a suitable point from which to extend a new adoptable potable Water network throughout the proposed development site.

3.2 Gas

It is not proposed that mains Gas will be utilised across any of the proposed development site.

3.3 Electricity

Scottish & Southern Electricity Networks, the DNO, have an existing high voltage Electricity network located within Baston Road, it is currently anticipated that a connection will be taken from this network to provide service to two new onsite substations. These in turn will supply a new low voltage network to service the proposed development demands.

3.4 Telecommunications

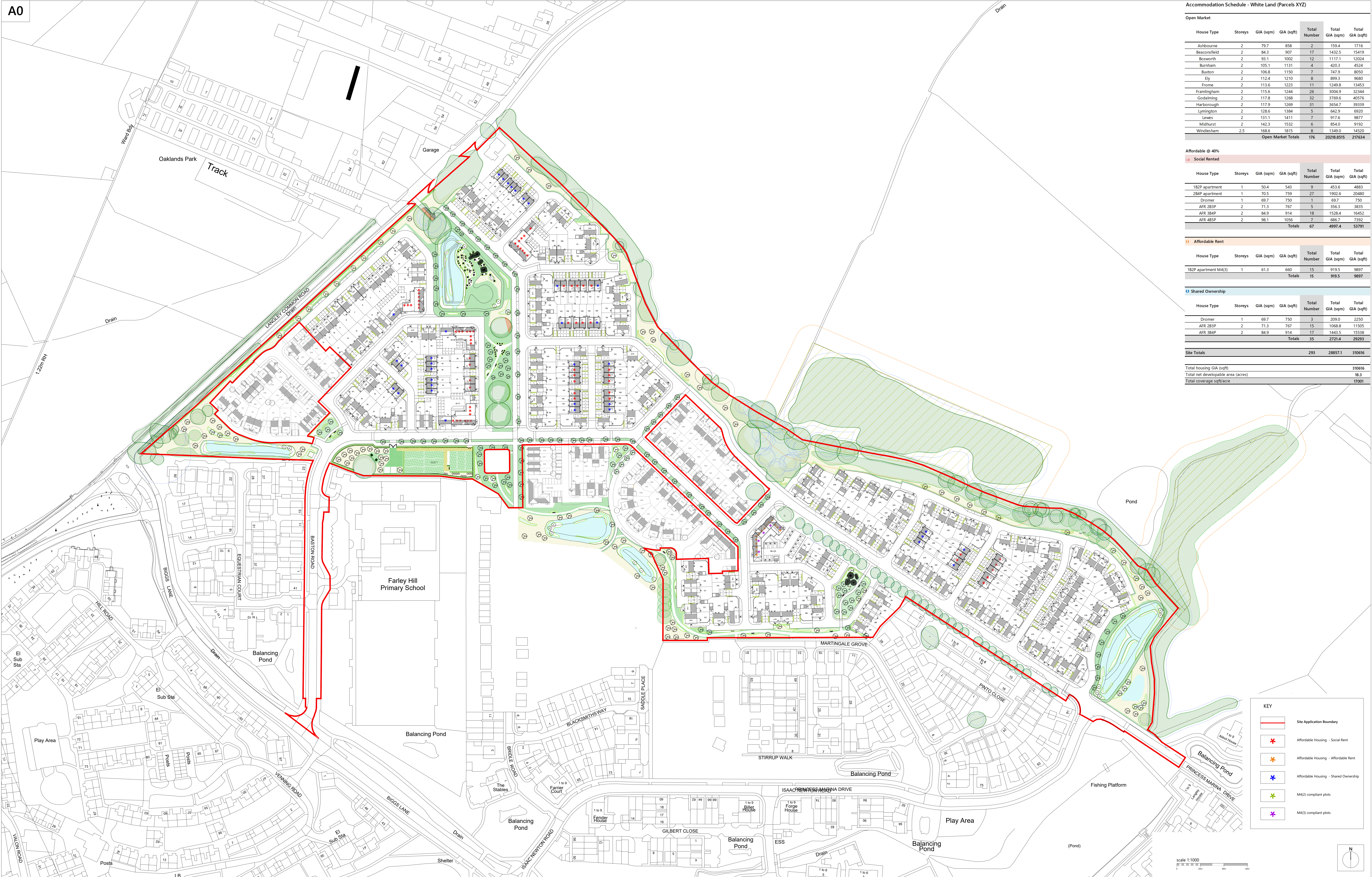
Openreach currently provide all new residential developments in excess of 19 dwellings with a full 'Fibre to the Premise' telecommunications network. Given the size of the proposed development this site will all qualify to receive a full fibre network in accordance with Part R of the current building regulations. The likely connection point will be from Baston Road.

3.5 Summary

Water, Electricity and Telecommunications points of connection are currently expected to be available adjacent to the site to serve the proposed development.

Thames Water have confirmed capacity remains subject to the network modelling study, which Thames Water will undertake at their own cost following the grant of planning permission.

Appendix A – Site Plan



Accommodation Schedule - White Land (Parcels XYZ)

Open Market						
House Type	Storeys	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
Ashbourne	2	79.7	858	2	159.4	1716
Beaconsfield	2	84.3	907	17	1432.5	15419
Bosworth	2	93.1	1002	12	1117.1	12024
Burnham	2	105.1	1131	4	420.3	4524
Buxton	2	106.8	1150	7	747.9	8050
Ely	2	112.4	1210	8	899.3	9680
Frome	2	113.6	1223	11	1249.8	13453
Framlingham	2	115.6	1244	26	3004.9	32344
Godalming	2	117.8	1268	32	3769.6	40576
Harborough	2	117.9	1269	31	3654.7	39339
Lymington	2	128.6	1384	5	642.9	6920
Lewes	2	131.1	1411	7	917.6	9877
Midhurst	2	142.3	1532	6	854.0	9192
Windsorham	2.5	168.6	1815	8	1349.0	14520
Open Market Totals				176	2028.8515	217634

Affordable @ 40%

⇒ Social Rented

House Type	Storeys	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
1B2P apartment	1	50.4	543	9	453.6	4883
2B4P apartment	1	70.5	759	27	1902.6	20480
Dorner	1	69.7	750	1	69.7	750
AFR 2B3P	2	71.3	767	5	356.3	3835
AFR 3B4P	2	84.9	914	18	1528.4	16452
AFR 4B5P	2	98.1	1056	7	686.7	7392
Totals				67	4997.4	53791

U Affordable Rent

House Type	Storeys	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
1B2P apartment M4(3)	1	61.3	660	15	919.5	9897
Totals				15	919.5	9897

U Shared Ownership

House Type	Storeys	GIA (sqm)	GIA (sqft)	Total Number	Total GIA (sqm)	Total GIA (sqft)
Dorner	1	69.7	750	3	209.0	2250
AFR 2B3P	2	71.3	767	15	1068.8	11505
AFR 3B4P	2	84.9	914	17	1443.5	15538
Totals				35	2721.4	29293

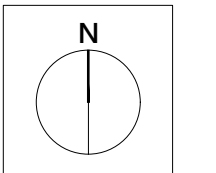
Site Totals	293	28857.1	310616
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Total housing GIA (sqft)	310616
Total net developable area (acres)	18.3
Total coverage sqft/acre	17001

KEY

- Site Application Boundary
- Affordable Housing - Social Rent
- Affordable Housing - Affordable Rent
- Affordable Housing - Shared Ownership
- M4(2) compliant plots
- M4(3) compliant plots

scale 1:1000



Romsey T:01794 367703
Portishead T:01275 407000
London T:01794 367703

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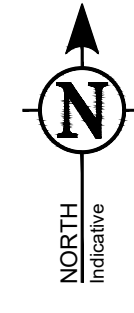
Rev	Description	Date	Au	Ch	Rev	Description	Date	Au	Ch
P1	Preliminary Issue	16.06.26	RP	MRW					
P2	V1 land plot sub added. White land adjusted accordingly. SoA updated.	22.06.26	RP	MRW					
P3	V1 land reduced to 90 plots. White land mix adjusted. SoA updated.	06.07.26	RP	MRW					
P4	White Land increased to 293 plots.	08.07.26	RP	MRW					
P5	Affordable tenures updated, detailed landscaping added.	10.07.26	RP	MRW					
P6	Coordinated with latest Timeless Collection House types. Detail added.	20.07.26	RP	MRW					
P7	Plots 144-147 and 158-161 tenure amended.	06.08.26	RP	MRW					
P8	Affordable redistributed. Schedule updated, apartment footprints adjusted, corner gardens reviewed.	11.08.26	RP	MRW					

Project Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green
Drawing Site Layout

Client	Crest Nicholson Operations Ltd	Date	16.06.25
Job no.	CRES250532	Rev.	P8
Dwg no.	TL02	Scale	1:1000 at A0
Author	RP	Checked	MRW
Status	PRELIMINARY	Office	Portishead
Client ref.			



Appendix B – Existing Utility Survey



Appendix C – Thames Water Capacity Report



Our reference: DS6157805

Your site address: Arborfield Studios, Langley Common Road, Barkham, RG40 4TS

Customer: Utility Consult Limited

Clean water capacity report

Status: Capacity concerns

Date: 20 April 2026

Validity: Valid until 20 April 2027 or for the duration of your Local Authority planning permission when this report is used to support your planning application, to a maximum of three years.

We confirm that there will be sufficient capacity in our clean water network to serve the first 49 residential properties of your development within the site supply zone. However, this is not reserved for your development.

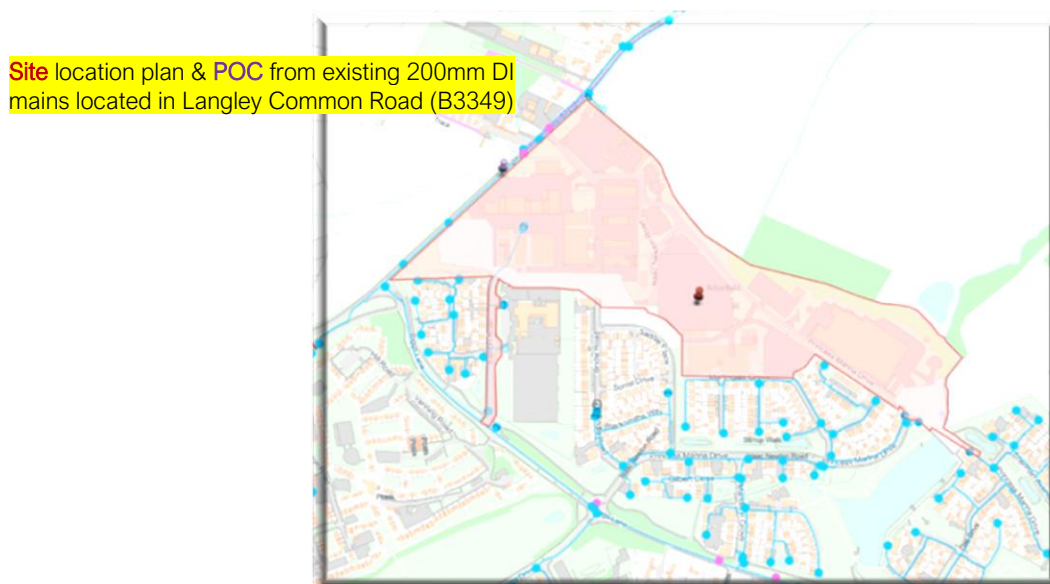
Unfortunately, we're unable to confirm capacity for the full development of 310 residential houses, without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please note any connection is subject to our Network approval which may require the completion of a modelling study.

Be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

The below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection



Please be advised the above plan shows an indicative point of connection and used as an aid with our capacity assessment. Under a formal new water connection application will the exact point of connection be agreed on.



Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Building near our assets

Please [read our guide](#) 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact [us](#).

Diversions

We anticipate from our records there might be a need to divert some of our clean water apparatus to accommodate your development proposals. Please note that any diversion is charged in line with our [charging arrangements](#). You'll need to apply for this work [online](#).

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0800 009 4540.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click [here](#) for our home improvements website, or click [here](#) to apply for clean water services.

Samuel Daulby

From: DEVELOPER.SERVICES@THAMESWATER.CO.UK
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 20 April 2026 09:33
To: Samuel Daulby
Subject: RE: Clean Pre-planning capacity report for Arborfield Studios - DS6157805
Attachments: Clean water capacity report for DS6157805.pdf

Dear Samuel Daulby,

Site Address: Arborfield Studios, Langley Common Road, Barkham, RG40 4TS
Clean Pre-Planning Ref: DS6157805

We need to do further investigation

Unfortunately, our capacity check shows our clean water network can only partially supply the proposed development.

Our assessment concludes that we have sufficient capacity to supply the first 49 residential houses. However, this is not reserved for this site.

Unfortunately, our assessment concludes we have no capacity to supply the full development of 310 residential houses.

We'll need to carry out modelling to confirm whether reinforcement of our network is necessary to deliver the capacity you require, which we'll undertake at our cost once outline or full planning permission has been granted by the local council.

Please note any connection is subject to our Networks approval which will require the completion of a modelling study.

What do I need to do?

We've attached your **capacity report**, which you should include when making your local authority (LA) planning application to show we've assessed the site and are in the process of addressing your requirements.

We'll start modelling once you let us know that you own the land and either have outline or full planning permission. Just email me your land registry documents, planning application reference number and the council decision notice.

We can start modelling once you confirm your build schedule. Please email me to confirm:

- Start date on site:
- First occupancy date:
- Completion date:
- Build programme
- Copy of planning permission

What happens next?

We may be able to confirm capacity as soon as we've finished our investigative modelling work. If we need to upgrade our network, we'll design a solution and build the necessary improvements.

We estimate this would take:

Modelling: up to 6 months

Reinforcements if required:

- Minor Works
 - Design: 6 months
 - Construction: 6 months
- Major Works
 - - Solution definition and outline design: 6 months

- Design and construction: 18+ months (dependent on Highways and authority's approvals)

Total: Minor Works - 18 months, Major Works – 30+ months.

Amendments

Please note that we will allow ONE amendment to be made to this capacity assessment within 12 months from date of issue. Any more than ONE amendment within this time period will entail additional fees. Any amendments sought beyond this time will require a new application to be submitted.

If you've any further questions, please do not hesitate to contact me.

Yours sincerely,

Colins Akemche (Co-leens) (He/His)

Clean Pre-Planning Engineer

Adoption Team - Developer Services

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