

BATTLE STREET REDEVELOPMENT

Central Pool, Battle Street, Reading, RG1 7NU

24. UTILITIES

In Support of Planning Application

Project no: E05077

Issue: Final

Date: 15/09/2022

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24.1 Executive Summary

This Utilities Statement has been developed to assist the planning application stage to demonstrate how the planning requirements associated with new and proposed utilities have been addressed at the Battle Street development.

The availability of utility services including mains water, foul drainage, electricity and communications has been consulted and agreed with the utilities companies and it has been confirmed that the new connections would be provided without undermining services to the wider community.

The utility proposal incorporates any utility company requirements for substations, telecommunications equipment, or similar structures.

The service routes have been planned and coordinated with the landscape tree proposal. Please refer to a **E05077-HCC-XX-XX-RP-L-01** "*Battle Street Landscape Principle*" for further details of the planting strategy.

The new development will be constructed on the former Central Swimming Pool site and the Archaeological Heritage Statement confirms that the site does not contain nor form a part of any designated heritage asset or known archaeological remains. Please refer to *Archaeological Heritage Statement* Report.

Surface water run-off and foul drainage system has been designed in accordance with national guidance on sustainable drainage systems. For full details on below ground drainage and surface water drainage please refer to a separate "*Flood Risk Assessment and Drainage Strategy Report*".

24.2 Planning Requirements

24.2.1 Planning statement required

Reading Borough Council Planning Policy states that: *“Statements will be required to accompany all major (including Outline) applications for housing development or business, industrial, storage, retail or leisure floorspace, or developments for other uses which are of a similar scale; and for other non-householder developments on sites containing significant tree cover or within an area of Archaeological Potential”.*

24.2.2 Guidance

Reading Borough Council Planning Policy Guidance on Utilities requirements states:

Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal systems.

Two planning issues arise;

- *whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development*
- *whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.*

Utilities statements should demonstrate:

- *that the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community.*
- *that proposals incorporate any utility company requirements for substations, telecommunications equipment, or similar structures.*
- *that service routes have been planned to avoid as far as possible the potential for damage to archaeological remains, retained trees and avoid being routed through the location of proposed trees.*
- *That surface water run-off has been minimised, that the drainage system is sustainable and has been designed in accordance with national guidance on sustainable drainage systems (see SuDS above).*

24.2.3 RBC Policy

Reading Borough Local Plan (2019)

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

Policy TR3: Access, Traffic and Highway-Related Matters

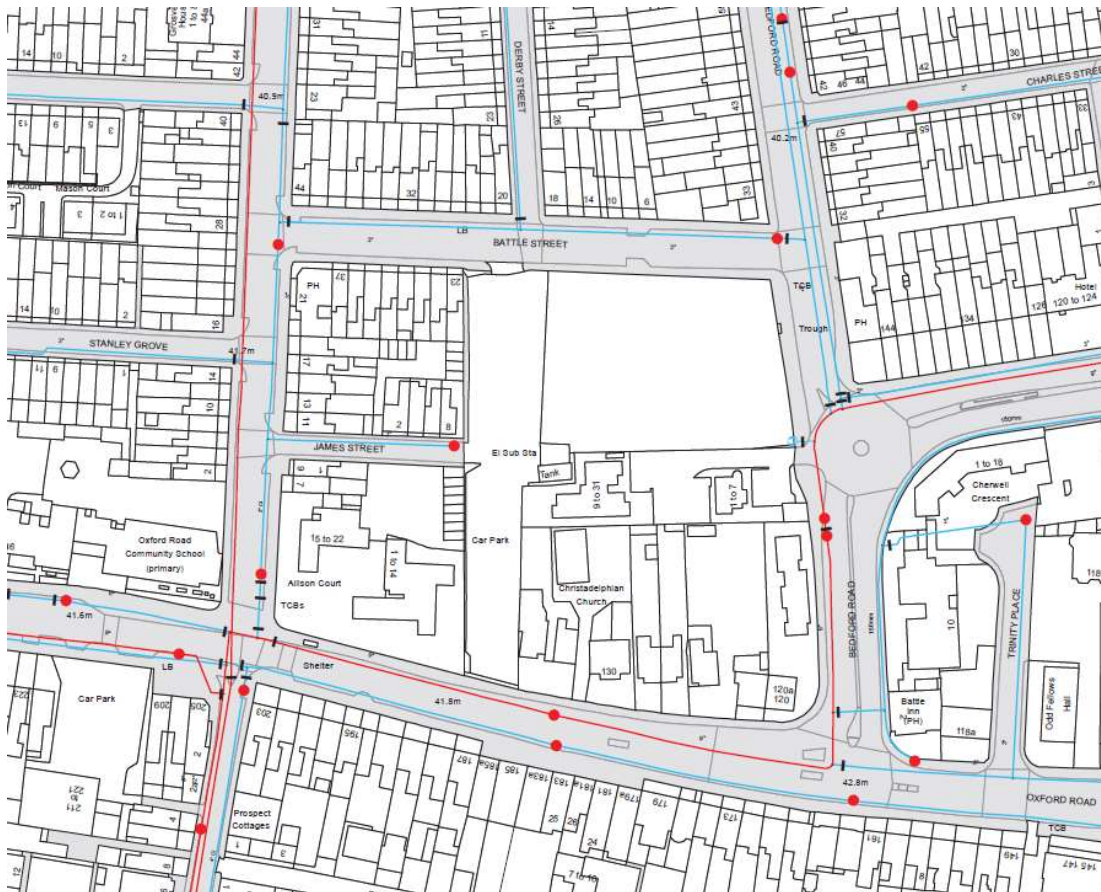
Policy EN12: Biodiversity and the Green Network

Policy EN15: Pollution and Water Resources Policy EN18: Flooding

24.3 Water Supply

24.3.1 Existing water supply

The existing water connection to the site to serve the former swimming pool however has been disconnected and made redundant.



Thames Water Asset Location Search Water Map

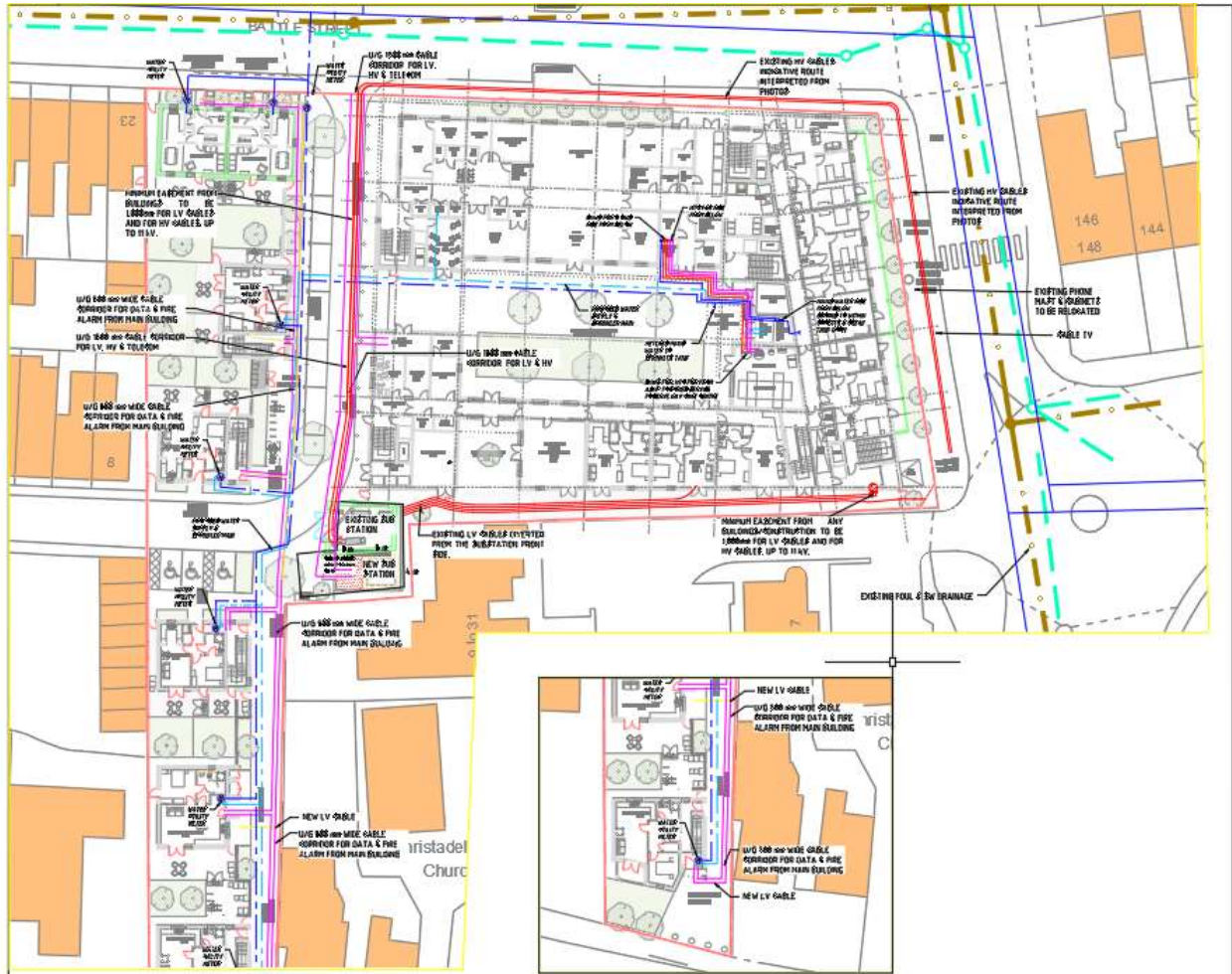
24.3.2 Proposed water supply

The proposal is to provide a new metered potable water and fire fighting connection from the existing/upgraded mains Thames Water infrastructure to supply new stand alone and multistorey development.

The new development and associated works have been planned and designed as such to not cause any impact to the existing mains water pipework.

The new development will be constructed on former Central Swimming Pool site and therefore the site does not contain nor form a part of any designated heritage asset or known archaeological remains. Please refer to *Archaeological Heritage Statement Report*.

The new services routes and location has been coordinated with the landscape strategy.



Combined M&E External Services E05077-HCC -00-00-DR-ME-8102

With reference to the pre-application ref 211802 Report dated 13-05-22 from Reading Borough Council Planning Department which a section headed Thames Water recommending planning Conditions in relation to water. The following deals with these Thames Water recommended conditions and we therefore would not envisage the conditions being placed on a planning approval.

1. *Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:-. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision 29 notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.*

Response

The application for new water supplies was made on the 22.10.2020 and it has been confirmed that the existing infrastructure owned by Thames Water will need to be upgraded to accommodate for the new water demands by the new and future development around that area.

Thames water have been instructed to undertake the necessary Hydraulic Modelling Study for proposed development at Battle Street to ensure that the required upgrade of the existing main infrastructure can be carried out. The modelling has been agreed by Thames Water and Reading Borough Council in a legal agreement. It has been confirmed that if any reinforcement is required it will be delivered at cost to Thames Water and within a timescale to not cause any delay to your build programme. Email dated 23.03.2022 attached in Appendix A.1.

2. *The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. 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. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes> Should you require further information please contact Thames Water.*

Response

It has been confirmed by Claire Gould of Thames Water (Developer Services - Network Co-Ordinator Mobile: 07747 640 806) on the 14.06.2022 (email attached in Appendix A.2) that the development is more than 5m from the Thames Water strategic water mains and as such conditions 2 and 4 can be discharged.

3. *The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. 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. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk*

Response

The proposed development is located within the 15m of strategic water mains and a piling method statement will form part of the contract to ensure necessary measures are undertaken to prevent and minimize the potential damage to water infrastructure. Please refer to separate document for further details.

4. *There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>*

Response

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5. *The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Water's underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.*

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. *Should you require further information please contact Thames Water.*

Response

The proposed development is located within 15m of our underground water assets and as such appropriate measures are to be taken in accordance with Thames Water recommendation guide “Guidelines for working near our water mains and sewers “to ensure your workings are in line with the necessary requirements”.

24.4 Gas Supply

24.4.1 Existing supply

There is no existing gas supply connection currently on the proposed development site.

24.4.2 Proposed supply

The proposed development has been designed to be fully electric and therefore there is no requirements for a new gas supply to the site.

24.5 Electricity

24.5.1 Existing electrical supply

The old swimming pool area had a couple of HV cables already diverted to allow for the new construction. The site has also few LV cables that are serving other utilities around the site, from the existing substation.

24.5.2 Proposed electrical supply

The site will have its own dedicated new substation at the designated area, which will feed the tenants flats as well as the OPDC areas and the landlord areas.

The new HV cables will be installed to feed the site new substation, adjacent to the existing ones, the existing HV cables will be diverted again as necessary, also, the existing LV cables serving the properties around the site from the existing old substation built on the site area, will be diverted as necessary, in order to distance from the building footprint and meet the easement requirements of the regulations for the installation of underground LV cables, also the existing distribution feeder pillar will be relocated to allow for the reconstruction of the fence/walls of the old and new substations together inside a unique space.

24.6 Telecommunication

24.6.1 Existing services

Currently there is no existing fibre connection to the proposed development site.

24.6.2 Proposed services

A new infrastructure for fast broadband internet and telecommunication services will be provided for the dwelling's areas, the new fibre cables for the development will run inside the other services trench. The infrastructure, which is likely to be done by Openreach, which is one of the main installers of fibre cables, will include all the necessary services, starting from the dedicated comms room until the last point in the dwellings.

However, the infrastructure will be suitable for any provider of broadband internet and telecommunication services to provide their service to the dwellings.

Virgin Media fibre will be provided to the OPDC area for internet and data services.

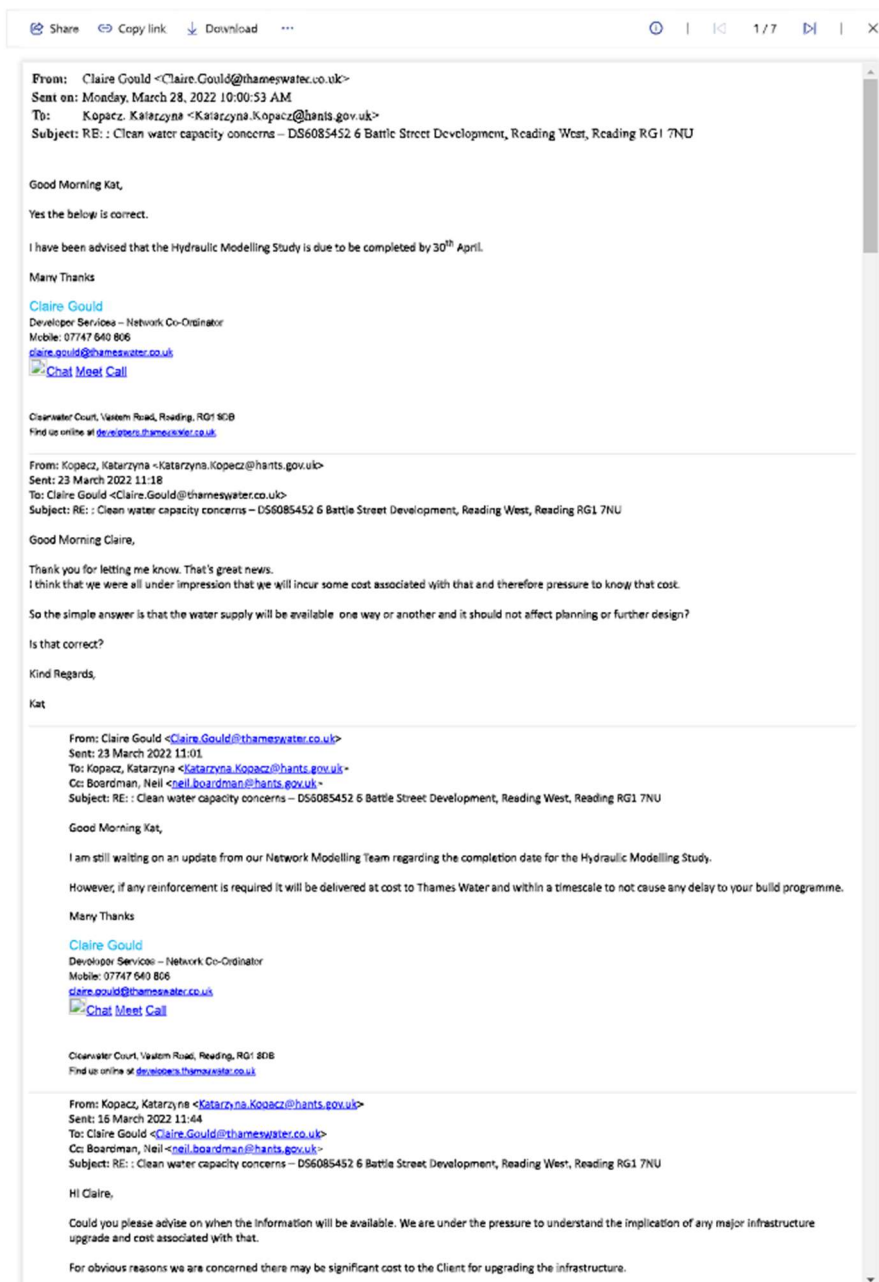
Telecommunication will be provided by Openreach/BT.

24.7 Foul and surface water drainage

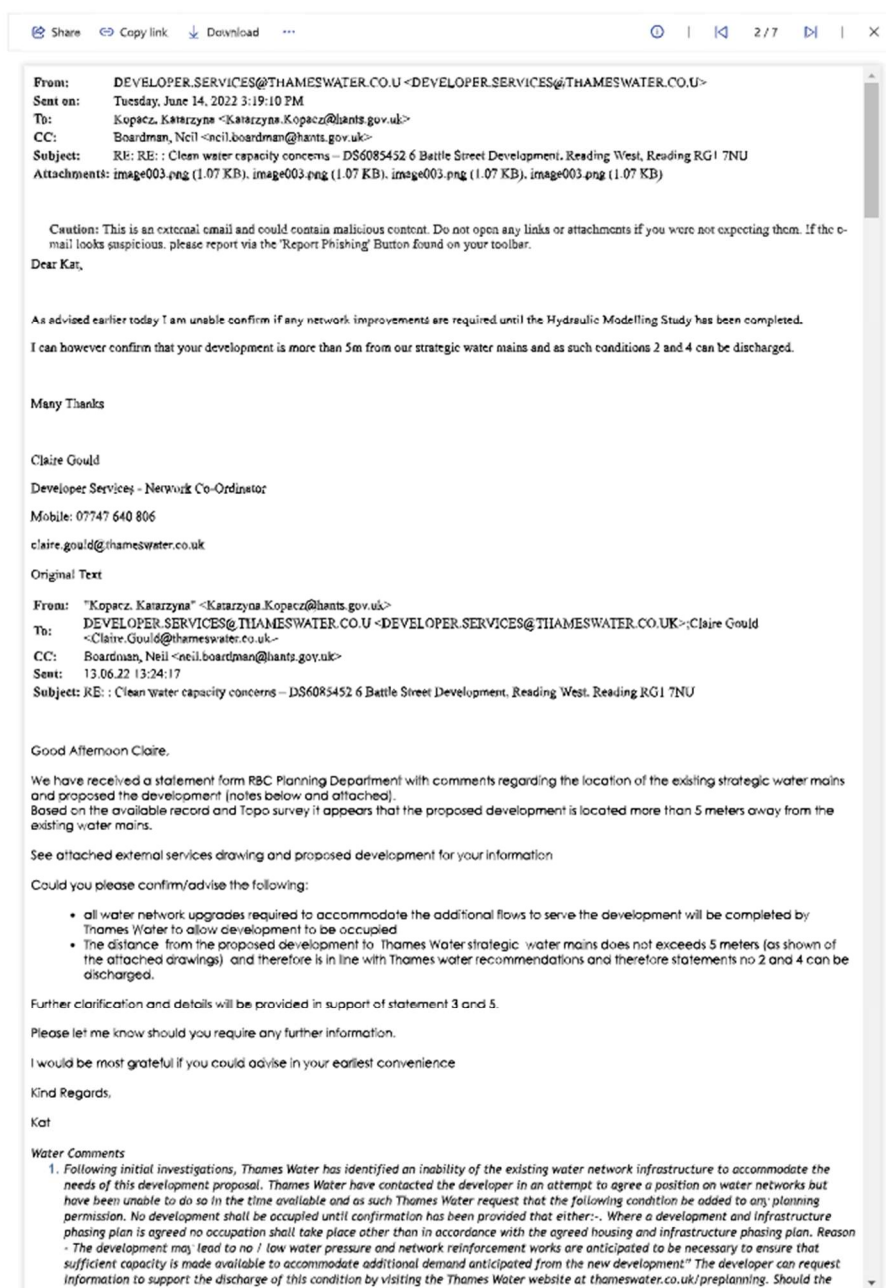
For full details on below ground drainage and surface water drainage please refer to a separate Report "*Flood Risk Assessment and Drainage Strategy Report*" **E05077-ECH-XX-XX-RP-C-7001-P01**.

Appendix A

A.1 Email from Thames Water dated 23.03.2022



A.2 Email from Thames Water dated 14.06.2022





- General Notes**
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER TENDER & CONTRACT DOCUMENTATION ISSUED FOR THIS PROJECT.
 2. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & SHALL BE CHECKED & VERIFIED ON SITE BEFORE CONSTRUCTION. FOR WALL SETTING OUT DIMENSIONS REFER TO ARCHITECTS DRAWINGS.
 3. THE INSTALLATION SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE PROJECT TENDER DRAWINGS, PARTICULAR REQUIREMENTS & STANDARD SPECIFICATIONS 7 THE CURRENT EDITION OF THE WIRING REGULATIONS (BS7671).
 4. FINAL POSITION OF ALL EQUIPMENT SHALL BE AGREED ON SITE WITH THE ENGINEER PRIOR TO INSTALLATION.
 5. THE CONTRACTOR SHALL CO-ORDINATE THE WORKS WITH ALL OTHER TRADES PRIOR TO COMMENCEMENT.
 6. WHERE ANY OF THE EXISTING INSTALLATION DETAILED TO BE RE-USED IS FOUND TO BE OF A DUBIOUS STANDARD, CLARIFYING INSTRUCTIONS SHALL BE SOUGHT FROM THE PROJECT ENGINEER.
 7. THE CONTRACTOR SHALL LIAISE & CO-ORDINATE WITH ALL SPECIALIST CONTRACTORS EMPLOYED FOR THE WORKS.
 8. ISOLATE, REMOVE & PROTECT ANY SERVICES TO ALLOW DEMOLITION WORKS TO TAKE PLACE IN ACCORDANCE WITH THE SCOPE OF WORKS.
 9. ALL ITEMS OF EQUIPMENT TO BE REMOVED & NOT RE-USED, SHALL BE OFFERED TO THE CLIENT'S REPRESENTATIVE & IF NOT REQUIRED, CONFIRMATION FOR THEIR DISPOSAL SHALL BE OBTAINED FROM THE PROJECT ENGINEER.
 10. THE CONTRACTOR SHALL ENSURE THE ACOUSTIC INTEGRITY & FIRE RATING OF WALLS & PARTITIONS, IS MAINTAINED WHERE SERVICES ARE REQUIRED TO PASS THROUGH.

STAGE D

Rev	Description	Date	By
P1	PRELIMINARY	30.11.21	
P2	ARCH UPDATE	11.05.22	

HCC Property Services,
Three Minsters House,
76 High Street, Winchester SO23 8UL
tel: (01962) 847801



PROJECT NAME
BATTLE STREET

SHEET NAME
ELECTRICAL ENGINEERING SERVICES
EXISTING LV & HV CABLE ROUTES

SCALE 1:200 @ A1
DRAWN CAD
CHKD
APRV

DRAWING No.
project code - originator - volume - level - type - role - number version
E05077-HCC- 00-00-DR-E-8100

SUITABILITY
code description



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STAGE D

Rev	Description	Date	By
P1	PRELIMINARY	15.09.22	

HCC Property Services,
Three Ministers House,
76 High Street, Winchester SO23 8UL
tel: (01962) 847801



PROJECT NAME
BATTLE STREET

SHEET NAME
COMBINED M&E EXTERNAL SERVICES

SCALE
1:200 @ A1

DRAWN CHKD APRV
CAD

DRAWING No.
project code - originator - volume - level - type - role - number
E05077-HCC-00-00-DR-ME-8102

SUITABILITY
code description

- LEGEND**
- HEATING
 - HOT WATER
 - COLD WATER
 - SPRINKLER
 - HV & LV CABLES
 - CABLE CORRIDOR