MJA CONSULTING
Civil & Structural Engineers

SCHEME: CAVERSHAM PARK, PEPPARD ROAD, CAVERSHAM, RG4 8TZ

PLANNING SUPPORT STATEMENT – BROADBAND UTILITIES

CLIENT: BEECHCROFT DEVELOPMENTS LIMITED

Beechcroft
DESIGNED WITH RETIREMENT IN MIND

Date: 14/03/2022
Ref: KSS/6621

1. Introduction

1.1 Client Instruction

We have taken instruction from Beechcroft Developments Limited to carry out preliminary enquiries to establish the feasibility of obtaining superfast broadband to the proposed development at Caversham Park, Peppard Common, Caversham, RG4 8TZ.

Our enquiries have been limited to email correspondence with both Openreach and Virgin Media to obtain their initial thoughts about whether they can serve the development and associated timescales involved. This information has been requested to support Beechcroft Developments planning submission.

The current proposal are for:

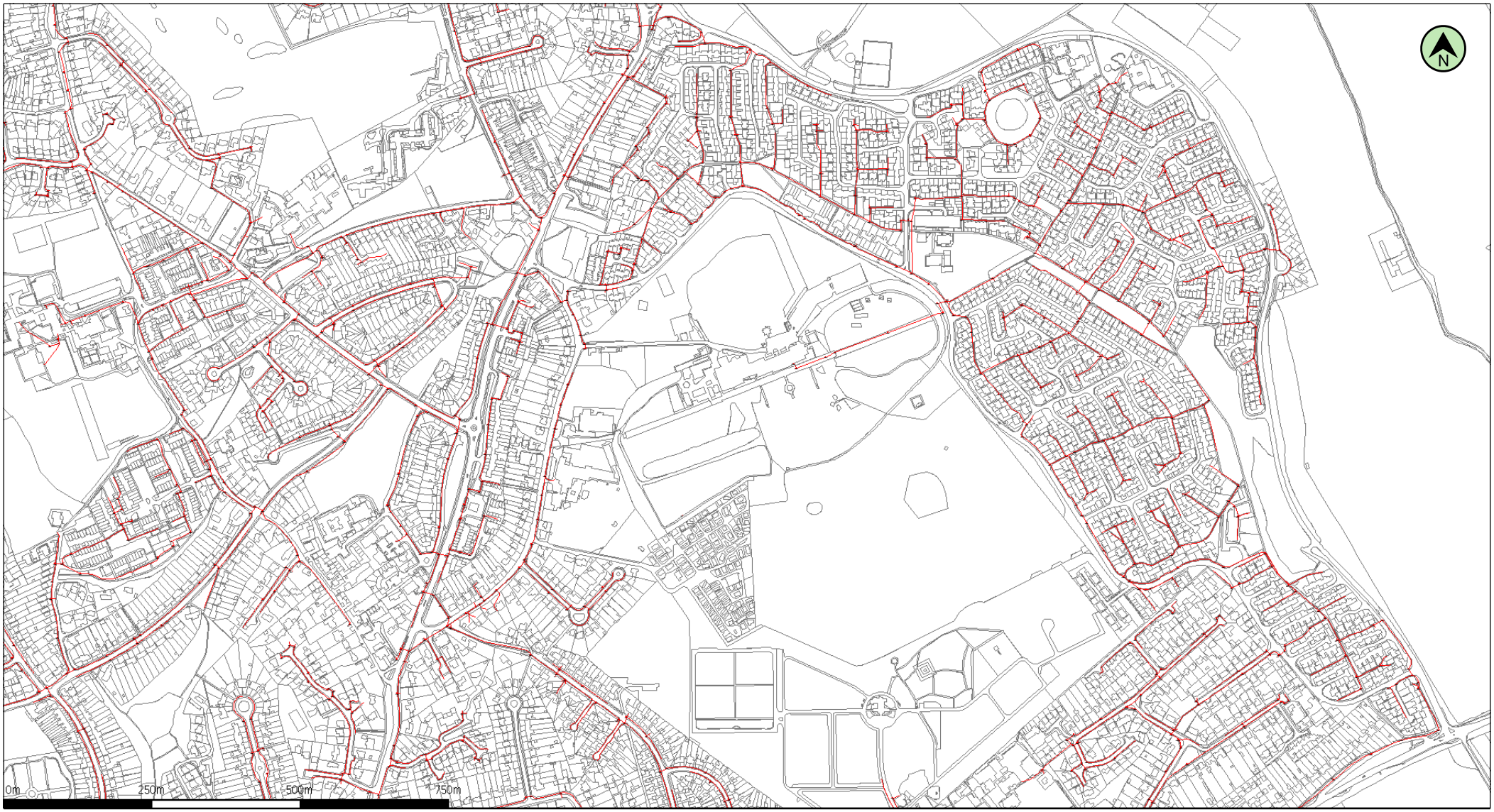
- 64 assisted living units (Class C2) for the over 55's throught the conversion of Caversham Park House
- 64 Bed care home (Class C2).
- 61 age restricted retirement dwellings (class C3).
- 5 market dwellings (class C3).
- 28 affordable dwellings (class C3).
- refurbishment and extension of the existing pavilion to provide enhanced changing facilities, café/studio and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court and associated parking and landscaping following the demolition of unsympathetic extensions and associated outbuildings to the main house and removal of twentieth century satellite dishes and associated infrastructure."

2. Telecommunications

2.1 Virgin Media

Virgin Media have been approached, and have confirmed in an email dated 8th November, that they have a fibre optic network in this location. Subject to an agreement they are willing to service the development with VM02 broadband speed on subscription up to 1 Gigabit.

See over



(c) Crown copyright and database rights 2020 Ordnance Survey 100019209 Date: 10/03/20 Scale: 1:9045 Map Centre: 472429,176208 Data updated: 02/03/20 Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100019209.

Duct, Trench

Chamber

Cabinet

stephy.jaison@virginmedia.co.uk

VM.1161944

Kim Smith

From: Grant, Tom <tom.grant@virginmediao2.co.uk>
Sent: 08 November 2021 14:54
To: Kim Smith
Subject: Virgin Media 02 Utility Request - Caversham Park, Peppard Road, Reading RG4 8TZ (VM Ref: NBU 269692)

Hi Kim,

Thanks for your recent request, our reference is NBU 269692.
We can confirm existing fibre-optic network in this location and that subject to agreement Virgin Media would be willing to serve the development.
Available VM02 broadband speed on subscription in this area is up to 1 Gigabit.
Please advise whether a newbuild proposal is required at this stage.

Kind regards,

Tom Grant
New Build Account Manager
M: +44 (0) 7816 662 132
Email: tom.grant@virginmediao2.co.uk
Website: www.virginmediao2.co.uk

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Registered offices:

Virgin Media Limited, 500 Brook Drive, Reading, RG2 6UU. Registered in England and Wales: 2591237

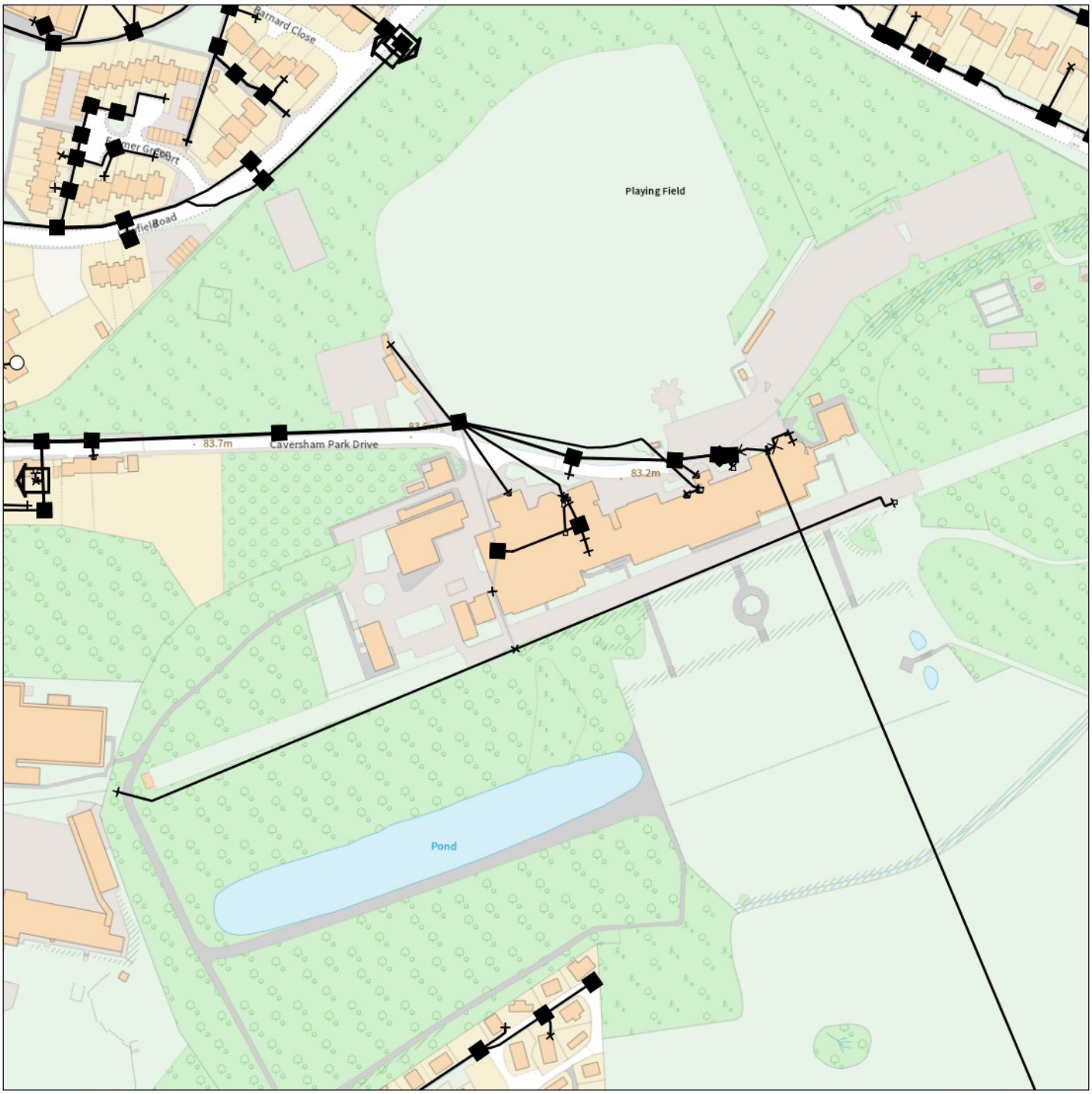
Telefonica UK Limited, 260 Bath Road, Slough, Berkshire SL1 4DX. Registered in England and Wales: 1743099

2.2 Openreach

A Letter of Reliance response has been received from Openreach dated 11th November, confirming that subject to registration a full fibre open access network can be provided at no cost to the developer. A minimum of 6 months to first occupancy is required or 8 weeks before site start.

See over

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : VFO12409P
Map Reference : (centre) SU7240576265
Easting/Northing : (centre) 472405,176265
Issued : 09/11/2021 12:41:02

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

openreach

Kim Smith
Ipsum Court,
24 The Quadrant,
Abingdon Science Park,
Abingdon, Oxfordshire,
OX14 3YS

Our ref:
RG4 8TZ

11th August 2021

Dear Kim,
Letter of Reliance – Caversham Park, Peppard Road, Caversham, Reading, RG4 8TZ

Thank you for your enquiry relating to the provision of our Ultrafast full fibre network into your proposed development comprising;

32 affordable homes in the land parcel to the west
63 apartments (mix of 1, 2 & 3 beds) within the Grade II listed Manor House.
5 apartments within the Lodge and Bursars houses by the Entrance Gates.
53 new build Homes (mix of 2 & 3bed houses) in the land parcel to the east.
64 bed care home and provision for future expansion

I can confirm that once a registration has been made with us for your proposed development, Openreach will provide a full fibre, open access network. This offer will be free of developer contribution. Our full fibre (FTTP) network delivers gigabit capable speeds. Our network is fully open access, please see our website for a full list of service providers offering fibre broadband and telephone.

Openreach provide our fibre network free of charge for any parcel of land with 20 plots or more, we will pay a standard rebate amount as agreed with the HBF for any development of over 10 plots.

Michael Oldham
Senior Partner Manager

Openreach
123 Judd Street
London
WC1H 9NP
www.openreach.co.uk

M 07764 338540
E michael.oldham@openreach.co.uk

Registered Office:
81 Newgate Street,
London EC1A 7AJ
Registered in England and Wales no. 1800000

It is important to register in good time with us to ensure that we are able to commission our network before the first resident moves in, we require a minimum of 6 months to first occupancy or 8 weeks before work is due to start onsite, whichever is soonest.

Once the plots are registered with us we will issue a proposal drawing and arrange for an initial site meeting to discuss construction.

Yours faithfully,

Michael Oldham

Michael Oldham
Senior Partner Manager

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