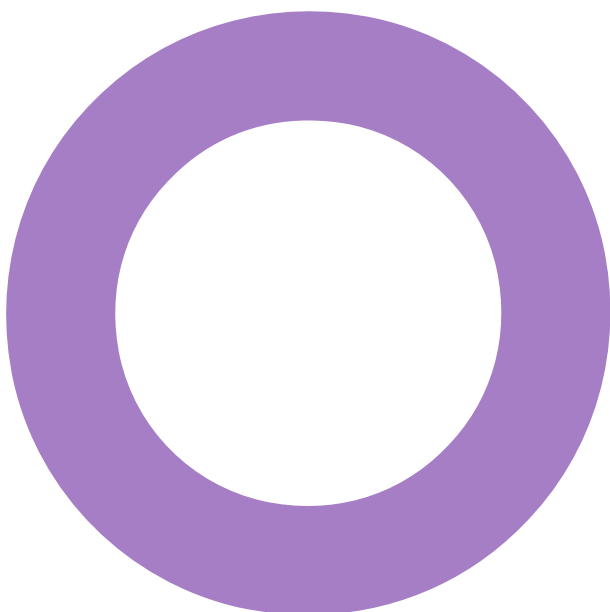


Broad Street Reading Masterplan. Reading.

Moorgarth Group Limited.

MEP ENGINEERING
UTILITIES STATEMENT

REVISION P02 – 31 JANUARY 2019



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	13-12-18	First Issue	SRW/DG	HN	RG
P02	31-01-19	Amended following information received from SSE and BT Openreach	DG	SRW	RG

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Project number: 1441195

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Executive summary

This Utilities Statement is submitted in regard to the planning application for the Broad Street Development Masterplan in Reading. This statement forms part of a wider package of supporting documents and provides a summary on the current and continuing discussions with the incumbent utility providers.

The following service utility providers have been consulted as part of this application:

Electricity	Scottish & Southern Energy (SSE)
Water	Thames Water
Telecommunications	BT Openreach

Surface water and foul water strategies do not form part of this statement document. Please refer to information by BJB Consultants for details.

SSE state that the existing network does not require additional reinforcement to the wider network to accommodate the proposed developments electrical load requirements.

Thames Water state that the existing network has sufficient capacity to serve 50 apartments but modelling is required to determine the works required to serve the whole development. The modelling can only be undertaken once outline or full planning has been granted.

No gas supply is required to the site so no investigations has been made.

BT Openreach state that Fibre to the Property (FTTP) services will be available to both the commercial units and the residential scheme, which will enable superfast broadband services.

1. Introduction

The UK has a renowned and robust utility infrastructure network, which has evolved organically over many years. It is a mixture of infrastructure sometimes dating from the Victorian times intertwined with modern services. Over time as urbanisation intensifies, congestion of services and infrastructure has become a significant challenge. As a result, the early planning and co-ordination of infrastructure services is paramount.

Hoare Lea have engaged the local utility asset owners in and around the Broad Street Development site to develop informed strategies and ascertain the wider network capabilities to ensure the proposed development can be accommodated by the surrounding infrastructure, both physically and technically, following appropriate reinforcements.

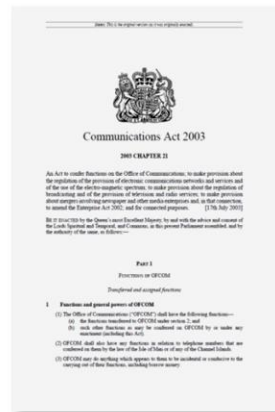
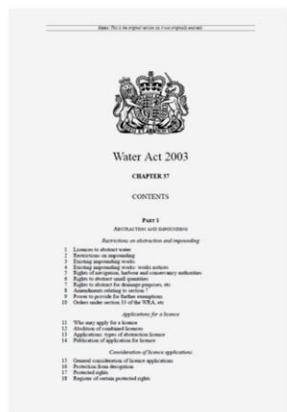
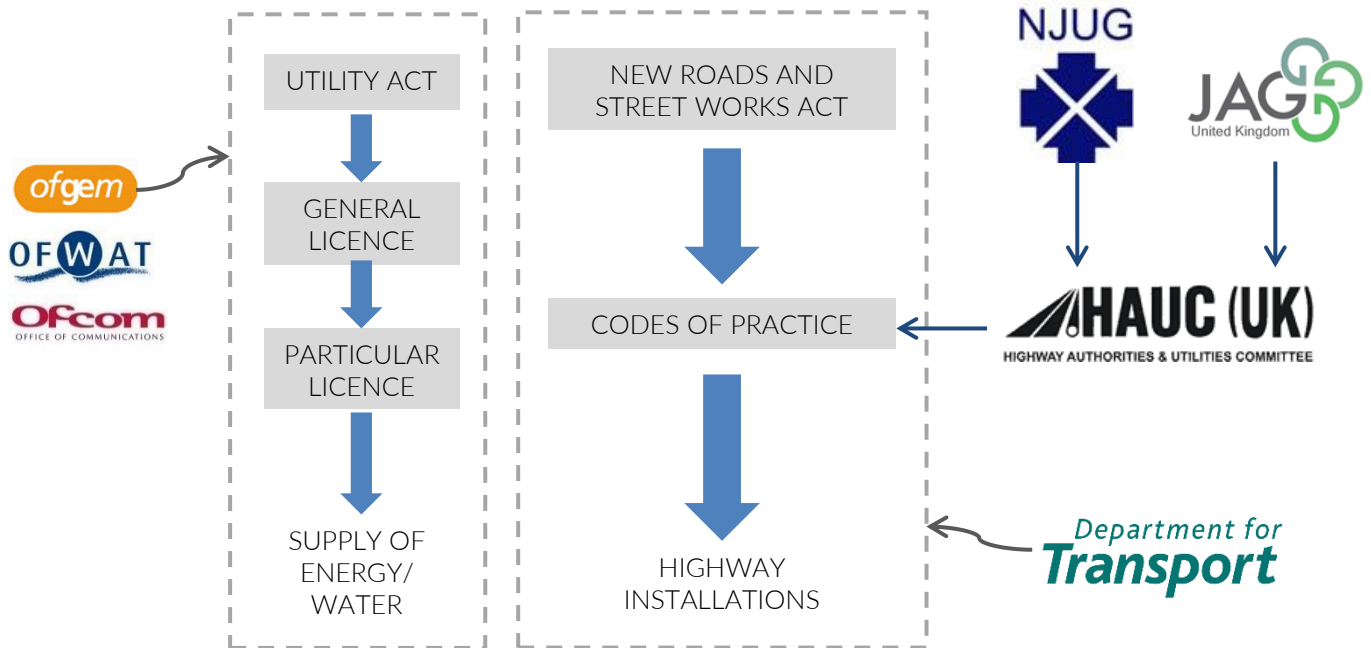
The proposed Broad Street Development Masterplan is to redevelop the existing Broad Street Mall in order to construct a series mixed-use buildings to provide additional residential and retail spaces within the centre of Reading. These proposals include 1,200 m² (GIA) of retail at the ground floor alongside 493 new apartments.



1.1 Relevant Acts, Codes and Guidance

The UK utility industry is a competitive market and is heavily regulated. Regulation focuses around utility and customer service.

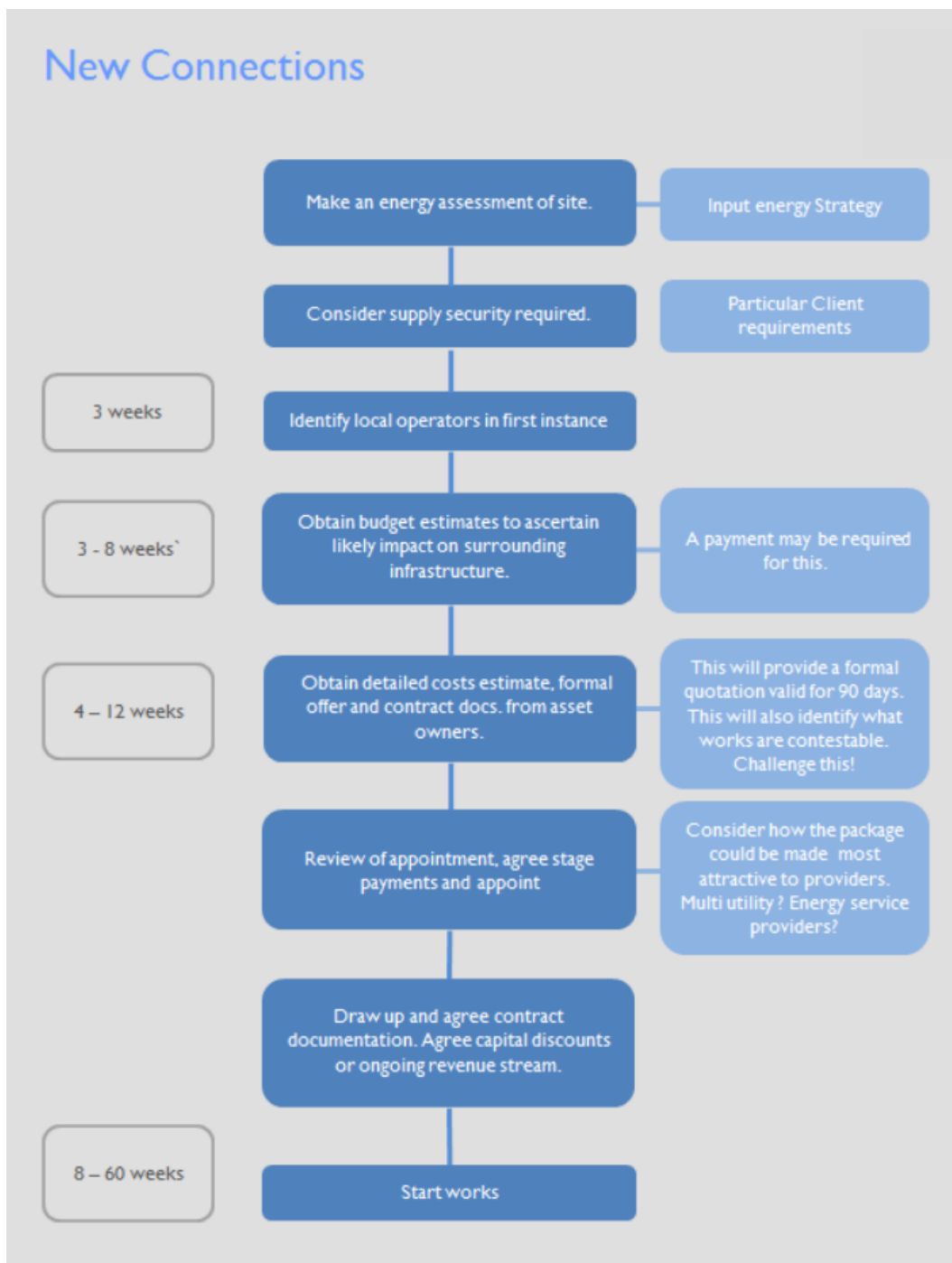
Key legislation:



In the first instance each utility operator will be governed by their respective Act. Each utility operator will also comply with the requirements of their distribution licence; for example electricity operators comply with the requirements of the 'Standard Conditions of the Electricity Distribution Licence'. Each authority will also have conditions particular to them and their area. The sites will inevitably require installation and modification of services within Public highways. These works will be governed by the New Roads and Street Works Act 1991.

2. New connections and reinforcement

The impact on existing infrastructure both locally and off-site in accommodating the increased infrastructure demand is being assessed. The process for completing a pre-planning utility infrastructure reinforcement appraisal is provided within the below figure.



3. Utility Services

Within the development, the following utility service providers and operators have identified assets:

Electricity	Scottish & Southern Energy (SSE)
Water	Thames Water
Telecommunications	BT Openreach

The intention of initial consultations at the outline planning stages is to agree in principle in each case the measures necessary to either divert or protect their assets so as not to disrupt the service they provide.

3.1 Electric Service

A budget application for the development was made to Scottish & Southern Energy (SSE) on 18th June 2018.

A response was received from SSE on 2nd July 2018. This response stated that they had included only for the additional plant, and had not made any investigations on the wider network in terms of availability within the existing wider infrastructure to accommodate the electricity demand required by the proposed development.

A request for SSE to undertake an electricity network feasibility study was made on 2nd July 2018, with payment made for the study on 17th July 2018.

A response was received from SSE on 15th October 2018. This response however had not taken in to account the existing infrastructure within the Broad Street Mall being retained, and comments made to that effect were issued to SSE on 16th October 2018.

A response from SSE regarding the amendments to the network study was received on 8th November 2018 stating that the report would be issued by 18th January 2019.

The network feasibility study was received from SSE on 18th January 2019 confirming that the wider network does not require any additional reinforcement to accommodate the electrical demand for the proposed development.

3.2 Water Service

A budget application for the increase in water supply capacity was made to Thames Water on the 19th June 2018.

A response was received from Thames Water on the 28th June 2018. This response advised that the existing supply network has sufficient capacity to serve the first 50 apartments but unfortunately Thames Water are unable to meet the needs to the full development at this time. Thames Water need to undertake modelling work of their network to design a solution to be able to serve the whole development. This modelling can only take place once outline or full planning permission has been granted.

A copy of the correspondence received from Thames Water is contained within Appendix A.

3.3 Gas Service

No gas is proposed for the development and therefore no checks have been undertaken on the capacity of the existing gas infrastructure.

3.4 Telecommunications Service

BT Openreach have an extensive telecom network within the existing Broad Street Mall and the surrounding areas.

BT Openreach have been contacted and have confirmed the following services are available;

BT Openreach have confirmed that all commercial only sites will now be provided with FTTP (Fibre To The Premises) with Openreach contributing £1000/plot of the cost. Any costs over and above this will be payable by the developer.

BT Openreach have confirmed that they will deploy FTTP, free of charge, into each residential block as each block contain more than 30 apartments.

Fibre to the Premises provides estimated speeds of up to 1Gbps enabling your home owners to stream HDTV, play computer games and write emails simultaneously providing the best communications experience

Appendix A – Thames Water Correspondence



Mr Stephen Weston
Hoare Lea
6th Floor Town Centre House
Merrion Centre
Leeds
LS2 8LY



28th June 2018

Pre-planning enquiry: Capacity concerns

Dear Stephen

Thank you for providing information on your development at Broad Street Mall, Reading Berkshire, RG1 7QE comprising of 25 Houses and 468 Flats.

We've assessed your proposals and concluded from our initial review that our supply network will have enough capacity to supply the first 50 of the proposed above number of properties, but unfortunately we're unable to meet the needs of your **full** development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work and, if required, design a solution and build the necessary improvements. This work is done at our cost.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 6 months
Design: 6 months
Construction: 6 months
Total: 18 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We're responsible for funding any modelling and reinforcement work. We need, though, to spend our customers' money wisely, so we'll only carry out modelling once we're confident that your development will proceed.

In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years.

I've attached an example of our underwriting agreement. Please call me on the number below if you'd like to discuss this or want to request a copy of the agreement to complete.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your 'nominated competent person' (NCP) submission to the Health and Safety Executive.

What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient supply capacity.

If you've any further questions, please contact me on 0203 577 8737.

Yours sincerely

Sherie Dickman

Thames Water



STEVE WESTON

ASSOCIATE

+44 113 380 1959

steveweston@hoarelealea.com

HOARELEA.COM

6th Floor
Town Centre House
Merrion Centre
Leeds
LS2 8LY
England

