

St Edward

Designed for life

Phase 6,
Green Park Village,
Reading,
Berkshire.

Utility Report for St Edward Ltd.

23rd May 2017



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Executive Summary

Utilities Report for Phase 6, Green Park Village, Reading, Berkshire.

Water

An application will be made to Thames Water for new water mains and services to supply the new residential development of 456 units.

During the application to Thames Water for new water mains and services to Phase 2A (Extra Care Home), currently under construction, Thames Water was made aware of the water requirements for Phase 6, and sized the water main to phase 2A to allow it to be extended and provide sufficient capacity for both phases.

Gas

GTC has been appointed to provide all new gas mains and services on the Green Park Village development.

As part of the works for Phase 1, a connection was made from an existing medium pressure gas main to a pressure reduction device (gas governor).

GTC has confirmed that this governor has the capacity to provide Phase 6 with the required gas capacity.

Electricity

GTC has been appointed to provide all new electricity mains and services on the Green Park Village development.

As part of the works for Phase 1, a connection was made from an existing high voltage electricity distribution main belonging to Scottish & Southern Energy Power Distribution (SSEPD) to GTC's high and low voltage electricity network.

GTC has confirmed that this high voltage electricity main has the capacity to provide phase 6 with the required electricity capacity.

BT Openreach (High Speed Broadband - Fibre)

An application will be made to BT Openreach for "Fibre to the Premises" (FTTP).

These new connections will be made to BT Openreach's existing network in the local area. All other phases on Green Park Village have been, or will be, provided with FTTP services from BT Openreach, providing internet speeds of up to 300Mbps.

Introduction

TDS has been commissioned by St Edward (Part of the Berkeley Group of Companies), to prepare a utility report for 'Phase 6, Green Park Village, Reading, Berkshire', to be referred to hereafter as 'the site'.

This report has been prepared for the joint benefit of St Edward and Reading Borough Council and the contents should not be relied upon by others without the express written authority of TDS. If any unauthorised third party makes use of this report they do so at their own risk and TDS owes them no duty of care or skill.

The purpose of this report is to determine whether or not the site can be serviced by existing utilities.

Water

An application will be made to Thames Water for new water mains and services to provide water to the site. The closest existing water main is a 300mm diameter ductile iron water main running along the south side of Longwater Avenue.

When an application was made to Thames Water for new mains and services to Phase 2A (Extra Care Home), Thames Water was made aware of the water requirement for the site.

The water main design for Phase 2A included a new connection to the 300mm diameter ductile iron main on the south side of Longwater Avenue and a new length of 180mm polyethylene barrier pipe running along the north side of the new access road to Phase 2A.

Thames Water has proposed that this new length of main will be extended further along the new access road, towards the proposed railway station and the site, providing both with the required water capacity.

Gas

GTC has been appointed to provide all new gas mains and services on the Green Park Village development.

In the initial design phase, GTC was made aware of the total number of plots that were proposed to be constructed on the entire Green Park Village development.

In order for GTC to provide all phases with the required gas capacity, it was decided that a connection to an existing medium pressure gas main, running along the south side of Longwater Avenue, would be made.

This connection would then feed a gas pressure reduction device (gas governor) which would in turn feed the low pressure network around all phases on Green Park Village.

GTC intend to lay a 180mm diameter polyethylene pipe along the north side of the new access road, to provide gas to Phase 2A. This main will then be extended further along the new access road, towards the proposed railway station and the site, providing both with the required gas capacity.

GTC has confirmed that, despite the change in residential/commercial mix on Phase 6, there is still enough capacity in the network to provide the required gas capacity.

Electricity

GTC has been appointed to provide all new electricity mains and services on the Green Park Village development.

In the initial design phase, GTC was made aware of the total number of plots that were proposed to be constructed on the entire Green Park Village development.

In order for GTC to provide all phases with the required electricity capacity, it was decided that a connection to an existing high voltage distribution main belonging to Scottish & Southern Energy Power Distribution (SSEPD), running along the south side of Longwater Avenue, would be made.

This connection would then feed an SSEPD switch, which would in turn feed the high voltage network around all phases on Green Park Village. Each phase would have its own transformer/substation owned and operated by GTC.

The inclusion of a switch, owned by SSEPD, would allow GTC to isolate the incoming high voltage supply and construct the new high voltage network without the need for SSEPD to shut down its high voltage network in order for new connections to be made.

A total capacity of 2,947kVA was reserved by GTC.

GTC have laid a pair of 185mm² aluminium XLPE cables along the south side of the new access road, to provide electricity to phases 1 to 5. This main will be extended further along the new access road, towards the proposed railway station and the site, providing both with the required electricity capacity.

A transformer/substation for the new blocks of apartments will be located between blocks G and H.

GTC has confirmed that, despite the change in residential/commercial mix on phase 6, there is still enough capacity in the network to provide the required electricity capacity.

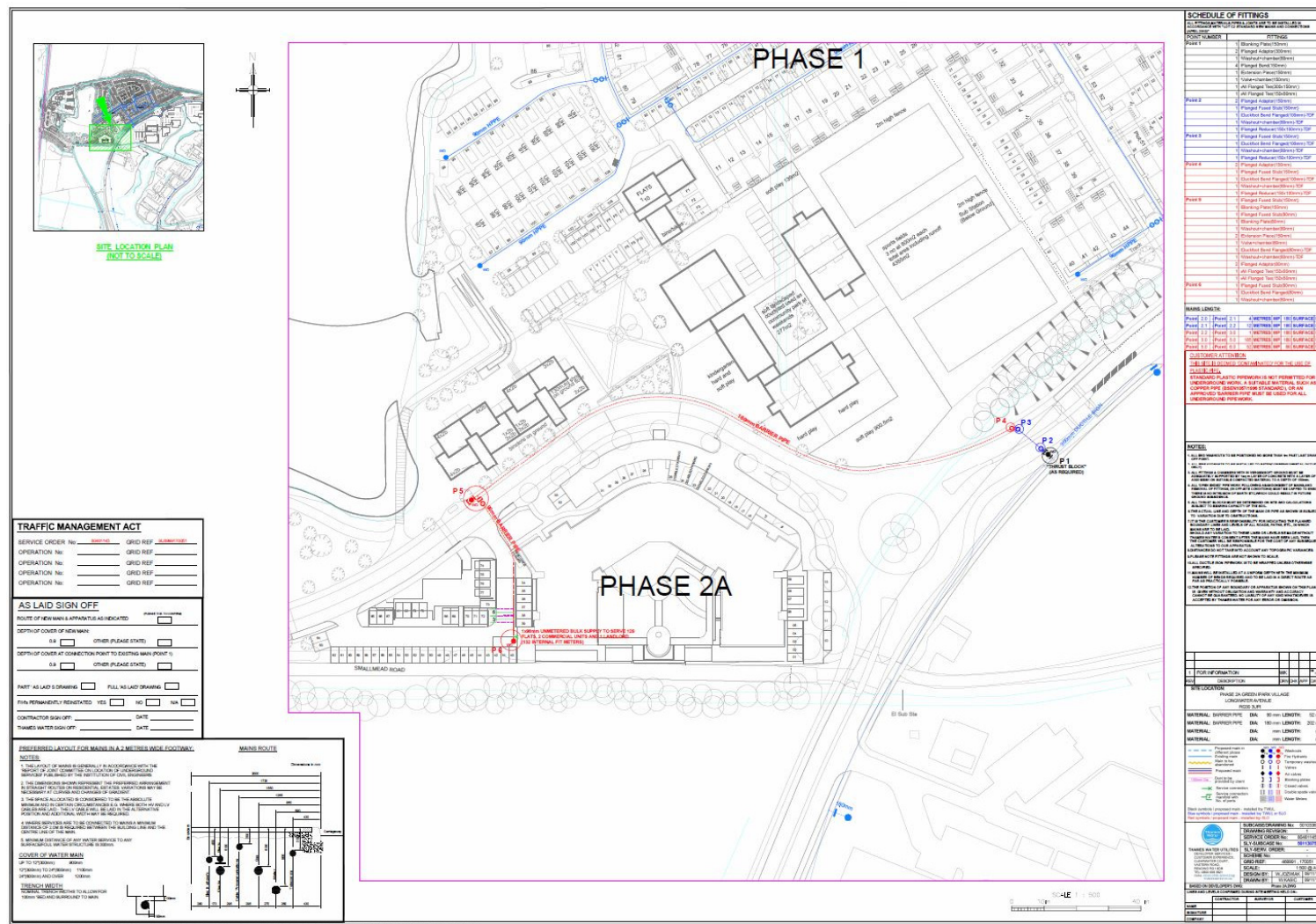
Telecommunications

An application will be made to BT Openreach for "Fibre to the Premises" (FTTP).

These new connections will be made to BT Openreach's existing main running on the north side of Longwater Avenue. All other phases on Green Park Village have been, or will be, provided with FTTP services from BT Openreach, providing internet speeds of up to 300Mbps.

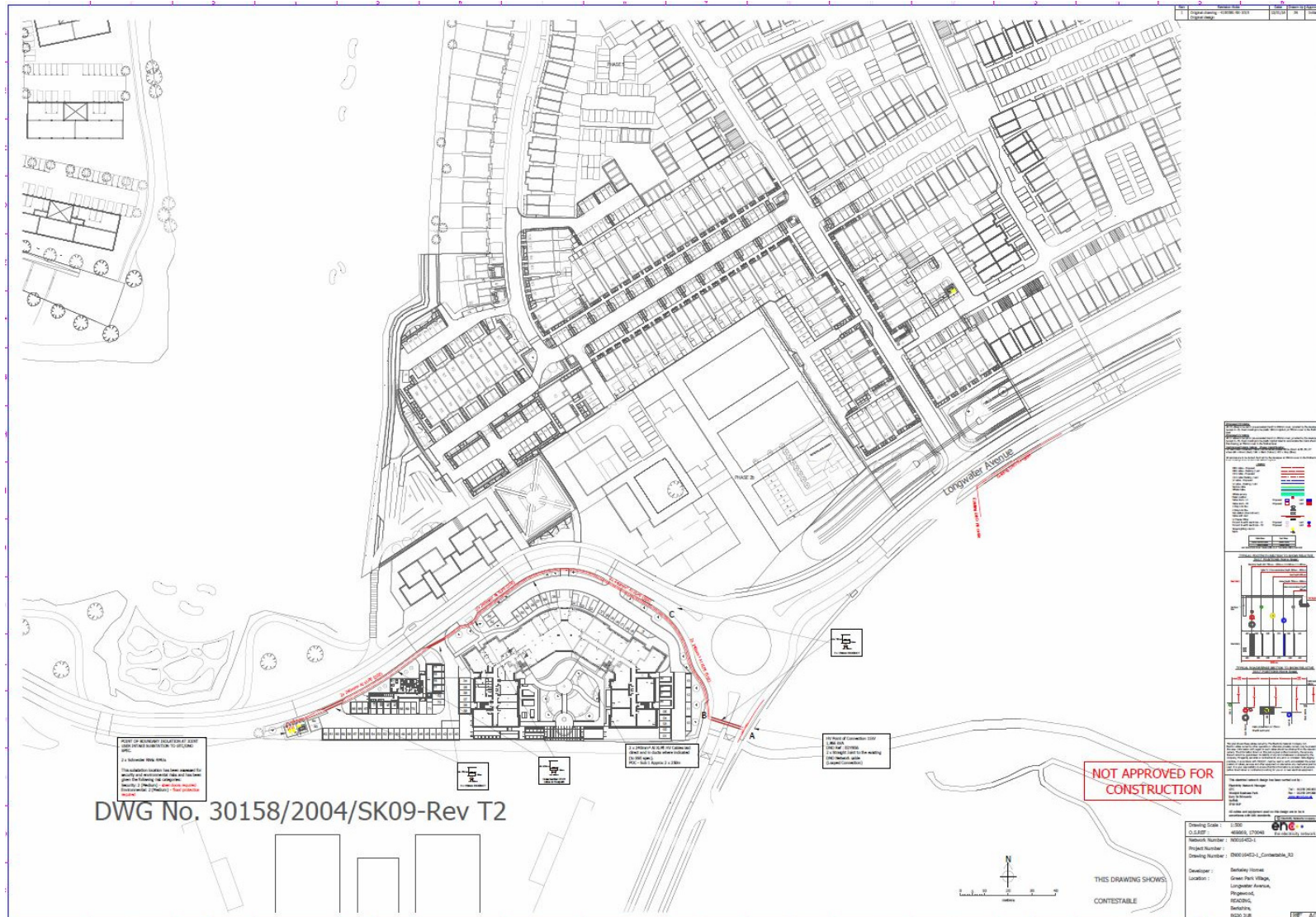
Appendices

1. Thames Water design drawing for Phase 2A, showing proposed 180mm polyethylene barrier pipe running along the north side of new access road.
2. GTC gas design drawing for the entire Green Park Village Development.
3. GTC electricity design drawing for Phase 2A.
4. BT Openreach design drawing for Phase 2A.
5. Existing Services drawing.
6. Confirmation from GTC that there is sufficient electricity & gas capacity in the new main.
7. Confirmation from Aquamain that there is sufficient flow and pressure in the existing water main to supply phase 6.
8. Drawing showing routes of new mains & services.



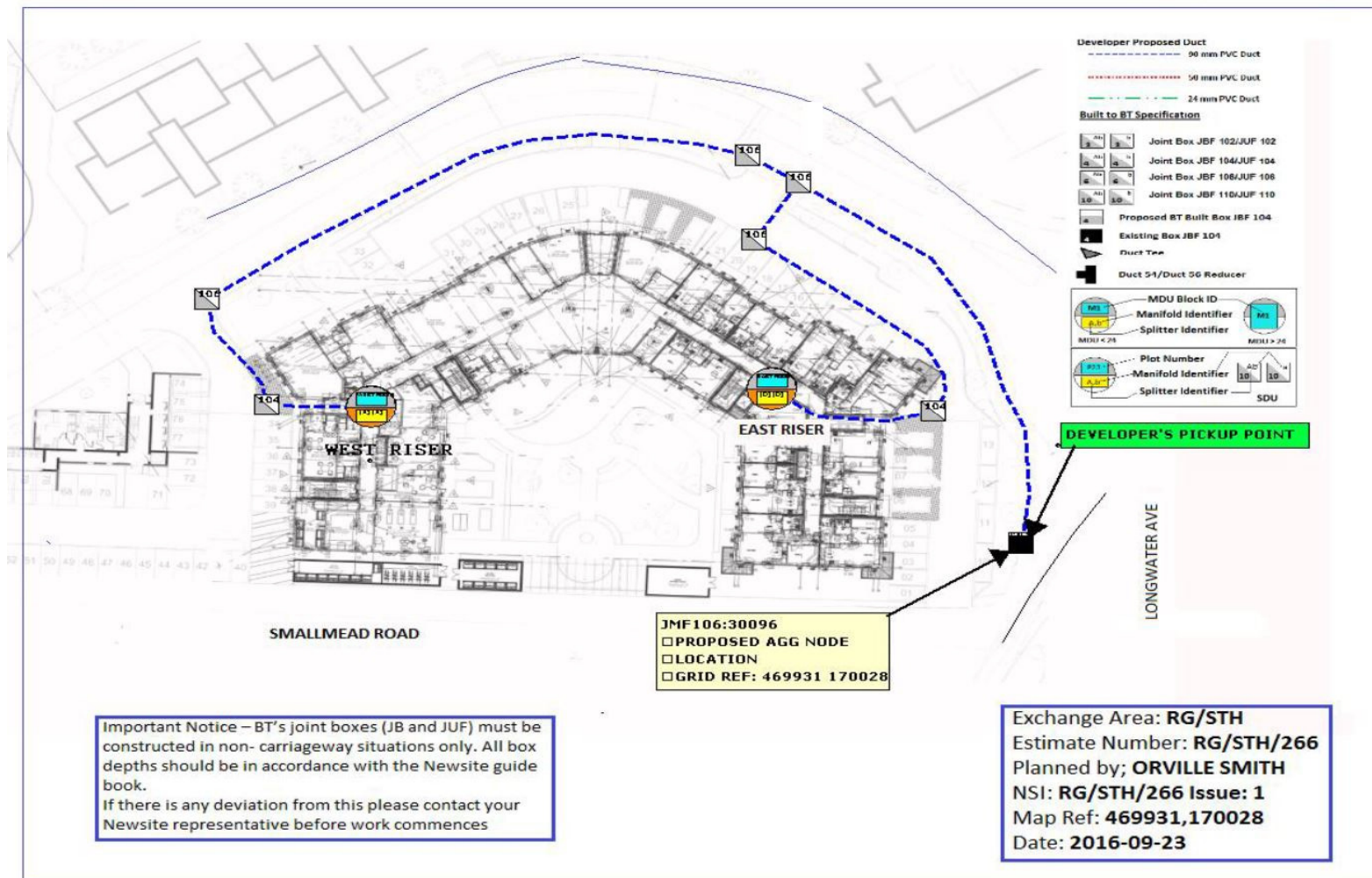


Appendix 3.

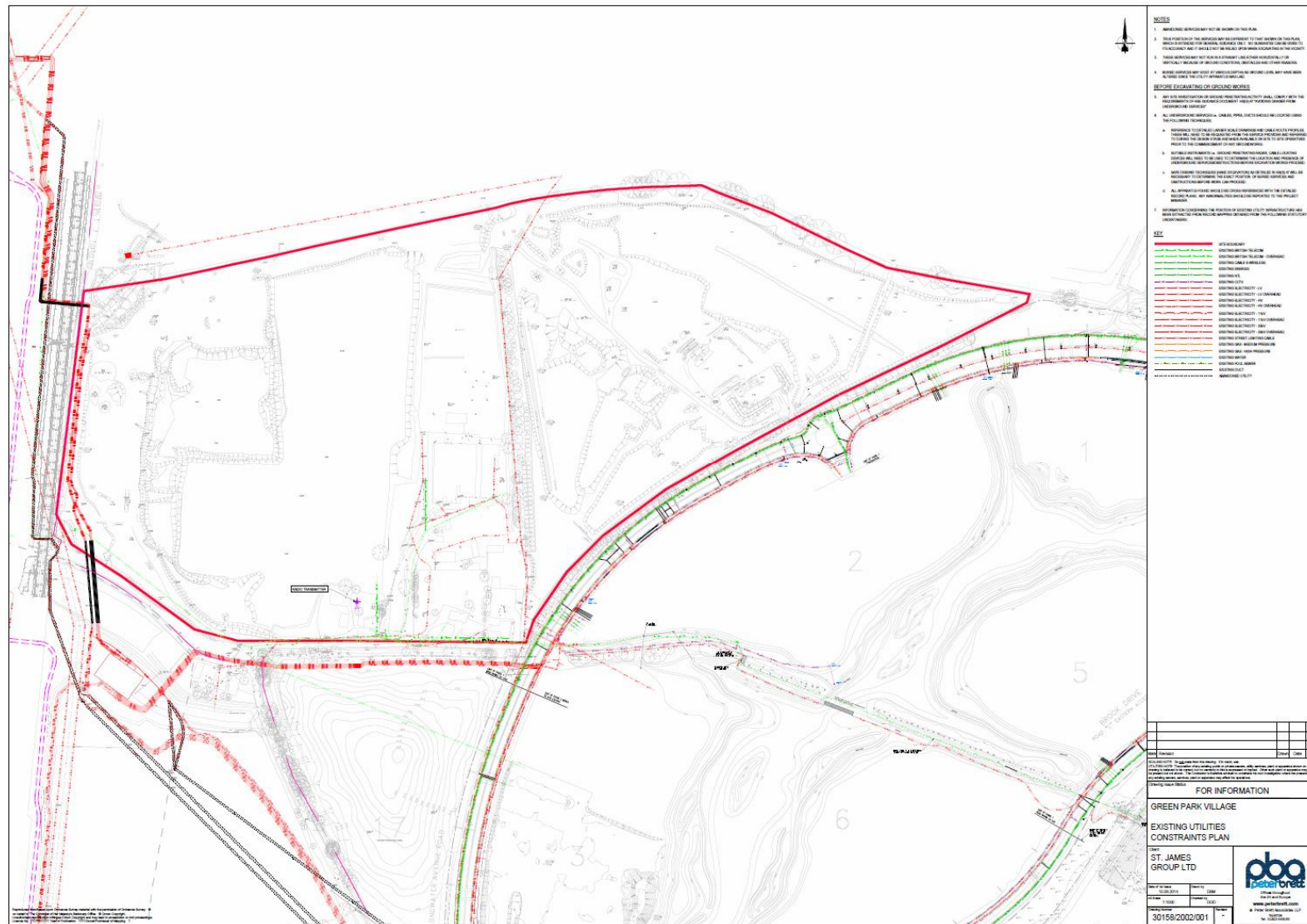


Appendix 4.

NSI: RG/STH/266 - Extra Care Home, Reading - PROPOSAL ISSUE 1 23/09/2016



Appendix 5.



Appendix 6.

Neil Revitt

From: Shaun.Ascott@gtc-uk.co.uk
Sent: 10 April 2017 12:37
To: Shaun.Morris@berkeleygroup.co.uk; Neil Revitt
Subject: RE: N0016452 Phase 6 at Green Park Village

Gents,

I can confirm we have allowed for capacity to Phase 6 within both our gas and electric designs and Point of connection applications.
This was based on the loading profile provided at the time and now with a switch from commercial to all domestic plots - gas heated we do not foresee a capacity problem.

Kind regards Shaun

Shaun Ascott
Regional Sales Manager (West)

GTC
Energy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
Mob: 07889 470530
Fax: 01359 243377
E-mail: shaun.ascott@gtc-uk.co.uk
Web: www.gtc-uk.co.uk



The banner features the Sky logo on the left with the tagline 'Believe in better'. To its right is the GTC logo with the tagline '...leading utility networks'. Further right, text reads 'GTC's blazing-fast broadband and calls. Plus FREE Sky TV for 12 months'. On the far right, a circular graphic contains the text 'With Sky TV and GTC, faster just got even better'.

From: Shaun Morris [mailto:Shaun.Morris@berkeleygroup.co.uk]
Sent: 10 April 2017 11:16
To: 'Neil Revitt' <Neil.Revitt@t-d-s.com>; Shaun Ascott <Shaun.Ascott@gtc-uk.co.uk>
Cc: James Cook <j.cook@broadwaymalyan.com>
Subject: RE: N0016452 Phase 6 at Green Park Village

Neil/Shawn,

I do not want a quote at present, as you both know it will be some time before I can provide layouts showing meter positions, what is needed currently is confirmation that the development can be serviced.

Neil, I believe that you have been copied in on the current proposal can you please send them to Shaun for confirmation.

Thanks

Shaun Morris
Development Manager

Appendix 7.

Neil Revitt

From: Louise Skeates [louise.skeates@aquamain.com]
Sent: 20 April 2017 07:00
To: Neil Revitt
Cc: 'Shaun Morris'
Subject: RE: Developer Layout - Phase 6 - Green Park

Hi Neil,

Apologies I had confirmed this with Alex. Yes there is sufficient flow in the mains to serve Phase 6 leaving it as the current 180mm mains.

Kindest Regards

Louise Skeates PhD, MSc, MBA, BSc Hons
Operations Director

Aquamain (UK) Ltd, Evercreech Junction Industrial Estate, Evercreech, Shepton Mallet, Somerset. BA4 6NA.

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AQUAMAIN (UK) LTD

Underground Solutions (TM)



From: Neil Revitt [mailto:Neil.Revitt@t-d-s.com]
Sent: 18 April 2017 16:15
To: Neil Revitt <Neil.Revitt@t-d-s.com>; Louise Skeates <louise.skeates@aquamain.com>
Cc: 'Shaun Morris' <Shaun.Morris@berkeleygroup.co.uk>
Subject: RE: Developer Layout - Phase 6 - Green Park

Good afternoon Louise.

Have you heard anything from Thames Water regarding the up sizing of the proposed new main to feed phase 2A (Extra Care) and eventually Phase 6?

The planning application for Phase 6 is due to be submitted this Thursday, and confirmation from Thames Water that there is sufficient flow and pressure in the nearby network is needed, to accompany the application.

Regards,

Neil Revitt BEng (Hons)
Associate Director
Email: neil.revitt@t-d-s.com

Appendix 8

