



Utilities Appraisal

Block 6, Royal Elm Park (Land at Madejski Stadium)

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Utilities Appraisal

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Utilities Appraisal

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1 Introduction

1.1 Report Scope

- 1.1.1 This Utilities Assessment Report (UAR) has been prepared by Stantec on behalf of Reading Prop Co (referred to throughout the document as the 'Applicant') in support of a Reserved Matters Application (RMA) for Block 6 (the 'Proposed Development') of the development at Royal Elm Park (Land at Madejski Stadium) (the 'Site').
- 1.1.2 This Utilities Assessment Report (UAR) outlines how the Proposed Development will be connected to the existing utility services and replaces the Hoare Lea Royal Elm Park Utility Infrastructure Servicing Strategy Rev 03 January 2015, submitted with the Hybrid Planning Application (HPA) (PL/16/0199) for Royal Elm Park (Land at Madejski Stadium).
- 1.1.3 The UAR will outline the existing utility infrastructure relating to the site and assess the constraints and opportunities in procuring new electricity, gas, telecommunications, potable water and wastewater services. The report will also identify the need for new utility infrastructure including the potential for upgrade / reinforcement works and where necessary the requirement for further investigation / modelling.

1.2 Site Information

Existing Land Use and Site Location

- 1.2.1 The Site comprises the Madejski Training Academy and buildings associated with the facility such as changing rooms, car parking and hard standing as well as green infrastructure including mown grass, shrubs and trees.
- 1.2.2 To the north is Foundry Brook, a footpath, green infrastructure and Brook Drive, to the east is car parking and hard standing as well as green infrastructure, to the south is green infrastructure, a footpath, and Green Park Business Park and to the west is a football pitch, hard standing and green infrastructure.
- 1.2.3 There are no national landscape or ecological designations impacting the Site or its immediate surroundings and the Site is within Flood Zone 2 as defined by Environment Agency (EA) flood mapping. There are not any Scheduled Monuments within the Site or within close proximity.

1.3 The HPA Site

- 1.3.1 The HPA Site covers 15.47 hectares of brownfield land surrounding the existing Madejski Stadium which consists of Reading Football Club, London Irish Rugby Club and the Millennium Madejski Hotel. The hotel and stadium are not included in the HPA Site boundary. The HPA Site comprises car parks, Garden of Remembrance, Madejski Training Academy, and landscape embankments.
- 1.3.2 The HPA Site is approximately 5 km south of Reading Town Centre. The HPA Site is currently accessed to Junction 11 of M4 to the south and from the A33 to the east which provides access to Reading Town centre to the north.
- 1.3.3 The west of the HPA Site is adjacent to the multi storey car park and offices within Green Park, the southern boundary of the HPA Site is adjacent to Green Park office plots, Lime Square, and a large warehouse and car park associated with Costco. To the east the HPA Site adjoins the rear service yards of Reading Gate Retail Park and Foundry Brook is present along the length of the north western boundary of the HPA Site.



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- 1.3.4 There are no national landscape or ecological designations impacting the HPA Site or its immediate surroundings and the HPA Site is within Flood Zone 2 as defined by EA flood mapping. There are not any Scheduled Monuments within the HPA Site or within close proximity.

An extract of the Site Location Plan is shown in Figure 1.1



Figure 1.1: Site Location Plan (Stantec 2025)

1.4 Development Proposals

- 1.4.1 A copy of the Proposed Block Plan (Drawing No: LN-A-PL110 Rev P1), prepared by Stantec dated October 2025, is contained within **Appendix A**.



Project Number: 333101170

2 Planning Policy and Relevant Guidance

2.1 Planning Policy Context

2.1.1 The following Planning Policies have been used to inform this appraisal: -

- National Planning Policy Framework (NPPF) (Revised December 2024, updated February 2025)
- Reading Borough Local Plan (Adopted November 2019)

National Policy

2.1.2 The National Planning Policy Framework (NPPF) (revised December 2024 and updated February 2025) confirms that there should be a presumption in favour of development where it can be demonstrated that the proposals are sustainable. Paragraph 20 of the NPPF states that:

‘Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision¹² for:

- a. homes (including affordable housing), employment, retail, leisure and other commercial development;*
- b. infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c. community facilities (such as health, education and cultural infrastructure); and*
- d. conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.’*

¹² *In line with the presumption in favour of sustainable development.*

2.1.3 Paragraph 119 specifically considers communications infrastructure and states:

‘Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).’

2.1.4 Planning for climate change is also considered and paragraph 165 states that:

‘To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a. provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts);*



- b. consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and*
- c. identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.'*

Local Planning Policy

- 2.1.5 The local planning authority for the area is Reading Borough Council (RBC). Currently, the **Reading Borough Local Plan** Document (Adopted November 2019) is the relevant local policy document for the area. The policies relevant to utility infrastructure are summarised below:

CC3: ADAPTATION TO CLIMATE CHANGE

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;*
- Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;*
- Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; and*
- All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change*

CC4: DECENTRALISED ENERGY

In meeting the sustainability requirements of this plan, developments of the sizes set out below shall demonstrate how consideration has been given to securing energy for the development from a decentralised energy source.

Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.

Where there is existing decentralised energy provision present within the vicinity of an application site, further developments of 10 dwellings or more or non-residential development of 1,000 sq m or more will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible.

EN16: POLLUTION AND WATER RESOURCES

Development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution; where it would result in no deterioration in, or ideally enhance, ground and surface water quality; and where adequate



water resources, sewerage and wastewater treatment infrastructure will be in place to support the proposed development prior to occupation.

Proposals for development that are sensitive to the effects of noise or light pollution will only be permitted in areas where they will not be subject to high levels of such pollution, unless adequate mitigation measures are provided to minimise the impact of such pollution.

Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.

EN18: FLOODING AND SUSTAINABLE DRAINAGE SYSTEMS

Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test set out in the NPPF, and taking into account the effects of climate change. It will consider flooding from all sources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

All major developments⁶³ must incorporate sustainable drainage systems (SuDS) as appropriate and in line with the Government's Technical Standards⁶⁴. Smaller schemes are encouraged to incorporate SuDS, where possible. Runoff rates should aim to reflect greenfield conditions and, in any case, must be no greater than the existing conditions of the site. Schemes should ensure that the movement of water through vertical infiltration as well as horizontal run-off does not worsen contamination effects. Wherever possible, SuDS provision should maximise ecological benefits, link into the existing Green Network, incorporate tree planting and landscaping and avoid damage to existing significant trees, including through changes to the site hydrology. All new developments in areas of flood risk should give priority to SuDS.

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Development should make the following provision for electric vehicle charging points:

- *All new houses with dedicated off-street parking should provide charging points;*
- *Within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.*

OU3: TELECOMMUNICATIONS DEVELOPMENT

Proposals for telecommunications development will be permitted provided that:

- *They do not have an adverse impact on the visual amenity of the surrounding area or on the significance of a heritage asset;*
- *The apparatus will be sited and designed so as to minimise its visual impact by the use of innovative design solutions such as lamp column 'swap-outs' or concealment/ camouflage options; and*



• Alternative sites and site-sharing options have been fully investigated and it has been demonstrated that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive.

2.2 Relevant Guidance

Electricity

- 2.2.1 Competition in the electrical market is such that a developer has a range of independent Distribution Network Operators (IDNOs) in addition to the Distribution Network Operator (DNO). IDNOs provide an embedded network across the proposed development such that the electrical infrastructure is designed, installed, owned, maintained, and operated by the IDNO. It is also common for IDNOs to be part of multi-utility companies that offer all or a number of utilities (electric, gas, water, telecommunications).
- 2.2.2 IDNOs often work out as the more cost-effective choice, partly due to timescales and their ability to respond more quickly to a project programme and constraints. However, the main reason is due to them being able to offset the costs of reinforcement, site distribution and supply packages with anticipated future revenue.

Gas

- 2.2.3 Part L 2021 of the Building Regulations (Conservation of Fuel and Power) is the national energy target for the Proposed Development. Part L 2021 came into effect on 15th June 2022 as an uplift to energy efficiency standards. For new dwellings, an expected 30% carbon reduction is required above Part L 2013 standards.
- 2.2.4 The Future Homes Standard (FHS) is due to be introduced by 2025 which will require new homes to be future proofed with low carbon heating and high levels of energy efficiency. It is expected that the FHS will require dwellings to produce 75-80% less emissions than dwellings built to current Part L 2021 standards. However, following the recent amendments announced in the Press Release by the UK Government in September 2023, the UK Government will delay the ban on the installation of new oil and gas boilers, as well as off the grid gas homes, until 2035.

Potable Water

- 2.2.5 Part G 2016 of the Building Regulations (Sanitation, Hot Water Safety and Water Efficiency) sets out the delivery of water efficiency within buildings. Dwellings must meet 125 litres per person per day requirement, and where there is a local need, local planning authorities may require dwellings to meet the optional requirement of 110 litres per person per day.
- 2.2.6 The Water Act 2003 and Water Act 2014 extends the scope for competition in the industry.
- 2.2.7 Self-lay providers, who are Water Industry Registration Scheme (WIRS) accredited, are able to carry out the contestable works for a water company. Whilst this may not result in reduction in construction cost, self-lay providers commonly offer a must faster construction programme and better communication throughout the project. Self-lay providers do not own and operate the water network, which will be owned by the regional water company.
- 2.2.8 Alternatively, multi-utility providers and independent water companies are able to design, install, own and operate water networks. The company will apply to Ofwat for a New Appointment and Variation (NAV), where they are able to replace the regional water company within the site boundary as the water provider for that specific geographic area.
- 2.2.9 With a NAV, the independent water company is able to offer an asset value, whereby the year on year income generated from the water supply is calculated, which is then paid back to the developer on the adoption of the mains.



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- 2.2.10 Under Section 37 of the Water Industry Act 1991, the Water Company is required to “develop and maintain a system of water supply such that it can have supplies available to persons demanding them,” i.e., it is obliged to provide a point(s) of connection for new development at the nearest practicable point to the site of the same diameter main or greater. Any reinforcement works required must now be funded by the Water Company subsidized by way of the Infrastructure Charges Levied on all new connections.

Telecommunications

- 2.2.11 Openreach is the incumbent national communications company across the country, with the exception of K-Com in the Hull area. As such, they operate the majority of fibre and copper telecoms networks across the country.
- 2.2.12 Openreach BT offer what is known as an open network, where numerous internet service providers (ISP) are signed up to them. This offers residents and company owners a wide choice of ISPs.
- 2.2.13 Virgin Media and Vodafone, who have smaller networks across the country, are closed networks. This means that residents and company owners can only sign up to them as ISPs.
- 2.2.14 The industry regulator, Ofcom has worked on bringing competition into the residential market, with other communications companies such as GTC via Open Fibre Network Limited, Sky, Talk Talk to name but a few.

2.3 Other Guidance

- The Water Industry Act 1991
- Water Act 2003
- Water Act (2014)
- The Electricity Safety, Quality and Continuity Regulations (2002)
- HSE – Avoiding danger from underground services (2014)
- HSE - The Pipelines Safety Regulations (1996)



3 Utility Providers

3.1 Introduction

- 3.1.1 This section provides an overview of the existing utility infrastructure within and adjacent to the site.

3.2 Statutory Undertakers Communications

- 3.2.1 The host electricity Distribution Network Operator (DNO) is Scottish & Southern Energy (SSE) and Southern Gas Networks (SGN) is the gas provider for the area. Openreach is the licensed open access telecommunications network provider, the potable water utility company is Thames Water Utilities Ltd (TWUL), and the foul water utility company is Thames Water Utilities Ltd (TWUL).
- 3.2.2 The following table identifies the Statutory Undertakers that have been approached for record drawings and summarises the reported presence of utility infrastructure in the vicinity of the site, along with the likely requirement for diversion or protection of any existing infrastructure.

Table 3.1: Statutory Undertakers Contact List

Utility Medium	Statutory Undertaker	Existing Infrastructure On/Near Site	Diversionary Works Required	C2 Enquiry Date
Electricity	SSEN	No	No	01/05/2025
Electricity	UKPD	No	No	01/05/2025
Gas	SGN	No	No	01/05/2025
Telecommunications	BT Openreach	No	No	07/05/2025
	Colt	No	No	09/05/2025
	CityFibre	Yes	Yes	07/05/2025
	Lumen Technologies	No	No	02/05/2025
	MBNL	No	No	02/05/2025
	Sky	No	No	01/05/2025
	SOTA	No	No	02/06/2025
	Telent (Arelion)	No	No	02/05/2025
	Verizon	No	No	08/05/2025
	Virgin Media	No	No	07/05/2025
	Vodafone	No	No	08/05/2025
Potable Water	Thames Water	No	No	08/05/2025
Wastewater	Thames Water	No	No	08/05/2025
Other	Network Rail	No	No	01/05/2025
	EQUANS	No	No	06/05/2025

- 3.2.3 The report refers to the copies of the utility asset record plans obtained from each utility undertaker. These records were obtained in May 2025 and can be forwarded upon request. It should be noted that these records identify only adopted utility assets, not privately-operated networks, and generally do not include individual service connections.
- 3.2.4 An existing services drawing based on asset records obtained from the utility providers is shown on drawing **333101170/STN/VUT/SW/DR/CU/4001** and is contained within **Appendix B** of this report.



4 Utility Demand Schedule

4.1 Assumptions

- 4.1.1 In line with the recently approved Part L 2021 of the Building Regulations (Conservation of Fuel and Power) : Approved Document L1 - aims to reduce carbon emissions), an all-electric heating strategy is assumed for the site.
- 4.1.2 Additionally, Part S 2021 of the Building Regulations (Infrastructure for Charging Electric Vehicles) took effect on 15th June 2022. This document has been reviewed and the number of Electric Vehicle Charging Points (EVCPs) assumed is one parking space per dwelling, as per Paragraph 1.1 which states the following:

'Where associated parking spaces are provided for a new residential building, the number of associated parking spaces that have access to an electric vehicle charge point must be a minimum of either of the following.

a. The number of associated parking spaces.

b. The number of dwellings that the car park serves.'

4.2 Loading Assessment

- 4.2.1 An indicative loading assessment has been prepared by Stantec on the basis of the above information, and current industry standards. The load assessment schedule has been issued to each statutory utility provider as the basis for their capacity assessment and to identify the scope of any off-site activities necessary to bring utilities to the site.
- 4.2.2 Electricity, gas and water demand loads have been estimated for the proposed development using Stantec's experience on similar development schemes.
- 4.2.3 A summary of the utility demand schedule is provided in **Table 4.1**, below.

Table 4.1: Utility Demand Schedule

Utility	Loading
Electricity Peak	773kVA
Potable Water Peak	0.78l/s
Wastewater Peak	0.74l/s

4.3 Methodology

- 4.3.1 Stantec has, for the purposes of this report, made capacity enquiries to the incumbent undertakers to ascertain points of connection and to determine if there is a need to reinforce or upgrade any of the off-site utility networks.
- 4.3.2 The report is divided into sections covering electricity, gas, telecommunications, potable water and wastewater, and a brief description has been provided in terms of existing infrastructure, diversion requirements and new connections activities.
- 4.3.3 A summary of the new connection and diversion strategies is also included in **Section 10** of this report.



5 Electricity

5.1 Existing Infrastructure

- 5.1.1 Scottish & Southern Electricity Network (SSEN) is the host electricity Distribution Network Operator (DNO) for the region. There are other electric operators in the area including GTC and UK Power Distribution (UKPD). The full extents of their apparatus surrounding the development site are provided on the Existing Services Layout contained within **Appendix B**.
- 5.1.2 SSEN's asset records indicate that there is no electricity network in the site boundary, however there may be private electricity cables supplying the existing building.
- 5.1.3 There is some private electric chambers identified south of the site, indicating that there may be private electric cables in the area.
- 5.1.4 SSEN have a network of High Voltage 33kV cables in Oak Lane connecting to SSEN's substation known as Courages, which is serving local substations through a network of 11kV cables to provide power supply to the local area.

5.2 Diversionary Works

- 5.2.1 There is no electricity diversions required within the site boundary. However, there may be private electric cables supplying the existing buildings, which may need to be diverted or removed.

5.3 Proposed Infrastructure

- 5.3.1 SSEN propose a point of connection to their existing HV network near Boot End, as shown within **Appendix C**.
- 5.3.2 SSEN has confirmed that there is sufficient capacity within the existing network to serve the anticipated demand for the site and therefore, off-site reinforcement works will not be required to serve the development.
- 5.3.3 In accordance with the latest OFGEM Significant Code Review (SCR) that came into effect on 1st April 2023, demand customers no longer pay a proportion of upstream reinforcement costs. However, all reinforcement works must be completed prior to any connections, and this should be factored into the programme of works.
- 5.3.4 1 No. 1500kVA substation is proposed to serve the development, with 24-hour unimpeded vehicular access, and this should be considered within the proposed masterplan. SSEN will install 2 no 300mm XLPE cables from their High voltage network to the substation and 7 Low Voltage cables to supply the development.
- 5.3.5 SSEN's preliminary proposal is contained within **Appendix C**.
- 5.3.6 The proposed electric route from Boot End to the onsite substation is shown in the Proposed Utility Plan in **Appendix D**.



6 Gas

6.1 Existing Infrastructure

- 6.1.1 Southern Gas Network (SGN) is the incumbent gas transporter for this region. Their assets in the vicinity of the site are shown on the Existing Services Layout (**Appendix B**).
- 6.1.2 SGN's asset records indicate that there are no gas mains in the site boundary.

6.2 Diversionary Works

- 6.2.1 There are no gas main diversions required within the site boundary. There may be private utilities nearby, and some diversionary works may be needed outside the boundary to enable the new access roads.

6.3 Proposed Infrastructure

- 6.3.1 With the Government's target of net zero carbon, gas as a primary energy source for space heating, domestic hot water and cooking is disappearing. As such, we have assumed for the load demand of the site, that both residential and non-residential plots on this development will be an all-electric heating and domestic hot water system, with electric cooking appliances, and that no gas supply will be required for the site.
- 6.3.2 In light of the above, no gas providers have been contacted regarding supply to the proposed development.



7 Potable Water

7.1 Existing Infrastructure

- 7.1.1 Thames Water (TW) is the incumbent potable water supply company in this region, and own and operate the majority of the distribution potable water mains in the area.
- 7.1.2 Records have been obtained from TW and details of the existing public water infrastructure within the vicinity of the site are included on the Existing Services Layout (**Appendix B**).
- 7.1.3 TW asset records indicate that there are no water mains in the site boundary, however topographical records indicate that there may be a private network on site.
- 7.1.4 There is a 675mm diameter water main Brook Dr in the north of the site and 600mm water main along Oak Lane.

7.2 Diversionary Works

- 7.2.1 There are no water main diversions required within the site boundary. There may be private utilities nearby, and some diversionary works may be needed outside the boundary to enable the new access roads.

7.3 Proposed Infrastructure

- 7.3.1 Under Section 37 of the Water Industry Act 1991, the Water Company is required to “develop and maintain a system of water supply such that it can have supplies available to persons demanding them,” i.e., it is obliged to provide a point(s) of connection for new development at the nearest practicable point on its network where the parent pipe is the same diameter, or greater, than that of the connection from the development to the site. Any reinforcement works required must now be funded by the Water Company, subsidised by way of the Infrastructure Charges Levied on all new connections.
- 7.3.2 These works will be requisitioned by the developer under Section 41 of the Water Industry Act 1991.
- 7.3.3 A pre-planning enquiry was carried out by TW in August 2025 to determine whether there is sufficient capacity within the existing water supply network to accommodate the demand generated by the proposed development.
- 7.3.4 TW confirmed that there was sufficient capacity in the potable water network to supply the first 50 proposed dwellings, however, further investigation would be required to confirm capacity for the full development of 86 dwellings.
- 7.3.5 The proposed points of connection are from the existing 150mm main in Shooters Way. TW's response can be found within **Appendix C**.
- 7.3.6 The proposed water route from Boot End to the building entrance and service connection point is shown in the Proposed Utility Plan in **Appendix D**.



8 Wastewater

8.1 Existing Infrastructure

- 8.1.1 Thames Water Ltd (TW) is the incumbent wastewater service provider in this region and their assets are shown on the Existing Services Layout contained within **Appendix B** of this report.
- 8.1.2 TW asset records indicate that there are no foul mains in the site boundary, however topographical records indicate that there are private manholes south of the site and a private network may be present on site.

8.2 Diversionary Works

- 8.2.1 No diversions of public foul mains are required within the site boundary. There may be private utilities nearby, and some diversionary works may be needed outside the boundary to enable the new access roads.

8.3 Proposed Infrastructure

- 8.3.1 Thames Water are obliged to provide a point of connection for new developments at “the nearest reasonably practicable point” on its network where the parent sewer is the same diameter, or greater, than that of the connection from the development. Should Thames Water require the connection to be made elsewhere on its network, for capacity reasons, it will be responsible for any works required to provide that capacity downstream of “the nearest reasonably practicable point” of connection meeting the condition on respective pipe sizes. Any network reinforcement costs required shall be recovered by Thames Water through the infrastructure charges levied on new connections, and/or its own capital program allocation.
- 8.3.2 The developer will be responsible for the cost of the offsite sewers / mains from the identified POC to the developer’s site boundary. These works can either be requisitioned by the developer under Section 98 of the Water Industry Act 1991 (if third party land is involved) or Section 104 of the Water Industry Act 1991 (if the sewers / mains are within the developer’s land holdings).
- 8.3.3 All onsite sewers will be designed and constructed by the developer and offered for adoption by Thames Water under Section 104 of the Water Industry Act 1991.
- 8.3.4 A pre-planning report was produced by Thames Water in August 2025 to determine whether there is sufficient capacity within the existing foul drainage network to accommodate the demand generated by the proposed development.
- 8.3.5 The foul drainage from the proposed development is in the catchment of Reading Sewage Treatment Works (STW) and Thames Water confirmed that there is sufficient capacity in the existing sewerage network to serve the proposed development, however performance issues have been identified at the Reading STW, which may cause EA to object to the development.
- 8.3.6 Thames Water’s response is included within **Appendix C** of this report.



9 Telecommunications

9.1 Existing Infrastructure

- 9.1.1 Openreach is the local telecommunications network operator and provides telecommunications services to the area surrounding the proposed development site.
- 9.1.2 Openreach records indicate that they do not have any network within the site. There is an extensive Openreach network along Brook Drive and Oak Lane.
- 9.1.3 Cityfibre show a duct route running from the south of the site boundary.
- 9.1.4 Vodafone, Zayo, Neos and Virgin Media are other telecommunication companies, which have networks along Brook Drive and Oak Lane.
- 9.1.5 Details of the existing telecommunication assets are provided on the Stantec Existing Services Layout contained within **Appendix B**.

9.2 Diversionary Works

- 9.2.1 There is a Cityfibre duct route within the site boundary, which may require diversions or removal. There may be private telecom network within the site. However, there may be diversions required on the wider side for development of access roads into the site.

9.3 Proposed Infrastructure

- 9.3.1 Broadband infrastructure is considered vital in supporting the overall growth agenda in Britain. In March 2018, the Government introduced a broadband Universal Service Obligation so that everyone within the UK has an enforceable right to request high speed broadband.
- 9.3.2 For residential and commercial developments of more than 20 units, Openreach will provide fibre to the premise (FTTP) free of charge. All necessary off-site upgrade works will be undertaken by Openreach at no cost to the developer, while ducts will be supplied free of cost for on-site installation by the developer's groundworks contractor.
- 9.3.3 The opportunity to connect into the other telecommunications infrastructure in the area should also be explored.
- 9.3.4 The proposed telecom route from Boot End to the building entrance is shown in the Proposed Utility Plan in **Appendix D**.

9.4 Existing Broadband Capabilities

- 9.4.1 As shown in Figure 9.2 below, a broadband availability check carried out using OFCOM's Mobile and Broadband Checker suggests that Superfast broadband is available within the local area.
- 9.4.2 The most common Superfast broadband is Fibre to The Cabinet (FTTC), with fibre installed as far as the street cabinet, which connects to the copper phone line that serves the premise.



Utilities Appraisal

Standard	5 Mbps	0.6 Mbps	✓
Superfast	130 Mbps	20 Mbps	✓
Ultrafast	1000 Mbps	100 Mbps	✓

Figure 9.2: Existing Broadband Capabilities



10 Conclusion

10.1 Summary of Investigations

10.1.1 It is considered that the proposed development complies with national and local planning policy by making sufficient provision for utilities infrastructure. This will be provided through on-site provision as required by the proposed development and supported by any offsite works where needed.

10.1.2 The following table summarises the results of the investigations undertaken by Stantec.

Table 11.1: Summary of Investigations

Statutory Undertaker	Existing Utility Infrastructure		New Utility Infrastructure
	Onsite / Near Development	Diversion Requirements	Requirements
SSEN	None	No diversions within the site boundary.	Point of connection onto HV network in Boots End. 1 No. 1500kV substations to be accommodated on site.
SGN	None	As above	No gas requirement for the site.
Openreach	None	As above	FTTP available free of charge for 20 units of more.
Cityfibre	Cable duct approaching the southeast of the site.	Cable/duct would need to be diverted or removed.	
Thames Water (Potable Water)	None	As above	Sufficient capacity in the potable water network to supply the first 50 proposed dwellings, however, further investigation would be required to confirm capacity for the full development of 86 dwellings Proposed points of connection from the 150mm main in Shooters Way.
Thames Water (Wastewater)	None	As above	Sufficient capacity in the existing sewerage network to serve the proposed development, however performance issues have been identified at Reading STW.



10.2 Next Steps / General Facts for Consideration

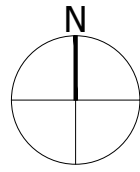
- 10.2.1 It is recommended that a GPR survey is undertaken to determine the exact location and depth of existing services around the site boundaries, particularly where the proposed new site access / roundabout is to be located, in order to establish any requirements for diversions or easements.
- 10.2.2 Quotations obtained to date are desktop budget estimates only and are not valid for acceptance. Formal quotations will need to be requested at a later date, once the site layout has been finalised.
- 10.2.3 Early communication with utility providers to factor extended lead times for reinforcement works into the build programme, such as reinforcement of the existing electricity network, modelling of potable water network and upgrading from FTTC to FTTP for broadband provision.
- 10.2.4 It should be noted that the capacity availability detailed within the responses received is only current at the time of issue and is subject to change with any changes to the network (i.e., existing service upgrades, new connections, disconnections, etc.). Formal quotations are required to determine availability based on a detailed design, and only then can capacity be secured.
- 10.2.5 At formal application stage we would recommend approaching a few independent network operators (IDNOs) to offer competitive quotations to those offered by the host DNOs, where developer contributions can be reduced due to the asset values IDNOs are able to apply to their connections.
- 10.2.6 IDNOs also use a different methodology for calculating electricity demands, whereby they do not include an additional demand for EV charging. This could potentially enable a greater number of units to be developed with the capacity available in the existing network.



Appendix A Proposed Site Layout



Project Number: 333101170



Proposed Block Plan in context of Hybrid Planning Application PA160199. Context shown illustratively only.

PLANNING

Project
Royal Elm Park
Block 6
Drawing Title
Proposed Block Plan

Date	Scale	Drawn by	Check by
23.10.25	1:500 @A1	mk	pj
Project No	Drawing No	Revision	
333101170	LN-A-PL110	P1	



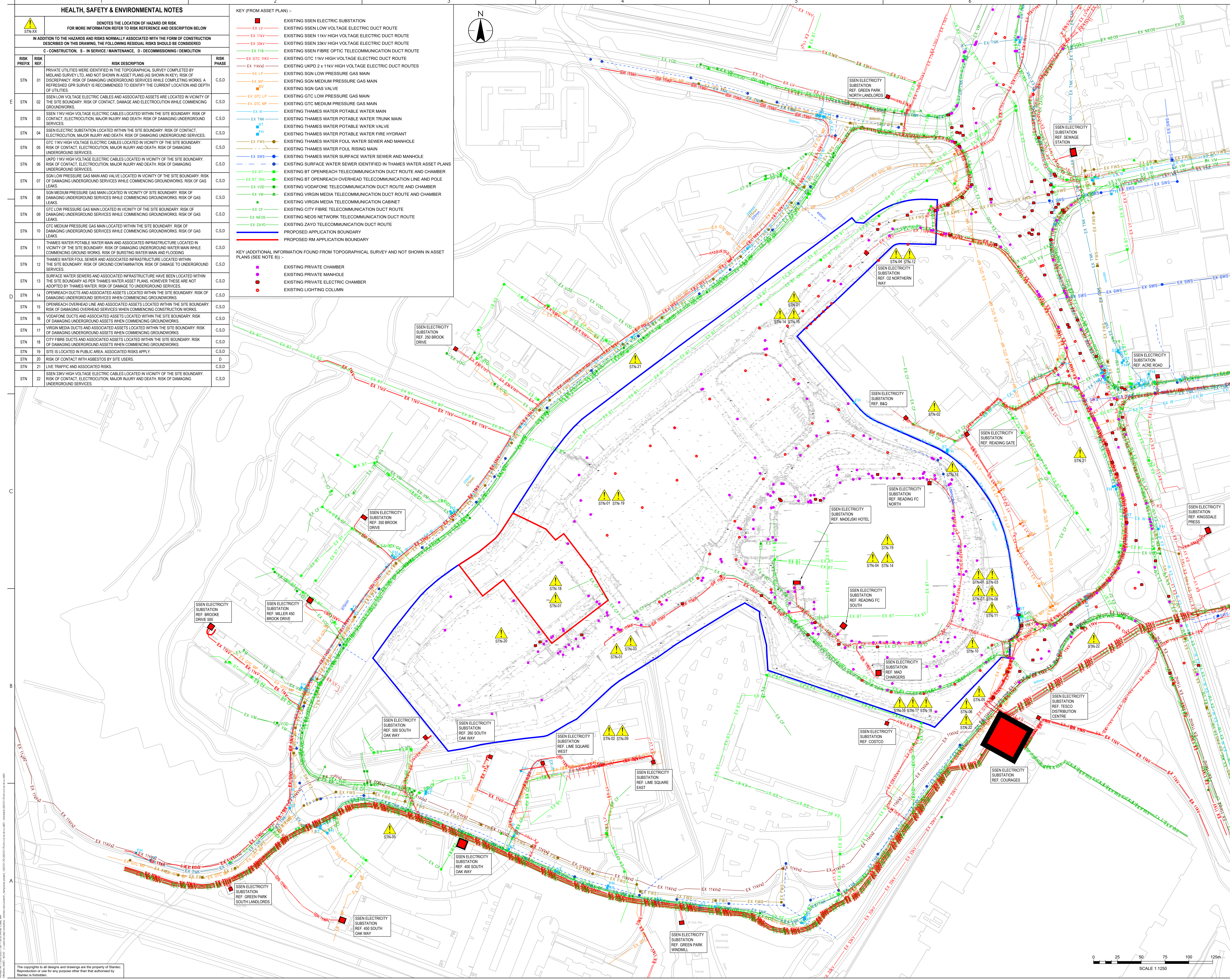
Stantec UK Limited
3rd Floor Arthur Stanley House
40-50 Tottenham Street
London
W1T 5RN
T: 020 7446 6888



stantec.com/uk

Appendix B Existing Services Layout

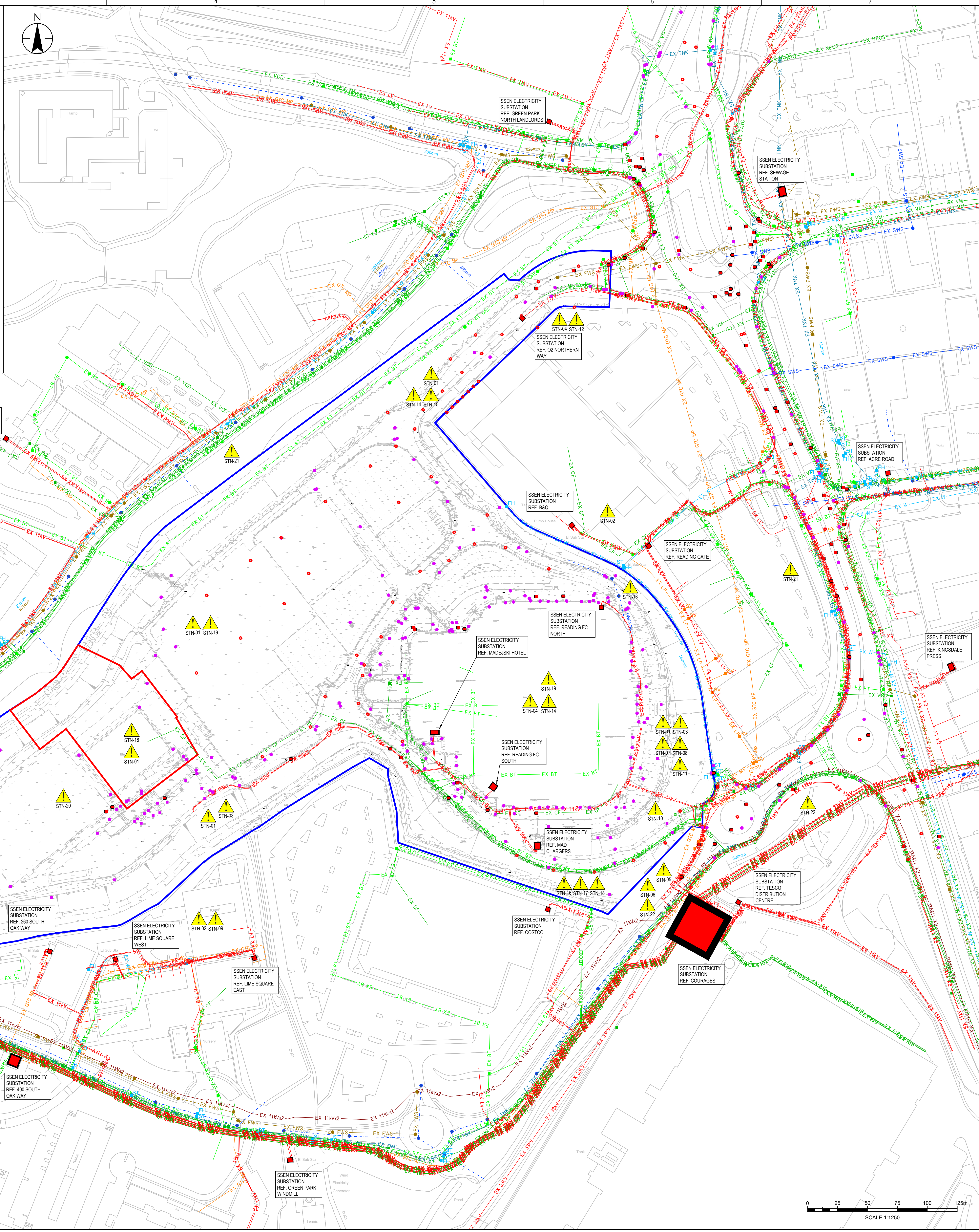




HEALTH, SAFETY & ENVIRONMENTAL NOTES			
RISK PREFIX	RISK REF.	RISK DESCRIPTION	RISK PHASE
STN-XX		STN-XX DENOTES THE LOCATION OF HAZARD OR RISK. FOR MORE INFORMATION REFER TO RISK REFERENCE AND DESCRIPTION BELOW	
IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE FORM OF CONSTRUCTION DESCRIBED ON THIS DRAWING, THE FOLLOWING RESIDUAL RISKS SHOULD BE CONSIDERED			
C - CONSTRUCTION, S - IN SERVICE / MAINTENANCE, D - DECOMMISSIONING / DEMOLITION			
STN	01	PRIVATE UTILITIES WERE IDENTIFIED IN THE TOPOGRAPHICAL SURVEY COMPLETED BY MIDLAND SURVEY LTD. AND NOT SHOWN IN ASSET PLANS (AS SHOWN IN KEY). RISK OF DISCREPANCY, RISK OF DAMAGING UNDERGROUND SERVICES WHILE COMPLETING WORKS. A REFRESHED GPR SURVEY IS RECOMMENDED TO IDENTIFY THE CURRENT LOCATION AND DEPTH OF UTILITIES.	C.S.D
STN	02	SSEN LOW VOLTAGE ELECTRIC CABLES AND ASSOCIATED ASSETS ARE LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF CONTACT, DAMAGE AND ELECTROCUTION WHILE COMMENCING GROUNDWORKS.	C.S.D
STN	03	SSEN 11KV HIGH VOLTAGE ELECTRIC CABLES LOCATED WITHIN THE SITE BOUNDARY. RISK OF CONTACT, ELECTROCUTION, MAJOR INJURY AND DEATH. RISK OF DAMAGING UNDERGROUND SERVICES.	C.S.D
STN	04	SSEN ELECTRIC SUBSTATION LOCATED WITHIN THE SITE BOUNDARY. RISK OF CONTACT, ELECTROCUTION, MAJOR INJURY AND DEATH. RISK OF DAMAGING UNDERGROUND SERVICES.	C.S.D
STN	05	GTC 11KV HIGH VOLTAGE ELECTRIC CABLES LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF CONTACT, ELECTROCUTION, MAJOR INJURY AND DEATH. RISK OF DAMAGING UNDERGROUND SERVICES.	C.S.D
STN	06	UKPD 11KV HIGH VOLTAGE ELECTRIC CABLES LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF CONTACT, ELECTROCUTION, MAJOR INJURY AND DEATH. RISK OF DAMAGING UNDERGROUND SERVICES.	C.S.D
STN	07	SGN LOW PRESSURE GAS MAIN AND VALVE LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND SERVICES WHILE COMMENCING GROUNDWORKS. RISK OF GAS LEAKS.	C.S.D
STN	08	SGN MEDIUM PRESSURE GAS MAIN LOCATED IN VICINITY OF SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND SERVICES WHILE COMMENCING GROUNDWORKS. RISK OF GAS LEAKS.	C.S.D
STN	09	GTC LOW PRESSURE GAS MAIN LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND SERVICES WHILE COMMENCING GROUNDWORKS. RISK OF GAS LEAKS.	C.S.D
STN	10	GTC MEDIUM PRESSURE GAS MAIN LOCATED WITHIN THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND SERVICES WHILE COMMENCING GROUNDWORKS. RISK OF GAS LEAKS.	C.S.D
STN	11	THAMES WATER POTABLE WATER MAIN AND ASSOCIATED INFRASTRUCTURE LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND WATER MAIN WHILE COMMENCING GROUNDWORKS. RISK OF BURSTING WATER MAIN AND FLOODING.	C.S.D
STN	12	THAMES WATER FOUL SEWER AND ASSOCIATED INFRASTRUCTURE LOCATED WITHIN THE SITE BOUNDARY. RISK OF GROUND CONTAMINATION. RISK OF DAMAGE TO UNDERGROUND SERVICES.	C.S.D
STN	13	SURFACE WATER SEWERS AND ASSOCIATED INFRASTRUCTURE HAVE BEEN LOCATED WITHIN THE SITE BOUNDARY AS PER THAMES WATER ASSET PLANS, HOWEVER THESE ARE NOT ADOPTED BY THAMES WATER. RISK OF DAMAGE TO UNDERGROUND SERVICES.	C.S.D
STN	14	OPENREACH DUCTS AND ASSOCIATED ASSETS LOCATED WITHIN THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND SERVICES WHEN COMMENCING GROUNDWORKS.	C.S.D
STN	15	OPENREACH OVERHEAD LINE AND ASSOCIATED ASSETS LOCATED WITHIN THE SITE BOUNDARY. RISK OF DAMAGING OVERHEAD SERVICES WHEN COMMENCING CONSTRUCTION WORKS.	C.S.D
STN	16	VODAFONE DUCTS AND ASSOCIATED ASSETS LOCATED WITHIN THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND ASSETS WHEN COMMENCING GROUNDWORKS.	C.S.D
STN	17	VIRGIN MEDIA DUCTS AND ASSOCIATED ASSETS LOCATED WITHIN THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND ASSETS WHEN COMMENCING GROUNDWORKS.	C.S.D
STN	18	CITY FIBRE DUCTS AND ASSOCIATED ASSETS LOCATED WITHIN THE SITE BOUNDARY. RISK OF DAMAGING UNDERGROUND ASSETS WHEN COMMENCING GROUNDWORKS.	C.S.D
STN	19	SITE IS LOCATED IN PUBLIC AREA. ASSOCIATED RISKS APPLY.	C.S.D
STN	20	RISK OF CONTACT WITH ASBESTOS BY SITE USERS.	D
STN	21	LIVE TRAFFIC AND ASSOCIATED RISKS.	C.S.D
STN	22	SSEN 33KV HIGH VOLTAGE ELECTRIC CABLES LOCATED IN VICINITY OF THE SITE BOUNDARY. RISK OF CONTACT, ELECTROCUTION, MAJOR INJURY AND DEATH. RISK OF DAMAGING UNDERGROUND SERVICES.	C.S.D

KEY (FROM ASSET PLAN) -	
EX LV	EXISTING SSEN LOW VOLTAGE ELECTRIC DUCT ROUTE
EX 11KV	EXISTING SSEN 11KV HIGH VOLTAGE ELECTRIC DUCT ROUTE
EX 33KV	EXISTING SSEN 33KV HIGH VOLTAGE ELECTRIC DUCT ROUTE
EX FIB	EXISTING SSEN FIBRE OPTIC TELECOMMUNICATION DUCT ROUTE
EX GTC 11KV	EXISTING GTC 11KV HIGH VOLTAGE ELECTRIC DUCT ROUTE
EX 11KV2	EXISTING UKPD 2 X 11KV HIGH VOLTAGE ELECTRIC DUCT ROUTES
EX LP	EXISTING SGN LOW PRESSURE GAS MAIN
EX MP	EXISTING SGN MEDIUM PRESSURE GAS MAIN
EX GTC LP	EXISTING GTC LOW PRESSURE GAS MAIN
EX GTC MP	EXISTING GTC MEDIUM PRESSURE GAS MAIN
EX W	EXISTING THAMES WATER POTABLE WATER MAIN
EX THK	EXISTING THAMES WATER POTABLE WATER TRUNK MAIN
EX BT	EXISTING THAMES WATER POTABLE WATER VALVE
EX FHS	EXISTING THAMES WATER POTABLE WATER FIRE HYDRANT
EX FWS	EXISTING THAMES WATER FOUL WATER SEWER AND MANHOLE
EX R	EXISTING THAMES WATER FOUL RISING MAIN
EX SWS	EXISTING THAMES WATER SURFACE WATER SEWER AND MANHOLE
EX BT	EXISTING BT OPENREACH TELECOMMUNICATION DUCT ROUTE AND CHAMBER
EX BT OHL	EXISTING BT OPENREACH OVERHEAD TELECOMMUNICATION LINE AND POLE
EX VOD	EXISTING VODAFONE TELECOMMUNICATION DUCT ROUTE AND CHAMBER
EX VM	EXISTING VIRGIN MEDIA TELECOMMUNICATION DUCT ROUTE AND CHAMBER
EX CF	EXISTING CITY FIBRE TELECOMMUNICATION DUCT ROUTE
EX NEOS	EXISTING NEOS NETWORK TELECOMMUNICATION DUCT ROUTE
EX ZAYO	EXISTING ZAYO TELECOMMUNICATION DUCT ROUTE
PROPOSED APPLICATION BOUNDARY	PROPOSED RM APPLICATION BOUNDARY

KEY (ADDITIONAL INFORMATION FOUND FROM TOPOGRAPHICAL SURVEY AND NOT SHOWN IN ASSET PLANS (SEE NOTE 8)) -	
EXISTING PRIVATE CHAMBER	
EXISTING PRIVATE MANHOLE	
EXISTING PRIVATE ELECTRIC CHAMBER	
EXISTING LIGHTING COLUMN	



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www.stantec.com/uk

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NOTES

- ABANDONED SERVICES MAY NOT BE SHOWN ON THIS PLAN.
- TRUE POSITION OF THE SERVICES MAY BE DIFFERENT TO THAT SHOWN ON THIS PLAN, WHICH IS INTENDED FOR GENERAL GUIDANCE ONLY. NO GUARANTEE CAN BE GIVEN TO ITS ACCURACY AND IT SHOULD NOT BE RELIED UPON DURING MASTERPLANNING, INTRUSIVE INVESTIGATIONS, EXCAVATIONS AND CONSTRUCTION.
- THESE SERVICES MAY NOT RUN IN A STRAIGHT LINE EITHER HORIZONTALLY OR VERTICALLY BECAUSE OF GROUND CONDITIONS, OBSTACLES AND OTHER REASONS.
- BURIED SERVICES MAY EXIST AT VARIOUS DEPTHS AS GROUND LEVEL MAY HAVE BEEN ALTERED SINCE THE UTILITY APPARATUS WAS LAID.
- UTILITY COMPANY ASSET RECORDS (ASSETS, LOCATION AND DETAILS) ARE VALID FOR UP TO 3 MONTHS. IF WORKS DO NOT COMMENCE WITHIN THIS TIME PERIOD, THE ASSET RECORDS WILL NEED TO BE REFRESHED BEFORE ANY WORKS COMMENCE ON OR NEAR THE SITE.

BEFORE EXCAVATING OR GROUND WORKS

- ANY SITE INVESTIGATION OR GROUND PENETRATING ACTIVITY SHALL COMPLY WITH THE REQUIREMENTS OF HSE GUIDANCE DOCUMENT HS(G) 47 'AVOIDING DANGER FROM UNDERGROUND SERVICES'.
- ALL UNDERGROUND SERVICES I.e. CABLES, PIPES, DUCTS SHOULD BE LOCATED USING THE FOLLOWING TECHNIQUES:
 - REFERENCE TO DETAILED LARGER SCALE DRAWINGS AND CABLE ROUTE PROFILES. THESE WILL NEED TO BE REQUESTED FROM THE SERVICE PROVIDER AND REFERRED TO DURING THE DESIGN STAGE AND MADE AVAILABLE ON SITE TO SITE OPERATIVES PRIOR TO THE COMMENCEMENT OF ANY GROUNDWORKS.
 - SUITABLE INSTRUMENTS I.e. GROUND PENETRATING RADAR, CABLE LOCATING DEVICES WILL NEED TO BE USED TO DETERMINE THE LOCATION AND PRESENCE OF UNDERGROUND SERVICES/OBSTRUCTIONS BEFORE EXCAVATION WORKS PROCEED.
 - SAFE DIGGING TECHNIQUES (HAND EXCAVATION) AS DETAILED IN HS(G) 47 WILL BE NECESSARY TO DETERMINE THE EXACT POSITION OF BURIED SERVICES AND OBSTRUCTIONS BEFORE ANY WORK CAN PROCEED.
 - ALL APPARATUS FOUND SHOULD BE CROSS REFERENCED WITH THE DETAILED RECORD PLANS. ANY ANOMALIES SHOULD BE REPORTED TO THE PROJECT MANAGER.
- INFORMATION CONCERNING THE POSITION OF EXISTING UTILITY INFRASTRUCTURE HAS BEEN EXTRACTED FROM TOPOGRAPHICAL SURVEY BY MIDLAND SURVEY LTD REF. 4213RS DATED FEBRUARY 2015, AND RECORD MAPPING OBTAINED FROM THE FOLLOWING STATUTORY UNDERTAKERS:

STATUTORY UNDERTAKER	RECEIVED	MAPPING
SSEN	01/05/2025	01/05/2025
UKPD	01/05/2025	01/05/2025
GTC	07/05/2025	07/05/2025
SGN	01/05/2025	01/05/2025
THAMES WATER	08/05/2025	08/05/2025
BT OPENREACH	07/05/2025	07/05/2025
VODAFONE	14/05/2025	07/05/2025
VIRGIN MEDIA	07/05/2025	07/05/2025
CITY FIBRE	07/05/2025	07/05/2025
NEOS NETWORK	07/05/2025	27/05/2025
ZAYO		

REV	DESCRIPTION	DATE	BY	CHKD
P04	APPLICATION BOUNDARY COLOURS REVISED	18/05/2025	BC	18
P03	RM APPLICATION BOUNDARY REVISED	18/05/2025	AF	18
P02	PHASE 5 SITE BOUNDARY UPDATED	20/05/2025	AF	ET
P01	FIRST ISSUE	20/05/2025	AF	18

Issued/Revision	By	Appd	YYYY/MM/DD
	AF	AF	2025.11.05
	Dwt	Dtgh	YYYY/MM/DD

S2 - FOR INFORMATION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Client/Project Logo

REC_PROP.CO LIMITED
Client/Project
RFC PROP CO LTD

ROYAL ELM PARK, READING

Title
EXISTING UTILITIES CONSTRAINTS PLAN

Project No. 333101170	A0 Scale 1:1250
Revision P04	Drawing No. 333101170/STN/UT/SW/DR/CU/0001

Appendix C Capacity Responses





Stantec
Emma Thornes
Unit 11 Courteenhall Road
Northampton
NN7 3DG

Connections and Engineering
Scottish and Southern Electricity Networks
Walton Park
Walton Road
Cosham
PO6 1UJ

 07721 446 874

Our reference: FGC508/2

 ruth.mwadime@sse.com

 www.ssen.co.uk

PROPOSED ELECTRICITY CONNECTION TO:

12th September 2025

Reading Football Club PLC, Madejski Stadium, Reading, RG2 0FL.

Dear Emma,

Thank you for your recent enquiry. We have carried out a preliminary assessment of the works required to make connection to the distribution network in the area and we are pleased to provide you with our findings along with an estimate of the costs for the option identified.

Following your application for a feasibility study for a new supply (922kVA) at the above mentioned site;

We have completed our investigations and can provide a budgetary cost for the required works to be approximately £162,792.91 (ex.VAT)

=====

Non-Contestable works:

SSEN POC:

- x2 HV straight joints.
- Loop in loop out on COUR E10L5 using minimum 300 XLPE near R F C Milo Dome S/S.

No HV reinforcement required.



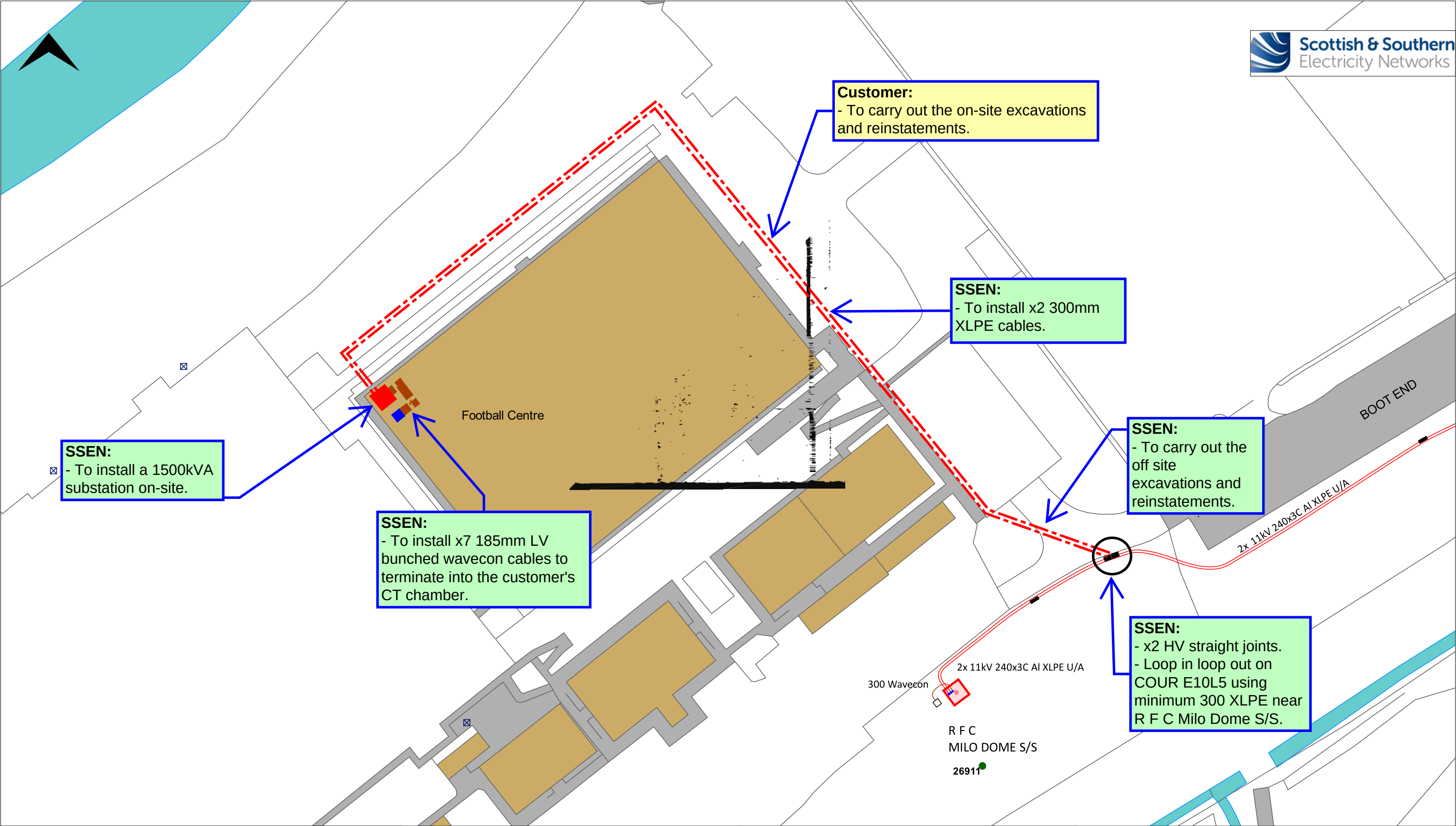
Contestable works:

- x1 new supply - 922kVA - Commercial supply.
- SSEN to install x2 300mm XLPE cables.
- SSEN to install a 1500kVA substation on-site.
- SSEN to install x7 185mm LV bunched wavecon cables to terminate into the customer's CT chamber.
- SSEN to carry out the off-site excavations and reinstatements. Customer to carry out the on-site excavations and reinstatements.

Yours sincerely,

Ruth Mwadime

Connections Designer



WARNING There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)	Map Centre: 470504, 169706		Grid Ref: SU70506970				
	Scale: 1:579		Page Size: A3		Plot Date: 12/09/2025		
	Designer Name: Mwadime, Ruth (Distribution)		Job Number: FGC508/2				
	UNCONTROLLED COPY						
	Subject to revision						
	Master held by SSEN Asset Data Team - Asset.Data@sse.com						
	If you are unsure & need to seek advice before commencing excavations please contact;		NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
				Services	LV	HV	EHV
			FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
			ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
General Enquiries	0800 048 3516	AGRICULTURAL	1m	1m	1m	1.1m	

Segments [Electric]

Cable Segment.HV Route - 11.00 kV, Existing

Cable Segment.LV Route - 400.0 V, Existing

Joint Installation.HV Location - Straight, Existing

Equipment [Electric]

Supply Point.LV Location - Other, Existing

Substation Site [Electric]

Substation Existing Extent

Substation Existing Location - Pillar Distribution

Annotations [Electric]

Abc Def Cable Annotation.HV Annotation 1:500 - Medium

Abc Def Cable Annotation.LV Annotation 1:500 - Medium

Abc Def Substation Anno.Existing Annotation 1:500 - Medium

Common [Electric]

Asset Activity - Green Label Location

Abc Def Asset Activity - Green Label Annotation

Schematic Connector.MV Pin1 - Blue Circle

Schematic Connector.MV Pin1 - Blue Square

Schematic Connector.LV Pin1 - Blue Triangle

BPA - Pipeline.Location

Legend

BPA - Pipeline.Buffer Zone

Street.Street End

OS MasterMap Area.AR10021-Building

OS MasterMap Area.AR10056-General surface - Normal

OS MasterMap Area.AR10089-Inland water

OS MasterMap Area.AR10096-Landform - Slope - Normal

OS MasterMap Area.AR10111-Natural environment - Normal

OS MasterMap Area.AR10123-Path

OS MasterMap Area.AR10172-Road or track

OS MasterMap Area.AR10183-Roadside - Normal

OS MasterMap Line.LN10019-Building - Outline

OS MasterMap Line.LN10046-General feature

OS MasterMap Line.LN10052-General surface

OS MasterMap Line.LN10087-Inland water

OS MasterMap Line.LN10113-Closing geometry

OS MasterMap Line.LN10131-Polit. or Admin. - District

OS MasterMap Line.LN10168-Road or track - Public

OS MasterMap Point.PT10186-Structure

Abc Def OS MasterMap Text.TX10026-Buildings or structure

Abc Def OS MasterMap Text.TX10169-Road or track - Road name/class



Our reference: DS6143098

Your site address: Royal Elm Park, Boot End / Northern Way, Reading, RG2 0FL

Customer: **Stantec**

Clean water capacity report

Status: Capacity concerns

Date: 21/08/2025

Validity: Valid until 21/08/2026 or for the duration of your Local Authority planning permission when this report is used to support your planning application.

We confirm that there will be sufficient capacity in our clean water network to serve the first 50 properties of your development within your supply zone: However this is not reserved for your development.

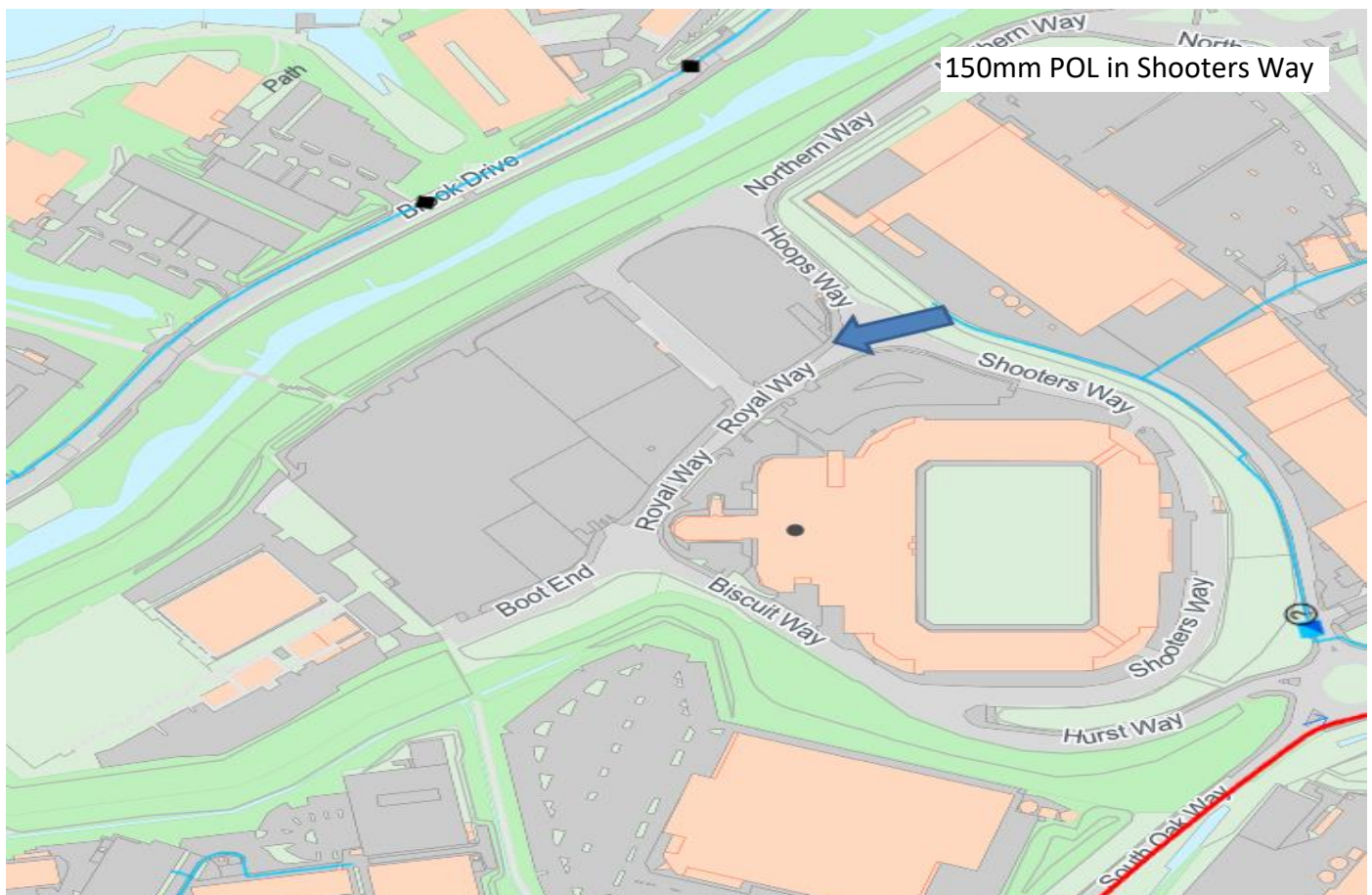
Please note any connection is subject to our Network approval which may require the completion of a modelling study.

However, we're unable to confirm capacity for your whole development of 86 Domestic Properties, without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please 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.

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

Nearest point of connection / Your preferred point of connection





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

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

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.



Emma Thomas

Stantec
11 Prospect Court
Courteenhall Road
Blisworth, Northamptonshire
NN7 3DG



13 August 2025

Pre-planning enquiry: Confirmation of sufficient capacity (Foul Only)

Site Address: Royal Elm Park, Boot End / Northern Way, Reading RG2 0FL

Dear Emma,

Thank you for providing information on your development.

Block 6 only, part of whole masterplan

Proposed 6 General Housing, 80 Flats Proposed foul water discharge via pumped at 3.9 l/s info FWMH SU70708101

No info on surface water discharge. To follow surface water hierarchy as watercourse nearby

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to 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 capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.



The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Capacity at STW?

The receiving network is served by Reading STW and there is a known performance issue which may cause the EA to object to the development. A more detailed assessment will be carried out when the LPA consult our Development Control team, and we may require a planning condition to allow us time to upgrade the STW. We understand that the works are programmed for completion by 2028. Please visit our [website](#) for updates on the site specific upgrades.

Please see our [FAQ's leaflet](#) for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0774 764 6498.

Kind Regards,

A handwritten signature in black ink that reads "Long Tran".

Long Tran
Developer Services – Adoptions Engineer, Sewer Adoptions Team
Tel: 0800 009 3921

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

Appendix D Proposed Utility Routes Plan



Project Number: 333101170