



LODDON GARDEN VILLAGE

UTILITIES ASSESSMENT

UNIVERSITY OF READING

17 SEPTEMBER 2025



Abley Letchford  
3 Tealgate  
Charnham Park  
Hungerford  
RG17 0YT

T: 01488 684390  
E: [contact@ableyletchford.co.uk](mailto:contact@ableyletchford.co.uk)  
W: [www.ableyletchford.co.uk](http://www.ableyletchford.co.uk)

**Quality Management:**

<b>Prepared by:</b>	Rebecca Fletcher
<b>Authorised by:</b>	Leigh Abley
<b>Date:</b>	17 September 2025
<b>Document Reference:</b>	A392-R059D

COPYRIGHT © ABLEY LETCHFORD PARTNERSHIP LIMITED t/a  
ABLEY LETCHFORD

The material presented in this report is confidential. This report has been prepared for the exclusive use of UNIVERSITY OF READING within the terms of the contract and shall not be distributed or made available to any other company or person without the knowledge and written consent of Abley Letchford.

Any such party relies on the report at their own risk.

## Contents

1.0	Introduction.....	1
2.0	Potable Water .....	4
3.0	Telecommunications .....	6
4.0	Gas.....	9
5.0	Electricity.....	12
6.0	Conclusion .....	15

## Appendices

- Appendix A – Illustrative Masterplan
- Appendix B – Utility Constraints Plan
- Appendix C – HSE PADHI Assessment

## 1.0 Introduction

### Context

- 1.1. This report has been prepared by Abley Letchford, on behalf of the University of Reading to support their Outline Planning Application for a mixed-use development on land known as Loddon Garden Village (LGV).
- 1.2. The development consists of the following elements;
  - up to 2,800 residential units to include up to 100 custom and self-build plots;
  - 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);
  - one District Centre, to incorporate up to 11,000m<sup>2</sup> of Class E (Commercial, Business and Service, to include a food store of around 2,500m<sup>2</sup>), and Class F (Local Community and Learning);
  - one Local Centre; to incorporate up to 2,400m<sup>2</sup> of Class E;
  - a Sports Hub to include sports pitches and pavilion space;
  - up to 4,250m<sup>2</sup> of further Class E, Class F, and sui generis development to include commercial, health care and public house;
  - comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;
  - 20 gypsy and traveller pitches;
  - comprehensive drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;
  - internal road network including spine road with pedestrian and cycle connections and associated supporting infrastructure;
  - new and modified public rights of way;
  - associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines;
  - Ground reprofiling to accommodate infrastructure, flood alleviation and development parcels;
  - Up to 0.5ha of land adjoining St Bartholomew's church for use as cemetery;
  - Electricity substation (up to 1.5ha)

1.3. LGV is identified as a development location within Wokingham Borough Council's Local Plan Update 2023-2040 via Policy SS13: Loddon Valley Garden Village. The approach to utilities for the site is covered through clause 13 which states:

Development proposals should devise and implement a comprehensive utility and digital infrastructure and communications strategy. This will include the:

- Phased delivery of water, foul water, sewerage and electricity upgrades; and
- The phased delivery of Fiber to the Premises (FTTP) connectivity, including access to full fibre gigabit-capable broadband, and 4G and 5G mobile technologies.

1.4. The LGV site is located approximately 2.3km east of Shinfield, Reading and is approximately centred on OS grid reference 475575E, 168280N.

1.5. This report compiles technical information relating to existing infrastructure within the site and outlines how the proposed development at LGV will be serviced. Specifically, the report addresses the following:

- Existing service information from Statutory Utility Companies.
- The overarching infrastructure requirements necessary to provide new utility provision to the proposed development.

### **Principles of Assessment**

1.6. The purpose of this report is to identify constraints and opportunities, associated with utility supply, and reinforcement and diversions, that might be required to facilitate the proposed development. The findings provide assurance the site can be served by utilities within its location and context without detriment to existing users or the local environment, as well as, confirming development feasibility based upon available network capacity.

1.7. A range of utility providers have been contacted to confirm the position of their existing apparatus within and in the vicinity of the site and their ability to serve the proposed development.

1.8. This report has been produced following a desk top study and site walkover and summarises information supplied by each of the key utility companies. The utilities under consideration include:

- Potable Water Supply;
- Telecommunications;
- Gas; and
- Electricity.

1.9. The application site is generally undeveloped agricultural land, and therefore there are few existing utilities within the site itself beyond those serving existing buildings. The key existing infrastructure is outlined below, with reference to the Utility Constraints Plan A392-007 included within **Appendix B**.

- 1.10. The provision of surface water and foul water drainage infrastructure is considered within the Drainage Strategy report (reference A392-R058) supporting the overall Application.
- 1.11. This report draws reference to the Desktop Utility Search PAS 128 Level D assessment undertaken by Groundwise Searches Ltd (Ref. 30920FM-GWS) in June 2022. Due to the size of the dataset, the original searches are excluded from this report.
- 1.12. This asset plan information was supported by a limited PAS128 utility survey focusing in on the proposed site access points on public highway and onsite gas main provision. No invasive work has been carried out in respect of identifying the precise locations of this utility apparatus. The actual positions of mains and services will need to be verified on-site as appropriate before any construction work is undertaken, in line with normal construction practices
- 1.13. Upon Outline Planning Consent being granted, more detailed responses, including capacity assessment requests and investigations, and quotations for increases in capacity to serve the proposed development if required, will be sought once the development proposals have entered the detailed design stage.

#### **Development Proposals**

- 1.14. The development proposals outlined are the provision of up to 2,800 dwellings, land for two primary schools, secondary school, district centre, local centre, including commercial and community provisions. The scheme includes the provision of comprehensive green infrastructure including a Country Park, landscaping and public open space.
- 1.15. Primary vehicular access will be provided from the B3270 Lower Earley Way/Meldreth Way to the north and from the A327 Reading Road to the south.
- 1.16. An Illustrative Masterplan is provided at **Appendix A**.

#### **Liability**

- 1.17. No warranty is given by Abley Letchford on the quality, accuracy or completeness of information provided by the Statutory Utility companies. All plant locations and explanatory descriptions are indicative only and must only be used as a guide. It is the responsibility of the Client/Principal Contractor to identify and locate apparatus prior to construction activity.

## 2.0 Potable Water

### Existing Assets

- 2.1. Thames Water Utilities Limited (TWUL) is the statutory provider for the area.
- 2.2. A 9" diameter trunk main is shown to be located within the A327 Reading Road. This main initially sits to the south of the carriageway, but switches to the northern side of Observer Way Roundabout
- 2.3. In the south-western corner of the site, this trunk main extends into the site as a 10" diameter main initially on the western side of the River Loddon, before transferring eastwards towards a pump station situated adjacent to a backchannel of the Loddon next to Hall Farm/Arborfield Mill House.
- 2.4. A 3" diameter main is shown emanating from the pump station south-eastwards through Hall Farm on to Church Lane. Small diameter private mains are shown into the site.
- 2.5. A 180mm diameter main is shown to be located to the north of the B3270 Lower Earley Way/Meldreth Way roundabout.

### Diversions/Adjustments - Onsite

- 2.6. Given the location of the existing mains, and intended demolition of buildings, it would appear unnecessary to divert or protect the apparatus to facilitate the proposals. Where necessary, mains can be accommodated within the Masterplan.

### Diversions/Adjustment – Access Junctions

- 2.7. Primary vehicular access will be provided from the B3270 Lower Earley Way/Meldreth Way roundabout to the north and from the A327 Reading Road to the south. These access points require adjustment to the existing public highway/footway/cycleway provision and an additional roundabout arm into the development.
- 2.8. Given the location of existing assets within the A327 Reading Road, it is possible that minor service diversion or protection works will be required to maintain a suitable level of protection to services at the new access road interface.
- 2.9. The existing water service in the B3270 Lower Early Way is unlikely to be affected by the proposed works.
- 2.10. Formal confirmation/quotations will be obtained following Planning Permission as part of technical approval process.

### Future Development Supply Requirements

- 2.11. An initial Pre-Development Enquiry was lodged with Thames Water Utilities early June 2022 to establish how the proposals for the whole Loddon Garden Village would be best serviced.

- 2.12. Thames Water provided a response under Reference DS6096239 in June 2022, which confirmed that beyond an initial supply to 50 dwellings, there would be capacity issues given the quantum of development proposed. Several Points of Connections were identified reflective of the sizable extent of the proposals.
- 2.13. Subsequent correspondence with Thames Water established that new booster stations (approximately 4m x 4m) may be required to suit each individual Point of Connection to increase mainline pressures.
- 2.14. Given the time expended since the initial enquiry, a new Pre-Development Enquiry was lodged with Thames Water Utilities in July 2024 under Reference DS6122508. This returned a similar response on capacity.
- 2.15. Discussions are ongoing with Thames Water in respect of the provision of new supplies, and a Deed of Undertaking has been entered into in order to instigate the pre-requisite network modelling needed to establish a solution prior to a planning decision being made.
- 2.16. Thames Water envisage the provision of a Capacity Position Statement during August 2025, although have confirmed that an initial phase of development adjacent to the A327 Reading Road could be served off the existing 9" main without undue effect on supply.
- 2.17. Future mains would be located beneath the proposed footway/cycleway adjacent to the proposed internal access roads serving the proposed development. The configuration would reflect the typical NJUG (National Joint Utility Group) profile.
- 2.18. Water reuse, such as rainwater harvesting for toilet flushing, sports pitch irrigation and other non-potable uses can help to reduce the overall water demand. Given the scale of the development, such measures would need to be undertaken with a local, building by building approach rather than through sitewide infrastructure. This could be explored at future stages.
- 2.19. It is anticipated that there will be no major technical issues with providing potable water supplies to the development.

## 3.0 Telecommunications

### **Openreach**

#### ***Existing Assets***

- 3.1. Openreach records indicate underground apparatus located within the A327 Reading Road primarily along the southern side, but this transfers over to the northern side as it approaches Observer Way roundabout.
- 3.2. A combination of underground and overhead apparatus is shown within the site itself, primarily to serve Hall Farm and the Centre for Dairy Research (CEDAR). Additional connectivity is shown within Church Lane, Carter's Hill Lane, Julkes Lane, Parkcorner Lane and Mole Road.
- 3.3. In terms of the B3270 Lower Earley Way/Meldreth Way roundabout, underground assets are identified within the northern verge.

### **Gigaclear**

#### ***Existing Assets***

- 3.4. Gigaclear records indicate underground apparatus located within the A327 Reading Road primarily along the northern verge as it approaches Observer Way roundabout, before switching to the southern side as it progresses eastwards.
- 3.5. No cables are provided into the site, but additional apparatus is shown within the adjacent public roads given the residential nature of the surrounding area. Apparatus exists within Church Lane, Carter's Hill Lane, Julkes Lane, Parkcorner Lane and Mole Road.
- 3.6. No assets are shown north of the M4 Motorway within the B3270 Lower Earley Way corridor.

### **Virgin Media**

#### ***Existing Assets***

- 3.7. Virgin Media records indicate underground apparatus located within the A327 Reading Road within both the northern and southern verge as it approaches the Observer Way roundabout.
- 3.8. No cables are provided into the site, nor to surrounding residential properties off Church Lane, Carter's Hill Lane, Julkes Lane, Parkcorner Lane and Mole Road.
- 3.9. No assets are shown north of the M4 Motorway within the B3270 Lower Earley Way corridor.

#### **Diversions/Adjustments - Onsite**

- 3.10. Given the location of the existing cable routes, and intended demolition of buildings, it would appear unnecessary to divert or protect telecommunication apparatus to facilitate the proposals. Where necessary, cables can be accommodated within the Masterplan.

#### **Diversions/Adjustment – Access Junctions**

- 3.11. Primary vehicular access will be provided from the B3270 Lower Earley Way/Meldreth Way roundabout to the north and from the A327 Reading Road to the south. These access points require adjustment to the existing public highway/footway/cycleway provision and an additional roundabout arm into the development.
- 3.12. Given the location of existing assets within the A327 Reading Road, it is possible that minor service diversion or protection works will be required to maintain a suitable level of protection to services at the new access road interface.
- 3.13. As no assets have been identified in the B3270 Lower Earley Way/Meldreth Way roundabout, no diversion or protection works are anticipated. Formal confirmation/quotations should be obtained following Planning Permission as part of Reserved Matters progression.

#### **Future Development Supply Requirements**

- 3.14. It is anticipated that the proposed development will gain service from Openreach infrastructure within the A327 Reading Road by extending the underground network along the proposed internal road network.
- 3.15. Future ducting would be located beneath the proposed footway/cycleway adjacent to the proposed internal roads. The configuration would reflect the typical NJUG (National Joint Utility Group) profile.
- 3.16. Openreach will be approached to establish how new connections will be made and whether network reinforcement work will be required to serve the development. Openreach can confirm provision of Fibre to Premise capabilities together with detailed cost estimates once sufficient additional detail is available. The provision of Fibre to Premises will provide residents and businesses with fast, reliable broadband services.
- 3.17. Openreach has a “Universal Service Obligation” to provide network to the site boundary at their expense. Onsite civil engineering costs would be borne by the Developer. It would be prudent therefore to provide Openreach apparatus as an absolute minimum.
- 3.18. Generally, Openreach finance offsite network reinforcement requirements to a limit, although offsite reinforcements are unlikely to be required, given the location of existing Openreach infrastructure serving the surrounding vicinity.
- 3.19. Alternative telecommunication providers such as Virgin Media or Gigaclear will be contacted in order to establish whether they have a desire to extend their network into the development, which would provide additional connectivity benefits to existing residents in the area.
- 3.20. Given the speed at which this technology has developed in the past decade, at this stage, provision for additional below ground ducting and chamber network to accommodate multiple providers can be incorporated into the scheme.

- 3.21. Above ground infrastructure for 4G/5G (and future) mobile coverage will be investigated with providers such as Vodafone and EE. 5G masts typically have a range of between 250m and 500m and masts may be free standing or sited on buildings. Such provision would be subject to separate planning applications.
- 3.22. It is anticipated that there will be no major technical issues with providing telecommunication connectivity to the development.

## 4.0 Gas

### Existing Assets

- 4.1. Southern Gas Networks (SGN) is the primary gas transporter for the area.
- 4.2. There is a Gas Distribution Station (Ref: Shinfield Pigtrap) northeast of the site adjacent to the M4 motorway, where the majority of mains emanate from.
- 4.3. Significant strategic high pressure (600mm diameter Steel) and intermediate pressure (16" diameter Steel) apparatus bisects the site from the northwest boundary with the Gas Distribution Station and M4 motorway, to the south/southeastern boundary with the A327 Reading Road.
- 4.4. Both the high and intermediate pressure gas mains have a 6m Building Proximity Exclusion Zone taken 3m either side of the main.
- 4.5. A medium pressure (6" diameter Steel) main is located further east between Upperwood Farm running south-eastwards beneath the River Loddon through to CEDAR and onto Mole Road to Arborfield.
- 4.6. A second medium pressure main (4" diameter Cast Iron) is located within Mole Road on the southern boundary of the site which turns north west and crosses the site. Records show it stops at Hall Farm and does not cross the River Loddon.
- 4.7. The medium pressure gas mains have a 6m Building Proximity Exclusion Zone taken 3m either side of the main.

### Health and Safety Executive Advice

- 4.8. Notwithstanding the operational requirements of SGN, the presence of the existing HP gas main could have implications on health and safety. As a result, the Local Planning Authority has a statutory duty to refer any planning application to the HSE as statutory consultee for proposals near hazardous installations such as high pressure gas pipelines.
- 4.9. The HSE provide corresponding advice on land use planning through the Planning Advice for Developments near Hazardous Installations (PADHI) documentation. PADHI utilises a 'three-zone' system – inner, middle and outer, which are determined by detailed assessment of the risk to the pipeline posed by the development proposal. The extent of each of these zones is dependent upon the construction and characteristics of the pipeline being assessed and the extent of any protection provided.
- 4.10. A review of the HSE Planning Advice Web App (PADHI) identifies the various Consultation Zones attributed to the high pressure gas main which crosses the southwest corner of the Site. A copy of their position is included within **Appendix C**.
- 4.11. The Development has the following Consultation Zones applicable either side of the 600mm High Pressure (SGN Ref P067) pipe:
  - Inner Zone: 3m (also the Building Proximity Zone)
  - Middle Zone: 9.0m

- Outer Zone: 120.0m

4.12. Their guidance relates to the appropriate Inner, Middle or Outer Zone classifications, and dependent upon the type of development presented they will issue a Don't Advise Against development (DAA) or Advise Against development (AA) response.

4.13. The HSE guidance comes from the quantum of development within any particular Zone, but also the type of user; young children or elderly, as well as the number of users for example sports stadia and theme parks.

4.14. Based upon this methodology, the HSE allocate Levels. These range from 1 (being the lowest) to 4 (being the highest). Based upon the current development profile for the site, the following levels have been established:

Type of Development	HSE Level
Residential	LEVEL 2 OR 3 (FOR MORE THAN 30 DWELLINGS or AT A DENSITY OF 40 PER HA)
Care Village	LEVEL 4
Employment	LEVEL 1 OR 2
Commercial	LEVEL 1 OR 2
Education	LEVEL 3 OR 4
Formal POS – sports pitches incl. changing rooms, car parks, spectating areas	LEVEL 2 OR 3
Informal POS	LEVEL 2
MUGA	LEVEL 2
NEAP, LEAP and LAPs	LEVEL 2
Allotments	LEVEL 2

4.15. Having determined which Consultation Zone a development type falls into and the Sensitivity Level of the development, the following matrix is applied to decide HSE's advice.

Level of Sensitivity	Development in Inner Zone	Development in Middle Zone	Development in Outer Zone
1	DAA	DAA	DAA
2	AA	DAA	DAA
3	AA	AA	DAA
4	AA	AA	AA

DDA = Don't Advise Against development      AA = Advise Against development

4.16. Therefore Levels 1 to 3 are allowable within the Outer Zone, but Level 4 requires further assessment as the derivation of a Level 4 relates to the number of users or the size of the facility.

4.17. Levels 1 and 2 are allowed within the Middle Zone depending upon density and quantum, however, the Illustrative Masterplan excludes any residential dwellings from within the Middle Zone and so this is not considered a risk.

#### **Diversions/Adjustments - Onsite**

4.18. Due to the size and nature of the existing strategic high pressure and intermediate gas mains, it is inappropriate to divert these mains. The Illustrative Masterplan allows for their retention.

4.19. There are opportunities to retain or possibly abandon/divert the two medium pressure mains which cross the site, especially given the proposed demolition of existing buildings forming Hall Farm and CEDAR. The Illustrative Masterplan allows for their retention.

4.20. Discussions have been held with SGN since early 2020 in terms of facilitating development adjacent to their assets including any crossings. SGN are content with the principal, subject to the provision of suitable detailed construction drawings and the pre-requisite Method Statements/Risk Assessment and Construction Oversight protocols in accordance with their SGN-WI-SW-2 Work Instruction for Safe Working in the Vicinity of Pipelines & Associated Installations documentation.

4.21. SGN has provided appropriate Building Proximity Distances, wherein physical buildings need to be clear of the mains themselves. These have been respected by the proposals.

#### **Diversions/Adjustment – Access Junctions**

4.22. Given the location of existing assets within the A327 Reading Road and B3270 Lower Earley Way/Meldreth Way, it is possible that minor service diversion or protection works will be required to maintain a suitable level of protection to services at the new access road interfaces.

4.23. Formal confirmation/quotations will be obtained following Planning Permission as part of technical approval process.

#### **Proposals**

4.24. Changes to Part L (Conservation of fuel and power) of the Building Regulations came into force in June 2022, in which CO<sub>2</sub> emissions are to be reduced significantly and U-Values within buildings increased. Therefore, there are no proposals to provide new gas infrastructure to the development.

## 5.0 Electricity

### Existing Assets

- 5.1. Scottish and Southern Electricity (SSE) is the regional distributor for the area.
- 5.2. Asset records obtained, identify the presence of several high voltage (HV) and extra high voltage (EHV) overhead power cables.
- 5.3. 132kV EHV cables enter the site from the north adjacent to the B3270 Lower Earley Way/M4 Motorway and run north-south on the eastern side of the River Loddon within Hall Farm. This apparatus continues beyond the A327 Reading Road, which lies along the southern boundary of the site.
- 5.4. 33kV HV cables also enter the site from the north adjacent to the B3270 Lower Earley Way/M4 Motorway and run northeast-southwest on the western side of River Loddon. This apparatus continues beyond the A327 Reading Road, which lies along the southern boundary of the site.
- 5.5. 11kV HV cables provide power to existing University buildings at Arborfield Bridge, Hall Farm and CEDAR which are located within the centre of the site.
- 5.6. A separate 11kV network serves Mole Bridge Farm, Carter's Hill, Spring Copse and Betty Grove which are located within the eastern part of the site.

### Diversions/Adjustments - Onsite

- 5.7. Whilst the majority of the existing overhead 132kV and 33kV network can remain as-is, localised diversions, to place cables underground, are envisaged to the 33kV overhead network at the north of the site adjacent to the M4 Motorway to facilitate the new access road from the B3270 Lower Earley Way/Meldreth Way roundabout.
- 5.8. Additionally, a diversion, to place cables underground, will be required to the 132kV overhead network as it bisects the site to deliver the development proposals.
- 5.9. Initial diversion quotations were sought from SSE in October 2022 and April 2023, and SSE were content with the general premise, and whilst significant, costs were not deemed unviable.
- 5.10. New updated quotations were requested in April 2025, and a response is awaited.

### Diversions/Adjustment – Access Junctions

- 5.11. Given the location of existing assets within the A327 Reading Road and B3270 Lower Earley Way/Meldreth Way, it is possible that minor service diversion or protection works will be required to maintain a suitable level of protection to services at the new access road interfaces.
- 5.12. Formal confirmation/quotations will be obtained following Planning Permission as part of the technical approval process.

## Proposals

- 5.13. It is anticipated that the proposed development will require the provision of a new Primary Electricity Substation located to the north of the site. This will be fed by new high voltage cabling from the Wokingham Bulk Supply Point which sits some 4km south-east of the site.
- 5.14. A 120m x 90m zone has been allocated for such a facility within the development proposals. This area is in the north-east corner of the site and is immediately adjacent to the primary access road.
- 5.15. Discussions with SSE have confirmed that an initial capacity of 1MVA can be provided to site without the need for offsite reinforcement works to their network. This equates to approximately 225 dwellings.
- 5.16. Additional power beyond the 1MVA will require offsite reinforcement works to SSE's existing Substation facility between Barkham and Wokingham, some 4km from the site (refer to Figure 1), construction of the proposed primary substation within the development, and laying of cables between the existing facility and the proposed primary substation.
- 5.17. SSE's high-level programme for these works (including a planning application for the primary substation) is 3 to 5 years.



**Figure 1 – Location of existing Wokingham Bulk Supply Point**

- 5.18. Within the development, a series of interconnected 11kV distribution substations will distribute electricity locally to each development parcel.
- 5.19. New distribution substations are typically 4m x 4m, and locations will be assessed as the proposals progress to Reserved Matters stage. The exact demand will need to be confirmed when the precise details are known.
- 5.20. With the update to Part L Building Regulations, all dwellings are expected to be electrically heated, with domestic hot water and heat coming from external air source heat pumps.
- 5.21. It is anticipated that all residential dwellings will have access to an active electric vehicle charging point in accordance with Building Regulations Part S. In addition, users will have access to communal charging points located with car parks associated with the non-residential elements of the scheme.

- 5.22. Onsite, future ducting would be located beneath the proposed footway/cycleway adjacent to the proposed internal road network. The configuration would reflect the typical NJUG (National Joint Utility Group) profile.
- 5.23. Detailed cost estimates should be obtained upon receipt of Planning permission and commencement of detailed design.
- 5.24. New connections to SSE's infrastructure can be undertaken by either SSE or an Independent Connection Provider (ICP).
- 5.25. Site-specific proposals for the onsite mains laying can be confirmed as part of ongoing design.
- 5.26. Given the location of existing apparatus and opportunities for new supplies, there does not appear to be any technical reasons why connection to the existing local electricity network cannot be made.

## 6.0 Conclusion

### **Summary**

- 6.1. This report has been prepared by Abley Letchford, on behalf of the University of Reading, in relation to the proposed development at Loddon Garden Village.
- 6.2. The purpose of this report was to assess the feasibility of providing the proposed mixed-use development with all necessary utilities.
- 6.3. This report has identified, from a review of utility service records, that all major services (electricity, potable water, telecommunications) are located within the vicinity of the Site.
- 6.4. Given the prevalence of existing infrastructure in close proximity to the site, it is not anticipated that there should be significant problems with provision of new supplies to the site.
- 6.5. Once outline planning approval is granted, detailed plans and service loadings will be submitted to the relevant utility companies so that detailed proposals can be obtained for provision of new supplies.
- 6.6. It is probable that some lowering, protection or minor diversionary works will be required to facilitate a suitable level of protection to assets within A327 Reading Road and B3270 Lower Earley Way/Meldreth Way where proposed accesses are required.
- 6.7. Further design and liaison should be undertaken to assess the interface of such services before engaging with the relevant service providers.
- 6.8. The SGN gas apparatus and provision of appropriate easements and development standoff parameters have been applied to the proposals.

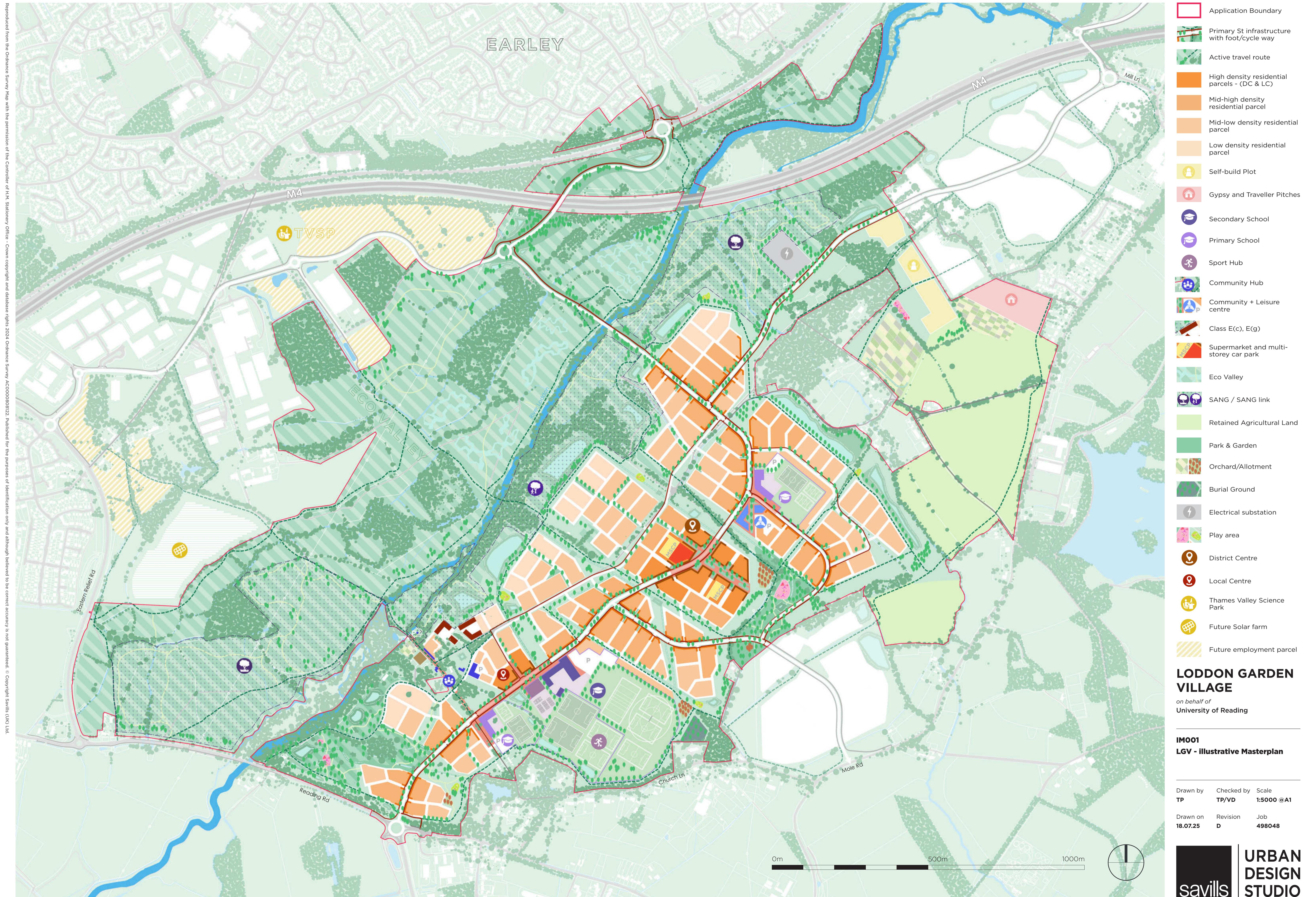
### **Conclusion**

- 6.9. Each utility has been examined to assess the potential to connect the proposed Development, and the availability of connections has been identified within the surrounding area.
- 6.10. Initial investigations have not highlighted concerns or engineering difficulties with servicing the proposed Development with new potable water mains, electricity supplies or telecommunications cabling.
- 6.11. Sufficient capacity is, or can be made available to serve the proposals.
- 6.12. There is no reason, from a utility constraint or supply availability perspective that would conflict with the planning submission.

## Appendices

## Appendix A – Illustrative Masterplan

**Savills Drawing**



## Appendix B – Utility Constraints Plan

**A392-007 Utility Constraints Plan**

GENERAL NOTES:

1. If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
2. All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

EXISTING SERVICES LEGEND

ELECTRIC - SSE POWER DISTRIBUTION

HV 132KV OH

HV 33KV OH

HV 11KV MAINS

HV 11KV MAINS OH

GAS - SOUTHERN GAS NETWORKS

LP MAINS

MP MAINS

IP MAINS

HP MAINS

WATER - THAMES WATER

WATER MAINS

F W SEWER

F W RISING MAIN

TELECOMS - BT / GIGACLEAR

BT (OH)

BT (UG)

GIGACLEAR

VIRGIN MEDIA

HISTORIC LANDFILL SITE

GAS CONSULTATION ZONE

P6	05.29	Mapping scale increased. Utility information updated to suit latest dataset.	LPA	LPA
P5	10.22	Historical landfill site and gas consultation zones added.	CS	LPA
P4	09.22	SSE 11KV overhead routes & Foul Water rising main added from records.	CS	LPA
P3	08.22	SGN Gas main locations updated following on-site tracing.	CS	LPA
P2	05.22	20m Pylon stand-off added.	CS	LPA
P1	05.22	FIRST ISSUE	CS	LPA
Rev	Date	Description	Drawn	Checked

**AL** ABLEY LETCHFORD  
**CP** PARTNERSHIP  
Consulting Engineers  
3 Tealgate, Charnham Park  
Hungerford, Berkshire RG17 0YT  
www.alpce.co.uk Tel: 01488 684390

Client

UNIVERSITY OF READING

Project

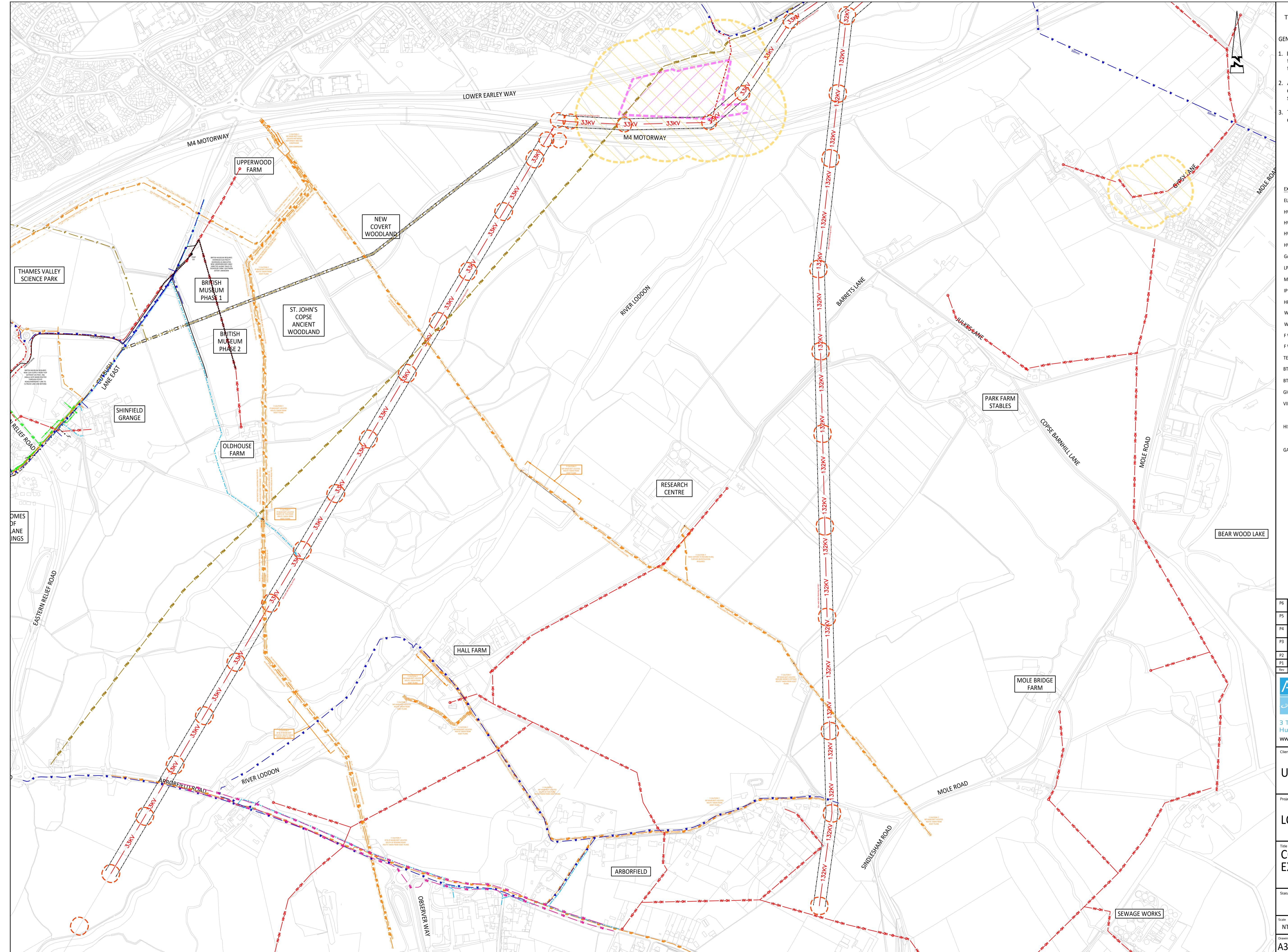
LODDON GARDEN VILLAGE

Title  
CONSTRAINTS PLAN  
EXISTING UTILITIES

Status  
FOR INFORMATION

Scale  
NTS @ A1 Date  
MAY 2022 Drawn  
CS Checked  
LPA

Drawing No  
A392-007 Revision  
P6



## Appendix C – HSE PADHI Assessment

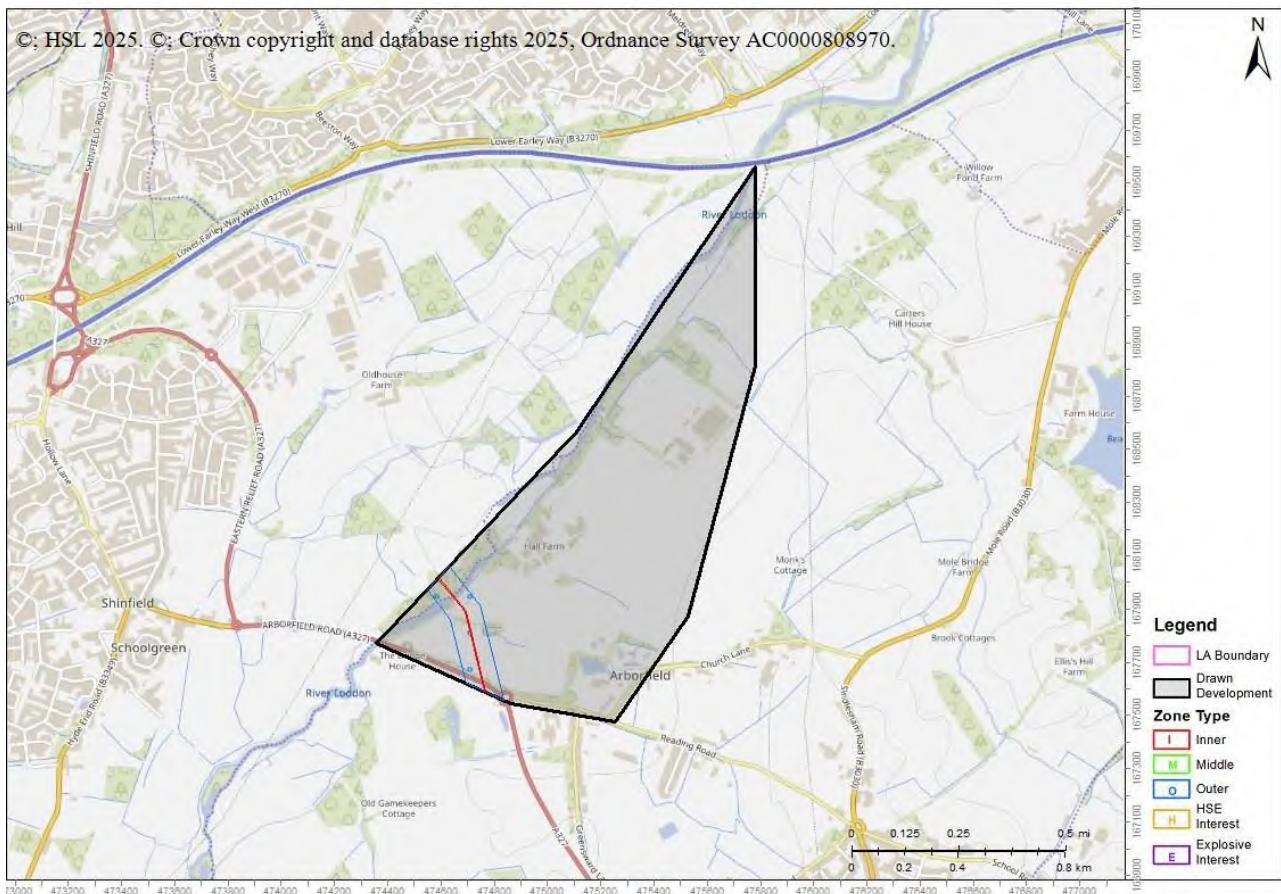
## Advice : HSL-250527185950-958 Crosses Consultation Zone

Please enter further details about the proposed development by continuing with the enquiry on the HSE's Planning Advice Web App from the Previous Enquiries tab either now or at a later time, unless the Web App has stopped the process and notified you to contact HSE.

**Your Ref:** A392/LPA

**Development Name:** Loddon Garden Village

**Comments:**



The proposed development site which you have identified currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site.

This advice report has been generated using information supplied by Leigh Abley at Abley Letchford Partnership Ltd on 27 May 2025.

You will also need to contact the pipeline operator as they may have additional constraints on development near their pipeline.

- 7069\_1340 Southern Gas Networks

HSL/HSE accepts no liability for the accuracy of the pipeline routing data received from a 3rd party. HSE/HSL

also accepts no liability if you do not consult with the pipeline operator.

You may wish to contact HSE's Planning Advice team to discuss the above enquiry result on 0203 028 3708 or by email at [lupenquiries@hse.gov.uk](mailto:lupenquiries@hse.gov.uk).



**Transport Planning | Flood & Water Management | Civil Engineering**

**Hungerford Office**

3 Tealgate, Charnham Park,  
Hungerford RG17 0YT

**01488 684 390**

**Reading Office**

6th Floor, Reading Bridge House,  
George Street, Reading, RG1 8LS

**0118 237 1736**

**[www.ableyletchford.co.uk](http://www.ableyletchford.co.uk)**