Utilities Statement

District Centre Nursery and Pre-School, Arborfield, RG2 9GB

Arborfield Green

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This Report has been prepared for Crest Nicholson Operations Ltd

Issue	Date	By	Details
1	29/07/2026	SRD	Preliminary Issue
2	03/08/2026	SRD	General Text Updates

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The costs provided in this report are for preliminary purposes only, they may have been provided by 3rd parties or assumed by ourselves. It is recommended that firm applications are made to the relevant utility companies to confirm points of connection, capacity, reinforcement & site works costs.

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1.0 Introduction

This Utilities Statement has been prepared by Utility Consult Limited on behalf of Crest Nicholson Operations Ltd in support of an application for Approval of Reserved Matters pursuant to Outline planning consent (O/2014/2280) for the provision of a nursery, pre-school and six residential dwellings, together with associated access, car and cycle parking, landscaping and infrastructure (Appearance, Landscaping, Layout, Access and Scale to be considered). The Site is located at Arborfield Green, Arborfield, Reading, RG2 9GB, as shown on the Site Plan at Appendix A.

This report includes commentary on the likely points of connection for new utility supplies to the proposed development parcels.

2.0 Proposed Utility Infrastructure

The existing utility records were used to undertake a desktop assessment of the likely services supply strategy for the proposed development.

2.1 Water

Thames Water have an existing 90mm Water main located along the Northern & Eastern boundary of the Nursery & Pre-School Site. Direct service connections will be made from this network to supply the proposed buildings.

The 6 proposed Residential units will be serviced with direct connections likewise; however, these are to be fed from the 180mm Water main located to the Western boundary of this parcel. This network is operated by Independent Water Networks Limited (IWNL) as a New Appointment and Variation (NAV) appointee. Connection applications for the residential parcel will therefore be made to IWNL rather than Thames Water.

2.2 Gas

It is not proposed that mains Gas will be required to the Nursery & Pre-School Site.

The 6 proposed Residential units will be serviced with Gas supplies which are proposed to be fed from the existing 125mm low pressure GTC Gas network located to the West of the boundary.

2.3 Electricity

GTC control the high & low voltage Electricity networks adjacent to the proposed development parcels. Connections are proposed from the low voltage network for all of the proposed buildings, with sufficient capacity expected within the existing substations SS6 & SS15. SS6 is located to the North-East of the Nursery building and SS15 to the North of the Village Green; both are shown on the Electricity Plans at Appendix D.

2.4 Telecommunications

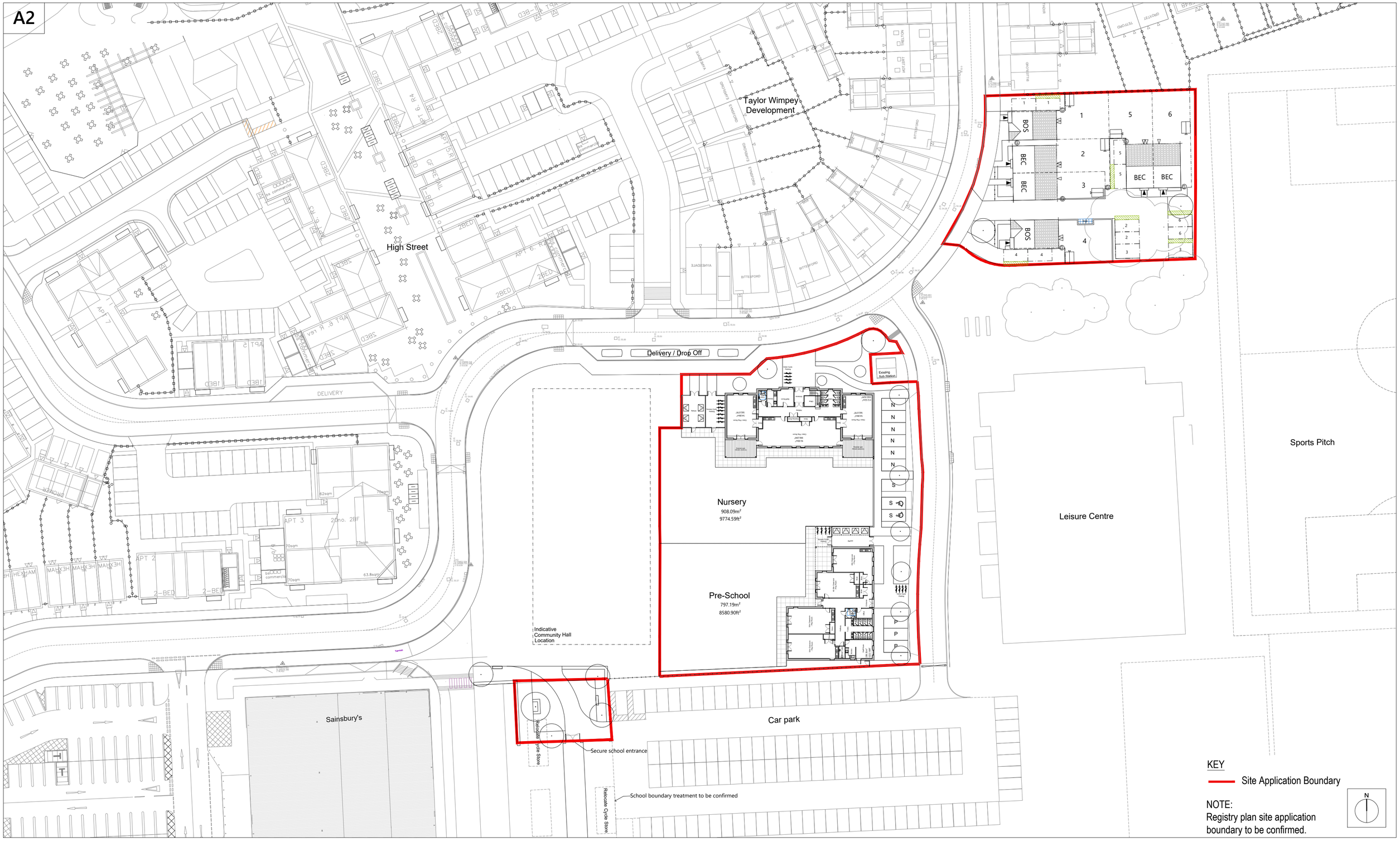
Openreach currently have a proposed fibre network to the adjacent residential development, service is expected to extend from this location. Openreach have a published rate card for provision of fibre service to developments of less than 20 units. As this development falls below that threshold, a developer contribution is likely to apply. This will ensure a telecoms network is installed in accordance with Part R of the Building Regulations.

2.5 Summary

Water, Gas, Electricity & Telecommunication points of connection are currently expected to be available to service the proposed development site from the immediate vicinity. It is recommended that firm applications are made to each utility company to confirm points of connection, capacity, reinforcement requirements and costs.

Appendix A – Site Plan

A2



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Rev	Description	Date	Au	Ch
A	Issue For Planning	29.07.26	EBE	TW

scale 1:500

0 10m 20m 30m

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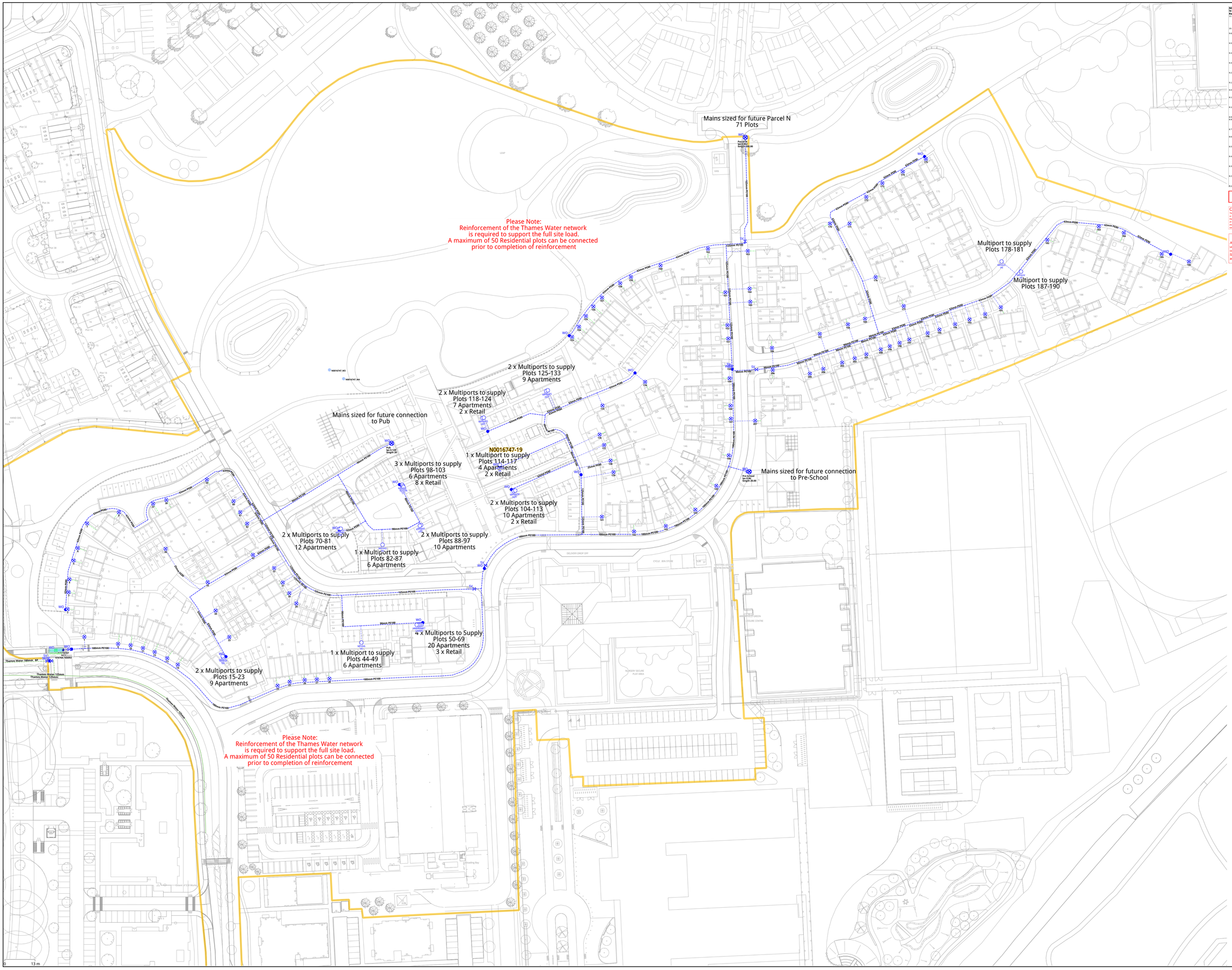
Project	**Arborfield Green District Centre**				
Drawing	**Site Layout**				
Client	**Crest Nicholson Operations Ltd**				
Job no.	**CRES260217-SW**			Date	**07.04.26**
Dwg no.	**SL.01**			Rev.	**A**
Author	**EBE**	Checker	**TW**	Scale	**1:500 at A2**
Status	PLANNING			Office	**Portishead**
Client ref.					

thrive. architects

Appendix B – Water Plans



N0016747 - Recent revisions

N0016747/Cwater_pclab

Revision History

No.	Rev	Comment	Date	Dwg.	App.
11.1		Variation to Plots 178-181 mains, future connection supplies removed	28/01/25	-	-
10.0		Original Water design	07/11/24	-	-
9.6		As-built update WRM2455 new plot 171 and layout on project N0016747-21	30/10/24	EF	n/a
9.5		As-built update WRM2455 new plot 170 on project N0016747-21	09/10/24	AK	n/a
9.4		As-built update WRM2455 new plot 169 on project N0016747-21	03/10/24	JC	n/a
9.3		As-built update WRM2455 new plot 168 on project N0016747-21	03/10/24	PH	n/a
9.2		As-built update WRM2455 new plot 167 on project N0016747-21	18/09/24	JC	JC
9.1		As-built update WRM2455 new plot 166 on project N0016747-21	18/09/24	SA	n/a
9.0		Plot Name Correction. SQ.NR.7008-1012	18/09/24	I	I
8.11		As-built update WRM2455 new plot 165 on project N0016747-21	16/09/24	BW	n/a
8.10		As-built update WRM2455 new plot 164 on project N0016747-21	12/09/24	UR	UR
8.9		Legacy:- WRM2455 new plot 163 on project N0016747-21	09/09/24	SA	n/a
8.8		As-built update WRM2455 new plot 162 on project N0016747-21	09/09/24	KB	KB
8.7		Legacy:- 25m of proposed water pipes added	28/08/24	SA	n/a
8.6		As-built update WRM2455 new plot 161 on project N0016747-21	20/08/24	JC	n/a
8.5		As-built update WRM2455 new plot 160 on project N0016747-21	15/08/24	AD	n/a
8.4		As-built update WRM2455 new plot 159 on project N0016747-21	09/08/24	UR	n/a
8.3		As-built update WRM2455 new plot 158 on project N0016747-21	06/08/24	KF	n/a
8.2		As-built update WRM2455 new plot 157 on project N0016747-21	30/07/24	AK	AK
8.1		Legacy:- Box of Plots N0016747-21	30/07/24	-	n/a

STEPHEN WATTS 09-01-2025

This design is across multiple drawings for ease please refer to all drawings.

Potable Water Notes
All mains and services must be laid using an approved PE or PVC pipe. Approved PE flared type ferrules & fittings must be employed in accordance with manufacturers instruction to prevent ingress of soil and ground water into the potable water supply. Flared joints are installed using female iron couplings. All mains & services either than connections services must be installed by WRAs approved personnel. Pipes laid in contaminated ground must be protected from soil water. HSE regulations and will need to be replaced.
Pipes and fittings must be suitable for potable water. Water Supply (Water Fittings) Regulations 1999 Schedule 2 and the Water Supply (Water Quality) Regulations 2016.
Confirm with the designer before ordering.

PE & Barrier Pipe Specification
Polyethylene Barrier Pipe (PE80 or PE80B) - SDR11
Marked up to Water Fittings (WRS) SDR11.9

Ducting Specification
Ducting must be installed and installed in accordance with BS4962 to a suitable standard for potable ducting.
- Ducting can only be used for perpendicular carriageway crossings. Not for longitudinal installations.
- For service pipe that must be blown and performed along its length, ducting must be installed.

Water Main Nominal Diameter	Duct Inside Diameter
63mm & 90mm	150mm
125mm & 180mm	225mm
250mm	355mm
315mm & 355mm	450mm
400mm & 450mm	560mm
500mm, 560mm & 630mm	630mm

All pipes laid in contaminated ground to meet Specifications
BS8601 - 1994, BS8010 - 1993, BS3505-Part 2 - 1986
NFG 4-24-01 - 1996, WS 4-32-05 - Issue 3, April 2002
CIRIA C532 - 2001, CIRIA C532 - 2001 (Revised) Part 1 - 1993
CIRIA C716 - 1999, CIRIA C716 - 1999 (Revised) Part 1 - 1993
DVG NRV 1 - 1998, DVG NRV 2 - 1998, DVG ETN 112(w) VPM 19/10-2001
DVG NRV 3 - 1998, DVG NRV 4 - 1998, DVG NRV 5 - 1998
Contaminated Land Regulations 1999 - Where the presence of contaminants, of underground pipes and fittings installed in conjunction with water mains and service connection will need to be of suitable specification to ensure the potable water supply will not be adversely affected by the geotechnical conditions. The developer will ensure that the ground in which the pipes and fittings are to be installed is suitable for use within contaminated land. In the event that contaminated land is encountered during construction and after the extent and nature of the contamination is identified suit alternative protective impact materials provided to allow continuation of main laying.

Trench Specification
Developer to pre-cutout all services up to and including 50mm at depth of 600mm and not greater than 1000mm from trench surface level. Where specified service pipe must be laid in a trench 300mm wide.

Proposed Pipe Specification
All mains to be laid in pre-excavated trench to 900mm cover, provided with sand bedding and sand/fine soil backfill. Developer to pre-cutout drainage pipe relief to accommodate the mains shown on the drawing, at minimum cover to the finished level.

Plan Alerts
Services
Thames Water (boundbrk)
Proposed Pipe
Recorded by BGW Contractors
Abandoned
Contract Connection
Change of Pipe Size/Material
Size Alert Alert(bbb:b) Diameter
UPN Number of Meters
Meter Alert
NRV Number of Meters
Meter Alert
Exclusion Area
PE Pipe(bbb)mm
BP Barrier Pipe
SC Scotte Valve
Abandoned
TV Disconnect

Valve Legend

Normal	Left
Gate Valve	Gate Valve
Butterfly Valve	Butterfly Valve
Ball Valve	Ball Valve
Air Valve	Air Valve
Fire Hydrant	Fire Hydrant
Pressure Reducing Valve	Pressure Reducing Valve
Non Domestic Meter	Non Domestic Meter
Incumbent Meter	Incumbent Meter

Plan Notes
This plan shows apparatus owned by the BUSK Group. Any third party apparatus shown on this plan is given for information purposes only. The information shown on this plan is given without warranty, the accuracy of which is not guaranteed. Any liability for loss or damage is excluded by the company. Safe digging practices, in accordance with HSE guidance notes HS(G)47, must be adopted when working near apparatus. The plan is reproduced by the permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. Licence number 100037750. Plan not to scale unless stated.
Developers Responsibility
The Water Supply Licence holder has it becomes the responsibility of the developer to ensure it is suitably protected, therefore backfilling should not take place until the Water Supply Licence holder has inspected the apparatus, including administrative costs will be fully recharged to the developer. It will be the developer's responsibility recover the costs from the Water Supply Licence.
Revision Notes
Refer to the history of this network design please see separate revision history document.

gtc
Independent Water Networks

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Last Approved By:	IanB 07012025
Custom Print	
OS Ref:	477001,165164
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Developer/Client:	Crest Nicholson
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Network Number: N0016747	Project Number: N0016747-19
Scale: 1:500	Sheet Size: A0 / Revision: 11.0