



Thames Valley Park Data Centre

Utilities Statement

Tyréns Hilson Moran | On Behalf of FH Trustees
Revision P02 | September 2026



Utilities Statement

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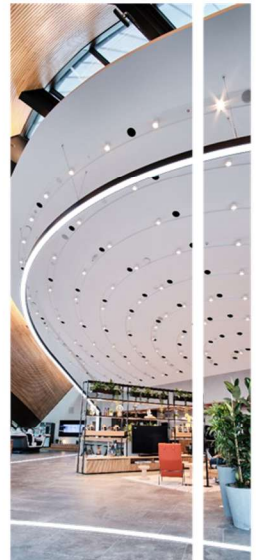
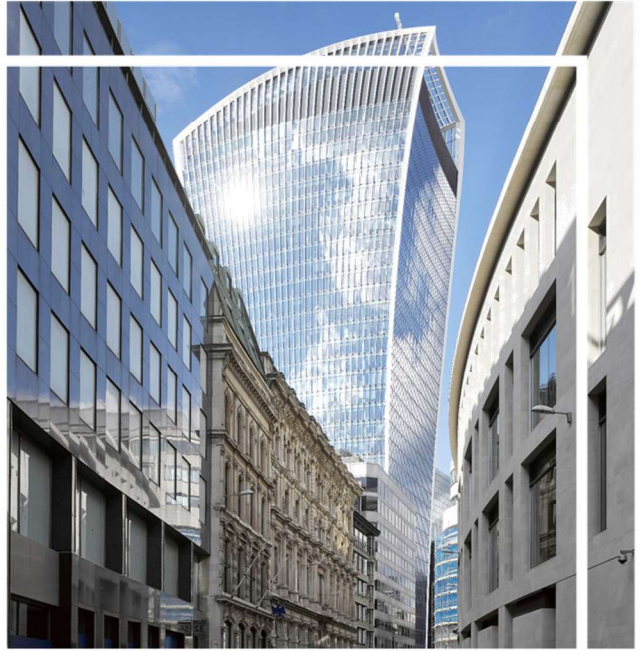
FH Trustees

22 September 2026

38792-HML-XX-XX-RP-U-590001

Issue P02





Project Name: Thames Valley Park Data Centre

Report Name: Utilities Statement

Issue Status: Final

Reference: 38792-HML-XX-XX-RP-U-590001

Date of Issue: 22 September 2026

Issue: P02

Suitability Code: S3 Suitable for review and comment

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Document History:

Issue	Date	Details
P01	20/7/2026	FIRST ISSUE
P02	22/9/2026	OUTLINE PLANNING PERMISSION SUBMISSION

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Executive Summary

Context and Introduction

This Utilities Statement is provided in support of a planning application for the site known as Thames Valley Park Data Centre.

FH Trustees is seeking outline planning permission for the following works that form the Proposed Development:

- Data centre halls behind the office frontage comprising approximately 37,000m² of floorspace, excluding fuel cells and generators;
- A substation and compound;
- An administrative/office at the front;
- Electrical equipment and generators;
- Double-stacked fuel cells at the east and west of the main building;
- Two access points to the Thames Valley Park estate road – one main access point at the north-west corner, and one emergency access point further east;
- Internal access roads circulating the main buildings, and maintenance access road;
- A security lodge at the main site entrance;
- A car parking area, positioned at the front of the office/admin building; and
- Landscaping and engineering works.

This assessment provides detail of local water, electricity and telecommunication networks in proximity to a proposed development at Microsoft Campus, Thames Valley Park, Reading, RG6 1WG.

Specifically, this assessment provides an evidence-based commentary on the ability of local infrastructure to provide the new development with the necessary water, energy, and data services to supply the development. It also provides commentary on consultation with the incumbent utility undertakers with respect to any necessary alterations to existing infrastructure.

The following utilities are covered in this document:

- Potable Water (the incumbent network operator is Thames Water - TW);
- Electricity (the host distribution network operator [DNO] is Scottish and Southern Electricity Network - SSEN);
- Gas (the incumbent network operator is Southern Gas Networks - SGN)
- Telecommunications (the regulated open-access network operator is Openreach).

Drainage, SUDs strategy and flood risk, including sewers and sewerage network capacity is captured in separate documents produced by Arup.

The utility demands for water and electricity have been confirmed by the Design Team.

The proposed site will be provided with electricity, potable water, gas and data services in accordance with standard industry practice.

Summary and Conclusions

The existing site is currently being used as three office blocks formerly occupied by Microsoft, who have confirmed their plans to fully vacate by December 2027. The site has existing electricity, water and telecoms connections. These will need to be disconnected before demolishing the existing structure. The new building will utilise the existing water connection to the site. The primary substation located on Rosedale Crescent will provide the power after reinforcement works are completed. Also, the high-pressure gas main which runs through the south of the site will provide the necessary gas to run the proposed Solid Oxide Fuel Cell (SOFC).

Water

It is understood that the current service which is fed from a 150mm diameter main will be sufficient to support the proposed development. This service brings water to the northern boundary. This supply can be cut back until then while the demolition works take place and then continue to be utilised for the new development. Any relevant applications required will be submitted to Thames Water in advance of this.

Gas

It is currently proposed that a new connection will be made to the high-pressure gas main which runs through the south of the site. This will allow the connection for the 100MW peak load required.

Electricity

Due to the amount of power required, a Modification Application has been completed via SSEN and National Grid Transmission have confirmed that the required 60MVA will be available from 2037. The point of connection will be from Reading Primary Substation, and the power is expected to reach site by directional drilling under the railway.

In advance of the 2037 date for grid connected power, Solid Oxide Fuel Cells with a total capacity of 49.9MW will be installed at day 1. Once the 60MVA grid connection is available, the data centre will operate using both the fuel cells and grid supply, providing a combined power capacity sufficient to support a total IT load of approximately 72MWIT.

Telecoms/Data Services

Multiple Telecoms providers are interested in providing telecoms to site. This includes Openreach, Virgin Media, Glide, NEOS Network, Colt and EU Networks.

Existing Services

The existing services will be disconnected, and the water service will be cut back to the boundary to retain for future use. The masterplan avoids the high-pressure gas main, so no diversion will be necessary.

1. Introduction

1.1. Existing Site

The site currently contains three office buildings formerly occupied by Microsoft as part of their long-established presence at Thames Valley Park. Microsoft have already vacated two of the three buildings, and while they retain a lease on the remaining building, they are not fully occupying it. Microsoft has confirmed that they do not intend to remain on the campus and will vacate entirely at the expiry of their lease in December 2027.

This is an approximate area of 5.4 ha and is situated within Thames Valley Park. The site is located within the administrative boundary Wokingham Borough Council.

The surrounding area is characterised by commercial, residential, and transport infrastructure uses, including rail and road corridors.

Office buildings are located immediately north and west of the site. Further north are the River Thames and Thames Valley Park Nature Reserve.

East of the site is an open, unvegetated area used for agricultural purposes (Sonning Meadows) and residential areas further afield. Immediately south of the site is a railway line, and beyond the railway is a residential area and the Reading substation.

The site location is: Microsoft Campus, Thames Valley Park, Reading, RG6 1WG and the nearest OS grid reference is SU747741, (X, Y): 47414, 174131.



Figure 1 - Site Location

1.2. Development Proposals

The works that form the proposed development consists of:

- Data centre halls behind the office frontage comprising approximately 37,000m² of floorspace, excluding fuel cells and generators;
- A substation and compound;
- An administrative/office at the front;
- Electrical equipment and generators;
- Double-stacked fuel cells at the east and west of the main building;
- Two access points to the Thames Valley Park estate road – one main access point at the north-west corner, and one emergency access point further east;
- Internal access roads circulating the main buildings, and maintenance access road;
- A security lodge at the main site entrance;
- A car parking area, positioned at the front of the office/admin building; and
- Landscaping and engineering works.

The new data centre will comprise of a 72MWIT to serve hyperscale, cloud and enterprise demand in the Thames Valley / West London corridor.

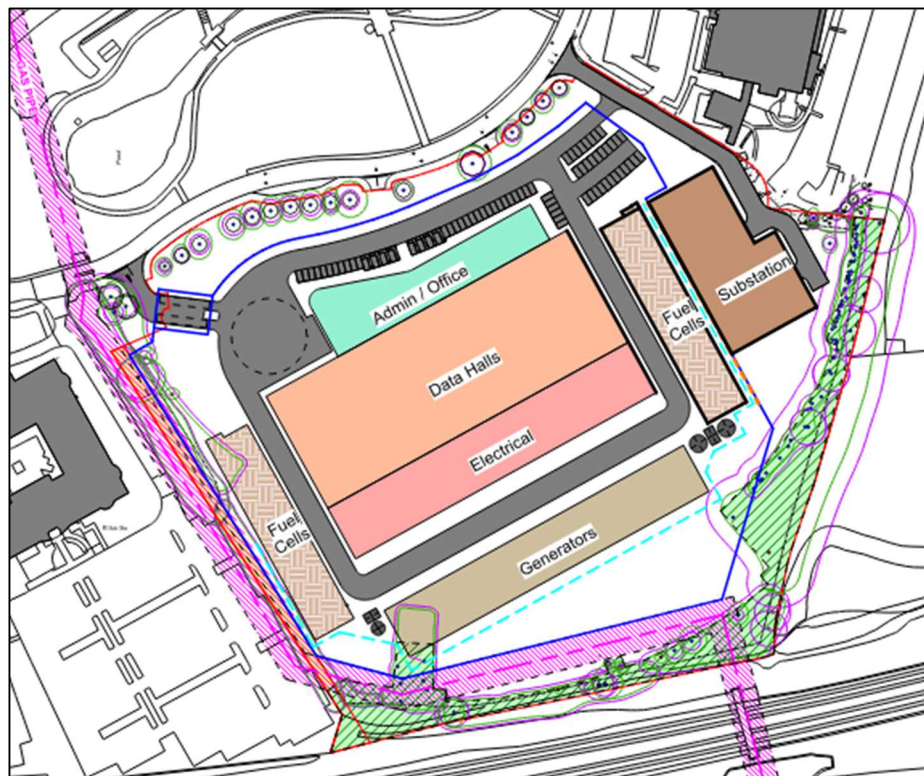


Figure 2 - Proposed Development

2. Existing Services

2.1. Potable Water

Asset records received from TW show the existing supply which terminates at the Southern boundary in the western corner. It also shows a 300mm trunk main which follows the southern edge of the site in between the current car park and the railway.

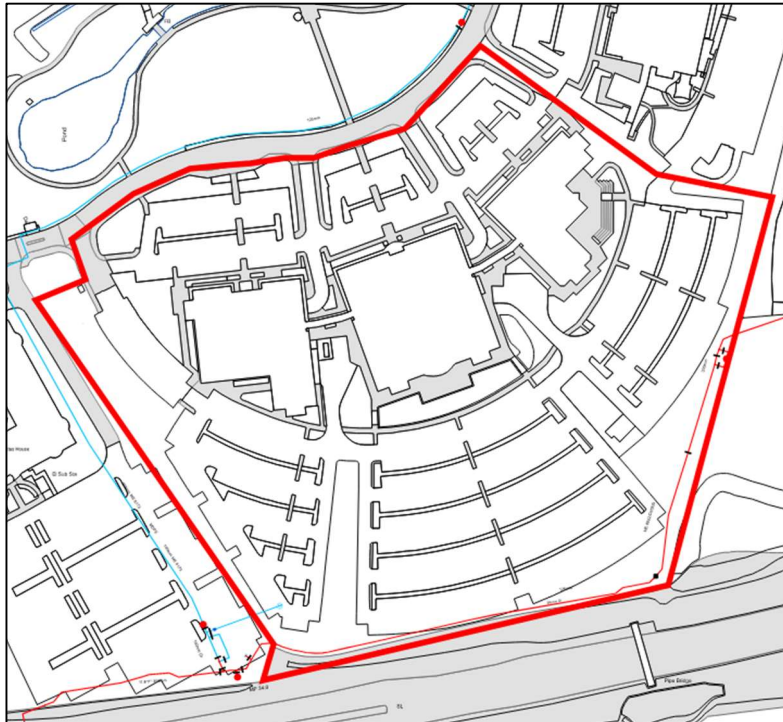


Figure 3 - Thames Water Potable Water Asset Map with Redline Boundary

2.1.1. Disconnections / Diversions Required

No diversions are expected to be required. The current service is expected to be retained to serve the new development. This will happen by being cut back to near the boundary and can be used as a builder's supply while construction is undertaken if required. The proposed master plan remains clear of the trunk main, maintaining a separation distance of more than 3m on either side, and therefore does not intersect with the easement.

2.2. Gas

Asset records from SGN (Reference: 39424326) indicate a 600 mm steel high-pressure main crossing within the red line boundary at the south of the site, running close to the southern boundary before continuing along/near the western boundary. SGN has confirmed a 12 m easement width (6 m either side of the pipeline). The current masterplan does not intersect the easement, and therefore the easement can be maintained without altering the proposed building footprint.

There is also a medium pressure main which terminates in a pressure reducing system (PRS) in the northwest corner of the site, outside of the redline boundary. Exiting the PRS there is a low-pressure gas main which runs along the road north to site with three services entering each building currently on site.

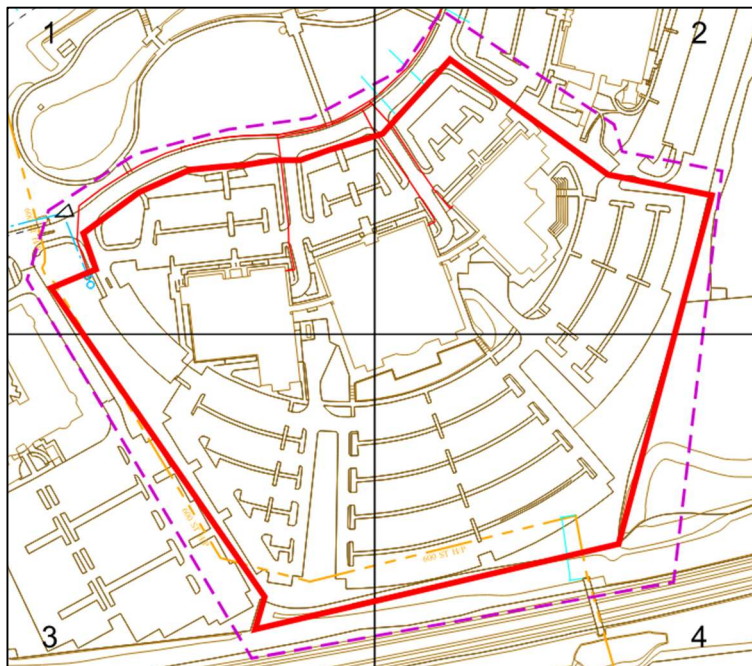


Figure 4 - SGN Asset Maps with Redline Boundary

2.2.1. Disconnections / Diversions Required

The three gas services will need to be disconnected prior to any demolition works being undertaken.

As the masterplan doesn't intersect with the high-pressure gas main, no diversion is necessary. There are working conditions within the easement zone which will be upheld as the proposed electrical connection route is expected to cross the HP gas main. SGN have confirmed that:

An electrical interference test will be undertaken prior to construction.

SGN foresee no fundamental issues with the proposed concept provided that the Building Proximity Distance (BPD) is observed and the easement is maintained.

Works within proximity will require SW2 level supervision (Watching Brief). No permanent roads will be located within the easement area.

2.3. Electricity

Asset records from SSEN show each building having a single or a double substation within their respective footprints.

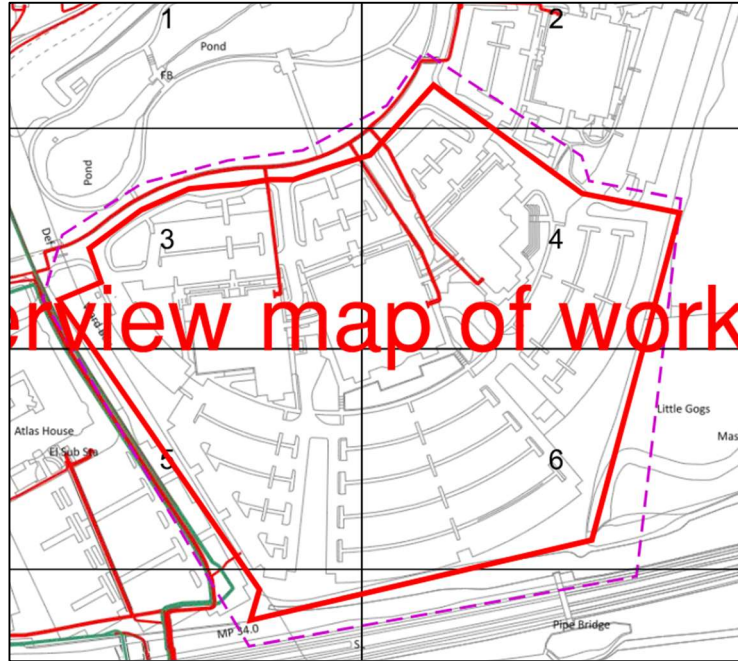


Figure 5 - SSEN Asset Map with Redline Boundary

2.3.1. Disconnections / Diversions Required

The substations will need to be disconnected and decommissioned prior to any demolition works being undertaken.

2.4. Telecoms

2.4.1.1. Openreach

Openreach are the incumbent Telecommunication Network Operators for this area. Openreach asset maps shows they have ducts and chambers around the current office buildings.

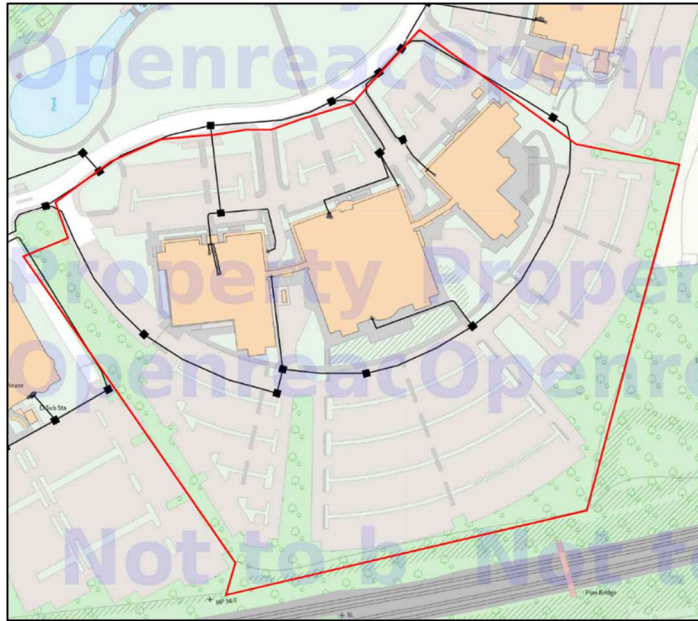


Figure 6 - Openreach Asset Map with Redline Boundary

2.4.1.2. Virgin Media

Asset records received from Virgin Media show there are two ducts which enter two of the current office blocks.

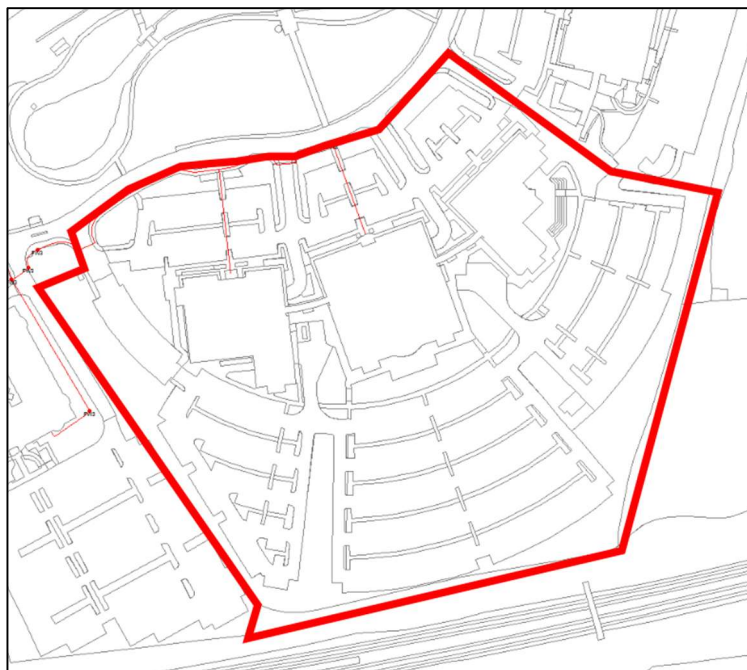


Figure 7 - Virgin Media Asset Map with Redline Boundary

2.4.1.3. City Fibre

Asset records received from City Fibre show there is a duct which enters the central office building.

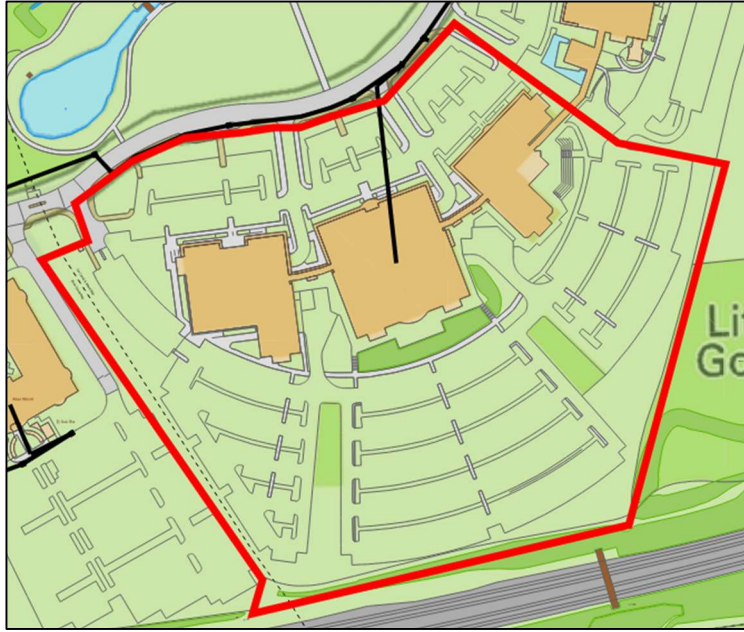


Figure 8 - City Fibre Asset Map with Redline Boundary

2.4.1.4. Colt (Lumen)

Colt have confirmed that there is a legacy Lumen asset which feeds the current site which they are now in charge of after they bought the company.

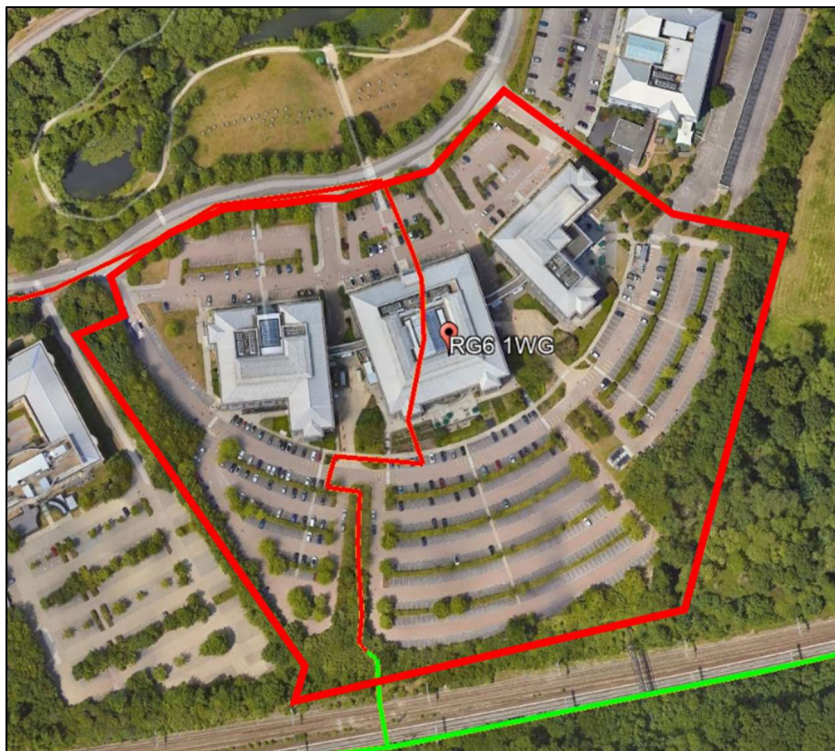


Figure 9- Colt Asset Map with Redline Boundary

2.4.2. Disconnections / Diversions Required

2.4.2.1. Openreach

All current Openreach infrastructure will be disconnected prior to any demolition works.

2.4.2.2. Virgin Media

The Virgin Media ducts will be disconnected before demolition works.

2.4.2.3. City Fibre

The City Fibre duct will be disconnected before demolition works.

2.4.2.4. Colt (Lumen)

The Colt/Lumen duct will be disconnected before demolition works.

3. New Connections

3.1. New Potable Water Supply

No new water supply is expected to be needed. The existing supply is noted as being from a 150mm diameter main with an indicative maximum capacity of 1590l/s. The peak demand is expected to be 2.5 l/min and this will only apply as the fuel cells are started up. As the cooling is a sealed system the only associated water requirements with this (other than the initial filling up) will be to top up environmental losses and are deemed to be minimal. The current supply is deemed to be sufficient to serve all these needs.

Where the supply enters the site in the southwest corner does not interfere with the masterplan. It is expected that this can cut back to this location while the development is constructed and then fed back to the new building when needed. This strategy also allows this supply to be used for building works as required.

3.2. New Gas Supply

SGN have provided a budget cost for a new 100MW supply. This is required to power the proposed fuel cells. This new supply will be taken from the High-Pressure gas main as the most cost-effective supply connection point. As this connection point forms part of the National Transmission System, it will be part of a priority asset and so there is minimal risk of outages. The design for the final location of the required pressure reducing system and meter is being undertaken around the current masterplan and proposed utility asset routes to ensure no overlap issues.

3.3. New Electricity Supply

A 60MVA connection has been secured from SSEN, with completion currently indicated in 2037 after upgrade and reinforcement works to be undertaken at transmission level. The connection will be delivered from the Reading Primary Substation on Rosedale Crescent. The detailed design is currently underway, but it is expected to confirm delivery via directional drilling a large bore under the railway to the site. This route has been agreed in principle between National Rail and SSEN, subject to detailed design. As the cables will pass the high-pressure gas main SGN have advised their working practices for this and can be seen in section 2.2.1. As long as these are followed no issues are expected when the installation is undertaken.

As the new incoming supply will be at 33kV, a new on-site Primary Substation is planned for the south-eastern corner of the site, positioned to avoid conflict with the proposed building footprint and known utility constraints.

3.3.1. Temporary Builders Supply (TBS)

Although the existing substation will be disconnected to facilitate the demolition of site, the electricity capacity will be retained and used for the Temporary Builder's Supply (TBS) during the construction phase.

3.4. New Telecoms Supply

Multiple telecom providers are required for a data centre with a minimum of two connection routes for increased resilience. Multiple fibre providers have given their initial feedback and have all shown a positive interest. This is based on location and projected available capacity. Once outline planning permission has been granted these telecom companies will be happy to start to put together agreements in principle to bring their services to and from the site. Openreach, Virgin Media and Colt are particularly interested as they have current assets directly outside of site. But the interest extends to further telecoms providers as the overall area is a hub of diversity for telecoms providers, being close to the major telecom's corridor.



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