



LAND EAST AND WEST OF HYDE END ROAD, SHINFIELD

UTILITIES ASSESSMENT

BLOOR HOMES LIMITED AND UNIVERSITY OF READING

06 AUGUST 2025





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Appendix A – Detailed Site Layout

Appendix B - Existing Utility Information

Appendix C - PAS128 Survey



1.0 Executive Summary

- 1.1. This report has been prepared by Abley Letchford, on behalf of Bloor Homes Limited to support a Full planning application seeking permission for 184 dwellings at land east and west of Hyde End Road, Shinfield in Berkshire.
- 1.2. The appraisal assumptions therefore provide a robust examination of utility supply to support a Planning Application. As is normal, further enquiries would need to be made at detailed design stage to reflect the precise form of development being promoted, and this can be secured by planning conditions if deemed necessary.
- 1.3. There is existing apparatus present within the site internal boundaries. There are Thames Water foul sewers on the eastern side of Hyde End Road. Records show these are 300mm and 375mm diameter gravity sewers. Thames Water also have potable water pipes within the western parcel. There are also overhead BT cable networks, as well as overhead SSE HV and LV cables, which serve existing properties. There is an SGN gas cabinet located within the western parcel, with associated underground pipework.
- 1.4. There is existing utilities plant, outside of the application boundary but, within the existing highway boundaries at the proposed site entrances. These may require local diversions or protection to construct the proposed site access. However, this is not envisaged to be a major cost or impediment to proposals. There are Thames Water sewers to the north in Appleton Way and also adjacent Hyde End Road. There are underground gas pipes within Hyde End Road. There are overheard telecoms and HV/LV cables along Hyde End Road.
- 1.5. Utility apparatus is located within the vicinity of the site and will therefore be able to service the proposed development to some degree. Proposed services conversations will continue in the background to ensure the site can be delivered as and when required.
- 1.6. Thames Water will fund, design and implement any off-site works required to deliver an appropriate level of sewer capacity. The extent of works will be confirmed through future impact studies following an approved planning application.
- 1.7. BT Openreach services can be delivered to the site at negligible cost to the developer.
- 1.8. SSE will require new distribution substations within the site layout that will accommodate the kVA demand of the proposed residential development. This will be confirmed with SSE through receipt of a detailed development layout following an approved planning application.
- 1.9. Existing low-pressure gas apparatus are located within the western parcel and within Hyde End Road. This will therefore be able to provide some service to the proposed development. Although it is likely the scheme will be reliant on electricity only.
- 1.10. There is a good utility supply for the proposed development which supports grant of planning permission.



2.0 Introduction

Context

2.1. This Utilities Assessment has been prepared by Abley Letchford, on behalf of Bloor Homes Limited and the University of Reading, in relation to the proposed residential development at Land to the east and west of Hyde End Road at Shinfield located to the south of Reading.

Development Proposals

2.2. The proposals are for approximately 184 no. dwellings together with hard and soft landscaping, drainage infrastructure, parking, access and associated works at Hyde End Road.

2.3. A copy of the proposed Detailed Site Layout for the development is included at **Appendix A** of this report.

Report Structure

2.4. 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.

2.5. 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.

2.6. Table 1.1 below identifies the utility providers which have assets in the area that could potentially be affected by the proposed development. Asset Records are attached in **Appendix B**.



Table 2.1 : Utility Apparatus Present

Utility Provider	Type	
Gigaclear PLC	Telecoms	
Openreach {British Telecommunications}	Telecoms	
Scottish and Southern Electricity (SSE)	Electricity	
SGN (Southern Gas Networks)	Gas	
Thames Water	Sewerage, Water Supply	
Virgin Media	Telecom	

2.7. For completeness, Table 2.2 lists the utility providers that have confirmed that they have no assets present in the vicinity of the site.

Table 2.2 : Utility Apparatus Not Present

Utility Provider	Type
Eclipse Power	Electricity
C. A. Telecom – Colt	Telecoms
CityFibre	Telecoms
OCU Group (Lumen Technologies)	Telecoms
Sky UK Ltd	Telecoms
Verizon	Telecoms
Vodafone	Telecoms
Network Rail	Transport
GTC	Various

2.8. This report summarises information supplied for each of the key utilities, namely:

- Sewerage
- Potable Water
- Telecommunications
- Gas
- Electricity



- 2.9. Whilst a full topographical survey of the site has been undertaken, including a PAS128 utility survey, no invasive work has been carried out in respect of identifying the precise locations of utility apparatus. Therefore, 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.
- 2.10. The budget costs for diversionary / upgrade works can only be properly ascertained through future discussions with the relevant Statutory Utility Companies once a Site Layout has been developed post planning permission.

Exclusions and Liability

- 2.11. This report does not cover surface water proposals which are being assessed separately. Information relating to existing Thames Water sewer assets has been included for completeness on the basis of assessing the diversion requirements of the existing plant only.
- 2.12. 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 site operative to identify and locate any apparatus prior to construction activity.



3.0 Sewerage

Existing Assets

- 3.1. Thames Water is the regional sewerage undertaker for the site.
- 3.2. The Thames Water asset plans indicate that there are sewers within the site boundary. There are foul sewers on the eastern side of Hyde End Road. These run adjacent to the road from the south, before splitting. One run follows an existing hedgerow west to east, before heading north, following another existing hedgerow. The other runs northeast, serving the rear of the existing plots. Records show these are 300mm and 375mm diameter gravity sewers.
- 3.3. The asset plans indicate there are additional foul and surface water sewers to the north of the western parcel, within and adjacent to Appleton Way. The 200mm diameter foul runs west to east, before crossing Hyde End Road and connecting to the foul network, running from the south. The surface water network consists of a 150mm diameter network that runs from the north before going east within Appleton Way. This connects to the foul network within Hyde End Road.
- 3.4. Flows from this part of Shinfield are directed to Parrot Farm SPS, before being conveyed to Wargrave STW.

Diversion Requirements – On Site

- 3.5. It is apparent that there is existing sewerage apparatus within the boundary of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 3.6. The existing sewers within the eastern parcel may require localised lowering. This is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be confirmed when the designs are fully progressed to detailed design stage and trial trenches have been undertaken.

Diversion Requirements – Proposed Accesses / Highway Works

- 3.7. It is apparent that there is existing sewerage apparatus within the proposed Appleton Way and Hyde End Road accesses of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 3.8. Any localised lowering that might be required along Hyde End Road and Appleton Way is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be confirmed when the designs are fully progressed to detailed design stage and trial trenches have been undertaken.

Supply Proposals

- 3.9. The average foul flow rate for a domestic house is 0.046 litres per second. Approximately, future sewage flow rate from 184 residential dwellings can be calculated as 0.046 l/s x 184 dwellings. Total = 8.5 l/s



- 3.10. There is existing foul only infrastructure within the proposed works. This will need to be diverted, to suit the proposed development, but the downstream connection can remain.
- 3.11. Early pre-application discussions are taking place with Thames Water to confirm the foul drainage strategy for the site.
- 3.12. It is proposed that flows will be gravity fed from the site to discharge into the existing network before discharging into the wider sewer network and sewage treatment works.
- 3.13. Therefore, Thames Water will be able to meet the full needs of the development in line with any development phasing.



4.0 Potable Water

Existing Assets

- 4.1. Thames Water is the regional distributor to the proposed development.
- 4.2. Records indicate that Thames Water have no assets located within the site boundary itself.
- 4.3. The asset plans indicate a strategic water main that routes along the eastern side of Hyde End Road. There is another water main which routes east/west to the north of Appleton Way. There is a third water main, connected to the one in Hyde End Road, which routes to the south of the western parcel, along the existing path, before heading north to serve the existing properties.

Diversion Requirements - On Site

- 4.4. No diversions are required within the site.

Diversion Requirements – Proposed Accesses / Highway Works

- 4.5. It is apparent that there is existing potable water apparatus within the proposed Hyde End Road access of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 4.6. Any localised lowering that might be required along Hyde End Road is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be confirmed when the designs are fully progressed to detailed design stage and trial trenches have been undertaken.
- 4.7. No diversions are required within the Appleton Way access.

Supply Proposals

- 4.8. Thames Water will be required to review the effects of the proposed development on their network and advise whether it can be accommodated without need for off-site reinforcement. Any shortfall will be the legislative responsibility of Thames Water to provide supply and capacity.
- 4.9. Should appropriate upgrades or “off-site reinforcement” be required to serve the development, Thames Water will undertake network modelling work, design a solution and build the necessary improvements. The cost and responsibility of this work will be borne by Thames Water, with nil detriment to existing users.
- 4.10. Thames Water will only undertake the modelling on confirmation of land ownership and following full planning permission for the development. However, should capacity be required sooner, a collaborative working partnership can be formed, where the Developer provides early funding.



5.0 Telecommunications

Existing Assets

- 5.1. The Openreach asset plan indicates existing underground cables along the western side of Hyde End Road, which also serve the existing properties to the north. There is also an underground network to the north of Appleton Way, which routes east/west.
- 5.2. There are overhead cables within the western parcel serving existing dwellings. The overhead network routes north/south along the western edge of the western parcel, before routing east/west to the south of the parcel. It then routes north, along the eastern boundary, before crossing Hyde End Road to serve the existing properties on the east of the road. There are numerous pylons within the site, to accommodate the overhead networks.

Diversion Requirements - On Site

- 5.3. It is apparent that there is existing telecoms apparatus within the boundary of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 5.4. It is likely the telecoms cables will be diverted and/or undergrounded where possible and be located within road or green corridors throughout the site.

Diversion Requirements – Proposed Accesses / Highway Works

- 5.5. It is apparent that there is existing telecoms apparatus within the proposed Hyde End Road access of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 5.6. It is likely the telecoms cables will be diverted and/or undergrounded where possible and be located within road or green corridors throughout the site.
- 5.7. No diversions are required within the Appleton Way access.

Supply Proposals

- 5.8. Given the proximity to the existing telecommunications apparatus network providers Openreach would be capable of serving the proposed development.
- 5.9. Openreach has a “Universal Service Obligation” to provide network to the site boundary at their expense. This would provide Fibre to Premise capabilities to the development area at nil cost to the Developer.
- 5.10. Full-service proposals from Openreach can be progressed at the appropriate time once a detailed site layout and development details are finalised.



6.0 Gas

Existing Assets

- 6.1. SGN are the primary gas transporter for the area.
- 6.2. Enquiries have indicated that SGN have assets located within the site boundary itself. There is a gas meter within the western parcel. This is within a structure located on the east of the parcel, set back from Hyde End Road. This is connected by a 90mm diameter polyethylene (PE) pipe.
- 6.3. The SGN asset plans indicate a 4" Steel (ST) low pressure main in the western edge of Hyde End Road.

Diversion Requirements - On Site

- 6.4. It is apparent that there is existing gas apparatus within the boundary of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 6.5. The gas meter and associated building and pipework within the western parcel may need to be relocated and/or diverted, respectively.

Diversion Requirements – Proposed Accesses / Highway Works

- 6.6. It is apparent that there is existing gas apparatus within the proposed Hyde End Road access of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 6.7. Any localised lowering that might be required along Hyde End Road is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be confirmed when the designs are fully progressed to detailed design stage and trial trenches have been undertaken.
- 6.8. No diversions are required within the Appleton Way access.

Supply Proposals

- 6.9. The presence of the existing low-pressure apparatus along the western frontage of the site in Hyde End Road indicates that providing a gas supply to the proposed development should be relatively straightforward.
- 6.10. A firm supply quotation will be required in order to proceed and can be obtained by providing a detailed plan along with a completed Quotation Request Form with SGN. Although it is likely the scheme will be reliant on electricity only.
- 6.11. SGN will be responsible for all necessary excavations and reinstatement of trenches up to the site boundary.



7.0 Electricity

Existing Assets

- 7.1. Scottish and Southern Electricity (SSE) are the regional electricity distribution network operator (DNO) for the site.
- 7.2. There are overhead HV cables that cross through the middle of the western parcel routing east/west. There are numerous pylons within the site, to accommodate the overhead networks.
- 7.3. There are overhead LV service electric cables that cross the western parcel, along the southern edge, from the existing properties to the south east, north west into the western parcel. This then crosses Hyde End Road going northeast, into the eastern parcel. There are numerous pylons within the site, to accommodate the overhead networks.
- 7.4. There are also overground LV cables further north. These cross Hyde End Road from west to east, and continue north, serving the existing plots.

Diversion Requirements - On Site

- 7.5. It is apparent that there is existing HV and LV electric apparatus within the boundary of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 7.6. It is likely the HV and LV service cables will be diverted and/or undergrounded where possible and be located within road or green corridors throughout the site.

Diversion Requirements – Proposed Accesses / Highway Works

- 7.7. It is apparent that there is existing LV electric apparatus within the proposed Hyde End Road access of the development. These will be affected by the Detailed Site Layout and diversion routes will need to be agreed with the service provider.
- 7.8. It is likely the LV service cables will be diverted and/or undergrounded where possible and be located within road or green corridors throughout the site.
- 7.9. No diversions are required within the Appleton Way access.

Supply Proposals

- 7.10. It is understood there is no shortage of electricity capacity in the area with SSE examining this overall provision.
- 7.11. It is anticipated following planning approval a detailed residential layout will be sent to SSE to agree any diversions. This will be identified and confirmed at feasibility stage or on receipt of a firm quotation.
- 7.12. It is anticipated that 2 new distribution substations of a 4m x 4m size per substation will need to be allowed for within the development as the proposals progress to detailed design stage. The exact demand will need to be confirmed when the precise details are known.



8.0 Summary

Context

8.1. This report has been prepared by Abley Letchford, on behalf of Bloor Homes Limited and the University of Reading to support a full planning application seeking permission for 184 dwellings at land east and west of Hyde End Road, Shinfield in Berkshire.

Diversion Requirements - On Site

8.2. Based on the utility information received, it is apparent that there is existing apparatus within the boundary of the development that will constrain the Detailed Site Layout, or require diversions. This has been allowed for in the current scheme.

8.3. Any overhead cables will be diverted and/or undergrounded where possible and be located within road or green corridors throughout the site.

Diversion Requirements – Proposed Accesses / Highway Works

8.4. The formation of the vehicular accesses onto Hyde End Road and Appleton Way will consider the existing apparatus that is present.

8.5. Any localised lowering that might be required as part of the proposed accesses into the site is dependent on the depth of apparatus in conjunction with the construction depth of highway works, and hence can only be fully confirmed when the layouts are fully progressed at the detailed design stage.

8.6. Any overhead cables will be diverted and/or undergrounded where possible and be located within road or green corridors throughout the site.

Supply

8.7. An investigation of the utility apparatus located within the vicinity of the site indicates that servicing the proposed development in respect of the various service utilities should be relatively straightforward given the presence of the various apparatus.

8.8. Sufficient capacity is or can be made available in order to serve the proposals and this can be completed in a timely manner in conjunction with any development phasing.

8.9. From a utility constraint, or supply availability, perspective there is no reason that would prevent the granting of planning permission.



Appendices



Appendix A – Detailed Site Layout





Appendix B - Existing Utility Information

Utility Search Report

Site off Hyde End Road, Shinfield

Bloor Homes Ltd

Chris Hebden

Report Date: 15/02/2024

Version: 3

Customer Reference: South of West Shinfield

Order Reference: 217896

Notice

This document, its contents and appendices have been prepared and are intended solely as information for Bloor Homes Ltd, and use in relation to reviewing desktop utility records. Where an instruction is received on behalf of an appropriate third party, the use of this document extends to the third party only on a view only basis.

Atkins Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Furthermore, Atkins Limited will not be held responsible for any incident or accident arising from the use of the information associated with this Utility Search Report. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

Highlight Status

Number of Utility Companies Contacted	20
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The highlight status table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

Utility Category	Status	Number of Responses Received
Electricity	AFFECTED	4
Gas	AFFECTED	2
Water and Sewerage	AFFECTED	2
Telecoms	AFFECTED	9
Other	AFFECTED	5

Additional information

The following information was gathered at the point of order:

Site Size (ha)	31.51
Description of Works	Development Appraisal
Utility Companies Contacted	20
Service	5
Supplied Postcode	RG2 9EP
Supplied Grid Reference	473149 167218

Report Guidance

Scope of Report

This report contains a summary of information obtained during a desktop search of all utilities known to operate within or near the specified boundary.

Methodology

We have submitted an enquiry and site location plan to all known utility companies operating at the site location and requested them to either a) provide copies of their relevant asset records, or b) provide a response confirming that they have no assets in the area. The enquiry process varies between utility companies and for the purposes of this report an enquiry can take the form of a written enquiry, an online application or direct access to utility asset plans.

Contents of report

This Utility Search Report is formed of the following sections:

- Location Plan

A plan of the site location showing the boundary defined for the search

- Status Report

A table listing the enquiries submitted and detailing their status as defined in the example table below. The status report also depicts the version of the report, which is updated each time a revision is issued containing additional responses.

Status	Summary Description
Affected	We have received a response indicating apparatus and/or underground assets are present within the site location.
No Responses Received	We are still awaiting a response from the utility company.
Not Affected	We have received a response indicating no apparatus and/or underground assets are present within the site location.

The original responses from utility companies are delivered as an appendix.

Response times

In compiling this report, we endeavour to obtain all responses by the 06/02/2024. However, this is dependent on the respective utility companies providing a response within the requested timescale.

Subsequent updates will be provided as a revised version when and if the information becomes available.

PAS 128:2014

This Utility Search Report has been completed in accordance with the methodology detailed within PAS 128:2014; Specification for underground utility detection, verification and location, defined therein as Survey Type D.

PAS 128:2014 sets out provisions to those engaged in the detection, verification and location of active, abandoned, redundant and unknown utilities. Survey Type D (desktop utility search) is a prerequisite to any subsequent onsite detection. The specification further recommends that desktop utility search records older than 90 days should be classed as historical.

It must be noted the positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from utility asset systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on as per our standard terms and conditions. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the date of the order and the date of issue.

HSG47 and CDM 2015

This Utility Search Report helps fulfil crucial responsibilities under the [Construction \(Design and Management\) Regulations 2015](#) and recommendations within [HSG47](#), Avoiding danger from underground services.

Terms and Conditions

The terms and conditions associated with this report can be found [here](#). Alternatively, please log in to your account at utilitysolutions.atkinsglobal.com.

Further Support

If you have any queries regarding the contents of this report please contact our team who will be happy to help on 01454 662086 or email searches.utilitysolutions@atkinsglobal.com. Please ensure you are prepared to quote order reference '217896' in relation to this specific utility search.

Location Plan

A map of the site location showing the boundary defined for the search.



Location Plan

Order Ref	217896	Site location checked by	AF
Site	Site off Hyde End Road, Shinfield		



Note: Utility asset information has been requested for the whole area demarcated by the **red boundary**.

Site Size (ha)	31.51	Map Scale	15000
Defining Coordinates (& postcodes)	1) 472752 167226; 2) 472807 167454; 3) 473546 167324; 4) 473210 166976; 5) 473150 167217; 1) RG2 9BQ; 2) RG2 9WF; 3) RG2 9EP;		

Status Report

A summary of the responses gathered from relevant utility companies with respect to the presence of apparatus or underground assets, within the area specified in the location plan.

The original responses from utility companies are delivered as an appendix.



Status Report

Order Ref	217896	Site	Site off Hyde End Road, Shinfield
Checked and validated by	EA	Date	15/02/2024

Affected Utilities

We have received 10 response(s) indicating apparatus and/or underground assets are present within the site location from the following utility companies.

Utility	Category	Date Issued	Notes
Environment Agency	Environment Agency	06/02/2024	
ESP Utilities Group		06/02/2024	
Gigaclear Plc		06/02/2024	
LinesearchbeforeUdig	Other	06/02/2024	
Openreach - [British Telecommunications]	Telecom	06/02/2024	
Scottish and Southern Electricity	Electricity	06/02/2024	
SGN - (Southern Gas Networks)	Gas	06/02/2024	
Thames Water	Sewerage, Water Supply	15/02/2024	
Utility Assets	Electricity	06/02/2024	
Virgin Media	Telecom	06/02/2024	

No Response Received

We are still awaiting 1 response(s) from the following utility companies.

Utility	Category	Notes
Wokingham Borough Council	Council	

Not Affected Utilities

We have received 9 response(s) indicating no apparatus and/or underground assets are present within the site location from the following utility companies.

Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	06/02/2024	
CityFibre	Telecom	06/02/2024	
Eclipse Power	Electricity	06/02/2024	
GTC	Electricity, Gas, Telecom, Water Supply	06/02/2024	
Network Rail	Rail	06/02/2024	
OCU Group	Telecom	06/02/2024	
SKY Telecommunications Services	Telecom	06/02/2024	
Verizon	Telecom	08/02/2024	
Vodafone	Telecom	06/02/2024	

Guidance

The following table summarises definitions for the status of responses received from utility companies and provides recommended next steps:

Status	Definition	Recommendation
Affected	Utility company is expected to be affected by any work carried out in the area searched, as their asset records indicate their plant is located within or close to the area searched.	We would advise you to consult with the utility company as soon as possible and in any event prior to carrying out any works. Further on-site detection and verification should be undertaken before any works are commenced.
No Response Received	At the date of issuing this report no response has been received from the utility company.	Exercise caution when planning or conducting further work. It must always be assumed that assets are present.
Not Affected	Utility company is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.	There should be no further need to consult with the utility company, based on the information provided. However, appropriate detection and verification should be undertaken before any works are commenced.

Discover More

To complement the Utility Search Report, we can also offer a Utility Search Map that collates all affected utility responses onto an intuitive visual representation delivered in PDF, CAD and GIS formats.

In addition, we also provide a wide range of utility related consultancy services that can support your business needs throughout any stage of the project lifecycle. These include wayleave searches, diversionary works, constraints and capacity analysis through to new connections and coordination. For further information please visit our website at utilitysolutions.atkinsglobal.com.

We're here to help across your entire project lifecycle

Utility Search Map



Project Phases



Discovery

This initial phase assists with early project planning by establishing the presence of utilities in an area. Comprehensive searches for utility information are provided in a number of convenient formats.



Feasibility

The phase at which information obtained during Discovery is evaluated and assessed to make recommendations on how a project might be progressed. Additional information is sought from utility companies to inform next steps.



Procurement

Detailed, formal costs are obtained, usually when a scheme is progressing towards final design. Our market knowledge and value engineering principles are applied to seek cost savings.



Coordination

The final phase assists with the planning and coordination of utility works alongside site-based construction activity. Relevant stakeholders are engaged to deliver efficient utility programmes.

Constraints Analysis



Capacity Analysis



Diversionary Works



New Connections





Atkins Utility Solutions

The Hub, 500 Park Avenue
Aztec West, Bristol, BS32 4RZ

customerservice.utilitysolutions@atkinsglobal.com

01454 667777

utilitysolutions.atkinsglobal.com

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: 02 February 2024 16:55
To: Utility Solutions GDC Requests
Subject: RE: Plant Enquiry - 217896 - Site off Hyde End Road, Shinfield - Please respond by 05/02/2024
Attachments: Standard_Nonice sept 2012.pdf

To who it may concern,

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. You can find more information about this at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment or pipelines situated in the public highway.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.

Kind regards,
Millie

From: Utility Solutions Orders <requests.utilitysolutions@atkinsrealis.com>
Sent: Thursday, February 1, 2024 9:28 AM
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: Plant Enquiry - 217896 - Site off Hyde End Road, Shinfield - Please respond by 05/02/2024

Our Reference: 217896
Site Name: Site off Hyde End Road, Shinfield
Works Description: DevelopmentAppraisal
Site Grid References: 473149 167218

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

Standard notice [not for use with Special Data, Personal Data or unlicensed 3rd party rights]



Information warning

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Utility Solutions GDC Requests

From: ESP@safedigs.co.uk
Sent: 05 February 2024 10:34
To: Utility Solutions Searches
Subject: ESP Utilities Group (ESP) Enquiry Ref Job No. 32343154
Attachments: ESN018876.png; ESN019951_1 Proposal.pdf; ESN021802_1 Proposal.pdf; ESPE021802_1 Proposal.pdf; Guidelines when working in vicinity of electricity cables July 2016.pdf; Guidelines when working in vicinity of gas apparatus up to 7barg MOPV3.1.pdf

ESP Utilities Group Ltd



Bluebird House

Mole Business Park

Leatherhead

Surrey

KT22 7BA

Date: 05 Feb 2024

To: Mr Ben Evans

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

We acknowledge with thanks your LSBUD request (referenced below) dated 05 Feb 2024 05:02:15 AM for information on the location of our assets.

LSBUD REFERENCE:	32343154
YOUR REFERENCE:	217896/YG

We can confirm that ESP Utilities Group Ltd (**ESP**) may have water, gas and electric assets within the vicinity of your search.

Please refer to the attached plan(s) showing the approximate position of our apparatus.

WARNING: When working in the vicinity of ESP Utilities Group Ltd's assets you have a legal Duty of Care that must be observed.

As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas network.

Safe digging practices, in accordance with HSE publication HSG47 "[Avoiding danger from underground services](#)" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you.

Arrangements can be set in place so that one of our representatives can meet on site (date to be agreed) and we will be happy to discuss the impact of your proposals on the gas network once we have received the details.

ESP are continually laying new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your enquiry.

Please do not hesitate to contact us for further assistance.

Yours sincerely,

ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

Office Tel: [01372 587500](tel:01372587500)

Email: PlantResponses@espug.com

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the LSBUD enquiry outlined above. **Please ensure that the LSBUD enquiry details and this response accurately reflect your proposed works.**

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