

Utility Statement

Land North of Mole Road, Arborfield (Loddon Garden Village)

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Gleeson Land Limited

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UTILITY STATEMENT

Land North of Mole Road, Arborfield (Loddon Garden Village)

1 Executive summary

1. The site can be provided with electricity, potable water and telecoms connections, with sufficient capacity existing for each of these networks. On-site diversions of a medium pressure gas main and private water pipe will be necessary to complete the proposed development. The high-voltage overhead electricity line (OHL) and pylon will, due to their size and voltage, remain in situ. There are BT Openreach and Gigaclear telecommunications cables within Mole Road, which may be affected by the new access roundabout and therefore require further investigation. Given the cables' location in the public highway, we are confident that they can be diverted.
2. This report has been produced on behalf of Gleeson Land in relation to the site known as Land North of Mole Road, Arborfield (Loddon Garden Village).
3. The information set out in this report has been provided by third parties, and/or information available within the public domain, and best estimates and assumptions. BTS cannot accept responsibility for the accuracy of the information provided by third parties (the utility network providers and/or their agents) or their estimates and assumptions, and accepts no liability for any direct or consequential loss that may be incurred if such information proves to be incorrect or inaccurate.

2 Aims and Objectives

4. This report has been prepared to identify the existing utility infrastructure and associated constraints on the site, together with indicative diversion requirements and new connection opportunities.

3 The Site

5. The site is located to the north-east of the village of Arborfield, which is approximately five miles to the west of Wokingham, in Berkshire. The site lies immediately to the north of Mole Road and is contained to the west by Church Lane and to the north and east by agricultural land.
6. The site has an approximate total area of 22 hectares (54 acres) and comprises several fields which form part of a wider land parcel (Title Number: BK143334). The land is currently in agricultural use.

7. The site's location and boundary can be seen in **Figure 1** below:



Figure 1: Site Location Plan

4 Development Proposals

8. It is understood that the site will accommodate up to 431 residential units. A copy of the indicative masterplan is provided in **Appendix 1**.
9. Vehicular access to the development will be provided from Mole Road via a new roundabout.
10. An extract of the indicative masterplan is set out in **Figure 2** below:

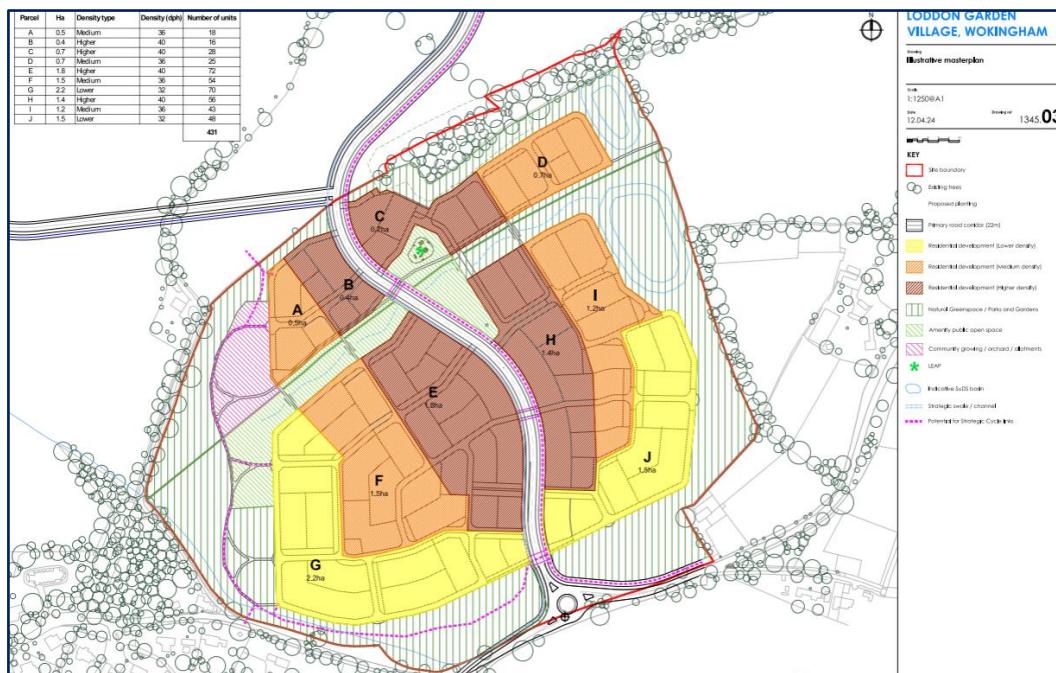


Figure 2: Extract from Development Proposals Layout

5 Utility Searches

11. A desktop utility survey was carried out by a third party company, with applications made to the various statutory undertakers requesting details of plant and equipment on and adjacent to the site. The results of this survey are set out in **Appendix 2**, along with a composite plan showing the locations of all the relevant utilities. The affected utilities are listed in the table below:

Utility	Provider	Equipment
Electricity	Scottish and Southern Electricity Networks (SSEN)	132kV OHL running from north to south with a steel lattice pylon, which will remain in situ. SSEN telecoms cables running above the 132kV cables, using the same pylons.
Telecoms	BT Openreach	Underground cables in Mole Road and Church Lane and inside the site boundary to the western edge. Affected by the development and offsite highway works.

Utility	Provider	Equipment
Telecoms	Gigaclear	Underground telecoms cable in Mole Road and Church Lane. Affected by offsite highway works.
Gas	Southern Gas Networks (SGN)	6"ST medium pressure mains running from north-west to south-east across the site. Deed of easement dated 1965. Affected by the development.
Water	Thames Water (TW)	4"potable water main in Church Lane running into the site. There is also a private main onsite running close to the western boundary. On site mains affected by the development.
Foul	Thames Water (TW)	Foul sewer in Church Lane. Unlikely to be affected.

Table 1: Utilities potentially affected by development.

12. The remainder of this report provides a summary of the utility records and identifies any connection opportunities and potential diversion requirements.

6 Electricity

6.1 Distribution Network Operator (DNO) Records

13. Scottish & Southern Electricity Networks (SSEN) is the electricity DNO.
14. SSEN's records (see **Appendix 3**) show a high voltage (HV) 132kV overhead electricity line crossing the site from north to south. There is also a steel lattice tower situated approximately halfway along the cable route in the western part of the site.
15. We are aware that due to the size and nature of the OHL it will not be diverted. There is a deed of easement, dated 15 June 2015, associated with the telecommunications cable that runs parallel to the electricity cables. The telecommunications cable has an associated easement width of 3 metres on either side.

6.2 Diversion Requirement

16. Neither the 132kV OHL nor the associated telecommunications cable will be diverted, and the scheme will be planned around them and their resulting no build zones. We recommend further investigations into the likely no build zones around the 132kV OHL and pylon. Attention should also be given to the sag and swing of the cables when planning any building in proximity to the line.

6.3 New Supply Arrangements

17. SSEN has provided a budget estimate point of connection and has confirmed that capacity of up to 1.5MVA is available, which will be adequate for the proposed development. A copy of SSEN's budget estimate can be found in **Appendix 3**.

7 Gas

7.1 Network Operator Records

18. Southern Gas Networks (SGN) is the gas network operator.
19. SGN's records show a 6" steel medium pressure gas main running through the site from north to south.

7.2 Diversion Requirement

20. SGN has confirmed that the main can be diverted around the western boundary and the resulting budget estimate and route for this diversion can be found in **Appendix 4**.
21. SGN has advised that an easement of 6 metres (3 metres either side of the pipe) should be assumed for the diverted section of the main.
22. SGN can undertake all the necessary diversion works, excluding traffic management and legal agreements.

7.3 New Supply Arrangements

23. As the new development will comply with the Future Homes Standard, no connection has been proposed to the gas network.

8 Clean Water

8.1 Incumbent Water Company Records

24. Thames Water (TW) is the incumbent water company.
25. TW's records show that there is a 4" distribution main in Church Lane which extends into the site boundary.
26. There is a private water supply in the southern part of the site which is subject to a deed dated 22 August 1977. We understand that this connects into the TW 4" main mentioned above.

8.2 Diversion Requirement

27. The 4" main entering the site at Church Lane can be diverted to accommodate the proposed scheme and the private water main can also be diverted or replaced by the site's new water supply network. We would recommend that further survey work is undertaken to confirm the locations and depths of both water mains to inform the masterplan layout.
28. Please see **Appendix 5** for TW's response.

8.3 New Supply Arrangements

29. TW has provided us with a pre-planning report for the proposed development. TW has confirmed that there is sufficient capacity to supply the completed scheme with potable water.
30. A copy of TW's response can be found in **Appendix 5**.

9 **Foul Water / Surface Water**

9.1 Incumbent Water Company Records

31. Thames Water is the incumbent water company (for Foul).
32. Thames Water's records show a foul sewer under Church Lane which does not extend along the boundary of the site.

9.2 Diversion Requirement

33. It is assumed that this foul sewer will not require diversion to accommodate the site access works. We would recommend that further survey work is undertaken to identify the location and depth of the main, to inform the highway design should it extend to the vicinity of the foul sewer.

9.3 New Discharge Arrangements

34. It is understood that the foul water connection and capacity checks are being dealt with by a third party. For the purpose of this report, we have assumed that there is capacity in the local network for foul water discharge.

10 **Telecommunications**

10.1 Records

35. BT Openreach's records show overhead BT Openreach cables along the western boundary of the site. In addition, there are underground BT Openreach cables within Church Lane and Mole Road.
36. Gigaclear's records show a telecommunications cable running under Church Lane and Mole Road.
37. Both the BT Openreach and the Gigaclear cables will be affected by the proposed roundabout. We would recommend further survey work to identify the location and depth of each cable.
38. BT Openreach has responded by requesting an onsite survey. Their response can be found in **Appendix 6**.

39. Gigaclear has also responded by requesting an onsite survey. Their response can be found in **Appendix 7**.

10.2 Diversion Requirement

40. The BT Openreach overhead cables at the proposed site access point will require diversion. BT Openreach has requested further onsite survey work.
41. The BT Openreach and Gigaclear cables within Mole Road will be affected by the proposed highways works and can be diverted to accommodate the necessary S278 works.

10.3 New Supply Arrangements

42. BT Openreach will connect full fibre to the premises (FTTP) free of charge for developments of over 30 units, which will provide Ultrafast Broadband to all the proposed dwellings. Other media and telecommunications are available for connection, and various packages are available.

11 **Summary Tables and Conclusion**

43. Our findings in this report are summarised as follows:

Utility	Company	Connection and capacity available
Electricity	SSEN	Yes
Potable Water	Thames Water	Yes
Telecoms	BT Openreach	Yes

Table 2: Summary of available connections

44. Subject to the recommended diversions and further investigations contained within this report, we can conclude that the utility constraints highlighted can be addressed as part of the usual development process.