



Taylor Wimpey

**Proposed Development at
Pickering's Farm**

Utilities Technical Statement

Existing Infrastructure

Electricity

The existing electricity infrastructure within the boundary of the site is mainly limited to 415V, 6600V and 11000V infrastructure and therefore will be diverted as required in order to facilitate development. Existing 132kV cables within the boundary of the site are being assessed by BTS and stand-off to this infrastructure will be confirmed by others.

Gas

Existing gas infrastructure within the boundary of the site includes low pressure and intermediate pressure mains. Low pressure mains will be diverted to facilitate required development where required. Intermediate pressure mains are likely to cost up to £2m to divert and therefore, if possible, should be retained in situ.

Water

The existing water infrastructure within the boundary will be diverted as required in order to facilitate development.

BT

The existing BT infrastructure within the boundary will be diverted as required in order to facilitate development.

Virgin Media

The existing Virgin Media infrastructure within the boundary will be diverted as required in order to facilitate development.

Proposed Infrastructure

Electricity

It has been confirmed that electrical connection for the site can be provided from the existing 11,000V network in Fir Trees Avenue to the east of the site subject to some reinforcement of the existing primary substation.

7No Secondary substations should be included within the layout with dimensions of 5m by 5m and should be sited at least 10m away from any open water retention basins and 3m from proposed dwellings.

Gas

It has been confirmed that gas connection can be provided from the medium pressure gas network located on Church Lane. A gas medium pressure to low pressure governor will be required to service the site and should be placed towards the southern edge of the development. The area required will be around 5m by 5m and a 5m stand off to adjacent habitable dwellings should be maintained.

Water

It has been confirmed that water connection can be provided from the distribution water network located on Church Street in Preston however this is based on an immediate requirement for the full site which will not be required. A more local point of connection will be identified following finalisation of phasing.

BT

BT Openreach will provide its Fibre To The Property service to all dwellings within the development.