

# Jepps Lane, Barton - Utility Planning Statement



## **1.0 Existing Infrastructure**

### **1.1 Electricity Infrastructure**

Electricity North West own and operate the electrical distribution network in the location of the proposed site. Existing LV and HV mains are located within Jepps Lane adjacent the Southern boundary of the site. No electric diversions are considered necessary.

### **1.2 Gas Infrastructure**

Cadent Gas own and operate the gas distribution network in the location of the proposed site. Existing low pressure mains are located within Jepps Lane adjacent the Southern boundary of the site. No gas main diversions are considered necessary.

### **1.3 Water Infrastructure**

United Utilities own and operate the water distribution network in the location of the proposed site. Existing water mains are located within Jepps Lane adjacent the Southern boundary of the site. No water main diversions are considered necessary.

### **1.4 Telecommunications Infrastructure**

Openreach own and operate their telecoms network in the location of the proposed site. Existing overhead and underground Openreach cables are located within Jepps Lane adjacent the Southern boundary of the site. No Openreach diversions are considered necessary.

Virgin media own and operate there fibre broadband network in the location of the proposed site. Existing Virgin cables are located within Garstang Road to the west of the site. No Virgin diversions are considered necessary.

## **2.0 Proposed Infrastructure**

### **2.1 Electricity Connection**

Following discussions with Electricity North West it has been confirmed that the development can be fed from existing HV network within Jepps Lane approximately 120m from the site entrance. Story Homes will install a new 6600V cable, secondary substation and low voltage distribution network to feed the new residential dwellings.

Electrical vehicle charging points will be installed to all ground floor properties. The electric charging units will be Mode 2 13A.

PV panels will be installed on a number of plots to enable policy compliant carbon reduction.

### **2.2 Gas Connection**

Following discussions with Cadent Gas it has been confirmed that the development can be fed from the existing low pressure gas distribution main in Jepps Lane adjacent the new site access. New Low Pressure gas mains will be laid within the site to provide connections to the new residential dwellings.

### **2.3 Water Connection**

Following discussions with United Utilities it has been confirmed that the development can be fed from an existing water main within Jepps Lane. Network reinforcement will be required. Story Homes will install new water mains from the connection point to the boundary of the site to provide connections to the new residential dwellings.

### **2.4 Telecommunications Connection**

It is proposed that Openreach connections will be provided from existing infrastructure within Jepps Lane adjacent the site entrance. Where possible Story Homes will endeavour to provide fibre connections to its new dwellings, however this is subject to Openreach network limitations.

It is proposed that Virgin Media connections will be provided from the existing infrastructure within Garstang Road approximately 200m to the west of the site access.

### **2.5 Connections Strategy**

Story Homes intends to make application to Independent Connection Providers in order to secure a coordinated approach for connecting the site. This will ensure that, where possible, offsite works will be coordinated so as to provide as little disruption to the surrounding road network as possible. Where multiple utilities are to be installed in the same footpath, these works will be carried out during one phase of works to reduce any effect on existing local residents.