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LEYLAND

Utility Statement

The Re-Development of the
Former Moss Side Test Track, Leyland

Leyland Test Track : Utilities Statement

October 2017 (Rev A)



Prepared on behalf of BDW Trading Ltd and Property Capital Ltd

1.0 INTRODUCTION

This Utilities Statement has been prepared in support of an application made by BDW Trading Ltd and Property Capital Ltd (BDW/PC) to develop the former Leyland Test Track site. The application seeks planning permission for the following:

- Full planning permission for site enabling works, the development of highway and drainage infrastructure for the full application site (Phase 1) and 197 new homes and associated internal access roads, public open space and green infrastructure (Phase 2);
- Outline planning permission for the development of up to 753 new homes, up to 5,000 sqm of Business Park (Use Classes B1) up to 15,000 sqm (Use Class B2) and up to 8,000 sqm Industrial Estate (Use Class B8), local centre comprising up to 3,000 sqm of accommodation for any combination of uses within Classes A1, A2, A3, A4, A5, B1 or D1 (including health centre / clinic) (which shall not exceed 2,500 sqm of main town centre uses), a Primary School (1.60ha) and associated public open space and green infrastructure (Phases 3-5).

2.0 UTILITIES CONNECTION INFORMATION

2.1. GAS CONNECTIONS

Contact with Cadent has been established in relation to this site, and following discussions, they have confirmed that there will be a medium pressure point of connection available within Titan Way. After the completion of off-site reinforcement works, the connection will provide sufficient capacity to then support the proposed development. A series of gas governors will be required on site, and these will be delivered as the development progresses. Based on this information the conclusion can be drawn that no significant obstacles will be encountered connecting the site to the mains gas system. The point of connection is shown in Section 4.0 of this document.

2.2 WATER CONNECTIONS

Contact with United Utilities has been established with relation to this site, and following discussions, they have confirmed that there will be a suitable point of connection available within Titan Way. After the completion of off-site reinforcement works, the connection will provide sufficient capacity to then support the proposed development. Based on this information the conclusion can be drawn that no significant obstacles will be encountered connecting the site to the potable mains water system. The point of connection is shown in Section 5.0 of this document.

2.3. ELECTRICITY CONNECTIONS

Contact with Electricity North West has been established with relation to this site, and following discussions they have confirmed that there will be a suitable High Voltage point of connection available within Comet Road. After the completion of off site reinforcement works, the connection will provide sufficient capacity to then support the proposed development. A series of sub-stations will be required on site, and these will be delivered as the development progresses. Based on this information the conclusion can be drawn that no significant obstacles will be encountered connecting the site to the mains electricity system. The point of connection is shown in Section 6.0 of this document.

2.4 TELECOMMUNICATION CONNECTIONS

Contact with BT Openreach has been established with relation to the site, and following discussions with them, they have confirmed that there is an existing telecommunications network within Titan Way which is capable of supporting 'Fibre to the Premise' network within the proposed development.

Contact with Virgin Media has been established with relation to the site, and we await their detailed proposals. However, early indications are that provision of their closed-cable network is viable for them.

Based on this information the conclusion can be drawn that no significant obstacles will be encountered connecting the site to the existing telecommunications system. In fact, should both Virgin Media and BT Openreach service the site, occupants will have a choice of high speed fibre networks.

3.0 UTILITIES CONCLUSION

Contact has been established with all the main utilities providers and agreement reached, in principle, that satisfactory capacity is available to support the requirements of the proposed development. Due to the nature of the reinforcement works these will also benefit the wider community.

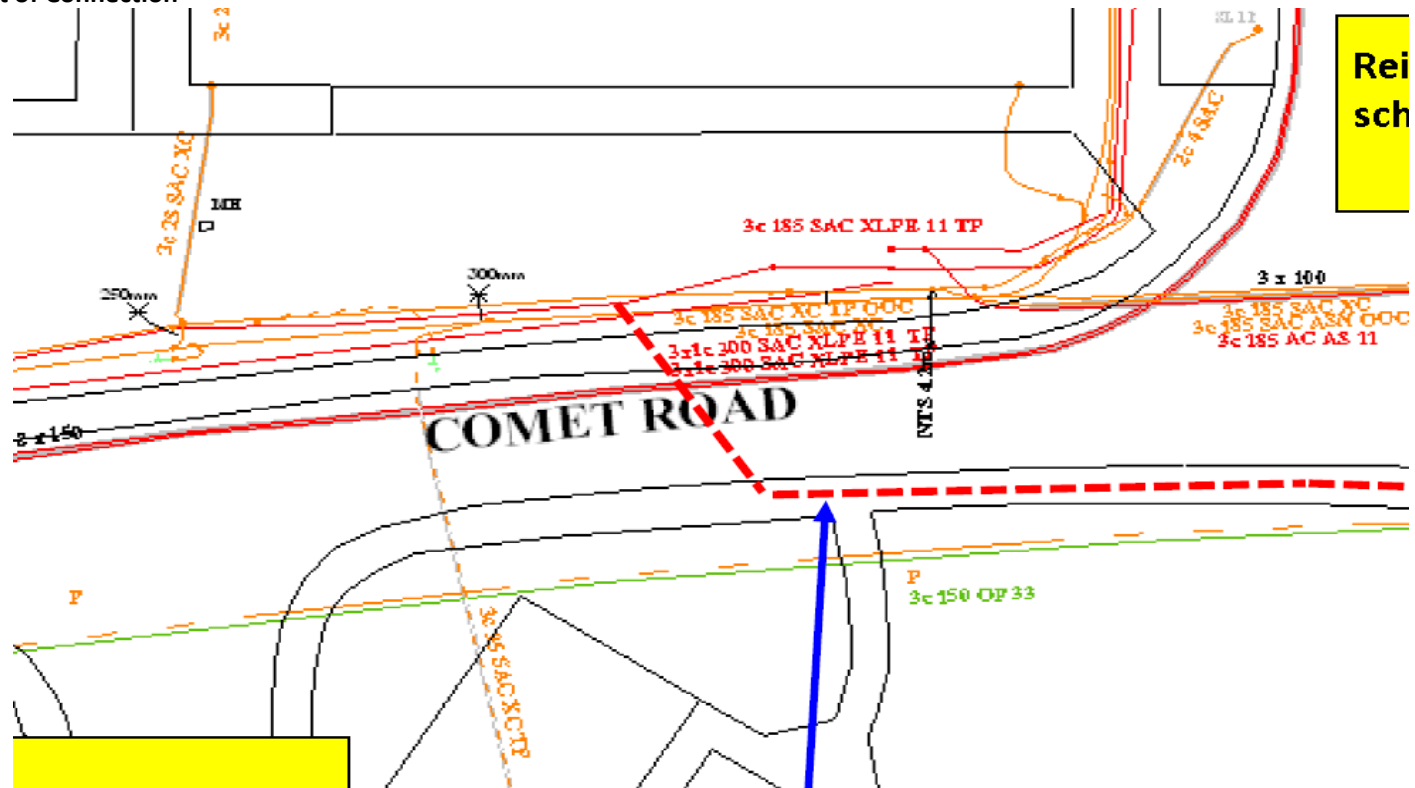
4.0 Gas Point of Connection



5.0 Water Point of Connection



6.0 Electric Point of Connection



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HV Point Of Connection

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7.0 Existing Openreach Records

North of the site



South of the site

