REPRESENTATIONS TO GREATER NORWICH LOCAL PLAN CALL FOR SITES

In respect of

Land next to River Bure, North East Aylsham, Broadland District, Norfolk

Date:

July 2016

Reference:

GA/EW/03715/S0001

The Exchange, Colworth Science Park, Sharnbrook, Bedford MK44 1LQ Tel: 01234 867135
www.arplanning.co.uk

1.0 INTRODUCTION AND SUMMARY

1.1 These representations have been submitted to the Greater Norwich Local Plan Call for Sites consultation on behalf of our client in support of the promotion of land next to River Bure, North East Aylsham in Broadland District.

1.2 The Statement should be read in conjunction with the completed Call for Sites Submission Form and the following supporting information:

- Location and Existing Site Plan (reference 16-042 SK01) attached at Appendix 1
- Infrastructure Strategy (reference KE/CC/P15-959/01) attached at Appendix 2
- Site Constraints Diagram (reference 16-042 SK02) attached at Appendix 3
- Site Masterplan at 1:2500 scale (reference 16-042 SK03) attached at Appendix 4

1.3 The site is promoted for approximately 300 dwellings with affordable housing, a Neighbourhood Centre to include community and retail uses, a Primary School, public open spaces, play areas, a Riverside County Park and new footpath links.

1.4 The accompanying Masterplan demonstrates that the site can be developed in a manner which has regard to and responds positively to the area and site constraints and would bring with it a significant number of social, economic and environmental benefits. These include the provision of much needed new homes with affordable housing to meet local needs, retail, education and community facilities, recreation opportunities, green infrastructure for which there is a local deficiency, biodiversity enhancements and financial contributions towards services and facilities.

1.5 It is clear that development needs of Aylsham in the next Plan period will need to be met by extensions to the existing settlement limit and that this site represents the obvious direction of growth for the town, forming a logical extension to the adjoining David Wilson Homes residential development which is currently under construction.

1.6 The site is well contained by the riverside ecological area to the north which will be retained and enhanced, the main A140 road to the east, the Aylsham Academy school expansion area to the west, and new residential development to the south.

1.7 The site itself comprises lower quality agricultural land which is not covered by any landscape, ecological or heritage designations and does not contribute to the intrinsic qualities of the countryside given its containment.

1.8 The site is within a sustainable location and development upon it in the nature as proposed would integrate well with the adjacent housing development and Aylsham Academy facilitating continued sustainable growth in Aylsham.

1.9 This Statement demonstrates that the site represents an entirely available, suitable, achievable, viable and therefore deliverable option for development with no physical, legal or environmental constraints. The site is promoted by an active housebuilder and can be delivered early in the new Local Plan period to assist in meeting development needs up to 2036.

1.10 Accordingly, it is requested that the site is allocated in the emerging Greater Norwich Local Plan.

2.0 SITE LOCATION

2.1 The promoted site comprises a total of 21 hectares located to the north east of Aylsham. To the north is the River Bure beyond which is the Aylsham Industrial Estate. To the east the site is bordered by the A140 Aylsham Bypass. To the west is the Aylsham Academy and its associated land.

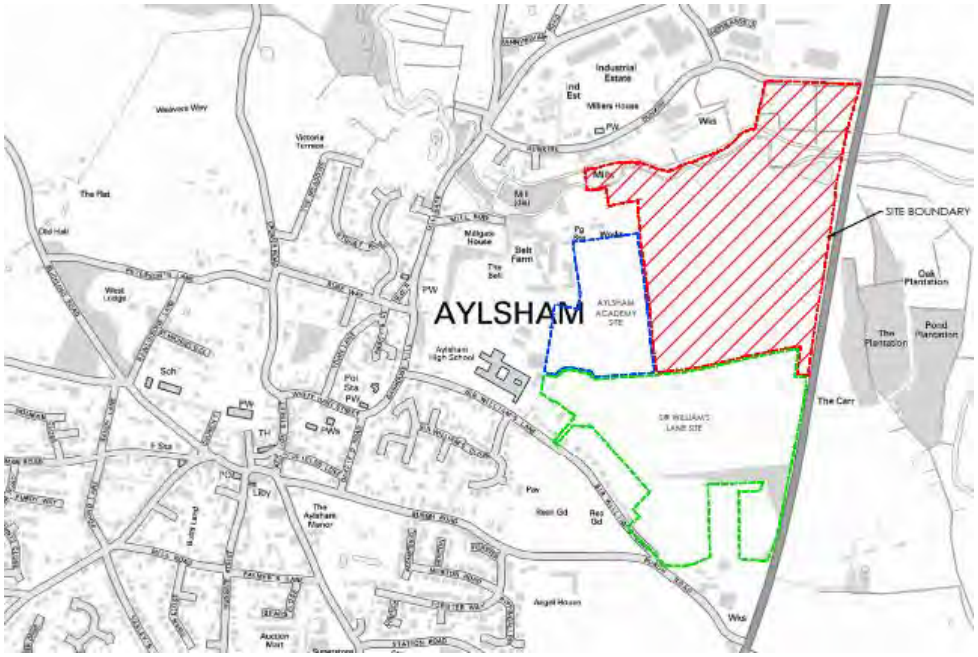
2.2 Immediately to the south, the site is bordered by land which is allocated for residential development under Policy AYL2 of the May 2016 Broadland Site Allocations Plan in accordance with an outline planning application for residential development on the site which was approved in February 2013 (reference 20111453).

2.3 Following the approval of a reserved matters application in May 2014 (reference 20140298), the development, now known as Bure Meadows which comprises 300 dwellings, public open space, allotments, associated infrastructure and an expansion area for the Aylsham Academy to the west is now under construction and is due for completion in 2021/22. The development is accessed off a single Type 2 access point from Burgh Road. The approved development also contains a second Type 2 vehicular access link into the promoted site.

2.4 Aylsham is a designated accessible and sustainable Main Town in Policy 13 of the Joint Core Strategy (2014) and has a good availability of convenience shopping, services and public transport links for day to day needs of residents. Development on the site would facilitate pedestrian linkages through the Bure Meadows development to the town centre. An existing footbridge over the River Bure also offers a

sustainable link to a range of employment opportunities at the Aylsham Industrial Estate.

2.5 The extent of the promoted site is shown hatched red on the location plan below. The Bure Meadows site is shown edged green and the Aylsham Academy site edged in blue. Further scaled location plans are attached at Appendix 1.



Site Location

2.6 Photographs of the site and the adjacent Bure Meadows development are shown below:

Site Photographs

3.0 SITE OWNERSHIP

3.1 Westmere Homes Ltd have a promotion agreement in place on the site. The landowners are fully supportive of this submission.

4.0 CURRENT AND HISTORIC LAND USES

4.1 The site currently comprises undeveloped lower quality agricultural land.

4.2 There is no available planning history associated with the site. it was previously promoted through the Broadland Site Allocations Plan and was considered favourably in the Council's 2014 SHLAA as a suitable and viable 'Alternative Option' for 300 dwellings.

5.0 SITE FEATURES AND CONSTRAINTS

5.1 The site constraints and development parameters have been informed in part by the Infrastructure Strategy prepared by Create Consulting Engineers attached at Appendix 2 and are shown on the Site Constraints Diagram attached at Appendix 3.

Access

5.2 There are currently a number of existing access points into the site including an agricultural access from the A140 in the south east corner, a farm access track in the north west corner and Dunkirk Industrial access road to the north.

5.3 It is proposed that vehicular access to the site will be via the approved link road in the Bure Meadows development as well as a new access from the A140 via a roundabout. The accompanying Infrastructure Strategy demonstrates that such provision would be suitable and deliverable and has been designed up in detail as shown on drawing 959-03-001. The masterplan also identifies the opportunity to provide a vehicular link to the Aylsham Academy to reduce traffic movements on Sir Williams Lane. The highways proposals have been submitted to Norfolk County Council who have confirmed that the proposals will be reviewed and comments provided once the details have been formally submitted to Broadland District Council.

5.4 There are no public rights of way which cross or adjoin the site however pedestrian connectivity can be improved through the provision of new footpaths throughout the site and beyond.

Topography

5.5 The site is of open aspect, sloping down to the north-east by approximately 3m. This change in level can be appropriately incorporated into the proposed layout.

Ground Conditions

5.6 There are no known ground condition issues associated with the site.

Easements

5.7 As identified in the accompanying Infrastructure Strategy, there are current services easements across the site for overhead power cables, running north-south, and a foul drain, running north-west from the southern boundary. The surface water drains cut across the north-east part of the site and along the east boundary so have only a peripheral impact on the developable area. It is intended to re-run the power lines underground, and this north-south easement line can be incorporated into the proposals.

Flood Risk

5.8 The site is located largely within Flood Zone 1 defined as areas in which flooding is very unlikely to occur (less than 0.1 % chance of flooding each year). However, there is an area of Flood Zone 2/3 located to the north and north-east of the site. Although this cannot be included in the developable area, it provides valuable amenity opportunities as public open space.

Sewerage Capacity

5.9 The site is served by Aylsham Sewerage Treatment Works where a growth scheme has commenced to provide additional foul capacity. It is understood that there exists spare capacity which development on the site can utilise. A detailed pre-development enquiry will be undertaken to ascertain the specific level of available capacity for the site at the appropriate time. It is envisaged that foul flows from the new development would discharge to the current foul sewer which crosses the site. A pumping station will be required to ensure a connection can be made.

Surface Water

5.10 Having regard to the strategy adopted at the adjacent site, it is expected that a new attenuation pond will be required to attenuate surface water so that discharge can be maintained at greenfield rates. This has been incorporated into the masterplan.

Heritage

5.11 The site not within a Conservation Area and there are no listed buildings in close proximity.

Environmental

5.12 The River Bure is located to the north of the site. The site is not affected by any environmental or landscape designations. There are no Tree Preservation Orders or statutory or non-statutory designated ecological sites within the site. There are a number of boundary trees and hedgerows which can be retained and enhanced as part of the development of the site.

Utilities

5.13 Anglian Water and UK Power Networks have existing apparatus that cross the site. Other utility providers have apparatus beneath the carriageway and footways that bound the site which can serve the development on the site. Consultation will take place with provides regarding connection points to these services.

Legal

5.14 There are no known legal constraints or covenants associated with the development of the site.

6.0 PROPOSED FUTURE USES

6.1 The site is promoted for a residential development of approximately 300 dwellings with affordable housing, a Neighbourhood Centre to include community and retail uses, a Primary School, public open spaces, play areas, a Riverside County Park and new footpath links. The proposed design approach is illustrated on the Site Masterplans attached at Appendix 4.

6.2 The site represents the obvious direction of growth for the town and a significant opportunity to provide a development which would form a logical extension to the settlement which would be well integrated with the adjacent Bure Meadows development and Aylsham Academy, facilitating continued sustainable housing growth in Aylsham. The site is well contained by the Riverside Country Park to the north, school expansion area to the west, the existing A140 to the east and the new development to the south.

6.3 As detailed below, development on the site would deliver a number of significant social, economic and environmental benefits therefore furthering the three key dimensions of planning in achieving sustainable development as defined in the NPPF.

Vehicular and Pedestrian Access

6.4 An access from a new roundabout is proposed into the south-east corner of the site from the A140 is proposed. This will connect with the vehicular access from Bure Meadows and form a potential link through to Aylsham Academy to the west.

6.5 The access road extends into a major residential loop road serving the rest of the site, with shared surface access roads feeding off it into individual housing areas. A new Avenue runs north-south along the power lines axis, forming a central spine of formal squares, footpath, cycleway and planted open spaces.

6.6 New pedestrian footpath links are shown from the site through the adjoining new residential development to enable access to the town centre as well as through to the Aylsham Academy and the employment area to the north via the existing footbridge.

Housing Benefits

6.7 As identified on the accompanying masterplan, 3 different housing character are proposed, with total approximate numbers shown in the table below:

Rural - low density housing located to the north-east and north of the developable area, providing a soft edge to the development and looking over the Riverside Park and public open space. This will comprise predominantly 2-storey detached houses.

Central – lying within the loop road, this will be to a higher density at 2.5-3 storeys, including mainly terraced town houses and flats. This area will have a more urban feel, with more formal landscaped spaces, grouped parking areas and mews courts.

Transition - the remaining areas of the site will form a transition between the rural and central areas, comprising 2-2.5 storey semi-detached or terraced townhouses, with a mix of curtilage and grouped parking.

Zone	*Approx. Density (DU/Ha)*	*Area (Ha)*	*No. units*
R (Rural)	24	2.9	70
T (Transition)	34	3.2	110
C (Central)	38	3.1	120
Primary School, Neighbourhood Centre etc.]		1.0	
Roads, landscaping, incidental areas		2.1	
TOTAL Net developable area		**12.3**	**300**

6.8 Approximately 300 units has been assumed, based on the anticipated capacity of the major residential loop road. This provides the densities noted above, which would be readily achievable and create a suitable balance between open space and developed areas.

6.9 Development on the site would provide a mix of dwelling types and sizes to meet the needs of the local community and will ensure a vibrant and sustainable community is provided.

Economic and Community Benefits

6.10 At its southern end, the Avenue connects into a Neighbourhood Centre which will include a retail element and other community uses to enhance the sustainability of the site further. The Neighbourhood Centre will be designed as a key built form, visible from the approach into the site. A parcel of land adjacent to the Neighbourhood Centre is proposed for a new Primary School which would be well located relative to the Aylsham Academy expansion site.

6.11 The additional residents generated by the development will result in increased demand for local goods and services which will enable sustained use of local shops and services, increasing their viability and bringing a boost to the local economy.

Recreation and Ecological Benefits

6.12 The northern end of the Avenue provides a pedestrian link into the Riverside Park, which will become a significant new public recreation area linked by footpaths to provide an attractive and accessible local greenspace for the wider community and increasing opportunities for improving physical health and wellbeing. Natural habitats for wildlife will also be enhanced. There exists a local deficiency in green infrastructure and as such this provision represents a significant material benefit.

6.13 The flood risk area along the eastern site boundary will be developed into an area of public open space to act as a green buffer to housing fronting the A140. The open space will incorporate a new footpath link from the Riverside Country Park in the north to the open space and allotments in the Bure Meadows development to the south. The south eastern part of the site will also include the attenuation pond linked to the drainage strategy which will provide an attractive gateway feature into the development.

6.14 The retention and reinforcement of existing hedges, additional planting and significant open spaces would result in further ecological betterments and would ensure that the development on the site would have a limited impact on the open countryside and landscape of the surrounding area.

6.15 Further opportunities for recreation and would be provided by the 5 Local Areas of Play indicated. Associated 60m diameter circles are shown to indicate straight-line walking distances.

7.0 AVAILABILITY

7.1 Westmere Homes Ltd, who are actively developing sites elsewhere in Norfolk, have an interest in the site which is available for development immediately upon the receipt of the requisite consents.

8.0 DELIVERY

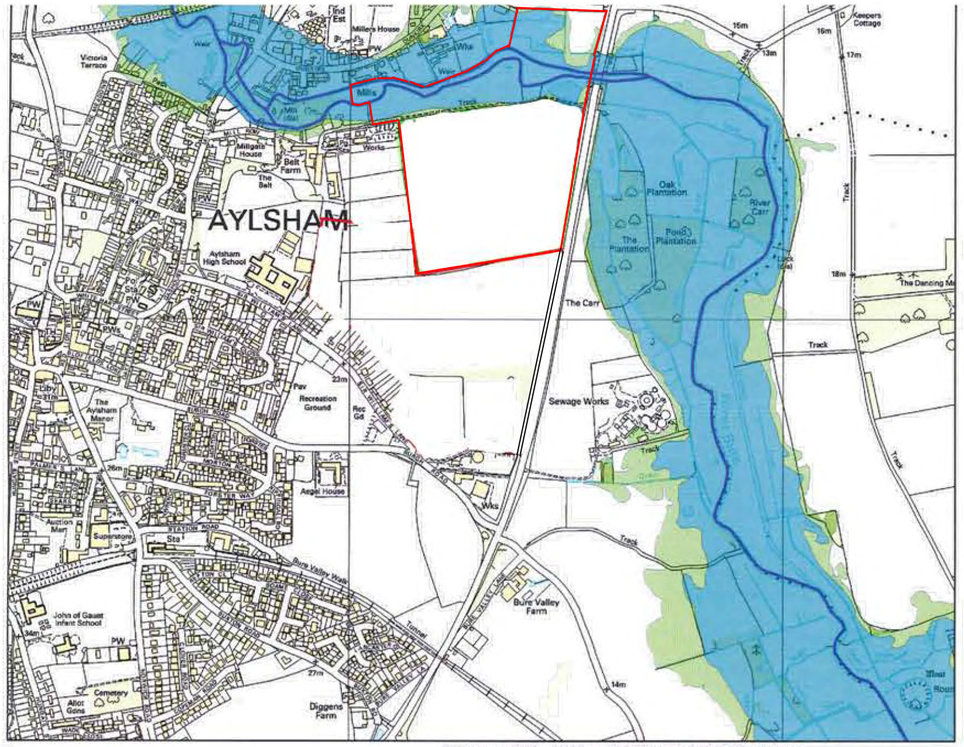
8.1 These representations have demonstrated there is nothing that would physically, environmentally, socially or legally constrain the development of the site. As such, it is expected that the proposed development could begin within the next 5 years (before April 2021) and would take approximately 6 years to complete.

9.0 VIABILITY

9.1 A scheme of the nature proposed is considered to be viable taking into consideration likely CIL payments, policy requirements and infrastructure costs such as the provision of the new roundabout and attenuation pond.

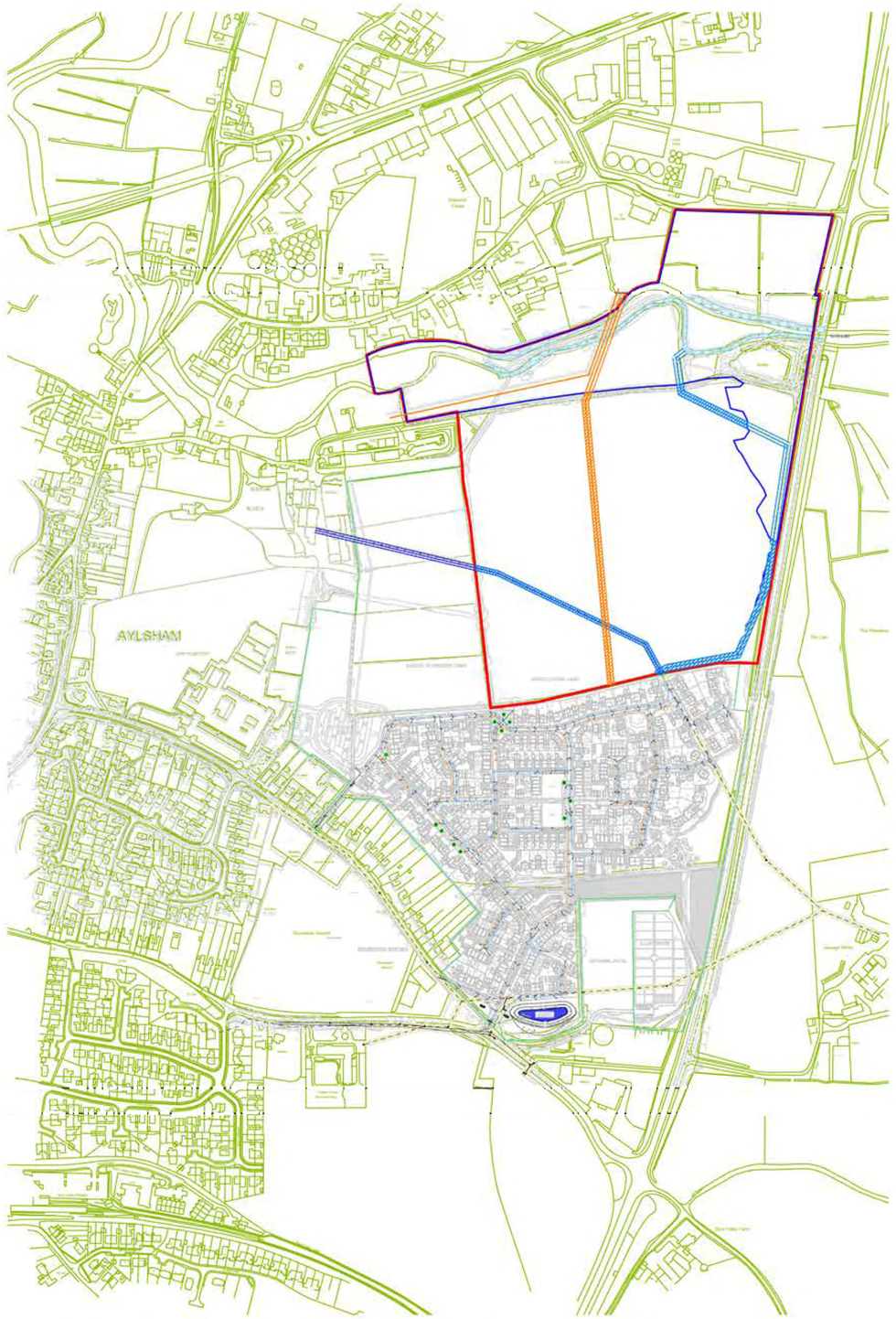
APPENDIX 1

Location and Existing Site Plan (reference 16-042 SK01)



Location Plan [1:10000]

0 500 1000m



Existing Site Plan [1:5000]

0 100 200 500m

SCHEDULE OF AREAS

	(Ha)
Total application area	21.4
Flood zone	8.3
Service easements	0.7
Net developable area	12.3

REVISIONS:

Jon Boon Architect

10 Stanmore Road
Norwich NR7 0HB

T: 01603 470973
M: 07770 437700
jonboon@me.com

Land adj. to River Bure, Aylsham
Client: Westmere Homes Ltd

Location and Existing Site Plan

16-042 SK01 | 22-06-16 | A2 | 1:5000/10000

APPENDIX 2

Infrastructure Strategy (reference KE/CC/P15-959/01)

LAND NEXT TO RIVER BURE, AYLSHAM, NORFOLK

Infrastructure Strategy – Revision B

LAND NEXT TO RIVER BURE, AYLSHAM, NORFOLK
Infrastructure Strategy

Client: Westmere Homes Ltd

Engineer: Create Consulting Engineers Ltd
15 Princes Street
Norwich
NR3 1AF

Tel: 01603 877010
Email: enquiries@createconsultingengineers.co.uk
Web: www.createconsultingengineers.co.uk

Report By: Kay Elvy BSc (Hons) IEng MICE

Checked By: Jonathan Cage, BEng (Hons), MSc, CEng, MICE, MCIHT

Reference: KE/CC/P15-959/01 Rev B

Date: October 2015

LAND NEXT TO RIVER BURE, AYLSHAM, NORFOLK
Infrastructure Strategy – Revision B

LAND NEXT TO RIVER BURE, AYLSHAM, NORFOLK

Infrastructure Strategy

CONTENTS

PLANS

Drawing No 959-03-001	Proposed Access Strategy
Drawing No 959-00-001	Constraints Plan
Drawing No 959-00-002	Site Location Plan

EXISTING DRAWINGS

Drawing No 7612-SP-02 E	Triconnex Plan
Drawing No 118-00-228B	Type 3 Access onto Sir Williams Lane
Drawing No 633-500-002N	Engineering Layout sheet 2 of 3
Drawing No 633-500-003H	Engineering Layout sheet 3 of 3
Drawing No 633-500-068D	Section 104 Agreement Plan

REGISTRATION OF AMENDMENTS

Revision	Amendment Details	Revision Prepared By	Revision Approved By
A 14/12/15	Revised following discussions on access layout with NCC	KE	JPC
B 07/07/16	Revised following comments received from AR Planning	BA	JPC

1.0 INTRODUCTION

1.1 Create Consulting Engineers Ltd have been instructed by Westmere Homes Ltd to investigate the infrastructure requirements of a proposed residential development at Land next to River Bure, Aylsham, Norfolk. The majority of the site is located immediately to the south of the River Bure and to the west of the A140 Aylsham Bypass. See Drawing 959-00-002.

1.2 Based on the developable area of this land parcel being approximately 9.6Ha it is anticipated that this site will be developed to accommodate between 150- 240 dwellings, therefore this assessment has been based on these figures. The land immediately to the south of the site has recently been granted detailed planning permission for 300 dwellings and David Wilson Homes Ltd are now constructing the initial phases of this scheme.

1.3 It is understood that as part of the original land deal between the site promoter and the landowner a number of contractual requirements had to be met in relation to providing servicing and access requirements to the area. Create Consulting Engineers Ltd was involved in the preparation of a number of plans at the time the land promotion deal was agreed. However this report has been drafted without the benefit of access to the final signed agreement and therefore there maybe elements of the requirements that we are not fully aware of between the contracted parties.

1.4 We have also made reference to a number of Create Consulting Engineers Ltd drawings and the Triconnex plan as issued by David Wilson Homes as listed below:

7612-1-SP-02 rev E – Triconnex Diversion Plan
118-00-228B – Type 3 Access onto Sir Williams Lane
633-500-002N – Engineering Layout sheet 2 of 3
633-500-003H – Engineering Layout sheet 3 of 3
633-500-068D – Section 104 Agreement Plan

1.5 The main purpose of the report is to review the various constraints which are affecting the site and to advise on the potential scale of development that can be achieved on the site and what infrastructure requirements will be required to achieve this. The report will focus on access and drainage, in particular sewage capacity and foul drainage.

2.0 HIGHWAY AND ACCESS

2.1 The site is located immediately adjacent to the A140 Aylsham Bypass, which forms the eastern boundary of the site. The southern boundary is formed by the new David Wilson Homes scheme and the western boundary is formed by land which has been transferred to Aylsham Academy. The northern boundary is formed by the industrial estate and the River Bure.

2.2 Currently there are a number of existing access points into this parcel of land, these include the following:

1. Agricultural Access from A140 in the south east corner
2. Farm Access Track in North West Corner accessed via Mill Row
3. Dunkirk Industrial Access Road to the north.

David Wilson Homes

2.3 The development area to the south has been developed on the basis of a main single point of access with a Type 2 (6.0m wide carriageway and 2no 1.8M footways) looped estate road and an emergency access onto Sir Williams Lane. The development consists of 300 dwellings which would normally be considered as the maximum number of houses which could be served from this arrangement.

2.4 At the time of planning being granted an alternative design was proposed for the emergency access link, which upgraded the link to a Type 3 Estate road (4.8m Carriageway and 2.0m footway).See Drawing 118-00-228 this alternative arrangement should enable additional dwellings to be served from these access arrangements. The only concern was the additional number of vehicles which would be using Sir Williams Lane which was not considered to be wide enough to handle a significant increase in vehicle movements.

2.5 As part of the contractual arrangements between the landowner and the promoter we believe there was a requirement for the David Wilson Homes scheme to provide a potential Type 2 Access point into the retained land. Looking at the proposed development layout Drawing No 633-500-002N which is currently being constructed this access point has been provided.

2.6 Whilst these access points will allow a good level of integration between the proposed development areas, without some form of external access improvement onto the adjoining network it is unlikely that the highway authority will allow any significant development on the site.

New Access from A140

2.7 When the access strategy was being developed for the David Wilson Homes site, a proposed alternative arrangement was discussed with NCC, which involved the construction of a new roundabout in the area close to the existing agricultural access which would serve both parcels of land as well as potentially providing a revised access arrangement to Aylsham Academy. On this basis we believe a new access point could be achieved from the A140 as shown on the attached drawing 959-03-001 which shows a proposed new roundabout and an initial road network showing how the two sites could also be linked. It would be possible to extend this road to provide an additional access into the rear of the Academy site, which could be used to further reduce traffic movements on Sir Williams Way.

2.8 This arrangement has been submitted to Norfolk County Council for initial comment however they have decided due to the site not being allocated they will not review the proposals nor provide any further comments, unless the details are formally submitted to Broadland DC and it is referred back to the Highway Authority.

2.9 On the basis that the above new roundabout access is to be provided, it is considered that the above access arrangement can serve up to a further 240 dwellings. However it is our understanding that foul water flows from this number of dwellings could not be accommodated at the sewage treatment works, please see Para 3 of this report for further details.

3.0 SEWAGE TREATMENT CAPACITY

Existing Capacity of the Works

3.1 As the development area is undeveloped agricultural land, at present no foul flows are generated from the proposed developed area.

- A 225mm diameter gravity foul sewer serving the residential area of Aylsham crosses the site running from west of the site, in the Belt Farm vicinity to the south into the Sir Williams Lane development. The sewer then passes under the bypass connecting to the existing Aylsham STW. See Drawings 633-500-068D & 959-00-001

3.2 Further foul water sewers are present in St William's Lane and Dunkirk, as well as Millgate.

Waste Water Treatment Capacity

3.3 Aylsham and the vicinity are served by Aylsham STW, located east of the Aylsham bypass, with direct discharge to the River Bure.

3.4 It is our understanding that a growth scheme for Aylsham has commenced implementation and that additional foul capacity has been provided at the STW. This is due to flows being diverted away from the Aylsham STW to the existing Coltishall STW which previously served the former RAF base.

3.5 It is our understanding that due to this growth scheme there is currently some spare capacity within the treatment works, which could be utilised by this development. Further upgrade works to the STW may however be required in the future.

3.6 As the proposals for the site are developed in more detail, a pre-development enquiry should be undertaken with AWS in order to ascertain available capacity at that time as any planned future developments may take priority.

Proposed Connection

3.7 It is envisaged that the foul flows form the new development will discharge to the current gravity foul sewer which crosses the site, however due to its lack of depth an on-site pumping station will be required to ensure a connection can be made.

3.8 The provision of an adoptable on-site FW pump station will allow a single point of connection to the existing gravity Sewer.

3.9 Usual allowances should be made when planning any site layouts to allow for cordon sanitaire and easements to the existing FW sewer.

4.0 SURFACE WATER MANAGEMENT

4.1 The site falls towards the Rive Bure to the north. Currently Greenfield and agricultural land. Soakage tests were undertaken in the land to the south of the development and results were found to be variable across the site. Infiltration techniques were found to be unsuitable due to the presence of underlying unstructured chalk and poor infiltration rates. However a site specific site investigation would be required to confirm whether SuDS/ Infiltration devices could be implemented on this site.

David Wilson Homes

4.2 The adjacent development adopted traditional forms of piped drainage throughout the site, these were split into two catchments northern and southern each discharging to a lagoon with flows limited by use of hydro-brakes. The southern with final discharge to the main AWS sewer in Sir Williams Lane and the northern lagoon River Bure via a newly constructed headwall.

Newly Proposed Development

4.3 Due to the constraints of the adjacent site it is envisaged that surface water discharge will take a similar form to that described above. A new lagoon will be required to attenuate surface water so that discharge can be maintained at Greenfield rates.

There are two options which will be dependant upon the progress of construction of the pond and associated piped network and discharging headwall into the river Bure. The Environment Agency will have to be consulted whichever option is adopted:

- Option 1 – utilise the existing pipeline and headwall to the River Bure if installed and connecting the discharge from the attenuating lagoon to manhole S268 see Drawings 633-500-003H & 959-00-003 just south of the unmade farm track to the north of the site.
- Option 2 – Site surface water drainage to discharge to the River Bure via an attenuation lagoon with newly installed piped network and headwall, details to be agreed with the EA.

Both of these solutions would also be subject a site specific site investigation to confirm whether SuDS/ Infiltration devices could be implemented on this site.

5.0 FLOOD RISK

5.1 The site is located largely within Flood Zone 1, defined as areas in which flooding is very unlikely to occur (less than 0.1 % chance of flooding each year); however the Flood Plain of the River Bure does extend to the Northern end of the site. The constraints plan drawing 959-00-001 shows extent of flooding for 1 in 100 yr event with an allowance for climate change.

5.2 The above plan was assembled utilising flood mapping data obtained from the Environment Agency dated September 2013.

5.2 Due to current guidelines within NPPF it is envisaged that no development will be permitted to take place within the flood zone.

6.0 SERVICES AND UTILITIES

6.1 As part of this appraisal existing record plans have been obtained from Utility Providers and information of strategic importance about the location of existing apparatus is superimposed onto Drawing 959-00-003. Existing utility provision and associated infrastructure is then expanded upon in the sections that follow.

6.2 Line search is a single point of contact for all initial enquiries relating to the apparatus owned and/or operated by members that comprise oil and gas companies as well as certain utility providers. An enquiry was therefore made to Line search: LS-100601-MV-608-VDN the result of which confirms that no member organisations are known to have any apparatus within the site.

6.3 Drawing 959-00-001 details the approximate location of apparatus crossing or in close proximity to the site to give an overview of the location of existing infrastructure. This drawing has been prepared from the numerous record plans received from the various utility providers. These plans have not been included as an appendix to this report. Copies of the original plans can be made available by Create Consulting Engineers Ltd upon request.

6.4 As can be seen from Drawings 7612-1-SP-02revE & 959-00-001 Anglian Water and UKPN have existing apparatus that crosses the site. Other utility providers have existing apparatus beneath carriageway and footways of the highways that bound the site. There is also a private irrigation main within the site also indicated on the constraints plan.

6.5 Salient information from the core utility providers for gas, water, electricity and telecommunications has been included within the constraints plan further consultations with these providers can be obtained regarding connection points upon further promotion of the sites development.

7.0 RECOMMENDATIONS

7.1 We believe a new access point could be achieved from the A140 through the inclusion of a new roundabout providing access to the site. The link road to the proposed roundabout will also afford means of a link to be made between the two sites and the possibility of extending the road to provide an additional access into the rear of the Academy site, which could be used to further reduce traffic movements on Sir Williams Lane.

7.2 Due to NCC declining to comment upon the proposed site access we recommend that early representations are made to Broadland District Council with respect to the extension of the development area. The proposed roundabout can be accommodated between the existing Barratts/DWH scheme and the programmed balancing lagoon. However there is little flexibility in its location; and as we don't have a fixed design it may be sensible to consider moving the lagoon in order to provide additional working ara and space to adjust the design.

7.3 Due to the implementation of the AWS growth scheme at the STW, it is our understanding that there is some spare capacity in the treatment works. The availability of this capacity and potential upgrades required would however be dependent upon an AW pre development enquiry at the time of submission.

7.4 Surface water discharge from the proposed development could be accommodated within network currently under construction discharging to the River Bure. This would be subject to the correct sizing of attenuation for the new development and details of the proposals would be subject to AW and EA approvals.

7.5 A large proportion of the site lies within FZ1 therefore development within these areas would be allowed following current guidance within NPPF.

7.6 Utilities constraints have been highlighted within drawing 959-00-001 further consultations with the utilities providers will be required upon further promotion of the sites development to agree points of connection.

8.0 DISCLAIMER

8.1 Create Consulting Engineers Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report.

8.2 The copyright of this report is vested in Create Consulting Engineers Ltd and Westmere Homes. The Client, or his appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or Westmere Homes Ltd.

8.3 Create Consulting Engineers Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such other parties rely upon the report at their own risk.

PLANS

N
Indicative
CREATE

NOTES:

1. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY '5978e a-01E' PRODUCED BY SURVEY SOLUTIONS DATED JUNE 2014.

SITE BOUNDARY

A140

EXISTING
ATTENUATION
POND

SITE
ACCESS

APPROXIMATE EXTENTS
OF EMBANKMENTS

VERGE

POTENTIAL ACCESS
TO AYLSHAM
ACADEMY SITE

PROPOSED LINK
TO SIR WILLIAM'S
LANE SITE

APPROXIMATE EXTENTS
OF EMBANKMENTS

A140

PROPOSED ROUNDABOUT DESIGN
ICD = 40m Ï
CENTRAL ISLAND = 26m Ï
A140 ROAD WIDTH = 7.3m
PROPOSED ROAD WIDTH = 6m

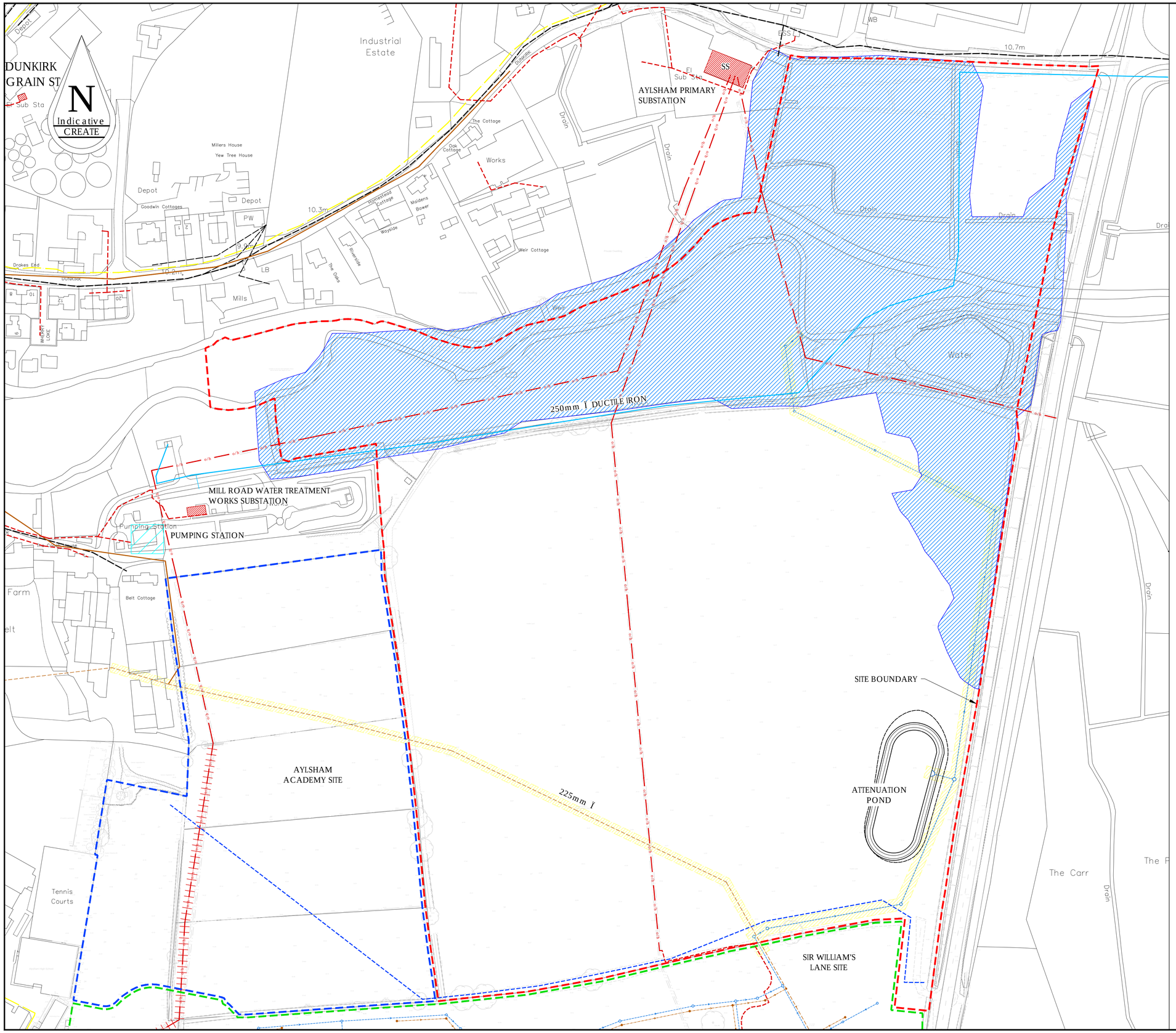
REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED

PROJECT: LAND ADJACENT TO THE RIVER BURE AYLSHAM, NORFOLK	DATE: 27.10.15	DRAWING STATUS: INFORMATION	
	SCALE(S): 1:500	DESIGNED: JPP / DRAWN: JPP	
DRAWING TITLE: PROPOSED ACCESS STRATEGY		CHECKED: KE / APPROVED: KE	
	JOB No: 959		
CLIENT	DRAWING No: 03/001	REVISION: -	

create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk

DO NOT SCALE ORIGINAL SHEET SIZE - A1 landscape



NOTES:

1. THIS DRAWING HAS BEEN BASED ON TOPOGRAPHICAL SURVEY '5978e a-01E' PRODUCED BY SURVEY SOLUTIONS DATED JUNE 2014.

KEY:

- FLOOD EXTENT
- SITE BOUNDARY
- SURFACE WATER SEWER
- SURFACE WATER MANHOLE
- FOUL WATER SEWER
- FOUL WATER MANHOLE
- SEWER EASEMENT (6m EASEMENT FOR I <750mm) (8m EASEMENT FOR I >750mm)
- WATER
- IRRIGATION MAIN
- BT
- ELECTRICITY
- OVERHEAD ELECTRICITY
- GAS

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED

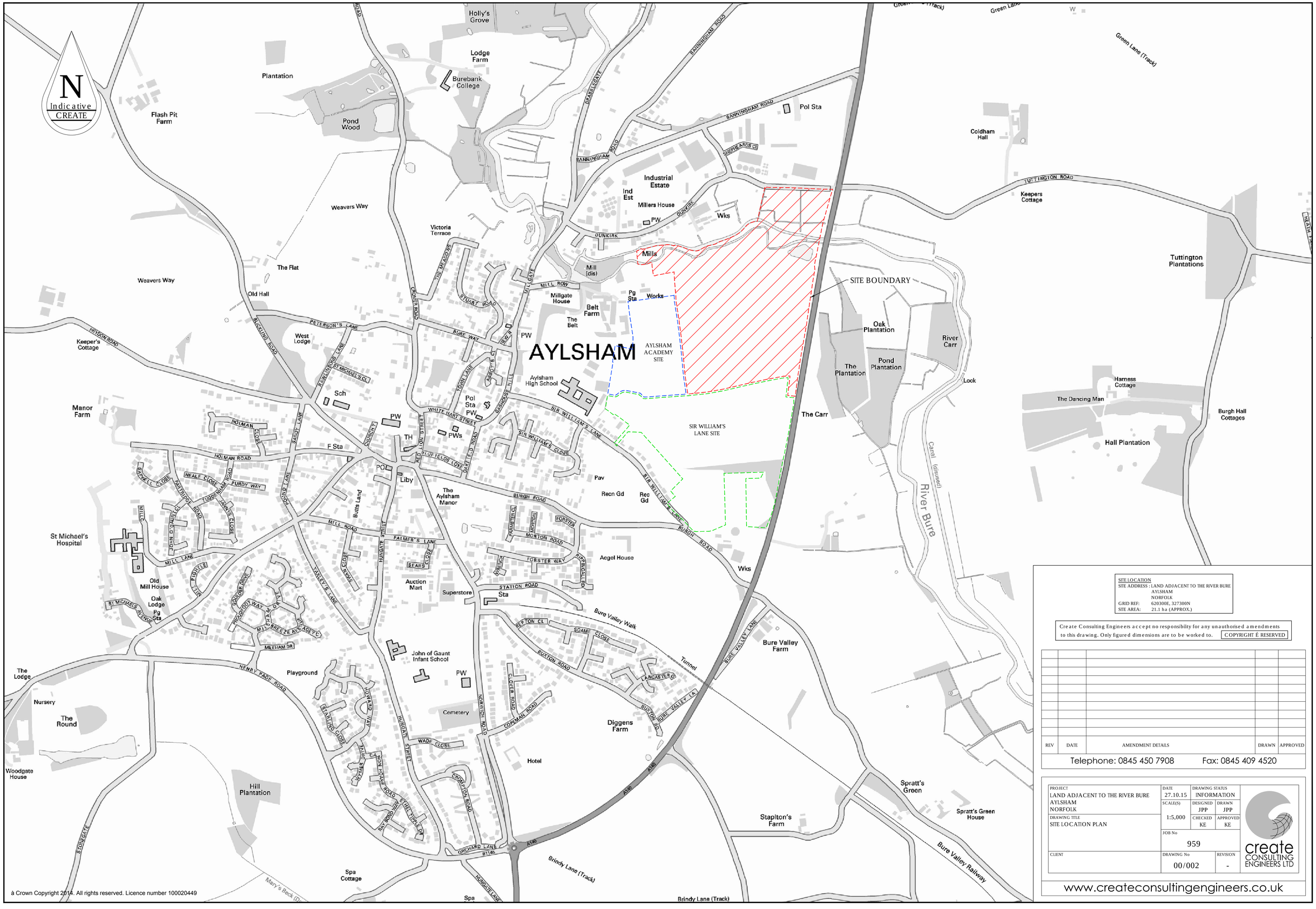
Telephone: 0845 450 7908 Fax: 0845 409 4520

PROJECT: LAND ADJACENT TO THE RIVER BURE AYLSHAM, NORFOLK	DATE: 27.10.15	DRAWING STATUS: INFORMATION	
	SCALE(S): 1:1,250	DESIGNED: JPP	DRAWN: JPP
DRAWING TITLE: CONSTRAINTS PLAN		CHECKED: KE	APPROVED: KE
	JOB No: 959		
CLIENT	DRAWING No: 00/001	REVISION: -	

create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk

DO NOT SCALE ORIGINAL SHEET SIZE - A1 Landscape



SITE LOCATION
SITE ADDRESS : LAND ADJACENT TO THE RIVER BURE
AYLSHAM
NORFOLK
GRID REF: 620300E, 327300N
SITE AREA: 21.1 ha (APPROX.)

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED

Telephone: 0845 450 7908 Fax: 0845 409 4520

PROJECT: LAND ADJACENT TO THE RIVER BURE AYLSHAM NORFOLK	DATE: 27.10.15	DRAWING STATUS: INFORMATION	
	SCALE(S): 1:5,000	DESIGNED: JPP / DRAWN: JPP	
DRAWING TITLE: SITE LOCATION PLAN		CHECKED: KE / APPROVED: KE	
	JOB No: 959		
CLIENT	DRAWING No: 00/002	REVISION: -	

create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk

DO NOT SCALE ORIGINAL SHEET SIZE - A1 Landscape

EXISTING DRAWINGS

REV	REVISION NOTES	DATE	ENG.
E	HV ROUTE AMENDED	03-08-15	PA
D	POC #3 LOCATION AMENDED & ADDITIONAL INFO ON POC #4	14-07-15	PA
C	HV NETWORK RECONFIGURED	09-07-15	PA
B	HV LAYOUT AMENDED	16-03-15	PA
A	FOR APPROVAL	19/02/2015	PA

N

HV POC #3
1x HV POLE TERMINATION
185mm² AL TRIPLEX, XLPE ONTO
NEW UKPN HV POLE UKPN TO FIT 2x STAYS WIRES WITH 6m SPREAD
NEW POLE NEEDS TO BE A MINIMUM OF 6m FROM SIT BOUNDARY
TRICONNEX TO LEAVE SUFFICIENT
LENGTH OF 185mm² AL TRIPLEX, XLPE
FOR UKPN TO ERECT AND TERMINATE
UKPN REF:401580279

185mm² AL TRIPLEX, XLPE

1x HV TRANSITIONAL STRAIGHT JOINT
185mm² AL TRIPLEX, XLPE TO
300mm² AL TRIPLEX, XLPE

UKPN TO DISMANTLE AND REMOVE 11kV HV POLE 14
UKPN REF:401580279

300mm² AL TRIPLEX, XLPE

EXISTING 11kV OVERHEAD CABLE

EXISTING 3c-95mm² W/F

EXISTING 3c-185mm² W/F

EXISTING 3c-300mm² W/F

2x 125mm DUCT

UKPN TO REMOVE EXISTING 11kV OVERHEAD CABLE

UKPN TO DISMANTLE AND REMOVE 11kV HV POLE 13
UKPN REF:401580279

EXISTING 2x 185mm² AL TRIPLEX, XLPE
FROM PREVIOUS PHASE UKPN REF:401556539

UKPN TO DISMANTLE AND REMOVE 11kV HV POLE 12
UKPN REF:401580279

HV POC #5
1x HV STRAIGHT JOINT
300mm² AL TRIPLEX, XLPE ONTO
EXISTING UKPN
185mm² AL TRIPLEX, XLPE
UKPN REF:401580279

2x HV TRANSITIONAL STRAIGHT JOINTS
2x 185mm² AL TRIPLEX, XLPE TO
2x 300mm² AL TRIPLEX, XLPE

2x 185mm² AL TRIPLEX, XLPE

HV POC #4
2x HV POLE TERMINATIONS
2x 185mm² AL TRIPLEX, XLPE ONTO
NEW HV "H" POLE WITH 2 X STAY WIRES BY UKPN
TRICONNEX TO LEAVE SUFFICIENT
LENGTH OF 2x185mm² AL TRIPLEX, XLPE
UKPN TO ERECT AND TERMINATE
UKPN REF:401580279

EXISTING 11kV OVERHEAD CABLE

EXISTING UKPN POLE 2

Plot 279 and boundary fencing to be set out.

Proposed Route of HV

HV POC
2x HV STRAIGHT JOINTS
2x 300mm² AL TRIPLEX, XLPE ONTO
EXISTING 2x 185mm² AL TRIPLEX, XLPE
FROM PREVIOUS PHASE UKPN REF:401556539
TO LOOP INTO HV NETWORK
UKPN REF:401580279

2x 300mm² AL TRIPLEX, XLPE

3x 125mm DUCT

EXISTING 185mm² AL TRIPLEX, XPLE TO BE ABANDONED
FROM PREVIOUS PHASE UKPN REF:401556539
EXISTING 185mm² AL TRIPLEX, XPLE
FROM PREVIOUS PHASE UKPN REF:401556539

UKPN TO DISMANTLE AND REMOVE 11kV HV POLE 11
UKPN REF:401580279

EXISTING 185mm² AL TRIPLEX, XPLE TO BE ABANDONED

EXISTING 185mm² AL TRIPLEX, XPLE

EXISTING UKPN POLE 10

EXISTING UKPN HV CABLE

L.A.P.

L.E.A.P.

ALLOTMENTS

INFORMAL P.O.S.

Surface water attenuation

ROAD 2

Type 2 Feeder Road

Type 6 Mews

Private Drive

Shared surface

Existing track

Existing foul drainage

A 140

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

DESIGN APPROVED BY
UK POWER NETWORKS
13-08-15

WARNING
ALL EXCAVATION SHOULD BE DONE BY TAKING THE APPROPRIATE SAFETY PRECAUTIONS IN THE "HEALTH & SAFETY EXECUTIVE GUIDE Note47" (HSEg47) "AVOIDING DANGER FROM UNDERGROUND SERVICES" TAKING COGNIZANCE OF THE FACT THAT OTHER PLANT MAY BE IN THE VICINITY WHICH IS NOT SHOWN ON THE PLANS.

MAINS CABLE DUCTING:
- SHALL BE TO ENATS 12-24, EMBOSSED "ELECTRICAL CABLE DUCT" ON OPPOSING SIDES.
- 1 x 'SPARE' CABLE DUCT SHOULD BE INSTALLED AT ROAD CROSSINGS.
- SIZES GIVEN ON DRAWING REFER TO INTERNAL DIAMETER.

CROSS SECTION VIEWS: NTS

DRAWING KEY

SOLID LINE - EXISTING CABLING, COLOUR DEFINES VOLTAGE RATING	VARIES	
DASHED LINE - PROPOSED CABLING, COLOUR DEFINES VOLTAGE RATING,	VARIES	
PROPOSED 11kV MAIN CABLING.	RED	
PROPOSED 6.6kV MAINS CABLING.		
PROPOSED LV MAINS CABLING.	BLUE	
PROPOSED LV SERVICE CABLING.	PURPLE	
PROPOSED CABLE DUCT.		
PROPOSED EARTHING CABLE.		
PROPOSED EARTHING ROD (⏚) .		
B.J. (BREECH JOINT) , S.J. (STRAIGHT JOINT) , B.E. (BOTTLE END) , SERVICE JOINT COLOUR DEFINES VOLTAGE RATING		L1 L2 L3
PHASE ALLOCATION.		L1 L2 L3
METER POSITIONS.		(M)
STREETLIGHT COLUMN		
EXISTING HV POLE		

SERVICE ROUTES
ALL SERVICE ROUTES ARE INDICATIVE ONLY AND MUST BE CONFIRMED ON SITE BY THE INSTALLATION CONTRACTORS REPRESENTATIVE. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT ALL SERVICE ROUTES ARE WITHIN THE DEMISE OF THE PROPERTY BEING SUPPLIED AND THE EXACT LOCATION OF DUCTS ARE CLEARLY IDENTIFIED.

Planning Drawing Only
Obtain up-to-date utility records from asset owner before commencing work.

The details supplied on this drawing are intended to be used for information only and are not representative of any binding or contractual agreement between R & D Network Design and any other parties involved. The positions of existing mains is given for guidance only and, as such, no liability can be accepted by R & D Network Design Ltd for any damage caused to, nor any injury sustained, as a result of interference with such apparatus. Before any onsite works commence an up to date copy of the relevant utilities records must be obtained.

Design supplied for and on behalf of: .

TRICONNEX
4 Tamdown Way
Braintree
Essex
CM7 2QL
01736 322680

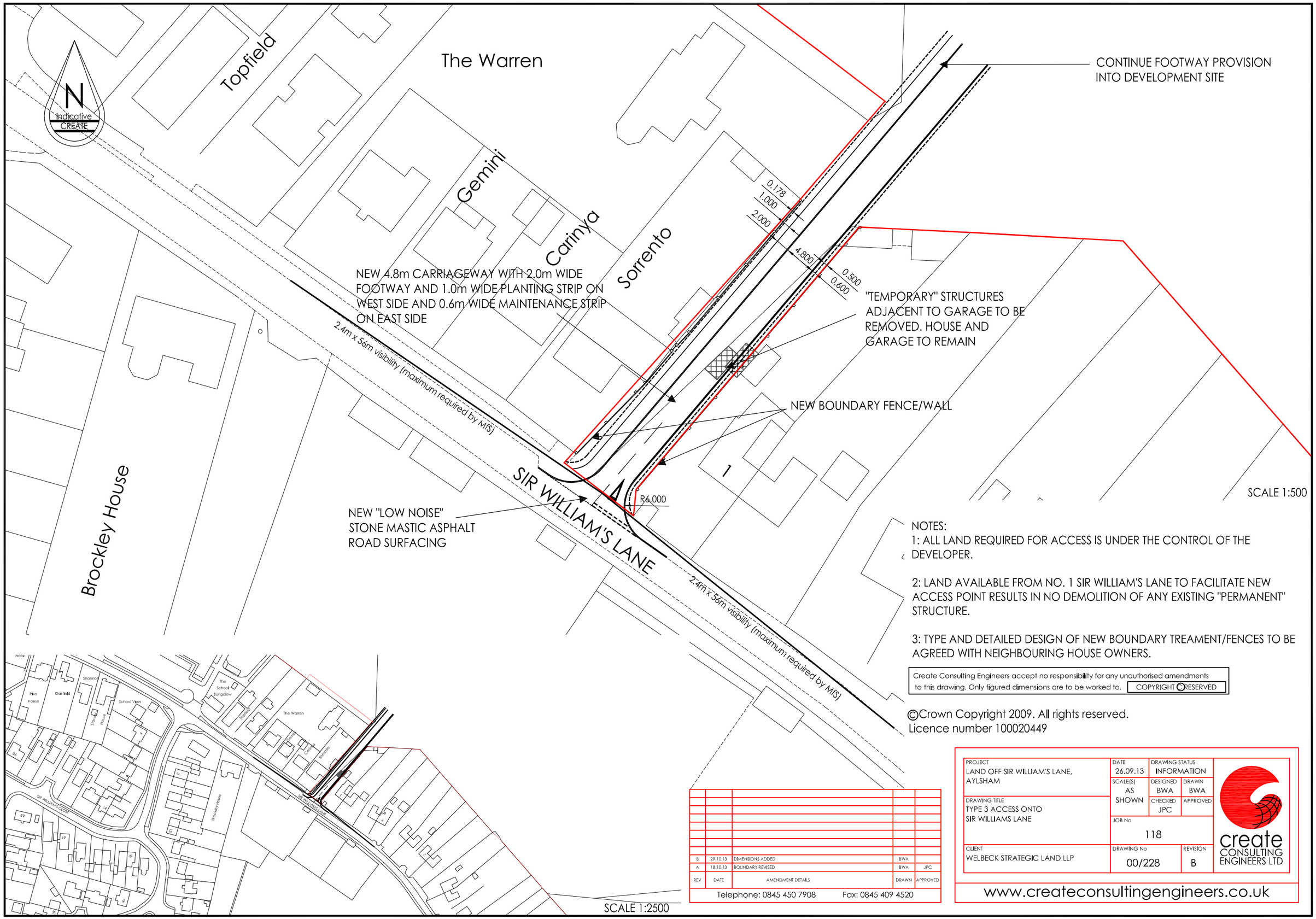
R&D networkdesign
R & D Network Design Ltd
Blue Pit Mill
Queensway
Rochdale
OL11 2YW

Client	TRICONNEX	Client Ref	X167
Site Address	11kV Cable Diversion Off Sir William Lane Aylsham Norwich NR11 6AW		
Title	Site Plan with Cable Routes SHEET 2		
Drawn By	PA	Date	19-02-15
Checked By	DK	Date	20/02/2015
Approved By	MR (TRICONNEX)	Date	27/02/2015
Scale	1:500 @ A0		
Revision	E		
Drawing No	7612-1/SP/02		

DANGER
HIGH VOLTAGE
OVERHEAD CABLES
PRESENT

DANGER
HIGH VOLTAGE CABLES
PRESENT EXPOSE ALL
CABLES BEFORE
JOINTING

0m 5m 10m 20m 30m 40m 50m



NOTES:

1: ALL LAND REQUIRED FOR ACCESS IS UNDER THE CONTROL OF THE DEVELOPER.

2: LAND AVAILABLE FROM NO. 1 SIR WILLIAM'S LANE TO FACILITATE NEW ACCESS POINT RESULTS IN NO DEMOLITION OF ANY EXISTING "PERMANENT" STRUCTURE.

3: TYPE AND DETAILED DESIGN OF NEW BOUNDARY TREAMENT/FENCES TO BE AGREED WITH NEIGHBOURING HOUSE OWNERS.

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
B	29.10.13	DIMENSIONS ADDED	BWA	
A	18.10.13	BOUNDARY REVISED	BWA	JPC

Telephone: 0845 450 7908 Fax: 0845 409 4520

PROJECT: LAND OFF SIR WILLIAM'S LANE, AYLSHAM	DATE: 26.09.13	DRAWING STATUS: INFORMATION	
	SCALE(S): AS SHOWN	DESIGNED: BWA	DRAWN: BWA
DRAWING TITLE: TYPE 3 ACCESS ONTO SIR WILLIAMS LANE		CHECKED: JPC	APPROVED:
	JOB No: 118		
CLIENT: WELBECK STRATEGIC LAND LLP	DRAWING No: 00/228	REVISION: B	

create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk

ORIGINAL SHEET SIZE - A3 Landscape

DO NOT SCALE