



W471 – Land at Harleston, Norfolk
Utilities Overview Note
December 2018

Introduction

This note has been prepared to identify any potentially significant constraints to development associated with utilities infrastructure.

The site lies to the west of the A143, east of Mendham Lane, and south of Green Lane, and extends to approximately 27 ha which is predominantly undeveloped land. The site is a greenfield site and is therefore not connected to the local utility networks; however, the site does border the serviced settlement of Harleston.

The development proposals comprise a residential-led mixed use scheme of approximately 350 dwellings and employment uses.

A combined services plan highlighting the existing service infrastructure in the vicinity of the site is attached to this note.

Local Plan

The Greater Norwich Local Plan (GNLP) October 2018 Housing and Economic Land Availability Assessment (HELAA) Addendum includes a high level assessment of the suitability of each site with regards to the capacity of utility networks. This site has been given the reference GNLP2136.

This site is given an ‘Amber’ classification for Utilities Capacity and a ‘Green’ classification for Utilities Infrastructure. The latter ‘Green’ output refers to no constraints presented by strategic utilities infrastructure crossing the site.

Appendix A of the December 2017 HELAA explains that a site is considered to have an ‘Amber’ Utilities Capacity classification if one or more of the utility networks (electricity, gas, water supply, and wastewater) does not currently have spare capacity to serve the site, but that there is the potential for network improvements to be made which will provide the required capacity. Given this definition it is reasonable to expect the ‘Amber’ category to apply to a significant number of the HELAA sites.

Appendix A also discusses that utility providers will be consulted as part of the HELAA. Paragraph 5.6 of the HELAA clarifies that the utilities capacity assessment element was established from written comments from Anglian Water. Following meetings with UK Power Networks and National Grid (energy providers) there were no known overriding constraints to the delivery of sites.



Paragraph 5.10 of the HELAA goes on to explain that Anglian Water assessed the sites under their own criteria. It is reasonable to conclude therefore that a positive assessment from Anglian Water (an 'Amber' or 'Green' output) can be considered robust.

Utilities Infrastructure

There are a number of electricity cables and gas mains adjacent to the site, including a GTC network serving the new development at the Mendham Lane roundabout. There is also a high voltage overhead cable crossing the northern part of the site which can be undergrounded / diverted in accordance with the wayleave agreement and as required to suit the proposed development layout.

There are a number of telecommunications cables within the A143 verge that forms the south-eastern boundary of the site. There are water mains to the west and south-east of the site with a decommissioned main crossing the corner of the site in the vicinity of the Mendham Lane roundabout; none of the easements affect the site.

Linesearch has shown there are UKPN and Zayo Group transmission infrastructure in the vicinity of the site but neither constrains the proposed development.

Drawing No. W471 – 400 attached to this note shows the utility infrastructure in close proximity to the site and hence the 'Green' output for Utilities Infrastructure given within the HELAA.

New Utilities Supply

UK Power Networks own and maintain the electricity network serving Harleston, albeit GTC (an Independent Distribution Network Operator) control the network installed as part of the Persimmon development at the north-west corner at the Mendham Lane roundabout. A local connection to either the low voltage or high voltage cables would provide a supply for the proposed development, the latter requiring a small area within the layout for a sub-station. Should any minor off-site reinforcements works be necessary then these would be funded by the proposed development.

Cadent Gas own and maintain the gas network in the area. A local connection to the medium pressure mains is envisaged for this location and scale of development. Again should any minor network reinforcement works be necessary, these would be funded by the proposed development. With the connection being to a medium pressure network there will be a requirement to locate a gas governor on the site. An alternative point of connection may be to the newly installed GTC mains within the Persimmon development.

Anglian Water (AW) own and operate the local water supply network. The new charging rules introduced by Ofwat in April 2018 updated the way in which water companies charge for new connections to their clean water supply network. Under the new charging regime each development



pays a per connection charge. The funds raised under the new regime are pooled (by AW) and used for carrying out improvements to the network to cater for growth in the region.

BT has a statutory obligation to provide telecommunication services but it will be the developer's responsibility to arrange the required service at the appropriate time when the development proposals are advanced.

Should any local utility networks have insufficient spare capacity to serve the proposed scale of development, this would explain the 'Amber' classification under the Utilities Capacity heading within the HELAA. However, in line with the definition of an 'Amber' rating within Appendix A of the HELAA, the above explains how any necessary improvements would be delivered.

Wastewater Drainage

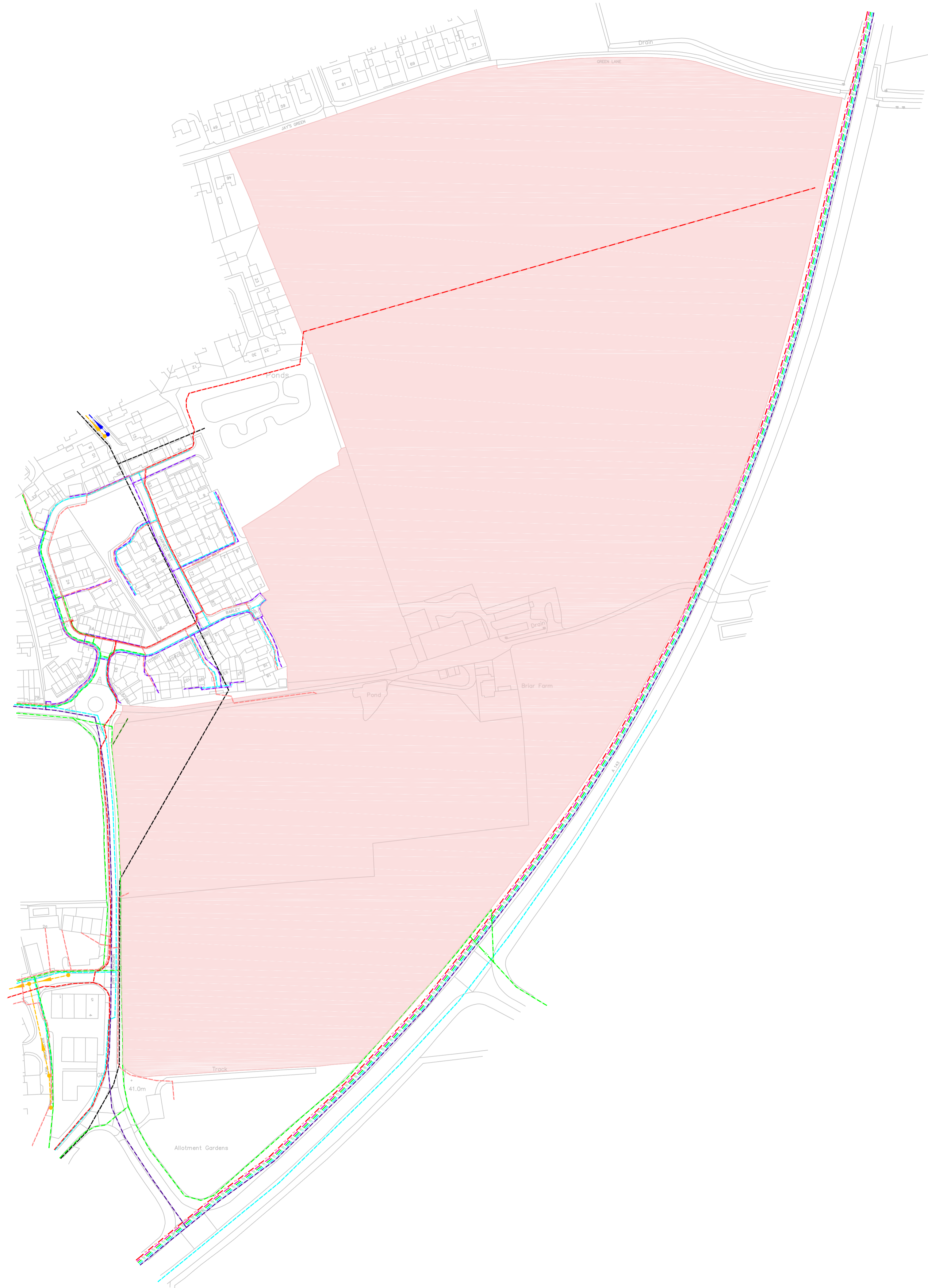
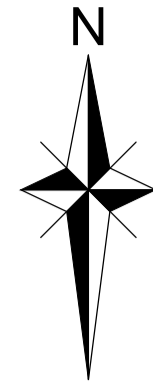
Anglian Water (AW) own and maintain the wastewater network serving Harleston. There are a number of public foul water sewers to the west of the site serving the adjacent developed area.

The new charging rules also updated the way in which sewerage providers charge for new connections to their wastewater network. Under the new charging regime each development pays a per connection charge. The funds raised under the new regime are pooled (by AW) and used for carrying out improvements to the wastewater network to cater for growth in the region. The new charging regime helps to remove the variability in sewerage connection charges via the Section 98 process by effectively spreading the cost of improvements throughout a provider's region. This in turn helps to improve site viability by removing what would have previously been classed as an abnormal cost.

The wastewater conveyance network is highly unlikely to have sufficient spare capacity to serve this proposed scale of development which would trigger an 'Amber' classification under the Utilities Capacity heading within the HELAA. However, the new charging regime provides the mechanism for network upgrades which aligns with the definition of an 'Amber' rating within Appendix A of the HELAA where improvements to facilitate capacity are available.

Appended Information:

Drawing No. W471 - 400 Combined Services Plan



KEY

- SITE AREA
- UK POWER NETWORKS HV OH CABLES
- UK POWER NETWORKS HV UG CABLES
- UK POWER NETWORKS LV UG CABLES
- ANGLIAN WATER FOUL WATER SEWER
- ANGLIAN WATER SURFACE WATER
- ANGLIAN WATER POTABLE WATER MAIN
- ANGLIAN WATER ABANDONED POTABLE WATER MAIN
- GTC LP MAINS
- NATIONAL GRID MP MAINS
- BT OH CABLES
- BT UG CABLES
- VIRGIN MEDIA UG CABLES
- INSTALCOM UG CABLES
- TELENT UG CABLES
- ZAYO UG CABLES

NOTES

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. The actual position of the services must be verified and established on site before any work is undertaken.

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Approximate positions only

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REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY	CHECKED BY			
-	DP	-			
SCALE @ A1 SIZE	DATE				
D.N.S.	13/12/2018				

PROJECT TITLE
LAND AT HARLESTON, NORFOLK

DRAWING TITLE
COMBINED SERVICES PLAN

CLIENT
M SCOTT PROPERTIES LIMITED

CANNON

CONSULTING ENGINEERS

Highways, Transport & Infrastructure Planning

Peckhouse, 20 Eastcheap
London,
EC3M 1EB
Tel: 020 7717 5870
info@cannonce.co.uk

Cambridge House, Larwades
Business Park, Keritford,
Newmarket, CB8 7FN
Tel: 01638 555107
www.cannonce.co.uk

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