

GNLP REGULATION 18.C CONSULTATION REPRESENTATIONS DOCUMENT: APPENDICES  
*SITE REFERENCE GNLP0485*

## CAISTOR LANE, CAISTOR ST EDMUNDS



# *APPENDIX 1*

## Transport Note

### Land north of Caistor Lane,

### Caistor St Edmund

## 1.0 Introduction

This report has been prepared by Rossi Long Consulting (RLC) to support proposals for land north of Caistor Lane, Caistor St Edmund, Norfolk.

The vision masterplan for the site is shown on Figure 6 of Glavenhill representatives report, and includes a publicly accessible country park, residential development of circa 180 dwellings, a serviced site for a new primary school of up to circa 420 places, together with a serviced site for a new community building, playing pitches, and open green space.

The development would provide much needed dwellings locally, new educational facilities, and provide recreational facilities with excellent connections to existing woodland, public footpath, and foot/cycleway facilities.

The site is located west of and north of existing residential areas, and would therefore connect well with existing dwellings, services, and facilities.

The purpose of this note is to detail the access proposals for the development.

## 2.0 Site Access

In terms of access to and from the site, an initial appraisal has been undertaken by RLC – a synopsis of which is provided below. The solutions provided are intended as an initial investigation as to what is deliverable – subject to approval from Norfolk County Council (NCC).

In summary, three access points are proposed to land north of Caistor Lane. These are shown on the accompanying plans and described below:

### 'Eastern' Access

This is the most appropriate point of access to the proposed development (except the country park), since not only is it the closest to the existing settlement of Poringland and Framlingham Earl, it provides appropriate visibility and the closest connection to the existing pedestrian/cycle network via Caistor Lane – approximately 300m to the east at the new David Wilson Homes' development 'Brickle Wood Avenue'. Previous experience shows that NCC Highways wish for this connection to be a new 3.0m wide pedestrian/cycle path (as shown on RLC Drawing No.191576/CL-01).

It is proposed that access to the residential, educational, and community elements of the development would take the form of a Priority T-junction connecting to a Type 2 road from Caistor Lane – with a 6.0m wide carriageway and 3.0m wide shared use foot/cycleway provided. This can all be accommodated within land available.

The majority of the proposed housing development will be served by a Type 3 loop road, although the school will require a continuation of the Type 2 road to facilitate access by coaches.

In terms of a Type 3 road, current policy is for a carriageway width of 4.8m - although this is more frequently sought as 5.5m now in line with emerging highway policy for Norfolk. Type 3 roads currently require a minimum 1.5m footway either side of the carriageway – which, along with a 5.5m wide carriageway can be accommodated within the site (see illustrative masterplan).

The proposed access and foot/cycleway arrangements for the eastern access are shown on RLC's Drawing No. 191576/CL-01.

Whilst the eastern access alone would be appropriate to serve the proposed scheme, it is considered beneficial to provide a further access for emergency vehicles and non-motorised users.

#### 'Middle' Access

This access is proposed for emergency and pedestrian/cycle access only. Lockable bollards would be provided to ensure this was used solely by emergency vehicles.

A pedestrian footway link is also possible between the eastern and middle accesses on the northern side of Caistor Lane (i.e. as far as no.81). By utilising existing highway verge a footway of 1.8m width appears feasible, with local narrowing to 1.5m for a short section. This footway would also provide a connection for existing dwellings on Caistor Lane.

The proposed access and footway arrangements for the middle access are shown on RLC's Drawing No. 191576/CL-02.

#### 'Western' Access

It is proposed that this access is only used for access to the car park for the proposed country park. Internal pedestrian links can be provided from this area of the site to connect to the proposed eastern access for pedestrian/cycle connectivity.

Due to its location and proposed use, it is proposed that the western access road would take the form of a 4m wide informal road. This would be tarmacked for the first 15m to accord with NCC Highway's requirements, with a more rural and informal treatment thereafter.

It is proposed to extend the existing 30mph speed limit from its existing location on Caistor Lane to the western end of the visibility splay from the western access to ensure that vehicular speeds past the accesses are appropriate. Further traffic calming measures could be provided as considered appropriate.

Pedestrian links would also be provided from the western access and boundary of the site to enable pedestrian connectivity with the existing Boudicca Way footpath (see illustrative masterplan).

The proposed access arrangements for the western access are shown on RLC's Drawing No. 191576/CL-03.

### Overall Connectivity

The proposed development could enable access for pedestrians/cyclists through to the eastern adjoining Bennet Homes 'Millgate' site and also through Skittles Wood to the south-east (which in turn connects into 'Highland'), and possibly too 'The Ramblers' estate – all of which connect back to either Caistor Lane or Norwich Road.

These potential points of access along with the proposed 3.0m wide foot/cycleway facilities on Caistor Lane will connect the site to existing foot and cycleway facilities at Bricklewood Lane and Norwich Road to the east.

Thereafter, there are existing excellent foot/cycleway facilities to Framlingham Earl High School and along Norwich Road to the north and Poringland to the south. Indeed, Framlingham Earl High School and Sports Centre is within 700m walking distance from the site's eastern proposed access, with a shared pedestrian/cycle link provided all the way from Caistor Lane to the centre of Poringland.

Conversely, the majority of existing local dwellings and urban areas within Poringland are located along the Norwich Road and The Street corridor to the south of the site. Therefore, by providing safe, convenient pedestrian and cycle links to the existing facilities on Norwich Road, existing local residents within Poringland and Framlingham Earl will have a simple, safe route to the residential, educational, and recreational facilities proposed to be provided on the site.

In terms of connectivity to public transport facilities, existing bus stop facilities are provided on Norwich Road adjacent to the junction with Caistor Lane – within 500m from the proposed eastern access. From these bus stops regular services are provided to Bungay and stops in-between to the south, and Norwich city centre to the north.

The proposed wider access arrangements for the site are shown on RLC's Drawing No. 191576/CL-04 and Pro:works Drawing No.0629-10-040.

In conclusion, the above study and attached plans provide an indication of the proposed sustainable access strategy to the site for both vehicles and non-motorised users – which it is intended can be taken forward and developed further in conjunction with the local planning and highway authorities.

## 3.0 Highway Safety

It is important to review and identify any significant highway safety issues and provide an analysis of the recent accident history of the study area.

The Government has released accident data for England and Wales under the OGL open data licence. Based on this data the 'Crashmap' website enables accidents to be shown on a map.

'Crashmap' uses data collected by the police about road traffic accidents occurring on British roads where someone is injured. This data is approved by the National Statistics Authority and reported on by the Department for Transport each year. The site uses data obtained directly from official sources but compiled into an easy-to-use format showing each incident on a map.

A check has been made of the accident records in the vicinity of the site on Caistor Lane, Caistor St Edmund.

No 'slight', 'serious' or 'fatal' accidents have been recorded within the locality of the site on Caistor Lane, any of the 3 proposed points of access, or indeed at the junction with Norwich Road to the east during the most recent 5-year period available from 2015 to 2019 inclusive.

The absence of accidents recorded in the vicinity of the site indicates that there are no inherent safety concerns to take into account of in the local area.

It is therefore considered that there is no reason why the development proposals should significantly impact upon highway safety in this area.

## 4.0 Summary

This Transport Note has been prepared by Rossi Long Consulting in support of proposals for development of much needed dwellings, education, community, recreation, and green infrastructure facilities with connections to existing woodland and footpath facilities.

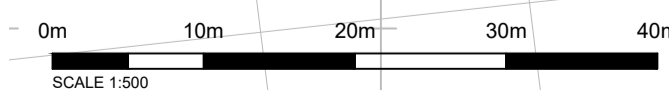
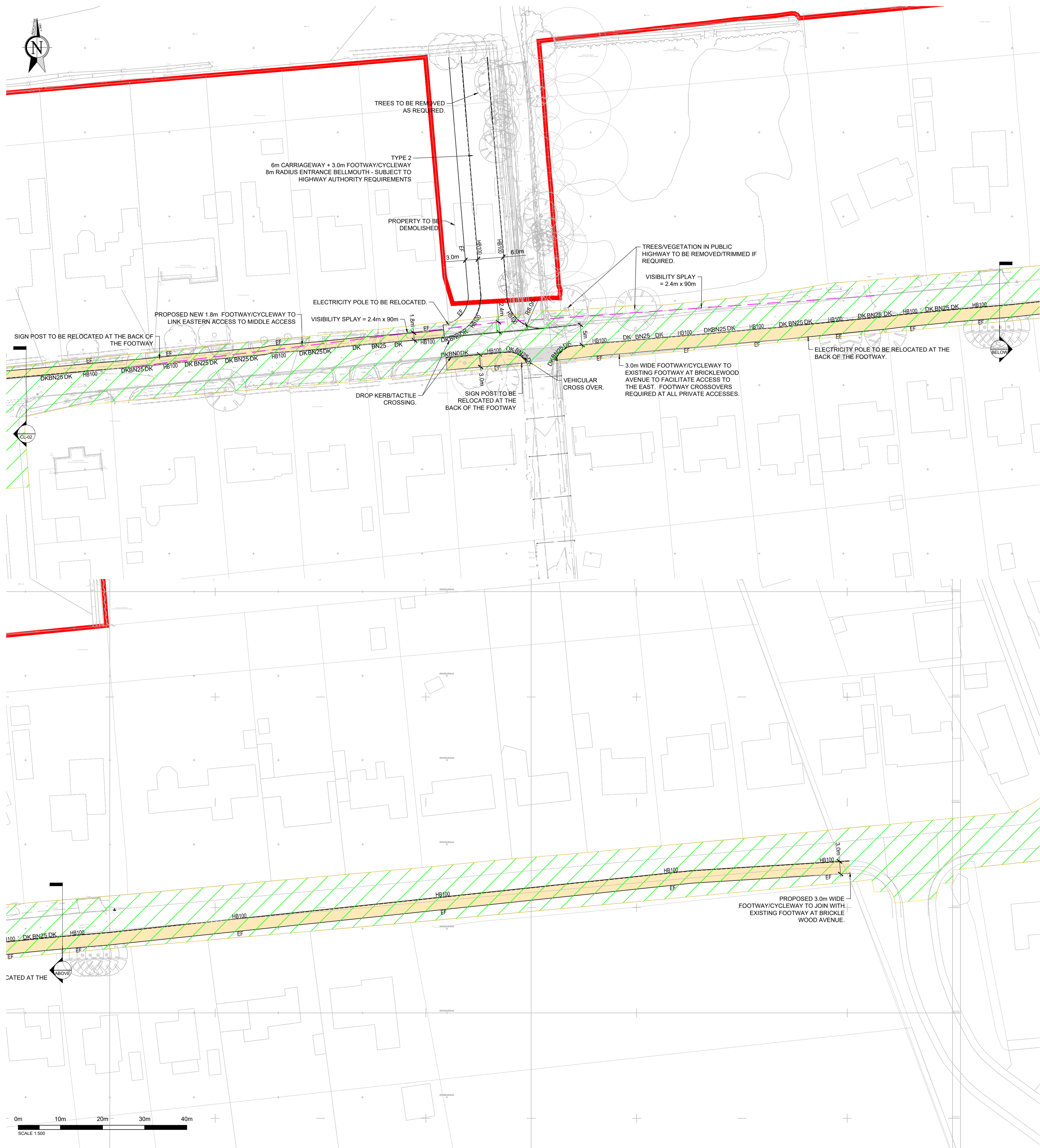
Accompanying drawings show an appropriate access strategy to connect the site with existing infrastructure – both by motorised and sustainable travel modes.

In summary, the up to date evidence provided within this Note shows that there are no significant safety, capacity, or access reasons why the proposals for the site should not be supported.

Prepared by	Approved by
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LEGEND	
	SITE BOUNDARY
	ASPHALT ROAD
	NEW FOOTWAY
	EMERGENCY ACCESS
	SCALED HIGHWAY BOUNDARY FROM OS PLANS RECEIVED FROM NCC.
	ROAD KERB (HALF BATTERED - 100mm FACE)
	BACK EDGE OF FOOTWAY
	BULLNOSE KERB
	DROP KERB
	FLUSH KERB
	VISION SPLAY

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P5	REVISED TO GSL COMMENTS	02.03.20	JL	LF
P4	REVISED TO NEW TOPOGRAPHIC SURVEY	24.02.20	JL	LF
P3	REVISED TO NEW TOPOGRAPHIC SURVEY	17.02.20	JL	LF
P2	CYCLEWAY REVISIONS.	03.12.19	CEW	LF
P1	PRELIMINARY ISSUE.	03.12.19	CEW	LF

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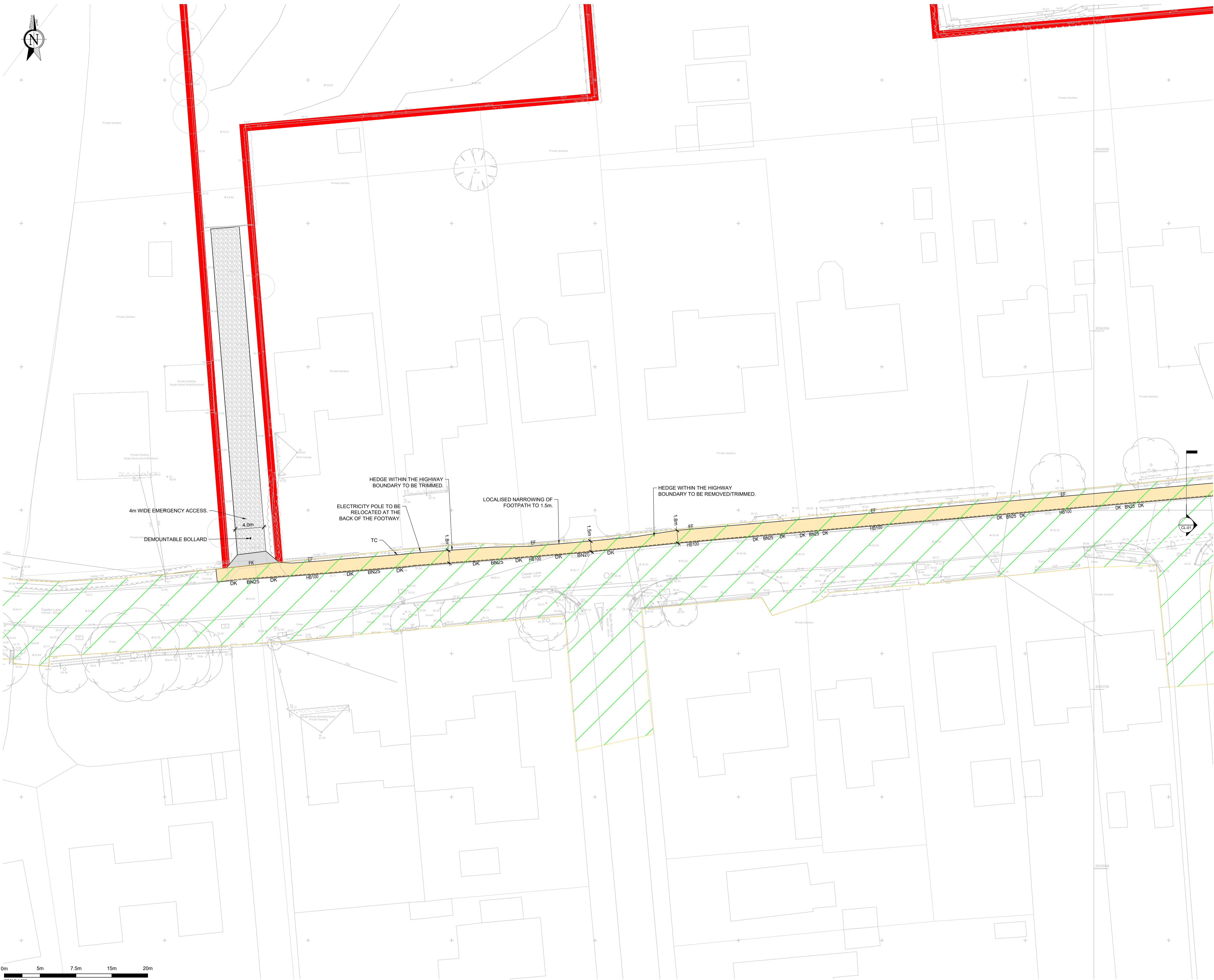
**CLIENT**  
 GLAVENHILL STRATEGIC LAND LTD

**PROJECT**  
 LAND NORTH OF CAISTOR LANE  
 CAISTOR ST EDMUNDS

**TITLE**  
 PROPOSED EASTERN ACCESS

DRAWN	AUTHORISED	DATE	SCALE AT A1
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PROJECT NO.	DRAWING NO.	REV	
191576	CL-01	P5	

**STAGE:**  
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**LEGEND**

- SITE BOUNDARY
- ASPHALT ROAD
- NEW FOOTWAY
- EMERGENCY ACCESS
- SCALED HIGHWAY BOUNDARY FROM OS PLANS RECEIVED FROM NCC.
- ROAD KERB (HALF BATTERED - 100mm FACE)
- BACK EDGE OF FOOTWAY
- BULLNOSE KERB
- DROP KERB
- FLUSH KERB
- VISION SPY

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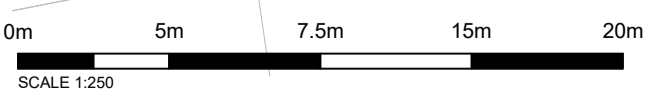
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**PROJECT**  
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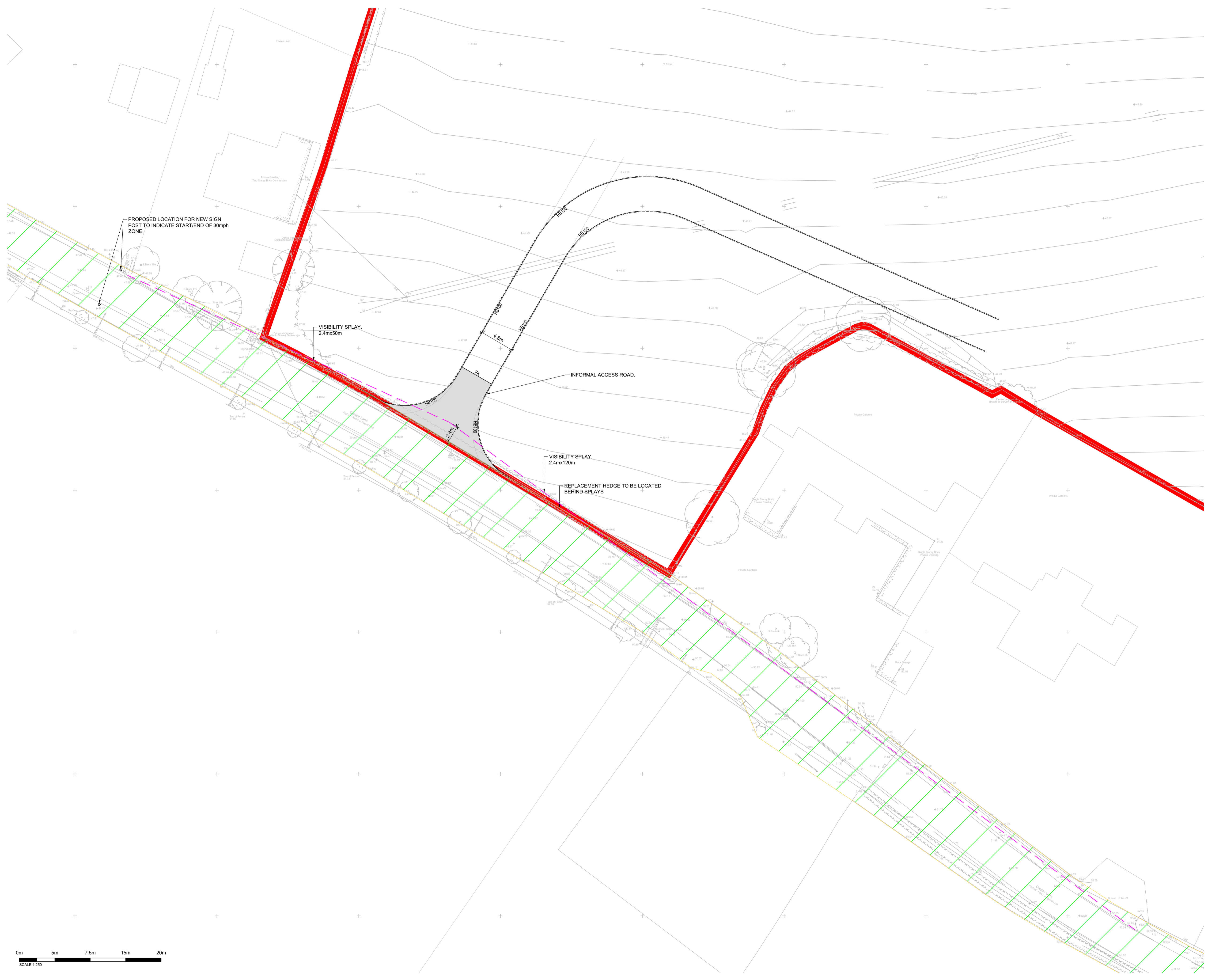
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PROJECT NO.	DRAWING NO.	REV	
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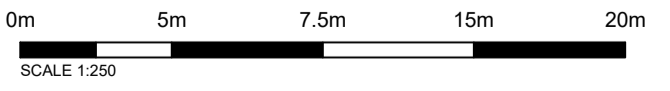
**CLIENT**  
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**PROJECT**  
 LAND NORTH OF CAISTOR LANE  
 CAISTOR ST EDMUNDS

**TITLE**  
 PROPOSED WESTERN ACCESS (COUNTRY PARK)

DRAWN	AUTHORISED	DATE	SCALE AT A1
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PROJECT NO.	DRAWING NO.	REV	
191576	CL-03	P3	

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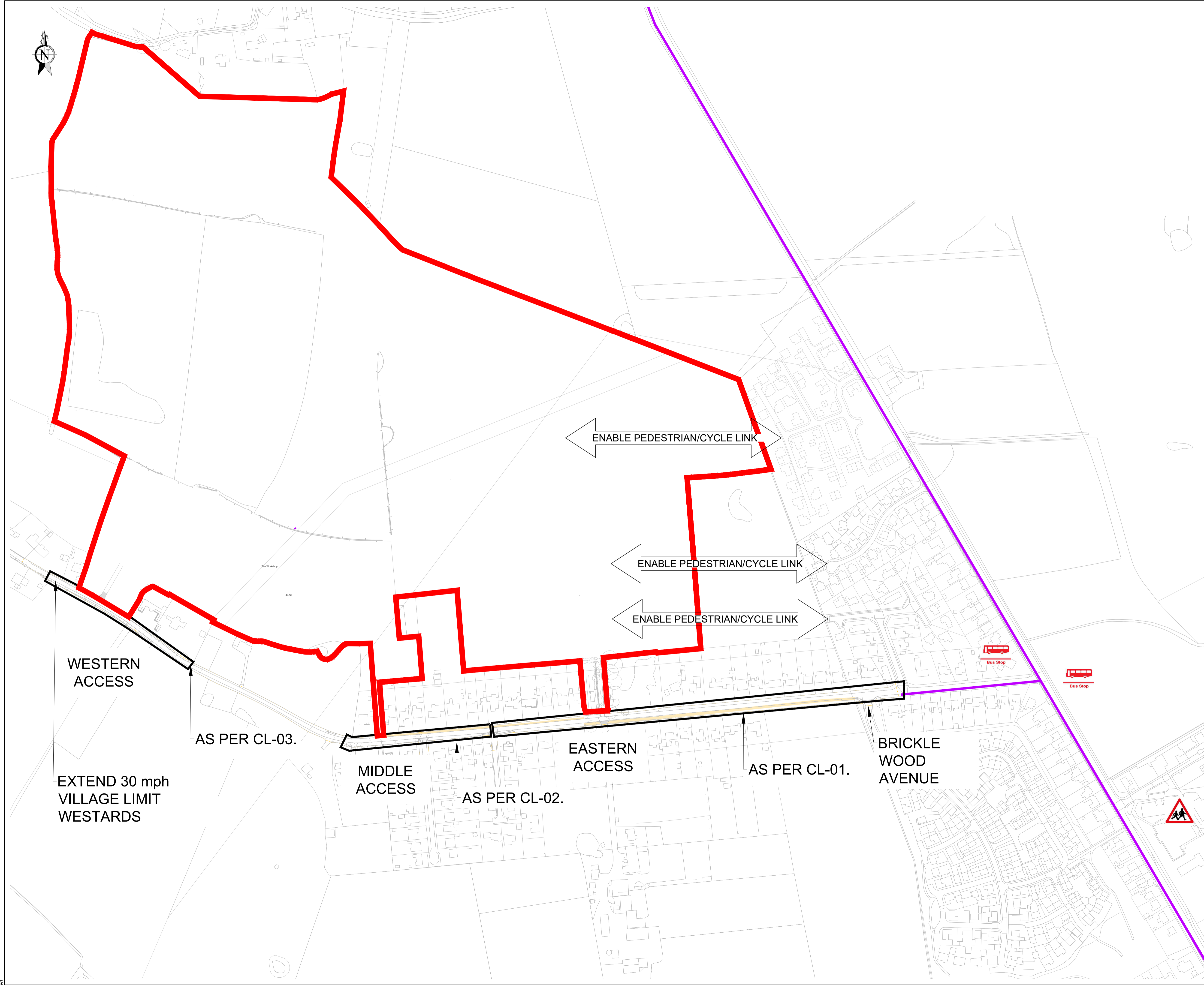
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**KEY**

	SITE BOUNDARY
	BUS STOP
	SCHOOL
	EXISTING FOOTWAY/CYCLEWAY
	PROPOSED FOOTWAY/CYCLEWAY



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**TITLE**  
 SITE LOCATION AND ACCESSIBILITY PLAN

DRAWN	AUTHORISED	DATE	SCALE AT A1
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PROJECT NO.	DRAWING NO.	REV	
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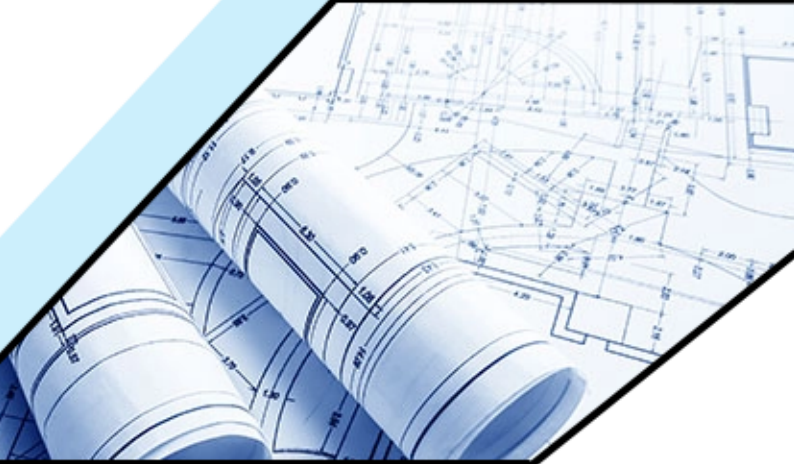
**STAGE:**  
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## *APPENDIX 2*

# WHEATMAN PLANNING

PLANNING CONSULTANTS

## Primary Care Provision Caistor St Edmund/Framinghams/Poringland



## Primary Care Provision : Caistor St Edmund/Framinghams/Poringland

<b>Prepared</b>	<b>Status</b>	<b>Authorised for Release</b>
<b>Prepared by:</b> Simon Wheatman	Final	SW 17.02.2020
<b>Checked by:</b> Deirdre Linehan		
<b>Document Issue:</b>		
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## Introduction

This report has been commissioned by Glavenhill Limited to examine the level of GP provision against the number of registered patients for the medical practices serving Caistor St Edmund. Primary healthcare for this area is principally provided by two GP practices – Heathgate, and Old Mill and Millgate Medical Practices located in the Framinghams/Poringland. The area falls within the fringes of the catchment for other surgeries, but these two are the most immediate.

One method for assessing provision is the number of patients per GP at a practice. This is acknowledged as a basic assessment but it is one widely used; other factors that may influence the availability of appointments with medical practitioners will be the opening hours, the size and make-up of wider clinical team including nurses, healthcare assistants, counsellors and pharmacy staff and even the number of consultation rooms. Deprivation levels and age can also impact on demand for services.

Due to this complexity, the Care Quality Commission does not have a formula or ratio for the number of GP sessions that should be provided per 1,000 patients. This, it says, is because care is provided using different models with a variety of skill mix: using GPs, advanced nurse practitioners, practice nurses, physician associates and healthcare assistants. Practices take differing approaches dependent on their circumstances.

## Establishing a Benchmark

The BMA's GPC (General Practitioners Committee) first discussed a Campaign for Safe Working in General Practice in February 2016. Its report, *"Responsive, safe and sustainable: our urgent prescription for general practice"*, published in April 2016, was an attempt by the profession to quantify the needs of the service both operationally and strategically.

The report examined the number of appointments a GP should be offering, the calculation used was based on an average patient list of 1600 patients in 2014.

The NHS in England has produced the *"GP Forward View"* (April 2016)<sup>2</sup> and the King's Fund has published *"Understanding pressures in General Practice"* (May 2016).<sup>3</sup> Both papers clearly identify workload as one of the major causes of the current situation within general practice and recognise the need for solutions.

There is no official maximum number of patients per GP or a formula for the practice as a whole. In 2015 the Royal College of General Practitioners document *"Patient safety implications of general practice workload"*, stated that 'there is no concept of "full" in the general practice setting'.

The average number of registered patients per GP in England has risen from approximately 1600 in 2014 to 2087 in 2019.

A study in the Netherlands (*"Is Practice Size the Key to Quality of Care"*, Homborgh and Campbell, 2013) which looked at practice size and whether this was key to quality of care, found with over 2000 patients per GP quality declined.

Advanced Nurse Practitioners (ANP) within the workforce of a practices, with a specific set of clinical competencies including requesting diagnostic imaging and tests, and prescribing for medically less complicated cases can reduce the daily workload on GPs.

## Level of GP Provision in Framinghams/Poringland

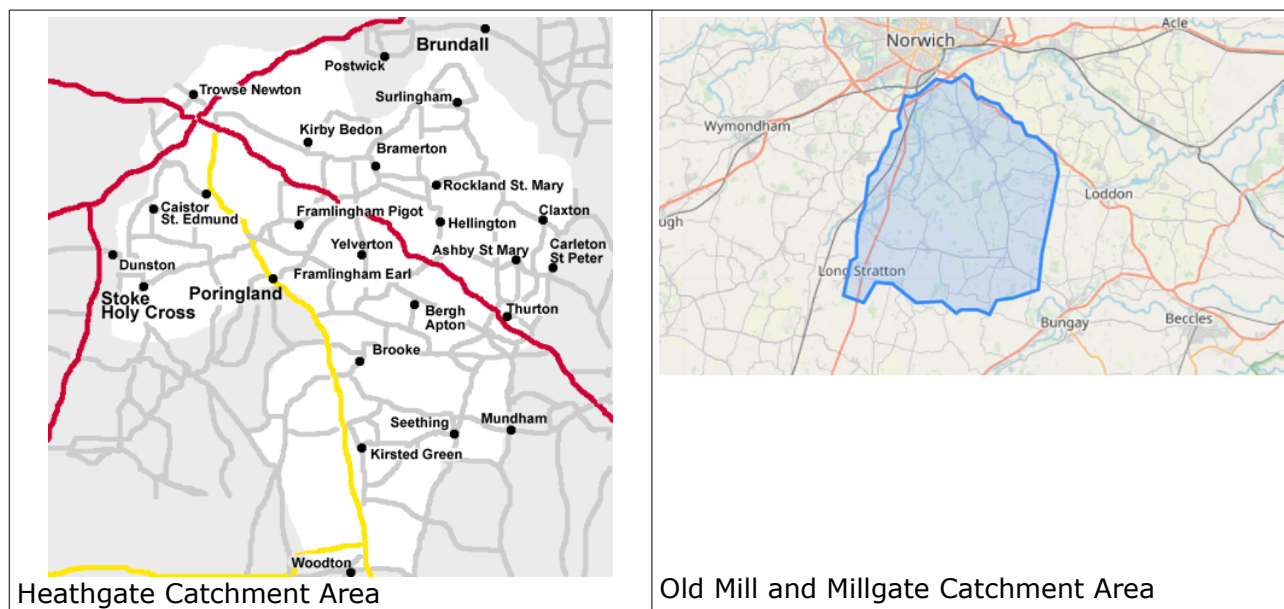
Framinghams/Poringland has two GP's surgeries, currently the practices have a combined total of 12.75 FTE GPs plus allied professions and support staff. Examination of the figures available from the NHS for patients registered with the surgeries indicates the figure increased from 15,697 in 2014 to 17,953 in 2019. Workforce data for FTE is not available for 2014, just the GP headcount and this shows an increase in 1 GP between the two surgeries over the same time period.

It should also be noted that the catchment areas for these two surgeries are overlapping with other local surgeries. Heathgate serves an area to the north, north-east and south-east of Framinghams/Poringland; this overlaps with a number of other surgeries, not least the Chet Valley Medical Practice in Loddon and the Humbleyard Practice in Hethersett. While the Old Mill and Millgate practice serves an area predominantly to the south and the rural area overlaps with surgeries in Long Stratton and partly with Hethersett; the boundary of the former actually covers the western part of the built up area of Framinghams/Poringland. The catchment areas for the two practices are shown below in Diagram 1.

Both practices are accepting new patients, and these bring additional funding to the surgery, consequently it is conceivably that any new patients would be accepted by the surgeries.

The Old Mill and Millgate Medical Practice has a new purpose build centre on Hardy Road with space for future expansion, but the site for the Heathgate practice on The Street is constrained and any potential ground floor extension, if required, would impact on car parking provision; the addition of floor space at first floor level is possible, but normally of limited use for patients without the provision of a lift.

Diagram 1: Catchment Areas



## Changes 2014 – end of 2019

There have been changes over the last six years, with increases to the patient lists for both practices and also changes to the number of GPs.

Over the six years from 2014 to 2019 the number of registered patients has increased:

Table 1: Registered Patients 2014 - 2019

	2014	2015	2016	2017	2018	2019	Net Gain 2014 - 19
Heathgate	8602	8685	8781	9112	9390	9598	996
Old Mill & Millgate	7095	7238	7441	7846	8134	8355	1260
	15697	15923	16222	16958	17524	17953	2256

Source:NHS Business Services

Over the same period, the number of GPs has shown only marginal fluctuations when comparing the GP count figures (note these are not FTE figures).

Table 2: GP Count 2014 - 2019

	2014	2015	2016	2017	2018	2019	Net Change 2014 - 19
Heathgate	8	6	8	9	10	8	0
Old Mill & Millgate	6	9	7	6	7	7	1
	14	15	15	15	17	15	1

Source: NHS Business Services

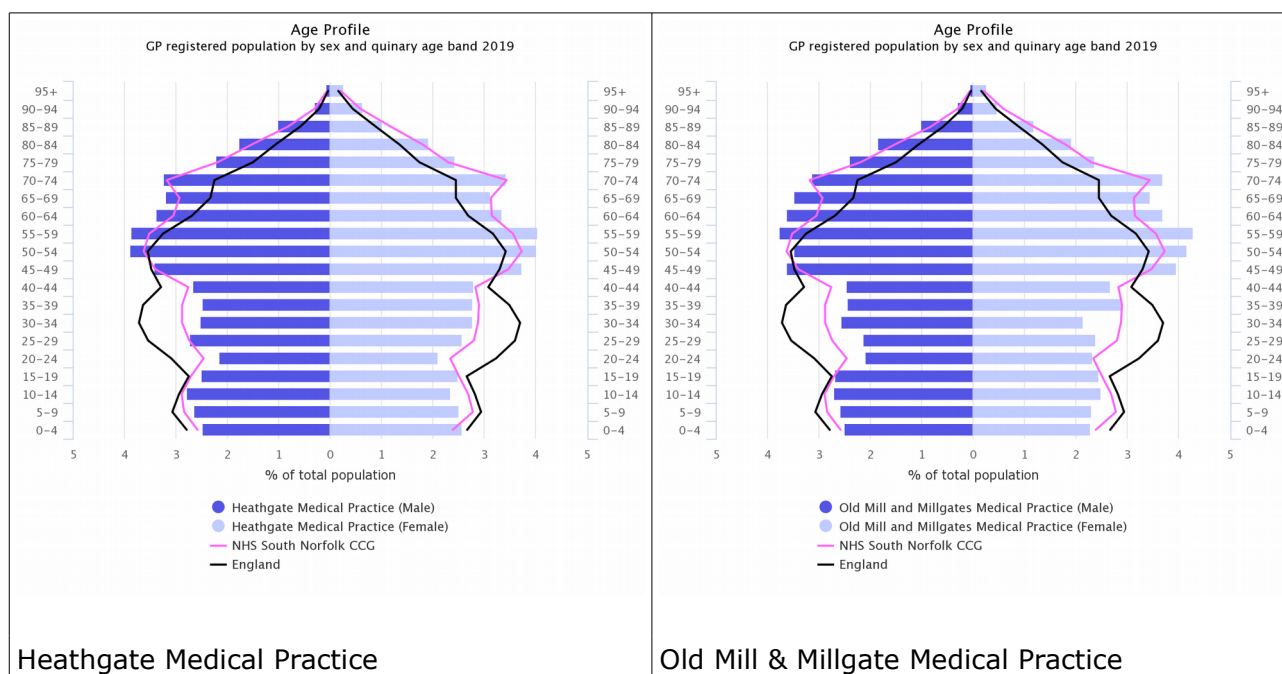
Currently, based on the September 2019 figures the two practices have a ratio of 1,194 patients per GP at the Old Mill and Millgate Medical Practice, and the Heathgate Medical Practice is 1,669. These ratios are calculated on the FTE GPs in the practices.

In comparison with the figures for the NHS East of England region, this has an average of 1,489 per GP (including registrars and locum doctors).

The age structure of the patients for each of the medical practices is shown below.



**Diagram 2: Age Structure 2019**



Source: NHS Digital

Both closely follow the profile for the South Norfolk CCG with no significant variations beyond 1%.

### Patient Satisfaction Survey

NHS England together with Ipsos MORI publish Official Statistics from the GP Patient Survey. The survey provides information on patients' overall experience of primary care services and their overall experience of accessing these services.

The 2019 survey headline results for the two practices show:

- At the Heathgate practice 92% of respondents find it easy to get through to this GP practice by phone, at the Old Mill and Millgate this was 85% (CCG average 71% and national average 68%).
- 85% of respondents at Heathgate describe their experience of making an appointment as good, with the Old Mill and Millgate being 75% (CCG average 69% and national average 67%).
- For respondents who usually get to see or speak to their preferred GP when they would like to, this was 62% at Heathgate and 41% at the Old Mill and Millgate practice (CCG average 47% and national average 48%).
- With reference to respondents describing their overall experience of the GP practice as good, this was 94% at Heathgate and 89% at the Old Mill and Millgate practice (the average for the CCG was 85% and 83% nationally).

Examination of all 18 questions, the Heathgate practice exceeded both the average for the CCG and national figures. Whereas the Old Mill and Millgate exceeded both the CCG and national figures on 14 questions, matched the CCG average but exceeded the national average on 2 questions, and were below the CCG and national average on 2 questions (patients getting to see or speak to the GP of their choice, and delay beyond appointment time). Full breakdown is provided in the Appendices.

## Comparison with GP practices in other JCS Key Service Centre Settlements

When comparing the ratio of patients to the number of doctors for the two surgeries against the ratio for other surgeries in Key Service Centre (KSC) settlements identified in the Joint Core Strategy, the GP/patient ratios within these range from 1,343 (Chet Valley Medical Practice, Loddon) to 2,445 at the Reepham and Aylsham Medical Practice. The Old Mill and Millgate Medical Practice in Poringland has the lowest ratio of all the KSC settlements.

Examination of the age cohorts of the patient list does not reveal any significant differences between the two surgeries and those surgeries in the other KSC settlements, or in the South Norfolk CCG area (above).

Table 3: Comparison with Medical Practices in Key Service Centres

Practice Location & Reference	Patients (1)	GP Count (2)	GP FTE (3)	Ratio
Acle (D82104)	9,291	8	6.10	1,523
Blofield (D82080)	7,027	8	4.00	1,757
Brundall (D82080)	8,064	4	3.30	2,444
Hethersett (D82064)	20,357*	0	0.00	2,262
Hingham (D82085)	6,405	6	3.90	1,642
Loddon (D82006)	8,727	8	6.50	1,343
Long Stratton (D82037)	11,152	7	6.90	1,616
Poringland – Heathgate (D82078)	9,598	7	5.75	1,669
Poringland – Old Mill & Millgate (D82036)	8,355	8	7.00	1,194
Reepham & Aylsham (D82030)	9047*	4	3.70	2,445
Reepdham – Market Surgery	9,746	9	5.50	1,772
Wroxham (D82025)	9,017	6	4.30	2,097

Source: NHS Digital – General Practice Workforce

Table 4: Comparison of Age Cohorts

Practice Location & Reference	Patient Age Cohorts %									
	0 - 9	10-19	20-29	30-39	40-49	50-59	60-69	70-79	80-89	90+
Acle (D82104)	4.62	5.31	4.42	4.57	5.70	7.69	6.85	6.54	2.66	0.44
Blofield (D82080)	6.03	5.26	3.54	5.09	6.25	7.16	5.80	6.20	2.47	0.42
Brundall (D82080)	4.74	4.82	4.82	5.27	5.56	7.54	7.51	6.12	2.80	0.29
Hethersett (D82064)	6.04	5.63	4.32	5.98	6.81	6.65	5.31	5.44	2.33	0.43
Hingham (D82085)	4.32	4.89	4.91	4.50	5.54	7.92	7.45	6.30	2.47	0.26

Loddon (D82006)	4.43	6.16	4.84	4.90	5.52	7.50	6.88	5.94	2.54	0.46
Long Stratton (D82037)	5.33	5.65	4.71	5.43	5.99	7.46	6.56	5.69	2.19	0.30
Poringland – Heathgate (D82078)	5.01	5.36	4.79	5.25	5.83	7.90	6.36	5.47	2.78	0.47
Poringland – Old Mill (D82036)	5.38	5.20	4.26	4.95	5.82	7.31	6.91	5.58	2.68	0.42
Reepham & Aylsham (D82030)	4.31	6.00	4.32	4.42	5.87	7.65	7.16	6.73	2.59	0.44
Reepdham – Market Surgery	4.67	5.29	4.69	5.09	5.26	7.26	6.61	6.66	2.42	0.37
Wroxham (D82025)	3.85	4.22	4.54	4.83	5.52	6.68	7.89	7.82	3.64	0.80

## Conclusions

The patient GP ratio for the two practices are favourable in comparison with surgeries in other Key Service Centres, the national average, the NHS East of England region, and the South Norfolk CCG averages; the Old Mill and Millgate practice being the lowest current figure out of all the KSC practices. Neither is there any significant imbalances in the age structure of the patient lists when compared to the figures of the local CCG area.



Clinical Commissioning Group

Practice Patients

NHS South Norfolk CCG

9,598

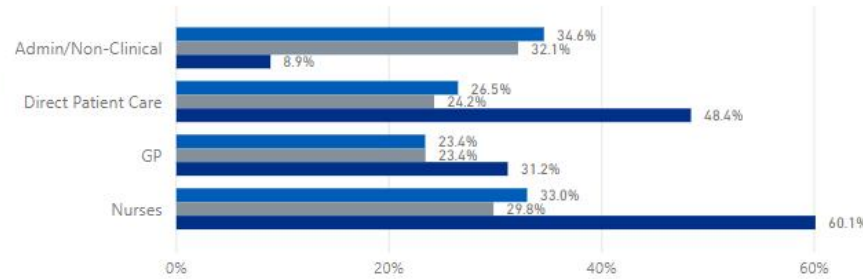
Contract Type

GMS

Percentage of Staff aged 55 or over, by FTE, CCG and England

● England ● CCG ● Practice FTE 55+ Ratio

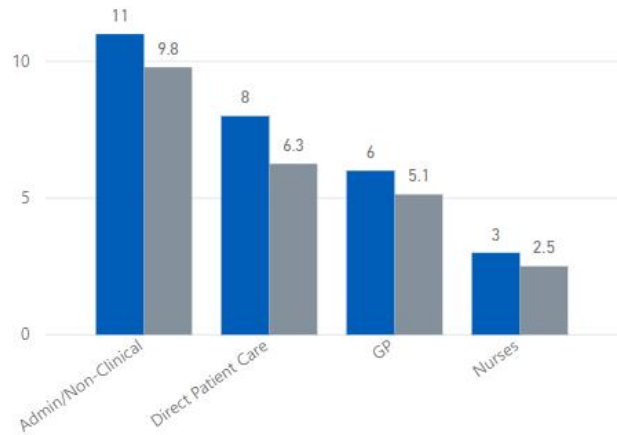
Practice Percentile Rank



8  
77  
70  
79

Practice Headcount and FTE by Staff Group

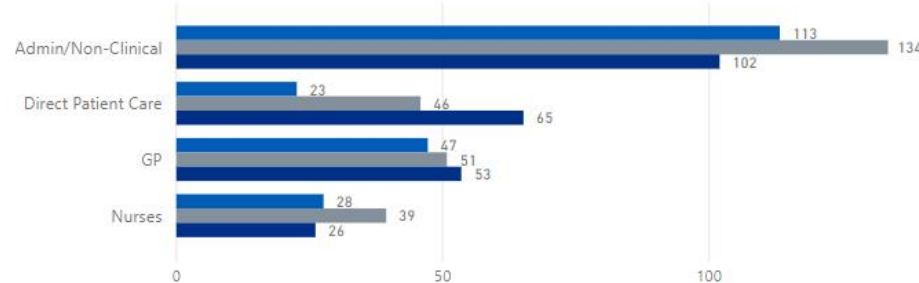
● Headcount ● FTE



Staff FTE per 100,000 patients, CCG and England

● England ● CCG ● Practice

Practice Percentile Rank



40  
96  
67  
57

GP Registrar records are excluded from these visuals to allow for fair comparison, as not all training placement locations are identified in the data.



Home



Back to CCG

Clinical Commissioning Group

Practice Patients

### NHS South Norfolk CCG

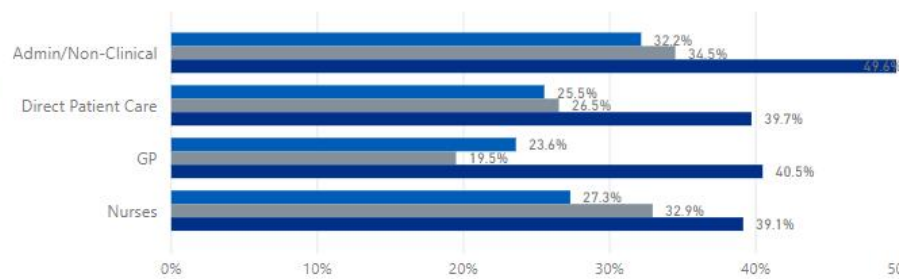
### 8,355

Contract Type

## GMS

Percentage of Staff aged 55 or over, by FTE, CCG and England

● CCG ● England ● Practice FTE 55+ Ratio

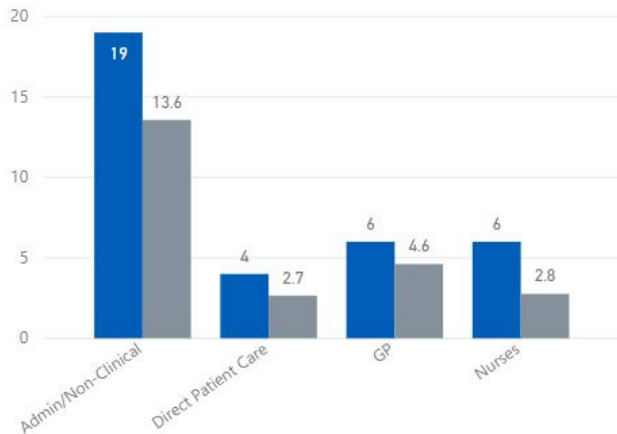


Practice Percentile Rank

72  
73  
69  
68

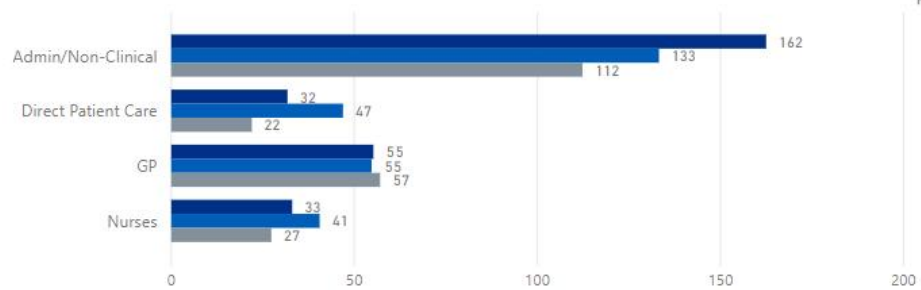
Practice Headcount and FTE by Staff Group

● Headcount ● FTE



Staff FTE per 100,000 patients, CCG and England

● Practice ● CCG ● England



Practice Percentile Rank

92  
85  
72  
75

Records extracted from Electronic Staff Record system are excluded from these visuals to allow for fair comparison.



Home



Back to CCG

Showing responses about **all questions** from **Add filter**

? Showing weighted results ▼

## Your local GP services

Heathgate Medical Practice ⓧ

Old Mill And Millgates Medical Practice ⓧ

Add Practice

% of patients who find it easy to get through to this GP practice by phone

**92%**

Local (CCG) average: 71%  
National average: 68%

**85%**

Local (CCG) average: 71%  
National average: 68%

Show breakdown ⊕

% of patients who find the receptionists at this GP practice helpful

**95%**

Local (CCG) average: 92%  
National average: 89%

**91%**

Local (CCG) average: 92%  
National average: 89%

Show breakdown ⊕

% of patients who are satisfied with the general practice appointment times available

**74%**

Local (CCG) average: 63%  
National average: 65%

**67%**

Local (CCG) average: 63%  
National average: 65%

Show breakdown ⊕

% of patients who usually get to see or speak to their preferred GP when they would like to

62%

Local (CCG) average:  
47%  
National average: 48%

41%

Local (CCG) average:  
47%  
National average: 48%

Show breakdown 

## Making an appointment

% of patients who were offered a choice of appointment when they last tried to make a general practice appointment

64%

Local (CCG) average:  
57%  
National average: 62%

64%

Local (CCG) average:  
57%  
National average: 62%

Show breakdown 

% of patients who were satisfied with the type of appointment they were offered

83%

Local (CCG) average:  
75%  
National average: 74%

77%

Local (CCG) average:  
75%  
National average: 74%

Show breakdown 

% of patients who took the appointment they were offered

97%

Local (CCG) average:  
95%  
National average: 94%

96%

Local (CCG) average:  
95%  
National average: 94%


Show breakdown 

% of patients who describe their experience of making


85%


75%




an appointment as good	Local (CCG) average: 69% National average: 67%	Local (CCG) average: 69% National average: 67%	
Show breakdown 			

## Your last appointment

% of patients who waited 15 minutes or less after their appointment time to be seen at their last general practice appointment	<p><b>83%</b></p> <p>Local (CCG) average: 68% National average: 69%</p>	<p><b>58%</b></p> <p>Local (CCG) average: 68% National average: 69%</p>	
Show breakdown 			

% of patients who say the healthcare professional they saw or spoke to was good at giving them enough time during their last general practice appointment	<p><b>94%</b></p> <p>Local (CCG) average: 88% National average: 87%</p>	<p><b>93%</b></p> <p>Local (CCG) average: 88% National average: 87%</p>	
Show breakdown 			

% of patients who say the healthcare professional they saw or spoke to was good at listening to them during their last general practice appointment	<p><b>95%</b></p> <p>Local (CCG) average: 90% National average: 89%</p>	<p><b>94%</b></p> <p>Local (CCG) average: 90% National average: 89%</p>	
Show breakdown 			

% of patients who say the healthcare professional they saw or spoke to was good at treating them with care and concern during their last general practice appointment

93%

Local (CCG) average:  
89%  
National average: 87%

93%

Local (CCG) average:  
89%  
National average: 87%

Show breakdown 

% of patients who were involved as much as they wanted to be in decisions about their care and treatment during their last general practice appointment

100%

Local (CCG) average:  
95%  
National average: 93%

96%

Local (CCG) average:  
95%  
National average: 93%

Show breakdown 

% of patients who had confidence and trust in the healthcare professional they saw or spoke to during their last general practice appointment

100%

Local (CCG) average:  
97%  
National average: 95%

99%

Local (CCG) average:  
97%  
National average: 95%

Show breakdown 

% of patients who felt the healthcare professional recognised or understood any mental health needs during their last

92%

Local (CCG) average:  
88%  
National average: 86%

97%

Local (CCG) average:  
88%  
National average: 86%

general practice  
appointment

Show breakdown 

% of patients who felt  
their needs were met  
during their last  
general practice  
appointment

97%

Local (CCG) average:  
96%  
National average: 94%

96%

Local (CCG) average:  
96%  
National average: 94%

Show breakdown 

## Your health

% of patients who say  
they have had  
enough support from  
local services or  
organisations in the  
last 12 months to  
help manage their  
long-term condition(s)

84%

Local (CCG) average:  
83%  
National average: 78%

86%

Local (CCG) average:  
83%  
National average: 78%

Show breakdown 

## Overall experience

% of patients who  
describe their overall  
experience of this GP  
practice as good

94%

Local (CCG) average:  
85%  
National average: 83%

89%

Local (CCG) average:  
85%  
National average: 83%

Show breakdown 

## *APPENDIX 3*

Project Ref: NH/SJB/191576 [Rev 02]

Date: 12 March 2020

## Flood Risk Screening and Scoping Study

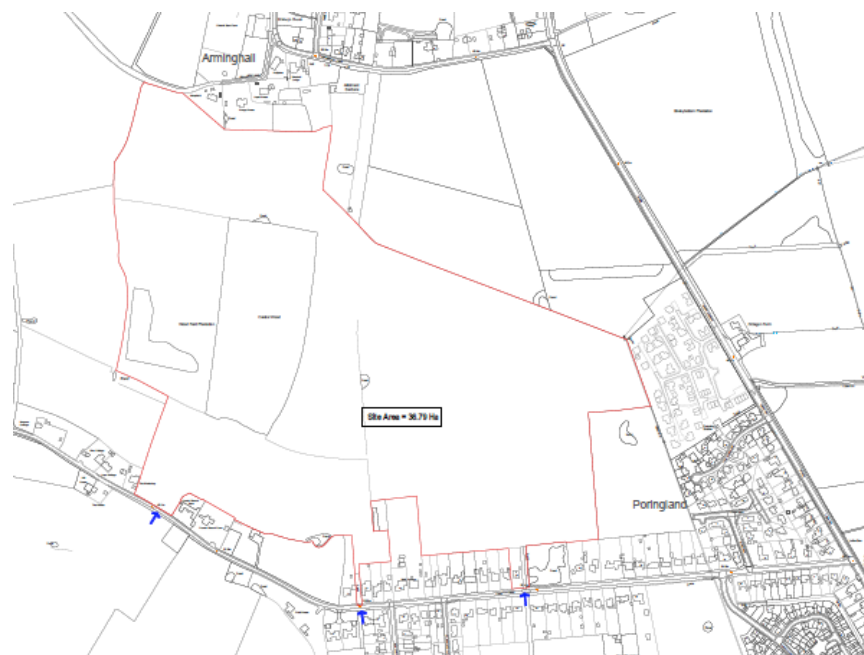
Land north of Caistor Lane

Caistor St Edmund

Norfolk

### 1.0 Introduction

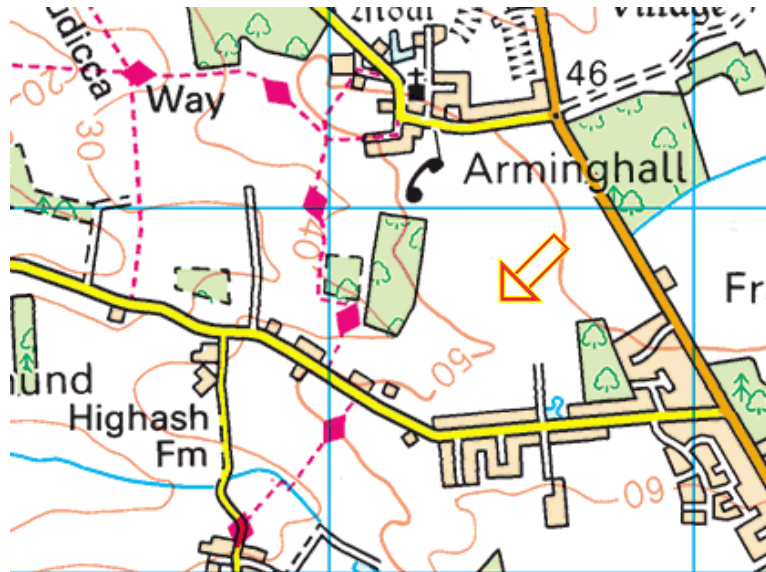
We were instructed by Glavenhill Ltd to undertake a Flood Risk Screening and Scoping Exercise for land north of Caistor Lane, Caistor St Edmund, Norfolk. The site is being promoted for residential and mixed use development and the study is required to assess preliminary flood risk and surface water drainage issues. A plan showing the location of the site is shown below:



Location Plan

## 2.0 Site Description and Proposals

The site is 36.79 hectares (Ha) of land, situated north of Caistor Lane and to the west of Poringland. The Ordnance Survey grid reference at the centre of the site is TG 254 037. Ordnance Survey mapping shows that the 50.0m AOD contour circles around the centre of the site, with ground levels falling in two directions towards the north-east and to the west. The River Tas is located 2.0km to the west of the site, where ground levels are below 10.0m AOD:



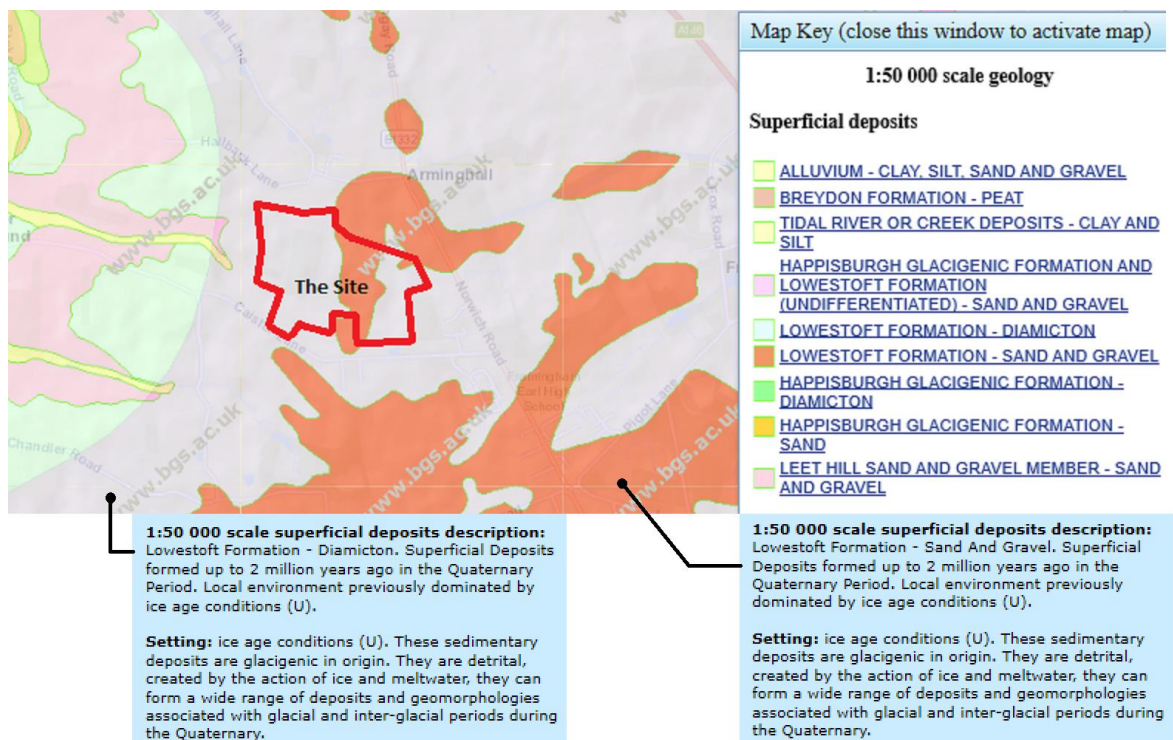
The vision masterplan for the site is shown on Figure 6 of Glavenhill representative's report, and includes a publicly accessible country park, residential development of circa 180 dwellings, a serviced site for a new primary school of up to circa 420 places, together with a serviced site for a new community building, playing pitches, and open green space:



A site survey has been completed and the contours confirm the general fall of the land in two directions towards the west and north-east. The highest ground levels are to be found in the south-east corner at about 55m AOD, falling to 49.0m AOD in the north-east corner. The lowest ground levels are to be found near to the west boundary at about 37.0m AOD.

### 3.0 Ground Conditions and Hydrology

British Geological Survey (BGS) mapping shows that the centre of the site is situated upon an 'island' of superficial deposits described as Lowestoft Formation – Sand and Gravel. This is in an area where the highest site ground levels are to be found. Either side of this area, where ground levels are falling away, the ground conditions are shown as Lowestoft Formation – Diamicton. Diamicton is described as an '*extensive sheet of chalky till, together with outwash sands and gravels, silts and clays*'. The expectation is that this area will be largely dominated by Boulder Clay. The underlying bedrock geology is the Crag Group – Sand and Gravel:

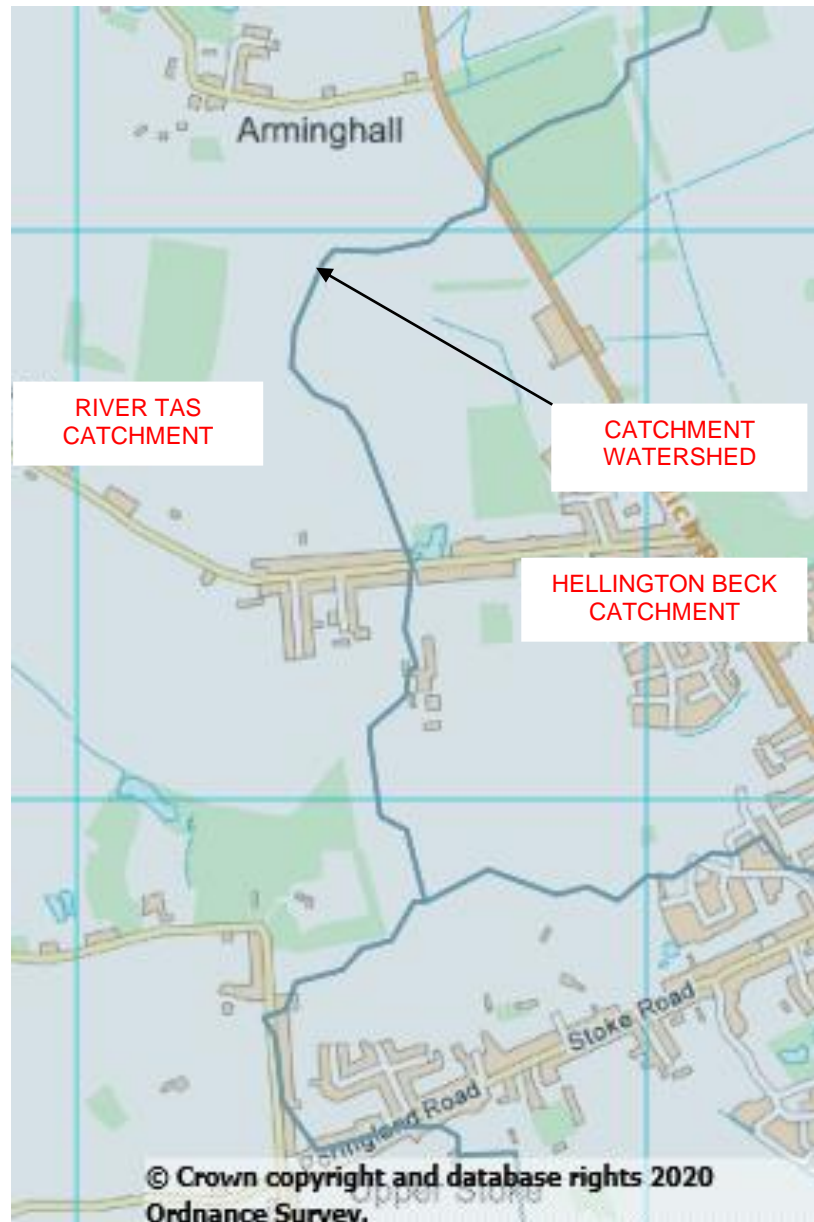


BGS mapping includes an historical borehole record located in the south-east corner of the site showing Boulder Clay from surface level to a depth of 18.3m below ground level (bgl). Groundwater was struck at 3.1m bgl.

In terms of groundwater vulnerability, the centre of the site overlies a Secondary A Aquifer with respect to the superficial geology with the remainder designated as Secondary (undifferentiated). For the bedrock geology, the site is designated as a Principal Aquifer.

The site is situated within a Groundwater Source Protection Zone, Zone III – Total Catchment.

The nearest main river watercourse is the River Tas 2.0km to the west of the site. The centre of the site sits at the watershed of drainage catchments, with the west side draining west into the River Tas Catchment and the east side draining east within the Hellington Beck Catchment that ultimately drains to the River Yare. A plan showing the catchment divide across the centre of the site is shown below:

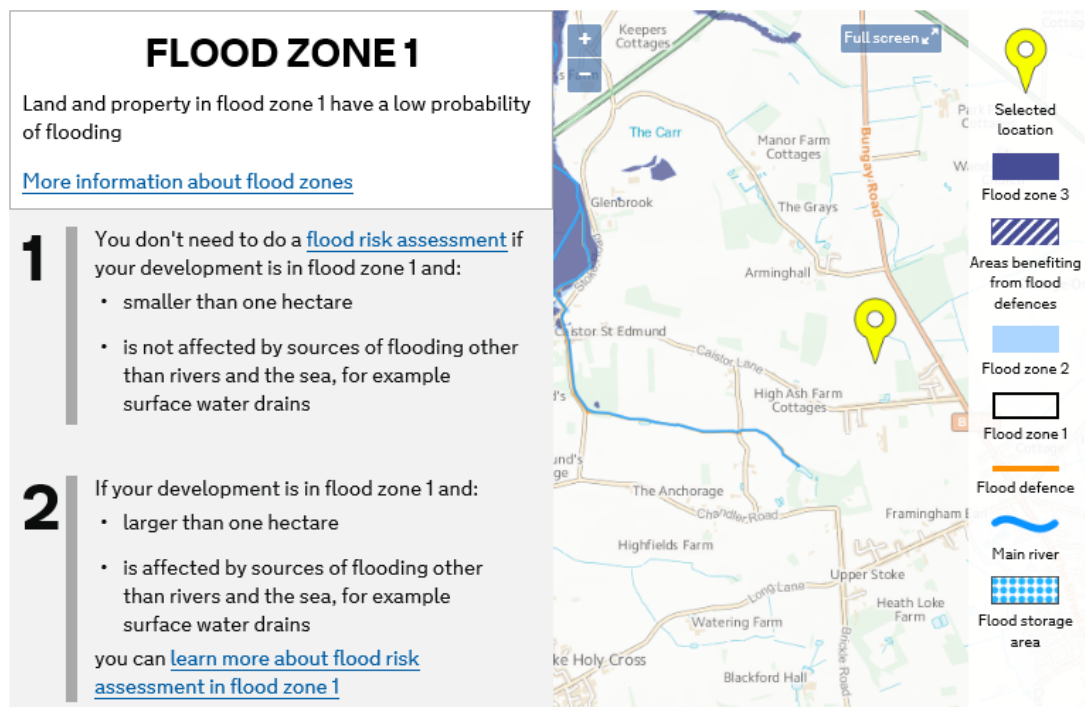


Catchment Divide across the centre of the Site



## 4.0 Flood Risk

Fluvial Flooding: Environment Agency fluvial flood risk mapping is shown below and confirms that the site is situated in Flood Zone 1. Flood Zone 1 is a “low probability” flood zone and comprises land assessed as having a less than 1 in 1000 annual probability of river flooding in any year (<0.1%). All uses of land are appropriate in Zone 1 and the National Planning Policy Framework (NPPF) Sequential and Exception Tests are not required (see below):



For development proposals on sites in Zone 1 comprising one hectare or above, a Flood Risk Assessment is principally required to consider the management of surface water run-off together with flood risk from sources other than rivers and the sea. Surface water arising from a developed site should, as far as practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

Surface water flooding occurs when intense rainfall is unable to soak into the ground or enter drainage systems but lies on or flows over the ground instead. The Environment Agency publishes mapping showing the risk of flooding from surface water; an extract of which is shown overleaf:



#### Extract from Surface Water Mapping

The mapping shows that the site is generally at 'very low' risk of flooding from surface water. 'Very low' risk means that each year this area has a chance of flooding of less than 0.1% (< 1 in 1000). Areas of 'low' risk flooding are shown routing off the site to the east and west. 'Low' risk means that each year this area has a chance of flooding of between 0.1% and 1.0% (1 in 1000 to 1 in 100). The plan illustrates the divide in drainage catchments and the central area of high ground that is the watershed.

Further interrogation of the detailed surface water flood risk map indicates a potential flood depth of "below 300mm" for the 'low' risk scenario. No flooding is shown in the 'medium' risk scenario.

The on-site surface water overland flows appear to be generated by the site itself and the onsite generation of flows will therefore be superseded by the new site drainage regime. A SuDS scheme would manage such flows in a safe manner such that there would be either a neutral or beneficial impact.

Norfolk County Council records show that surface water flooding occurred on Caistor Lane in November 2016 – the cause given was from an overloaded drainage network, which will not be impacted upon by the development of the site as the fall of the site is away from Caistor Lane. The impact of the development on this area recorded as being vulnerable to flooding is therefore neutral.

Flooding also occurred on the Oaklands and Norwich Road to the south and although both locations feed into the same river catchment as the site, they are isolated from the site and at a significant distance. The site does not contribute to flooding in these areas. The impact of the development on this area recorded as being vulnerable to flooding is therefore neutral.

Groundwater flooding occurs when water levels in the ground rise above surface elevations. BGS mapping includes information on a nearby borehole that indicates an “at rest” GWL 3.1m below ground level. The risk of groundwater flooding is ‘low’ but is subject to confirmation from detail site investigation.

Flooding from surface water sewers occurs when sewers are overloaded following heavy rainfall. Surface water sewers are located on the development to the east of the site, but this land is lower than the site and the risk of flooding from this system is ‘very low’. Anglian Water, South Norfolk Council and the Lead Local Flood Authority (LLFA) should be consulted regarding any records of this type of flooding.

Flooding from Reservoirs and other Artificial Sources: The Environment Agency publishes mapping that shows the extent of flooding from these sources and this confirms that the site is not at risk of flooding from this source.

## 5.0 Surface Water Drainage

National Planning Policy requires that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Generally, the aim should be to discharge surface run-off as high up the following hierarchy of drainage options as reasonably practicable:

- Into the ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain or another drainage system;
- To a combined sewer.

BGS mapping indicates that site ground conditions are unlikely to support infiltration as the sole method of disposal of surface water run-off. A section of the site area indicated as sand and gravel on the BGS mapping may provide the opportunity to reduce off-site discharge volumes by using infiltration drainage as part of a whole site SuDS scheme. Site investigation is required to confirm ground conditions and will include infiltration testing in accordance with BRE Digest 365 requirements. The site is not reliant on any particular amount of infiltration disposal of surface water as there are multiple opportunities to discharge a SuDS scheme to a surface water body as an alternative.

The off-site discharge will be limited to the equivalent ‘greenfield’ run-off rate for all storms up to and including the 1 in 100 year event plus allowance for climate change. This will ensure that the development does not increase the risk of flooding both on or off the site. Peak flows will be attenuated in accordance with best practice and with regard to the guidance in the SuDS Manual, with the final discharge limited by a flow control device.

The off-site discharge will follow the natural fall of the site into the catchments of existing watercourses that already receive flows from undeveloped site. As a result there is no watercourse receiving flows from land that does not already contribute to existing flows.

The development layout will accommodate drainage areas at low points within the site for attenuation of surface water.

## 6.0 Conclusions and Recommendations

With reference to Environment Agency flood zone mapping, it is demonstrated that the site is situated in Flood Zone 1. This is a “low probability” flood zone with a less than 1 in 1000 annual probability of flooding. The site is at ‘low’ risk of fluvial flooding both now and over the lifetime of any development, taking climate change into account.

The NPPF Sequential and Exception Tests are not required.

The site is generally at ‘very low’ risk of flooding from surface water; however, small areas of ‘low’ risk flooding have been identified that are routed off-site. An appropriately designed SuDS scheme will be able to manage such flows if they continue to be derived post development and where necessary surface routing corridors can be reserved for appropriate water compatible uses.

Site investigation is required to confirm ground conditions, but it is likely that the drainage scheme will be a mixture of features utilising infiltration where it is viable and also utilising positive discharge points. Following the hierarchy of drainage options, an off-site discharge of surface water will be required attenuated to the existing ‘greenfield’ run-off rates. This will ensure that there is no increase in flooding both on or off the site and the site has significant open space that allows space for SuDS features. Where appropriate, space can be made available through the developed area to allow the installation of SuDS features and the site layout can be developed with SuDS as a constraint.

The off-site discharge will follow the natural fall of the land into the river catchments already serving the site. The topography allows falls that are conducive for the installation of surface water drainage.

Prepared by	Reviewed by
<b>Nick Hooper</b> BSc(Hons), Dip pol CON Principal Civil Engineer	<b>Mike Lloyd</b> BEng(Hons), CEng, MIStructE Director

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Appendix – Public Sewer Details



0m 100m 200m 300m

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This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

<ul style="list-style-type: none"> <li>Foul Sewer</li> <li>Surface Sewer</li> <li>Combined Sewer</li> <li>Final Effluent</li> <li>Rising Main*</li> <li>Private Sewer*</li> <li>Decommissioned Sewer*</li> </ul>	<ul style="list-style-type: none"> <li>Outfall*</li> <li>Inlet*</li> <li>Manhole*</li> </ul>
--	--

<ul style="list-style-type: none"> <li>Sewage Treatment Works</li> <li>Public Pumping Station</li> <li>Decommissioned Pumping Station</li> </ul>	<ul style="list-style-type: none"> <li>mandy.nicholls@rossilong.co.uk</li> <li>191576</li> </ul>
--	--



\*Colour denotes effluent type





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This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall*		mandy.nicholls@rossilong.co.uk
Surface Sewer		Inlet*		191576.1
Combined Sewer		Manhole*		
Final Effluent				
Rising Main*				
Private Sewer*				
Decommissioned Sewer*				
		Sewage Treatment Works		
		Public Pumping Station		
		Decommissioned Pumping Station		

(\*Colour denotes effluent type)





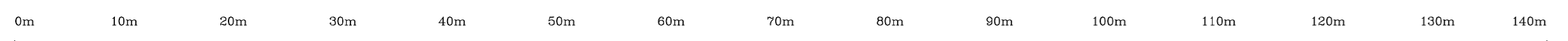
Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
7700	625797	303737	F	-	-	-
7701	625766	303792	F	-	-	-
7800	625789	303819	F	-	-	-
8601	625804	303613	F	51.31	49.17	2.14
8802	625816	303853	F	-	-	-
7750	625765	303789	S	-	-	-
7751	625794	303738	S	-	-	-
7850	625792	303818	S	-	-	-
8653	625809	303700	S	-	-	-
8851	625811	303859	S	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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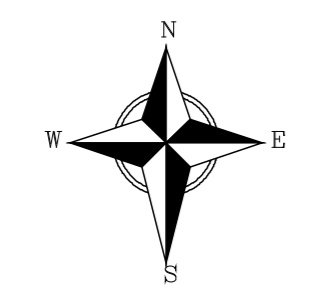
## *APPENDIX 4*



Plotted On : 17/02/2020  
 Plotted By : Tracy Gilbert  
 Plot Description: Caistor Road Caistor St Edmund  
 2020/2288944/ug\_mains  
 Map Centre : TG2504SW



UK Power Networks  
 Plan Provision  
 Fore Hamlet  
 IPSWICH  
 Suffolk  
 IP3 8AA  
 Tel 0800 0565 866  
 Fax 08701 963782



For details of the symbology please refer to  
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

**PRIMARY CABLES**  
 EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts  
 Depth normally 750mm cover in carriageway & 600mm cover in footway.  
 Before digging within one metre of these cable routes  
 Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

**N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.**

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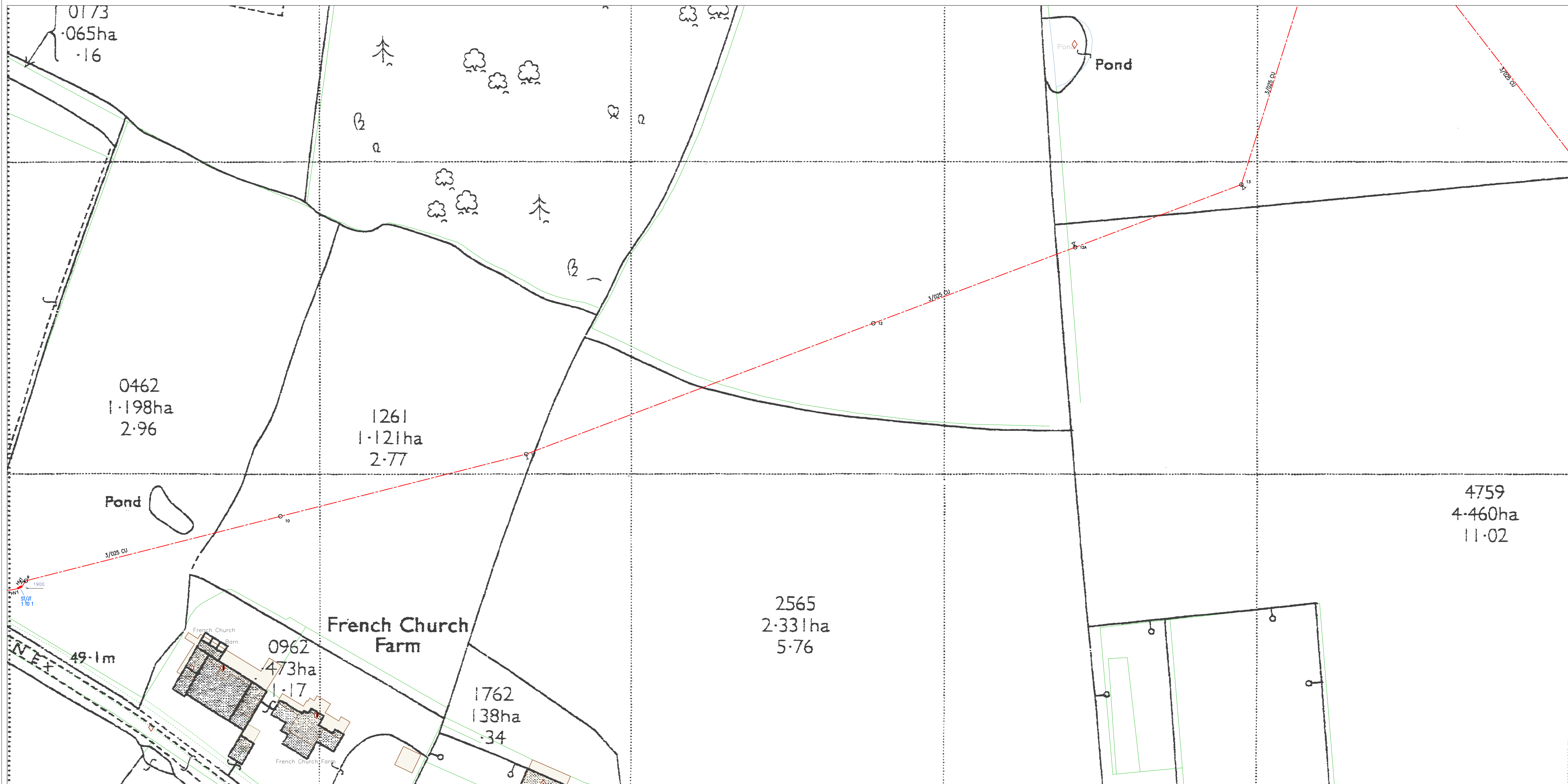
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- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

**IF IN DOUBT – ASK! PHONE 0800 056 5866  
 EMERGENCY – If you damage a cable or line  
 Phone 0800 780 0780 (24hrs) URGENTLY**

These basic safety precautions are explained in detail in the HSE booklet HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.



Plotted On : 17/02/2020

Plotted By : Tracy Gilbert

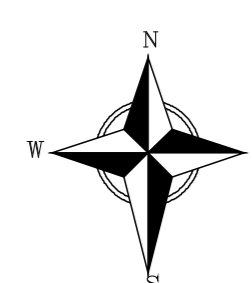
Plot Description: Caistor Road Caistor St Edmund

2020/2288944/ug\_mains

Map Centre : TG2503NW



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Plan Provision  
Fore Hamlet  
IPSWICH  
Suffolk  
IP3 8AA  
Tel 0800 0565 866  
Fax 08701 963782



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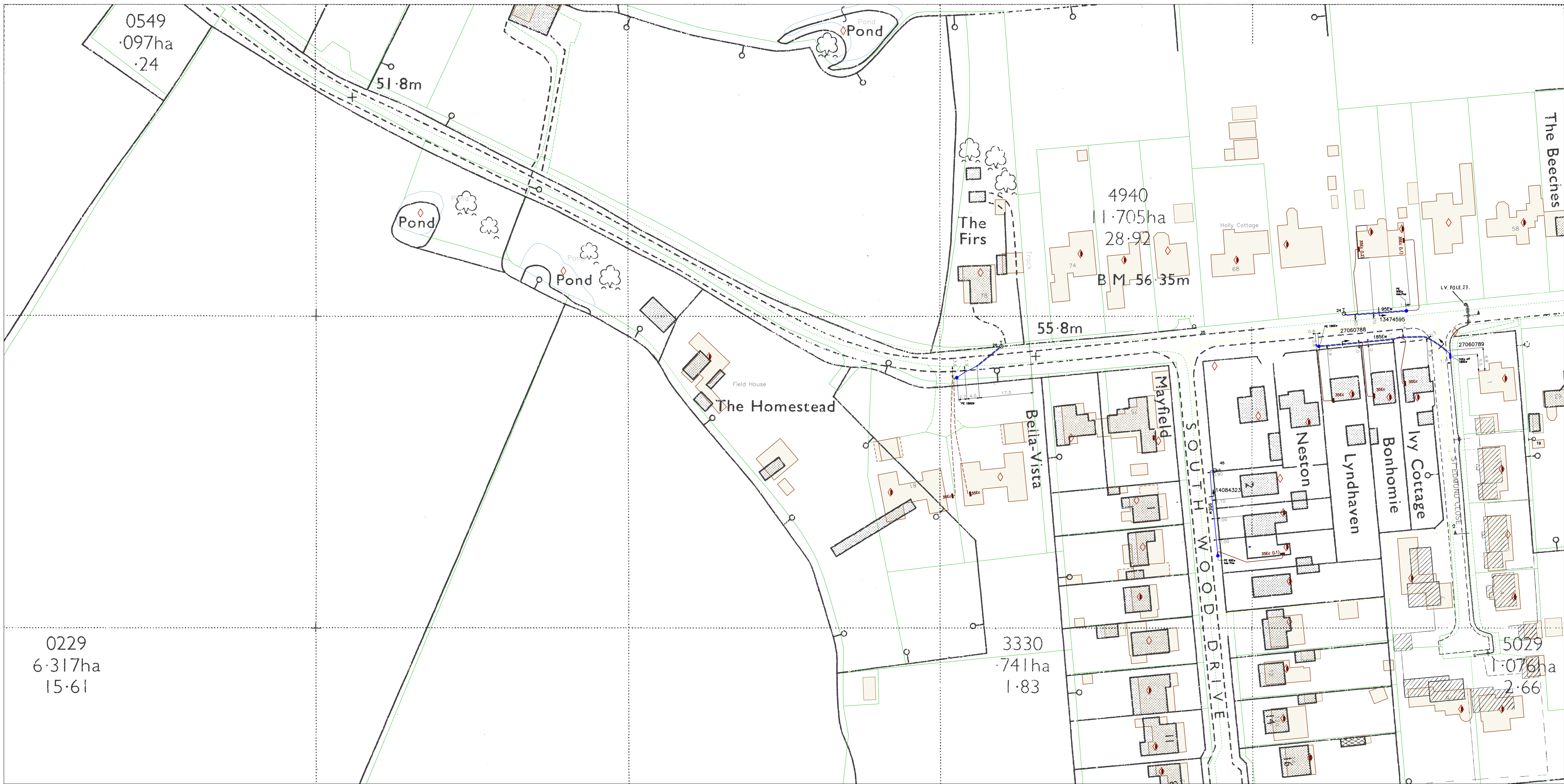
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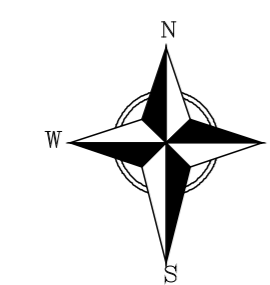
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Plotted On : 17/02/2020  
 Plotted By : Tracy Gilbert  
 Plot Description: Caistor Road Caistor St Edmund  
 2020/2288944/ug\_mains  
 Map Centre : TG2503SW



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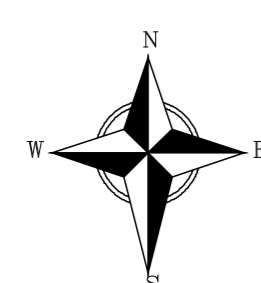
Plot Description: Caistor Road Caistor St Edmund

2020/2288944/ug\_mains

Map Centre : TG2403NE



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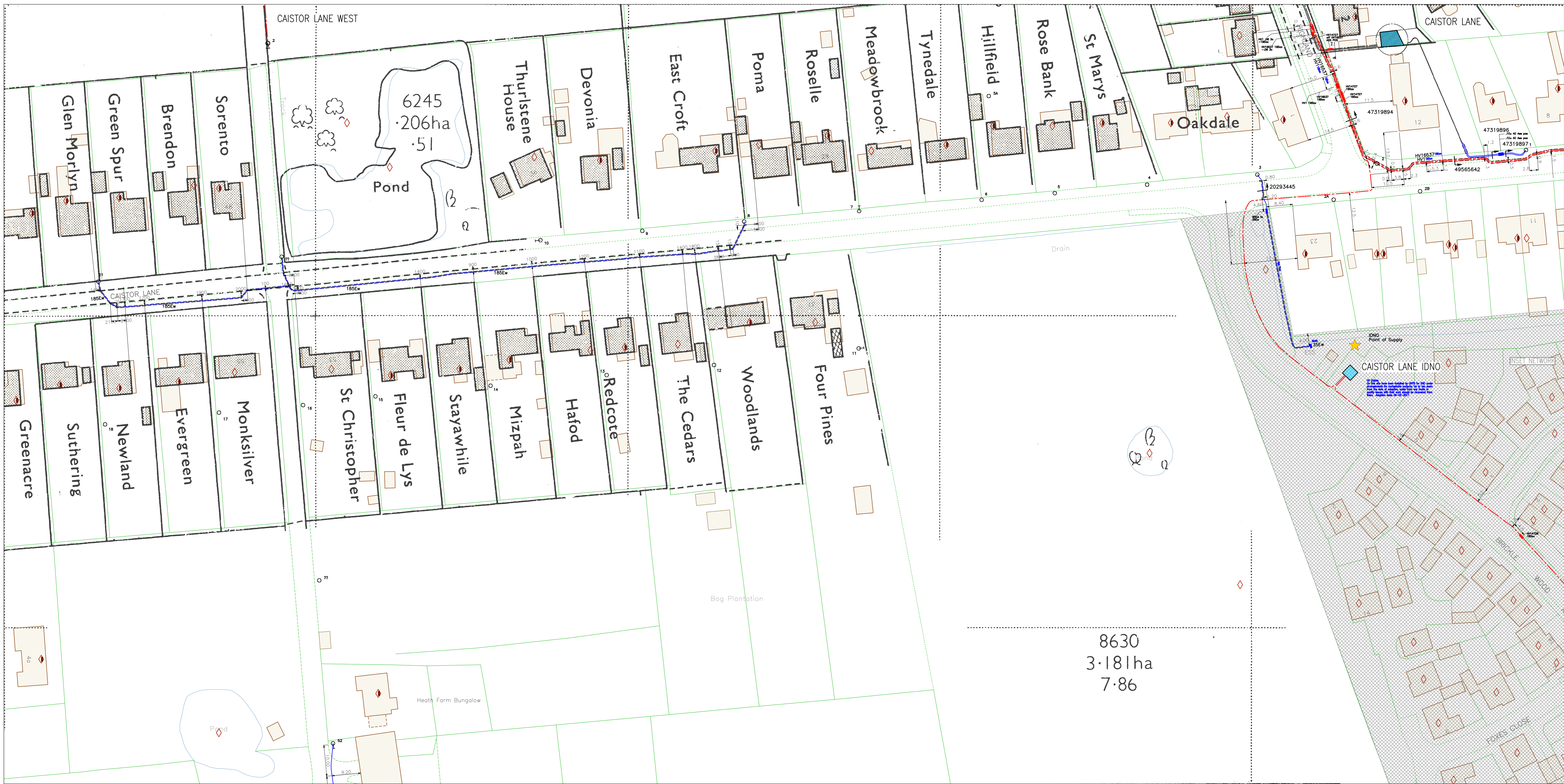
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 Plot Description: Caistor Road Caistor St Edmund  
 2020/2288944/ug\_mains  
 Map Centre : TG2503SE

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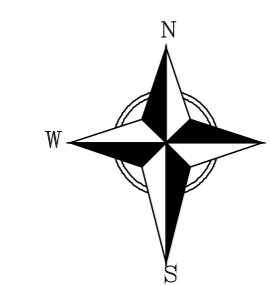
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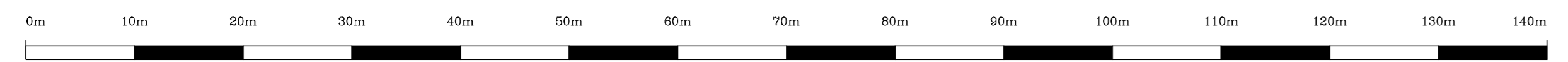
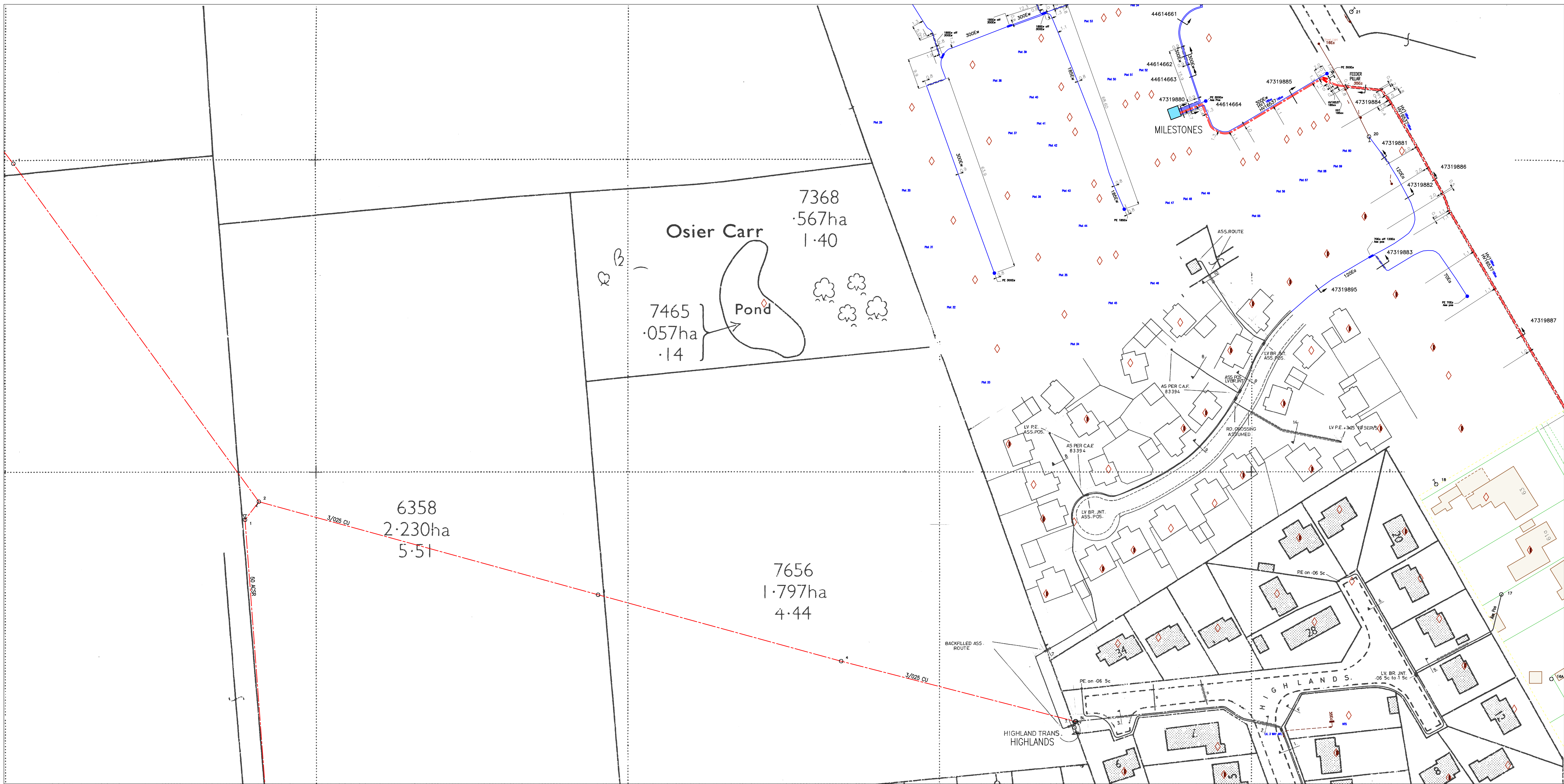
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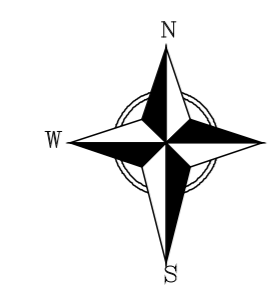
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 Plot Description: Caistor Road Caistor St Edmund  
 2020/2288944/ug\_mains  
 Map Centre : TG2503NE



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3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

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**ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.**

- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT – ASK! PHONE 0800 056 5866  
 EMERGENCY – If you damage a cable or line  
 Phone 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.





Ms. Mandy Du Rose  
Rossi Long Consulting Ltd  
16 Meridian Way  
Norwich  
NR7 0TA

Our Ref: 2020/2288944  
Your Ref:  
17/02/2020

Dear Sir/Madam

**Caistor Road Caistor St Edmund**

Thank you for your letter of 13/02/2020 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (EPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

This information is made available to you on the terms set out below.

- 1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. **Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.**
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. **The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are NOT definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.**
6. **Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.**

7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only**. Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

**All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.**

**The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.**

**Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040**

- 9 **Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.**

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
  - your name, address and telephone number; and
  - the date, time and place at which such damage was caused; and
  - a description of the electric line and/or electrical plant to which damage was caused; and
  - the name of the person whom it appears to you is responsible for that damage; and
  - the nature of the damage

**In the East of England or London 0800 780078 (24 Hours).**

12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO **NOT** ACCEPT AND/OR **DO NOT** UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

The enclosed plans normally only show the mains electricity cables. Service cables are not usually shown in the East of England. A service cable is the cable that takes the electricity from the mains cable to your property and ends at the main fuse close to the meter.

I shall be pleased to supply you with further assistance if you require it.

Yours sincerely

Tracy Gilbert - Telephone: 0800 0565 866  
Plan Provision

**UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866. Fax: 0870 1963782.**

UK Power Networks Registered in England and Wales Registered No 7290590.  
Registered office: Newington House, 237 Southwark Bridge Road London, SE1 6NP.

Mandy Du Rose  
Rossi Long Consulting Ltd  
16 Meridian Way  
Norwich  
NR7 0TA

Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

**National Gas Emergency Number:**  
**0800 111 999\***

**National Grid Electricity Emergency Number:**  
**0800 40 40 90\***

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

**Date:** 13/02/2020

**Our Ref:** EA\_GE4B\_3SWP\_642912

**Your Ref:** Land North of Caistor Lane CA

**RE: Proposed Works, NR14 8QZ - Land North of Caistor Lane, Caistor, St Edmund**

Thank you for your enquiry which was received on 12/02/2020.  
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

**As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.**

**In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.**

## Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

# ASSESSMENT

## Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- | High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment

## Requirements

**BEFORE carrying out any work you must:**

- | **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- | Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- | Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- | Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- | In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

# GUIDANCE

## **High Pressure Gas Pipelines Guidance:**

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

## **Dial Before You Dig Pipelines Guidance:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

## **Standard Guidance**

### **Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

### **General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

### **Excavating Safely in the vicinity of gas pipes guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

### **Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



ID: EA\_GE4B\_3SWP\_642912  
 USER: Carley.Asquith  
 DATE: 13/02/2020  
 DATA DATE: 12/02/2020  
 REF: Land North of Caistor Lane CA  
 MAP REF: TG2503  
 CENTRE: 625215, 303774

View extent: 723m, 918m

LP MAINS ————  
 MP MAINS ————  
 IP MAINS ————  
 LHP MAINS ————  
 NHP MAINS ————

0m ———— 50m  
 Approximate scale 1:2500  
 on A3 Colour Portrait

**Map not to be used for construction**

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

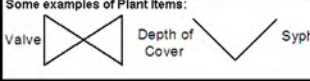
Map 1 of 1 (GAS)

MAPS Plot Server Version 1.11.0

**Cadent**  
 Your Gas Network

Requested by: Rossi Long Consulting Ltd

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# ENQUIRY SUMMARY

## Received Date

12/02/2020

## Your Reference

Land North of Caistor Lane CA

## Location

Centre Point: 625215, 303774

X Extent: 641

Y Extent: 691

Postcode: NR14 8QZ

Location Description: NR14 8QZ - Land North of Caistor Lane, Caistor, St Edmund

## Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 2500

Actual Scale: 1:2500 (GAS)

Real World Extents: 723m x 918m (GAS)

## Recipients

pprsteam@cadentgas.com

## Enquirer Details

Organisation Name: Rossi Long Consulting Ltd

Contact Name: Mandy Du Rose

Email Address: mandy.durose@rossilong.co.uk

Telephone: 01603706420

Address: 16 Meridian Way, Norwich, NR7 0TA

## Description of Works

DEVELOPMENT PROJECT

## Enquiry Type

Proposed Works

## Activity Type

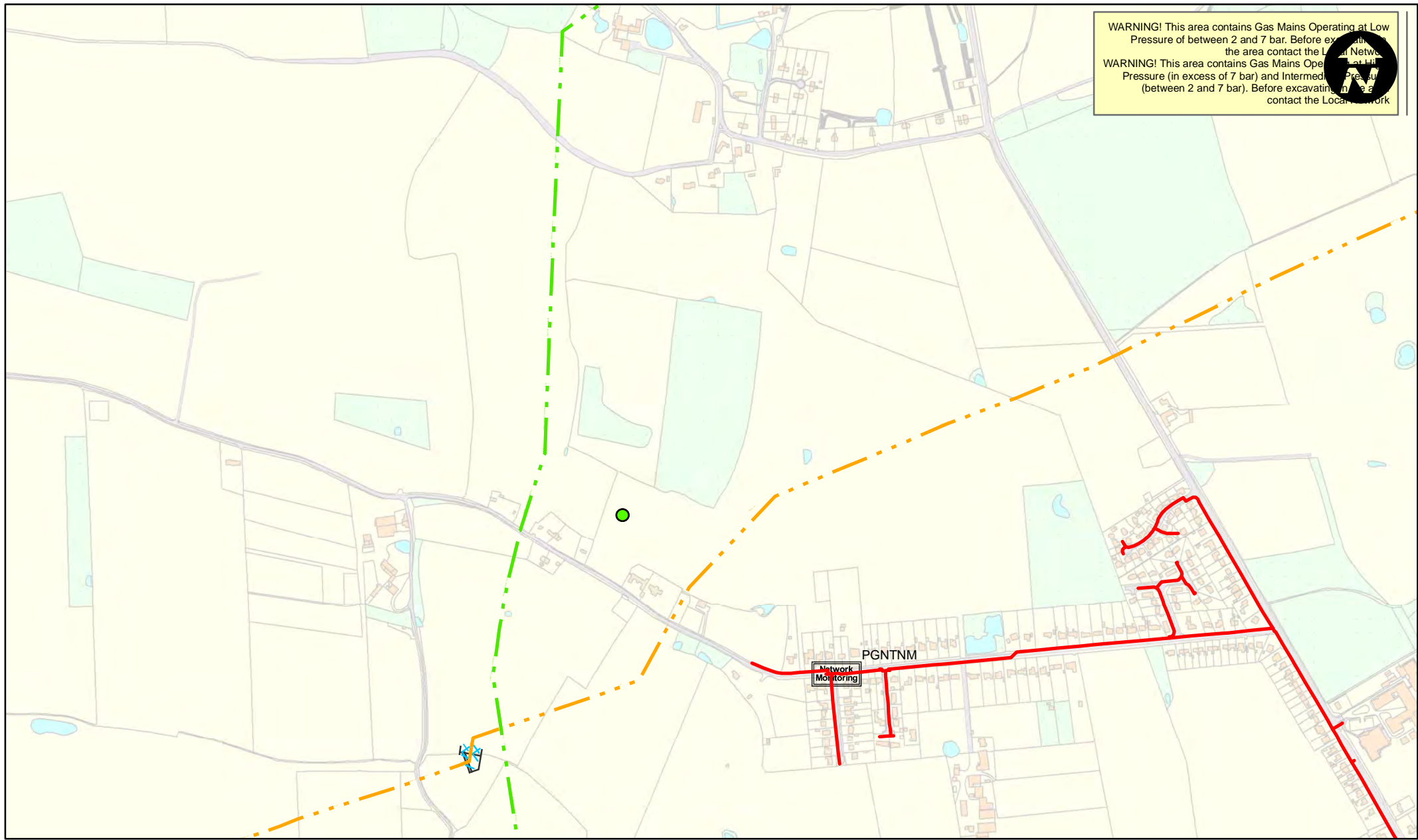
Development Project

## Work Types

Work Type: Deep Excavation (greater than or equal to 0.3m)

Work Type: Permanent Structures

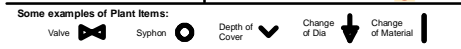
WARNING! This area contains Gas Mains Operating at Low Pressure of between 2 and 7 bar. Before excavating in this area contact the Local Network  
 WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and Intermediate Pressure (between 2 and 7 bar). Before excavating in this area contact the Local Network



SCALE: 1:1,250 @ A4	L/P GAS MAIN	SCHEME: <NG GDFO Scheme Name>
USER ID: Carley.Asquith	M/P GAS MAIN	DESIGN: <NG GDFO Design Number>
DATE: 13-Feb-2020 15:58:15	I/P GAS MAIN	REVISION: <NG GDFO Revision>
INTERNAL USE ONLY	H/P GAS MAIN	
MAP REF: 625187, 303791	NH/P GAS MAIN	
CENTRE:	PROPOSED PIPE - LP	
	PROPOSED PIPE - MP	
	PROPOSED PIPE - IP	
	ABANDON - LP	
	ABANDON - MP	
	Out Of Standard Service	

This plan shows those pipes owned by Cadent in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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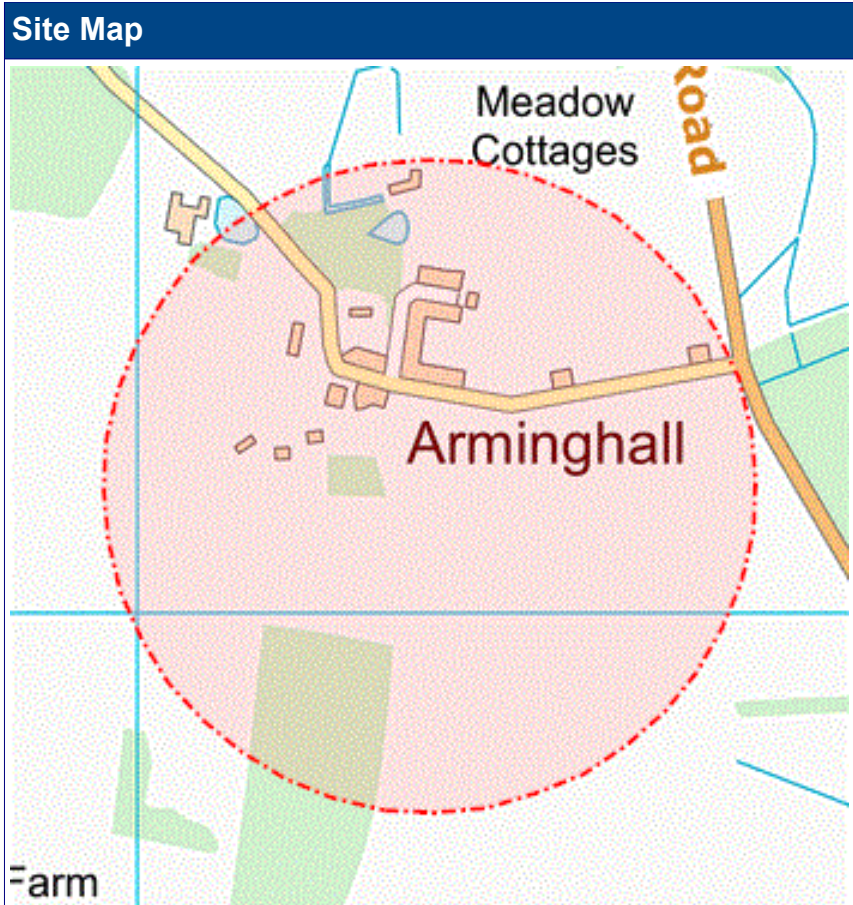
## Enquirer

Name	Ms Mandy Du Rose	Phone	01603706420
Company	Rossi Long Consulting	Mobile	441603706420
Address	Rossi Long Consulting 16 Meridian Way Norwich Norfolk NR7 0TA		
Email	mandy.durose@rossilong.co.uk		

## Enquiry Details

Scheme/Reference	191576.1		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	27/03/2020	Work type	Housing
End date	24/04/2020	Site size	680 metres diameter
Searched location	XY= 625298, 304137	Work type buffer*	25 metres
Confirmed location	625304 304133		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Not Supplied		

\* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



## Asset Owners

**Terms and Conditions.** Please note that this enquiry is subject always to our standard terms and conditions available at [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

**Notes.** Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

**Validity and search criteria.** The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineSearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

**Asset Owners & Responses.** Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
  - a. **These LSBUD Members will either:**
    - i. **Ask for further information ("Email Additional Info" noted in status).** The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
    - ii. **Respond directly to you ("Await Response").** In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

**National Grid.** Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com)

**LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.**

### List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	0800688588	Gas 0800111999 Electricity 0800404090	Await response
UK Power Networks	08000565866	08000565866	Await response

**LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.**

### List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
Chrysaor Production (UK) Limited	CLH Pipeline System Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	DIO (MOD Abandoned Pipelines)
Drax Group	E.ON UK CHP Limited	EirGrid
Electricity North West Limited	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESP Utilities Group	ESSAR
Esso Petroleum Company Limited	Fulcrum Pipelines Limited	Gamma
Gateshead Energy Company	Gigaclear Ltd	Gtt
Hafren Dyfrdwy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Murphy Utility Assets	Northumbrian Water Group
NPower CHP Pipelines	Oikos Storage Limited	Ørsted
Perenco UK Limited (Purbeck Southampton Pipeline)	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	Severn Trent (Chester area only)	SGN
Shell (St Fergus to Mossmorran)	Shell Pipelines	SSE (Peterhead Power Station)
SSE Enterprise Telecoms	SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)
Total (Colnbrook & Colwick Pipelines)	Total Finaline Pipelines	Transmission Capital
Uniper UK Ltd	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Wales and West Utilities	Western Power Distribution



The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Anglian Water	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	01480323891	Not Notified
BT	<a href="https://www.swns.bt.com/pls/mbe/welcome.home">https://www.swns.bt.com/pls/mbe/welcome.home</a>	08009173993	Not Notified
Cadent Gas	<a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a>	0800688588	Not Notified
CenturyLink Communications UK Limited	<a href="mailto:plantenquiries@instalcom.co.uk">plantenquiries@instalcom.co.uk</a>	02087314613	Not Notified
CityFibre	<a href="mailto:asset.team@cityfibre.com">asset.team@cityfibre.com</a>	033 3150 7282	Not Notified
Colt	<a href="mailto:plantenquiries@catelecomuk.com">plantenquiries@catelecomuk.com</a>	01227768427	Not Notified
Energetics Electricity	<a href="mailto:plantenquiries@lastmile-uk.com">plantenquiries@lastmile-uk.com</a>	01698404646	Not Notified
ENGIE	<a href="mailto:nrswa@cofely-gdfsuez.com">nrswa@cofely-gdfsuez.com</a>	01293 549944	Not Notified
GTC	<a href="https://pe.gtc-uk.co.uk/PlantEnqMembership">https://pe.gtc-uk.co.uk/PlantEnqMembership</a>	01359240363	Not Notified
KPN (c/-Instalcom)	<a href="mailto:kpn.plantenquiries@instalcom.co.uk">kpn.plantenquiries@instalcom.co.uk</a>	n/a	Not Notified
Mobile Broadband Network Limited	<a href="mailto:mbnlplantenquiries@turntown.com">mbnlplantenquiries@turntown.com</a>	01212 621 100	Not Notified
Sota	<a href="mailto:SOTA.plantenquiries@instalcom.co.uk">SOTA.plantenquiries@instalcom.co.uk</a>		Not Notified
Utility assets Ltd	<a href="mailto:assetrecords@utilityassets.co.uk">assetrecords@utilityassets.co.uk</a>		Not Notified
Verizon Business	<a href="mailto:osp-team@uk.verizonbusiness.com">osp-team@uk.verizonbusiness.com</a>	01293611736	Not Notified
Virgin Media	<a href="http://www.digdat.co.uk">http://www.digdat.co.uk</a>	08708883116	Not Notified
Vodafone	<a href="mailto:osm.enquiries@atkinsglobal.com">osm.enquiries@atkinsglobal.com</a>	01454662881	Not Notified

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

mandy.nicholls@rossilong.co.uk
191576







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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

mandy.nicholls@rosslong.co.uk
191576



**Pre-Planning  
Assessment Report**

**LAND NORTH OF HEATH FARM CAISTOR LANE CAISTOR ST EDMUND  
NORFOLK 109618/903866756/1/0079045**

## Section 1: Proposed development

Thank you for submitting a pre-planning enquiry. This has been produced for ROSSI LONG CONSULTING. Your reference number is **109618/903866756/1/0079045**. If you have any questions upon receipt of this report, please contact the Pre-Development team on 03456 066087 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

The response within this report has been based on the following information which was submitted as part of your application:

List of planned developments	
Type of development	No. Of units
Dwellings	180
Non-residential	1

The anticipated residential build rate is:

Year	Y1	Y2	Y3	Y4
Build rate	50	50	50	31

Site grid reference no.

TG2547303693

Development type

Greenfield

Planning application status

Unknown

The comments contained within this report relate to the public water mains and sewers indicated on our records. Your attention is drawn to the disclaimer in the useful information section of this report.

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## Section 2: Assets affected

Our records indicate that we have the following types of assets within or overlapping the boundary of your development site as listed in the table below.

Additionally, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence. We are unable to permit development either over or within the easement strip without our prior consent. The extent of the easement is provided in the table below. Please be aware that the existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.

Water and Used water easement information		
Asset type	Pipe size (mm)	Total easement required (m)
Water mains	106	4.50 m either side of the centre line

If it is not possible to avoid our assets then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a formal application if you would like a diversion to be considered.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

## Section 3: Water supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

### Strategic:

These are the offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide of the cheapest solution across a large geographical area.

### Local reinforcement:

These are localised reinforcement mains to enable us to provide water to your development site.

On most sites we also have two categories of water mains the Spine Mains and Housing Estate Mains (HEMS). To support your budgeting arrangements we have also examined the estimated cost for delivering the onsite water mains needed for a site of your size.

## Water supply network

The water supply to the proposed development site can be provided from the existing mains. Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.

### Connection point(s)

Connection Point  
CP-2398

Address  
Caistor Lane

National Grid Reference (NGR)  
TG2558603409

## Water Infrastructure & Costs

As a result of the recent charging rules published by Ofwat, our charging regime has changed. Your development site will be required to pay a Zonal charge for each new property connecting to our water supply network that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to our water supply network. More information on the Zonal charge can be found at <http://www.anglianwater.co.uk/developers/charges>

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Water:

Fixed Element	£ 370
Variable Element	£ 88.50

In most circumstances zonal charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non-household premises, the fixed element is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge. Details of the relevant multiplier for each fitting can be found at our web-page: <http://www.anglianwater.co.uk/developers/charges/>

The total Zonal charge payable for your site for Water is:

Zonal charge per new connection - Water	No. Of Units	Total amount payable
£ 458.50	180	£ 82,530.00

The estimated\* Onsite Water Mains cost for your site is:

Estimated Onsite Water Mains	
Onsite water mains costs	£ 12,960.00

\*A detailed cost breakdown will be provided on receipt of a formal application for a new water main.

In addition, you also have the ability to construct the onsite water mains under a self-lay agreement. In such cases, an Asset Payment is made by Anglian Water following commissioning and adoption of the assets. The Asset Payment is calculated as required in the Water Act 2003. For more information on the self-lay of water mains please see <http://www.anglianwater.co.uk/developers/self-lay>.

You will also need to budget for connection costs. Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from <http://www.anglianwater.co.uk/developers/charges>

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## Section 4: Water recycling services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

### Water recycling centre

The foul drainage from the proposed development is in the catchment of Whitlingham Trowse Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

### Used water network

Our assessment has been based on development flows connecting to the nearest foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. This connection point has been determined in reference to the calculated discharge flow and on this basis, a 150mm internal diameter pipe is required to drain the development site. The nearest practicable connection is to the 150mm diameter sewer at manhole TG2503 8601 located within the eastern boundary of the development site at National Grid Reference NGR (TG2580403613). Our records indicate an invert level at this point of 49.17m AOD. Anglian water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

It is assumed that the developer will provide the necessary infrastructure to convey flows from the site to the network. Consequently, this report does not include any costs for the conveyance of flows.

### Surface water disposal

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required as infiltration and a connection to a watercourse is to be utilised. A new surface water sewer can be used as a mechanism to discharge surface water to a watercourse or as part of a Suds scheme where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers For Adoption, the sewer can be put forward for adoption by Anglian Water under Section 104 of the Water Industry Act 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body. Therefore a capacity assessment has not been made on the public surface water network. However, should this situation change and you wish to have a surface water connection assessment on the local network, then we will provide this free of charge if requested within 12 months of this report and you are able to provide the relevant evidence that your original strategy was unviable.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at: <http://www.anglianwater.co.uk/developers/suds.aspx>

The proposed method of surface water disposal is not relevant to Anglian Water; we suggest that you contact the relevant Local Authority, Lead Local Flood Authority, the Environment Agency or the Internal Drainage Board, as appropriate.

### Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

### Used Water Budget Costs

As a result of the recent charging rules published by Ofwat, our charging regime has changed. Your development site will be required to pay a Zonal charge for each new property connecting to the public sewer that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to the public sewer. More information on the Zonal charge can be found at <http://www.anglianwater.co.uk/developers/charges>

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Sewerage:

Fixed Element	£ 370
Variable Element	£ 101

In most circumstances zonal charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non-household premises, the fixed element is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge. Details of the relevant multiplier for each fitting can be found at our web-page: <http://www.anglianwater.co.uk/developers/charges/>

The total Zonal charge payable for your site for Sewerage is:

Zonal charge per new connection - Sewerage	No. Of Units	Total amount payable
£ 471	180	£ 84,780.00

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application.



It is recommended that you also budget for connection costs. Please note that we offer alternative types of connections depending on your needs and these costs are available at our website.

## Section 5: Map of Proposed Connection Points



**Figure 1: Showing your water point of connection**



**Figure 2: Showing your used water point of connection**

## Section 6: Useful Information

### Water

## **Water Industry Act – Key Water Sections:**

### **Section 41:**

This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.

### **Section 45:**

This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.

### **Section 51A - E**

This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.

### **Section 55:**

This applies where you request a supply of water for non domestic purposes.

### **Section 185:**

This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense. Details on how to make an application and the s185 form is available on our website at <http://www.anglianwater.co.uk/developers> or via our Development Services team on 03456 066087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on 03456 066087 or via our website at <http://www.anglianwater.co.uk/developers>

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our Development Services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0345 60 66 087 or Email: [developerservices@anglianwater.co.uk](mailto:developerservices@anglianwater.co.uk)

Water pressure and flow rate: The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act(1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

Self Lay of Water Mains: A list of accredited Self Lay Organisations can be found at <https://www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search/>

## **Used water**

### **Water Industry Act – Key Used Water Sections:**

#### **Section 98:**

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

#### **Section 102:**

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

#### **Section 104:**

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

### **Section 106:**

This provides you with the right to have your constructed sewer connected to the public sewer.

### **Section 185:**

This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at <http://www.anglianwater.co.uk/developers> or via our Development Services team on 03456 066087.

### **Sustainable drainage systems:**

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://www.anglianwater.co.uk/developers/suds.aspx> . We also recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for the area to discuss your application.

### **Private sewer transfers:**

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

### **Encroachment:**

Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at <http://anglianwater.co.uk/developers/encroachment.aspx>

### **Locating our assets:**

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from . All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: <http://www.anglianwater.co.uk/developers/our-assets/>

### **Summary of charges:**

A summary of this year's water and used water connection and infrastructure charges can be found at <http://www.anglianwater.co.uk/developers/charges>

**Disclaimer:**

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water, or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content. Furthermore in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

This report is valid for the date printed and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s).



0m 100m 200m 300m

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<ul style="list-style-type: none"> <li>Foul Sewer </li> <li>Surface Sewer </li> <li>Combined Sewer </li> <li>Final Effluent </li> <li>Rising Main* </li> <li>Private Sewer* </li> <li>Decommissioned Sewer* </li> </ul>	<ul style="list-style-type: none"> <li>Outfall* </li> <li>Inlet* </li> <li>Manhole* </li> </ul>
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<ul style="list-style-type: none"> <li> Sewage Treatment Works</li> <li> Public Pumping Station</li> <li> Decommissioned Pumping Station <small>(Colour denotes effluent type)</small></li> </ul>	<ul style="list-style-type: none"> <li> mandy.nicholls@rossilong.co.uk</li> <li> 191576</li> </ul>
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Foul Sewer		Outfall*		mandy.nicholls@rossilong.co.uk
Surface Sewer		Inlet*		191576.1
Combined Sewer		Manhole*		
Final Effluent		Decommissioned Sewer*		
Rising Main*				
Private Sewer*				
Decommissioned Sewer*				
		Sewage Treatment Works		
		Public Pumping Station		
		Decommissioned Pumping Station		

(\*Colour denotes effluent type)



Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
7700	625797	303737	F	-	-	-
7701	625766	303792	F	-	-	-
7800	625789	303819	F	-	-	-
8601	625804	303613	F	51.31	49.17	2.14
8802	625816	303853	F	-	-	-
7750	625765	303789	S	-	-	-
7751	625794	303738	S	-	-	-
7850	625792	303818	S	-	-	-
8653	625809	303700	S	-	-	-
8851	625811	303859	S	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Date: 12/03/20

Scale: 1:1250

Map Centre: 625389,303690

Data updated: 06/03/20

Our Ref: 376094 - 2

Wastewater Plan A1

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<ul style="list-style-type: none"> <li>Foul Sewer</li> <li>Surface Sewer</li> <li>Combined Sewer</li> <li>Final Effluent</li> <li>Rising Main*</li> <li>Private Sewer*</li> <li>Decommissioned Sewer*</li> </ul>	<ul style="list-style-type: none"> <li>Outfall*</li> <li>Inlet*</li> <li>Manhole*</li> </ul>	<ul style="list-style-type: none"> <li>Sewage Treatment Works</li> <li>Public Pumping Station</li> <li>Decommissioned Pumping Station</li> </ul>	<ul style="list-style-type: none"> <li>mandy.nicholls@rossleng.co.uk</li> <li>191576</li> </ul>
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<ul style="list-style-type: none"> <li>Colour denotes effluent type</li> </ul>
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# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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## KEY TO BT SYMBOLS

			Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

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BT Ref : EPW02364B

Map Reference : (centre) TG2504603641

Easting/Northing : (centre) 625046,303641

Issued : 13/02/2020 14:36:22

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## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : CZA02167Y

Map Reference : (centre) TG2529804137

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Issued : 13/02/2020 14:16:24

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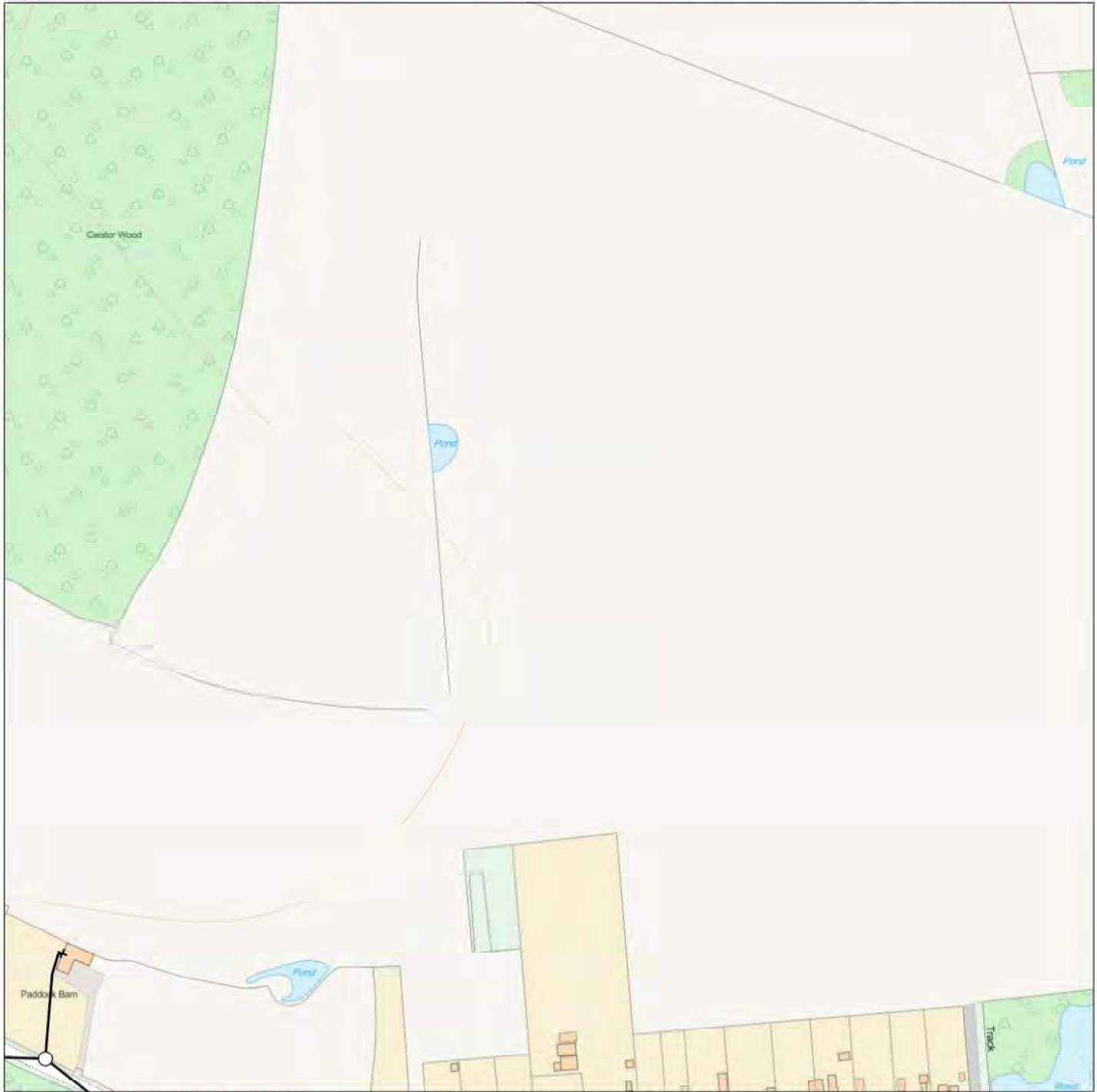
KEY TO BT SYMBOLS		Change Of State	+	Hatchings		
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PCP			Duct Tee	▲	Planned	
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Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

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BT Ref : TTK12344B  
Map Reference : (centre) TG2555603379  
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Issued : 12/03/2020 12:34:57

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KEY TO BT SYMBOLS		Change Of State	+	Hatchings		
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Power Cable						
Power Duct				N/A		

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BT Ref : BQV12182C

Map Reference : (centre) TG2538903690

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Issued : 12/03/2020 12:18:52

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## Mike Lloyd

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**From:** gary.pye@openreach.co.uk on behalf of nsrecep@openreach.co.uk  
**Sent:** 25 February 2020 14:42  
**To:** Mike Lloyd  
**Subject:** GARY Form 11971-4582 - NEWSITES REGISTRATION FORM - LAND ENQUIRY



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Regards

The New Sites team

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**Ticket No 4582**

**Entered 24-Feb-20 03:36 PM**

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