

Land South of Norwich Road, Hingham
Abel Homes
Iain Hill
March 2020



GREATER NORWICH LOCAL PLAN REGULATION 18 (C) (GNLP0520) REPRESENTATIONS ON BEHALF OF ABEL HOMES



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1.0 Introduction

- 1.1 On behalf of Abel Homes, we are instructed to submit representations to the draft Greater Norwich Local Plan Regulation 18 (c) consultation. The representations are split into two, reflecting the two parts of the Greater Norwich Local Plan; the Strategy Document and the Sites Plan.

PART 1

2.0 Response to the Draft Greater Norwich Local Plan – Strategy Document

GNLP REGULATION 18(C) QUESTIONS	RESPONSES
2. Is the overall purpose of this draft plan clear?	Yes.
6. Do you support or object to the vision and objectives for Greater Norwich?	<p>Support, with comments.</p> <p>The objective of delivering high quality homes that contribute to the delivery of mixed, inclusive, resilient and sustainable communities that are supported by appropriate economic and social infrastructure is fully supported. The approach is fully consistent with the National Planning Policy Framework.</p>
9. Do you support, object, or have any comments relating to the approach to Housing set out in the Delivery Statement?	<p>Support, with comments</p> <p>The requirement that sites should only be allocated for housing where, having regard to policy requirements, there is a reasonable prospect that housing can be delivered, fully accords with paragraph 67 of the NPPF.</p> <p>Whilst the submission of Delivery Plans as part of a planning application is supported the documents need to recognise that there may be unforeseen material changes in circumstances, which could impact the delivery of an allocation.</p> <p>However, to guard against non-delivery, particularly in relation to the potential failure of larger strategic sites in the Norwich urban area to come forward, a minimum buffer of 10% should be identified. Indeed, the draft GNLP states on page 45 that the Regulation 19 version of the Plan will aim to provide a minimum buffer of 10% (at least 250 further homes), which is likely to be provided through a combination of additional sites proposed through the consultation, and the contingency sites.</p> <p>This identified buffer will help maintain the supply and delivery of housing, in accordance with the NPPF and specifically the Government's objective of encouraging authorities to consider more growth than required to meet local housing need, particularly in locations where there is potential for significant economic growth, such as the Cambridge Norwich Tech Corridor.</p>
11. Do you support, object, or have any comments relating to the approach to Infrastructure set out in the Delivery Statement?	<p>Support, with comments</p> <p>Whilst there is support, in principle, for the proposed approach to infrastructure, particularly the need for key stakeholders to work collaboratively, the Delivery Statement should make it clear that infrastructure requirements will be proportionate to each development and based on clear assessments of need. Failure to</p>

	do this will result in certain developments being financially unviable and, therefore, undeliverable.
12. Do you support, object, or have any comments relating to the Climate Change Statement?	<p>Support, with comments</p> <p>The strategic policy is considered to provide a framework to ensure communities developed and infrastructure delivered under the plan will be resilient to the impacts of climate change.</p> <p>The principles of the policy are, where relevant, all capable of being delivered / supported by the proposed development.</p>
13. Do you agree with the proposed Settlement Hierarchy and the proposed distribution of housing within the hierarchy?	<p>Support, with comments</p> <p>The proposed Settlement Hierarchy and the identification of Hingham as a Key Service Centre is fully supported.</p> <p>Hingham is a location which has a range of services and amenities to support day to day life, including a primary school, Co-op Food Store, White Hart Pub, library, a doctor's surgery, alongside a range of employment uses.</p> <p>Accordingly, the identification of Hingham as a Key Service Centre supports the GNLP's aspirations of focusing growth in locations with access to jobs and services, whilst supporting a vibrant rural economy.</p> <p>In addition, the suitability and sustainability of Hingham for growth has been demonstrated through Abel Homes delivery of The Hops, a development of 88 dwellings. The Hops, which was allocated under Policy HIN 1 of the Adopted Development Plan, had a delivery rate of three and a half years (from submission of planning application to completion.).</p> <p>Therefore, we support the scale of growth (8% of total housing growth) directed to the Key Service Centre. If required, Key Service Centres have the potential to accommodate additional growth if they cannot be accommodated in other locations within the settlement hierarchy.</p>
14. Do you support, object or wish to comment on the approach for housing numbers and delivery?	<p>Support, with comments.</p> <p>For reasons outlined in relation to Question 13, we fully support the identification of Key Service Centres as locations to accommodate additional growth.</p>
16. Do you support, object or wish to comment on the approach to Review and Five-Year Land Supply?	<p>Support.</p> <p>The proposed review of the plan 5 years after adoption is fully consistent with paragraph 33 of the NPPF. In addition, we agree that, given the joint approach to the preparation of the draft GNLP, the assessment of 5 year land supply should continue to cover all 3 administrative areas.</p>

<p>17. Do you support, object or wish to comment on the approach to Infrastructure?</p>	<p>Support, with comments.</p> <p>The need to support sustainable growth through the provision of infrastructure improvements is, such as schools and health centres, in principle, supported. However, the policy should recognise that infrastructure provision must be proportionate to each development, based on local needs, alongside not undermining the viability of housing delivery.</p>
<p>18. Do you support, object or have any comments relating to the preferred approach to sustainable communities including the requirement for a sustainability statement?</p>	<p>Support, with comments.</p> <p>The principle of ensuring that developments are high quality and contribute to delivering inclusive growth in mixed, resilient and sustainable communities, whilst assisting in mitigating and adapting to climate change is supported. To demonstrate the ability to secure these objectives, the preparation of a Sustainability Statement as part of an application for a major development is supported.</p> <p>Whilst the requirement to ensure the efficient use of land by, amongst other things, providing an indicative minimum density of 25 dwellings per hectare, is supported, the policy, or supporting text, should make it clear that, as well as giving consideration to on site characteristics, consideration will be given to a range of other site / scheme specific issues, such as housing mix, design considerations and the densities of the surrounding area.</p>
<p>19. Do you support, object or have any comments relating to the specific requirements of the policy.</p>	<p>Support, with comments.</p> <p>As detailed in relation to Question 18, whilst the requirement to ensure the efficient use of land by, amongst other things, providing an indicative minimum density of 25 dwellings per hectare, is supported, the policy, or supporting text should make it clear that, as well as giving consideration to on site characteristics, consideration will be given to a range of other site / scheme specific issues, such as housing mix, design considerations and the densities of the surrounding area.</p>
<p>24. Do you support, object or have any comments relating to the approach to other strategic infrastructure (energy, water, health care, schools and green infrastructure)?</p>	<p>Comments</p> <p>The approach adopted by Anglian Water (zonal charging) in relation to infrastructure provision should be explored to see if it can be applied to other types of strategic infrastructure, such as electricity. Anglian Water provide a set fee per plot in relation to infrastructure costs, with costs being equally applied across a range of developments. This, in the same way as the Community Infrastructure Levy, would provide certainty for developers, particularly in relation to viability.</p>
<p>25. Do you support, object or have any comments relating to the approach to on-site and local infrastructure, services and facilities?</p>	<p>Support, with comments.</p> <p>The need to support sustainable growth through the provision of infrastructure improvements, such as schools and health centres, is in principle, supported. However, the policy should recognise that</p>

	<p>infrastructure provision must be proportionate to each development, based on a local need and not undermine delivery.</p>
<p>27. Do you support, object or have any comments relating to approach to affordable homes?</p>	<p>Support, with comments.</p> <p>Support principle, but notwithstanding Government guidance regarding the need for allocations to demonstrate there is a realistic prospect of being delivered, the policy should, as per the existing policy within the Joint Core Strategy, recognise that there may be a material change in circumstance, that may warrant the submission of a viability assessment.</p>
<p>28. Do you support, object or have any comments relating to the approach to space standards?</p>	<p>Support, with comments.</p> <p>Whilst the general principle of providing development that adheres to space standards is supported, the policy should incorporate a degree of flexibility to ensure that consideration is given to site specific issues, as well as need and financial considerations. For example, there may be circumstances where there is a clear need for homes which fall below the space standards. The lack of flexibility within the policy would prevent this need from being satisfied.</p> <p>In addition, whilst the provision of space standards in relation to internal room size is supported, the Council should not place undue restrictions on developers by enforcing requirements in relation to storage space. Developers ultimately need to have flexibility to react to buyer / market demands whilst operating within an overall minimum space standard regime.</p>
<p>32. Do you support, object or have any comments relating to the approach to Self/Custom-Build?</p>	<p>Comments.</p> <p>The objective of providing self and custom build is generally supported. However, the proposed threshold (5% of plots on residential proposals of 40 dwellings or more) is questioned, given that it would result in the delivery of substantially more self build and custom build units than for which there is an identified need.</p> <p>The majority of sites that are identified to meet the housing growth targets are likely to be in excess of 40 dwellings. If, as a very broad calculation, the threshold is applied to only the new allocations identified in the draft GNL0520 (7,840 homes), this would result in the provision of approximately 392 units self and custom build units. This is substantially more than the 113 people on the self and custom build register in the Greater Norwich Area (2018/19). The figure would substantially increase were the threshold applied to existing commitments which are yet to granted planning permission.</p> <p>In addition, consideration needs to be given to local need within a specific area. For example, on sites in Key Service Centres, such as that covered by Policy GNL0520, this would result in provision of approximately 10 self and custom build units. This may be substantially more than the local need.</p>

	<p>Therefore, the inclusion within the policy that the requirement for self and custom build units will be subject to evidence of need is supported. The policy should, in accordance with the PPG, recognise that as well as the self build / custom build register, additional data from secondary sources should be considered to better understand the demand for self and custom build plots. For example, the demand for self / custom build units may be for stand alone or small development opportunities, not the large estate style developments that would be required to deliver self / custom build units under the policy.</p>
<p>43. Do you support or object to or wish to comment on the approach for the key service centres overall?</p>	<p>Support, with comments</p> <p>As recognised in Question 1, the overall approach for Key Service Centres is fully supported. The identification of Hingham as a Key Service Centre is fully supportive of the approach for Key Service Centres, as Hingham is a location which has a range of services and amenities to support day to day life, including a primary school, Co-op Food, White Hart Pub, library, a doctor's surgery, alongside a range of employment uses. Accordingly, the identification of Hingham as a Key Service Centre supports the GNLP's aspirations of focusing growth in locations with access to jobs and services, whilst supporting a vibrant rural economy.</p> <p>In addition, the suitability and sustainability of Hingham for growth has been demonstrated through The Hops, a development of 88 dwellings. The Hops, which was allocated under Policy HIN 1 of the Adopted Development Plan, which had a delivery rate of three and a half years (from submission of planning application to completion).</p> <p>Therefore, we support the identification of a 21% increase in growth for Key Service Centres, which will result in them occupying 8% of total housing growth.</p>
<p>44. Do you support or object or wish to comment on the approach for specific key service centres?</p>	
<p>48. Do you support or object or wish to comment on any other aspect of the draft plan not covered in other questions?</p>	<p>The following comments relate to the Greater Norwich Local Plan, Interim Viability Study, prepared by NPS Group (November, 19).</p> <p>Whilst there is general support for the approach adopted and the collaborative approach that the GNLP Team are seeking to adopt, there is concern that the assumptions made within the Viability Study in relation to, amongst other things, sales values, build costs and benchmark land values are too generic and not backed up by comparable evidence. Further evidence on this is provided below.</p> <ul style="list-style-type: none"> • The assumed land values are too low and not representative of market values. Comparable evidence needs to be provided to justify the figures used. • The assumption that 54% of dwellings are 3 bedroom is considered high. In addition, the number of 1 bedroom units will vary between Norwich and the market towns, with the latter being lower. • There appears to be no consideration of demographics. In our view, the identified housing mix should include a significant

	<p>number of bungalows as the greatest rise within the age groups occurs in the 65 plus band. This will influence build cost, densities and sales values and is fundamental on any strategic site.</p> <ul style="list-style-type: none">• Garages should be added into the build cost calculation.• No allowance has been made for Abnormals. This should be included or, alternatively, the contingency should be increased accordingly.• No allowance is made for planning or promotion costs.• An allowance should be made for Services. These are becoming increasingly expensive particularly given the increased requirements anticipated through the Future Homes Standards Consultation.• There is a concern that the £5,000 allowance for energy efficiency measures is too low.
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PART 2

3.0 Responses to Draft Greater Norwich Local Plan – Sites Plan

- 3.1 On behalf of Abel Homes, we strongly support the preferred allocation of GNLP0520, land South of Norwich Road, Hingham. The site is entirely deliverable, and capable of making a significant contribution towards satisfying the Councils' housing needs during the period to 2038.
- 3.2 GNLP0520 has been identified as a preferred allocation for approximately 80 dwellings, as it is well located on the approach into Hingham, and well related to Abel Homes recently completed 'Hops' development, which was allocated for development in the adopted Development Plan.
- 3.3 In accordance with the National Planning Policy Framework's (NPPF) definition of 'deliverable', the proposed allocation represents a suitable location for development now, is available immediately, is achievable with a realistic prospect of housing being delivered on the site, and is viable. This is considered in further detail below.

Assessment of Delivery

Suitable

- 3.4 Hingham is identified in both the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) (2011) and the draft GNLP, as a Key Service Centre, as it provides a location which has a good range of services and amenities to support day to day life, whilst also providing access to public transport and employment opportunities. These services include a primary school, Co-op Food store, White Hart Pub, library, a doctor's surgery, alongside a range of employment uses. In relation to employment, the draft Greater Norwich Local Plan recognises that Hingham is well located to benefit from the additional employment opportunities in the Cambridge Norwich Tech Corridor. As a result, growth of at least 100 dwellings, across two sites, is allocated to Hingham in the draft GNLP.
- 3.5 Furthermore, the suitability of Hingham, particularly the eastern part of the village, has been demonstrated through the development of The Hops. The Hops, which lies to the east of the site, comprises 88 dwellings (allocated under Policy HIN 1 of the Adopted Development Plan), and was constructed by Abel Homes. The Hops had a delivery rate of three and a half years (from submission of planning application to end of construction). As a result, the site constitutes a suitable location for development, being adjacent to The Hops, which ensures that the site provides a logical extension to the Settlement Boundary.
- 3.6 Given the suitability of Hingham, the identification of the site as a preferred allocation will help achieve the GNLP's aspirations of focusing growth in locations with access to jobs and services, whilst supporting a vibrant rural economy. Therefore, the site will make a valuable contribution to the 8% housing growth the draft GNLP directs to Key Service Centres (515 dwellings in South Norfolk).
- 3.7 The following commentary demonstrates the suitability of the site having regard to technical matters, whilst responding to the points raised in the preferred allocation's wording.

Density and Quantum of Development

- 3.8 The preferred allocation identifies the site as being suitable to accommodate approximately 80 homes. However, the preferred allocation also suggests that more homes may be accommodated, subject to an acceptable design and layout, alongside any infrastructure issues being addressed.
- 3.9 Based on 80 dwellings and the preferred allocation's site area of 6.92 ha, the density of the development equates to 11.6 dwellings per hectare. This figure is considerably lower than the indicative minimum density set out in Policy 2 of the draft GNLP, which seeks a minimum of 25 dwellings per hectare to make efficient use of land (subject to site specific considerations).
- 3.10 The Hops delivered a density of 23 dwellings per hectare, which is more akin to the aspirations of Policy 2 of the draft GNLP, and considerably higher than that envisaged by draft Policy GNLP0520.
- 3.11 On this basis, it is evident that the site can comfortably accommodate the minimum number of units identified by the proposed allocation, it has the potential, if required, to accommodate all of the growth proposed for Hingham (i.e. 100 dwellings). This is particularly relevant given that, as detailed in the Note to Policy GNLP0503, the second site in Hingham has potential access and amenity constraints. Given the suitability of the GNLP0520, as is demonstrated by this and previous Representations, it is recommended that, if GNLP0503 cannot demonstrate that it is deliverable, all of the growth afforded to Hingham is allocated on the site.
- 3.12 In addition, the site could accommodate additional growth, above the 100 dwellings allocated to Hingham, should it become evident that other sites across the GNLP area are undeliverable. It is, for example, noted that there is doubt surrounding the deliverability of the Carrow Works site, which is a preferred allocation for 1,200 dwellings, in the draft GNLP. As detailed above, Hingham is a sustainable location for growth which has experienced relatively limited growth in recent years, and has the opportunity to benefit from its location within close proximity of the Cambridge Norwich Tech Corridor.

Layout and Design

- 3.13 An Indicative Masterplan has been prepared by Feilden and Mawson and is submitted in support of this Representation (see Appendix 1). The Indicative Masterplan demonstrates how, in accordance with draft Policy GNLP0520, frontage development along Norwich Road can be successfully achieved through the provision of an internal road network which facilitates development overlooking public open space (without the requirement for individual access points to each dwelling from Norwich Road). The Indicative Masterplan demonstrates how one point of access can be provided to the site, which preserves the existing Tree Preservation Order (TPO) to the north of the site, whilst adhering to highway design advice provided by Richard Jackson Engineering Consultants. See Highways and Access Note, prepared by Richard Jackson Engineering Consultants, which is submitted in support of this Representation (see Appendix 2).
- 3.14 Furthermore, the Indicative Masterplan demonstrates how a high quality development can be achieved on the site, centred around a range of public open spaces. A central swathe of public open space passes through the site, from north to south, including areas of swales. An area of public open space is proposed along the northern boundary of the site, incorporating the existing trees, whilst creating an open and green entrance to the site and along Norwich Road. A large area of public open space is proposed along the western boundary of the site, connecting to the Hingham Public Right of Way (PROW) (Hingham FP9) and the existing open space in The Hops, in accordance with the requirements of draft Policy GNLP0520.

- 3.15 Overall, the Indicative Masterplan demonstrates how a high quality layout and design can be comfortably achieved, based on the site area and the provision of 100 dwellings, whilst considering the requirements i.e. TPOs, PRoW, of Policy GNLP0520.

Preservation of TPO Oak Trees

- 3.16 A Group Tree Preservation Order (TPO) (reference: 037) is situated along the site's northern frontage. The Indicative Masterplan has been prepared to preserve the TPO, by situating open space along the northern parts of the site. In addition, as detailed above, the Indicative Masterplan has been informed by Richard Jackson to ensure access and footpath links can be provided to the site which provides adequate visibility which adheres to the 30 mph speed limit, whilst avoiding existing mature trees.

Access, Transport and Roads

- 3.17 The access shown on the Indicative Masterplan has been designed by Richard Jackson to serve approximately 100 dwellings (see Appendices 3 and 4). The access accords with the Norfolk Residential Design Guide and includes a Type 2 Road, which is 6m wide, and has an initial straight section of 15m. Initial designs of the access location on Norwich Road confirm that adequate visibility of up to 90m is available in both directions from a 2.4m setback. The visibility splays are in accordance with the Design Manual for Roads and Bridges. The proposed access and visibility splays are depicted on drawing 48851-PP-SK11B. The access design has been informed by a series of discussions with Norfolk County Council Highways.
- 3.18 It is recognised that as part of development, a new footpath will be required to connect to the existing bus stop located to the west of the proposed access to the site. It is also assumed that as part of providing a footpath connection to this bus stop, a crossing point will be provided for pedestrians accessing the bus stop from the northern side of Norwich Road. The footways have been designed to allow for better pedestrian access to/from the site, whilst avoiding the tree root protection zones. It is also recognised how the proposed development will provide access through the new footpath link to the pedestrian refuge island which was implemented as part of The Hops development, which is located further west along Norwich Road. An additional pedestrian refuge island is proposed to the east of the access to the site in accordance with the requirements of Policy GNLP0520. This will allow for a suitable crossing point for pedestrians to access the commercial park located to the north of Norwich Road.
- 3.19 Additional road widening and realignment are proposed, as demonstrated on drawing 48851-PP-SK11B.
- 3.20 In terms of sustainability, the Note prepared by Richard Jackson confirms that facilities and services are available in the local area, helping to support opportunities for walking and cycling. In addition, frequent bus services are available in close proximity to the site.
- 3.21 Richard Jackson have assessed vehicle trip generation arising from the development based on similar sites and from TRICS. The trip generation will be approximately 0.46 trips per dwelling in the peak hour, resulting in 46 additional trips. It is assumed that 75% of traffic would flow easterly, away from the centre of Hingham. During the peak hour, there would be 12 additional vehicles travelling into/through the centre of Hingham.
- 3.22 The Note prepared by Richard Jackson concludes that, in terms of vehicular access, accessibility to services, and other modes of transport, the site meets all the necessary criteria. It is also

concluded that with off-site pedestrian improvements any impacts associated with traffic generation can be mitigated.

3.23 On the basis of the foregoing, it is evident that the proposed development can satisfy the requirements of draft Policy GNLP0520.

3.24 However, a minor amendment is proposed to draft Policy GNLP0520 in relation to the requirement for frontage footpaths along the site's entire frontage. The access drawings prepared in support of this representation demonstrate how footpath links can be provided to the north-east and north-west of the site, and to the west, without, crucially, impacting upon the TPO to the north of the site.

3.25 On this basis, whilst it is acknowledged that the location of the footpaths will be explored as the detailed design progresses, the policy should incorporate a degree of flexibility to make it clear that footpaths will not be required to be provided along the site's entire frontage, if it can be demonstrated that their provision is neither, necessary practical or feasible.

Connectivity to Hingham PROW (Hingham FP9)

3.26 Hingham Public Right of Way (PROW) (Hingham FP9) lies along the western boundary of the site. The Indicative Site Masterplan has been designed with open space along the western boundary, providing footpath connections into the PROW, and across to The Hops. Accordingly, the proposed development is capable of adhering to the requirements of Policy GNLP0520.

Flood Risk and Surface Water Drainage

3.27 A Flood Risk Assessment and Surface Water Drainage Strategy has been prepared by Richard Jackson (see Appendix 3). The Assessment confirms that the site falls within Flood Zone 1, and therefore, the site is not at risk of flooding and the indicative layout can be designed to accommodate surface water overland flow routes

3.28 With regards to soil types and permeability, whilst a full investigation is yet to be conducted, the permeability of The Hops indicates that SuDS/soakaways are likely to be acceptable. The surface water strategy proposes the use of permeable paving and soakaways for drives and private roofs, and swales or attenuation basins for the highway water, in the event of the 1 in 100 year storm event (plus 40% climate change).

3.29 Accordingly, the work undertaken by Richard Jackson concludes that based on ground conditions on the adjoining site (The Hops), infiltration is possible and surface water can be dealt with on site. The strategy will incorporate a swale for highways surface water which will drain to the local ditch network at a controlled green field run off rate. The identified strategy is in accordance with National and Local Policy.

3.30 In addition, it is recognised that issues regarding surface water flooding on Seamere Road have been raised locally. These were matters that were raised prior to The Hops development. The surface water design relating to that development ensured that the position was not exacerbate and a similar solution will be adopted as part of the development of Policy GNLP0520.

Previous Regulation 18 (a) Representation (2018)

- 3.31 A representation was submitted for the site at the Regulation 18 (a) stage, which demonstrated how all site-specific constraints rated amber in the Housing and Employment Land Availability Assessment (HELAA), could be overcome, helping to ensure the suitability of the site.
- 3.32 Whilst, as detailed above, a lot of the technical information submitted at the Regulation 18 (a) stage has been updated, some of the information submitted as part of that representation remains relevant. For example, a Utilities Report, prepared by Richard Jackson, highlighted how existing services exist adjacent to the site, which are likely to have capacity to serve the development. In addition, the work undertaken by Feilden & Mawson outlined how it was possible to create a development which is compatible with neighbouring uses, particularly given The Hops, which is to the west of the site. For completeness, a copy of the Representation is submitted as Appendix 3.

Deliverability & Proposed Housing Trajectory

- 3.33 A Delivery Statement, prepared by Bidwells in conjunction with Abel Homes, was previously submitted in support of the site. The programme and Housing Trajectory, was based on robust local evidence, including the completion of the adjacent development, The Hops, by Abel Homes. A copy of the Delivery Statement is attached as Appendix 4.
- 3.34 The Housing Trajectory within that document has been updated to reflect the delay in the adoption of the GNLP, which is now scheduled for 2022.
- 3.35 Abel Homes are currently seeking to submit an application in 2022 to tie in with adoption of the Local Plan. Assuming 6-9 months for the determination of the planning application, alongside a further 6 months for construction to commence on site, housing could start to be delivered on site in 2024, with the first units completed by 2025. It is estimated that, based on the completion rates of The Hops, that the scheme would deliver 35 units per annum, ensuring completion in 2027; well within the first five years of the Local Plan period. However, it should be noted that if there was support from both the GNLP Team and South Norfolk Council and application could be brought forward earlier. The Housing Trajectory has been based on the site accommodating a minimum of 80 units using the current anticipated timeline associated with the adoption of the draft plan.

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Units	0	0	0	35	35	10	0	0	0	0	0	0	0	0	0
Cumulative Total	0	0	0	35	70	80	0	0	0	0	0	0	0	0	0

Available

- 3.36 The site is controlled, in its entirety, by Abel Homes through an Option Agreement; and is leased to a local farmer on a temporary basis, which can be terminated with the agreed notice period at any time.

Achievable

- 3.37 Based on the suitability assessment above, there are no site-specific constraints which could preclude the delivery of residential development on the site. Through the provision of The Hops, Abel Homes have demonstrated that they are committed and able to achieve the delivery of

housing of large scale housing developments within 5 years. Therefore, residential development on the site is deemed to be entirely achievable.

Viable

- 3.38 Abel Homes are confident that the delivery of the site is viable having regard to the policy requirements of the draft GNL0 and there are no factors that we are aware of, at this moment in time, that could prevent the delivery of the site. This statement is, however, made in the context of the questions that have been raised in relation to Greater Norwich Local Plan Interim Viability Study (2019) (Question 48). Further discussions are required with the GNL0 Team on these matters in order to confirm that the various policy objectives, such as affordable housing and community infrastructure, can be delivered on site without prejudicing the viability of the site. Abel Homes are keen to continue discussions with the GNL0 Team on this matters soon as possible.

Summary

- 3.39 Hingham is a highly sustainable location for growth, benefitting from a range of services and amenities, including a primary school, Co-op Food Store, White Hart Pub, library, a doctor's surgery, alongside a range of employment uses.
- 3.40 As has been demonstrated, the site is suitable, available, achievable and viable, and is deliverable within the first five years of the plan period. As previously recognised, there are no constraints which would affect the suitability of the site for residential development. The foregoing text demonstrates that this site is a suitable location for development and is capable of meeting the requirements of draft Policy GNL0250. Accordingly, Abel Homes fully supports the GNL0's proposals to allocate the site under Policy GNL0250 for residential development.

Revised Policy Wording

Policy GNL0520 (part of) Land South of Norwich Road, Hingham (approx. 6.92 ha) is allocated for residential development. This will accommodate approximately **at least 80 homes, 33% of which will be affordable.**

More homes may be accommodated, subject to an acceptable design and layout being achieved, and any infrastructure issues addressed.

The development will be expected to address the following specific matters:

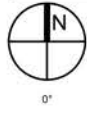
- TPO oak trees on south side of Norwich Road to be retained.
- Design and layout of the site to create an active frontage along Norwich Road.
- Provision of adequate visibility splay's incorporating footways, to be provided along the whole site frontage, **unless it can be demonstrated that the provision of footpaths along the entire frontage is neither required, practical or feasible.**
- Pedestrian refuge in the proximity of Ironside Way, to access local employment opportunities.
- Connectivity of the site to Public Right of Way (PROW) Hingham F9.

Key

Red Text – Proposed Amendments






Strike through – Proposed Text to be Removed

APPENDIX 1
INDICATIVE MASTERPLAN
PREPARED BY FEILDEN + MAWSON



REV	DATE	CHK	AMENDMENTS
A01	2018.03.09	MW	Graphical update, annotations amended.
A02	2020.02.18	EG	Scheme Updated.
A03	2020.02.18	EG	Proposed building parcels updated.

Legend:

-  Proposed Building Parcels
-  Type 3 Road
-  Driveway
-  Swale
-  Type 6 Adopted Road
-  Foot Path

Feilden+Mawson

21-27 Lamb's Conduit Street, London WC1N 3NL
 1 Ferry Road, Norwich NR1 1SU
 50 St Andrews Street, Cambridge CB2 3AH
 tel: 020 7841 1980
 tel: 01603 629571
 tel: 01223 350567
 email: info@feildenmawson.com
 www.feildenmawson.com

DRAWING
 Sketch Master Plan

CLIENT
 Abel Homes
 JOB
 Residential Development,
 Norwich Road, Hingham

PLEMINARY			
SCALE	PAPER	DATE	REV
1:1500 Aprox	A3	2018.03.09	
JOB	DWG	REV	
8716	SK01		A03

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APPENDIX 2
HIGHWAYS & ACCESS NOTE
PREPARED BY RICHARD JACKSON

Our Ref: 48851/LG/MJD

Your Ref:

10 March 2020

Mr D Piper
Abel Homes Ltd
Neaton Business Park
Norwich Road
Watton
Norfolk
IP25 6JB

Dear Mr Piper

RE: Land South of Norwich Road, Hingham – Highways & Access

We refer to our instructions to consider the transport aspects for a potential residential development off Norwich Road, Hingham. The site comprises of greenfield land. The main multi-modal access will be off Norwich Road, with potential pedestrian links to the west into a previous Phase of development referenced "The Hops". Our assessment for an access and the transportation elements for land south of Norwich Road, Hingham has been made on the potential for proposal of approximately 100 dwellings.

This assessment considers current policy with regards to access for the development and accessibility, which are addressed in following matters and we present our views for proposed mitigation for the offsite infrastructure.

1. Access and offsite assessment of highways.
2. Location and accessibility to services.
3. Transportation links including pedestrian, cycle and public transport modes.
4. Development trip generation.
5. Traffic routes towards village.
6. Highway/transportation improvements.

The site is located off Norwich Road in Hingham with a grid reference of 603043, 302031 and an approximate postcode of NR9 4LS. The site is bound by Norwich Road (B1108) to the north and the dwellings of Seamere Road to the south, see **Figure 101** attached. To the west of the site is a Public Right of Way footway linking Norwich Road and Seamere Road with a residential housing estate adjacent and beyond that, the centre of Hingham to the west. Surrounding the site to the east, are agricultural fields and also to the south beyond the existing dwellings.

The civil parish of Hingham resides in rural Norfolk, within the South Norfolk District, with approximately 944 households and a population of 2,367 (taken from the 2011 Census data for the Hingham parish). The village is situated

Cont'd.../

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along Norwich Road (B1108) which stretches to Norwich in the east and Bodney via Watton to the west. Hingham is approximately 21.7km southwest of Norwich city centre, 10.8km southeast of Dereham and 8.8km west of Wymondham. The main proposed access to the site would be from Norwich Road.

Access and offsite assessment of highways

An access is proposed, which provides for adequate visibility according to the 30mph speed limit, avoiding the existing mature trees. Improved pedestrian and cyclist connections via The Hops into the village centre, are also proposed.

The access parameters for the site have been considered for a development of approximately 100 dwellings. The type of access required to serve the development is dictated by the Norfolk Residential Design Guide and is to be taken as a Type 2 road, which is 6.0m wide and would be taken from Norwich Road. The initial straight length of the road should be minimum of 15m in length.

An initial design of the potential access location on Norwich Road indicates that adequate visibility of up to 90m should be available in both directions from a 2.4m setback. This visibility splay lies in accordance with the Design Manual for Roads and Bridges (DMRB) CD123, where it is stated a 2.4m setback from a simple priority junction is acceptable. These visibility splays are shown on **Drawing 48851-PP-SK11C**.

The northern site boundary is Norwich Road with a width of 6.0m with approximately a 1.2m verge on the southern side and a 1.8m footway on the northern side. There are presently no footways on the southern side along the site boundary of Norwich Road to give the site access to the bus stops or local facilities without crossing the B1108. A new footway would therefore be required to support this development proposal, to connect the site to the bus stop located west of the proposed access. Further to this, it is assumed that a footway connection to the west at the bus stop, will provide a crossing location for pedestrians to the northern side of Norwich Road. The footways are designed to allow for better pedestrian access to the site, local facilities and bus stops, avoiding the tree root protection zone to ensure the trees will not be damaged in the implementation of the footway.

A pedestrian refuge island was implemented as part of The Hops, to allow safer, sufficient access to local facilities and bus stops. This is situated further west along Norwich Road. To access the crossing point from the new development, pedestrians would walk to the north west corner of the development site access and along the proposed west footway linking to a footpath at The Hops development and onto the pedestrian refuge crossing island in the centre of Norwich Road. This will allow pedestrians to safely cross the B1108 to access the local facilities and primary school. Additionally, pedestrian access could be made at the west site boundary, to link the site to the existing public right of way footpath FP9, on the west boundary of the site, and to provide footpath links through to The Hops development footways.

Additionally, road widening and a pedestrian refuge island have been proposed on Norwich Road near to Ironside Way to the east of the proposed access location. This network will allow for a suitable crossing point to access the commercial park, located at the northern side of Norwich Road, from the proposed site. This offsite improvement work is highlighted within **Drawing 48851-PP-SK11C**. A masterplan for the site has been indicated on **Drawing 8716-SK01-A03** produced by Feilden Mawson, showing the proposed access and, the indicated footway connection to the bus stop.

Location and Accessibility to Services

To assess the ability for potential residents to access services, research has been undertaken to locate the local services and facilities, which are tabulated below.

Facility/Services Table

Facility	Location	Km	Miles
School - Primary	Hardingham Street	1.08	0.67
School - Secondary	Norwich Road, Attleborough	10.14	6.34
Post Office	Market Place	0.97	0.60
Local Shop	Co-op, Norwich Street	0.64	0.40
Doctors	Hardingham Street	0.95	0.58
Public House	Market Place	0.90	0.56
Place of Worship	Market Place	0.94	0.58
Bus Stops	Ironside Way	0.12	0.07
	Ringers Lane	0.32	0.20
Children's Centre	Norwich Road, Attleborough	10.30	6.40

The conclusions that can be drawn from the table are that most of the facilities and services are available in the local area. A key aim of the NPPF is to promote sustainable travel choices and accessibility to shops, jobs and other facilities whilst reducing the need to travel, especially by car.

Walking is identified as the most important form of transport at local level and the walking offers the greatest potential to replace the car for journeys of less than 2.0km. The guidance document (NPPF) also acknowledges that cycling has the potential to replace many car trips of less than 5.0km, which may also form part of longer journeys supported by public transport.

The table above provides an indication of the distances that need to be travelled to the facilities and as a consequence the following list indicates the acceptability of the site in terms of distance, frequency of use and acceptability of need to travel.

Acceptability of Travel/Use Table

Facility	Location	Km	Likely Frequency of Use					
			Daily Km		Weekly Km		Greater than Weekly Km	
			<5.0	>5.0	<5.0	>5.0	<5.0	>5.0
School - Primary	Hardingham Street	1.08	✓					
School - Secondary	Norwich Road	10.14		✓				
Post Office	Market Place	0.97			✓			
Local Shop	Co-op, Norwich Street	0.64			✓			
Doctors	Hardingham Street	0.95					✓	
Public House	Market Place	0.90					✓	
Place of Worship	Church Street	0.94			✓			
Bus Stops	Ironside Way	0.12	✓					
	Ringers Lane	0.32	✓					
Children's Centre	Norwich Road, Attleborough	10.30		✓				

The conclusions of the acceptability table for distance and frequency travelled indicates that most daily activities are within 2.0km of the development.

Whilst other activities and frequency usage of facilities are likely to be weekly or greater than weekly, the table shows that most are within 5.0km of the site and also less than 2km, indicating that there is a likelihood that walking, and cycling could be used to travel to and from the majority of these locations.

Although the local nearest high school (Attleborough Academy) is outside of the walking and cycling boundaries at 10.14km from the site, Norfolk County Council run a free school bus linking Hingham to Attleborough Academy.

Transportation Links including Pedestrian, Cycle and Public Transport

As stated previously local, regional and national guidance for transportation and residential dwellings advises that proposed development should be readily accessed by all sustainable modes of transport.

Considering the different modes an assessment can be made in respect of the suitability of existing infrastructure.

Pedestrians

The routes for pedestrians are currently served well from the proposed site access to all the facilities recorded in the '*Facility/Services Table*'. All routes consist of road with footways on at least one side of the carriageway. Further, there is a pedestrian refuge in the road to aid pedestrians when crossing the B1108, Norwich Road, to the west of the access for The Hops, if needed.

The new development will offer a footway connection to the northwest corner of the site, at the Ringer's Lane bus stop. From here, pedestrians will have the option to cross Norwich Road, to the northern side of Norwich Road, or walk through the neighbouring residential site, to access the pedestrian refuge crossing point from The Hops site. This will allow sufficient access to the local facilities and bus stops within Hingham, not only encouraging more individuals from the new development to walk to access these facilities, but also making public transport more accessible to individuals.

An initial assessment of the routes to school, shows the route has been confirmed as safe. However, this is subject to further investigation with use of traffic flow data.

Cyclists

The bicycle has become a much more widely used mode of transport in recent years, as promoting the healthier lifestyle and the current economic circumstances that affects the population. From assessing the locations of the facilities locally, many of them are well within the 5.0km cycling parameters that are recognised in the NPPF.

The majority of the roads in Hingham are within a 30mph speed limit and, thus, provide an appropriate network for cycle use in Hingham, to access local facilities. Using the Sustrans website, it appears that there are no national or local cycle routes within the vicinity of Hingham, therefore, cycling outside of the village is likely to be for keen cyclists only.

Public Transport

To establish a criteria for public transport provision, guidance was sought from Norfolk County Council on the necessary bus service frequency. A benchmark guide to bus services can be found in the Norfolk Bus Strategy 2003/4 to 2008/9. Whilst this document is a few years old it has not been updated but does give criteria for 'Target level of service in rural areas (all offering a return journey)'.

The table indicates that for a parish population of between 1500 and 3000 the target service level should provide the following:

- Shopping service, five days a week;
- journey to work service;
- a Saturday service and;
- evening service;

The closest stops to the proposed site are 0.12km and 0.32km from the proposed access from the site.

Operator	Service	Frequency
Konectbus	3 Watton – Hingham – Norfolk & Norwich University Hospital - Norwich City Centre	Mon – Sat: 0657 – 1717 (departing approximately every hour. Note, Saturday service begins from 0730) Sun: 0945, 1145, 1345, 1545
	3 Norwich City Centre – Norfolk & Norwich University Hospital – Hingham - Watton	Mon - Sat: 0750 – 1838 (departing approximately every hour. Note, Saturday service begins from 0927) Sun: 1107, 1307, 1507, 1707
Konectbus	6 Watton – Hingham – Wymondham - Norwich City Centre	Mon - Sat: 0637 - 1717 (departing approximately every hour. Note, Saturday service begins from 0726)
	6 Norwich City Centre – Wymondham – Hingham - Watton	Mon - Sat: 0902 - 2000 (departing approximately every hour)
Konectbus	13 Shipdham – Watton – Easton College	Mon – Fri: 0745 (during term time)
	13 Easton College – Watton – Shipdham	Mon - Fri: 1743 (during term time)
West Norfolk Community Transport	17 Bradenham – Yaxham - Dereham	Tues and Fri only: 0956
	17 Dereham – Yaxham - Bradenham	Tues and Fri only: 1328

(All main stop details included, data correct as Feb 2020)

The bus company Konectbus use bus stops on Norwich Road for services listed above, with stops including Ironside Way, Ringers Lane and Bears Lane. West Norfolk Community Transport use the Lincoln Avenue Bus Stop, Hingham.

Services are frequent and offer good commuting and social facilities to the residents requiring access to them. The accessibility of the buses may also encourage more individuals to use public transport, rather than their cars.

Cont'd.../

Furthermore, there are sufficient footways to reach the bus stops along with a pedestrian refuge in the centre of Norwich Road to aid pedestrian crossing to reach the bus stop on the northern side of the B1108 (Norwich Road) of Ringers Lane.

Overall, accumulatively, the bus timetables meet the Norfolk County Council village requirements for Hingham in terms of public transport availability and frequency.

Development trip generation

The proposed development site vehicle trip generation can be calculated based on similar sites and data taken from a national data base (TRICS). An assessment of the trip generation from the proposed development site could also be taken from the local trips undertaken by the occupants of the dwellings already in the village. In general, the trip generation will be approximately 0.46 trips per dwelling in the peak hour. On this basis, the development is likely to generate approximately 46 additional trips in the peak hour. If it is assumed the key area of employment are Dereham, Wymondham and Norwich, this would amount to approximately 75% of this traffic, which would travel in an easterly direction. Therefore, it is assumed that 75% of the traffic would flow away from Hingham centre.

Based on the information above which is an approximation at this stage, there would be an of increase of 12 vehicles travelling into/through Hingham centre in the peak hour.

Traffic routes towards the village

The route from the site on Norwich Road to Norwich City Centre follows the B1108 through until it becomes Earlham Road and then onto the City Centre. The area of Norwich Road and other roads surrounding the site are 30mph carriageways with footways on at least one side of the road. There is also a 20mph zone in the centre of Hingham.

Along Norwich Road in the vicinity of the site, there have been three slight accidents within the last 5 years (2014-2018), the latest being in February 2018, none of which have involved a pedestrian or a cyclist. Additionally, a serious accident has been reported on Norwich Road, close to the site boundary. It should be noted that this accident did not involve a cyclist or a pedestrian and was recorded in August 2018. Furthermore, the accident data shows there has only been one additional accident to these recorded in the area within the last 10 years (2009-2018) and this was reported as slight. This suggests the site is not a high-risk accident site and the road will not require any additional traffic calming measures to prevent accidents. All information collected from publicly available data (viewable via www.crashmap.co.uk).

Access and Highway/Transportation Improvements Conclusion

With the addition of a pedestrian crossing point to the east of the site and footways to access The Hops development, it is concluded that in terms of vehicular access and accessibility to services, the site meets a satisfactory level to deliver a suitable access and pedestrian links.

Conclusions

To collate the issues and highlight the matters that are relevant to transportation for the proposed development at Norwich Road, Hingham, the following table shows the summary of benefits that this scheme includes:

Summary Table

Matters	Comment	Satisfactory	Needs some Upgrade	Not Satisfactory
Site Access	A satisfactory access with necessary visibility can be achieved.			
Local Junction Assessment	Based upon preliminary findings no offsite junction upgrades are required.			
Accessibility to Services	A high proportion of daily and weekly services can be accessed by pedestrian, cyclists or public transport routes at less than 2.0km.			
Pedestrian Links	Good site routes to schools and facilities (upon additional footway implementation within the site and offsite improvement works within Norwich Road to the east of the proposed access location)			
Cycle Facilities	There is no specific route in the village however there is a 20/30mph speed limit between the site and local facilities.			
Public Transport	The current public transport provision does meet the NCC targets.			

It is therefore concluded that in terms of vehicular access, accessibility to services, other modes of transport, the site meets all the necessary criteria. In summary, the development, which will generate a low level of trips in the peak hour towards/through Hingham centre, shows how, with offsite pedestrian improvements the generated traffic can be mitigated. I trust the foregoing is satisfactory, but if we can be of further assistance, please do not hesitate to contact us.

Yours sincerely,

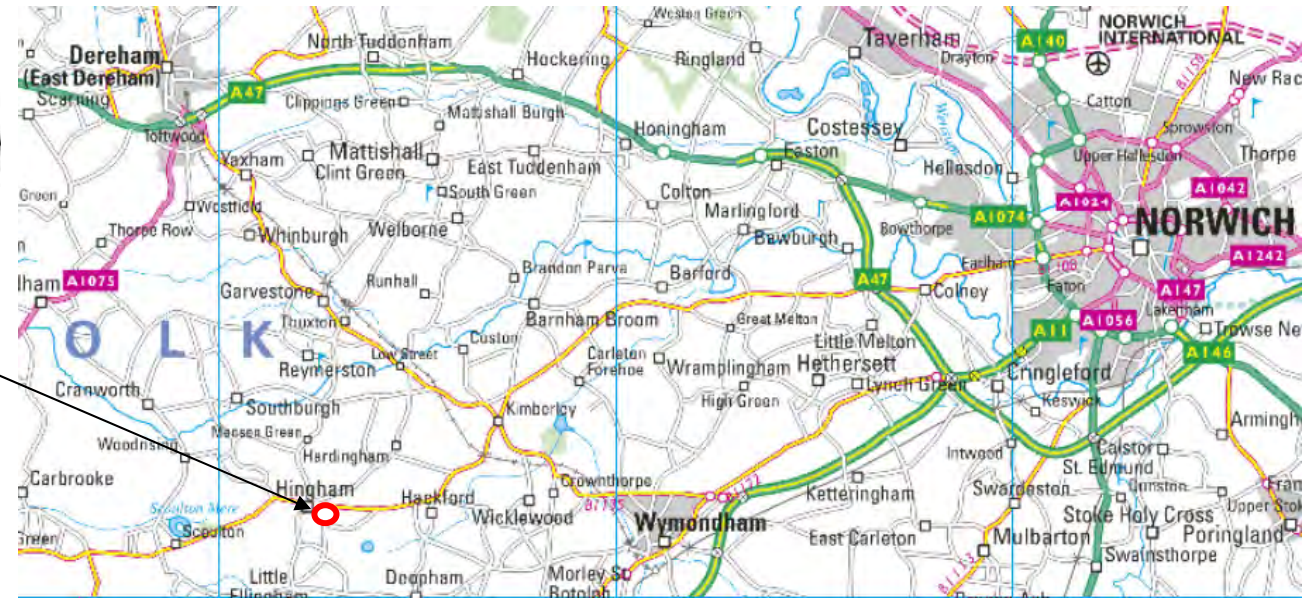
Prepared by Lauren Gray
on behalf of Richard Jackson Ltd

Checked by Martin Doughty (Director) – BEng (Hons), CEng, FICE, FCIHT, MAPM
on behalf of Richard Jackson Limited

Encs – Figure 101
Drawing 8716-SK01-A03
Drawing 48851-PP-SK11C



INDICATIVE SITE LOCATION



INDICATIVE SITE LOCATION

Site location grid reference 603043, 302031 and postcode NR9 4LS

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Client:
Abel Homes Ltd

Drawing Title:
Site Location Plan

Job Title:
Land south of Norwich Road, Hingham

Date:
06.03.20

Job No:
48851

Dwg No:
Fig. 101 (NTS)



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REV	DATE	CHK	AMENDMENTS
A01	2018.03.09	MW	Graphical update, annotations amended.
A02	2020.02.18	EG	Scheme Updated.
A03	2020.02.18	EG	Proposed building parcels updated.

Legend:

-  Proposed Building Parcels
-  Type 3 Road
-  Driveway
-  Swale
-  Type 6 Adopted Road
-  Foot Path

Feilden+Mawson

21-27 Lamb's Conduit Street London WC1N 3NL
 1 Ferry Road Norwich NR1 1SU
 50 St Andrews Street Cambridge CB2 3AH
 tel: 020 7641 1980
 tel: 01603 629571
 tel: 01223 350567
 email: info@feildenandmawson.com
 www.feildenandmawson.com

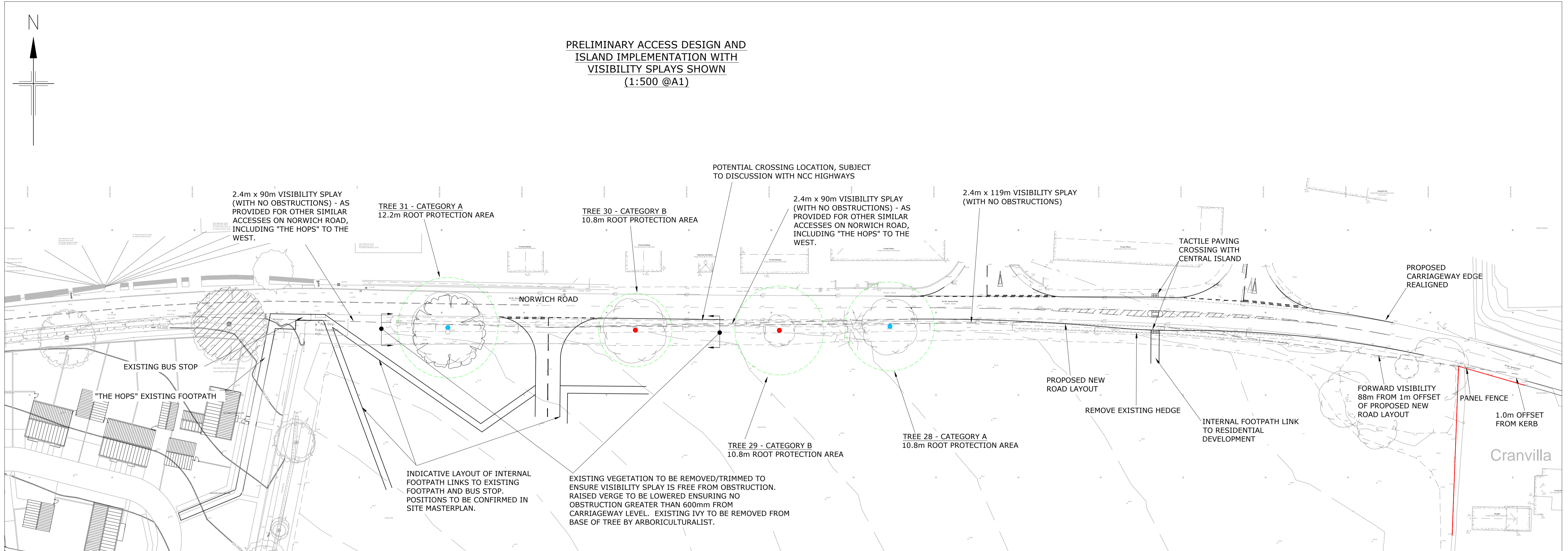
DRAWING
 Sketch Master Plan

CLIENT
 Abel Homes
 JOB
 Residential Development,
 Norwich Road, Hingham

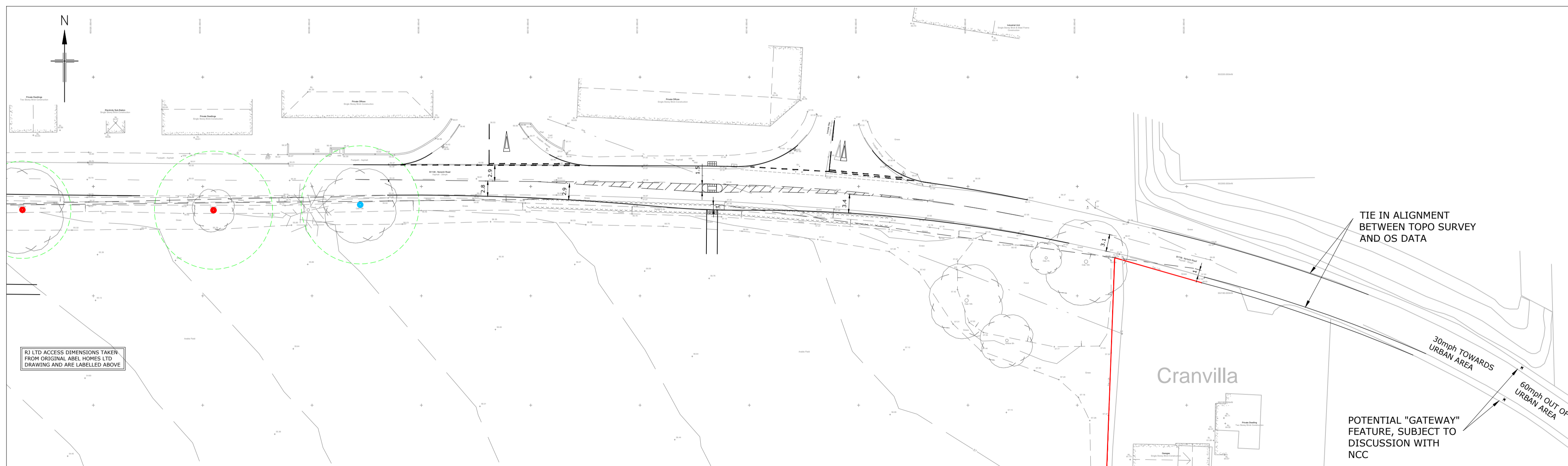
PLEMINARY			
SCALE	PAPER	DATE	REV
1:1500 Aprox	A3	2018.03.09	
JOB	DWG	REV	
8716	SK01		A03

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PRELIMINARY ISLAND IMPLEMENTATION DIMENSIONS (1:500 @A1)



NOTES:

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
- TOPOGRAPHICAL SURVEY 18731ea01 - 06 DATED NOVEMBER 2016 HAS BEEN SUPPLIED TO RICHARD JACKSON LTD BY SURVEY SOLUTIONS AND RJ LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
- ROOT PROTECTION AREAS HAVE BEEN TAKEN FROM A.T. COOMBES ASSOCIATES LTD PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT. TREE NUMBERS HAVE BEEN TAKEN FROM APPENDIX 3 OF THAT REPORT.
- VISIBILITY SPLAYS DRAWN IN ACCORDANCE WITH DMRB CD123. FOR A SIMPLE PRIORITY JUNCTION, AS PROPOSED FOR THIS SITE ACCESS, VISIBILITY SPLAYS CAN BE INVESTIGATED USING A 2.4m SETBACK, AS DEMONSTRATED.

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REV	DATE	DESCRIPTION	DRAWN	CHKD
C	02.03.20	PHASE 1 ADDED	MJD	MJD
B	25.02.20	VISIBILITY NOTE ADDED PROPOSED FOOTWAY LAYOUT AMENDED	LLG	MJD
A	5.11.18	VEGETATION NOTE ADDED	MJD	MJD

REVISIONS

Project LAND SOUTH OF HINGHAM ROAD, NORWICH	Title ACCESS DESIGN WITH PEDESTRIAN ISLAND	Client ABEL HOMES LTD	Drawn L. GRAY	Date 19/07/18	This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.	<p>847 The Crescent, Colchester, Essex, CO4 9YQ 3rd Floor, Revine House, 57-60 Aldgate High Street, London EC3N 1AL 5 Quern House, Mill Court, Great Shelford, Cambs CB82 5LD 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP The Wheelhouse, Bondi Hill, Spire House, Gloucestershire GL10 3BF Email Address: mail@rj.co.uk</p>	Drawing No. 48851-PP-SK11	Revision C
Job Manager M. DOUGHTY	Checked M. DOUGHTY	Approved M. DOUGHTY	Scale AS SHOWN @A1	<input type="checkbox"/> INFORMATION <input type="checkbox"/> TENDER			<input type="checkbox"/> APPROVAL <input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> COSTING <input type="checkbox"/> AS CONSTRUCTED
			Tel: 01206 228800 Tel: 020 7448 9910 Tel: 01223 314794 Tel: 01503 230240 Tel: 01172 530070 Website: http://www.rj.co.uk	Drawing Status <input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> APPROVAL <input type="checkbox"/> COSTING <input type="checkbox"/> TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> AS CONSTRUCTED				

APPENDIX 3

LOCAL FOOTWAY NETWORK ASSESSMENT

PREPARED BY RICHARD JACKSON

Our Ref: 48851/LG/MJD

Your Ref:

06 March 2020

Mr D Piper
Abel Homes Ltd
Neaton Business Park
Norwich Road
Watton
Norfolk
IP25 6JB

Dear Mr Piper

RE: Land South of Norwich Road, Hingham – Local Footway Network Assessment to Hingham Town Centre

We refer to our instructions to consider the local footway network within Hingham, as an extension from our work at the potential residential development off Norwich Road, Hingham. Our assessment is to outline the suitability of the local footway network in terms of the accessibility of the local facilities for pedestrians from land south of Norwich Road, Hingham.

This assessment considers current policy with regards to pedestrian requirements. This has been developed further through a site visit on 19th February 2020, including use of internet and OS mapping to outline existing highway conditions and we present the offsite infrastructure. This letter should be read in conjunction with **Drawing 48851-PP-SK14C**.

Manual for Streets guidance indicates a 0.9m wide footway is acceptable for a wheelchair to use, with a 1.2m wide footway allowing an adult and a child to walk side by side, and 1.5m wide footway accommodating two adults walk side by side, with one person pushing a pushchair. Throughout our assessment, this guidance has been considered and has aided the development of our proposed improvement works to the local footway network.

Proposed zebra crossing and footway widening

The proposed zebra crossing has been designed to allow a pedestrian crossing point to access the southern side of Norwich Street, just west of Ringers Lane. This aids pedestrian access to the town centre, reducing individuals using the northern footway of Norwich Street, which reduces in width to 0.7m and 1.0m, near Stone Lane.

To accommodate the zebra crossing, the southern footway on Norwich Street has proposed widening from 1.5m to 2.0m. The design and location of the zebra crossing are subject to detail design on a topographical survey and agreement from the local highway authority (Norfolk County Council) approval.

Cont'd.../

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The zebra crossing has been designed in accordance with the following guidance document: Traffic Signs Manual Chapter 6. The width of the crossing is 2.4m, with dropped kerbs and tactile paving located at both the northern and southern sides of the crossing location.

Proposed footway widening to the south of Norwich Street

Additional footway widening is proposed on the southern side of Norwich Street, outside dwelling No.23. At this location, the footway is reduced to a width of 1.1m, and therefore it is proposed this section of footway, as indicated on the attached drawing, should be widened to 1.8m by reducing the width of the current verge located on the southern side of the footway.

Change of layout regarding the island at the Norwich Street / Stone Lane junction

The current layout at the Norwich Street / Stone Lane junction, restricts pedestrians to use a 0.9m width crossing link. It is proposed the existing grass island is removed and surfaced, the existing sign is proposed to be setback to 1.8m from the kerb line, and a white line is proposed to be used to mark around the repositioned objects at the junction. This will increase the area width of the pedestrian crossing location to 1.8m wide.

Removal of some cobbles and proposed dropped kerb, tactile paving crossing at the Norwich Street / Hall Lane junction

The existing cobbles at the western side of the Norwich Street / Hall Lane junction, are to be partly removed and surfaced, providing new dropped kerb locations at the crossing location, with tactile paving to improve pedestrian access to the town centre.

Route to School

An assessment of the route to school from the site has been carried out. The route is accessed from the proposed development site via a footway crossing location at the bus stop location on Norwich Road. The route then travels north along a footpath towards Hardingham Road. Once at Hardingham Road, cross to the northern side and travel west vis Hardingham Street to the primary school. This route is shown on **Drawing 48851-PP-SK14C**. It is considered to be appropriate as a route to school.

Conclusions

In summary, the points highlighted within this letter and annotated on **Drawing 48851-PP-SK14C**, should enhance the pedestrian access within Hingham, and should provide a more suitable route from the proposed site at Norwich Road, into the town centre.

I trust the foregoing is satisfactory, but if we can be of further assistance, please do not hesitate to contact us.

Yours sincerely,

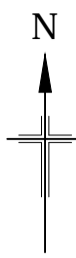


Prepared by Lauren Gray
on behalf of Richard Jackson Ltd



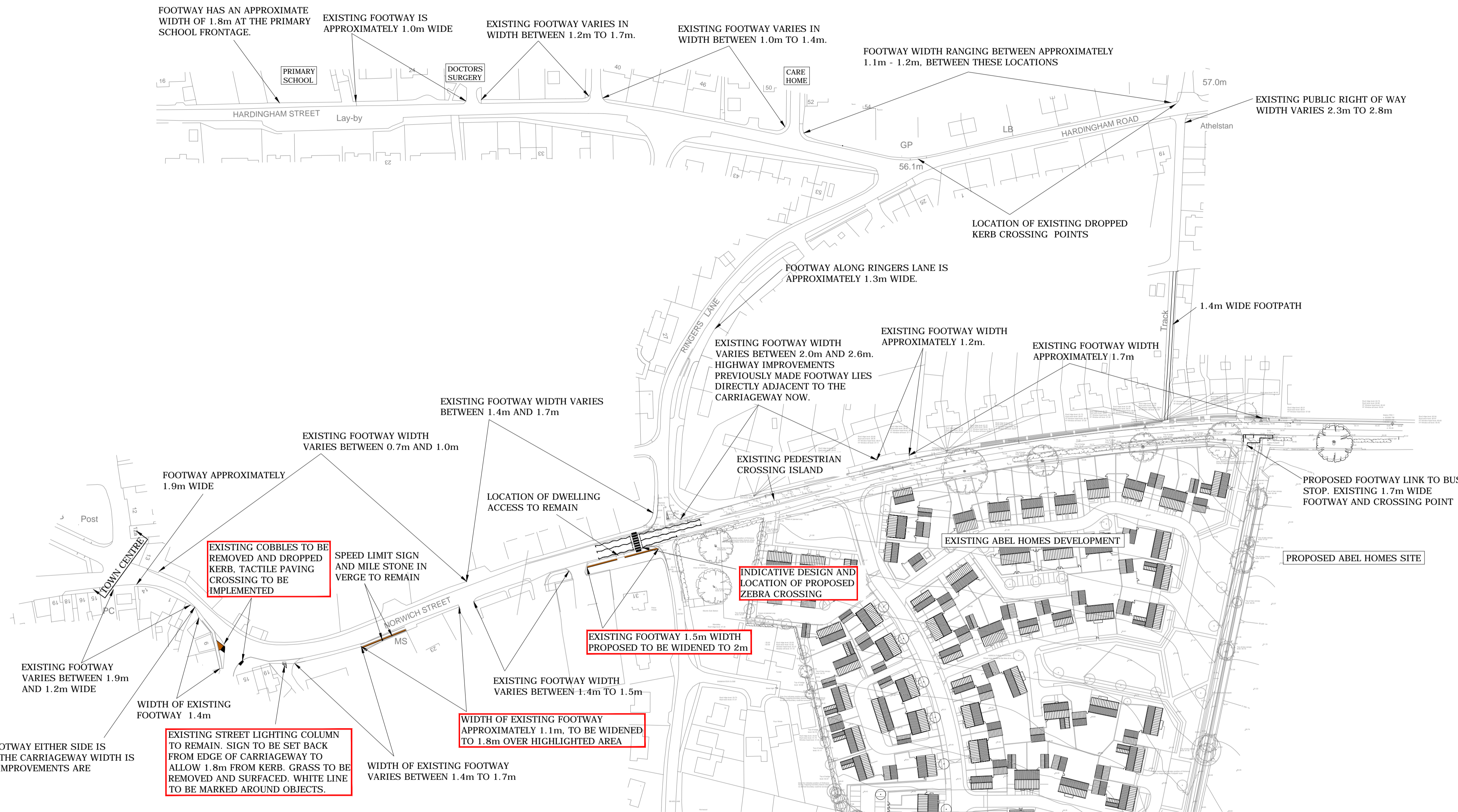
Checked by Martin Doughty
(Director) BEng (Hons), CEng, FICE,
FCIHT, MAPM
on behalf of Richard Jackson Limited

DO NOT SCALE



NOTES:

1. DRAWING BASED ON ORDINANCE SURVEY MAPPING WITH MEASUREMENTS SHOWN FROM SITE VISIT 19 FEBRUARY 2020.
2. DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
3. ALL PROPOSED IMPROVEMENTS SUBJECT TO DETAILED DESIGN WITH TOPOGRAPHICAL SURVEY AND AGREEMENT WITH THE HIGHWAY AUTHORITY (NORFOLK COUNTY COUNCIL).
4. ALL HIGHWAY BOUNDARIES TO BE CHECKED.



KEY:

- AREAS OF FOOTWAY WIDENING
- RED SURROUND INDICATES AREAS OF FOOTWAY IMPROVEMENTS

AT THIS LOCATION, THE FOOTWAY EITHER SIDE IS APPROXIMATELY 0.9m AND THE CARRIAGEWAY WIDTH IS 4.6m AT THE PINCH POINT IMPROVEMENTS ARE DIFFICULT TO ACHIEVE

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REV	DATE	DESCRIPTION	DRAWN	CHKD
C	6.3.20	REMOVED IMPROVEMENTS LOCATED BEYOND TOWN CENTRE	LLG	MJD
B	2.3.20	PHASE ONE LAYOUT ADDED	MJD	MJD
A	28.2.20	ADDED EXISTING ABEL HOMES DEVELOPMENT ACCESS	LLG	MJD

REVISIONS

Drawing No.	Revision
48851-PP-SK14	C

Drawing Status

INFORMATION APPROVAL COSTING

TENDER CONSTRUCTION AS CONSTRUCTED

<p>Project</p> <p>LAND SOUTH OF NORWICH ROAD, HINGHAM</p>	<p>Title</p> <p>OFFSITE FOOTWAY ASSESSMENT AND PROPOSED IMPROVEMENTS</p>	<p>Client</p> <p>ABEL HOMES LTD</p>	<p>Drawn</p> <p>L. GRAY</p> <p>Job Manager</p> <p>M. DOUGHTY</p> <p>Approved</p> <p>M. DOUGHTY</p>	<p>Date</p> <p>26/02/2020</p> <p>Checked</p> <p>M. DOUGHTY</p> <p>Scale</p> <p>1:1250 @ A1</p>	<p>This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.</p>	<p>Richard Jackson Engineering Consultants</p> <p>847 The Crescent, Colchester, Essex CO4 9JQ Unit 6040, 6th Floor, Algate Tower, 2 Lemn Street, London E1 8FA 5 Quorn House, Mill Court, Great Shelford, Cambs CB22 5LD 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP The Whearehouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3BP Email Address: mail@rj.co.uk Website: http://www.rj.co.uk</p>	<p>Drawing No.</p> <p>48851-PP-SK14</p> <p>Revision</p> <p>C</p>
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APPENDIX 4
FLOOD RISK ASSESSMENT & SURFACE
WATER DRAINAGE STRATEGY
PREPARED BY RICHARD JACKSON

Our Ref: 48851/LLG/MJD
Your Ref:

06 March 2020

Mr D Piper
Abel Homes Ltd
Neaton Business Park
Norwich Road
Watton
Norfolk
IP25 6JB

Dear Mr Piper,

**Re: Land South of Norwich Road, Hingham
– Flood Risk Assessment**

I refer to our instructions to assess the preliminary surface water drainage strategy for the above site as indicated on **Figure 101**. The referenced "Phase 1" development relates to the neighbouring Abel Homes development to the west of this site.

The site comprises of greenfield land and is approximately 6.8 Ha in size. The main access will be off Norwich Road, with a potential pedestrian link to the west into Phase 1 and other pedestrian footway connections. Our assessment for a surface water strategy on the land south of Norwich Road, Hingham, has been made on the basis of approximate number of 100 proposed dwellings.

The Flood Risk and Drainage Strategy has been carried out in accordance with the National Planning Policy Framework (NPPF) – Planning Practice Guidance on Flood Risk and Coastal Change, published by the Department for Communities and Local Government (DCLG). Reference is also made to the Norfolk County Council, Lead Local Flood Authority (LLFA) Guidance, dated March 2019.

The topography of the site falls to the low point in the south western corner, which is at approximately 49.50m AOD. The high point is in the north eastern corner which is at the 57.4m AOD.

Proposed Development

The site is proposed for residential development and the total site area is approximately 6.8 Ha. The site has an existing Public Right of Way (PROW) to the west that creates a small south western parcel of approximately 1.6 Ha, and this contains the surface and foul water disposal from the Phase 1 development that forms the western boundary of the site. The drainage is referred to on the **drawing 49455-PP-SK16A**.

Cont'd.../

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For the purposes of establishing the likely drainage parameters for the site, the site area of 6.8 Ha, with a density of impermeable area at 40% to 50%, will be used to provide a range of necessary water attenuation and/or storage. Additionally, an area of 15% of the overall site area will be assumed to be highways.

Existing Flood Sources

When assessing any development site, there are four potential sources of flooding which need to be considered both in terms of their effect on the development itself and its end users and that caused to others. The main sources of flooding that need to be considered are as follows:

- Fluvial and/or tidal flooding;
- Ground water;
- Overloading of the existing drainage network;
- Surface water flooding.

Fluvial and Tidal Sources of Flooding

From investigation of the existing watercourses and the Environment Agency (EA) floodplain maps, there are no identified influences of fluvial or tidal flooding at the site and the site is in Flood Risk Zone 1, see the Environment Agency 'Flood Map for Planning'. Therefore this has not been investigated further. An indication of the associated Government Flood Maps are shown on **Figure 2A**.

Groundwater Vulnerability

The ground investigation from the Phase 1 development produced by Plandescil Consulting Engineers was used for an indicative assessment for the proposed development. There were trial holes undertaken in October 2014 to a maximum depth of 3m, and groundwater was not observed in any of the trial holes.

Additionally, Plandescil Consulting Engineers produced the FRA for the Phase 1 development which included mapping from the British Geological Survey showing the Hydrogeology mapping. The mapping indicates that the groundwater will be between 40 and 50 metres above ordnance survey datum. Using the data from the trial holes located in Phase 1, it is believed that the groundwater will be approximately 5m below ground level at the lowest point in the site.

Groundwater Source Protection Zone around all major groundwater abstraction points are identified on magic.defra.gov.uk mapping. Source Protection Zones (SPZ) are defined to protect areas of groundwater that are used for potable supply, (including mineral and bottled water) or for use in the production of commercial food and drinks. The proposed site is within Groundwater Source Protection Zone 3 (total catchment). This zone is identified as the total area needed to support the abstraction or discharge from the protected groundwater source. For the EA groundwater source protection zones of the site, see **Figure 3A**.

In addition, the Groundwater Vulnerability Zone Maps see **Figure 3A** show that the site is predominantly in the medium risk for groundwater vulnerability. The north east corner of the site is shown to be a 'soluble rock risk', this will require further investigation with trial pits to identify the geology of the site.

If soluble rocks, such as chalk, are present within the site then further consideration will be required for distances of any infiltration methods and their proximity to permanent buildings. This does not preclude the use of soakaways, however, further precautions may need to be made during design and construction.

The surface water storage for Phase 1 is in the south western corner of that Phase. Due to the topography of the site, surface water storage will be located to the south west of this additional Phase. Infiltration testing to BRE digest 365 will need to be undertaken to obtain accurate information.

Existing Surface Water System and Ground Conditions

Abel Homes Ltd have provided us with the surface water drainage strategy for the Phase 1 development to the west and it shows that Highway surface water sewers, lead to cellular storage crates before discharging into an existing ditch in the south west corner of the development site. Further, the strategy indicates that private dwelling drainage at the Phase 1 development, is managed by infiltration through the use of permeable paving.

Using the Plandescil report previously mentioned, the infiltration rates based on the Phase 1 report, suggests permeability of soils ranging from 7.7×10^{-6} m/s to 9.47×10^{-6} m/s. A ground investigation of Phase 1 in 2014 provided data indicating no water strike at 3.0m below ground level, thus, soakaways or other infiltration devices could be utilised on the site and is likely that this strategy could be used for the proposed site also.

The existing surface water flooding for the 1 in 100 and 1 in 1000 year events have been investigated and are shown on **Figure 4A** and **Figure 5A** respectively. There is some minor flooding within in the site for the 1 in 100 year event and consideration to this area of the site is to be kept clear of development and for managed for potential exceedance events. The 1 in 1000 year event shows some amounts of surface water flooding, likely due to the topography of the site, the proposed surface water drainage strategy will incorporate attenuation of water and therefore should mitigate this risk within the new development.

Any new systems of drainage should consider the flow from the site and suitable SuDS to accommodate storage before discharging into the ground.

Flood Risk Impact

It has been determined using the Ordnance Survey and topographical survey level information available, that surface water runoff from the site will occur in a south westerly direction.

A proportion of rainfall falling across the existing site will also infiltrate into the soils of the site given the current ground conditions. A proportion of this infiltrating surface water will also contribute to any groundwater recharge. Ground permeability has been checked for the site as mentioned.

To determine the rainfall data for the site when undertaking the detail design, the Flood Estimation Handbook (FEH) data would be used for establishing the critical rainfall scenario, as indicated in LLFA guidance.

Soil Types and SuDS Suitability

The NPPF and appropriate guidance indicates that the FRA should identify the risks of flooding and manage those risks to ensure the site remains safe. One way to manage the flood risk is to incorporate Sustainable Drainage Systems (SuDS) within proposals for new sites. There is a general requirement that SuDS be installed where appropriate, in order to limit the amount of surface water runoff entering drainage systems and to return surface water into the ground to follow its natural drainage path. This advice is also replicated in the SuDS Manual C753 (2015).

The details of the ground conditions have yet to be determined through a full ground investigation but advice on the use of SuDS/soakaways is such that they could be used. The permeability of the site has been determined as being between 7.7×10^{-6} m/s to 9.47×10^{-6} m/s based on the soil type for the neighbouring site.

SuDS Assessment

The suitability of the use of SuDS on the site is based on the criteria as set out in the Ciria document C753 dated November 2015, where in Chapter 26 the appropriateness of SuDS can be established. The table below suggests the potential SuDS selection for Highways and Private Drives and also for Private Roof

Table A – SuDS Selection

Type of SuDS	Highways & Private Drives TSS=0.5 Metal=0.4 Hydrocarbons=0.4	Private Roofs TSS=0.2 Metals=0.2 Hydrocarbons=0.05
Filter Strip		✓
Filter Drain		✓
Swale	✓	✓
Permeable Paving	✓	✓
Detention Basin	✓	✓
Pond	✓	✓
Wetland	✓	✓
Soakaway (surrounded with infiltration materials)		✓
Infiltration Trench		✓

Using the **Table A** above which is derived from **Table 26.3** and **26.4** of Ciria C753 then it can be concluded that the better SuDS' choices for the site are as set out below;

- Private Drives – Permeable paving to soakaway
- Residential Roofs – To soakaway or permeable paving
- Highways – To Swales or Infiltration Basin or Detention Basin

A surface water strategy is therefore proposed to utilise the permeable paving and soakaways for the drives and private roof areas and swales and/or infiltration basins for the highway water for events up to the 1 in 100 year storm event, plus climate change at 40%. This strategy is based on the SuDS management train and also the favourable soakage rates as previously indicated.

Flood Risk Management

Having determined that the soils across both sites do possess sufficient infiltration capacity for the use of infiltration devices, the methods of surface water disposal have been investigated, to determine the feasibility of discharging and treating the water prior to it entering the ground.

To determine the appropriate use of the SuDS features, the pollution indices were used to determine the type of SuDS to be used. For the purposes of the design for the site, which has yet to be detailed and is only at masterplan stage, a selection of likely solutions have been prepared for different house types, drive areas and widths of highway.

The private drives will provide permeable paving to act as a pollution treatment and then the water can be collected and drain towards the soakaway proposed for the private dwelling. The permeability rate of 7.77×10^{-6} m/s or 0.02797 m/hr as indicated as the lower permeability rate will be used for a robust assessment. Suggested sizes for the private dwelling drainage are indicated on **Table B** below:

Table B – Indicative SuDS Storage Sizes

Dwelling Type	Dwelling Area (m ²)	Garage Area (m ²)	Private Drive Area (m ²)	Total Area (m ²)	1 in 100 year plus 40% CC Storage (LxWxH)m
A	48	N/A	42	90	2.5 x 3.5 x 0.8 Vol = 6.8m ³
B	56	23	29	106	2.0 x 3.5 x 1.2 Vol = 8.6m ³
C	65	45	19	129	2.5 x 3.5 x 1.2 Vol = 10.3m ³
D	116	45	124	285	5.5 x 3.0 x 1.6 Vol = 25.2m ³

The dwelling, garage and drive areas have been based on the Phase 1 layout, and the dwelling types that are used.

The highway water will be directed towards the swales and/or infiltration basins which are to be positioned south of the site. The size will be determined by the exact dimensions of the roads and footways going to the swales/infiltration basin but an indication of the sizes are given in this Chapter. For purposes of being robust, a permeability rate of 7.77×10^{-6} m/s or 0.02797m/hr will be used.

For an estimated Highways SuDS sizing see **Table C** below which shows swales and **Table D** shows catchments of larger areas in infiltration basins:

Table C – Highway Swale/Infiltration Design for smaller areas

Overall Highway Width (m)	Length of Highway (m)	Swale Profile	1 in100 year storm plus 40% CC	
			Depth (m)	Volume (m ³)
4.8 + 1.0 = 5.8m	10m	Side Slope = 1 in 4 Base Width = 1.0m	0.254	3.7
4.8 + 1.5 + 1.5 = 7.8m	10m	Side Slope = 1 in 4 Base Width = 1.0m	0.304	5.2
6.0 + 1.8 + 1.8 = 9.6m	10m	Side Slope = 1 in 4 Base Width = 1.0m	0.349	6.6

For an estimated Highways SuDS sizing see **Table D** below:

Table D – Highway Infiltration Basin Design for Larger areas (if required)

Overall Highway Width (m)	Length of Highway (m)	Basin Profile	1 in100 year storm plus 40% CC	
			Depth (m)	Volume (m ³)
5.8m	250m	Side Slope = 1 in 4 Area = 276m ²	0.612	106
7.8m	250m	Side Slope = 1 in 4 Area = 320m ²	0.654	151
9.6m	250m	Side Slope = 1 in 4 Area = 430m ²	0.544	179

Table E – Highway Infiltration Basins/Detention Basins

Overall Highway Area 15% of the 6.8 Ha	Potential Outflow (2L/s/Ha)	Area of Basin (m ²)	1 in100 year storm plus 40% CC	
			Depth (m)	Volume (m ³)
1.02 Ha	2.0 l/s	874 m ² to 1890m ²	Approx. 0.70m	851m ³

For the scenarios of drainage and areas required for the SuDs as outlined in Tables C & E, an indicative strategy is shown on Drawing **48851-PP-SK16A**.

The alternative options shown on Table D are not indicated on the drawing but could be implemented across the site if required as an alternative.

Summary

It can be seen from the indicative ground conditions taken from the ground investigation produced for the site to the west of the proposed that infiltration is likely to be suitable. Further intrusive investigations are required in order to determine infiltration rates for the proposed, and confirm the underlying geology within the site boundary. If chalk is present within the site then, an easement distance from soakaways to buildings will have to be agreed with the LLFA.

An infiltration strategy, with above ground storage, would be in accordance with National and Local planning policy, by treating the water for quality and quantity on site, thus not creating a detrimental effect downstream of the site.

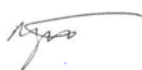
The sizes of the soakaways for the houses might be a little large to fit into back gardens, so if this is the case, then alternative arrangements for the water in line with the areas and volumes indicated for the highways could be introduced for the water from the private dwellings. Sufficient land must be set aside for accommodating the swales / infiltration facilities, which could be accommodated on land immediately to the south, which is within the same ownership.

An indicative area of drainage needed for the highways is shown on drawing **48851-PP-SK16A** showing the infiltration basins and locations, subject to further masterplanning processes.

Matters	Comment	Satisfactory	Needs some Upgrade	Satisfactory Not
Flood Risk Zone	The site is in Flood Risk Zone 1. Suitable for residential development			
High Risk Surface Water Flooding	There are no existing surface water flooding issues of High Risk			
Medium Risk Surface Water Flooding	There are no existing surface water flooding issues of Medium Risk.			
Low Risk Surface Water Flooding	There are no existing surface water flooding issues of Low Risk which can not be accommodated within the development drainage strategy			
Proposed Surface Water Drainage	The proposals are likely to conform to the SuDS Manual and LLFA guidance for use of infiltration devices which are dependant upon a detailed site investigation to determine the permeability rate for the site			

I trust the foregoing is satisfactory but if we can be of any further assistance, please do not hesitate to contact us.

Yours sincerely

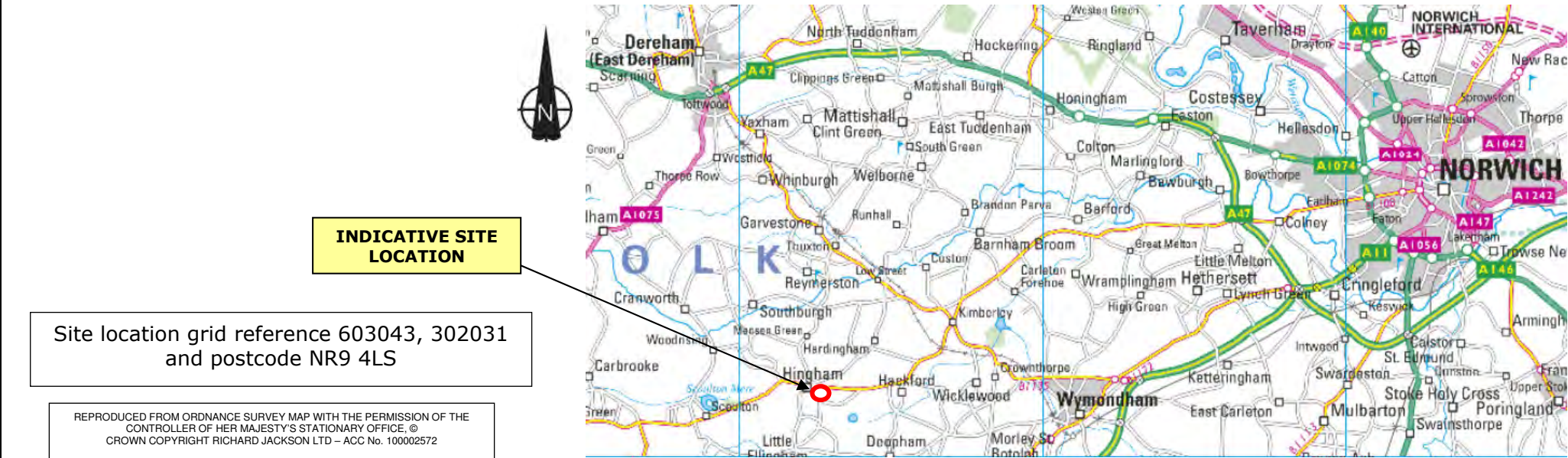


Martin Doughty BEng (Hons), CEng, FCIHT, FICE, MAPM
Director on behalf of Richard Jackson Limited

Enc Figures 101, 2A, 3A, 4A & 5A
48851/PP/SK16A – Preliminary Surface Water Drainage Strategy



INDICATIVE SITE LOCATION



INDICATIVE SITE LOCATION

Site location grid reference 603043, 302031 and postcode NR9 4LS

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Client:
Abel Homes Ltd

Drawing Title:
Site Location Plan

Job Title:
Land south of Norwich Road, Hingham

Date:
06.03.20

Job No:
48851

Dwg No:
Fig. 101 (NTS)



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Flood map for planning

Your reference
48851

Location (easting/northing)
603050/302081

Created
28 Feb 2020 12:07

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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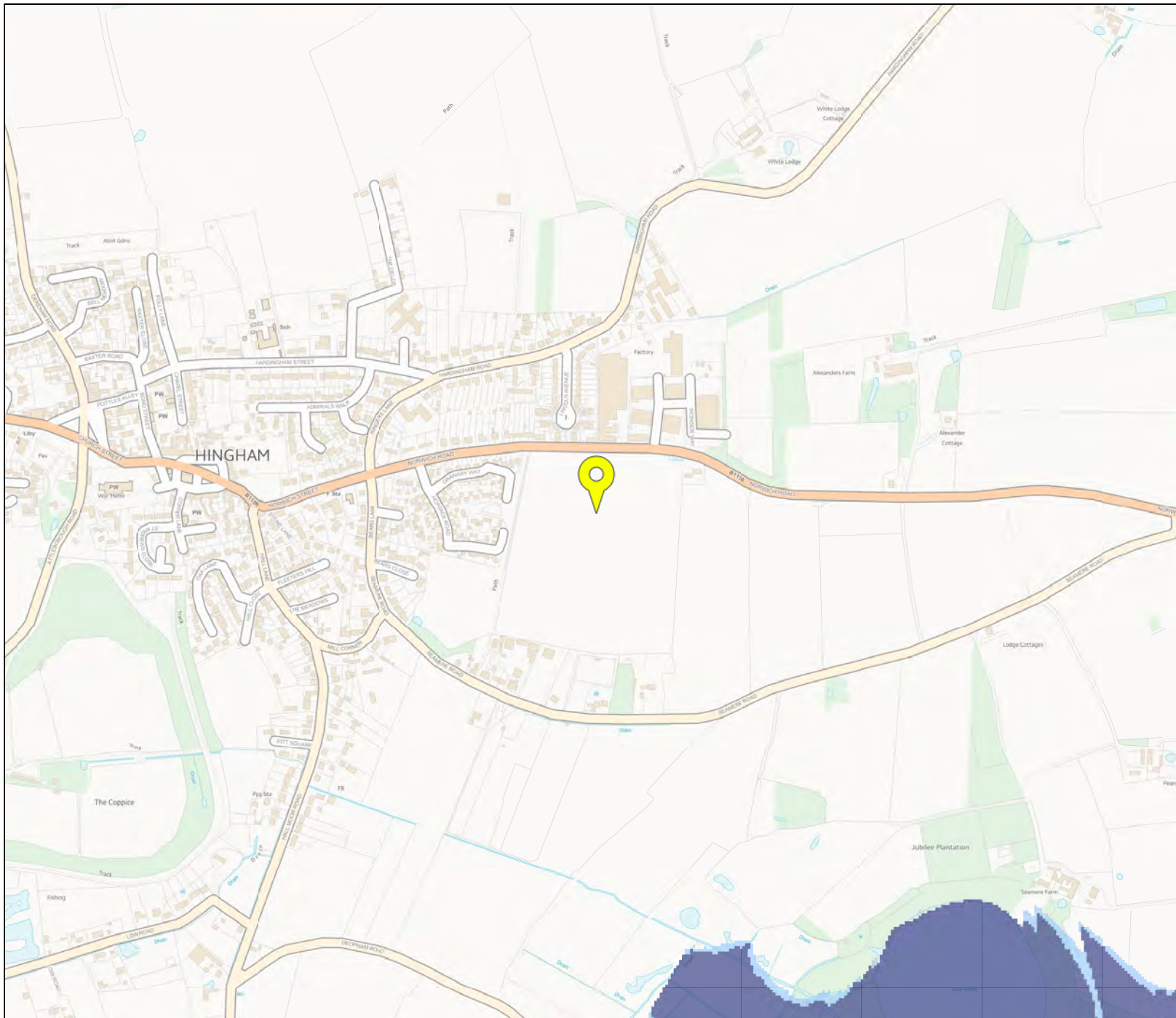
Flood map for planning









Your reference
48851

Location (easting/northing)
603050/302081

Scale
1:10000

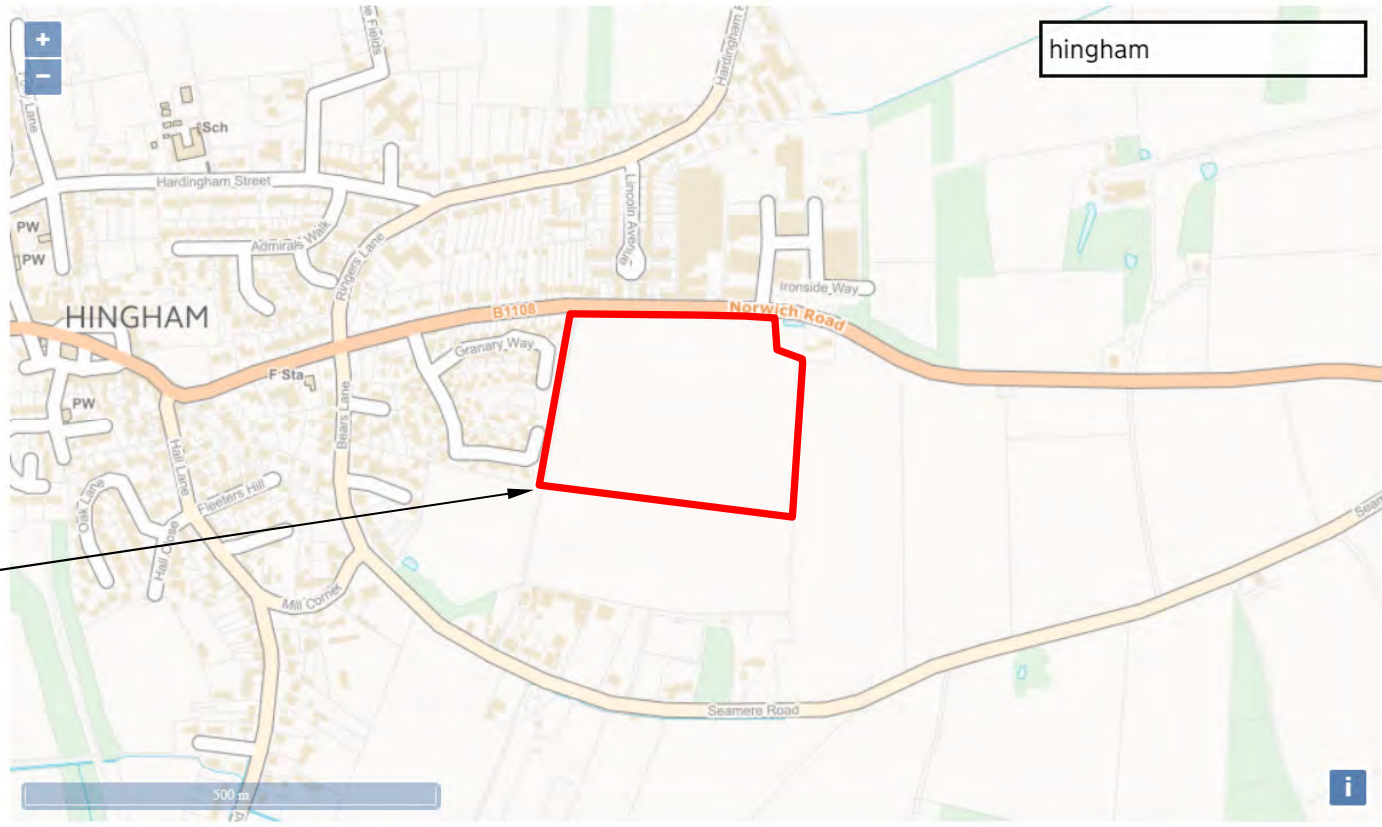
Created
28 Feb 2020 12:07



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Extent of flooding



**INDICATIVE
SITE
LOCATION**

hingham

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Site location grid reference 603043, 302031 and postcode NR9 4LS

Client: Abel Homes Ltd	Drawing Title: Flood Plan (Rivers and Sea)		
Job Title: Land South of Norwich Road, Hingham	Date: 06.03.20	Job No: 48851	Dwg No: Fig. 2A (NTS)



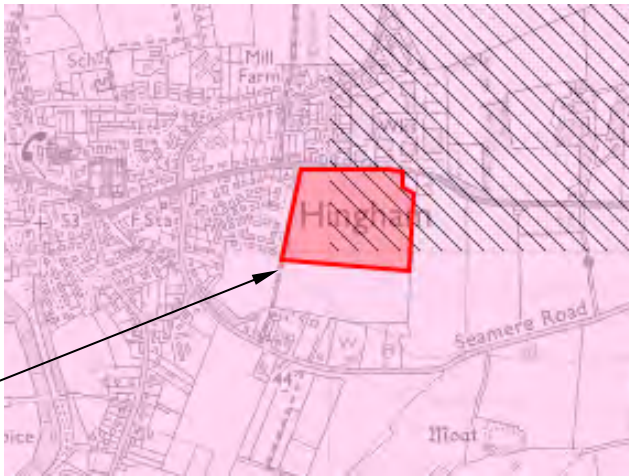
Richard Jackson
Engineering Consultants

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FLOOD PLAN (GROUNDWATER)

Groundwater Vulnerability Map (England)

- Local Information
- Soluble Rock Risk
- High
- Medium - High
- Medium
- Medium - Low
- Low
- Unproductive

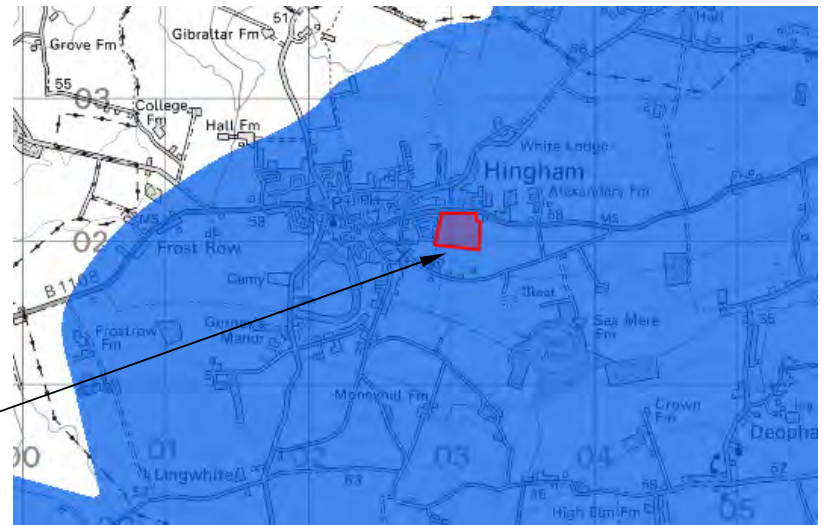


INDICATIVE SITE LOCATION

SOURCE PROTECTION ZONES (GROUNDWATER)

Source Protection Zones merged (England) (i)

- Zone I - Inner Protection Zone
- Zone I - Subsurface Activity
- Zone II - Outer Protection Zone
- Zone II - Subsurface Activity
- Zone III - Total Catchment
- Zone III - Subsurface Activity
- Zone of Special Interest



INDICATIVE SITE LOCATION

Site location grid reference 603043, 302031 and postcode NR9 4LS

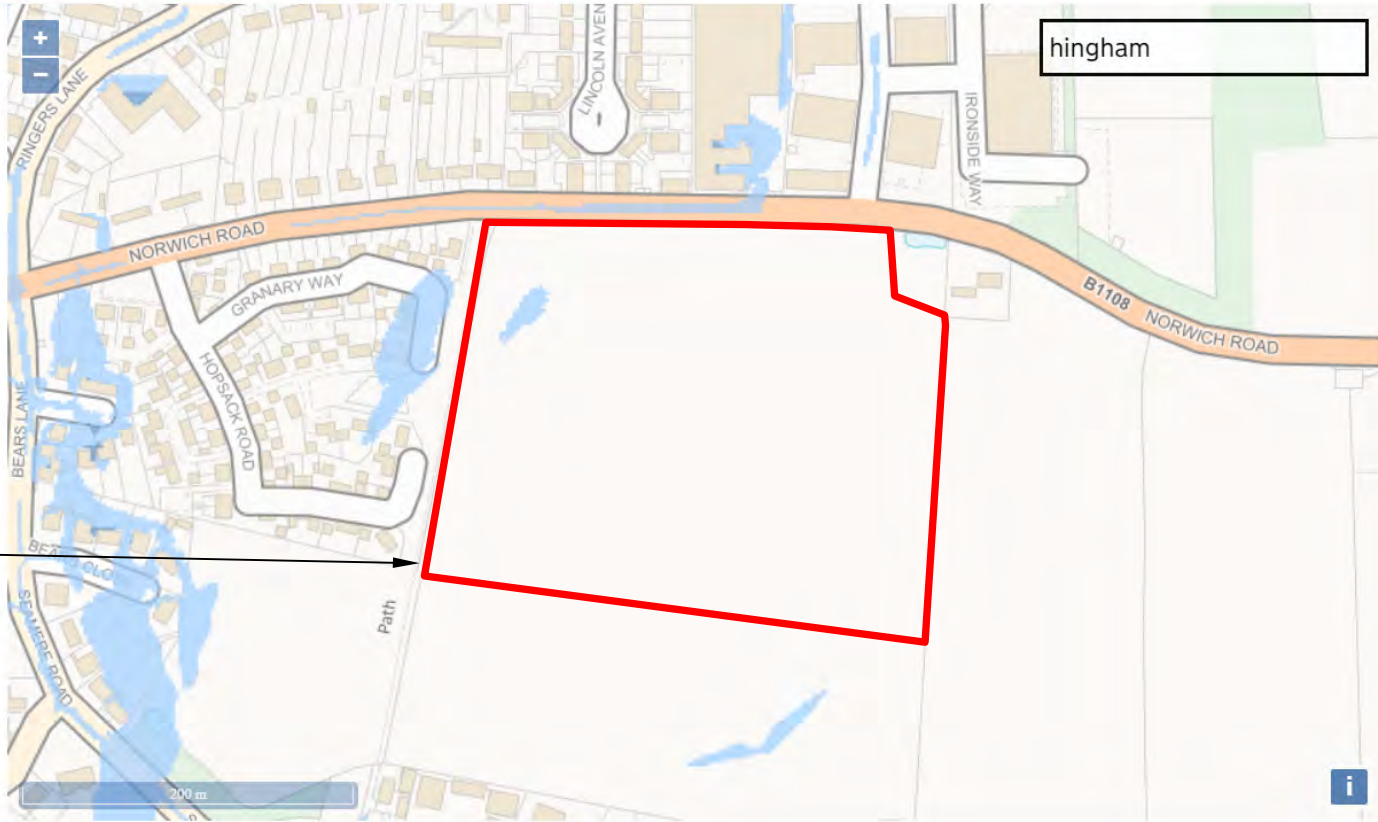
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Client: Abel Homes Ltd		Drawing Title: Flood Plan (Groundwater) & Source Protection Zones (Groundwater)	
Job Title: Land South of Norwich Road, Hingham	Date: 06.03.20	Job No: 48851	Dwg No: Fig. 3A (NTS)



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Medium risk: depth



**INDICATIVE
SITE
LOCATION**

Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm

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Site location grid reference 603043, 302031 and postcode NR9 4LS

Client:
Abel Homes Ltd

Drawing Title:
**Surface Water Flood Mapping
(Medium Risk)**

Job Title:
**Land South of
Norwich Road,
Hingham**

Date:
06.03.20

Job No:
48851

Dwg No:
**Fig. 4A
(NTS)**



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Low risk: depth



**INDICATIVE
SITE
LOCATION**

Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm

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Site location grid reference 603043, 302031
and postcode NR9 4LS

Client:
Abel Homes Ltd

Drawing Title:
**Surface Water Flood Mapping
(Low Risk)**

Job Title:
**Land South of
Norwich Road,
Hingham**

Date:
06.03.20

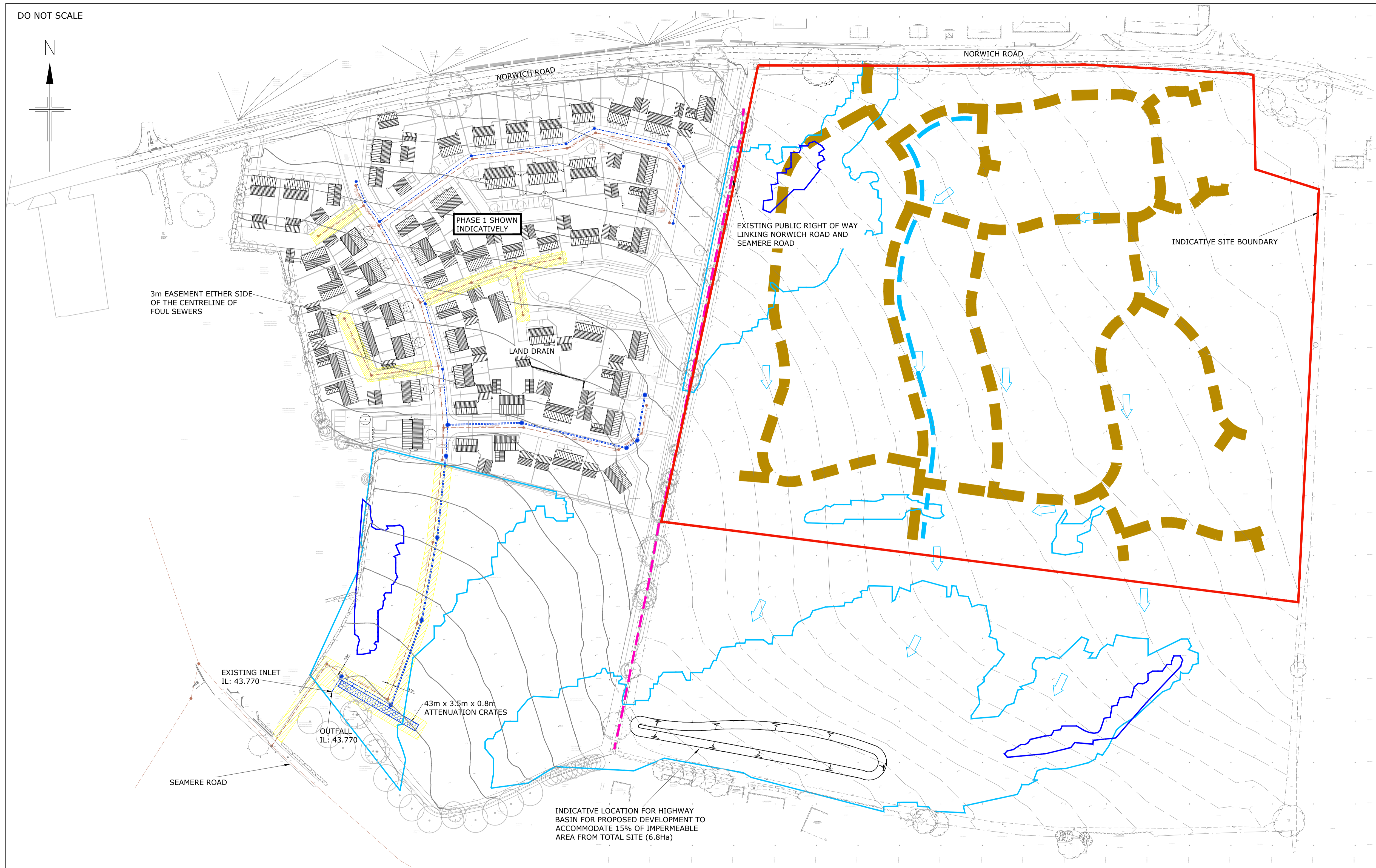
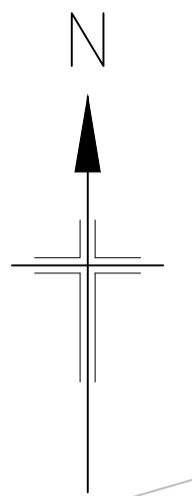
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48851

Dwg No:
**Fig. 5A
(NTS)**



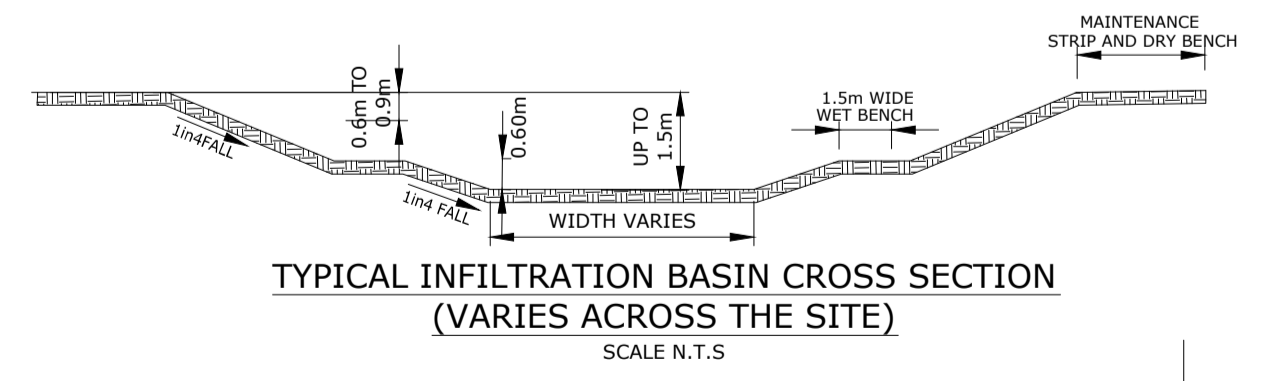
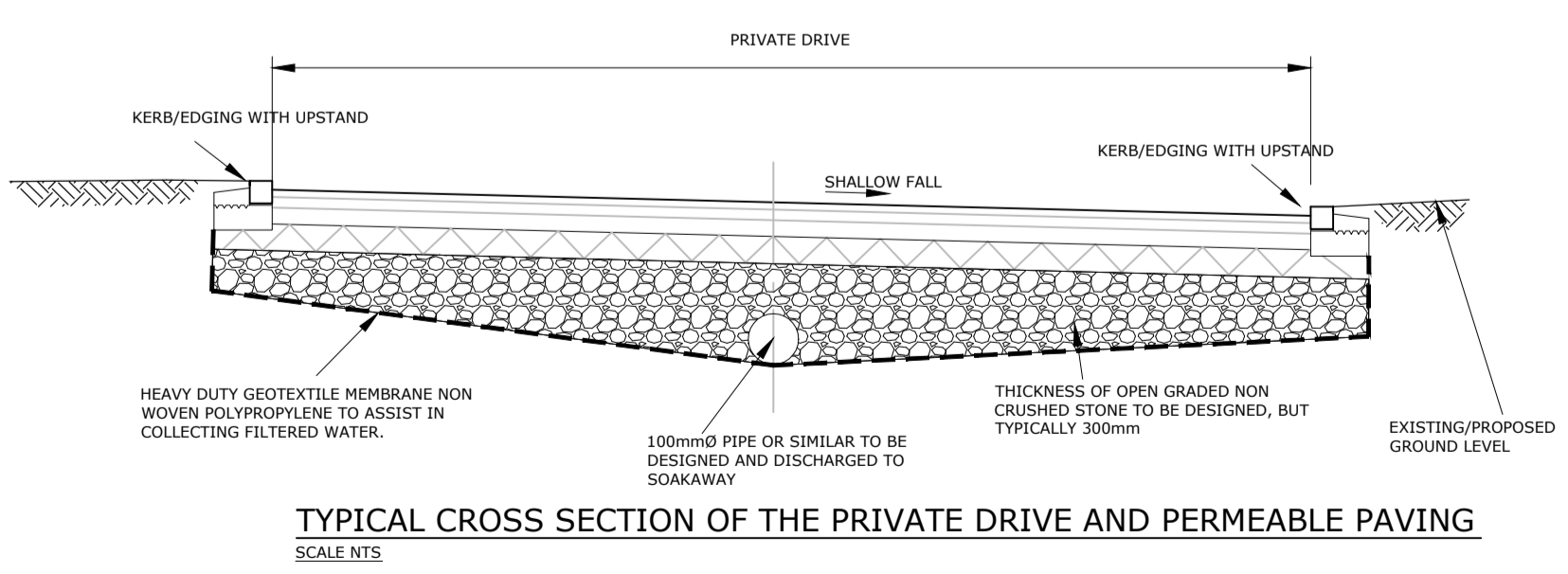
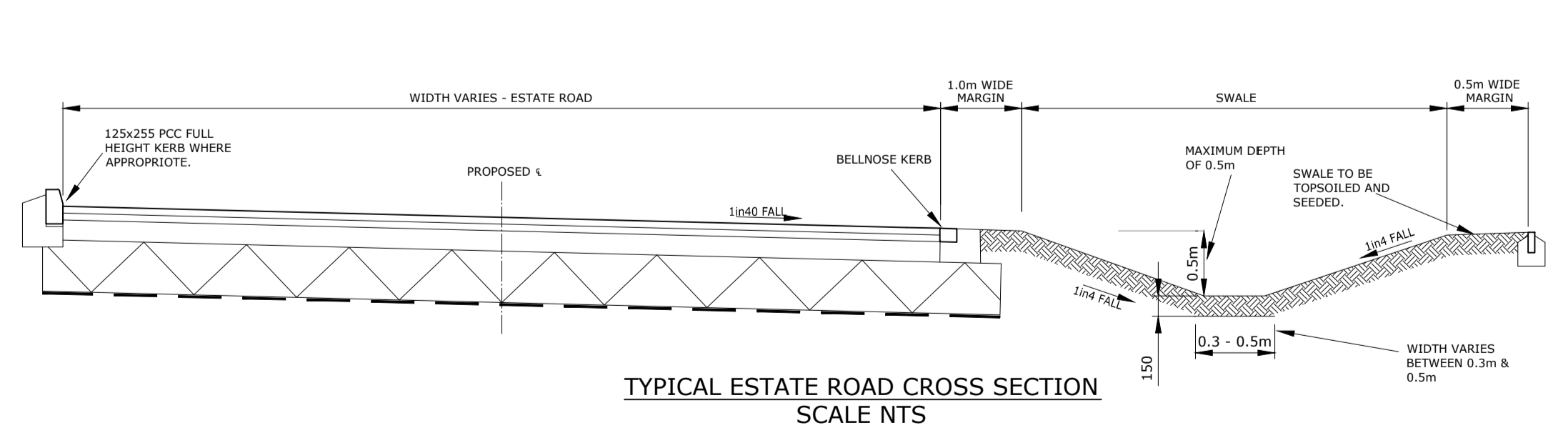
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DO NOT SCALE



- KEY:**
- FOUL WATER
 - SURFACE WATER
 - SITE BOUNDARY
 - EASEMENTS
 - ATTENUATION CELL
 - PUBLIC RIGHT OF WAY
 - LOW RISK FLOOD OUTLINE
 - MEDIUM RISK FLOOD OUTLINE
 - INDICATIVE SPINE ROAD
 - EXCEEDENCE/TOPOGRAPHY FLOW DIRECTION

- NOTES:**
1. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
 2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 3. TOPOGRAPHICAL SURVEY DRAWING NUMBER 18731ea-01 - 06 DATED NOVEMBER 2016 SUPPLIED TO RICHARD JACKSON LTD BY SURVEY SOLUTIONS AND RJ LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
 4. NOT ALL MANHOLE COVERS HAVE BEEN IDENTIFIED AND THEREFORE SEWER RUNS REMAIN INDICATIVE.
 5. NOT ALL UTILITIES ARE SHOWN FOR CLARITY.
 6. LOW AND MEDIUM FLOOD OUTLINES TAKEN FROM GOVERNMENT FLOOD RISK WEBSITE.



REV	DATE	DESCRIPTION	DRAWN	CHKD
A	06.03.20	UPDATED SITE LAYOUT PLAN	LLG	MJD

<p>Project</p> <p>LAND SOUTH OF NORWICH ROAD, HINGHAM</p>	<p>Title</p> <p>PRELIMINARY SURFACE WATER DRAINAGE STRATEGY</p>	<p>Client</p> <p>ABEL HOMES LTD</p>	<p>Drawn</p> <p>L. GRAY</p> <p>Job Manager</p> <p>M. DOUGHTY</p> <p>Approved</p> <p>M. DOUGHTY</p>	<p>Date</p> <p>28/02/20</p> <p>Checked</p> <p>M. DOUGHTY</p> <p>Scale</p> <p>1:1000@A1</p>	<p>This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.</p>	<p>Richard Jackson Engineering Consultants</p> <p>847 The Crescent, Colchester, Essex, CO4 9YQ 3rd Floor, Revine House, 57-60 Aldgate High Street, London EC3N 1AL 5 Quern House, Mill Court, Great Shelford, Cambs CB22 5LD 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP The Wheelhouse, Bondi Hill, Sporehouse, Gloucestershire GL10 3BF Email Address: mail@rj.co.uk</p> <p>Tel: 01206 228800 Tel: 020 7448 9910 Tel: 01223 314794 Tel: 01903 230240 Tel: 01172 520070 Website: http://www.rj.co.uk</p>	<p>Drawing No.</p> <p>48851-PP-SK16</p> <p>Drawing Status</p> <p><input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> APPROVAL <input type="checkbox"/> COSTING <input type="checkbox"/> TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> AS CONSTRUCTED</p>	<p>Revision</p> <p>A</p>
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APPENDIX 5

COPY OF REPRESENTATION

GNLP Regulation 18 Consultation Response

GNLP0520 – Land South of Norwich Road, Hingham

On behalf of Abel Homes, we strongly recommend that Land South of Norwich Road, Hingham (GNLP0520) should be allocated for residential development. The site is considered to be entirely deliverable, and capable of making a significant contribution towards satisfying the Councils' housing needs during the period to 2036.

In accordance with the National Planning Policy Framework's (NPPF) definition of 'deliverable', set out in footnote 11 to paragraph 47, the site represents a suitable location for development now, is available immediately, is achievable with a realistic prospect of housing being delivered on the site, and is viable.

The suitability of the site has already been assessed in the Housing and Economic Land Availability Assessment (HELAA) (2017). Whilst the assessment determined the site to be 'suitable', it raised a variety of site-specific constraints. These points are addressed in further detail below.

Assessment of Deliverability

Suitable

Hingham is identified in the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) (2011) as a Key Service Centre. Key Service Centres are identified as locations that due to the range of amenities they provide, as well as the employment and transport links to Norwich and the Main Towns, are capable of accommodating small to moderate levels of new housing.

The Greater Norwich Local Plan Regulation 18 Consultation document states that in identifying sites to accommodate the additional 7,200 homes required during the period up to 2036, consideration will be given to a range of settlements, including Key Service Centres (of which Hingham is one), which will need to accommodate a minimum level of growth of 1,000 units, irrespective of which of the six growth options is identified. On this basis, Hingham is considered to be a location that is, in principle, a suitable location for additional development.

The site lies to the east of Hingham, and is situated outside of the existing Settlement Boundary. However, the site lies immediately adjacent to The Hops, a new development of 88 dwellings by Abel Homes, on land allocated under Policy HIN 1 of the adopted South Norfolk Local Plan, Site Specific Allocations and Policies Document (2015). The site would provide a logical extension to the Settlement Boundary, immediately adjacent to a site that has been considered suitable for development, and, as detailed on the attached 'Concept Masterplan Village Context', has the potential to create a clear and defensible boundary to the village of Hingham. The development would be immediately to the south of an existing employment area, and would provide a natural 'rounding off' of the village.

The attached illustrative plans prepared by Feilden & Mawson demonstrate that, if developed in its entirety, the site, which extends to 12.7ha could, based on a density of 19.7 dwellings per hectare, could be developed to provide approximately 250 units. To ensure it provides an accurate indication as to what can be provided on the site, the indicative development plan has been prepared having regard to key planning

policy requirements, notably parking and open space provision. However, the scale of development accommodated on the site will ultimately depend on the quantum of growth allocated to Hingham. On this basis, the plans prepared by Feilden & Mawson demonstrate how the site could be developed in three phases to accommodate a range of growth options from approximately 39 to 250 dwellings. *(It should be noted that in order to ensure a robust submission, the technical information prepared to support these representations assumes the maximum quantum of development on the site.)* In spite of this, the client has adopted a flexible approach to bringing forward development on the site, and is willing to take both direction and advice from the GNLP; in regards to the phasing and the quantum of development which could be provided on the site. Thus, development on the site could be constituted of a variety of phases, to meet the future housing needs of Hingham.

In terms of more detailed site-specific considerations, the HELAA identifies the site as a suitable location for residential development. It confirms through a 'Green' rating, that there are no constraints or impacts anticipated in relation to Accessibility to Services; Utilities Infrastructure; Contamination and Ground Stability; Flood Risk; Market Attractiveness; Significant Landscapes; Open Space and Green Infrastructure. Whereas, the following site-specific constraints are rated 'Amber': Access; Utilities Infrastructure; Townscapes; Biodiversity and Geodiversity; Historic Environment; Transport and Roads; and Compatibility with Neighbouring Uses. These are addressed below.

Access, Transport and Roads

Vehicular access to the site would be achieved through a combination of an extension to the access road which serves The Hops, and a new junction from Norwich Road. In terms of the former, it is considered that this access road could serve approximately 125 units in total, if agreed with Norfolk County Highways. Through the creation of a second access point, and a 'loop' created through connecting with The Hops, the access could serve up to 700 dwellings, in accordance with the Norfolk Residential Design Guide.

A Highways Report produced by Richard Jackson Engineering Consultants and submitted in support of this Representation demonstrates that sufficient access to the site could be created via Norwich Road, which would provide for adequate visibility in accordance with the 30mph speed limit, whilst avoiding the existing mature trees.

The Highways Report also details how improved pedestrian and cyclist connections via The Hops could be implemented to provide sufficient access into the centre of Hingham; which would provide access to the local services available in Hingham, particularly the school. By providing pedestrian and cycle access through The Hops and not on the Norwich Road frontage, the Tree Preservation Order which covers the mature trees on the Norwich Road will not be impacted upon. The Highways Report summarises that: Site Access; Local Junction Assessment; Accessibility to Services; Pedestrian Links; Cycle Facilities and Public Transport are all rated 'satisfactory'. In terms of public transport, Konectbus provide frequent services, which offer a good service for both commuting and social facilities.

The location of the site to the east of Hingham is also beneficial in highway terms. Hingham is connected to Norwich via the B1108, which enters Hingham from the east. The B1108 serves both Norwich, and a variety of surrounding areas. Therefore, the location of the site would enable those commuting to and from Norwich, and other locations, to not have to pass through the centre of the village.

At present, a Public Right of Way passes through the site, along the eastern boundary of The Hops. The Public Right of Way would be retained, in its entirety, and would be incorporated into a landscape buffer, as demonstrated on the plans produced in support of this Representation by Feilden & Mawson.

The foregoing text demonstrates that there are no constraints to development in terms of access, transport and roads.

Utilities Capacity

To justify residential development on the site, it is necessary to demonstrate that sufficient utilities can be provided. A Utilities Report provided by Richard Jackson Engineering Consultants concludes that Cadent Gas Ltd, UK Power Networks and BT could all provide apparatus into the site. UKPN would potentially require an onsite substation, whilst connection to Anglian Water foul water sewers and the disposal of surface water through infiltration techniques appear, based on the research undertaken, to be feasible. The report demonstrates that there are existing services adjacent to the site, which are likely to have capacity to serve the potential development, subject to statutory undertaker network capacity analysis. Existing services which cross the site can be diverted and would not prevent development, with the location of existing services likely to be deliverable for new connections to take place for construction of any future development on the site.

Flood Risk

Whilst the HELAA constraints analysis rates the site 'Green' in terms of Flood Risk, the associated comments section makes reference to parts of the site being susceptible to surface water flooding. In support of this representation, Richard Jackson Engineering Consultants have provided a Flood Risk Assessment and Drainage Strategy. The assessment demonstrates that indicative ground conditions demonstrate that infiltration is likely to be suitable. The Flood Risk Assessment also indicates that: the site falls within Flood Zone 1 and is suitable for residential development; there are no existing surface water flooding issues which cannot be accommodated within a drainage strategy; and that the proposals will conform to the SuDS Manual and LLFA guidance for the use of infiltration devices. Furthermore, the site layout produced by Feilden & Mawson allows for surface water flow paths to be accommodated within roads and open space areas.

Townscapes

The illustrative master plan prepared by Feilden & Mawson shows the main north-south access road from The Hops extending southward into the new development then looping round to the east and then north, to connect back to Norwich Road. The proposed development has a grain and density similar to that of The Hops, fitting well to the texture the existing residential 'suburbs' of Hingham to north of the site.

The proposed new entrance from Norwich Road is marked by a small green-space framed by new homes. This could be arranged to have an interesting relationship with the rather formal 'set piece' layout of the contemporary housing development around the southern end of Lincoln Avenue, on the north side of Norwich Road. The remainder of the site frontage is dominated by the retained mature oak trees and hedge, continuing the approach adopted on The Hops. The intention is to preserve the existing leafy character of the approach to Hingham from the east, particularly in this section which is dominated on the north side of Norwich Road by the rather disjointed frontage of the employment area.

A portion of the required public open space (POS) is arranged as an informal green space at the heart of the new development, but the majority is arranged around the eastern, southern and western margins of the new development. This will provide an attractive green margin for the new homes, and be well suited for informal play and dog-walkers from the new development and adjacent existing properties. New homes will be arranged to face outwards across this new 'linear park' to provide good levels of natural surveillance.

The eastern margin of the site is shown with a substantial screen planting zone to soften the impact of the new development in the limited views of the site from the east along Norwich Road. *[Careful consideration will be given to the northern section of this planting zone, to preserve the glimpsed view of the church tower over the roofscape of the new development]*. The southern section of the POS also contains a planted margin, to create a buffer for the existing properties to the south of the site, on Seamere Road (including two listed farmhouses – see 'Historic Environment' below). It also accommodates the necessary swales

and infiltration basins for the sustainable drainage system. The western leg of the POS works with the open green-space running down the eastern flank of the Hops to provide an attractive setting for the existing public right of way that connects Norwich Road in the north to Seamere Road in the south.

Overall, the illustrative masterplan shows how site, whether developed in its entirety or in phases, offers good potential for an attractive, permeable and well-connected development, which fits neatly into its immediate and wider streetscape context.

Biodiversity and Geodiversity

A Preliminary Ecological Appraisal of the site was conducted by Parker Planning Services in support of this Representation. This report details that the site is typical of an intensive arable landscape, with habitat loss being considered the main adverse impact of development on the site. It is envisaged that the impact of the proposed development could be mitigated via appropriate landscaping and scheme design, with the potential for ecological enhancement.

Historic Environment

The site is in relatively close proximity to two Heritage Assets which lie to the south of the site: Blenheim Cottage and Lilac Farmhouse which are both Grade II Listed. The concept masterplan created by Feilden & Mawson in support of this Representation demonstrates how a landscape screening belt can be provided to the eastern and southern boundaries of the site. This belt would provide an area of public open space, along with the retention of existing vegetation and provision of new vegetation. The provision of a landscape screening belt will help to screen the development from the surrounding context, ensuring that development on the site will not adversely impact on the nearby Listed Buildings.

The site is also within proximity of both the Hingham Conservation Area and Hingham Church which is Grade I Listed. However, the site is approximately 650m from the Conservation Area, and 970m from Hingham Church. It is considered that a well considered design strategy with suitable mitigation, will ensure that the development of the site does not cause harm to the identified heritage assets.

Compatibility with Neighbouring Uses

The site lies immediately to the east of The Hops, a recent development of 88 dwellings constructed by Abel Homes (application reference: 2014/2322). Development on the site would constitute a logical and coherent extension to The Hops. To the north of the site is a further recent development of 40 dwellings (application reference: 2005/1787), along with Hingham Industrial and Business Centre, which comprises a mixture of business and industrial uses. To the east of the site is open farmland, and to the south is a limited number of dwellings with farmland beyond.

Therefore, it is evident that residential development on the site would be highly compatible with neighbouring uses, as demonstrated by the allocation and subsequent development of The Hops development. As detailed above and demonstrated on the supporting material prepared by Feilden & Mawson, the site provides a logical extension to the village and the provision of a landscape screening belt would aid the transition between the development and the surrounding environment; shielding views of the development from the surrounding countryside.

Summary

In conclusion, it is clear from the above that the site whether developed in part or in its entirety, is entirely suitable for residential and associated development. The technical evidence submitted alongside this Representation, including the indicative masterplan documents, demonstrates that there are no constraints to the delivery of the site.

Available

The site is controlled, in its entirety, by Abel Homes; and is leased to a local farmer on a temporary basis, which can be terminated with the agreed notice period at any time.

It is anticipated that development on the site would be both available and developable in 1 to 5 years.

Abel Homes are committed to providing contemporary, award winning homes across the region. Abel Homes have demonstrated this dedication, and their commitment to bringing new homes to Hingham, through the recently completed Hops development. The Hops development was submitted to South Norfolk's planning department in November 2014, approved in May 2015, and has nearly been entirely completed. The rate of delivery therefore for the Hops was three and a half years. A similar delivery rate would be assumed for this site.

Achievable

Based on the suitability assessment above, there are no site-specific constraints which could threaten the delivery of residential development on the site. Through the provision of The Hops, Abel Homes have demonstrated that they are committed and able to achieve the delivery of housing of large scale housing developments, within 5 years.

Therefore, residential development on the site is deemed to be entirely achievable.

Viable

Development of the site for residential purposes is considered viable, taking into consideration the various policy requirements in relation to matters such as affordable housing provision and CIL contributions. This was demonstrated through The Hops development, which delivered CIL and policy compliant levels of affordable housing. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

Summary

As outlined above, the site is suitable, available, achievable and viable, and is therefore developable. Development in this location would represent sustainable development, as defined within the National Planning Policy Framework. Hingham, as a Key Service Centre, is identified as a suitable and sustainable location which can accommodate additional development and, as such, is likely to be identified as a location to accommodate some of the additional dwellings required during the period to 2036. The foregoing text demonstrates that this specific site is a suitable location for further development in all respects and is capable of accommodating development that ranges from approximately 40 to 250 units.

Economically, the site represents the right land in the right place at the right time. Residential development on the site would help to support and sustain the local economy in Hingham, and would support the long-term planned economic growth of the Greater Norwich Area. As well as providing jobs during construction, the development would provide high-quality and desirable homes within easy reach of key employment areas, notably Norwich and the Main Towns.

Socially, the scale of development envisaged is such that it will enable the creation of a strong, vibrant and healthy community, which is well related and connected to the existing facilities on offer in Hingham, such as the Primary School, Co-op Food, White Hart Pub, Library, and Doctors Surgery. A mixture of dwelling types, sizes and tenures will be provided, informed by local housing need, and CIL payments made will help to provide and enhance the local facilities on offer in Hingham. The provision of residential dwellings on the site will, therefore, help to meet the future housing needs of Hingham.

Environmentally, the site benefits from existing access to sustainable transport, with Hingham being well connected via bus. These bus services provide relatively frequent services into Norwich City Centre, Watton, Shipdham and Easton College. This provides residents the option to utilise sustainable transport

methods, as well as connecting to a variety of employment opportunities, particularly to those on offer in Norwich City Centre.

On this basis, the site should be taken forward as an allocation for residential development in the emerging Greater Norwich Local Plan.

APPENDIX 6

COPY OF DELIVERY STATEMENT

GREATER NORWICH LOCAL PLAN DELIVERY STATEMENT



Path (um)

23



This plan must be used with the attached 'Symbols' document.

Date Requested: 08/02/2018
 Job Reference: 12184163
 Site Location: 602/109 301/367
 Requested by:
 Mr. Duncan Phillips
 Your Scheme/Reference: 48851

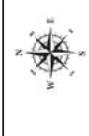
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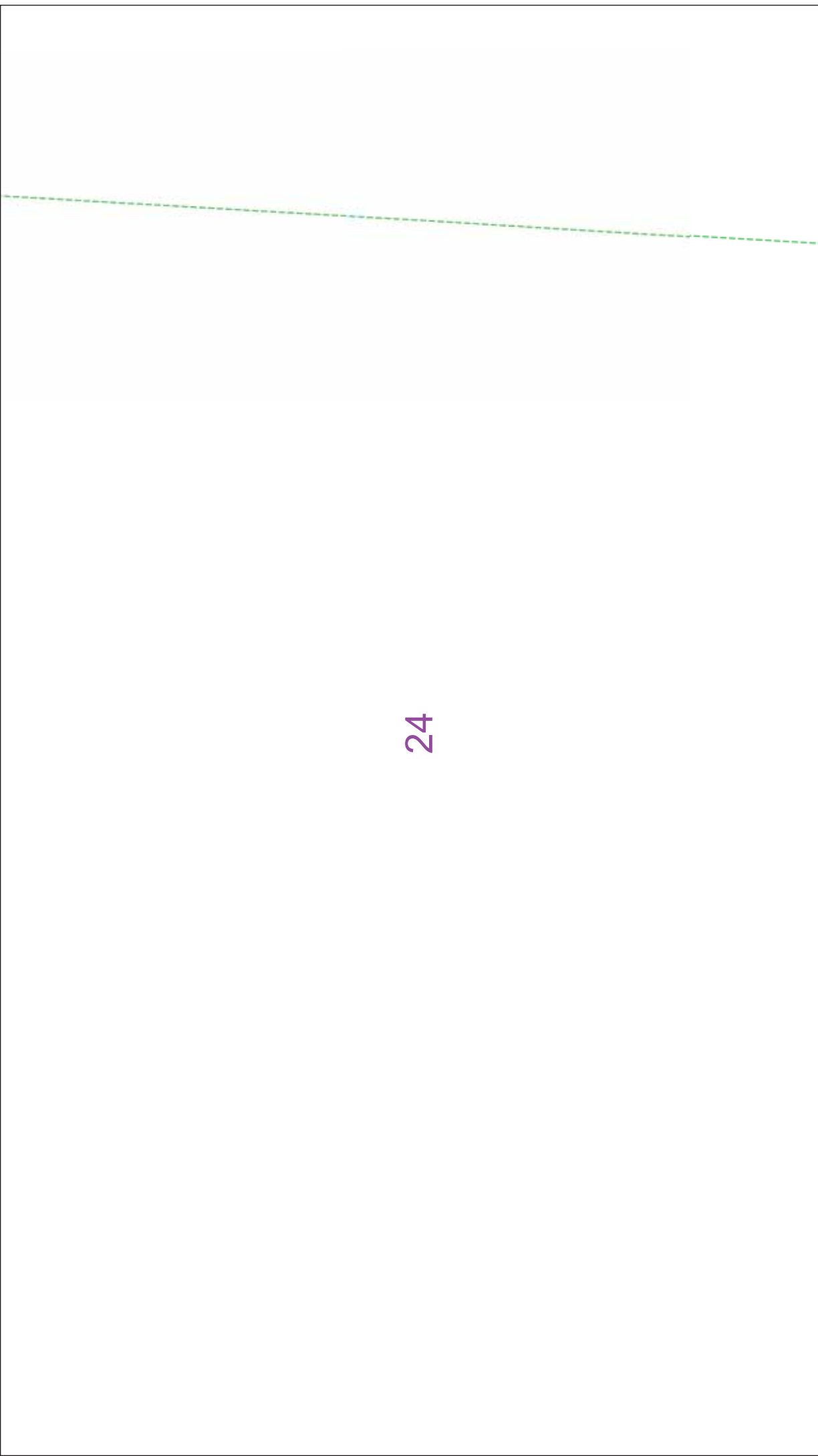







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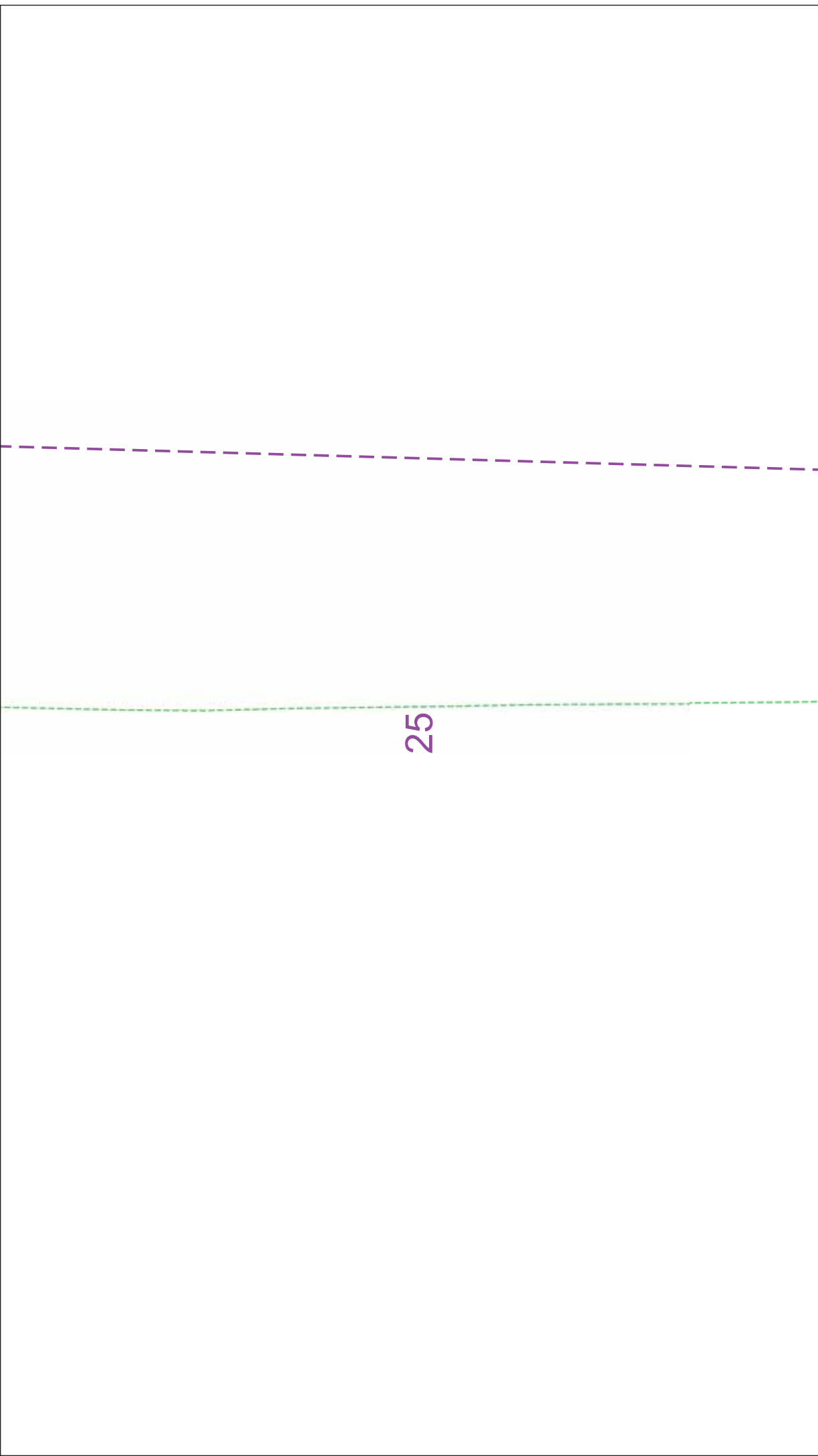


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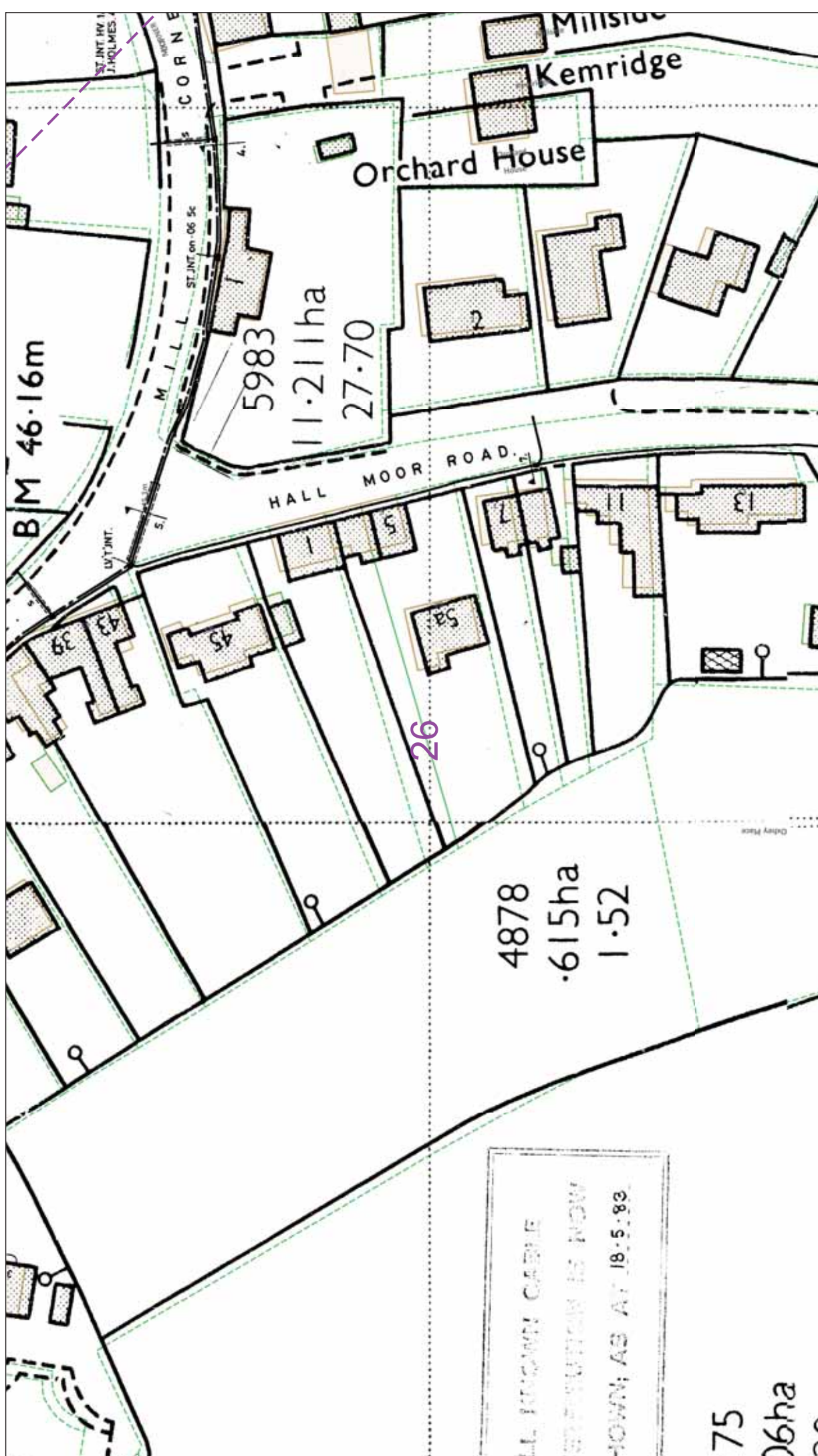


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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 08/02/2018 Job Reference: 12184163 Site Location: 602/109 301/367 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 48851 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Plans are valid for a period of 3 months from the date of issue. Plans are not valid for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence numbers 100019450, 100019826 and 100019450. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data reserved. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.</p>



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<p>0 25 50 metres</p>		<p>Dig Sites Area: Line:</p>	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>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 persons or causes personal injury to a person, or otherwise for any loss, damage, cost, 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. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the party to whom it was provided. 4. 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.</p>
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ST. JNT. HV 1
J. HOLMES

MILL
ST. JNT. on 06 5c

ORCHARD HOUSE

KEMRIDGE

HALL MOOR ROAD

5983
11.211ha
27.70

26

4878
615ha
1.52

75
06ha

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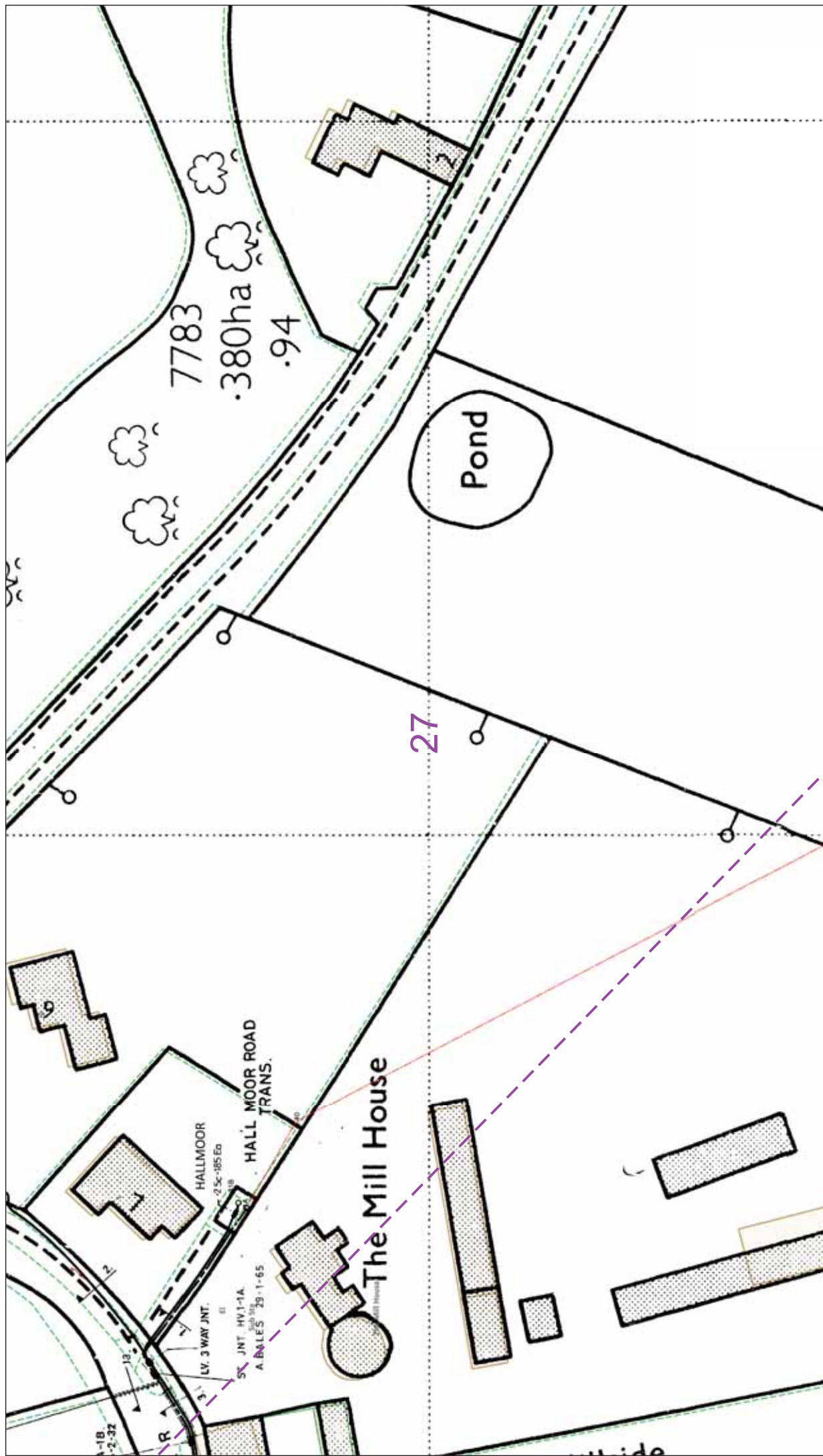
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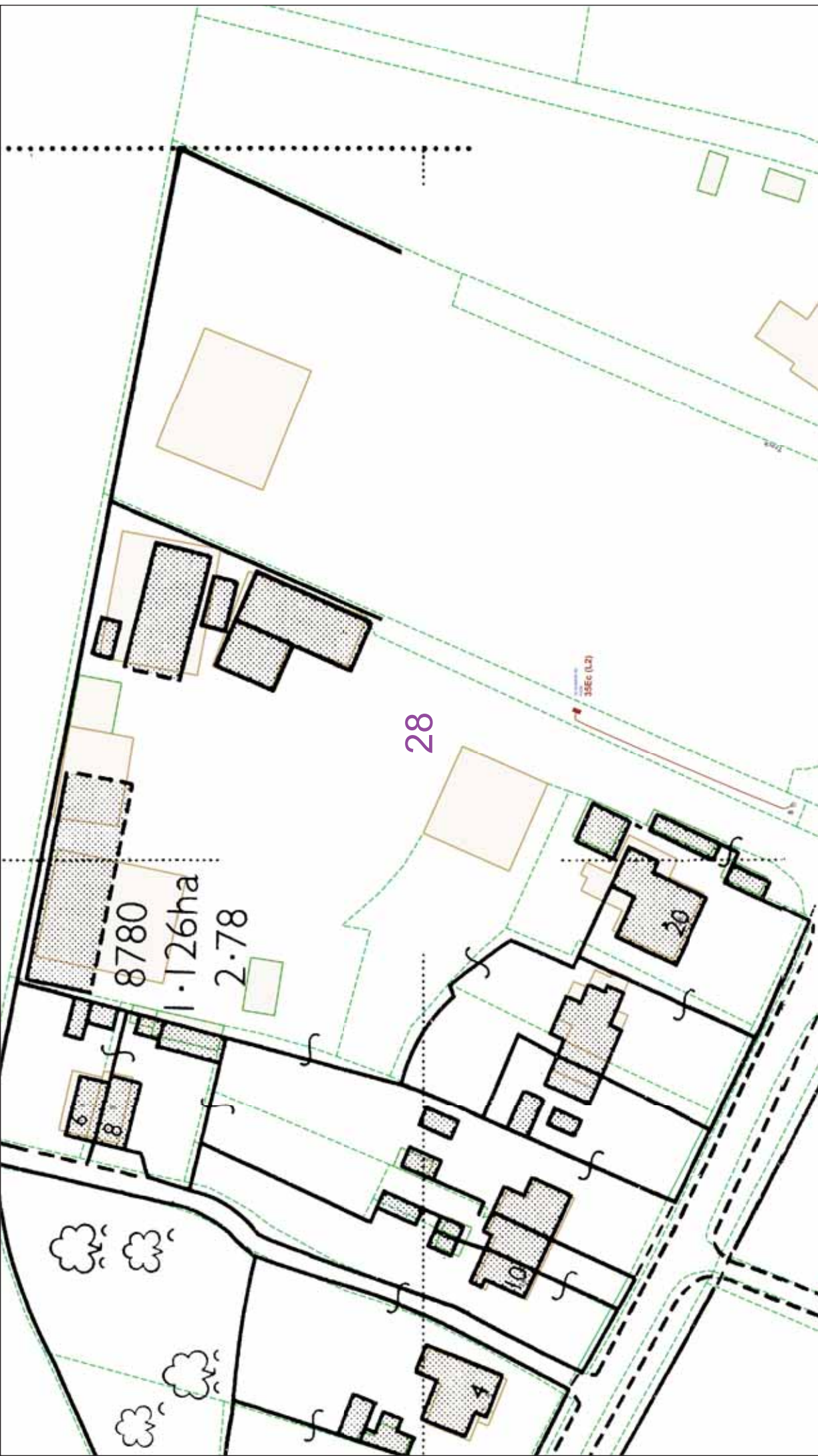
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Your Scheme/Reference: 48851
Scale: 1:500 (When plotted at A3)

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	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you have a problem with the cables, please call the Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK To find out more Guidance note GS6</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics for records to determine the location of all Worm underground plant and equipment.</p>
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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 08/02/2018 Job Reference: 12184163 Site Location: 602109 301367 Requested by: Mr. Duncan Phillips Your Scheme/Reference: 48851</p> <p>Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by Power Networks. 6. All cables must be marked with a warning near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p> <p>0 25 50 metres</p> <p>Dig Sites Area: --- Line: ---</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence numbers 100019626, 100019826 and 100019450. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data reserved. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.</p>



This plan must be used with the attached 'Symbols' document.

Date Requested: 08/02/2018
 Job Reference: 12184163
 Site Location: 602/109 301/367
 Requested by:
 Mr. Duncan Phillips
 Your Scheme/Reference: 48851
 Scale: 1:500 (When plotted at A3)

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0 25 50 metres

Line: --- Dig Sites Area: ---

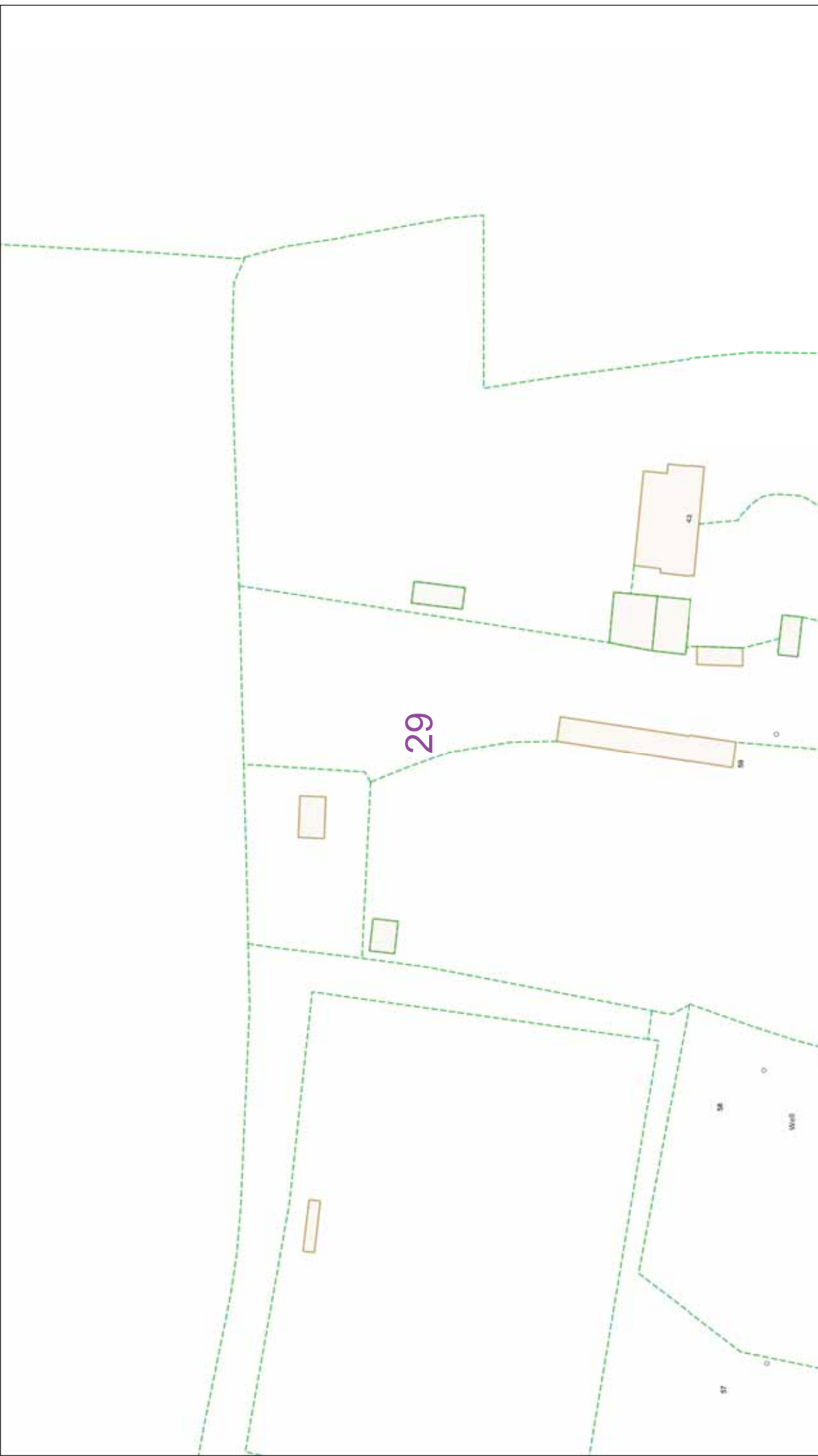
UK Power Networks



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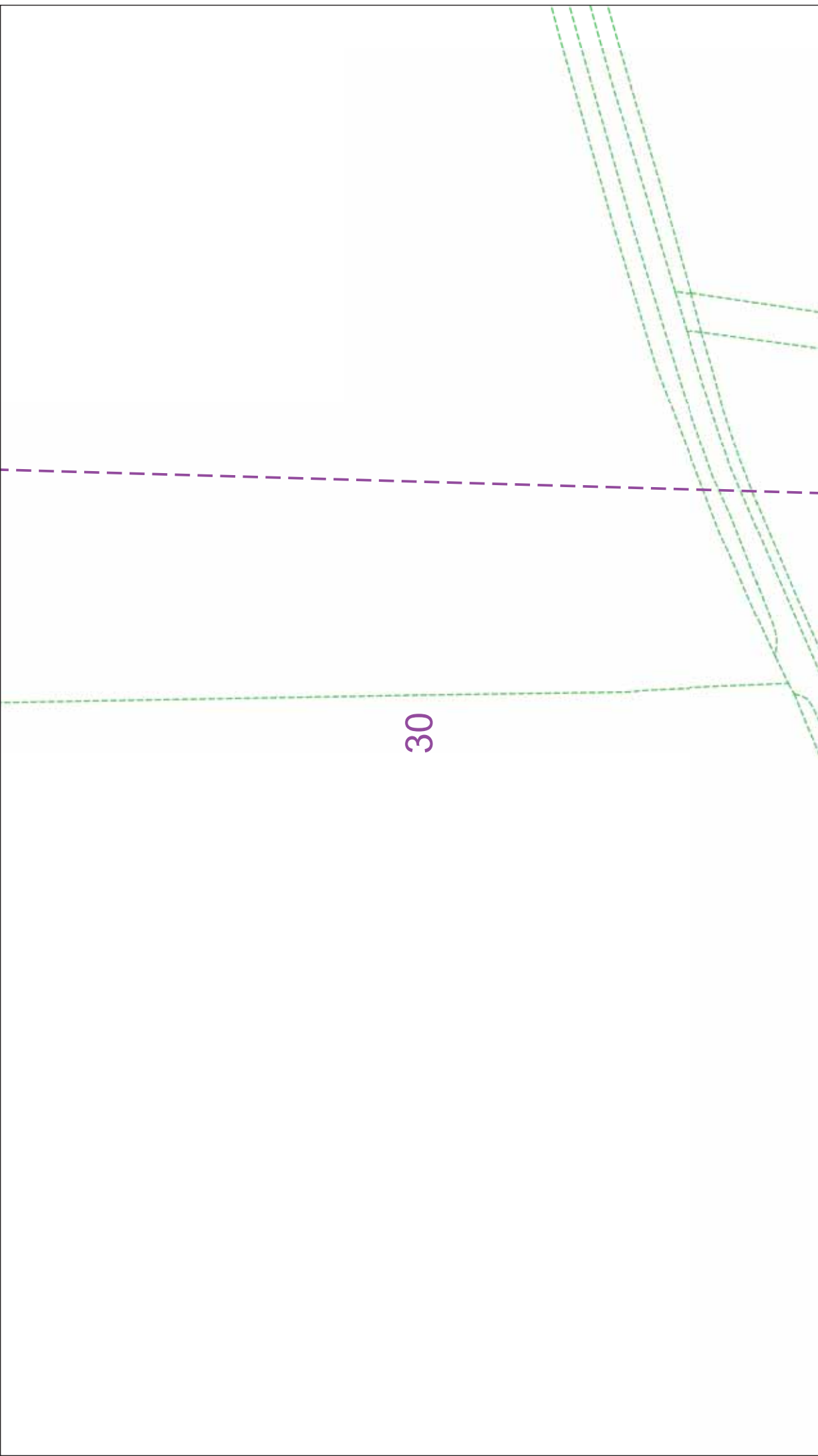
ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56




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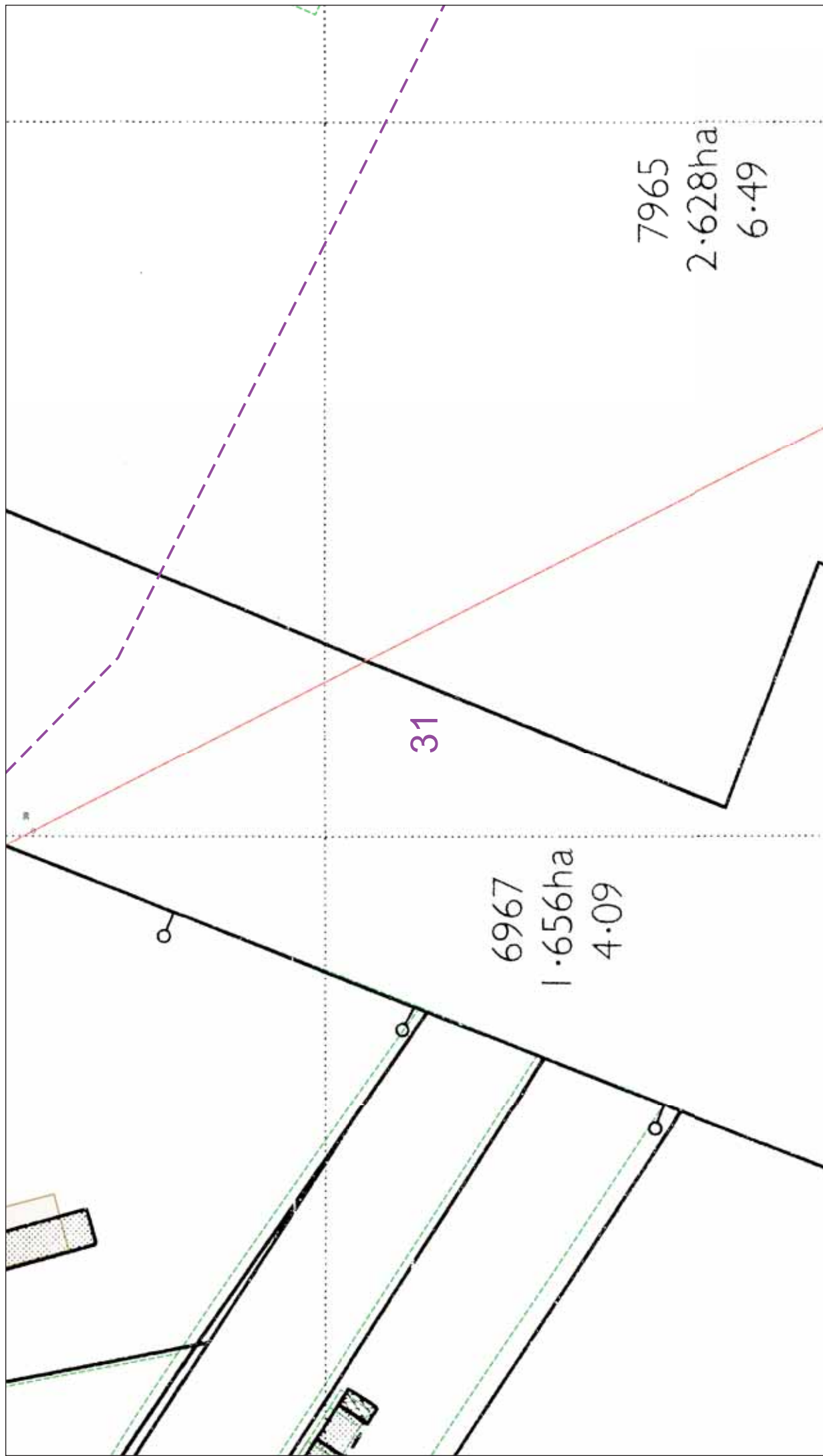
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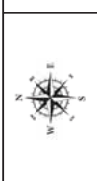


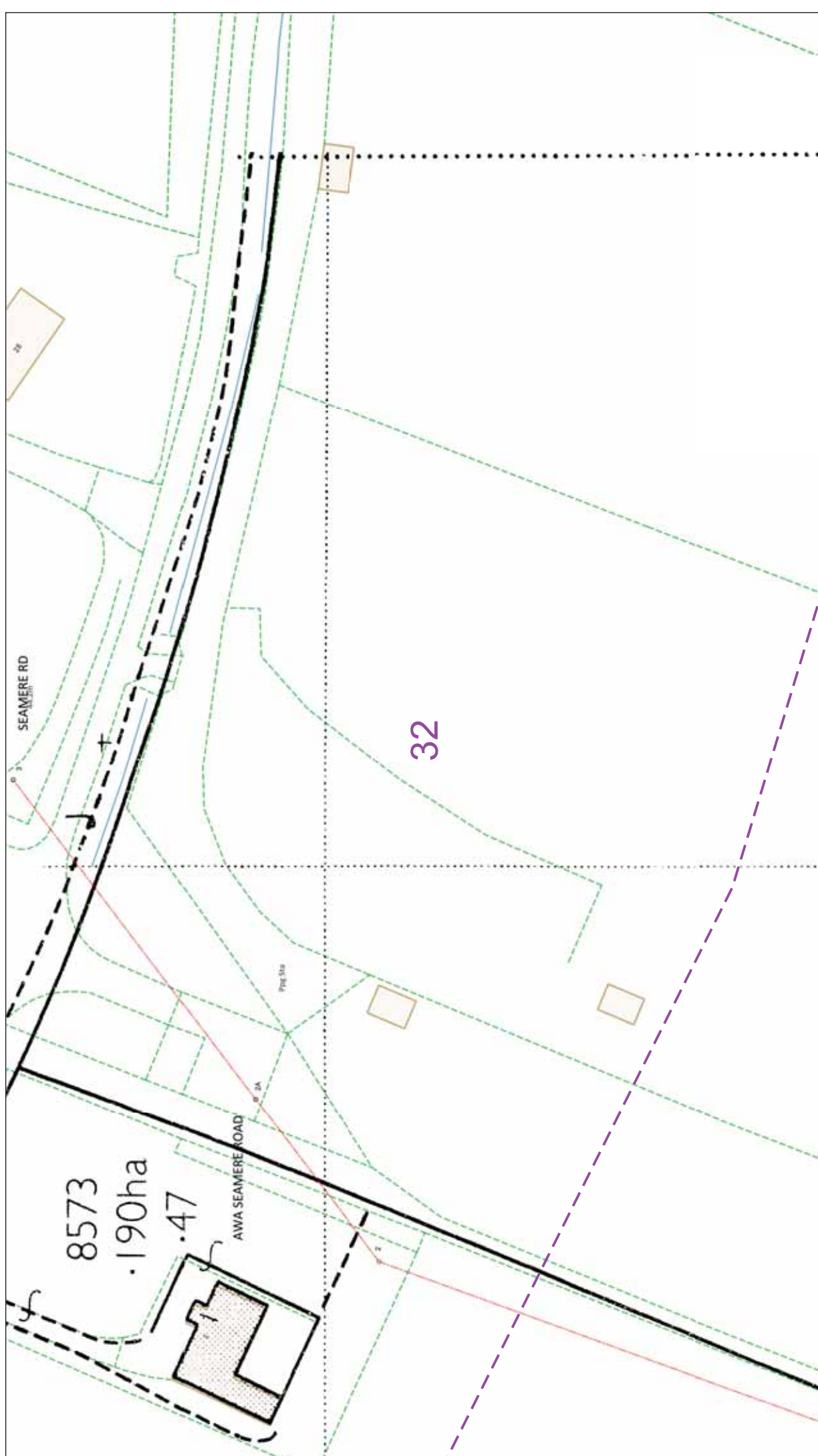
		<p>IF IN DOUBT - ASK! EMERGENCY - If you are in any doubt call the Emergency Call Centre on Phone (0800) 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note GS6</p>
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<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 08/02/2018 Job Reference: 12184163 Site Location: 602/109/301/367 Requested by: Mr Duncan Phillips Your Scheme/Reference: 48851 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Plans are for information only and are not to be used for anything near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>Line: --- Area: ---</p>
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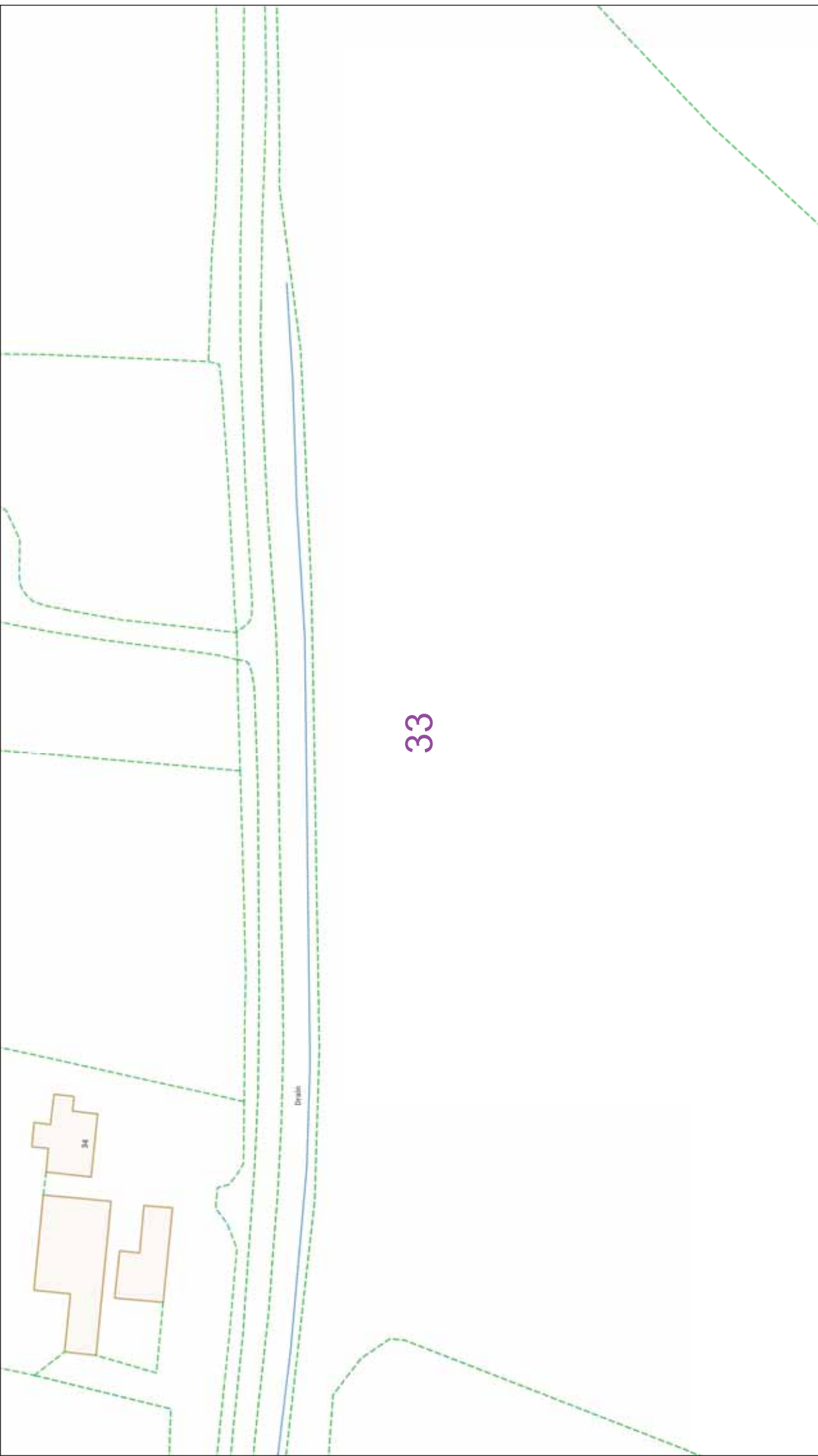
<p>0 25 50 metres</p>	<p>Dig Sites Area: Line: </p>	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>			<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger call the Gas Safe Register Helpline on 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>	<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
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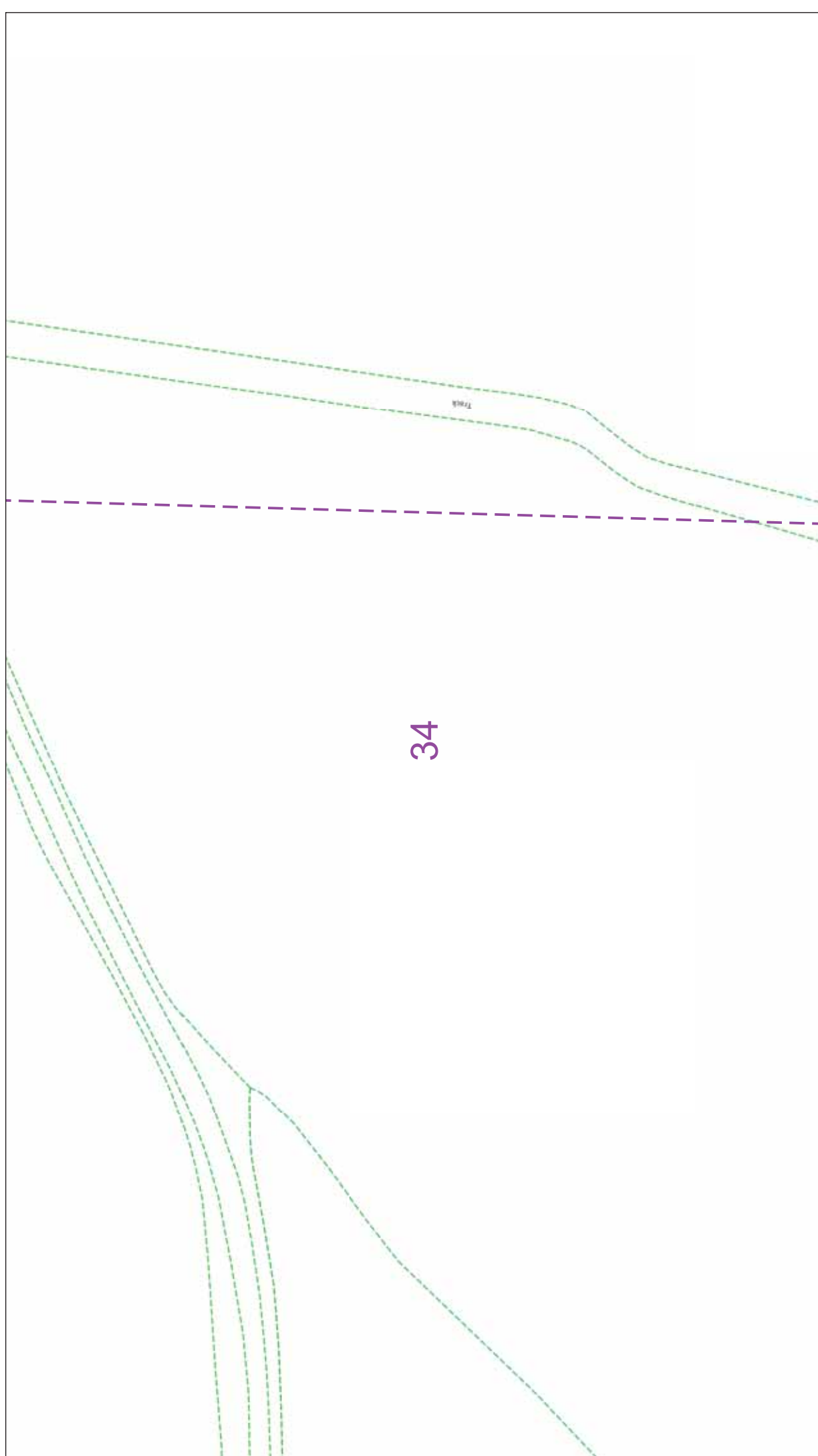


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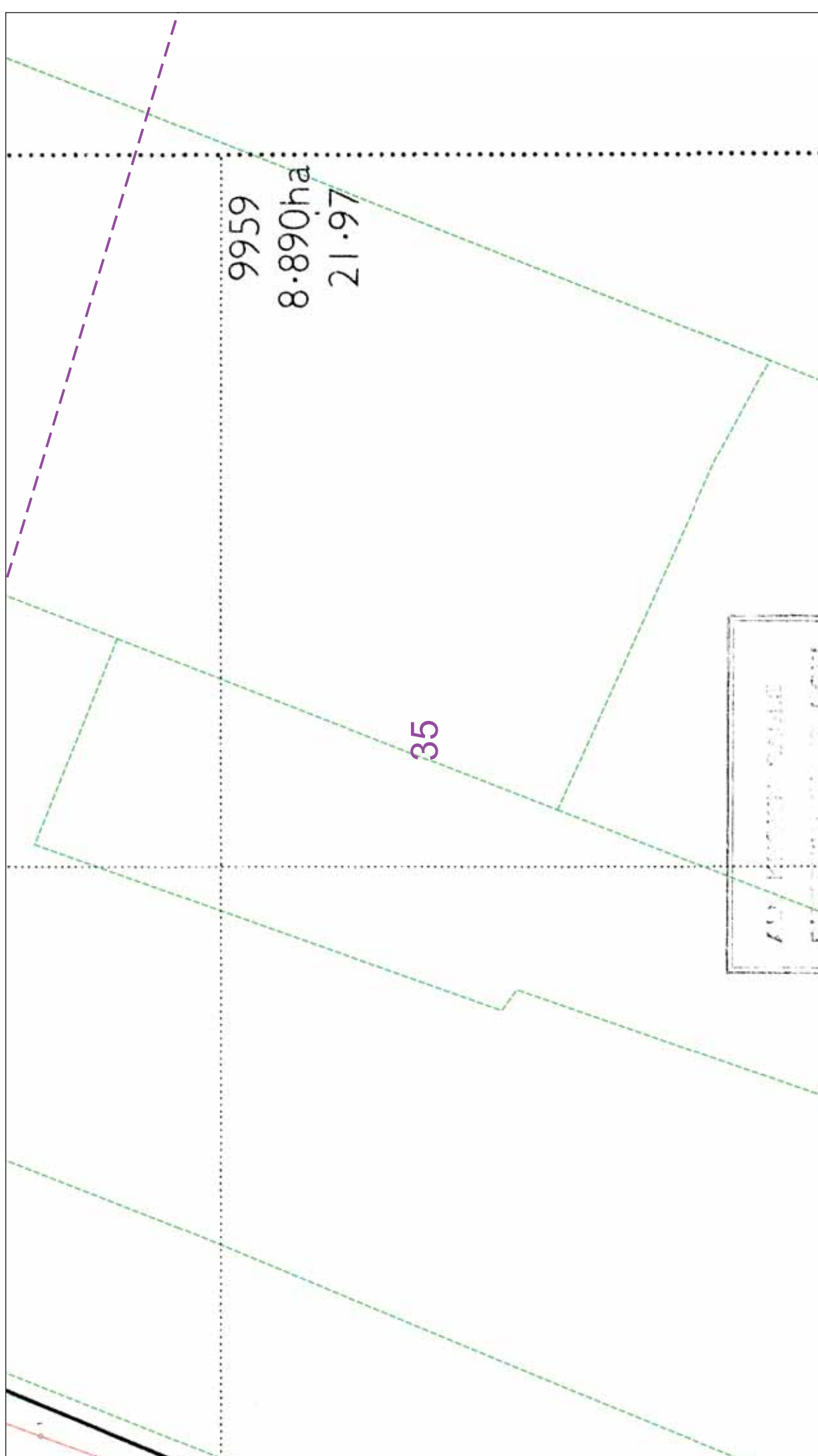
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	 <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger call the Police (999) or Fire (999) (24hrs) URGENTLY</p>
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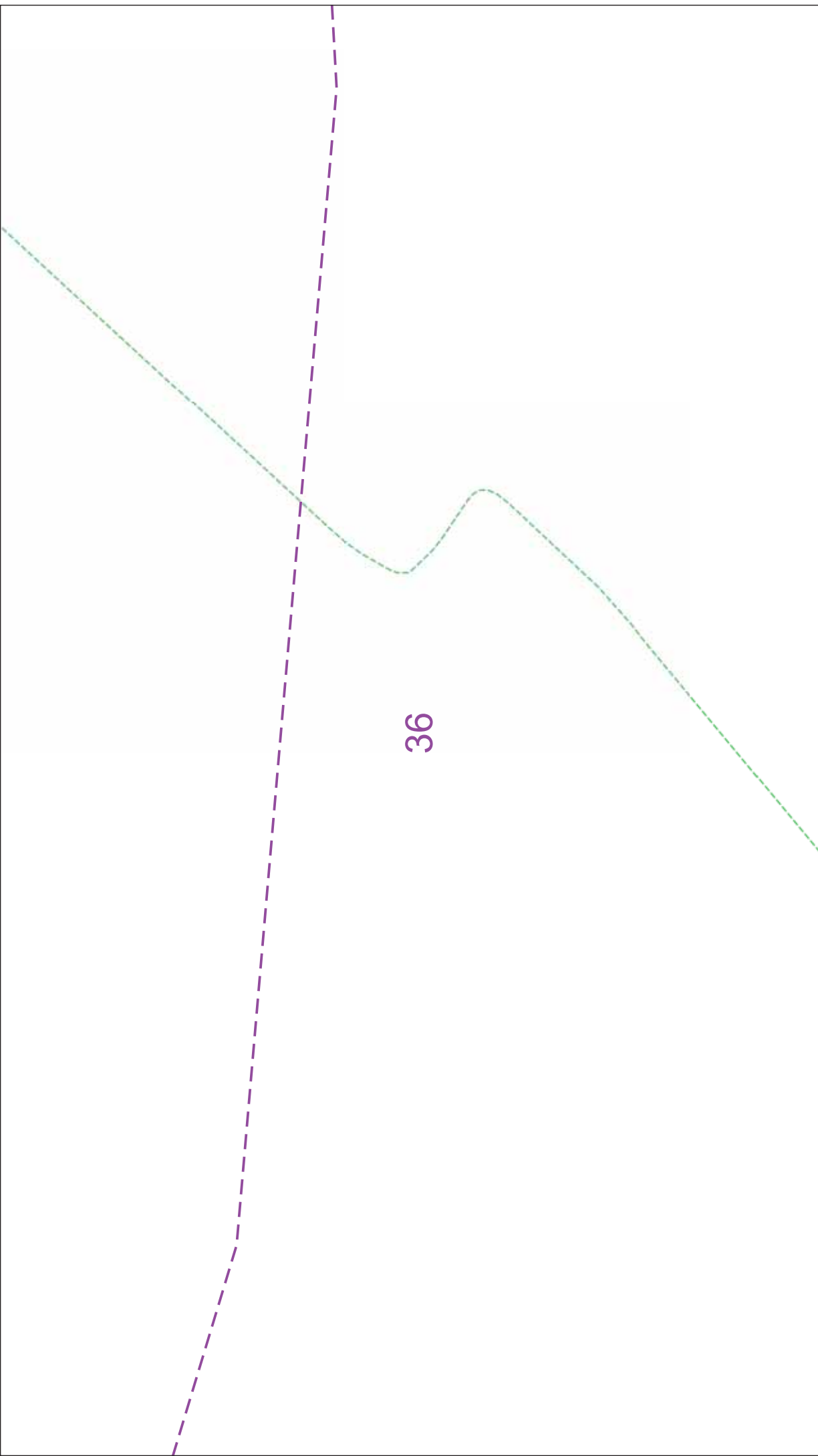


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		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in doubt call the Phone 0800 783 8838 (24hrs) URGENTLY</p>		<p>ALWAYS LOOK UP BEFORE YOU START WORK Call 0800 783 8838 Guidance note G56</p>
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<p>0 25 50 metres</p>	<p>Dig Sites</p>	<p>Area: [Symbol]</p>	<p>Line: [Symbol]</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Plans are valid for a period of 3 months from the date of issue for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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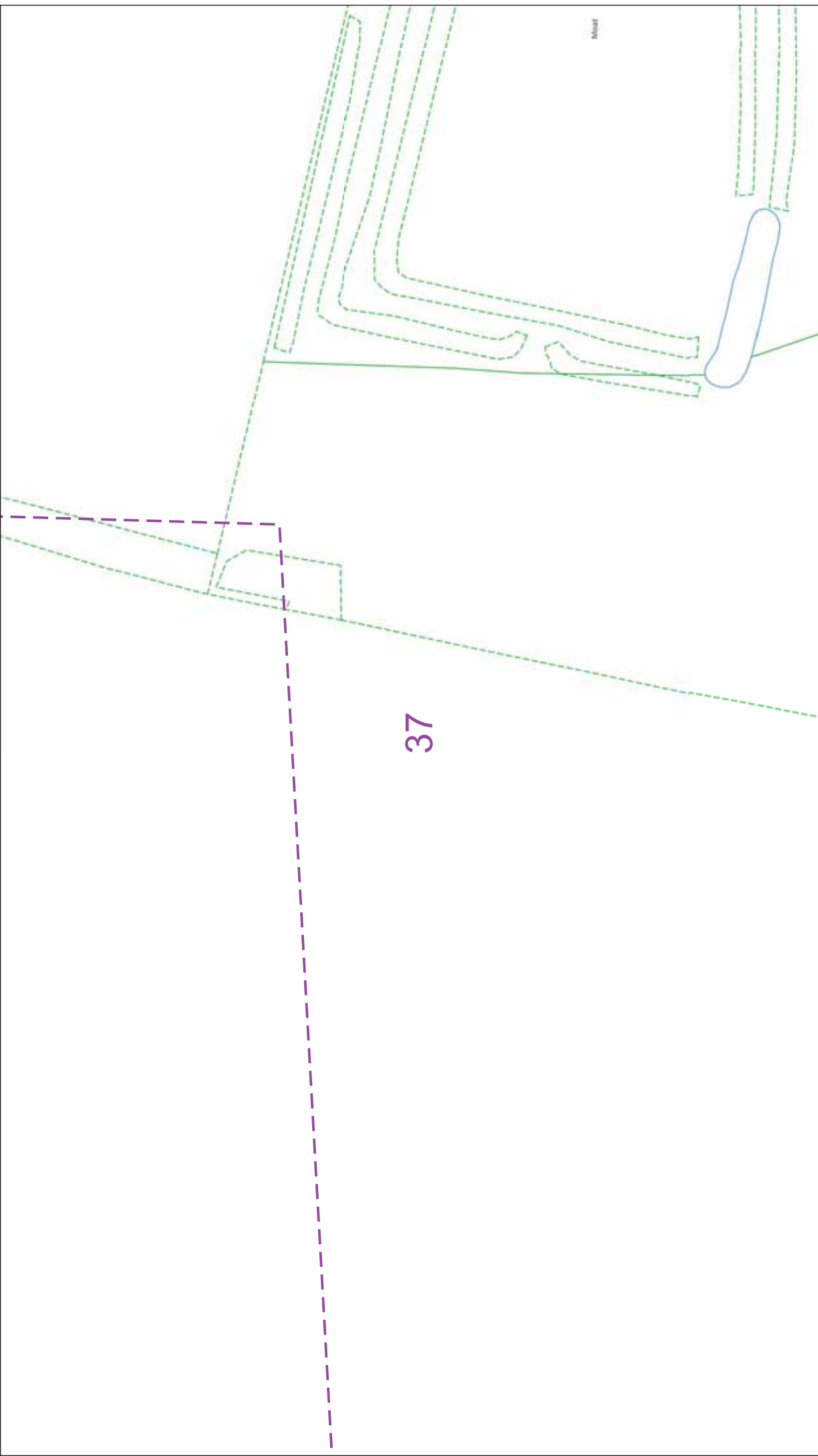




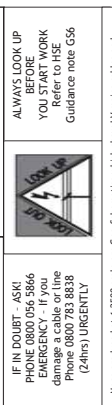




	<p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p> 
	<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in doubt call the phone 0800 783 8838 (24hrs) URGENTLY</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. 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 for any loss, damage, cost, 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. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the fee to a third party. 4. 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.</p>
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 08/02/2018 Job Reference: 12184163 Site Location: 602/109 301/367 Requested by: Mr Duncan Phillips Your Scheme/Reference: 48851 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. Digging must be carried out within the boundaries of the dig site and no digging near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>
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		<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger call the Phone 0800 783 8838 (24hrs) URGENTLY</p> <p>ALWAYS LOOK UP BEFORE YOU START WORK To find out more Guidance note G56</p> <p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p> <p>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 persons or causes personal injury to a person, or otherwise for any loss, damage, cost, 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. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the party to whom it was provided. 5. 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.</p>		
<p>This plan must be used with the attached 'Symbols' document.</p> <p>Date Requested: 08/02/2018 Job Reference: 12184163 Site Location: 602/109 301/367 Requested by: Mr Duncan Phillips Your Scheme/Reference: 48851 Scale: 1:500 (When plotted at A3)</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. This plan is for information only and is not to be used for anything near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>Dig Sites Area: Line: ---</p>
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		 <p>ALWAYS LOOK UP BEFORE YOU START WORK Guidance note G56</p>
<p>IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you are in danger call the Police (999) or Fire (999) (24hrs) URGENTLY</p>		
<p>Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must check the Geo-Schematics records to determine the location of all known underground plant and equipment.</p>		
<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	<p>Line:  Line: </p>	<p>Dig Sites Area:  Area: </p>
<p>0 25 50 metres</p>	<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>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 persons or causes personal injury to a person, or otherwise for any loss, damage, cost, 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. 3. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the person who provided it to you. 4. 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.</p>
<p>This plan must be used with the attached 'Symbols' document.</p>	<p>Date Requested: 08/02/2018 Job Reference: 12184163 Site Location: 602/109 301/367</p>	<p>Requested by: Mr. Duncan Phillips Your Scheme/Reference: 48851 Scale: 1:500 (When plotted at A3)</p>
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See Supplemental Diagram TG0302SWB for Cross-Section 8 details

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 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
 5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
 7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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IF IN DOUBT - ASK! PHONE
 0800 05 5814
 EMERGENCY - If you damage
 a cable or line
 Phone 0800 78 0030 (24/7)
 UKILITY



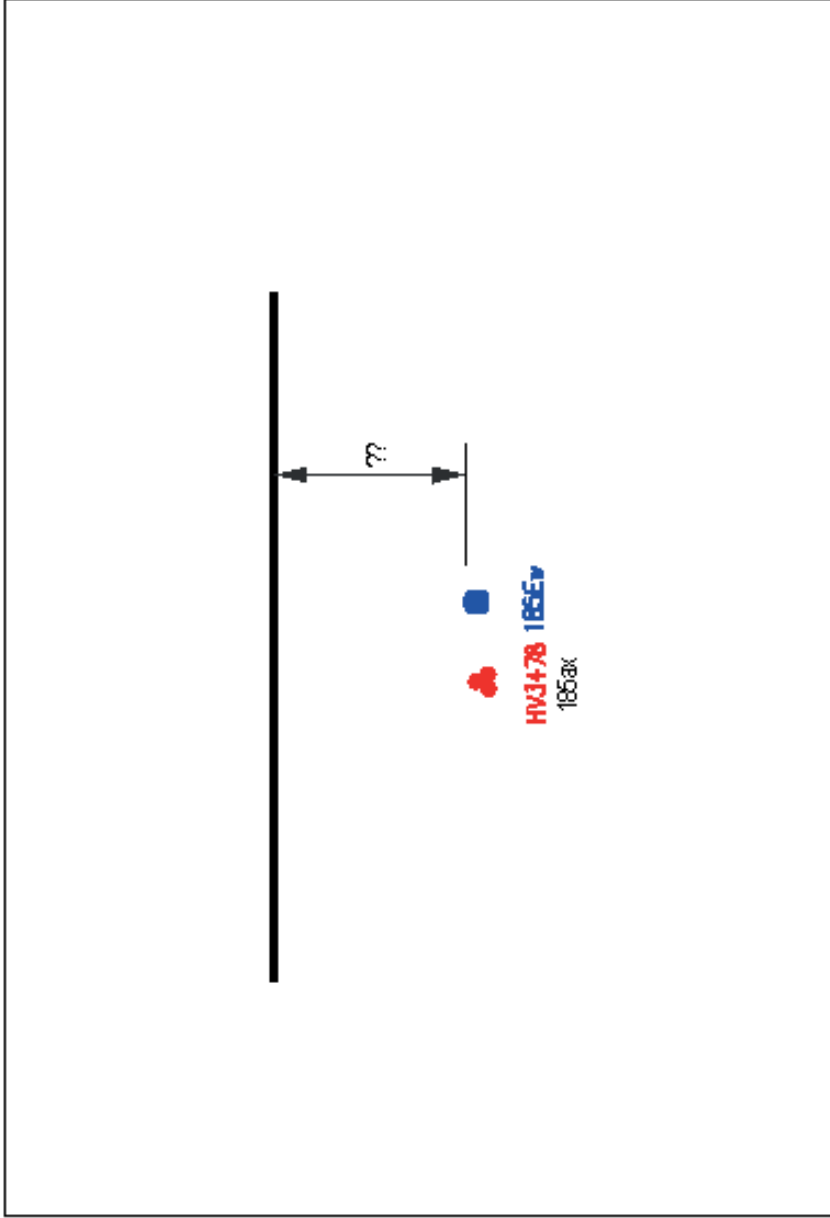
ALWAYS LOOK UP BEFORE
 YOU START WORKING
 Refer to H5 (Guidance note G56)



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See Supplemental Diagram TG0302SWA for Cross-Section 1 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p> <p>Plans generated by DigSAFE Pro™ software provided by linsearchbeforedig.</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p>			



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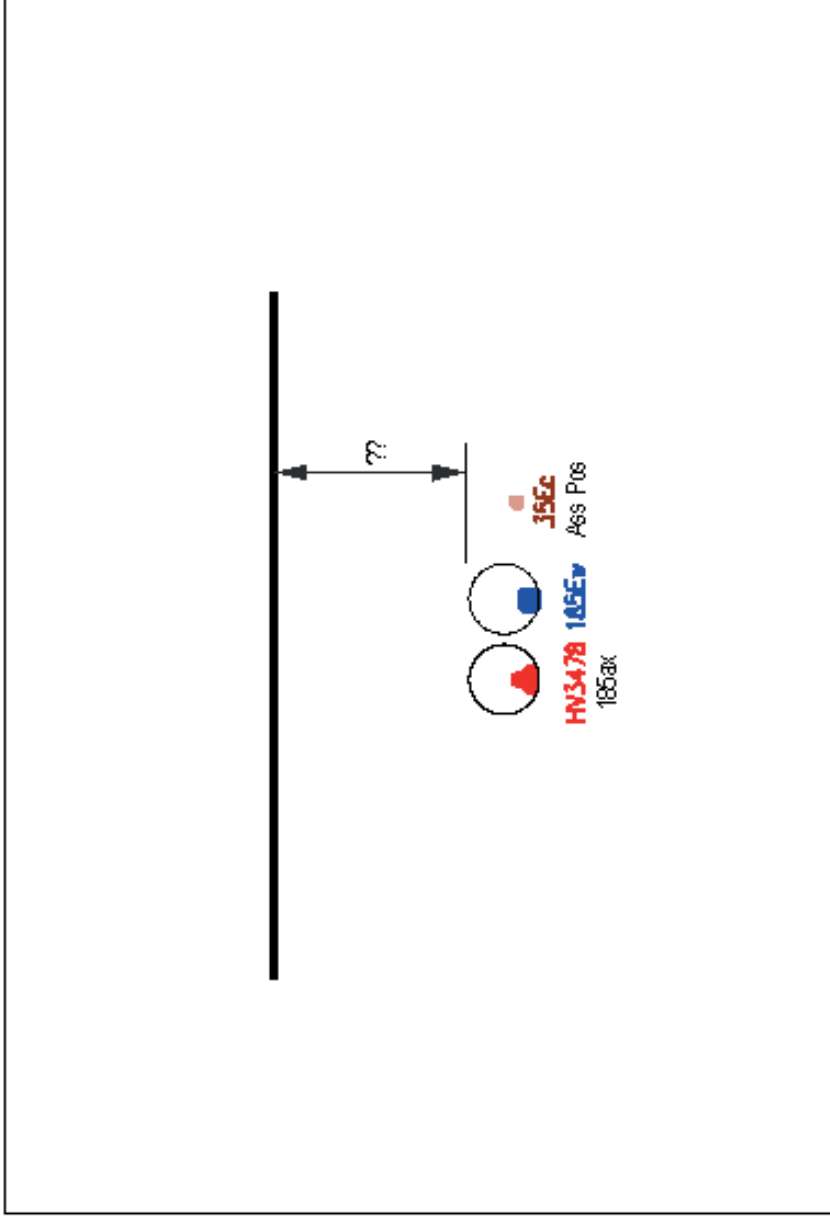
IF IN DOUBT - ASK! PHONE
 0800 055 5814
 EMERGENCY - If you damage
 a cable or line
 Phone 0800 781 0030 (24/7)
 UKFITVITY



ALWAYS LOOK UP BEFORE
 YOU START WORKING
 Refer to H5 (Guidance note G56)



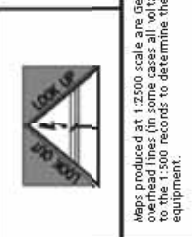
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 4. It must be assumed that there is a service cable into each property, large column and street sign, etc.
 5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
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IF IN DOUBT - ASK! PHONE 0800 055 5814
 EMERGENCY - If you damage a cable or line
 Phone 0800 78 0030 (24/7) UKACTIVITY



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See Supplemental Diagram TG0302SWA for Cross-Section 17 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 to a person.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 05 5814 EMERGENCY - If you damage a cable or line Phone 0800 78 0030 (24hr) UKACTIVITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>			<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>

See Supplemental Diagram TG0302SWA for Cross-Section 15 details

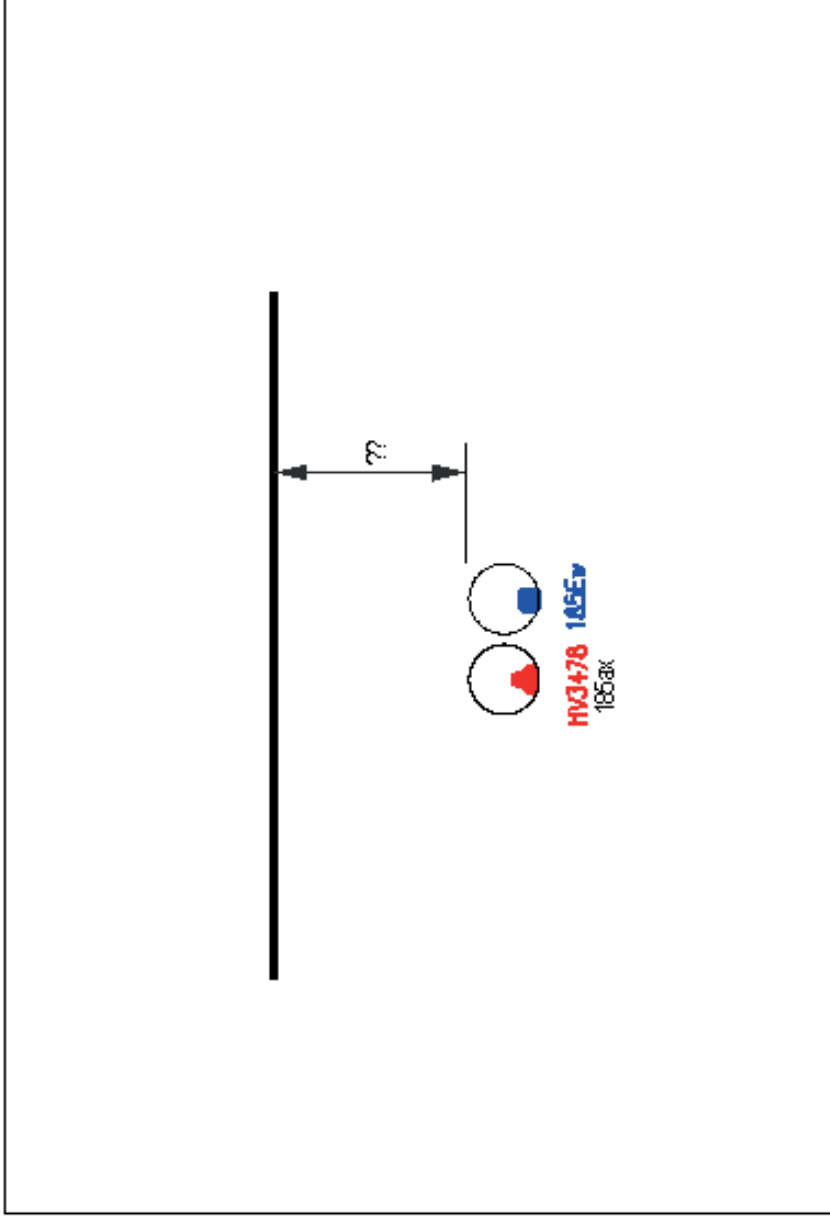
<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 to a person.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 05 5814 EMERGENCY - If you damage a cable or line Phone 0800 78 0030 (24/7) UKACTIVITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and other underground services. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>			<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and other underground services. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>

See Supplemental Diagram TG0302SWA for Cross-Section 16 details

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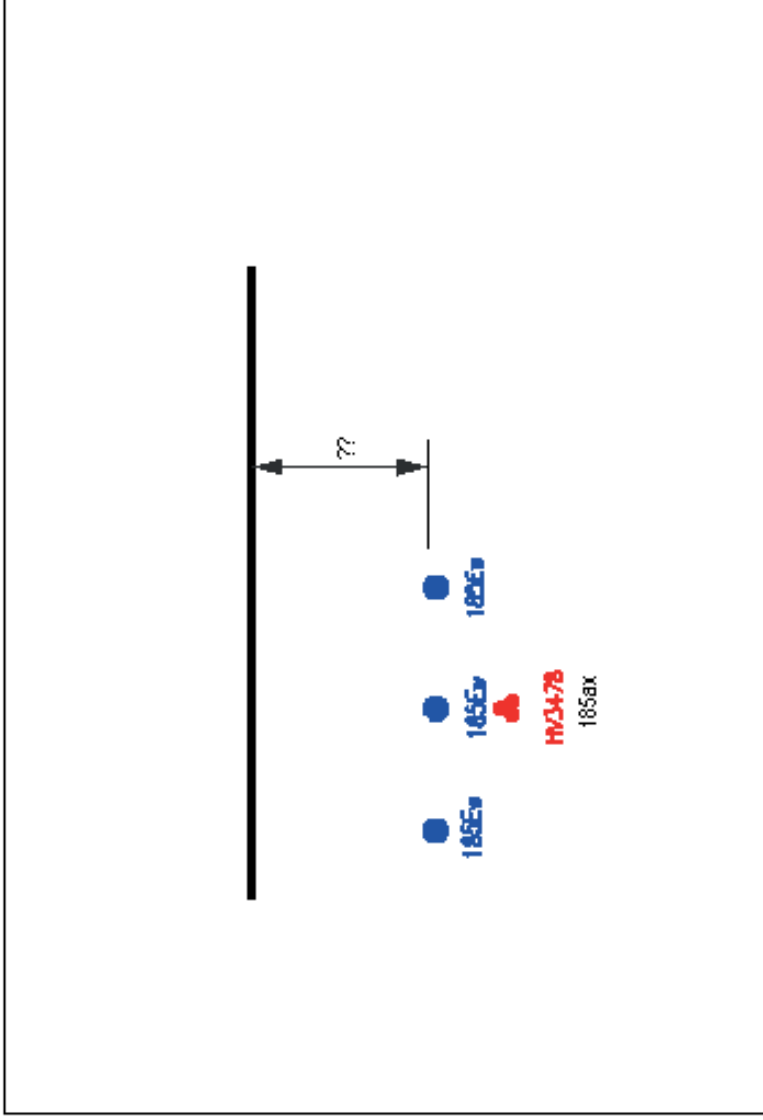
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See Supplemental Diagram TG0202SEA for Cross-Section 12 details

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See Supplemental Diagram TG0202SEA for Cross-Section 35 details

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See Supplemental Diagram TG0202SEA for Cross-Section 11 details

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**EMERGENCY - If you damage
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See Supplemental Diagram TG0202SEA for Cross-Section 25 details

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See Supplemental Diagram TG0202SEA for Cross-Section 14 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV main cables and LV distribution cables. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 25 details

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See Supplemental Diagram TG0202SEA for Cross-Section 23 details

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See Supplemental Diagram TG0202SEA for Cross-Section 21 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 22 details

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See Supplemental Diagram TG0202SEA for Cross-Section 20 details

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See Supplemental Diagram TG0202SEA for Cross-Section 36 details

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See Supplemental Diagram TG0202SEA for Cross-Section 8 details

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<p>Maps produced at 1:2500 scale are Descriptive which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Maps produced at 1:2500 scale are Descriptive which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 2001126 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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, provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 05 5614 EMERGENCY - If you damage a cable or line Phone 0800 78 0030 (24hr) UKILITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
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See Supplemental Diagram TG0202SEA for Cross-Section 18 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV main, cables and wires and are not to be used for excavation purposes. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>			<p>Maps produced at 1:2500 scale are Des-Schematics which show LV main, cables and wires and are not to be used for excavation purposes. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>

See Supplemental Diagram TG0202SEA for Cross-Section 16 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p style="text-align: right;">Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 15 details

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See Supplemental Diagram TG0202SEA for Cross-Section 27 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 26 details

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See Supplemental Diagram TG0202SEA for Cross-Section 39 details

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See Supplemental Diagram TG0202SEA for Cross-Section 14 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 37 details

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See Supplemental Diagram TG0202SEA for Cross-Section 25 details

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See Supplemental Diagram TG0202SEA for Cross-Section 18 details

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<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

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See Supplemental Diagram TG0202SEA for Cross-Section 19 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 to a person.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 055 5814 EMERGENCY - If you damage a cable or line Phone 0800 781 0030 (24/7) UKILITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
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See Supplemental Diagram TG0202SEA for Cross-Section 17 details

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See Supplemental Diagram TG0202SEA for Cross-Section 40 details

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See Supplemental Diagram TG0202SEA for Cross-Section 40 details

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See Supplemental Diagram TG0202SEA for Cross-Section 39 details

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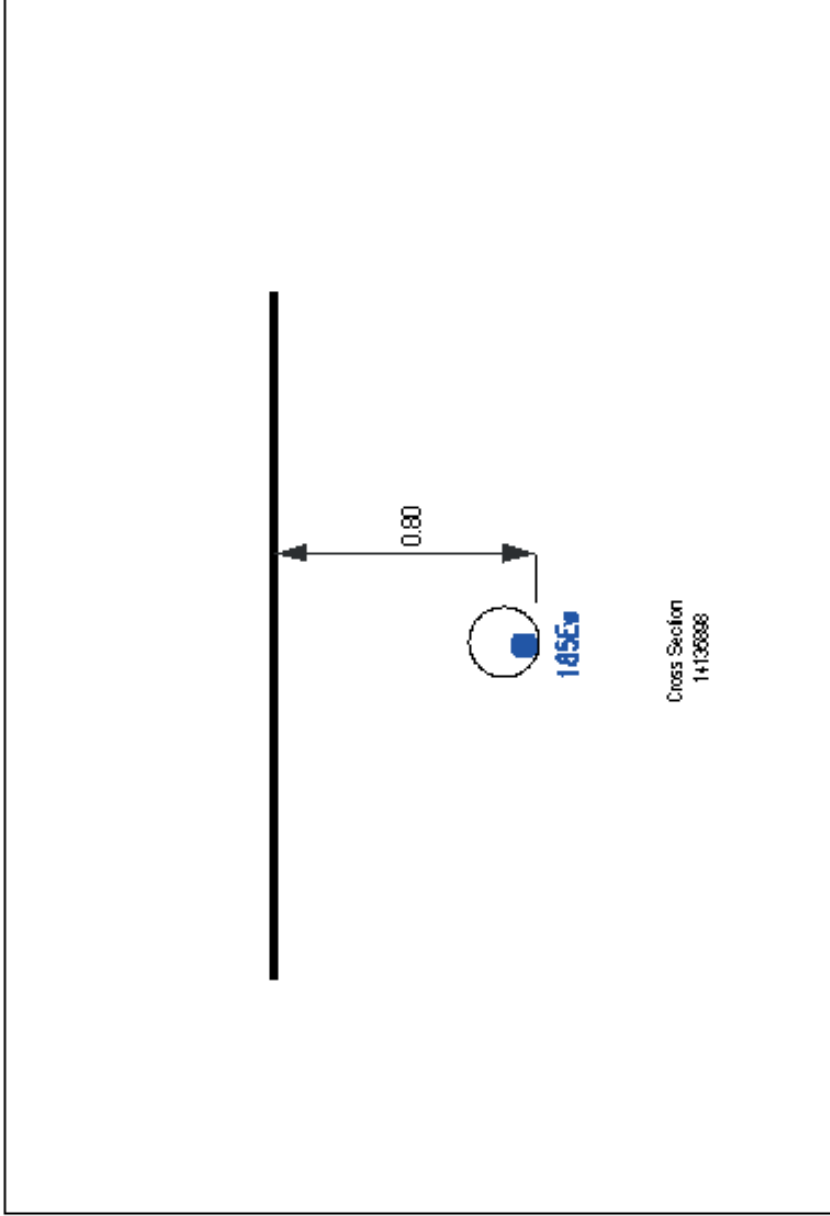
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 a cable or line
 Phone 0800 781 0030 (24/7)
 UKACTIVITY



ALWAYS LOOK UP BEFORE
 YOU START WORKING
 Refer to H5 (Guidance note G56)



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Cross Section
14135898

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 5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
 7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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IF IN DOUBT - ASK! PHONE
0800 055 5814
EMERGENCY - If you damage
a cable or line
Phone 0800 781 0030 (24/7)
UKACTIVITY



ALWAYS LOOK UP BEFORE
YOU START ANY WORK
Refer to H57 Guidance note G56



Maps produced at 1:2500 scale are GeoSchematics which show LV mains cables and other underground services. To determine the location of all known underground plant and equipment.

See Supplemental Diagram TG0202SEA for Cross-Section 38 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 to a person.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 05 5614 EMERGENCY - If you damage a cable or line Phone 0800 78 0030 (24/7) UKILITY</p> 	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 30 details

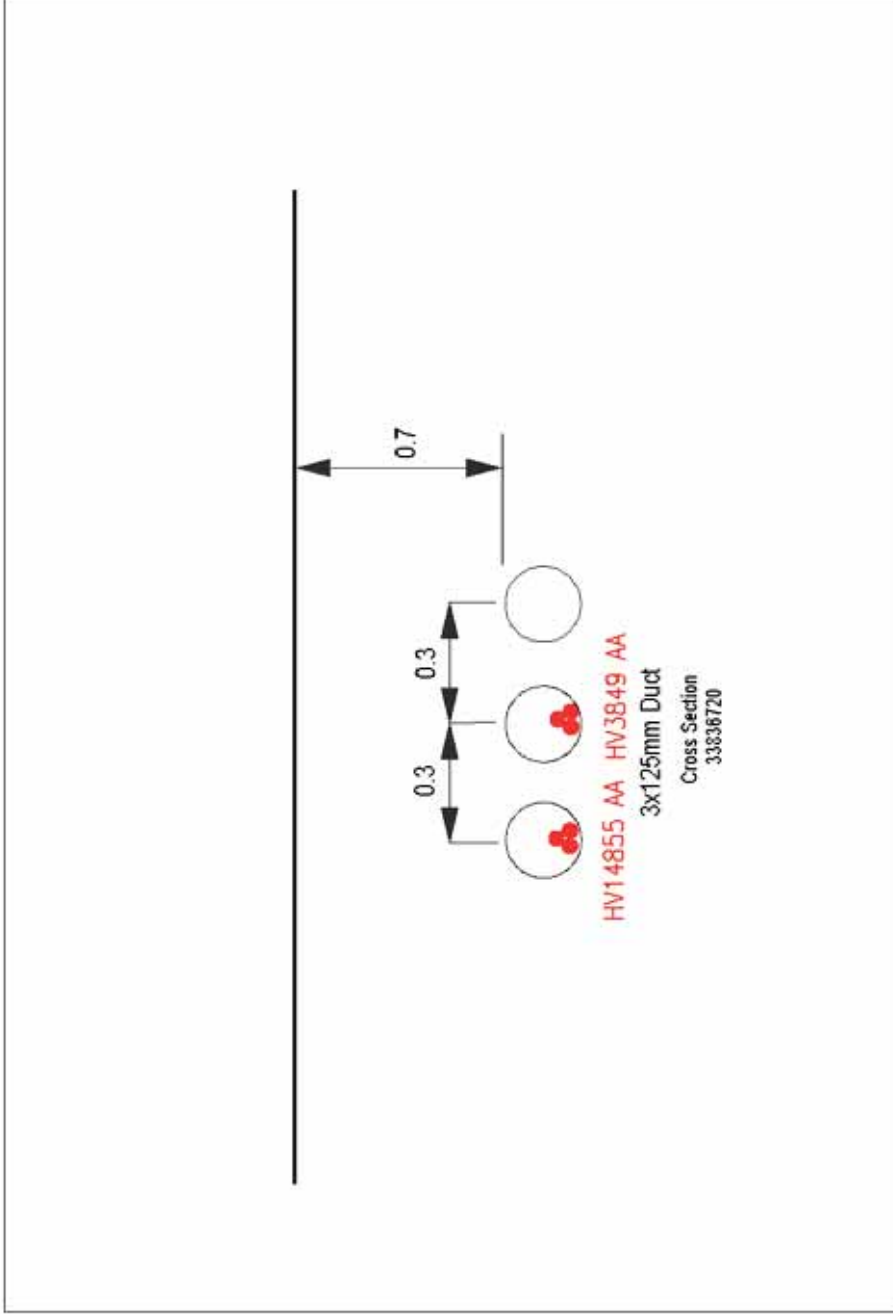
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IF IN DOUBT - ASK! PHONE
 0800 05 5614
 EMERGENCY - If you damage
 a cable or line
 Phone 0800 78 0030 (24/7)
 UKILITY



ALWAYS LOOK UP BEFORE
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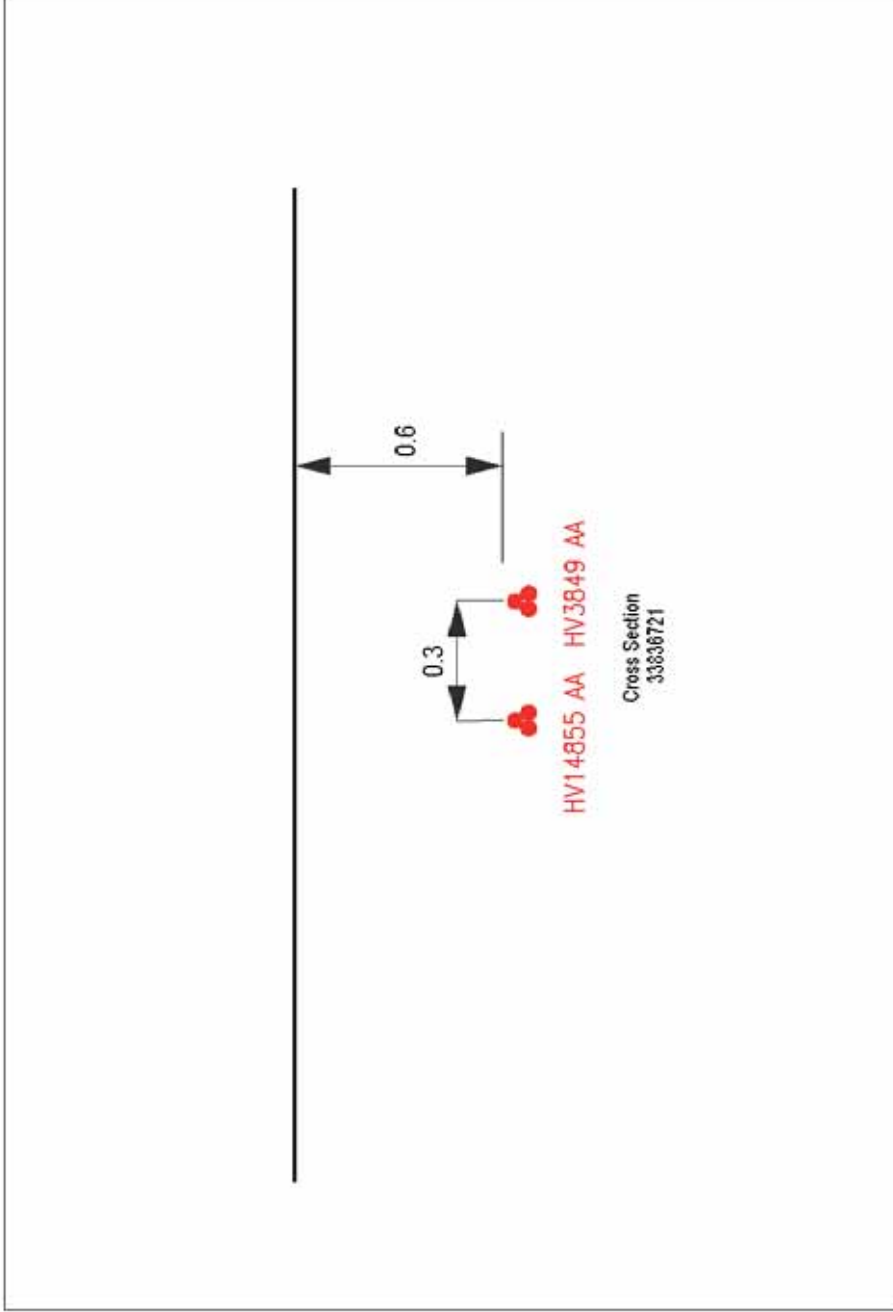
IF IN DOUBT - ASK! PHONE
 0800 036 5166
EMERGENCY - If you damage a cable, call the "DIAL" number
 Phone 000 733 0030 (24hrs)



UK Power Networks

ALWAYS LOOK UP BEFORE YOU START WORK!
 Refer to HSE Guidance note G54

Maps produced at 1:2500 scale are Descriptive Schematics which show LV mains cables and equipment. To determine the location of all known underground plant and equipment, refer to the 1:500 records.



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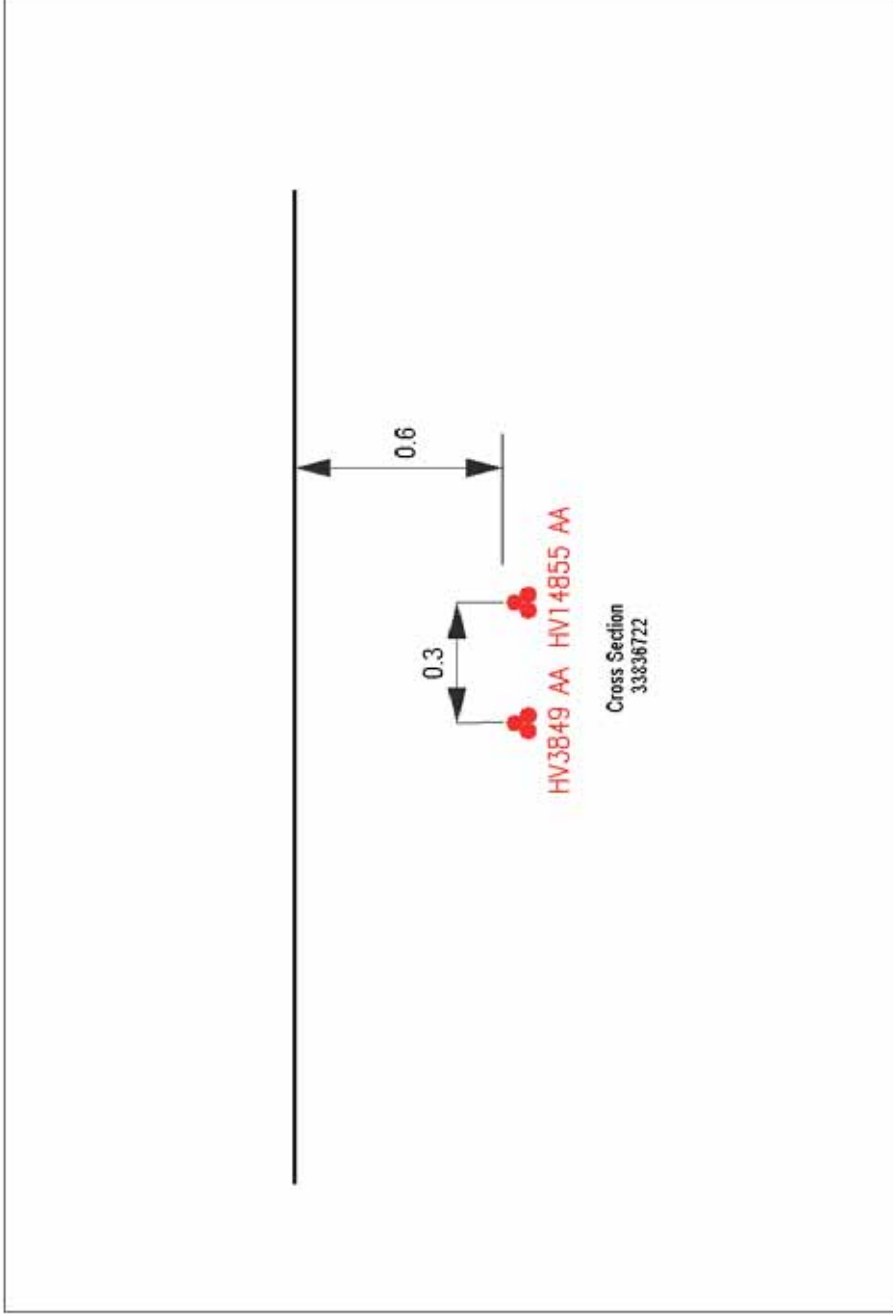
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IF IN DOUBT - ASK! PHONE
 0800 036 5846
**EMERGENCY - If you damage
 a cable, call the
 Phone 000 733 0030 (24hrs)
 'UNIDENTIFIED'**



Maps produced at 1:2500 scale are GeoSchematics which show LV mains cables and LV equipment. To determine the location of all known underground plant and equipment, refer to the 1:500 records.

ALWAYS LOOK UP BEFORE YOU START WORK!
 Refer to HSE Guidance note G54



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IF IN DOUBT - ASK! PHONE
 0800 036 5846
EMERGENCY - If you damage a cable, call the 'UTILITY' Phone 000 733 0030 (24hrs)



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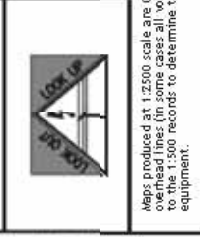


See Supplemental Diagram TG0202SEB for Cross-Section 23 details

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IF IN DOUBT - ASK! PHONE
 0800 05 5614
 EMERGENCY - If you damage
 a cable or line
 Phone 0800 78 0030 (24/7)
 UKACTIVITY



ALWAYS LOOK UP BEFORE
 YOU START WORKING
 Refer to H5 (Guidance note G56)

See Supplemental Diagram TG0202SEB for Cross-Section 25 details

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 Phone 0800 78 0030 (24/7)
 UKILITY



ALWAYS LOOK UP BEFORE
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See Supplemental Diagram TG0202SEA for Cross-Section 29 details

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See Supplemental Diagram TG0202SEB for Cross-Section 24 details

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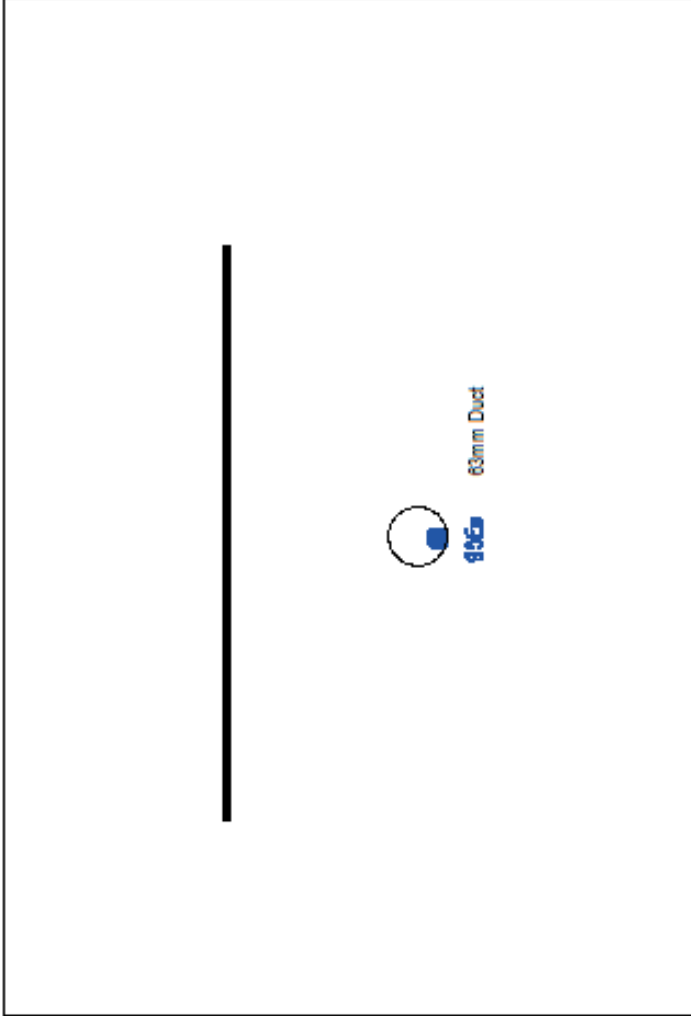
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Cross Section
10322780

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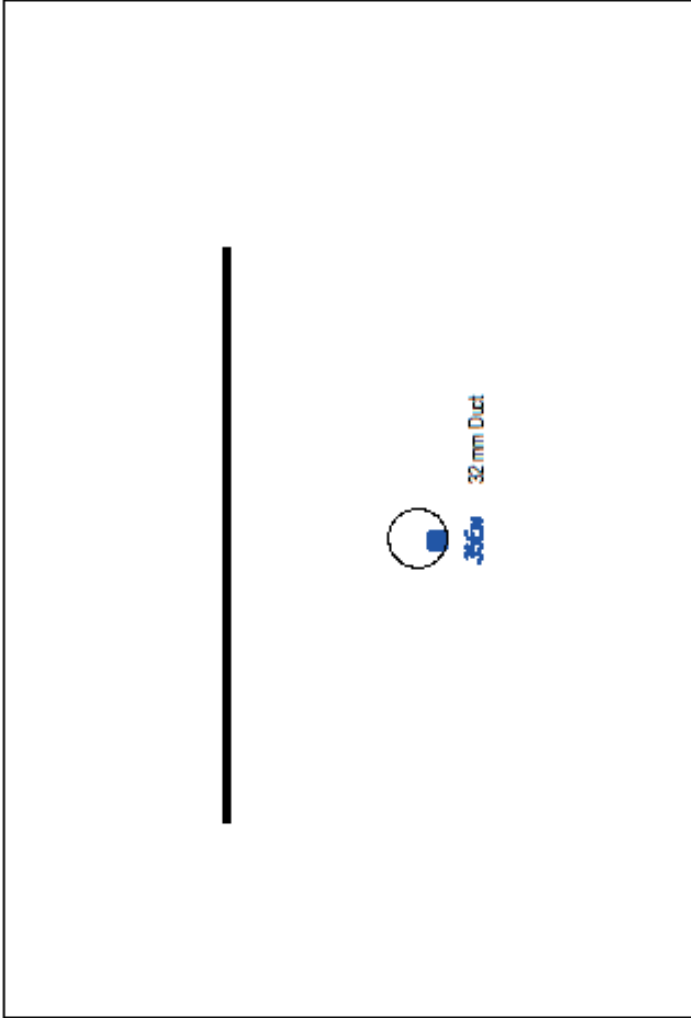
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Cross Section
10322779

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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, provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>
<p>IF IN DOUBT - ASK! PHONE 0800 055 5814 EMERGENCY - If you damage a cable or line Phone 0800 781 0030 (24/7) UKACTIVITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
<p>Maps produced at 1:2500 scale are Descriptive which show LV mains cables and equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>	<p>Maps produced at 1:2500 scale are Descriptive which show LV mains cables and equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>

See Supplemental Diagram TG0202SEA for Cross-Section 40 details

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IF IN DOUBT - ASK! PHONE
 0800 05 5614
 EMERGENCY - If you damage
 a cable or line
 Phone 0800 78 0030 (24/7)
 UKILITY



ALWAYS LOOK UP BEFORE
 YOU START WORKING
 Refer to H5 (Guidance note G56)



Maps produced at 1:2500 scale are Descriptive which show LV main cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.

See Supplemental Diagram TG0202SEA for Cross-Section 40 details

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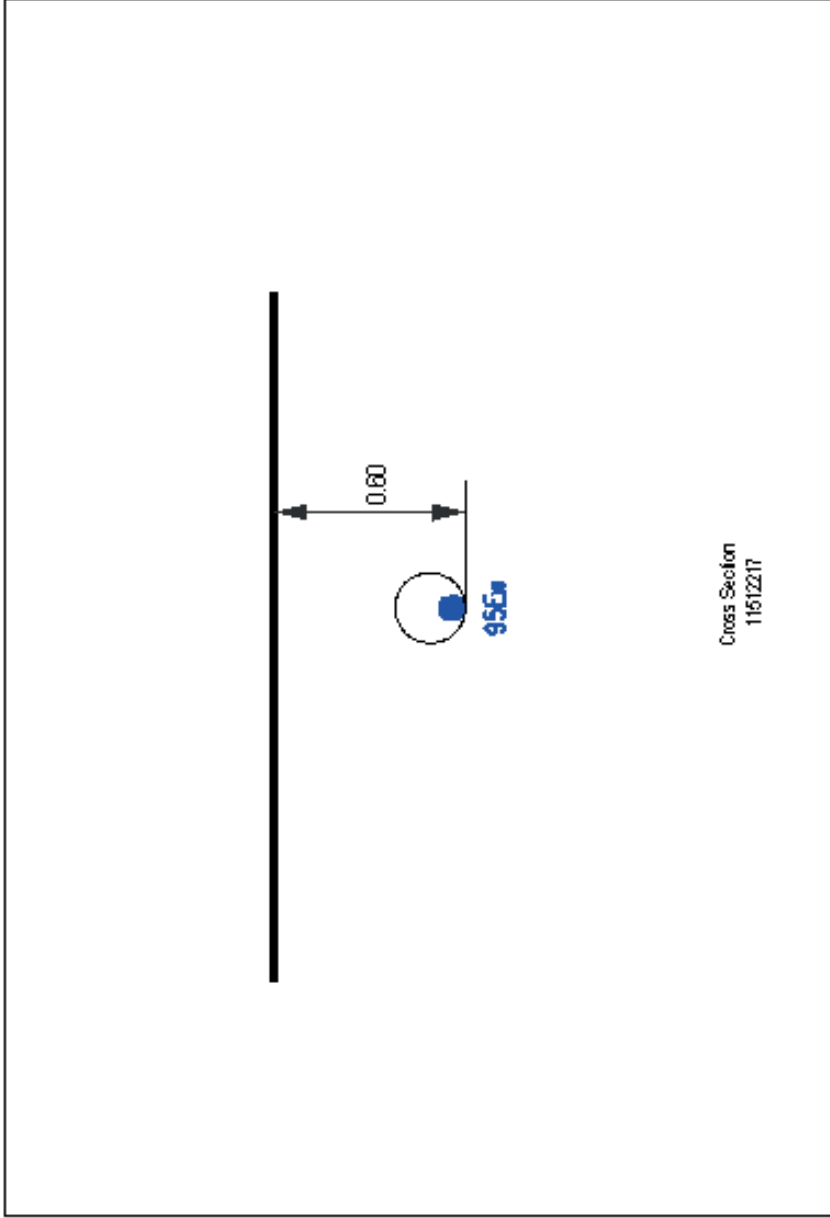


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Cross Section : 11512217



Cross Section
11512217

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0800 055 5814
EMERGENCY - If you damage
a cable or line
Phone 0800 781 0030 (24/7)
UTILITY



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 LV cables. Maps produced at 1:500 scale are Distribution which show LV mains cables and
 to the 1:500 records to determine the location of all known underground plant and
 equipment.



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See Supplemental Diagram TG0202SEA for Cross-Section 3 details

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 <p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p style="text-align: right;">Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 7 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 to a person.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 05 5814 EMERGENCY - If you damage a cable or line Phone 0800 78 0030 (24/7) UKILITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p> 
<p>Maps produced at 1:2500 scale are Des-Schematics which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p>Plans generated by DigSAFE Pro™ software provided by lin.esearchbefore.dig.</p>			

See Supplemental Diagram TG0202SEA for Cross-Section 4 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Prepare be aware that electric cables (lines) belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 to a person.</p> <p>4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 05 5814 EMERGENCY - If you damage a cable or line Phone 0800 78 0030 (24/7) UKILITY</p>	 <p>ALWAYS LOOK UP BEFORE YOU START WORKING Refer to H5 (Guidance note G56)</p>
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See Supplemental Diagram TG0202SEA for Cross-Section 5 details

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See Supplemental Diagram TG0202SEA for Cross-Section 32 details

<p>1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.</p> <p>2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.</p> <p>3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.</p> <p>4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.</p> <p>5. All cables must be treated as being live unless proved otherwise by UK Power Networks.</p> <p>6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.</p> <p>7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.</p>	<p>1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.</p> <p>2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.</p> <p>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 for any loss, damage, cost, 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 provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.</p> <p>5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment or a fee to a third party.</p>	<p>IF IN DOUBT - ASK! PHONE 0800 036 5166 EMERGENCY - If you damage a cable, or fire Phone 000 733 0030 (24hrs) "UNIDENTIFIED"</p> 	 <p>ALWAYS LOOK UP BEFORE YOU START WORK! Refer to HSE Guidance note G54</p>
<p>Maps produced at 1:2500 scale are Descriptive which show LV mains cables and LV distribution equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.</p>		<p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database rights 2017. All rights reserved. Ordnance Survey Licence number: 100019626, 100019826 and 100019430. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of © London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data remain the property of the licensee.</p> <p style="text-align: right;">Plans generated by DigSAFE Pro™ software provided by tin.esearchbefore.dig.</p>	

See Supplemental Diagram TG0202SEA for Cross-Section 39 details

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See Supplemental Diagram TG0202SEA for Cross-Section 31 details

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IF IN DOUBT - ASK! PHONE
 0800 05 5614
 EMERGENCY - If you damage
 a cable or line
 Phone 0800 78 0030 (24/7)
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 YOU START WORKING
 Refer to H5 (Guidance note G56)

Maps produced at 1:2500 scale are Descriptive which show LV main cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.

See Supplemental Diagram TG0202SEA for Cross-Section 33 details

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
 5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
 6. The information provided must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
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 0800 055 5814
EMERGENCY - If you damage a cable or line
 Phone 0800 781 0030 (24/7) **UKFITTY!**

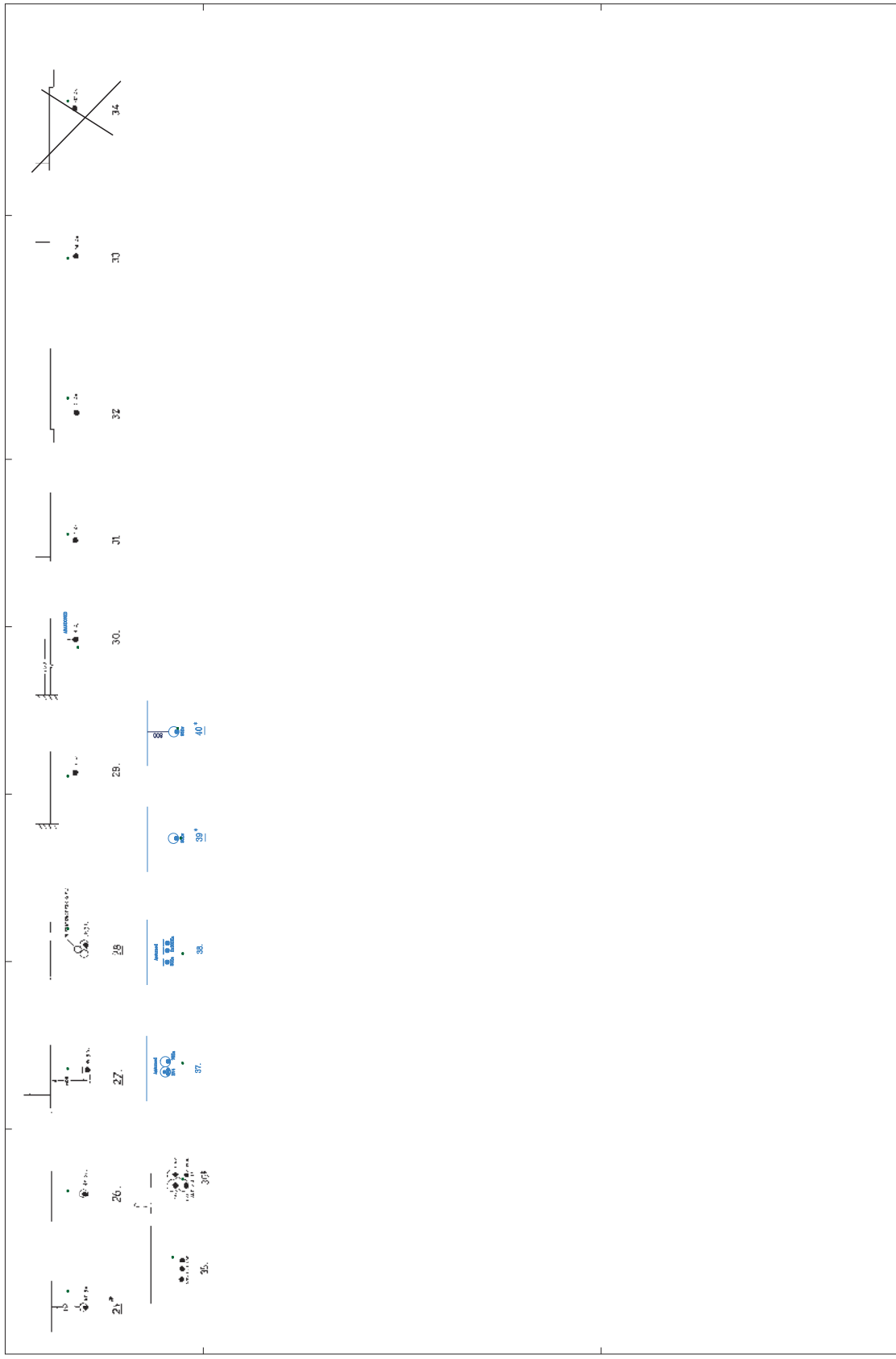


ALWAYS LOOK UP BEFORE YOU START WORKING
 Refer to H57 Guidance note G56



Maps produced at 1:2500 scale are GeoSchematics which show LV mains cables and LV equipment. Refer to the 1:500 records to determine the location of all known underground plant and equipment.

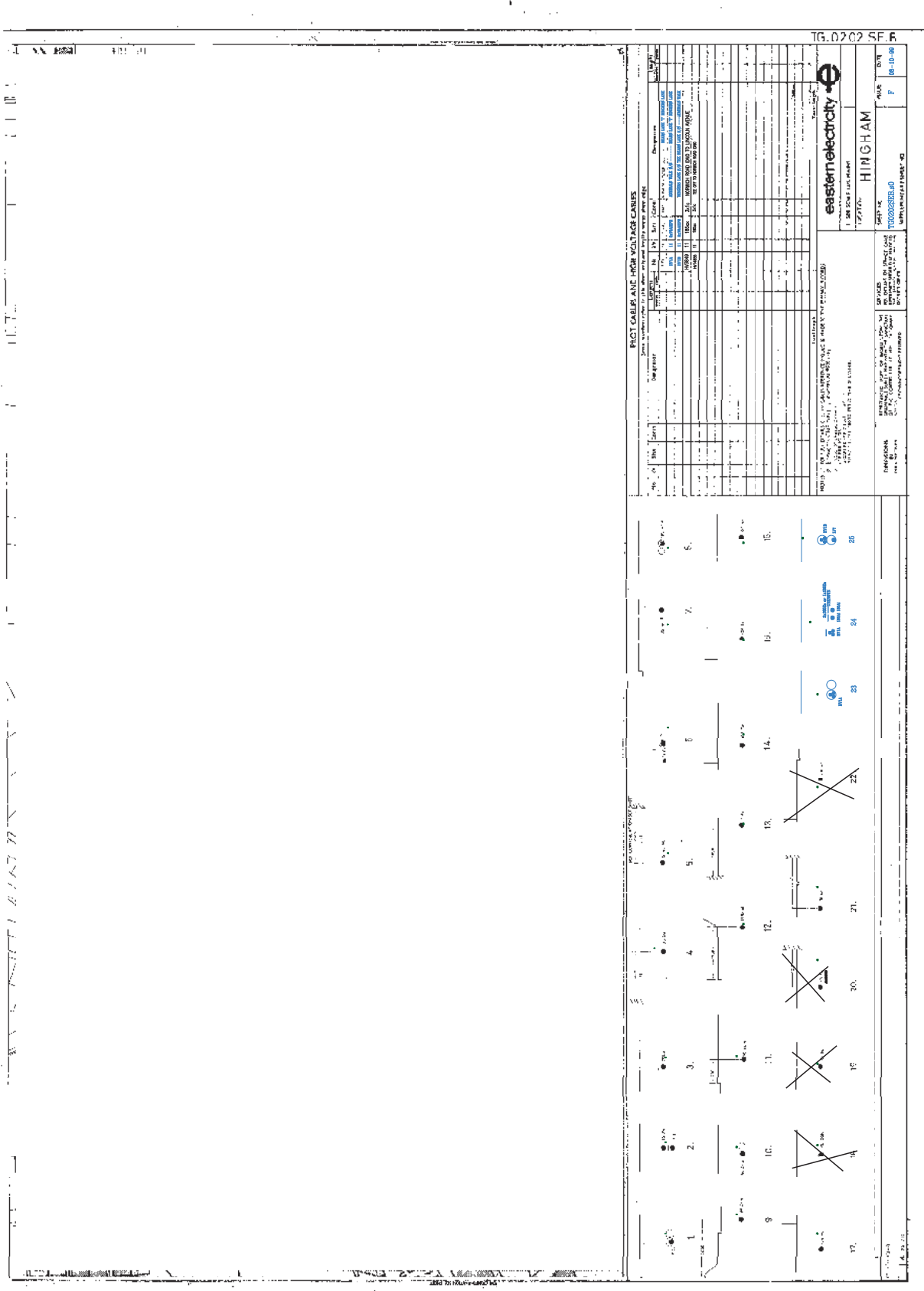
SI



 EASTERN ELECTRICITY	
LOCATION	HINGHAM
PROJECT No.	TG000282A.dwg
REVISION	B
DATE	18-04-01
APPROVED BY: [Signature] PROJECT ENGINEER	
DESIGNED BY: [Signature] PROJECT ENGINEER	
CHECKED BY: [Signature] PROJECT ENGINEER	
DATE OF APPROVAL: [Date]	
DATE OF REVISION: [Date]	

TG0202SEB 1:500 LV

SO



TG.0202SEB



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08-10-08