

REPORT

Utilities Statement

Old Norwich Road, Horsham St Faith

Client: Brown & Co

Reference: T&PPB7928R001F0.1

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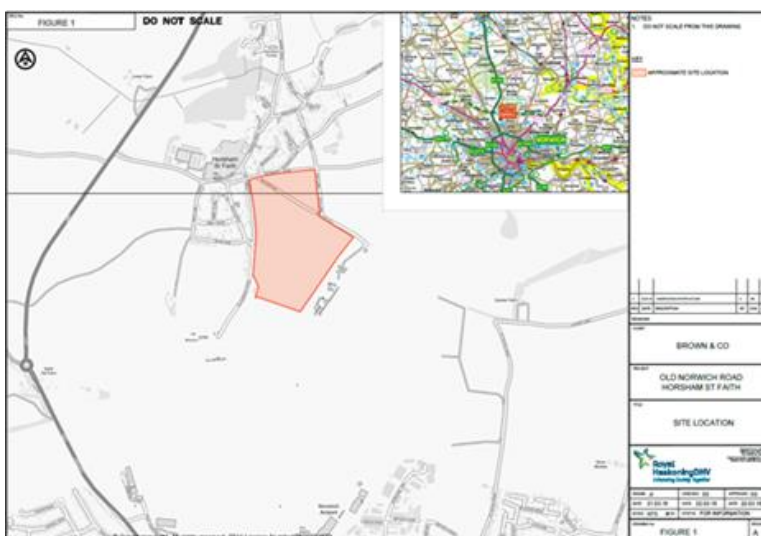
Appendix A – Asset Plans

Appendix B – Utilities Overview Plan

1 Introduction

- 1.1.1 Royal HaskoningDHV have been instructed by Brown & Co to undertake a utilities assessment in relation to a site GNLPO482 at Old Norwich Road in Horsham St Faiths near Norwich.
- 1.1.2 This site has been identified to be potentially suitable for development in the Greater Norwich Local Plan under the Housing and Economic Land Availability Assessment (HELAA) published in December 2017. The Constraints Analysis of the assessment identified that there are potential constraints relating to utilities and services at the site which could be overcome through development.
- 1.1.3 The objective of the Utilities Statement is to identify the existing network of utilities infrastructure in the vicinity of the site. In addition, this statement will highlight any potential associated service constraints to future development.
- 1.1.4 The site comprises agricultural land located off Old Norwich Road, which includes the land identified in the HELAA as GNLPO482, as well as adjacent land to the east and south as shown at **Insert 1**.
- 1.1.5 The site is located to the south of Horsham St. Faith. The site is currently formed of agricultural land and is bounded by other agricultural land to the south, Old Norwich Road to the west and Bullock Hill to the east. The Norwich Northern Distributor Road is situated to the south of the site, with no direct access being available.
- 1.1.6 The larger site covers an area of approximately 44 hectares, on which an allocation is sought for residential development, including some recreational and leisure use. **Insert 1** shows the location of the site.

Insert 1 Site Location Plan



- 1.1.7 A Transport Technical Note, provided under separate cover, has considered the means by which vehicular access could be achieved into the site should residential development be brought forward. This Statement has due regard to the potential access strategy detailed in that report.

- 1.1.8 Enquires have been made to utility providers in order to identify the location of utility assets in the vicinity of the site. Attached within **Appendix A** of this report are plans obtained from utility service providers, which indicate the location of utilities assets in the vicinity of the proposed site.
- 1.1.9 A utilities overview plan, showing all utilities in the vicinity of the development site is located within **Appendix B** of this report.

2 Existing Services

2.1 Water

- 2.1.1 Anglian Water is responsible for the management for the public water supply in the region of the development site.
- 2.1.2 The asset plans received from Anglian Water are attached within **Appendix A** of this document. The Anglian Water asset plans indicate that water distribution infrastructure is present on Old Norwich Road.
- 2.1.3 The Anglian Water asset plans show the presence of a nine inch diameter Galvanized Iron (GI) water main runs along Old Norwich Road.
- 2.1.4 The asset plans also show a three inch diameter PVCu water main which runs across the southern boundary of the development site.

2.2 Gas

- 2.2.1 Cadent Gas Ltd is responsible for the management of gas distribution in the locality of the site. The asset plans displaying the location of gas distribution infrastructure are attached to the **Appendix A** of this report.
- 2.2.2 Cadent Gas Ltd undertook an assessment of Cadent Gas Ltd, National Grid Electricity Transmission plc and National Grid Gas plc apparatus. The following apparatus have been identified to be in the vicinity of the site:
- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment.
 - Low or Medium pressure (below 2 bar) gas pipes and associated equipment.
- 2.2.3 The plans provided by Cadent Gas Ltd indicate the presence of a low pressure gas main on Old Norwich Road, located to the west of the development site. The plans attached at **Appendix A** of this report show the presence of a four inch diameter Cast Iron (CI) gas main located on Old Norwich Road, which extends north.
- 2.2.4 The asset plans show the presences of a 7 BAR intermediate pressure gas mains, which runs from Crown Road through to Bullock Hill. The 7 BAR intermediate pressure gas main runs continuously along Bullock Hill.
- 2.2.5 It has been confirmed that there are no easements present in the vicinity of the development site associated with the mains or the high pressure gas network.

2.3 Electricity

- 2.3.1 UK Power Network is the electricity network operator for the area surrounding the site.
- 2.3.2 The plans located at **Appendix A** show high voltage (HV) underground electricity cables running from Spixworth Road on the north western side of the site continuing through Bullock Hill.

2.3.3 A substation is located to the west of the development site on Back Street. High Voltage electricity lines are also present to the west of the development, originating from the substation located on Back Street. There are high voltage electricity cables present along the western boundary of the site, extending north.

2.3.4 Low Voltage underground electricity cables are also present towards the northern boundary of the site. A further substation is also present to the south east of the development site.

2.4 Telecommunications

2.4.1 Openreach is responsible for the telecommunication assets in the vicinity of the development area. Records plans indicating the location of assets operated by Openreach have been provided and are attached at **Appendix A** of this report.

2.4.2 The plans show the presence of overhead Openreach telecommunication infrastructure on Bullock Hill, which intersects the site and Old Norwich Road to the West of the site. The Openreach asset plans indicate that there are three joint boxes distributed along Bullock Hill and a further thirteen along Old Norwich Road.

2.5 Foul and Surface Water Drainage

2.5.1 Anglian Water have provided plans indicating the location of foul sewers within the vicinity of the site. The plans provided by Anglian Water are attached at **Appendix A** of this report.

2.5.2 As per the asset plans provided by Anglian Water, a foul sewer is present on Old Norwich Road to the west of the site and continues north towards Norwich Road.

2.5.3 The plans provided by Anglian Water, show the presence of a foul sewer on Coltishall Lane to the north of the development site.

2.5.4 The Anglian Water plans indicate there are no separate surface water sewers located in the vicinity of the site.

3 Conclusion

- 3.1.1 The information provided by Anglian Water, UK Power Networks, Cadent Gas Ltd and Openreach, provides information in relation to utility infrastructure present in the vicinity of the site.
- 3.1.2 **Table 3.1** provides a summary of the utility infrastructure assets available in the vicinity of the development site.

Table 3.1 Summary of utility infrastructure

Service	Supplier	Asset Location
Potable Water	Anglian Water	Old Norwich Road
Foul Water	Anglian Water	Old Norwich Road, Coltishall Lane
Telecommunications	Openreach	Old Norwich Road, Bullock Hill
Gas	Cadent Gas Ltd	Old Norwich Road, Bullock Hill
Electricity	UK Power Networks	Old Norwich Road, Bullock Hill, and south east of the site

- 3.1.3 It is considered that the site is located within an adequate distance to be fully serviced with electricity, water supply, drainage, gas and telecommunications. The exact requirements in relation to local network capacities and potential upgrades will need to be determined as any development is brought forward.
- 3.1.4 This Utility Statement has undertaken an assessment of the utility infrastructure network in the vicinity of the site. The outcome this assessment indicates that there are no obvious services constraints that would hinder the site from being taken forward for development. Also, as there is no utility infrastructure immediately adjacent to the potential site access points there is no requirement to divert or protect existing utility infrastructure.