M721 – Land at Shelfanger Road, Diss, Norfolk
Utilities Overview Note
December 2018

Introduction

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

The site lies between Shelfanger Road and Mount Street and extends to approximately 3.2 ha which is currently laid to paddocks. The site is a greenfield site and is therefore not connected to the local utility networks; however, the sites is surrounded by the serviced settlement of Diss.

The development proposals comprise of the creation of a new residential development consisting of 24 bungalows with associated landscape and car parking areas.

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

Local Plan

The Greater Norwich Local Plan (GNLP) December 2017 Housing and Economic Land Availability Assessment (HELAA) includes a high level assessment of the suitability of each site with regards to the capacity of utility networks. This site has been given the reference GNLP0341.

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

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

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

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

Utilities Infrastructure

There are a number of electricity cables, gas mains, water supply pipes and telecommunication cables within the surrounding road network. The presence of this infrastructure does not constrain the development of the site.

Linesearch has similarly shown there are no major pipelines or transmission infrastructure in the vicinity of the site that would act as a constraint to the proposed development.

Drawing No. M721 – 410 attached to this note shows the utility infrastructure in close proximity to the site and hence the 'Green' output for Utilities Infrastructure given within the HELAA.

New Utilities Supply

UK Power Networks own and maintain the electricity network serving Diss. A local connection to either the low voltage or high voltage cables would provide a supply for the proposed development, the latter requiring a small area within the layout for a sub-station. Should any minor off-site reinforcements works be necessary then these would be funded by the proposed development.

Cadent Gas own and maintain the gas network in the area. A local connection to the low pressure mains is envisaged for this scale of development. Again should any minor network reinforcement works be necessary, these would be funded by the proposed development.

Anglian Water (AW) own and operate the local water supply network. The new charging rules introduced by Ofwat in April 2018 updated the way in which water companies charge for new connections to their clean water supply network. Under the new charging regime each development pays a per connection charge. The funds raised under the new regime are pooled (by AW) and used for carrying out improvements to the network to cater for growth in the region.

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

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

Wastewater Drainage

Anglian Water (AW) own and maintain the wastewater network serving Diss. There are a number of public foul water sewers surrounding the site that serve the adjacent developed areas.

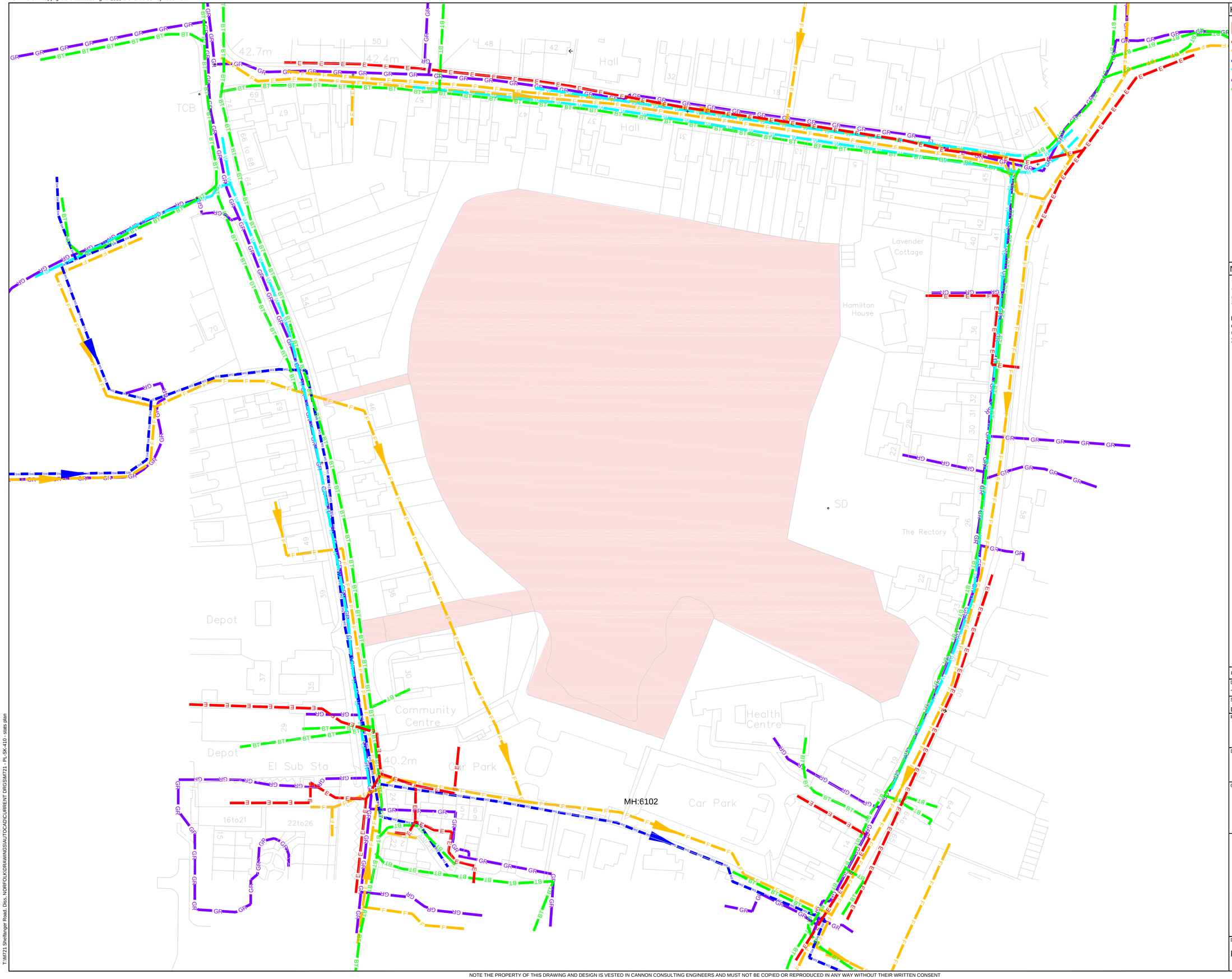
Initial correspondence with AW indicated that the 300mm diameter sewer to the south of the site had sufficient spare capacity to accept the wastewater generated from this proposed scale of development.

The new charging rules also updated the way in which sewerage providers charge for new connections to their wastewater network. Under the new charging regime each development pays a per connection charge. The funds raised under the new regime are pooled (by AW) and used for carrying out improvements to the wastewater network to cater for growth in the region. The new charging regime helps to remove the variability in sewerage connection charges via the Section 98 process by effectively spreading the cost of improvements throughout a provider's region. Despite this development not requiring network improvements, the per connection charge applies throughout the AW region.

AW advise that the proposed development falls within the catchment of Diss Water Recycling Centre which has capacity to treat the flows from the proposed development.

The 'Amber' classification under the Utilities Capacity heading within the HELAA is questionable considering conveyance and treatment capacity issues are not identified in this location for this scale of development. However, the new charging regime provides a mechanism for network upgrades should these be deemed necessary at the later planning or design stages.

Appended Information:
Drawing No. M721 - 410 Combined Services Plan



KEY

- SITE AREA
- UKPN LV UG CABLES
- AW WATER FOUL WATER SEWER
- AW SURFACE WATER SEWER
- AW POTABLE WATER MAIN
- NATIONAL GRID LP MAINS
- BT UG CABLES

NOTES

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

Approximate positions only

REV	DESCRIPTION	DE	DR	CH	DATE

DESIGNED BY	DRAWN BY	CHECKED BY
-	DR	-

SCALE @ A1 SIZE	DATE
D.N.S.	13/12/2018

PROJECT TITLE

LAND AT SHELFANGER ROAD, DISS, NORFOLK

DRAWING TITLE

COMBINED SERVICES PLAN

CLIENT

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DRAWING NUMBER	REV.
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