

**Town Clerk | Swaffham Town Council**

**From:** Hack, Chris <Chris.Hack@breckland.gov.uk>  
**Sent:** 01 August 2018 12:33  
**To:** Town Clerk | Swaffham Town Council  
**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Thanks Richard,

Much appreciated.

Kind regards,

Chris

Chris Hack | Facilities Surveyor | Facilities Management | Breckland Council  
 DDI: 01362 656308 | 07826 956151

**ACHIEVEMENT  
 AWARDS 2017**  
**WINNER** **THE MJ**

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 Winner of Commercialism in the  
 Property Estate Award

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**From:** Town Clerk | Swaffham Town Council [mailto:townclerk@swaffhamtowncouncil.gov.uk]  
**Sent:** 01 August 2018 12:06  
**To:** Hack, Chris  
**Cc:** 'Streetlighting'; Taylor-Avery, Simon; 'Daniel Piper'  
**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Dear Chris,

Thanks for your e-mail, dear me what a merry go round. I think Daniel Piper's exchange with Campbell Jones on the 20<sup>th</sup> June sums up the Town Council's position. The Town Council agreed several years back to provide lighting on this development at every phase. Daniel usually prepares a scheme which he sends to the Council for approval and we work from there, as we did with phases 1 and 2.

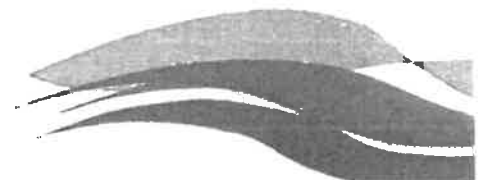
The responsibility for managing and funding future repairs, replacements and energy costs will be with the Town Council. I am not sure how this is to be worked in the future, as the first two phases have not yet come to the Town Council. If they come direct, then we will employ the services of a contractor to look after the lights, if they come to Breckland, then I assume you will re-charge them to us.

I understand that Breckland Council have the position that they are not adding to their stock of street lighting, similarly the County Council take a similar stance but you do need to ask the Town Council at every opportunity a new development comes on stream, as the street lighting cost is being re-charged to the Town Council. The Town Council have agreed to take on lighting for Swans Nest and Redland Park developments, and from this point on it would be best to check each time, as we have elections next May.

I hope this helps, if you need further information please do not hesitate to come back to me.

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- Our quotation will remain valid for 30 days from the date shown above or until earlier acceptance, after which time we reserve the right to revise and resubmit the prices shown without further notice.
- Unless otherwise stated, all works will be carried out between normal working hours (Mon-Fri – 08.00-16.30).
- For quotation purposes it has been assumed that all circuits/pipework to be altered/adapted/connected to are in a satisfactory condition, mechanically sound and compliant with current regulations. The prices shown herein are not inclusive of any remedial works, should any defects be found.
- It has been assumed that electricity and water supplies will be made available to engineers on site. Where new supplies are to be installed it is assumed that these will be installed by others, with our engineers carrying out connections where stated.
- All groundworks (for example excavation for pipework and/or cabling) unless otherwise stated, will be carried out by others.



Best regards,

Richard Bishop  
Town Clerk



Swaffham Town Council, Town Hall, 4 London Street, Swaffham, Norfolk, PE37 7DQ  
Tel 01760 722922 Fax 01760 720469 [www.swaffhamtowncouncil.gov.uk](http://www.swaffhamtowncouncil.gov.uk)



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**From:** Hack, Chris <Chris.Hack@breckland.gov.uk>

**Sent:** 01 August 2018 09:20

**To:** Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>

**Cc:** 'Streetlighting' <streetlighting.pt@norfolk.gov.uk>; Taylor-Avery, Simon <simon.taylor-avery@breckland.gov.uk>

**Subject:** FW: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Good morning Richard,

Please see emails regarding street lighting on the above development.

As you will see BDC are not able to support any additional street lighting within the district.

Please would you confirm what your position is regarding the provision of lighting on this phase of the estate and , if required, what provision is to be made for the responsibility for managing and funding future repairs, replacements, maintenance and energy costs etc.

Once I receive your proposals I will forward them to County Street Lighting.

Kind regards,

Chris

Chris Hack | Facilities Surveyor | Facilities Management | Breckland Council  
DDI: 01362 656308 | 07826 956151

**ACHIEVEMENT  
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**From:** OConnell, Christopher [<mailto:c.oconnell@norfolk.gov.uk>]

**Sent:** 01 August 2018 08:54

**To:** Hack, Chris

**Cc:** Daniel Piper; bhpongare Chris Collins; Larter, Jonathan

**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Good Morning Chris,

I wondered if you would be able to provide an update to my colleague Jonathan's query below?  
Abel homes have given us an unofficial answer from the town council, but we need the confirmation from Breckland (as the local lighting authority) to make the process official.

Many thanks,

**Chris O'Connell, Engineer (Street Lighting)**

Community & Environmental Services

Tel: 01603 223199

County Hall, Martineau Lane, NR1 2SG



Norfolk County Council



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**From:** Larter, Jonathan

**Sent:** 26 July 2018 11:00

**To:** OConnell, Christopher <c.oconnell@norfolk.gov.uk>

**Cc:** Daniel Piper <Daniel@abelhomes.co.uk>; bhpongare Chris Collins <ccollins@barterhill.co.uk>; Jones, Campbell <campbell.jones@norfolk.gov.uk>; Chris Hack <Chris.Hack@breckland.gov.uk>

**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Hi Chris,

Has there been any update on this? We wrote to Barter Hill on 20 June 2018, surprisingly no lighting required on this phase of Swan's Nest. Abel Homes have since contacted the Town Council who said did want lighting same as first 2 phases?

I haven't heard anything since.

Regards

**Jonathan Larter, Technician (Major and Estate Development)**

Community and Environmental Services

Tel: 01603 228947

County Hall, Martineau Lane, Norwich, NR1 2SG



Norfolk County Council



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**From:** Jones, Campbell

**Sent:** 21 June 2018 07:32

**To:** Chris Hack

**Cc:** Larter, Jonathan; OConnell, Christopher; Daniel Piper; bhpongare Chris Collins

**Subject:** FW: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Dear Chris,

Please see the email trail below.

Breckland District Council, as the LLA needs to confirm with Swaffham Town Council that lighting is required.

I have attached the original letter as well as the response from Breckland that we received yesterday advising us that no street lighting was required.

I look forward to your response, if you require any further information then please don't hesitate to get in touch.

Kind regards

Campbell H Jones AMILP  
Street Lighting Technician

PFI Street Lighting Client Monitoring Team

Community and Environmental Services Department.  
Direct dial telephone number :01603 223987  
E-mail: [campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)  
Norfolk County Council  
General enquiries: 0344 800 8009 or [highways@norfolk.gov.uk](mailto:highways@norfolk.gov.uk)  
[www.highways.gov.uk](http://www.highways.gov.uk)

**From:** Jones, Campbell  
**Sent:** 21 June 2018 07:21  
**To:** 'Daniel Piper'  
**Cc:** bhpongare Chris Collins ; Larter, Jonathan ; OConnell, Christopher ; Archer, Leslie  
**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Hi Daniel,

Thank you for your update.

I will go back to Breckland District Council, as the LLA, to seek confirmation.

Kind regards

Campbell H Jones AMILP  
Street Lighting Technician

PFI Street Lighting Client Monitoring Team

Community and Environmental Services Department.  
Direct dial telephone number :01603 223987  
E-mail: [campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)  
Norfolk County Council  
General enquiries: 0344 800 8009 or [highways@norfolk.gov.uk](mailto:highways@norfolk.gov.uk)  
[www.highways.gov.uk](http://www.highways.gov.uk)

**From:** Daniel Piper [<mailto:Daniel@abelhomes.co.uk>]  
**Sent:** 20 June 2018 15:48  
**To:** Jones, Campbell <[campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)>  
**Cc:** bhpongare Chris Collins <[ccollins@barterhill.co.uk](mailto:ccollins@barterhill.co.uk)>; Larter, Jonathan <[jonathan.larter@norfolk.gov.uk](mailto:jonathan.larter@norfolk.gov.uk)>; OConnell, Christopher <[c.oconnell@norfolk.gov.uk](mailto:c.oconnell@norfolk.gov.uk)>; Archer, Leslie <[Leslie.Archer@amey.co.uk](mailto:Leslie.Archer@amey.co.uk)>  
**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Hi Campbell,

We have spoken direct with Richard Bishop, Swaffham town Clerk, who has confirm that they have not received any consultation and would adopt street lighting in line with the first two phases of the development.

Kind Regards

**Daniel Piper**  
Technical Coordinator

The logo for Abel Homes, featuring the word 'Abel' in a large, elegant, serif font with a decorative flourish on the 'A', and the word 'Homes' in a smaller, simpler serif font below it.

Abel Homes Limited, Neaton Business Park, Norwich Road, Watton Norfolk IP25 6JB  
Tel: +44 (0)1953 884486 | Fax: +44 (0)1953 884050  
[www.abelhomes.co.uk](http://www.abelhomes.co.uk)

Abel Homes Ltd. Neaton Business Park, Norwich Road, Watton Norfolk IP25 6JB. Co. No. 2087224; VAT No. 595 15 0232; NHBC No. 72674.  
E-mail: [daniel@abelhomes.co.uk](mailto:daniel@abelhomes.co.uk)  
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**From:** Jones, Campbell <[campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)>  
**Sent:** 20 June 2018 10:17  
**To:** Daniel Piper <[Daniel@abelhomes.co.uk](mailto:Daniel@abelhomes.co.uk)>  
**Cc:** bhpongare Chris Collins <[ccollins@barterhill.co.uk](mailto:ccollins@barterhill.co.uk)>; Larter, Jonathan <[jonathan.larter@norfolk.gov.uk](mailto:jonathan.larter@norfolk.gov.uk)>; OConnell, Christopher <[c.oconnell@norfolk.gov.uk](mailto:c.oconnell@norfolk.gov.uk)>  
**Subject:** RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Good morning Daniel,

I wrote to Breckland District Council as the LLA and specifically mentioned in my letter that the previous phases had been lit by Breckland District Council / Town Council.

I have attached a copy of my letter to Breckland District Council for your information.

As with all street lighting in Breckland the District Council negotiates with the appropriate Parish and Town Council, I assume they have followed the process with due diligence and consulted the Town Council.

I think for me to approach the Clerk to the Town Council would be seen as to be going behind the District Councils back.

Kind regards

Campbell H Jones AMILP  
Street Lighting Technician

PFI Street Lighting Client Monitoring Team

Community and Environmental Services Department.  
Direct dial telephone number :01603 223987  
E-mail: [campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)  
Norfolk County Council  
General enquiries: 0344 800 8009 or [highways@norfolk.gov.uk](mailto:highways@norfolk.gov.uk)  
[www.highways.gov.uk](http://www.highways.gov.uk)

**From:** Daniel Piper [<mailto:Daniel@abelhomes.co.uk>]  
**Sent:** 20 June 2018 10:04  
**To:** Jones, Campbell <[campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)>  
**Cc:** bhpongare Chris Collins <[ccollins@barterhill.co.uk](mailto:ccollins@barterhill.co.uk)>  
**Subject:** FW: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Good morning Campbell,

I am slightly surprised by the attached response as we have town council spec lighting on Phases 1 and 2. Are you able to contact Swaffham Town council to confirm their requirements please.

Kind Regards

**Daniel Piper**  
Technical Coordinator

# Abel Homes

Abel Homes Limited, Neaton Business Park, Norwich Road, Watton Norfolk IP25 6JB

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**From:** Jones, Campbell [<mailto:campbell.jones@norfolk.gov.uk>]

**Sent:** 20 June 2018 09:09

**To:** [ccollins@barterhill.co.uk](mailto:ccollins@barterhill.co.uk)

**Cc:** Larter, Jonathan <[jonathan.larter@norfolk.gov.uk](mailto:jonathan.larter@norfolk.gov.uk)>; Archer, Leslie <[Leslie.Archer@amey.co.uk](mailto:Leslie.Archer@amey.co.uk)>; OConnell, Christopher <[c.oconnell@norfolk.gov.uk](mailto:c.oconnell@norfolk.gov.uk)>

**Subject:** Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

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Dear Chris,

Please find the attached.

I have consulted Breckland District Council as the LLA and they have made the decision not to light this phase of the development.

Kind regards

Campbell H Jones AMILP  
Street Lighting Technician

PFI Street Lighting Client Monitoring Team

Community and Environmental Services Department.

Direct dial telephone number :01603 223987

E-mail: [campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)

Norfolk County Council

General enquiries: 0344 800 8009 or [highways@norfolk.gov.uk](mailto:highways@norfolk.gov.uk)

[www.highways.gov.uk](http://www.highways.gov.uk)



**From:** Jones, Campbell  
**Sent:** 12 June 2018 14:26  
**To:** 'ccollins@barterhill.co.uk' <ccollins@barterhill.co.uk>  
**Cc:** Jonathan Larter (jonathan.larter@norfolk.gov.uk) <jonathan.larter@norfolk.gov.uk>; Les Archer <Leslie.Archer@amey.co.uk>  
**Subject:** Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Dear Chris,

Please find the attached.

Unlikely that the Town Council / Breckland District Council have changed their policy for the Swans Nest but I still need to seek confirmation that they will be adopting and maintaining the street lighting on phase 3.

As soon as I hear back from them I will let you know.

Kind regards

Campbell H Jones AMILP  
Street Lighting Technician

PFI Street Lighting Client Monitoring Team

Community and Environmental Services Department.  
Direct dial telephone number :01603 223987  
E-mail: [campbell.jones@norfolk.gov.uk](mailto:campbell.jones@norfolk.gov.uk)  
Norfolk County Council  
General enquiries: 0344 800 8009 or [highways@norfolk.gov.uk](mailto:highways@norfolk.gov.uk)  
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