

Town Clerk | Swaffham Town Council

From: Town Clerk | Swaffham Town Council
Sent: 12 October 2018 12:35
To: 'Paul LeGrice'
Cc: Daniel Piper
Subject: RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Dear Paul,

I can take this to the Council for formal adoption on Monday 29th October, I will let you know later that week.

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



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From: Paul LeGrice <Paul@abelhomes.co.uk>
Sent: 12 October 2018 12:30
To: Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>
Cc: Daniel Piper <Daniel@abelhomes.co.uk>
Subject: FW: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Dear Richard

The design for the street lighting on Swaffham Phase 3 has now been completed and the final stage is for Swaffham Town Council (as adopting authority) to approve the design. This has been designed by Amey, approved by NCC and ourselves. I would be grateful if you could ratify this and confirm your acceptance so that we can progress with the s38 agreement for the site.

Many thanks

Kind regards

Paul

Paul LeGrice FCA BSc (Hons)
 Managing Director

Abel Homes Ltd.
Neaton Business Park (North), Norwich Road, Watton IP25 6JB
Tel: +44 (0)1953 884486 Fax: +44 (0)1953 884050

(Co. No. 2087224; VAT No. 595 15 0232; NHBC No. 72674)
E-Mail: paul@abelhomes.co.uk
Web Site: www.abelhomes.co.uk

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From: Larter, Jonathan <jonathan.larter@norfolk.gov.uk>
Sent: 12 October 2018 10:39
To: Daniel Piper <Daniel@abelhomes.co.uk>
Subject: RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Hi Daniel,

I'm close to giving full technical approval for this phase, I believe the only outstanding issue is receiving approval from Swaffham Town Council for the attached design.

Has this been received?

Kind 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



From: Daniel Piper [<mailto:Daniel@abelhomes.co.uk>]
Sent: 02 August 2018 10:26
To: Larter, Jonathan
Subject: RE: Street Lighting Requirements - Swans Nest, Brandon Road, Swaffham (PHASE 3) - Abel - 3/17/1351

Hi Jonathan,

Already done!!

Regards

Daniel Piper

Technical Coordinator



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

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From: Larter, Jonathan

Sent: 02 August 2018 10:14

To: Streetlighting ; Daniel Piper

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

Thanks!

Daniel – Will you be asking AMEY to carry out the design for phase 3 same as they did for the first two phases?

Kind regards

Jonathan Larter, Technician (Major and Estate Development)

Community and Environmental Services

Tel: 01603 228947

County Hall, Martineau Lane, Norwich, NR1 2SG



From: Streetlighting

Sent: 02 August 2018 10:04

To: Larter, Jonathan

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

Hi Jonathan,

As discussed yesterday, please see response from town clerk at Swaffham.

Many thanks,
Chris

Chris O'Connell, Engineer (Street Lighting)

Community & Environmental Services

Tel: 01603 223199

County Hall, Martineau Lane, NR1 2SG



Norfolk County Council   



ACHIEVEMENT
AWARDS 2018
WINNER 



From: Town Clerk | Swaffham Town Council [<mailto:townclerk@swaffhamtowncouncil.gov.uk>]

Sent: 01 August 2018 12:06

To: Hack, Chris <Chris.Hack@breckland.gov.uk>

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

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 20th 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.

Best regards,

Richard Bishop
Town Clerk



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Tel 01760 722922 Fax 01760 720469 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
AWARDS 2017
WINNER 

Breckland Council
Winner of Commercialism in the
Property Estate Award

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



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



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
Norfolk County Council
General enquiries: 0344 800 8009 or highways@norfolk.gov.uk
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
Norfolk County Council
General enquiries: 0344 800 8009 or highways@norfolk.gov.uk
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>
Cc: bhpongare Chris Collins <ccollins@barterhill.co.uk>; Larter, Jonathan <jonathan.larter@norfolk.gov.uk>; OConnell, Christopher <c.oconnell@norfolk.gov.uk>; Archer, Leslie <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



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

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www.abelhomes.co.uk

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From: Jones, Campbell <campbell.jones@norfolk.gov.uk>
Sent: 20 June 2018 10:17
To: Daniel Piper <Daniel@abelhomes.co.uk>
Cc: bhpongare Chris Collins <ccollins@barterhill.co.uk>; Larter, Jonathan <jonathan.larter@norfolk.gov.uk>; OConnell, Christopher <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
Norfolk County Council
General enquiries: 0344 800 8009 or highways@norfolk.gov.uk
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>
Cc: bhpongare Chris Collins <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 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

Cc: Larter, Jonathan <jonathan.larter@norfolk.gov.uk>; Archer, Leslie <Leslie.Archer@amey.co.uk>; OConnell, Christopher <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

Norfolk County Council

General enquiries: 0344 800 8009 or highways@norfolk.gov.uk

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.
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