

Town Clerk | Swaffham Town Council

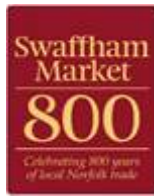
From: Town Clerk | Swaffham Town Council
Sent: 04 June 2020 12:27
To: 'Paul Legrice'
Cc: Daniel Piper
Subject: RE: Street Lighting

Thanks Paul,

I will take this information to the Council meeting next Wednesday and get back to you later next week.

Best regards,

Richard Bishop
Town Clerk



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From: Paul Legrice <Paul@abelhomes.co.uk>
Sent: 04 June 2020 12:21
To: Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>
Cc: Daniel Piper <Daniel@abelhomes.co.uk>
Subject: FW: Street Lighting

Dear Richard

Further to my earlier e-mail, as agreed we have raised the two points with Amey. My findings are noted below;

Number of street lights

Amey have designed Phases 4/5 to be consistent with the earlier phases – which I believe was demonstrated on my earlier e-mail. However whilst Amey have designed the scheme to provide the best street lighting coverage, there is flexibility in relation to the number of columns which can be installed.

Street Lighting specification

The street lights being proposed are low energy LED type. As such they are as energy efficient as practicable. Amey have suggested an alternative – PART NIGHT photo cell, which as the name suggests, the light is turned off at midnight and then switches back on at 5:00 am.

Amey's comments regarding solar powered lighting are as follows;

Solar powered lighting is an option, but is quite expensive In the initial outlay & will not provide a very effective lighting level.

From my experience, this has been used in Norfolk In a few places, on remote footpaths etc, where it would be too costly to have a mains electrical connection provided.

Couple of other issue are the look of them & they may not get enough charge to work all night, during the winter months, so no light!

The brighter the lighting unit you require, the bigger the batteries, the bigger the solar panel.

Can look quite obtrusive I think.



I have to agree with the comments which Amey have made and I would not wish to go down this route.

I hope this information will help to inform further discussions and would hope that we can now look to move forward with obtaining a decision as to how to proceed?

I look forward to hearing from you.

Kind regards

Paul

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From: Paul Legrice
Sent: 28 May 2020 10:03
To: 'Town Clerk | Swaffham Town Council' <townclerk@swaffhamtowncouncil.gov.uk>
Subject: Street Lighting

Morning Richard

In a similar manner to my earlier e-mail regarding the Open Space, I thought it would be useful to cover the key points from yesterdays meeting and the action points to follow;

Number of street lights

A query was raised regarding the number of street lights on Phases 4/5 – the number of columns for the phase is 44.

I have attached the street lighting design drawings in relation to Phases 1-3 and reviewing this at a high level, the number of columns does not appear to be excessive compare to earlier phases designs;

Phase 1 – 82 dwellings, 20 columns = 0.24 columns per dwelling
Phase 2 – 70 dwellings, 17 columns = 0.24 columns per dwelling
Phase 3 – 97 dwellings, 20 columns = 0.2 columns per dwelling
Phase 4/5 – 175 dwellings, 44 columns = 0.25 columns per dwelling

This is a slightly crude analysis, as the street lighting design will depend upon the road layout and as such there will be individual design features per phase which will directly impact the number of columns. I believe that Amey will have prepared the design in accordance with the NCC design code, but as agreed we will raise the question with them as to whether there is flexibility within the design which would potentially enable the number of columns on Phases 4/5 to be reduced.

Street Light specification

A question was raised regarding the street light specification. The specification is currently as per the earlier phases & I believe that it is a very efficient option. We will however raised the question regarding specification options with Amey to understand the other options are available.

Commuted Sum

You made reference to an NCC commuted sum calculator which you have requested. If this is provided to you, I would be grateful to receive a copy. Likewise we will raise the question directly with NCC as to whether this can be made available. If a sensible and justifiable commuted sum can be agreed then we are open to a discussion regarding this, as I do accept the point which was made with regards to the potential replacement cost at the end of the life of the street lights (after 25 years). I believe by the end of the meeting it had been agreed that it was reasonable that the running costs of the street lights should be covered by the Council Tax from the dwellings.

Whilst comments were made with regarding to NCC adopting the street lights on other developments, this is certainly not the experience we have had and they have confirmed that they do not wish to adopt the street lights on Swans Nest. The next stage of the process is for us to approach the Town Council (as we have now done) to determine whether your wish to adopt the street lights. To confirm, without an adopting authority for the street lights, then we would not look to install street lights within Phases 4/5 at Swans Nest.

My Technical Manager is on holiday this week, but upon his return next week, we will raise the enquiries with Amey and NCC and I hope to be able to feedback to you shortly thereafter.

Kind regards

Paul

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Managing Director

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