
From: Hannah Wilson
Sent: 09 March 2017 10:03
To: suffolkcoastallocalplan
Subject: Melton NP
Attachments: Melton NP RAG Sheet.pdf

Thank you for consulting Anglian Water on the Submission Neighbourhood Plan. Please find our comments enclosed.

Anglian water welcomes the reference to appropriate infrastructure in policy Mel21: land off Wilford Bridge Road.

In relation to tree planting we would advise consideration is given to the location of underground infrastructure and the potential for damage caused by tree roots. Sewers for Adoption 6th Edition has useful guidelines for planting adjacent to sewers.

Water Recycling Centre capacity

Anglian Water has made an assessment of the available capacity at Water Recycling Centres (formerly known as sewage treatment works) for the two proposed sites.

It is important to note that this assessment does not take account of the cumulative impact of development on these Water Recycling Centres.

You will note there is currently insufficient capacity at Melton Water Recycling Centre to accommodate the growth proposed. Required upgrades identified at our existing Water Recycling Centres may be funded by Anglian Water however they will need to be approved, planned and funded through our 5 year business plans, and signed off by our economic regulator OFWAT. It is important to consider this in the timings of development coming forward.

Sewerage network

The foul (or used water) flows from future growth will have an impact on the existing foul sewerage network. We have undertaken an initial assessment but each site will be looked at specifically when we are approached by a developer.

All sites will require a local connection to the existing sewerage network which may include network upgrades.

The enclosed spreadsheet identifies where there is expected to be a need for improvements to the existing network to enable development of sites which have been proposed. The highlighting of these potential upgrades should not be seen as an objection to the allocation of these sites as we can work with the Local Planning Authorities to ensure development is brought online at the correct time. Upgrades are to be expected as our sewers are not designed to have infinite capacity for all future growth.

Asset Encroachment

Where there are sewers or water mains crossing the site, the site layout should be designed to take these into account; this existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The sewers or mains should be located in highways or public open space. If it is not possible to accommodate the existing sewers or mains within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

I would draw your attention to Anglian Water encroachment policy

<http://www.anglianwater.co.uk/developers/encroachment.aspx>

Pre planning Advice

We encourage early engagement with developers to formulate a water supply and drainage strategy and identify any infrastructure constraints and necessary upgrades required. We engage with development proposals at a number of stages including pre-planning advice (<http://www.anglianwater.co.uk/developers/planning/>). We would like to see a clear message in the document for early engagement and would stress the importance of the developer engaging early with the relevant Water and Wastewater Company.

If you have any questions please contact us.

Kind regards
Hannah Wilson
Planning Liaison Manager

Site Allocations consultation	Forest Heath Team Proposed Submission Site Allocation Plan
AW Reference:	19528
LPA Reference:	

PLEASE READ

- The information and RAG status for each proposed site has been assessed considering existing commitments but on an individual site basis. The cumulative impact from all of the proposed sites on the allocated treatment or network resource is not indicated by the RAG status. It should be noted therefore that the cumulative effect of all of the identified allocated sites may require enhancement to capacity. This impact will be advised separately.
- Please note that where dwelling numbers have not been stated, capacity assessment has been based on a 30 properties per hectare.
- Should all the available capacity be taken up at the WRC then upgrade to the works may be required that may involve seeking consent from the Environment Agency for an increase in discharge of final effluent.
- All new development sites will reduce the wastewater network capacity. Therefore mitigation measures will be required to ensure flooding risk is not increased.
- Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
- SW capacity assessment reflects Anglian Water's preferred method of surface water disposal of using a sustainable drainage system (SUDS) with connection to sewer seen as the last option. This is in line with Planning Policy Statement 25: Development and Flood Risk emphasises the role of SUDS and introduces a presumption that they will be used in all developments.

RAG Key	Major Constraints to Provision of Infrastructure and/or treatment to serve proposed growth
Red	Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required
Amber	Capacity available to serve the proposed growth
Green	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes
N/A	

P&E Team							CAPACITY							ENCROACHMENT					Overall RAG rating					
Site Ref	Grid Reference	Parish	Location	Site Area Ha	Total Potential Housing Numbers	Land Use	Resource	Supply Networks	Additional Comments	Water Recycling Centre (WRC)	Catchment OCD	WRC capacity (see note 1)	WRC comment	Waste Water Foul Sewerage Network capacity (see note 5)	FW network comment	Surface Water Network capacity (see note 6)	Additional Comment	WRC Risk		Encroachment risk to WRC	WRC	Other Assets Affected	Additional Comments	
MEL20	TM2765749135	Melton	Land to the north of the Deben Mill	1.59	0	B1	Amber	Amber		WOODBIDGE-CREEK FW STW	WOODSC	Green		Green		Red		Green			Green	Foul and Mains Water Pipe	GREEN	
MEL21	TM2878050506	Melton	Land off Wilford Bridge Road	9.7	55	Residential and B1 Commercial	Amber	Amber		MELTON STW	MELTSC	Red	Will require enhancement to treatment capacity.	Amber		Red		Green				Green	Mains Pipe and Foul Sewer Pipe	RED