

Thank you consulting Anglian Water on the housing sites being proposed for inclusion in the Stadbroke Neighbourhood Plan. I would be grateful if you could confirm that you have received this response.

Please find attached a spreadsheet which outlines Anglian Water's comments relating to the availability of wastewater infrastructure to serve the potential housing sites. Essex and Suffolk Water are the water undertaker for the Parish and should also be consulted on the implications of these sites for their water infrastructure.

I would also make the following general comments:

Water Recycling Centre capacity

Anglian Water has made an assessment of the available capacity at Eye Water Recycling Centre (formerly known as sewage treatment works) for each of the proposed sites within the Parish where the scale of housing has been provided.

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

The sites highlighted in yellow are those for which the amount of housing development has not been specified. If you are able to clarify the amount of housing development for these sites we would be able to comment further on this issue.

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.

The foul infrastructure requirements will be dependant on the location, size and phasing of the development. 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 NP1, NP2, NP3, NP5, NP7, NP8, Part NP11 and NP12 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 Mid Suffolk Disyrcit to ensure development is brought online at the correct time. Upgrades are to be expected as our sewers are not designed to have capacity for all future growth.

The sites highlighted in yellow are those for which the amount of housing development has not been specified. If you are able to clarify the amount of

housing development for these sites we would be able to comment further on this issue.

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.

Further information can be found on our website at the following link <http://www.anglianwater.co.uk/developers/encroachment.aspx>

Should you have any queries relating to this response please do not hesitate to get in touch.

Regards,

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT
www.anglianwater.co.uk

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Anglian Water Services Limited

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AW Reference:

Stradbroke Neighbourhood Plan

 LPA Reference:

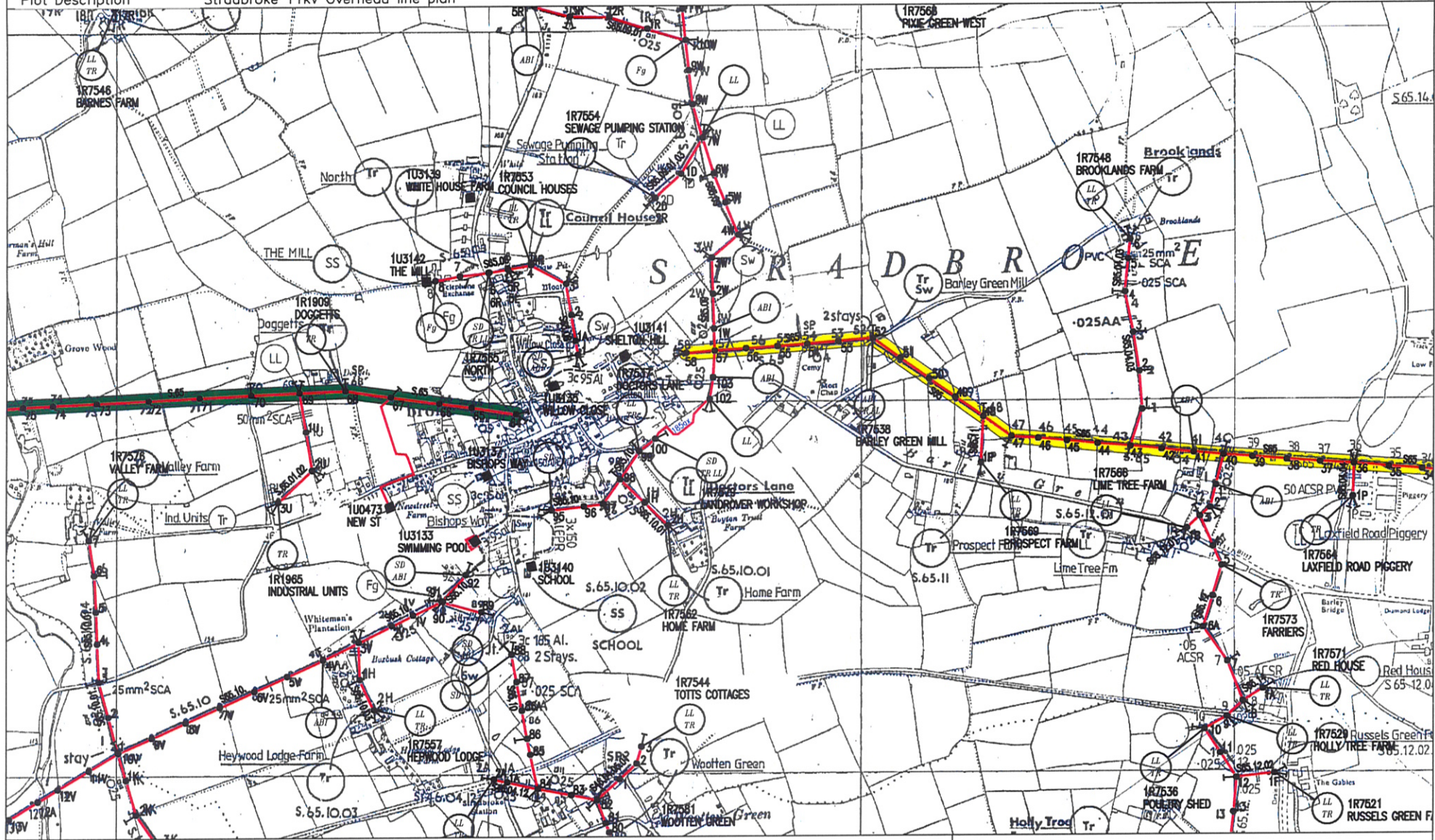
24078

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

G&P Team - Must Complete before sending to Maps & Data Team						ADMC			WM			SGPE				
Site Ref	Parish	Site Address	Site Area (Ha)	Housing Nos.	Proposed Site Use	Site Grid Reference	Assets Affected	Assets Affected Comments	Water			Used Water				
									Resource	Supply Network	Water Comments	Water Recycling Centre (WRC)	WRC capacity	Used Water Network capacity		
NP1	Stradbroke	Land north of Laxfield Road		32-74	Housing	TM2359674095	Amber	Surface water discharge point relating to surface water sewer outside site boundary	N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP2	Stradbroke	Land east of Farriers Close		25-34	Housing	TM2325073689	Green		N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP3	Stradbroke	Land south of New Street		100	Housing	TM2263873654	Amber	Rising Main adjacent to New Street	N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP4	Stradbroke	Land north of New Street			Housing			FALSE	N/A	N/A	Outside AW water supply area			FALSE		FALSE
NP5	Stradbroke	Land at Meadow Way and Cottage Farm		50	Housing	TM2288673942	N/A		N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP6	Stradbroke	Land north of Meadow Way			Housing			FALSE	N/A	N/A	Outside AW water supply area			FALSE		FALSE
NP7	Stradbroke	Land to south of Mill Lane, Queen Street		50	Housing	TM2292974264	Amber	Rising Main adjacent to Queen Street	N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP8&9	Stradbroke	Land to east of Queen Street			Housing			FALSE	N/A	N/A	Outside AW water supply area			FALSE		FALSE
NP10	Stradbroke	Land northeast of Drapers Hill			Housing			FALSE	N/A	N/A	Outside AW water supply area			FALSE		FALSE
NP8 & Part of NP11	Stradbroke	Land east of B1118 (north of Westhall)			Housing	TM2307974622	Amber	Rising Main adjacent to New Street	N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP11 (partial)	Stradbroke	Spur of Land north of Grove End			Housing			FALSE	N/A	N/A	Outside AW water supply area			FALSE		FALSE
NP12	Stradbroke	Land north of Shelton Hill		47-109	Housing	TM2327074273	Amber	Number of foul sewers within boundary of site	N/A	N/A	Outside AW water supply area	Eye (EYEEST)	Green	3	Amber	2
NP13	Stradbroke	Land north of Mill Lane, Queen Street			Housing			FALSE	N/A	N/A	Outside AW water supply area			FALSE		FALSE

From Anglian Water:

Sustainable Drainage Systems (SuDS) are approved as part of a planning permission for development. As part of which Local Planning Authorities including Mid Suffolk District Council are required to consult the Lead Local Flood Authority on whether the management of surface water as proposed is appropriate and ensure through the use of planning conditions or planning obligations there are clear arrangements are in place for on-going maintenance over the lifetime of the development.



The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

- LV Cable
- HV Cable
- EHV Cables
- Duct
- Pole & Street Furniture
- Substation & Link Box

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified – use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan, if you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and you must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

Grid Ref : TM2373NE
 Scale 1:10000
 (When Plotted as A3)
 Plotted on : 20/09/2017
 Plotted by: Daniel Dobson



IF IN DOUBT – ASK! PHONE 0800 056 5666
 EMERGENCY – If you damage a cable or line
 Phone 0800 780 0780 (24hrs) URGENTLY



ALWAYS LOOK UP BEFORE YOU START WORK
 Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are LV Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

The attached plan shown the 11kV overhead line supplying Stradbroke. The village is fed via two circuits, one shown in green and the other shown in yellow.

The circuit shown in green is the Stradbroke feeder from Eye Primary and the circuit shown in yellow is the Eye feeder from Laxfield Primary. **The connection of any load in the future would ideally be connected along this 'main line' which will be beneficial electrically.** The other overhead lines shown are 'spurs' off the main line and therefore less ideally suited to the connection of load in the future.

I'm not sure exactly what information you require going forward but please feel free to contact me if you want any information and I will try and help you.

Many thanks

Distribution Planning Engineer
Network Operations
UK Power Networks

Stradbroke 100 - 1000 dwellings

Schools Affected by the Development

School	Capacity				Actual/Forecast Pupil Numbers				
	Permanent	95%	Temporary	Total	2017-18	2018-19	2019-20	2020-21	2021-22
Stradbroke CEVCP	140	133		133	97	105	103	106	109
Stradbroke High (11-16)	435	413		413	269	288	300	283	283
Thomas Mills (Sixth Form)	1136	1,079		1,079	1,114	1,121	1,116	1,090	1091

Stradbroke CEVCP has capacity for 24 pupil places. 98 dwellings will generate 24 pupil places.

Stradbroke High (11-16) has capacity for 113 pupil places. 646 dwellings will generate 113 places.

Dwellings	Phase	Calculation of pupil numbers			Developer Contributions	
		Calculation	Rounded up/down	Required	Cost per Place	Contribution per School Phase
100	Primary	24.50	25	1	£ 12,181	£ 12,181
300	Primary	73.50	74	50	£ 12,181	£ 609,050
500	Primary	122.50	123	99	£ 12,181	£ 1,205,919
800	Primary	196.00	196	172	£ 12,181	£ 2,095,132
1000	Primary	245.00	245	221	£ 12,181	£ 2,692,001

100	High	17.50	18	0	£ 18,355	£ -
300	High	52.50	53	0	£ 18,355	£ -
500	High	87.50	88	0	£ 18,355	£ -
800	High	140.00	140	27	£ 18,355	£ 495,585
1000	High	175.00	175	62	£ 18,355	£ 1,138,010

100	Sixth	3.50	4	4	£ 19,907	£ 79,628
300	Sixth	10.50	11	11	£ 19,907	£ 218,977
500	Sixth	17.50	18	18	£ 19,907	£ 358,326
800	Sixth	28.00	28	28	£ 19,907	£ 557,396
1000	Sixth	35.00	35	35	£ 19,907	£ 696,745

Dwellings	All Phases - Total Contribution
100	£91,809
300	£828,027
500	£1,564,245
800	£3,148,113
1000	£4,526,756

In the Stradbroke and Laxfield ward there are 4 settings, with a predicted surplus of 43 places in September 17.

Providers Postcode	Setting Name	Provider Type	Total hours provider is open for per week	How many hours per week of early education is offered	How many weeks a year is early education offered	Maximum number of children at any one time	Max of Early Education Places	Max number of Early Education Places	Summer 17 - Number of funded places taken	Summer 17- Additional Places Sold	Sept 2017 Predicted
IP13 8HD	Laxfield Pre-School Group	Group Provision	35	35	38	30	60	60	31	0	13
IP21 5LU	SH	Childminder	50	30	49	6	12	15			14
IP21 5HH	Tiddlywinks Day Care Stradbroke	Group Provision	15	15	38	24	24	24	12	1	5
IP21 5LR	Wilby Primary School	School Nursery	30	30	38	13	26	26	10		11

Only the childminder offers hours that would be considered full day care.
Parents needing childcare currently travel to a range of other settings:

Tiddlywinks, Stradbroke 9
Jungle Cubs & Jungle Giants Childcare 1
Laxfield Pre-School Group 5
Presmere Day Nursery 1
Tiddlywinks Nursery 2
Sweet Briar Nursery School (now closed) 2
JQ (CM) 1

Wilby Primary is aiming to lower it's entry age to include funded two year olds. The childminder works with the school to offer after school care.

Birth data from the CC SOA:

Children's Centre	LSOA Code	0yr	1yr	2yr	3yr	4yr	5yr	Under 6	Under 5	Under 3
Eye	E01030082	25	18	18	32	18	23	134	111	61

Shows that there are on average 22 children in each cohort, but coming from a wider area.

On the basis of the figures seen above, an increase in housing would have following impact in that ward:

Increase in houses	Predicted number of 0-4 year old children	Surplus or Deficit in Childcare places	contribution from developers
100	10	33	
300	30	13	
500	50	-7	£58,331
800	80	-37	£308,321
1000	100	-57	£474,981