Statement of Common Ground between East Suffolk Council and Anglian Water

Matters relating to water supply and infrastructure.

Local Plan covering the former Suffolk Coastal area

August 2019
Purpose of Statement

1 This statement has been produced to inform the Inspector of the areas of agreement identified between the Council and Anglian Water in order to address Anglian Water’s representations and, where relevant, the Inspector’s questions.

2 Anglian Water made a number of representations to the Regulation 19 Final Draft Local Plan consultation, around which discussion between the two parties has led to proposed modifications to the following Local Plan Policies and supporting text:

3 Link to representations and policies:

- Policy SCLP3.5 Infrastructure Provision (Rep ID: 710 and Inspector’s question 2.39)
- Policy SCLP9.7 Holistic Water Management (Rep ID: 674) Inspector’s question 4.30)
- Policy SCLP12.3 North Felixstowe Garden Neighbourhood (Rep ID: 749 and Inspector’s question 3.8)
- Policy SCLP12.4 Land north of Conway Close and Swallow Close, Felixstowe (Rep ID: 770)
- Policy SCLP12.5 Land at Brackenbury Sports Centre (Rep ID:767)
- Policy SCLP12.8 Land at Bridge Road, Felixstowe (Rep ID: 760)
- Policy SCLP12.9 Land at Carr Road / Langer Road, Felixstowe (Rep ID: 825 and Inspector’s question 3.18)
- Policy SCLP12.10 Land at Haven Exchange, Felixstowe (Rep ID: 762)
- Policy SCLP12.21 Ransomes, Nacton Heath (Rep ID: 776)
- Policy SCLP12.29 South Saxmundham Garden Neighbourhood (Rep ID: 782 and Inspector’s question 3.43)
- Policy SCLP12.30 Land North-East of Street Farm, Saxmundham (Rep ID:789)
- Policy SCLP12.55 Land to the rear of 31-37 Bucklesham Road, Kirton (Inspector’s question 3.74)
- Policy SCLP12.56 Land at School Road, Knodishall (Inspector’s question 3.75)
• Policy SCLP12.61 Land between High Street and Chapel Land, Pettsitree (adjoining Wickham Market) (Inspector’s question 3.84)
• Policy SCLP12.62 Land West of Garden Square, Rendlesham (Rep ID: 830 and Inspector’s question 3.85)
• Policy SCLP12.64 Land opposite the Sorrel Horse, The Street, Shottisham (Rep ID: 849)
• Policy SCLP12.66 Land adjacent to Reeve Lodge, High Road, Trimley St Martin (Inspector’s question 3.95)
• Policy SCLP12.69 Land west of the B1125, Westleton (Inspector’s question 3.101)
• Policy SCLP12.70 Land at Cherry Lee, Darsham Road, Westleton (Inspector’s question 3.104)

Agreed Position

The parties agree to the modifications below. The parties agree that subject to the modifications the Plan is sound in respect of matters below. Insertions are shown in underline and deletions are shown in strikethrough.

Policy SCLP3.5: Infrastructure Provision

The Inspector has questioned (Q2.39) whether the policy requires development to follow the principles of Holistic Water Management, and if so is it justified. Anglian Water is supportive of Policy SCLP9.7 as submitted (Rep ID: 710) which is cross referenced in Policy SCLP3.5. Both parties agree that a modification to Policy SCLP3.5 could be proposed to clarify that development will be expected to follow the principles of Holistic Water Management.

Changes to policy

Modification to 6th paragraph of policy:
“Development will be expected to follow the principles of Holistic Water Management as set out in Policy SCLP9.7 and will not be permitted where it would have a significant effect on the capacity of existing water infrastructure and follow the principles of Holistic Water Management.”

Policy SCLP9.5: Flood Risk

Anglian Water (Rep ID: 782) against Policy SCLP12.29 requests that Flood Risk Assessments consider all sources of flooding including sewer flooding.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Modification to 2nd paragraph of policy:

“This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; identification and provision of surface water exceedance routes; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere, including sewer flooding.”

Policy SCLP9.7: Holistic Water Management

The Inspector has questioned (Q4.30) whether the requirement for phasing of development to implement Holistic Water Management practices is justified. Anglian Water is supportive of Policy SCLP9.7 as submitted.

Policy SCLP12.3: North Felixstowe Garden Neighbourhood

The Inspector has questioned (Q3.8) if the policy would be effective in addressing the needs for off-site infrastructure requirements arising from the scheme. Anglian Water (Rep ID: 749) requests removal of reference to developer contributions and inclusion of text relating to foul drainage (sewerage network) which appears in other Felixstowe allocation policies, namely SCLP12.6.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

“The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions and water recycling upgrades.
undertaken by Anglian Water through the Asset Management Plan. Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades.”

Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe

Anglian Water (Rep ID: 770) requests the reinstatement of previously deleted text relating to the foul sewerage network. The previously deleted text originates from the wording of policy FPP5 in the Felixstowe Peninsula Area Action Plan and was included in the First Draft Local Plan.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Additional criteria inserted after criterion m) requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Policy SCLP12.5: Land at Brackenbury Sports Centre

Anglian Water (Rep ID: 767) requests the inclusion of text relating to the foul sewerage network.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Additional criteria inserted after criterion h) requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Policy SCLP12.8: Land at Bridge Road, Felixstowe

Anglian Water (Rep ID: 767) requests the reinstatement of previously deleted text relating to the foul sewerage network and the separation of criterion e) into two separate points as the hours of operation for employment uses are unrelated to the capacity of the existing Water Recycling Centre. The previously deleted text originates from the wording of policy FPP10 in the Felixstowe Peninsula Area Action Plan and was included in the First Draft Local Plan.

The Council and Anglian Water agree that the modifications set out below would address these matters and that the Plan is therefore sound in respect of these matters.
Changes to policy

Modification to Policy SCLP12.8:

Additional criteria inserted after criterion h) requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Additional modification to criterion e) to separate the criterion:

“e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available. Hours of operation to be limited by planning condition to resist over intensification of uses; and”

Modified to

“e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;

f) Landscaping of boundaries to be introduced to enhance the appearance of the site; and

g) Hours of operation to be limited by planning condition to resist over intensification of uses.”

Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe

Anglian Water (Rep ID: 825) raised concerns about the amenity of future occupants of any employment uses and the threat this may cause to the continuous operation of Felixstowe Water Recycling Centre. The Inspector also queries this in Q3.18 of the Matters Issues and Questions.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Additional criteria inserted after criterion f) stating “i) Ensure that the risk of odour and other amenity impacts from Felixstowe Water Recycling Centre is not detrimental to the amenity of occupants or to the continuous operation of Felixstowe Water Recycling Centre. Where there is a potential impact on amenity, evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the employment land and that any mitigation can be achieved without detriment to the continuous operation of Felixstowe Water Recycling Centre”.

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Policy SCLP12.10: Land at Haven Exchange, Felixstowe

Anglian Water (Rep ID: 762) requests the reinstatement of previously deleted text relating to the foul sewerage network. The previously deleted text originates from the wording of policy FPP12 in the Felixstowe Peninsula Area Action Plan and was included in the First Draft Local Plan.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Additional criteria inserted after criterion h) requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Policy SCLP12.21: Ransomes, Nacton Heath

Anglian Water (Rep ID: 776) requests the reinstatement of previously deleted text relating to the foul sewerage network. The previously deleted text originates from the wording of policy SSP20 in the Site Allocations and Area Specific Policies Plan and was included in the First Draft Local Plan.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Additional criteria inserted after criterion j) requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Policy SCLP12.29: South Saxmundham Garden Neighbourhood

Anglian Water (Rep ID: 782) requests that the Flood Risk Assessment considers all sources of flooding including sewer flooding. The Council and Anglian Water agree that this issue is appropriately addressed by a modification to Policy SCLP9.5. Q3.43 of the Inspector’s Matters Issues and Questions asks if the policy would be effective in addressing the needs for off-site infrastructure requirements arising from the development. This is the same question relating to off-site infrastructure as that posed against Policy SCLP12.3 (Q3.8).

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.
Changes to policy

“The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions. and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan. Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades.”

Policy SCLP12.30: Land North-East of Street Farm, Saxmundham

Anglian Water (Rep ID: 789) requests the reinstatement of previously deleted text relating to the foul sewerage network. The previously deleted text originates from the wording of policy SSP14 in the Site Allocations and Area Specific Policies Plan and was included in the First Draft Local Plan.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Additional criteria inserted after criterion j) requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Policy SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton

It is proposed to develop approximately 12 dwellings on the allocated site at 31-37 Buckenham Road, Kirton which is anticipated, in the Housing Trajectory (Final Draft Local Plan, Appendix D), to come forward between 2021 and 2023. The foul flows from this site are expected to drain to Kirton- Drunkards Lane Water Recycling Centre which is managed by Anglian Water.

The Inspector has questioned (Q3.74) the implications for the deliverability or developability of the site given the stated treatment limitations at the Kirton Water Recycling Centre. The Water Cycle Study suggests that Anglian Water have indicated that enhanced treatment capacity will be required at Kirton Water Recycling Centre.

Anglian Water closely monitors growth in the region and develops investment plans to reduce flow and load from the catchment or provide additional treatment capacity when appropriate. A range of solutions within sewer catchment and/or at the Water Recycling Centre are considered by Anglian Water to accommodate further growth. Water Recycling upgrades will not be the most appropriate solution in all cases.
It is the role of Anglian Water as sewerage undertaker to continue to monitor the scale and timing of growth within the Kirton catchment to ensure it can come forward without causing deterioration of water quality. Anglian Water anticipate having further dialogue with developers in relation to expected build out rates to ensure that this allocation site and all other sites are aligned with any required measures to accommodate development.

Considering the above, the Council and Anglian Water agree that this site is deliverable and that there are no water recycling capacity issues preventing the site from coming forward within the first five years of the Local Plan.

An additional modification is therefore agreed between both parties to include Kirton Water Recycling Centre in Appendix B of the Final Draft Local Plan in recognition of the treatment limitations highlighted in the Cross Boundary Water Cycle Study (Document D24). The modification reads as follows under the Utilities section of Appendix B:

Project: “Potential treatment improvements at Kirton water recycling centre and supporting infrastructure”

Priority: “Essential”

Lead Provider: “Anglian Water”

Approximate Cost: “Unknown”

Funding Sources: “Developers”

Potential Funding Amount: “Unknown”

Required Developer Contribution: “Unknown”

Type of Developer Contribution: “Anglian Water Asset Management Plan”

Potential Remaining Funding Gap: “Unknown”

Potential Funding Sources to Fill Gap: “Anglian Water”

Timescale/Progress: “During plan period”

Policy SCLP12.56: Land at School Road, Knodishall

It is proposed to develop approximately 16 dwellings on the allocated site at School Road, Knodishall which are anticipated, in the Housing Trajectory (Final Draft Local Plan, Appendix D), to come forward between 2023 and 2025. The foul flows from this site are expected to drain to Thorpeness Water Recycling Centre which is managed by Anglian Water.
The Inspector has questioned (Q3.75) the implications for the deliverability or developability of the site given the stated treatment limitations at the Benhall Water Recycling Centre.

It is the role of Anglian Water as sewerage undertaker to continue to monitor the scale and timing of growth within the catchment to ensure it can come forward without causing deterioration of water quality. Anglian Water anticipate having further dialogue with developers in relation to expected build out rates to ensure that this allocation site and all other sites are aligned with any required measures to accommodate development.

Anglian Water have confirmed that the foul flows from this site are expected to drain to Thorpeness Water Recycling Centre which is managed by Anglian Water. The supporting text relating to the above site as set out in the submitted Local Plan refers to Benhall Water Recycling Centre. Modifications are proposed to delete reference to the Cross Boundary Water Cycle Study in the supporting text and to delete criterion c) of the policy as the Cross Boundary Water Cycle Study does not identify any capacity limitations at Thorpeness Water Recycling Centre.

Considering the above, the Council and Anglian Water agree that this site is developable and that there are no water recycling capacity issues preventing the site from coming forward within the timescale specified in the Local Plan.

**Changes to supporting text**

Deletion of paragraph 12.627 “Development proposals should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.”

**Changes to policy**

Deletion of criterion c) “c) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided.”

**Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)**

It is proposed to develop approximately 150 dwellings on the allocated site between High Street and Chapel Lane, Pettistree which are expected to come forward between 2023 and 2027. The foul flows from this site are expected to drain to Wickham Market Water Recycling Centre which is managed by Anglian Water.

The Inspector has questioned (Q3.84) the implications for the deliverability or developability of the site given the stated treatment limitations at the Wickham Market Water Recycling
Centre. The Council’s Cross Boundary Water Cycle Study (document D24) states that a revised permit may be required at Wickham Market and a number of other WRCs which discharge to the River Deben over the plan period.

It is the role of Anglian Water to apply and agree any required revisions to the existing permits issued by the Environment Agency in their role as environmental regulator of the water industry.

It is also the role of Anglian Water as sewerage undertaker to continue to monitor the scale and timing of growth within the Wickham Market catchment to ensure it can come forward without causing deterioration of water quality. Anglian Water anticipate having further dialogue with developers in relation to expected build out rates to ensure that this allocation site and all other sites are aligned with any required measures to accommodate development.

Considering the above, the Council and Anglian Water agree that this site is developable and that there are no water recycling capacity issues preventing the site from coming forward within the timescale specified in the Local Plan.

**Policy SCLP12.62: Land West of Garden Square, Rendlesham**

Anglian Water (Rep ID: 830) raises concern with the amenity of future residents and the continuous operation of Rendlesham Water Recycling Centre. The Inspector has questioned (Q3.85) whether criterion a) is effective in safeguarding the operation of Rendlesham Water Recycling Centre to provide adequate living conditions for future residents of the site.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

*Changes to policy*

Modification to criterion a) “Ensure that the risk of odour and other amenity impacts from Rendlesham Water Recycling Centre is not detrimental to residential amenity as set out in Policy SCLP11.2. Evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the future dwellings, and that the continuous operation of Rendlesham Water Recycling Centre is not effected. This will require the provision of a suitable Meet the minimum distance from the Water Recycling Centre within which new residential development is considered acceptable as advised by Anglian Water;”
Policy SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham

The Inspector has questioned (Q3.88) the deliverability and developability of the site within the plan period given the stance of the shareholders of Sorrel Horse in representations. Anglian Water (Rep ID: 849) highlights that there is no public sewerage network within the village of Shottisham in Anglian Water ownership, and that National Planning Practice Guidance (NPPG) states that a connection to a public sewage treatment plant must be made unless it can be demonstrated that it is not feasible or unviable. It is also stated that it is the Environment Agency and not Anglian Water who would determine whether a non-mains drainage solution would be acceptable having regard to the NPPF and their own guidance. The representation requests a modification to criterion i), in this respect.

The Council and Anglian Water agree that the modification set out below would address this matter and that the Plan is therefore sound in respect of this matter.

Changes to policy

Modification to criterion i) “Developers will need to address a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will need to be addressed. Provide connection to a public sewage treatment plant unless it can be demonstrated that it is not feasible or viable. A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system, if it is deemed viable to do so.”

Policy SCLP12.65: Land off Howlett Way, Trimley St Martin

Anglian Water have confirmed that the foul flows from this site are expected to drain to Felixstowe Water Recycling Centre which is managed by Anglian Water. The supporting text relating to the above site as set out in the submitted Local Plan refers to Kirton Water Recycling Centre. A modification is proposed to amend the related supporting text to this effect.

Changes to supporting text

Modification to paragraph 12.753 “Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Kirton Felixstowe Water Recycling Centre.”
Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

It is proposed to develop approximately 150 dwellings on the allocated site on land adjacent to Reeve Lodge, High Street, Trimley St Martin which is expected to come forward between 2023 and 2027. The foul flows from this site are expected to drain to Felixstowe Water Recycling Centre which is managed by Anglian Water. The supporting text relating to the above site as set out in the submitted Local Plan refers to Kirton Water Recycling Centre. A modification is proposed to amend the related supporting text to this effect.

The Inspector has questioned (Q3.95) the implications for the deliverability or developability of the site given the stated treatment limitations at the Kirton Water Recycling Centre. The Council’s Cross Boundary Water Cycle Study (document D24) suggests that enhanced treatment capacity will be required at Felixstowe Water Recycling Centre by 2030.

Anglian Water closely monitors growth in the region and develops investment plans to reduce flow and load from catchments or provide additional treatment capacity when appropriate. A range of solutions within sewer catchment and/or at the Water Recycling Centre are considered by Anglian Water to accommodate further growth. Water Recycling upgrades will not be the most appropriate solution in all cases.

It is the role of Anglian Water as sewerage undertaker to continue to monitor the scale and timing of growth within the Felixstowe catchment to ensure it can come forward without causing deterioration of water quality. Anglian Water anticipate having further dialogue with developers in relation to expected build out rates to ensure that this allocation site and all other sites are aligned with any required measures to accommodate development.

Considering the above, the Council and Anglian Water agree that this site is developable, and that there are no water recycling capacity issues preventing the site from coming forward within the timescale specified in the Local Plan.

*Changes to supporting text*

Modification to paragraph 12.768 “Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity treatment limitations at Kirton Felixstowe Water Recycling Centre.”

Policy SCLP12.69: Land West of the B1125, Westleton

It is proposed to develop approximately 20 dwellings on the allocated site on land west of B1125, Westleton which is expected to come forward between 2022 and 2024. The foul flows from this site are expected to drain to Westleton Water Recycling Centre which is managed by Anglian Water.
The Inspector has questioned (Q3.101) the implications for the deliverability or developability of the site given the stated treatment limitations at the Westleton Water Recycling Centre. The Council’s Cross Boundary Water Cycle Study (Document D24) suggests that enhanced treatment capacity will be required at Westleton Water Recycling Centre by 2025.

Anglian Water closely monitors growth in the region and develops investment plans to reduce flow and load from catchments or provides additional treatment capacity when appropriate. A range of solutions within sewer catchment and/or at the Water Recycling Centre are considered by Anglian Water to accommodate further growth. Water Recycling upgrades will not be the most appropriate solution in all cases.

It is the role of Anglian Water as sewerage undertaker to continue to monitor the scale and timing of growth within the Westleton catchment to ensure it can come forward without causing deterioration of water quality. Anglian Water anticipate having further dialogue with developers in relation to expected build out rates to ensure that this allocation site and all other sites are aligned with any required measures to accommodate development.

Considering the above, the Council and Anglian Water agree that this site is deliverable and that there are no water recycling capacity issues preventing the site from coming forward within the first five years of the Local Plan.

Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

It is proposed to develop approximately 15 dwellings on the allocated site on land adjacent to Cherry Lee, Darsham Wood, Westleton which is expected to come forward between 2024 and 2026. The foul flows from this site are expected to drain to Westleton Water Recycling Centre which is managed by Anglian Water.

The Inspector has questioned (Q3.101) the implications for the deliverability or developability of the site given the stated treatment limitations at the Westleton Water Recycling Centre. The Council’s Cross Boundary Water Cycle Study (Document D24) suggests that enhanced treatment capacity will be required at Westleton Water Recycling Centre by 2025.

Anglian Water closely monitors growth in the region and develops investment plans to reduce flow and load from the catchment or provide additional treatment capacity when appropriate. A range of solutions within sewer catchment and/or at the Water Recycling Centre are considered by Anglian Water to accommodate further growth. Water Recycling upgrades will not be the most appropriate solution in all cases.

It is the role of Anglian Water as sewerage undertaker to continue to monitor the scale and timing of growth within the Westleton catchment to ensure it can come forward without
causing deterioration of water quality. Anglian Water anticipate having further dialogue with developers in relation to expected build out rates to ensure that this allocation site and all other sites are aligned with any required measures to accommodate development.

Considering the above, The Council and Anglian Water agree that this site is developable and that there are no water recycling capacity issues preventing the site from coming forward within the timescale specified in the Local Plan.

Other Policies relevant to the following modification:

In response to the Final Draft Local Plan Regulation 19 Consultation, Anglian Water noted the removal of text relating to the foul sewerage network for proposed sites in Felixstowe (Rep ID: 770, 767, 760, 762), Saxmundham (Rep ID: 789) and Nacton Heath (Rep ID: 776). The Council acknowledges this error and has proposed modifications above for the reinstatement of this text.

In the interests of consistency, the Council and Anglian Water have identified additional policies in the Final Draft Local Plan where this additional wording should be included to ensure that any capacity issues are appropriately addressed. This has only been identified in policies where a consistency issue arises.

Additional criteria inserted requesting “Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.”

Both the Council and Anglian Water agree to the inclusion of the above additional criteria in the following policies:

- SCLP12.16
- SCLP12.20
- SCLP12.32
- SCLP12.39
- SCLP12.40
- SCLP12.42
- SCLP12.44
- SCLP12.45
- SCLP12.46
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Signatures

Signature: __________________________
Print name: Philip Ridley
Position: Head of Planning and Coastal Management
Authority: East Suffolk Council

Signature: __________________________
Print name: Stewart Patience
Position: Spatial Planning Manager
Organisation: Anglian Water Services Ltd