
SUFFOLK WATER RECYCLING, TRANSFER AND STORAGE PROJECT

Winter 2025 Consultation

29 October to 10 December 2025

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Navigating this brochure

This brochure is arranged in the following chapters:

1. Welcome and Introduction
2. Why Suffolk, why now, sets out the need for the Project
3. An overview of the Project to date
4. Options appraisal process and construction options
5. Provides information about the Advanced Water Recycling Plant, the Service Reservoirs and the pipeline corridors
6. Outlines how the Project is progressing, signposts the next steps, and provides an explanation of the Development Consent Order (DCO) process
7. Show you the ways in which you can get involved and share your views

We have put together a number of consultation documents to help you better understand our proposals at this stage of the Project's development. Our consultation documents consist of, but are not limited to:

- **Consultation brochure** - provides the essential information about the proposals, the consultation process, and how you can give your feedback.
- **Feedback form** – a survey designed to collect feedback on the proposals.
- **Frequently asked questions** – a document designed to answer various questions about the Project.
- **Scheme Development Summary** – a summary of how the Project was developed to date.
- **Book of plans** – plans and illustrations of the proposed pipeline routes and above-ground installations.

Foreword from Heidi Mottram, CEO, Essex & Suffolk Water



Welcome to an overview of our Suffolk Water Recycling, Transfer, and Storage Project.

Thank you for taking the time to engage with this important consultation.

At Essex & Suffolk Water, we're proud to deliver clean, safe, and sustainable water to communities across our region. As part of our long-term commitment to securing water supplies for future generations, we've developed this project to help meet the challenges of a changing climate, economic growth and growing demand.

Between December 2022 and March 2023, we consulted on our draft Water Resources Management Plan (WRMP24), and your feedback played a vital role in shaping the final version, which was approved by Defra in August 2024 and published in October 2024.

East Anglia is one of the driest parts of the country and is officially classified as a Serious Water Stressed Area. Climate projections show wetter winters but drier summers, with lower river flows expected. We need to contribute and take action to ensure we build resilience and safeguard the environment, not just for today's customers, but for generations to come.

Over the next five years, we'll invest around £1.5 billion in water supply projects across the region, including this one in Suffolk. The Suffolk Water Recycling, Transfer, and Storage Project will deliver advanced water recycling, strategic transfers, and treated water storage, helping us use water more efficiently, reduce pressure on sensitive natural sources, and protect local rivers and wildlife.

But this project isn't just about infrastructure. We're committed to working closely with local communities, landowners, farmers, and environmental groups to ensure the project reflects local priorities and values.

Your views matter, and we encourage you to share them with us.

You can do this by attending one of our eight public consultation events, completing the project feedback form, or contacting us directly by phone or email (see Chapter 7 for details).

Together, we can build a more resilient, sustainable future for Suffolk.

Thank you for being part of this journey.



Heidi Mottram CBE
Chief Executive Officer
Essex & Suffolk Water

About us

We are a water only company. Your wastewater services will be provided to you by either Thames Water or Anglian Water.

About Essex & Suffolk Water

- 2.0 million customers
- Water production and distribution

Water

- 22 water treatment works
- 137 water pumping stations
- 68 water service reservoirs
- 2 reservoirs - Abberton and Hanningfield Reservoirs
- 8,900km of water mains

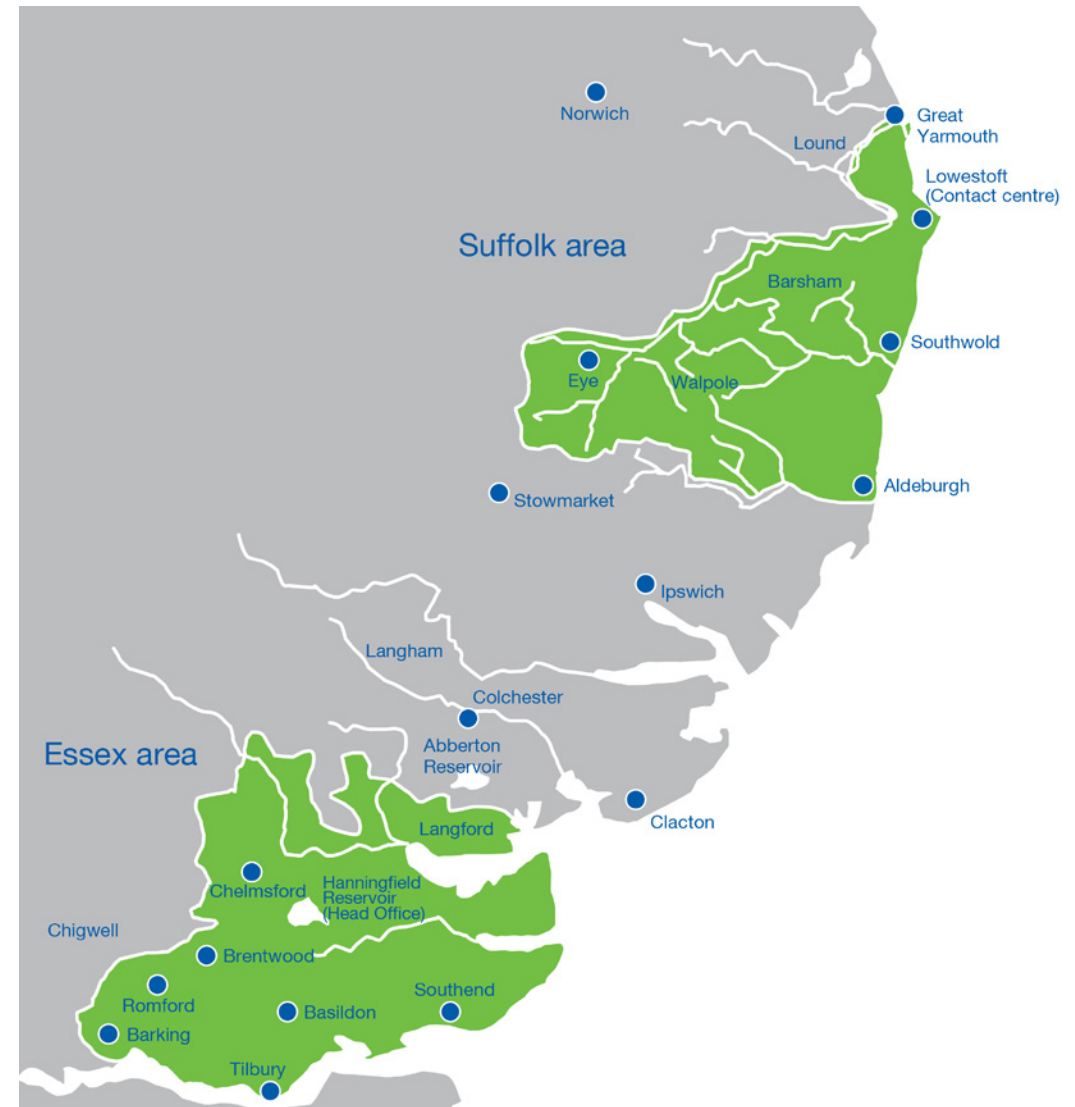
People

- 800+ employees
- 82% of our people say it's a Great Place to Work in 2024

Our Purpose is caring for the essential needs of our communities and environment, now and for generations to come.

We do this by providing reliable and affordable water services for our customers.

We make positive difference by operating efficiently and investing prudently, to maintain a sustainable and resilient business.



Why Suffolk and why now?

East Anglia is one of the driest regions in the UK. The Environment Agency has classified this area as a Seriously Water Stressed Area, highlighting the significant challenges the region faces. When combined with factors such as climate change, population growth, and rising demand for water, the pressure to secure water resources has never been greater.

As part of our Water Resources Management Plan (WRMP24), we have examined the likely impacts this assessment could have on our ability to meet water demand over the next two decades and beyond.

Making sure we have reliable supplies of water into the future and making sure that high quality water is delivered to customers' homes when they want it is a critical part of our service.

That is why we're investing over £1.5 billion in the next five years as part of our WRMP24. This ambitious initiative aims to ensure long-term water resilience across the region. The infrastructure we develop as part of this plan will create a more agile, fit-for-purpose water network capable of meeting the region's ever-growing needs.

The WRMP24 includes our water recycling proposals at Lowestoft and our strategic network enhancements in the region. These collectively we refer to as Suffolk Water Recycling, Transfer and Storage. The Project has the potential to ensure the region has long-term water security and will provide:

- **Advanced Water Recycling Plant:** Located near Lowestoft, the facility will treat and reuse recycled water, supporting river flows and increasing water availability.
- **New Drinking Water Storage Reservoirs:** to manage seasonal demands and ensure supply during dry periods. Also known as service reservoirs.
- **Strategic Drinking Water Pipelines:** to improve interconnectivity between water resource zones, enhancing operational flexibility and drought resilience.
- **Regulatory compliance and alignment:** to national and regional water strategies, including the National Framework and Water Resources East.

The Project will improve connectivity, which will help us meet the expected demand driven by the region's projected population increase and economic growth over the next two to three decades.

It also provides environmental benefits. The Project will help us create alternative sources of water and reduce the extraction of water from sensitive ecosystems.

In addition, it will adhere to statutory drinking water quality standards, incorporate robust risk assessments, and have been approved by Essex & Suffolk Water's Board. It will also be developed in close consultation with regulators and stakeholders, ensuring transparency, sustainability, and legal compliance throughout its delivery.

We are currently operating a moratorium, a temporary ban on new domestic supplies in the Hartismere water resource zone, which includes the town of Eye and surrounding villages. The moratorium has been put in place due to the lack of available water and is anticipated to be lifted in approximately 2032-33 when this Project will be completed.

Customer feedback

When developing our WRMP24 we asked our customers for feedback and this is what they told us.



Winter storage reservoirs and new pipelines had high support at all stages of the research.



Wastewater reuse schemes (which was tested as water recycling plants) was amongst the four options with the highest support.



Water recycling plants appealed to focus group respondents thanks to the 'recycling' element and the high amount of water generated.



Among future customers water recycling plants is the most supported demand option.

You can find more detail on the WRMP24 on our website.

Project Objectives



Objective 1 – To meet the urgent need to increase the supply of potable water to Hartismere Water Resource Zone.



Objective 2 – To meet the need to enhance the resilience of water supply and reduce the impacts of drought measures.



Objective 3 – To meet the urgent need to reduce reliance on unsustainable water abstraction and increase protections for environmentally sensitive habitats.



Objective 4 – To meet the need for the Project to be technically feasible.



Objective 5 – To meet the need for the Project to be carried out in compliance with health and safety legislation.



Objective 6 – To meet the urgent need to deliver low carbon energy production at Sizewell C.



Objective 7 – To meet the need for the Project to be deliverable within critical time frames.



About the Project

Overview

The Suffolk Water Recycling, Transfer and Storage Project (from here on referred to as the Project) is made up of two key elements, the development of a new Advanced Water Recycling Plant (AWRP), capable of producing 11 million litres per day of purified recycled water, and the Strategic Network Enhancements to support the efficient distribution of water and increase our network resilience to support the Blyth and Hartismere water resource zones.

Advanced Water Recycling Plant

The Project will divert treated recycled water from Anglian Water's existing Lowestoft Water Recycling Centre (WRC) to the proposed Essex & Suffolk Water Advanced Water Recycling Plant.

At the Advanced Water Recycling Plant the treated recycled water will go through an advanced cleaning process to meet the strict environmental standards set by the Environment Agency. This makes sure the water is safe to return to the natural environment.

Once purified, the recycled water will be carefully released into the River Waveney through an underground pipeline and outfall structure. Here, it will gently mix with the river's natural flow.

Only a small amount of water that can't be recycled is released into the sea, but not before it's thoroughly treated and tested to meet environmental standards. This ensures it's safe for marine life and the surrounding environment.

New pipelines will also be needed to transport recycled water to the Advanced Water Recycling Plant, and then to transport the purified recycled water from the Advanced Water Recycling Plant to the River Waveney.

Strategic network enhancements

At the existing Barsham Water Treatment Works, water will be carefully drawn from the River Waveney and treated to meet drinking water standards.

Once treated, it will be delivered to homes and businesses in the Blyth and Hartismere water resource zones through a newly built network of pipelines.

To ensure a reliable supply, the water will be stored in two new service reservoirs, one close to the existing Lodgewood Water Tower near Sibton and one near Eye airfield.

What is water recycling?

Water recycling speeds up the natural water cycle using an advanced treatment process. This approach enables water to be treated and returned to the environment much faster than the cycles of evaporation, condensation, and precipitation.

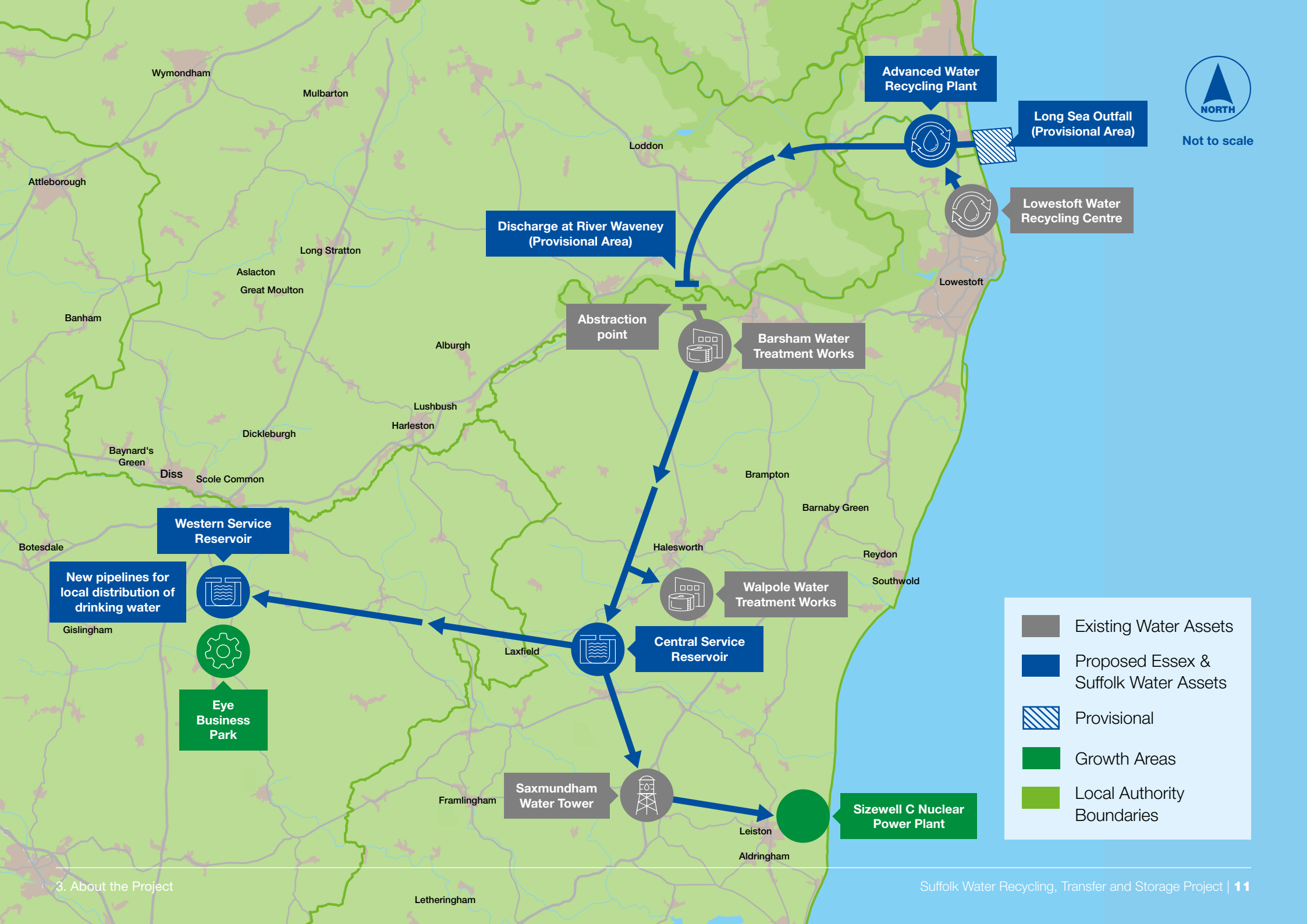
To learn more about the water recycling process please see the graphic on page 13.

Water recycling plants use advanced treatment technologies to purify water to meet strict regulatory standards. These processes include micro-screening, reverse osmosis, and high-energy UV light to help break down organic pollutants.

Is water recycling new?

Water recycling is a proven and reliable technology. In the UK, Essex & Suffolk Water has been at the forefront of this technology since 2002, with its pioneering water recycling scheme at Langford, the only operational water recycling facility in England.

Globally, water recycling is widely adopted in countries such as the United States, Australia, and Singapore.



Water glossary

Wastewater

Wastewater comes from sinks, toilets, showers, and factories. Before it can be safely returned to nature or reused, it needs to be cleaned at a water recycling centre.

Treated Wastewater

Wastewater that has been recycled and treated to regulatory standards is typically released to rivers or the sea.

Water Recycling Centre

A Water Recycling Centre is a place where wastewater from homes and businesses is cleaned to regulatory standards. This treated recycled water isn't used for drinking and is typically released to the sea.

Advanced Water Recycling Plant

An Advanced Water Recycling Plant is a place where treated recycled water is cleaned to a very high standard, so it can be safely returned to the environment to augment available raw water supplies.

Reverse Osmosis

Reverse osmosis is a filtration process that forces water through membranes with perforations more than 50,000 times smaller than the width of a human hair, to remove dissolved salts and impurities.

Reverse osmosis is so effective at purifying water that some essential minerals such as calcium and magnesium have to be added back in to make the water drinkable.

Purified Recycled Water

Treated wastewater that has been through the advanced water recycling process and is ready to be put back into the environment.

Micro-screening

Micro-screening is a process used in an Advanced Water Recycling Plant. It removes very small particles from water or wastewater by passing the water through fine screens or filters that catch tiny bits of debris, algae, or other materials before the water moves on to further treatment.

Raw Water

Raw water is from a river or a borehole(s) and is used as a source of water to be treated to regulatory standards to produce drinking water.

Pipeline glossary



Pipeline Route

A pipeline route is the start and end point, which helps determine the study area.



Pipeline Corridor

A pipeline corridor is an area where one or more pipelines could be designed, it could vary in size, but is typically 200m wide.



Pipeline

A pipeline is a single path which will be the option proposed for the Development Consent Order (DCO) application submission and would likely consist of a construction working width typically of 40m to 20m.



Easement

Once the pipeline has been completed, the easement is a single protected path along the pipeline to allow for maintenance.

A GUIDE TO THE STAGES OF WATER RECYCLING

1 Lowestoft Water Recycling Centre

Treated wastewater is transferred from the existing Anglian Water (Corton) Lowestoft Water Recycling Centre (WRC) to the proposed Advanced Water Recycling Plant (AWRP).

2 Tertiary Treatment Plant

A tertiary treatment plant (TTP) consisting of a Moving Bed Biofilm Reactor (MBBR), coagulation and clarification is used to produce a high-quality effluent.

The TTP will remove common nutrients and contaminants such as ammonia, phosphorous and residual solids. This is an intense but highly efficient process used in many wastewater treatment sites across the UK.

3 Membrane Treatment

The water from the TTP will pass through an ultrafiltration (UF) membrane, followed by a reverse osmosis (RO) membrane. As well as removing most of the chemical contaminants, the use of RO also reduces salinity, which can be present in the Lowestoft WRC wastewater.

The membrane filtration process will remove all particulate matter down to approximately 0.001 microns, as well as residual chemicals. This includes many chemicals commonly used in daily life from both commercial and domestic settings including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS).

4 Ultraviolet Advanced Oxidation Process

Ultraviolet Advanced Oxidation Process (UVAOP) both disinfects pathogens and breaks down any residual harmful pollutants not removed by the RO.

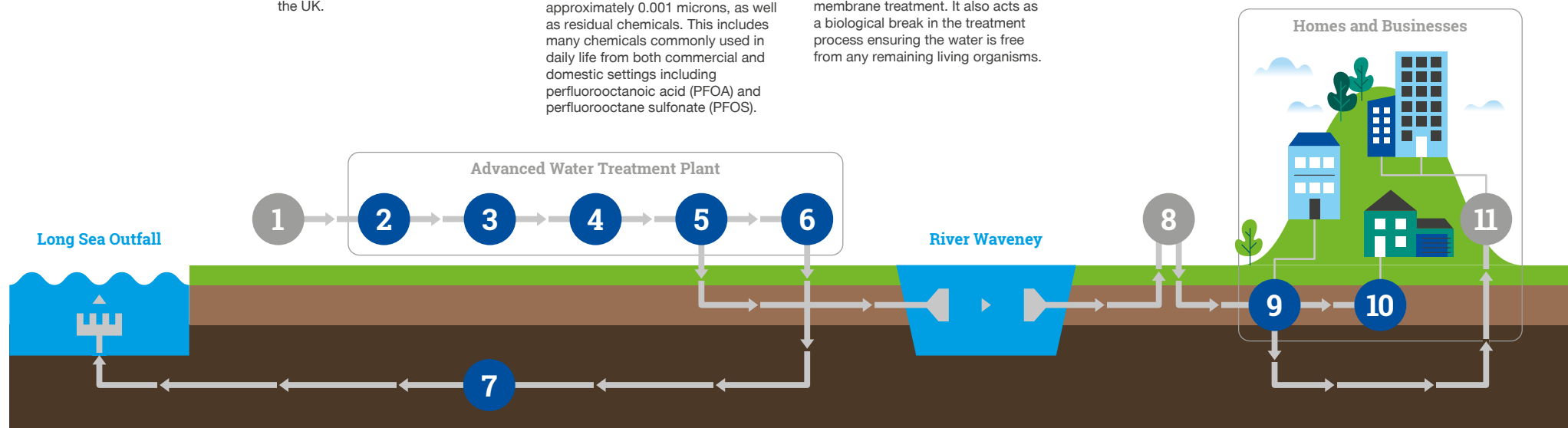
The combined use of Ultraviolet light with an oxidation chemical, such as hydrogen peroxide, disinfects the water, relieving it of pathogens and breaks down any residual harmful pollutants not removed by our membrane treatment. It also acts as a biological break in the treatment process ensuring the water is free from any remaining living organisms.

5 Treated Water Conditioning

As well as contaminants, the use of RO also removes the majority of natural minerals from the water. As this can make the water corrosive, minerals, such as lime, are added for conditioning before the water is released to the environment.

6 Waste Handling

A number of chemicals are used to clean the UF and RO membranes. The spent chemicals are neutralised before being mixed with the concentrated residual waste.



7 Concentrated Residual Waste

15-25% of the water entering the RO leave through the residual waste stream containing the removed contaminants and dissolved salts. This residual waste stream is transferred to a long sea outfall.

8 Barsham Water Treatment Works

Existing Water Treatment Works which abstracts raw water from the River Waveney (and existing boreholes) and treats raw water to strict regulatory drinking water standards so that it is fit for human consumption. The output of this process is then classified as drinking water.

9 Central Service Reservoir

The proposed storage tanks (typically either half buried or fully buried underground) stores drinking water before being transferred to the western Service Reservoir, Saxmundham Water Tower or distributed on to local domestic and non-domestic customers.

10 Western Service Reservoir

The proposed storage tanks (typically either half buried or fully buried underground) stores drinking water before being distributed on to local domestic and non-domestic customers.

11 Saxmundham Water Tower

Existing above ground water tower in Saxmundham which stores drinking water before distribution to local domestic and non-domestic customers.

Key

Existing

Proposed

Purpose of this consultation

We will be applying for a Development Consent Order (DCO) for the Project, which is a type of approval given to projects of national significance by the Secretary of State for Environment, Food and Rural Affairs.

As part of our DCO application process, we understand the importance of consulting with a range of stakeholder groups. These groups will include, but are not limited to:

- our customers;
- landowners;
- local residents and businesses;
- environmental organisations;
- parish councils;
- other local authorities; and
- statutory bodies or individuals that might be affected by or have an interest in the Project.

That's why we're keen to hear your views on our early proposals for the Project as part of this initial consultation.

Your feedback matters. It will help us shape the Project's development and ensure we capture the things that matter most to you.

Our consultation begins on **Wednesday 29 October 2025** and will last six weeks, ending at **11.59pm** on **Wednesday 10 December 2025**.

We encourage you to get involved, share your thoughts, and let us know what you think. Whether you have concerns or suggestions or simply want to understand more, your input is a vital part of this process.

What we are consulting on

For the purposes of this Project, we will be consulting on the following:



The proposed locations for the Advanced Water Recycling Plant close to Lowestoft.



The proposed pipeline corridors we have identified for the pipeline route that will transfer treated recycled water to the Advanced Water Recycling Plant, and then from there purified recycled water to be transferred to the River Waveney.



The proposed pipeline corridors we have identified for the pipeline routes to transfer drinking water from Barsham Water Treatment Works to the proposed and existing infrastructure.

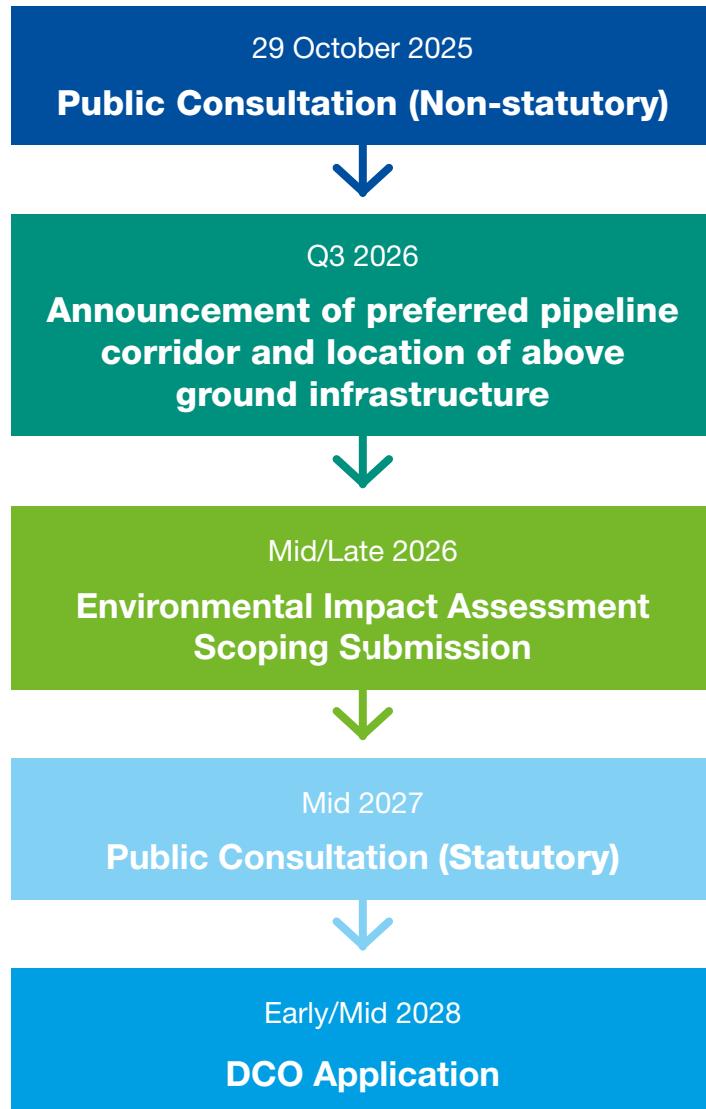


The proposed site locations for the two service reservoirs.

These are the key elements of the Project, and we're keen to hear what you think about them. For more information on the pipeline corridors and associated infrastructure please see Chapter 5.

As we move forward with the DCO application process, there will be further opportunities for you to get involved, ask questions, and share your thoughts. We're committed to keeping you informed and making sure your voice is heard as the Project progresses.

The Project feedback form is available online and in print (please see Chapter 7 for instructions on how to complete it). Responses must be received by **11:59pm** on **Wednesday 10 December 2025** to be considered. Alternatively, you can email us directly at swsp@nwl.co.uk.



Options Appraisal Process

Project Level Design Principles

As part of the ongoing development of the Project, a set of Project Level Design Principles have been established (see detailed description in the Scheme Development Summary). These principles help shape the project from start to finish. They make sure the design stays true to the project's goals, takes into account the environment and local communities, and keeps everything consistent throughout the delivery.

- **Customer-Focused Water Innovation** – safe reliable high quality water services across Suffolk.
- **Environmental Stewardship** – protection of sensitive habitats.
- **Respectful Design** – respect unique and sensitive landscape and communities with design.
- **Ethical and Responsible Delivery** – a commitment to environmental stewardship, community wellbeing, and regulatory integrity.
- **Innovative by Design** – create safe innovative future proof infrastructure.

- **Collaborative & meaningful engagement** – the Project will be inclusive of stakeholder feedback.
- **One Team Culture** – share knowledge and best practice through collaboration of a highly experienced Project team.

The principles will act as a framework for decision-making, helping to shape the layout, appearance, and functionality of the Project.

Vision for the Project

Suffolk Water Recycling Transfer and Storage will deliver a leading, integrated water infrastructure system that safeguards future water availability, enhances the environment and supports national growth through advanced water treatment, strategic distribution, and resilient design.



Water vole

How we have developed potential sites for above ground infrastructure and pipeline corridors

Here we explain:

- How we created the pipeline corridors.
- How we identified potential land parcels.
- Why we chose the ones listed below.

To develop the proposals presented in this consultation, we worked with a team of engineering and environmental experts to define a method to assess potential corridors and land parcels.

We are taking a careful, step-by-step approach to planning the new infrastructure. Here is how the process works:

Stage 1: Exploring options



We begin by identifying the study area and drawing up potential pipeline options that connect our existing infrastructure to the proposed new infrastructure and look at possible locations for any above-ground infrastructure (Service Reservoirs and Advanced Water Recycling Plant).

Stage 2: Assessing the options



Each pipeline option and potential land parcel for the above ground infrastructure (Service Reservoirs and Advanced Water Recycling Plant) is reviewed from multiple perspectives including environmental, engineering, planning, and land considerations to understand its suitability and potential impacts.

Stage 3: Choosing preferred locations

Based on our assessments, we identify the pipeline options and the land parcels for above-ground infrastructure that perform well against the environmental, engineering, planning, and land assessments.

Stage 4: Finalising the design

We refine the design to make the best use of land and minimise the impacts. At this stage, we will submit our application for a Development Consent Order (DCO).

These 4 stages of developing the Project will be applied to the site selection for the Service Reservoirs, the Advanced Water Recycling Plant and for the pipeline corridors.

We are currently at the end of our Stage 2 assessments and would like your feedback to help inform Stage 3. A further consultation after Stage 3 is proposed, which will aid in preparing the proposal for Stage 4 (DCO submission).

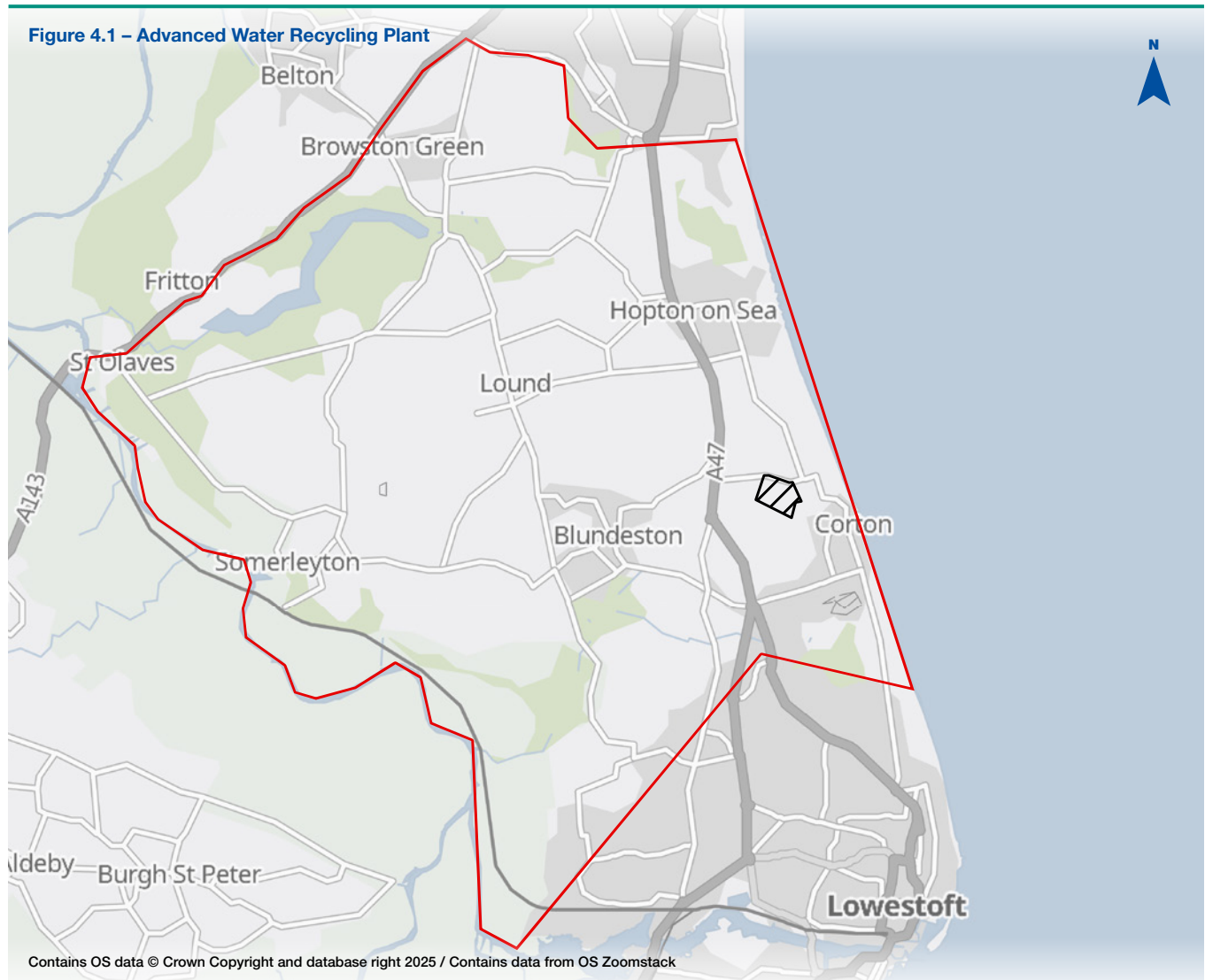
Stage 1

Advanced Water Recycling Plant

The Advanced Water Recycling Plant (AWRP) would be designed to receive up to 16 million litres per day of treated recycled water from Anglian Water's existing Water Recycling Centre at Lowestoft in order to produce up to 11 million litres per day of purified recycled water.

The Advanced Water Recycling Plant uses advanced treatment processes, explained on page 19, to convert treated wastewater into purified recycled water. Among other technologies in the process, membranes are used to remove dissolved salts and other impurities from the treated wastewater. The purified recycled water is then transferred to the River Waveney (approximately 1 mile upstream of the existing Essex & Suffolk Water's Barsham Water Treatment Works) where it will mix with the river water in a carefully controlled flow.

-  Lowestoft Water Recycling Centre
-  Advanced Water Recycling Plant Study Area Boundary



Advanced Water Recycling Plant Design Requirements

Advance water recycling requires access to treated recycled water, the source for the purification process, and access to the sea to dispose of the concentrated residual waste from this process. That is why we have been exploring locations near Lowestoft. We plan to source treated recycled water from Anglian Water's Lowestoft Water Recycling Centre, and to discharge the residual waste into the sea, via a new long sea outfall near Hopton-on-Sea, or via the existing outfall operated by Anglian Water.

To produce 11 million litres of recycled water per day, the Advanced Water Recycling Plant will need an area of approximately 9 hectares – that's roughly the size of 13 football pitches. This space will be used for the main water recycling buildings, which store most of the processing equipment and chemicals. There will also be several water tanks and associated equipment outside, along with a small office building. We want to power the Advanced Water Recycling Plant with renewable energy and are exploring on-site solar panels as part of this development.

The final design of the Advanced Water Recycling Plant area and its buildings will be developed once a single preferred location has been selected, following this consultation.

Advanced Water Recycling Plant Site Selection

We set a study area (Figure 4.1) to find several potential locations for the Advanced Water Recycling Plant, using existing local features, such as the urban boundary of Gorleston-on-Sea to the north and Lowestoft to the south, the A143 road to the northwest, the river Waveney to the south and west and the North Sea coast to the East.

As part of our early investigations, we used maps and existing environmental and engineering information to identify areas that we would want to avoid such as:

- Protected environmental sites.
- Existing utilities such as high voltage power lines and high-pressure gas mains.
- Community features such as parks and sporting facilities.

Importantly, we have aimed to minimise disruption to nearby communities. That is why we have only considered sites that are at least 500 metres away from residential settlements. This helps reduce noise, visual impact, and construction-related disturbance.

We then looked for areas large enough to fit the 9 hectare Advanced Water Recycling Plant.

From this work, we have identified six broad areas that were large enough to allow flexibility in choosing the most appropriate site within them.

We then identified land parcel options in each of the six areas.

From this process, 20 potential land parcels (within the six broad areas) were identified and taken forward for further assessment in the next stage of the Project planning. We are seeking your views on the four best-performing land parcels, presented in Chapter 5.

Service Reservoirs

We are proposing two Service Reservoirs which are large storage tanks typically either partially buried or fully buried underground, landscaped to blend into the surrounding area. They provide storage of drinking water to the surrounding population through the existing distribution network and help improve resilience, consistency and efficiency of water supply to customers.

The Central Service Reservoir will act as an intermediate storage point within the network to supply water further into the Blyth Water Resource Zone. It will be located close to Sibton Green within proximity of the existing Lodgewood Water Tower.

The Western Service Reservoir will act as an end storage point of the water supply network before the water goes into the distribution network of the Hartismere Water Resource Zone. It will be located near Eye where we are forecasting an increase in economic growth and will support future development e.g. Eye Airfield Business Park.

Service Reservoir Design Requirement

Pumping Stations will be required on our sites of existing and proposed above ground infrastructure as part of the Project, however, to reduce pumping requirements the Service Reservoirs should be located on higher ground (see example of a 12 mega litre Essex & Suffolk Water Service Reservoir on page 27). This allows us to use gravity for the transfer of water, where possible. When identifying potential land parcels, we looked to minimise potential environmental and social harm (e.g. Heveningham Hall Registered Park and Garden and Thrandeston Conservation Area) as well as interaction with existing infrastructure (e.g. railways and road) to reduce construction challenges.

Through early modelling work, we have established that we will likely need an area of 3.5 hectares for the Central Service Reservoir and 3 hectares for the Western Service Reservoir. This is the total area required, which also includes the construction footprint of approximately 2 hectares.

Service Reservoir Site Selection

The study areas (Figure 4.2 and Figure 4.3) for each Service Reservoir were based on the most suitable location considering the need to provide a Service Reservoir within the Blyth Water Resource Zone and the Hartismere Water Resource Zone and based on hydraulic requirements (the flow of water).

The proposed pipelines transferring drinking water will need to connect into the existing network to distribute drinking water within Suffolk. Therefore, strategic locations on the existing water network have been determined where the proposed Service Reservoirs will need to connect into. At these two points (Lodgewood Water Tower and the existing water supply network in Eye) a 1km study boundary was drawn from the centre point of our existing infrastructure (as shown in the diagram below). The next step was to identify potential parcels of land within the study area following the design requirements set out above.

14 viable land parcels were drawn for the Central Service Reservoir and 19 viable land parcels were drawn for the Western Service Reservoir; these were progressed to Stage 2 for assessment.

Figure 4.2 – Central Service Reservoir

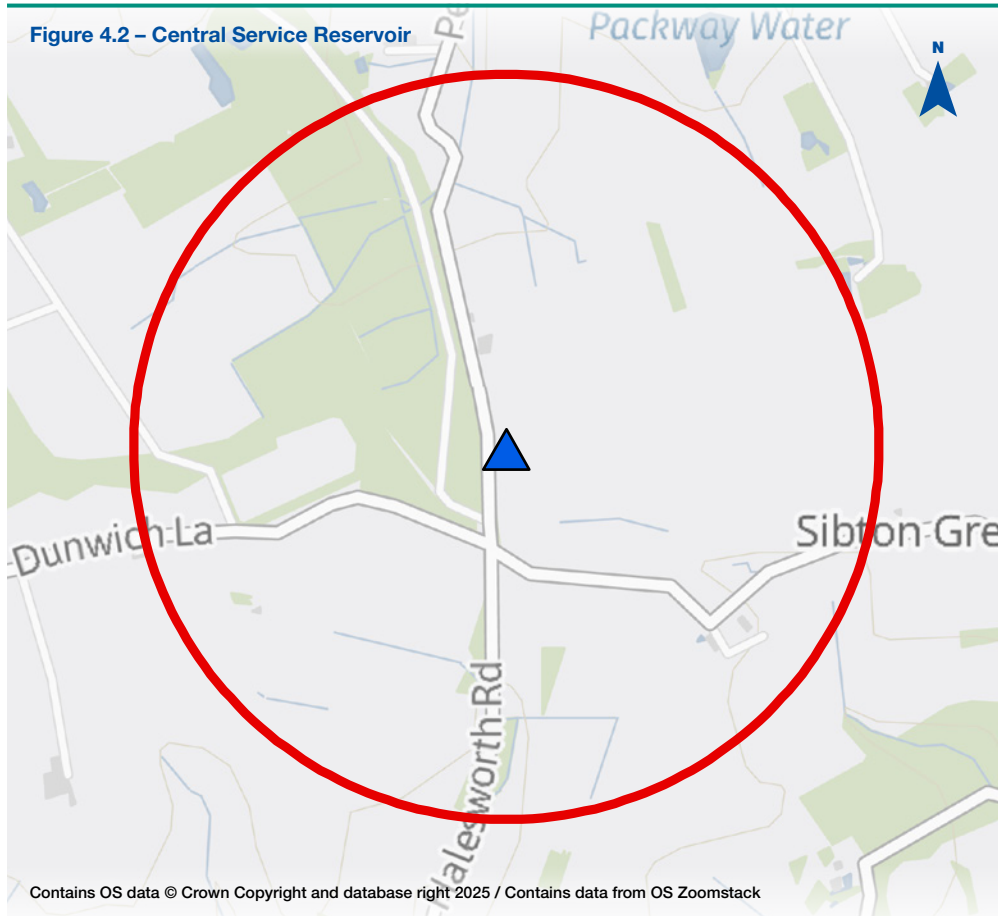
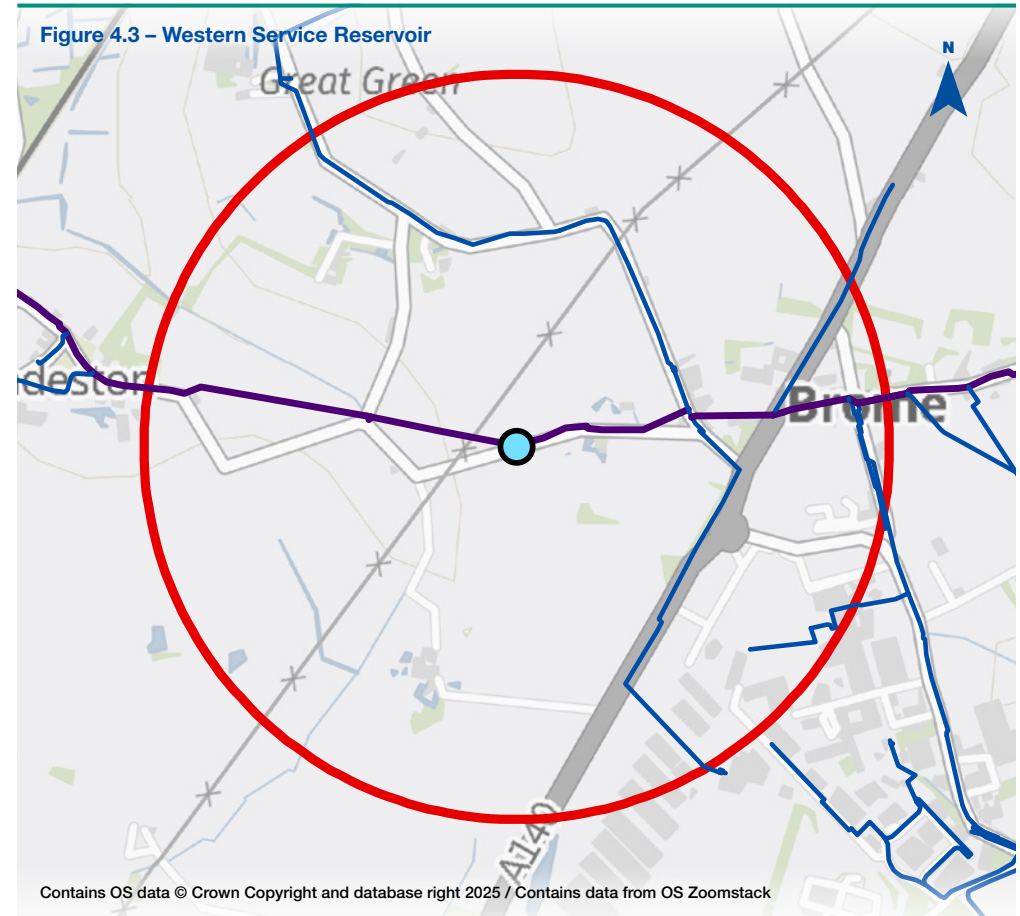


Figure 4.3 – Western Service Reservoir



▲ Lodgewood Water Tower

□ Central Service Reservoir Study Area Boundary

● Connection Point

— Water Main

— Syleham to Redgrave Trunk Main

□ Western Service Reservoir Study Area Boundary

Pipelines

The Project will require the construction of approximately 80 km of new pipelines. These pipelines are likely to be approximately 180mm–560mm in diameter. The pipe material and diameter will be selected to provide the optimal combination of durability and capacity to manage large volumes of water and changes in landscape. The pipelines are proposed to connect existing infrastructure to proposed infrastructure for the transfer of water.

The key pipeline routes which need to be provided are:

- A pipeline transferring purified recycled water from the Advanced Water Recycling Plant to the River Waveney (A-W), releasing the purified recycled water into the river's natural flow. Additionally, a shorter section of pipeline will connect the Lowestoft Water Recycling Centre to the Advanced Water Recycling Plant, also located in the same pipeline corridor. These are located in the study area.
- A pipeline transferring drinking water from the existing Barsham water treatment works to the proposed Central Service Reservoir (B-C).

- A pipeline transferring drinking water from the proposed Central Service Reservoir to the proposed Western Service Reservoir (C-W).
- A pipeline transferring drinking water from the proposed Central Service Reservoir to the existing water tower in Saxmundham (C-S).
- A pipeline transferring drinking water from Saxmundham (either from the existing Saxmundham Water Tower or from a proposed pipeline as part of this Project) providing water to Sizewell C Nuclear Power Station (S-S).

There are also minor connections which will be required from the main pipeline corridor routes to connect into the existing local water network and a proposed long sea outfall near Hopton-on-Sea which will release concentrated residual waste to the sea, which we will consult with you on at the next round of consultation.

Pipelines Design Requirement

The pipelines are a vital part of the Project, helping to move water across Suffolk. We are designing them with care to reduce their carbon footprint, costs, and impact on the environment and local communities.

To do this, we're:

- Planning the most efficient routes to reduce the number of road and river crossings.
- Designing each pipeline to follow natural land contours, which helps lower energy use for pumping and cuts carbon emissions.
- Avoiding environmentally sensitive areas wherever possible.
- Choosing cross-country routes to stay away from residential properties — a key priority for Essex & Suffolk Water.

This thoughtful approach helps ensure each pipeline is both sustainable and respectful of the places and people it passes through.

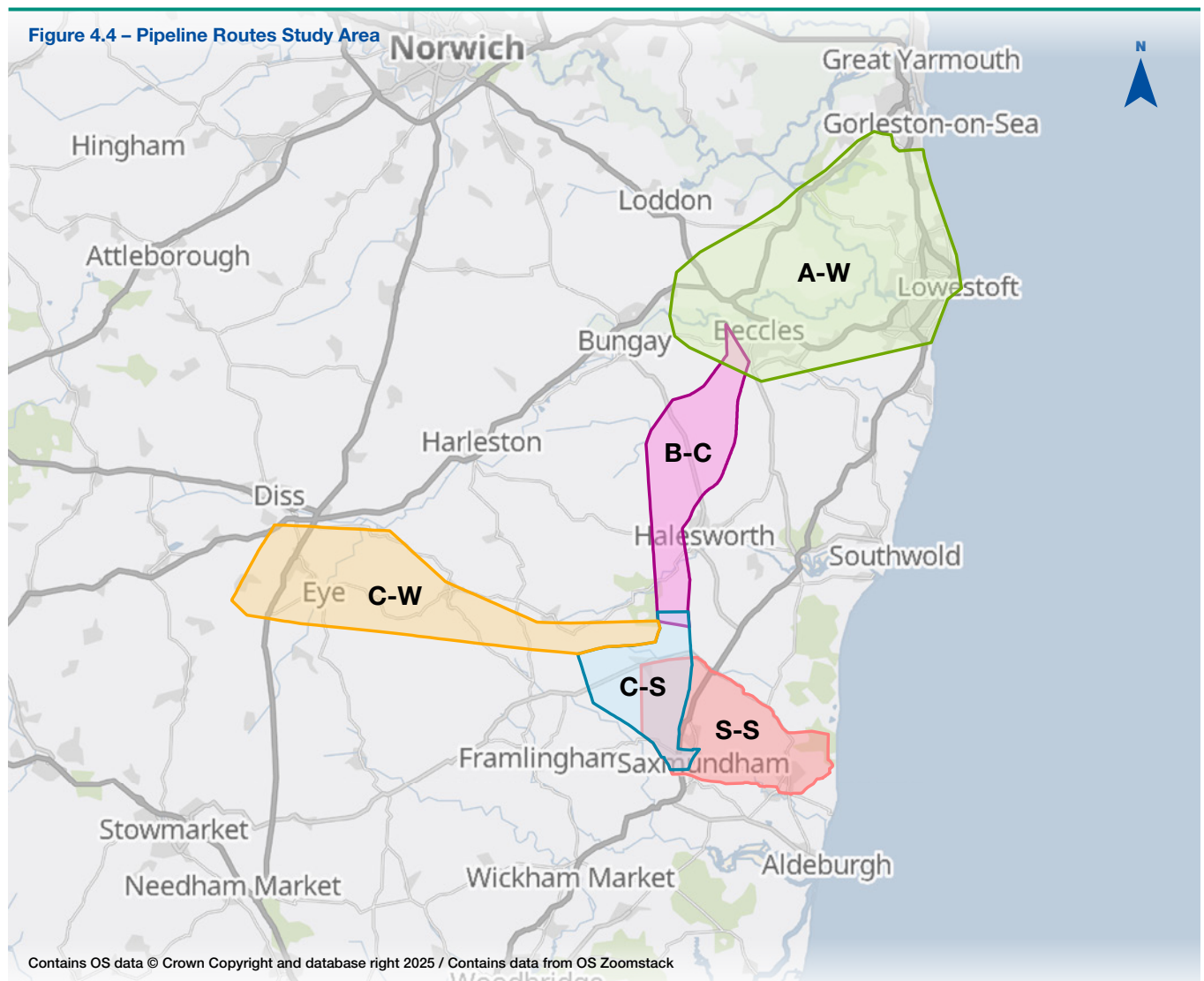
Pipelines Selection

To help plan the five key pipeline routes, we identified large study areas (Figure 4.4) that connect existing infrastructure with the new infrastructure proposed as part of the Project.

These areas were chosen to allow flexibility in route planning while avoiding major constraints such as large towns, clusters of homes, protected environmental sites, and existing infrastructure corridors (e.g. railways). This approach helps us explore the most suitable and least disruptive options for the pipeline routes.

These five key pipeline route study areas are shown shaded green, pink, orange, blue and red on the plan below.

-  Advanced Water Recycling Plant to River Waveney (A-W)
-  Barsham Water Treatment Works to Central Service Reservoir (B-C)
-  Central Service Reservoir to Western Service Reservoir (C-W)
-  Central Service Reservoir to Saxmundham Water Tower (C-S)
-  Saxmundham Water Tower to Sizewell (S-S)



The Advanced Water Recycling Plant to the River Waveney (A-W) study area is defined by the start point (Lowestoft Water Recycling Centre), Lowestoft to the south, Gorleston-on-Sea and the A143 to the north, the proposed discharge point at the River Waveney to the west and the north sea to the east. The study area is large enough to provide a pipeline corridor option that would reduce or avoid routing within the Broads National Park.

The Barsham Water Treatment Works to Central Service Reservoir (B-C) study area is defined by the start point (Barsham Water Treatment Works) to the north and the end point (the existing Lodgewood Water Tower which is the centre point for the Central Service Reservoir study area) to the south. It is bound to the east by the East Suffolk railway line and to the west by the River Waveney and The Beck, all of which follow a north to south alignment.

The Central Service Reservoir to Saxmundham Water Tower (C-S) study area is defined by the start point (the existing Lodgewood Water Tower, which is the centre point for the Central Service Reservoir study area) to the north and the end point (the existing Saxmundham Water Tower) to the south. To the east, it is bound by the River Fromus and the A12, and to the West, it is bound by the River Alde, all of which run parallel to the route.

The Central Service Reservoir to Western Service Reservoir (C-W) study area is defined by the start point (the existing Lodgewood Water Tower which is the centre point for the Central Service Reservoir study area) to the east and the end point (the centre point of the Western Service Reservoir study area) to the west, as well as the existing railway to the west. To the north it is bound by the River Blyth and the villages of Hoxne, Chickering, Stradbroke, Laxfield and Ubbeston Green, and to the south it is bound by a run of horizontal alignment of villages of Brundish, Worlingworth, Southolt and Occold.

The Saxmundham Water Tower to Sizewell C Nuclear Power Station (S-S) study area is defined by the start point (Saxmundham Water Tower) to the west and the end point (Sizewell C) to the east. To the north it is bound by the B1122 and to the south it is bound by the villages of Benhall, Sternfield and Coldfair Green.

Once the initial search areas were identified, we mapped out potential pipeline options based on key design requirements. In doing so, we have worked to avoid major environmental and engineering constraints wherever possible, such as protected sites, technical barriers, or areas that could pose legal or delivery challenges (Major Constraints see Appendix B to the Scheme Development Summary).

This approach helps make sure the pipeline options are both practical and respectful of the surrounding environment and communities.

Major constraints that have been considered within our design. These are shown below:

A-W Major Constraints

- Avoidance of Somerleyton Park Registered Park & Garden.
- Avoidance of built-up areas, notably sensitivity around Lowestoft.
- Crossing of The Broads National Park.
- Crossing of Wherry railway line.
- Crossing of the River Waveney.

B-C Major Constraints

- Avoidance of Heveningham Hall Registered Park and Garden (Grade II Listed) and associated Grade I Listed Building (Heveningham Hall) and Grade II* Listed Buildings (entrance gates).
- Avoidance of pockets of Ancient Woodland south of Ringsfield Common.

C-S Major Constraints

- Avoidance of Heveningham Hall Registered Park and Garden (Grade II Listed) and associated Grade I Listed Building (Heveningham Hall) and Grade II* Listed Buildings (entrance gates).

C-W Major Constraints

- Avoidance to Scheduled Monument, Denham College Moated Site.

S-S Major Constraints

- Proximity/avoidance to Suffolk Coast & Heaths National Landscape, Sizewell Marshes SSSI, Minsmere-Walberswick Heath and Marshes SSSI, Minsmere-Walberswick Heaths and Marshes SAC, Coastal Floodplain and Grazing Marsh Priority Habitat, Outer Thames Estuary SPA, Minsmere-Walberswick Ramsar site and Lowland Fens and Coastal Sand Dunes irreplaceable habitat.
- Avoidance of Saxmundham Conservation Area and associated designated heritage assets including Lady Grace Scheduled Monument.

The pipeline options were split at nodes to create a set of pipeline segments to assess at Stage 2. Nodes are created when two or more pipeline options connect/intersect or at road/river crossings. The following segments were progressed to Stage 2 for assessment.

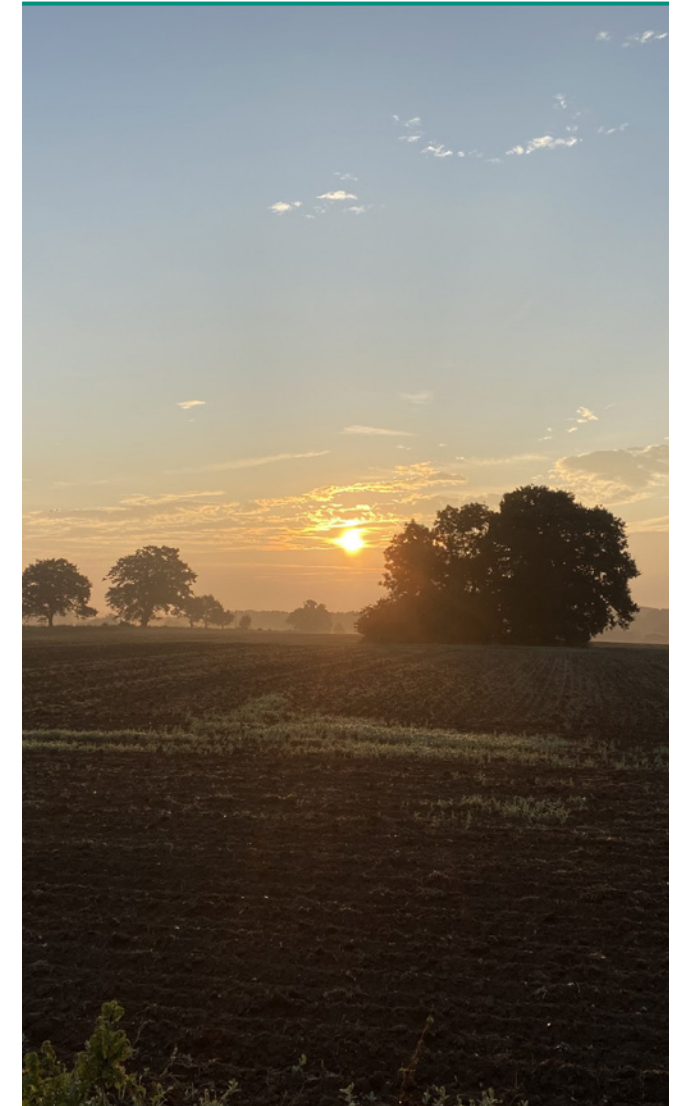
A-W – 45 segments progressed to Stage 2

B-C – 33 segments progressed to Stage 2

C-S – 32 segments progressed to Stage 2

C-W – 62 segments progressed to Stage 2

S-S – 37 segments progressed to Stage 2



Stage 2

Once the team had produced a list of potentially viable land parcels for the Advanced Water Treatment Plant and Service Reservoirs and potentially viable pipeline segments for the pipeline routes, we assessed these options against a multi-criteria methodology which included environmental, planning, land and engineering assessment criteria. Please see Scheme Development Summary for detail of all land parcels and pipeline corridors considered.

Advanced Water Recycling Plant

During our Stage 2 process, we identified 20 land parcels for assessment. 16 of these land parcel options did not progress to Stage 3. They were not considered viable for the following reasons:

- Many options, such as AWRP 1.1 and AWRP 4.1, faced significant access issues, including the need for extensive road modifications or weight restrictions, which would complicate construction and operational traffic.
- Land contamination was another common concern. Several land parcels, including land within the Lowestoft Water Recycling Centre and AWRP 1.4, have historic landfills or are at risk of contamination due to previous uses.

- Proximity to sensitive areas, such as residential developments, Priority Habitats, and protected areas like The Broads National Park, posed considerable challenges for land parcels like AWRP 2.2 and AWRP 5.1.
- Infrastructure issues, including power lines, gas pipelines, and sewers, further limited developable for land parcels like AWRP 2.1 and AWRP 2.3.
- Visual impacts on nearby residents were also notable concerns for land parcels like AWRP 1.2 and AWRP 5.3.

Overall, the combination of these factors made it unfavourable for these 16 land parcels to progress to the Stage 3. Chapter 5 sets out the remaining four land parcels we are seeking your views on during this consultation.

Service Reservoirs

Central Service Reservoir

During the Stage 2 process, we identified 14 land parcels for assessment. Three of these options did not progress to Stage 3 (CSR9, CSR10, CSR14). All three options were not considered viable for the following reasons:

- The proximity to the Heveningham Hall Registered Park and Garden which would likely have complexities when constructing the pipeline connection to the Lodgewood Water Tower, as they would have to navigate a small private road to avoid impacting the Registered Park and Garden, which could impact residential properties during the construction of the Central Service Reservoir.
- It would not be possible to gravitate the discharge overflow water from the Central Service Reservoir to a local watercourse.

Overall, the combination of these factors made it unfavourable for these three land parcels to progress to the Stage 3. Chapter 5 sets out the remaining 11 land parcels we are seeking your views on during this consultation.

Western Service Reservoir

During the Stage 2 process, we identified 19 land parcels for assessment. Two of these options did not progress to Stage 3 (WSR5 and WSR15). Both of these options were not considered viable due to:

- The presence of a gas mains and overhead power lines that intersect these two land parcels and the buffers that are required for access to these utilities' assets. This resulted in the size of each land parcel being unviable for size requirement of the Western Service Reservoir.

Overall, the combination of these factors made it unfavourable for these two land parcels to progress to the Stage 3. Chapter 5 sets out the remaining 17 land parcels we are seeking your views on during this consultation.



Example of 12 megalitre landscaped service reservoir built by Essex & Suffolk Water

Pipelines

A-W — During the Stage 2 process, we identified 45 pipeline segments for A-W. 15 segments did not progress to Stage 3, due to a number of reasons:

- Presence of high-pressure gas mains and multiple crossings of major gas mains.
- Longer routes compared to alternatives and significant trenchless crossing adding construction complexities.
- Lengthy and complex vehicle access for construction, access issues.
- Veteran trees and residential properties.
- Potential impacts on veteran trees and priority habitats such as Coastal and Floodplain Grazing Marsh, Wood Pasture and Parkland, and Deciduous Woodland.
- Interaction with historic landfill sites.
- Intersections with existing planning allocations and proximity to residential properties.

B-C — During the Stage 2 process, we identified 33 pipeline segments for B-C. Two segments did not progress to Stage 3, due to a number of reasons:

- Utility crossings, which pose safety and coordination issues.
- Construction complexities and impacts on priority habitats (Coastal and Floodplain Grazing Marsh).
- Proximity to a high-pressure gas main which is also close to River Blyth crossing, making construction complex.

C-W — During the Stage 2 process, we identified 32 pipeline segments for C-W. Nine segments did not progress to Stage 3, due to a number of reasons:

- Proximity to Scheduled Monuments (Denham College Moated Site).
- Risks associated with a former airfield (RAF Horham) and potential contamination risks.
- Proximity to residential properties.
- Intersection with Neighbourhood Plan Area Local Landscape Sensitivity under Policy HOX6.
- Intersection of watercourse and public rights of way with limited opportunities for diversions.

C-S — During the Stage 2 process, we identified 62 pipeline segments for C-S. Three segments did not progress to Stage 3, due to a number of reasons:

- Interaction with a high-pressure gas main.
- Lack of direct vehicle access requiring a haul road which would cross the River Yox and likely require significant tree and hedgerow removal.
- Potential impact Coastal and Floodplain Grazing Marsh priority habitat.
- Potential impact to Sibton Park (Park and Garden of Historic or Landscape Interest (SCLP11)).

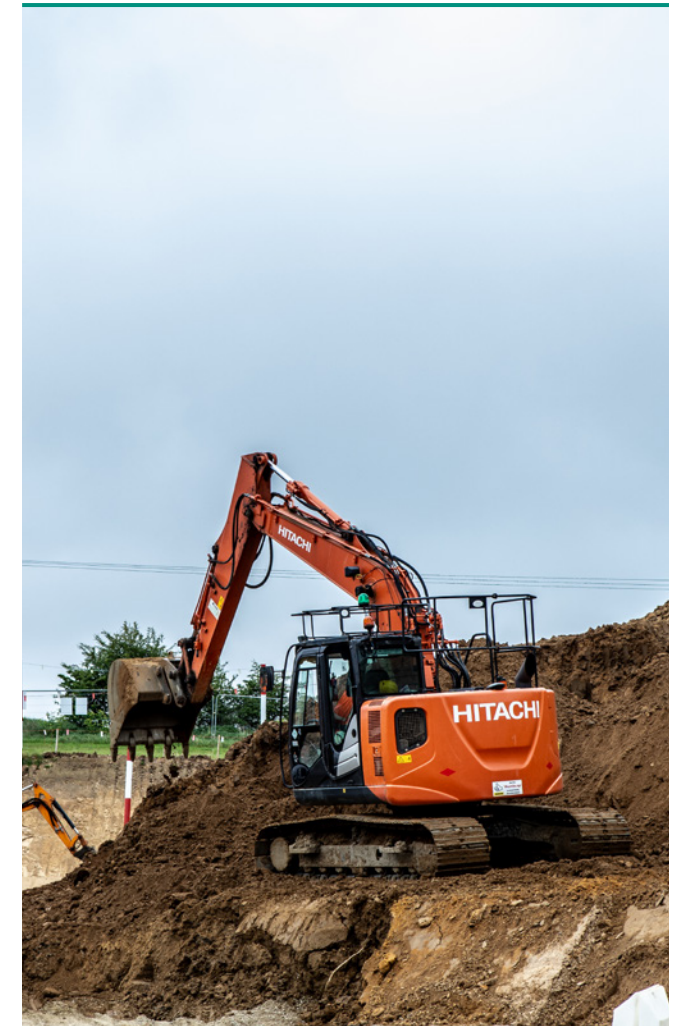
S-S — During the Stage 2 process, we identified 37 pipeline segments for C-S. Six segments did not progress to Stage 3, due to a number of reasons:

- The high volume of utility interactions which poses consultation complexities.
- Interaction with railway track crossing and river crossing, both would require trenchless construction.
- Intersection of Priority Habitat Wood Pasture and Parkland.
- Proximity to Conservation Area and proximity to a Grade II* Listed Building.
- Interaction with former RAF Leiston airbase, which poses potential risk of source of contamination.
- Proximity to Scheduled Monument (Leiston Abbey and Moated Site).

Chapter 5 sets out the remaining pipeline corridors for each route, which we are seeking your views on during this consultation.

After Stage 2 assessment, we joined the best performing pipeline segments together to form the pipeline corridors for each pipeline route. These pipeline corridors are typically 200m in width. This is to provide flexibility to the design should any further information be identified during our programme of surveys and engagement.

The pipeline corridor will be refined during Stages 3 and 4 to form a working width, which is likely to be between 40m and 20m wide for the construction of the pipelines.



Consultation Options

Chapter 5 provides a summary of the assessment outcomes of our Stage 2 site and route selection work for the Advanced Water Recycling Plant, the two Service Reservoirs (the Central Service Reservoir and the Western Service Reservoir) and the Pipeline Corridors:

- Advanced Water Recycling Plant to the River Waveney (A-W)
- Barsham Water Treatment Works to Central Service Reservoir (B-C)
- Central Service Reservoir to Saxmundham Water Tower (C-S)
- Central Service Reservoir to Western Service Reservoir (C-W)
- Saxmundham Water Tower to Sizewell C Nuclear Power Station (S-S)

Corridor Groups

Advanced Water Recycling Plant -
Waveney (A-W)

Barsham Water Treatment Works -
Central Service Reservoir (B-C)

Central Service Reservoir -
Western Service Reservoir (C-W)

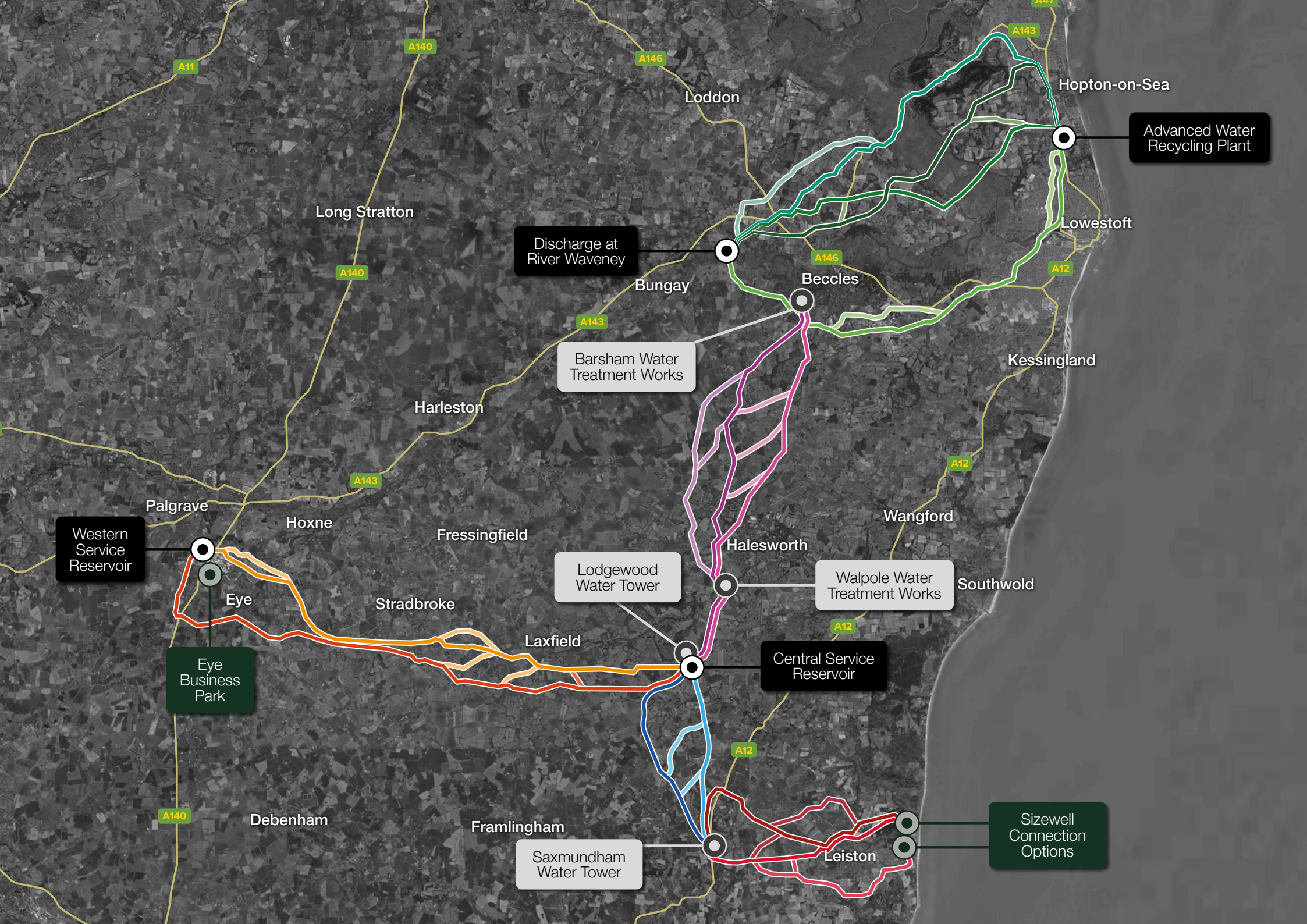
Central Service Reservoir -
Saxmundham Water Tower (C-S)

Saxmundham Water Tower -
Sizewell (S-S)

Existing Essex & Suffolk Water Assets

Proposed Essex & Suffolk
Water Assets

Growth Areas



Advanced Water Recycling Plant (AWRP) - Assessment Summary



AWRP 3.1

This land parcel option for the Advanced Water Recycling Plant is located relatively close (approximately 1.2 km northwest) to the Lowestoft Water Recycling Centre, next to the A47. The land parcel consists of agricultural land and is approximately 26.5 hectares. Connecting the existing Lowestoft Water Recycling Centre to this Advanced Water Recycling Plant option would involve installing a pipeline to cross adjacent fields and agricultural land.

The land parcel has limited elevation change, which minimises the pumping requirements for treated recycled water and concentrated residual waste. The land parcel is of a sufficient size and shape for the Advanced Water Recycling Plant, providing flexibility for site layout. The location of this land parcel minimises both construction and operational disturbance to the area, with the potential for the creation of direct access onto a main road.

Assessment and outcomes

East of this land parcel, there are residential properties, a Public Right of Way, and a horticultural business that may be impacted by construction-related activities. Potential visual, noise, air quality and traffic impacts from construction are considered manageable through the application of best-practice construction techniques.

An area of ancient woodland is located to the west of this land parcel, and a local nature reserve lies southeast. Careful siting of the Advanced Water Recycling Plant within the land parcel would aim to minimise interaction with sensitive habitats.

An area of high risk of flooding from surface water is identified within the land parcel. To reduce impacts on flood risk, careful siting of the Advanced Water Recycling Plant within the land parcel and continuous engagement with the Environment Agency, and where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

There is no direct vehicle access onto the A47, therefore modifications would be required to facilitate construction vehicle movements and allow access. This could include hedgerow removal and road widening. Replanting after the work completes would be proposed where possible.

This land parcel is approximately 1.2km from the coastline so would require a similar length pipeline to AWRP 3.2 and AWRP 3.3 to discharge concentrated residual waste into a long sea outfall, shorter than the required pipeline for AWRP 5.5.

AWRP 3.2

This land parcel option for the Advanced Water Recycling Plant is located approximately 1.5 km northwest to Lowestoft Water Recycling Centre, adjacent to the A47. The land parcel consists of agricultural land and is approximately 15.5 hectares. Connecting the Lowestoft Water Recycling Centre to this Advanced Water Recycling Plant option would require a pipeline crossing fields or agricultural land.

This land parcel has limited elevation change, which minimises the transfer requirements for treated recycled water and concentrated residual waste. The land parcel is of a sufficient size for the Advanced Water Recycling Plant. The location of this land parcel minimises both construction and operational disturbance to the area, with the potential for the creation of direct access from the main road.

Assessment and outcomes

There are residential properties located to the south of the land parcel, that may be affected by construction-related activities. Potential visual, noise, air quality and traffic impacts from construction are considered manageable through the application of best-practice construction techniques.

A veteran tree is located approximately 5–10m north of the land parcel boundary, and a priority habitat of deciduous woodland is situated within 50m of the land parcel boundary. Careful siting of the Advanced Water Recycling Plant within the land parcel would aim to minimise interaction with sensitive habitats.

There is no direct vehicle access from the A47, therefore modifications would be required to provide vehicle access for the construction and operation of the Advanced Water Recycling Plant. This could include hedgerow removal and road widening. Replanting after the work completes would be proposed where possible.

There is potential for interaction with existing above-ground infrastructure, including overhead lines. The Advanced Water Recycling Plant would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, coordination with the relevant utility providers would be undertaken.

The land parcel is approximately 1.2km from the coastline, so this land parcel would require a similar length pipeline to AWRP 3.1 and AWRP 3.3 to discharge concentrated residual waste via a long sea outfall, which is a shorter pipeline than that required for AWRP 5.5, reducing potential construction disruption. Whilst the land parcel is sufficiently large, its shape does limit flexibility and may constrain how the Advanced Water Recycling Plant and solar panels are laid out on it.

AWRP 3.3

This land parcel option for the Advanced Water Recycling Plant is located relatively close (approximately 2.2 km northwest) to the Lowestoft Water Recycling Centre, adjacent to the A47 near Hopton-on-Sea. Connecting the Lowestoft Water Recycling Centre to this Advanced Water Recycling Plant option would require a pipeline crossing adjacent fields and agricultural land. The land parcel consists of agricultural land and is approximately 13 hectares.

The land parcel has limited elevation change, which minimises the pumping requirements for treated recycled water and concentrated residual waste. The location minimises both construction and operational disturbance to the area, with the potential for the creation of direct access from the main road.

Assessment and outcomes

There are residential properties located in proximity to the south that may be affected by construction and operational impacts. Potential noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

A veteran tree is located near the north of the land parcel boundary. Two areas of Ancient Woodland are also present within the wider area. Careful siting of the Advanced Water Recycling Plant within the land parcel would aim to minimise interaction with sensitive habitats.

Through the design process, careful siting of the Advanced Water Recycling Plant within the land parcel and screening may be required during construction and operation to reduce visual impacts on Grade II* Listed Church of St. Margaret, located to the east of the land parcel on the other side of the A47.

An area of medium risk of flooding from surface water is identified within the land parcel. To reduce impacts on areas of flood risk, careful placement of the Advanced Water Recycling Plant within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

Access is possible from the A47 but would require works providing the new arm of a roundabout, otherwise access could be provided via a new connection access link to Jay Lane for which modifications would be required to provide vehicle access for the construction and operation of the Advanced Water Recycling Plant. This could include hedgerow removal and road widening. Replanting after the work completes would be proposed where possible.

A low voltage power line crosses the southeastern corner of the land parcel. The Advanced Water Recycling Plant would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, coordination with the relevant utility providers would be undertaken.

The land parcel is approximately 1.4km from the coastline, so this land parcel would require a similar length pipeline to AWRP3.1 and AWRP 3.2 to discharge concentrated residual waste via a long sea outfall, which is a shorter pipeline than that required for AWRP 5.5, reducing construction disruption to nearby residential properties. A substation is approximately 500m away from this land parcel for a potential grid connection to the proposed on-site solar photovoltaic installation. Whilst the land parcel is sufficiently large enough, its shape does limit flexibility and may constrain how the Advanced Water Recycling Plant and solar panels are laid out on it.

AWRP 5.5

This land parcel option for the Advanced Water Recycling Plant is approximately 4.8 km northwest of Lowestoft Water Recycling Centre. It is the most northerly land parcel option and lies close to Gorleston-on-Sea. The land parcel consists of agricultural land and is approximately 16.5 hectares. This land parcel is significantly further from Lowestoft Water Recycling Centre and the coast than AWRP 3.1, AWRP 3.2 and AWRP 3.3. However, it is located within an area designated within the Great Yarmouth Local Plan for the allocation of light industrial usage and direct access from Gawain Road can be created.

This land parcel is of a sufficient size and shape for the Advanced Water Recycling Plant, providing flexibility for site layout.

Assessment and outcomes

Nearby residential properties may be impacted by construction and operational impacts. Potential noise impacts from construction are considered manageable through the application of best-practice construction techniques.

An area of deciduous woodland is adjacent to this land parcel. The Advanced Water Recycling Plant's careful siting would aim to reduce impact on this habitat.

An area of medium risk of flooding from surface water is identified within the land parcel. To reduce impacts on areas of flood risk, careful placement of the Advanced Water Recycling Plant within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

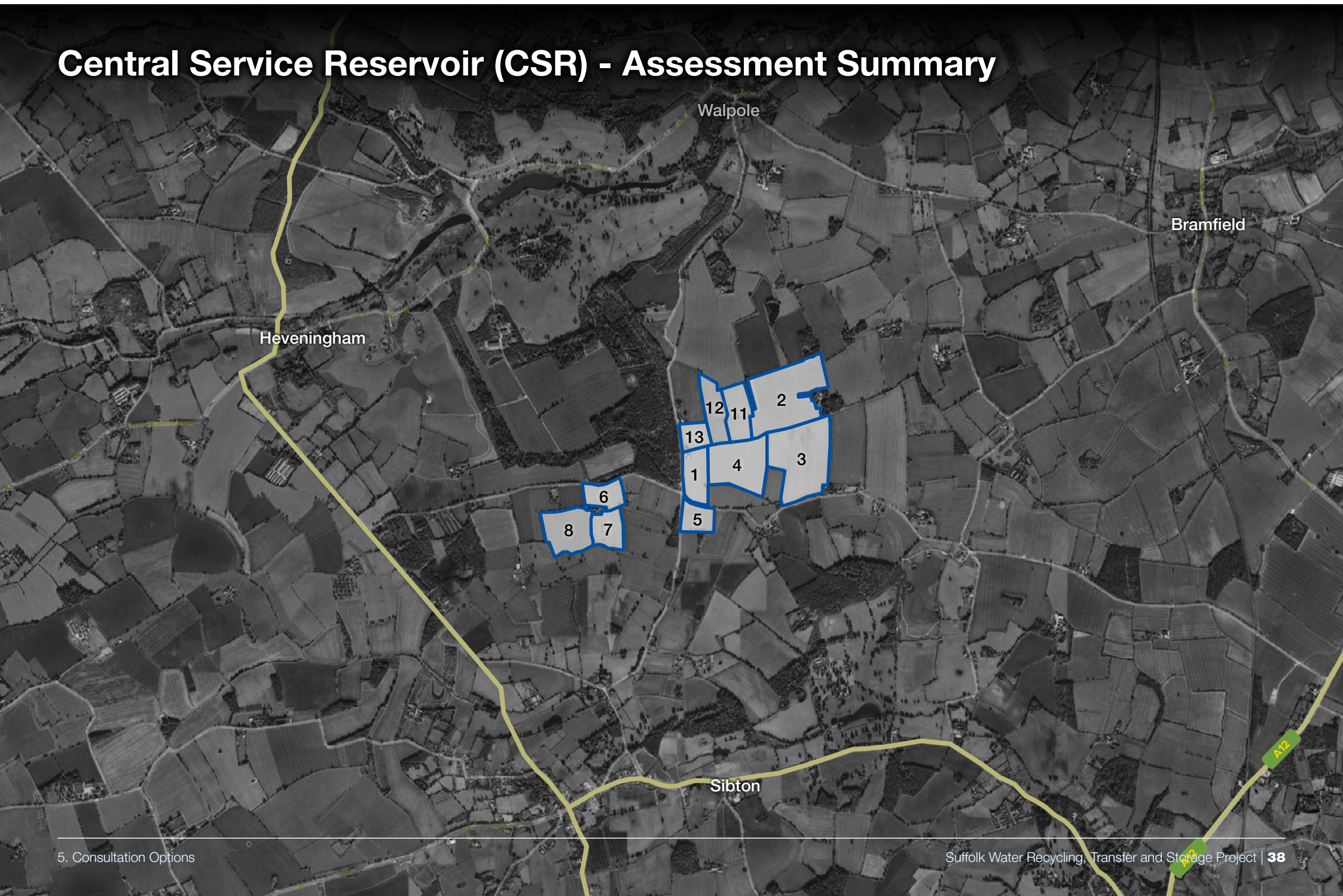
The land parcel contains Grade 1 and 2 agricultural lands. Soil identified as 'Best and Most Versatile' subject to temporary land take for construction would be excavated, temporarily stored, and reinstated where possible to minimise the impact on agricultural land to minimise the impact on agricultural land.

The Advanced Water Recycling Plant would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, coordination with the relevant utility providers would be undertaken.

The land parcel is approximately 2.3km from the coastline, so this land parcel would require a longer length pipeline than AWRP 3.1, AWRP 3.2 and AWRP 3.3 to discharge concentrated residual waste via a long sea outfall.



Central Service Reservoir (CSR) - Assessment Summary



CSR1

This land parcel is approximately 25m east of the Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire field parcel and the surrounding area is agricultural land with some settlements and isolated residential properties. The land parcel is situated next to Halesworth Road and an unclassified road, providing direct access to the land parcel. The nearest settlements to the land parcel are Walpole and Peasenhall. The land parcel is approximately 6 hectares.

Assessment and outcomes

There are residential properties within 210m of the land parcel. Potential noise impacts from construction on these residential properties are considered manageable through the application of best-practice construction techniques.

There is a Priority Habitat (deciduous woodland) to the west of the land parcel. Through the design process it is considered that the Central Service Reservoir can be placed within the land parcel to avoid these environmental designations and habitats.

There are high voltage overhead lines running along the eastern and western boundaries of the land parcel, splitting the land parcel. These impacts could be overcome by the Central Service Reservoir being designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.



Springwell Service Reservoir Interior

CSR2

This land parcel is located approximately 610m east of the Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area consists of agricultural land with some settlements and isolated residential properties. The nearest settlements to the land parcel are Walpole and Peasenhall and the land parcel can be accessed via a private track. The land parcel is approximately 22 hectares.

Assessment and outcomes

There is potential for noise and vibration impacts on Packway Farm and potential visual impact to users of a Public Right of Way. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

There is a Priority Habitat (deciduous woodland) adjacent to the land parcel, however there are no trees within the land parcel. Through the design process it is considered that the Central Service Reservoir can be placed within the land parcel to avoid this habitat.

Areas of medium to high risk of flooding from surface water in the south-east of the land parcel has been identified. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via single track roads, which are not suitable for larger vehicles, therefore to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There is some interaction with existing below-ground infrastructure which intersects the northwest corner of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir to be placed. The Central Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

CSR3

This land parcel is located approximately 630m east of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel the surrounding area is agricultural land with some settlements and isolated residential properties. The closest settlements to this land parcel are Walpole and Peasenhall and the land parcel can be directly accessed via an unclassified road. The land parcel is approximately 22 hectares.

Assessment and outcomes

Construction could impact nearby residential properties and visually impact users of a Public Right of Way. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

There is a Priority Habitat (deciduous woodland) adjacent to this land parcel. Through the design process it is considered that the Central Service Reservoir can be placed to avoid this environmental designation and habitat.

The land parcel can only be accessed via single track roads, which are not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

CSR4

This land parcel is located approximately 200m east of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and its surrounding area is agricultural land with some settlements and isolated residential properties. The land parcel is between the settlements of Walpole and Peasenhall and is accessed from Halesworth Road. The land parcel is approximately 15 hectares.

Assessment and outcomes

Construction activities could impact nearby residential properties and landowners and visually impact users of a Public Right of Way. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

There is a veteran tree and two ancient woodlands in proximity to this land parcel. Through the design process it is considered that the Central Service Reservoir can be placed to avoid these environmental designations and habitats.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via single track roads, which are not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There is potential for interaction with existing below-ground infrastructure on the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir to be placed. The Central Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

CSR5

This land parcel is situated approximately 80m south-east of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area comprises agricultural land with some settlements and isolated residential properties. The nearest settlements to this land parcel are Walpole and Peasenhall. The land parcel is adjacent to Halesworth Road and Sibton Green therefore providing direct access to it. The land parcel is approximately 5 hectares.

Assessment and outcomes

There are two veteran trees and two ancient woodlands and 62 Priority Habitats in proximity of the land parcel. Through the design process it is considered that the Central Service Reservoir can be placed to avoid these environmental designations and habitats.

There is potential for visual impacts on heritage assets, including one Registered Park and Garden (Heveningham Hall) and six Listed Buildings, and a Public Right of Way in proximity of the land parcel. Through the design process, careful placement of the Central Service Reservoir within the land parcel and screening may be required to reduce visual impacts on the heritage asset during construction and operation.

A small area on the eastern edge of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via single track roads, which are not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are high-voltage overhead lines running north to south through the middle of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir to be placed. The Central Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

CSR6

This land parcel is located approximately 310m south of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area consists of agricultural land with some settlements and isolated residential properties. The nearest settlements to this land parcel are Walpole, Heveningham, and Peasenhall. The land parcel has direct access from Dunwich Lane and is approximately 5 hectares.

Assessment and outcome

There is potential for construction impacts on nearby residential properties and landowners. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

There is potential for visual impacts on Heveningham Hall Registered Parks and Garden and a Public Right of Way. Through the design process, careful placement of the Central Service Reservoir within the land parcel and screening may be required to reduce visual impacts on the heritage asset during construction and operation.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The land parcel can only be accessed via single track roads, which are not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There is potential for interaction with existing underground utilities which clip the south-eastern edge of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir to be placed.

CSR7

This land parcel is approximately 500m south of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area consists of agricultural land with some settlements and isolated residential dwellings. The nearest settlements to this land parcel are Walpole, Heveningham, and Peasenhall and the land parcel is accessed via a small access track through CSR6 off Dunwich Lane or crossing fields from Halesworth Road. The land parcel is approximately 6 hectares.

Assessment and outcomes

There is potential for construction impacts on nearby residential properties and landowners. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

There is potential for visual impacts on Heveningham Hall Registered Parks and Garden and users of a Public Right of Way. Through the design process, careful placement of the Central Service Reservoir within the land parcel and screening may be required to reduce visual impacts during construction and operation.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via single track roads, which are not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are high-voltage overhead lines running along the north and west of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir within the land parcel. The Central Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, and we would co-ordinate with the relevant utility providers.

CSR8

This land parcel is approximately 365m south of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area comprises agricultural land with some settlements and isolated residential properties. The nearest settlements to this land parcel are Walpole, Heveningham, and Peasenhall and the land parcel is accessed via a farm track off Dunwich Lane. The land parcel covers approximately 10 hectares.

Assessment and outcomes

There is potential for construction impacts on nearby residential properties, users of a Public Rights of Way and landowners. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

A small area of the land parcel is at high and medium risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The land parcel can only be accessed via a farm track, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There is a high-voltage overhead line running east to south and another extending directly north from this, splitting the land parcel into three. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir. The Central Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

CSR11

This land parcel is approximately 340m east of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area comprises agricultural land with some settlements and isolated residential properties. The nearest settlements to this land parcel are Walpole and Peasenhall and the land parcel is accessed via farm tracks off Halesworth Road. The land parcel is approximately 7 hectares.

Assessment and outcomes

There is potential for construction and operational visual impacts on residential properties and users of a Public Right of Way. Potential visual impacts are considered manageable through the application of best-practice construction techniques.

There is potential for impacts on ecological features, with Priority Habitats located directly adjacent to the land parcel and there is the presence of mature trees within the land parcel, reducing the developable area. Through the design process it is considered that the Central Service Reservoir can be placed to avoid these environmental designations and habitats.

A small area of the land parcel is at high and medium risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via a farm track, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There is potential for interaction with the existing below-ground infrastructure, including a high-pressure gas main. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Central Service Reservoir. The Central Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

CSR12

This land parcel option is approximately 210m east of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the area around it is mainly agricultural land with some settlements and isolated residential properties. The nearest settlements to this land parcel are Walpole and Peasenhall and the land parcel is accessed via farm tracks off Halesworth Road. The land parcel covers approximately 7 hectares.

Assessment and outcomes

There is potential for construction impacts on a residential property located 140m to the west and users of a Public Right of Way. Potential noise and visual impacts are considered manageable through the application of best-practice construction techniques.

A small area of the land parcel is at high risk of surface water flooding. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via a farm track, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

The land parcel presents potential constraints due to its narrow geometry. The layout would need to be adapted to accommodate the narrow shape of this land parcel.

CSR13

This land parcel option is approximately 25m east of Heveningham Hall Registered Park and Garden of Historic or Landscape Interest. It occupies an entire agricultural field parcel and the surrounding area consists of agricultural land with some settlements and isolated residential properties. The nearest settlements to this land parcel are Walpole and Peasenhall and is along Halesworth Road which could provide direct access. The land parcel covers is 4 hectares.

Assessment and outcomes

There is potential for impacts from construction-related activities on residential and industrial/commercial buildings and users of a Public Right of Way. Potential visual, noise and air quality impacts are considered manageable through the application of best-practice construction techniques.

There is a major development proposal for an agricultural storage building immediately bordering this land parcel. It is considered that the Central Service Reservoir can be designed to avoid interaction with this development through engagement and coordination with the developer.

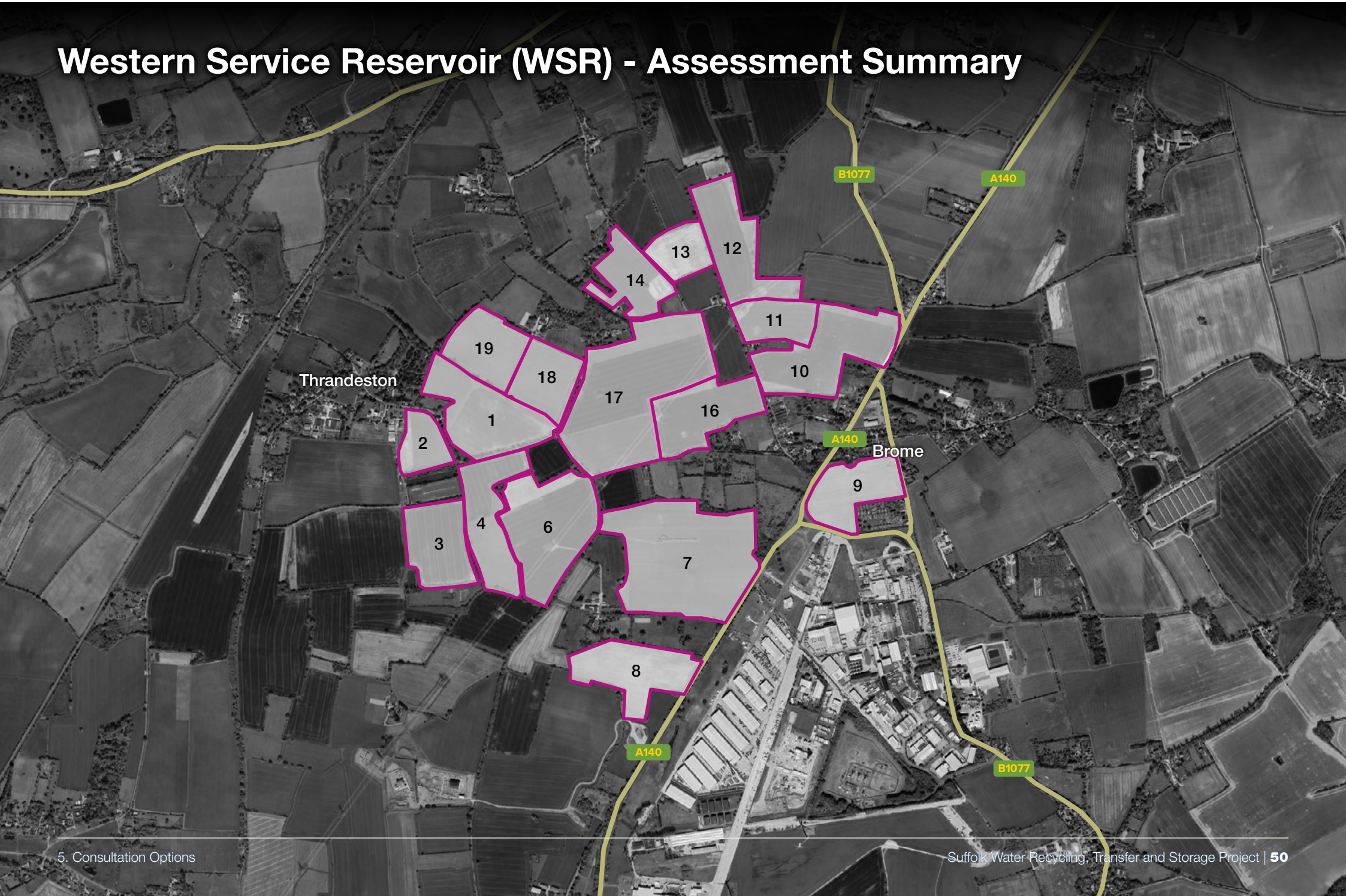
There is potential for impacts on irreplaceable habitats, including a veteran tree to the south of the land parcel and a Priority Habitat located immediately adjacent to the west. It is considered that the Central Service Reservoir can be placed within the land parcel to avoid these environmental designations and habitats.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Central Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via a farm track, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are high voltage overhead lines running along the eastern and western boundaries of the land parcel. The Central Service Reservoir would be designed to avoid conflict with existing utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

Western Service Reservoir (WSR) - Assessment Summary



WSR1

This land parcel option lies to the east of Thrandeston. The area around it consists of farmland with some settlements and scattered residential properties. It occupies two entire agricultural field parcels and is bordered to the south by a minor road that passes through Thrandeston village, providing access to the land parcel. The land parcel is approximately 10 hectares.

Assessment and outcomes

There are two residential properties and one community asset in proximity of the land parcel. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

Due to the proximity of Thrandeston Conservation Area, there is potential for visual impacts on the historic environment. Through the design process, careful placement of the Western Service Reservoir within the land parcel and screening may be required to reduce visual impacts on the Conservation Area during construction and operation.

The land parcel is near sensitive ecological designations, including Gypsy Camp Meadows Site of Special Scientific Interest and multiple parcels of Priority Habitat such as deciduous woodland, lowland heath, and acid grassland, which may be impacted during construction. Through the design process it is considered that the Western Service Reservoir can be placed within the land parcel to avoid these environmental designations and habitats.

There are high voltage overhead lines running along the eastern and western boundaries of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir within the land parcel. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR2

This land parcel option is situated immediately south-east of Thrandeston. The surrounding area comprises a mixture of agricultural land, settlements, and isolated residential dwellings. It occupies an entire agricultural field parcel and part of another and is bounded to the north and east by a minor road that passes through Thrandeston, providing access to the land parcel. The land parcel is approximately 3.5 hectares.

Assessment and outcomes

There are residential, industrial, and commercial buildings in proximity to this land parcel, including one community asset. Potential visual, noise and vibration impacts from construction are considered manageable through the application of best-practice construction techniques.

Due to the proximity of Thrandeston Conservation Area and the Grade I listed Church of St Margaret, there is potential for visual impacts on the historic environment. Through the design process, careful placement of the Western Service Reservoir and screening may be required to reduce visual impacts on the conservation area and listed building during construction and operation.

The land parcel is near sensitive ecological designations including Gypsy Camp Meadows Site of Special Scientific Interest and a Traditional Orchard Priority Habitat, which may be directly impacted during construction due to its proximity and potential encroachment on the root protection zone. Through the design process and careful placement of the Western Service Reservoir would aim to minimise interaction with these sensitive habitats.

There are high voltage overhead lines running along the eastern and western boundaries of this land parcel, intersecting the land parcel. The Western Service Reservoir would be designed to avoid conflict with existing utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR3

This land parcel option is approximately 350m south of Thrandeston. The surrounding area consists of agricultural land, with some settlements and isolated residential properties. The land parcel occupies an entire agricultural field parcel, is enclosed by trees and hedgerows on all sides and is accessed via an unclassified road. The land parcel is approximately 7 hectares.

Assessment and outcomes

There are potential impacts to nearby residential properties from construction activities. Potential visual impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.



Springwell Service Reservoir Interior

WSR4

This land parcel option is approximately 320m south-east of Thrandeston. The surrounding area consists of a mix of agricultural land, some settlements, and isolated residential properties. It occupies an entire agricultural field parcel and is bounded to the north by a minor road that passes through Thrandeston village. The land parcel is approximately 8 hectares.

Assessment and outcomes

There are potential impacts to nearby residential properties from construction activities. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel is near sensitive ecological designations including a Traditional Orchard Priority Habitat, which may be impacted during construction due to potential encroachment on its root protection zone, as well as the presence of mature trees within this land parcel. Careful placement of the Western Service Reservoir on this land parcel would aim to minimise interaction with sensitive habitats.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are overhead lines present, which clip the south-east corner of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR6

This land parcel option is approximately 500m south-east of Thrandeston. It occupies an entire agricultural field parcel and is bordered to the east by a private track, providing access. The surrounding environment consists of a mixture of agricultural land, some settlements, and isolated residential properties. The land parcel is approximately 13 hectares.

Assessment and outcomes

There are potential impacts to nearby residential properties from construction activities. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

A small area of the land parcel is at risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

High-voltage overhead lines and national grid pylons run through the southwest to northeast corner of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with existing utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR7

This land parcel option is located next to the A140, which marks its eastern boundary. The site is over 500m to the north-west of Progress Power Station. It occupies several entire agricultural field parcels and the surrounding area comprises a mix of agricultural land with some settlements and isolated residential properties. The land parcel has direct access from the A140. The land parcel is approximately 21.5 hectares.

Assessment and outcomes

There are potential impacts to nearby residential properties and community assets from construction activities. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel is in proximity to an outline application for a petrol and electric vehicle charging facility with an associated shop and roadside restaurant, which was validated on 31 January 2022 and is awaiting a decision. Through the design process, it is considered that the Western Service Reservoir can be designed on this land parcel to avoid conflict with this proposed development through engagement and coordination with the developer.

There is a Priority Habitat adjacent to the land parcel which may experience direct or indirect impacts, such as the risk of encroaching on a root protection zone. Careful placement of the Western Service Reservoir would aim to minimise interaction with sensitive habitats.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

Access to the land parcel requires modifications to the A140. To enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the completion of the works would be proposed where possible.

The land parcel is also constrained by an intermediate pressure gas main and high voltage overhead powerlines clipping the eastern corner. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR8

This land parcel option is located adjacent to the A140, which marks its eastern boundary and is 500m to the west of Progress Power Station. It occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. It has direct access from the A140. The land parcel is approximately 8.5 hectares.

Assessment and outcomes

There are potential impacts to nearby residential properties from construction activities. Potential visual, noise and vibration impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel is located near two EIA screening opinions for the installation of a Battery Energy Storage System, both determining that an EIA is not required. It is assumed that the Western Service Reservoir can be designed to avoid conflict with this proposed development through engagement and coordination with the developer if a planning application were to be submitted.

Goswold Hall, a Grade II Listed Building, is in proximity to the land parcel. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed building during construction and operation.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

Access to the land parcel requires modifications to the A140, which will involve liaising with the highways authorities to manage potential impacts. To enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after completion of the works would be proposed where possible.

WSR9

This land parcel option is adjacent to the A140 to the west, Four Oaks Park caravan park to the south, and the village of Brome to the north. It occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel has direct access from A140. The land parcel is approximately 7 hectares.

Assessment and outcomes

Four Oaks Park caravan park is located to the south and the village of Brome to the north. There are residential properties located in proximity of the land parcel which may be impacted by construction activities. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

There are three Grade II Listed Buildings in proximity to the land parcel, with the closest being Stone Cottage. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed buildings during construction and operation.

The land parcel is near sensitive ecological designations including a Deciduous Woodland Priority Habitat approximately 15km from the land parcel, which may be impacted during construction. Broomfield County Wildlife Site is located approximately 25m east of the land parcel. Careful placement of the Western Service Reservoir would aim to minimise interaction with these sensitive habitats.

There are existing below-ground infrastructure constraints due to sewer and electric lines running across this land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir within the land parcel. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR10

This land parcel option is located approximately 220m north-west of the village of Brome. The western boundary is bound by Abbey Close. It occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. It is located directly next to the A140, however it has no existing direct access. The land parcel is approximately 12 hectares.

Assessment and outcomes

There are potential construction related impacts to residential properties to the west, east and south of the land parcel as well as the Best Western Brome Grange hotel. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel is currently under consideration as part of the EcoPower Suffolk Solar Development Consent Order, with an application expected in Q2 2026. Through the design process, it is considered that the Western Service Reservoir can be designed on this land parcel to avoid conflict with this proposed development through engagement and coordination with the developer.

There are two Grade II Listed Buildings located in proximity to the land parcel. The closest being Heale Cottage. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed buildings during construction and operation.

The land parcel is adjacent to a Traditional Orchard Priority Habitat. Careful placement of the Western Service Reservoir would aim to minimise interaction with sensitive habitats.

The land parcel is located adjacent to the A140, but modifications may be required to enable access to this land parcel. To enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after completion of the works would be proposed where possible.

There are four sets of overhead power lines that converge near the centre of this land parcel, effectively dividing it into four areas. However, it is possible to avoid this area of the land parcel and still have a sufficient developable area for the Western Service Reservoir within the land parcel. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR11

This land parcel option is approximately 430m north-west of the village of Brome. The western boundary of the land parcel is bound by Abbey Close. The land parcel occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 5 hectares and can be access via a single track road.

Assessment and outcomes

The land parcel borders a residential property to the south, with potential disruption from construction to nearby landowners due to its proximity. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are overhead lines and pylons present on the northwest corner of this land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR12

This land parcel option is located approximately 620m north-west of the village of Brome. Abbey Close is adjacent to the south-western corner of the land parcel. The land parcel occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 10 hectares and can be accessed via a single-track road.

Assessment and outcomes

The land parcel borders a residential property on the south-western edge. There is potential for disruption to these adjacent residential properties. The land parcel is adjacent to a Public Right of Way that runs along Grove Lane. Potential noise, visual and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel is currently under consideration as part of the EcoPower Suffolk Solar Development Consent Order, with an application expected in Q2 2026. Through the design process, it is considered that the Western Service Reservoir can be designed on this land parcel to avoid conflict with this proposed development through engagement and coordination with the developer.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are overhead lines and pylons present on the south-east of the land parcel. There is additionally a sewer along the western edge of the land parcel which connects to a pumping station on the western edge. However, it is possible to avoid these areas of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR13

This land parcel option is located approximately 970m north-west of the village of Brome. A minor road runs along the western boundary of the land parcel. The land parcel occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 4 hectares and can be accessed via a single-track road.

Assessment and outcomes

There are four residential properties which may experience impacts from construction activities. Potential visual and noise impacts from construction are considered manageable through the application of best-practice construction techniques.

A small area of the land parcel is at high risk of flooding surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

Existing below-ground infrastructure includes an intermediate pressure gas main along the western edge. Additionally, overhead power lines and pylons run north-south through the centre of this land parcel. However, it is possible to avoid this area of the land parcel and still have a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR14

This land parcel option is located approximately 900m north-east of the village of Thrandeston. A minor road runs along the eastern boundary of the land parcel and New Road is adjacent to sections of the southern/western boundaries. The land parcel occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 6 hectares and can be accessed via single-track roads.

Assessment and outcomes

The land parcel borders residential properties to the north and south, with potential disruption to adjacent landowners and nearby businesses, including the Granary Hotel from construction related activities. Potential visual and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

One Grade II Listed Building, Hawthorn Farm House, is located in proximity to the land parcel. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed buildings during construction and operation.

The land parcel is near sensitive ecological designations including Gypsy Camp Meadows, and Thrandeston Site of Special Scientific Interest and a Priority Habitat. Careful placement of the Western Service Reservoir would aim to minimise interaction with these sensitive habitats placement.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are overhead power lines and poles that run across the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR16

This land parcel option is located approximately 435m west of the village of Brome. Abbey Close runs along the eastern boundary of the land parcel. The land parcel occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 9 hectares and can be accessed via a single-track road.

Assessment and outcomes

There is a residential property near the land parcel and one Public Right of Way to the north which may experience construction activity related impacts. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

The land parcel is currently under consideration as part of the EcoPower Suffolk Solar Development Consent Order, with the application expected in Q2 2026. Through the design process, it is considered that the Western Service Reservoir can be designed to avoid conflict with this proposed development through engagement and coordination with the developer.

Home Farm House, a Grade II Listed Building, is located in proximity to the land parcel. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed buildings during construction and operation.

The land parcel is near sensitive ecological designations including a Priority Habitat. This

habitat may be vulnerable to direct or indirect impacts from construction activities, including potential encroachment into its root protection zone. Careful placement of the Western Service Reservoir on this land parcel would aim to minimise interaction with this sensitive habitat.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

Existing below-ground infrastructure includes an intermediate pressure gas main running through the eastern part of the land parcel, alongside high-voltage overhead power lines located along the eastern edge. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR17

This land parcel option is located approximately 700m east of the village of Thrandeston. Part of the northern boundary is bordered by Abbey Close and New Road, while the southern and western boundaries are defined by other minor unnamed roads. The land parcel occupies three entire agricultural field parcels and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 21.5 hectares and can be accessed via single-track roads.

Assessment and outcomes

The land parcel is adjacent to residential properties to the west which may experience construction activity related impacts. In addition, there is potential disruption to one Public Right of Way that intersects the land parcel, the users of which may experience visual impacts. Potential visual, noise and air quality impacts are considered manageable through the application of best-practice construction techniques.

Two Grade II Listed Buildings are located near the land parcel, the closest is Rose Cottage. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed buildings during construction and operation.

The closest Priority Habitat to the land parcel is an adjacent deciduous woodland. This habitat may be subject to direct or indirect impacts from construction activities, including the risk of encroachment into its root protection zone. Careful placement of the Western Service Reservoir would aim to minimise interaction with sensitive habitats.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

Existing below-ground infrastructure includes an intermediate pressure gas main running through the eastern part of the land parcel, alongside overhead lines and pylons which cross the south-east corner of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR18

This land parcel option is located approximately 470m east of the village of Thrandeston. The entire field is bound by hedgerows and trees. It occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 5.5 hectares and can be accessed via a single-track road.

Assessment and outcomes

The land parcel is adjacent to residential properties to the north which may experience potential construction activity related impacts. This land parcel is also in proximity to a commercial holiday let. The land parcel has Public Rights of Ways on its northern, western and southern boundary, the users of which may experience visual impacts. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

One Grade II Listed Building, Rose Cottage, is in proximity to the land parcel. Through the design process, careful placement of the Western Service Reservoir on this land parcel and screening may be required to reduce visual impacts on the listed buildings during construction and operation.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are high-voltage overhead power lines and poles present in the south-west corner of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir within the land parcel. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

WSR19

This land parcel option is located approximately 280m north-east of the village of Thrandeston. The entire field is bound by hedgerows and trees. It occupies an entire agricultural field parcel and the surrounding area is a mix of agricultural land with some settlements and isolated residential properties. The land parcel is approximately 6.5 hectares and can be accessed via single-track roads.

Assessment and outcomes

The land parcel is adjacent to residential properties to the north which may experience potential construction activity related impacts. The land parcel also has a Public Rights of Way on all of its boundaries, the users of which may experience visual impacts. Potential visual, noise and air quality impacts from construction are considered manageable through the application of best-practice construction techniques.

A small area of the land parcel is at high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the Western Service Reservoir within the land parcel and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken.

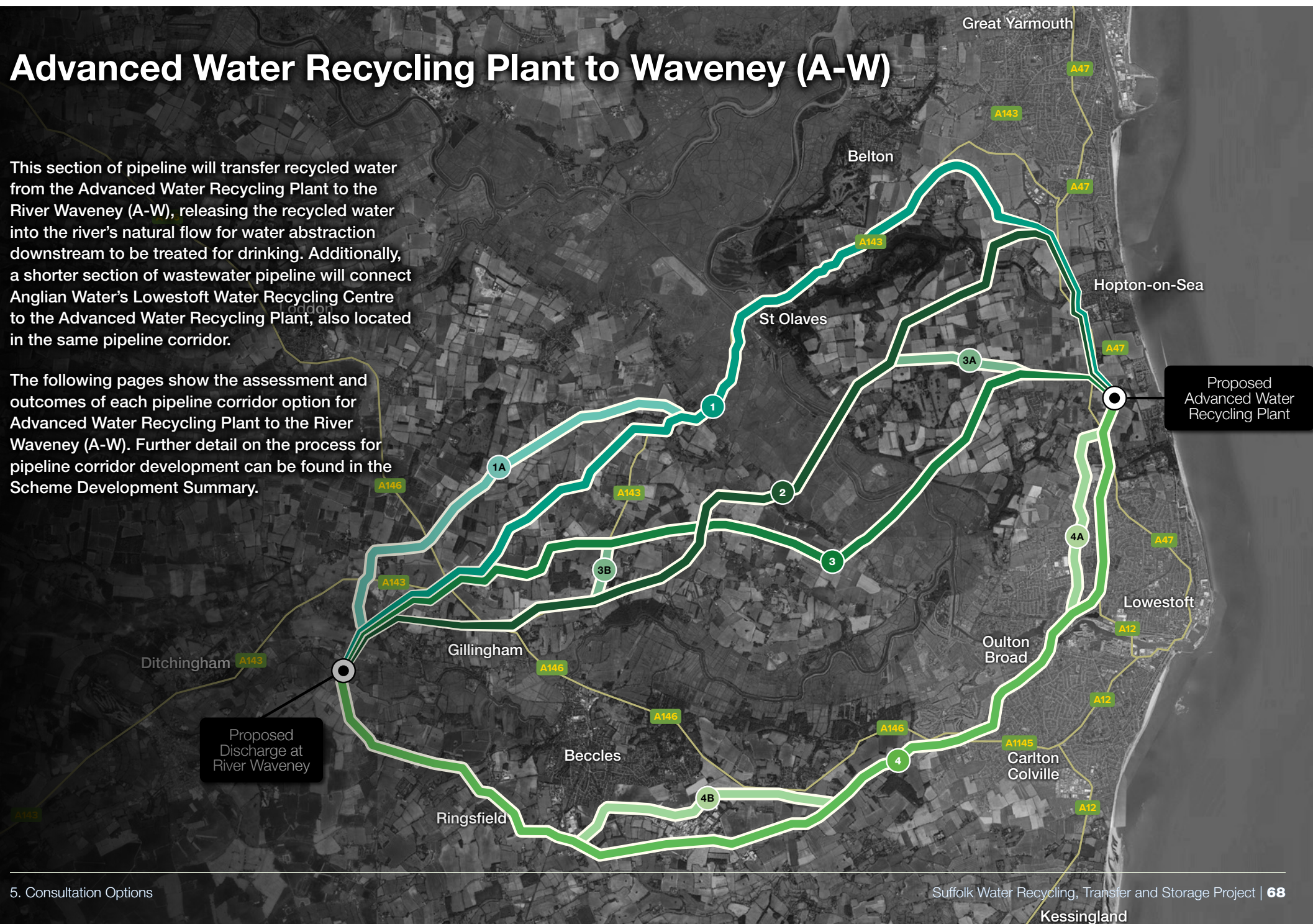
The land parcel can only be accessed via small single-track roads, which is not suitable for larger vehicles, therefore, to enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after the works complete would be proposed where possible.

There are high-voltage overhead power lines and poles running north-east to the south of the land parcel. However, it is possible to avoid this area of the land parcel and retain a sufficient developable area for the Western Service Reservoir. The Western Service Reservoir would be designed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

Advanced Water Recycling Plant to Waveney (A-W)

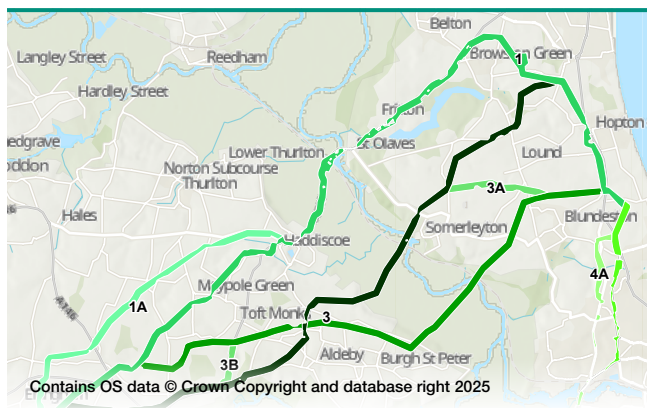
This section of pipeline will transfer recycled water from the Advanced Water Recycling Plant to the River Waveney (A-W), releasing the recycled water into the river's natural flow for water abstraction downstream to be treated for drinking. Additionally, a shorter section of wastewater pipeline will connect Anglian Water's Lowestoft Water Recycling Centre to the Advanced Water Recycling Plant, also located in the same pipeline corridor.

The following pages show the assessment and outcomes of each pipeline corridor option for Advanced Water Recycling Plant to the River Waveney (A-W). Further detail on the process for pipeline corridor development can be found in the Scheme Development Summary.



A-W1

This pipeline corridor provides a northern route which crosses the Broads National Park (for 2.8km in its central section and 600m at its western section) along the existing ribbon of development formed by the A143 and the area surrounding St Olaves. It starts at Lowestoft Water Recycling Centre and runs north through Hopton-on-Sea before travelling southwest, following the route of the A143 and crossing a railway line close to St Olaves. It crosses the Broads National Park along the A143 then leaves the A143 around Haddiscoe before traversing through agricultural fields and crossing minor roads, ending at the proposed discharge location at the River Waveney. AWRP 3.1, 3.2 and 3.3 for the Advanced Water Recycling Plant are located on the section of the pipeline corridor between the Lowestoft Water Recycling Centre and Hopton-on-Sea. This pipeline corridor also provides direct connectivity to Advanced Water Recycling Plant AWRP 5.5, located to the east of Browston Green.



Assessment and outcomes

There are several residential properties, community assets, and businesses along this pipeline corridor, particularly near the A143 through Fritton and St Olaves, which may experience construction activity related impacts. Potential noise, vibration, traffic, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

The pipeline corridor crosses the planning allocation in Waveney Local Plan for the North of Lowestoft Garden Village (WLP2.13), which is a designation for a mixed-use development including 1,300 new homes, a retirement community, a primary school, a local shopping centre, play areas and green infrastructure, and employment land. It is assumed that the pipeline can be routed to avoid conflict with this allocation through engagement and coordination if an application were to come forward.

This pipeline corridor is in proximity to several heritage assets, including St Olave's Priory Scheduled Monument, Grade I and II* listed buildings, and multiple Grade II listed buildings, as well as the Halvergate Marshes Conservation Area. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

The pipeline corridor passes through the Broads National Park in its central section and is close to European designated sites, including the Outer Thames Estuary Special Protection Area, Southern North Sea Special Area of Conservation, as well as areas of Ancient Woodland. The pipeline corridor also passes through various Priority Habitat sites and Fritton Warren South County Wildlife Site. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

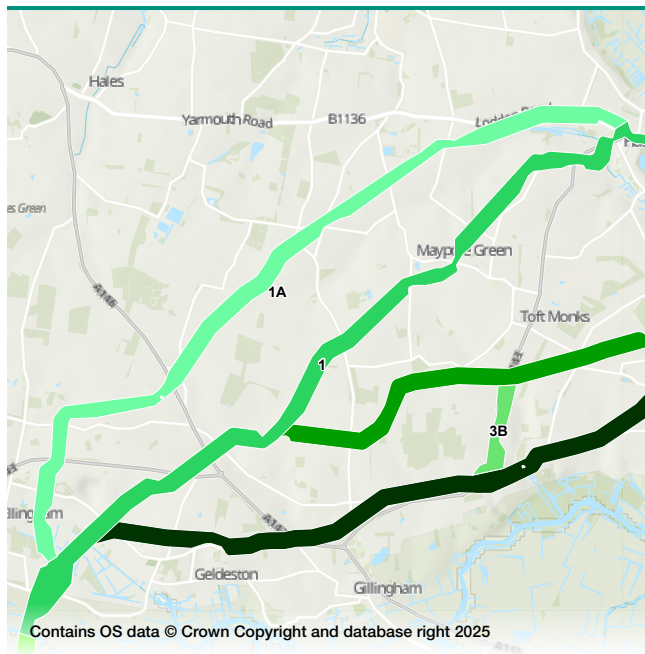
The pipeline corridor crosses the Broads National Park and several other water bodies including Bure, Waveney, Yare, and Lothing. There are several instances where the pipeline corridor crosses areas of high and medium risk of flooding from surface water and rivers. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor runs alongside or crosses major roads including the A47, A143 and the A134, and it also crosses multiple minor roads. These may be crossed by either temporary road closures or utilising traffic management systems. The corridor crosses a railway line to the west of St Olaves, which is likely to require trenchless construction for the pipeline crossing to minimise disruption.

Several utilities, including high-pressure gas pipelines and overhead power lines, are present along the pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

A-W1A

This pipeline corridor provides an alternative option to A-W 1 from Haddiscoe to the proposed discharge location at the River Waveney, traversing through various fields and crossing the A146 at Stockton. This pipeline corridor provides an alternative option to provide flexibility in potential impacts to Priority Habitat close to Haddiscoe.



Assessment and outcomes

The pipeline corridor passes mainly through open fields and there are a number of residential and community receptors in the surrounding area. Potential noise, vibration, traffic and visual impacts from construction are considered manageable through the application of best-practice construction techniques. This pipeline corridor also crosses multiple Public Rights of Way and two sections of a National Cycle Network which may require temporary closure and/or diversion during the construction works.

The pipeline corridor is near several heritage assets, including St Olave's Priory Scheduled Monument, Grade I and II listed buildings, multiple Grade II* listed buildings, and the Halvergate Marshes Conservation Area. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

The pipeline corridor passes through the Broads National Park (600m) at its western section close to the discharge point at the River Waveney. The pipeline corridor also lies close to European designated sites, including the Outer Thames Estuary Special Protection Area and Southern North Sea Special Area of Conservation, as well as Raveningham Hall Registered Park and Garden and areas of Ancient Woodland. It also intersects Priority Habitats. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor passes through areas of high risk of flooding from rivers near the outfall location as well as areas of medium risk of flooding from surface water. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zone 1 which is a protected groundwater sources.

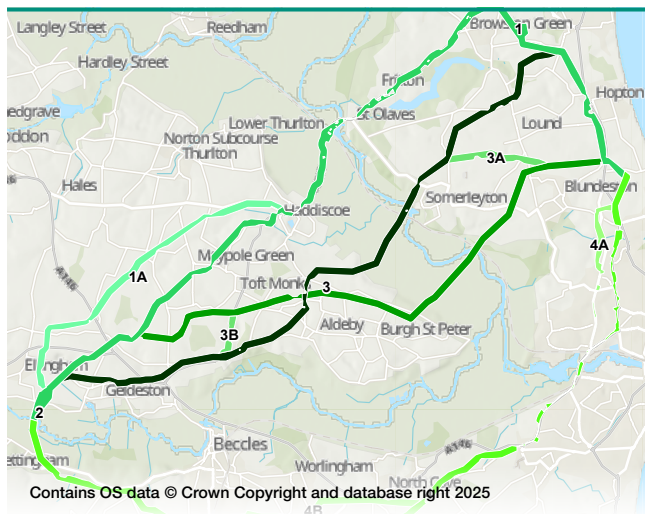
To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses several roads, including the B1136, A146, the A143, and multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor is also constrained by multiple existing utilities, including high-pressure gas pipelines and overhead power lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

A-W2

This pipeline corridor starts at the Lowestoft Water Recycling Centre and runs north through Hopton-on-Sea before travelling southwest. It converges at the proposed discharge location at the River Waveney. It is largely a rural route, minimising disruption to traffic, transport, residential properties and businesses during construction. This pipeline corridor provides direct access to AWRP 3.1, 3.2 and 3.3 for the Advanced Water Recycling Plant. Which are located on the section of the pipeline corridor between the Lowestoft Water Recycling Centre and Hopton-on-Sea. This pipeline corridor provides an alternative crossing through the Broads National Park to A-W 3 (the more direct option discussed below), but has a longer overall length and a longer, potentially more complex, crossing of the Broads National Park (approximately 2.9km long).



Assessment and outcomes

There are multiple residential properties along this pipeline corridor, particularly near Blundeston and Somerleyton, which may experience construction activity related impacts. Potential noise, vibration, traffic, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. There are a number of Public Rights of Way and a National Cycle Network crossed by the pipeline corridor, which may require temporary closure or diversion during the construction works.

The pipeline corridor crosses the planning allocation in Waveney Local Plan for the North of Lowestoft Garden Village (WLP2.13), which is a designation for a mixed-use development including 1,300 new homes, a retirement community, a primary school, a local shopping centre, play areas and green infrastructure, and employment land. It is assumed that the pipeline can be routed to avoid conflict with this allocation through engagement and coordination if an application were to come forward.

The pipeline corridor is near several heritage assets, including Somerleyton Park (Grade II* Registered Park and Garden and Grade I Listed Building), the Grade II* Church of St Margaret, and Gillingham Conservation Area. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

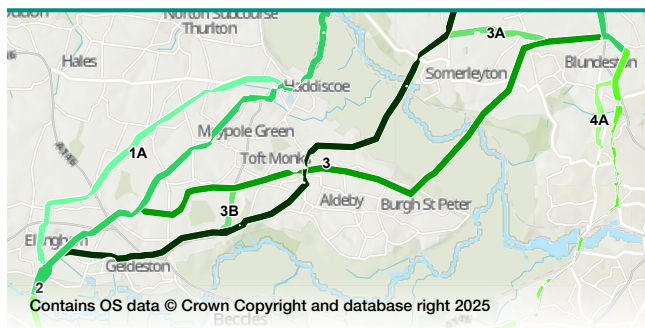
The pipeline corridor passes through the Broads National Park and is in the proximity of multiple County Wildlife Sites including Lound Lakes and Wheatacre Marshes, and intersects Priority Habitats multiple times. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor crosses several watercourses including the River Waveney and includes sections at medium and high risk of flooding from surface water and rivers. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses several roads, including the A143 and the B1074, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The pipeline corridor is constrained by multiple utilities, including a high-pressure gas main and overhead power lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and we would co-ordinate with the relevant utility providers where diversions are required.

A-W3

This pipeline corridor option provides a direct route option from the Lowestoft Water Recycling Centre and the Advanced Water Recycling Plant AWRP 3.1 (also in proximity to Advanced Water Recycling Plant AWRP 3.2 and 3.3) to the discharge point at the River Waveney. It is largely a rural route, minimising disruption to traffic, transport, residential properties and businesses during construction. This pipeline corridor option starts at the Lowestoft Water Recycling Centre and travels west to the north of Blundeston. It runs south through the Broads National Park (for approximately 2.6km) before traversing west across various fields towards the proposed discharge location at the River Waveney. This pipeline corridor crosses the Broads National Park outside of any established development corridor, which is the key constraint of this option. There are options for sections of A-W2 and A-W3 to be linked, providing flexibility to transition between segments of these pipeline corridors to balance potential impacts between them, including pockets of Grade 2 Agricultural Land, Priority Habitat and residential properties that could be impacted by construction related activities.



Assessment and outcomes

There are multiple residential properties along the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration, traffic and visual impacts from construction are considered manageable through the application of best-practice construction techniques. Multiple Public Rights of Way and sections of National Cycle Network are crossed along this pipeline corridor, which may require temporary closure and/or diversion during the construction works.

The pipeline corridor crosses the planning allocation in Waveney Local Plan for the North of Lowestoft Garden Village (WLP2.13), which is a designation for a mixed-use development including 1,300 new homes, a retirement community, a primary school, a local shopping centre, play areas and green infrastructure, and employment land. It is assumed that the pipeline can be routed to avoid conflict with this allocation through engagement and coordination if an application were to come forward.

The pipeline corridor passes through the Broads National Park and its setting and lies close to European designated sites, including the Outer Thames Estuary Special Protection Area and Southern North Sea Special Area of Conservation,

as well as areas of ancient woodland. It also intersects various priority habitats. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

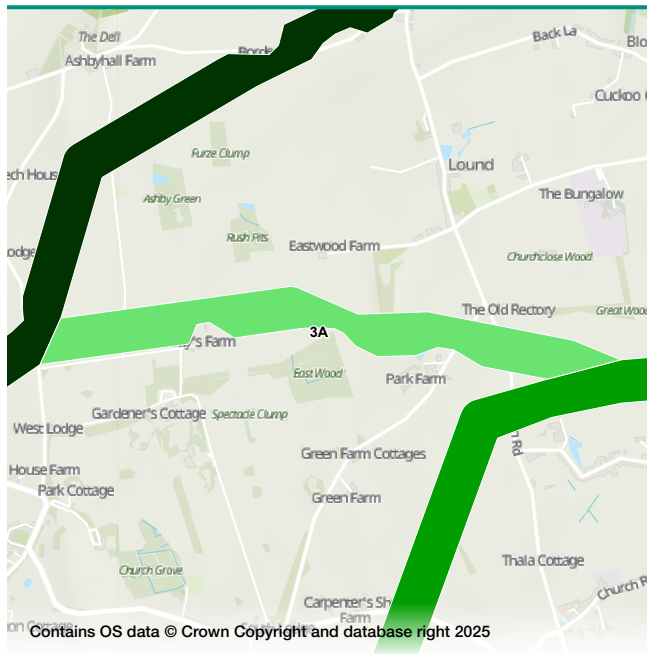
The pipeline corridor crosses several watercourses including the River Waveney, Bure, Yare, and Lothing, and includes sections at medium and high risk of flooding from rivers. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses several major roads, including the A47, A143, A146, B1074/B1062, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The corridor crosses a railway line to the southeast of Somerleyton, which is likely to require trenchless construction for the pipeline crossing to minimise disruption.

A-W3A

This pipeline corridor runs in an east-west direction from its connection with A-W3 north of Blundeston to its connection with A-W2 at its crossing with Market Lane.



Assessment and outcomes

The pipeline corridor passes within proximity of residential properties which may experience construction activity related impacts. Potential noise, vibration, traffic and visual impacts from construction are considered manageable through the application of best-practice construction techniques. Multiple Public Rights of Way are crossed by this pipeline corridor, which may require temporary closure and/or diversion during the construction works.

The pipeline corridor passes adjacent to Somerleyton Park (Grade II* Registered Park and Garden) and with close proximity of the Grade I listed Church of St Margaret, with other listed buildings generally more than 50m away. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

The pipeline corridor lies within 1km of the Southern North Sea Special Area of Conservation/Special Protection Area, requiring Habitats Regulation Assessment.

The pipeline corridor crosses several roads, including the A47 and the B1074, and multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The pipeline corridor intersects seven overhead power lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

A-W3B

This pipeline corridor runs for approximately 1km south along the A143 from its connection with A-W3 to its connection with A-W2, to the east of Waterheath.



Assessment and outcomes

There are a number of residential properties within the proximity of the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration, traffic and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

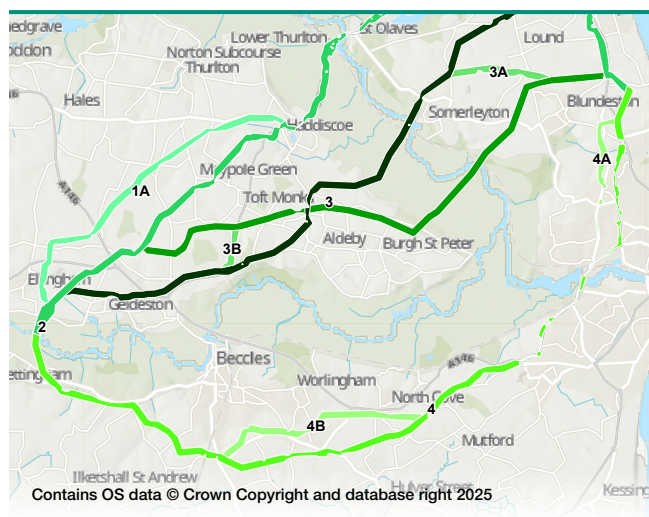
The pipeline corridor passes through the setting of The Broads National Park and lies close to several designated sites, including Broadland Ramsar, Special Protection Area, Special Area of Conservation, and Site of Special Scientific Interest, as well as areas of Ancient Woodland and Priority Habitats. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor crosses areas of medium to high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor is largely cross-country and does not follow major roads, with the furthest point around 3.7 km from the A143, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

A-W4

This pipeline option starts at the Lowestoft Water Recycling Centre and runs south through Lowestoft. It runs southwest along the A146 out of Lowestoft then it runs west, skirting the southern edge of Beccles before travelling north to the proposed discharge location at the River Waveney. This pipeline corridor provides an option which crosses south of the Lowestoft Water Recycling Centre before heading west and therefore does not require a crossing of the Broads National Park through its eastern extents. However there is the potential for disturbance to traffic, transport, residential properties and businesses during construction within Lowestoft, and its railway crossing at Oulton Broads North would be complex in terms of construction. Construction working widths are likely to be constrained due to the built-up nature of this pipeline corridor option.



Assessment and outcomes

There are multiple residential properties and community assets along this pipeline corridor, particularly within Lowestoft itself which may experience construction activity related impacts. Potential noise, vibration, traffic, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. Several Public Rights of Way and National Cycle Network Routes (Routes 1, 31, and 517) are crossed by the pipeline corridor, which may require temporary closure or diversion.

The pipeline corridor crosses the planning allocation in Waveney Local Plan for the North of Lowestoft Garden Village (WLP2.13), which is a designation for a mixed use development including 1,300 new homes, a retirement community, a primary school, a local shopping centre, play areas and green infrastructure, and employment land. It is assumed that the pipeline can be routed to avoid conflict with this allocation through engagement and coordination if an application were to come forward.

The pipeline corridor is adjacent to the Oulton Broad Conservation Area. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on the conservation area during construction.

The pipeline corridor passes through the Broads National Park (for approximately 1.5 km) at its most western section as it heads towards the proposed discharge location at the River Waveney. It lies close to multiple European designated sites, including Broadland Ramsar, Special Protection Area, Special Area of Conservation, and Site of Special Scientific Interest, and intersects areas of Ancient Woodland and Priority Habitats. Careful placement of the

pipeline would aim to minimise its interaction with sensitive habitats.

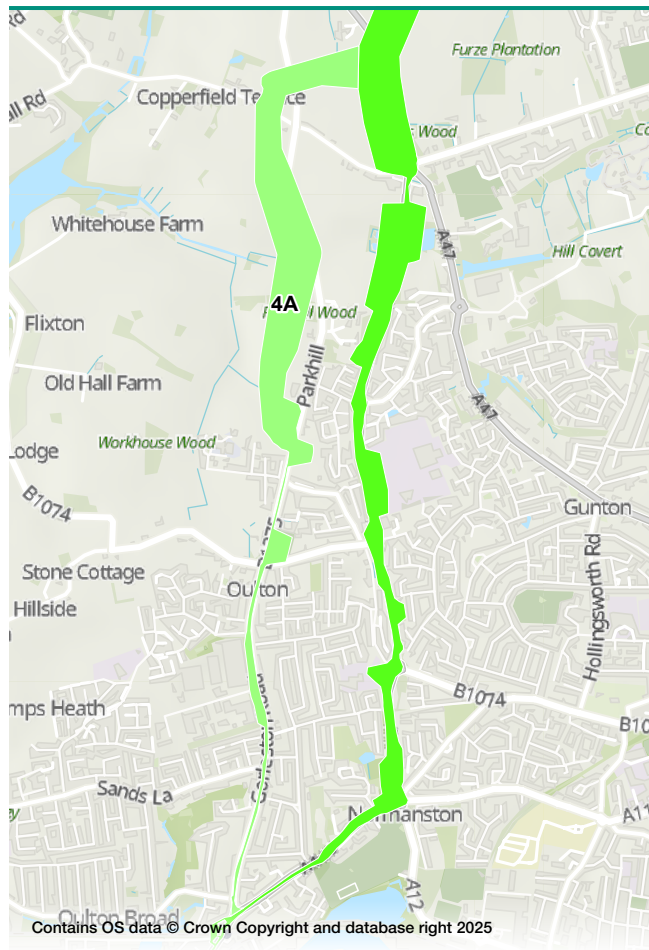
The pipeline corridor crosses several watercourses, including the Bure, Waveney, Yare, and Lothing. It includes sections at medium and high risk of flooding from surface water and rivers. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 1, 2 and 3 which are protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses several major roads, including the A47, A1144, A1117, A146, A145, and the B1062, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The corridor crosses a railway line at Oulton Broads North, which is likely to require trenchless construction for the pipeline crossing to minimise disruption.

The pipeline corridor is constrained by multiple existing utilities, including overhead power lines, and runs through built-up areas with a high density of buried services. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

A-W4A

This pipeline corridor option provides an alternative to A-W4 between its crossing with the A47 and its crossing with Oulton Broad through the west of Lowestoft.



Assessment and outcomes

There are multiple residential properties and community assets along the pipeline corridor, particularly within Lowestoft itself which may experience construction activity related impacts. Potential noise, vibration, traffic and visual impacts from construction are considered manageable through the application of best-practice construction techniques. Multiple Public Rights of Way are crossed by this pipeline corridor, which may require temporary closure and/or diversion during the works.

This pipeline corridor crosses the planning allocation in Waveney Local Plan for the North of Lowestoft Garden Village (WLP2.13), which is a designation for a mixed use development including 1,300 new homes, a retirement community, a primary school, a local shopping centre, play areas and green infrastructure, and employment land. It is assumed that the pipeline can be routed to avoid conflict with this allocation through engagement and coordination if an application were to come forward.

The pipeline corridor is in proximity to a Grade II* listed Manor House and is adjacent to the Grade II listed Blue Boar Inn. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on the conservation area during construction works.

The pipeline corridor is in proximity to multiple designated sites, including the Outer Thames Estuary Special Protection Area, Southern North Sea Special Area of Conservation, and Leathes Ham Local Nature Reserve, and passes through Parkhill Wood County Wildlife Site.

It also intersects with various Priority Habitats. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

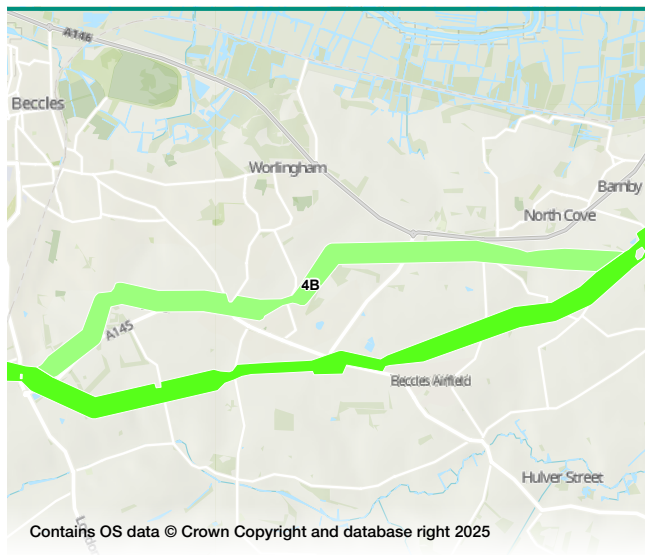
The pipeline corridor crosses areas of high and medium risk of flooding from surface water and rivers. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 1 and 2 which are protected groundwater sources. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses several major roads, including the A47, B1375, and the A1117, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor is constrained by multiple existing utilities, including overhead power lines, and runs through built-up areas with a high density of underground services. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

A-W4B

This pipeline corridor provides an alternative to A-W4 in its midsection between Mutford and its crossing with the A145 to the south of Beccles.



Assessment and outcomes

There are multiple residential properties and community assets along the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration, traffic and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses multiple Public Right of Way and a National Cycle Network, which may require temporary closure or diversion during construction works.

The pipeline corridor lies within the Site of Special Scientific Interest Impact Risk Zones for Barnby Broad and Marshes Site of Special Scientific Interest and Stanley and Alder Carrs, Aldeby Site of Special Scientific Interest, and intersects Deciduous Woodland Priority Habitat. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor crosses several small areas of high risk of flooding from surface water. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

This pipeline corridor crosses several major roads, including the A145 and the B1062, and it also runs close to the A146 and crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The pipeline corridor is constrained by utilities, including six overhead power lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

Barsham Water Treatment Works to Central Service Reservoir (B-C)

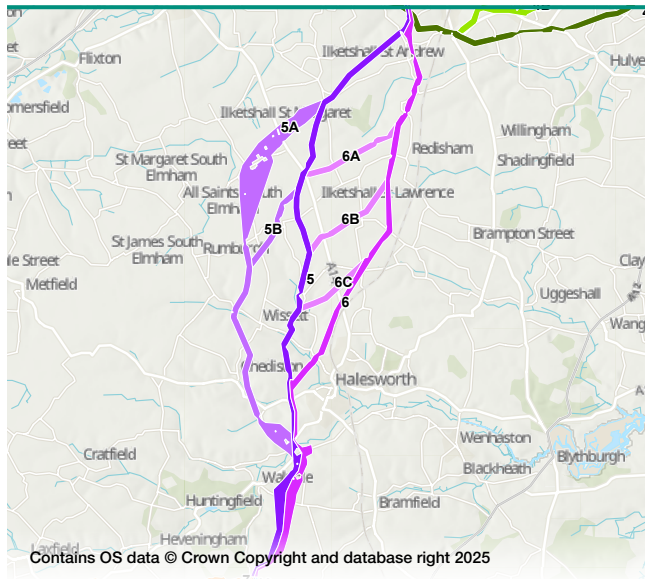
This section of the pipeline network will transfer drinking water from the existing Barsham Water Treatment Works to the proposed Central Service Reservoir and the existing Lodgewood Water Tower. The water tower and proposed service reservoir provide storage to manage water demand and stabilise pressure in the network before further distribution.

The following pages show the assessment and outcomes of each pipeline corridor option for Barsham Water Treatment Works to Central Service Reservoir (B-C). Further detail on the process for pipeline corridor development can be found in the Scheme Development Summary.



B-C5

This pipeline corridor option starts at the Barsham Water Treatment Works and ends at the Lodgewood Water Tower. The surrounding area is a mix of agricultural land and settlements nearby, including Ringsfield, Ilketshall St Lawrence, Spexhall and Walpole. This pipeline corridor provides a direct route primarily through rural areas whilst avoiding the Saxmundham to Lowestoft Railway line and interactions with Halesworth. The pipeline corridor crosses several watercourses however these crossings are further upstream than B-C6 and so the watercourses are smaller. There is potentially more space available for crossing Halesworth Road compared to B-C6. This pipeline corridor crosses a high-pressure gas main which runs in a north-south direction.



Assessment and outcomes

Multiple farm and residential properties, two religious community assets, and two businesses are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration, traffic, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction works, and several Public Rights of Way which may require temporary closure or diversion during construction works.

There is one Grade II* listed building and two Grade II listed buildings located in Spexhall in proximity to this pipeline corridor, north of its connection with B-C6C. Heveningham Hall Registered Park and Garden is located adjacent to the southern section of the pipeline corridor. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

There are several areas of Ancient Woodland located off the northern section of this pipeline corridor between Ringsfield and Ilketshall St Lawrence. The pipeline corridor passes through areas of Priority Habitat close to Ilketshall St Lawrence to the east of Wissett and in its southern section immediately south of its connection with B-C5A. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor crosses two main rivers in its northern section, one in the central section to the east of Wissett and one in the southern section of the pipeline corridor. The pipeline corridor crosses several minor watercourses, creeks and ditches and areas of high risk of flooding from surface water and rivers and along its whole length. There is also potential vulnerability to water quality during construction

works resulting from its proximity to Source Protections Zones 1, 2 and 3, which are protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

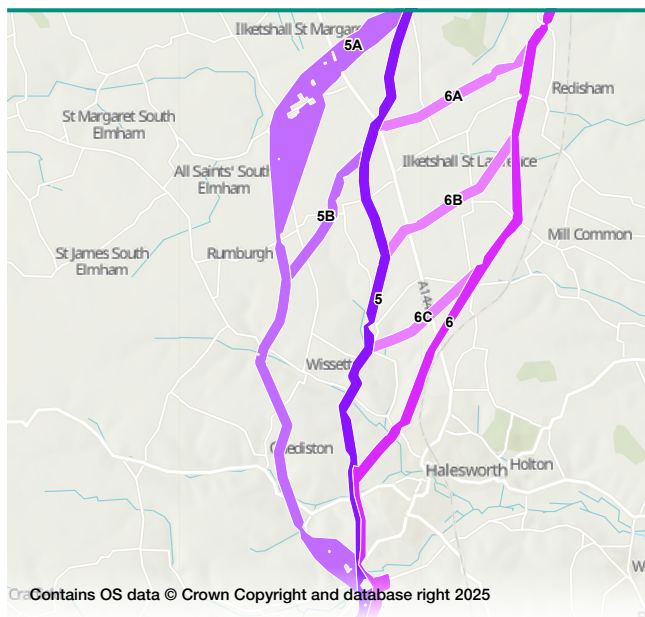
There are minor considerations around ground conditions relating to the type of ground in the pipeline corridor area. The design process may require detailed surveys to establish the appropriate pipeline placement in areas with the most suitable ground conditions. Some sections of the pipeline corridor pass through Grade 2 and 3 Agricultural Land Classification areas, however, soil would be excavated, temporarily stored and reinstated following construction to minimise impact on agricultural land.

The pipeline corridor crosses the A144 Halesworth Road, the B1117 and the B1123, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. Sections within the central section of this pipeline corridor have limited vehicle access due to narrow roads. To enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after completion of the works would be proposed where possible.

There are several utilities crossings including water mains, high and intermediate pressure gas mains, distribution mains, several overhead lines and a raw water main within the pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required we would co-ordinate with the relevant utility providers.

B-C5A

This pipeline corridor option runs north to south and starts close to Becks Green Lane. It crosses the A144, B1123, B1117 and the River Blyth and ends close to Walpole, where it re-connects to B-C 5. The surrounding area is agricultural land with some settlements nearby including Rumburgh, Chediston, Wissett, Ilketshall St Lawrence, Ilketshall St Margaret and Ilketshall St Andrew. This pipeline corridor is a longer route than B-C5 by diverting to the west and stays entirely within agricultural fields whilst avoiding several minor watercourse crossings and the intermediate pressure gas main east of Wissett, however, it crosses a high pressure gas main twice.



Assessment and outcomes

There are multiple farm and residential properties and two businesses (Valley Farm Vineyards and Wissett Farm Holidays Self Catering Accommodation) are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction, and several Public Rights of Way which may require temporary closure or diversion during construction works.

This pipeline corridor crosses through Wissett Solar Farm which was approved in February 2025 by East Suffolk Council (DC/22/3313/FUL). It is assumed that the pipeline can be routed to avoid conflict with this proposed development through engagement and coordination with the developer.

There are several blocks of woodland, ancient/veteran trees, Tree Preservation Orders (TPO) and Priority Habitat within this pipeline corridor. It is assumed that the pipeline can be routed to avoid these environmental designations and habitat.

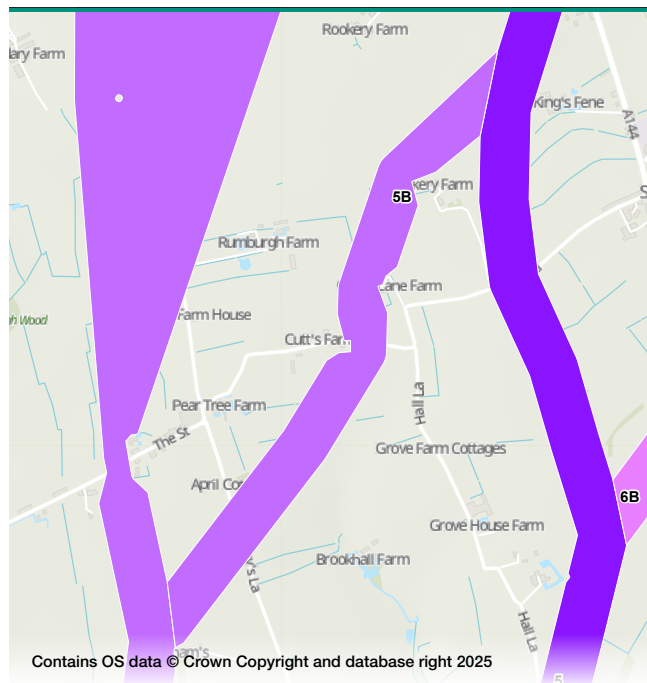
The pipeline corridor crosses the River Blyth, minor watercourses around Chediston and intersects an area of high risk of flooding from surface water and rivers. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zone 2 which is a protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses the A144 Halesworth Road, B1123 Chediston Street, and B1117 Walpole Road. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor crosses a high-pressure gas main, water distribution main, raw water main and several overhead lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

B-C5B

The pipeline corridor option runs north to south, starting just south of Ilketshall St Lawrence, branching off B-C5. It crosses several minor roads and ends east of Rumburgh, where it connects with B-C5A. The surrounding area is largely agricultural land with some settlements nearby including Rumburgh and Ilketshall St Lawrence. This pipeline corridor option connects B-C 5 with B-C5A to provide a slightly shorter route than B-C5A whilst still avoiding Spexhall, Wissett and Halesworth, however, this results in crossing a high-pressure gas main twice.



Assessment and outcomes

Multiple farm and residential properties, two businesses (Valley Farm Vineyards and Wissett Farm Holidays Self Catering Accommodation) businesses are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses five Public Rights of Ways which may require diversion during construction.

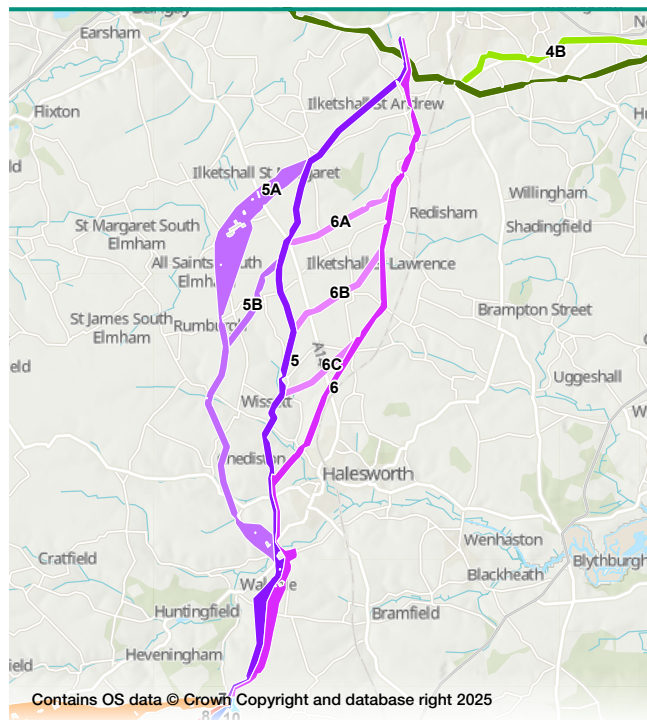
The pipeline corridor crosses through Wissett Solar Farm which was approved in February 2025 by East Suffolk Council (DC/22/3313/FUL). It is assumed that the pipeline can be routed to avoid conflict with this proposed development through engagement and coordination with the developer.

The pipeline corridor crosses seven watercourses as well as areas of flood risk from surface water and rivers. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses two minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The roads are narrow and not suitable for construction vehicles without modification. To enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after completion of the works would be proposed where possible. The pipeline corridor crosses a dense area of utilities. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required we would co-ordinate with the relevant utility providers.

B-C6

This pipeline corridor option runs north to south and starts at Barsham Water Treatment Works close to Lodge Farm Lane and runs in a southerly direction to Lodgewood Water Tower. The surrounding area is a mix of agricultural land and settlements nearby, including Ringsfield Common, Redisham, Broadway, Halesworth and Walpole. B-C6 provides the shortest route and avoids several tributaries of the Hundred River but comes close to the Saxmundham to Lowestoft Railway line and Halesworth town.



Assessment and outcomes

There are multiple farm and residential properties, especially in its northern section where the pipeline corridor crosses close to a cluster of residential properties and community assets in Ringsfield Corner, two religious community assets and four businesses are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction works, and several Public Rights of Way which may require temporary closure or diversion during construction works.

There are two Grade II Listed Buildings and Heveningham Hall Registered Park and Garden located close to the pipeline corridor, some heritage assets are well screened. Where potential impacts remain, careful placement of the pipeline and further screening may be required to reduce visual impacts on heritage assets during construction works.

Ancient woodland is located close to the boundary of this pipeline corridor north of Redisham and areas of Priority Habitat are intersected by the pipeline corridor. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

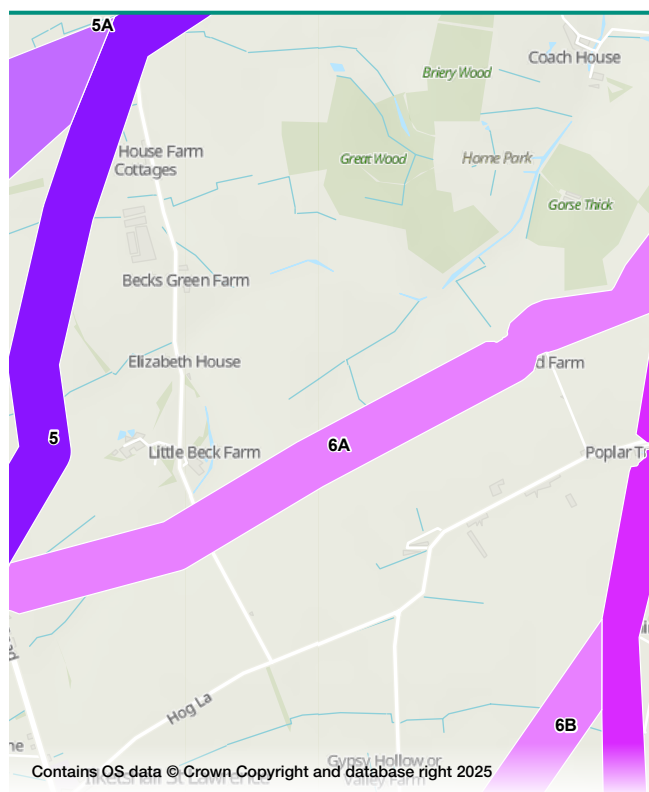
The pipeline corridor crosses the Hundred River and the River Blyth as well as several minor watercourses, and areas of high risk of flooding from surface water and rivers. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 1, 2 and 3 which are protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses A144 Stone Street and also crosses the B1123, and the B1117 and several minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor crosses a high-pressure gas main, water distribution main, raw water main and several overhead lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

B-C6A

This pipeline corridor option runs east to west, starting north of Redisham, off B-C6 and finishing in Ilketshall St Lawrence connecting in to B-C5. The pipeline corridor crosses Becks Green Lane and the land largely comprises agricultural uses. This pipeline corridor provides a connection from B-C6 to B-C5 which avoids coming into proximity to Halesworth, which B-C6 runs close to the western extent of.



Assessment and outcomes

Multiple residential properties are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction, and several Public Rights of Way which may require temporary closure or diversion during construction works.

There are limited ecological designation (notably Ancient Woodland in the northern section) in the vicinity of this pipeline corridor. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

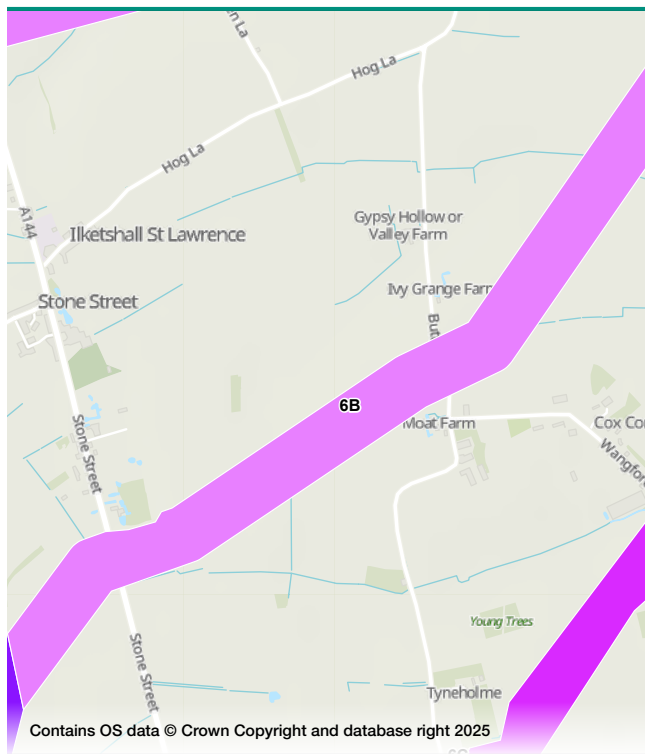
The pipeline corridor crosses an unconstrained main river and watercourse. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

This pipeline corridor crosses A144 Halesworth Road to the west and it crosses Becks Green Lane. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor crosses an overhead line, a BT crossing and two water distribution main crossings. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

B-C6B

This pipeline corridor option runs east to west, starting south of Redisham at its connection with B-C6 and finishing south of Ilketshall St Lawrence connecting in to B-C5. The pipeline corridor crosses Stone Street and other minor roads, and the land largely comprises agricultural uses. This pipeline corridor provides a connection from B-C6 to B-C5 which avoids coming into proximity to Halesworth.



Assessment and outcomes

Multiple farm and residential properties and a community asset are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction works, and several Public Rights of Way which may require temporary closure or diversion during construction works.

The pipeline corridor crosses a minor watercourses and areas which experience surface water flood risk scenarios. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses A144 Stone Street and Butt's Road, a minor road. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor crosses two water distribution mains and two high-voltage overhead lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

B-C6C

This pipeline corridor option runs east to west, starting west of Lower Common, off B-C6 and finishing south of Spexhall connecting in to B-C5. The pipeline corridor crosses Noller's Lane and Stone Street as well as other minor roads, and the land largely comprises agricultural uses. This pipeline corridor provides a connection from B-C6 to B-C5 which avoids coming into proximity to Halesworth.



Assessment and outcomes

Multiple farm and residential properties and one religious ground are located along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction works, and several Public Rights of Way which may require temporary closure or diversion during construction works.

The pipeline corridor crosses an unconstrained watercourse and areas which experience surface water flood risk scenarios. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

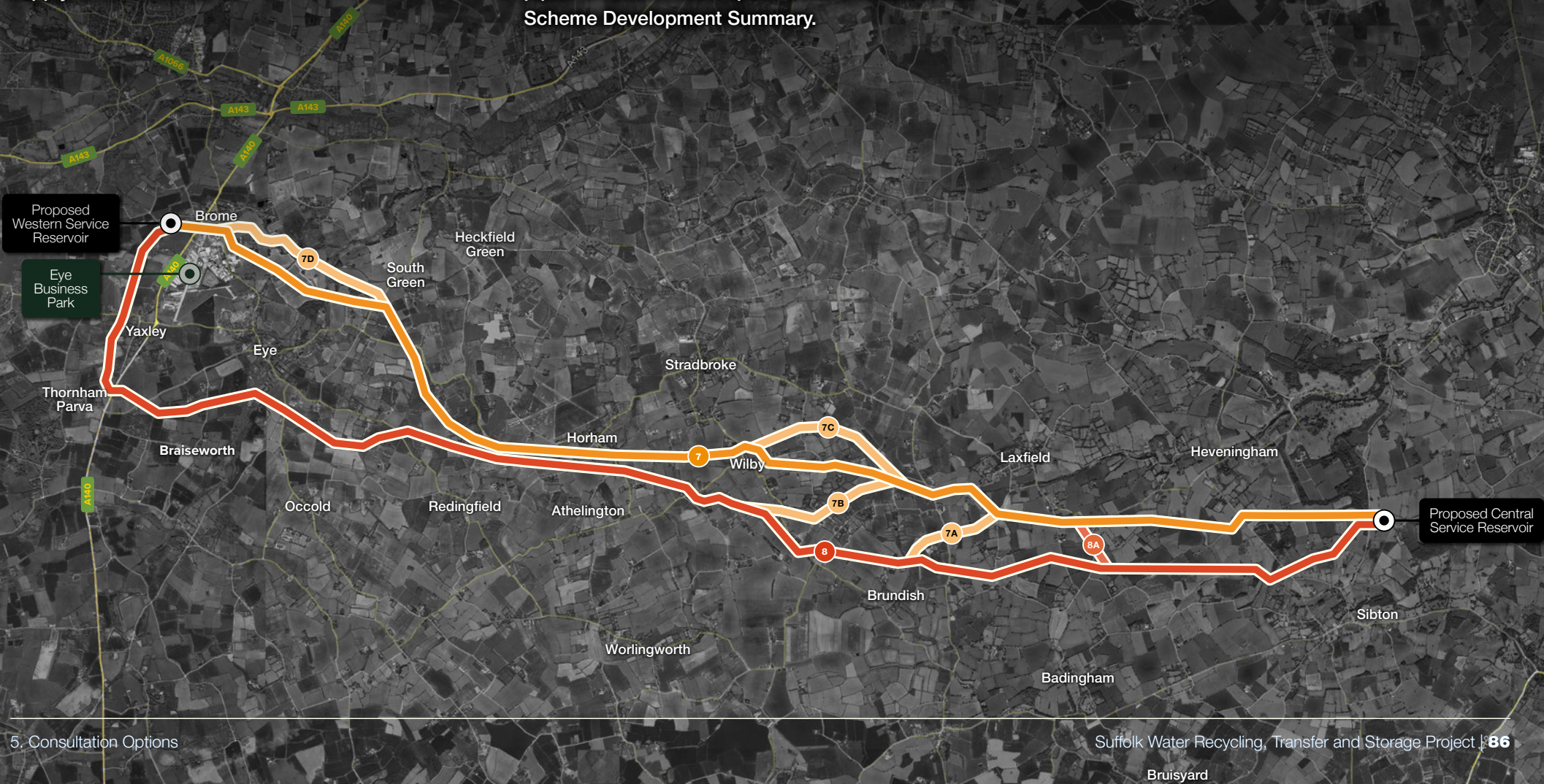
The pipeline corridor crosses A144 Stone Street and three minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor crosses several overhead lines and associated high voltage poles and a water main. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

Central Service Reservoir to Western Service Reservoir (C-W)

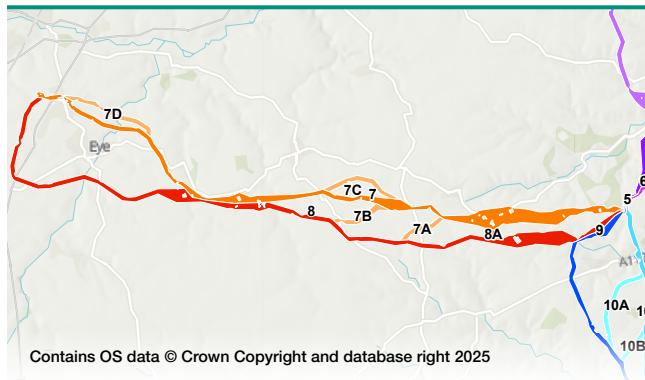
This section of the pipeline network will transfer drinking water from the proposed Central Service Reservoir to the proposed Western Service Reservoir. Which will then provide onward water supply to the network.

The following pages show the assessment and outcomes of each pipeline corridor option for Central Service Reservoir to Western Service Reservoir (C-W). Further detail on the process for pipeline corridor development can be found in the Scheme Development Summary.



C-W7

This pipeline corridor extends from the proposed Central Service Reservoir land parcels near Sibton Green in an east-west direction to the proposed Western Service Reservoir land parcels located to the west of Eye. It is further north than C-W8, passing north of the settlements of Wilby and Eye and immediately south of Horham and Brome. This pipeline corridor is the shortest pipeline corridor option and it passes to the north of Eye and avoids crossing the river Yox near its starting point.



Assessment and outcomes

This pipeline corridor traverses residential, agricultural, and rural areas, with several sections of it located close to residential properties and farms, particularly around Dunwich Lane, B1117, and Eye Road which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor intersects a National Cycle Network and several Public Rights of Way, which may require temporary closure or diversion during construction.

The pipeline corridor lies close to Heveningham Hall Park and Garden of Historic and multiple Neighbourhood Plan Areas, with some sections of the pipeline corridor near housing allocations and designated viewpoints. It overlaps with major development proposals including solar energy, reservoir infrastructure, mixed-use developments, and battery storage sites. It is considered that the pipeline can be routed to avoid conflict with these proposed developments through engagement and coordination with the developers.

The pipeline corridor intersects an area of Woodland and Parkland Priority Habitat and crosses several small parcels of deciduous woodland. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor passes close to several heritage assets, including multiple Grade II and Grade II* Listed Buildings. It also lies approximately in the proximity of the Heveningham Hall Registered Park and Garden. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on these heritage assets during construction. The pipeline corridor is within the proximity of two historic landfills. The pipeline corridor would be designed to minimise interaction with these sites.

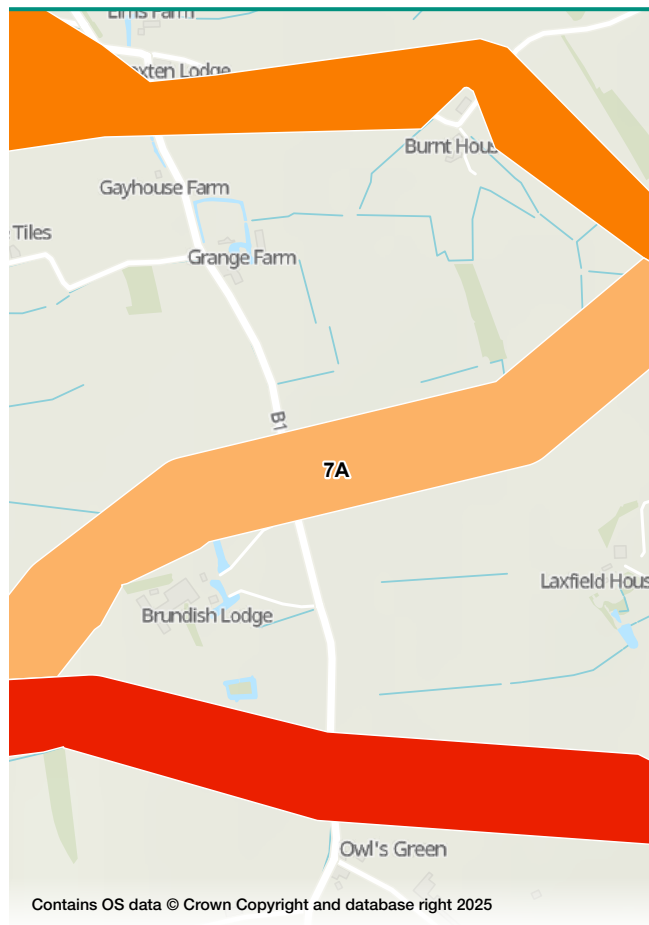
The pipeline corridor crosses the River Dove, several watercourses and a Coastal and Floodplain Grazing Marsh Priority Habitat. The pipeline corridor also passes through areas of flood risk from rivers and includes sections at medium and high risk of surface water flooding. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 1,2 and 3 which are protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses several major and minor roads including the A140 (Roman Road) near the west, the B1117, B1118, and the B1123 as well as numerous private farm tracks. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. Vehicle access varies, with sections of the pipeline corridor accessible via major roads like the B1117, while others face constraints due to narrow carriageways, vegetation, and private roads. To enable construction vehicle access, hedgerow removal and road widening may be required. Replanting after completion of the works would be proposed where possible.

This pipeline corridor is constrained by utility infrastructure, including multiple overhead lines, electricity poles, and various gas and water mains. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

C-W7A

This pipeline corridor connects to C-W7 at its crossing with Dennington Road and runs in a southwestern direction to its connection with C-W8. It passes through rural farmland and open countryside in the Laxfield area.



Assessment and outcomes

The pipeline corridor passes in proximity to residential properties and farm buildings which may experience construction activity related impacts, and potential impacts on farm road access. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses one Public Right of Way which would require closure for the construction works, during which pedestrians would need to use the carriageway.

The pipeline corridor crosses through the Laxfield Parish Neighbourhood Plan Area but is not in proximity to any restrictive designations.

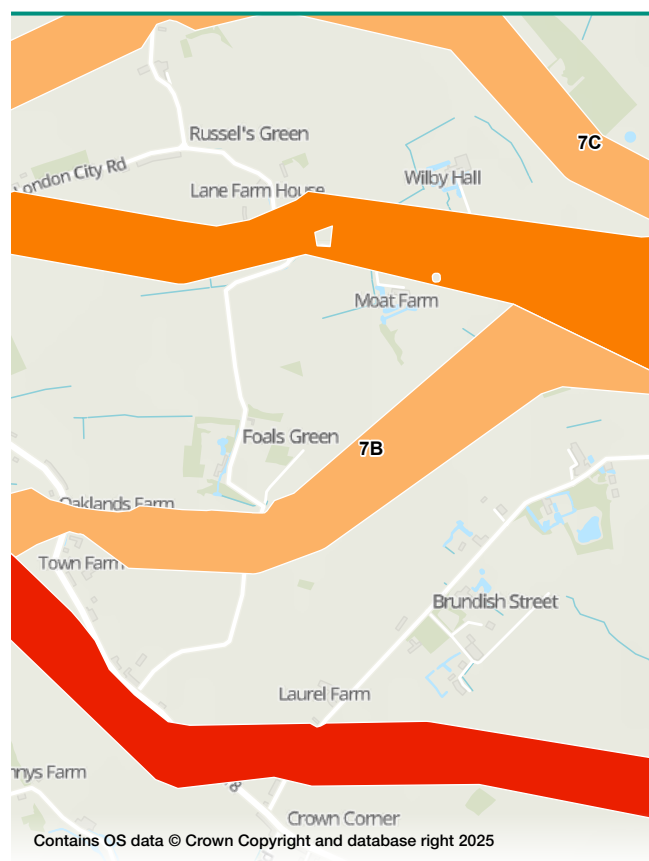
This pipeline corridor crosses through areas of surface water flood risk. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses a minor road (B1116). During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor is constrained by significant utility infrastructure, including crossings of overhead lines and the presence of poles within the pipeline corridor and crossing a water distribution main. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

C-W7B

This pipeline corridor connects to C-W7 east of Wilby and runs in a southwestern direction to its connection with C-W8 south of Wilby. It passes through rural land in the Wilby area, including proximity to residential properties and equestrian businesses, and crosses the B1118 near its connection with C-W8.



Assessment and outcomes

The pipeline corridor passes close to multiple residential properties and is in the proximity of a horse business. It also intersects the curtilage of a residential property, which may experience construction activity related impacts. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

The pipeline corridor passes through the Wilby Neighbourhood Plan Area but is not within from any restrictive designations.

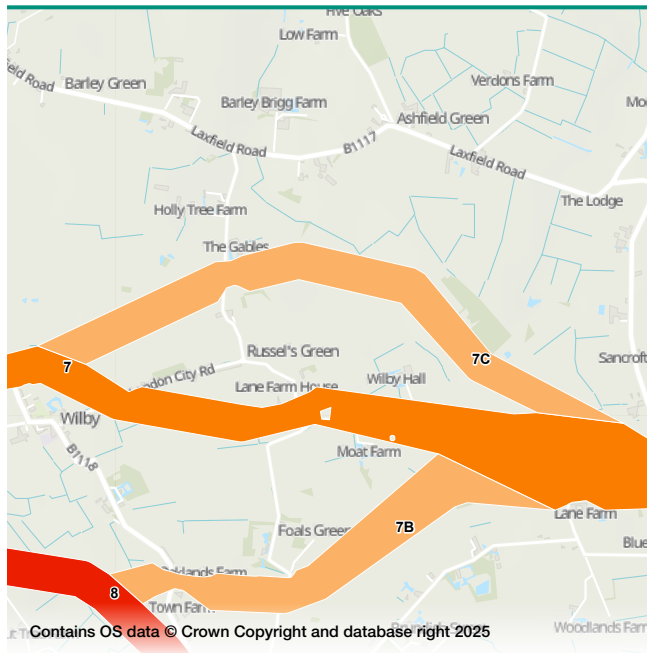
The pipeline corridor crosses several minor watercourses, and intersects areas of surface water flood risk. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses the B1118 and two minor roads (Foal's Green Road and an unnamed road). During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor is constrained by utility infrastructure, including crossings of a gas main, an overhead line, and a water distribution main. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

C-W7C

This pipeline corridor provides an alternative route to C-W7 between its crossing with the B1116 and Wilby. It is located to the north of C-W7 and passes to the north of Russel's Green. This pipeline corridor is a longer route and stays in agricultural fields to avoid potential impacts to properties off Wilby Lane.



Assessment and outcomes

This pipeline corridor passes in proximity to numerous residential properties and farm buildings, as well as community assets which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses two Public Rights of Way, which may require temporary closure or diversion during construction.

Parts of the pipeline corridor cross multiple Neighbourhood Plan boundaries (Laxfield, Stradbroke, and Wilby). The pipeline corridor also crosses the boundary of the approved Wissett Solar Farm (DC/22/3313/FUL), approved February 2025). It is considered that the pipeline can be routed to avoid conflict with this development through engagement and coordination with the developer.

The pipeline corridor runs close to a woodland area which is parallel to the pipeline corridor. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

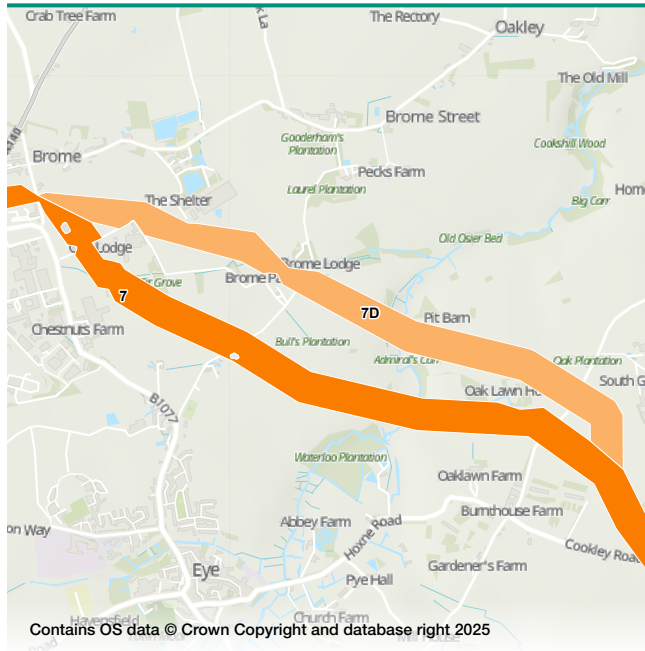
The pipeline corridor intersects areas of surface water flood risk. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

This pipeline corridor crosses a minor local road and an additional carriageway. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. Vehicle access is constrained by narrow local roads, with the nearest suitable construction access point available via the B1118. In narrower sections, hedgerow removal and road widening may be required to enable construction vehicle access. Replanting after completion of the works would be proposed where possible.

The pipeline corridor crosses a dense network of utilities, including a high gas main and several overhead electricity lines with associated high-voltage poles located within the pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

C-W7D

This pipeline corridor provides an alternative route to C-W7 between South Green and Brome. It is located to the north of C-W7, passing through rural and semi-rural areas including parts of Eye Parish and surrounding farmland. This pipeline corridor provides an alternative option to C-W7 which maintains more distance from residential properties around Nick's Lane.



Assessment and outcomes

This pipeline corridor passes close to multiple residential properties and farm buildings which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor also crosses an unnamed road forming part of the National Cycle Network and three Public Rights of Way, which may require temporary closure or diversion during construction.

The pipeline corridor crosses through the Hoxne and Eye Parish Neighbourhood Plan Areas, including a section within a designated Area of Local Landscape Sensitivity in Hoxne. It also intersects two parcels of land currently under consideration for the EcoPower Suffolk Solar Development Consent Order, with an application expected in Q2 2026, and crosses an EIA Scoping Boundary (DC/24/00515) for a proposed reservoir and pipeline. It is considered that the pipeline can be routed to avoid conflict with this development through engagement and coordination with the developer.

The pipeline corridor is constrained by environmental and construction factors, including woodland blocks, tree lines, and Priority Habitats such as Coastal and Floodplain Grazing Marsh. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

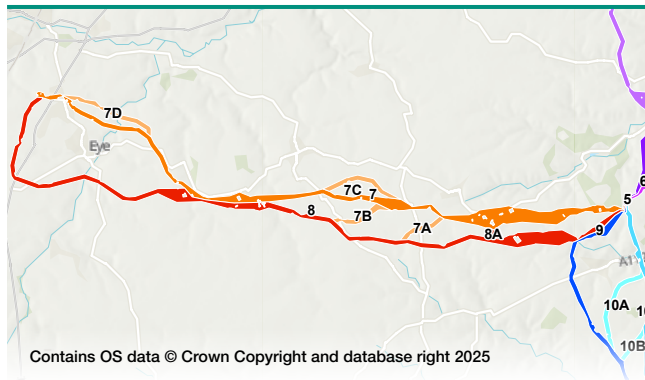
The pipeline corridor crosses the River Dove, and intersects areas of flood risk from surface water and rivers. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

This pipeline corridor crosses several minor roads including Brome Avenue and Nick's Lane. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

The pipeline corridor presents several utility constraints, including crossings of overhead lines and poles, a gas main, and a water main running within the pipeline corridor for approximately 280m. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

C-W8

This pipeline corridor extends from the proposed Central Service Reservoir land parcels near Sibton Green in an east-west direction to the potential Western Service Reservoir land parcels located to the west of Eye. It is further south than C-W7, passing south of the settlements of Wilby and Eye. Along its length, the pipeline corridor also passes the villages of Brundish, Athelington, Redlingfield, and Yaxley. This pipeline corridor passes to the south of Eye, providing an alternative route to the Western Service Reservoir and avoids avoiding crossing the B1117.



Assessment and outcomes

There are multiple residential properties, community assets, and agricultural business along this pipeline corridor, particularly near Dunwich Lane, New Road, The Street, Prospect Close, Low Road, Cranley Green Road, Yaxley Road, and Mellis Road which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction, and several Public Rights of Way which may require temporary closure or diversion during construction.

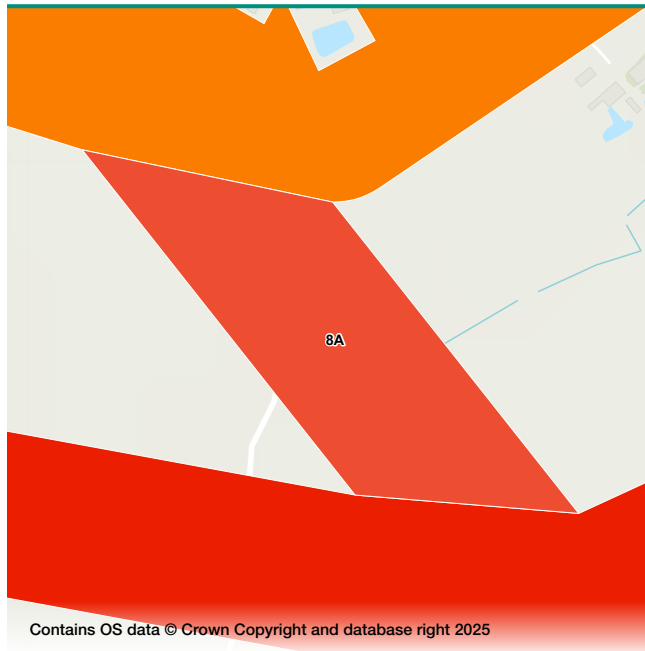
The pipeline corridor is near several heritage assets, including Heveningham Hall Registered Park and Garden, the Grade II Gate Lodges, and other Listed Buildings such as Rook Hall Barn and Bull's Hall. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

The pipeline corridor crosses the River Yox and River Dove, along with several minor watercourses and areas of risk of flooding from rivers. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 2 and 3 which are protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses major roads including the A1120, A140, and the B1077, and it also crosses several minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. Multiple utilities are present along the pipeline corridor, including gas and water mains, overhead power lines, and a substation within 200m of the pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

C-W8A

This pipeline corridor extends from the Central Service Reservoir land parcels near Sibton Green in an east-west direction to the proposed Western Service Reservoir land parcels located to the west of Eye. It is further south than C-W7, passing south of the settlements of Wilby and Eye. Along its length, the pipeline corridor also passes the villages of Brundish, Athelington, Redlingfield, and Yaxley. This pipeline corridor connects to C-W8 south of Boats Hall and runs in a northwestern direction to its connection with C-W7 near Rowe's Hill. It passes through rural farmland and open countryside.



Assessment and outcomes

There are multiple residential properties and farm buildings in the proximity of the pipeline corridor which may experience construction activity related impacts. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

The pipeline corridor crosses areas of surface water flood risk. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses a minor road. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. There are multiple residential properties and farm buildings in the proximity of the pipeline corridor which may experience construction activity related impacts. Potential noise and visual impacts from construction are considered manageable through the application of best-practice construction techniques.

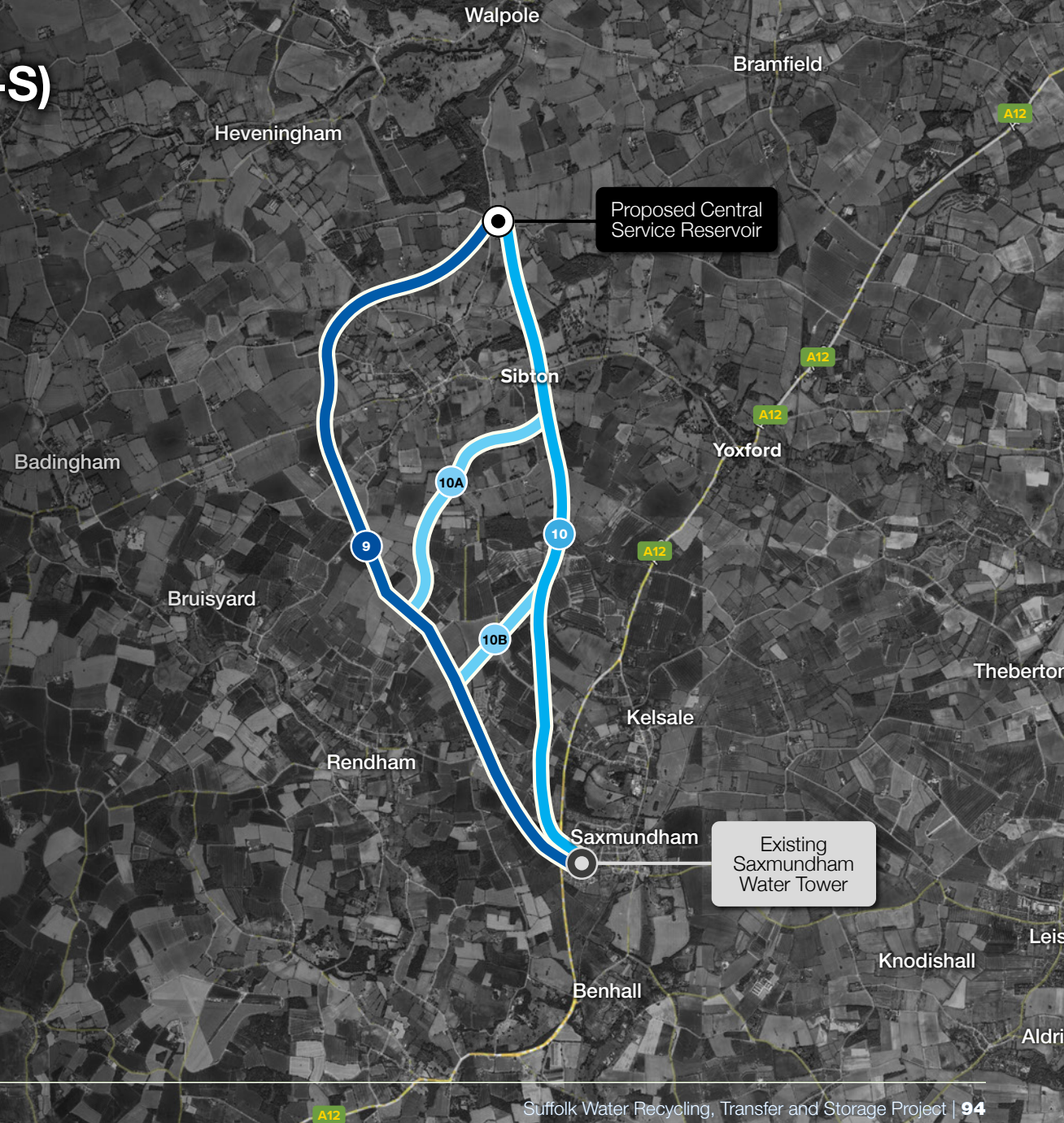
The pipeline corridor crosses areas of surface water flood risk. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses a minor road. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

Central Service Reservoir to Saxmundham Water Tower (C-S)

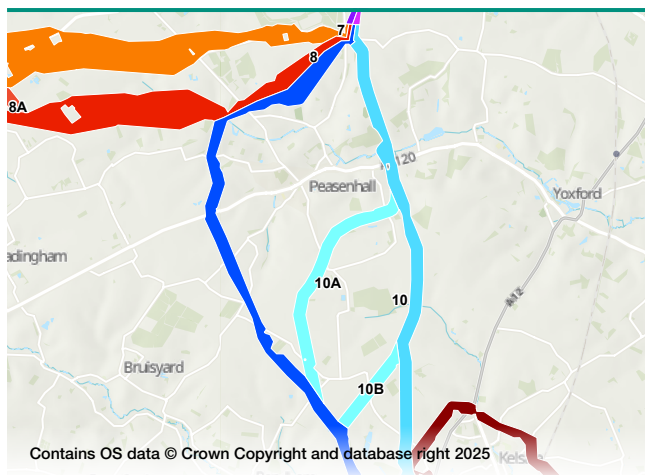
The section of the pipeline network will transfer drinking water from the proposed Central Service Reservoir to the existing Saxmundham Water Tower. The water tower and Central Service Reservoir provide storage to manage water demand and stabilise pressure in the network before further distribution.

The following pages show the assessment and outcomes of each pipeline corridor option for Central Service Reservoir to Saxmundham Water Tower (C-S). Further detail on the process for pipeline corridor development can be found in the Scheme Development Summary.



C-S9

This pipeline corridor option starts near Lodgewood Water Tower and ends at Saxmundham Water Tower, running in an overall north-south direction. The surrounding area includes agricultural land, woodland, and settlements. The pipeline corridor runs to the west of Peasenhall and Sibton in its northern section, and its southern section crosses through the northwest of Saxmundham to the Saxmundham Water Tower. This pipeline corridor is the longest pipeline corridor for the C-S but could potentially share the same construction working area as C-W8 if selected as the preferred pipeline corridor for C-W, which could potentially minimise construction impacts in the area. This pipeline corridor avoids coming into proximity to woodlands and residential properties around Vale Farm, and avoids crossing Gull stream and minimises crossings of the high-pressure gas main in the area.



Assessment outcome

Multiple farm and residential properties, community assets including Saxmundham Free School, Saxmundham War Memorial Playing Field, and emergency services (Fire and Ambulance Stations), along with local businesses, are located along this pipeline corridor which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network, which could be re-routed with traffic management during construction works, and several Public Rights of Way which may require temporary closure or diversion during construction works.

The pipeline corridor is adjacent to Heveningham Hall Registered Park and Garden and Heveningham Hall Gate (Grade II* Listed Building) in its northern section. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

There are seven parcels of Ancient Woodland in the central section of this pipeline corridor and multiple areas of deciduous woodland Priority Habitat, particularly near Saxmundham. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor crosses the River Yox and several minor watercourses in its northwestern section. It also intersects areas of surface water flood risk and Source Protection Zones (which are protected groundwater sources) near Saxmundham. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment

Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses a historic landfill to the northwest of Saxmundham. The pipeline would be designed to minimise interaction with the historic landfill.

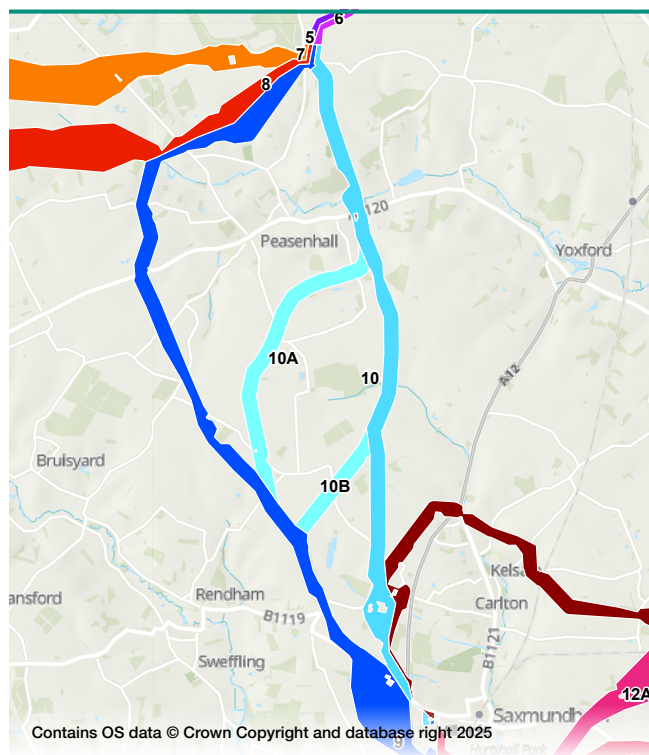
The pipeline corridor crosses the A1120 Badingham Road and the A12 near Saxmundham, and it also crosses the B1119 and several minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems.

There are several utility crossings throughout this pipeline corridor, with a concentration in Saxmundham. These include medium- and low-pressure gas mains, water mains, and overhead lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

The pipeline corridor intersects with several planning designations and an application. It crosses through the Saxmundham Neighbourhood Plan Area and passes through the South Saxmundham Garden Neighbourhood allocation under Policy SCLP12.29, which includes plans for housing, education, and employment development. Additionally, the pipeline corridor is adjacent to a hybrid planning application for residential development (DC/22/2465/FUL). It is assumed that the pipeline can be routed to avoid conflict with this development through engagement and coordination with the developer.

C-S10

This pipeline corridor option starts near Lodgewood Water Tower and ends at Saxmundham Water Tower, running in a north-south direction, providing the most direct route. The surrounding area includes agricultural land, woodland, and settlements. The pipeline corridor runs to the east of Peasenhall and Sibton in its northern section, and its southern section crosses through the northwest of Saxmundham to the Saxmundham Water Tower.



Assessment outcome

The pipeline corridor passes multiple farm and residential properties, particularly in Saxmundham where it intersects Montagu Drive and the B1119 Rendham Road. It also crosses through public open space at Saxmundham War Memorial Playing Fields and runs adjacent to community assets such as Tru-Care assisted living residence and Dawn's Boarding Cattery near Sibton which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses a National Cycle Network and several Public Rights of Way, which may require temporary closure or diversion during construction works.

The pipeline corridor is adjacent to Heveningham Hall Registered Park and Garden and Heveningham Hall Gate (Grade II* Listed Building) in its northern section. It also runs near the Scheduled Monument of Sibton Abbey and Carlton Green Farmhouse (Grade II Listed Building). Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

There are several parcels of Ancient Woodland and Deciduous Woodland Priority Habitat along the pipeline corridor, particularly near Sibton and northwest of Saxmundham. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The pipeline corridor crosses the River Yox in its northeastern section and a main river in its central section. It also intersects several minor watercourses and areas of surface water flood risk, and an area of Source Protection Zone 1 (which is a protected groundwater source) near Saxmundham. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement

with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses the A1120 Yoxford Road and the A12 near Saxmundham. It also crosses the B1119 and several minor roads, including Montagu Drive which is the sole access road to many properties. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. In narrower sections, hedgerow removal and road widening may be required to enable construction vehicle access. Replanting after completions would be proposed where possible.

There are multiple utility crossings throughout the pipeline corridor, with a concentration in Saxmundham. These include medium- and high-pressure gas mains, water mains, and overhead lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

The pipeline corridor intersects with several planning designations and applications. It crosses through the Saxmundham Neighbourhood Plan Area. The pipeline corridor is in proximity to multiple allocations under Policy SAX15 Local Green Spaces (two of which it crosses at the War Memorial Playing Field and adjacent to the A12) and is adjacent to Saxmundham Water Tower, which is protected under Policy SAX11 Non Designated Heritage Assets. It also crosses part of the Sizewell C Development Consent Order scheme boundary for the Sizewell Link Road (DC/25/0310/DRR42). It is assumed that the pipeline can be routed to avoid conflict with these policy designations and development through engagement and coordination with the developer.

C-S10B

This pipeline corridor option runs in a southwestern direction from the central section of C-S10 and the area near Lonely Farm Country Park. The surrounding area includes rural land, holiday accommodation, and minor roads. It provides a connection from C-S10 to C-S9 which increase the length of the pipeline corridor but avoids coming into proximity with woodlands and residential properties around Vale Farm and avoids crossing Gull stream.



Assessment outcome

This pipeline corridor passes in proximity to mobile homes and business assets associated with Lonely Farm Country Park which may experience construction activity related impacts. Potential visual impacts from construction are considered manageable through the application of best-practice construction techniques. It also intersects two Public Rights of Way which may require temporary closure or diversion during construction, and a National Cycle Network route which may need to be re-routed with traffic management during construction.

The pipeline corridor crosses areas of surface water flood risk. To reduce impacts on areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses a minor road and a local road which serves as the only access route to a private property. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. In narrower sections of the access route, hedgerow removal and road widening may be required to enable construction vehicle access. Replanting after completion of the works would be proposed where possible.

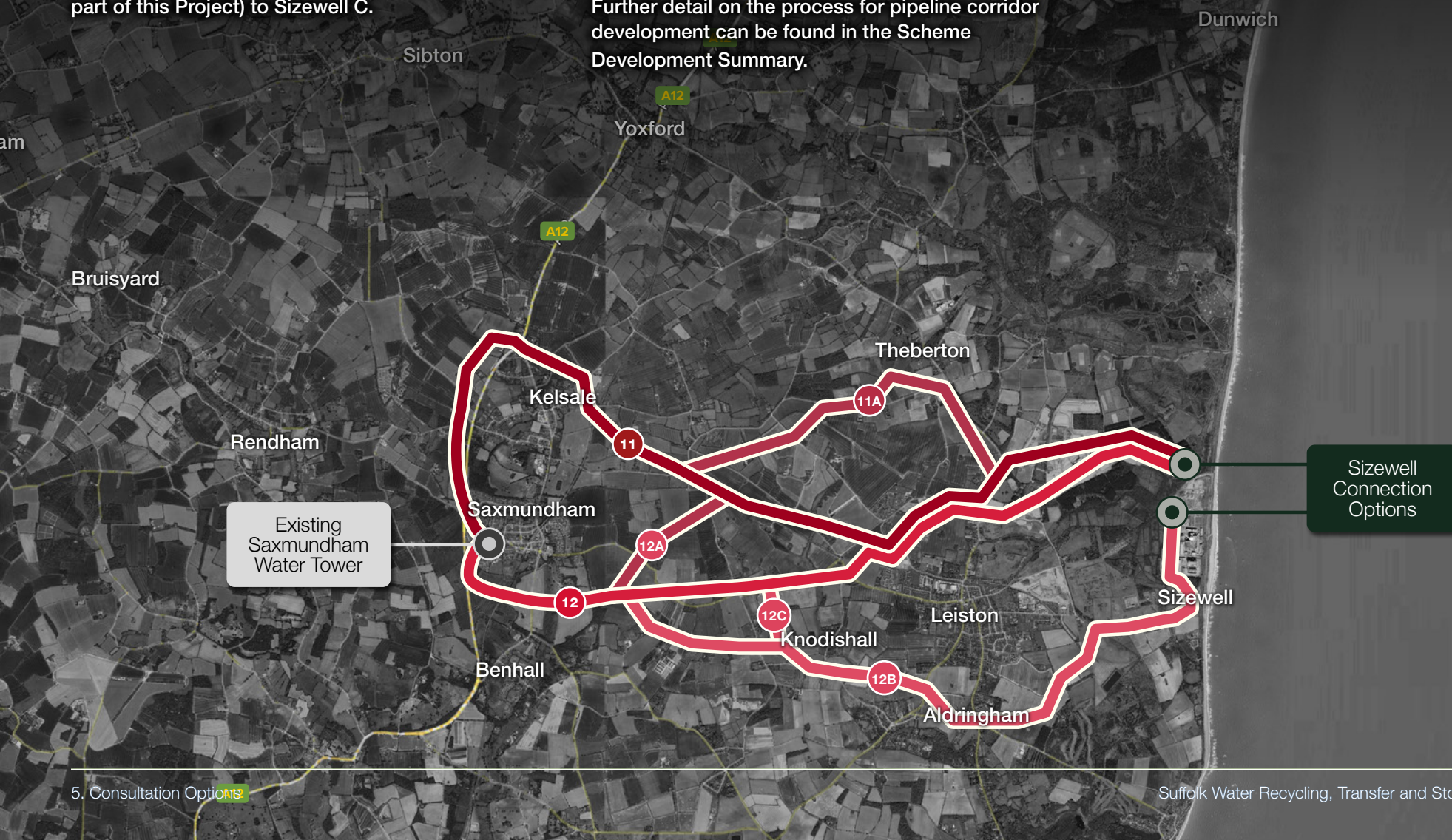
The pipeline corridor crosses a water main and multiple overhead lines with associated high-voltage poles. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would coordinate with the relevant utility providers.



Saxmundham Water Tower to Sizewell (S-S)

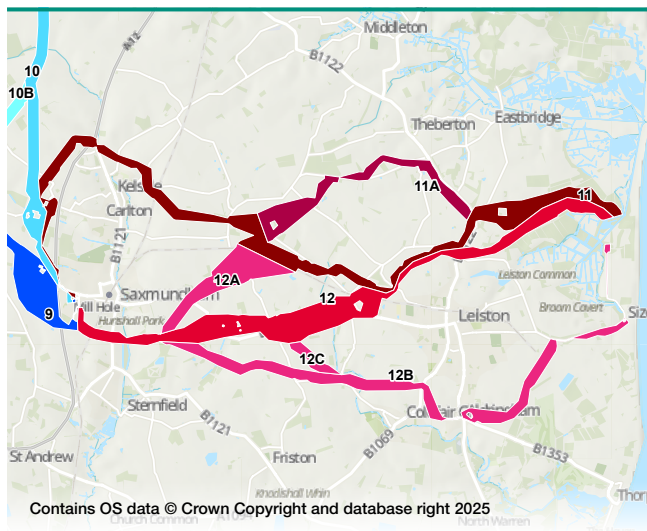
The section of the pipeline network will transfer drinking water from the existing Saxmundham Water Tower (or close to proposed pipeline networks as part of this Project) to Sizewell C.

The following pages show the assessment and outcomes of each pipeline corridor option for Saxmundham Water Tower to Sizewell (S-S). Further detail on the process for pipeline corridor development can be found in the Scheme Development Summary.



S-S11

This pipeline corridor extends from Saxmundham to Sizewell, skirting around the north of Kelsale before passing through open fields and along the northern edge of Leiston, continuing eastward towards Sizewell. This is the shortest pipeline corridor (of S-S) and avoids crossing the railway line which runs from Saxmundham to Leiston (only crosses one railway line). This pipeline corridor combines the crossing of the A12 and River Fromus into a single crossing. The pipeline corridor is located almost entirely in agricultural fields and maintains distance from the Leiston - Aldeburgh Site of Special Scientific Interest and Sizewell Marshes Site of Special Scientific Interest. The pipeline corridor crosses a tributary of the Hundred River rather than the River itself and avoids potential interactions with existing third party operational infrastructure.



Assessment outcome

There are multiple residential properties, community assets, and businesses along the pipeline corridor, particularly near Curlew Green, Dorley's Corner, Kelsale, and Leiston which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. This pipeline corridor crosses several Public Rights of Way, including a cluster in the eastern section of the pipeline corridor with diversions available, and one Public Rights of Way crossing in the western section of the pipeline corridor with no diversions available and would require closure for the construction works, during which pedestrians would need to use the carriageway.

The majority of this pipeline corridor is located within the area covered by the Sizewell C Development Consent Order which was granted consent by the Secretary of State in July 2022. It is assumed that the pipeline can be routed to avoid conflict with this development through engagement with the developer.

This pipeline corridor is near several heritage assets, including Kelsale Conservation Area, Listed Buildings in and around Kelsale, and Leiston Abbey and Moated Site Scheduled Monument in the east. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on heritage assets during construction.

The eastern section of the pipeline corridor is located within Suffolk Coast and Heaths National Landscape. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on the landscape during construction.

This pipeline corridor is subject to several ecological constraints, particularly in the east near designated sites including Minsmere-Walberswick Special Protection Area, Special Conservation Area, Site of Special Scientific Interest, and Ramsar, as well as Priority Habitats and County Wildlife Sites. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

This pipeline corridor crosses the River Fromus and Hundred River, and runs near an unconstrained main river in the east. It also intersects areas of risk of flooding from surface water and rivers. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 1, 2 and 3 which are protected groundwater sources.

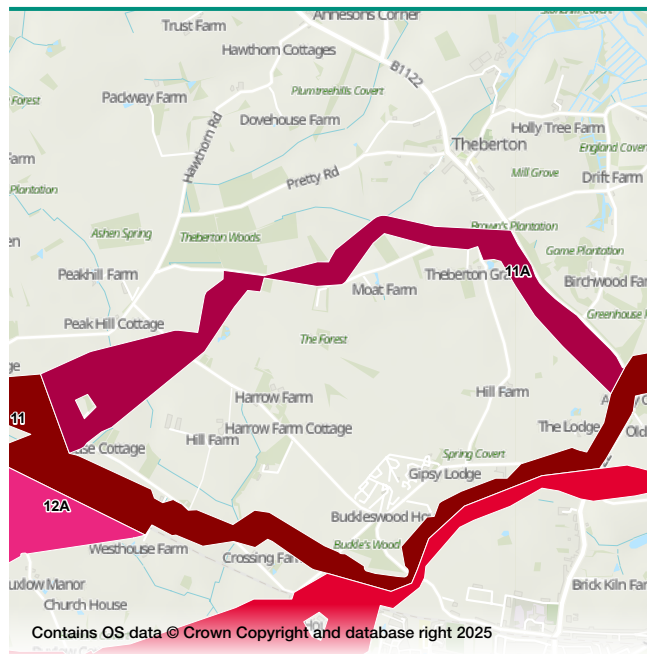
To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses major roads including the A12, B1121, and B1122, and it crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The corridor crosses a railway line to the east of Kelsale, which is likely to require trenchless construction for the pipeline crossing to minimise disruption.

Multiple utilities, including gas and water mains and overhead power lines, are present along this pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

S-S11A

This short pipeline corridor connects to S-S11 to the northwest of Saxmundham then runs to the northeast towards Theberton, then changes direction south of Theberton to run in a northwest-southeasterly direction to reconnect with S-S11 to the north of Leiston. This pipeline corridor provides a slight alternative to S-S11 to avoid the site of former RAF Leiston and associated ground contamination risks.



Assessment and outcomes

The pipeline corridor placement would need to consider multiple farm/residential properties along the length of the pipeline corridor which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses multiple Public Rights of Way which may require temporary closure or diversion during construction.

The eastern end of the pipeline corridor is located within the area covered by the Sizewell C Development Consent Order which was granted consent by the Secretary of State in July 2022. It is assumed that the pipeline can be routed to avoid conflict with this development through engagement with the developers.

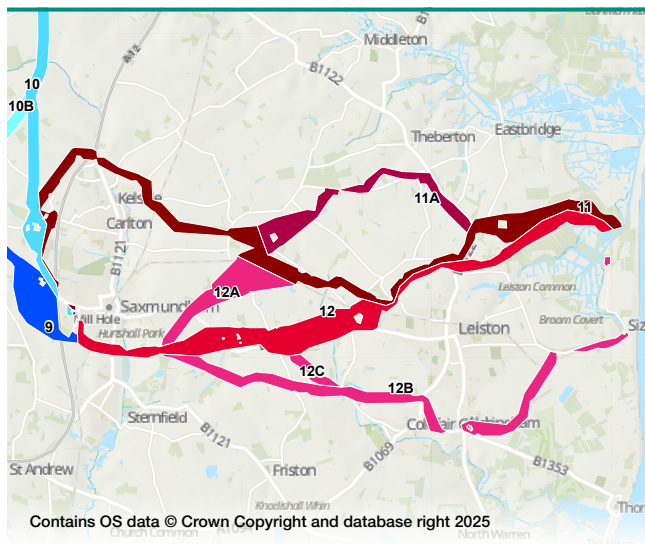
The pipeline corridor passes near multiple woodland blocks, including parcels of Deciduous Woodland Priority Habitat and Theberton Wood. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

This pipeline corridor crosses the Hundred River and a minor watercourse in the west. It intersects high risk of flooding from surface water and river throughout. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

It also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. It is constrained by multiple utilities, including several water mains and overhead power lines, particularly in the central and eastern sections of the pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

S-S12

This pipeline corridor extends from Saxmundham to Sizewell, skirting around the south of Saxmundham before passing through open fields and along the northern edge of Leiston, continuing eastward towards Sizewell. This pipeline corridor potentially provides a large unconstrained construction working area (compared to S-S11) for the crossing of the A12 and avoids potential interactions with existing third party operational infrastructure.



Assessment and outcomes

The pipeline corridor passes near multiple residential properties, community assets, and businesses in Saxmundham and Leiston, including a war memorial field, commercial properties, and emergency services which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses multiple Public Rights of Way including a cluster near the coast, which may require temporary closure or diversion during construction works.

The eastern end of the pipeline corridor is located within the area covered by the Sizewell C Development Consent Order which was granted consent by the Secretary of State in July 2022. It is assumed that the pipeline can be routed to avoid conflict with this development through engagement with the developers.

There are a number of Listed Buildings within close proximity of the pipeline corridor along its route. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on the scheduled monument and listed buildings during construction works.

This pipeline corridor is subject to ecological constraints, especially in the east near designated sites including Minsmere-Walberswick Special Protection Area, Special Conservation Area, Site of Special Scientific Interest, and Ramsar site, as well as Priority Habitats and County Wildlife Sites. The central and western sections of this pipeline corridor are less constrained but include Ancient Woodland and other Priority Habitats in proximity to the boundary of the pipeline corridor. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

The eastern section of the pipeline corridor is located within Suffolk Coast and Heaths National Landscape. Through the design process, careful placement of the pipeline and screening may be required to reduce impacts on landscape assets during construction.

The pipeline corridor crosses the River Fromus and the Hundred River and runs near an unconstrained main river in the east. The pipeline corridor intersects area of risk from flooding from surface water and river. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zones 1, 2 and 3 which are protected groundwater sources.

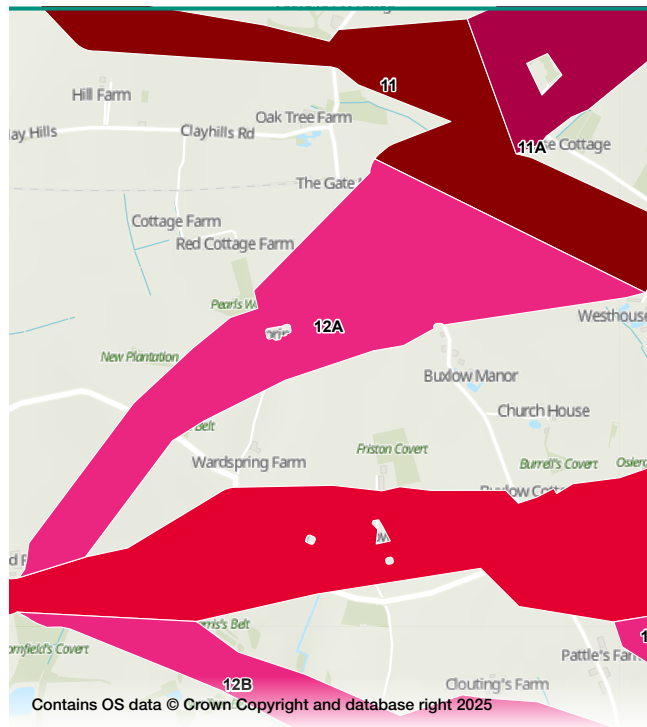
To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

This pipeline corridor crosses major roads including the A12, B1121, and B1122, and it also crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The corridor crosses two railway lines (one to the south of Saxmundham and one to the west of Leiston), which are likely to require trenchless construction for the pipeline crossing to minimise disruption.

Multiple utilities, including low-, medium-, and high-pressure gas mains, water mains, and overhead power lines, are present along this pipeline corridor. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

S-S12A

This pipeline corridor is located to the east of Saxmundham and runs through agricultural fields. It connects to S-S12 to the southeast of Saxmundham then runs in a southwest to northeast direction to its connection with S-S11 and provides an alternative location to cross the Saxmundham to Leiston Railway.



Assessment and outcomes

The pipeline corridor passes near multiple farm and residential properties, with businesses including Woodside Farm in the southwest and it also crosses Network Rail property at a railway crossing in the northeast which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. This pipeline corridor crosses several Public Rights of Way along its route, which may require temporary closure or diversion.

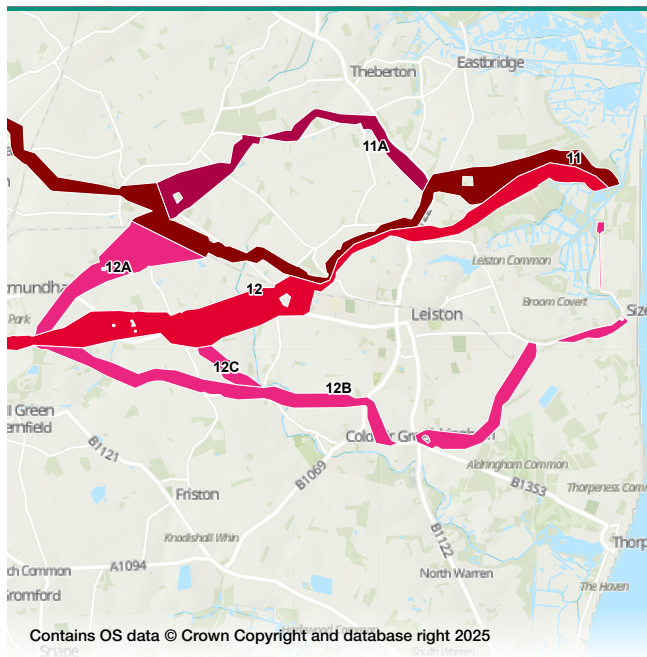
The eastern section of the pipeline corridor crosses the Hundred River. It intersects areas of high flood risk near the main river crossing and experiences surface water flood risk. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the

Local Planning Authorities would be undertaken to minimise impacts. This pipeline corridor crosses the B1119 in the southwest and crosses multiple minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. The pipeline corridor crosses a railway line in the northeast, which is likely to require trenchless construction for the pipeline crossing to minimise disruption.

The pipeline corridor is constrained by a medium-pressure gas main, water mains, and overhead power lines. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

S-S12B

This pipeline corridor runs in a southeasterly direction from its connection with S-S12 southeast of Saxmundham. It crosses through a series of agricultural fields and through Aldringham to the south of Leiston before changing direction to northeasterly towards its connection option to Sizewell C nuclear Power Station. This pipeline corridor provides an alternative route via the south of Leiston whilst avoids crossing the B1119 and coming close to Leiston Abbey. However, it does pass through Aldringham which is likely to result in a constrained construction working width.



Assessment and outcomes

The pipeline corridor passes close to multiple residential properties, community assets, and businesses, particularly within Aldringham which may experience construction activity related impacts. Potential noise, vibration, air quality and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses several Public Rights of Way along its route, which may require temporary closure or diversion.

The pipeline corridor intersects the Order Limits for the proposed Sea Link converter station and the LionLink EIA Scoping Boundary, which is currently at pre-application stage with a Development Consent Order submission anticipated in Q4 2025. It also overlaps with the onshore application areas for East Anglia One and Two Offshore Wind Farms. It is assumed that the pipeline can be routed to avoid conflict with these developments through early engagement with project promoters and coordination with relevant planning authorities.

The pipeline corridor passes near two Grade II Listed Buildings and a Scheduled Monument in Aldringham. Through the design process, careful placement of the pipeline and screening may be required to reduce visual impacts on the scheduled monument and listed buildings during construction.

The eastern section of the pipeline corridor is located within the Suffolk Coast and Heaths National Landscape. Through the design process, careful placement of the pipeline and screening may be required to reduce impacts on the landscape designation during construction.

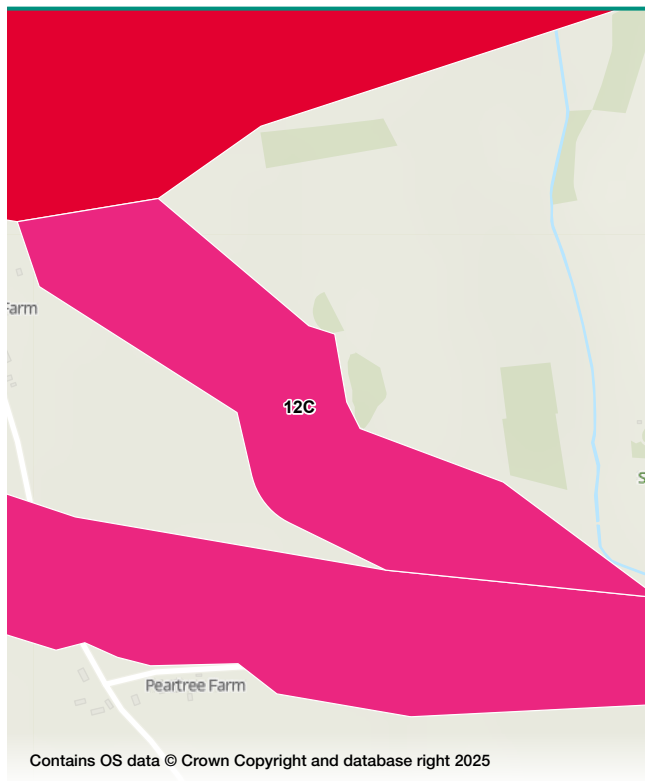
This pipeline corridor is subject to ecological constraints due to its proximity to designated sites including Sandlings Special Protection Area, Leiston-Aldeburgh and Sizewell Marshes Sites of Special Scientific Interest, Minmere-Walberswick Special Protection Area, Special Conservation Area, Site of Special Scientific Interest, and Ramsar site, as well as nearby Priority Habitats. Careful placement of the pipeline would aim to minimise its interaction with sensitive habitats.

This pipeline corridor crosses the Hundred River at its eastern end and intersects areas of risk of flooding from rivers and surface water. There is also potential vulnerability to water quality during construction works resulting from its proximity to Source Protections Zone 2 which is a protected groundwater sources. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

This pipeline corridor crosses several minor and major roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. It is constrained by multiple utilities including gas mains, water mains, overhead lines, and a substation. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.

S-S12C

This pipeline corridor runs in a northwest to southeast direction and passes Knodishall to the east. It crosses through agricultural fields before joining S-S 12B at its crossing with the Hundred River.



Assessment and outcomes

The pipeline corridor passes close to multiple residential properties and community assets on Grove Road and in Knodishall which may experience construction activity related impacts. Potential noise, vibration and visual impacts from construction are considered manageable through the application of best-practice construction techniques. The pipeline corridor crosses two Public Rights of Way along its route, which may require temporary closure or diversion.

The pipeline corridor intersects the LionLink EIA Scoping Boundary, which is currently at pre-application stage with a Development Consent Order submission anticipated in Q4 2025. It is within 100m of the onshore application areas for East Anglia One and Two Offshore Wind Farms. It is assumed that the pipeline can be routed to avoid conflict with these developments through early engagement with project promoters and coordination with relevant planning authorities.

This pipeline corridor crosses the Hundred River at its eastern end and intersects areas of risk of flooding from rivers and surface water. To reduce impacts on water quality and areas of flood risk, careful placement of the pipeline and continuous engagement with the Environment Agency and, where relevant, the Local Planning Authorities would be undertaken to minimise impacts.

The pipeline corridor crosses two minor roads. During construction this may cause disruption and therefore engagement with the relevant Transport Authority would be undertaken to minimise disruption. Roads may be crossed by either temporary road closures or utilising traffic management systems. Vehicle access is possible via School Road and the B1069, although the final access into the field may require hedgerow removal. Replanting after the works complete would be proposed where possible.

The pipeline corridor crosses a gas main, a water main and an overhead line. The pipeline would be routed to avoid conflict with utilities where reasonably practicable, and where diversions are required, we would co-ordinate with the relevant utility providers.



What stage are we at?

National Policy Statements

This Project has been recognised as nationally significant, meaning it will be considered through the major infrastructure planning process. This makes sure it is assessed thoroughly and transparently, in line with national policy and planning guidance. Government policy in respect of major infrastructure projects is set out in a series of 'National Policy Statements'. The National Policy Statement for Water Resources Infrastructure was updated in July 2025, and is a relevant and material consideration in decisions on such projects. For our Project, the National Policy Statement identifies an immediate need to increase resilience of the water sector and maintain sufficient water in our watercourses, lakes and wetlands to protect the environment.

While national policies are the main guide for decisions on major projects, local policies also play a role, especially when they highlight local planning priorities and designations.

Applying for a Development Consent Order

As a development of national significance, we will seek approval in the form of a Development Consent Order and submit an application to the Planning Inspectorate. Under this process, the application would be considered by an appointed Examining Authority with the final decision made by the Secretary of State for Environment, Food and Rural Affairs.

The process for preparing and determining a Development Consent Order (DCO) application follows a series of steps as set out on the next page. You can find out more by visiting <https://national-infrastructure-consenting.planninginspectorate.gov.uk/decision-making-process-guide>.

The Development Consent Order process is a streamlined consent route for major infrastructure projects and was established to provide a faster and fairer process for interested parties, such as landowners, organisations and members of the public. The process puts emphasis on early engagement with communities and stakeholders to allow for the opportunity to influence a project before an application is made for development consent.

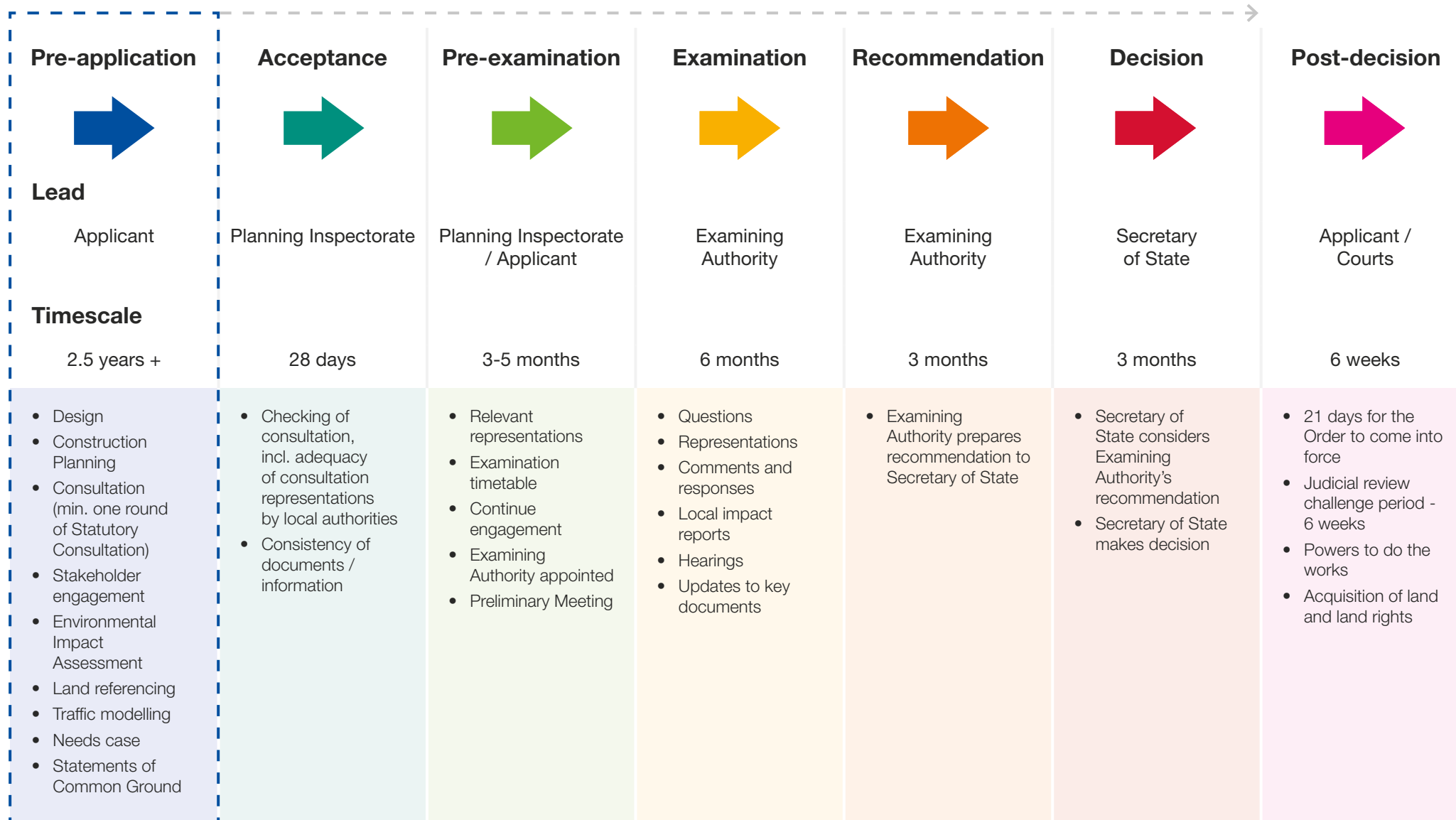
As part of the planning process, local councils will prepare reports that explain how the proposed development could affect their area. These local impact reports help the Secretary of State make an informed decision by highlighting any potential effects on communities, the environment, and local infrastructure.



INDICATIVE PROCESS FOR PREPARING AND DETERMINING A DEVELOPMENT CONSENT APPLICATION

We are here

Indicative timeframe from Development Consent Order application to decision = 18 months



Engagement and consultation

An essential part of developing and delivering an effective Project is meaningful and effective engagement with stakeholders. We're committed to open and meaningful engagement. That means being transparent about how your feedback helps shape our proposals and how your views will influence how the Project is delivered in the future.

The consultation process

We've been actively engaging with a wide range of stakeholders throughout the development of our Water Resource Management Plan (Essex & Suffolk Water's WRMP24), and more recently through our 2025 stakeholder engagement activities. Your feedback has played a vital role in shaping the direction of this Project so far.

We're now inviting you to share your views on our developing proposals at this early stage. Your insights will help us refine and improve the Project as it evolves.

Every comment we receive will be carefully considered and documented in a Consultation Report, which will accompany our formal application. Before then, we'll share an update during our next consultation to show how your feedback from this stage has influenced our plans.

Looking ahead, we'll announce our preferred pipeline corridor and location of above ground infrastructure in Q3 2026 before another consultation in 2027 to update you on our progress and gather further feedback.

Working together with landowners

To deliver this Project, we'll need to access and use land on a temporary and permanent basis for a range of essential project-related activities. These include installing pipelines, constructing the new Advanced Water Recycling Plant and Service Reservoirs, and ensuring the safe construction, operation, and long-term maintenance of the infrastructure.

We recognise that landowners play a crucial role in the success of this Project. That's why we've already begun contacting landowners for survey access. We will continue to engage with landowners within the best performing pipeline corridors as the Project progresses to seek permission for and to arrange land access to develop the Project. This will enable the completion of surveys and to discuss how proposed works could impact each landowner.

As we move through the Development Consent Order process, we will seek to work collaboratively with landowners to agree on the terms for accessing land and delivering the Project, such as the pipeline, the Advanced Water Recycling Plant, Service Reservoirs and associated infrastructure..

We're committed to open, respectful communication and to making sure that landowners are kept informed and involved every step of the way.

Project Next Steps

Once this consultation ends, we will carefully review all the feedback we have received, alongside findings from our ongoing technical and environmental studies.

This will help us refine our proposals ahead of a Project announcement in Q3 2026, where we'll share a preferred pipeline corridor, and the preferred site of our above ground infrastructure.

We'll also begin identifying potential construction areas, such as access routes and construction working compounds. Throughout this process, we'll continue engaging with stakeholders and local communities to help shape the project together.

At our next consultation, we anticipate presenting information on:

- Further details on the site of the Advanced Water Recycling Plant and the long sea outfall, such as the outline design for permanent buildings/equipment, and temporary land or modifications needed for construction.
- Further details of the site of the Service Reservoirs (Central and Western);
- The preferred pipeline corridor (and its working width 40-20m wide):
 - From Anglian Water's Lowestoft Water Recycling Centre.
 - From the Advanced Water Recycling Plant to the discharge location along the River Waveney.
 - From Barsham Water Treatment Works to the Central Service Reservoir.
 - From the Central Service Reservoir to the Western Service Reservoir.
 - From the Central Service Reservoir to the existing Saxmundham Water Tower.
 - From near Saxmundham Water Tower to Sizewell C Nuclear Power Station (SZC).
- The locations of construction compounds and the temporary working areas.
- The locations of potential sites for ecological mitigation.
- A Preliminary Environmental Information Report that will outline the likely significant environmental effects of our proposals based on emerging assessment work.



Approach to Environmental Impact Assessment

The Environmental Impact Assessment (EIA) process is an important framework around which the consent process for major infrastructure is built. It informs the development of the Project, consent, and future plans for delivery. The following section considers how environmental assessment, avoidance, and impact mitigation have informed and will continue to inform our Project.

Assessing the environment

We understand that our proposals may have both positive and negative impacts on local communities and the environment. That's why we're carrying out a thorough EIA. This is a process designed to identify and understand any significant effects the Project might have.

As part of this, we'll look at how the Project could interact with other developments in the area (known as cumulative effects) and explore ways to reduce or avoid any negative impacts. We'll also look for opportunities to enhance the local environment through thoughtful design.

As part of this process we'll carry out a preliminary environmental assessment, which reflects a stage in the process where the Project design is still in development. We'll share the findings in our next consultation, and your feedback will help shape the Project as it develops.

Our full EIA findings will be published in an Environmental Statement, alongside other supporting assessments such as:

- Flood Risk Assessment
- Water Framework Directive Assessment
- Habitat Regulations Assessment

These assessments will help ensure the Project is delivered responsibly and with care for the environment.

Biodiversity Net Gain

As part of the proposed Project under the Development Consent Order regime, we are committed to delivering Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. Our approach makes sure that biodiversity is measurably improved following construction, with a minimum 10% net gain across the Project area. This may be achieved through a combination

of onsite habitat enhancements, offsite ecological investments, and the use of statutory biodiversity credits where necessary.

Gathering data and undertaking surveys

To understand the existing environment (i.e. the baseline conditions), we will use data from a broad range of sources. These include organisations such as Natural England, the Environment Agency and Historic England, local authorities, academic institutions, expert environmental groups, conservation groups and other relevant interest groups.

To help us build a clear picture of the area, we'll be carrying out detailed field surveys. These will help identify existing environmental conditions and highlight any sensitive features — such as protected wildlife, archaeological remains, or areas that may be contaminated.

This information will support our environmental assessments and help us design the Project in a way that protects and respects the local surroundings.

Our surveys started in 2024 and will continue throughout the Project's pre-application stage to ensure a good understanding of the existing environment.

Avoiding and mitigating our impacts

Minimising environmental impacts

We are committed to protecting the environment throughout the development of this Project. That's why we're following a well-established mitigation hierarchy, which means we aim to:

1. **Avoid** impacts wherever possible — for example, by planning pipelines that steer clear of sensitive areas like nature reserves, Ancient Woodlands, and protected habitats.
2. **Minimise** any unavoidable impacts through careful design and planning.
3. **Enhance** the environment where we can, by identifying opportunities for improvement.
4. **Offset** is the last option and we will also aim to minimise or mitigate impact before compensating for any residual impact.



Share your views

Our Winter 2025 Consultation gives you the opportunity to learn more about the Project and have your say on what we're proposing.

Our consultation will last six weeks, opening on **Wednesday 29 October 2025** and closing at **11.59pm** on **Wednesday 10 December 2025**.

Have your say



Completing our online feedback form via our website by visiting Suffolkwaternetwork.co.uk



Sending us an email at swsp@nwl.co.uk



Need a paper copy of the feedback form? Contact us by phone or email to request a copy. A self-addressed envelope will be provided. No stamp required.

**Please note that feedback received after 11:59pm on Wednesday 10 December 2025 will not be considered.*

Public consultation events

We are hosting a series of drop-in sessions at locations near the Project. Details about the Project, as described in this brochure, will be on display, and you can meet members of the Project team to ask us any questions. You are welcome to visit us in person without booking in advance. If you need extra support or have any special requests, please contact us beforehand.

We are working closely with the venues to provide additional assistance if needed, but please note that we may not be able to accommodate all needs on the day. However, we will do our best to meet your requirements.

We look forward to welcoming you to one of our drop-in sessions listed opposite.

Date	Time	Location
Wednesday 5 November	3.30pm to 7.30pm	The Fromus Centre, Street Farm Rd, Saxmundham, IP17 1AL
Thursday 6 November	1pm to 7.30pm	Wilby Village Hall, Brundish Rd, Wilby, Eye, IP21 5LE
Tuesday 11 November	1pm to 7.30pm	The Rifle Hall, 47 London Rd, Halesworth, IP19 8LR
Wednesday 12 November	1pm to 7.30pm	Eye Community Centre, Magdalen St, Eye, IP23 7AJ
Wednesday 19 November	1pm to 7.30pm	Dennington Village Hall & Sports Club, Laxfield, IP13 8DD
Saturday 22 November	1pm to 7.30pm	Leiston Community Centre, King George's Avenue, Leiston, IP16 4JU
Wednesday 26 November	1pm to 7.30pm	Beccles Public Hall & Theatre, Smallgate, Beccles, NR34 9AD
Saturday 29 November	1pm to 5.30pm	Hunters Hall, Colville House, School Rd, Lowestoft, NR33 9NB

Consultation materials

If you'd like to see where you can view the materials in your local area please visit our website at Suffolkwaternetnetwork.co.uk

Contact us

If you'd like a printed copy of our brochure or require any of our documents in an alternative format, please use the details below to contact us.



Email us at swsp@nwl.co.uk



If you have questions about the consultation, please call
0800 1412108



Alternatively, you can download the consultation material by visiting
Suffolkwaternetnetwork.co.uk



River Waveney, Beccles

