

Reason for Refusal Four

The following email was received from the agent of the application on the 16/11/2020 providing further information on foul water drainage. The officer's response to this email follows this at the bottom of this page.

AGENT EMAIL

'Good afternoon Jasmine

I hope this email finds you well.

We just wanted to address reason No 4 relating to the recommendation for refusal in relation to the above planning application which will be determined on Wednesday, as follows;

4. There is insufficient information relating to the way that foul water shall be discharged from the site. Whilst it is acknowledged this will not be through a mains sewer, information on the necessary sewage treatment plant has not been submitted. As the site falls within the 3km impact risk zone of the Arger Fen SSSI (designated wetland) the Local Planning Authority cannot determine with certainty that the development would not result in any adverse impacts to the Arger Fen SSSI through the development's chosen method of foul water drainage. The proposal is therefore in conflict with Core Strategy policy CS15 and paragraph 175 b) and 177 of the NPPF resulting in potential adverse impact on an SSSI.

The foul water will be dealt with by means of a sewage treatment plant with a clean water discharge to the ditch to the South. The sewage treatment plant would be supplied, designed and installed by Binder of Ipswich.

Binders have confirmed that the discharge will be below 5 cubic metres, therefore it will not require consent to discharge from the Environment Agency but will fully comply with the EA 'general binding rules' for small sewage treatment plants.

Notwithstanding the above, Assington has numerous sewage treatment plant installations from recent development within the village with the clean water discharging in to the brook at the bottom of the valley. All of this development is much closer to the Arger fenn SSSI, than the proposed application site.

Would would expect any planning permission to include a condition for submission of details of the proposed sewage treatment plant.

We would be grateful if this email is included within your committee presentation.

We trust this now clarifies matters.'

OFFICERS RESPONSE:

Officers will liaise with Natural England and Place Services Ecology to ascertain whether this is sufficient to resolve the matter. If it is, this reason for refusal can be removed.

Recommendation to be altered in regard to reason 4 to: 'This reason to be reviewed pending discussion with Natural England and Place Services Ecology and struck off if resolved, prior to the decision being issued.'