

From: Biggs <peter@pjbplanning.co.uk>
Sent: Monday, March 11, 2024 2:42 PM
To: Elizabeth Flood <Elizabeth.Flood@babberghmidsuffolk.gov.uk>
Cc: Susanna Rendall <Susanna.Rendall@stokebynayland.com>; Mark Russell <Mark.Russell@babberghmidsuffolk.gov.uk>
Subject: DC/23/04452 Land south of High Road, Leavenheath
Importance: High

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Dear Elizabeth,

We are aware of the further representations that have been received from the LLFA and Anglian Water to our latest FRA and SuDs statement submission, copies of which are attached.

Whilst the LLFA continue to make a holding objection, it is solely on the basis that the applicant did not at the time their email was sent, have an 'in principle' agreement with the public surface sewer asset owner for permission to connect and at what discharge rate.

The public surface sewer asset owner in this case being Anglian Water.

The LLFA email is dated 29th February 2024 and Anglian Water's response is dated 7th March 2024. As such Anglian Waters response to the consultation was received after the LLFA representation.

Anglian Water have confirmed that there is available capacity for the foul drainage from the development at the Nayland Water Recycling Centre.

In relation to surface water disposal, Anglian Water state that there is not capacity within the existing public sewerage network and have requested that further assessment is required to establish whether "network reinforcement is required.". Whilst Anglian Water have accepted that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt by this consultee that it is too late at this stage to manage any potential adverse effect. As such, to address this issue, Anglian Water have proposed a planning condition that requires the submission of a surface water management strategy prior to the commencement of any development on site.

We consider that based on the fact that this is an outline planning application, with all matters reserved apart from highway access, that this is a fair and reasonable request from Anglian Water and the applicant would not have an objection to the imposition of such a planning condition.

We would however suggest the condition is reworded taking into account that there are two options available to the applicant in terms of disposing surface water from the development subject of this application.

One option is as proposed to the existing sewer to the north.

The other option is an alternative route to the south-east corner of the site across the A134 and along the northern side of Honey Drive, where there is an existing pressurised pipeline, which could be extended northwards across Plough Lane to an outfall into Stoke Nayland Estate Lakes. All of the land required to provide this alternative route would be on land owned by the applicant and as such could be delivered.

It should also be noted that both of these options feed into the Stoke Nayland Estate Lakes owned by the applicant.

To therefore allow for both options to be considered through the detailed design of the scheme and to give greater clarity as to what details are required to submit to address the issue of drainage, it is recommended that the following amended condition is imposed:

No development shall commence until a surface water drainage and management strategy has been submitted to and approved in writing by the Local Planning Authority. If any reinforcement works are required to upgrade the existing Anglian Water surface water sewer system, between the development hereby approved and Stoke Nayland Estates Lakes, details of the required reinforcement works shall be included within the surface water drainage and management strategy and agreed in consultation with Anglian Water. Should the alternative outfall be preferred, this must be agreed with the Local Planning Authority prior to commencement of development. The approved surface water drainage and management strategy shall be implemented prior to first occupation of the dwellings hereby permitted and no hard-standing areas shall be constructed until the works have been carried out in accordance with the approved strategy.

Please can I ask you to take this email into account in determining the application and to make Members aware at 20th March Planning Committee meeting of the suggested amended condition to address the issue of drainage for the development.

Please can you confirm that you have received this email.

Kind regards

Peter Biggs BSc (Hons) DipTP MRTPI
Director



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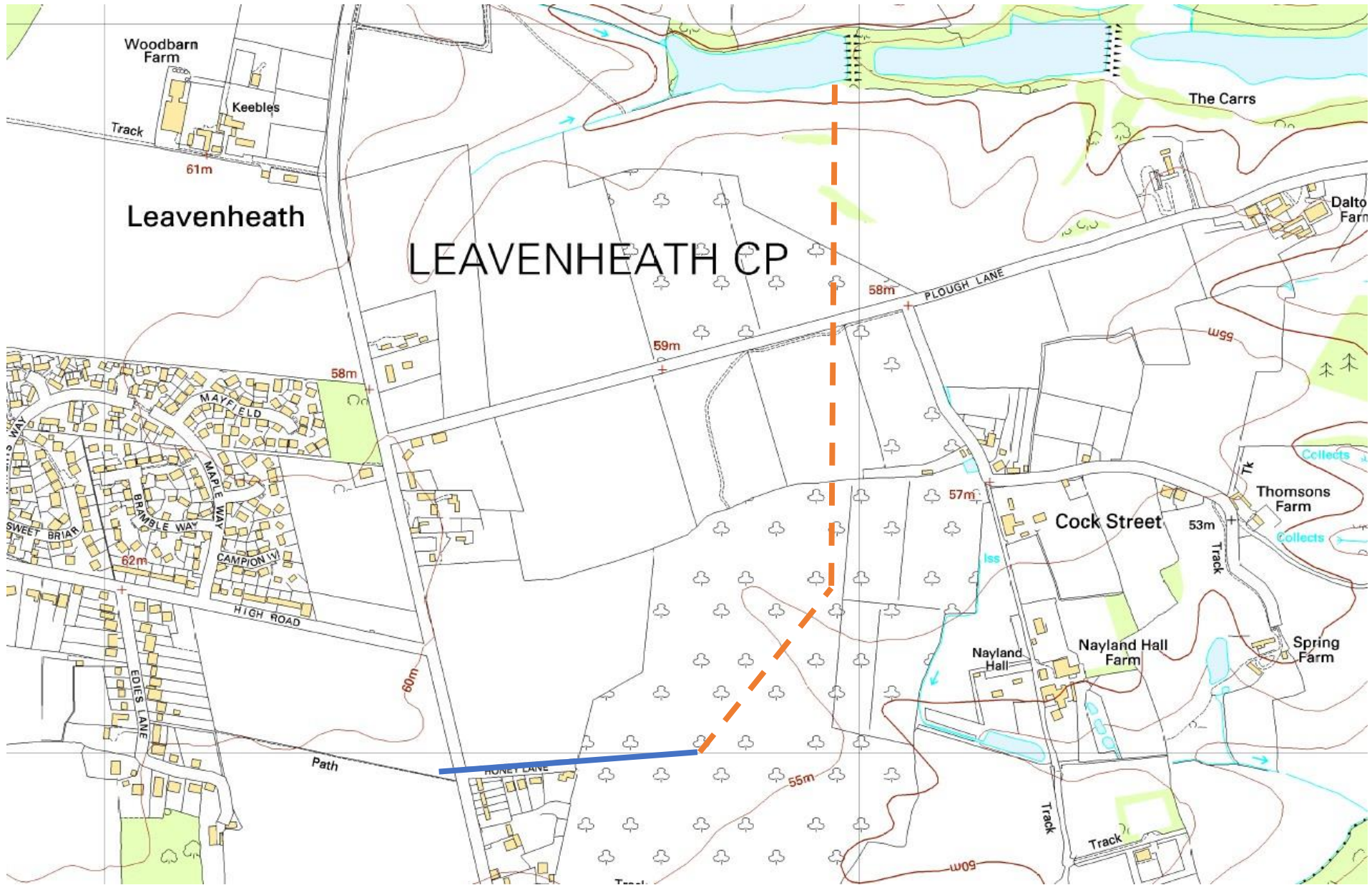
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Plan of Rose Hill & Honey Tye - showing Existing and Proposed New 125mm Pipeline



Existing 125mm Pipeline

Proposed 125mm Pipeline