

PLANNING COMMITTEE DATE: 18th October 2023

APPLICATION NO: F/YR23/0423/RM

SITE LOCATION: Site Of Former Lavender Mill, Fallow Corner Drove, Manea,

UPDATE

Statutory Consultee Comments Received

Natural England

The LPA received an additional response from Natural England, stating they have no comment to make on the reserved matters application.

Anglian Water

The LPA received the following from Anglian Water in respect of the submitted drainage proposals:

Foul Water

We have reviewed the applicant's submitted 1102-18 REV H SURFACE WATER DRAINAGE LAYOUT and 3908.P100 P8 DRAINAGE LAYOUT - FOUL AND SURFACE WATER and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition(s) 8 of the outline planning application F/YR23/0423/RM, to which this Reserved Matters application relates.

Surface Water

We have reviewed the applicant's submitted surface water drainage information 3908.P100 P8 DRAINAGE LAYOUT - FOUL AND SURFACE WATER and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Neighbour Comment Received

The LPA received an additional neighbour comment from an address point on Westfield Road:

I would like point out that the soil at our end of the field is clay based and as such any surface water will run off into my and my neighbours garden, unless you have taken the necessary steps to make sure this does not happen. Also I note that I will have a bungalow within approx three feet of my fence which will impinge on my privacy.

Officer Response

Material planning considerations in respect of landscaping and biodiversity, flooding and drainage, and residential amenity are discussed within the submitted Committee report. Technical matters relating to surface and foul water drainage have been agreed by the relevant statutory consultees including Anglian Water, LLFA and Highways. Informatives can be added to the decision to ensure the applicant is aware of their responsibilities with respect to obtaining the appropriate building regulations and IDB consents were required. The above comments are of no consequence to the matters discussed within the assessment.

Recommendation: APPROVE – The above update does not alter the original recommendation as set out in the agenda.