

**SOUTH PLANNING COMMITTEE - UPDATE SHEET****23 November 2021**

Item 6: DC/20/3326/OUT - Outline application with all matters reserved apart from access. A phased development, including the erection of up to 49 Custom/Self-Build homes (plots), with the development to include 16 affordable homes, public open space that will include equipped play and multi-use games area, landscaping, and other associated infrastructure - Land at Victoria Mill Road, Framlingham

Statutory consultees

A response of no Objection but making comments was received from Anglian Water (AW) on Thursday 18 November. The key points of their comments relate to:

- There are no assets owned by AW or those subject to an adoption agreement within the application site.
- The foul drainage from this development is in the catchment of Framlingham Water Recycling Centre which currently does not have capacity. AW are obligated to accept foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity if planning permission is granted.
- If the developer wishes to connect to the AW sewage system they should serve notice under Section 106 of the Water Industry Act 1991.
- The preferred method of surface water disposal is to a sustainable drainage system with connection to the sewer as the last option. From the submitted details the proposed method of surface water management does not relate to Anglian Water.

The watercourse the applicant is proposing to discharge into is not a main river and therefore the Environment Agency do not need to be specifically consulted on this account. The Internal Drainage Board has been consulted as part of this process and their comments are noted within the Section 5 of the report.

Third-party responses

Two third-party objections were received, which raise the following matters:

- Increase in quantum of housing and associated increase in traffic flow;
- Ineffectiveness of road re-alignment; and
- Grass verges fall within private residential ownership.

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