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**Our ref:** AE/2021/126651/01-L01  
**LPA ref:** 210048  
**Date:** 19 November 2021

Dear Chris

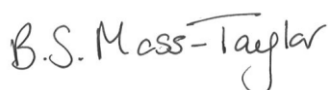
**APPLICATION TO DISCHARGE CONDITION 21 OF PLANNING PERMISSION  
191830 LAND SOUTH OF, SCHOOL ROAD, LANGHAM COLCHESTER**

Thank you for continuing to consult with us on this application. At the time of our original response of 21 February 2021 we were unable to recommend the discharge of the Condition in its original format due to lack of available capacity at the receiving water recycling centre (WRC) at Langham which would have caused risk of harm to the River Stour.

Since the time of our response we have had ongoing discussions with Anglian Water Services to identify ways to enable discharge of the Condition without putting the River Stour at risk. AWS have produced a detailed plan to increase the permitted capacity and reduce inappropriate flows into the WRC. This plan is outlined in their Committed Investment Plan which I believe has been submitted to yourselves. I can confirm that AWS have made appropriate submissions to commence the process to increase the permitted dry weather flow capacity at Langham WRC. We have also reviewed the methodology, calculations and conclusions in the Investment Plan and are content that it demonstrates a reduction in the flows to the WRC which will allow it to be brought back into compliance with its current permit and to release capacity to enable some development. Our assessment of the capacity released is attached to this letter, in which find that capacity for some development is available. I draw your attention to the conclusion in the attachment which advises that it is prudent to make an allowance for variables. It is for this reason that we recommend that until further evidence is available that only half the permitted development should commence.

In summary, we recommend partial discharge of the Condition to enable the commencement of 23 dwellings.

Yours sincerely



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cc Vistry Homes LTD