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**Attention:** Planning Manager  
Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
Norfolk  
NR19 1EE

**Your reference**

3PL/2011/0981/F

**Our reference**

ACT/TH  
UKM/70961282.1

3 September 2015

Dear Sirs

**REFUSAL OF PLANNING APPLICATION MADE BY HOPKINS HOMES LIMITED FOR ERECTION OF 73 RESIDENTIAL DWELLINGS WITH ASSOCIATED OPEN SPACE (REVISED SCHEME TO 3PL/2010/0639/F) ("APPLICATION")  
AT WATTON, LAND WEST OF SAHAM ROAD ("SITE")**

We act for Hopkins Homes Limited ("Hopkins") in relation to the Site and the recent refusal of the Application.

Hopkins has instructed us to appeal against the decision to refuse the Application.

On reviewing the relevant documentation we note reason for refusal numbered 4 on the refusal notice, which relates to drainage. It has been acknowledged that a satisfactory drainage strategy is required, but statutory consultees considered that an appropriate condition would be sufficient to secure such a drainage scheme. The report to planning committee of 22 June 2015 ("Report") highlighted that Anglian Water are content that improvements to the existing foul water drainage in the area can be agreed and concluded that subject to this condition the Application could be undertaken in accordance with Core Strategy Policy DC13 (see paragraph 11.2 of the Report).

To deal with this issue at appeal, a drainage consultant will need to be involved in the preparation of the statement of case and the conduct of the appeal on behalf of our client; therefore putting our client to extra cost. This is unnecessary in our view due to the fact the statutory consultees are content with the provision of a suitable condition.

We request that by 10 September 2015 the Council either:

1. withdraws reason for refusal relating to foul water drainage (numbered 4); or
2. provides us with new evidence which justifies its inclusion.

Should this reason for refusal not be withdrawn, without new evidence to support its inclusion, we consider that the reason for refusal is unreasonable and we shall look

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to make a costs application in respect of this aspect of the appeal. If we do not hear from the Council by 10 September, we shall begin to prepare our case in relation to this point and therefore start to incur costs.

Yours faithfully

*DLA Piper*

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