

Consultee Comments for Planning Application APP/18/01204

Application Summary

Application Number: APP/18/01204

Address: Land adj to 1 Maylands Road, Havant, PO9 3NP

Proposal: Erection of 1No.4 bed detached dwelling, attached double garage and parking with access from Maylands Road. (Approved 27.02.2019). Request to discharge condition No/s 3, 4 and 5 (16.7.2019)

Case Officer: Gill Glover

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Environmental Health Manager, Community Group

Comments

In respect of c.4, I note the comments of Mr. Mark Moss & Portsmouth, with which I concur.

In respect of drainage (c.3), I would highlight that this site is within the SPZ1 for the protection of the principal aquifer which supports the public potable supply.

The soils report confirms that the upper-cretaceous chalk comprising the productive strata is present at shallow depth. This means that a soakaway is likely to be viable, but also risks the surface water drainage acting as a pollutant vector, and in the event of an accidental future misconnection (or future occupants inappropriately disposing of household chemicals or pesticides / herbicides) risks both groundwater pollution, and (in the long term) ground dissolution.

I also note that the foul drainage appears to be via a rising main - the design rationale for this is unclear. LIDAR indicates that the property is elevated relative to the carriageway of Maylands Road, and whilst the public foul sewer is present at relatively shallow depth (<2.0m below ground), conventional gravity flow should be possible to existing private sewer, or to the public system. Public sewers are available locally for both foul and surface water.

Pumped sewage carries an elevated risk of failure and surcharging, and such systems are generally considered high maintenance relative to gravity systems. As such, a pumped foul system represents an apparently unnecessary pollution risk in a sensitive groundwater area (and also a health risk to future occupiers in the event of surcharge at surface). This is especially the case where (with reference to the site plan) as many as 4 no. foul system inspection chambers exist at the site which may be available for gravity connection. I would draw a similar conclusion in respect of the proposed soakaway, i.e. that it represents an apparently unnecessary pollution risk

where attenuation & retention measures are not installed upstream of the discharge point.

It strikes me that the proposals are a higher risk than is necessary for an 'on-grid' site which is located within the SPZ1. The LPA should consider whether this is compliant with extant & emerging policy

I will not go so far as to object on this basis, but I would recommend seeking the opinion of Portsmouth Water in respect of condition 3, as it is apparent that the subject of it's response was condition 4 only.

(JD)