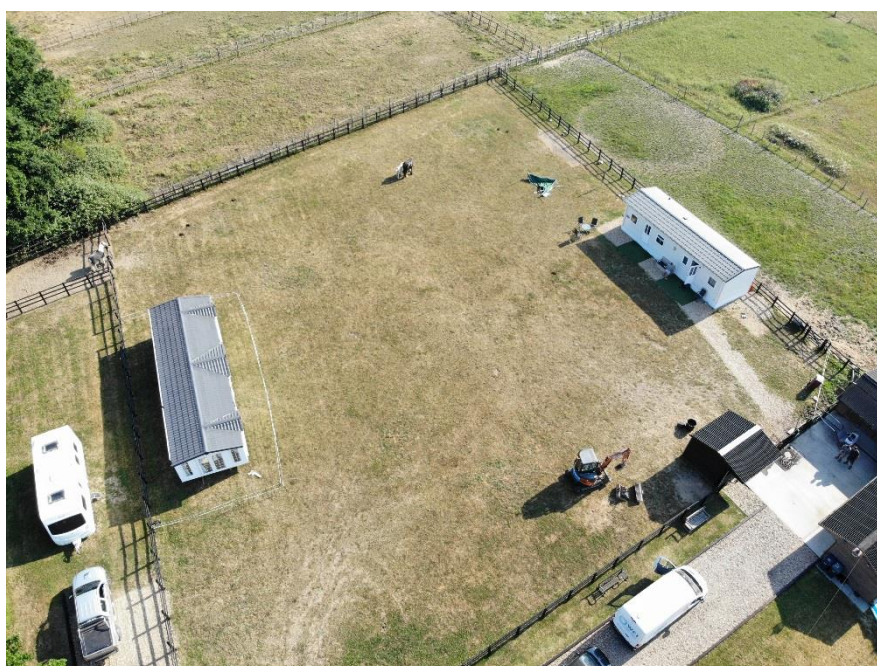


Southdown View - Emsworth
NGR SU 75200:07899 + - 2M
Soil and Porosity Report with foul
drainage recommendations



Revision Record			
Rev	Description	Date	Originator
A	Soil and Porosity Investigations	06.07.18	dhbt
B	Searches relating to EA, Flooding, Source Protection Zone	09.07.18	dhbt / nt
C	Reply to Rachel Ballam - Planning Officer: Conditions Discharge and Compliance	19.07.18	dhbt
D	Location of cesspool and water harvesting tank	19.07.18	dhbt

Document Title	REPLY TO QUESTIONS RAISED
Document Description	Surface Water disposal and foul drainage
Document Reference	WCI Ref 25P124

Questions asked by Jon Driver to Rachel Ballam concerning a foul drainage report ref WCI Ref 25P124 dated 09.07.2018. Reply in bold red type

Rachel Ballam
 Planning Officer: Conditions Discharge and Compliance
 Planning Services
 Havant Borough Council
 Public Service Plaza
 Civic Centre Road
 Havant
 PO9 2AX
 Direct Line: +4423 92 446 143
rachel.ballam@havant.gov.uk
www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

From: Driver, Jonathan
Sent: 17 July 2018 10:49
To: Ballam, Rachel <Rachel.Ballam@havant.gov.uk>
Subject: Re: Les Madgwick - Long Copse Lane - Conditions

Hi Rachel,

The report confirms my suspicion that soils are entirely unsuitable for a septic tank with leach-field. The calculations appear to show that a sealed system (cesspool) tank with capacity of 35 cu.m is required for this site (unless I have misinterpreted, there is a typo on page 4, which indicated 45,200L is required, overstating required capacity by 10K L). There are recommendations regarding alarming and monitoring, to allow arrangements to be made for emptying.

My understanding is that the plans indicated the tank to be used was 'existing' (to be retained), and the schematic / product information provided previously was for an open system septic tank (by implication, with leach field) which the attached report has confirmed to be unsuitable. What is missing is the proposal - i.e. the existing is unsuitable, so we need a proposal - or at least confirmation that the proposal put forward in the attached report will be implemented. **The existing septic tank will not be used for foul drainage – as reported in the last paragraph of the report dated 09.07.18 but used for rain water harvesting or filled in.**

If, by virtue of approving that report, we are approving the proposal and making it enforceable - then I can recommend discharge of the condition - a cesspool is a suitable means of disposal, provided it is of sufficient capacity, is alarmed, and has a monitoring system, as proposed.

I hope that makes sense? I'm on leave until Monday, so will not be able to answer any follow up queries until my return.

Best Regards,

Jon

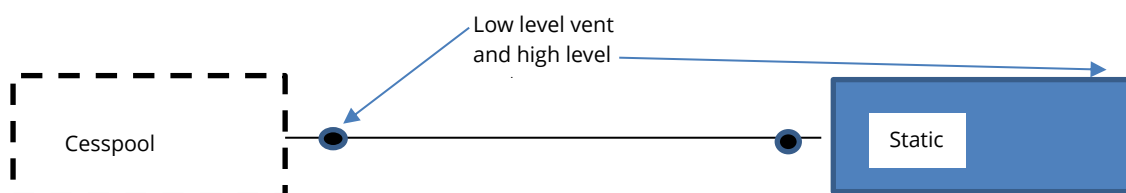
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The Cesspool will comply to Building Control H page 35 section 1.58 to 1.68 inclusive.

Location of the Cesspool and the water harvesting tank (previously a septic tank) shown in the photograph below.



Confirm the existing septic tank will not be used for foul drainage and would be used for rain water harvesting only or filled in.



Cesspool with inlet 450mm manhole chamber – pipe line fall 1:60 with manhole at start of the drainage run and the whole system soil vented at the Cesspool and high level soil vent at the Static.

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Confirm the Cesspool will have a mid-level and high-level alarm and the alarm light will be mounted on a secure post and have lights. The Cesspool will be within 30 metres of an all-weather wearing course and comply to Building Control Document H2.

Report written by



David Trump
British Water certified engineer
Founding Director