

Design and Heritage Statement

Proposed Installation of a Package Sewage Treatment Plant

Wade Court Cottage, Wade Court, Havant

Design and Heritage Statement

Application: Installation of a Package Sewage Treatment Plant and Infiltration Drainage System

Site Address:

Wade Court Cottage

Wade Court

Havant

Hampshire

Date: July 2026

1. Introduction

This Design and Heritage Statement has been prepared in support of a planning application for the installation of a small domestic package sewage treatment plant to serve Wade Court Cottage.

The proposal consists of:

- Installation of one One2Clean Standard Detail CARAT 3750L (5 Population Equivalent) sewage treatment plant.
- Installation of associated underground pipework.
- Construction of infiltration tunnels receiving treated effluent.
- Reinstatement of the existing driveway following installation.

The proposal is entirely below ground level with only discreet inspection covers visible following completion.

The statement explains the design principles adopted and demonstrates that the proposal preserves the character and appearance of the site and any nearby heritage assets through minimal physical and visual impact. Design and heritage statements should be proportionate to the scale and significance of the proposal.

2. Site Description

Wade Court Cottage is situated within the grounds of Wade Court, Havant.

The proposed treatment plant will be located within the eastern access drive serving Wade Court Cottage only.

The selected location:

- utilises previously disturbed ground within the existing driveway;
- avoids the need for excavation within landscaped garden areas;
- provides practical access for future maintenance;
- maintains appropriate separation from buildings.

The infiltration tunnels will be positioned a minimum of 5 metres from any building, subject to Building Control approval and final percolation testing.

3. Existing Drainage

The property currently requires replacement of its foul drainage arrangements through installation of a modern package sewage treatment plant.

The proposed system will provide compliant treatment of domestic wastewater prior to discharge into an infiltration drainage field.

4. Proposed Development

The proposal comprises:

- One2Clean CARAT 3750L package sewage treatment plant (5PE)
- Underground inlet and outlet pipework
- Distribution chamber
- Infiltration tunnels
- Reinstatement of driveway surfacing

The installation will remain almost entirely below ground level.

No above-ground buildings or structures are proposed.

Only flush inspection covers will remain visible.

5. Treatment Performance

The proposed One2Clean treatment plant is designed to achieve the following treated effluent quality:

Parameter	Performance
BOD	7 mg/l
Suspended Solids	14 mg/l

Parameter	Performance
Ammonia	0.5 mg/l
Phosphate	1.6 mg/l
Nitrate	7.9 mg/l

These discharge standards represent a high-quality treated effluent suitable for discharge to an appropriately designed infiltration system, subject to compliance with Building Regulations, Environment Agency requirements where applicable, and satisfactory site infiltration testing.

6. Design Principles

The design has been guided by the following principles:

- minimise visual impact;
- retain the established character of the site;
- avoid unnecessary excavation;
- utilise existing hardstanding where possible;
- protect existing landscape features;
- provide safe future maintenance access.

Locating the treatment plant beneath the eastern driveway significantly reduces landscape disturbance and avoids introducing visible infrastructure into garden areas.

7. Heritage Considerations

The proposal is modest in scale and entirely ancillary to the continued residential use of Wade Court Cottage.

The works consist solely of underground engineering operations with no alteration to the architectural appearance of the dwelling.

No historic fabric will be removed or altered.

Following reinstatement, there will be no material change to:

- the appearance of the property;
- its setting;
- views across the site;
- the character of the surrounding area.

The proposal therefore preserves the significance and setting of nearby heritage assets through its discreet design and minimal visual presence. Heritage statements should explain

significance and assess the impact of proposals proportionately to the importance of the heritage asset.

8. Access

The proposed installation has been located to allow straightforward access for periodic servicing via the existing driveway.

No changes are proposed to:

- vehicle access;
- pedestrian access;
- parking arrangements;
- visibility.

Maintenance vehicles can utilise the existing access without affecting neighbouring land.

9. Environmental Considerations

The proposal represents an environmental improvement through replacement of existing foul drainage arrangements with a modern biological treatment system.

Benefits include:

- significantly improved wastewater treatment;
- reduced Biological Oxygen Demand;
- reduced suspended solids;
- low ammonia concentrations;
- phosphate reduction;
- improved environmental protection.

The treated effluent will discharge into infiltration tunnels positioned at least 5 metres from buildings, subject to Building Control approval and satisfactory ground conditions.

10. Construction

Construction will comprise:

- excavation within the existing driveway;
- installation of treatment tank;
- installation of infiltration tunnels;
- connection of drainage;

- testing;
- reinstatement of the driveway to match existing finishes.

Construction is expected to be completed within a short programme with temporary localised disturbance only.

11. Conclusion

The proposed installation of a One2Clean Standard Detail CARAT 3750L (5PE) sewage treatment plant has been carefully designed to provide a modern and efficient foul drainage solution for Wade Court Cottage.

The development:

- is almost entirely below ground;
- preserves the appearance of the site;
- has no adverse visual impact;
- maintains the character of the property and its setting;
- provides a significant environmental improvement over existing drainage arrangements;
- ensures treated effluent is disposed of through appropriately designed infiltration tunnels located a minimum of 5 metres from buildings, subject to Building Control approval.

Overall, the proposal is considered to represent a well-designed, proportionate and sustainable form of development that preserves the site's character while providing a modern foul drainage solution.