



August 26, 2026

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Dear Sir

Planning Application **APP/26/00525**
Wade Court Cottage

Retrospective Planning Application for the installation of a Sewage Treatment Plant

We refer to the planning application form

1 Description of proposed works

1.1 The work started at 0800 on SATURDAY 13/06/26 NOT 17/06/26 as stated on the form.

1.2 We were informed by the contractor that the works had been completed and inspected.

2 Trees and Hedges

2.1 Trees and hedges HAVE been removed or damaged already in installing the plant and drainage.

We refer to the Design and Heritage Statement provided presumably by Chris Flint ASS Ltd

2 Site Description

Landscaped gardens have been excavated and disturbed.

3 Existing Drainage

Wade Court Cottage is linked up to an existing and shared sewage treatment plant. There is no formal drainage associated with the separate outbuilding across the

drive. It is obvious from the drawing that this outbuilding will use the new sewage treatment plant and as such the plant cannot be considered to be a replacement.

5 Treatment Performance

This paragraph refers to Building Regulations, Environment Agency requirements - satisfactory site infiltration testing, and information provided elsewhere in the application give cause for concern.

6 Design Principles

existing landscape features have not been preserved; indeed in some areas they have been destroyed.

there was no hard standing - the driveway had a thick layer of gravel that has been removed.

the proposal fails to mention that Wade Court Cottage is within the Wade Court Conservation Area and as such trees and hedges are afforded Conservation Area protection.

8 Environmental Considerations

the proposal is a completely new foul drainage system and as such must not be considered as a replacement.

We refer to the report submitted by JDC Environmental Contractors Limited

- a) They report on percolation/infiltration (hydraulic calculations)
"@ Wade Court Cottage....for a Graf One2Clean 5 person STP suited to a 3 bedroom dwelling"
- b) they refer to the position of a test PIT. This grid reference is at the point of the installed STP.
- c) they then refer to test pits having been excavated but do not give grid references for them. Were these ever dug and if so, where?
- d) JDC finally show their calculations for the drainage field.

$\text{Area} = V \times P \times 0.2$

where V is the velocity and P is the number of persons the unit is designed to serve.

They state

$\text{Area} = 58 \times 2 \times 0.2 = 23\text{m}^2$

The GRAF plant they have installed is designed for 5 persons and therefore their calculation is incorrect - they have assumed 2 persons usage.

It should be

$$\text{Area} = 58 \times 5 \times 0.2 = 58\text{m}^2$$

which is more than double what they say.

We refer to the plan dated 08/06/26

We make the following observations

- a) the plan shows that the STP is to be installed on land not entirely under the ownership of Wade Court Cottage. For the benefit of all parties involved, this matter should be addressed before consideration.
- b) the positions of the east/west drain already dug, backfilled and therefore hidden is not in the position shown on the drawing.
- c) the drawing refers to an infiltration tunnel. Surely an "infiltration tunnel" is not an appropriate description for the treatment of waste from a domestic STP. The trench containing the perforated drain does not protrude eastwards beyond the area coloured yellow on the plan.
- d) the drain shown on the plan running E/W appears to be half way between the neighbouring boundary to the north and the wall to the garden of Wade Court Cottage to the South. The actual trench that was dug (and contains the permeable drain) is in fact parallel to and only 1.6m south of the adjacent property's boundary to the North. It can only be a maximum of 18m long. This would not provide even the incorrect area for filtration calculated in 8 d above let alone what we believe to be the correct requirement of 58m².
- e) we do not believe that there is a link from the outbuilding direct to Wade Court Cottage (as indicated on the drawing). Instead we believe that this connection goes direct to the sewage treatment plant via a three-way connector very close to the outbuilding.

The STP and associated drainage have already been installed but do not appear to have been constructed in accordance with the information provided in the application. The permeable drain was in standing water only 1.15m below ground level. We are concerned that the system poses a real risk of contamination and potential flooding to surrounding properties, particularly with the continuing threat of climate change.

Whilst we would support the installation of a sewage treatment plant, we cannot support what has already been constructed for the reasons set out above.

Yours faithfully

