

**202910 - PROPOSED NEW DWELLING AT LAND ADJOINING
LUCKNOW COTTAGE, PUTLEY GREEN, PUTLEY,
HEREFORDSHIRE**

**For: Mrs F Fortnam per Mr Martin Teale, Acorns Business
Centre, Office 10, Roberts End, Hanley Swan, Worcestershire,
WR8 0DN**

ADDITIONAL REPRESENTATIONS

Further to the publication of the officers' report, Land Drainage have provided an updated consultation response in relation to the amended block plan submitted on 18th August 2021. They comment as follows:

"Based on the proposed location of the drainage field, only Percolation Test Holes A, B and C should be used to establish a Vp rate, as these are located in the actual area proposed for the drainage field. Therefore the revised Vp rate for this area is 13.6 sec/mm. Therefore an EA permit will still be required. The EA permit is also an essential requirement due to the proposed drainage field location and its proximity (within 20m) of a well which is used as a water source. Our comments therefore still stand."

Additionally, a letter of objection has also been received from a local resident. This is provided below:

"We note the revised submission by the applicant to relocate various drainage features in an attempt to comply with the rules. Unfortunately, the proposal still falls significantly short of what is set out in both the Building Regulations and the General Binding Rules. Therefore, planning permission should not be granted."

The drawings show that the drainage field would be squeezed in, just 10m from The Homestead and a similar distance from the new dwelling. This would not be permissible. Section H2 (p1.26 to 1.27) of the Building Regulations sets out the requirements for locating a drainage field to serve either a septic tank or package treatment plant. S1.27c says a drainage field should be located at least 15m from any building. The septic tank is also still within the 50m of two wells either side less than 20m to the Homestead and around 30m to the Twinings. Due to this close proximity there is still a requirement for an EA permit under Rule 7 of the General Binding Rules for small sewage discharges with effect from January 2015. These are legally binding requirements in regulations that set the minimum standards or conditions which apply. In this case the conditions are set in the Environment Permitting (England and Wales)(Amendment)(England) Regulations 2014.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/397173/ssd-general-binding-rules.pdf

Furthermore, the revised project would be an unprepossessing building which would not merge with the existing fabric of the housing group. It is so discordant that its presence would harm the character and appearance of the area. This guidance, PPG 4, is out of date and was withdrawn on 14 December 2015 and is no longer a relevant document having been superseded by other guidance. Please find link below.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/485181/pmho0706bjgl-e-e.pdf

OFFICER COMMENTS

Officers are aware of the requirement for a 15 metre offset from a package treatment plant to a building as defined in Building Regulations. However, BS 6297 offers different advice to the building regulations, to which Land Drainage defer to British Standards. Good practice indicates that the position of features including the location of wastewater treatment equipment, drainage fields for a single dwelling is to position them as far away as practical, and consider prevailing wind direction, with a recommended minimum of 7 metres for habitable buildings. The 10 metres proposed in this application would therefore meet and exceed good practice guidelines and thus, the Land Drainage comments at section 4.2 of the report still stand.

NO CHANGE TO RECOMMENDATION