

1 Horncastle Cottages,
Plawhatch Lane,
Sharpthorne
RH19 4JH

Planning Objections - DM/22/2542 – ‘addressing reasons for refusal of DM/22/1628’

The objections are set out below:

1.

The applicant has provided plans showing Title of the parcel of land and also the access track between the site and the main road. The applicant does not own the track as indicated on the Title Plan WSX412303. This track is owned by SHC Clemsfold Group/Sussex Health Care and as such they have incorrectly signed a certificate A.

2.

The site has an enforcement notice applied to the development and the owners are required to dismantle and remove from the land the unauthorised development for the reasons given on the notice.

3. Foul sewage and surface water drainage.

The application sets out a Proposed Drainage Scheme in writing. There are no detailed plans which show ‘an existing soakaway 2 meters below foundations level’. Indeed any soak away on land to the south of the site is not owned by the applicant as shown in red on the title plan.

The proposed Sewage Scheme states the north west corner of the site is further than 7 meters from the building and is suitable location for a packaged sewage treatment plant.

There are no detailed plans showing exactly where this would be located, how sewage would be able to enter the treatment plant given that the land to the north of the building is a considerable height above the basement foundation. Without detailed plans it is also not possible to see whether its position and use would meet General Binding Rules given that it needs to be cited 5metres from Trees/hedges, 3m from any boundary and the discharge outlet has to be 10 metres away from any buildings. Any soakaway must be 15metres from a building. This is not possible within the curtilage of the site.

Access and location of any land drains and ditch have also not been identified and shown on any plans.

4. Power

The application talks about solar panel system for the entire power needs of the development. There are no plans and calculations provided to make an accurate decision on whether such a system is feasible to either install and/or service the requirements of a ‘new’ development that include car charging facilities.

5. Transport

The proposal does not provide access to either Public transport or safe access to Public footpaths given the only exit is onto a 60mph road.

6. Construction and materials

The building has been placed in a deep foundation below ground level. The pre-cast plinths do not and have not prevented water ingress into the building from severe flooding as shown in pictures A, B, C and D.

There are no plans which indicate how the building will be brought up to required regulation levels of efficiency.

7. Our previous objections to the development and use as an Artists Studio are still valid and supported in the refusal of the Application DM/22/1628.

Reference to Sewage and surface water regulations.

The Building Regulations 2000 - Drainage and Waste Disposal 2002 edition Part H-H2 Package Sewage treatment Works

The main provisions of these regulations are:

- **The Sewage Treatment Plant must be sited more than 7m from habitable property**
- **The soakaway must be a minimum of 10 metres from a watercourse, 15 metres from a building and 50 metres from a borehole or spring.**
- **The soakaway must be designed to BS6297: 2007 and all percolation test results must be submitted.**
- **The discharge point shall be more than 10m from habitable property**
- **If the discharge is to a soak away a sampling chamber must be provided before the soak away. These are available from WTE Ltd..**
- **Soakaway drains must be constructed in the aerobic soil layer, i.e. within 700mm. of ground level**

Environment Agency Binding rules also apply – reference below:

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water>

Make sure the surface water has flow (rule 19)

You cannot meet the general binding rules if you have a new discharge to:

- a ditch or a surface water that does not contain flowing water throughout the year, unless there is a drought or an unusually long period of dry weather
- watercourses that seasonally dry up

Further regulations stipulate that treatment plants be **3m from any boundary, 4m from any wall / building and 5m from trees or hedges.**



