

Mr D Parker
David Parker Planning Associates
4 Croeswylan Lane
Oswestry
Shropshire
SY10 9PN

17th November 2022

Dear David,

Proposed Residential Development at Glebe Farm, Horseman's Green, Whitchurch, SY13 3DY.

I refer to our telephone conversation and recent correspondence in respect of perspective Outline Planning Application in respect of the above.

With regards to surface water drainage, we understand that porosity tests will be undertaken to confirm or otherwise whether these will be suitable. I see no reason why the Planning Authority would not permit and include an appropriate drainage condition for this to be submitted with the Reserved Matters Application.

Turning now to the foul water drainage, we do note that a foul water package treatment plant is proposed and there are no foul water drainage sewers available in the local vicinity. Moreover, we are aware that many of the houses are served by individual septic tanks and foul water treatment plants. Whilst we are aware that there is restriction on discharges to the local watercourses, where an effort is being made to reduce levels of phosphate within watercourses by Natural Resources Wales, we consider that there are suitable drainage systems now available which seek to reduce not only the phosphate levels by around 90%, but also nitrate levels by around 75%. If these systems are coupled with secondary treatment such as a reed bed and stone pits, where the cleaned water from the treatment plant is discharged to then it is considered an approximate further 50% improvement in water quality will be achieved.

In this respect, we would suggest that a Premier Tech Water & Environment: Rewatec Solido Smart +P (25PE) – gravity outlet is used, which caters for up to 25 persons, which would be in excess of the number required for three no. 3/4-bedroom houses. These systems are ideal for non-mains projects where very low levels of phosphorus and nitrates are sought. When coupled with secondary treatments, the overall reduction will be closer to 95% phosphate reduction. These systems have proven sequencing batch reactor technology, a durable design and low maintenance costs. This type of system has only recently been made available due to the high demand for improved systems across the country where Local Authorities and Environmental Agency/NRW are seeking improvements to watercourse which have been neglected for many years.

Overall, in respect of the above, we would suggest that the Local Authority should seek these types of treatment plant, which make significant benefits and improvements where mains connection is not available and a discharge is required to a watercourse. Given the significant reductions now available through not only the initial treatment plant but its phosphate and nitrate reductions and the secondary treatment that could be implemented, we see no reason why the Planning Authority could not support the application, with a suitably worded Grampian type condition being imposed.

We trust the above provides some clarity on the type and nature of treatment plants now available, such that rural development that discharges to watercourses can be supported and implemented.

Kind regards,

Yours sincerely,

A W Gough
Director