



Email To: [Development.control@wokingham.gov.uk](mailto:Development.control@wokingham.gov.uk)

For the attention of the Case Officer – Development Control, Wokingham Borough Council

22nd July 2021

Re; Application 212214 Grange Farm

Thank you for the opportunity to comment on the above planning application. Our comments are in respect of that part of the application dealing with the installation of the sewage treatment plant which as you will be aware is retrospective. Hurst Village Society (HVS) notes with interest the technical issues raised by Andrew Wilson, a resident of Bonhemie Court and fully endorses the comments made.

HVS is concerned that as part of the application there is no information (including drawings) to show the route the effluent discharge pipe from the plant to the point of discharge. In fact because the plant has already been installed the discharge is clearly into a ditch on private land not in the ownership of the applicant. It is not clear from the application that permission from that landowner has been granted to allow the discharge to take place and if such permission has not been given planning permission can clearly not be granted. HVS is not convinced that the ditch into which the discharge outlet is draining has running water in it the whole year round in which case The Environment Agency's General Binding Rules do not apply, unless the applicant can show that additional treatment of the effluent has taken place prior to discharge and even then it cannot be recommended as an appropriate proposal especially as it would mean that the discharge pipe would be clearly visible, certainly in its current position and not as recommended in the General Binding Rules beneath the surface of the water in the ditch or watercourse.

As this is a retrospective planning application there is no evidence that the work that has been carried out has been granted Building Regulation approval as required by the General Binding Rules.

For these reasons and those outlined in Mr Wilson's letter, it is HVS's opinion that the application must be refused in relation to the sewage plant.

John Osborne on behalf of The Hurst Village Society

**Hurst Village Society hopes that these comments are helpful to WBC in their role as Planning Authority in considering this application**

**John Osborne on behalf of Hurst Village Society**