


Winchester City Council - Planning Development Control

ENFORCEMENT APPEAL CONSULTATION REQUEST	Case Ref: 17/00049/WKS Appeal Ref: 18/00028/ENF 18/00029/ENF 18/00030/ENF 18/00031/ENF	PINS Ref: APP/L1765/C/18/3201567 Procedure: INQUIRY
	Date Sent: 18.06.2018	Reply By: 12.07.2018
To: Drainage		From: WCC Appeal Officer: appeals@winchester.gov.uk

Location	Plots 3,4,7 and 8 Pony Paddock, The Chairmakers Arms, Forest Road, Worlds End, Hambledon, Waterlooville, Hampshire, PO7 4QX
Proposal	<p>Alleged breach:</p> <p>Without planning permission, the material change of use of the Land from use for agricultural to use as a residential caravan site together with ancillary operational development and engineering works.</p> <p>Grounds:</p> <p>(a) That planning permission should be granted for what is alleged in the notice.</p> <p>(g) The time given to comply with the notice is too short.</p>

<p>Consultation under the Town and County Planning (Development Management Procedure)(England) Order 2015</p> <p>Please may I have your comments on the enclosed appeal? Please reply by 12.07.2018, or advise me if you are unable to respond within this time.</p>	
<p>History/Remarks/Observations:</p> <p>Site isn't in a high risk flood zone, but is at a low risk of surface water flooding, which is a minor concern. What is a more significant concern is that the land here has low infiltration anyway as demonstrated by several puddles in the photos, and the wholesale surfacing and compaction of the site on a plot by plot manner may have increased and altered the surface water run off to the detriment of adjacent land owners, or indeed the highway authority as this is an area that already floods on the roads.</p> <p>Surface water drainage there isn't any, ideally each plot should have a soak away but the surrounding surface does appear to be in theory permeable, but this is now a medium concern as it's increasing the significance of the point made above.</p> <p>What is a definite concern is that there isn't any provision for foul drainage, and there are no mains locally that can be used. It can only be presumed that multiple chemical toilets are being used on site, which is the least sustainable solution under building regs/NPPF. Interestingly there appears to be a single foul pipe sticking vertically out of the ground, I can only speculate on what that might be.</p> <p>In summary as the site stands there are minor concerns over surface water drainage, concerns over the alteration of surface water flow routes, and certainly concerns over the complete lack of sustainable foul drainage. These can be overcome, soak aways, basic checking of the flow paths, and the provision of a utility block connected to a treatment plant/ septic tank, but none of these appear to currently exist.</p> <p>Please reply to: appeals@winchester.gov.uk</p>	
<p>Signed: </p>	<p>Date: 21/6/18.</p>