

River Mease Special Area Of Conservation/SSSI Statement
Land adjoining Holmleigh, Forties Lane, Smisby

The site lies within the catchment area of the River Mease Special Area of Conservation (SAC). Discharge from the sewage treatment works within the SAC catchment area is a major contributor to the phosphate levels in the river. In this case it is considered that the proposal could result in an impact on the SAC, which may undermine its conservation objectives, as it would discharge foul drainage into the mains sewer system and increase roofs and hard surfacing within the site. Therefore, an appropriate assessment of the proposal and its impacts on the SAC is required.

The development proposal involves the erection of a single detached dwelling and infrastructure. The proposal would create an occupancy of the site, resulting in foul drainage discharge from the same. Additional foul drainage discharge from the site could therefore adversely impact on the SAC as it would pass through the sewage treatment works and contribute to the raised phosphate levels in the river.

The site falls within the River Mease catchment area where there is no capacity, and no prospect of pumping out and therefore, the only other drainage solution is a permanent non mains drainage scheme. In such a scenario a permanent non mains drainage should be allowed for and for which a hierarchy must be followed, as set out within the PPG. This is to start with a package treatment plant, then a septic tank, then a cesspool. Given the location and the surroundings of the site, a package treatment has been proposed as part of the scheme.

Any non-mains drainage system that discharges into the ground or into a watercourse/ditch (e.g. a package treatment plant, septic tank, reed bed) will require an Environmental Permit or exemption from the Environment Agency and any consent that will be applied for would need to refer to standing advice in this regard.

Proposals should therefore clearly set out the responsibility and means of operation and management of non-mains drainage systems to ensure that the Environmental Permit is not likely to be infringed in the life of the plant. Following this, any forthcoming package treatment plant would be managed by the sole owner of the site.

Approval under the Building Regulations will also be required for any non-mains drainage scheme for the site, in line with the Approved Document H of the Building Regulations 2010.

Although not specified at this time it is the intention to adopt a package treatment plant with the lowest levels of particulate discharge and given that it will not be taken to an immediate watercourse or the fact that the ability to reach the nearest tributary or watercourse is a good distance including physical obstacles (above ground) it is determined the likelihood of the system having any adverse impact is imperceptible