

VALIDATION REQUIREMENTS

PLANNING REF. NO.: 23/03511/FUL

ADDRESS: Laverick Cottage,
U8140 Fourstones Junction To Frankham Fell Junction,
Fourstones,
Northumberland
NE47 5DX

DEVELOPMENT: CONSTRUCTION OF A SUSTAINABLE, LOW IMPACT, ONE BEDROOM SELF CATERING 'TREEHOUSE' STYLE HOLIDAY ACCOMMODATION LODGE.

VALIDATION REQUIREMENTS REQUEST:

Point 3 in our Invalid letter dated 27th September refers to a Foul Drainage Assessment Form. We have attached this completed form and the following is to answer further a couple of the questions cover in this form.

For reference, please refer to drawing: *1044_180_Rev_D_Stay On The Hill_Services Plan*

RESPONSE:

Feasibility of mains foul sewer connection – We can not connect to a public mains foul sewer as we will be too far away from the closest connection. Approximate distance to nearest sewage connection is over 150m away.

Q.5 – We do intend to discharge to a drainage field which will be designed in accordance with British Standards. The proposed location is not in a Source Protection Zone.

Q.6b & e – A percolation test has not been carried out as yet. The client and ourselves would like to establish the principle of the building within the proposed area and hope to avoid the additional cost of a percolation test at this stage when the size, shape and mass of the building is yet to be considered. We would request that this is a condition on approval. We can thereafter carry out the necessary percolation tests and drainage field trial holes to gain the accurate readings needed. In our experience with similar projects of this size, we have calculated no more than 50m linear drainage field with an area of up to 30m².

Q.8 – We are proposing a soakaway just for surface water discharge therefore this is why we have answered yes to there being any drainage fields/soakaways within 50m.

Q.10 Expected flow – We are proposing to use a 3 person system designed to take a maximum of 450l per day. According with the British Water's Flows and Loads, based on 150 litres per person per day, we expect output for this accommodation lodge to be for 2 people at a maximum of 300l per day however output will likely be less as this is not a domestic property, but a self catering holiday unit and therefore no bath, no washing machine and no full domestic kitchen inc. all of which would be accounted for in the figures above.