

Our Ref: 48378/MJD

Your Ref:

12 March 2018

Mr J Alston
J Alston & Sons Limited
Park Farm
Silfield
Wymondham
Norfolk
NR18 9NG

Dear Mr Alston

**Re: Land at Chapel Road, Spooner Row -
Foul Drainage Statement**

We refer to your instructions to consider the foul sewage aspects for a potential residential development off Chapel Road, Spooner Row.

The site comprises of greenfield land and is located to the south east of Chapel Road adjacent to the land previously consented for 13 dwellings under planning application number 2012/2016/O.

It is anticipated that the land will be promoted for additional housing for up to 15 dwellings. This assessment considers current policy with regards to foul drainage for the development and its acceptability.

The site will be accessed through land already consented for the delivery of 13 dwellings which has an access onto Chapel Road.

Foul Sewage Assessment

The site adjacent to the proposed development site has been previously given planning permission for 13 residential properties, as referenced in the planning application 2012/2016/O.

The previous foul sewage solution for the consented development, made provision for a package treatment plant in the lower parts of the site. The infrastructure proposed includes a Klargestor Bio Disc Type BJ suitable for up to 100 persons. This would allow for up to 7 persons per dwelling.

The proposed development for an approximate additional 15 dwellings shall also be served by a private foul sewage treatment plant as there are no public foul water sewers within the vicinity of the development site. The sewage treatment plant can be sized appropriately for the anticipated total occupancy of the development or alternatively it could be amalgamated with the previously approved planning application sewage treatment system for the total development of 28 dwellings.

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If an amalgamated package treatment plant is to be used the size of the plant would likely increase from 2.45m diameter x 7.755m length to 2.45m diameter x 10.42m or at the longest 13.1m in length. Whilst the population from the development may double it can be seen that the size of the package treatment plant will only marginally increase. This indication of the sewage plant sizes concludes that there is appropriate space to locate a plant for all of the proposed dwellings, up to 28 residential properties and it would not affect the existing layout of 13 dwellings already consented through Planning Application 2012/2016/O.

The sewage treatment plant/s will remove the pollutants from the effluent and the treated discharge shall outfall from the sewage treatment plant into the existing watercourse to the south west of the development site, adjacent to Chapel Road.

Consultation with the Environment Agency can be carried out and a Permit to discharge treated effluent to the watercourse can be obtained. This has already been agreed as part of the previously consented development, so is really only a formality. Post development, the Developer will arrange for a management company to maintain the foul sewage treatment plant.

Conclusions

To collate the issues and highlight the matters that are relevant to foul sewage for the proposed development at Chapel Road, Spooner Row, the following table shows the summary of benefits that this scheme includes:

Summary Table

Matters	Comment	Satisfactory	Needs some Upgrade	Not Satisfactory
Foul sewage proposal	A satisfactory foul sewage treatment plant can be installed for the development, as a new plant or as an amalgamated sewage treatment plant on the existing site.			
Pollution Control	A new foul sewage package treatment plant or amalgamated plant, can be designed to omit odour and effluent from entering the air and local watercourse respectively to meet high environmental standards.			

It is therefore concluded that in terms of foul sewage for the proposed development for an additional 15 dwellings, a suitable solution is readily available for the site, similar to that which has been given planning approval on the adjacent site. In summary, the development will generate a very low level of foul sewage and it is concluded no offsite improvements are required and the effluent can be treated on site, with an appropriate high level of water quality discharge.

I trust the foregoing is satisfactory, but if we can be of further assistance, please do not hesitate to contact us.

Yours sincerely

Martin Doughty BEng(Hons), CEng, FICE, FCIHT, MAPM
on behalf of Richard Jackson Limited

cc Sarah Hornbrook - Bidwells