

Foul drainage assessment form (FDA1)

Please note: this form should be used for planning related queries only and cannot be used when applying for an environmental permit.

APPLICANT DETAILS
Name Edward Monroe, William Monroe, James Monroe.
Address: Greystead Rectory, Greystead, Tarsset, Northumberland, NE48 1LE
Telephone No/e-mail

This form should be used to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. Your answers to the following questions will be taken into consideration. It is important that you provide full and accurate information. Failure to do this may delay the processing of your application.

You must provide evidence that a connection to the public sewer is not feasible. Other than very exceptionally, providing non-mains drainage as part of your Planning or Building Regulation application will not be allowed unless you can prove that a connection to the public sewer is not feasible. Non-mains drainage systems are not considered environmentally acceptable in publicly sewered areas. Please note that the existence of capacity or other operating problems with the public sewer are not valid reasons for non-connection where this is reasonable in other respects.

Where connection to the public sewer is feasible, agreements may need to be obtained either from owners of land over which the drainage will run or the owners of the private drain.

Government guidance contained within DETR Circular 03/99/ WO 10/99 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development' gives a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above is feasible a cesspool

You must respond to all the following questions, if you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide a further assessment in accordance with the requirements of DETR Circular 03/99/ WO 10/99 (see Guidance Note 1).**

Mains connection	YES	NO
Have you provided a written explanation of why connection to the mains sewer is not feasible with this form?.	X	
<i>This should include a scaled map showing the nearest mains connection point - check with your local sewerage undertaker.</i>		X

STATEMENT

As regards foul drainage, it is not possible to connect to a public sewer, as this facility is not available in the vicinity. The nearest mains sewer system is in Tarsset over 2km away. Foul drainage will therefore be provided and connected by renewing the existing septic tank belonging to the applicants' parents (serving Greystead Rectory, Greystead Cottage and Greystead Old Church) with a package treatment plant (ref: WPL Diamond DMS5), this allows for a population of up to 20, which is sufficient for the four properties on the site, three of which are holiday lets and therefore are occupied on a sporadic basis. This system will provide foul drainage treatment safely and effectively for all four properties on the Greystead site. Currently this septic tank discharges into a soakaway, the new package treatment plant will discharge into the existing soakaway. The arrangement is shown on planning dwg 1121P01 rev G.

Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

	YES	NO
1. Existing system		
Do you intend to use an existing non-mains foul drainage system?		x
If YES, does the system already have an Environmental Permit issued by the Environment Agency? <i>(In the case of a cesspool write N/A) Please provide Environmental Permit reference number.....</i>	n/a	n/a

	YES	NO
2. Discharge		
Do you propose to use a cesspool? <i>If yes go to Q4</i>		x
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 2) <i>If yes go to Q8.</i>		x
Alternatively, will all, or any part of, the discharge go to soakaway? (see Guidance Note 2) - this would include systems that combine a soakaway with a high level overflow to watercourse? <i>If yes go to Q3.</i>	x	
Have you considered having your system adopted by the sewerage undertaker? (See Guidance Note 6).		x

	YES	NO
3. Water abstraction		
Do you receive your water from the public mains supply? <i>If yes go to Q5</i>		x
If not, where do you get your water supply from? The water is taken from a bore hole in the gardens of Greystead Rectory.		

	YES	NO
4. Cesspools <i>(For methods other than cesspools write N/A)</i>		
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 3)		

	YES	NO
5. Ground Conditions <i>(For cesspools write N/A)</i>		
Have you submitted a copy of the percolation test results with this form (see Guidance Note 4)? <i>If NO please explain the justification for not undertaking or submitting these tests.</i>		x
Is any part of the system in land which is marshy, water logged or subject to flooding?		x
Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? <i>If yes please provide details as additional information.</i>		x
Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater (see Guidance Note 5)?		x

6. Available Land

	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares (250m ²)?		X

7. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment.

You may need to make local enquiries to get a full answer to these questions.

	YES	NO
Will it be at least 10m from a watercourse, permeable drain or land drain?	X	
Will it be at least 50m from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? <i>This includes your own or a neighbour's supply.</i>	X	
Are there any drainage fields/soakaways within 50m ? <i>This includes any foul drainage discharge system (other than the subject of this application) on either your own or a neighbour's property..</i>		X
Will it be at least 15m from any building?	X	
Will there be any water supply pipes or underground services within the disposal system, Other than those required by the system? <i>(For cesspools write N/A)</i>		X
Will there be any access roads, driveways or paved areas within the disposal area? <i>(For cesspools write N/A)</i>		X

8. Siting of treatment plant, septic tank or cesspool

	YES	NO
Is it at least 7m from the habitable part of a building?	X	
Will there be vehicular access for emptying within 30m ?	X	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken Through a dwelling or place of work?	X	

9. Expected flow

Please estimate the total flow in litres per day <i>(see Guidance Note 4)</i> .	3600
---	------

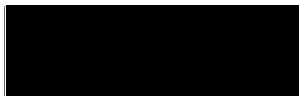
10. Maintenance

How do you propose to maintain the system? If the development consists of multiple units discharging to a shared plant, please include details of who will be responsible for the future maintenance of the system and any related legal agreements.

An annual maintenance agreement with the installer will be implemented by the owners of the Greystead Rectory, who own the adjacent holiday lets and will run the holiday let at the Greystead Institute.

Declaration

I declare that the above information is factually correct.

Name	Signature	Date
Tristan Spicer		15.06.17