

ADDITIONAL INFORMATION TO ACCOMPANY RESERVED MATTERS APPLICATION AT
11 MIDDLE ROAD, WHAPLODE FOR SJS PROPERTY INVESTMENTS LTD

CONDITION 5 - DRAINAGE

- Foul Drainage

AS STATED ON THE ORIGINAL APPLICATION H23-0286-24 THERE IS AN AWA
SEWER IN THE VICINITY OF THE APPLICATION SITE AND ONLY A SMALL SECTION OF
THIS GRAVITY - SEE ATTACHED AWA MAPPING.

THE APPLICANT HAS

- A - MADE CONTACT WITH THE NEIGHBOUR TO THE EAST / 13 MIDDLE ROAD RE
CROSSING ONTO THEIR LAND IN ORDER TO CONNECT TO THE GRAVITY SEWER,
THESE NEIGHBOURS ARE ELDERLY AND DO NOT WANT THE DISTURBANCE THIS
WOULD ENTAIL
- B - THE APPLICANT THEN ATTEMPTED TO MAKE CONTACT WITH THE OCCUPIERS
OF THE DWELLING TO THE NORTH / 237 MAIN ROAD, WHAPLODE WITH NO
SUCCESS
- C - AS A RESULT OF A AND B THE APPLICANT APPROACHED DATES ENVIRONMENTAL
WITH THE POSSIBILITY OF CONNECTING INTO AWA MH 6200 THAT IS
APPROXIMATELY 20 METRES WEST OF THE APPLICATION SITE IN MIDDLE ROAD
WITH A GRAVITY DRAIN.
THE INVESTIGATION BY DATES ENVIRONMENTAL REVEALED THAT MH 6200 IS JUST
DEEP ENOUGH BUT IF THERE ARE ANY OBSTRUCTIONS BENEATH THE ROAD
SURFACE OF MIDDLE ROAD THEN IT WILL NOT WORK SO
- D - A PUMPING STATION WILL BE INSTALLED TO THE FRONT OF THE APPLICATION SITE
WITH THE FOUL WASTE PUMPED WESTWARD AND DISCHARGE INTO AWA MH 6200

- STORM DRAINAGE

STORMWATER FROM THE ROOF WILL BE COLLECTED TOGETHER AND DISCHARGE INTO
A RAINWATER HARVESTING SYSTEM WHICH WILL PROVIDE WATER FOR FLUSHING
TOILETS, EXTERNAL TAPS AND GARDEN IRRIGATION.

WATER OVER THE STORAGE CAPACITY OF THE SYSTEM WILL OVERFLOW TO AN ON
SITE UNDERGROUND SOAKAWAY THE SIZE OF WHICH WILL BE DETERMINED BY A
SOIL POROSITY TEST. THE INSTALLATION IS NOT CONSIDERED TO PRESENT A PROBLEM
AS

- A - CONTACT MADE WITH SHDC BUILDING CONTROL FOR A RECENT NEW BUILD
50 METRES AWAY, BUILDING INSPECTOR COMMENTS WERE SOILS IN THE AREA CAN
JABLY BUT PREDOMINANTLY SILT SOILS
- B - THE PREVIOUS DWELLING ON THE SITE EMPLOYED SOAKAWAYS FOR STORM WATER
AND SEPTIC TANK WITH INFILTRATION DRAINS FOR FOUL WATER BOTH OF WHICH
OPERATED SUCCESSFULLY
- C - THE PREVIOUS DWELLING ON THE SITE WAS 2 BEDROOM - ONE DOUBLE AND
ONE SINGLE = 3 OCCUPANTS, EACH OCCUPANT UTILISE 150 LITRES OF WATER PER DAY
5 LITRES OF WHICH IS DELEGATED FOR EXTERNAL USE SO THE VOLUME OF WATER
TO THE INFILTRATION DRAINS PER DAY WAS $3 \times 145 = 435$ LITRES WHICH IS
NOW NO LONGER HAPPENING AS THE NEW PROPERTY IS TO CONNECT TO AWA SYSTEM
- D - FOOTPRINT OF BUILDINGS PREVIOUSLY ON SITE APPROXIMATELY 150 m^2 , FOOTPRINT
OF PROPOSAL 108 m^2 , SO THERE IS A REDUCTION OF APPROXIMATELY 28%
OF IMPERVIOUS AREA BEING DISCHARGED TO SOAKAWAY

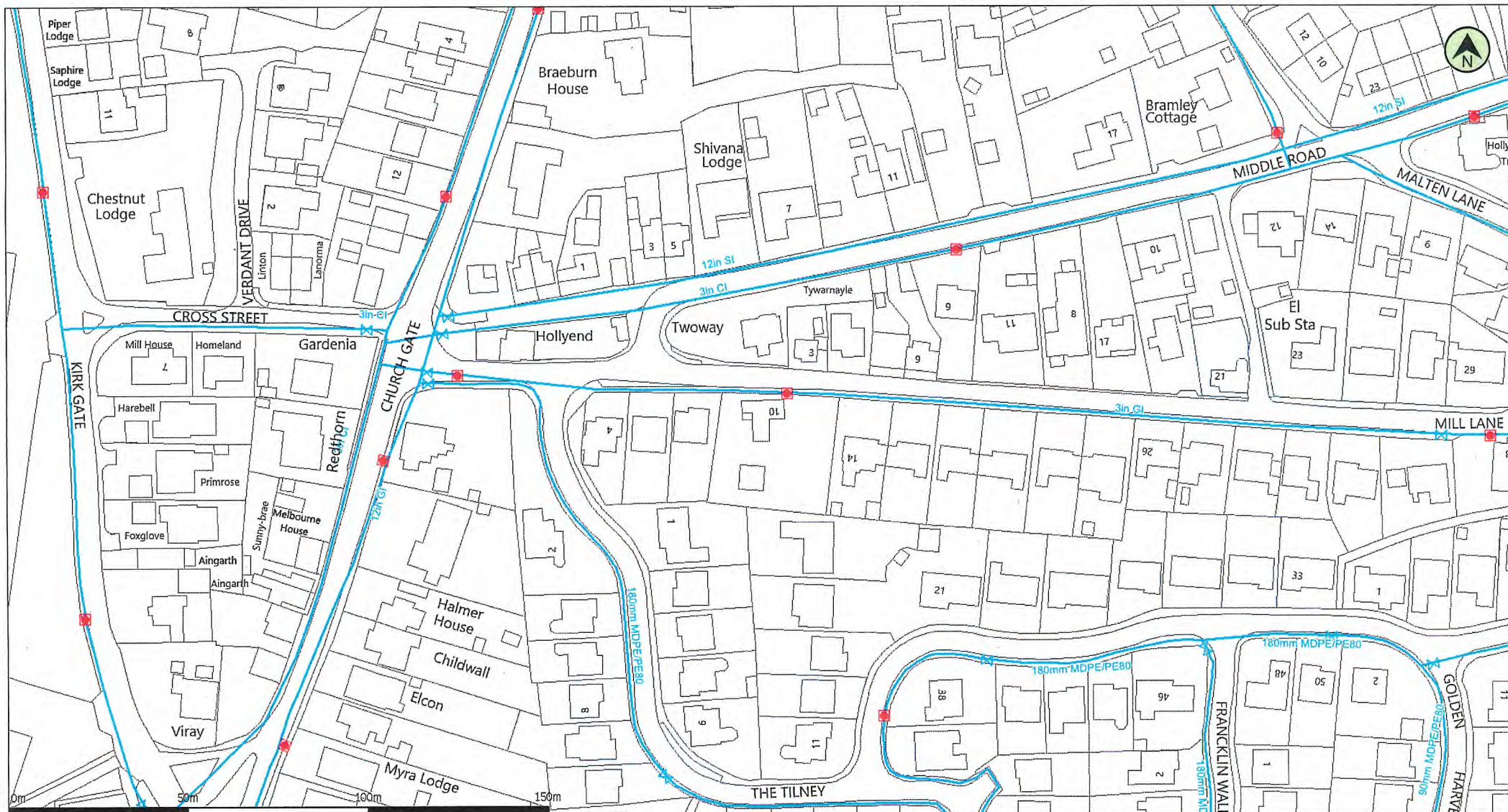
SO IN CONCLUSION THERE WILL BE LESS WATER BEING DISCHARGED INTO THE SOIL

CONDITION 8 - BOUNDARY TREATMENT

- AS SHOWN ON SITE PLAN AS EXISTING THERE IS EXISTING CLOSE BOARDED TIMBER FENCING TO NORTH, EAST AND WEST BOUNDARIES
- DUE TO RAISED LEVELS OF THE PROPOSED DWELLING IN ACCORDANCE WITH THE FLOOD RISK ASSESSMENT THE APPLICANT MADE CONTACT WITH THE NEIGHBOUR TO THE EAST / 13 MIDDLE ROAD WHO REQUIRE THE FENCE AT THE REAR TO BE RAISED IN HEIGHT TO 1800 mm ABOVE THE REAR PATIO IN ORDER TO PREVENT OVER LOOKING ONTO THEIR PROPERTY
- THE APPLICANT ALSO DISCUSSED FENCING HEIGHTS WITH THEIR NEIGHBOUR TO THE WEST / 9 MIDDLE ROAD WHO REQUESTED THAT FENCING BE RAISED IN HEIGHT TO PREVENT OVERLOOKING INTO THEIR REAR WINDOWS, AGAIN SECTIONS OF FENCE RAISED TO 1800mm ABOVE PATIO LEVEL
- NORTH BOUNDARY, EXISTING 1800mm HIGH FENCING TO BE EXTENDED TO SECURE THE REAR GARDEN
- TO THE SOUTHERN / ROADSIDE BOUNDARY A MESH FENCE IS PROPOSED THAT WILL ALLOW PROPOSED BOUNDARY HEDGING TO GROW THROUGH THE MESH
- SOFT BOUNDARY TREATMENT AS NOTED ON PLAN AS PROPOSED

CONDITION 12 - LEVELS

- AS THE SITE HAS BEEN DISTURBED BY THE DEMOLITION OF THE EXISTING PROPERTY THE CENTRE LINE OF MIDDLE ROAD IS TO BE USED AS A FIXED POINT, THEREFORE THE FINISHED FLOOR LEVEL OF THE REPLACEMENT DWELLING IS TO BE 300mm ABOVE THE ROAD. $10.055 \text{ PLUS } 300 \text{ mm} = 10.350$
- FLOOD RISK ASSESSMENT REQUIRED FLOOR LEVEL OF REPLACEMENT DWELLING TO BE 600mm ABOVE SITE LEVEL / 300mm ABOVE ROAD LEVEL.
 $\text{LOWEST SITE LEVEL } 9.629 + 600 \text{ mm} = 10.229 \therefore \text{OK AT } 10.350$
- IT IS PROPOSED TO RETAIN EXISTING SITE LEVELS EXCEPT FOR
 - A - THE RAISED PATIO TO THE REAR OF THE DWELLING AND
 - B - RAISED FOOTPATH ALONG THE EAST SIDE OF THE DWELLING TO PROVIDE DISABLED ACCESS INTO THE DWELLING
- PROPOSED LEVELS ALONG THE EASTERN BOUNDARY ARE TO BE NO HIGHER THAN GROUND LEVELS ON NEIGHBOURING PROPERTY
- LONGITUDINAL AND CROSS SECTION OF THE SITE HAVE BEEN PRODUCED TO CONFIRM THE ABOVE



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Date: 04/08/22

Scale: 1:1515

Map Centre: 532571,324164

Data updated: 31/07/22

Clean Water Plan A4

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Potable Water

Raw Water

Decommissioned Water



Fitting



Hydrant



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10 Mill Lane - Clean

