Field Farm - Response to Drainage Comments

Chris Reynolds
Field Farm Cottage
Porton Road
Porton
SP4 0NF

8th January 2025
Application Number: PL/2023/10276
Officer's Name: Georgina Wright

Dear Wiltshire Council Drainage Team,

Many thanks for your patience as we reviewed and took action to address your feedback (dated 4th February 2024) in relation to the proposed development at Field Farm (PL/2023/10276).

I believe this feedback has now been addressed in full - please see below and within accompanying documents for details.

For the proposed development, DEFRA's General binding rules are met, and therefore the proposed development does not require an Environmental Permit for foul discharge. For details and evidence of how each of the General Binding Rules are met, please refer to the following document(s):

- General Binding Rules - Field Farm Glamping

In response to Drainage Engineer's Conditions (received 4th February 2024):

1. Percolation tests have been conducted in accordance with BRI Digest 365, demonstrating that infiltration is a feasible method of discharge at the site and informing the Soakaway Design.
2. Following BS 6297:2007, Soakaway has been sized to be 47m2. We commit to installing a drainage field in line with the Drainage Plan with dimensions at least 47m2.
   - p (Number of persons served by the tank) = 2.4 occupants x 6 pods = 14.4
   - Vp (percolation value) = 16.3
   - At (size of drainage field) = 14.4 x 16.3 x 0.2 = 46.944
   - The exact level of the water table at the site is not known, however to provide reassurance that groundwater is at least 1m below the base of the soakaway, a pit to the depth of 2.4m was dug and no evidence of groundwater was observed. There is also a disused well at the property with depth at least 10m.
3. Ongoing ownership and accountability for the maintenance of the proposed sewage treatment plant and drainage field will remain with the applicant. In line

with General Binding Rules, applicant commits to regularly maintaining the sewage treatment plant, monitoring sludge levels, emptying the system, etc. in line with manufacturer's instructions. Silt ingress into the soakaway will be prevented through installation compliant with BS 6297:2007 - i.e. with suitable depth of clean, shingle (graded 20mm-50mm), perforated pipework, and geotextile membrane.

4. A comprehensive Construction Environment Management Plan (CEMP) has been developed by Dan Ahern Ecology. Furthermore, installation of the sewage treatment plant will be completed in line with all building regulations (including BS6297:2007) and by someone registered with a competent person scheme. Maximum effluent volume (1,584l per day) is below 2m3 and considered to be small. The location of the proposed drainage field is in Flood Zone 1, with high suitability for drainage (Vp = 16.3) and significant distance to owner's and others' property and therefore risk to people and property, and pollution to groundwater, is considered minimal.

For full details, please refer to the following document(s):

- General Binding Rules - Field Farm Glamping
- Field Farm - Percolation Test
- 230307-01-04 Drainage Plan A1
- 4803.5 Field Farm EcIA (including Appendix 7 - CEMP)

If any clarification or further information is needed please don't hesitate to get in touch, either directly or via Georgina Wright, as you prefer.

Kind regards,

-Chris