

Foul Drainage Assessment Form (FDA)

Please note: You should only use this form for planning related queries. You cannot use it to apply for an Environmental Permit but you may submit a copy of the information you have provided for planning purposes in support of your Environmental Permit application. Further information on [how to apply for an environmental permit](#) and [general binding rules applicable to small discharges of domestic sewage effluent](#) is available on the gov.uk website.

APPLICANT DETAILS	
Name Laura Heath	NYMNPA 18 JUL 2019
Address Egton Manor, Egton Bridge, North Yorkshire, YO21 1UY	
Telephone No	
e-mail c/o agent –	

We will use the information you provide on this form to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.

You must provide evidence that a connection to the public sewer is not feasible.

Other than in very exceptional circumstances, we will not allow the use of non-mains drainage as part of your Planning or Building Regulation application unless you can prove that a connection to the public sewer is not feasible. We do not consider non-mains drainage systems to be environmentally acceptable in locations where it is feasible to connect to a public sewer. Please note that a lack of capacity in, or other operating problems with, the public sewer are not valid reasons to use a non-mains drainage system where it is otherwise feasible to connect to a public sewer.

Where connection to the public sewer is feasible, you may need to get the agreement of either the owners of any land through which the drainage will run or, if you intend to connect via an existing private drain, the owner of that private drain.

The National Planning Practice Guidance and [Building Regulations Approved Document H](#) give 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 are 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 further information in order to demonstrate that any non-mains foul drainage system proposed is acceptable.**

Feasibility of mains foul sewer connection

	YES	NO
Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form? <i>This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.</i>	X	
Is the distance from your site to the closest connection point to the public foul sewer less than the number of properties to be built on the site multiplied by 30m? (see Guidance Note 2)		X
Does your proposal form part of a phased development or planned development of a wider area? <i>If YES, please provide further details including references of any planning permissions already granted.</i>		X

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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.

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1. Existing system

	YES	NO
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? (In the case of a cesspool write N/A)		X
If YES, please provide Environmental Permit reference number.....		

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2. Discharge

	YES	NO
Do you propose to use a package treatment plant?		X
Do you propose to use a septic tank?	X	
Do you propose to use a cesspool? <i>If YES go to Q4</i>		X
Have you considered having your system adopted by the sewerage undertaker? (see Guidance Note 7).		X
Will all, or any part of, the discharge go to a drainage field or soakaway? (see Guidance Note 3) - this includes systems that combine a drainage field with a high level overflow to watercourse <i>If YES go to Q3.</i>	X	
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 3) <i>If YES go to Q9.</i>	X	

3. Water abstraction

	YES	NO
Do you receive your water from the public mains supply?		X
If not, where do you get your water supply from?		

4. Cesspools (For methods other than cesspools write N/A)

	YES	NO
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 4)		X

5. Drainage field design (For cesspools write N/A)

	YES	NO
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007? If not, why not?	N/A	A
Will the discharge from the system be located in a Source Protection Zone 1 (SPZ1)?		

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13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
LAURA FOSTER		11/7/19

GUIDANCE NOTES:

- 1) This form is for use with the [National Planning Practice Guidance](#), [British Standard BS6297:2007](#) and [Building Regulations Approved Document H](#). It is intended to help Local Planning Authorities establish basic information about your non-mains drainage system and decide whether you need to submit a more detailed site assessment. If a detailed site assessment is requested but not submitted, your planning application might be refused.



Further Details For FDA form (Laura Heath, YO21 1UY)

Feasibility:

There is a one metre fall from our system to the sewer, but this is 255 metres away that would give a gradient of 1 in 300 where the minimum gradient required would be 1 in 100.

There is the possibility of putting a pumping station, but the cost is £25,000, which we would like to avoid if at all feasible.

1. No EA permit required in its current use. A bespoke water quality permit – domestic, would be needed if project was to go ahead.

5. Drainage field design: Septic tank already in location

6. Septic tank already in location

10. Expected Flow – have calculated this as maximum possible flow (so 25 events are all large at 120 people, all drinking)

Background to drainage:

Egton Manor was completed in 1914 and had approximately 40 bedrooms with multiple bathrooms. The house was used for large social functions. The outbuildings accommodated the laundry, the stables, staff living quarters, and garages.

In 1979 two thirds of the house were demolished, leaving a far smaller footprint, but same septic tank system.

I have looked through the files and can see no previous issues with the system.

In our five years we have had no issue with it.



Egton Manor, Broom House Lane To Key Green, Egton Bridge, Whitby, North Yorkshire, YO21 1UY



Site Plan shows area bounded by: 490349 22, 500330 00 490649 22, 505330 08 (at a scale of 1:1250), OSGridRef: NZ8049 518. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. Produced on 30th May 2019 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053140). Unique plan reference: 403426285-574801. Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2019.

AMENDED

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10/06/2019

Egton Manor, Broom House Lane To Key Green, Egton Bridge, Whitby, North Yorkshire, YO21 1UY



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18 JUL 2019

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