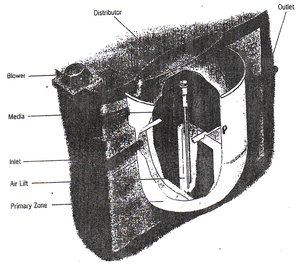
BIOTEC BELOW GROUND

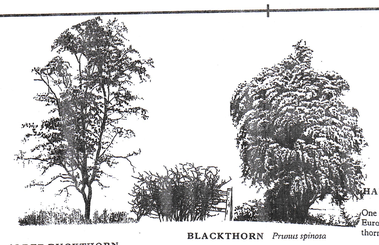
Sewage treatment plant Minitec, P6, P12, P18 & P25



Biotec Specification	
Max no. of full-time residents:	6
Model No.	P6
Dry Mass	kg/day 1.2
BOD Load	kg/day 0.36
Tank Volume	litres 900
Effluent Quantity	litres 180
Length	mm 1800
Width	mm 1200
Depth	mm 1800
Inlet Invert	mm 1500
Outlet Invert	mm 1440
Effluent Pipework	mm 160
Drainage Field	sq.m. 110

RAINWATER TO APPROVED SOAKAWAYS ON EACH PITCH

FOUL SEWAGE FROM MOBILES & DAYROOMS TAKEN TO SEWAGE TREATMENT PLANT THEN CLEAN WATER INTO EXISTING DRAIN WITH CONSENT FROM LOCAL I.D.B.



ALDER BUCKTHORN *Frangula alnus*

Alder Buckthorn is sometimes confused with Buckthorn (p. 206) but rarely grows larger than 4 or 5m and forms only a bushy small tree

BLACKTHORN *Prunus spinosa*

Blackthorn rarely forms a tree and is typically seen as an occasional plant in a hawthorn hedge, or as a densely tangled thicket

HAWTHORN *Crataegus monogyna*

One of the most familiar sights of lowland Europe, Hawthorn is typically seen as a dense thorny shrub

EXISTING 2M SECURITY FENCING

PROPOSED LANDSCAPING

EACH PITCH CONSISTS OF

- (A) MOBILE HOME 12M x 6M
- (B) DAYROOM 6.6M x 5.6M
- (C) TOURING VAN 6M x 2.4M

LAWN

PROPOSED FENCE & LANDSCAPING USING INDIGENOUS SPECIES

PROPOSED ACCESS ROAD

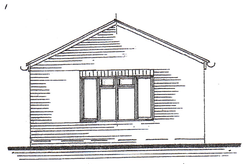
PROPOSED TREE PLANTING TO LANDSCAPED AREA

ACCESS ONTO SKELTONS DROVE

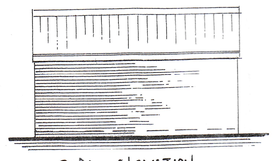
PIPE & FILL DRAIN AT ACCESS POINT TO FIELD

Skeltons drove

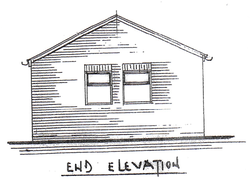
BLOCK PLAN SCALE 1 : 500



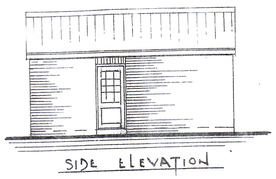
END ELEVATION



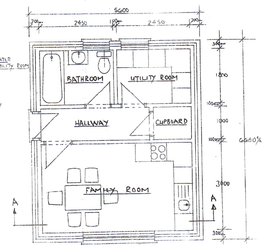
SIDE ELEVATION



END ELEVATION



SIDE ELEVATION



PLAN

SCALE 1:100

FLOOD RISK ASSESSMENT

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is not in a Functional Floodplain as defined by NPPF. It is located in the Passive floodplain of the River Lark and within Flood Zones 1 & 2 in an area benefiting from defences.
- Although the site is located within a Internal Drainage Board catchment with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.
- Floor levels of the caravans will be raised 600mm above existing ground levels and securely anchored.
- Surface water drainage from the development will be by soakaway drainage to BRE365 design and Building Regulations approval.
- Any development within 9.00m of the Catchwater Main drain on the north eastern boundary of the development site will require Land Drainage Byelaw Consent from the Mildenhall IDB.

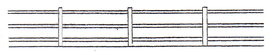
GEOFF BEEL CONSULTANCY

1.8m Close Boarded Fence

FENCING BETWEEN PITCHES DROPPING TO PICKET FENCE TO FRONT & FROM MOBILE TO FRONT

PICKET FENCE

FENCING TO FRONT & PART SIDE



1.2m Post and Rail Fence

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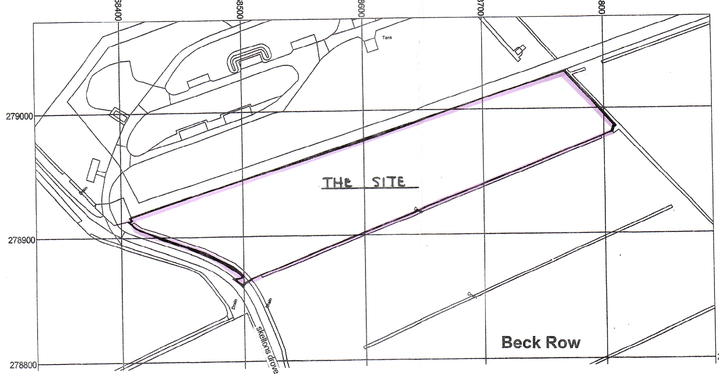

Plot centre co-ordinates: 568609,278933

LOCATION PLAN SCALE 1: 2500

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

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10 AUG 2016

Client
MR R. OAKLEY
4 GREANFIELD PARK,
SPOONERS ROAD, WYMONDHAM NR18 9TG

Job Title
CHANGE OF USE OF LAND TO 10 PITCHES FOR TRAVELLER FAMILIES AT SKELTONS DROVE

Drawing Title
LOCATION & BLOCK PLAN

Scale 1:2500 1:500

Date MAY 2016 Drawn by GA Seaton

Drg No. 16/5/1991 Rev.