RE: DC/24/1464 - BADGERS HOLLOW

Lee.Money
To Shazia Penne
Cc Penny.Marsh

Reply | Reply All | Forward

Wed 18/06/2025 12:00

Hi Shazia

I have spoken with Penny regarding this application. There is a need for the some clarification on the sanitation provision and on the potable water supply.

Sanitation

A composing toilet is proposed to serve the three holiday lets. Further information is required regarding the management of this facility to ensure the wastes are dealt with in accordance with good practice and do not pose a risk to human health or the wider environment.

Drinking water supply

The Water Neutrality Statement refers to the use of a single point based revers osmosis system to provide drinking water to the kitchen. However its unclear for the statement how water for sanitary purposes such as bathing will be provided. Further details are required on the following points:

- Confirmation that the reverse osmosis system is suitable for use for supplies other than mains water. The manufacturers website describes the applicable water source for the unit as municipal tap water.
- Details of the filtration system to be used to reduce particulate and bacteriological loading of the raw water.
- Layout of the system showing location of filters, UV treatment and supply pipe work.

Alternatively , if the application is likely to be approved it is recommended the following condition should be attached:

1. Prior to commencement of development of each dwelling full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

    - Detail on the likely contaminants associated with the rainwater harvesting system,
    - Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
    - Details of all matters relevant to the risk assessment and proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
    - Detail of the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
    - Details, including a plan or schematic, showing the supply – including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit
    - Detail on the continuity of supply during dry periods extending beyond 35 days.
    - Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance

Regards

Lee

Lee Money
Team Leader Pollution