

Design and Access Statement

1. Introduction

This application relates to Norfield House and proposes the installation of a waste treatment plant and associated drainage field to replace an existing septic tank which has failed.

2. Site and Surroundings

The site comprises an existing residential dwelling and its garden curtilage. The surrounding area is rural in character, with boundary hedgerows and neighbouring properties.

3. Design

The proposal consists of a below-ground waste treatment plant (6 person equivalent) and associated drainage field and pipework.

The development has been designed to be located within the existing garden area, avoid proximity to buildings, boundaries and vegetation, and comply with Building Regulations and Environment Agency guidance.

As the development is entirely below ground, there will be no visual impact on the character of the site or surrounding area.

4. Access

The site is accessed via the existing driveway. No changes to access arrangements are proposed.

The waste treatment plant will be accessible for maintenance via standard access points.

5. Impact

The proposal will improve the existing drainage arrangements and provide a modern and environmentally compliant solution.

There will be no adverse impact on neighbouring properties, trees, hedgerows or the wider landscape.