Foul Sewage and Surface Water Assessment by Trail Group – Drainage

Mulberry House – Consolidation of Two cabins to form one new home. One cabin to remain to be used as a gym.

Date: 06.01.2026

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1. Introduction:

This Foul Sewage and Surface Water Assessment has been prepared in support of a planning application for the conversion and physical linking of two existing holiday let cabins into a single three-bedroom residential dwelling.

The proposal utilises existing drainage infrastructure installed under previous planning consent and does not result in any increase in foul sewage or surface water discharge compared to the existing approved use.

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2. Site Context:

The site is located within a rural countryside setting where connection to the mains sewer network is not available. Foul drainage is therefore managed via a private on-site sewage treatment system, with surface water managed sustainably on site. The site currently has capacity for 6 persons, the consolidation into one three bedroom dwelling would equate to the same, if not less usage with the third cabin remaining as a home gym.

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3. Foul Sewage Arrangements:

Foul drainage from the proposed dwelling will be served by an **existing private sewage treatment plant**, installed under previous planning consent.

- The treatment plant has been designed and installed to serve **up to six persons**, which is appropriate for a **three-bedroom residential dwelling**, in accordance with Building Regulations and industry standards.
- The proposal will **not increase foul water flows**, as the existing holiday accommodation use is being consolidated into a single residential unit.
- All foul sewage will discharge to the treatment plant via sealed pipework.
- The system operates in accordance with the **DEFRA General Binding Rules for Small Sewage Discharges**.
- The treatment plant will continue to be **maintained and serviced in line with manufacturer requirements**, ensuring long-term effective operation and protection of the local environment.

The proposal therefore represents a **low-risk and compliant foul drainage solution** appropriate for a rural location.

4. Surface Water Drainage:

Surface water will be managed entirely on site using **sustainable drainage principles** appropriate to the rural character of the area.

- Surface water from roofs will be managed via a **sedum (green) roof**, providing attenuation, biodiversity enhancement, and reduced run-off rates.
- Additional rainwater will be collected via **water butts**, allowing reuse for garden irrigation.
- Any remaining surface water will discharge to **permeable ground within the site**, subject to ground conditions.
- **Surface water will not be connected to the foul drainage system.**

These measures ensure there is **no increase in surface water runoff**, and no impact on surrounding land or nearby watercourses.

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5. Policy Compliance:

The proposed drainage arrangements comply with relevant planning policy, including:

- **Mid Sussex District Plan Policy DP42 (Water Infrastructure and Flood Risk)**, by ensuring adequate drainage capacity and sustainable surface water management.
- **Policy DP41 (Sustainable Design and Construction)**, through incorporation of green infrastructure and water efficiency measures.
- The **National Planning Policy Framework (NPPF)**, which promotes sustainable drainage systems and protection of the natural environment, particularly in rural areas.

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6. Conclusion:

The proposed foul sewage and surface water arrangements are appropriate, sustainable, and policy compliant.

The existing six-person sewage treatment plant is correctly sized and more than adequate for the proposed three-bedroom dwelling and will not result in increased discharge or environmental impact. Surface water will be managed on site in accordance with sustainable drainage principles.

The development therefore represents a **robust, low-risk drainage solution** suitable for approval by Mid Sussex District Council.