

Foul Drainage Technical Note

Project: Wayside & Robin Shaw, Haywards Heath Road, Balcombe, West Sussex

Date: 11 August 2025

Prepared for: Planning submission (condition-ready)

Source plans: DAS, PA-005-A Proposed Site & Landscape Plan, PA-015 Water Infrastructure, Planning Statement

1. Summary of foul drainage strategy

House 1:

- System: Dedicated below-ground package treatment plant (Klargester or equivalent, ≥ 6 PE rating).
- Outfall: Treated effluent discharge to Winter Stream at southern boundary, as shown on PA-015.
- Requirements: Outfall to be above normal high-flow, with erosion protection, non-return valve, and access for maintenance.
- Consents: To comply with Environment Agency General Binding Rules (GBR) or obtain discharge permit.

House 2:

- System: Dedicated below-ground package treatment plant (≥ 6 PE).
- Outfall: Infiltration drainage field (herringbone layout) within site curtilage.
- Site testing: Percolation value (V_p) = 24 s/mm (trial pit), winter groundwater level > 1.0 m below invert.
- Requirements: Trenches to be located outside tree RPAs, >2 m from boundaries, >5 m from buildings, and >10 m from watercourse/wells.

2. Design assumptions (for detailed stage)

Parameter	House 1	House 2
Population Equivalent (PE)	6	6
Daily flow allowance	150 L/PE/day	150 L/PE/day
Average design flow	0.9 m ³ /day	0.9 m ³ /day
Treatment plant effluent type	Final treatment	Final treatment
Outfall type	Watercourse	Infiltration field

3. Indicative trench schedule (House 2)

- Effective sidewall area required: ~29–36 m² (Vp=24 s/mm; treatment-plant factor per national guidance).
- Assumed sidewall depth: 0.6 m (two faces per trench).
- Indicative trench length: ~24–30 m total (e.g., 2–3 legs at 10–12 m each).
- Layout: Level headers, inspection/flush points at each leg, vented ends.
- Material: Clean, washed stone with perforated pipe, geotextile wrap, turf finish.

4. Installation & protection measures

- Coordinate trench siting with the Arboricultural Method Statement; avoid RPAs of Wellingtonia and mature oaks.
- House 1 outfall works to avoid bank destabilisation; use silt fencing during works to protect Winter Stream.
- Keep plant kiosks/electrical components above any localised ponding area.
- Commissioning certificate and “as-built” drawings to be provided to the LPA.

5. Operation & maintenance

- Package treatment plants: Annual servicing by accredited engineer, desludging per manufacturer guidance; maintain power supply; audible/visible high-level alarms.
- Drainage field (House 2): Annual inspection of inspection boxes; flush lines as needed; avoid vehicular loading; no deep-rooting planting over trenches.
- Watercourse outfall (House 1): Check discharge point annually for blockage, scour, or erosion; maintain vegetation buffer.

6. Compliance

This scheme is designed in accordance with:

- Building Regulations Approved Document H (2015, as amended)
- BS 6297:2007+A1:2008 for drainage fields
- Environment Agency General Binding Rules (2020) for small sewage discharges
- Mid Sussex District Plan Policies DP39, DP41, DP42

Prepared by:

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