

FOUL AND SURFACE WATER DRAINAGE PROPOSAL

Discharge of Planning Condition 5

Slaugham Garden Nursery, Staplefield Road, Slaugham, Haywards Heath

Planning Reference	DM/24/2409
Site Address	Slaugham Garden Nursery, Staplefield Road, Slaugham, Haywards Heath
Description of Works	Proposed conversion of barn to residential use to create 1 two-bedroom dwelling. Removal of existing hardstanding and landscaping.
Local Planning Authority	Mid Sussex District Council
Report Prepared by	Saxon Ayre Ltd / Greg Nicholson
Date	June 2026

1. Introduction

This report has been prepared to discharge Planning Condition 5 attached to planning permission DM/24/2409, granted by Mid Sussex District Council on 2 April 2026 for the conversion of a barn to a single two-bedroom residential dwelling at Slaugham Garden Nursery, Staplefield Road, Slaugham, Haywards Heath.

Condition 5 reads as follows:

"The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details."

The site is located within the High Weald AONB and is not connected to the public sewer network. This report sets out the proposed foul drainage system, the selected treatment technology, the means of effluent disposal by direct discharge to an ordinary watercourse, the groundwater assessment undertaken on site, and the proposed surface water drainage strategy.

2. Site Context

The application site is the former Slaugham Garden Nursery, a rural location accessed from Staplefield Road. The conversion involves a single two-bedroom dwelling which, based on standard occupancy, is expected to be occupied by up to four persons.

The site has no connection to the public sewer network and connection is not a viable option given the rural location. A package sewage treatment plant with direct discharge of treated effluent to an ordinary watercourse has been identified as the appropriate disposal route for this site, having regard to the ground conditions established by trial hole investigation carried out on 3 June 2026.

A site visit was undertaken by Greg Nicholson, South East Area Sales Manager at Marsh Industries, who confirmed that the proposed tank location to the right-hand side of the barn building (as viewed from the front) is feasible and achieves the minimum 7m setback from the dwelling required under current guidance.

3. Ground Investigation — Groundwater Table Assessment

A groundwater table assessment was carried out on site on 3 June 2026 to establish the depth of the winter water table and the suitability of ground conditions for effluent disposal.

Three trial holes were excavated to a depth of 1.0m below existing ground level. Each excavation was left open and monitored over a continuous 24-hour period. The results are summarised below:

Trial Hole	Depth (m bgl)	Water Ingress Observed
TH1	1.0m	None within 24 hours
TH2	1.0m	None within 24 hours
TH3	1.0m	None within 24 hours

The absence of water ingress in all three trial holes over the 24-hour monitoring period confirms that the groundwater table does not rise to within 1.0m of existing ground level at this location. This satisfies the requirement of BS 6297 that the groundwater table should not rise to within 1m of the invert of any effluent distribution infrastructure.

Note: Given that ground conditions do not support a conventional drainage field as the primary disposal route — and that direct discharge to an ordinary watercourse has been adopted instead — formal percolation testing to BS 6297 is not required. The groundwater table assessment has been carried out to demonstrate that subsurface conditions present no risk of groundwater interaction with the treatment system or the discharge infrastructure.

4. Foul Water Drainage

4.1 Proposed System

It is proposed to install a Marsh Nutra-Lite Sequential Batch Reactor (SBR) package sewage treatment plant, model NL6, sized for a population equivalent of 4 to 6 persons. The system will receive all foul flows from the dwelling and discharge treated effluent by gravity via a 110mm pipe to an ordinary watercourse located approximately 45 metres from the proposed tank position.

The Marsh Nutra-Lite SBR is certified to BS EN 12566-3, the standard required by UK regulatory authorities for private package sewage treatment plants. It delivers effluent quality that substantially exceeds the 20:30:20 standard (BOD:Suspended Solids:Ammoniacal Nitrogen in mg/l) required by the Environment Agency, making it an appropriate choice for direct watercourse discharge in a sensitive rural AONB setting.

4.2 Treatment Plant Specification

Parameter	Detail
Manufacturer	Marsh Industries Ltd
Product	Nutra-Lite SBR Sewage Treatment Plant
Model	NL6 (M25) — Gravity Discharge
Population Equivalent	4–6 PE
Certification	BS EN 12566-3
Length	2,602 mm
Diameter	1,680 mm
Height	1,865 mm
Inlet Invert	0.550 m
Inlet Connection	110 mm diameter
Outlet Invert	0.625 m
Outlet Connection	110 mm diameter
Compressor Power	55W (standard)
Discharge Type	Gravity discharge to ordinary watercourse
Shell Material	GRP — fire rated to EN ISO 11925-2:2010
Structural Guarantee	25 years

4.3 Effluent Quality

The Marsh Nutra-Lite SBR has been independently tested at the PIA Test Centre (Prüfinstitut für Abwassertechnik, Aachen) and certified to BS EN 12566-3. The system

achieves the following discharge quality against the Environment Agency's 20:30:20 standard:

Parameter	Achieved (mg/l)	EA Standard (mg/l)
BOD	4 mg/l (98.7% removal)	< 20 mg/l
Suspended Solids	11 mg/l (97.1% removal)	< 30 mg/l
Ammoniacal Nitrogen (NH ₄ -N)	0.5 mg/l (99.1% removal)	< 20 mg/l

These results demonstrate that the proposed treatment plant is capable of producing a consistently high standard of treated effluent that is suitable for direct discharge to an ordinary watercourse. The effluent quality is well within the thresholds that would be expected by the Environment Agency for a registered exemption discharge of this type.

4.4 Discharge to Ordinary Watercourse

Treated effluent will be discharged by gravity via a 110mm diameter pipe from the outlet of the treatment plant to an ordinary watercourse located approximately 45 metres to the side of the proposed tank position. The pipe run will be laid at an appropriate fall to ensure free-flowing discharge without the need for pumping.

The watercourse in question is an ordinary watercourse, not a main river. This has been confirmed for the purposes of this report. Discharge to an ordinary watercourse from a package sewage treatment plant certified to BS EN 12566-3 is a recognised and accepted disposal route under the Environmental Permitting (England and Wales) Regulations 2016.

4.5 Environment Agency Exemption

Prior to commencement of the discharge, the applicant will register a discharge exemption with the Environment Agency under the Environmental Permitting (England and Wales) Regulations 2016. The relevant exemption for treated sewage effluent from a package plant discharging to an ordinary watercourse is a Directly Associated Activity (DAA) exemption or Small Sewage Discharge to a Surface Water (SSDTSW) exemption, depending on flow volume.

For a single two-bedroom dwelling with a maximum occupancy of four persons, the daily sewage flow will be well within the thresholds applicable to the exemption route. Registration is free of charge and is carried out online via the Environment Agency's online service. The exemption will be registered before the treatment plant is commissioned and before the dwelling is occupied.

No full Environmental Permit is required. The discharge volume, effluent quality, and watercourse classification all support the exemption route.

4.6 Tank Location and Setback Distances

The treatment plant will be located to the right-hand side of the barn building as viewed from the front access. The following setback distances have been assessed:

Distance From	Minimum Required	Achieved on Site
Dwelling	7m	Yes — confirmed on site visit
Nearest watercourse (ordinary watercourse / ditch)	10m	45m — significantly exceeds minimum
Borehole / Well	50m	No known boreholes on site

The inlet invert and final tank position will be confirmed on a return site visit by Marsh Industries once the development programme is established. Marsh Industries have confirmed a 7–10 day lead time from order.

5. Surface Water Drainage

The proposed development involves the conversion of an existing barn building. Existing hardstanding is to be removed as part of the works, which will reduce the overall impermeable area on the site compared to existing conditions.

Surface water arising from the roof of the converted dwelling will be managed as follows:

- Rainwater goods (gutters and downpipes) will be installed to collect roof runoff.
- Roof water will be discharged to ground via permeable landscaped areas within the curtilage of the dwelling.
- No surface water will be connected to the foul drainage system or the package sewage treatment plant. The two systems will be kept entirely separate.
- The removal of hardstanding will reduce overall run-off generation compared to existing site conditions. No increase in surface water discharge rates to the ordinary watercourse or to any neighbouring land is anticipated.

Final surface water drainage details will be confirmed at detailed design stage consistent with the approved landscaping scheme under Conditions 4 and 13 of the planning permission.

6. Maintenance and Ongoing Management

The package sewage treatment plant requires the following ongoing maintenance:

- Annual desludging by a licensed waste carrier in accordance with the manufacturer's instructions. A small volume of sludge should be retained as anaerobic seed.

- Monthly visual inspection of the inlet chamber (free-flowing) and the outlet (clear, free-flowing effluent).
- The Marsh Nutra-Lite SBR controller provides automated telemetry monitoring via Wi-Fi or optional GSM module, with customisable email alerts for alarm conditions.
- Commissioning to be carried out by Marsh Industries following installation.
- The proposed tank location is within 30m of a suitable vehicle access point for desludging by tanker.
- The EA exemption registration must be kept current for the lifetime of the discharge.

7. Summary and Conclusions

This report demonstrates that an appropriate and technically sound drainage strategy has been developed for the proposed two-bedroom dwelling at Slaugham Garden Nursery. The key conclusions are:

- Foul drainage will be managed by a Marsh Nutra-Lite NL6 SBR package sewage treatment plant, certified to BS EN 12566-3 and sized for 4–6 population equivalent, appropriate for this two-bedroom dwelling.
- The system delivers effluent quality well in excess of the 20:30:20 standard — BOD 4 mg/l, SS 11 mg/l, NH₄-N 0.5 mg/l — demonstrating it is suitable for direct discharge to an ordinary watercourse in this sensitive AONB location.
- Treated effluent will discharge by gravity via a 110mm pipe to an ordinary watercourse located 45m from the proposed tank position, significantly exceeding the 10m minimum setback requirement.
- A groundwater table assessment was carried out on 3 June 2026 across three trial holes excavated to 1.0m depth. No water ingress was recorded in any hole over a 24-hour monitoring period, confirming the groundwater table is at least 1.0m below existing ground level.
- An Environment Agency exemption will be registered prior to commissioning and occupation, consistent with the Environmental Permitting (England and Wales) Regulations 2016. No full Environmental Permit is required.
- Surface water will be managed separately from foul drainage. The removal of existing hardstanding reduces overall run-off and no increase in discharge to the ordinary watercourse or neighbouring land is anticipated.

This report, together with the Marsh Industries Nutra-Lite NL6 product specification, is submitted in support of the discharge of Planning Condition 5 of planning permission DM/24/2409.

8. Contacts and Further Information

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