

PLANNING STATEMENT

Proposal: Installation of a Domestic Sewage Treatment Plant
Site Address: **North Lodge, Plummerden House, Park Lane, Lindfield**
Applicant: Gregory and Maria Krajukhina
Date: 06/10/2025

1. Introduction

This Planning Statement is submitted in support of a full planning application for the installation of a domestic sewage treatment plant at North Lodge, Plummerden House, Park Lane, Lindfield.

The proposed development is required to provide an environmentally responsible and sustainable foul drainage solution for a domestic property not connected to mains drainage.

This statement outlines the purpose and need for the development, describes the proposed works, and demonstrates how the development complies with relevant planning policies and environmental considerations.

2. Site Description

The application site comprises a residential property located at North Lodge, Plummerden House a rural area approximately 1 mile south north of Lindfield. The site is currently served by no adequate existing foul drainage provision which does not meet current environmental standards or Building Regulations (Part H).

The property is not connected to the mains sewer network, and connection is not viable due to distance and topographical constraints. A private sewage treatment solution is therefore necessary.

3. Proposed Development

The proposal involves the installation of a packaged sewage treatment plant designed to serve a single domestic dwelling, with capacity to meet the needs of the residents.

Key features of the proposed development include:

- An underground treatment plant unit (a Klargester or similar)
- Minimal visual impact due to the plant being below ground, with only a manhole and small blower housing above ground level
- Odourless and low-noise operation
- Installed in accordance with Environment Agency General Binding Rules and Building Regulations Part H

The unit will be sited to the east of the property, adjacent to an existing access ensuring minimal impact on the amenity of the occupiers or neighbouring land.

4. Planning Policy Context

This application is submitted in accordance with the Local Plan and the National Planning Policy Framework (NPPF), particularly in relation to:

- Sustainable development (NPPF Paragraph 8)
- Environmental protection (NPPF Paragraphs 174–188)
- Rural development and infrastructure provision (Local Plan Policy)

The proposal supports sustainable rural living through the provision of modern, low-impact waste infrastructure where mains drainage is not available.

The proposed development also complies with the Environment Agency's General Binding Rules for small domestic treatment plants.

5. Access and Construction

Access for installation and maintenance will be via existing driveways, with no new access tracks or hardstanding required. The installation will be completed by a qualified contractor with minimal disruption.

The system will be maintained regularly in accordance with manufacturer guidance and EA requirements.

6. Environmental and Amenity Considerations

- Visual Impact: The plant will be installed underground with minimal visible elements, which will be low-profile and unobtrusive.
 - Noise and Odour: The system is designed for domestic use and produces negligible noise or odour when installed and maintained correctly.
 - Ecology: No protected habitats or species will be affected. The discharge, if to a watercourse, will be fully compliant with environmental permits and impact assessments as required.
 - Flood Risk: The site is located in Flood Zone 1 and the plant will be installed above groundwater level with appropriate drainage design.
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7. Conclusion

The proposed installation of a domestic sewage treatment plant is a necessary and sustainable solution for foul water disposal at a property with no access to mains drainage. It complies with national and local planning policy and meets all relevant environmental and regulatory requirements.

The installation will have no adverse impact on local amenity or the environment, and supports rural infrastructure resilience.

We respectfully request that the planning application be approved.

Simon Watkins

HUB Architects and Designers Ltd

October 2025