

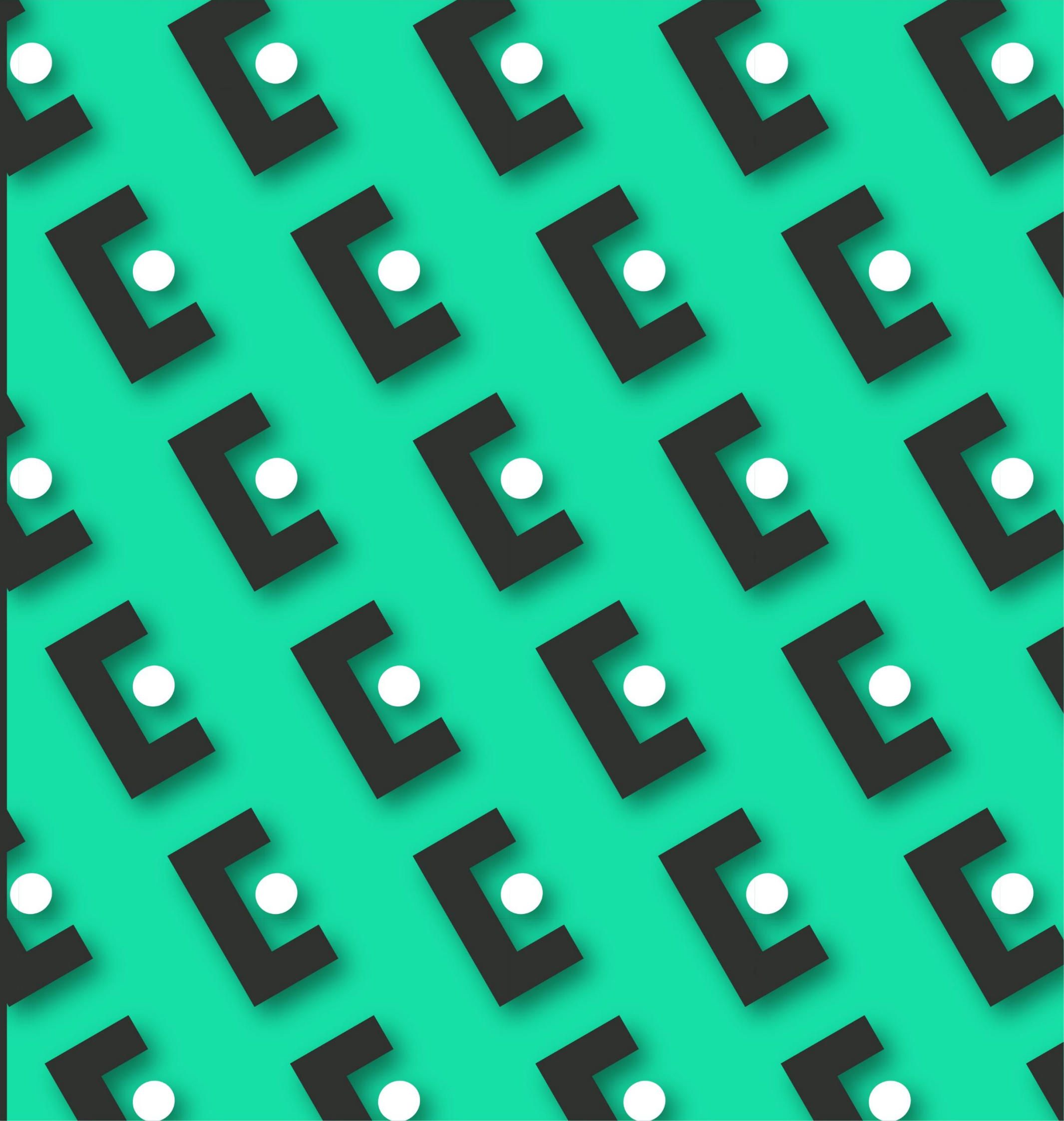


Duckyls Farm Centre

Foul Drainage Assessment

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2240038
For planning
P01
17-09-2025



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Document Control

Revision:	Prepared by:	Approved by:	Reason for issue:
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One

Executive Summary

This Foul Drainage Assessment has been prepared to support the planning application for the proposed development at Duckyls Farm Centre, comprising the construction of a new steel-framed wood workshop and an agricultural barn. The assessment sets out the strategy for managing both domestic foul drainage and farmyard drainage in compliance with statutory regulations and environmental best practice.

Domestic foul wastewater will be treated on-site by a packaged treatment plant (Klargester BioTec+5 or equivalent), sized in accordance with British Water Flows and Loads 4. The system has been selected to meet the anticipated loading from up to 30 site users, with treatment and discharge designed to comply fully with the Environment Agency's General Binding Rules.

Farmyard drainage arising from livestock housing areas (20 pigs, 10 sheep, and 5 horses) will be managed by a dedicated internal drainage system, separate from the site's surface water network. All contaminated flows will be collected within a sealed below-ground holding tank of approximately 55–60 m³ capacity, designed in accordance with the SSAFO Regulations 1991 (as amended) and the Farming Rules for Water (2018). The design incorporates regular yard scraping, exclusion of clean rainwater, and licensed emptying and disposal, ensuring robust compliance and minimising pollution risk.

The proposed foul and farmyard drainage solutions are therefore technically sound, environmentally sustainable, and consistent with regulatory requirements. The scheme provides a reliable long-term arrangement for the safe management of wastewater and farmyard runoff, ensuring the protection of local watercourses and groundwater while enabling delivery of the proposed development.

Two

Introduction

This Foul Drainage Assessment has been prepared to support the planning application for the construction of 2 no. buildings – a steel frames wood workshop and an agricultural barn at Duckyls Farm Centre, Selsfield Road, West Hoathly RH19 4QY.

This report outlines the proposed foul drainage strategy for the site.

Three

Site Context

3.1 Site Location

Duckyls Farm Centre, hereinafter referred to as the “Site” is located within the administrative area of Mid Sussex District Council (MSDC).

Duckyls Farm Centre is located at Selsfield Road, within the West Hoathly civil parish and the jurisdiction of Mid Sussex District Council. The site occupies a semi-rural location on the outskirts of the village of West Hoathly, enveloped by woodland areas such as Rocks Wood and Bird's Eye Wood, and lies approximately 3.8 miles southwest of East Grinstead town centre.

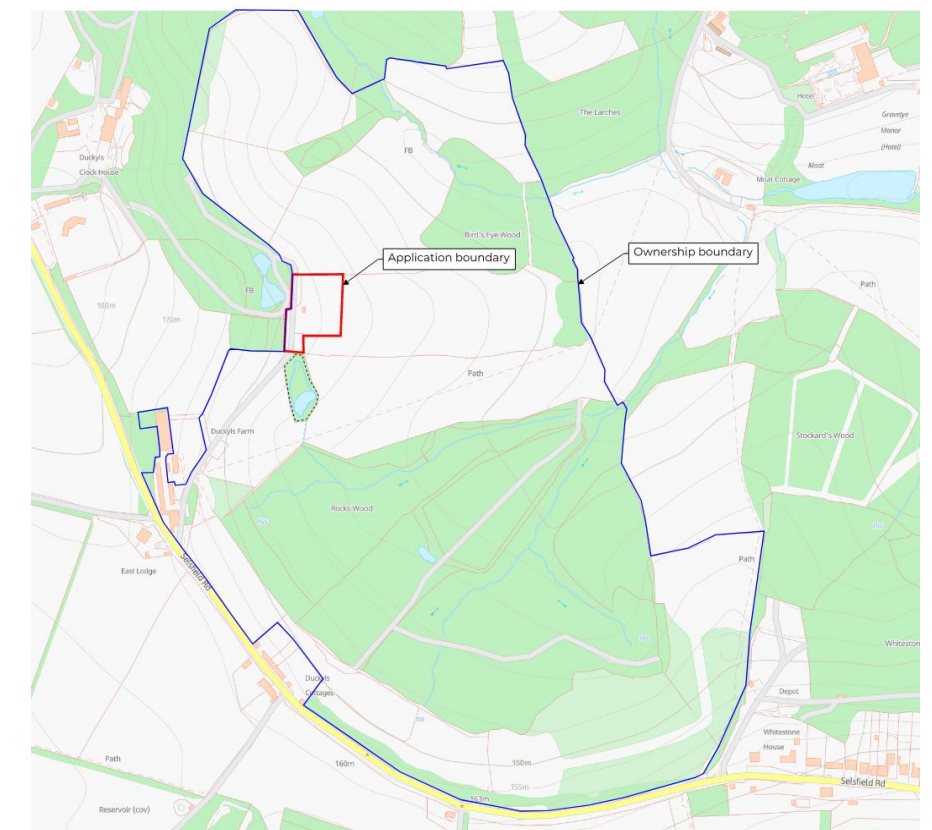


Figure 1: Site Location © Open Street Map

The Farm Centre as a whole encompasses an area of approximately 36.52 hectares. The development Site occupies a small element of the overall Farm Centre, located at the end of the existing agricultural track that runs through the middle of the centre, the development Site encompasses an area of approximately 0.4 hectares and is centred on Ordnance Survey grid reference 535520E, 133733N.

The Lead Local Flood Authority (LLFA), responsible for all flood risk matters that do not relate directly to designated Main Rivers, is West Sussex County Council (WSCC).

The site lies within the countryside and the High Weald Area of Outstanding Natural Beauty (AONB).

3.2 The Existing Site

As existing the Site area comprises of a small horticultural area and polytunnel. An existing large oak tree sits centrally in the northern half of the Site area which is proposed to be retained.



Figure 2: Existing Site Layout © Google Earth

3.3 Existing Topography

The existing site topography slopes significantly from west to east. Levels on the western edge of the site area around 148.000m AOD and slope down to around 141.000m AOD at the eastern edge of the Site.

The variation in site levels is illustrated by the isopachyte shown in Figure 3.

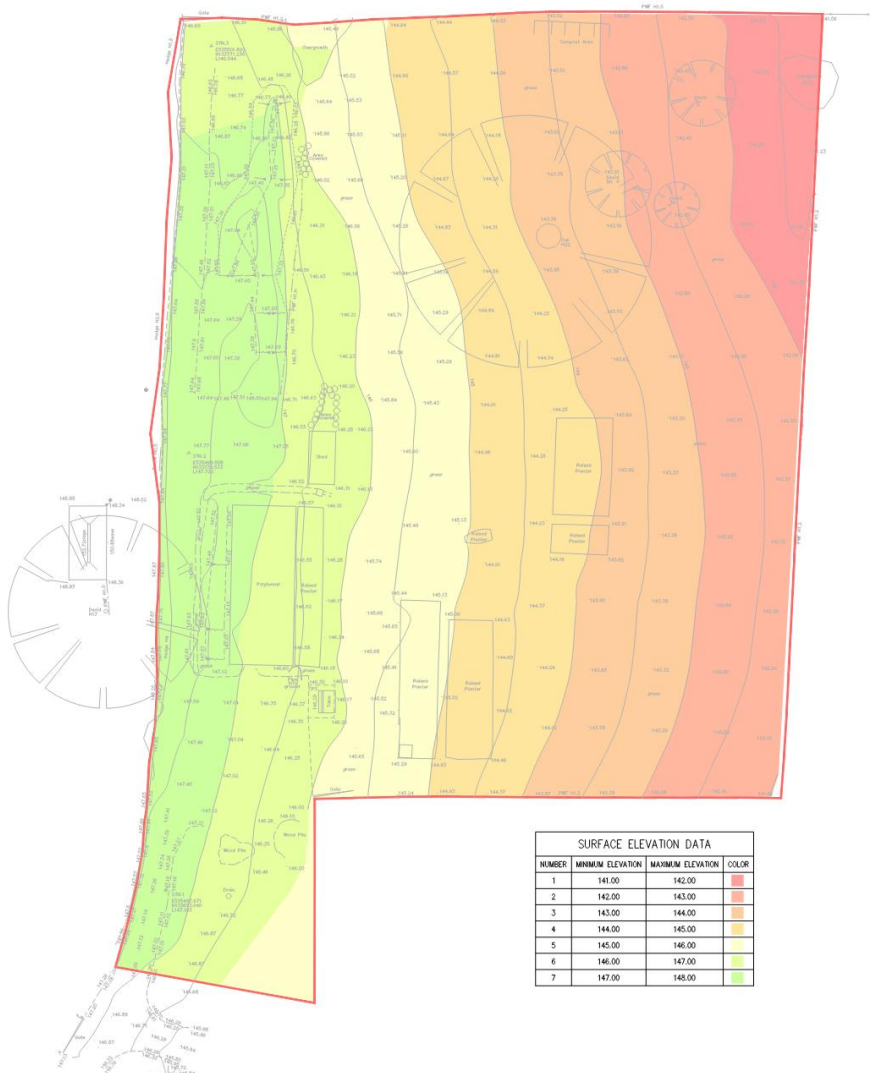


Figure 3: Existing Site Level Isopachyte

3.4 Underlying Geology & Hydrology

Site specific ground investigation works have not been undertaken to date. However, BGS mapping indicates that the site is underlain by a Bedrock geology of Wadhurst Clay with no superficial deposits.

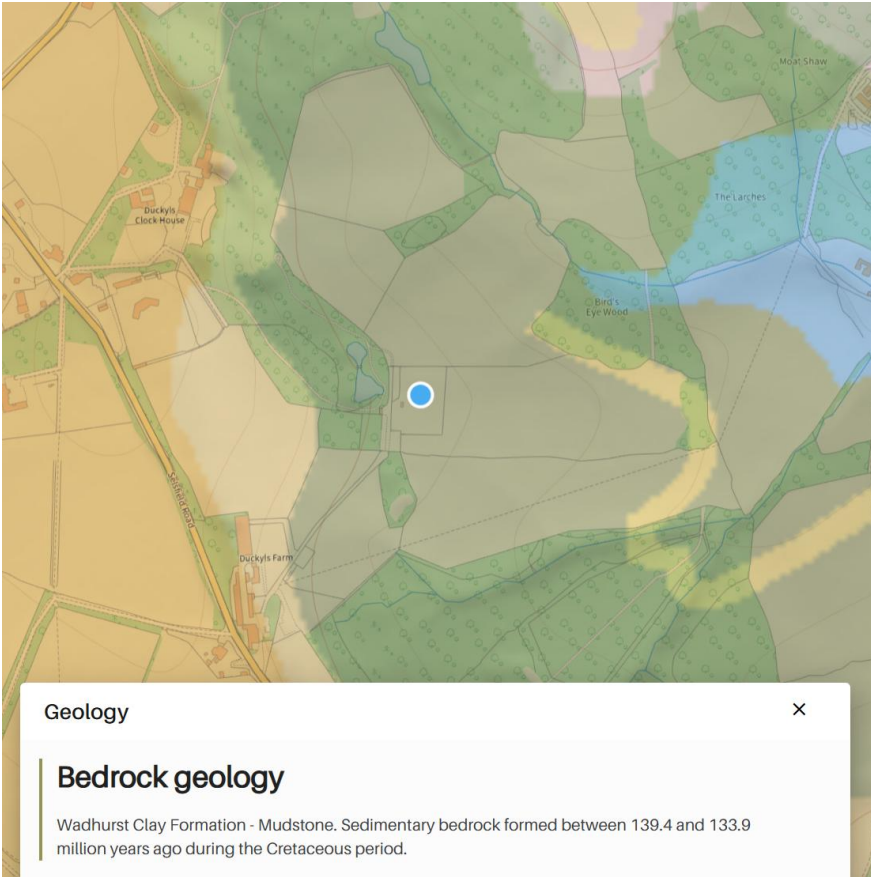


Figure 4: Site Geology © BGS

The closest water body to the Site is the existing ponds to the east and south of the site. These drain via a local ditches and streams, which merges into the Medway near Mill Place Mill on its right bank. In turn, this forms part of the early headwaters feeding the River Medway, originating just a few miles southwest at Turners Hill. Sketch numbered **2250038-EWP-ZZ-EX-SK-CV-0001** provided in **Appendix B** of this report illustrates the hydrological setting of the site and its connectivity to the Main River network.

The Site is not located in a Source Protection Zone (SPZ) area as identified on DEFRA's Magic Map.

Four

Existing Drainage

4.1 Public Sewers

No public sewers existing in the vicinity of the site.

4.2 Watercourses

Duckyls Farm Centre lies within the Upper Medway catchment, nestled in the High Weald's sandstone and clay-dominated terrain.

The site drains via overland-flow streams, which merge into the Medway near Mill Place Mill on its right bank. In turn, this forms part of the early headwaters feeding the River Medway, originating just a few miles southwest at Turners Hill.

Figure 5 which is presented in full within in **Appendix B** of this report illustrates the hydrological setting of the site and its connectivity to the Main River network.

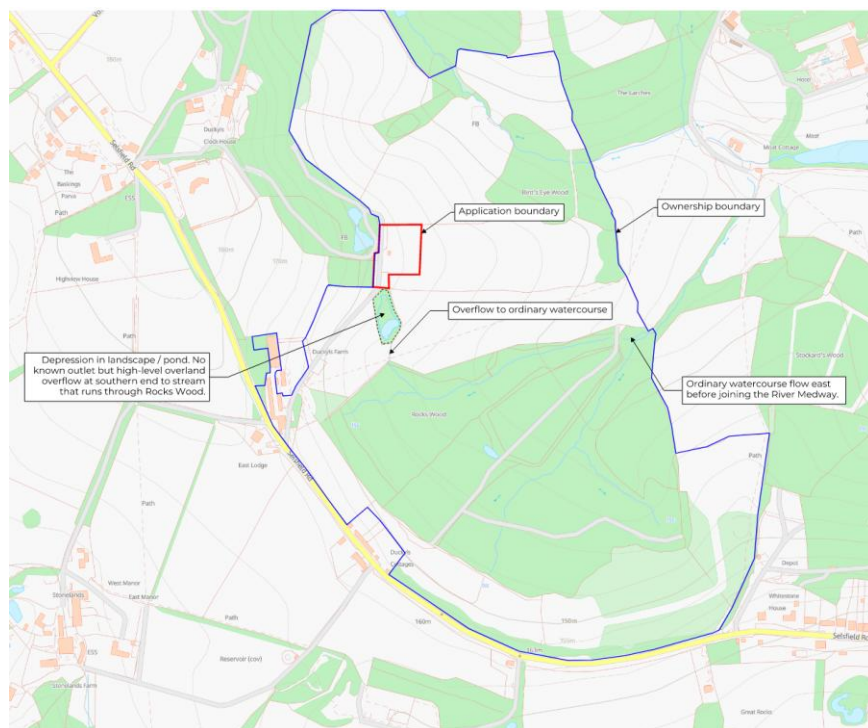


Figure 5: Hydrological setting of the site and its connectivity to the Main River network

Five

The Proposed Development

The proposed development involves the construction of 2 no. buildings – a steel frames wood workshop and an agricultural barn.

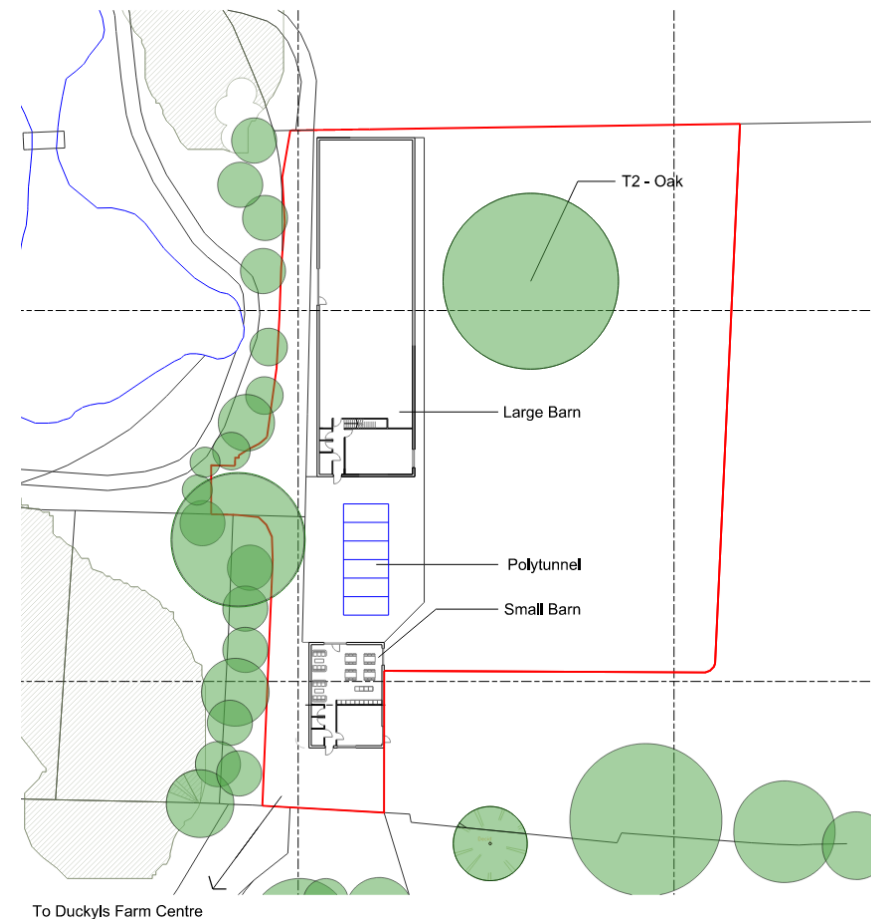


Figure 6: Proposed Site Plan

Please refer to the Architects Design and Access Statement (DAS) for further details.

Six

Domestic Foul Drainage

6.1 Connection to Foul Sewer

There is no public foul sewer within the vicinity of the site. As such, a direct connection is not feasible, and on-site treatment is required.

6.2 Proposed Discharge Mechanism

Domestic foul wastewater from the development will be managed by a new package treatment plant. The system will provide secondary treatment before discharging to surface water in line with the Environment Agency's (EA) general binding rules.

6.3 Loadings Estimation

The proposed facilities will attract a peak daily occupation of up to 30 people, generating wastewater from WC use, hand washing, and general welfare facilities.

In accordance with British Water Flows and Loads 4, the site is classified as "Open Industrial," with a daily foul flow allowance of 60 litres per person per day.

The resulting design flow is therefore:

$$30 \text{ persons} \times 60 \text{ l/person/day} = 1,800 \text{ l/day}$$

This discharge is well below the EA's 5,000 litres per day threshold, which defines the upper limit for compliance with the general binding rules.

The resulting biochemical oxygen demand, expressed as grams (BOD) and Ammonia expressed as mg/l (N) are therefore:

$$BOD_{TOTAL} = (25 \text{ g/person/day}) \times 30 \text{ persons} = 750 \text{ g/day}$$

$$N_{TOTAL} = (5 \text{ N/person/day}) \times 30 \text{ persons} = 150 \text{ N/day}$$

6.4 Preliminary System Selection

Based on the above, it is recommended that a Klargestec BioTec+5 (or similar) is installed for treating domestic foul wastewater prior to discharge.

The BioTec+5 has the following technical specifications:

Table 1: Klargestec BioTec+5 technical specifications

Klargester BioTec+5	Unit	Value
Daily Flow	m³/day	2.40
Daily Load	Kg BOD/day	0.96
Daily Flow	m³/hour	0.24

A data sheet for the above unit is provided with **Appendix A** of this report. It can be seen from **Table 1** that the loading demand of the development presented in Section 6.3 of this report are within the capabilities of the Klargestec BioTec+5.

The proposed system has been selected and sized in accordance with British Water Flows and Loads 4. The package treatment plant will be installed, operated, and maintained in line with manufacturer’s guidance and Building Regulations Approved Document Part H.

The below ground drainage drawing presented in **Appendix B** of this report outlines the below ground foul drainage layout, the location of the packaged treatment plant and the discharge point.

Seven

Farmyard Drainage

7.1 Regulatory Context

Farmyard drainage containing slurry, manure, animal waste, silage effluent, or contaminated yard runoff is classed as slurry under the Silage, Slurry and Agricultural Fuel Oil (SSAFO) Regulations 1991 (as amended 2010). The regulations require that:

- Slurry storage facilities must be designed to last at least 20 years without significant maintenance and be impermeable to prevent leakage.
- Stores must provide at least four months’ storage capacity unless alternative permitted arrangements are in place.
- Facilities must be sited at least 10 m from a watercourse or field drain and 50 m from any borehole, spring, or well used for potable water.
- The Environment Agency must be notified 14 days prior to construction of new or substantially altered slurry storage systems.

Additionally, the Farming Rules for Water (2018) require that organic manures (including slurry and dirty water) are stored and applied to land in a way that avoids diffuse pollution, protects water quality, and takes account of timing and field conditions.

7.2 Proposed Farmyard Drainage Strategy

The farmyard drainage at Duckyls Farm will be managed through a separate and dedicated drainage system, distinct from the site’s surface water network.

Key measures are:

- **Dedicated foul drainage network:** All drains serving livestock areas will discharge to a below-ground holding tank.
- **Exclusion of clean water:** All drains will be located internally within livestock housing. This ensures that no roof water or surface rainwater is captured, avoiding unnecessary dilution and minimising storage volumes.
- **Regular yard scraping:** Stocking areas will be scraped daily to remove manure and reduce the level of contamination entering the drainage system. This reduces suspended solids in the tank and extends emptying intervals.

- **Tank emptying and disposal:** Contents of the tank will be emptied periodically by licensed contractors and either transported to a permitted slurry store or spread to agricultural land in accordance with NVZ rules and Farming Rules for Water.

7.2.1 Tank Sizing Assessment

The holding tank must be sized to accommodate animal slurry and washwater produced over the statutory minimum 120-day storage period (four months), with an additional freeboard allowance.

Livestock Waste Estimates

- **Pigs (20 head, finisher pigs assumed):**
~6 litres/head/day → (20 x 6 x 120)/1,000 = 14.4m³
- **Sheep (10 ewes):**
~4 litres/head/day → (10 x 4 x 120)/1,000 = 4.8m³
- **Horses (5):**
~20 litres/head/day washings) →
(5 x 20 x 120)/1,000 = 12.0m³

Subtotal (animal slurry/urine): 31.2m³

Yard Washings

Light wash-down water use is anticipated. Assuming 0.1 m³/day total across the livestock buildings:

0.1 x 120 = 12.0m³

Total Storage Requirement:

31.2m³ (animals) + 12.0m³ (washwater) = 43.2m³

Adding 25% freeboard allowance:

43.2 x 1.25 = 54.0m³

Recommended Tank Capacity

A below-ground sealed holding tank of 55–60 m³ nominal capacity is recommended. This provides robust compliance with SSAFO storage requirements while minimising excess excavation and construction cost.

7.3 Preliminary System Selection

Based on the above, it is recommended that a 59,000 litre **Klargester Silage Cesspool** (or similar) is installed for holding the farmyard drainage run-off (slurry, manure, animal waste, silage effluent, or contaminated yard runoff).

A data sheet for the above unit is provided with **Appendix A** of this report.

The below ground drainage drawing presented in **Appendix B** of this report outlines the below ground foul drainage layout which includes the dedicated farmyard drainage and the location of the holding tank.

The selected tank is constructed from non-corrosive GRP materials with a special lining that prevents corrosion from chemicals or silage effluent in accordance with the BS 6279: 1983 regulations. It is watertight, and designed to withstand 50 years of use without significant maintenance, far in excess of the 20-year minimum. Access covers will be lockable to prevent unauthorised entry, and the tank will be sited in accordance with SSAFO separation distances.

The Environment Agency will be notified of the installation prior to works.

Eight

Conclusion

This Foul Drainage Assessment has demonstrated that the proposed development at Duckyls Farm Centre can be appropriately and sustainably drained in accordance with national regulations and best practice.

For domestic foul drainage, a packaged treatment plant (Klargester BioTec+5 or similar) has been identified as suitable to accommodate the anticipated flows generated by staff and visitors. The unit provides treatment performance compliant with the Environment Agency's general binding rules and will be installed, operated, and maintained in accordance with manufacturer guidance and Building Regulations.

For farmyard drainage, a dedicated and separate drainage network will capture and convey all contaminated flows to a below-ground sealed holding tank. The system has been sized based on the proposed livestock numbers (20 pigs, 10 sheep, and 5 horses), with allowances for washwater and freeboard, resulting in a required storage volume of approximately 55–60 m³. A Klargester Silage Cesspool (or similar) is proposed, providing a durable, watertight, and corrosion-resistant solution that exceeds the minimum design life set out in SSAFO regulations. Regular scraping of yard areas and exclusion of roof and surface water will further ensure compliance with the SSAFO Regulations and the Farming Rules for Water (2018).

Overall, the proposed foul and farmyard drainage arrangements provide a robust, regulatory-compliant, and environmentally responsible approach. The scheme ensures that foul effluent and contaminated yard runoff will be effectively managed, avoiding any risk of pollution to local watercourses or groundwater, and supporting the planning application for the proposed development.



Appendices

Appendix A – Product Data Sheets

Wastewater Treatment Solutions

Klargester

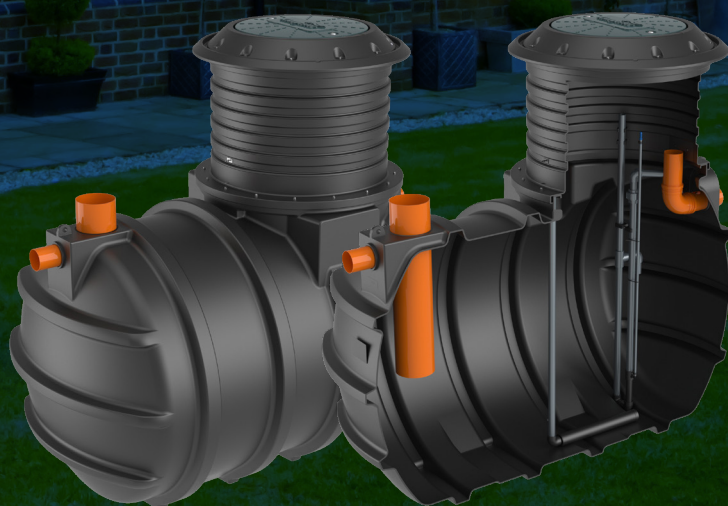
BioTec+ Sewage Treatment Plant

The BioTec+ is the newest addition to our sewage treatment plant portfolio. Our most economically priced plant in the range offers customers all the benefits of a Klargester product without the price tag. With flexible installation options to suit a variety of domestic sites, low visual footprint and suitable for shallow dig applications, the Klargester BioTec+ is a cost-efficient choice for your domestic wastewater treatment solution.

3.5mg/l
phosphate

Total P
Removal
60.8%

TNb
75.5%
15mg/l
nitrate



*Terms and conditions apply. View online at: <https://www.kingspan.com/gb/en/services/kingspan-klargester-guarantee-form/thank-you-for-registering-your-warranty/>

klargester.co.uk

How it Works



Stage 1:

Crude sewage enters the system through an inlet pipe on the side of the BioTec+



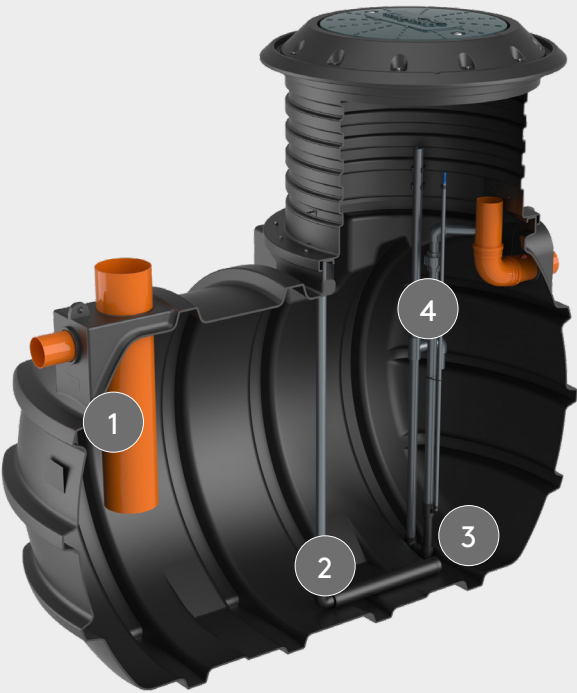
Stage 2:

Compressed air comes from the blower to the diffuser leg through a cable duct. Sewage is aerated via a diffuser at the bottom of the reactor. 8 min ON / 2 min OFF / 9H Total



Stage 3:

Naturally occurring micro-organisms form part of this aerated mixture and will efficiently break down the pollutants in the sewage.



Stage 4:

After 9 hours, aeration stops and solids will settle in the bottom of the tank. Clearwater removal is airlifted from the tank to the outlet pipe.

Product Features

98.5%

Improved effluent
quality – BOD₅
98.5%



SR66: 2015



Easy to install
and operate



Low Profile
Cover



Lightweight no
crane needed



Low running
costs

Specifications

BioTec+	Model	BioTec+ 2	BioTec+ 3	BioTec+ 4	BioTec+ 5	BioTec+ 6	BioTec+ 7	BioTec+ 8	BioTec+ 9
Population Equivalent	Unit	6	9	12	16	20	25	35	50
Daily Flow	m ³ /d	0.90	1.35	1.80	2.40	3.00	3.75	5.25	7.50
Daily Load	kg BOD ₅ /d	0.36	0.54	0.72	0.96	1.20	1.50	2.10	3.00
Daily Flow Q ₁₀	m ³ /h	0.09	0.135	0.18	0.24	0.3	0.375	0.525	0.75
Measurements									
Inlet invert (Gravity /IPS)	mm	645 -1400 / 845 - 1400	730 - 1400 / 930 -1400	500-2000 / 1000-2000	500-2000 / 1000-2000	500-2000	500-2000	500-2000	500-2000
Discharge Option		Gravity /IPS	Gravity /IPS	Gravity /IPS	Gravity /IPS	Gravity	Gravity	Gravity	Gravity
Outlet Invert	mm	745 -1500 / 500 - 1165	830 - 1500 / 580 - 1050	600-2100 / 500	600-2100 / 500	600-2100	600-2100	600-2100	600-2100
Diameter	mm	1540	1690	1420	1920	1920	1920	1920	1920
Length	mm	2480	2480	4274	3238	3963	4752	6640	9315
Installation Depth	mm	1995-2750 / 2115 - 2780	2250 - 2920 / 2370- 2960	1835-3335 / 2335-3335	2250-3750 / 2750-3750	2250-3750	2250-3750	2250-3750	2250-3750
Inlet Pipework	mm	Ø110	Ø110	Ø110	Ø110	Ø110	Ø110	Ø160	Ø160
Outlet Pipework (Gravity /IPS)	mm	Ø110 / Ø50	Ø110 / Ø50	Ø110 / Ø50	Ø110 / Ø50	Ø110	Ø110	Ø160	Ø160
Material Construction	MDPE/GRP	MDPE	MDPE	GRP	GRP	GRP	GRP	GRP	GRP
Unit Weight	kg	175 /185	195 / 210	260 /290*	350 /360*	405	460	690	890

*Tank weight based on 500mm invert



For more information on
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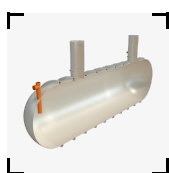
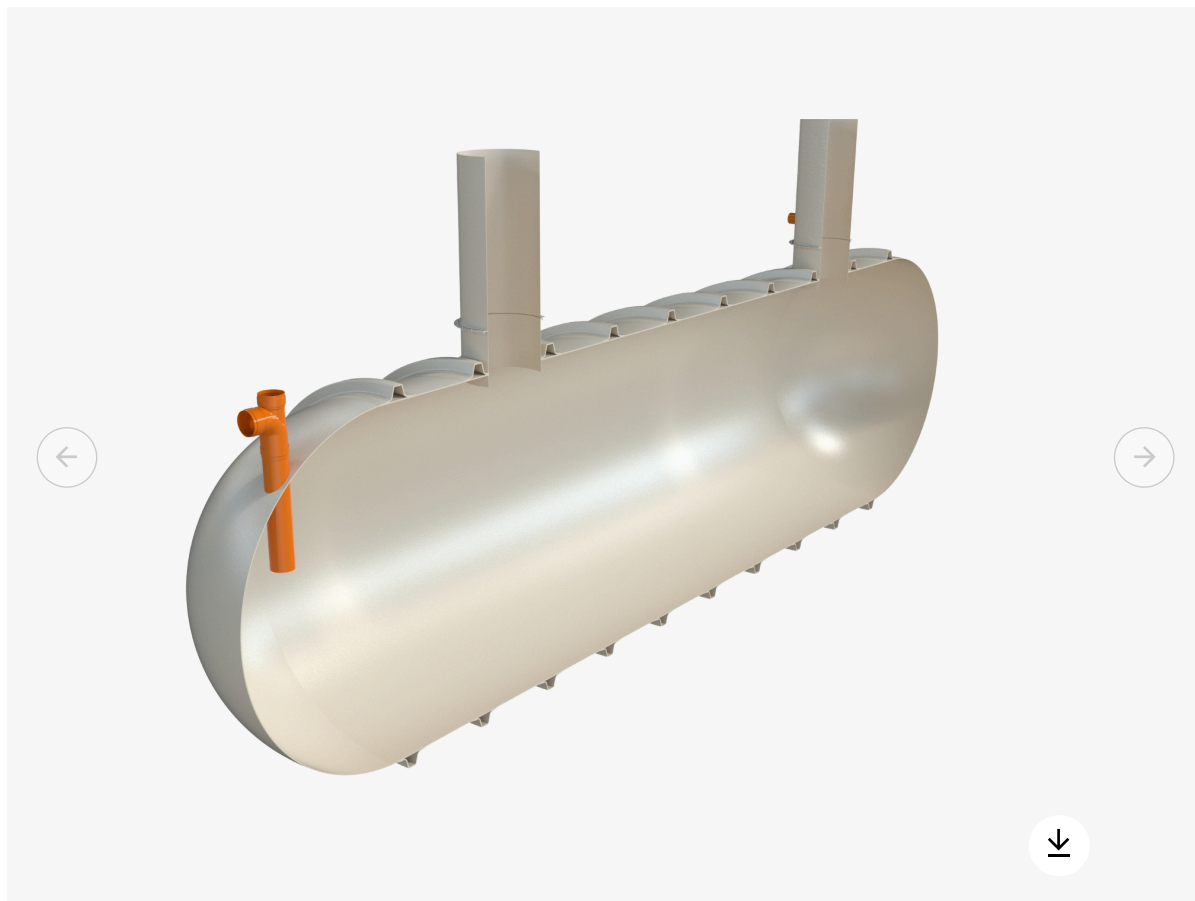
Klargester

< CESSPOOLS

OVERVIEW

TECHNICAL INFORMATION

CESSPOOLS



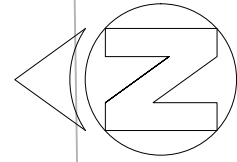
Our below-ground Cesspools and Silage Tanks provide a reliable solution for the collection and retention of sewage, surface water, veterinary/animal waste, firefighting reservoirs and rainwater harvesting reservoirs

Product Highlights

- Easy to install, with minimal on-site installation time
- High-level alarm available for complete peace of mind
- A lockable manhole cover for security
- Free site visit to help select the model to meet your needs – email klargester-web@kingspan.com

TALK TO US

Appendix B – Proposed Below Ground Drainage Drawing



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
All drawings to be printed in colour.
Do not scale from this drawing.

NOT FOR CONSTRUCTION

Legend

- Site boundary
- Proposed building
- Soft landscaping
- Proposed foul water manhole
- Proposed surface water manhole
- Flow control chamber
- Proposed foul water drain
- Proposed surface water drain
- Proposed vent pipe
- Proposed ACO M200D No 10.0 surface water linear channel drain
- Proposed ACO M150D No 0.0 linear channel foul drain
- Foul drop point
- Rainwater pipe
- ACO SuDS overflow gully
- Surface water attenuation tank
- Proposed rain garden
- Existing passively drained unbound surfacing
- Proposed passively drained unbound surfacing

Rain Garden 1 & 2

- Ponding Area**
- CL 147.500
 - Surface 147.200
 - Surface area 18m²
 - Side slopes 1:3
 - Slope 0%
- Filtration Layers**
- 400mm thk. engineered rain garden soil.
 - 150mm thk. 4/20mm CGA
 - 100Ø fully perforated pipe laid at 146.650 as an underdrain.
 - ACO SuDS overflow gully set with a CL 147.400 to be installed.

Tank 1 & 2

- CL 147.500
- SL 146.350
- IL 145.350
- 2.5m(W)x12m(L)x1m(H)
- Wrapped in a impermeable membrane with fully welded seams.
- Both tanks to be connected and controlled by active attenuation module for dual purpose attenuation and rainwater harvesting.

P01	17.09.25	PD	KT	Issued for planning
Rev	Date	By	Chk	Description

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Project

Ducklys Farm
Selsfield Road,
East Grinstead,
RH19 4QY.

Drawing Title

Proposed Below
Ground Drainage

Drawing Scale 1:200@A1	Date Sept 2025	Drawn By PD
Design Phase For Information	Status S2	Revision P01
[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.] 2250038-EGY-ZZ-EX-DR-CV-1000		

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
All drawings to be printed in colour.
Do not scale from this drawing.

NOT FOR CONSTRUCTION

- Notes
- The manhole schedule is to be read in conjunction with the below ground drainage specification, below ground typical drainage detail drawings and the below ground drainage general arrangement drawings.
 - All cover levels shown are approximate and are to suit the final ground or building levels.
 - Manhole covers in block paved areas are to be recessed unless noted otherwise.
 - All internal manhole covers are to be non-ventilating and double sealed.
 - All external foul and combined water manhole covers in footpaths and paved areas (other than roads) are to be non-ventilating and single sealed unless noted otherwise.
 - All external surface water manhole covers are to be non-ventilating unless noted otherwise.
 - All manhole covers are to be installed square to paving, kerb lines or buildings.
 - All covers are to be in accordance with the requirements of building regulations.
 - For adopted drainage, manhole covers are to be in accordance with the requirements of the DCC or specific water authority requirement.
 - Inspection chambers are to have a reduced access piece when the depth is greater than 1.2m to the base of the chamber.

FW MANHOLE SCHEDULE									
Manhole	Chamber Type	Cover Level (m)	Depth	Chamber Size	Eastings	Northings	Clear Opening	Cover Grade	Comments
FW1	PPIC	CL = 147.500 INV IN = 146.900 INV IN = 146.900 INV IN = 146.850 INV OUT = 146.850	0.650	450ø	535500.780	133727.978	450x450	E600	
FW2	PPIC	CL = 147.500 INV IN = 146.370 INV OUT = 145.450	2.050	450ø	535500.780	133690.165	450x450	D400	Backdrop on incoming connection Fitted with a reduced access collar
FW3	PPIC	CL = 147.500 INV IN = 146.790 INV IN = 146.740 INV IN = 146.790 INV IN = 146.790 INV OUT = 145.450	2.050	450ø	535502.869	133690.508	450x450	D400	Backdrops on all incoming connections Fitted with a reduced access collar
FW4	PPIC	CL = 145.755 INV IN = 145.200 INV IN = 145.250 INV OUT = 145.200	0.555	450ø	535504.886	133679.351	450x450	E600	
FW5	PPIC	CL = 145.555 INV IN = 145.050 INV OUT = 145.050	0.505	450ø	535506.397	133672.984	450x450	D400	Sampling chamber
FW6	PPIC	CL = 147.500 INV IN = 146.840 INV OUT = 146.790	0.710	450ø	535500.780	133736.256	450x450	E600	
FW7	PPIC	CL = 146.600 INV IN = 145.790 INV OUT = 145.740	0.860	450ø	535500.780	133776.017	450x450	E600	

SW MANHOLE SCHEDULE									
Manhole	Chamber Type	Cover Level (m)	Depth	Chamber Size	Eastings	Northings	Clear Opening	Cover Grade	Comments
SW1	PCC	CL = 147.500 SUMP LEVEL OF MANHOLE = 145.100 INV IN = 146.600 INV OUT = 145.400	2.400	1200Ø	535503.577	133724.959	600x600	D400	Catchpit – 300mm sump
SW2	PCC	CL = 147.500 SUMP LEVEL OF MANHOLE = 145.100 INV IN = 146.600 INV OUT = 145.400	2.400	1200Ø	535515.819	133724.959	600x600	D400	Catchpit – 300mm sump
SW3	PCC	CL = 147.500 SUMP LEVEL OF MANHOLE = 145.020 INV IN = 145.320 INV OUT = 145.320	2.480	1200Ø	535514.776	133706.871	600x600	D400	Catchpit – 300mm sump
SW4	PCC	CL = 147.500 SUMP LEVEL OF MANHOLE = 144.830 INV IN = 145.130 INV IN = 145.320 INV OUT = 145.130	2.670	1200Ø	535503.276	133707.088	600x600	D400	Flow control chamber Hydro-brake Ref: SHE-0030-4500-1000-4500 Design depth: 1.0m Design flow: 0.45l/s
SW5	PCC	CL = 147.500 SUMP LEVEL OF MANHOLE = 144.770 INV IN = 145.070 INV OUT = 145.070	2.730	1200Ø	535499.746	133707.118	600x600	E600	Catchpit – 300mm sump
SW6	PCC	CL = 145.950 SUMP LEVEL OF MANHOLE = 144.330 INV IN = 144.530 INV OUT = 144.630	1.620	1200Ø	535499.720	133674.886	600x600	D400	Catchpit – 300mm sump

P01	17.09.25	PD	KT	Issued for planning	
Rev	Date	By	Chk	Description	



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Project

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East Grinstead,
RH19 4QY.

Drawing Title

Proposed Below
Ground Drainage

Manhole Schedule

Drawing Scale	Date	Drawn By
NTS@A1	Sept 2025	PD

Design Phase	Status	Revision
For Information	S2	P01

[Project]-[Origin]-[Function]-[Spatial]-[Form]-[Discipline]-[No.]
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