

## **MINOR DEVELOPMENT – FOUL DRAINAGE**

### **Non-Mains Foul Drainage – Developer / Applicant Advisory**

It is the applicant / developer's responsibility to ensure adequate provision for foul drainage of the site in accordance with the National Planning Policy Framework, Building Regulations Part H and the hierarchy of foul drainage options. The first option should always be connection to a public sewer. Only when connection to the public sewer is demonstrated not to be feasible (in terms of cost and/or practicality), should a package treatment plant incorporating a combination of treatment processes be considered. If this is also shown not to be feasible, then you should refer to the general planning guidance on the hierarchy of drainage solutions. Further advice is available at the following link: <https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-supply-wastewater-and-water-quality--considerations-in-plan-making>

Building regulations Approved Document H, Drainage and Waste Disposal can be found at the following link:  
<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

### **Private Package Sewage Treatment Plants**

The minimum standards and conditions set out in the General Binding Rules apply to all new private sewage treatment plants and can be found at the following link;  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/397173/ssd-general-binding-rules.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/397173/ssd-general-binding-rules.pdf)

The Defra/Environment Agency leaflet “Your Sewage – Your Environment” can be viewed at the following link:  
<https://consult.defra.gov.uk/water/reform-regulatory-system-small-sewage-discharges/results/your-sewage-your-environment-leaflet-july-2015.pdf>

The package sewage treatment plant should offer treatment so that the final discharge from it meets the standards set by the Environment Agency. Information regarding registering a treatment plant or septic tank can be found at the following link;  
<https://www.gov.uk/permits-you-need-for-septic-tanks/overview>

### **Septic Tanks**

Planning Practice Guidance advises that septic tanks should only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer or a package sewage treatment plant is not feasible. See the following link for further advice:  
[http://planningguidance.communities.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/water-supply-wastewater-and-water-quality-considerations-for-planning-applications/#paragraph\\_020](http://planningguidance.communities.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/water-supply-wastewater-and-water-quality-considerations-for-planning-applications/#paragraph_020)

A foul drainage assessment form can be downloaded from the following link:  
<https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

### **Composting Toilets**

The Environment Agency are the appropriate authority to regulate composting toilets. The applicant may need to apply for an Environmental Permit for the composting toilet.

Further information can be found on the government web-site at the following link: <https://www.gov.uk/government/publications/treating-solid-waste-from-composting-toilets>