General binding rules: small sewage discharge to the ground

PL/2023/10276 (Field Farm)

December 2024

General Binding Rule	Explanation / evidence for how the Binding Rule is met
1. Only discharge 2 cubic metres or less a day in volume	6 pods, with expected 2.4 occupants per pod, using 110l per person, per day, would be expected to generate up to 1,584l per day
3. Only discharge domestic waste	The sewage from the glamping pods will only be domestic in nature (i.e. toilet, bathroom, shower, kitchen waste)
4. Do not cause pollution to surface water or groundwater	The development will not cause pollution to surface water or groundwater. In line with guidance we will check the area at least monthly for sewage smells or signs that the sewage isn't draining properly
5. Use the correct treatment system	The development will use a sewage treatment plant and drainage field that meets the relevant British Standard.
7. Make sure the discharge is not in a groundwater source protection zone 1	According to the Magic map, the area is not in a groundwater SPZ1
9. Make sure your treatment system meets the right British Standard	Sewage treatment plant meets standard BS EN 12566 and drainage field will be installed according to standard BS 6297:2007
10. Make sure your treatment system is installed and operated correctly, and has enough capacity	We commit to installing and operating the sewage treatment plant in line with the manufacturer's specification. The model selected is large enough to handle the maximum amount of sewage it will need to treat.
11. Get your treatment system regularly maintained	We commit to regularly maintaining the sewage treatment plant, in line with the manufacturer's instructions.
12. Get your treatment system regularly emptied	We commit to monitoring the sludge levels regularly, and emptying the sewage treatment plant before it goes beyond the maximum capacity (at least annually) in line with manufacturer's instructions.
13. If you sell your property, tell the new owner about the sewage treatment system	We commit to retain all relevant documentation and in the event that we sell the propoerty, we will provide a full handover of the system to new owners.
14. If you stop using your treatment system, make sure it's decommissioned properly	We commit to decommissioning the sewage treatment plant properly in the event that we stop using it.
15. Check if you can connect to a nearby public foul sewer	The property is isolated. The nearest connection point to a public foul sewer is approximately 1500m away across private land.
16. Get building regulations and planning approval	Installation will be performed by someone registered with a competent person scheme in line with building regulations. We are in the process of applying for planning permission for the development
18. Make sure the discharge point is not in or near protected sites	The discharge is not within 50 meters of any special areas of conservation, special protection areas, Ramsay wetland sites, or biological sites of special scientific interest (SSSI). The nearest point of relevance is the Porton Meadows SSSI which is 1750m away.

General Binding Rule	Explanation / evidence for how the Binding Rule is met
22. Make sure your new discharge does not use the same discharge point as any other discharge if the combined volume would exceed the general binding rule limit	The discharge will be to a new sewage treatment plant and drainage field
23. Make sure your new discharge is not within 50m of any other exempt small sewage discharge	There is no other exempt small sewage discharge within 50m. The closest other sewage discharge is connected to Field Farm Cottage at a distance of approximately 200m