

Technical Note 1: Foul Waste Treatment and Discharge

Site: Stonehouse Farm, Handcross Road, Horsham, RH13 6NZ
Prepared by: Laura Jagiela
Approved by: Phil Allen MCIWEM C.WEM
Date: 5th March 2025

1.0 Introduction

- 1.1 This Technical Note has been produced by Motion on behalf of their client, Lakeside Developments Ltd to discuss the foul waste treatment and discharge requirements of the proposed developments at Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex. There are three tranches of development at Stonehouse Farm, which are detailed below, and are known as 'Stonehouse Business Park', 'Lot 8', and 'Jacksons Ridge'.
- 1.2 There are two existing packaged sewage treatment plants serving the Stonehouse Business Park, one serving Lot 8, and new packaged sewage treatment plants will be required for the Jacksons Ridge residential development.
- 1.3 Therefore, the purpose of this Technical Note is to outline the requisite specifications for each of the packaged sewage treatment plants to ensure that they adequately serve the areas of Stonehouse Farm and the developments where they are located, as well as comply with current British Standards and the General Binding Rules.

2.0 Development Description

- 2.1 There are three tranches of proposed development on Stonehouse Farm and these are separate areas of the former farm. Each tranche of the mixed-use development are as follows:
 - ▶ The demolition of 2no. remaining redundant farm buildings (Building 3 and Building 5) on the 'Stonehouse Business Park' site, with a single new commercial unit being erected in place of one of these, which will be reserved for small-scale, rural based enterprises. The second building will be replaced with an area that will be reserved for staff and visitor parking to the commercial site. An existing office building will also be refurbished and expanded to supplant office space currently provided on site by 2no. portacabins.
 - ▶ 'Lot 8', is an anaerobic digestion (AD) plant and livestock facility, with permission to operate as a robotic dairy, and will be sensitively converted to rural offices alongside a storage facility.
 - ▶ 'Jackson's Ridge' seeks to replace two current redundant farm buildings with 3no. high quality residential dwellings designed to a high level of energy efficiency and built from sustainably sourced, low-impact materials.
- 2.2 A site location and layout plan for Stonehouse Farm, Stonehouse Business Park, Lot 8 and Jacksons Ridge can be found in **Appendix A**.
- 2.3 The existing and proposed site layouts for each of the three development tranches described above can be seen in **Appendix B**.

3.0 Existing Foul Drainage

- 3.1 There are currently three packaged sewage treatments plant within Stonehouse Farm; two on the Stonehouse Business Park site and one serving Lot 8. These sewage treatment plants are functioning well and the most recent service record for all three packaged sewage treatment plants can be seen in **Appendix C**.
- 3.2 Each of these packaged sewage treatment plants discharges their treated effluent to the watercourse that runs through Stonehouse Farm at the bottom of the valley, and this watercourse has baseflow on a year-round basis, thus is a suitable receptor for treated effluent.

Stonehouse Business Park

- 3.3 There is a packaged sewage treatment plant within Stonehouse Business Park and treated sewage effluent from this unit, plus surface water from the Business Park, is directed to the northwest corner of the site where there is a large pre-cast concrete (PCC) chamber. This also receives treated effluent from another sewage treatment plant that sits immediately to the south of the track in the northwest corner of the site. From here, all surface water and treated sewage effluent flows northwards in a single pipe towards an existing outfall to the watercourse that sits at the bottom of the valley.
- 3.4 It is thought that the overall drainage outflow from Stonehouse Business Park also receives outflow from a packaged sewage treatment plant that serves Stonehouse Farmhouse to the southwest of the site.

Lot 8

- 3.5 Lot 8 has an existing sewage treatment plant that is situated to the north of the site adjacent to the watercourse. This sewage treatment plant discharges treated effluent to the watercourse via an existing outfall.

Jacksons Ridge

- 3.6 The two existing redundant farm buildings and the surrounding concrete hardstanding do not appear to have any existing or positive drainage systems.

4.0 Foul Drainage Requirements

- 4.1 Southern Water's Asset Location Plans have been obtained and are included in **Appendix D**. They confirm that there is no public sewerage in the Stonehouse Farm area. This confirms that all foul waste must continue to be managed through the use of packaged sewage treatment plants and the discharge of treated sewage effluent to a suitable receiving water body (because discharge to ground via a drainage field is not possible due to the impermeability of the local geology).
- 4.2 The capacity of all sewage treatment plants, existing and proposed, must be in accordance with the requirements of British Water's Flows and Loads. The packaged sewage treatment plants will also meet the requirements of BS EN:12566 (small wastewater treatment systems for up to 50 PT), as well as the General Binding Rules for small sewage discharges to surface waters. Compliance with the General Binding Rules means that a consent will not be required from the Environment Agency.

Capacity of the Packaged Sewage Treatment Plans

- 4.3 There are 2no. packaged sewage treatment plants serving Stonehouse Business Park and a single sewage treatment plant serving Lot 8. The foul waste loads that these units must treat could change because of the number of staff/personnel that will be on site post-development. Therefore, the proposal is to maintain and upgrade (where necessary) the three existing packaged sewerage treatments plants within Stonehouse Farm to support the future capacity across those sites.
- 4.4 At Jacksons Ridge it is proposed to install three packaged sewage treatment plants, one serving each property, and utilise a single combined outflow that takes the treated effluent to the watercourse at the bottom of the valley. As per design guidance, the proposed surface water discharge from Jacksons Ridge and the foul effluent outflow will maintain separate pipework until the final discharge to the watercourse. In accordance with British Water's Flows and Loads, each of the four bedroom properties must provide capacity for up to seven persons.
- 4.5 The maximum employee population of Lot 8 will be set at 99 people. A covenant will ensure that this number cannot be exceeded. A maximum employee population of 99 people means that the treated effluent outflow from Lot 8 will never exceed 5m³ (5,000 litres) per day and will remain in accordance with the General Binding Rules and a discharge consent will not be required by the EA.
- 4.6 Stonehouse Business Park and all the units therein will have a maximum employee population of 24 people.

- 4.7 The peak flow rates from each of the development sites have been calculated using the populations outlined above and the guidance within British Water's Flows and Loads, and these can be seen in **Appendix E**.
- 4.8 The required capacity of the packaged sewage treatment plants at Stonehouse Business Park, Lot 8 and Jacksons Ridge have been presented in **Appendix E**. In summary, the requisite capacity of the sewage treatment plants for the different site at Stonehouse Farm are:
- ▶ Stonehouse Business Park: 1,200 litres
 - ▶ Lot 8: 4,950 litres
 - ▶ Jacksons Ridge: 1,050 litres per property
- 4.9 It is against the above capacities that the current and future sewage treatment plants at Stonehouse Farm should be assessed. Should any of the existing packaged sewage treatment plants not meet the above capacities, or not be kitemarked and in accordance with the requirement of BS EN 12566, then they will need to be upgraded to comply with Building Regulations.
- 4.10 Should this be the case, Motion have obtained suitable specifications for replacement units on Stonehouse Business Park and Lot 8, as well as the units that will be required for each of the properties on Jacksons Ridge. These are:

Stonehouse Business Park

Ensign 16PE Sewage Treatment Plant Gravity: 2.86m (L) x 1.912m (D) x 2.284m (H)

- ▶ Invert Level 0.72m with 110mm Connection
- ▶ Cover Level 0.8m with 110mm Connection
- ▶ Standard 80W Compressor

Lot 8

Ultra Polylok 65PE Sewage Treatment Plant with Gravity Outlet: 5.46m (L) x 1.9m (D)

- ▶ 600mm Inlet Invert
- ▶ Desludge Interval approx. 90 days
- ▶ Discharge Effluent Quality 20:30:20

Jacksons Ridge (per property)

Ensign 8PE Sewage Treatment Plant Gravity: 2.602m (L) x 1.65m (D) x 1.935m (H)

- ▶ Invert Level 0.55m with 110mm Connection
- ▶ Cover Level 0.625m with 110mm Connection
- ▶ Standard 75W Compressor

The General Binding Rules

- 4.11 The proposed developments at Stonehouse Farm must also satisfy the requirements of the General Binding Rules to discharge to the watercourse without a permit being required from the EA. Therefore, the compliance with each sewage treatment plant and their discharges has been assessed, the outcome of which is in Table 3.1, below.

Table 3.1 – Compliance with the general binding rules

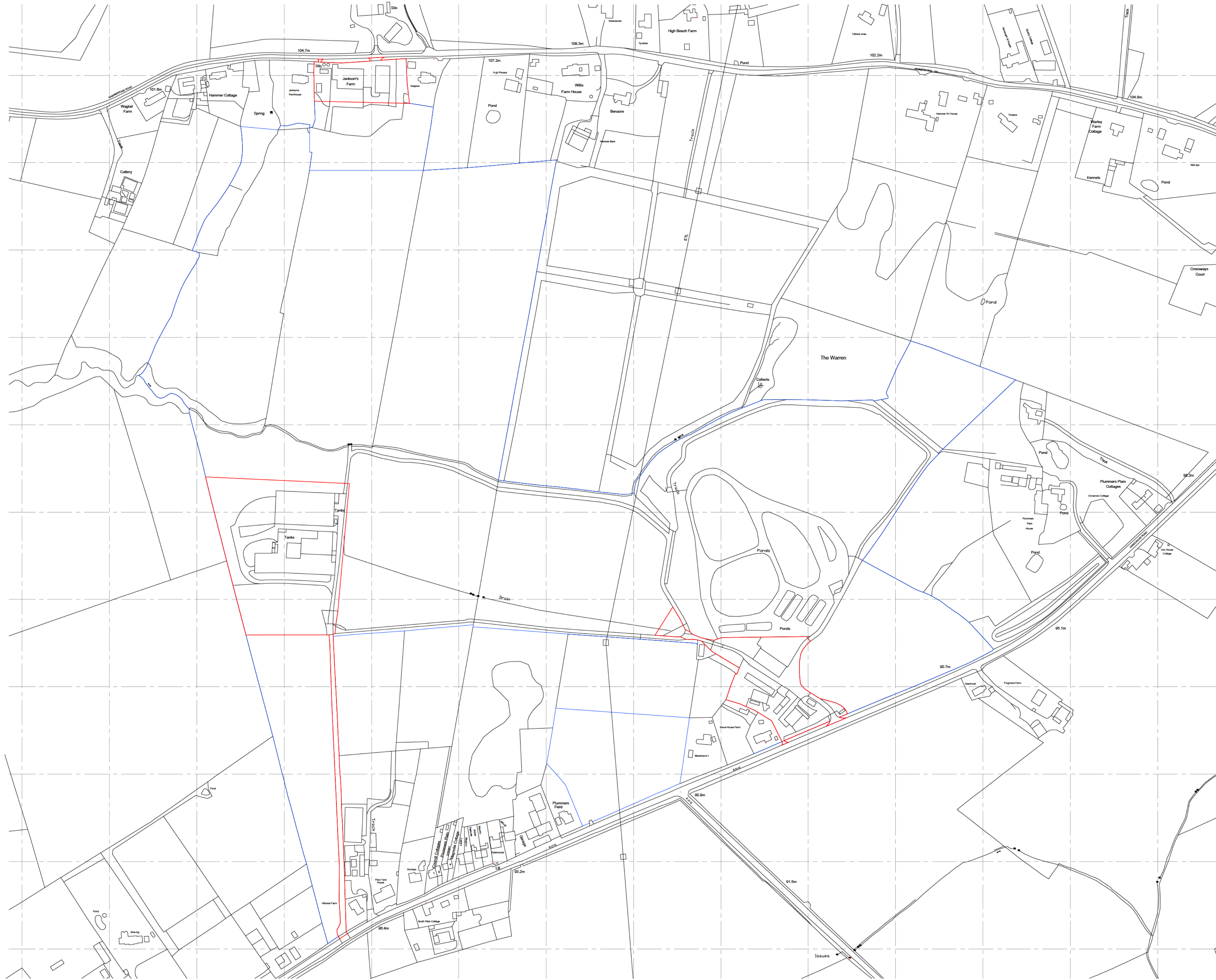
Rule Number	General Binding Rule Description	Complies?	Notes
2	Only discharge 5 cubic metres or less a day in volume	✓	All three sites will individually discharge less than 5 cubic meters
3	Only discharge domestic sewage	✓	All sites classed as domestic sewage.
4	Do not cause pollution of surface water or groundwater	✓	
6	Use the correct treatment system	✓	Proposed package treatment plants of correct specification recommended.
8	In tidal areas, make sure you discharge below the mean low water spring mark	N/A	N/A
9	Make sure your treatment system meets the right British Standard	✓	Will meet the requirements of BS EN:12566 for small sewage treatment plants. The existing or new units must be kitemarked.
10	Make sure your treatment system is installed and operated correctly, and has enough capacity	✓	All sites meet the sizing requirements set out in British Water's Flows and Loads guidance.
11	Get your treatment system regularly maintained	✓	All systems will be maintained by an accredited service engineer.
12	Get your treatment system regularly emptied	✓	This will be done in line with the manufacturer's instructions and waste will be disposed of with a registered waste carrier.
13	If you sell your property, tell the new owner about the sewage treatment system	✓	The sewage treatment system detailed will be passed onto the owners of the residential units at Jacksons Ridge.
14	If you stop using your treatment system, make sure it's decommissioned properly	✓	If necessary, the package treatment plants will be decommissioned correctly.
15	Check if you can connect to a nearby public foul sewer	✓	There is no public sewerage in the Stonehouse Farm area.
17	Make sure the discharge point is not in or near protected sites	✓	Sites are not in or near protected sites.
19	Make sure the surface water has flow	✓	The watercourse has baseflow on a year-round basis, thus is a suitable receptor.
20	Make sure any partial drainage field is close enough to the watercourse	N/A	N/A
21	Do not discharge to an enclosed lake or pond	✓	Proposing to discharge to a watercourse.
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	✓	Each site will have its own discharge point and discharge less than 5m ³ or less.
23	Make sure your new discharge is not within 50 metres of any other exempt small sewage discharge	✓	Not within 50 meters of any other sewage discharge point.

5.0 Conclusions

- 5.1 This Technical Note has been produced by Motion on behalf of their client, Lakeside Developments Ltd to discuss the foul waste treatment and discharge requirements of the proposed developments at Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex.
- 5.2 The capacity of all sewage treatment plants, existing and proposed, must be in accordance with the requirements of British Water's Flows and Loads. The packaged sewage treatment plants will also meet the requirements of BS EN:12566 (small wastewater treatment systems for up to 50 PT), as well as the General Binding Rules for small sewage discharges to surface waters. Compliance with the General Binding Rules means that a consent will not be required from the Environment Agency.
- 5.3 This technical note has presented the requirements that each packaged sewage treatment plant must comply with, and this enables the assessment of the existing sewage treatments plants to take place. It will allow Lakeside Developments Ltd to understand whether the existing sewage treatment plants need upgrading , or whether new plants that should be installed so the foul waste discharges from Stonehouse Farm can be regularised.

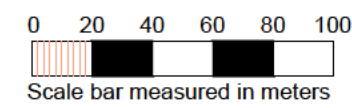
Appendix A

Site Location and Layout Plans

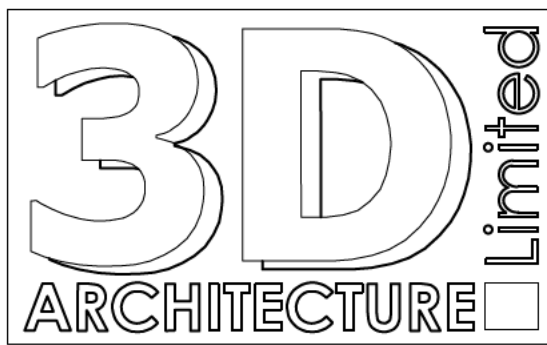


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Site Layout Plan (1:2500)



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Uckfield, East Sussex TN22 1QG
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Email: info@3d-architecture.co.uk

CLIENT

Lee Goossens

PROJECT

Stonehouse Farm
Handcross Road, Plummers Plain,
Horsham, West Sussex
RH13 6NZ

DRAWING TITLE

Site Location Plan

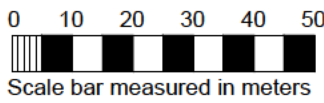
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Appendix B

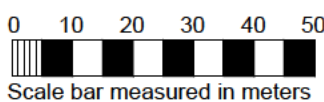
Existing and Proposed Site Layouts



Site Location Plan - As Proposed (1:1250)

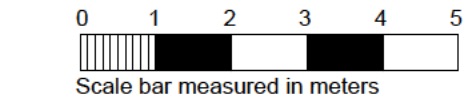


Site Location Plan - As Existing (1:1250)

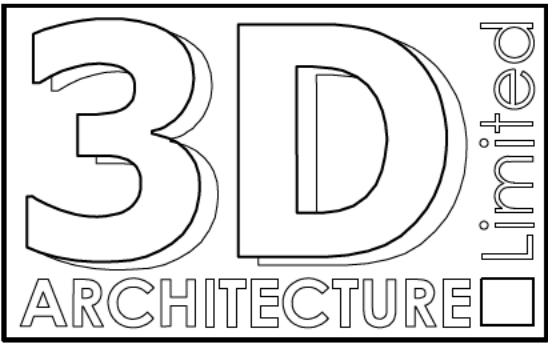


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CLIENT
Lee Goossens

PROJECT
**Stonehouse Farm
Handcross Road, Plummer Plain,
Horsham, West Sussex
RH13 6NZ**

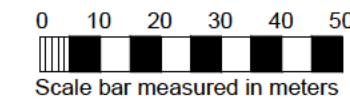
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**Site Location Plans
As Existing & As Proposed**

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2024/PL11	A	



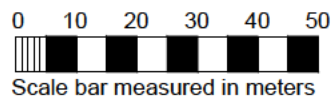
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Site Location Plan - As Existing (1:1250)

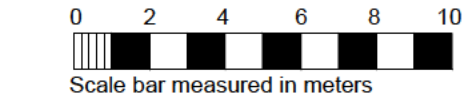


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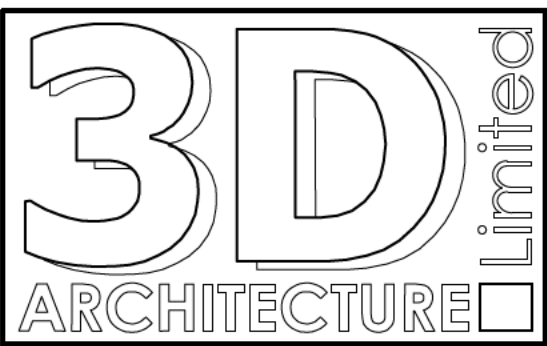
Site Location Plan - As Proposed (1:1250)



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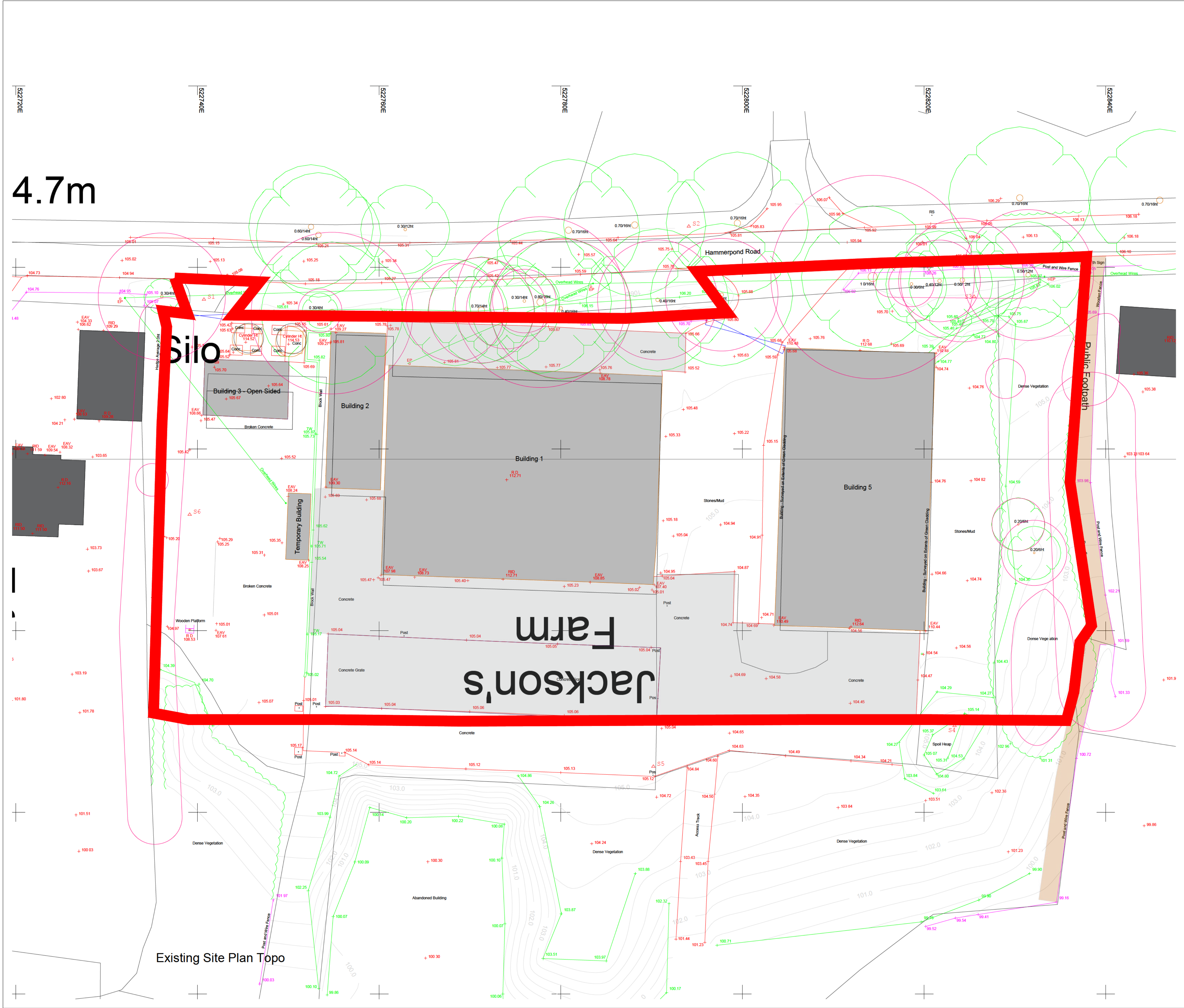


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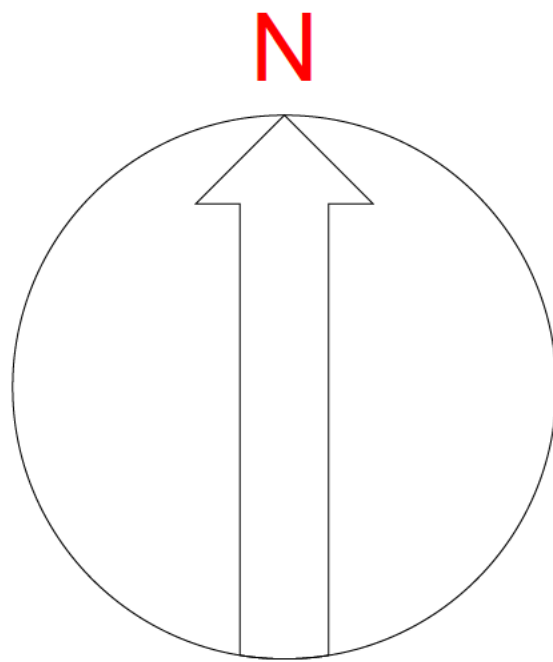
PROJECT
Stonehouse Farm
Handcross Road, Plummer Plain,
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RH13 6NZ

DRAWING TITLE		
Site Location Plans As Existing & As Proposed		
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1:1250	October 2024	ANH
DRAWING NO.	REVISION	
2024/PL8	A	



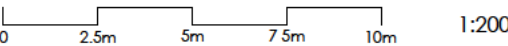
**LLOYD
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REV BY DATE DETAILS

SCALE @ A1 -1:200



CLIENT

Lee Goossens
Hammerpond Lane, Horsham, RH13 6PE

PROJECT

Jackson's Farm - Demolition of Barns - 3 new
Build Houses

DRAWN BY

LKH

CHECKED BY

LKH

PLANNING

DRAWING TITLE

Existing Site Plan - Topo

DATE

05.01.24

DRAWING NUMBER

259101-108

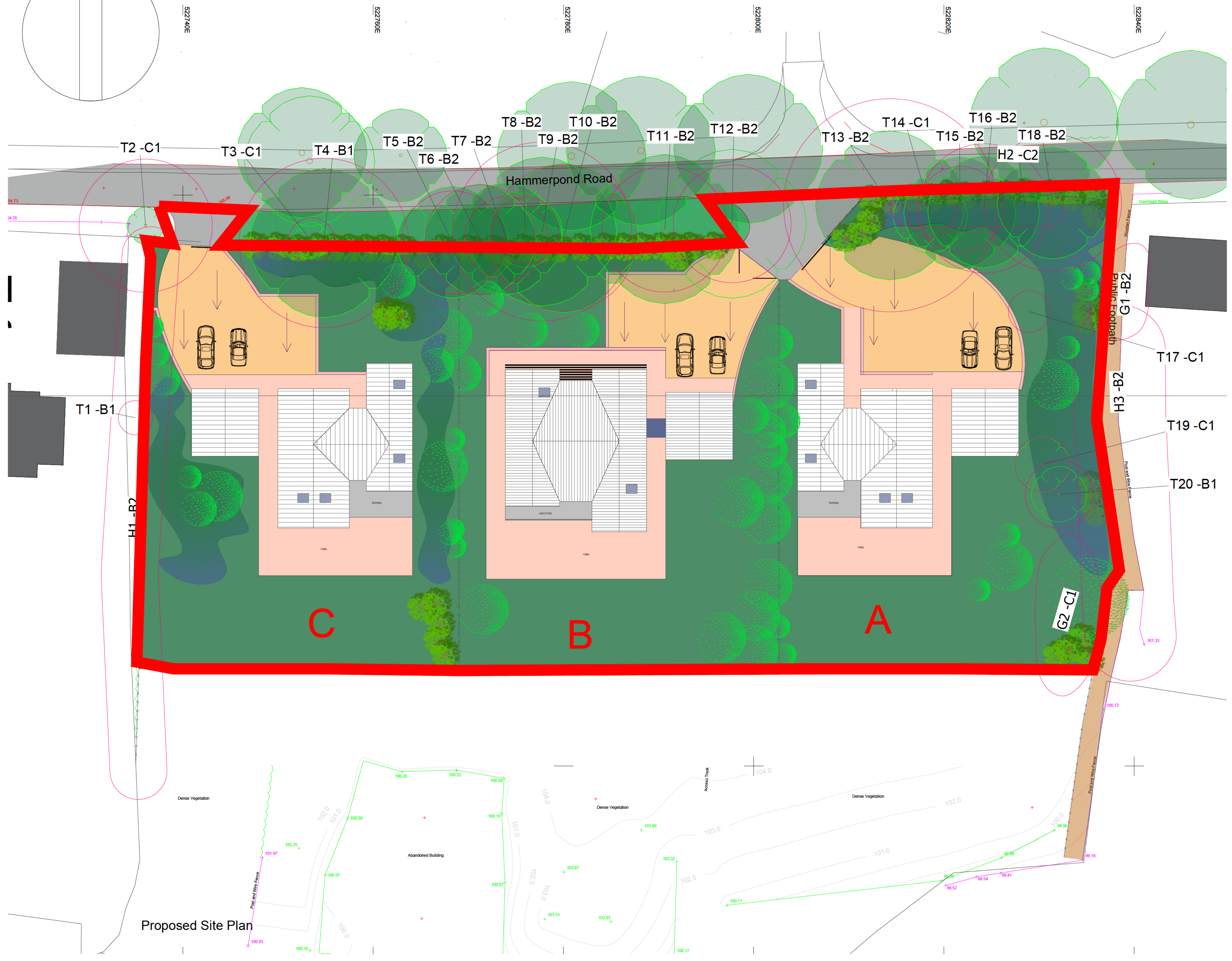
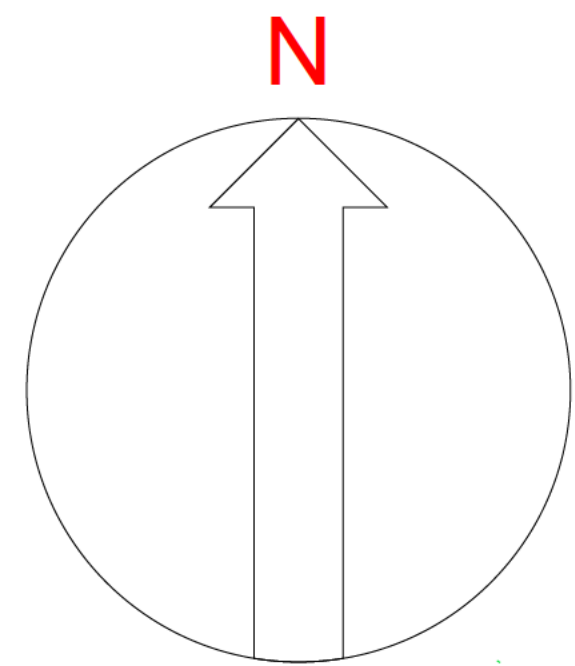
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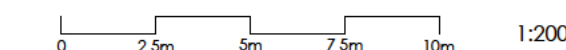
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- Proposed Grass
- Proposed Wild Flowers and Grass
- Existing Grass Verge
- Proposed Permeable Paviments - SUDS Refer To Drainage drawing
- Patio and Paths
- Existing Footpath to remain
- Retaining Walls
- Balconies
- Proposed Trees
- Existing Trees To Remain
- Proposed Bushes
- Proposed Estate Fencing
- Proposed Sliding Gate
- Proposed Inward Opening Gate

REV BY DATE DETAILS

SCALE @ A1 -1:200



CLIENT

Lee Goossens
Hammerpond Lane, Horsham, RH13 6PE

PROJECT

Jackson's Farm - Demolition of Barns - 3 new Build Houses

DRAWN BY

LKH

CHECKED BY

LKH

PLANNING

DRAWING TITLE

Proposed Site Plan

DATE

05.01.24

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Appendix C

Package Sewage Treatment Plant Inspection Certificates



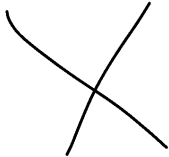
Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP

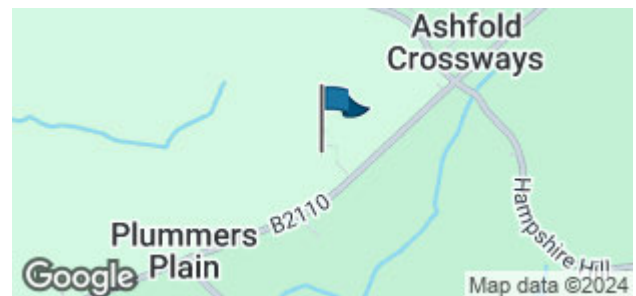


Customer	HUNTER GROUP - STONEHOUSE FARM	Resource	Ashley Headon
Contact	Lee Goossens		
Address	Handcross Road, Plummers Plain Horsham RH13 6NZ	Job type	Matrix Service
		Reference	SM0000-0377
		Date	01/10/2024 10:00
Billing address	Hunter Group - Parent Contact Lower Nash, Nutbourne Lane, Nutbourne PULBOROUGH RH20 2HS		

Notes Service the Office tank - JDK200 - Diaphragms last changed 28/12/23



Lee Goossens



Stock items

Product category	Model	Serial number	Usage	Pickup		Drop-off	
				Quantity	Location	Quantity	Location
Air Pump	Bibus SE41 Diaphragm Kit JDK 150 - 500 5700014					1.000	Hunter Group - Stonehouse Farm
Air Pump	Bibus SE42 JDK-150 - 500 Air Filters 5700012					1.000	Hunter Group - Stonehouse Farm

STP SERVICE REPORT

	Answer	Notes
Purpose of Visit	Routine Service	



Wendage Pollution Control Ltd


Rangeways Farm
Conford, Liphook
GU30 7QP

Check Chamber, Kiosk & Manhole Security & Condition	Completed (All OK)
Visually Inspect System. Listen for Unusual Noises.	Completed (All OK)
Check for any significant odours	Completed (All OK)
Remove Cover from Plant	Yes
Take Sample of the Final Effluent and Visually Inspect	Visually Poor
Comments	Aeration poorly distributed. I have adjusted the aeration to each section
DMS/DMC/MATRIX: Check Colour of Aeration Chamber	Good
Check for Excessive Suds, Rags & Other Non-Biodegradable Material	Good
Check Sludge Density is Less than 70%	
Remove and Clean Diffuser	Completed
Remove Cover from Airbox	Yes
Existing Air Pump Type	JDK200
Existing Air Pump Serial Number	U2487
Carry out Air Pressure Test	0.22
Date of Last Overhaul or Replacement	Diaphragms replaced on this service
Replacement Air Pump Type	
Replacement Air Pump Serial No.	
Check Air Alarm	Checked
Clean Filter or Replace as Required	Replaced
Clean Out Airbox [END DMS/DMC/MATRIX]	Completed
Check Outlet Manhole	All Clear
Check Outlet to Ditch	N/A
Remove and Clean Submersible Pump	N/A
Replace all Covers	Yes
Site Cleaned & Tidied	Yes



Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP

Checked System is Operational	Yes
New Parts Fitted	Yes
Temporary Equipment Fitted	No
NOTES:	<p>I've adjusted the aeration to improve how well its distributed across the plant.</p> <p>New diaphragms and air filter fitted to compressor.</p> <p>Working ok.</p>
Engineer Signature	Ashley Headon
	
Incident or First Aid To Report?	No

20241001_102642



20241001_102640





Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP

20241001_102108





Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP

20241001_102103



20241001_110211



20241001_104626



20241001_102646



20241001_102644



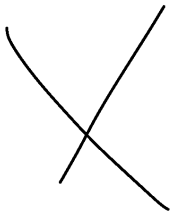


Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP



Customer	HUNTER GROUP - STONEHOUSE FARM	Resource	Ashley Headon
Contact	Lee Goossens		
Address	Handcross Road, Plummers Plain Horsham RH13 6NZ	Job type	Matrix Service
		Reference	SM0000-0378
		Date	01/10/2024 11:00
Billing address	Hunter Group - Parent Contact Lower Nash, Nutbourne Lane, Nutbourne PULBOROUGH RH20 2HS		
Notes	Complete service to Matrix system, ET60 - Service last changed 19/2/24 - the commercial yard W3W cadet.blaring.pitching		



Lee Goossens



STP SERVICE REPORT		
	Answer	Notes
Purpose of Visit	Routine Service	
Check Chamber, Kiosk & Manhole Security & Condition	Completed (All OK)	
Visually Inspect System. Listen for Unusual Noises.	Completed (All OK)	
Check for any significant odours	Completed (All OK)	
Remove Cover from Plant	Yes	
Take Sample of the Final Effluent and Visually Inspect	Visually Good	
Comments		



Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP

DMS/DMC/MATRIX: Check Colour of Aeration Chamber	Good
Check for Excessive Suds, Rags & Other Non-Biodegradable Material	Good
Decant Sludge into Aeration Chamber	Yes
Check Sludge Density is Less than 70%	
Remove and Clean Diffuser	Completed
Remove Cover from Airbox	Yes
Existing Air Pump Type	ET60
Existing Air Pump Serial Number	30/22/1475
Carry out Air Pressure Test	0.18
Date of Last Overhaul or Replacement	
Replacement Air Pump Type	
Replacement Air Pump Serial No.	
Check Air Alarm	Checked
Clean Filter or Replace as Required	Checked
Clean Out Airbox [END DMS/DMC/MATRIX]	Completed
Check Condition of the Pipework	OK
Check Outlet Manhole	All Clear
Check Outlet to Ditch	N/A
Remove and Clean Submersible Pump	N/A
Replace all Covers	Yes
Site Cleaned & Tidied	Yes
Checked System is Operational	Yes
New Parts Fitted	No
Temporary Equipment Fitted	No



Wendage Pollution Control Ltd

Rangeways Farm
Conford, Liphook
GU30 7QP

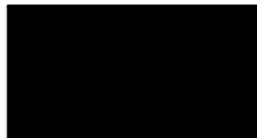
NOTES:

Some damage inside the tank.
The final chamber section wall
has broken and now out of
place. It is not movable so am
unable to repair. Damage
does not look repairable.

Otherwise system working ok.
Thin layer of sludge and clean
effluent going out.

Engineer Signature

Ashley Headon



**Incident or First Aid To
Report?**

No

20241001_091851



20241001_090952



20241001_091236



20241001_091233



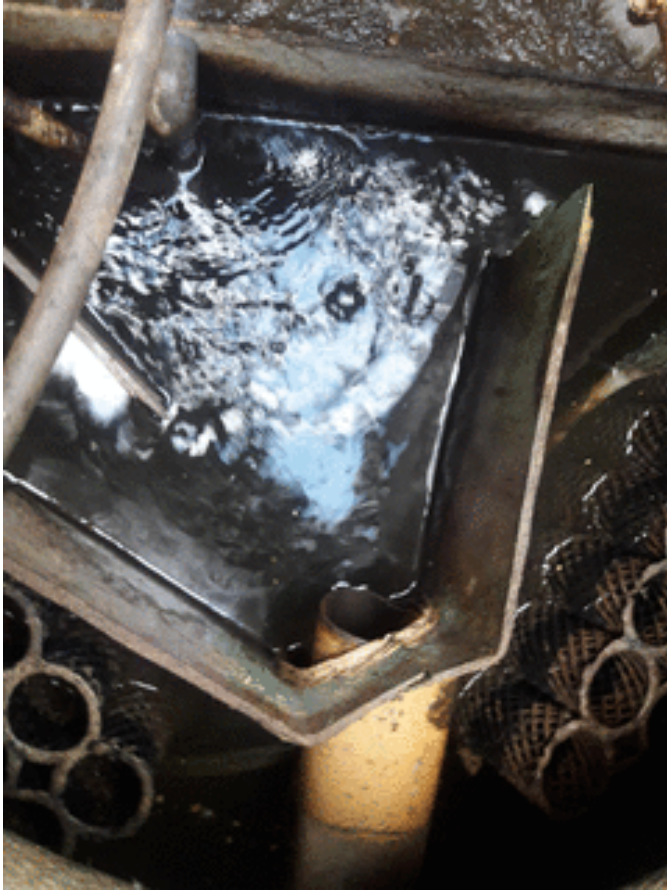
20241001_091006



20241001_090959



20241001_091808



20241001_091804





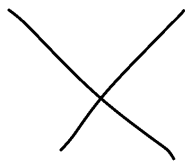
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Rangeways Farm
Conford, Liphook
GU30 7QP



Customer	HUNTER GROUP - STONEHOUSE FARM	Resource	Ashley Headon
Contact	Lee Goossens		
Address	Handcross Road, Plummers Plain Horsham RH13 6NZ	Job type	Matrix Service
		Reference	SM0000-0379
		Date	01/10/2024 12:00
Billing address	Hunter Group - Parent Contact Lower Nash, Nutbourne Lane, Nutbourne PULBOROUGH RH20 2HS		

Notes Complete service to the Matrix system and ET60 Compressor - Service kit last changed 19/2/24



Lee Goossens



Stock items

Product category	Model	Serial number	Usage	Pickup		Drop-off	
				Quantity	Location	Quantity	Location
Air Pump	Bibus SE41 Diaphragm Kit JDK 150 - 500 5700014					1.000	Hunter Group - Stonehouse Farm
Air Pump	Bibus SE42 JDK-150 - 500 Air Filters 5700012					1.000	Hunter Group - Stonehouse Farm

STP SERVICE REPORT

	Answer	Notes
Purpose of Visit	Routine Service	



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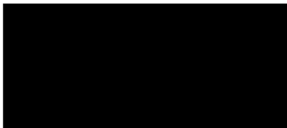
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Check Chamber, Kiosk & Manhole Security & Condition	Completed (All OK)
Visually Inspect System. Listen for Unusual Noises.	Completed (All OK)
Check for any significant odours	Completed (All OK)
Remove Cover from Plant	Yes
Take Sample of the Final Effluent and Visually Inspect	Visually Good
Comments	
DMS/DMC/MATRIX: Check Colour of Aeration Chamber	Good
Check for Excessive Suds, Rags & Other Non-Biodegradable Material	Good
Check Sludge Density is Less than 70%	
Remove and Clean Diffuser	Completed
Remove Cover from Airbox	Yes
Existing Air Pump Type	JDK200
Existing Air Pump Serial Number	T5012
Carry out Air Pressure Test	0.22
Date of Last Overhaul or Replacement	Diaphragms replaced on this service
Replacement Air Pump Type	
Replacement Air Pump Serial No.	
Check Air Alarm	Checked
Clean Filter or Replace as Required	Replaced
Clean Out Airbox [END DMS/DMC/MATRIX]	Completed
Check Outlet Manhole	All Clear
Check Outlet to Ditch	N/A
Remove and Clean Submersible Pump	N/A
Replace all Covers	Yes
Site Cleaned & Tidied	Yes
Checked System is Operational	Yes



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New Parts Fitted	Yes
Temporary Equipment Fitted	No
NOTES:	<p>I've adjusted the aeration for better distribution. Solenoid working ok.</p> <p>New diaphragms and air filter fitted to compressor.</p> <p>All ok.</p>
Engineer Signature	Ashley Headon
	
Incident or First Aid To Report?	No

20241001_113402





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20241001_113110



20241001_120110



20241001_115120



20241001_113407



20241001_113406



20241001_113107



Appendix D

Southern Water Asset Location Plan



Appendix E

Proposed Flows and Loads

Proposed Flows and Loads (British Water's Flows and Loads)

Location	Description	No. people	Flow (litres/day)		BOD (g/day)		NH ₂	
			Per Head	Total	Per Head	Total	Per Head	Total
Jacksons Ridge	Residential	21	150	3,150.00	60	1,260.00	8	168.00
Lot 8	Office/Storage	99	50	4,950.00	25	2,475.00	5	495.00
Stonehouse Business Park	Office	24	50	1,199.49	25	599.75	5	119.95