

PRIVATE DRAINAGE QUESTIONNAIRE

1. When was the sewage system {septic tank, small sewage treatment plant, cesspool or other system) constructed? Please provide the full details of the system.
2. Does water from the sewage system flow into a watercourse or into land?
3. Please confirm that the system complies with the *General binding rules for small sewage discharges* {attached). Otherwise, please provide a copy of the Environment Agency's Permit to Discharge, as applicable.
4. Have there been any changes made to the sewage system since it was first constructed, including replacement of any septic tank or discharge system? If so, please give details including dates and provide copies of any requisite approvals.
5. If constructed after 1983, please confirm that the sewage system complied with the British Standards in place at the time of the installation and provide evidence thereof.
6. Please provide details of the system's general maintenance requirements and when it was last serviced/inspected. Please also confirm if the maintenance manual will be available on completion.
7. Please give details of any written maintenance agreement being in place in respect of the sewage system.
8. When was the sewage system last repaired? Please give details.
9. Is the drainage system shared with any other property? If so, what contribution have the Sellers been required to make in respect of the maintenance and emptying costs?
10. Is the drainage system working satisfactorily?
11. Has the drainage system ever been blocked?
12. How often is the sewage system emptied and when was it last emptied? Can the system be emptied without the need to cross any adjoining property?
13. Are the Sellers aware of any outstanding or significant maintenance required in the near future and if so, please give details?
14. Please confirm the tank discharges onto land wholly within the boundaries of the property being sold. Otherwise, please provide copies of any requisite easements.
15. Please confirm the terms and conditions of any Permit to Discharge (if applicable) have been strictly observed and performed.
16. If the property is serviced by a septic tank discharging directly into a surface watercourse, please provide details of arrangements made by the Sellers to comply with the Environmental Permitting (England and Wales) Regulations 2016 and *General binding rules for small sewage discharges* (attached) in relation to the replacement or upgrade of the facility.
17. What is the capacity of the system? Is the system considered adequate for the property(s) it serves?
18. Please supply a plan showing the position of the tank, pipes and routes of the discharge system.
19. Have the Sellers encountered any difficulties in using the sewage system?

Reform of the regulatory system to control small sewage discharges from septic tanks and small sewage treatment plants in England

General binding rules for small sewage discharges (SSDs) with effect from January 2015

The following general binding rules apply to all small sewage discharges:

#	Discharges to surface water	Discharges to ground	General binding rule
1		X	The discharge must be 2 cubic metres or less per day in volume.
2	X		The discharge must be 5 cubic metres or less per day in volume.
3	X	X	The sewage must only be domestic.
4	X	X	The discharge must not cause pollution of surface water or groundwater.
5		X	The sewage must receive treatment from a septic tank and infiltration system (drainage field) or a sewage treatment plant and infiltration system.
6	X		The sewage must receive treatment from a sewage treatment plant.
7		X	The discharge must not be within a groundwater Source Protection Zone 1 or within 50 metres from any well, spring or borehole that is used to supply water for domestic or food production purposes.
8	X		For discharges in tidal waters, the discharge outlet must be below the mean spring low water mark.

#	Discharges to surface water	Discharges to ground	General binding rule
9	X	X	All works and equipment used for the treatment of sewage effluent and its discharge must comply with the relevant design and manufacturing standards ie the British Standard that was in force at the time of the installation, and guidance issued by the appropriate authority on the capacity and installation of the equipment.
10	X	X	The system must be installed and operated in accordance with the manufacturer's specification.
11	X	X	Maintenance must be undertaken by someone who is competent.
12	X	X	Waste sludge from the system must be safely disposed of by an authorised person.
13	X	X	If a property is sold, the operator must give the new operator a written notice stating that a small sewage discharge is being carried out, and giving a description of the waste water system and its maintenance requirements.
14	X	X	The operator must ensure the system is appropriately decommissioned where it ceases to be in operation so that there is no risk of pollutants or polluting matter entering groundwater, inland fresh waters or coastal waters.

For a new discharge, which is one that was started on or after 1 January 2015, the following general binding rules also apply:

#	Discharges to surface water	Discharges to ground	General binding rule
15	X	X	New discharges must not be within 30 metres of a public foul sewer.
16	X	X	For new discharges, the operator must ensure that the necessary planning and building control approvals for the treatment system are in place.
17	X		New discharges must not be in or within: 500 metres of a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, biological Site of Special Scientific Interest (SSSI), freshwater pearl mussel population, designated bathing water, or protected shellfish water; 200 metres of an aquatic local nature reserve; 50 metres of a chalk river or aquatic local wildlife site.
18		X	New discharges must not be in, or within 50 metres of, a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, or biological Site of Special Scientific Interest (SSSI), and must not be in an Ancient Woodland.
19	X		New discharges must be made to a watercourse that normally has flow throughout the year.
20	X		For new discharges, any partial drainage field must be installed within 10 metres of the bank side of the watercourse.
21	X		New discharges must not be made to an enclosed lake or pond.

Explanatory Note

General binding rules is a term given to legally binding requirements in regulations that set the minimum standards or conditions which apply. In this case the conditions are set in the Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014.

The general binding rules consist of the conditions together with technical requirements specified by the Environment Agency in guidance to operators, compliance with which is part of the conditions. These will apply to anyone who has a septic tank or sewage treatment plant that makes a small sewage discharge, from January 2015.

The general binding rules set out the conditions that septic tanks and sewage treatment plants need to meet in order to be used without an environmental permit.

Further information on the new approach to how we will regulate small sewage discharges is available on Gov.uk.

January 2015