

Disposal of Foul Sewage

January 2012

Purpose and type of consultation

This Consultation Paper sets out the Minister for Planning and Environment's proposals to introduce planning guidance relating to the treatment and disposal of domestic sewage from new developments. This guidance will outline the policy context for foul sewage treatment, the potential risks for the environment, amenity and public health, and the information that is required for relevant planning applications.

The intention of the current Island Plan policy is to ensure that developments which discharge domestic sewage connect to the public foul sewer where it is reasonable to do so. There is some allowance, however, for the use of private non-mains sewerage systems in exceptional circumstances. Where a private system is proposed, applicants and designers are encouraged to provide sufficient detailed information at the planning application stage to enable a proper assessment of the suitability of the proposed system and its likely impact on the water environment.

The Minister would like to hear the views of those interested in and affected by the guidance. The Minister also wishes to gather views about the long-term direction of the Island's strategy for the treatment and disposal of foul sewage.

Closing date: 21 March 2012

Summary

Water is one of the Island's most precious natural resources and land use planning has an important role to play in reducing the risk of pollution of ground water, surface waters and coastal waters from activities associated with new developments, including domestic sewage.

Island Plan Policy LWM2 (Foul sewerage facilities) requires proposed developments which will discharge sewage to connect to the public foul sewer where it is economically feasible to do so, taking into account viability and practicability. In exceptional circumstances, however, where connection to the public sewer is not feasible, the policy does allow for the use of packaged treatment plants and, for certain small-scale developments, the use of tight tanks, or suitable / improved existing septic tanks. Where these private non-mains sewerage systems are proposed, the policy requires the submission of sufficient information to allow a proper assessment of the proposals.

This draft guidance sets out the information which must be submitted with planning applications to demonstrate the suitability of the proposed sewerage arrangements. In doing so, it emphasises the importance of connecting new development to the public foul sewer wherever it is reasonable to do so, to reduce the risks of pollution to the Island's water environment associated with private non-mains sewerage systems (in accord with Policy LWM2).

Where it is proposed to use a private system, applicants must submit a detailed '**Foul Sewer Assessment**' (FSA). This must demonstrate that the possibility of connection to the public sewer has been properly investigated and found to be either impracticable or not reasonably cost effective, having regard to the cost thresholds included in the guidance. The FSA must also provide sufficient information to enable assessment of the suitability of the proposed private system. If the proposed private system is not a package sewage treatment plant, evidence must be included as to why such provision is not considered reasonable.

The draft guidance includes a simplified flowchart to assist applicants in selecting the best sewerage system for their proposed development and a checklist to help ensure that the relevant principles and requirements set out in the guidance are duly addressed.

In future, proposals for private sewerage systems must be properly addressed in detail as part of planning applications, and not simply reserved by condition for later consideration under the Building Byelaws. To assist with decision making and to ensure a more efficient and effective service, building control officers will be involved in the assessment of the foul drainage aspects of development schemes at the planning application stage.

Further information

The consultation can be viewed online at: www.gov.je/consult.

Printed copies are available on request from the Department of the Environment, South Hill, St Helier.

Please send your comments to:

Roger Corfield, Principal Planner
Planning and Building Services, South Hill, St Helier, JE2 4US

How to contact us

Telephone 448409
Email r.corfield@gov.je
Fax 445528

This consultation paper has been sent to the following individuals / organisations and will be lodged in the States as a report:

Chairman – Environment Scrutiny Panel
Director – Building Control
Director – Development Control
Director - Environmental Protection
Transport and Technical Services
Property Holdings
Association of Jersey Architects
Jersey Construction Council
Chamber of Commerce
Environment Section, Société Jersiaise
Public Consultation Register

Supporting documents attached

Consultation draft advice note – Disposal of foul sewage

Consultation response

A series of statements about the guidance and the strategic policy direction which underpins it are set out below, which may help with your response. Alternatively, you may submit any other comment that you wish to make on the content of this draft guidance note.

You may do this online on www.gov.je/consult or you can print and submit the questionnaire to the address below.

1. It is important to make full use of the planning process to help reduce the risk of pollution to the water environment from the sewage treatment and disposal arrangements for new developments.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
2. There is a need for planning guidance on sewage treatment and disposal systems for new developments.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
3. The strategy of requiring new development to be connected to the public foul sewer, whenever it is economically feasible and practicable to do so, is appropriate.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
4. The strategy to only allow for the use of private non-mains foul sewage systems in areas not served by the public sewer, in exceptional circumstances, is appropriate.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
5. The hierarchy of drainage options - based on a presumption in favour of connection to the public sewer, followed by the potential use of package treatment	Strongly agree	Agree	Don't know	Disagree	Strongly disagree

plants, septic tanks and tight tanks, only in exceptional circumstances - is appropriate.					
<i>Please give reasons for your answer</i>					
6. The form of the planning guidance is clear and easy to understand and use.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
7. The cost of making a connection to the public sewer and any local upgrading should be borne by the applicant / developer.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
8. It is appropriate to ensure satisfactory drainage arrangements are made, prior to determining a planning application.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
9. 'Foul Sewer Assessments' have an important role to play in helping to ensure that private non-mains sewerage systems are suitable and will not create a pollution problem.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
10. The proposed information requirements to be provided in a Foul Sewer Assessment are appropriate.	Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<i>Please give reasons for your answer</i>					
11. The proposed indicative cost thresholds for determining the	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree

economic feasibility of connecting to the public sewer, are appropriate.					
<i>Please give reasons for your answer</i>					
12. The application details required in support of a proposed package treatment system are appropriate.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
13. The application details required in support of a proposal to use an existing private non-mains system are appropriate.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
14. The application details required on operating, monitoring and maintaining proposed private non-mains systems are appropriate.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
15. The flowchart on page 24 will be useful in helping to choose the best sewerage system option for a proposed development.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					

Please note that consultation responses may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a published report, reported in the media, published on www.gov.ie, listed on a consultation summary etc). If you have a particular wish for confidentiality please indicate this clearly when submitting a response.

- I agree that my comments may be made public and attributed to me
- I agree that my comments may be made public but not attributed (i.e.anonymous)
- I don't want my comments made public

If you agree to your comments being attributed to you, please provide your details below:

Name:	Organisation:
Address:	
	Email:

Other comments can be submitted in writing or by email to the address below.

If you or your organisation would like to discuss these proposals further, or would like more information, please contact Roger Corfield, Principal Planner on 448409 or r.corfield@gov.je.

Policy and Projects Section
Department of the Environment
South Hill,
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Deadline for consultation responses: 21 March 2012.