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Alison Webster
Gravesham Borough Council
Sent via email

Our ref: KT/2025/132296/01-L01
Your ref: 20241164

Date: 12 February 2025

Dear Alison Webster

Change Of Use Of Land To Form A Gypsy/Traveller Site Comprising The Siting Of 1 Mobile Home, 1 Touring Caravan, and 1 Dayroom.

Land South Of White Post Lane, Cobham, Gravesend, Kent

Thank you for consulting us on the above application which we received on 29 January 2025.

Environment Agency position

We have **no objections** to the proposal, subject to the following **planning condition** being applied to any planning permission granted.

Please refer to the following section for our full response:

- Section 1: Planning Condition

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours sincerely

Ms Laura Edwards
Planning Advisor

Direct e-mail KSLPLANNING@environment-agency.gov.uk

Section 1: Planning Condition

We consider that planning permission could be granted to the proposed development as submitted if the following planning condition is included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

If you wish to amend the wording of our requested conditions or if you wish to merge them with other Local Planning Authority conditions, please contact us to discuss the revised wording.

Foul Drainage

It is understood that the proposed foul drainage is to be discharge to a cesspit. This is considered acceptable in principle, however we would always promote a suitable drainage field be incorporated to reduce the potential risks to groundwater. We would also consider further information required with regard to the proposed cesspit. This information should include the design of the proposed cesspit and evidence that it should provide suitable capacity for the development and a suitable maintenance and management plan. It should also be noted that any cesspits should include suitable pollution prevention measures, such as alarms to signify when the cesspit requires emptying.

Condition 1

No development shall commence until a strategy to deal with foul water drainage is submitted to, and approved in writing by, the local planning authority.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework.