

Amanda Cue
Gravesham Borough Council

Our ref: KT/2025/133085/01-L01
Your ref: 20251123

Sent by email

Date: 13 November 2025

Dear Amanda

Part retrospective change of use of land to Gypsy/Traveller site comprising 2 individual pitches with the siting of a total of 3 Mobile Homes, 2 Touring Caravans, and 2 Dayrooms.

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

Thank you for consulting us on the above application which we received on 11 November 2025. As part of this consultation, we have reviewed the following documents:

- Site location plan, ref. J005433-DD-01, dated October 2025, by WS Planning & Architecture
- Proposed block plan, ref. J005433-DD-03 rev A, dated October 2025, by WS Planning & Architecture
- Application form, ref. PP-14463760, dated 4 November 2025

Environment Agency position

We have **no objection** to the proposed development **but request the following informative** be included in any permission granted.

Please refer to the following sections for our full response:

- Section 1: Informative

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.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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

Yours sincerely,

Gabrielle Delorme
Sustainable Places Planning Specialist
E-mail kslplanning@environment-agency.gov.uk

Section 1: Informative

Connection to mains foul drainage not feasible (no foul drainage assessment submitted)

The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater and Water Quality](#) (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#).

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)