

Environmental Protection COMMENTS

Case Number	20250121
Case Officer	Mrs Kelly Joyce
Address	Leasden, Rhododendron Avenue, Meopham, Gravesend, Kent,

Proposal	Erection of two bedroom, self-build bungalow, with associated works including hardstanding for two cars and pedestrian access path.
Consultation Expiry Date	8 October 2025
Date of Response	2 October 2025 (JO)

The comments are much the same as for the pre-application advice given for this site in 2024. Whilst there would be no objection should a formal application be submitted, the applicant is advised to consider the following.

Watching Brief - Land Contamination

Although the site appears to have been in residential use, the previous photos submitted indicate that there may be some dumped rubbish/waste on the site. Although a full contaminated land assessment will not be required, it is likely that a watching brief condition would be recommended as a condition on any permission, if granted.

Drainage/sewerage

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).