
From: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Sent: 12 October 2021 11:53
To: Planning Admin
Subject: RE: Planning Application Consultation for application 20211145
Attachments: KSL Low risk Standard response PDF.pdf

Thank you for consulting us on the above planning application.

We have assessed this application as having a low environmental risk, and attach some standard comments.

Non planning consents

The applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licences for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Drainage may be restricted in a source protection zone or over an aquifer where groundwater is at shallow depths. Foul drainage should be discharged to mains sewers where possible. Developers should check <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h> for Binding Rules information for small scale non mains discharges.

If you feel we should assess this planning application in more detail due to local issues please email KSLPLANNING@environment-agency.gov.uk.

Kind regards,
Karolina Allu

Planning Specialist, Kent, South London and East Sussex Area Environment Agency | Orchard House, Endeavour Park, London Road, Addington, Kent ME19 5SH Currently working from home, please use email.

kslplanning@environment-agency.gov.uk

-----Original Message-----

From: planning.admin@gravesham.gov.uk [<mailto:planning.admin@gravesham.gov.uk>]
Sent: 05 October 2021 08:37
To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Subject: Planning Application Consultation for application 20211145

Please refer to the attached Consultation Document for reference 20211145 at 3 Constitution Hill.

Regards,
Ms Rebecca Harrison
Planning Team, Gravesham Borough Council.<p> <font color="ffffff"

<p>

GRAVESHAM BOROUGH COUNCIL

This Email, and any attachments, may contain Protected or Restricted information and is intended solely for the individual to whom it is addressed. It may contain sensitive or protectively marked material and should be handled accordingly.

Nothing in this email message amounts to a contractual or other legal commitment on the part of Gravesham Borough Council. If this Email has been misdirected, please notify the author immediately. It is an offence to knowingly or recklessly obtain, retain or disclose personal data, without the consent of the data controller. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately.

Whilst we take reasonable steps to try to identify any software viruses, any attachments to this Email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Gravesham Borough Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this e-mail.

All Gravesham Borough Council and PSN traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Kent and South London Low risk standard response

Thank you for consulting us. Due to the scale, nature and setting of this proposal and the supporting information submitted, we have assessed this proposal as low risk. We therefore do not have any specific comments to add.

Please note that although this proposal is considered as low risk, we would still need to be re-consulted if:

- The proposal is in SPZ1/2 and will include infiltration of surface water other than clean rainwater
- The proposal is in SPZ1/2 and will include infiltration of surface water that involves deep borehole soakaways
- The proposal will use a non-mains connection for foul drainage
- During development, contamination not previously identified is found to be present at the site. This will be subject to a remediation strategy.

Failing to inform us on any of the above, the development is at risk of contributing to unacceptable levels of water pollution caused by mobilised contaminants. Ensuring the protection of water pollution is in line with paragraph 170 of the National Planning Policy Framework.

Advice to applicant/informative

We would like to refer the applicant/enquirer to our groundwater position statements in [‘The Environment Agency’s approach to groundwater protection’](#), available from gov.uk. This publication sets out our position for a wide range of activities and developments, including the following:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

Informatives

Contamination

If there is a reason to believe contamination could be an issue, applicants should provide proportionate but sufficient site investigation information (a risk assessment) prepared by a competent person to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the ‘receptors’) so that these risks can be assessed and satisfactorily reduced to an acceptable level. The National Quality Mark Scheme (NQMS) accredits competent persons with regard to assessing and reporting land contamination issues.

Sustainable Surface Water Drainage

Sustainable surface water drainage systems are endorsed and encouraged by the Environment Agency as the collection and dispersal of clean surface water to ground allows recharge aquifer units. It also can help to prevent localised flooding in heavy rainfall events. Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal. As part of this hierarchy the first option is for the disposal of surface

water via SUDS, which encourage infiltration such as soakaways or infiltration trenches. An appraisal of SUD options must be undertaken to ensure feasibility and/or suitability and it must be proven that they can be properly maintained and would not lead to any other environmental problems.

The use of soakaways will always require a site specific investigation and risk assessment to assess suitability. There must be no discharge to land which is impacted by contamination and there must be no direct discharge to groundwater. As a rule of thumb we would accept roof drainage going to a soakaway, but other surface drainage may need to go through treatment systems or to foul main, for instance vehicle parking. However discharge into the ground from car parking for less than 20 private cars is normally acceptable, provided there are suitable pollution prevention measures in the system prior to the discharge point and the groundwater is greater than 10 metres below final discharge level. We would **not** accept any vehicle parking drainage going to ground in an SPZ1.

Where the intention is to dispose to a soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

The detailed design at any site can be negotiated on a site specific basis dependant on environmental setting and drainage design proposals. The following website is helpful in planning drainage design.

<http://www.bgs.ac.uk/products/hydrogeology/infiltrationSuds.html>

Unexpected Contamination

Any unexpected contamination encountered should be reported to the EHO in accordance with Building regulations approved Doc C.

Please note that our advice is applicable for the information made available to us at this point. If, at any stage, this information changes, we will need to be informed and re-consulted.

Advice to the applicant

If you would like to receive site specific advice or discuss documents in further details with us, we are able to do so under our charged planning advice. Please contact us on kslplanning@environment-agency.gov.uk for further details.

Do not hesitate to contact me if you require further information.

Kind regards,

Kent and South London Sustainable Places Team

kslplanning@environment-agency.gov.uk