

From: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Sent: 04 August 2025 16:34:05 UTC+01:00
To: "Planning Admin" <planning.admin@gravesham.gov.uk>
Subject: RE: Planning Application Consultation for application 20250717
Attachments: When to consult the Environment Agency.pdf

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FAO Katherine Parkin

Dear Katherine,

Thank you for consulting us on the above application.

We note the site is located in a Source Protection Zone 1 and a principal aquifer, however there is no information indicating a potential risk of contamination from past or future uses and the proposal is for a minor development. Therefore, the application falls outside our remit as a statutory planning consultee, and we have no bespoke comments. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Notwithstanding, I provide below some standard guidance as I note the applicant has not provided any information regarding foul drainage.

Connection to mains foul drainage

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

- Connection to the public sewer
- Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
- Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24-hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

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

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

Kind regards
Gabrielle

Gabrielle Delorme

Planning Specialist – Kent and South London Sustainable Places

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Working pattern: 9-5 Monday to Friday

Pronouns: she/her ([why is this here?](#))



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)

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

From: planning.admin@gravesham.gov.uk <planning.admin@gravesham.gov.uk>

Sent: 04 August 2025 13:28

To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>

Subject: Planning Application Consultation for application 20250717

Please refer to the attached Consultation Document for reference 20250717 at Rear Of 28/30 Sun Lane.

Regards,
Planning Team, Gravesham Borough Council.

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