

Ethan Bonthron
Gravesham Borough Council

Our ref: KT/2025/132863/01-L01
Your ref: 20250764

Sent by email

Date: 29 August 2025

Dear Ethan,

Change of use of the land for the stationing of 8 mobile homes for gypsy and traveller use, erection of associated day rooms, soft landscaping and laying of hardstanding (part retrospective).

**Land South of White Post Lane White Post Lane Cobham Gravesend Kent
DA13 9AX**

Thank you for consulting us on the above application which we received on 27 August 2025. As part of this consultation, we have reviewed the following documents:

- Application form, ref. PP-14202473, dated 28 July 2025
- Location plan, ref. 2025-PPP075v1-Location, dated 23 July 2025, by Perfect Pitch Planning
- Existing and proposed block plans, ref. 2025-PPP075v1-Block, dated 25 July 2025, by Perfect Pitch Planning

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: Conditions and informatives
- Section 2: Advice to the Applicant

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application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn.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: Conditions and informatives

Informative 1 (Foul drainage)

To discharge treated sewage effluent to ground, you must either comply with all the [general binding rules \(GBRs\) for small sewage discharges](#) or obtain a [discharge to surface water and groundwater environmental permit](#) from the Environment Agency. If you cannot meet all the GBRs, it is an offence to discharge treated effluent without a permit. Guidance on the rules, permits, and application process is available on the Environment Agency's website, including position statements in Section G of [The Environment Agency's approach to groundwater protection](#). For more information about the permit application process or to request pre-application, see "[Get advice before you apply for an environmental permit](#)".

Section 2: Advice to the Applicant

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.](#)