

Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2022/129164/01-L01
Your ref: 20211478
Date: 06 January 2022

Demolition of all buildings and the erection of 16 static homes restricted to those aged 55 and above, with associated management office.

Little Acres, Longfield Avenue, Gravesend, Longfield, Kent, DA3 7LA

Thank you for consulting us.

We **object** to this development because there is insufficient information to demonstrate that the risk of pollution to controlled waters can be appropriately managed. We therefore recommend that planning permission is refused.

Reason(s)

Controlled waters are particularly sensitive in this location because the development site is within source protection zone 2, *close to the Source Protection Zone 1 boundary and is located upon a principal aquifer/safeguard zone.*

The application *does* not demonstrate that the risks of pollution have been understood or provide adequate mitigation for these risks.

In particular there is a presumption to use a large scale septic tank for foul drainage. This would not meet the General Binding rules for non mains drainage and such a large unit would need a permit from the EA. At this location for this volume of effluent we cannot guarantee that a permit would be granted.

There appears to be a mains sewer in close proximity and we would therefore expect that any proposed development could connect to mains sewer, especially a development of this scale.

This planning application has therefore failed to meet the requirements of paragraphs 174 and 183 of the National Planning Policy Framework.

Overcoming our objection

The applicant should provide information to demonstrate to the local planning

Environment Agency

Orchard House Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH

Customer services line: 03708 506 506

Email: enquiries@environment-agency.gov.uk

www.gov.uk/environment-agency



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authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.

This information should *include confirmation that any development can connect to mains sewer*.

If you require any further information, please do not hesitate to contact us.

Yours faithfully,

Abbie Philpott
Planning Advisor

KSLPLANNING@environment-agency.gov.uk