

Rebecca Harrison
Gravesham Borough Council

Our ref: PA-0001742/01
Your ref: 20260340

Sent by email

Date: 27 April 2026

Dear Rebecca

Demolition of existing stables buildings, removal of sand schools/menages and the erection of 6 dwellings associated vehicle parking, cycle storage and landscaping, with development to be served by existing access.

Rockley House, Wrotham Road, Culverstone, Gravesend, Kent DA13 0QN

Thank you for consulting us on the above application which we received on 8 April 2026. As part of this consultation, we have reviewed the documents available on Gravesham's online planning portal.

Environment Agency position

We have **no objection** to the proposed development but would like to **provide the following advice**.

Please see the following section for our full response:

- Section 1: Informatives

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application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn.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

Environmental Permit

This development may require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12.

In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities can be found here: [Register your waste exemptions - GOV.UK](#).

The applicant is advised to find out more information about the environmental permit application process online (e.g. there are Standard Rules permits for some activities, but larger or more complex activities are more likely to require a bespoke permit) and to send a pre-application enquiry form via the gov.uk website: [Get advice before you apply for an environmental permit - GOV.UK](#).

Movement of waste off-site

The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales.

The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it. You can find the waste duty of care code of practice here: [Waste duty of care code of practice - GOV.UK](#)

If you need to register as a carrier of waste, please follow the instructions here: [Register or renew as a waste carrier, broker or dealer - GOV.UK](#).

Movement of waste off-site – Characterisation and classification of waste

In order to meet the applicant's duties under the waste hierarchy and obligations under the duty of care, it is important that waste is properly classified. Some waste (e.g. wood and wood-based products) may be either a hazardous or non-hazardous waste dependent upon whether or not they have had preservative treatments.

Proper classification of the waste both ensures compliance and enables the correct onward handling and treatment to be applied. In the case of treated wood, it may require high temperature incineration in a directive compliant facility. More information on this can be found here: [Classify different types of waste: your legal responsibilities - GOV.UK](#).

Use of waste on-site

If excavated materials are to be used on the development site, the applicant will need to comply with the exclusion from the Waste Framework Directive (WFD) article 2(1) (c) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...') for waste controls

to not apply to their use. Meeting these criteria will mean environmental permitting requirements do not apply.

Where the developer cannot meet the criteria, they will need an appropriate environmental permit from us or to register an exemption.

A deposit of waste to land must either be a disposal or a recovery activity. The legal test for recovery is set out in Environmental Permitting (England and Wales) Regulations 2016, and is defined in schedule 9 and/ or schedule 1A (Article 3(15) of WFD) as: any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.

We have produced guidance on the recovery test which can be viewed at [Waste recovery plans and deposit for recovery permits - GOV.UK](#).

You can find more information on the WFD here: [Environmental permitting guidance: The waste framework directive - GOV.UK](#)

More information on the definition of waste can be found here: [Legal definition of waste guidance - GOV.UK](#)

More information on the use of waste in exempt activities can be found here: [Waste exemption guides - GOV.UK](#)

The Environment Agency does not regulate non-waste operations. The person producing the material will need to decide if it is waste or a by-product. If it is waste they can consider if it meets End of Waste criteria. You can [check if your material is waste](#) or [get an opinion from the definition of waste service](#) on if a material is a by-product or meets 'end of waste' status. There is a cost for this service.