

## Planning Comments

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**From:** KSLPlanning <KSLPLANNING@environment-agency.gov.uk>  
**Sent:** 09 April 2024 12:00  
**To:** Planning Comments  
**Subject:** RE: PLANNING APPLICATION CONSULTATION ( 24/00523/FUL)

**EXTERNAL EMAIL:** Exercise caution unless you recognize the sender and know the content is safe.

**FAO Ashley Bidwell**

Dear Ashley,

Thank you for consulting us on the above application.

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

### **Non planning consents**

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

We note the proposal is for the disposal of foul sewage via a package treatment plant.

Government guidance contained within the 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:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewage company or owned and operated under a new appointment or variation)
3. Sceptic tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting (England & Wales) 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, addition 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 (GBRs) 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.

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.

More information can be found online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or our permitting team can be contacted on 03708 506506. If the proposal cannot meet the GBRs then a permit will likely be required. Please see the relevant information in the links below.

<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

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

Kind regards,  
Gabrielle

**Gabrielle Delorme**

Planning Specialist –Kent and South London Sustainable Places  
**Environment Agency** | Orchard House, Endeavour Park, Addington, West Malling, Kent, ME19 5SH  
( [REDACTED] 8 [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)

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.valida@sevenoaks.gov.uk](mailto:planning.valida@sevenoaks.gov.uk) <[planning.valida@sevenoaks.gov.uk](mailto:planning.valida@sevenoaks.gov.uk)>  
Sent: Tuesday, April 9, 2024 9:30 AM  
To: KSLPlanning <[KSLPLANNING@environment-agency.gov.uk](mailto:KSLPLANNING@environment-agency.gov.uk)>  
Subject: PLANNING APPLICATION CONSULTATION ( 24/00523/FUL)

F.A.O. Michelle Waterman-Gay

Please find attached correspondence regarding the above Planning Application.

Development Control  
Sevenoaks District Council

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For all other Planning payment queries please telephone us on 01732 227000 or email [planning.information@sevenoaks.gov.uk](mailto:planning.information@sevenoaks.gov.uk) Our office hours are Monday –Thursday 08:45 -17:00 and Friday 08:45 – 16:45

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