

██████████
The Planning Inspectorate
The Square Temple Quay
Bristol
Avon
BS1 6PN

Our ref: AC/2024/132022/01-L01
Your ref: S62A/2023/0031
Date: 12 March 2024

Dear ██████████

CONSULTATION ON S62A/2023/0031 - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE ERECTION OF UP TO 55 DWELLINGS, ASSOCIATED LANDSCAPING AND OPEN SPACE, WITH ACCESS FROM KNIGHT PARK

LAND NORTH OF KNIGHT PARK THAXTED ROAD SAFFRON WALDEN ESSEX

Thank you for your consultation dated 01 March 2024. We have reviewed the documents as submitted and we have no objection to this planning application. Please find further information on foul drainage below.

Foul Drainage

Having reviewed the submitted documents, we can see that the applicant intends to connect to an existing sewer and that the feasibility of this will be investigated during the detailed design stage. The site is within close proximity to the public sewer, and we would therefore expect the development to connect to mains. If, at reserved matters, the applicant proposes non-mains drainage we would request to be reconsulted.

It is important to note that 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:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. 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 us, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

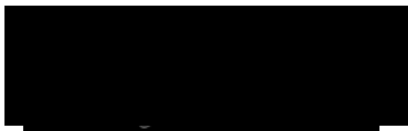
Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

The applicant should thoroughly investigate the possibility of connecting to the public foul sewer, and if this is not feasible, they will need to submit evidence that demonstrates why they are unable to connect to mains. Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a development to install a private sewerage system. In such cases the developer should explore how a lack of capacity may be overcome so that their development can be connected to a public foul sewer. In these cases, if an applicant decides to apply for a water discharge permit for private treatment facilities, we are likely to refuse to grant the permit.

Further advice is available at: <https://www.gov.uk/permits-you-need-for-septic-tanks>

We trust that this advice is useful.

Yours sincerely



Miss Lucy Fielder
Sustainable Places - Planning Advisor

