

Leanne Palmer  
The Planning Inspectorate  
The Square Temple Quay  
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BS1 6PN

**Our ref:** AE/2024/129902/01-L01  
**Your ref:** S62A/2024/0058  
**Date:** 15 October 2024

Dear Leanne

**CONSTRUCTION OF 16 DWELLINGS INCLUDING 40% AFFORDABLE HOUSING AND ASSOCIATED INFRASTRUCTURE AT LAND EAST OF UGLEY VILLAGE HALL**

**LAND ADJACENT TO VILLAGE HALL, EAST OF CAMBRIDGE ROAD, UGLEY, BISHOPS STORTFORD, CM22 6HR**

Thank you for the consultation dated 03 September 2024. We have reviewed the documents as submitted and have no objection to this proposal. We have, however, provided some details relating to Foul Drainage for your information.

**Foul Drainage**

**Drainage Hierarchy**

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

**Proximity to mains**

In the Foul Sewage and Utilities Statement, the applicant has indicated that there are no mains foul sewage within the vicinity of the proposal. According to our records, we would agree that this looks to be the case, and thus a non-mains connection would be acceptable for this site.

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

## **Environment 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 a 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, spring or borehole.

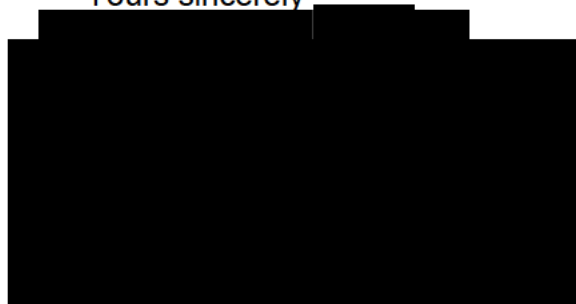
Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as 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 information can be found at [Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/septic-tanks-and-sewage-treatment-plants)

We trust this information is useful.

Yours sincerely



**Mr Jack Saunders**  
**Sustainable Places - Planning Advisor**

