

Thu 02/07/2020 14:09
RE: 19/11239/FUL - Dairy House Farm Whiteparish

Hello Christos,

I was not able to find much information online regarding the drainage scheme, aside from a note in a 'proposed site plan' drawing stating it would remain as existing. Let me know if I have missed something?

As a householder planning application where the existing drainage is remaining the same, it is not something we would provide detailed comments on at planning. Is this definitely being considered as a householder extension? The proposal however may impact on any discharge permits that are currently in place or make any current exemptions invalid. This would be picked up via the Environmental Permitting route. It is my suspicion that a new swimming pool is likely to have a significant impact on the existing drainage, such as increasing discharge rates or treatment requirements, and may therefore have permit implications. Any required permits should be in place before any new development comes into use, and a permit may not be granted even if planning permission has been granted.

I therefore ask that any planning permission includes the below informative.

EA Informative

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 the Environment Agency, in 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 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.

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.

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 advice is available at:

[Discharges to surface water and groundwater: environmental permits](#)

[Septic tanks and treatment plants: permits and general binding rules](#)

I hope this helps. Let me know if you have any further queries.

Kind regards,
Matt

Matthew Pearce

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