

Hinckley & Bosworth Borough Council
Development Services
Hinckley Hub Rugby Road
HINCKLEY
Leicestershire
LE10 0FR

Our ref: LT/2024/128820/01-L01
Your ref: 24/00560/HYB
Date: 04 September 2024

Dear Sir/Madam,

HYBRID PLANNING APPLICATION SEEKING FULL PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF 138 DWELLINGHOUSES ALONG WITH LANDSCAPING, PUBLIC OPEN SPACE, DRAINAGE INFRASTRUCTURE AND NEW ACCESS FOLLOWING DEMOLITION OF TWO EXISTING DWELLINGHOUSES; AND OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED EXCEPT FOR POINT OF ACCESS) FOR 0.55HA OF EMPLOYMENT USES (CLASSES E (G) (I, II AND III), B2 AND B8)

LAND OFF STATION ROAD MARKET BOSWORTH LEICESTERSHIRE

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:

- The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

Foul Drainage Advisory

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 2010 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

Environment Agency
npa - Bridgford Point Scarrington Road, West Bridgford, NG2 5BR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

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.

Yours faithfully,

Mr Joshua Milsom
Planning Advisor

Direct e-mail josh.milsom@environment-agency.gov.uk