

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

Our ref: LT/2024/128376/01-L01
Your ref: 24/00083/HYB
Date: 19 February 2024

Dear Sir/Madam,

HYBRID PLANNING APPLICATION FOR 422 DWELLINGS, PUBLIC OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND THE DEMOLITION OF 65 AND 65A COVENTRY ROAD, AND BURBAGE FIELDS FARM AND OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL CARE HOME AND UP TO 11NO. SELF-BUILD PLOTS (ALL MATTERS RESERVED EXCEPT FOR ACCESS)

LAND AT BURBAGE FIELDS FARM, BULLFURLONG LANE, BURBAGE, LEICESTERSHIRE

Environment Agency position – Foul Drainage

We object to the proposed development as submitted because it involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for all of the development to be connected to a public sewer, but no justification has been provided for the use of a non-mains system.

Reason(s)

Private sewage treatment facilities should only be used where it is not reasonable for a development to be connected to a public sewer, because of the greater risk of failures leading to pollution of the water environment posed by private sewerage systems compared to public sewerage systems.

This objection is supported by planning practice guidance on non-mains drainage which advises that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where, having taken into account the cost and/or practicability, it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

In this instance the justification provided by the applicant for non-connection to the mains sewerage system is deficient in the following respects:

- Part of the application outlines the use of septic tanks when there is easy access to connect to a foul sewer, which will be used for some of the properties built on this site.

Overcoming our objection

To overcome our objection the applicant should thoroughly investigate the possibility of connecting all properties to the public foul sewer, and either revise their application to propose a mains connection or submit evidence that demonstrates that this is not

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feasible. This evidence includes completing a Foul Drainage Assessment, which can be found here: [Foul drainage assessment form \(FDA1\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/forms/foul-drainage-assessment-form-fda1), and demonstrating evidence that you have contacted Severn Trent to consider the option of connecting to their sewer in terms of cost and practicality.

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.

Settlement facilities to treat construction run-off – scheme to be agreed:

The proposed development will also only be acceptable if the following measure(s) are implemented and secured by way of a planning condition on any planning permission.

Condition

The development should not commence until such time as a scheme to treat and remove suspended solids from surface water run-off during the construction phase has been submitted to, and approved in writing by, the local planning authority.

Reason(s)

During the construction stage, it is important to mitigate for any construction materials or run-off from entering the surface water drains, or any tributaries of the River Soar. Increased suspended solids can be detrimental to water quality. The River Soar forms part of the Water Framework Directive which aims to restore, and enhance, water bodies to prevent deterioration and promote recovery of water bodies.

Materials and chemicals likely to cause pollution should be stored in appropriate containers and adhere to guidance for the storage of drums and intermediate bulk containers. We advise that polluting materials and chemicals are stored in an area with sealed drainage.

Yours faithfully,

Mr Joshua Milsom
Planning Advisor

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