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Sevenoaks District Council
Council Offices Argyle Road
Sevenoaks
Kent
TN13 1HG

Our ref: KT/2006/000340/OR17/IS1-L01
Date: 20 June 2023

Dear Emma,

Fawkham Neighbourhood Plan Strategic Environment Assessment Screening Opinion

Thank you for consulting us on the above application.

Fawkham Neighbourhood Plan Strategic Environment Assessment Screening Assessment states "Any environmental problems relevant to the Plan are localised and small scale and therefore not considered significant in the context of the SEA" However, the Parish lies on Chalk designated as a Principal Aquifer and also contains a Source Protection Zone 1 and outer designations making the parish sensitive in respect to controlled waters.

Whilst the consultation documents contain no site allocations, we advise that any development consider the sensitivity of controlled waters.

Any development which proposes non mains drainage should ensure that the permitting regime is adhered to, and ideally foul drainage should connect to public mains sewer.

Any foul system discharging to ground in this area may require an environmental permit, unless it is discharging via a BS drainage field and meets the General binding rules for small scale sewage discharges.

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

If a permit is required, the applicant should submit sufficient information to the EA to show that a permit could be achieved for this design of foul drainage in this locality. Discharges are not normally allowed in an SPZ1 or direct to groundwater in areas of shallow water tables. The information required to submit a permit application is on the .gov website under Environmental Permits, discharges to ground.

Environment Agency
Orchard House Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.gov.uk/environment-agency



<https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b6-new-bespoke-water-discharge-activity-and-groundwater-point-source-activity>

Foul system discharges to ground in areas where there is a high water table will always be precluded and in these areas alternative arrangements for discharges to any available watercourses may be considered, if proposals meet the general binding rules. Where this is not possible an environmental permit may be required or foul arrangements will have to involve modern sealed cess pits, with tankering away of effluents on a regular basis.

Any development or alterations on land known or suspected to have a potentially contaminative past uses should be fully evaluated, if necessary, by intrusive investigations, and be appropriately addressed prior to the commencement of the development.

An assessment into the past uses of buildings/land and any potential risks arising from the buildings/grounds for the proposed end use and wider environment should be carried out prior to the change of use and/or development works proposed. In particular investigations should take account of any oil/fuel storage tanks, septic tanks, drainage systems, and materials storage.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact us via the email below.

Yours sincerely,

Kimberley Wadsworth
Planning Advisor

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