

Ribble Valley Borough Council  
Development Control  
Council Offices Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Our ref:** NO/2020/112957/01-L01  
**Your ref:** 3/2020/0544  
**Date:** 28 September 2020

Dear Sir/Madam

**CONSTRUCTION OF 15 ECO LODGES AND INFRASTRUCTURE TO PROVIDE  
ADDITIONAL ACCOMMODATION FOR EAVES HALL.  
EAVES HALL, MOOR LANE, WEST BRADFORD, BB7 3JG.**

Thank you for consulting us on the above application which we received 21 September 2020.

**Environment Agency position**

We have no objection to the development as proposed, however we note that the drainage scheme for the development proposes the use of a septic tank to deal with foul water. We would therefore like to remind the applicant of the expectation that wherever possible, disposal of foul water to the mains is expected. In this location, there is a combined sewer within 25 metres of the edge of the development site.

**Foul Drainage - Advice to applicant**

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

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Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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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:

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

Yours faithfully

**Carole Woosey**  
**Planning Advisor**

E-mail [cplanning@environment-agency.gov.uk](mailto:cplanning@environment-agency.gov.uk)