

Ashford Borough Council  
Development Control  
Civic Centre Tannery Lane  
Ashford  
Kent  
TN23 1PL

**Our ref:** KT/2019/126163/04-L01  
**Your ref:** 19/01327/AS  
**Date:** 13 January 2021

Dear Sir/Madam

**Nutrient Neutrality (Appeal Related - Natural England letter 15 December 2020) - Residential Development Of 40 Dwellings, With Associated Access Road, Car Park And Open Space.**

**Wye College Land And Buildings Site Wye 3, Olantigh Road, Wye, Kent**

Thank you for consulting us on the above.

Comments on specific methodology for Nutrient Neutrality should be sought from Natural England. The Environment Agency provides comments on aspects of Nutrient Neutrality relating to permitting.

The Environment Agency is in agreement with the advice on Package Treatment Plants (PTPs) provided by Natural England on 11 December 2020. It should be noted that the Environment Agency will not permit a new discharge to surface water or ground from a Package Treatment Plant if it is practicable to connect to the mains sewer. For this development, no application has been made to the Environment Agency for a private treatment works / PTP so we are only able to provide general advice as per the permitting guidance and regulations.

Guidance and advice on discharges to surface water and groundwater may be found [here](https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits) (<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>).

**The main points from this guidance are as follows:**

***Discharges in sewered areas***

**You should discharge your waste water to the public foul sewer whenever it's reasonable to do so.** You do not need an environmental permit to do this.

You must consult your sewerage undertaker before you:

- make a new connection to the public sewer
- discharge anything other than [domestic sewage](#)

### ***Permits in sewered areas***

The Environment Agency will not give you a permit for a private sewage treatment system if it's reasonable for you to connect to the public sewer.

If the distance from the boundary of your site to the nearest public sewer is less than the number of houses multiplied by 30 metres, you must show the Environment Agency why it's not reasonable to connect to the public sewer. In some cases, we may ask you to consider connecting to the public sewer if it's more than the number of houses multiplied by 30 metres away. [Contact the Environment Agency](#) to discuss your proposal before you apply for a permit. You will need to:

- tell us how much it will cost to connect to the nearest public sewer
- give us a formal response from your sewerage undertaker
- tell us the cost of the private sewage treatment system you want to use

When we assess whether it's reasonable for you to connect to the public sewer we take into account:

- the comparative costs of connecting to public sewer and installing a private sewage treatment system
- any physical barriers that would prevent you connecting to the public sewer
- any environmental benefits that would arise from installing a private sewage treatment system such as the reuse of treated effluent

**If you're planning a new development, plan your foul sewerage at an early stage and consult with the local authority and sewerage undertaker.**

We will not normally give you a permit if you want to use a private sewage treatment system because there's not enough capacity in the nearest public sewer. If necessary, you must agree improvements to the existing sewerage network, in order to allow connection, with the sewerage undertaker. These improvements must be put in place before the development is occupied. This aligns with [planning practice guidance](#) and the [building regulations](#).

Yours faithfully

**Ms Jennifer Wilson**  
**Planning Specialist**

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