

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

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.

There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.

Please see the following advisory note regarding foul drainage:

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, in 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 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.

Regards,

Jake Sharman
Planning Advisor, Sustainable Places - Planning Team
Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA
□ Floods happen. Be prepared. Check if you are at risk from flooding and sign up for FREE flood warnings.

-----Original Message-----

From: planning.admin@ashfield.gov.uk <planning.admin@ashfield.gov.uk>
Sent: 26 September 2025 13:30
To: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>; AssureEmail@ashfield.gov.uk
Subject: V/2025/0530
Importance: High

[\[https://www.ashfield.gov.uk/img/ADC_NCC.png\]](https://www.ashfield.gov.uk/img/ADC_NCC.png)<<https://www.ashfield.gov.uk/>>

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Ashfield District Council unless otherwise specifically stated.

If reasonable adjustments are needed to fully engage with the Authority please contact 01623 450000.

If you are not the intended recipient and you have received this e-mail in error you must not copy, distribute or take any action in reliance on it. Please notify the sender by e-mail or telephone and delete it from your system.

Please note that Ashfield District Council reserves the right, subject to compliance with legislation, to monitor emails sent or received. Under current legislation, such as, but not limited to, the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents may have to be disclosed in response to a request for information.

We utilise an anti-virus system and therefore any files sent via e-mail will have been checked for known viruses. You are however advised to run your own virus check before opening any attachments received as we will not in any event accept any liability whatsoever once an e-mail and/or any attachment is received.

Printing this email? Please think environmentally and only print when essential. Thank you.

Did you know you can now report and request council services online, 24/7? Log into Ashfield 24/7<<https://www.ashfield.gov.uk/your-council/report>>

This message has been sent using TLS 1.2

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.