



Canterbury City Council  
Development Control  
Council Offices Military Road  
Canterbury  
Kent  
CT1 1YW

**Our ref:** KT/2023/130653/01-L01  
**Your ref:** CA/23/00484  
**Date:** 12 May 2023

Dear Planning Team,

**Outline planning application for up to 300 residential dwellings (including affordable housing and older person accommodation), a new community hub, introduction of structural planting and landscaping, informal public open space and children's play area and surface water flood mitigation and attenuation. All matters reserved except for access.**

**Land At The Hill Bekesbourne Lane, East Of Bekesbourne Hill, Bekesbourne, Canterbury, CT4 5EA**

Thank you for consulting us on the above application.

We **OBJECT** to this proposal for the reasons set out below.

### **Reason**

The applicant is proposing to install a package treatment plant with discharge to a local watercourse when the site is within an area served by the mains sewer network.

We recommend that planning permission should be refused on this basis, in line with paragraph 174 of the National Planning Policy Framework.

### **Overcoming our objection**

The applicant should provide details of why a sewer connection is not being sought at this location. It is against EA policy to permit effluent discharges to controlled waters in areas currently served by mains sewer.

If you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our cost recovery service.

The cost is £100/hour plus VAT.

Further information on our charged planning advice service is available at:

<https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

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](mailto:enquiries@environment-agency.gov.uk)

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)



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**Please note that the above comments only relate to Non Mains Drainage**

**If you are minded to grant permission contrary to our advice, or our above objections are overcome, it will be necessary to re-consult us to ensure that any other environmental issues are appropriately addressed by planning conditions.**

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

Yours sincerely,

**Mr Adam Blake  
Planning Advisor**

Direct e-mail [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)