
From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 27 August 2026 11:32
To: _planningadvice
Subject: EA Response H01-0777-26

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Erection of Replacement Dwelling
110 BARRIER BANK COWBIT

Our ref: PA-0011072/01
Your ref: H01-0777-26
Date: 27/08/2026

Dear Case Officer,

We have no comments to make in respect of the proposed development. The site is within Flood Zone 1 and it does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'.

Foul Drainage

The development is proposing a Package Treatment Plant, although there is a Anglian Water Services public sewer under 30m north of the red line boundary. We will only comment on non-mains drainage for major developments, but would nevertheless like to draw attention to the following informative comment:

The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater and Water Quality](#) (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

- Connection to the public sewer
- Connection to a private sewer that drains to a public sewer
- Package sewage treatment plant or septic tank
- Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#).

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

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

Kind regards,

Tim Somers
Planning Advisor
Sustainable Places
Lincolnshire and Northamptonshire Area
tim.somers@environment-agency.gov.uk
07502627060

Working days: Monday to Friday



For homes and habitats



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