

Ben Hurst
Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: UT/2021/119594/01-L01
Your ref: SMD/2021/0672
Date: 13 December 2021

Dear Ben,

**RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF LAND TO
PROVIDE FOR 14 TOURING CARAVANS PITCHES WITH SEPARATE CAMPING /
OPEN SPACE; FACILITIES BUILDING AND RECEPTION AND ASSOCIATED
WORKS.**

THE CARAVAN, CHEADLE ROAD, ALTON, STAFFORDSHIRE, ST10 4DH

Thank you for referring the above application which was received on 24 November 2021.

We have reviewed the information submitted and would like to provide the following advice to the applicant in relation to requirements under the Environmental Permitting (England and Wales) Regulations 2016:

We note a septic tank is proposed for foul drainage disposal. Under the Environmental Permitting (England and Wales) Regulations 2016, the discharge of polluting substances (including sewage effluent) into surface waters or the ground requires the authorisation of the Environment Agency. The authorisation is irrespective of any Planning Permission granted and may be withheld.

Any proposed septic tank system should be built to meet General Binding Rules or be covered by the appropriate discharge permit. Further details can be found on our website here: <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground> and <https://www.gov.uk/government/collections/water-discharge-and-groundwater-activity-environmental-permits>. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice.

Additional Information – Sustainable Drainage Systems (SuDS)

Surface water run-off should be controlled as near to its source as possible through a

Environment Agency
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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sustainable drainage approach to surface water management (SuDS). SuDS manage surface water run-off by simulating natural drainage systems. Whereas traditional drainage approaches pipe water off-site as quickly as possible, SuDS retain water on or near to the site. As well as reducing flood risk, this promotes groundwater recharge, helps absorb diffuse pollutants, and improves water quality. Ponds, reedbeds and seasonally flooded grasslands can also be particularly attractive features within public open spaces.

SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. As such, virtually any development should be able to include a scheme based around these principles. In doing so, they'll provide multiple benefits and will reduce costs and maintenance needs. Further information on SuDS can be found in:

- the CIRIA C697 document SuDS manual
- HR Wallingford SR 666 Use of SuDS in high density developments
- CIRIA C635 Designing for exceedance in urban drainage – good practice
- the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SuDS

If you have any queries contact me on the details below.

Yours faithfully

Ms Anne-Marie McLaughlin
Senior Planning Advisor