

**From:** Mo, Lucy [REDACTED]  
**Sent:** 03 March 2015 13:44  
**To:** Planning Email Group  
**Subject:** Environment Agency response to 15NP0005  
**Attachments:** 111951.pdf

Hi Susanna

As discussed, please find attached our response to the above application.

Regards

Lucy

Lucy Mo  
Senior Planning Advisor - Sustainable Places Team

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Environment Agency  
Environment Planning and Engagement  
Tyneside House  
Skinnerburn Road  
Newcastle Business Park  
Newcastle  
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NE4 7AR

## Building a better environment

For advice on working with the Environment Agency, our remit and requirements please consult 'A Guide for Developers' at:

[http://www.environment-agency.gov.uk/static/documents/1\\_GETH1106BLNE-e-e\(1\).pdf](http://www.environment-agency.gov.uk/static/documents/1_GETH1106BLNE-e-e(1).pdf)

Hard copies available on request.



### NEW: Charging for planning advice

From 3<sup>rd</sup> March 2014 we will begin charging for some of our planning advice.

For more information please see our web pages at <http://www.environment-agency.gov.uk/research/planning/33580.aspx> or speak to your local Sustainable Places team.

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Environment Directorate  
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Northumberland  
NE46 1BS

**Our ref:** NA/2015/111951/01-L01  
**Your ref:** 15NP0005  
**Date:** 18 February 2015

Dear Sir/Madam

**REFURBISHMENT TO THE EXISTING TOILET BLOCK AT BULBY'S WOOD. NEW TOURIST INFORMATION POINT AND DISPLAY AREA TO BE PROVIDED IN EXISTING BUILDING, AS WELL AS SOME EXTERNAL LANDSCAPING WORKS. BULBY'S WOOD CAR PARK, INGRAM, ALNWICK, NORTHUMBERLAND, NE66 4LT**

Thank you for referring the above application that was received on 29 January 2015.

The Environment Agency has no objections to the proposed development but wishes to provide the following information:

**Disposal of Foul Sewage - Environmental Permitting Regulations**

Under the terms of the Environmental Permitting Regulations (England and Wales) 2010, anyone intending to discharge volumes of sewage effluent of 5 cubic metres per day or less to surface waters or 2 cubic metres per day or less to ground may be eligible for an exemption. We are currently working with Defra to review our approach to regulating these small sewage discharges. Whilst this review is underway we will not require registration of small sewage discharges in England under an exemption as previously required, as long as you comply with the conditions set out in our Regulatory Position Statement. This is available on our website at:

<http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>.

Please note that we will retain the existing system so that anyone can still register if they wish to. This might be, for example, as part of a house sale.

An Environmental Permit from the Agency is normally required for discharges above this volume or to sensitive locations. It is illegal to discharge sewage effluent in sensitive locations, or discharge over 5 cubic metres per day to surface waters or 2 cubic metres per day to ground, without an Environmental Permit.

Further guidance on Environmental Permitting requirements is available on our website at:

Environment Agency  
Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

<http://www.environment-agency.gov.uk/business/topics/water/32038.aspx>

With regards to design, the site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

**Useful websites for applicants:**

EA website - Do I need to apply for a permit or register an exemption?

<http://www.environment-agency.gov.uk/business/topics/water/110593.aspx>

EA website - Apply for a new Bespoke permit:

<http://www.environment-agency.gov.uk/business/topics/permitting/117626.aspx>

**Flood Risk/Surface Water Disposal**

The proposal development sits within Flood Zone 2 as defined in table 1 of the Technical Guide to the National Planning Policy Framework and is therefore at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. This planning application sits within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) . We recommend that you view our standing advice in full on our website before making a decision on this application.

Please refer the applicant to our standing advice at the above web address.

Applicants should follow the advice and submit a completed form as part of their planning application submission. We do not need to be consulted further on this application.

I have sent a copy of this letter to the agent/applicant.

Yours faithfully

**Susan Davison**  
**Planning Officer - Sustainable Places Team**

Direct dial [REDACTED]

Direct fax [REDACTED]

Direct e-mail [REDACTED]

cc Newcastle City Council