

Lizzy Nash
Folkestone Hythe District Council

Our ref: KT/2024/131440/01-L01
Your ref: 24/0064/FH/CON

Sent via email

Date: 11 March 2024

Dear Lizzy,

Approval of details pursuant to conditions 3 (materials), 4 (construction management plan), 11 (cycle parking facilities), 13 (water usage), 14 (hard and soft landscaping), 15 (fencing/landscaping), 16 (tree planting), 19 (external lighting), 20 (mitigation strategy), 21 (biodiversity enhancement), 22 (archaeological evaluation), 23 (ground floor levels), 25 (foul & surface water) and 26 (ground floor finish) of planning application 20/1936/FH

Mulberry Cottage, High Street, Romney Marsh, TN29 9BB

Thank you for consulting us on the above application, which we received on 21 February 2024.

Environment Agency Position

We have **no objection to the partial discharge** of condition 23, and we have **no objection to the full discharge** of condition 25. Conditions 3, 4, 11, 13, 14, 15, 16, 19, 20, 21, 22 and 26 were not asked for by us so we have no comments to make on them.

Flood Risk comments:

We have reviewed document "01.549.5012.P0 Finished Floor Levels Planning Conditions 23 & 26" (by: GARYtidwell ASSOCIATES LIMITED; ref: 01.549.5012.P0 Finished Floor Levels Planning Conditions 23 & 26; date: January 2024) and the other documents submitted, and we can only agree to the **partial discharge** of Condition 23.

Condition 23 states:

- Ground finished floor levels shall be set no lower than 3.23m above Ordnance Datum (AOD) with all sleeping accommodation set on the first floor.

We are satisfied that the ground finished floor levels shall be set no lower than 3.2m AOD, however as none of the submitted plans or documentation confirmed where the sleeping accommodation will be located, we cannot discharge this aspect of Condition 23.

Groundwater and Contaminated Land comments:

We have reviewed in full "Discharge of Condition 25 Drainage report ver1-1" document (by: Tridax; ref: T-2023-059; date: January 2024) and understand that foul water is to be discharged via mains sewer and that surface water is to be discharged to ground. It is also understood that roof water is to discharge via soakaway and road and driveway water is to discharge via permeable paving. This is considered acceptable from a groundwater protection perspective. We have no objection to the

creating a better place
for people and wildlife

discharge of condition 25 for this application.



Should you wish to discuss these matters further, please contact me via the email below.

Yours sincerely,

Abbie Philpott
Planning Advisor

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