

Sue Head  
Folkestone Hythe District Council

**Our ref:** KT/2024/131313/02-L01  
**Your ref:** 23/2024/FH

Sent via email

**Date:** 23 February 2024

Dear Sue Head,

**Approval of reserved matters (layout, access, scale and appearance, public realm, landscaping and plays space) pursuant to phase 1 (plot A) of outline approval Y17/1099/SH. For the erection of a single 8-storey (ground and 7 upper floors) residential building plus lower ground car park. The building will comprise: 13 residential units, amenity uses (lobby, residents lounge and gym) refuse storage, ancillary plant space and parking at basement level (26 car parking and 41 cycle spaces). The application seeks approval for reserved matters (condition 7) of the outline consent. Supporting documentation adequately covers the details required by planning conditions 1, 2, 7, 8, 12, 13, 17, 18, 20 and 27 of the outline consent**

**Former Rotunda Amusement Park, Marine Parade, Folkestone, CT20 2DR**

Thank you for re-consulting us on the above application, this response supersedes our response sent on 23 January 2024.

### **Environment Agency Position**

We have **no objections** to the discharge of condition 27.

We have reviewed the additional information provided and understand that the previously proposed soakaway associated with the surface drain at the base of the car park access ramp is to be omitted to prevent direct discharge to groundwater. It is also understood that a pump is to be implemented to replace the soakaway, which will lift the surface water and discharge via a newly proposed soakaway which is at a higher elevation and as such is not considered a potential direct discharge to groundwater.

This is considered acceptable from a groundwater quality perspective and we recommend the approval of condition 27 for Plot A of this application.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

**Abbie Philpott**  
**Planning Advisor**

KSLPLANNING@environment-agency.gov.uk