

From: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Sent: 23 May 2025 14:35
To: Planning
Subject: RE: Planning consultation - Planning Application - 25/0931/FH

Thank you for consulting us. Due to the scale, nature and setting of this proposal and the supporting information submitted, we have assessed this proposal as low risk. We therefore do not have any specific comments to add.

The Environment Agency's Approach to Groundwater Protection

We recommend the applicant/enquirer refers to our groundwater position statements in '[The Environment Agency's approach to groundwater protection](#)', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

Land contamination: risk management and good practice

We recommend that developers should:

- Follow the risk management framework provided in [Land Contamination: Risk Management](#), when dealing with land affected by contamination
- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the [contaminated land](#) pages on gov.uk for more information

Drainage and infiltration

Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.

Discharge of treated sewage effluent

If you are proposing a non-mains drainage solution the following form should be completed: <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

The discharge of domestic sewage associated with this development may be subject to General Binding Rules (GBRs) under the Environmental Permitting (England & Wales) Regulations 2016, which provide a statutory baseline of good practice. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact us on 03708 506506. If your proposal cannot meet the GBRs then a permit will likely be required.

Please note that our advice is applicable for the information made available to us at this point. If, at any stage, this information changes, we will need to be informed and re-consulted.

Kind regards,
-Adam

Planning Advisor, Sustainable Places, Kent, South London and East Sussex
Environment Agency | Orchard House, Endeavour Park, Addington, West Malling, Kent, ME19 5SH

External: 0208 4749112
Team: kslplanning@environment-agency.gov.uk



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who be a single point of contact for you at the EA. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).

Please note – Our hourly charge is now £100 per hour plus VAT from 1st April 2018.

From: Planning Department <planning@folkestone-hythe.gov.uk>
Sent: 23 May 2025 11:39
To: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Subject: Planning consultation - Planning Application - 25/0931/FH

Dear Colleague

Ref: 25/0931/FH

Proposal: Detached dwelling house following demolition of redundant farmhouse.

Location:

OLD MOUNT FARM, MOUNT HILL, RHODES MINNIS, CANTERBURY, CT4 6YD

The Council has recently received the above application and would welcome your comments and observations before 17/06/2025. Any comments submitted after this date may not be taken into consideration.

To view details of the application, please use the following link to access the Council's public register
[Public Register Link](#)

[Click here](#) to upload your comments.

Planning Validation Team

Development Management

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue

Folkestone,

Email: planning@folkestone-hythe.gov.uk

Website: www.folkestone-hythe.gov.uk

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.