

Ross McCardle  
Folkestone Hythe District Council

**Our ref:** KT/2025/132588/01-L01  
**Your ref:** 25/0961/FH

**Date:** 03 June 2025

Dear Ross,

**Retrospective application for the conversion of existing building from office use to a residential/work unit**

**Residential Unit, Old Beams Yard, Rhee Wall, Brenzett, TN29 9UB**

Thank you for consulting us on the above application which we received on 28 May. As part of this consultation, we have reviewed the submitted documents.

**Environment Agency position**

We have **no objection** to the above proposal.

The Flood Map shows that this site is not within the current 'Extreme Flood Outline'. According to the Flood Map, which provides a general estimate of the likelihood of flooding across England and Wales, this site is shown to have less than 0.1% chance of flooding in any year from rivers and/or the sea. Therefore, we have no objections to this application.

**Connection to mains foul drainage – note to applicant**

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

- Connection to the public sewer
- Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
- Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24-hour period must

comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules.](#)

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

#### **Decision notice request**

In line with the Planning Practice Guidance (Determining a Planning Application, Paragraph 019), we kindly request a copy of the decision notice for this application. This enables us to monitor and report on the effectiveness of our planning advice. Please email to [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)

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

Yours sincerely,

**Abbie Philpott**  
**Sustainable Places Planning Advisor**  
E-mail [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk)