

Robert Allan
Folkestone Hythe District Council

Our ref: KT/2025/132944/01-L01
Your ref: 25/1651/FH

Date: 06 October 2025

Dear Robert,

**Demolition of existing house, garden structures, and boundary treatments.
Erection of two dwelling houses and one holiday house, together with
associated landscaping, slope stability and driveway works. Erection of new
boundary wall**

32 Radnor Cliff, Folkestone, CT20 2JJ

Thank you for consulting us on the above application which we received on 26 September. As part of this consultation, we have reviewed the submitted documents.

Environment Agency position

We have **no objection** to the above proposal, but please see the information below.

Please refer to the following sections for our full response:

- Section 1: Technical comments
- Section 2: Informative

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

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

Section 1: Technical comments

This site falls outside of Flood Zones 2 and 3, and while the proposed works fall within 16m of the local sea defences – this area is managed and maintained by you, Folkestone and Hythe District Council. Therefore, we have no comments to make on this application.

However, we would like to draw your attention to the fact that these works fall within the proximity of the local sea defences that you are responsible for maintaining, and thus should be confident that these works will not impede or inhibit access for repair and maintenance and that said proposal will not negatively impact the structural integrity of the local defences.

Furthermore, these works may still require a Flood Risk Activity Permit (FRAP) due to their proximity to the sea defences – please see the below informative comment for further information.

Section 2: Informative

Environmental permit – Flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.