

Robert Allan
Folkestone Hythe District Council

Our ref: KT/2025/133139/01-L01
Your ref: 25/1752/FH

Date: 04 December 2025

Dear Robert,

Erection of a single storey agricultural occupancy dwelling, together with associated landscaping

Farm Yard Rear Meadow Barn, North Elham Hill, Elham

Thank you for consulting us on the above application which we received on 4 December. As part of this consultation, we have reviewed the submitted documents.

Environment Agency position

We have **no objection** to the above but please see the following informative.

Connection to mains not feasible and no foul drainage assessment submitted

No information on foul drainage has been provided and please be aware that this site is over a Source Protection Zone 1. The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater and Water Quality](#) (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#).

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

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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