

Kerr, Lucinda

From: Lisa Horsley <lhorsley@idom.com>
Sent: 04 June 2019 14:10
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: FW: Planning Consultation Y19/0454/FH - Land Adjoining Sewage Pumping Station Learoyd Road
Attachments: ufm9.rtf

Good afternoon,

Thank you for your recent consultation.

I can confirm that I have reviewed the following document:

- Phase 1 Contaminated Land Desk Study by CYMA Architects dated April 2019.

The report has been reviewed in the context of the Council's standard land contamination planning condition which is split into five sections which require the following:

1. Desk Study and Conceptual Model;
2. Intrusive Site Investigation and Risk Assessment;
3. Remedial Strategy and Verification Plan;
4. Verification Report; and
5. Contamination Discovery Strategy.

The condition should be implemented in a phased manner; with each phase only required should a potential risk be identified by the preceding phase.

The development proposal is for a storage and distribution unit with offices, facilities and showroom and as such is of low sensitivity in the context of land contamination. The desk study included in the planning submission is not a full desk study in the context of the requirements of the NPPF and current guidance. However given the apparent lack of contaminative history and the low sensitivity of the development proposals, no further investigation is considered necessary. It would however be prudent to apply the contamination discovery strategy element of the standard planning condition to secure the identification and reporting of any contamination identified during the works.

Best regards,

Lisa

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-----Original Message-----

From: planning@folkestone-hythe.gov.uk <planning@folkestone-hythe.gov.uk>

Sent: 24 May 2019 07:41

To: Lisa Horsley <lhorsley@idom.com>; Robert Glavin <rglavin@idom.com>; Christine Clark <cclark@idom.com>

Subject: Planning Consultation Y19/0454/FH - Land Adjoining Sewage Pumping Station Learoyd Road

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