

Stubbs, Lilian

From: Lisa Horsley <lhorsley@idom.com>
Sent: 21 December 2018 12:04
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: FW: Planning Consultation Y18/0940/FH - 53 Bradstone Avenue Folkestone
Attachments: ufm13.rtf

Categories: Yellow Category

Good afternoon.

Thank you for your recent consultation.

I have reviewed the following document:

- Phase 1 Desk Study by Lustre Consulting (ref: 1668/CB/2-2017/615) for Tolu Lassey dated February 2016.

The document has been submitted in support of an application for planning consent for construction of a pair of semi-detached dwellings. The document has been referred to in the context of the Council's standard contaminated land planning condition which is split into five sections as set out below:

1. Desk Study and Conceptual Model.
2. Intrusive Site Investigation and Risk Assessment;
3. Remedial Strategy;
4. Verification Plan; 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. Information has been submitted with regard to part 1 of the condition.

The report sets out the site history, geo-environmental setting, current site status and sets out a conceptual model and risk assessment. The report also notes the results of a previous intrusive investigation which identified contamination at the site in made ground and also at depth in natural strata where there is evidence of volatile contamination.

Merebrook consider the Lustre report to be of a suitable scope and standard and we broadly concur with the recommendations for further intrusive investigation and assessment.

The earlier report by Evans and Langford Construction Consultants for Colonnade Ltd (ref: 10157X) November 2007 identified volatile contamination (100 – 200 ppm) in the Folkestone Formation at depths of 2-3 m bgl but did not adequately characterise this contamination in terms of its nature, source and associated risks. Lustre propose further works in this respect. It should be ensured that the proposed SI allows full assessment of this issue (including any health risks associated with the volatilisation of contamination from groundwater beneath the site). Given the presence of volatile contamination at depth in natural strata which are classed as a principal aquifer, it is recommended that the Environment Agency are consulted with regard to potential risks to the aquifer and the adjacent Pent Stream.

In summary, part 1 of the standard land contamination condition has been satisfied with regard to health protection issues. With regard to health protection issues, further investigation and assessment will be required to discharge subsequent parts of the condition. EA consultation is also recommended.

Please do not hesitate to contact me should you have any queries or require additional information.

Best regards,

Lisa

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

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

Sent: 20 December 2018 07:51

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

Subject: Planning Consultation Y18/0940/FH - 53 Bradstone Avenue Folkestone

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