

Shepway District Council
Development Control
Civic Centre Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Our ref: KT/2016/121687/01-L01
Your ref: Y16/0383/SH
Date: 05 September 2016

Dear Sir/Madam

Proposal: Discharge of condition 5 - drainage strategy: construction of a class b1 use unit with ancillary parking, following the demolition of the existing building on the site

Location: Land adjoining the paddock, Bossingham Road, Stelling, Minnis, Kent

Thank you for your letter regarding the above planning application.

Condition 5

We understand that foul sewage will be discharge to a sealed cesspool, and therefore there will be no discharge of foul effluent to ground. We have no objection to this proposal.

Whilst we have no objections to the principle of discharging surface water drainage to a soakaway, we require more information before recommending the discharge of this condition. The following points should be noted when infiltration drainage (such as soakaways) is proposed:

- Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads, hardstandings and car parks. Clean uncontaminated roof water should drain directly to the system entering after any pollution prevention methods.
- No infiltration system should be sited in or allowed to discharge into made ground, land impacted by contamination or land previously identified as being contaminated.
- There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of the system and the water table.

A series of shallow systems are preferable to systems such as deep bored soakaways, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater.

Environment Agency
Orchard House Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.gov.uk/environment-agency



The applicant must therefore provide the following information:

1. The type of the soakaway (i.e. crate soakaway or borehole etc.) and construction details.
2. The depth of the base of the soakaway.
3. Confirmation that all soakaways will be sealed through made ground and any ground affected by contamination (this can be achieved followed the findings of condition 4 of this permission).

If you have any questions please do not hesitate to get in touch.

Yours faithfully

Joanna Clemmence
Planning Advisor

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