

Wilkins, Danielle

From: Lisa Horsley <lhorsley@merebrook.co.uk>
Sent: 11 September 2017 12:08
To: Planning
Subject: FW: Discharge of Planning Condition 11 on Y16/1380/SH

From: Lisa Horsley
Sent: 11 September 2017 12:07
To: Alexander.Kalorkoti@shepway.gov.uk
Cc: Robert.Allen@shepway.gov.uk; 'daniel.stone@shepway.gov.uk' <daniel.stone@shepway.gov.uk>
Subject: RE: Discharge of Planning Condition 11 on Y16/1380/SH

Dear Alex,

I have reviewed the email from Judith East dated 7 September 2017.

Whilst I would always recommend that a suitably qualified environmental specialist is involved in the assessment of land contamination matters at a site, it does appear from the information provided by the applicant that the potential risks from land contamination are very low in this case *i.e.* there is unlikely to be any source of contamination.

If you are minded to discharge the condition on the basis of the information provided, I would recommend that the requirement for a watching brief for contamination remains in place throughout the groundworks. This should include a watching brief for any made ground (containing anthropogenic materials) and also any ash, staining or asbestos-containing materials. Should any suspect materials be encountered, these will need to be assessed and tested by a suitable specialist in consultation with the Council.

Best regards,

Lisa

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From: Judith East [<mailto:1juditheast@gmail.com>]

Sent: 07 September 2017 12:24

To: Alexander.Kalorkoti@shepway.gov.uk

Cc: Lisa Horsley <lhorsley@merebrook.co.uk>; Matt Whitby <Matt@guyhollaway.co.uk>; Ben Ludlow <Ben@guyhollaway.co.uk>; Robert.Allen@shepway.gov.uk

Subject: Discharge of Planning Condition 11 on Y16/1380/SH

Dear Alex

Further to our conversation last Friday I am writing hoping to fulfil condition 11 for our planning application Y16/1380/SH. The condition calls for a 'Desktop study which shall include the identification of previous uses, potential contaminants that might reasonably be expected given those uses and any other relevant information'.

The condition did call for a diagrammatic representation of the site, which, unfortunately, I omitted to include, and I enclose one now. I am grateful to Dr Horsley for checking the contamination register and the geo-environmental setting of the site.

In order to produce my report I followed a template which the Environment Agency provides to guide the production of reports to be in accordance with Model Procedures for the Management of Land Contamination (Contamination Report 11). This is the benchmark specified in the planning condition.

The planning condition specified that a qualified person was only required to perform an investigation if the desktop study showed further investigation to be necessary. The desktop study does not show any cause for concern, and so I feel that a stipulation for us to employ a specialist at this stage is outside of the scope of the planning condition.

I am confident that there is no made ground on the site. The site is naturally level ground, as is the neighbouring land on all sides. There are no historic quarries in this part of the village and the Victorian household rubbish from The Old Vicarage was buried in a different part of the garden 100m from this site, as was the pre mains drains cesspit. The digging we have done on this site as the householders for 34 years – installing gate posts, digging rainwater soakaways for the Coach House and stable, planting hedges - has not shown anything other than soil and small pieces of ragstone. We are completing a soil analysis for the building works to facilitate sending lorry loads of soil to landfill, and these are with CET Laboratories at the moment. We can forward these results to you if you require them.

Kind regards

Judith East

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