

Jones, Gaynor

From: Lisa Horsley <lhorsley@idom.com>
Sent: 19 February 2024 16:45
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: RE: Planning consultation - Planning Application - 24/0060/FH/CON

24/0060/FH/CON- Jacques Court, Fir Tree Hill, Bladbean, Canterbury, CT4 6NB

Good afternoon,

Thank you for your recent consultation.

I can confirm that I have reviewed the following document:

- *Phase 1 Environmental Assessment – Desk Study and Walkover Survey (LCRM Stage 1 Tier 1 Risk Assessment): Stable at Jacques Court, Fir Tree Hill, Bladbean* (ref: 23-129/Pa) by Meadow Environmental Consulting for Mr Peter Bell dated 15 December 2023.

The report has been reviewed in the context of condition 3 of consent 22/1683/FH which is split into five sections as follows:

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 report provided is relevant to part 1 of the land contamination condition.

The report is a desk study, which includes a site walkover, searches of environmental information and site history. I am satisfied that the desk study report suitably characterises the conceptual site model for the site and presents a reasonable risk assessment. The report concludes that land contamination risks are very low and no intrusive investigation is necessary. We concur with this position.

As a result, parts 1 to 4 of the condition can be considered to be satisfied by the application documents. Part 5 should be retained as this secures a discovery strategy and reporting protocol should any unexpected contamination be encountered during the works. Unexpected contamination could take the form of staining or odours or made ground with deleterious anthropogenic materials.

If it is necessary to import any additional soils for the formation of garden areas then these should have their chemical and physical quality independently validated.

Best regards,
Lisa

IDOM

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From: Planning Department <planning@folkestone-hythe.gov.uk>
Sent: Thursday, February 15, 2024 2:17 PM
To: Lisa Horsley <lhorsley@idom.com>
Subject: Planning consultation - Planning Application - 24/0060/FH/CON

Dear Colleague

Ref: 24/0060/FH/CON

Proposal: Approval of details pursuant to condition 3 (desktop study) of planning permission 22/1683/FH

Location:

Jacques Court, Fir Tree Hill, Bladbean, Canterbury, CT4 6NB

The Council has recently received the above application and would welcome your comments and observations before 07/03/2024

To view details of the application, please use the following link to access the Council's public register [Public Register Link](#)

Planning Validation Team

Development Management

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