

Jones, Gaynor

From: Lisa Horsley <lhorsley@idom.com>
Sent: 21 February 2024 12:27
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: RE: Planning consultation - Planning Application - 24/0198/FH/TDC

24/0198/FH/TDC - Middle House Nursery, Brookland, Romney Marsh, TN29 9QU

Good afternoon,

Thank you for your recent consultation. I have reviewed the following documents:

- *Contaminated Land Risk Assessment: Phase 1 Desk Study Report – Middle House Nursery* (ref: PH1-2023-000083) by STM Environmental Consultants Ltd for Sussex Surveying Ltd; and
- *Geo-environmental Site Investigation Report – Middle House Nursery* (ref: PH2GT-2023-000003) by STM Environmental Consultants Ltd for Sussex Surveying Ltd.

The documents have been reviewed in the context of the Council's standard land contamination condition which is split into five parts 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 or action be identified by the preceding phase. The information is relevant to parts 1 and 2 of the standard land contamination condition.

I am satisfied that the desk study element of the submission suitably characterises the conceptual site model for the site and forms a reasonable basis for the subsequent site investigation.

The Phase 2 reporting confirms that site soils are not significantly contaminated and that no remediation is required. We do however note the inclusion of polystyrene in localised shallow soils. We broadly agree with the findings of the risk assessment, however we would like to receive confirmation of the procedures to be put in place to ensure suitable soils in garden and soft landscaped areas. This could take the form of recorded visual inspections. It would not be acceptable for the upper profile of soils in garden and soft landscaped areas to include polystyrene (or other anthropogenic materials).

I can recommend that parts 1 and 2 of the standard land contamination condition have been satisfied. Parts 3/4 of the condition should remain in place until we have received confirmation of the procedures to be put in place to ensure suitable soils in garden and soft landscaped areas. Part 5 of the standard condition should be kept in place as this secures a discovery and reporting strategy for any contamination encountered during the works. In addition, if it is necessary to import any soils for the formation of garden or landscaped areas then independent verification of their physical and chemical quality will be required.

Best regards,
Lisa

IDOM

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

Sent: Tuesday, February 20, 2024 2:05 PM

To: Lisa Horsley <lhorsley@idom.com>

Subject: Planning consultation - Planning Application - 24/0198/FH/TDC

Dear Colleague

Ref: 24/0198/FH/TDC

Proposal: Technical Details Consent for 4-8 dwellings pursuant to permission in Principle (PIP) granted under 23/1497/FH

Location:

Middle House Nursery, Brookland, Romney Marsh, TN29 9QU

The Council has recently received the above application and would welcome your comments and observations before 12/03/2024

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

Folkestone & Hythe District Council

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