

From: Lisa Horsley <lhorsley@idom.com>
Sent: 11 March 2024 11:42
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: RE: Planning consultation - Planning Application - 24/0185/FH/CON

24/0185/FH/CON - Land Adjacent 320, Dover Road, Folkestone, CT19 6PA

Good morning,
Thank you for your recent consultation.
I have reviewed the following document:

- *Phase 1 Contamination Risk Assessment – 322 Dover Road, Folkestone* (ref: 12910) by Ground and Environmental Services Ltd dated September 2022.

The report has been reviewed in the context of condition 12 of consent 24/0185/FH which is split into five sections as follows:

- A. Desk Study and Conceptual Model.
- B. Intrusive Site Investigation and Risk Assessment;
- C. Remedial Strategy and Verification Plan;
- D. Verification Report; and
- E. 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 A 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 generally low although intrusive investigation is appropriate to characterise low to moderate risks from ground gas due to an off-site historical landfill.

We broadly concur with this position and agree with the requirement for further site investigation to characterise risks from ground gas risk. Given that there were two phases of previous built development on site (the farm and the 1950s residential property) which partially overlap the proposed soft landscaped garden area, it is expected that some made ground will be present. We would like to receive confirmation of the procedures to be put in place to ensure suitable soils in garden and soft landscaped areas. It would not be acceptable for the upper profile of soils in garden and soft landscaped areas to include deleterious anthropogenic materials.

Part A of condition 12 can be discharged. Part B onwards of the condition will require an intrusive investigation and confirmation of the proposals to ensure suitable soils in garden and soft landscaped areas.

Best regards,
Lisa

IDOM

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

Sent: Tuesday, February 27, 2024 9:36 AM

To: Lisa Horsley <lhorsley@idom.com>

Subject: Planning consultation - Planning Application - 24/0185/FH/CON

Dear Colleague

Ref: 24/0185/FH/CON

Proposal: Approval of details pursuant to conditions 1 (work to commence within 3 years), 2 (approved plans), 3 (sustainable construction techniques), 4 (water consumption), 5 (electric vehicle charging point), 6 (external finishing materials) 7 (external appearance), 8 (first floor south east facing window details), 9 (first floor north western window details), 10 (roof area), 11 (level details), 12 (contamination report), 13 (slope stability report), 14 & 15 (hard and soft landscaping), 16 (tree planting), 17 (biodiversity), 18 (vehicular access), 19 (cycle storage) & 20 (privacy louvre) of planning permission 22/0760/FH

Location:

Land Adjacent 320, Dover Road, Folkestone, CT19 6PA

The Council has recently received the above application and would welcome your comments and observations before 19/03/2024

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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