

From: Lisa Horsley <lhorsley@idom.com>
Sent: 09 January 2025 14:58
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: RE: Planning consultation - Planning Application - 24/2014/FH

24/2014/FH - SIX MILE GARAGE, STONE STREET, STELLING MINNIS, CT4 6DN – (alternative proposal for storage & 4 dwellings)

Good afternoon,

Thank you for your recent consultation. I have reviewed the following document which I have seen previously as part of an earlier alternative planning application for the site:

- *Phase 1 Contaminated Land Desktop Report – 6 Mile Garage, Stone Street, Stelling Minnis* (ref: EN/171/6MG/2024/R1) by Ensure Environmental Consulting for Seva Rail Services Ltd dated 15 March 2024.

The report has been reviewed in the context of the Council's standard land contamination condition 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 or action be identified by the preceding phase. The report is a desk study that is relevant to part 1 of the condition.

The desk study report is of a suitable scope and standard and includes a site walkover, the geoenvironmental setting of the site, searches of statutory registers, a conceptual site model and risk assessment. The report notes several potential sources of contamination on the site which may pose risks to the development and to the environment. The desk study report is considered to be acceptable and would satisfy the requirements of part 1 of the standard condition.

The report proposes that further intrusive assessment of land contamination is carried out in tandem with site clearance as this will provide the opportunity to inspect the subsurface once hardstandings are removed. Site clearance is also necessary to determine whether or not historical underground fuel storage tanks (paraffin) remain *in situ*. We agree that it is preferable, in this case, to carry out the intrusive investigation alongside site clearance, instead of strictly prior to commencement of activities on site. It is also noted that consideration of the potential for cross-boundary impact from the adjacent petrol filling station should be included in the investigation.

We recommend that the proposed strategy for intrusive contamination investigation (in tandem with site clearance) is formalised and agreed prior to commencement of any works on site that involve breaking of the hardstanding cover. The plan should include details of all inspections and testing proposed and should set out agreed procedures to be followed during the works in the event that contamination is identified.

Any additional remediation required following site clearance (such as clean soils in gardens, gas / vapour protection) should be agreed by a formal update to the strategy prior to commencement of onward construction of the new properties.

I have no objection to the granting of planning permission subject to application of the land contamination planning condition. The wording of the condition may need to be varied to allow the intrusive site investigation to be carried out alongside site clearance works. A formal remedial strategy will still need to be in place prior to commencement of onward construction of the new buildings.

Please do not hesitate to get in touch should you have any queries or wish to discuss.

Best regards,

Lisa



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

Sent: Thursday, January 2, 2025 4:03 PM

To: Lisa Horsley <lhorsley@idom.com>

Subject: Planning consultation - Planning Application - 24/2014/FH

Dear Colleague

Ref: 24/2014/FH

Proposal: Demolition of existing buildings and erection of a detached storage building with parking and 4 No. dwellings with associated parking, access and landscaping.

Location:

SIX MILE GARAGE, STONE STREET, STELLING MINNIS, CT4 6DN

The Council has recently received the above application and would welcome your comments and observations before 23/01/2025. Any comments submitted after this date may not be taken into consideration.

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

[Click here](#) to upload your comments.

Planning Validation Team

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