

Jones, Gaynor

From: Lisa Horsley <lhorsley@idom.com>
Sent: 03 March 2025 11:50
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: RE: Re-consultation - Planning Application - 24/1650/FH

24/1650/FH - BUS STATION, BOUVERIE SQUARE, FOLKESTONE, CT20 1BA.

Good morning,

Thank you for your recent consultation on land contamination matters. I have reviewed the following documents:

- *Factual Ground Investigation Report: Folkestone LUF2, Kent* (ref: LN/C5608/13087) by Brownfield Solutions Ltd for Kent County Council dated May 2024; and
- *Geotechnical Design Report* (ref: 60702364-ACM-HGT-ALL_ZZ_ZZ_ZZ-RP-GE-0004) by AECOM for Kent County Council dated October 2024.

It is noted that the proposal involves a change of use from a bus station to an outdoor public park with hard and soft landscaping. Given the introduction of soft landscaping and sensitive receptors in a park-style usage, it is considered that assessment of land contamination is appropriate and that the Council's standard land contamination condition should be applied to any consent granted.

The above reports provide factual information on ground conditions and also provide a summary of the interpretation of the data. The AECOM report refers to two earlier AECOM reports where sources of contamination were assessed, and full interpretation of the data is presented. I have not seen these reports and would like them to be provided as part of the application for completeness. The reports are as follows:

- AECOM 2023 *Preliminary Sources Study Report* (ref: unknown); and
- AECOM 2024 *Ground Investigation Report* (ref: 60702364-ACM-HGT-ALL-ZZ_ZZ_ZZ-RP-GE-0003 Rev P01 dated 23/08/2024).

I cannot provide definitive comment on the adequacy of land contamination assessment until I have seen the above reports, which should set out each step of the assessment. Nevertheless, the data provided so far suggests that it will be possible to mitigate risks using standard engineering methods (such as further inspections and provision of clean cover for soft landscaping) and as such I have no objection to the granting of planning permission, subject to application of the Council's standard land contamination condition. I look forward to receiving further information.

Best regards,
Lisa

IDOM

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

Sent: 26 February 2025 11:55

To: Lisa Horsley <lhorsley@idom.com>

Subject: Re-consultation - Planning Application - 24/1650/FH

Dear Colleague

Folkestone and Hythe District Council would be pleased to receive your observations on the above planning application at BUS STATION, BOUVERIE SQUARE, FOLKESTONE, CT20 1BA.

This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:

Factual Ground Investigation Report & Land Contamination Study added 25.02.2025.

Please ensure any comments/observations you may have on the proposal reach us not later than 12/03/2025. In the event of no reply being received within this period, it will be assumed that you do not wish to make a representation, unless you inform us within the statutory time period (and for specified reasons) that your observations will be submitted at an agreed later date.

View this application online at [Public Register Link](#). [Click here](#) to upload your comments..

Planning Validation Team

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