

Maidstone Borough Council
Development Control Section
Maidstone House King Street
Maidstone
Kent
ME15 6JQ

Our ref: KT/2020/126972/02-L01
Your ref: 20/501566/SUB
Date: 14 September 2020

Dear Sir/Madam

Submission of details pursuant to conditions 3 (site contamination investigation scheme) and 4 (scheme for investigation and recording of gas) partial discharge as per covering letter dated 31.03.2020 (of original application Ref: 10/0256).

Land Off Farleigh Hill, Tovil, Kent

Thank you for consulting us on the above application.

We offer the following additional comments in respect of the proposed development.

Groundwater and Contaminated Land

From a GW protection point of view we are satisfied that the CQA reporting shows the barrier was undertaken in a manner suitable to prevent lateral leachate migration and that during works no evidence of any significant leachate outbreaks were identified. We note the gas results submitted however gas management issues are mainly for the EHO to consider. Good practice would include a buffer zone between the barrier and development footprint and continuation of relevant monitoring BHs in this buffer, as well as risk based requirements for foundation provisions, such as gas membranes, sub floor venting and appropriate piling techniques.

We reiterate our other previous pertinent comments as below with regards to GW protection and earthworks:

“The crucial point will be a full detailed earthworks management plan and materials tracking records for the use of materials under the proposed recovery permit and other mechanisms for using quarry by product materials. Appropriate site delineation will also be critical. The engineering of the new profile should follow good practice earthworks procedures and relevant CQA reporting requirements with regards to compaction and testing protocols.”

Surface water management during works will also be important, although of course this is partly weather dependent. Photographs and good record keeping will be key. Relevant groundwater monitoring may be a requirement of any permit.”

Waste

Any waste imports to this site, or re-used from this site, deemed to be waste, that are permanently deposited to land will require an Environmental Permit to be in compliance with the Environmental Permitting (England and Wales) Regulations 2016. A permit must be obtained prior to the importation or reuse of waste materials taking place as deposits of waste to land cannot be retrospectively permitted. The operator will need to demonstrate that all pollution risks are being managed appropriately at the site giving particular attention to the planning and management of reused/transferred/imported materials and the protection of groundwater and watercourses, as well as possible airborne emissions through the implementation of an approved site specific Environmental Management System. Additionally, permitting discussions will need to take place with the applicant where advice and guidance can be given regarding suitable waste acceptance criteria for the site. Further guidance on what is required of the applicant can also be found on the GOV.UK website at <https://www.gov.uk/environmental-permit-how-to-apply>

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below

Yours faithfully

Mr Adam Harwood
Planning Advisor

Direct e-mail KSLPLANNING@environment-agency.gov.uk