

Mr Ian Thompson  
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Newnham Court (The Oasts)  
Bearsted Road  
Weaving  
Maidstone  
ME14 5LH

**Our ref:** KT/2020/126863/01-L01  
**Your ref:** PJ Burke  
**Date:** 13 May 2020

Dear Mr Thompson

**Pre-application Charged Advice ENVPAC/1/KSL/00292**

**Land off Farleigh Hill, Tovil Quarry, Maidstone with planning permission for 272 Dwellings.**

**Former Quarry, Part Infilled, Land off Farleigh Hill, Tovil, Maidstone, Kent, ME15 6RQ**

Thank you for consulting us on the above pre application. We have considered the information and would like to make the following comments.

**Groundwater and Contaminated Land**

These comments are based on submitted documents and should be taken in that context. We are unable to give definitive formal agreements to future proposals and how permits may operate at this time. Other than perhaps indications of how those should be taken forward to achieve the preferred outcomes.

We have not as yet seen a formal Construction Quality Assurance (CQA) report for the installed gas barrier showing this was constructed as proposed. Although we note the photographs and letter report. It is somewhat puzzling to find gas the development side of the barrier in sampling undertaken to date, as we understood only reject quarry materials were used as backfill behind the emplaced barrier. No other deposit from other stockpiles has been agreed to date. Can the source of this gas be verified, or is it leakage through the barrier perhaps?

The harm to human health aspects are formally a matter for the Environmental Health Officer to consider via the planning process, but the CQA report would also assist us in determining any risk of lateral leachate movements from the adjacent landfill.

Overall we do not perceive there is any major difference to remediation proposals to those that were agreed originally. The outlined proposals are therefore acceptable from a groundwater protection point of view.

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. We look forward to confirmation of an available CQA report for the barrier. The permit requirements and possible end points and timings, may be subject to further discussion and ultimately evidence and data from good practice operations, but as stated above good materials tracking will be crucial. Relevant groundwater monitoring may be a requirement of any permit.

### **Environmental Permit**

Once the site design and earthworks plan/strategy has been devised by the operator and agreed to by planning (showing the levels which need to be achieved and specific areas for fill). Further pre-application advice can be given around the site specific Waste Recovery Plan and the permitting requirements of the proposed scheme and activity.

In the interim advice and guidance around waste recovery plans and permits can be found on the GOV.UK website [here](#)

Please do not hesitate to contact us should you require any further information.

Yours sincerely

**Ms Laura Edwards**

**Planning Advisor**

Direct dial 02084749079

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